



Takoma Park Campus Master Plan

September 5, 2013

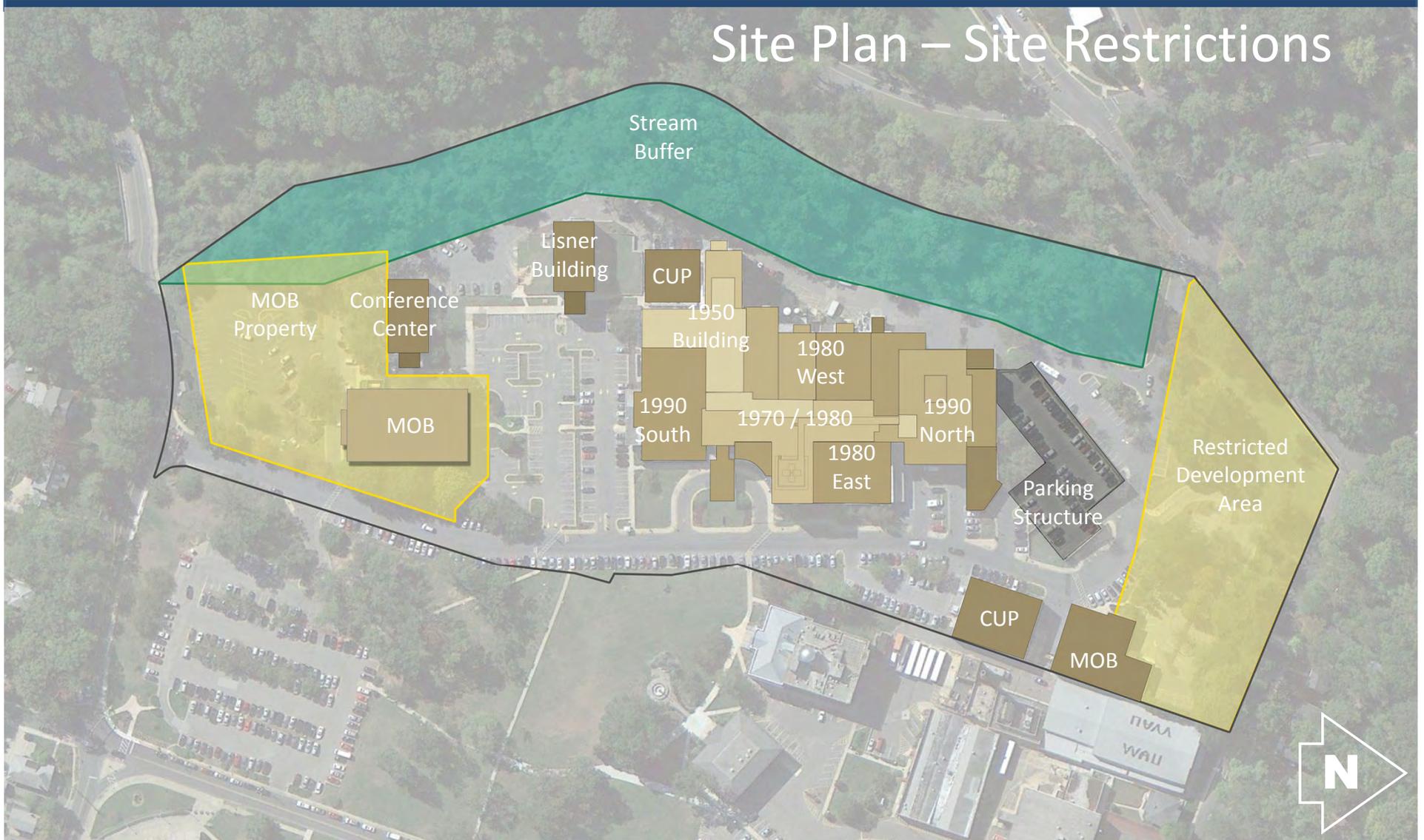
Site Development Planning

Critical Planning Issues

- Available site building area does not support retaining existing low-rise buildings
Current site restricted areas, including stream buffer setback and Pond agreement development restrictions, limits site future development potential
To provide available site building area for medical office and structured parking facilities, future site development will require higher-density building footprints
- Limited building floor to floor heights
10'-9" and 11'-0" floor to floor heights do not support high-acuity services, limiting future repositioning for contemporary acute care healthcare services
- Aging facilities limit asset value of existing facilities
1950 era building is over 60 years old with substantial deferred maintenance and building upgrade issues, providing diminished asset value going forward
1970 era building is approaching 50 years old with substantial deferred maintenance and building upgrade issues, providing diminished asset value going forward

