

## **FW2024-14** – Cleveland Clinic Fairview Hospital Expansion

May 2, 2025

Project Address: 18200 Lorain Avenue

Type: New construction

Project Representative: Richard Stuckey, Cannon Design

Approval: Schematic

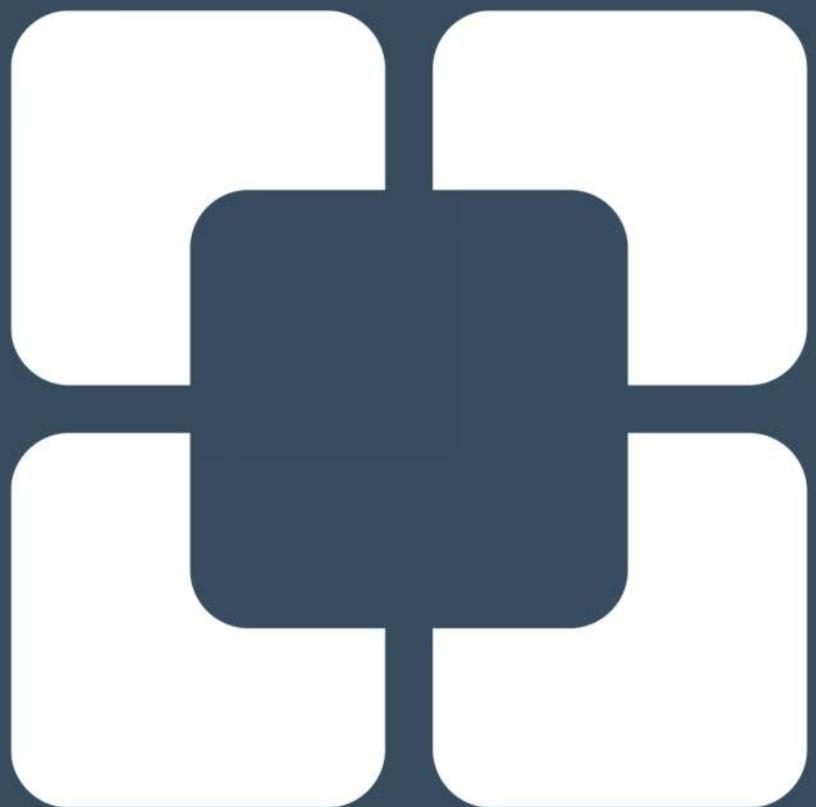
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**Ward 17 – Councilmember Slife**

**SPA: Kamm's**

# CLEVELAND CLINIC FAIRVIEW HOSPITAL NORTH CAMPUS EXPANSION

CITY PLANNING COMMISSION  
SCHEMATIC DESIGN APPROVAL



MAY 2, 2025

# AGENDA

***REVIEW CPC CONCEPTUAL + SCHEMATIC SUBMISSION COMMENTS***

***CAMPUS PLAN***

***DEVELOPMENT PHASING***

***PARKING, CIRCULATION AND FLOWS***

***UNDERGROUND STUDY***

***LANDSCAPE / SITE ENHANCEMENTS***

***COMMUNITY ENGAGEMENT***

***MATERIALITY***

***BUILDING DESIGN***

***CONCEPTUAL RENDERINGS***

# REQUIREMENT CHECKLIST

## **Conceptual Approval - Received 12/20/24**

*General Idea of uses, scale, relationship among uses, and context*

- Site Location Map (District Level)
- Site Context Plan
- Existing Conditions Plan
- Site plan
- Section/ Elevation Drawings
- Floor Plans
- Tree Preservation Plan

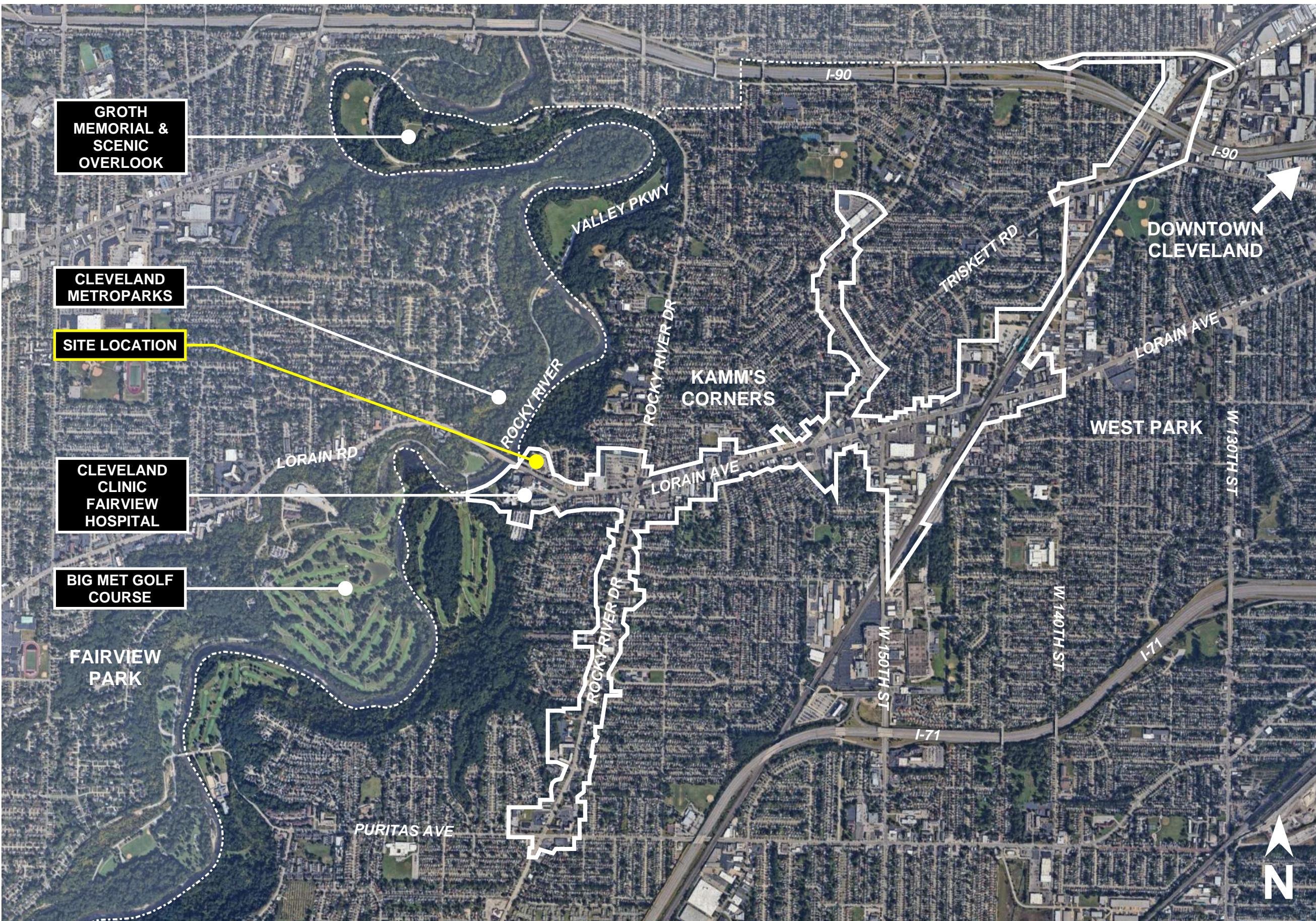
## **Final Approval (schematic plus):**

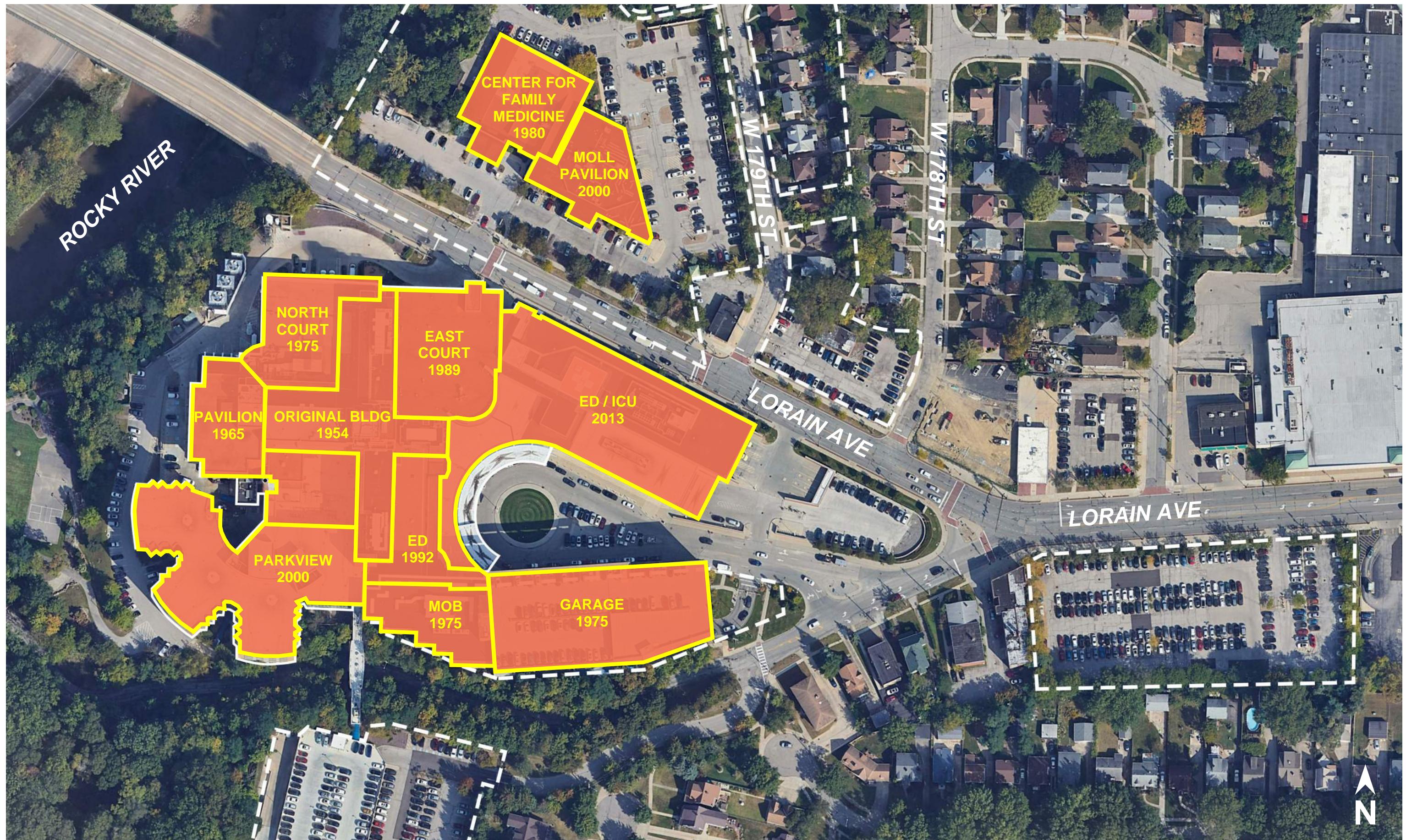
- Signage Plan
- Lighting Plan
- Material, Color and Finish Samples and Lists
- Final Landscape and or Streetscape Plan (with plant list)

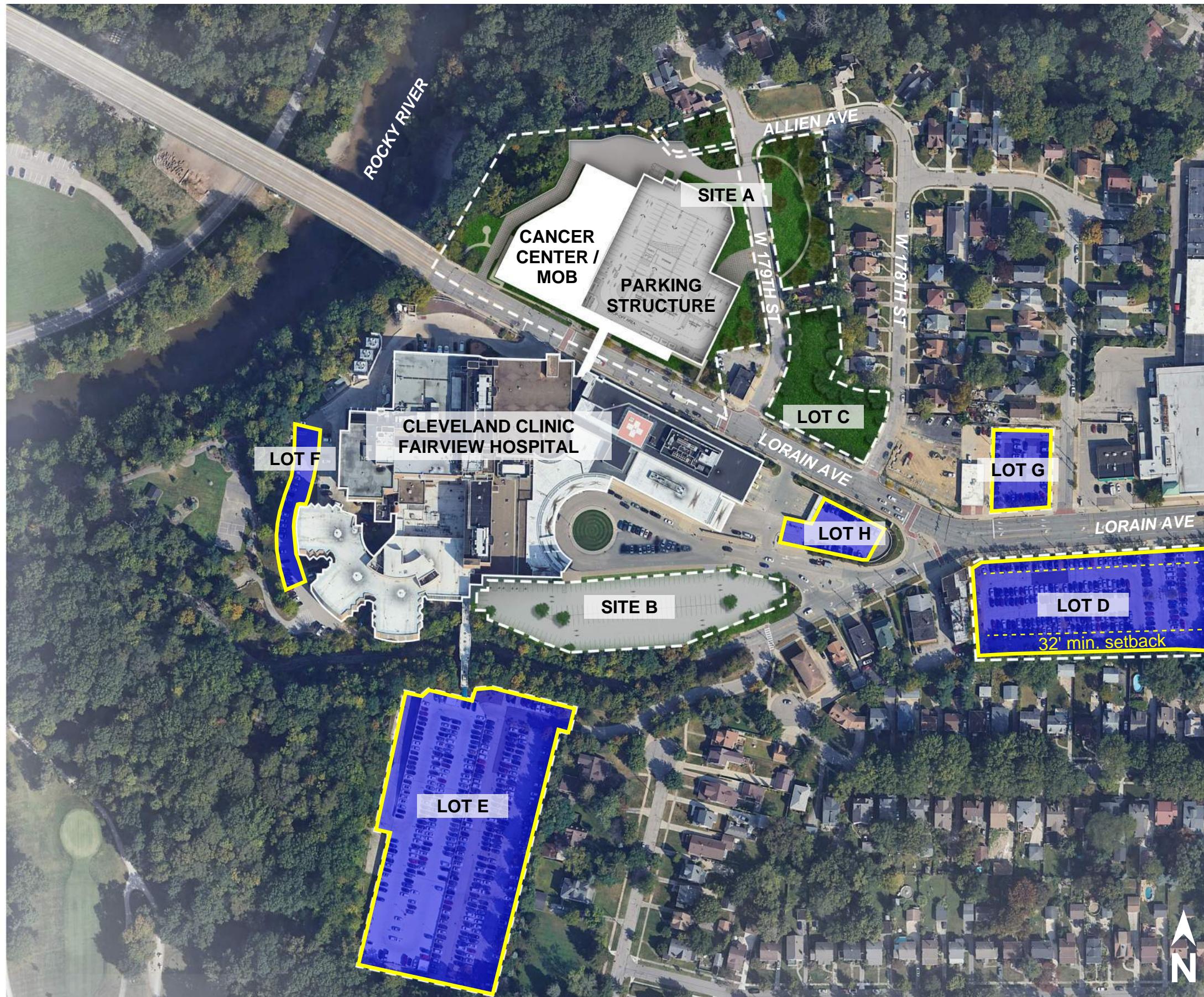
## **Schematic Approval (conceptual plus):**

*Placement and configurations of footprints, site layout, structure massing, general texture, and design of facades*

- Illustrative Renderings
- Furnishings and Site Amenities
- Conceptual Landscape and/or Streetscape Plan
- Storm Water Management Plan







### PLAN NOTES

- NO CAPITAL CHANGES BEYOND THE CURRENT PROPOSAL ANTICIPATED IN THE NEXT 5 YEARS.

