

**CITY OF MARION CITY PLANNING COMMISSION**

**STAFF REPORT**

August 6, 2019

**APPLICANT:** EMH&T Engineers on behalf of Ohio Health  
**OWNER:** Ohio Health (City of Marion owned property)  
**LOCATION:** 1000 McKinley Park Drive  
**LOT:** Marion General Hospital on 19.05 acre City-owned parcel  
**ZONING:** O-I  
**REQUEST:** Site Plan for Marion General Hospital Expansion

**BACKGROUND:** The Bed Expansion Project at OhioHealth Marion General Hospital is the largest project associated with the Master Facility Plan project. The primary goal of the project is to privatize the inpatient medical/surgical beds at the facility.

The Bed Expansion is a 62,000 square foot building addition at the southeast corner of the existing hospital. The building is 4 story and 50’ tall at the connection point to the existing facility to allow for direct links back to the existing floors of the hospital. The majority of the addition is three stories and 40’ tall. The 2nd and 3rd floors will add 48 private inpatient rooms. Upon completion of the project, the existing double rooms will become single rooms. The total number of inpatient beds at MGH will be unchanged.

**COMMENT:** The new building addition will be located at the southeast corner of the hospital and will create an additional lobby entrance off the main drop-off drive. An existing one-story building is being demolished to make way for the building addition. The new addition will displace existing parking, including the physician parking lot. To offset the parking, MGH has created a new parking lot at the north end of the site. The overall parking has a net gain of 10 spaces, including 3 additional ADA parking spaces. It also locates the ADA parking spaces directly adjacent to the building entrance.

**FURTHER COMMENT:** The Planning Staff along with the City and County of Marion, Marion Public Health and others have recently dedicated time and resources to improving our bicycle and pedestrians infrastructure, including creating an Active Transportation Concept Map and Memorandum. The Staff sees this as a critical opportunity to close an existing gap in our sidewalk infrastructure— and recommend that Ohio Health add sidewalks along the edge of the Hospital

grounds. MGH is undoubtedly a major generator of not only car traffic, but all modes, including walking and biking. Attached is the preferred connection to be from Edgewood Drive along Mckinley Park Drive and connecting to Delaware Avenue.

**In favor of the request, we find that:**

- The update reflects trends of more demand for privatization of hospital rooms
- The new parking additions more than make up for the parking that will be lost
- No disruption to the off-site traffic flow will be caused

**RECOMMENDATION:** RPC Staff recommend that the Site Plan be approved condition upon the addition of sidewalks along the edge of the property.



Above: Preferred sidewalk connection

Below: Rendering of Bed Expansion Project