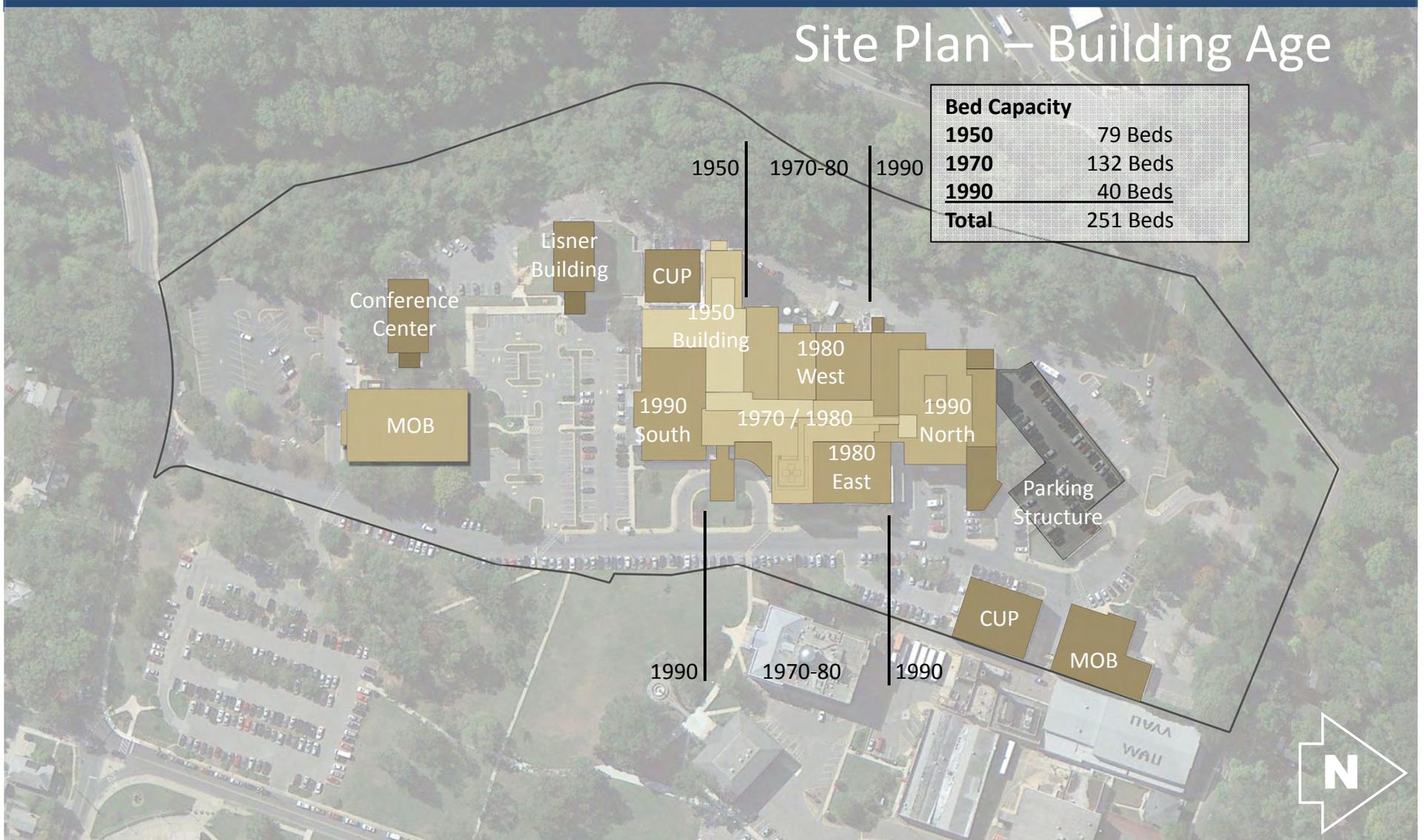
Site Development Planning

Site Plan – Site Restrictions



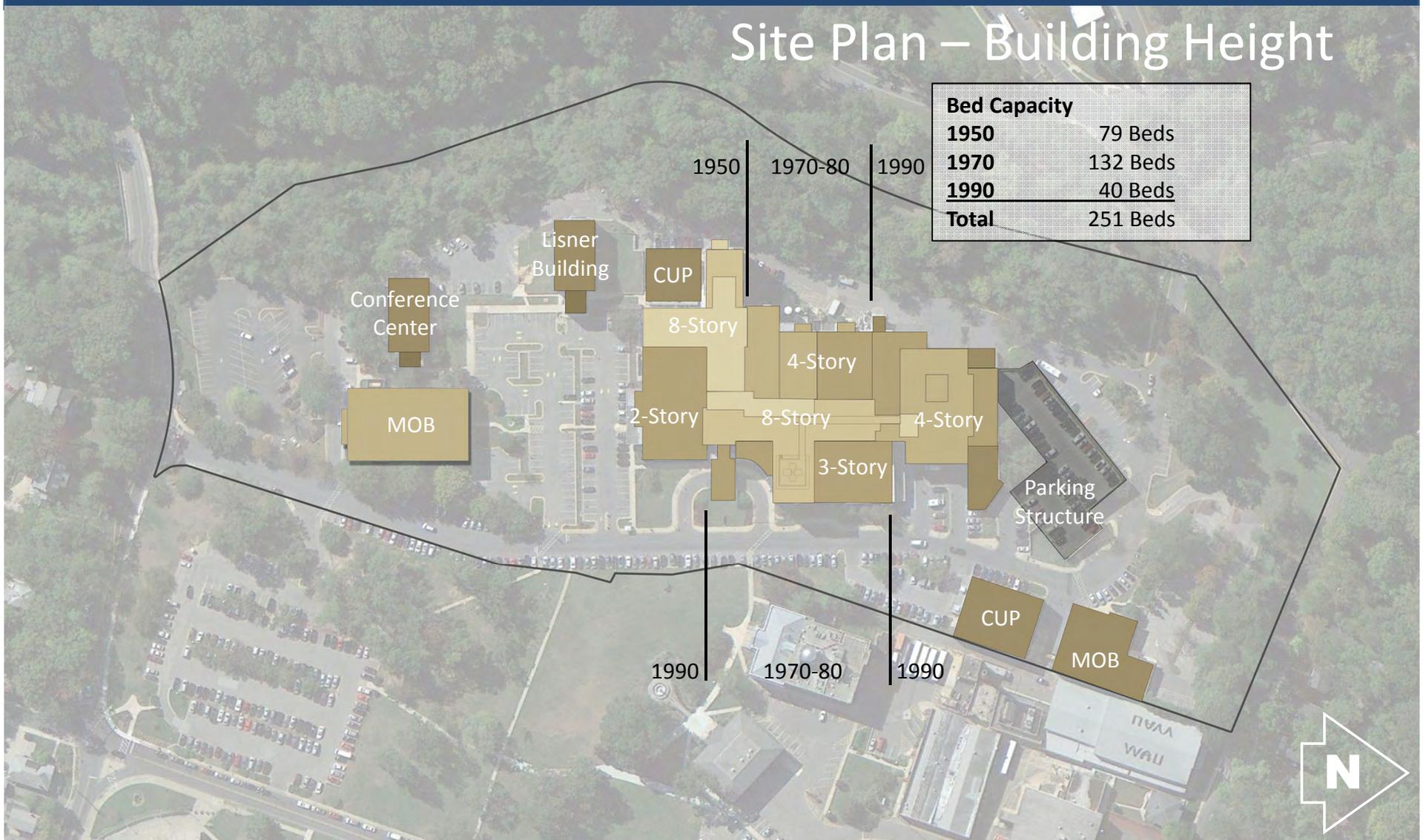
Site Development Planning

Site Plan – Building Age



Site Development Planning

Site Plan – Building Height



Site Development Planning

Development Approach

■ Campus Planning Concept

Long-range institutional campus regeneration requires an “empty chair” site planning approach to facilitate development of replacement facilities while maintaining operations