- ANY IMPROVEMENTS ON CAMPUS AFTER THAT IS LIKELY TO BE RECAPITALIZATION / RENOVATION ON EXISTING CAMPUS FOOTPRINT, NOT EXPANSION.

- KEEPING SERVICES CENTRALIZED IS PRIORITY.

### LOT D CONSTRAINTS

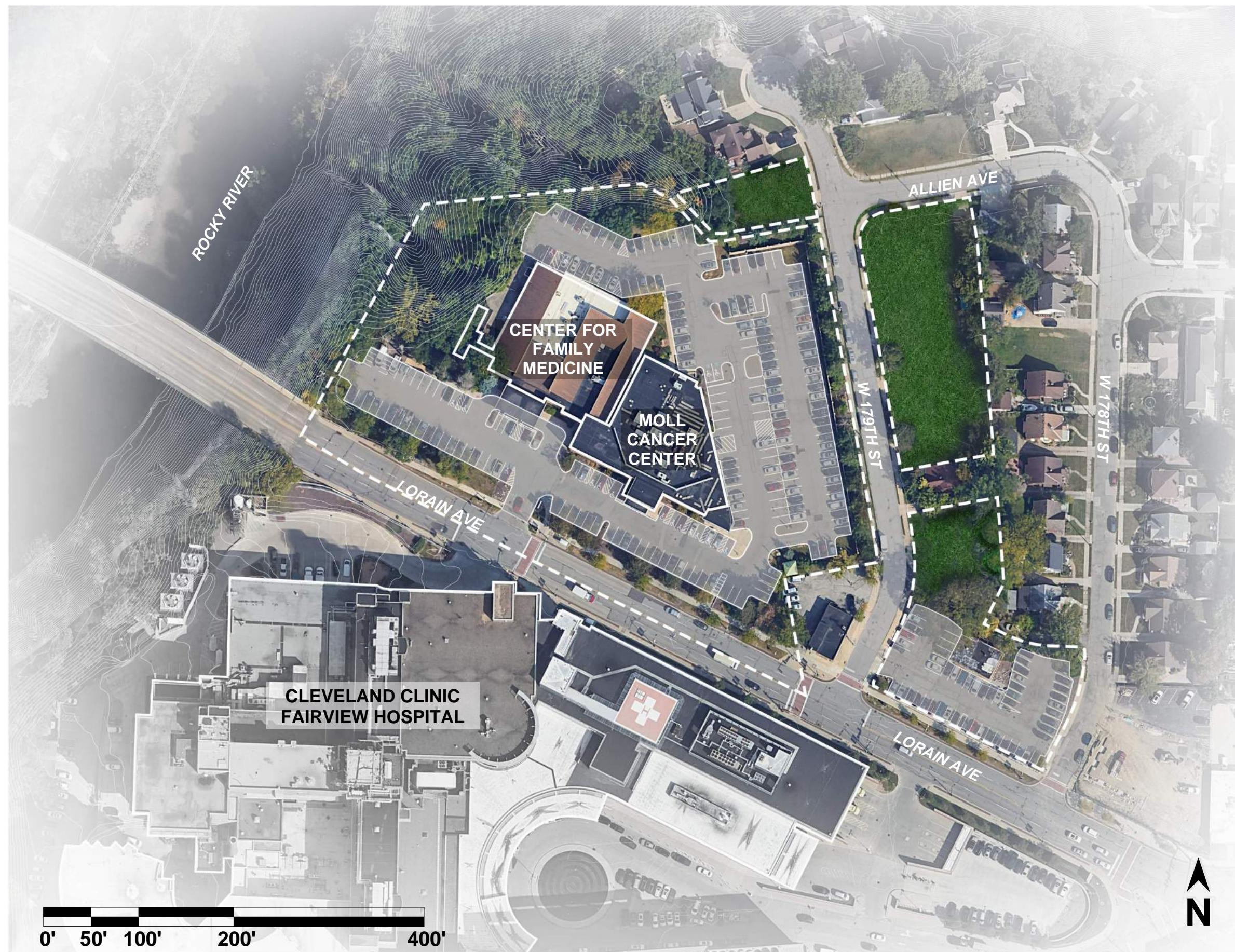
- NOT SUITABLE FOR NEW BUILDING FOOTPRINT.
- ZONING DOES NOT ALLOW TALLER THAN 60' STRUCTURE AND ONLY HALF THE LOT AREA.
- IF BUILDING - PARKING CONCERN
- LIMITS ACTIVATED LORAIN FRONTAGE POTENTIAL.
- INCREASED TRAFFIC CONGESTION ALONG LORAIN NEAR INTERSECTION.
- LONG WALK TO MAIN HOSPITAL. OVER 900' WALK TO CENTRALIZED SERVICES.
- SAFETY CONCERN FOR PATIENTS CROSSING OLD LORAIN.

### LOT E CONSTRAINTS

- MEMORANDUM OF UNDERSTANDING BETWEEN FAIRVIEW AND CITY THAT LIMITS FUTURE GROWTH POTENTIAL / HEIGHT RESTRICTIONS APPLY.

LONG-TERM GROWTH CONSTRAINTS



**PHASING KEY****EXISTING CONDITION:**

- EXISTING CURRENT STATE

**PHASE 1 DEMOLITION:**

- DEMO FAMILY MEDICINE AND ADJACENT PARKING.
- NEW CURB CUT ON 179TH
- PLANT INITIAL VEGETATION

**PHASE 1 CONSTRUCTION:**

- BUILD MOB/CC
- NEW ACCESS ROAD WITH CURB CUTS
- CONSTRUCT RETAINING WALL

**PHASE 2 DEMOLITION:**

- DEMO MOLL CENTER AND ADJACENT PARKING

**PHASE 2 CONSTRUCTION:**

- BUILD NEW PARKING STRUCTURE
- BUILD NEW MOB LOBBY EXTENTION
- BUILD CONNECTOR BRIDGE

**PHASE 2 COMPLETED:**

- PARKING GARAGE & BRIDGE COMPLETE
- DEMO LOT C SURFACE PARKING
- EXTEND BUFFER ZONE TO LORAIN

**PHASE 3 DEMOLITION:**

- DEMO OF EXISTING MOB AND GARAGE

**PHASE 3 COMPLETED:**

- NEW SURFACE LOT COMPLETE





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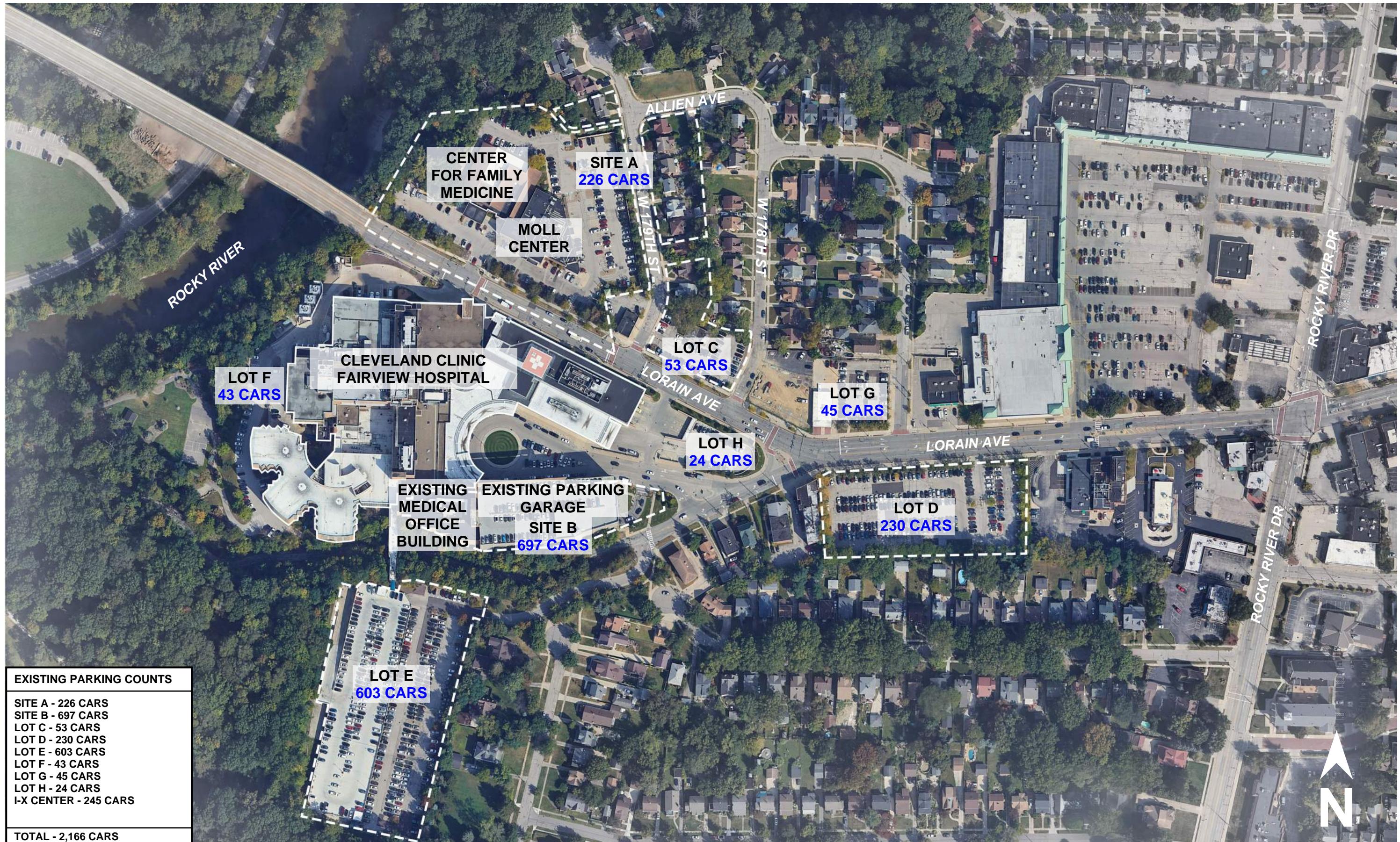
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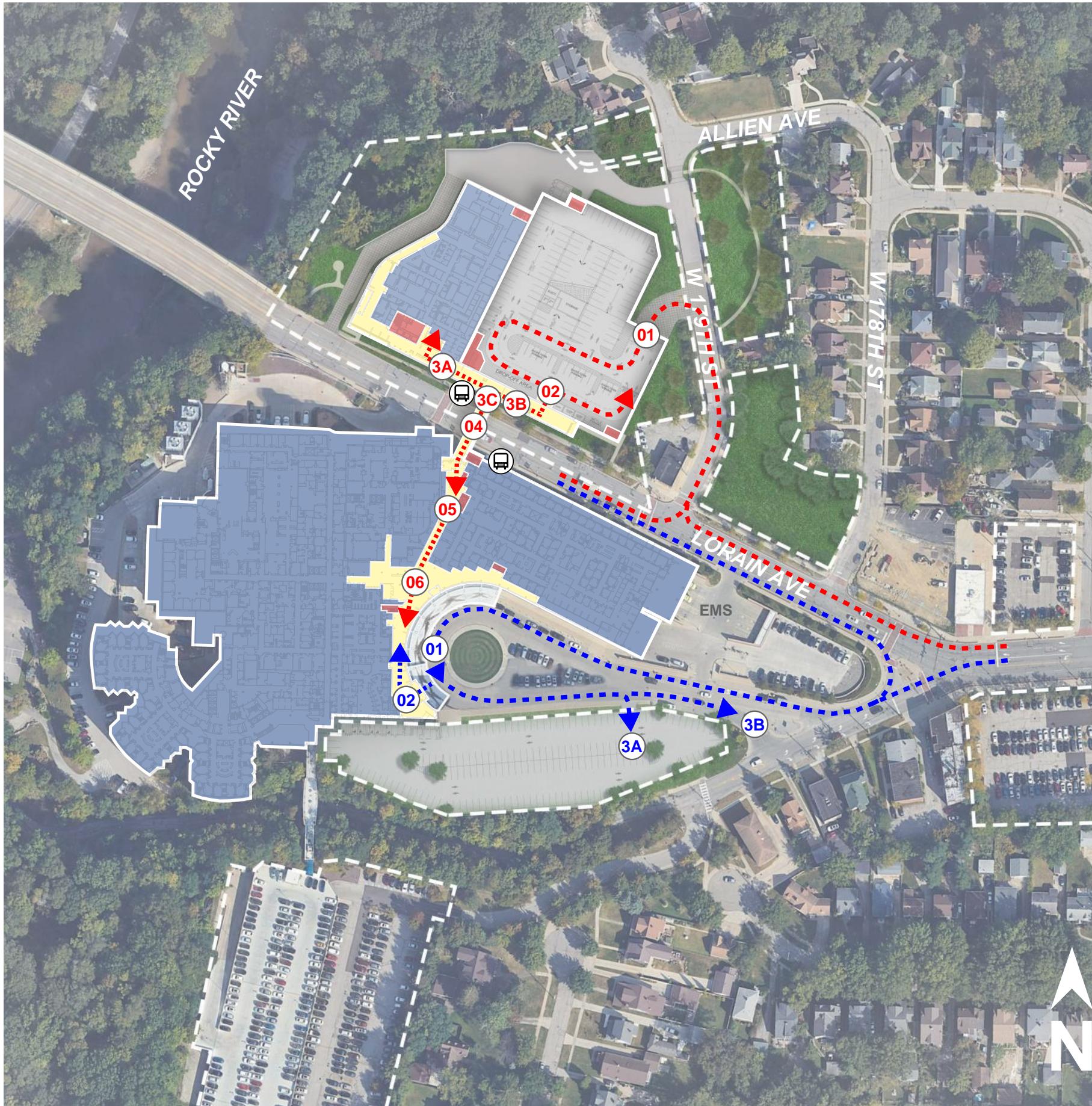


COMMUNITY AMENITIES

**DIAGRAM KEY**

- 01 HOSPITAL DROPOFF (PATIENTS, AMBULETTES) AND RIDE SHARE.
- 02 SIGNAGE DIRECTING VEHICLES TO HOSPITAL DROPOFF AND TO NEW GARAGE.
- 03 SIGNAGE DIRECTING VEHICLES TO NEW GARAGE.
- 04 CLEVELAND CITY TRAFFIC CONSIDERING A "T" INTERSECTION AND EXTENDING TRAFFIC SIGNAL TO EITHER W178TH OR W176TH.
- 05 CANCER CENTER / MOB PATIENT CHECK-IN.
- 06 NEW PATIENT WAYFINDING (SIGNS, PERSONELL) IN BUILDING FOR PEDESTRIAN BRIDGE. NEW FIRST FLOOR EXTERIOR ENTRY FOR PEDESTRIANS.
- 07 NEW ELEVATORS IN EXISTING LOBBY FOR PEDESTRIAN BRIDGE. ENHANCE EXISTING FIRST FLOOR EXTERIOR PEDESTRIAN ENTRY.
- 08 NEW PATIENT WAYFINDING (SIGNS, PERSONELL) IN EXISTING CORRIDOR.
- 09 EXISTING PATIENT CHECK-IN TO REMAIN.





