

Countywide Community Meeting – Saturday, January 28, 2017
Questions from the Meeting

Q1. What businesses will remain at Largo Town Center other than theaters? What businesses will be added?

Response:

Retail Properties of America, Inc. (RPAI) is still working through their final development plans for their 50 acre portion of the site, and indicates that they are only sure about the tenants who will be leaving in order to provide the land to the hospital. Some of those may be relocated, and others may be terminated. The theater is expected to be retained on the site.

Q2. Has an Environmental Impact Study been completed? If not, will one be completed and when?

Response:

A phase 1 and phase 2 Environmental Impact Study was completed for the site.

Q3. What local environmental groups (i.e., Anacostia Watershed) are involved in planning?

Response:

To the best of our knowledge no local environmental groups have been involved.

Q4. Can you please speak on the competing Cardiac Program proposed by Anne Arundel Medical Center?

Response:

Dimensions Healthcare System is very concerned regarding the recommended Certificate of Need decision that would establish Anne Arundel Medical Center as a new provider of cardiac surgery services. Within their application, Anne Arundel Medical Center identifies their service area to include a number of zip codes within southern Maryland for which Prince George's Hospital Center already provides services. We are concerned with the negative impact this duplication of services will have on Prince George's Hospital Center's program.

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Q5. Can you speak on the rumor that the Heart Unit is to be deployed to Laurel?

Response:

There are no plans to move the Prince George's Hospital Center's cardiac surgery program to Laurel Regional Hospital. It will remain at Prince George's Hospital Center and then move to the Regional Medical Center once opened.

Q6. Will there be any labor and delivery services at the new Regional Medical Center?

Response:

Yes, the new Regional Medical Center will have comprehensive obstetrics, gynecology and maternal-child care services.

Q7. How many beds will be in the new Regional Medical Center?

Response:

There will be a total of 220 beds in the new Regional Medical Center.

Q8. Will the new Regional Medical Center still go forward if health insurance funding under the Affordable Care Act is eliminated by Congress and the White House?

Response:

Yes, the development of the Regional Medical Center will proceed regardless of changes to the Affordable Care Act. However, we are very concerned with the negative impacts that would result from proposed reductions in health insurance coverage to the members of our communities.

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- Q9. One area that has not been addressed is the impact on the local community. To what extent were Metro and the County's transportation agencies involved in the planning so that traffic access to parking at the Largo Town Center Metro is not negatively impacted?**

Response:

The adequacy of the County's roadway and transit systems are a part of the analysis during the Detailed Site Plan process. The roadway and transit access to the site have been determined to be sufficient, except for certain improvements that will occur along Arena Drive and Harry S. Truman Drive.

- Q10. I am concerned about the necessary funding, particularly state funding to support the new Regional Medical Center. What other steps can we, as citizens, take to make sure the Governor includes adequate and required funding for planning, construction, and operation of the new Regional Medical Center?**

Response:

You can express your concerns to Governor Larry Hogan in the following ways:

Mail:

100 State Circle

Annapolis, Maryland 21401-1925

Phone: 410-974-3901 or 1-800-811-8336

MD Relay 1-800-735-2258

Email: <http://governor.maryland.gov/contact-the-governors-office/>

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Q11. What are the five hospitals in Prince George's County?

Response:

The following are the five hospitals currently located in Prince George's County:

Prince George's Hospital Center
Doctors Community Hospital
Fort Washington Hospital
Laurel Regional Hospital
MedStar Southern Maryland Hospital Center

Q12. Are the slide presentations available?

Response:

You may view all of the presentations using the following link:

<http://www.princegeorgescountymd.gov/1026/Regional-Medical-Center>

Q13. What are the road improvement plans?

Response:

The only required improvements are on and adjacent to the site. It has been determined that the roadway capacity approaching the Regional Medical Center is adequate, except for certain improvements that will occur along Arena Drive and Harry S. Truman Drive.

