Medford Ambulatory Surgery Center:
Proposed Site Location Update

April 23, 2019
Ambulatory Surgery Center

Previous Site Concerns

• Community
  • Aesthetics, parking, noise, traffic and safety
• Fire department
  • Access to LMH School of Nursing

Ongoing Evaluation of Site Location with Project Goals:

• Deliver a state-of-the-art healthcare facility with high quality services
• Minimal neighborhood impact
• Address concerns to the best of our ability
Ambulatory Surgery Center

Community process

• Two Community Advisory Group meetings
• Holmes/Hutchins/Joyce Neighborhood meeting
• Messages to email group
• City Council Meeting presentation
• Scheduling abutters drop-in meeting (scheduling in process)
• Continue community group engagement
Satellite Hospital Campus View
Previous Site Location Options

Not drawn to scale, illustrative only
New Proposed Location: Partial renovation and partial new build within footprint of hospital
Current façade, entrance
New Proposed Location: Partial Renovation and Partial New Build

- Improved façade, additional height to block view of existing mechanicals
- Improved entrance and patient drop-off
- Improved handicapped parking access
New Proposed Location: Concept Rendering
### Comprehensive Outpatient Care

#### Transforming Healthcare at Lawrence Memorial Hospital

<table>
<thead>
<tr>
<th>Patient Care Services</th>
<th>TODAY</th>
<th>FUTURE</th>
<th>Existing Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Inpatient Geriatric Psychiatry</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
</tr>
<tr>
<td>Lab</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
</tr>
<tr>
<td>X-ray</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
</tr>
<tr>
<td>3-D Mammography</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
</tr>
<tr>
<td>CT Scan</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
</tr>
<tr>
<td>Primary Care</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
</tr>
<tr>
<td>Endocrine and Diabetes Care</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
</tr>
<tr>
<td>Travel Clinic</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
</tr>
<tr>
<td>Neurology</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
</tr>
<tr>
<td>Cardiology</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
</tr>
<tr>
<td>Sleep Center</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
</tr>
<tr>
<td>Urgent Care</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
</tr>
<tr>
<td>Emergency Department (last visited in state)</td>
<td>✔</td>
<td>❌ (expanded hours: 7-11, 7 days a week)</td>
<td>❌</td>
</tr>
</tbody>
</table>

- **Ambulatory Surgery Center**: TODAY - ❌, FUTURE - ✔
- **Orthopedic & Sports Medicine**: TODAY - ❌, FUTURE - ✔
- **Ear Nose & Throat**: TODAY - ❌, FUTURE - ✔
- **Gastro-intestinal**: TODAY - ❌, FUTURE - ✔
- **Physical Therapy**: TODAY - ❌, FUTURE - ✔
- **Internal Medicine**: TODAY - ❌, FUTURE - ✔
- **Family Medicine**: TODAY - ❌, FUTURE - ✔
- **Women's Health**: TODAY - ❌, FUTURE - ✔

**Questions/Comments Email:** community@melrosewakefield.org  
**Website/Info/Email Sign Up Form:** www.melrosewakefield.org/visionLMH
## Site location detail and benefits

<table>
<thead>
<tr>
<th>Concern</th>
<th>New Location Benefit:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Location</strong></td>
<td>• Construction will be within existing footprint of hospital</td>
</tr>
<tr>
<td></td>
<td>• Remains one-story</td>
</tr>
<tr>
<td></td>
<td>• Construction will include new, state-of-the-art ORs and services</td>
</tr>
<tr>
<td></td>
<td>• Remains joint-venture</td>
</tr>
<tr>
<td></td>
<td>• No impact on current or future services to hospital building</td>
</tr>
<tr>
<td><strong>Generator and</strong></td>
<td>• No need for additional generator</td>
</tr>
<tr>
<td><strong>mechanicals</strong></td>
<td>• Will utilize existing generator and utilities</td>
</tr>
<tr>
<td></td>
<td>• Smaller rooftop AHU unit for new-build OR’s</td>
</tr>
<tr>
<td><strong>Loading dock,</strong></td>
<td>• Utilizes existing hospital loading dock, no changes in delivery patterns</td>
</tr>
<tr>
<td><strong>truck delivery</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Dumpster location,</strong></td>
<td>• Utilizes existing hospital dumpsters</td>
</tr>
<tr>
<td><strong>trash</strong></td>
<td>• No medical waste is disposed of in dumpsters or through trash pick-up</td>
</tr>
<tr>
<td></td>
<td>• ASC will follow all regulations for disposal</td>
</tr>
<tr>
<td></td>
<td>• No food waste is generated from ASC</td>
</tr>
</tbody>
</table>
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<table>
<thead>
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<th>Concern</th>
<th>New Location Benefit:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lighting</strong></td>
<td>• New lighting (patient drop-off, handicapped parking) will be modern, efficient and low</td>
</tr>
<tr>
<td></td>
<td>• Proposed lighting design, which is not complete, will be shared with neighbors</td>
</tr>
<tr>
<td><strong>Greenspace</strong></td>
<td>• New site location does not impact existing perimeter campus greenspace</td>
</tr>
<tr>
<td></td>
<td>• Will include new plantings around drop-off and new handicapped parking spaces</td>
</tr>
<tr>
<td><strong>Neighborhood Pathway</strong></td>
<td>• Will close-off fencing to this area if consensus by neighbors</td>
</tr>
<tr>
<td></td>
<td>• There is 24/7 security at the campus</td>
</tr>
<tr>
<td></td>
<td>• Regular patrolling of parking lots by security</td>
</tr>
</tbody>
</table>
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<table>
<thead>
<tr>
<th>Concern</th>
<th>New Location Benefit:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Parking</strong></td>
<td>• No loss of parking</td>
</tr>
<tr>
<td></td>
<td>• Enhanced patient drop-off, with canopy</td>
</tr>
<tr>
<td></td>
<td>• Enhanced handicapped parking access</td>
</tr>
<tr>
<td></td>
<td>• Parking report will be included with special permit submission, still in progress</td>
</tr>
<tr>
<td></td>
<td>• Parking study to be peer reviewed by independent third-party agency</td>
</tr>
<tr>
<td><strong>Parking policy</strong></td>
<td>• LMH to create stickered parking policy for students and staff</td>
</tr>
<tr>
<td></td>
<td>• Student parking to include financial penalties and class removal</td>
</tr>
<tr>
<td><strong>Traffic &amp; Safety</strong></td>
<td>• Traffic report will be included with special permit submission</td>
</tr>
<tr>
<td></td>
<td>• Traffic study to be peer reviewed by third-party agency</td>
</tr>
<tr>
<td></td>
<td>• ASC will commit to purchase of radar speed signs in coordination with the Police Department in neighborhood</td>
</tr>
</tbody>
</table>
New Proposed Location: Parking Re-evaluation

- Adequate parking even at height of future activity
- Peer review of parking study by independent third-party agency

<table>
<thead>
<tr>
<th>Year</th>
<th>School of Nursing</th>
<th>ASC Services</th>
<th>LMH Services</th>
<th>Total available spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018 Existing</td>
<td>191</td>
<td></td>
<td></td>
<td>328</td>
</tr>
<tr>
<td>2020 ASC</td>
<td>182</td>
<td>80</td>
<td></td>
<td>279</td>
</tr>
<tr>
<td>2023 Future</td>
<td>232</td>
<td>17</td>
<td>80</td>
<td>329</td>
</tr>
</tbody>
</table>
Ambulatory Surgery Center

Next Steps

1. File with Zoning Board of Appeals beginning of May
2. Community Development Board
3. City Council

Continued public process
Ambulatory Surgery Center
Thank you