



September 9, 2025

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**Subject: AFDP Resubmission - Dublin Methodist Hospital Tower Expansion**

Dear Tammy,

On behalf of OhioHealth Corporation ("OhioHealth"), we respectfully submit this letter in conjunction with the Amended Final Development Plan resubmission for the proposed hospital tower expansion on parcel 273-011780-00, located within the City of Dublin, Franklin County, Ohio.

OhioHealth is undertaking a significant expansion of Dublin Methodist Hospital ("DMH") to enhance and modernize the clinical medical services available to the local community. This 206,858 gross square foot expansion is designed to address the growing demand for inpatient care, as the current bed capacity is insufficient to meet the needs of patients in the Dublin and Delaware markets.

To accommodate increased patient volume, OhioHealth proposes the construction of a six-story inpatient tower. This addition will include laboratory, cardiac catheterization laboratory, pharmacy, emergency department, surgical and nutrition services, and 96 new inpatient beds—bringing the total bed count from approximately 140 to 240 beds. Furthermore, approximately 58,500 square feet of the existing DMH facility will be renovated to upgrade critical support and surgical services.

The form and massing of the proposed addition have been carefully developed through programmatic and functional planning, with particular emphasis on the spatial requirements of a 24-bed inpatient unit, consistent with OhioHealth's prototype standards.

The building's architectural form reflects the functional planning of the inpatient unit. A central design goal was to maximize the penetration of natural light into the core of the unit. The exterior design concept is derived from the existing architectural vocabulary of the Dublin Hospital campus. The design of the new tower is intended to align with the visual language established by the northern elevation of the existing hospital towers. The existing towers exhibit a formal expression characterized by the articulation of volume (brownish brick) surrounded by perimeter plane (orange brick) which serves as the parti guiding the exterior design of the proposed addition.

In direct response to feedback provided by the Planning & Zoning Commission during the August 7, 2025 meeting, the design team has implemented the following modifications:

**(a) Mechanical Penthouse Integration** To reduce the visual prominence of the mechanical penthouse, the parapet height of the orange brick façade has been increased, minimizing the perceived height differential. Additionally, the brown brick cladding has been extended and articulated to wrap the penthouse, integrating it into the overall architectural composition.

**(b) Elevation Articulation** To further break up the building elevations, soldier course brick banding has been introduced along the upper extent of the orange brick areas. While this is a new design element for the campus, it conceptually references existing ribbon window patterns and detailing found elsewhere on site.

**(c) Roof Design** In response to recommendations regarding alternative roofing materials and configurations for the stepped roof levels east of the addition, OhioHealth reaffirms its institutional policy requiring white, reflective roof surfaces. This policy supports sustainability, energy efficiency, and infection control, as previously communicated.

**(d) Landscape and Wayfinding** The landscape plan has been revised to address comments related to wayfinding, pedestrian connectivity, and tree replacement obligations. The updated plan includes enhanced site navigation strategies, improved foundation plantings, and the integration of 183 inches of tree replacement, in accordance with requirements.

The necessary lot line adjustment (Case No. 25-050MS) was approved in July 2025, resulting in a total of 47.35 acres for the hospital parcel (Subarea 1) and 11.57 acres for the Perimeter West parcel.

Additionally, two text modifications to the development text—pertaining to the Subarea 1 acreage adjustment and the reduction of minimum parking space requirements—were approved at the August 7, 2025 Planning & Zoning Commission meeting.

We appreciate the Commission's thoughtful review throughout this process and remain committed to delivering a facility that meets the healthcare needs of the community while aligning with the City's planning objectives.

Best regards,

A handwritten signature in blue ink, appearing to read "Doug Scholt", is written over a light blue circular stamp or watermark.

Doug Scholt  
Principal Advisor, Facility Planning  
OhioHealth