

April 6, 2026

Planning Committee  
Rocky River, Ohio

**RE: AKRON CHILDREN'S / ROCKY RIVER HEALTH CENTER  
SUMMARY OF ITEMS**

Members of the Planning Committee,

Thank you for your review of the plans regarding the aforementioned project. Please accept this letter as a summary of topics previously discussed. The drawings submitted provide additional supporting information.

**STORMWATER MANAGEMENT**

The owner and design team have been made aware that neighboring residential properties experience significant flooding following large rain events.

Thorson Baker Associates met with Kim Kerber. The design team understands that if the project exceeds 7500 SF of earth disturbance, we need to review the stormwater conditions and follow the critical storm methodology. This means we should not rely on the existing parking lot storage as a full detention strategy. We will bring the site up to code by providing a dry detention basin on site (refer to C-200) and installing new underground retention chambers.

**PARKING CAPACITY**

The existing site contains 319 regular parking spaces and 11 ADA parking spaces. Akron Children's purchased the primary building (20222) and two smaller buildings (20340 and 20350). We will be demolishing the existing 20340 building as part of this project. The 20350 building is occupied by two tenants, expected to vacate the building in August.

**EXISTING BUILDING 20350 TO REMAIN**

MEDICAL USE

REQUIRED PARKING RATIO: 4 spaces per 1000 SF

75,000 SF of Medical Use at 4 spaces per 1000 SF: 300 spaces required

Minus 7,800 SF of shell space within building 20222: 67,200 SF

67,000 SF of Medical Use at 4 spaces per 1000 SF: 268.8 (269) spaces required

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**EXISTING BUILDING 20350 TO REMAIN**

BUSINESS USE

REQUIRED PARKING SPACES: 3 PER 1000 SF

7,000 SF of Business Use at 3 spaces per 1000 SF: 21 spaces required

**TOTAL REQUIRED: 290 SPACES**

**TOTAL PROVIDED: 291 SPACES (278 REGULAR SPACES AND 13 ADA SPACES)**

## **SITE TRAFFIC FLOW**

At the pre-preliminary planning review, the planning commission requested that the design team study a consolidation of curb cuts down from the five existing across the 3 parcels of land acquired by Akron Children's. The revised site plan eliminated one curb cut to consolidate down to four.

We have provided a left hand turn lane to alleviate queuing when turning out onto Center Ridge.

The volume of trips generated per hour according to the ITE Trip Generation Manual is expected to be 75 (trips per hour). After reviewing data from other facilities, we expect a peak of up to 139 cars at shift changes around 7-8 am and 4-5 pm. All other times will peak for 28 visits / hour on average.

### **Operational Staffing Overview**

- Year 1: 138 FTE's
  - Business Hours: 128 FTE's
  - Evening Hours: 10 FTE's
  
- Year 5: 151 FTE's (projected)
  - Business Hours: 139 FTE's
  - Evening Hours: 12 FTE's

### **Operational Statistics - Volumes**

- Year 1
  - Clinic: 18 per hour M-F (8 hours / day)
  - ED: 18/day (Predominantly evenings after 5pm)
  - Ambulance Transports: 2.5 per week
  
- Year 5:
  - Clinic: 28 / hour M-F (8 hours / day)
  - ED: 27 / day (Predominantly evenings after 5pm)
  - Ambulance Transports: 7.5 per week

## **BUILDING HEIGHT**

The existing building height of 34'-8" will remain, which is less than the 35'-0" allowable. The additional work indicated above this height is not intended for human use. A roof plan has been included in the set outlining that 26.92% of the roof area contains infrastructure and is less than the 35% allowable.

Sincerely,

Scott C Radcliff AIA, ACHA, LEED AP, NCARB