PATIENT ARRIVAL SEQUENCE

DIAGRAM KEY

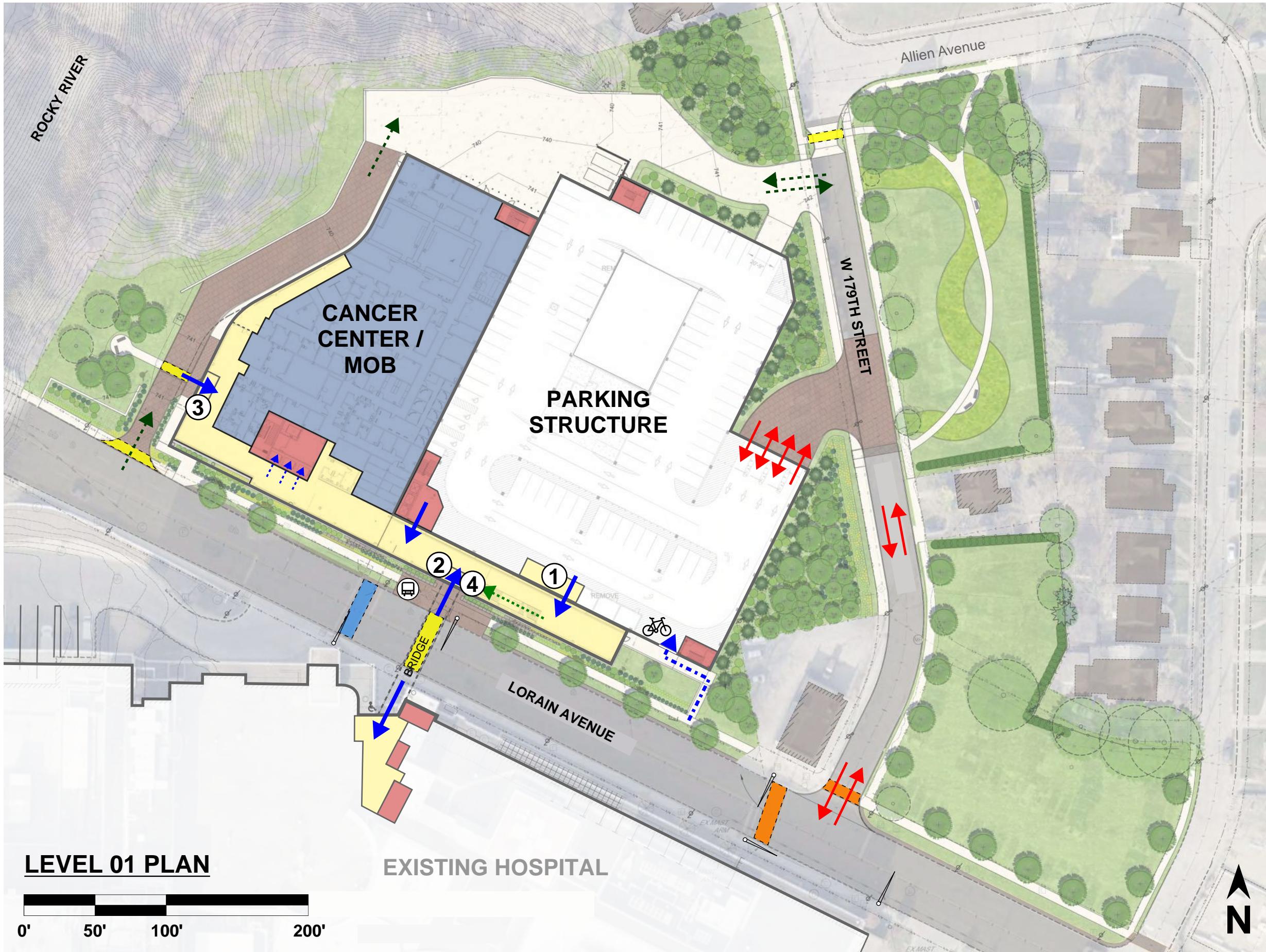
MOB / CC / PEDESTRIAN PARKING -----  
GARAGE PATH

- 01 ENTER PARKING GARAGE
- 02 PASSENGER DROPOFF
- 3A MOB OUTPATIENT KIOSKS / INTAKE
- 3B STAIR TO BRIDGE
- 3C CROSSWALK AT GRADE
- 04 BRIDGE TO MAIN HOSPITAL
- 05 INFORMATION DESK
- 06 HOSPITAL REGISTRATION

DIAGRAM KEY

MAIN HOSPITAL PATH -----

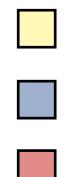
- 01 DROPOFF AT CIRCULAR DRIVE
- 02 INFORMATION DESK
- 3A NEW SURFACE LOT. ADA / VALET
- 3B EXIT / NEW GARAGE

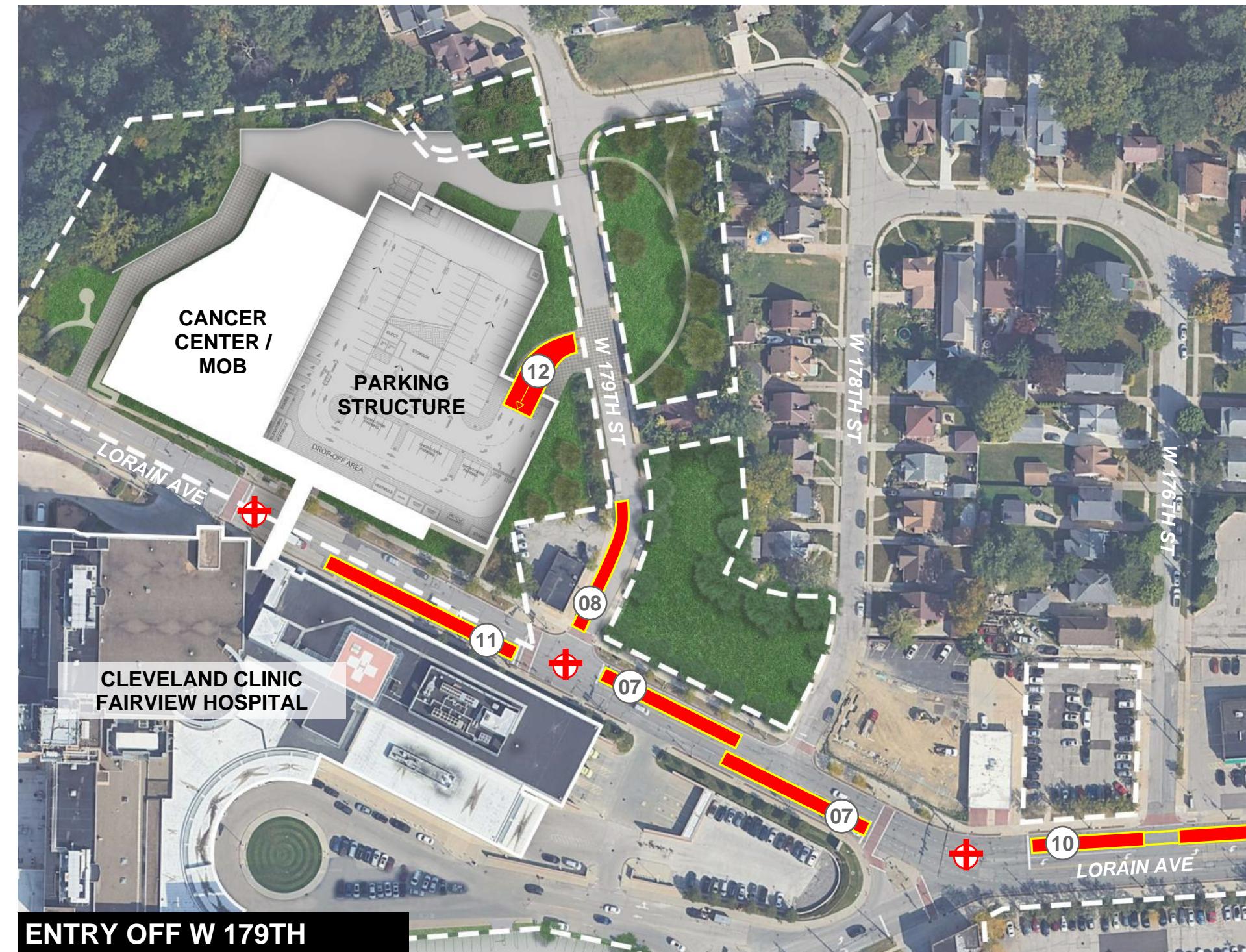
**DIAGRAM KEY**

- MAJOR VEHICULAR TRAFFIC
- SERVICE VEHICULAR TRAFFIC
- PEDESTRIAN TRAFFIC
- ENTRY FROM LOBBY
- LOBBY STAIRCASE
- WEST-BOUND BUS STOP
- BIKE PARKING / PATH
- MAIN ENTRY FROM GARAGE
- PEDESTRIAN ENTRY OFF LORAIN
- AMBULETTE ENTRY
- ENTRY FROM BRIDGE
- PROPOSED CROSSWALKS
- EXISTING CROSSWALK TO RELOCATE
- EXISTING CROSSWALKS

**PROGRAM KEY**

- FRONTAGE CIRCULATION
- CLINICAL / ADMIN / SUPPORT
- VERTICAL CORE CIRCULATION





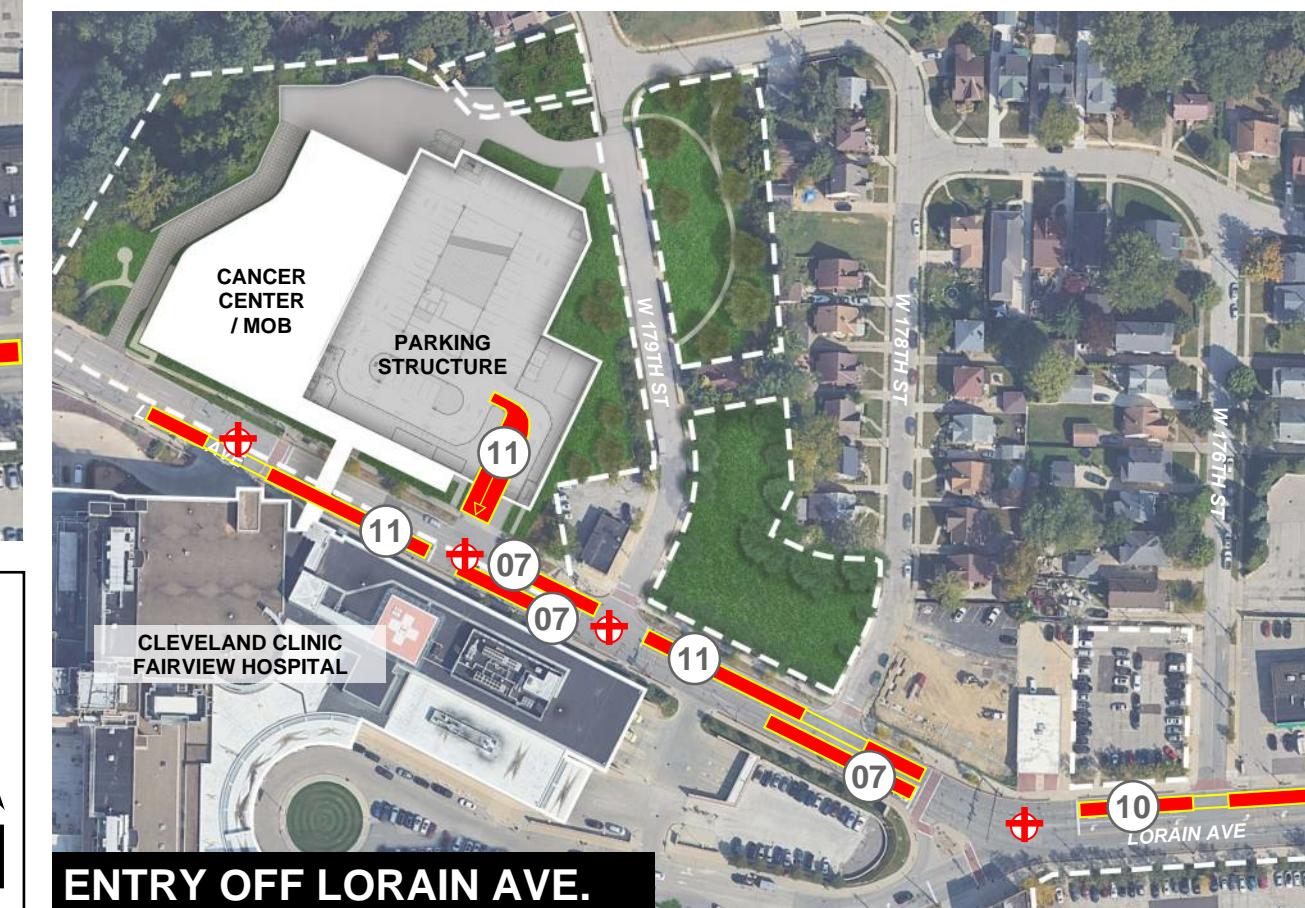
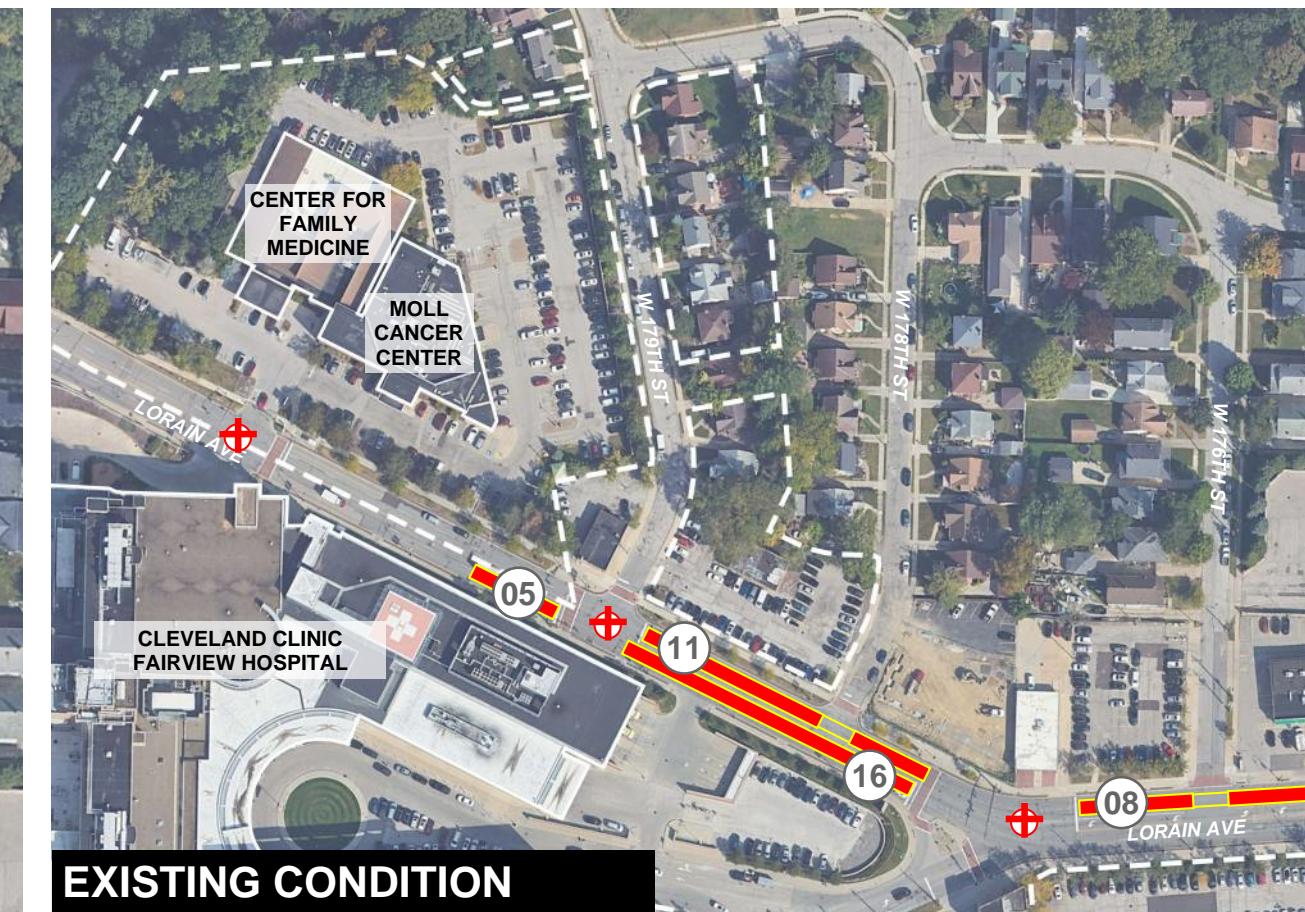
CONTROLLED INTERSECTION