1990 development on-campus constructed relatively low-rise additions to the main hospital building on both the north and south sides, restricting the ability to economically replace aging assets going forward without disruption to services or loss of services for a period of time

■ Maximize Future Campus Development Potential

To maximize utilization of the limited existing available site area, future site development will require higher-density building footprints

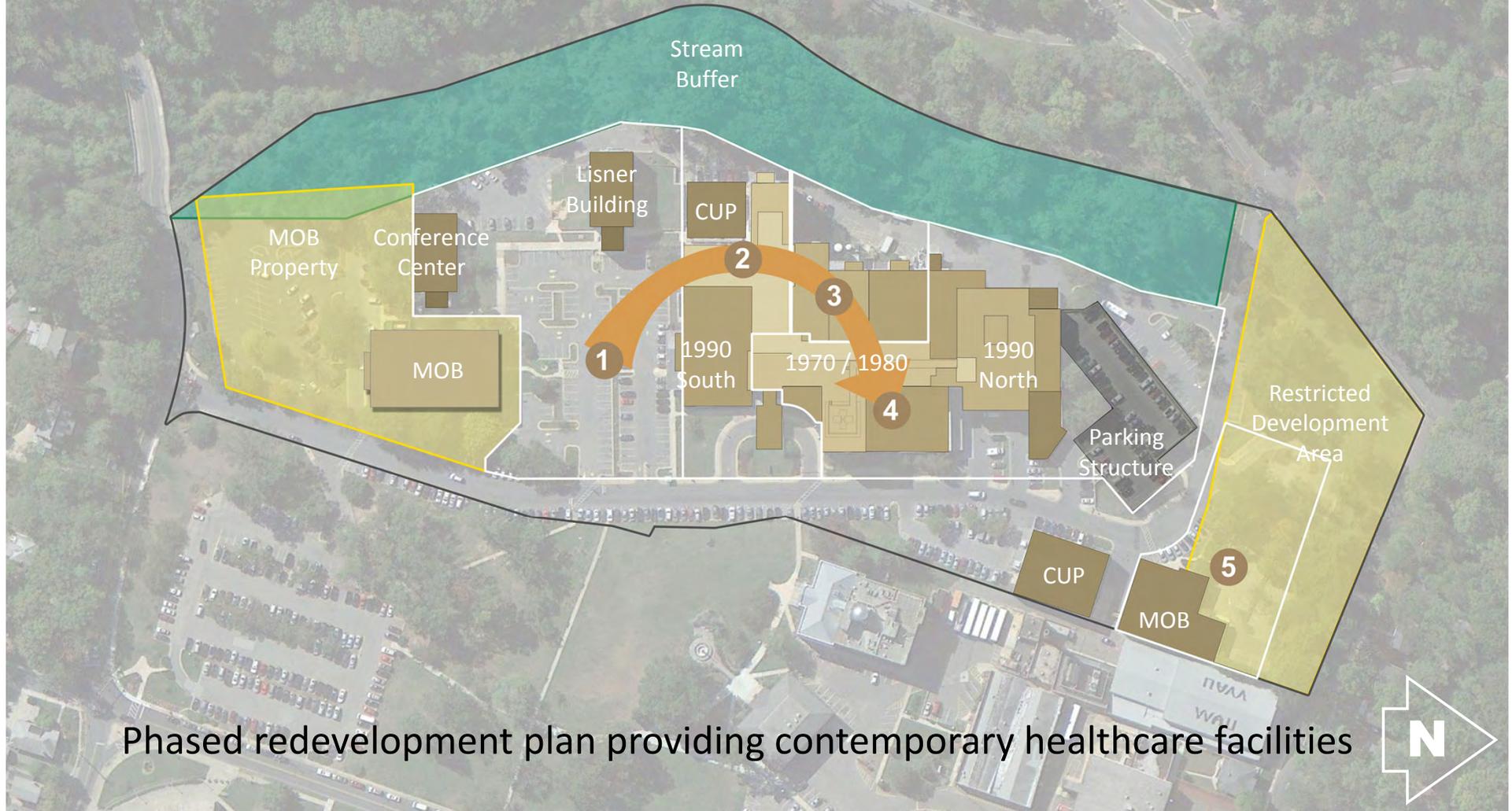
Low-density building areas less than 7-stories include:

- 1980 East & West 4-story additions
- 1990 South 2-story addition
- 1990 North 4-story addition