Q14. How will Kaiser (which is close by) fit into the new Regional Medical Center? Or will it remain a separate private facility?

Response:

Dimensions Healthcare System and the University of Maryland Medical System are working closely with Kaiser Permanente to partner for the benefit of the health of the populations we serve jointly.

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Q15. Will the new Regional Medical Center's (highly qualified) Chief Hospital Administrator be a person of color?

Response:

The University of Maryland Medical System is committed to promoting diversity amongst our staff and dedicated to maintaining a diverse and welcoming culture. However, at this point in time, the Chief Hospital Administrator for the Regional Medical Center has not been selected.

Q16. Will the majority of the medical (highly qualified) personnel (physicians, nurses, aides, etc.) be persons of color?

Response:

The University of Maryland Medical System is committed to equal opportunity and staff diversity to reflect and meet the needs of the population of our community. However, we cannot predict with accuracy exactly what proportion of the new Regional Medical Center's staff will be persons of color.

Q17. What is the Emergency Room bed count compared to current Prince George's Hospital Center bed count?

Response:

Prince George's Hospital Center currently has 43 treatment bays (6 in hall stations). The new Regional Medical Center will have 45 treatment bays.

Q18. Will the new Regional Medical Center be able to provide in-home medical care to home-bound patients?

Response:

This will be considered as part of the overall health care delivery strategy for the County.

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Q19. Will the new Regional Medical Center be able to provide services such as Meals-on-Wheels to home-bound patients?

Response:

The current plan does have space allocated to continue the Meals-on-Wheels program.

Q20. What are the plans for hiring resources for the new Regional Medical Center?

Response:

The University of Maryland Medical System has a comprehensive human resources recruitment and retention program that will make the Regional Medical Center a very competitive employer of healthcare professionals. Funding for the project also includes state of the art equipment. The Human Resources Department has already begun to develop the staff requirements to meet the needs of the new Regional Medical Center.

Q21. Are there plans to include a more comprehensive specialty care, not just the ones mentioned?

Response:

Upon its opening, the Regional Medical Center will have a broad complement of medical and surgical specialists, as well as clinical services to meet the needs of County and Southern Maryland residents. Those services include comprehensive cardiovascular services including cardiac and vascular surgery; neurocare services, including stroke care and neurosurgery; orthopedic and trauma services; general surgery; women's and children's services including obstetrical, gynecological, and neonatal services; comprehensive cancer services; and behavioral health services. As the Regional Medical Center grows, there will be opportunities to work collaboratively with the University of Maryland School of Medicine to bring to the County the additional sub-specialty medical services the community needs. The goal is to prevent Prince George's County residents from having to leave the County for most medical and surgical needs.

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Q22. Will Prince George's Hospital Center staff physicians in Behavioral Health, specifically psychiatrists?

Response:

Yes, we currently have on staff, and will continue to staff, psychiatrists.

Q23. How will the new Regional Medical Center's exterior design work with The Boulevard at Capital Center businesses to promote walkability among hospital visitors and retail consumers?

Response:

Retail Properties of America, Inc. (RPAI) and the University of Maryland Medical System are working together on the design of the site. The Detailed Site Plan that has been filed indicates where the entrance of the hospital will be and how it lines up with the road that runs to the theatre. RPAI and the University of Maryland Medical System have committed to use best efforts to create walkability between the hospital, RPAI properties, and the Metro Station.

Q24. Has Hospital Drive design been reconsidered as a narrower, lower speed roadway to support pedestrian access and safety? Faster, broader and walkable downtown Largo?

Response:

The width of the drive has been closely coordinated with the Department of Permitting, Inspections and Enforcement (DPIE), areas of refuge have been added to help provide traffic calming.

Q25. Does Prince George's County have plans to expand the existing roads to accommodate the additional traffic leading to the new Regional Medical Center?

Response:

The only required improvements are on and adjacent to the site. It has been determined that the roadway capacity approaching the Regional Medical Center is adequate, except for certain improvements that will occur along Arena Drive and Harry S. Truman Drive.

