

August 4, 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 concerns raised during the most recent planning commission meeting (July 28th), we have revised the proposed landscape plan as follows:

1. Five (5) additional trees have been added to the western edge of the property for a total of fifteen (15) TH-ST, Green Giant Arborvitae. Across the approximately 85' of length these will span, the proposed trees will be approximately 5'-8" on center. Recommended plant spacing for this species is 5' to 8' when creating a screening effect.
2. In addition to the five (5) TH-ST, Green Giant Arborvitae that were added in the previous meeting, eight (8) additional TH-ST have been added to the eastern edge of the property adjacent to the parking lot. All these trees are in addition to the plants already installed. We evaluated all remaining space with the goal being to create an effective staggered screen effect while minimizing the overcrowding concern expressed previously and respecting the locations of the plants already planted. This results in twenty-five (25) trees across approximately one hundred feet.
 - a. Because our primary goal was to create a screen effect while maintaining existing plants, we did not pursue a design with plantings of greatly staggered heights, such as low plants at the parking lot curb, and taller plants along the property line.
3. We've identified plants along the eastern edge that currently appear unhealthy (2 false cypress) or dead (1 Burk Juniper). We are proposing replacing those with the TH-ST arborvitae to maximize screening with a hearty selection. If conditions of other plants along this eastern edge deteriorate to the point of needing replacement, we are proposing replacement with TH-ST.



These proposed landscaping changes strive to meet the objectives of beauty and harmony with enhanced privacy for the site and adjacent properties.

If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Ian Jones". The signature is fluid and cursive, with the first name "Ian" and last name "Jones" clearly distinguishable.

Ian Jones, RA

Partner

ijones@AVIDtransforms.com

