

**Suburban Hospital Campus Enhancement Project  
Huntington Terrace Neighborhood Meeting**

**Gene Green opened**

- pledged to be open and transparent,
- introduced hospital, Johns Hopkins, and construction representatives
- described format: questions, some answers, more questions
- requested feedback on the best way(s) SH can communicate

**Residents then contributed questions that were recorded for review after the presentation.**

**Margaret Fitzwilliam, Project Update**

Showed slide with aerial rendering of completed project

Introduced project team and capabilities

- Hopkins will lead the team to coordinate the project
- Retained Whiting-Turner as contractor, health care and Mont Co experience, doing Holy Cross in both Silver Spring and Germantown
- Owner SH has responsibility for execution, needs to be involved in details to ensure ongoing function of hospital resources, e.g. Emergency Room

Enhancement Priorities

- Private patient rooms
- Improved Operating Rooms on same level as the Trauma Center
- Parking, needed for patients, physicians, and staff
- Improved campus circulation and access; campus will be safer
- Medical Office Space, will accommodate 30-40 specialist physician offices
  - examples: cardiologists, interventional radiologists
  - precluded from primary care (family practice, general medical, pediatrics)

About 300,000 square feet addition

- New entrance
- Pedestrian entrance from Lincoln, walkway, gardens
- New emergency & service entrance on McKinley with access road to loading dock.

Phase 1: replacement of garage, anticipate opening in Spring 2017

Interim lot approved for lighting, drainage; asphalt surface

Phase 2: new building, anticipate opening in Fall 2019

Interim:

- Close Lincoln St est. Jan-Mar 2015 time frame, after majority sidewalks completed on Grant and McKinley.
- Removal of 10 houses. November 2014 for houses on Southwick and north side of Lincoln; December 2014-January 2015 for houses on south side of Lincoln.
- Interim parking lot construction start dates (est. Nov 2014 lot 1, est. Feb 2015 lot 2)

- Removal of garage and Lambert Building (est. Jan. 2016) *Lambert is existing two-story brick office building at corner of Old Georgetown and Southwick next to the existing garage.*

Hope to start with building access road in October 2014

Work areas and start dates presented

#### Construction Safety

- Whiting-Turner will comply with all state, local and internal regulations
- Single point of contact will coordinate and communicate about safety
- All personnel will be oriented to site before work
- Construction areas will be partitioned using appropriate safety measures.
- Construction workers will park off-site, not in neighborhood; will enforce
- Construction traffic will enter and exit from Old Georgetown side of campus; will enforce
- Construction will be performed during permitted hours
  - Not just noise for neighbors, also for patients
- Construction trailers will be placed with permitting, as needs dictate
  - No use of vacant houses as construction offices
- Trees to be retained will be protectively fenced

#### Construction Types / Impacts

- Tree trimming and removal / landscaping
- Grading of yards on Grant St
- Concrete and paving work
- Will use site sensitive equipment; smallest piece feasible to accomplish specific task
- Traffic restrictions as needed
- Will professionally salvage desirable materials from homes being removed
- Garage remnants taken off-site for disposal
- Substantial on-campus drilling / boring; no blasting anticipated
- Grading / dirt removal
- Excavating for trenches / utilities
- Paving
- Masonry wall construction
- Crane for garage erection; helicopters aware and comfortable. Flight patterns unchanged.
- Traffic flow changes for the campus.

#### Review Questions / Answers

1. Can we keep traffic from entering the neighborhood at McKinley St.?
  - a. Final design will have a median on McKinley to slow traffic and limit entrance to McKinley
  - b. will be difficult to turn right from SH service road onto westbound McKinley. (In the meantime, Suburban will remind employees of existing signage prohibiting this turn)
  - c. Extra lane on McKinley from Old Georgetown will extend to service road