These building areas are considered to provide limited asset value going forward

Site Development Planning

Development Approach



Site Development Planning

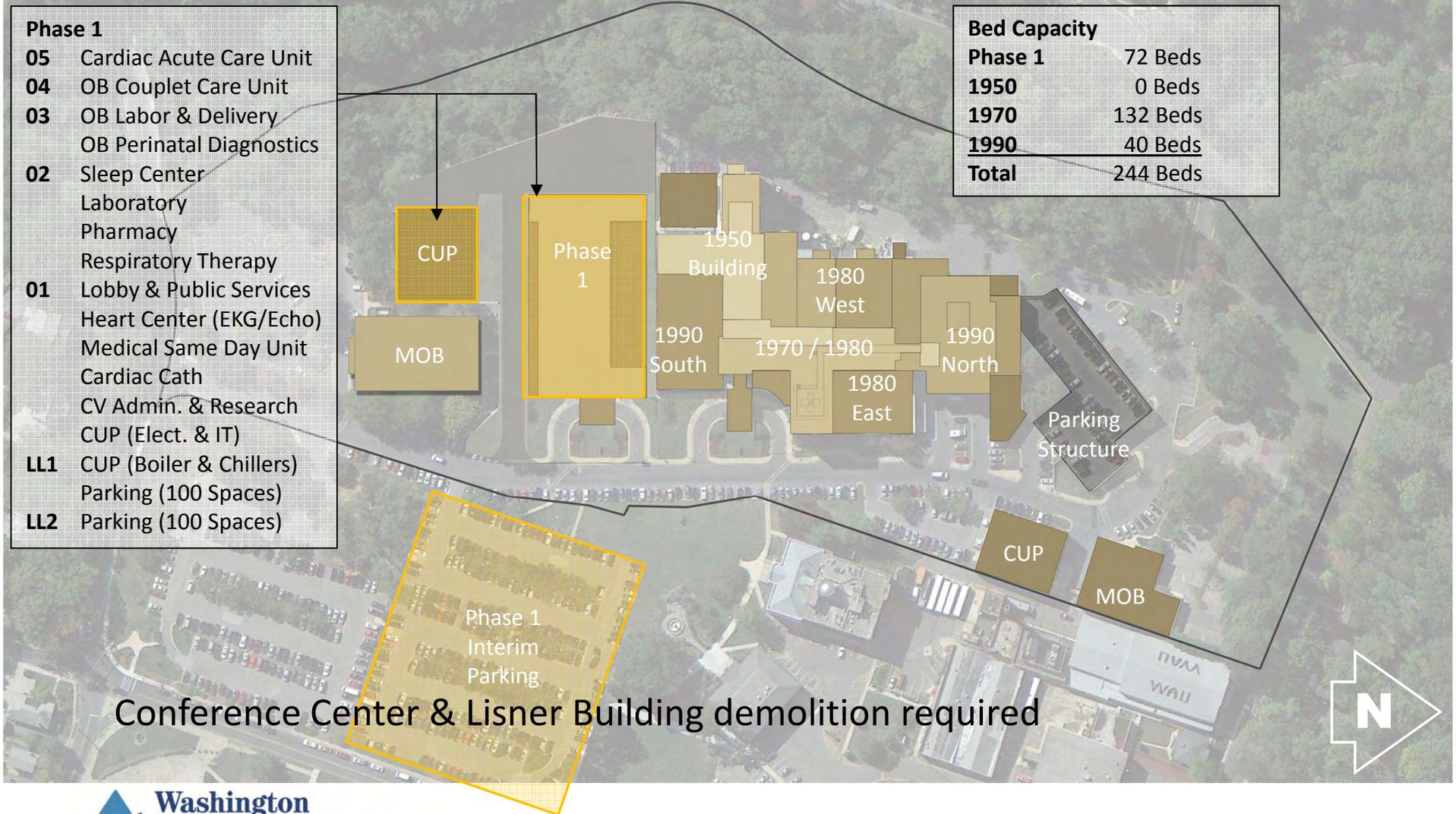
Site Plan – Step 1

Phase 1

- 05** Cardiac Acute Care Unit
- 04** OB Couplet Care Unit
- 03** OB Labor & Delivery
OB Perinatal Diagnostics
- 02** Sleep Center
Laboratory
Pharmacy
Respiratory Therapy
- 01** Lobby & Public Services
Heart Center (EKG/Echo)
Medical Same Day Unit
Cardiac Cath
CV Admin. & Research
CUP (Elect. & IT)
- LL1** CUP (Boiler & Chillers)
Parking (100 Spaces)
- LL2** Parking (100 Spaces)