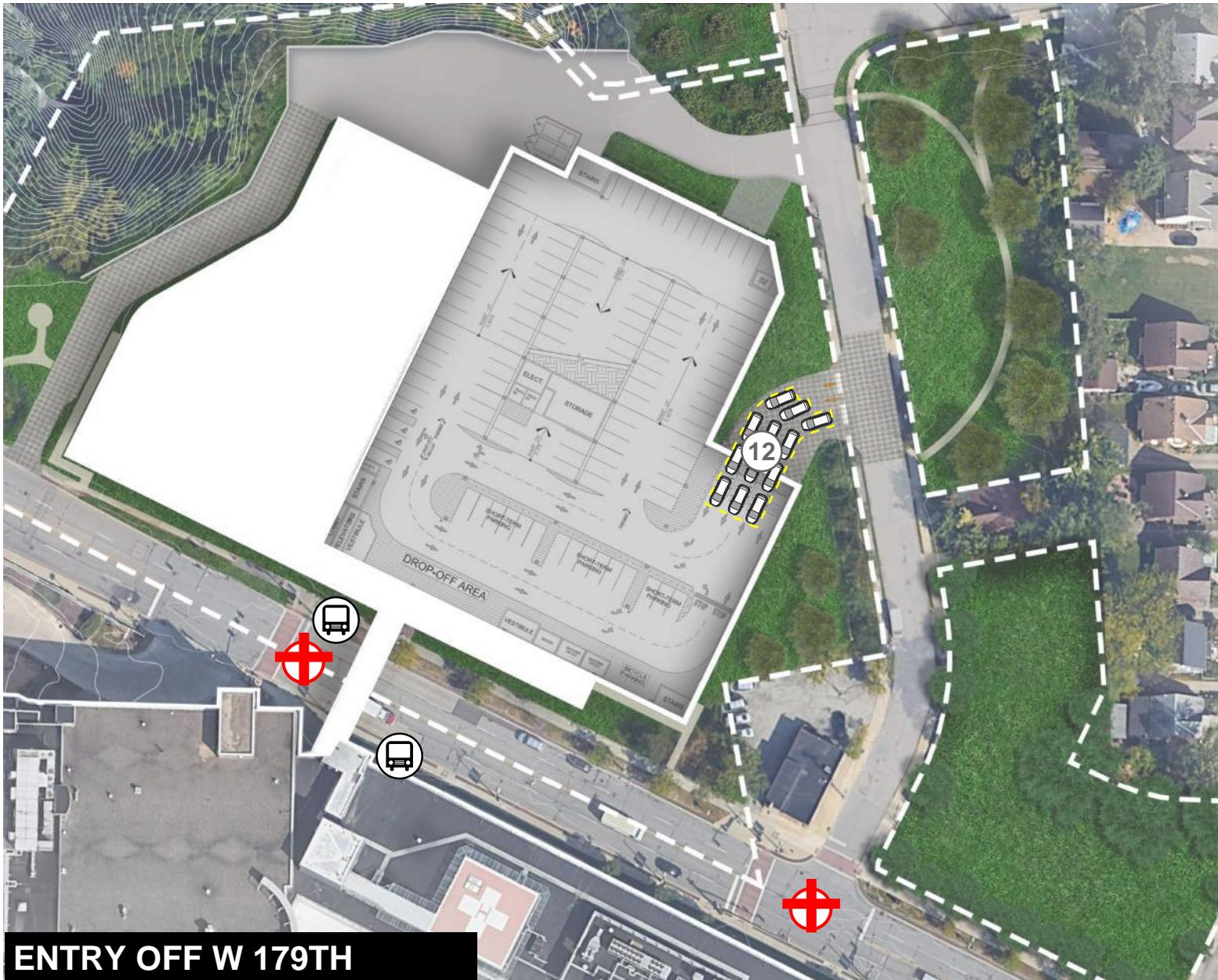


NUMBER OF CARS IN STACK

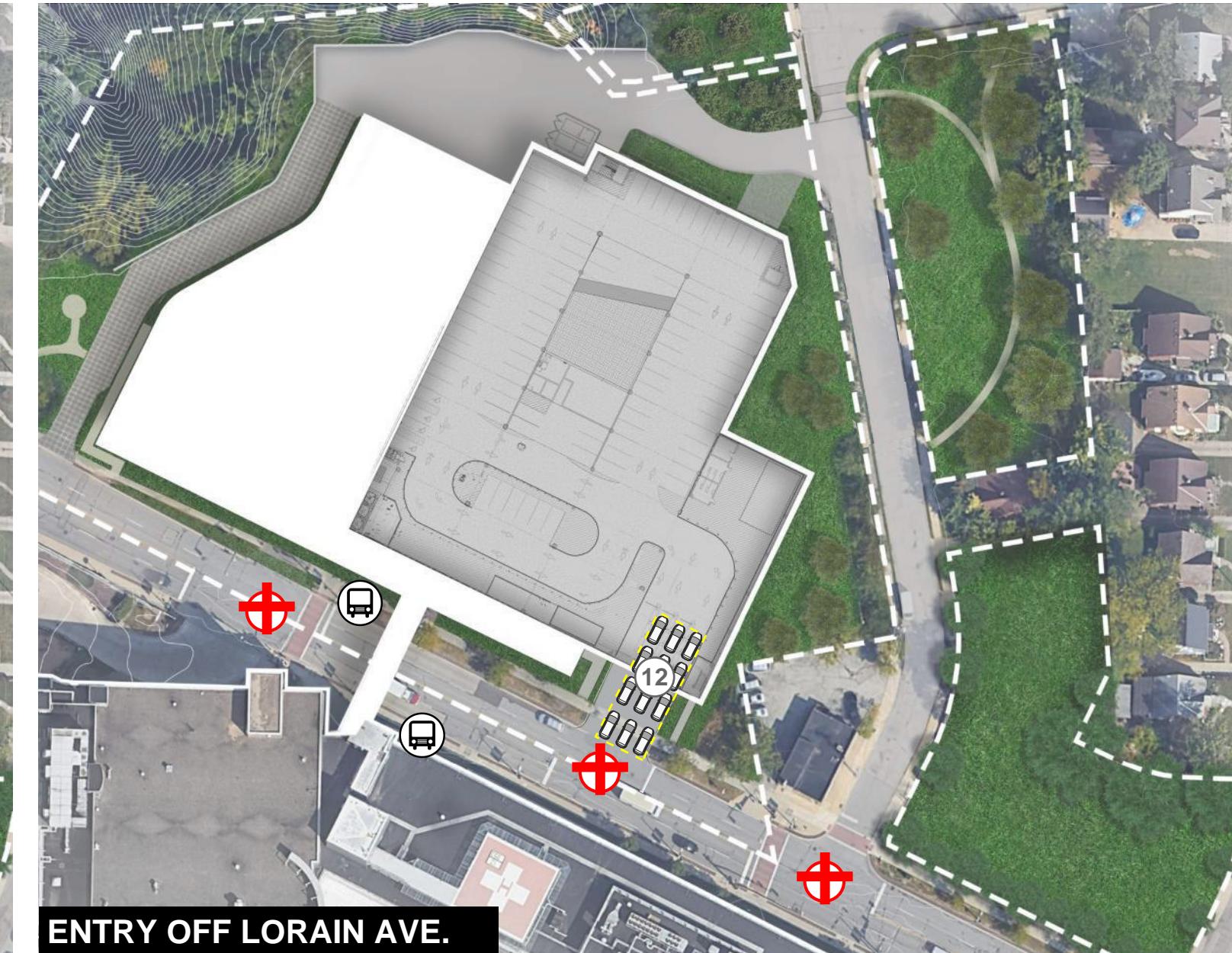


STACK LENGTH @ AM / PM MAX QUEUE





ENTRY OFF W 179TH



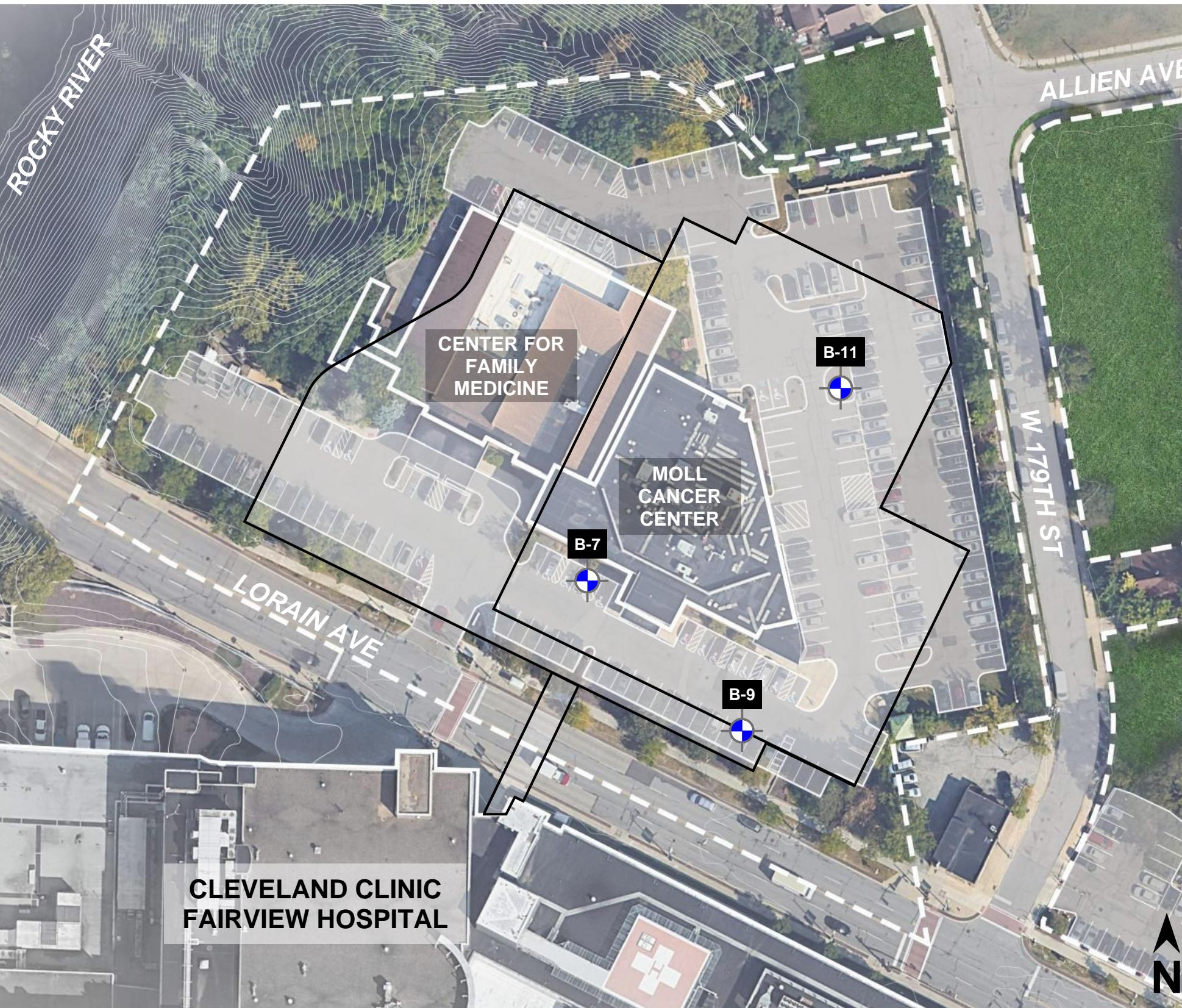
ENTRY OFF LORAIN AVE.

