

BOARD OF CONTROL APPLICATION FORM

Please type or print clearly.

Project number _____

Date submitted _____

Contact information:

Applicant(s) MetroHealth Medical Center – Dave Osiecki (Manager – MH PD&C)

Address of subject property 10 Severance Circle, Cleveland Heights, Ohio

Phone: 216-778-4717 e-mail: dosiecki@metrohealth.org

Mailing address of applicant(s) 2500 MetroHealth Drive, Cleveland, Ohio 44109

Applicant's representative, if any Hasenstab Architects, Inc. – Daniel Herstine

Phone: 330-434-4464 e-mail: danh@hasenstabinc.com

Address of representative 190 North Union Street, Akron, Ohio 44304

Property owner, if different from applicant same (MetroHealth)

Phone: _____ e-mail: _____

Address of property owner _____

Brief summary of request (please attach **detailed statement** if necessary):

Seeking conditional use permit for a new 100-bed Behavioral Health Hospital (building addition) and 12-bed behavioral health patient unit build-out in the existing building shell space. Also seeking reduction in parking requirements.

Applicant's signature David Osiecki

Date 02/10/21



February 10, 2021

City of Cleveland Heights
Planning and Development Department
40 Severance Circle
Cleveland Heights, OH 44118

Attn: Board of Control

**RE: CONDITIONAL USE PERMIT APPLICATION
 PROPOSED 100-BED INPATIENT HOSPITAL ADDITION
 METROHEALTH MEDICAL CENTER
 10 SEVERANCE CIRCLE
 CLEVELAND HEIGHTS, OHIO 44118**

Dear Board of Control Members:

On behalf of MetroHealth Medical Center – Cleveland Heights Medical Center, we are requesting a conditional use permit for a proposed 100-bed inpatient hospital addition to the existing MetroHealth Cleveland Heights facility. The use is a conditional use for the S-1 Mixed Use zoning district per Cleveland Heights Zoning Code 1143.02 and 1131.02. The proposed project will also include a 12-bed inpatient unit build-out of the existing facility shell space on the 2nd level. This build-out will occur immediately adjacent to the 12-bed inpatient build-out approved by Cleveland Heights in 2017.

The proposed addition is a I-2 (Institutional Use – Hospital) under the Ohio Building Code and will be a three (3) story, 79,000 SF building dedicated to behavioral health care. The addition will be directly connected to the existing facility and utilize the same materials selections to appear as a natural extension of the existing architecture.

MetroHealth will utilize the addition and renovation conditional use project to add new behavioral health services to the Cleveland Heights facility. The facility will provide a full continuum of care for both inpatient and outpatient behavioral health services. The 100-bed inpatient building will consist of five (5) separate inpatient units. Patients will be assigned to each inpatient unit based on their age and diagnosis. The inpatient units will serve adolescent, adult, and geriatric patients and the anticipated length of stay ranges will be 6-14 days. Patients are assigned treatment plans, stabilized, and transitioned to outpatient care services. Inpatient units will be secured, and well-trained MetroHealth security officers will be onsite to assist the clinical staff.

The proposed addition will require redesign of the East parking lot. Overall proposed parking spaces will be reduced on campus from the current count and would be less than required by the current zoning code. An independent parking consultant has studied the facility's current parking demand, proposed facility future services and calculated the anticipated future demand. Based on the parking study report findings, the proposed plan would have a surplus of 80 spaces above anticipated demand. The proposed plan also identifies landbank areas for optional spaces that may be added in the future. Please refer to the submitted drawings and parking study provided. We would request approval for a reduction of required parking spaces for this facility based on the parking study.

The proposed 100-bed addition project will require phased construction to maintain the existing facility as fully functional and operational. The first phase will be to construct a new parking lot loop road within the boundaries of the existing property. This loop road will provide continual access for ambulance traffic to the emergency department. The second phase will be to construct the foundations, steel framing and the complete addition building. Finally, the third phase will be to rework the parking lot configuration to align with the new addition. Interior renovation for the 12-bed inpatient unit build out will occur concurrent to the new addition. We do anticipate multiple plan review approvals to complete the phased construction and meet the scheduled completion date.

We would like to add that the proposed plan has maintained the 150 feet setback (buffer zone) to the adjacent residential neighborhoods to the East and South of the MetroHealth campus as required per Cleveland Heights Zoning Code 1143.04. The existing mature growth trees will remain for the entire depth of the buffer zone to provide a natural screen between the facility and residential neighborhoods.