2. Can we have traffic calming measures, including curb circles?
  - a. There is an approved signage package to post signs on restricted access
  - b. Any roads beyond hospital area need to make requests via MC Dept. of Transportation
3. How will the hospital handle the risk of rodent and other vermin infestations?
  - a. We'll employ our existing pest control company to focus on this issue.
4. What will happen to all the empty houses?
  - a. Will hold vacant and re-evaluate next spring and summer
5. When does the pile driving (noise) start?
  - a. In presentation; will keep community informed
  - b. Phase 1: no driving piles; concern for patients
  - c. Phase 2: piles will be drilled, not driven; concern for patients
6. Will there be a designated area for construction workers to have smoking breaks?
  - a. Gene Green: As a physician I want to keep people out of the hospital and keep the hospital as a center of wellness, not a place of smoking. I want smoking totally to go away. For example, our wellness initiatives also include banning sugary drinks
7. When are you closing Lincoln St?
  - a. Expected Jan-Mar 2015 and will provide notice
8. When are the start and end date for building sidewalks and service drive.
  - a. November 2014, in phases, no certain end date at this time. Estimated that majority is complete by Mar 2015.
9. What are the start and end dates for the 8 residential properties?
  - a. Will do renovations as needed before they're put back onto the market. For example, may replace some but not all kitchens.
10. What are the nameless mystery utility trucks doing in the neighborhood?
  - a. Not connected with hospital
11. How will parking capacity evolve?
  - a. Interim lot construction, then garage replacement. Colonial Parking is parking consultant. Garage will be paid parking like is now.
12. Where will the construction offices be? Will any rental houses be used as offices or for storage, and if yes which ones? Will the rental houses be retained as rented again?
  - a. Offices in trailers. Houses rented as soon as feasible. Will use same property management company they have now.
  - b. No construction storage in houses or property other than for the work being completed on sites
13. How will the disabled crosswalk be affected by construction?
  - a. Will be doing handicapped upgrades to that area
  - b. Bus shelter may temporarily move slightly when sidewalk work happens then will go back (West side OGR where hospital is).
  - c. Bus routes will not be changed
  - d. Will widen Old Georgetown sidewalk and create a green panel (strip of land frequently found between a street and sidewalk and typically planted with [green] grasses and trees).
14. Do you have any intention of construction workers parking on Grant St?

- a. No. Construction trucks may be on Grant St while they are doing site work (not to park, but to facilitate work). Regular parking for construction workers will be off site and they will take a shuttle to Suburban campus.
- 15. Will there be a public garden?
  - a. Yes, behind the hospital, will be maintained by the hospital
- 16. Will the cherry blossoms on Lincoln St remain?
  - a. No. There is a county approved plan to replace plants/trees with more than have now.
- 17. Is house maintenance in your budget?
  - a. Yes, for those vacant and those being rented. We will repair and maintain houses as a good neighbor would.
- 18. Will the house backyards be retained without change, and if so that means trees will be maintained?
  - a. Some trees will be removed, others maintained, to accommodate the wall between the Grant St houses and the access road.
  - b. Wall will be closer to houses than the existing fence, as in the county approved plan.
- 19. Houses on Grant are dark, can you make them light? It feels unsafe.
  - a. We can put on timed lights.
- 20. Grant St sidewalk?
  - a. Will be only on east (SH) side of Grant St.
- 21. Can we see the plans on traffic calming measures?
  - a. Leslie: those things were discussed as part of approval processes. Suburban will bring visuals about traffic calming measures to a future meeting.
- 22. Can we have traffic calming on Madison?
  - a. Refer to traffic committee
- 23. Can Madison people be invited to CLC meetings?
  - a. Currently HTCA Board representatives and residents on streets adjacent to hospital are invited. Additional invitees would have to be approved by Board of Appeals who set this policy.
- 24. Fence
  - a. Suburban is required to install a 6-foot wood fence along its shared property line with the east side of lot 30 (next to garage). Additionally, Suburban will extend from the east side of lot 30, and then wrap along its shared property lines in the backyards of lots 29-26. It then takes a turn and runs along the backyards of lots 21-20, the back and side yards of lot 19, and the backyard of lot 12.
- 25. Noise measurement into community
  - a. Current Locations for noise testing off Grant St will be the same; Lincoln Street sites go away when houses are removed
- 26. Parking garage entrance on Southwick?
  - a. Only employees may use Southwick access entrance and not between 8 PM-6 AM.
  - b. Employees may also use Lincoln St. access where the public will also be directed