PROS

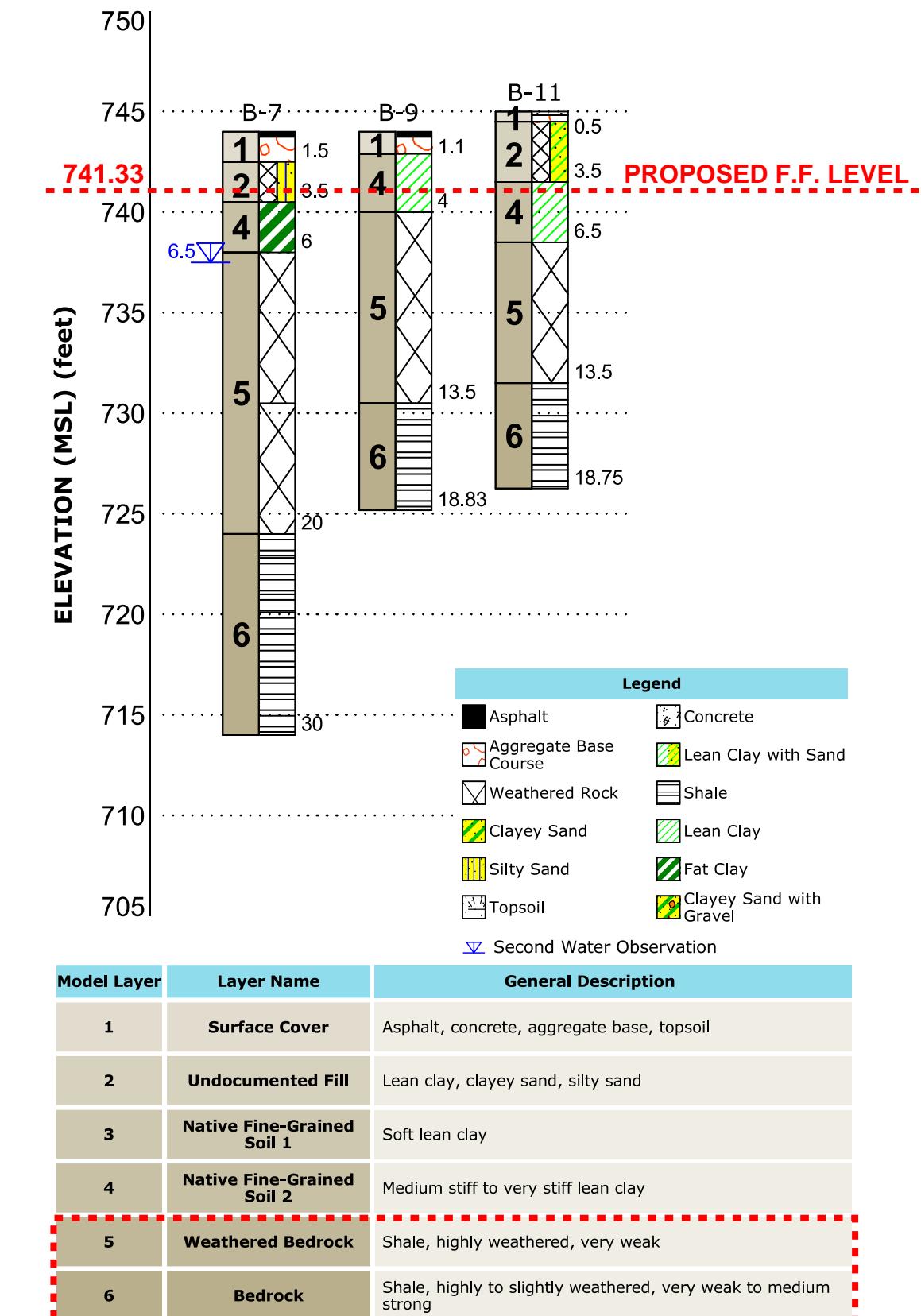
- CAR STACK TO ENTER GARAGE DOES NOT OVERLAP HIGHLY TRAFFICKED SIDEWALK.
- GOOD DISPERSION OF TRAFFIC SIGNALS ALONG LORAIN
- SAFER FOR PEDESTRIAN CROSSING / CIRCULATION ALONG LORAIN
- MINIMAL QUEUING ON 179TH
- GREATER POTENTIAL FOR ACTIVE LORAIN FRONTAGE

CONS

- SAFETY CONCERN: CONGESTION
- SAFETY CONCERN: CAR STACK OVERLAPS POTENTIALLY HIGHLY TRAFFICKED SIDEWALK.
- SAFETY CONCERN: PEDESTRIANS WALKING ALONG FRONTAGE.
- SAFETY CONCERN: PROXIMITY TO RTA BUS STOP / MID BLOCK CROSSING
- SAFETY CONCERN: PEDESTRIAN CROSSING 4 LANES OF TRAFFIC
- TRAFFIC CONGESTION: MULTIPLE TRAFFIC LIGHTS IN CLOSE PROXIMITY
- TRAFFIC CONGESTION: INCREASED VEHICULAR CONGESTION ALONG LORAIN
- REDUCED LOBBY / ACTIVE FRONTAGE ALONG LORAIN



## GeoModel





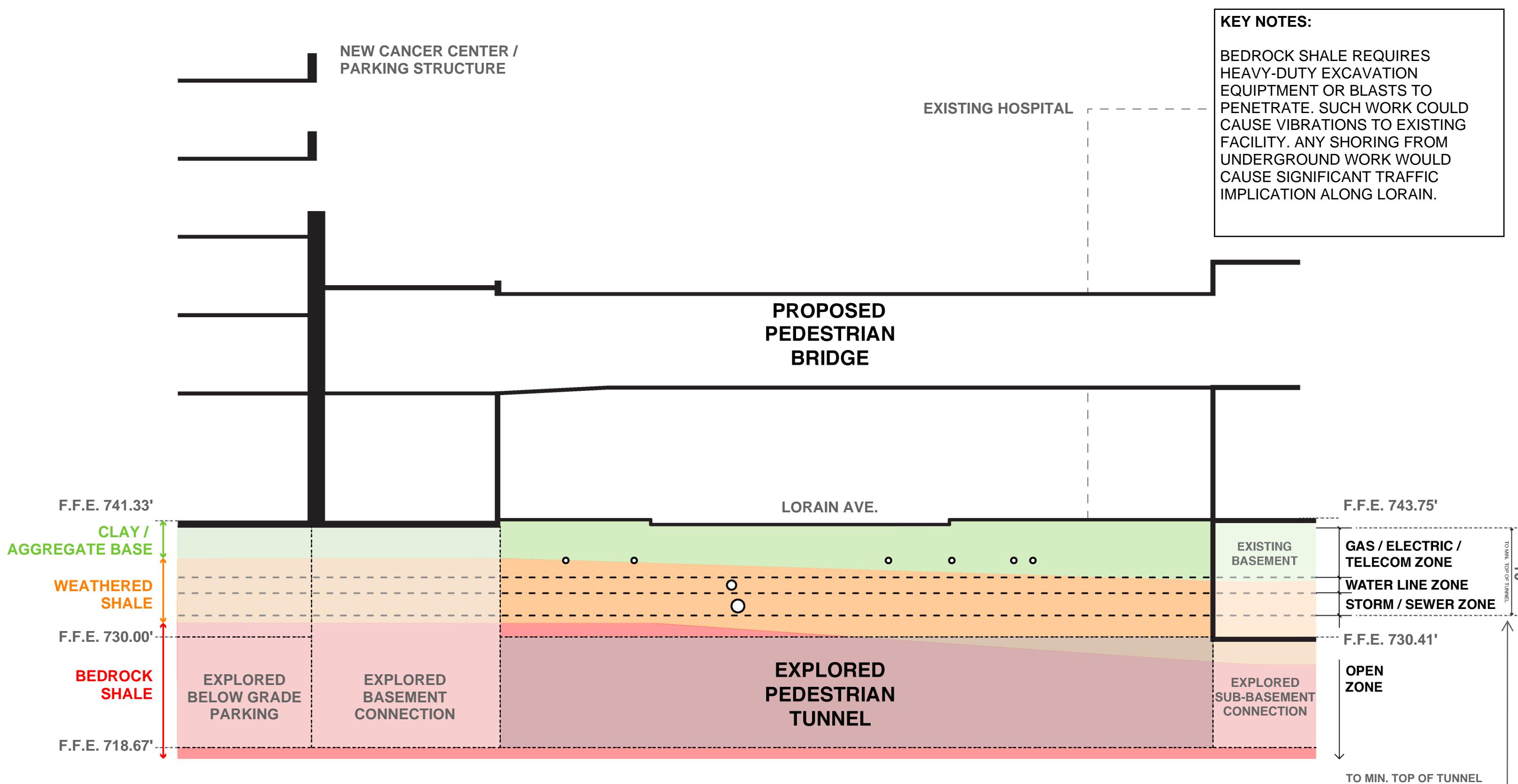
EXISTING BASEMENT FLOOR IMAGES OF THE PYRITIC SHALE PRIOR TO EXCAVATION

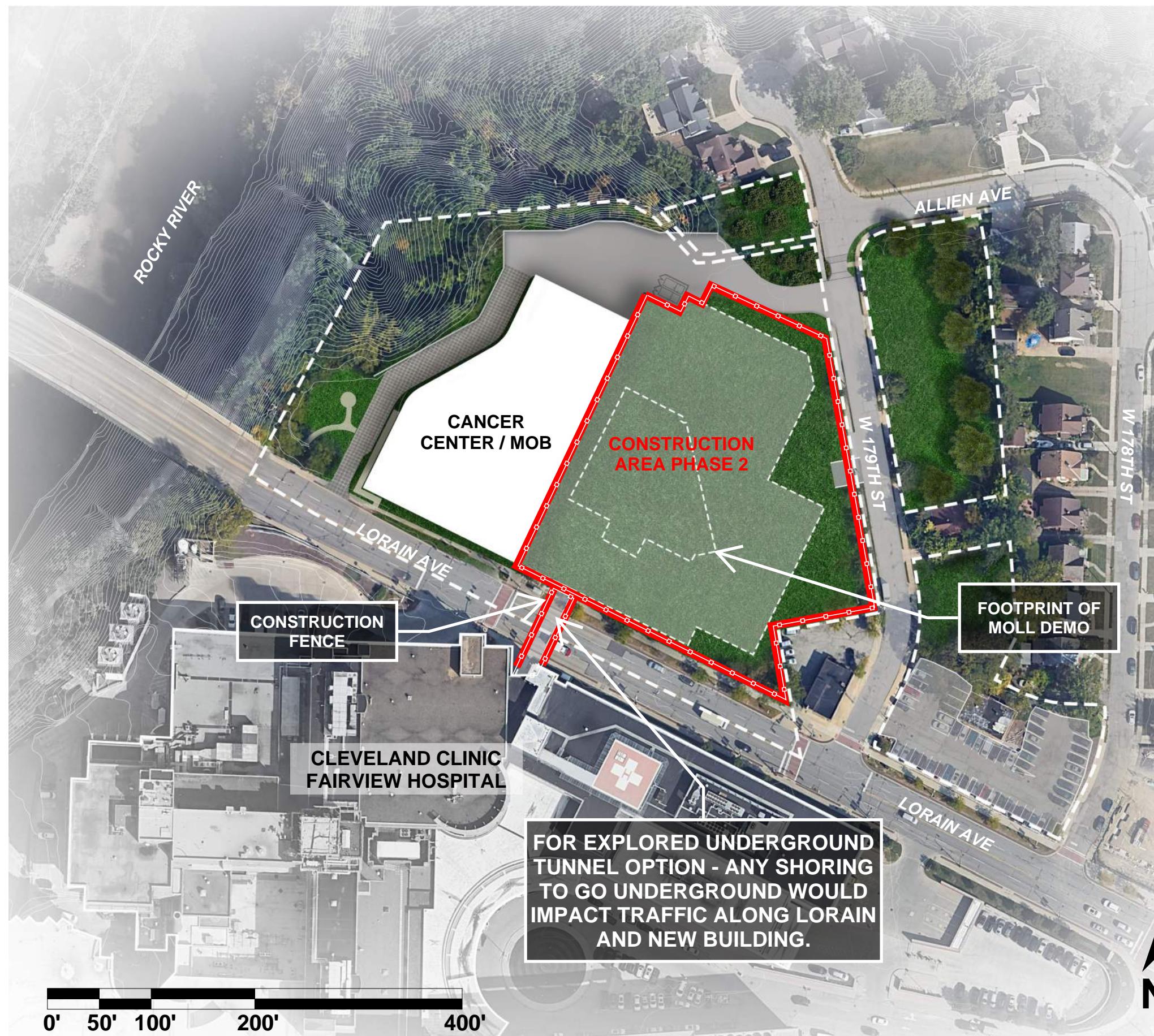


EXCAVATION REQUIRED TO MITIGATE THE CIRCUMSTANCES OF THE EXPANSIVE SHALE FROM EXISTING BASEMENT.



IMPACT OF EXPANSIVE SHALE ON BUILDING



**CONSTRUCTION IMPACTS ON LORAIN****KEY NOTES:****A) TECHNICAL:**

- i. CONCERN WITH ACCELERATING THE WEATHERING OF UNDISTURBED SHALE
- ii. PROTECTING THE NATURAL SITUATION AS LONG AS FEASIBLY POSSIBLE

**B) OPERATIONAL:**

- i. EXISTING CANCER CENTER TO REMAIN OPERATIONAL DURING CONSTRUCTION - KEEPING PATIENT CARE LOCAL
- ii. CONCERN ABOUT SENSITIVE EQUIPMENT (CT SIM, LINAC, MRI, ETC) THAT WOULD NEED TO BE RECALIBRATED REGULARLY AS RESULT OF HEAVY EXCAVATION
- iii. COMMUNITY IMPACT - LORAIN AVE, NOISE, VIBRATION
- iv. WOULD REQUIRE BUILDING SUB-BASEMENT UNDER EXISTING HOSPITAL. COMPLICATED CONSTRUCTION AND HIGH RISK OF DISTURBANCE.

**C) FINANCIAL:**

- i. MOST TIME INTENSIVE AND COSTLY TO DO LARGE SCALE EXCAVATION OF SHALE AND BEDROCK

## TIMELINE OF COMMUNITY AND CITY MEETINGS BY CCF:

NOV 2023	APR 2024	SEP 2024	NOV 2024	JAN 2025	MAR 2025
CCF Community Meeting	CCF Community Meeting	City Planning, City Zoning	City Mayor's Office, City AHJ	CCF Traffic / Cleveland Traffic / City Planning, Cleveland Fire	City Planning/Cleveland Traffic, Kamms Community Meeting CCF Geotech/City Planning
<u>JAN 2024</u>	<u>JUL 2024</u>	<u>OCT 2024</u>	<u>DEC 2024</u>	<u>FEB 2025</u>	<u>APR 2025</u>
CCF Community Meeting	CCF Community Meeting	CCF Community Meeting	Conceptual Approval, NEORSD/Water, Pollution Control	PETBOT, Transportation & RTA, Water Pollution Control	Kamms Community Meeting, Schematic Submission