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Q26. How many new jobs will the new Regional Medical Center bring to the county?

Response:

Prince George's Hospital Center in Cheverly employs approximately 2,000 workers, and approximately that number of jobs will be at the new Regional Medical Center in Largo. Jobs for the Regional Medical Center itself will therefore not be new to Prince George's County. However, when fully redeveloped, the combined RPAI and the University of Maryland Medical System should see over 6,000 jobs on the overall site.

Q27. Will there be a requirement for a percentage of employees to be County residents?

Response:

As noted above, most of the jobs will be moving from the Cheverly location to the new Regional Medical Center location at Largo. The hospital itself will be owned and operated by the University of Maryland Medical System. However, we estimate that over 60% of the existing workforce at Dimensions consists of Prince George's County residents.

Q28. Will a local Prince George's County labor force be used in construction of the new Regional Medical Center?

Response:

Yes, where the labor force is market competitive and provides the appropriate skill sets to perform the work.

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Q29. Which plans changed due to state budget cuts?

Response:

In order to secure approval of the Certificate of Need for the Regional Medical Center, following are some of the concessions that were made: reduced program square footage, rooftop air handling systems (in lieu of mechanical rooms), reduced treatment capacity in the Emergency Department, reduced number of operating rooms and reduced number of patient beds.

Q30. What are the plans for Cheverly Hospital site after the new Regional Medical Center opens?

Response:

The Cheverly Hospital location will offer significant potential for redevelopment, given its size, highway access, and the great panoramic views of downtown Washington, DC. Some type of continuing health care operations are expected to be maintained on at least a portion of the site. Other parcels could be redeveloped into apartments, condominiums, townhouses, retail stores and restaurants, and office use. Planning for future uses will commence in earnest when the Regional Medical Center itself is under construction.

Q31. Will the new Regional Medical Center (you) procure “Open MRI” equipment for traumatized patients?

Response:

We are considering the best type of equipment that will be needed for the Regional Medical Center and Open Magnetic Resonance Imaging (MRI) is part of that consideration.

Q32. What impact will the proposed advances for medical coverage have on Prince George’s County’s new Regional Medical Center?

Response:

Any advances in medical coverage will have a positive impact.

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Q33. When will recruiting start to fill needed positions for the new Regional Medical Center?

Response:

The vast majority of our employees will be moving from Prince George's Hospital Center to the new Regional Medical Center. However, we are continually recruiting new, highly qualified, staff to meet the needs of the Regional Medical Center.

Q34. What website should be utilized to advertise desired positions?

Response:

Advertised positions will continue posting through
<https://www.dimensionshealth.org/employment-dimensions-healthcare>
Any changes will be made readily available to the public.

Q35. What plans are in place to attract great young doctors and their families to not only practice at the new Regional Medical Center but to live and become invested in our county?

Response:

Currently, Prince George's Hospital Center is training 54 medical residents. We try to retain these young doctors and encourage them to reside and practice within the county.

Q36. Is this cardiac service going to put the new hospital cardiac service at risk of maintaining certification because Anne Arundel Medical Center will be servicing the same patient population? (Maryland Health Care Commission's (MHCC) reviewer has just recommended his approval for the Anne Arundel Medical Center Cardiac Service line).

Response:

Yes, there is a risk to the certification, however, we would hope that the Prince George's program will maintain sufficient volume to remain available to our patients.

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Q37. Where will the new Kaiser facility be located? Is MedStar the same as the Urgent Care Facility? What will happen to the old Prince George's Hospital Center?

Response:

The location of the new Kaiser Permanente facility has not yet been determined. Within Prince George's County, MedStar operates Southern Maryland Hospital, a new healthcare facility in Brandywine, and multiple community-based primary and specialty care facilities throughout the County.