Additionally, the proposed plan will add an emergency generator to the site adjacent to their existing generator. The generator will be located within a chain-link fence enclosure similar to the existing condition and the location is screened by the existing earth mound and buffer zone of mature tree growth. MetroHealth has confirmed that there are regulatory requirements for monthly testing of the generators and the self-test of the generators on site will occur once monthly between the hours of 5 a.m. and 8 a.m. for approximately ½ hour.

A response to the General Standards for Conditional Use (1151.02) has been attached to this letter for your reference and review. We would appreciate your consideration and approval of the above proposed addition to the MetroHealth Cleveland Heights facility. If you have any questions, please contact our office.

Sincerely,

HASENSTAB ARCHITECTS, INC.



Daniel E. Herstine, AIA, NCARB, LEED AP, EDAC

DEH/lal

cc: Adam May, Hasenstab Architects, Inc.

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- a. The conditional use will be in general accord with the purpose, intent, and basic planning objectives of the Zoning Code, and with the objectives for the district in which it would be located.

Response: The conditional use will conform to the purpose, intent and basic planning objectives of the Zoning Code and S-1 District. The conditional use project will also serve as a positive example of investment and revitalization within the Severance Circle district.

- b. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

Response: The conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The conditional use project is an extension of the previously approved hospital facility and will provide much-needed behavioral health medical services in addition to medical services already offered at this location.

- c. The conditional use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not essentially change the character of the area.

Response: The conditional use will utilize the same materials and basic design principles of the previously approved facility. Materials (masonry and glazing) will match the existing materials to blend into the existing facility and maintain the current character of the area.

- d. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

Response: The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor substantially diminish or impair property values within the neighborhood. The conditional use project has been sited to maintain the 150 feet setbacks (buffer zones) of fully mature wooded areas on the east and south property lines along with utilizing the existing earth mounded topography to further screen adjacent neighborhoods.

- e. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Response: The conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. The conditional use project is an extension of the previously approved hospital facility and will match its current activity and traffic patterns within the character and boundaries of its current property lines.

- f. Adequate utilities, access roads, drainage, and necessary facilities have been or are being provided.

Response: The conditional use will provide adequate utilities, access roads, drainage, and necessary facilities for operation. The conditional use project will utilize the existing access drive location and upgrade utility service and drainage as identified and required for this project.

- g. Adequate measures have been or will be taken to provide ingress and egress designed as to minimize traffic congestion in the public streets.

Response: *The conditional use will provide ingress and egress designed to minimize traffic congestion in the public streets. The conditional use project will utilize the existing turning lane and access/entrance drives. An independent parking study was performed and confirmed that parking and traffic demand will be less than required by the current Zoning Code (refer to parking study).*

- h. The establishment of the conditional use will not be detrimental to the economic welfare of the community by creating excessive additional requirements at public cost for public facilities such as police, fire, and schools.

Response: *The conditional use will not be detrimental to the economic welfare of the community by creating excessive additional requirements at public cost for public facilities such as police, fire, and schools. The conditional use project will be a \$42 million dollar investment by MetroHealth within the City of Cleveland Heights. The conditional use project is estimated to provide an additional 155 Full-Time Employees (FTE) to the existing facility resulting in an increased income-tax revenue for the City of Cleveland Heights. Additionally, the conditional use project will be a secured (locked) facility and utilize well-trained MetroHealth security officers on site, minimizing any needs for public safety responses. The existing facility has already been approved for an Emergency Department which currently provides emergency medical services for the Cleveland Heights community. The Emergency Department will be maintained and remain operational as a part of this conditional use project.*

- i. There is minimal potential for future hardship on the conditional use that could result from the proposed use being surrounded by uses permitted by right that are incompatible.

Response: *The conditional use does not anticipate any future hardship from surrounding permitted uses or uses that would be considered incompatible.*

- j. That the conditional use shall address the sustainability guidelines of Section 1165.06.

The following design characteristics and amenities are provided as a non-exclusive guide of items to be considered for all development plans. Additional design characteristics and public benefits and amenities not listed may also be considered.

- (a) Historic preservation and adaptive reuse of existing structures.

Response: *A component of the Project involves an 8,107-sf build-out on the second floor of the existing building to accommodate a 12-bed behavioral health patient unit. This reuse of an underutilized space is important to the City's sustainability.*

- (b) The use of sustainable design and architecture, such as the use and/or incorporation of green roofs or white roofs, solar panels, wind turbines and other alternative energy efficient systems, and LEED (Leadership in Energy and Environmental Design) or LEED-equivalent structures.