Bed Capacity

Phase 1	72 Beds
1950	0 Beds
1970	132 Beds
1990	40 Beds
Total	244 Beds



Conference Center & Lisner Building demolition required

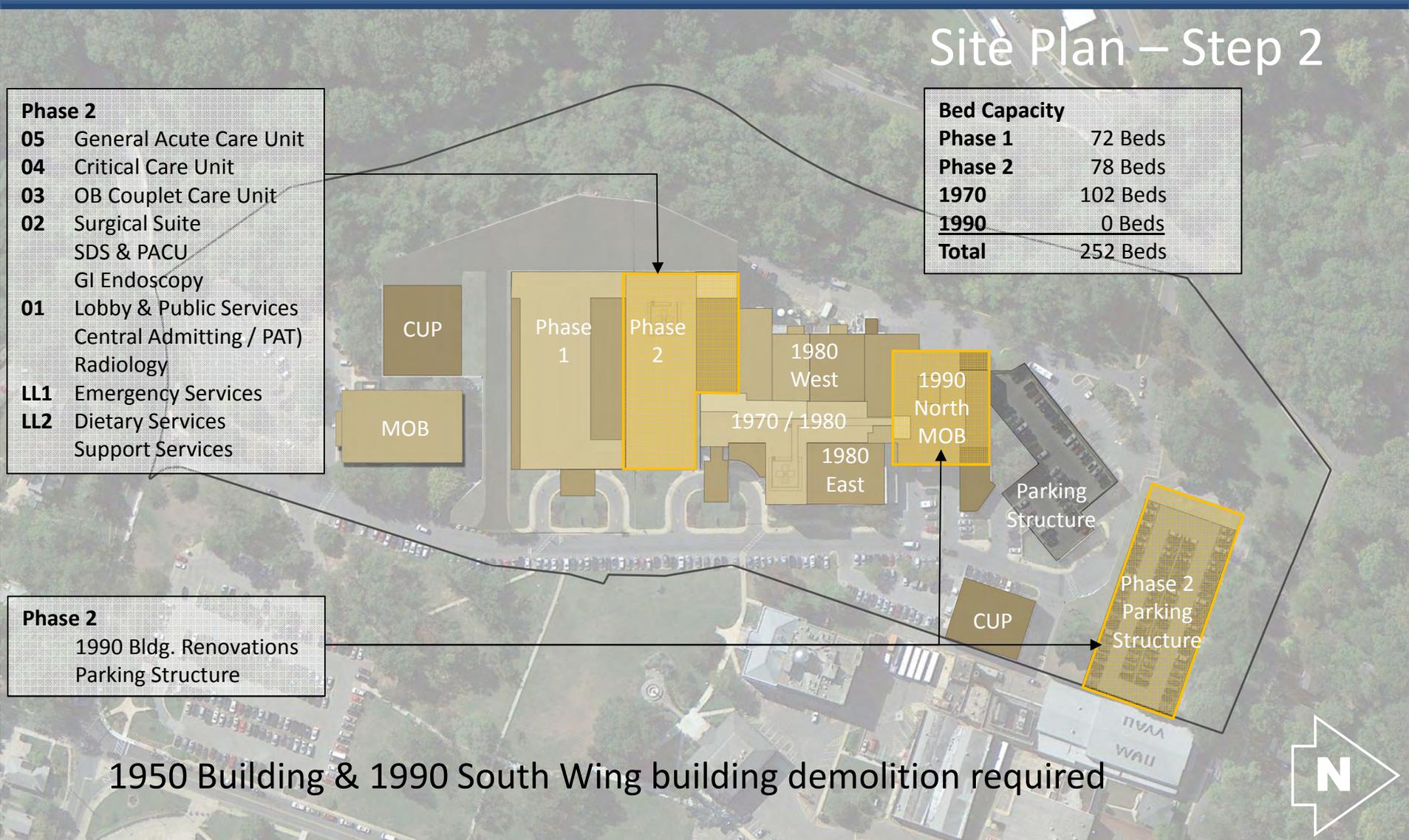
Site Development Planning

Site Plan – Step 2

- Phase 2**
- 05** General Acute Care Unit
 - 04** Critical Care Unit
 - 03** OB Couplet Care Unit
 - 02** Surgical Suite
SDS & PACU
GI Endoscopy
 - 01** Lobby & Public Services
Central Admitting / (PAT)
Radiology
 - LL1** Emergency Services
 - LL2** Dietary Services
Support Services

Bed Capacity	
Phase 1	72 Beds
Phase 2	78 Beds
1970	102 Beds
1990	0 Beds
Total	252 Beds

- Phase 2**
- 1990 Bldg. Renovations
 - Parking Structure



1950 Building & 1990 South Wing building demolition required

Site Development Planning

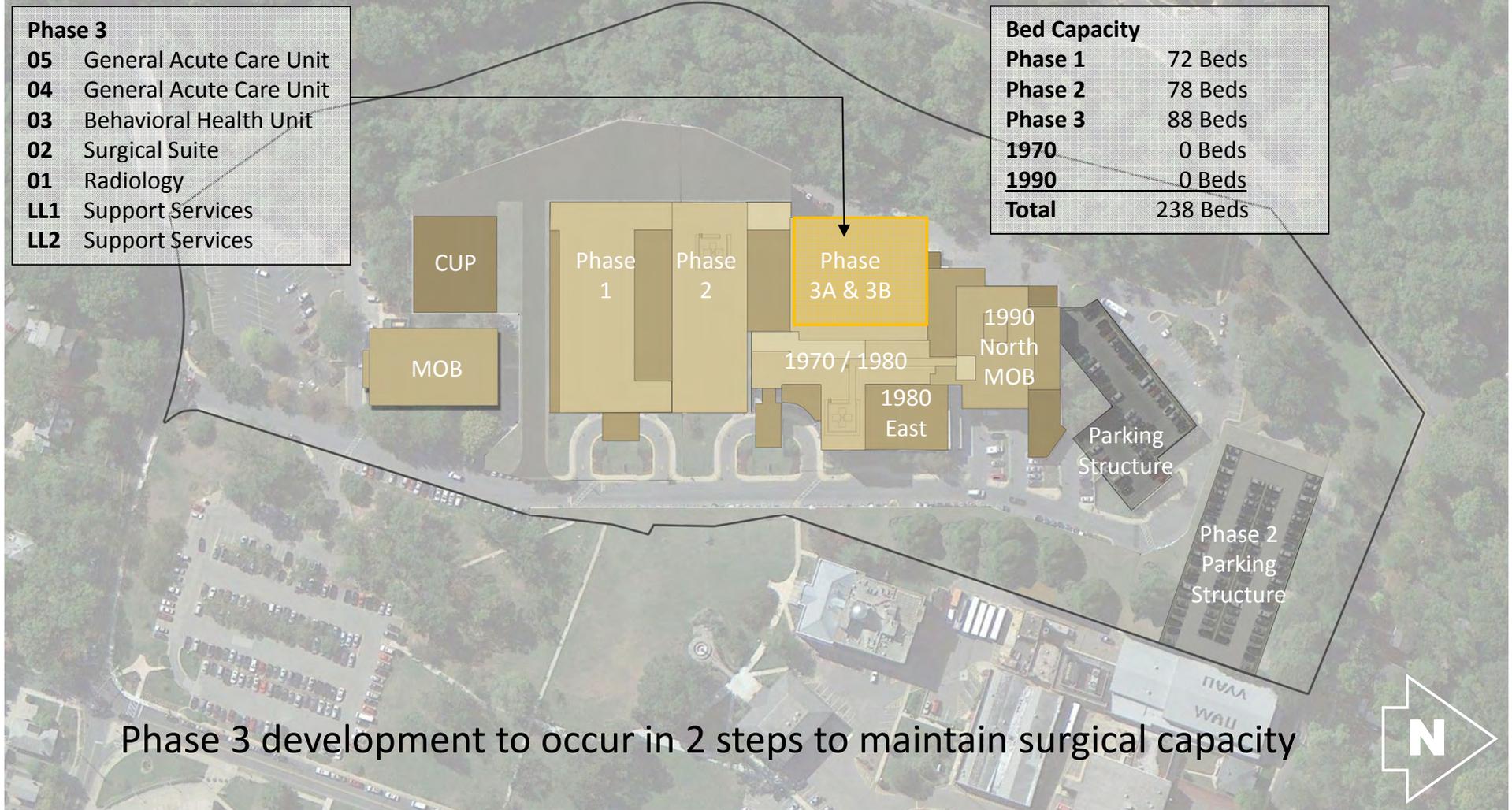
Site Plan – Step 3

Phase 3

- 05 General Acute Care Unit
- 04 General Acute Care Unit
- 03 Behavioral Health Unit
- 02 Surgical Suite
- 01 Radiology
- LL1 Support Services
- LL2 Support Services

