



April 18, 2022

Applicant Statement for Nutex Dublin Emergency Hospital

3800 W. Dublin-Granville Road
Dublin, Ohio 43017

Operator:
Nutex Health, Inc.

Developer:
Haag Brown Medical

Architect:
JTM Architects, LLC

Summary of Facility Operations

Overall Scope

Nutex Health intends to develop/operate a new two-story community hospital (totaling approximately 22,000 GSF) on the site located at 3800 W. Dublin-Granville Road Blvd. in Dublin, Ohio. The development is being designed to align with a list of unique requirements applied to the Bridge Street District.

Additionally, as required by the State of Ohio, this new hospital will be designed in accordance with applicable state and local building codes and will be accredited by the Center for Innovation in Healthcare Quality (CIHQ) for compliance with the requirements of the Center for Medicare and Medicaid (CMMS). The construction is planned as a single phase that should be completed in late 2023. The Hospital operation will employ over 50 medical personnel consisting of MD/DOs, RNs, Radiology Technologists, Dietician, Pharmacist, Paramedics, Registration, and more.

Functional Narrative

The facility, operated as a neighborhood hospital, will operate 24 hours per day/7 days per week, and will include an inpatient suite with eight patient bedrooms and support, imaging capability (Computerized Tomography, X-Ray, and Magnetic Resonance Imaging), central pharmacy, medical laboratory, food service facilities (a warming kitchen and dish/ware-washing facilities), and a 24-hour emergency department with 9 emergency treatment rooms, 1 Trauma/Resuscitation Room, plus necessary/required ancillary support spaces. The emergency department will be able to provide "definitive emergency care" as defined under the Facility Guidelines Institute (FGI) Section 2.2-3.1.2. The hospital's Emergency Department will not be equipped with a regional EMS base station since the vast majority of ambulance activity will be for an occasional transport of patients to other facilities for more specialized care (based on Nutex's experience at other similar facilities, anticipated to be 4 or 5 times over the course of each week. As an exporting transport function, these would not require the use of emergency lights and sirens). Support services such as food service, linen services, housekeeping, maintenance, bio-waste disposal and regular garbage disposal will also be contracted through third-party providers and occur at regularly scheduled intervals.

Criteria used in the selection of this Site

1. Density of Dublin population especially within 1 – 5 mile radius; Population use rate of health care services
2. Controlled, thoughtful growth associated with the Bridge Street District and other developments (including development occurring at Bridge Park) make the site more appealing.
3. Visibility from all directions - especially from Dublin-Granville Road.
4. Proximity to I-270 and good access from two major transportation corridors (Sawmill Rd & W. Dublin Granville) with a signalized intersection at Dublin Center Dr. and Dublin-Granville Rd.
5. Grocery stores/retail close to the intersection of Sawmill & W Dublin Granville create consistent traffic volumes.
6. The lack of convenient access to healthcare services in this particular area/neighborhood indicates a real need for the level of service Nutex will provide.
7. Overall, the “community hospital” approach to the delivery of healthcare services will fill a real need for this district.

End of Statement

BRIDGE STREET DISTRICT (BSD) CONCEPT PLAN CHECKLIST

I. NARRATIVES & DOCUMENTS: Please submit all documents digitally into the Documents folder on ProjectDox, these documents may consist of multiple pages. Documents typically include project summaries, stormwater report, traffic memo, etc.

✓ **DEVELOPMENT STATEMENT**

- Overview of the proposed development including key elements and all applicable design guidelines

II. PLANS & DRAWINGS: Please submit all drawings and plans digitally into the Drawings folder on ProjectDox, these drawings must be single sheets and named using the naming convention discussed in the ProjectDox guide.

✓ **VICINITY MAP**

- Provide location of the site within the city and general surrounding context

✓ **REGIONAL CONTEXT MAP**

- Indicate the subject site with the proposed layout, including adjacent property lines, within a 2,000-ft. buffer.

EXISTING CONDITIONS PLAN

- Indicate existing topography, natural features (streams, floodplains, wooded areas, or similar), drainage patterns, structures, zoning districts, boundaries (property, jurisdictional, etc.), utility types and locations, local regional transportation systems, easements, and other similar items.