Response: *Where appropriate and within the budget for this project, the conditional use project will implement efficient systems and sustainable design features.*

- (c) Incorporation of passive solar building and site design, where the design of the structure and the layout of the lots within the development collect solar energy in the form of heat in the winter and minimize heat in the summer.

Response: *The conditional use project has been sited to take advantage of the sun's solar path to maximize natural light into patient areas. Additionally, the landscaping plan's new tree plantings, in combination with the existing buffer zone of mature shade tree growth, provide an effective strategy for managing the summer/winter solar energy cycles for both the building and parking surfaces.*

- (d) Where the development requires the demolition of existing structures, recycling and reuse of building materials from demolished structures.

Response: *Not applicable, the Project does not involve the demolition of any existing structures.*

- (e) Site design that incorporates public safety initiatives, such as strategies advocated by Transportation Demand Management, Crime Prevention Through Environmental Design (CPTED) and Safe Routes to School.

Response: *The conditional use project is an existing site dedicated to healthcare functions and the proposed design will utilize existing transportation infrastructure. A third party parking study has been performed and confirmed traffic demand will not exceed existing facilities capabilities. The conditional use project has incorporated a site design that follows principles of CPTED. The proposed building creates a central visitor parking area defined on three sides by building and includes three (3) separate building entrances (MOB, ED, & BH). This configuration centralizes visitor activity, allows for enhanced visualization from all sides, and provides more opportunity for casual observation of the public visitor areas from multiple common areas and all main building entry points. Additionally, the loop drive provides egress to all sides of the building for emergency traffic along with staff parking. Constant activity will occur along the route with building support traffic, emergency vehicle traffic and staff shift change activity allowing for constant casual observation opportunities on all sides of the facility. The Safe Routes to School initiative is not applicable to this project.*

- (f) Preservation of natural features where the design of the site provides more usable and suitably located open space and natural amenities. The use of conservation easements is encouraged.

Response: *The new building has been sited to maintain the 150-foot setbacks (buffer zones) of fully mature wooded areas on the east and south property lines along with utilizing the existing earth mounded topography to further screen adjacent neighborhoods.*

- (g) Innovative storm water management techniques that exceed the performance standards required by the Ordinance and the City Code, and reduce the amount of impervious surface on the site.

Response: *The conditional use project is proposing an additional underground storm water detention system to enhance the existing system to reduce the rate of storm water discharge. This system will utilize infiltration to minimize the volume of storm water runoff that will be discharged into the City system. Additionally, a third party parking study has been performed and confirmed traffic demand will not exceed existing facilities capabilities and also that actual parking demand will be less than Zoning Code required spaces. Therefore, the project is only providing parking to meet the actual demand and is requesting approval for reduction of required parking spaces. Additional parking spaces have been identified as 'land banked' to maintain natural environments and reduce impervious surfaces while providing options to accommodate any future demand.*

- (h) Additional public infrastructure improvements in addition to the minimum required by the planned development overlay, such as new or repaved streets, provision of bicycle paths, installation of gutters and sewers, new public transit stations, and traffic control devices to improve traffic flow.

Response: *The conditional use project is an existing site dedicated to healthcare functions and the proposed design will utilize existing transportation infrastructure. A third party parking study has been performed and confirmed traffic demand will not exceed existing facilities capabilities. Improvements to public infrastructure are not included in this project.*

- (i) Community amenities such as public art, places to congregate such as plazas, malls, gardens, outdoor seating, and pedestrian and transit facilities.

Response: The Project includes the creation of a patio and patient courtyard area.

- (j) Additional open space and recreational amenities such as recreational open space and playgrounds, including athletic fields, dog parks, and natural water features and conservation areas above that required by the Ordinance.

Response: The Project involves the land banking of 86 parking spaces that helps to create additional open space on the site.

- (k) Provision of car or bicycle sharing facilities on-site.

Response: The Project includes a covered bicycle parking area.

- k. That the conditional use shall, in all other aspects, conform to the applicable regulations of the district in which it is located as well as the specific supplemental conditions set forth in Chapter 1153.

Response: The conditional use will conform to applicable regulations of the district and specific supplemental conditions of Zoning Code Chapter 1153.



February 22, 2021

Karen Knittel
City of Cleveland Heights
40 Severance Circle
Cleveland Heights, OH 44118

RE: MetroHealth Expansion – Site Plan Clarification Questions 2/20/2021

Dear Karen:

In response to your emailed list of questions regarding the MetroHealth Expansion Board of Controls submission, we offer the following responses:

Item 1: Cover page of Construction Documents has blanks for project intent, Chapter 5 area data, and frontage %.

Response: We will update the cover page accordingly with missing information for the final submission.

