

May 14, 2026

Dylan Minek
Planning & Community Development
21012 Hilliard Boulevard
Rocky River, Ohio 44116

Re: Terra Hilliard Bluffs Updated Landscape
AVID Project #25120

Dear Mr. Minek,

Please accept this letter as a narrative to supplement the proposed landscape changes at 18545 Hilliard Blvd.

Due to site restraints and practical concerns raised by the landscape subcontractor, Exterior Land Development LLC, we have revised the proposed landscape plan as follows:

1. Trees ((6) TI-AS and (3) AC-AF) and some shrubs along Hilliard Boulevard were removed due to the underground storm water detention system across the north side of the building and the electrical transformer in the northeast corner of the site along Hilliard Boulevard.
2. (5) TH-WI, (6) JU-BU, (8) CH-GL were revised to (6) CH-GL, (6) JU-BU. The total number of plants was reduced from 19 to 12. Although the number of plants was reduced, the overall budget for the project increased for this portion due to the quality of the plants. This reduction was advised by a licensed landscape contractor to prevent overcrowding; overcrowding forces plants to compete for nutrients, light, and water which results in weakened spindly growth and increased susceptibility to mold, diseases, and unsightly landscaping.
3. (9) PI-BB Blue Spruce were removed from the western edge of the property. Access to the south portion of the property would be fully obstructed by these plantings and these were recommended to be removed to preserve access to the rear of the building for maintenance purposes.

These revisions reflect a commitment to the **long-term** success of the landscape, site, neighboring property consistent with prior agreements, and structure from an aesthetic and maintenance perspective. The proposed landscaping strives to meet the same objectives of beauty, harmony, and privacy for the site, surrounding properties, and neighborhood. If you have any questions, please do not hesitate to contact me.

Sincerely,


Ian Jones, RA

Partner

ijones@AVIDtransforms.com