Q38. If Anne Arundel County gets state funding for a cardiac program, will the Prince George's County new Regional Medical Center still provide this service? Is there significant local impact?

Response:

We anticipate that the Prince George's County program will maintain sufficient volume to remain available to our patients. But, yes, there could be a significant local impact.

Q39. How will you serve military service members and their families needing to apply for Medicare and find non-military healthcare for retirees?

Response:

We will accept all insurance and we're happy to serve our military service members and their families. We have services to help our patients apply for all government-provided health and other benefits, including benefits for veterans.

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Q40. Can you name the minority contractors and entrepreneurs that have been awarded to provide services to the new Regional Medical Center?

Response:

At this time, the following minority-owned and operated firms are engaged to provide services for the Regional Medical Center:

Grimm and Parker, AED Engineers, AB Consultants, Thomas Leutecio, Cagley Associates, Convergent Technologies, Mahan Rykiel and Shen Milson Wilke.

Q41. Do we have sufficient emergency fire coverage for the residential area, hospital, shopping center, and roads?

Response:

Yes. It has been determined that we have adequate fire coverage for the Regional Medical Center and surrounding areas.

Q42. Will we have a 3D mammogram machine?

Response:

We are currently considering the type of equipment needed to ensure proper care and treatment for our patients. However, final decisions have not been made.

Q43. Will the new Regional Medical Center be staffed with doctors from Prince George's Hospital Center?

Response:

Yes, in combination with doctors who are affiliated with the University of Maryland Medical System. Also, we will continue to recruit new physicians as needed.

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Q44. Is the new Regional Medical Center going to be operated by the University of Maryland and are they bringing in their own medical team?

Response:

The new Regional Medical Center will be a member of the University of Maryland Medical System (UMMS) and will be managed by University of Maryland Medical System. The medical team will include both University of Maryland School of Medicine physicians and community physicians.

Q45. Are Dimensions and Prince George's Hospital Center employees automatically going to transition to the new Regional Medical Center? Are employees going to reapply to work in the new hospital? Or are they going to transfer with the patients to the new location?

Response:

Employees will not have to reapply for their current jobs. They will be transitioned to the new Regional Medical Center and new employees will be hired as needed to provide the additional services that the Regional Medical Center will offer.

Q46. What is happening to the Neonatal Intensive Care Unit (NICU) of Prince George's Hospital Center and when will it be reopened?

Response:

The NICU has recently been cleared by the State Department of Health and Mental Hygiene to reopen for full operation as a Level 3 facility.

Q47. Will there be any free job training?

Response:

We offer tuition reimbursement to our employees and summer internships to students in various departments.

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- Q48. What impact will the new Regional Medical Center have on the horrible traffic flow at 193 between Central Avenue and Lottsford Road in the morning and evening rush hours? How is the dangerous traffic being addressed for residents trying to get in and out of developments?**

Response:

The location identified is outside of the traffic intersections that are proximate to the Regional Medical Center and it is unlikely to have any impact.

- Q49. What concessions needed to be made to build the new Regional Medical Center? Can you please give examples? And how do the concessions affect the overall strategy?**

Response:

In order to secure approval of the Certificate of Need for the Regional Medical Center, following are some of the concessions that were made: reduced program square footage, rooftop air handling systems (in lieu of mechanical rooms), reduced treatment capacity in the Emergency Department, reduced number of operating rooms and reduced number of patient beds.

- Q50. Can you talk about the sustainable features of the new Regional Medical Center?**

Response:

The project is pursuing Leadership in Energy and Environmental Design (LEED) certification. Among other features, certification will require a sustainable approach to the building envelope construction, energy utilization, material selection and storm water management.

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Q51. What businesses in The Boulevard at the Capital Centre will remain, if any?

Response:

Retail Properties of America, Inc. (RPAI) is still working through their final development plans for their 50 acre portion of the site, and indicates that they are only sure about the tenants who will be leaving in order to provide the land to the hospital. The theater is expected to be retained on the site.

