



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 provided 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 Shrubbery section of the table as "Site Shrubbery" 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 Sweetpire is a cultivated variety of Virginia Sweetpire 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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