## DESIGN PROGRESSION AS A RESULT OF COMMUNITY FEEDBACK:

A) CLEVELAND CLINIC HAS HOSTED 5+ COMMUNITY MEETINGS

B) ATTENDED COUNCILMAN + CDC LED MEETINGS AS AN OBSERVER TO HEAR FEEDBACK FIRST HAND

C) RE-ALLOCATED PROGRAM TO A DIFFERENT LOCATION TO REMOVE 1 LEVEL OF BUILDING AND 1 LEVEL OF PARKING GARAGE



### MAY 2023

- 7 LEVEL MOB / CC
- 6 LEVEL GARAGE + SURFACE LOTS COVERING BOTH NORTH-EAST AND SOUTH-EAST BUFFER ZONES

### AUGUST 2024

- 6 LEVEL MOB / CC
- 7 LEVEL GARAGE + SURFACE LOT AT SOUTH-EAST CORNER ONLY

### MARCH 2025

- 4 LEVEL MOB / CC + PH
- 5 LEVEL GARAGE + ROOF PARKING



01 BLUFF WITH EXISTING TREES



02 TALLER SCREENING TREES



03 POLLINATOR PATHWAY



04 PAVER IN WARM COLOR



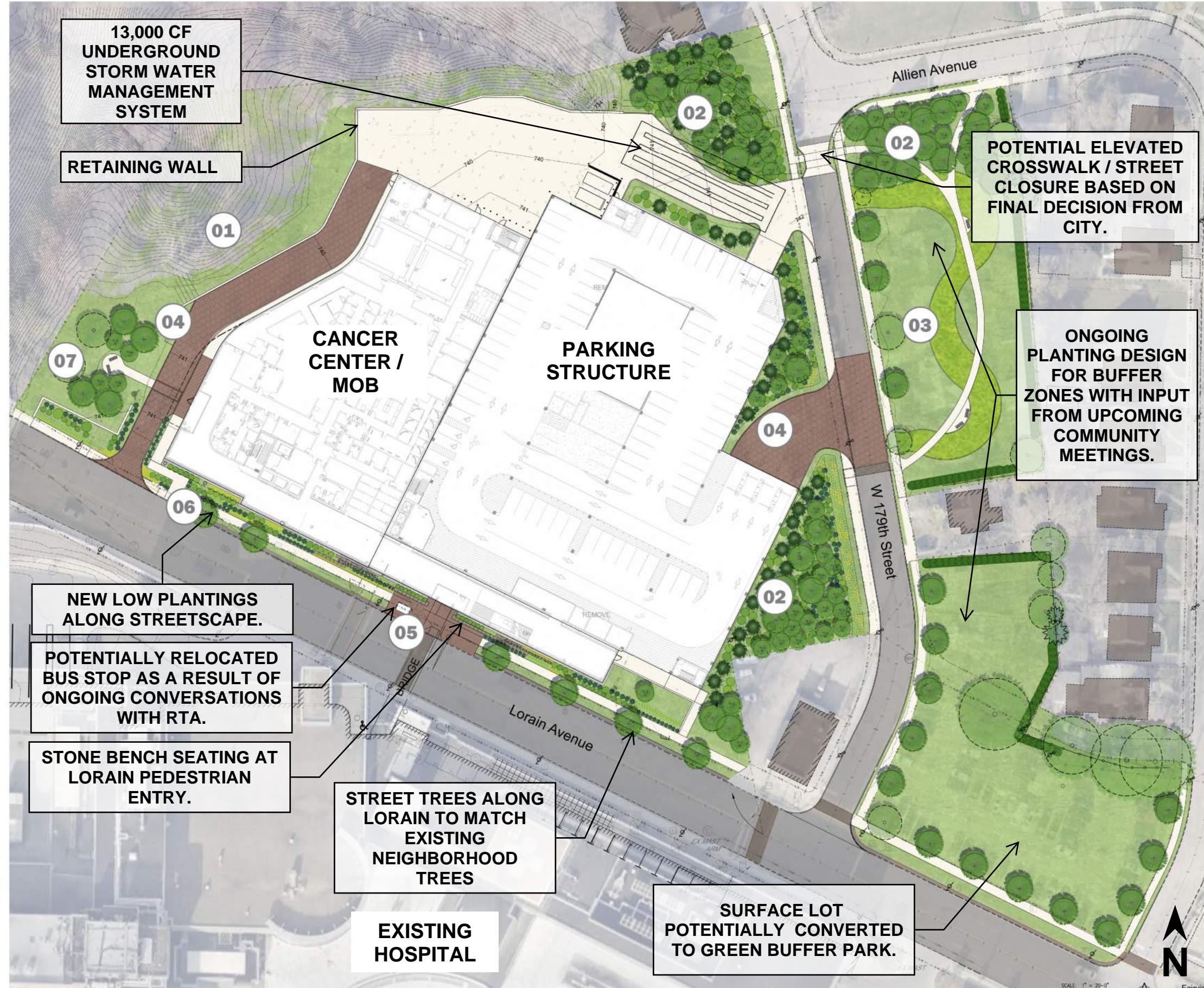
05 STONE SEAT WALLS



06 NATIVE PRAIRIE GRASS,  
WINTERBERRY HOLLY,  
& BEARBERRY GROUNDCOVER



07 HEALING GARDEN



## FAST EVERGREEN SCREEN



GIANT ARBORVITAE - 10 FEET AT INSTALL  
15-20 FEET IN FIVE YEARS  
50-70 FEET MAX HEIGHT

## LARGE CANOPY TREES



SWAMP WHITE OAK AND SWEETGUM -  
14 FEET AT INSTALL  
20-25 FEET IN FIVE YEARS  
50-70 FEET MAX HEIGHT

## LOW FLOWERING TREES



FRINGETREE AND REDBUD - 8 FEET AT INSTALL  
10-12 FEET IN FIVE YEARS  
15-20 FEET MAX HEIGHT



TREE SPECIES AND GROWTH RATES

## FAST EVERGREEN SCREEN



GIANT ARBORVITAE - 10 FEET AT INSTALL  
15-20 FEET IN FIVE YEARS  
50-70 FEET MAX HEIGHT

## LARGE CANOPY TREES



SHINGLE OAK AND TULIP POPLAR -  
14 FEET AT INSTALL / 14 FEET AT INSTALL  
20-25 FEET IN FIVE YEARS / 25-30 FEET IN FIVE YEARS  
50-100 FEET MAX HEIGHT / 50-100 FEET MAX HEIGHT

## LOW FLOWERING TREES



FRINGETREE AND REDBUD - 8 FEET AT INSTALL  
10-12 FEET IN FIVE YEARS  
15-20 FEET MAX HEIGHT



TREE SPECIES AND GROWTH RATES

## FAST SHRUB SCREEN



RED TWIG DOGWOOD -

3 FEET AT INSTALL  
6-8 FEET IN FIVE YEARS  
10-15 FEET MAX HEIGHT

## LARGE CANOPY TREES



BLACK GUM AND PIN OAK -  
14 FEET AT INSTALL / 14 FEET AT INSTALL  
20-25 FEET IN FIVE YEARS / 25-30 FEET IN FIVE YEARS  
30-50 FEET MAX HEIGHT / 60-70 FEET MAX HEIGHT

## LOW FLOWERING TREES



FRINGETREE AND REDBUD - 8 FEET AT INSTALL  
10-12 FEET IN FIVE YEARS  
15-20 FEET MAX HEIGHT



TREE SPECIES AND GROWTH RATES

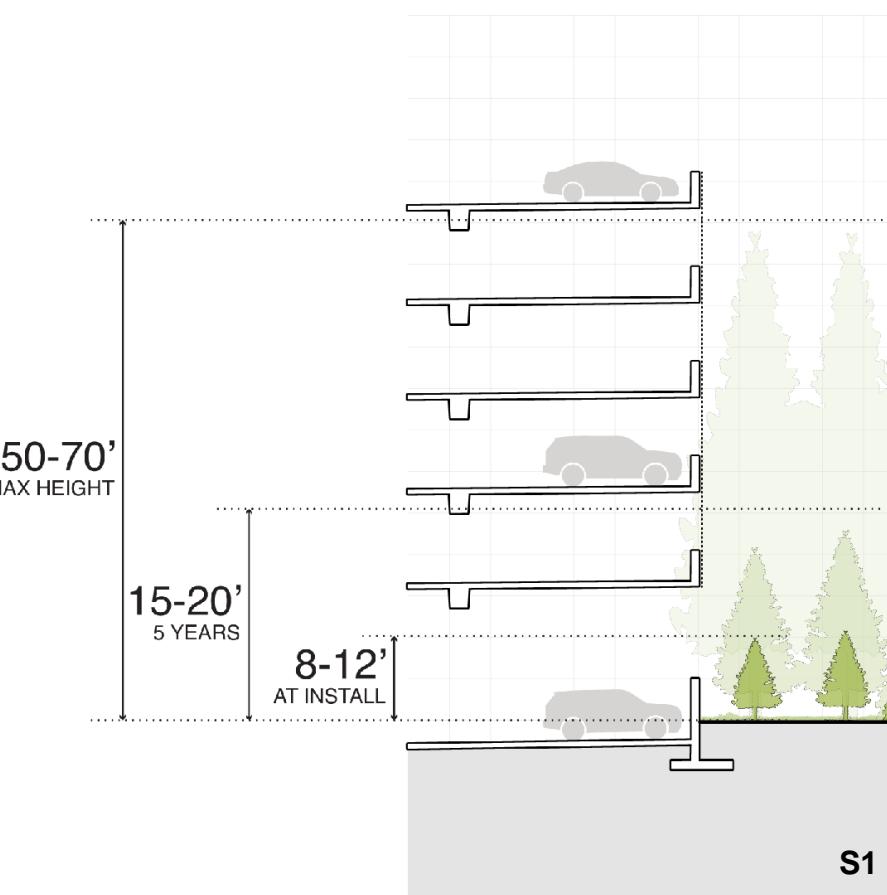
## FAST SHRUB SCREEN



## LARGE CANOPY TREES



HYBRID ELM AND TULIP POPLAR -  
14 FEET AT INSTALL / 14 FEET AT INSTALL  
35-40 FEET IN FIVE YEARS / 25-30 FEET IN FIVE YEARS  
50-70 FEET MAX HEIGHT / 50-100 FEET MAX HEIGHT



FAST GROWTH RATE

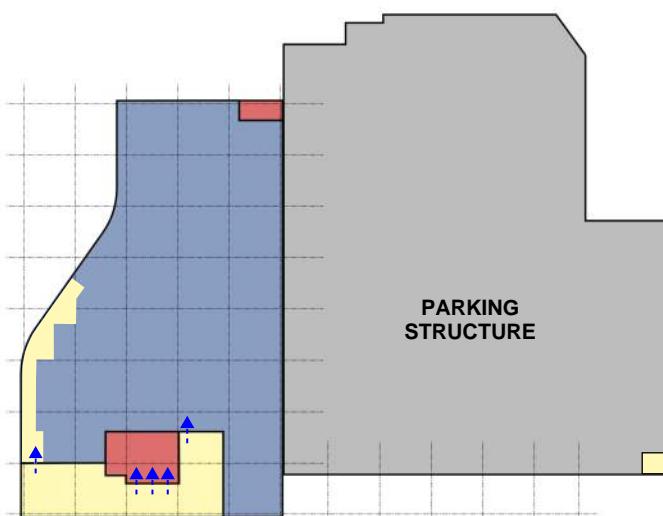
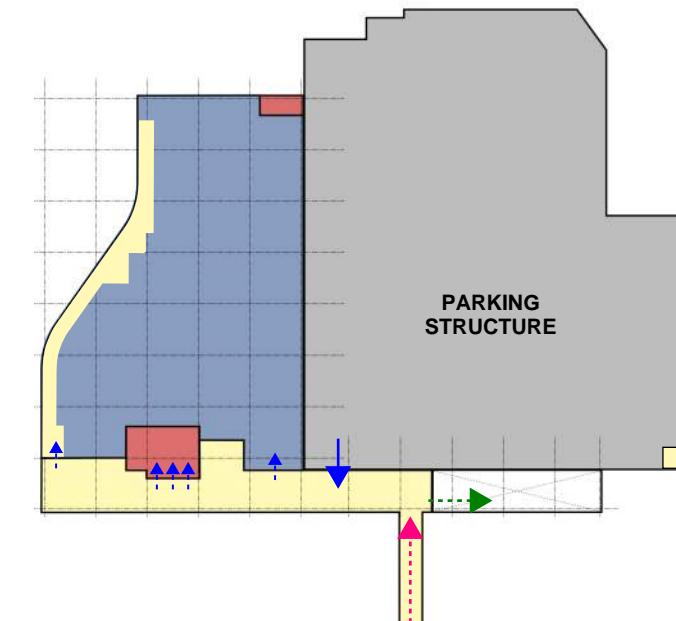
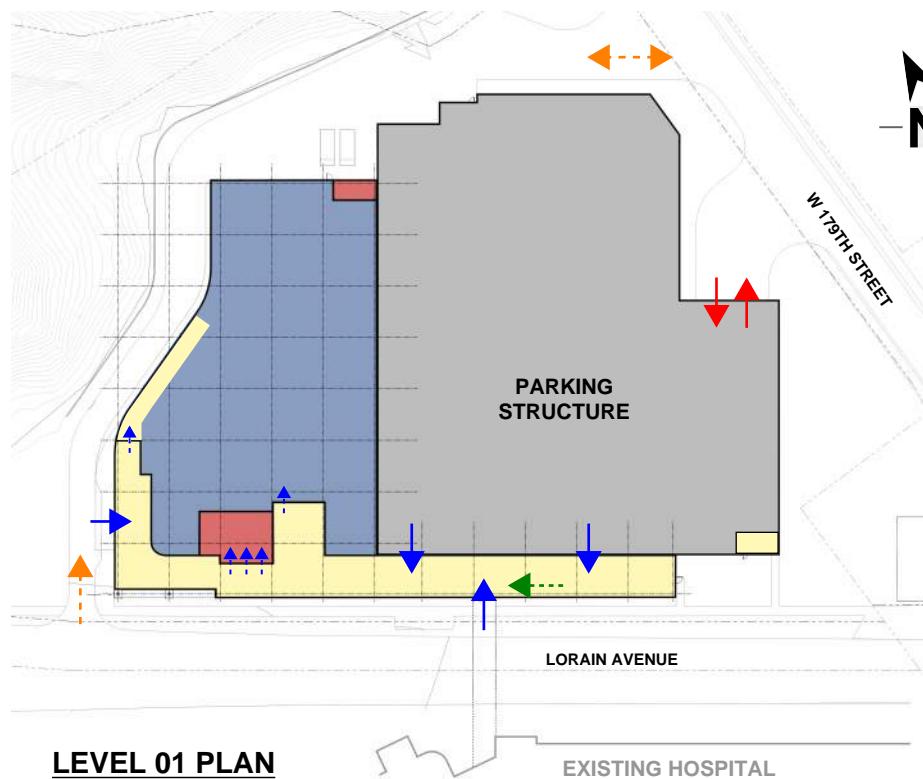
MEDIUM GROWTH RATE

SLOW GROWTH RATE

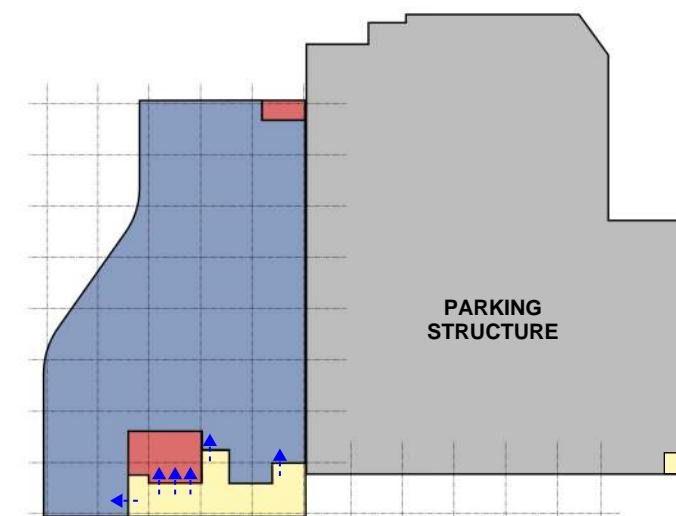
## TREE SPECIES AND GROWTH RATES

PUBLIC CIRCULATION  
 CLINICAL / ADMIN / SUPPORT  
 VERTICAL CIRCULATION

→ PEDESTRIAN TRAFFIC  
···→ ENTRY FROM LOBBY  
···→ SKYWALK BRIDGE  
···→ SERVICE TRAFFIC  
···→ LOBBY STAIR  
→ GARAGE ENTRY