Bed Capacity

Phase 1	72 Beds
Phase 2	78 Beds
Phase 3	88 Beds
1970	0 Beds
1990	0 Beds
Total	238 Beds



Site Development Planning

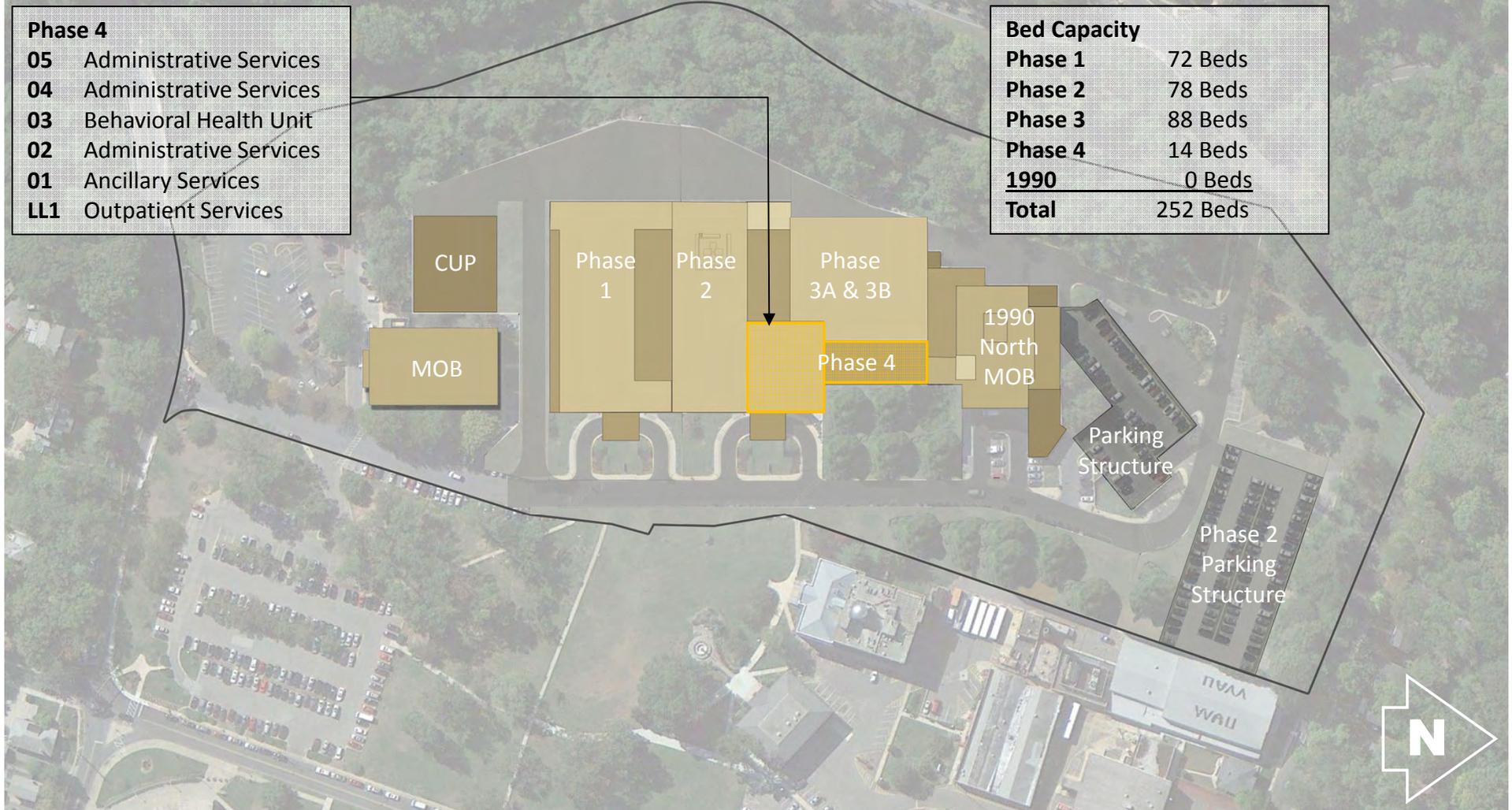
Site Plan – Step 4

Phase 4

- 05** Administrative Services
- 04** Administrative Services
- 03** Behavioral Health Unit
- 02** Administrative Services
- 01** Ancillary Services
- LL1** Outpatient Services

