

July 23, 2014

Ms. Kimberly Smith, Senior Urban Planner
City of Peoria Community Development
419 Fulton Street, Room 300
Peoria, Illinois 61602

Re: Outpatient Surgery Entrance
UnityPoint Health - Methodist
Peoria, Illinois
Project No. 1343

Dear Ms. Smith:

Project Scope:

As the first step to their future plans the hospital has demolished the parking structure and the Physicians building above the deck. They have left remaining the existing stair and elevator tower which serves as a connecting point at the 2nd and 3rd floors of the existing hospital. They would now, as an interim step, like to create a new secondary entry at the ground level of the existing stair tower and use this as their 'Outpatient Surgery Entry' with associated ground level parking. Their existing Outpatient Surgery area is presently on the 2nd floor and with the new entry patients and family could park at the ground level parking immediately adjacent to entry and then access the new entry and proceed directly to the 2nd floor. By creating this secondary entry this will relieve some of the present congestion at the main entry on Hamilton.

The new structure associated with the entry will include a three story glass entry element with a vestibule, public toilets and an electrical room. Also, as part of the new construction the top two floors of the existing stair tower will be removed. The ground level parking will be immediately north of the existing parking in the area where the demolished parking deck was located and will incorporate the two small existing lots that are there presently. A rendering of the Outpatient Surgery Entrance is attached illustrating what the facility will look like.

In addition to the parking and entry the hospital is going to resurface and make some improvements to Glen Oak Avenue.

The modifications to the existing stair and elevator tower to create the new entry and the additional parking are consistent with Paragraph 5 of the Official Development Plan that permit these types of minor modifications pursuant to City Staff review and approval without an amendment to the Official Development Plan.

Helipad:

The original 2008 Official Development Plan stated that the new helipad will be sited on the roof of the new Acute Care Facility when the new building was completed. This plan has not changed.



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The interim heliport site included in the 2008 Official Development Plan was located in the parking lot west of Hamilton and north of Crescent. The proposed revision to the interim plan is to locate the helipad on grade, southeast of the new Outpatient Surgery Entrance, adjacent to Fayette Street and Interstate 74 as illustrated on the attached drawing. The original helipad was located on top of the demolished Medical Office Building and Parking Deck. The proposed location has been reviewed with IDOT Department of Aviation and with the FAA. The project has been designed based on their requirements and we are waiting for final air space approval from the FAA.

The flight paths are illustrated on the attached site plan:

1. Directly southeast from the helipad.
2. Southwest from the helipad then turning directly south as the flight path reached Hamilton.

The flight paths are not located near any residential area.

The helipad lighting will be in conformance with IDOT Department of Aviation and FAA requirements and will be turned on only for landings and takeoffs.

The 2008 Official Development plan indicated that the time frame for the interim helipad was June 1, 2009 to June 1, 2013. The new time for the interim helipad will be the present to between 2019 and 2024.

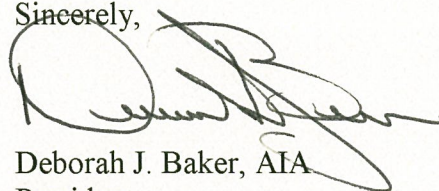
Approvals:

All requirements or approvals have been or will be met.

Future Plans:

This project is being presented as an interim step since the hospital is still planning on proceeding with their expansion project that has been previously approved. They are in hopes of being able to incorporate what is being done presently into their future plans. At this point the hospital is working on what program elements might be in the new structure. They are hoping to proceed with design as soon as those decisions are reached and that a new structure would be built in the next 5-10 years (2019 – 2024).

Sincerely,



Deborah J. Baker, AIA
President

pc: Ross Black
Ed Madden