Q52. Will the parking at the hospital be free? Or what will the cost be?

Response:

The Prince George's County Revenue Authority will operate the garage and there will be a charge to park.

Q53. Are the surrounding businesses contributing to development of the new Regional Medical Center?

Response:

The University of Maryland Medical System (UMMS) is committed to including local, small, and minority businesses in both the construction and operations of the new Regional Medical Center.

Q54. Is there space designated for a Cancer Center and Outpatient Care overhead connection to the hospital? Are you planning on adding an overhead connector from the ambulatory center to the new Regional Medical Center as there are many businesses surrounding the area?

Response:

A Cancer Center program is planned with a direct connection to the Regional Medical Center. The details are being evaluated.

Q55. Why is cancer care not included in the services that will be provided at Prince George's County's new Regional Medical Center?

Response:

Cancer care will be provided at the Regional Medical Center.

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Q56. Will there be an area to address and study various forms of cancer?

Response:

The University of Maryland Medical System will develop a comprehensive cancer program at the Regional Medical Center. Part of that program will likely include access to cutting edge clinical trials to benefit the residents of Prince George's County.

Q57. Why are kidney dialysis locations emerging everywhere?

Response:

With the increase in kidney disease, we have more patients requiring dialysis services. More and more outpatient kidney services are being provided in communities across the country.

Q58. Will the new Regional Medical Center replace the five (5) hospitals in Prince George's County?

Response:

No, it will only replace one hospital, Prince George's Hospital Center in Cheverly.

Q59. As you update the various architectural designs, will they be advertised to the public? And if so, where can we locate them? Online?

Response:

They will be advertised in the summer when contractors are bidding the project. The notice will be on the County website.

Q60. Will the enormous number of residents on Harry S. Truman and Lottsford Road be displaced?

Response:

No, residents will not be displaced.

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Q61. How can transportation from the Metro Station to the hospital be facilitated for persons with disabilities (especially persons with mobility and vision)?

Response:

This matter is being discussed with Washington Metropolitan Area Transit Authority (WMATA), and with the County's local bus system, *TheBus*.

Q62. Will there be opportunities for food and restaurant operators on the medical campus? If so, how do we notify management of our interest and learn what the opportunities are? And, when can we submit proposals?

Response:

The actual hospital building will be owned and operated by the University of Maryland Medical System (UMMS). Any parties interested in contracting with UMMS should contact UMMS directly:

<http://umms.org/about/vendors/vendor-information>. Retail Properties of America, Inc. (RPAI) will have the responsibility to identify and lease space to tenants on their portion of the site. Interested parties should contact Ken Baker at baker@rpai.com.

Q63. Will there be cameras in the tunnel for safety monitoring?

Response:

Yes, there will be cameras in the tunnel for security.

Q64. Will parking at the new Regional Medical Center be paid parking? Or “no pay parking” perk just like Anne Arundel Medical Center has?

Response:

Yes, there will be paid parking at the facility, like the parking at the Washington Hospital Center campus.

Q65. What specific services will be provided for individuals with disabilities?

Response:

The new Regional Medical Center is being designed as an accessible facility for all provided services.

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Q66. Will there be a special needs dental site and doctors to provide neurology and gynecology services that have expertise with people with disabilities?

Response:

At this time, it is not anticipated that this service will be offered at the hospital. This will need to be reviewed as an outpatient opportunity. The University of Maryland Medical System (UMMS) will need to do more investigation into this matter.

Q67. How is data for significant county health indicators gathered?

Response:

The data for significant health indicators is developed by the Maryland State Department of Health and Mental Hygiene.

Q68. What is the expected time frame it will take to build the hospital (from ground breaking to opening day)?

Response:

Groundbreaking is expected to occur in September 2017. The new Regional Medical Center is expected to open in February 2020.

Q69. How many patient rooms? Private and semi? What will happen to Prince George's Hospital Center after the new Regional Medical Center is built?