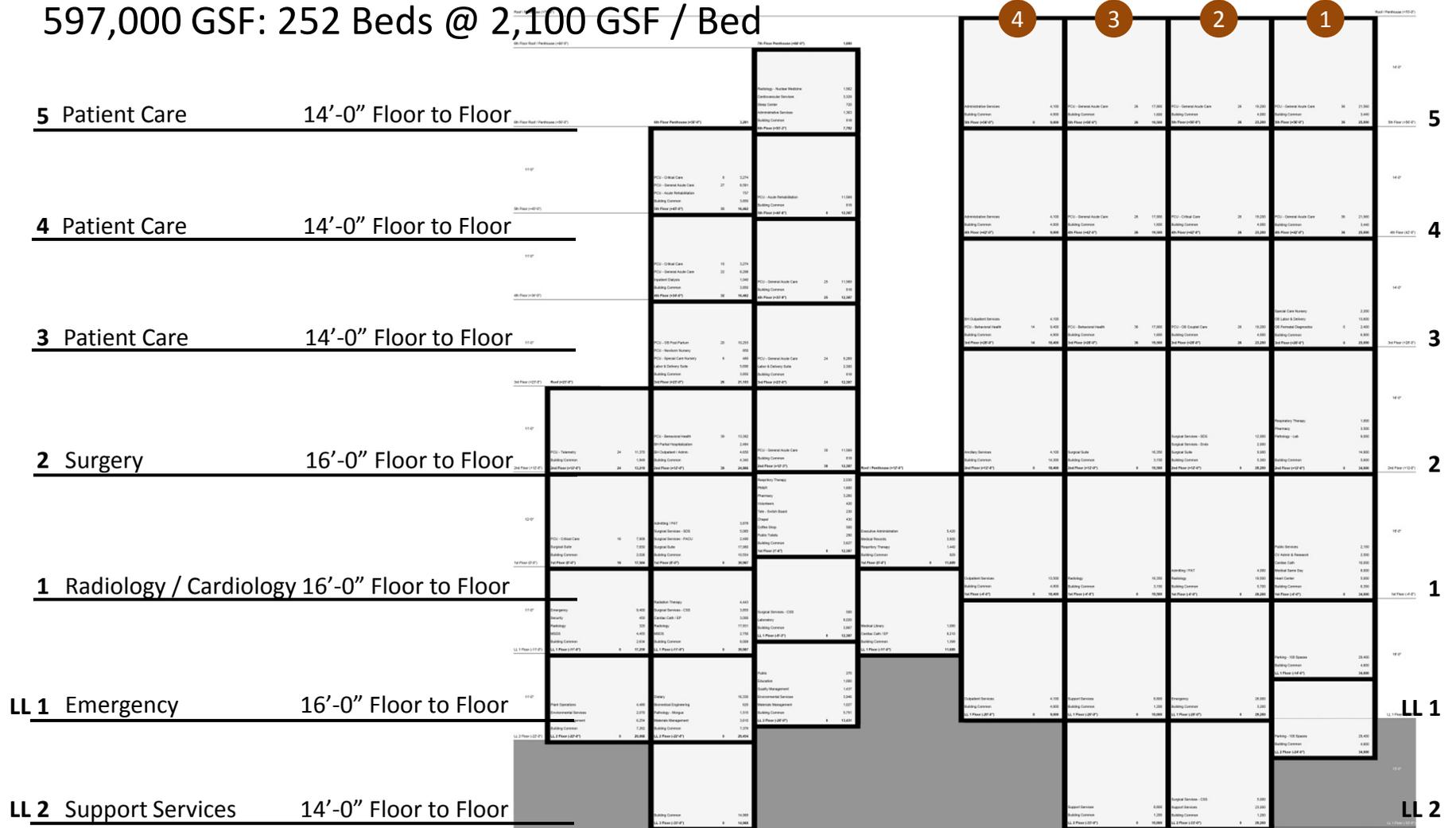
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Total	252 Beds



Site Development Planning

597,000 GSF: 252 Beds @ 2,100 GSF / Bed



Compelling Priorities

- **1950 Building Construction**
10'-9" floor to floor heights do not support high-acuity services such as OB L&D, Clinical Laboratory, Nuclear Medicine and Inpatient Services
Site is critical to providing OB Post-Partum patient care adjacent to Phase 1 L&D Suite
- **Critical Adjacencies**
Priorities include locating emergency services in close proximity to cardiac cath, and locating radiology, surgery & critical care in close proximity to the ED
- **Empty Chair**
Site is planned to accommodate remaining services located in 1980 West Building

Project Scope

- **Interim Development**
Parking relocation to Adventist University leased open site area
- **New Construction**
211,000 gross building area
143,000 hospital building area
68,000 structured parking area
- **Services**
Inpatient Services
 - 72 beds
 - OB Labor & Delivery & Special Care NurseryAncillary Clinical Services
 - Pathology Clinical Laboratory
 - Pharmacy
 - Respiratory Therapy

Critical Phasing Issues

- Education Building
Federally Qualified Health Center (FQHC)
future location unresolved
- Lisner Building
Services located in this building location
unresolved
- Unresolved Hospital Departments
Acute Rehabilitation Hospital
Utilization Review & Quality Management
Risk Management
Coffee Shop
Education Private Dining Room
Environmental Services Linen Distribution

