

Dylan Minek
Planning and Community Development
City of Rocky River
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Rocky River, OH
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dminek@rockyriverohio.gov

RE: University Hospitals Urgent Care by
WellStreet
20914 Center Ridge Rd.
Rocky River, OH 44116

CPA 25-003063

January 28, 2026

Dear Mr. Minek:

We respectfully submit this package for consideration by the Design and Construction Board at the upcoming meeting scheduled for February 2, 2026, in follow-up to our previous appearance at the December 15, 2025 meeting and related appearances before the Planning Commission.

Included in the package are the following items:

- Site Plan Overlay
- C102 General Development Concept Plan
- C102A Landscape Plan
- Existing Photos
- Exterior Renderings
- Rendered Elevation
- Dumpster Enclosure
- A1.01 Floor Plan
- A1.06 Roof Plan
- A2.01-2 Exterior Elevations
- A2.10-11 Exterior Wall Sections

- Also included for information only is the building signage packaged, which is submitted under separate permit.

The following discussion items from previous Design and Construction Board and Planning Commission meetings are addressed as follows:

- **Street-facing glazing.** We note the Board's desire to include more glazing on the south elevation, facing Center Ridge Road. At the same time, we must respect patient privacy in the exam rooms located there. Frosted glass, when backlit, risks exposing silhouettes of patients. As a compromise, we propose including a spandrel glass panel to visually extend the glazed opening down to the brick band while maintaining a gypsum board wall on the interior. We believe this is a reasonable balance of planning and patient privacy concerns.
- **Landscaping.** Refer to the color renderings looking east and west along Center Ridge Road. These renderings incorporate the proposed landscaping plan and show the building in context with surrounding properties. Additionally, landscape screening is included around the dumpster enclosure and gas meter on the north and west sides of the building.

- **Dumpster enclosure.** Cladding materials for the dumpster enclosure mimic those of the building in overall type and design. Gates are solid materials to obscure views into the enclosure. Landscaping further screens the enclosure on three sides. Refer to dumpster enclosure drawings for additional information.
- **Mechanical unit screen.** Refer to the north elevation on drawing sheet A2.01 which shows the roofline and rooftop mechanical units behind the parapet wall. All rooftop mechanical units, including their mounting curbs, are designed to be below the top of the lower parapet walls on all sides of the building.
- **Building signage.** Signage permitting is being requested under separate cover. A copy of the current signage package is included here for information. Signs are proposed on the east elevation (main entrance) and south elevation (street facing). A third sign previously shown on the west elevation is no longer proposed.

We appreciate the Board's time and consideration in reviewing the submitted materials. The submitted materials are intended to address the comments previously raised by the Board and Commission. Should any additional information be required, we would be pleased to provide it.

Sincerely

ONYX CREATIVE, INC.



Charles Killebrew AIA
Managing Architect

cc: Rick Gorbach, WellStreet
Eric Placek, WellStreet
Matt Weber, Weber Engineering Services