✓ **CONCEPT PLAN**

- Blocks and lots layout with approximate perimeter distances and acreages.
- Potential public rights-of-way, street network connections, and pedestrian ways.
- Parking facilities (public or private) with approximate parking counts and driveway locations.
- Illustrative building footprints.
- Open space features and design intent.
- Three-dimensional depiction (massing) of building form and height notations with statement outlining adherence to all applicable design guidelines.
- Proposed land uses (office, retail, residential, etc.) graphically indicated by building and by floor.
- Approximate density calculations including public and/or private open spaces.
- Architectural character using surrounding context and aspirational images to portray intended facade design. Intended material selections including examples of detailing architectural elements, and color.
- Landscaping character using surrounding context and aspirational images for public and private open spaces.
- Any additional items for which the applicant seeks feedback, may include lighting, sign plans, or other similar items.



§153.066(E)(4) - CONCEPT PLAN (CP) REVIEW CRITERIA

- (a) The CP is consistent with the applicable policy guidance of the Community Plan, the BSD Special Area Plan, and other applicable City plans, and citywide administrative and financial policies; **The proposed development fulfills the suggestion to develop high profile, office-type enterprises (especially along Dublin-Granville Rd.) that will contribute to the employment in the district and act as magnets for the surrounding retail and service (food service) businesses**
- (b) The CP conforms to the applicable requirements of the BSD Code; **Developed in accordance with the BSD Dublin-Granville Corridor Community Plan**
- (c) The illustrative lots and blocks, supporting street and pedestrian network, and internal circulation provide a coherent development pattern that conforms to the requirements of §153.060 Lots and Blocks, §153.061 Street Types, and §153.065 Site Development Standards, and the conceptual locations of access points to surrounding streets will avoid adverse impacts on surrounding neighborhoods and traffic infrastructure; **Development does not negatively affect existing or planned traffic/ access to or through the surrounding neighborhood. Access points to the site are either through an existing adjacent property access or on a low volume thoroughfare to minimize effect on through traffic.**
- (d) The proposed land uses allow for appropriate integration into the community, consistent with adopted plans, and align with the requirements of §153.059 Uses; **"Hospital" is an allowed Conditional Use in the code. This particular hospital is designed specifically to focus on providing care for the surrounding community - not targeting those from across town. This level of healthcare is most appropriate for the eclectic, "low-speed" environment as is envisioned for the Bridge Street District. However, the site's location on the southern edge of the special district allows convenient foot traffic from within the district while accommodating vehicular access from outside the district without forcing those vehicles deeper into the district - resulting in increased traffic. Additionally, patients, visitors, and hospital staff will have convenient pedestrian access to other businesses within (and proximate to) the southern edge of the district.**
- (e) The conceptual buildings are appropriately sited and scaled to create a cohesive development character that complements the surrounding environment, and conforms to the architectural requirements of §153.062 Building Types; **The facility is designed to appear to be two stories and is located respecting the Required Building Zone, paralleling both West Dublin-Granville Rd. and Dublin Center Drive to provide the "walkable" experience required by the regulation.**
- (f) The conceptual design of open spaces, including location and relationship to surrounding buildings, provides for meaningful public gather spaces that benefit the community both within and outside the proposed development; **The site includes two proposed public-access "pocket" parks, one facing West Dublin-Granville Rd. and the other at the Dublin Center Drive/ Banker Drive intersection, connecting the sidewalks in the area and enhancing the "walkable" environment required by the BSD regulation.**
- (g) The CP allows for the connection and or expansion of public or private infrastructure and the continued provision of services required by the City or other public agency; **This development is on the west end of an existing developed property surrounded by existing thoroughfares. It should not conflict with any known expansion/extension of infrastructure (public or private) or City or public services.**
- (h) The development concept conforms to the requirements of §153.063 Neighborhood Standards, as applicable. **While this facility is located within the Sawmill neighborhood, it is also part of the Dublin-Granville Rd. Corridor, so the development provides both a signature architecture for the higher traffic face to the south while acknowledging and contributing to the "walkable" environment of the district to the west and north through the use of landscaped outdoor areas that line the pedestrian sidewalks in those directions.**

