

**Request for Support and Wide Neighborhood Consensus / Dialysis Clinic Inc. & Ira A. Chilton, Architect**

**Background:**

- The Property at 499 E. McMillan Street is owned by Dialysis Clinic, Inc. (DCI), a 501-C3 Not-for-Profit entity headquartered in Nashville, Tennessee. DCI has over 250 outpatient facilities in 28 states. As a non-profit corporation, funds generated go for research in order that the methods for treatment of ESRD patients might be improved, while bringing care in the kidney community, saving lives, reducing hospitalizations, and empowering each patient to live well.
- The clinic has a large patient base requiring each patient treatment 3 times per week for approximately 3 hours per treatment. There is also a home training program, which allows patients who qualify medically to gain treatment protocols at home. Also, the University of Cincinnati has a sizable nephrology research program based here on site.
- Most patients in the on-campus program are delivered by ambulance or by a family member to the clinic, thus we generally find the actual requirements for parking are less than the codified requirements.
- The existing building is many buildings tacked together over the past 100 years or so. The portion on the western end is newest and houses the home training program; we want to retain this portion.
- The remaining portions of the building present economic and technical difficulties for improving, once again, for this type of healthcare program. Our evaluation determined building 80% new and removing older portions will be best for the patients and thus the community at large.

**Project Scope:**

- Construct approximately 80% of the area of the current structure into a new building keeping operations on-going and patient services intact during the process.
- Connect the new construction to the home training portion that remains.
- Move patients to the new facility and remove older portions to provide parking approaching what is required by zoning.
- Modernize the dialysate and RO water processing and bring it closer to the treatment floor to improve fluid circulation and reduce concerns over bacterial growth in the lines.
- Project scope to be as presented in the illustrations made available with this summary.

**The Ask:**

- We would appreciate support generally for the project and mission at this site as illustrated.
- We would like a letter of support for the variances we need to acquire for the proposed site layout: Building not fronting on main street (E. McMillan), parking lot fronting on main street, parking counts less than required by code.
- Recognition that we will have a service dock on Dover Street which will have periodic (8 to 10/week) deliveries of required materials for dialysate and pure RO water manufacture.

We want to thank the neighborhood for the time and consideration of the requests made herein.