



OaklawnHospital

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**MEMORANDUM**

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**AUGUST 2, 2011**

**TO:** HOSPITAL AND NEIGHBORHOOD SUBCOMMITTEE

**FROM:** ROB COVERT, FACHE  
PRESIDENT AND CEO 

**RE:** ANALYSIS OF CHANGING THE EAST BOUNDARY OF THE HCOD TO THE  
BACK YARD OF THE HOUSES ON THE WEST SIDE OF HIGH STREET

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We have performed an extensive analysis of the suggestion made regarding changing the east boundary of the Health Care Overlay District (HCOD) to the back yards of the house on the west side of High Street. After conducting space relocation analysis, getting survey elevations, having soil borings done and performing cost analyses, we have concluded that we can not support this proposal. The east boundary line of the HCOD needs to remain in its currently proposed location.

We looked at the cost and efficiency of expanding all departments to accomplish the 190,000 additional square feet needed. We concluded that because of the challenges inherent in expanding, the Radiology Department and to a lesser extent, the Laboratory are the key departments to consider when ranking departments by cost/difficulty to expand. The additional cost to expand Radiology north instead of east is about \$5MM. It would cost 15,000 sq. ft. X \$500/sq. ft. = \$7,500,000 to rebuild the Emergency Department space which would have to be sacrificed for Radiology to expand northward, as compared to just one project going east to build 15,000 sq. ft. of new construction. Some additional cost of new construction incurred by going east (about \$2.5MM due to utility infrastructure) lowers the net cost difference of going north vs. east to an increase in cost of approximately \$5MM.

Additionally, we believe that giving up that much land in the HCOD will force us to have to build a parking ramp. The difference in cost of a parking ramp over surface parking (10 year costs) is about \$20,000/space X 400 spaces = \$8MM in additional costs.

The elevation of the land as one goes further north of Prospect Street causes more and more of the building to be underground. The more the building is underground, the less flexibility we have to use the building for patient rooms, which must have an outside window. Our basement is at 907 feet elevation, and our second floor starts at 929 feet. The elevation of the ground at the house at the NW corner of High and Prospect Streets is 936 feet. This means that if we were to build to the north into that area, the entire basement and first floor, and possibly the second floor as well, would be underground and unusable for patient rooms.

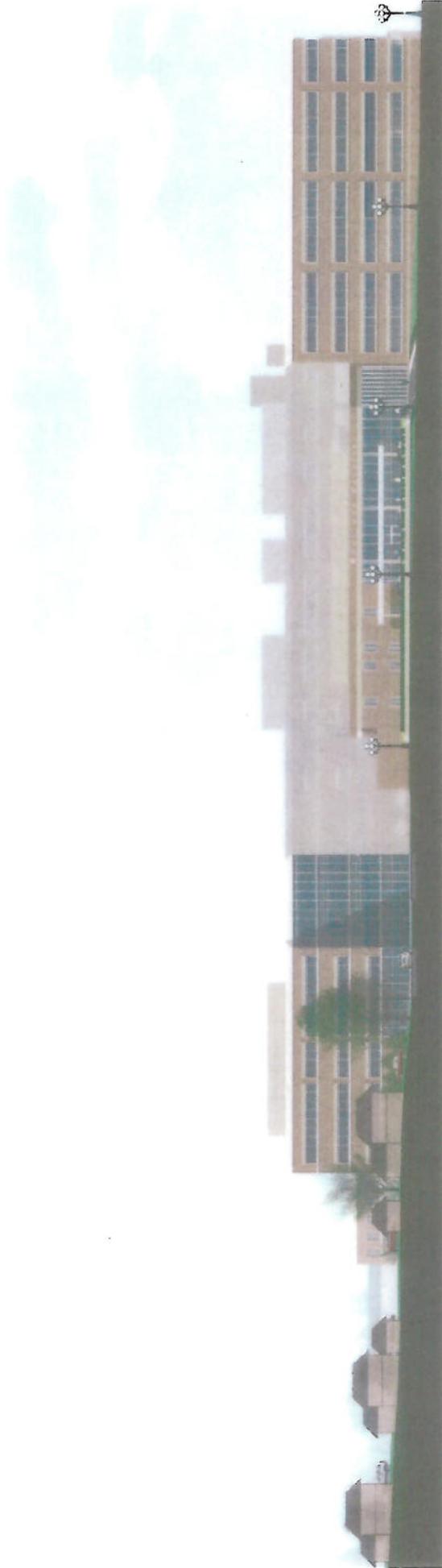
By not going east, the amount of construction that would have to go north would be increased, resulting in the building extending further to the north than it would otherwise; the effect would be greater intrusion into that neighborhood. Surface parking north will be less intrusive than a building. Drawings demonstrating the effect are attached. Attachment #1 shows Prospect Street open, and only surface parking north of Prospect. Attachment #2 shows Prospect Street closed and an addition going north into the neighborhood. Attachment #3 shows Prospect Street open and a parking structure built into the neighborhood.

Ultimately it is because of an additional cost of \$13MM+, the lack of flexibility in use of an addition extending to the north, and additional encroachment into the neighborhood to the north, that we have concluded that we need to be able to expand eastward to High Street.

Attachment #1



Attachment #2



Attachment #3