- c. Garage exit at Southwick is employee only. Control gate in place to ensure only employees can enter and exit. Flexible bollards prevent turning left. Also no left turn signage.
  - d. No garage exit to Southwick allowed from 8 PM - 6 AM
  - e. Surface Parking Spaces in front of hospital will be for physicians
27. How will you get the word out to the public not to use HTCA through streets.
- a. Internal and external communication
  - b. Call the hotline with physical description of offending person, if possible (gender, car make & model)
28. Suggest partnering with NIH
- a. Ongoing, in particular communication of Lincoln St closure
29. Can you collaborate with the community to mitigate traffic hazards in Huntington Terrace?
- a. Can help with contacts, especially with contiguous streets
30. Any new street lighting on McKinley?
- a. Will be site lighting improvements, consistent with county guidelines.
  - b. Lighting is a sensitive topic, and the county has put in a lot of time to assess.
  - c. Lighting was carefully considered in the Special Exception, etc.
31. What about concerns after hours?
- a. Leslie Weber cell phone provided; please be kind.
  - b. Construction hours: 7-5 weekdays, after 9 on weekends.
32. Do you anticipate weekend work? Sunday? Regularly?
- a. Yes, yes, no.
  - b. Be informed that site vehicles may be where work is occurring. If they're seen away from the site, e.g. west of Grant or south of McKinley, please call hotline.
33. How deep a hole for addition and garage
- a. 2.5 stories down for garage
  - b. For addition can't say today. Plans still in development.
34. Might site tours be possible for school groups?
- a. Will look at what we can accomplish
35. Beds now vs later? How much increased traffic?
- a. Number of beds not anticipated to change, rather going to private rooms
  - b. Replacing operating suite
36. Noise mitigation during construction
- a. Will review with each phase, will be within county guidelines and stick to county approved construction hours
37. What about storm water remediation
- a. Will have containment vessels at Southwick and McKinley ends of the campus. Will capture more water than is occurring now
  - b. Surface lot has a storm water system, including porous asphalt and a membrane underneath to capture water

**Leslie Weber, Communication**

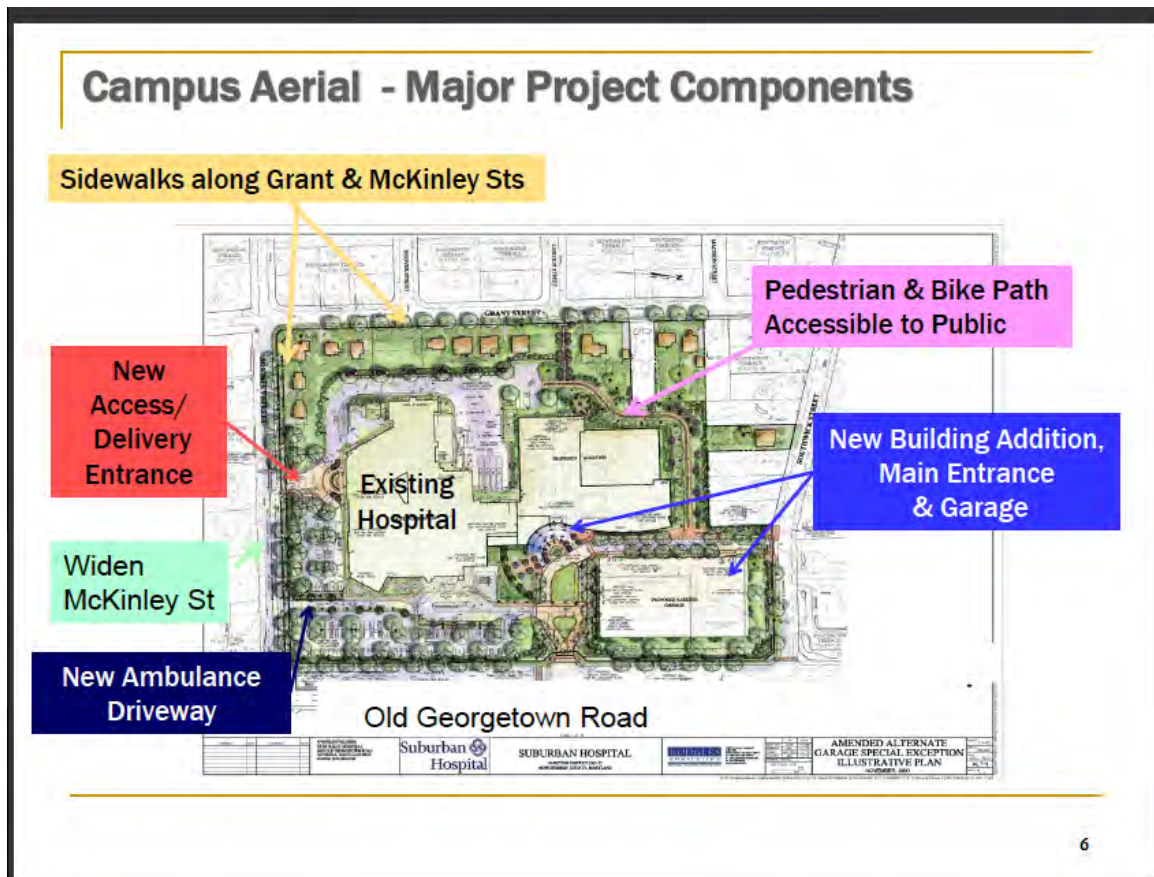
- Neighborhood meetings like this one, how often are needed?
- Quarterly Community Liaison Council (open to HTCA Board and residents living adjacent to hospital), next on Oct 21
- SH newsletter *New Directions*, quarterly to 200,000 people, not timely
- New website for the campus enhancement project
- Social media feeds: Twitter, Facebook, specific e-newsletter
- Hotline 301-896-3552
- People
  - Leslie Weber
  - Ronna Borenstein-Levy