**LEVEL 03 PLAN**



**LEVEL 04 PLAN**

**Level 04**

Infusion  
 Med. Onc.  
 Pharmacy  
 Lab  
 Lobby

**Level 03**

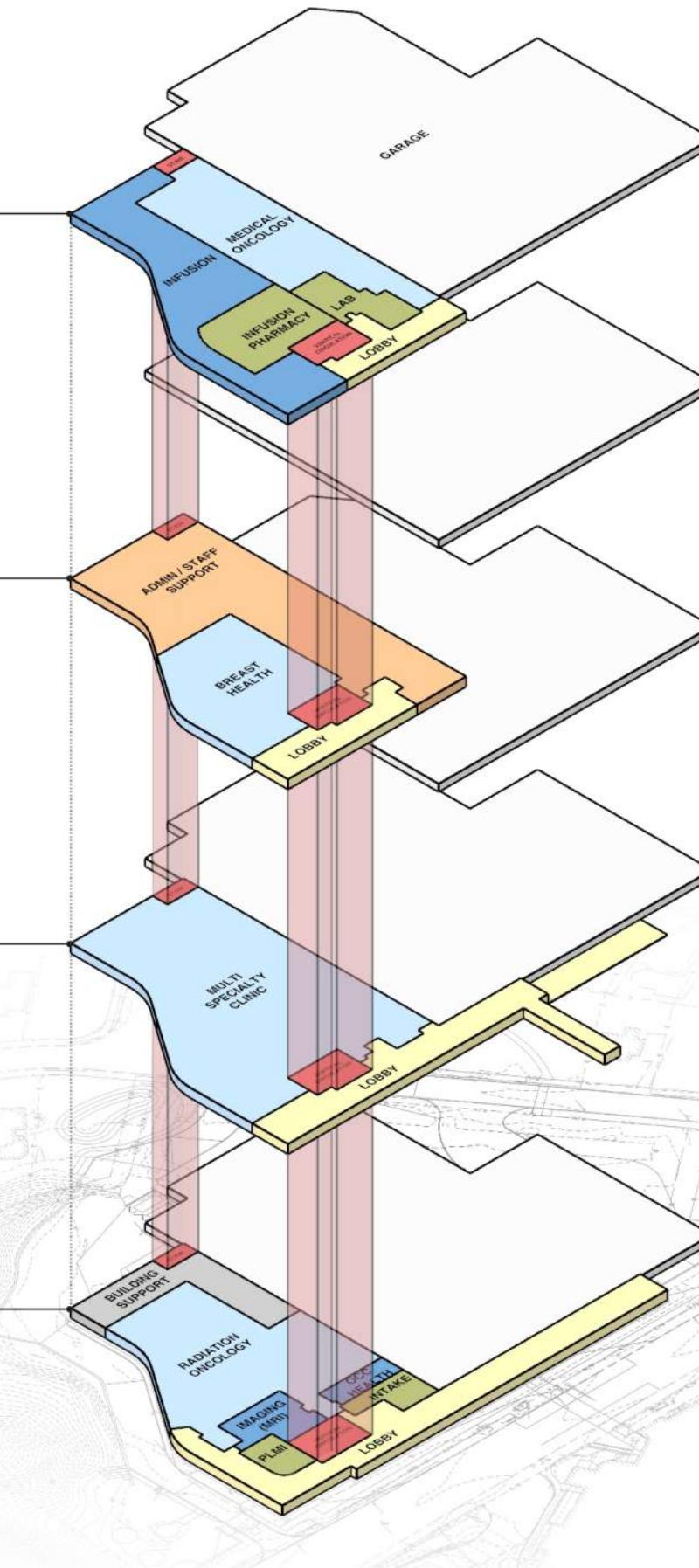
Breast Health  
 Admin / Support  
 Lobby

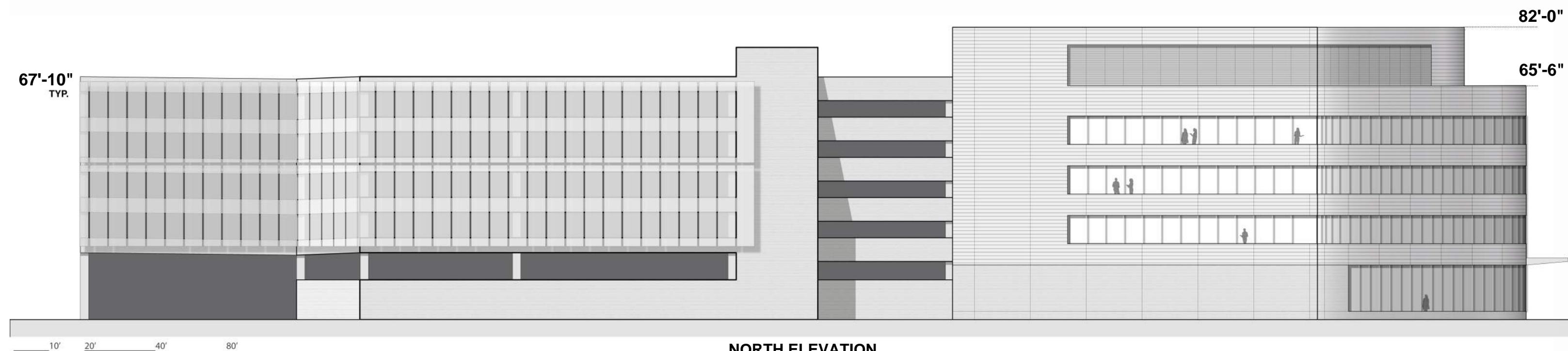
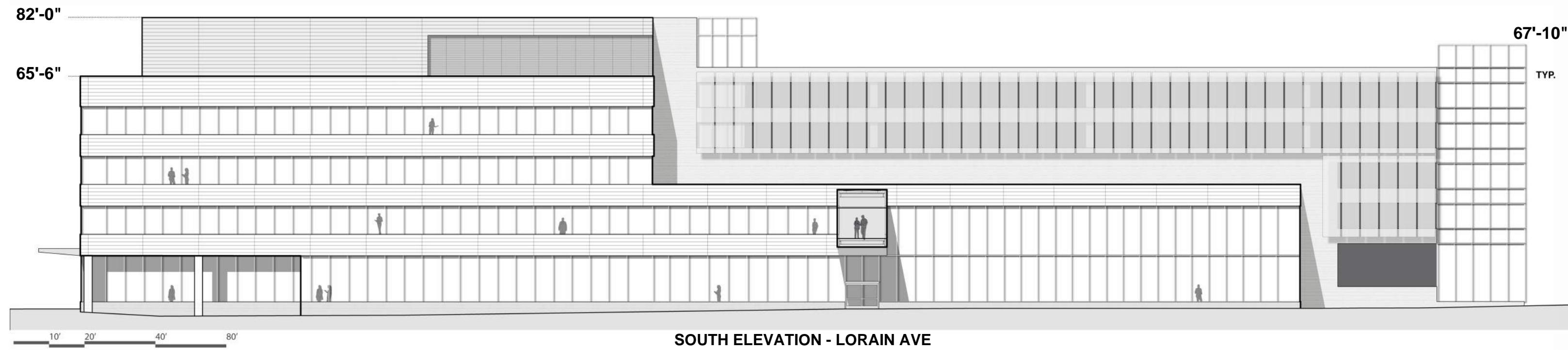
**Level 02**

Multi-Specialty  
 Lobby

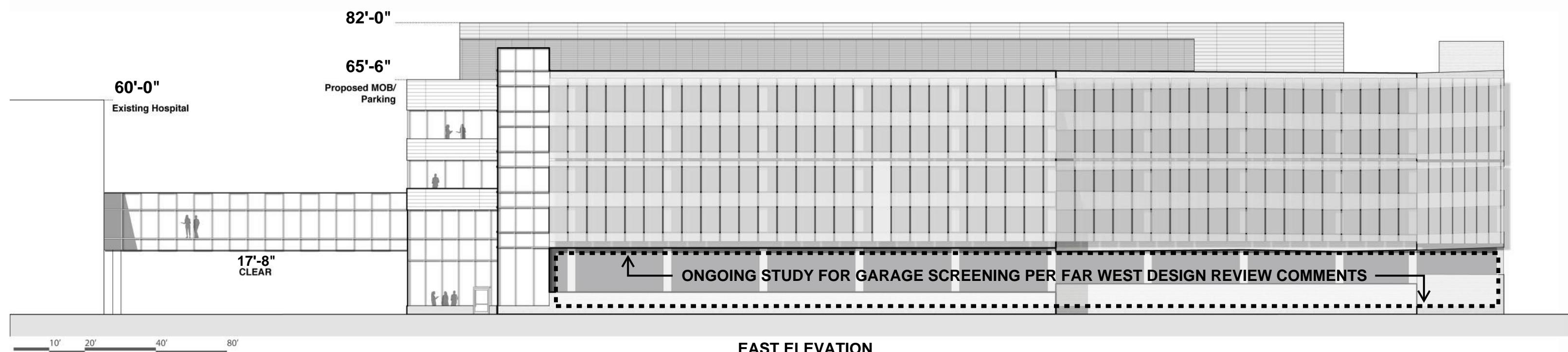
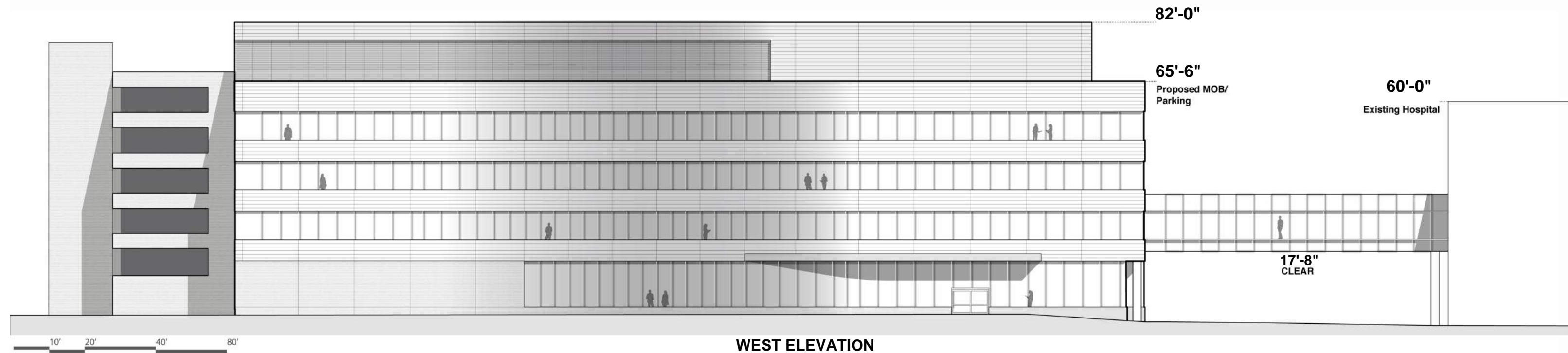
**Level 01**

Rad. Onc.  
 Imaging  
 Occ. Health  
 Intake  
 Lab  
 Lobby





BUILDING ELEVATION - NORTH / SOUTH





01 PREFINISHED METAL  
PANEL - METALIC FINISH



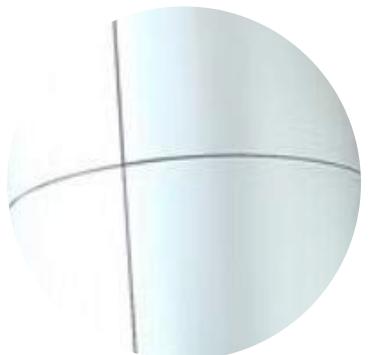
02 SSG INSULATED GLASS  
- W / FRIT



03 SSG INSULATED GLASS  
- NEUTRAL



04 PRECAST CONCRETE



05 PREFINISHED METAL  
- METALIC FINISH





01 PREFINISHED METAL PANEL - METALIC FINISH



02 SSG INSULATED GLASS - NEUTRAL W/ FRIT



03 PES / PTFE MESH SCREEN

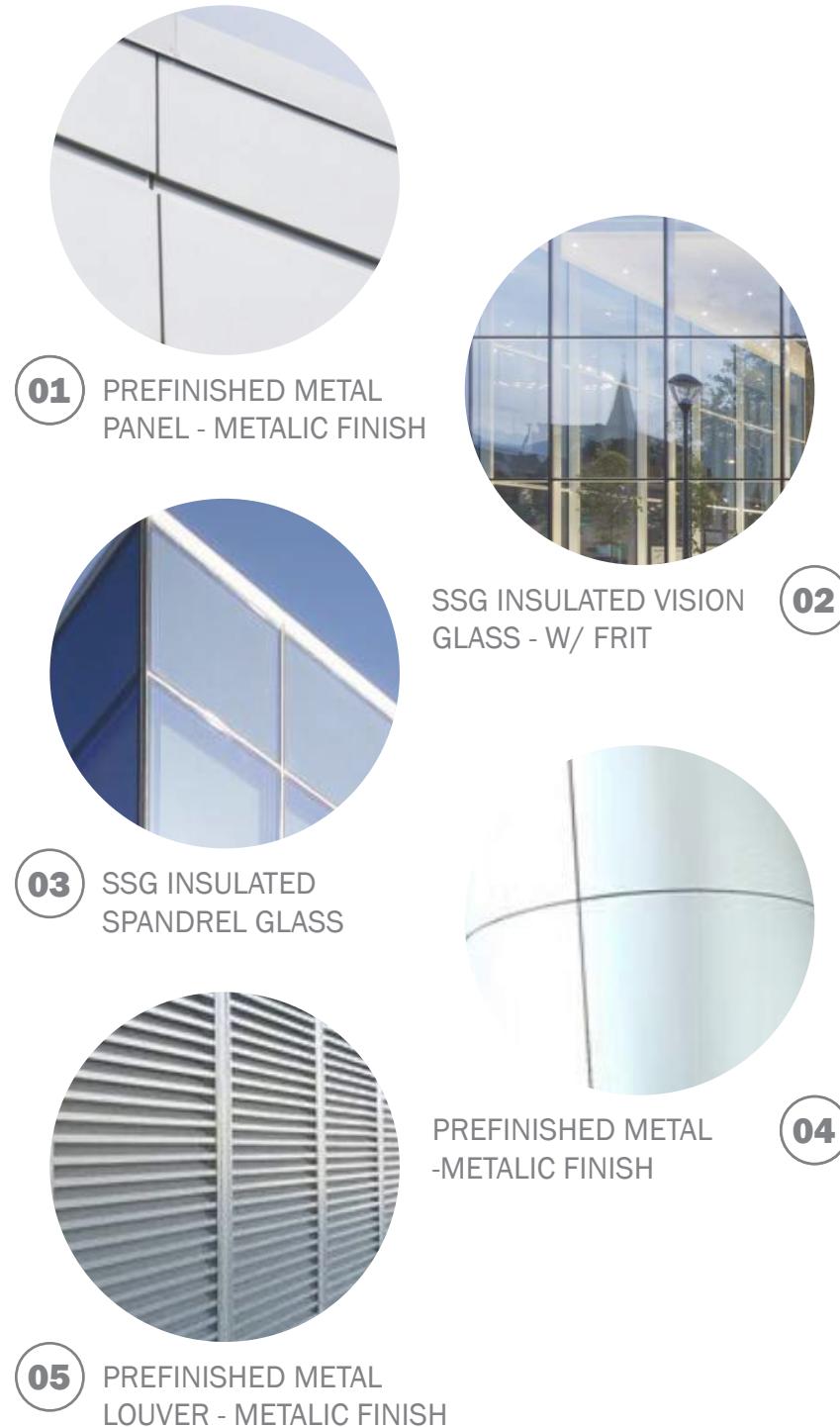


04 PRECAST CONCRETE



05 CAST-IN-PLACE CONCRETE





## CCF design guidelines define the use of bird-safe glass at Hospital, FHCs, MOBs, and other owned spaces:

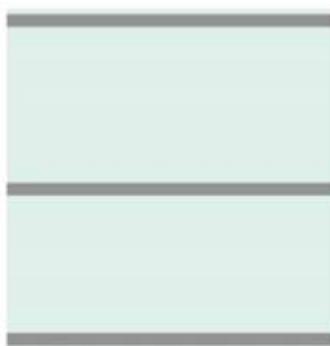
*"Birds impact humans and the environment by helping control insect populations and disperse seeds and bird window strikes are a major factor in the decline of bird populations globally. Bird-safe glass prevents these collisions by making glass visible to birds while transparent for people."*