Response:

There will be 220 patient rooms. All patient rooms will be private rooms.

Q70. Can you give an update about suggestions for people in the intellectual and developmental community? (Special Needs Community Requirement)

Response:

There will be a sensory room in the Emergency Department.

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Q71. What is the plan to ensure that all projects related to the new Regional Medical Center are inclusive of and represent all groups and especially those of Prince George's County, whether it be in the planning, construction, operations and/or employment?

Response:

The University of Maryland Medical System will continue to work with the County in providing opportunities for local and minority business enterprises. Currently, the University of Maryland Medical System is meeting all goals in this area.

Q72. Evidence-based design is the future of medicine! Is there any adherence or will this be incorporated in to the new hospital design?

Response:

Yes, evidence-based design principles are incorporated into the design of the new Regional Medical Center.

Q73. What existing businesses will remain at the new Regional Medical Center location (i.e., gym, restaurants, etc.)?

Response:

Please see the response to Question #53.

Q74. What resources will you bring to improve mental health and addiction services in Prince George's County?

Response:

The new Regional Medical center will continue to have 28 beds for behavioral health services and the specialists to provide expert care. In the meantime, County residents can access behavioral health in the community by contacting the providers shown in the following link:

[Behavioral Health Providers Listing](#)

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Q75. Will there be any plans in the future to bring the current Prince George's Hospital Center up to par so that clients using that facility will get premium care also? If not, will those clients be coming out to the new facility thereby causing additional strain, etc. on the new hospital? (This may bring about eventually the same situations to the new hospital that were encountered by the old).

Response:

The existing Prince George's Hospital Center in Cheverly will not serve as a hospital once the new Regional Medical Center is operational.

Q76. We are concerned with access to hospital medical service. One of our goals is to help improve accessibility for individuals with disabilities. We would like to know whether the new Regional Medical Center will be designed on the interior as well as exterior with access for persons with disabilities.

Response:

Yes, the new Regional Medical Center will be designed on the interior as well as exterior with access for persons with disabilities.

Q77. Where will the new Regional Medical Center be located in Largo? The actual address?

Response:

The new Regional Medical Center will be located at Largo Town Center, at the southwest corner of Lottsford Road and Arena Drive. It does not yet have a mailing address.

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- Q78. Other than health care benefits, what benefits can residents/home owners expect to see with respect to the community? Economic impacts?**
Response:

The County's vision is that the redeveloped site will become Prince George's County's new downtown, with a health care focus, centered around the new Regional Medical Center. With apartments, hotels, medical office buildings, and retail, it will be an exciting, urbanized, Transit Oriented Development. It is estimated that economic activity generated in both Prince George's County and the State of Maryland once the new Regional Medical Center is complete along with the planned Retail Properties of America, Inc. (RPAI) redevelopment of The Boulevard at the Capital Centre will be over \$1 billion a year, and will generate over \$47 million in combined taxes.

- Q79. Will there be a dedicated Pediatric Emergency Department? (Hopefully, there will be. Currently pediatric patients have to go to D.C. Children's Hospital or Holy Cross in Montgomery County).**

Response:

The Emergency Department will contain a section for pediatric care.

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- S1. In addition to holding a live event, consider streaming the event on-line.**

Response:

Thank you for the suggestion. We will explore the possibility of streaming future events live. However, the event was recorded and can be viewed by following this link: <http://www.princegeorgescountymd.gov/1043/Primary-Healthcare-Strategic-Plan>

- S2. Minimize introductions and closing remarks by all officials during future events.**

Response:

Thank you for your suggestion. We will take your recommendation under consideration when planning the next community meeting.

- S3. We highly recommend that the hospital use healthy hospital guidelines for nontoxic interior building materials, furnishings, and cleaning materials.**

Response:

The new Regional Medical Center is being designed as a Leadership in Energy and Environmental Design (LEED) certified sustainable project and will incorporate nontoxic building materials and furnishings.