# Maximum Allowable Construction Noise Levels in Montgomery County

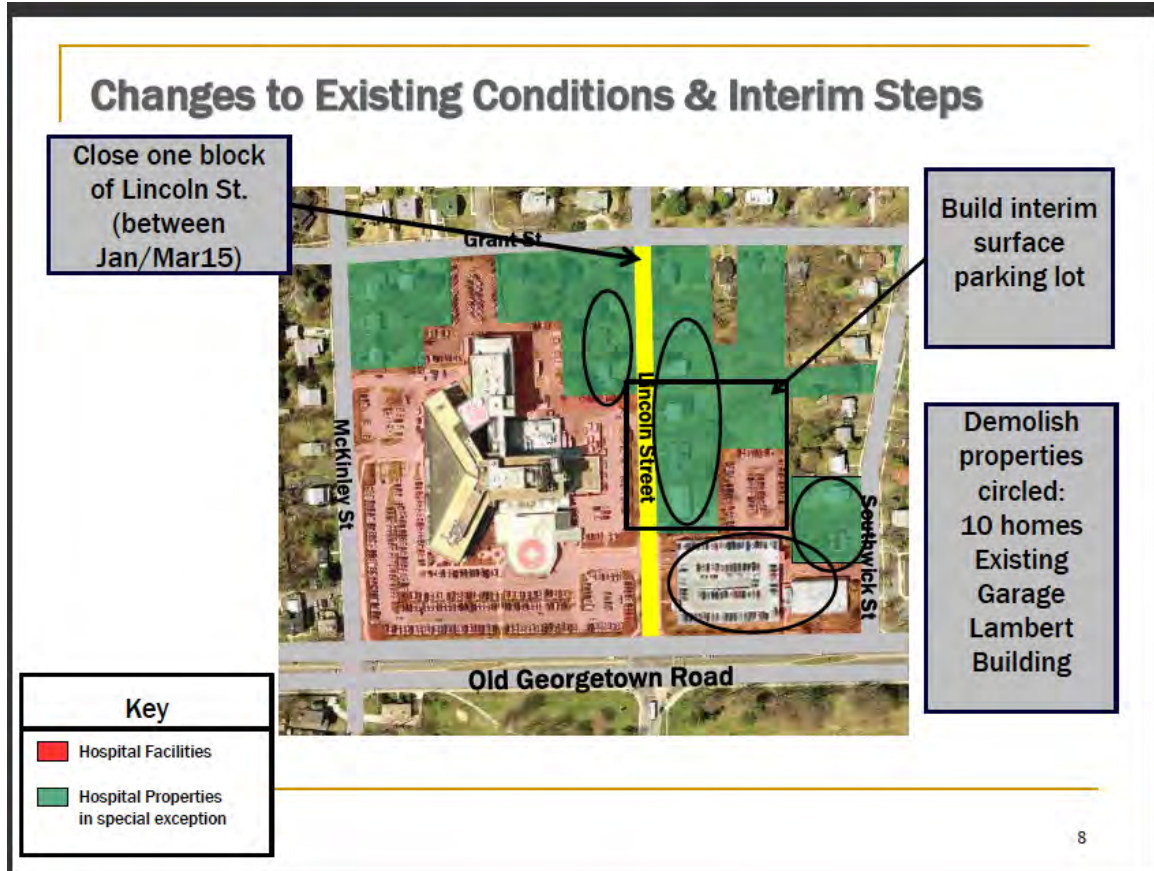
## Residential Areas

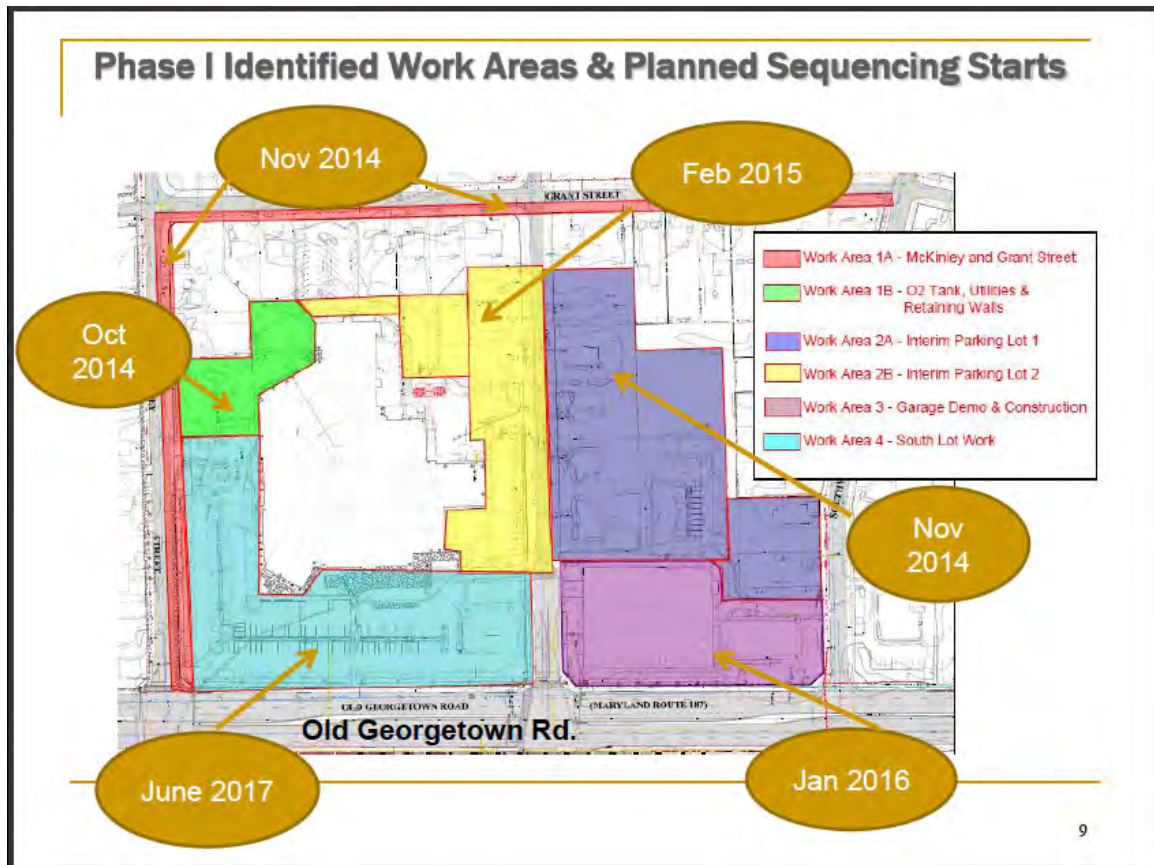
<b>Time of day</b>	<b>Decibels</b>
<b>Weekdays</b>	
7 a.m. to 5 p.m. (exempted hours)	<b>75 dBA (85 with a Noise Suppression Plan)</b>
5 p.m. to 9 p.m. (daytime hours)	<b>65 dBA</b>
9 p.m. to 7 a.m. (nighttime hours)	<b>55 dBA</b>
<b>Weekends and Holidays</b>	
9 a.m. to 9 p.m. (daytime hours)	<b>65 dBA</b>
9 p.m. to 9 a.m. (nighttime hours)	<b>55 dBA</b>

\*dBA levels measured at 50 Ft. from source









## Aerial Completed Project

