EMORY
JOHNS CREEK
HOSPITAL

6325 Hospital Parkway
Johns Creek, Georgia 30097
Phone 678-474-7000
emoryjohnscreek.com

June 2, 2020

Community Development Center
City of Johns Creek
11360 Lakefield Drive
Johns Creek, GA 30097

Dear Ben Song:

Emory Johns Creek Hospital (EJCH) seeks a building variance from the Johns Creek Board of Zoning Appeals. We, at EJCH, are planning an expansion to our current surgical department that involves the addition of two operating rooms extending into the courtyard space between the medical office building and the hospital. This two-room expansion is the first phase of a larger eight-room expansion. The exterior walls of Phase 1 are temporary walls that will become enclosed when Phase 2 is constructed. The completion of Phase 2 is in our Five-Year Strategic Plan but is dependent on expected volume growth. We would like to request that the exterior façade of Phase 1 be constructed with stucco and a brick water table.

The use of stucco will simplify the planned future OR addition. The current proposed stucco wall is the exterior wall of the ORs containing medical gas, emergency power and critical medical communication lines. Removal of full height brick veneer will cause disruption to OR productivity due to shutting down surgical procedures to safely remove a full height brick wall.

The location of the OR expansion project is at the back of our campus, tucked between the hospital and the medical office building and is not visible from any right-of-way. Also, the stucco will be color-matched to the current brick and will blend with the existing structures. We do not have any public entrances or parking behind our campus, so the stucco walls will not be seen by patients or visitors to our campus.

Phase 2 construction will be built to City of Johns Creek building requirements with at least 75% brick and the stucco walls will be removed. Please consider our request for a variance to allow the temporary stucco walls with a brick water table for Phase 1 construction.

Sincerely,

Laurie Hansen
VP of Operations
Emory Johns Creek Hospital

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Community Development