Item 2: On C1.0 Site Information chart includes categories for interior landscape island and interior landscape area-no proposed (shown) data is proved yet the category is shown as compliant.

Response: We will update the charts to replace "compliant" with "reduction requested." The intent is for the site to be landscaped to the fullest extent possible while still maximizing parking at the location of the three building entrance points.

Item 3: SD-1 is stamped that it is preliminary. A final landscape plan as specified in Zoning Code Section 1166.02 and 1166.03 will need to be approved by the Director of Planning before the issuance of the certificate of occupancy. Currently, the plant list does not identify which species are native. The plan shows some plants as SS but this plant is not listed in the planting list.

Response: SD-1 along with all other drawings will be stamped as final prior to permit and construction commencing. With respect to species, we can clarify the plant origins and intent on SD-1. Also see plant descriptions at the end of this document. If different species are desired, we're happy to work with your team to adjust the plan. "SS" is indicated in the Shrubery section of the table as "Site Shrubery" and specifies an even mixture of the three species listed in those designated areas. We find it's sometimes best to let the landscaper determine exact locations of particular shrubs in the various beds based on field conditions.

Item 4: SD-1 shows the new building's loading dock on the wall facing the 'A' single-family district. Provide information as to how MetroHealth will assure that this will not negatively impact the adjacent single-family neighborhood.

Response: The area in question currently has a 100' wooded buffer between the single-family property lines and the existing parking area. There is also currently a +/- 12' tall, landscaped, earth mound screening the area from the residents. The plan is to not disrupt any of these existing features.

Item 5: SD-1 shows a new monument sign. No signage information was provided. A separate submission for new/additional signage is required for review and approval.

Response: We will submit compliant signage documents for review and approval prior to construction commencement. These documents are preliminary in nature and signage has not been finalized with the hospital at this time.

Item 6: A0-1 and subsequent floor plans do not label the public restrooms as being ADA compliant, can you confirm that the building is designed to be ADA compliant?

Response: Yes. Building is designed to be ADA compliant.



Item 7: A4-0 Rendering - the illustration showing the view from the wooded area and staff parking lot looks as though there will be a clear box around the patio/basketball court area. We presume this was done to allow this side of the building to be seen. It will be useful to also include an illustration showing the proposed fence enclosing this area. (NEW RENDERING/DRAWING requested)

Response: The exact model of micromesh, no-climb, security fence at the perimeter of the patient courtyard has yet to be determined with hospital staff. The final product will be a fence that allows patients to have plenty of views to the wooded areas and will allow those outside the fence to have views of the building facade. What is shown in the rendering is meant to convey a level of transparency while still indicating a physical barrier.

Item 8: Submit a tree preservation plan showing how the existing trees, landscaping, and wooded area that are to remain will be protected during construction. (NEW PLAN describing and showing the location of tree protection fencing requested)

Response: We will update our site-related drawings as requested to better illustrate these items.

RE: Item 3 (Plant Species)

- The Hedge Maple was introduced into North America during early colonial times. Landscapers use the Hedge Maple as a lawn tree, street tree, and in parks. This tree is very tolerant to heat and drought and is highly resistant to insect pests and diseases.
- Acer Rubrum, commonly called red maple, is a medium-sized, deciduous tree that is native to Eastern North America from Quebec to Minnesota south to Florida and eastern Texas. The Red Sunset is one of the best red maple cultivars available in commerce, with outstanding orange to red fall color.
- Emerald Green Arborvitae is native to the area and found in almost every state and can withstand heavy snows and ice storms with little damage.
- The Ivory Silk Lilac tree is not native but is widely used throughout the region for this type of application because it is a dense multi-stemmed deciduous tree with an upright spreading habit of growth. This is a relatively low maintenance, flowering tree and is a good choice for attracting butterflies, but is not particularly attractive to deer who tend to leave it alone in favor of tastier treats. It has no significant negative characteristics. With the deer over-population in Cleveland Heights, we think this particular tree could be an exception worth making.
- Merlot Sweetspire is a cultivated variety of Virginia Sweetspire which is native to the moist partly-shaded areas of the Eastern United States.
- Sea Green Juniper is not native, but is widely used in the region in this particular application because of its low maintenance and because it's very adaptable to both dry and moist growing conditions.
- Tam's Juniper is similar to the Sea Green Juniper above. Either of these can be swapped out if the city has strong preference for an alternate species of evergreen shrub.

Kindly contact me if you require additional clarifications or information.

Sincerely,

HASENSTAB ARCHITECTS, INC.

Adam May, AIA, LEED AP

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