(CCF Design Guidelines pg. 326)

## Prescriptive 2x2 Pattern Rule: Threat Factor 20

*The 2x2 Rule indicates developing patterns with lines or shapes spaced no more than 2" apart can deter collisions.*

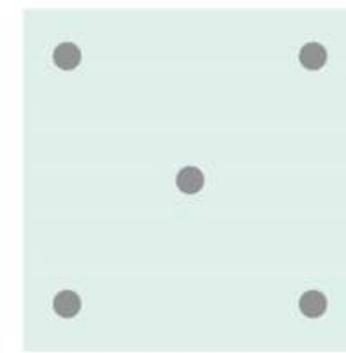
(American Bird Conservancy Prescriptive Rating Guidelines for Bird-friendly Materials 2023)



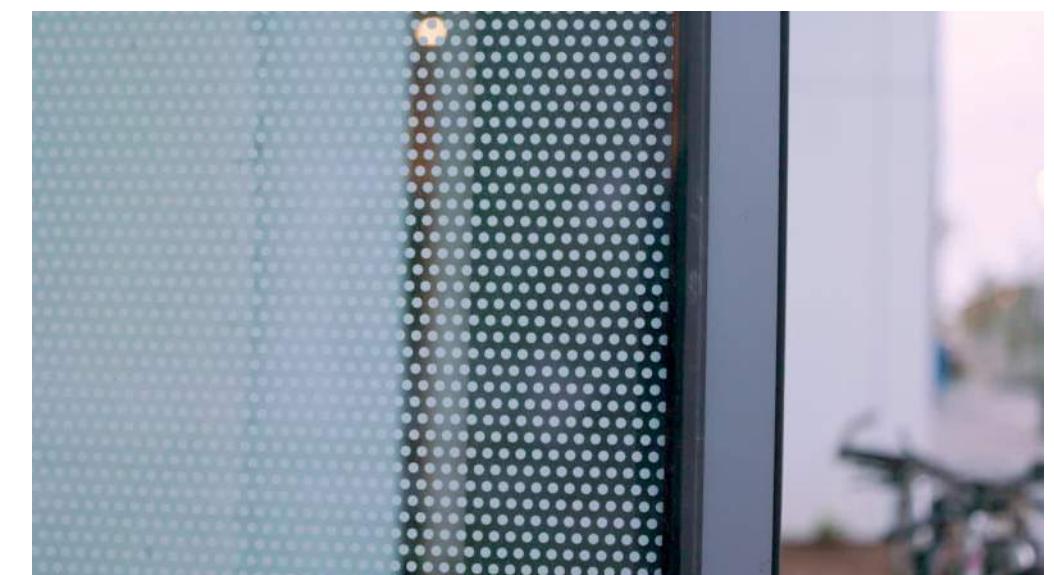
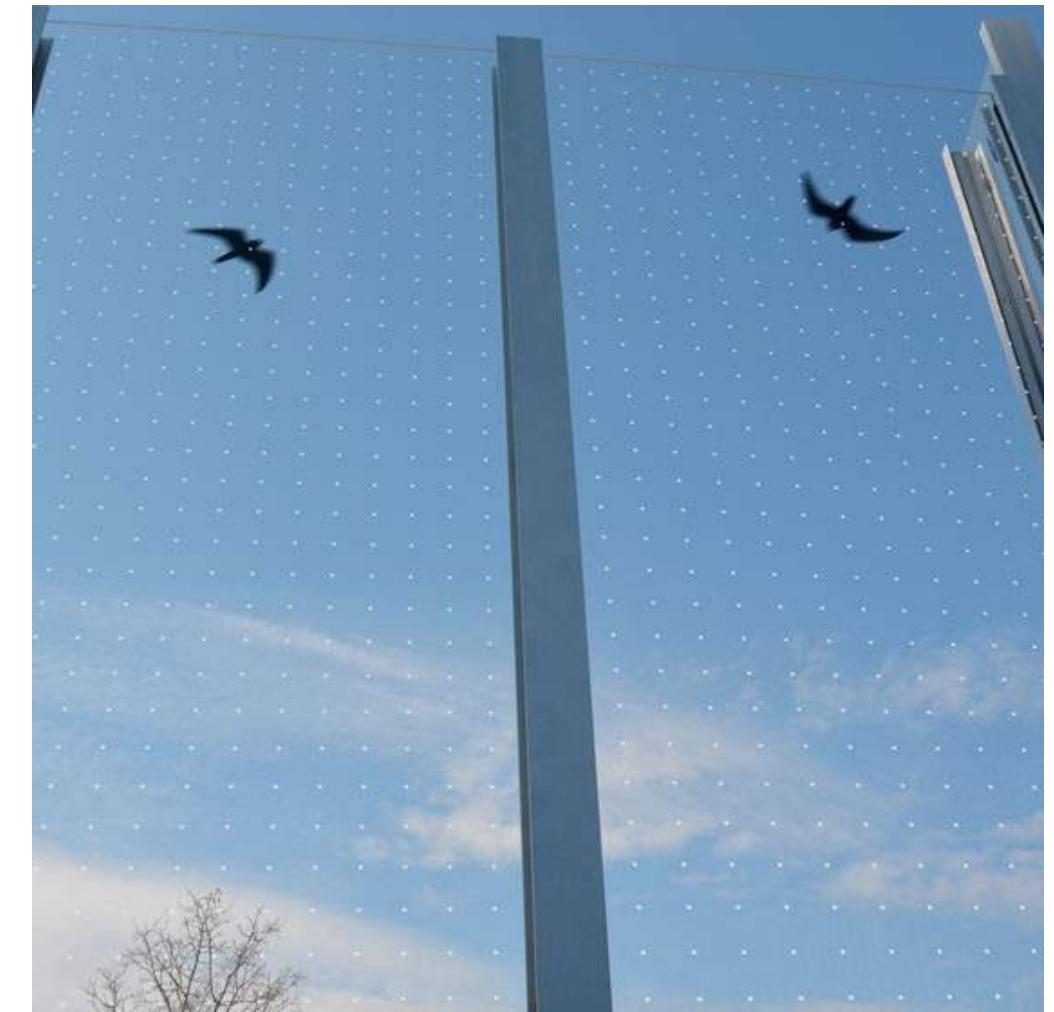
**2X2 Example 1**  
Pattern: 1/8" Lines, 2" On-Center  
Horizontal or Vertical  
(Print #2824), 6% Coverage



**2X2 Example 2**  
Pattern: 1/4" Dots, 2" Inline  
(Print #51777), 1% Coverage



**2X2 Example 3**  
Pattern: 1/4" Dots, 2x2 Staggered  
(Print #51767), 1% Coverage



## WHY PES MESH:

POLYVINYL COATED POLYESTER (PES) VENTILATED FABRIC MESH WITH PROTECTIVE COATING. EASY TO CLEAN.

THIS MATERIAL IS APPROPRIATE FOR THIS CLIMATE AND PROVIDES SCREENING / PRIVACY SUITABLE FOR THIS PROJECT APPLICATION.

THIS MESH HAS BEEN USED IN AND AROUND CLEVELAND ON OTHER PROJECTS PREVIOUSLY APPROVED / BUILT / UNDER CONSTRUCTION.

## APPLICATIONS:

MOST COMMON AND ECONOMICAL SCREENING TYPE FOR VENTILATED FAÇADE SCREENS TO PROVIDE SHADING/SCREENING, LOWER HEAT GAIN, MAINTAIN VIEWS OUT, AND MAINTAIN OPEN AIRFLOW.

## LIFESPAN:

20+ YEAR LIFESPAN



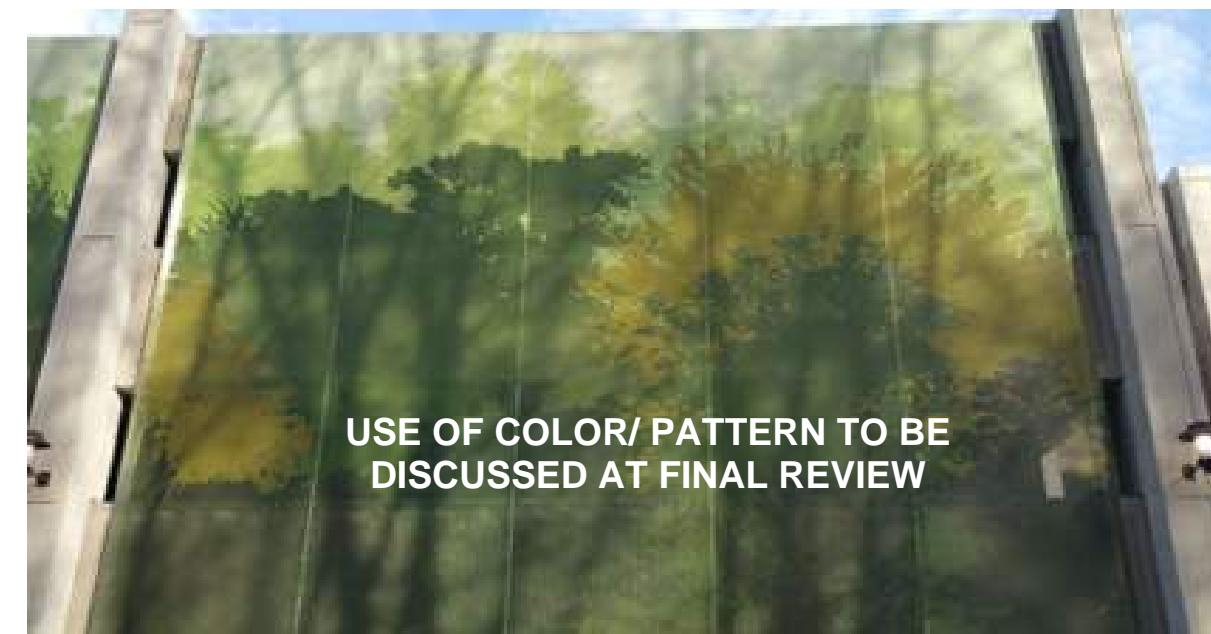
Select FlexFacade Installations, Great Lakes Region



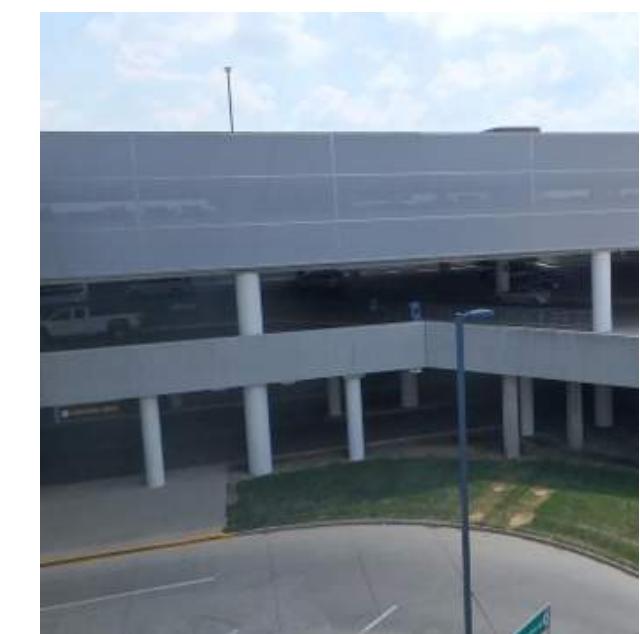
The Artisan, Cleveland OH, 2023



Studio Park Garage, Grand Rapids MI



Crocker Park, Westlake OH, 2015



John Glenn Int. Airport, Columbus OH







\*LANDSCAPE SHOWS 5 YEAR GROWTH.  
SEE LANDSCAPE PLAN.



\*LANDSCAPE SHOWS MATURE GROWTH.  
SEE LANDSCAPE PLAN.





\*LANDSCAPE SHOWS 5 YEAR GROWTH.  
SEE LANDSCAPE PLAN.



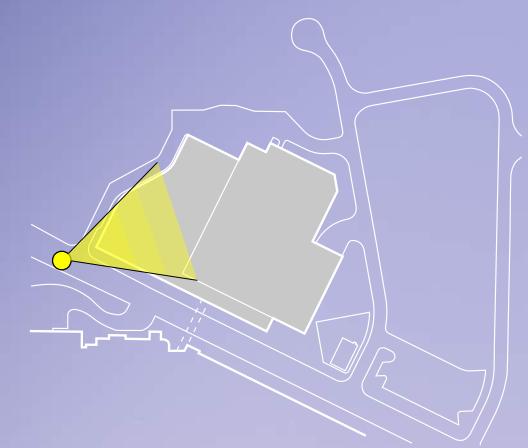


\*LANDSCAPE SHOWS MATURE GROWTH.  
SEE LANDSCAPE PLAN.









# REQUIREMENT CHECKLIST

## **Schematic Approval (conceptual plus):**

*Placement and configurations of footprints, site layout, structure massing, general texture, and design of facades*

- *Illustrative Renderings*
- *Furnishings and Site Amenities*
- *Conceptual Landscape and/or Streetscape Plan*
- *Storm Water Management Plan*

## **Final Approval (schematic plus):**

- *Signage Plan*
- *Lighting Plan*
- *Material, Color and Finish Samples and Lists*
- *Final Landscape and/or Streetscape Plan (with plant list)*

## **Items which will be fully addressed in Final Design Development Presentation**

- *Detailed landscape plan including plant species, design, and detail as a result of community input*
- *Final lighting plan with photometric study showing light levels at garage*
- *Final material selections*
- *Final parking garage screening design, color use, base materiality*
- *Signage plan including potential artwork & gateway considerations*



Cleveland Clinic

Every life deserves world class care.