Phase 1 Detail

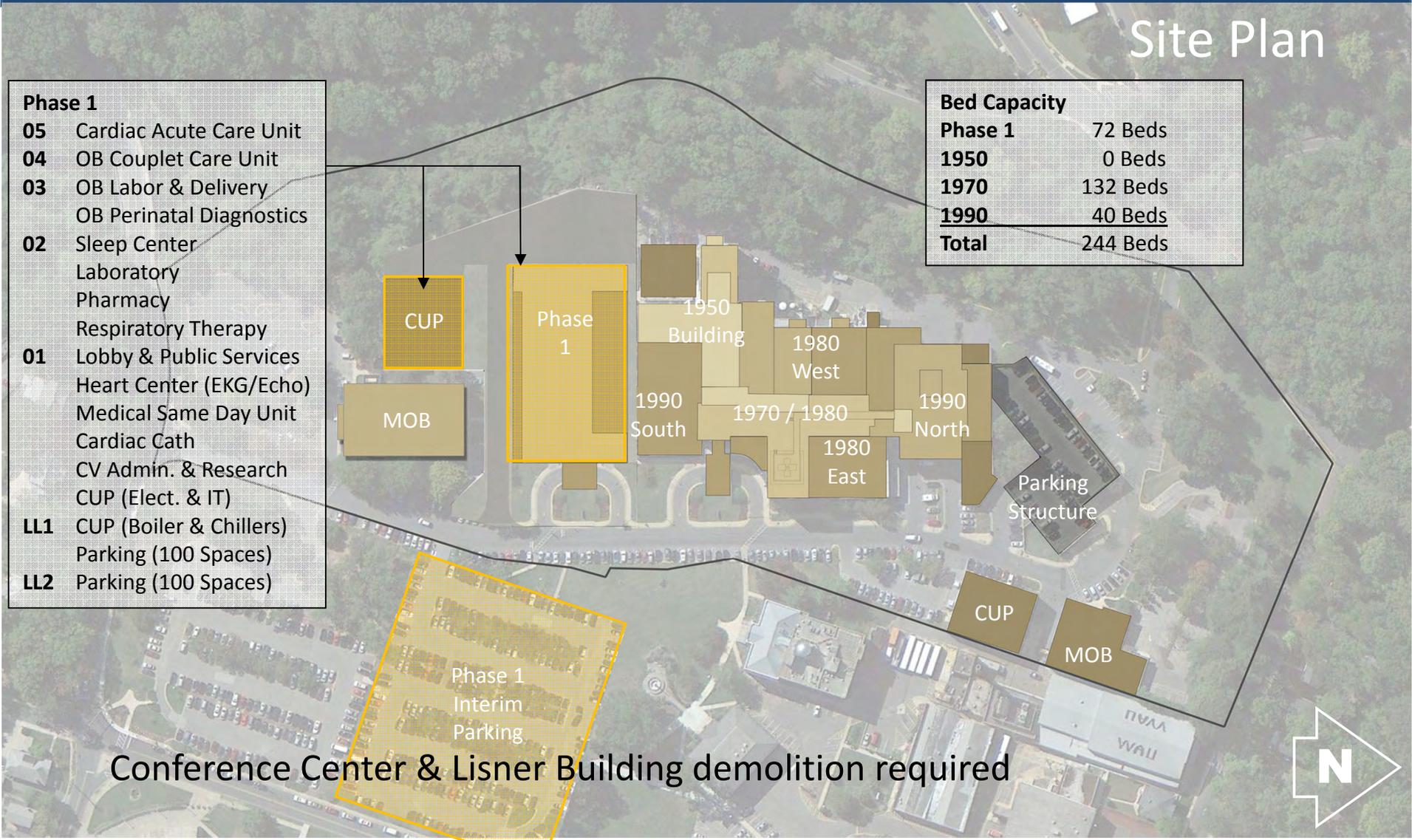
Site Plan

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Bed Capacity

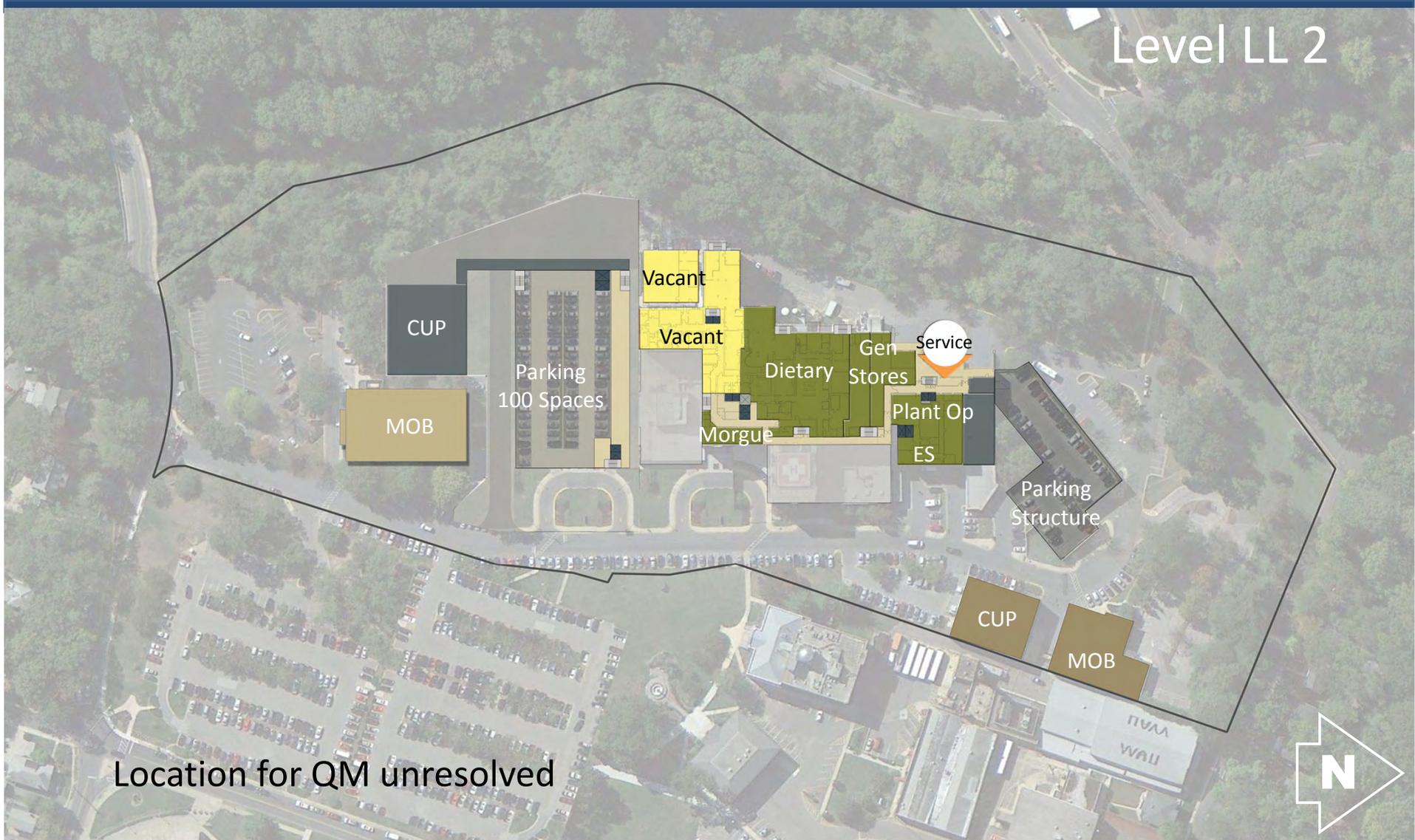
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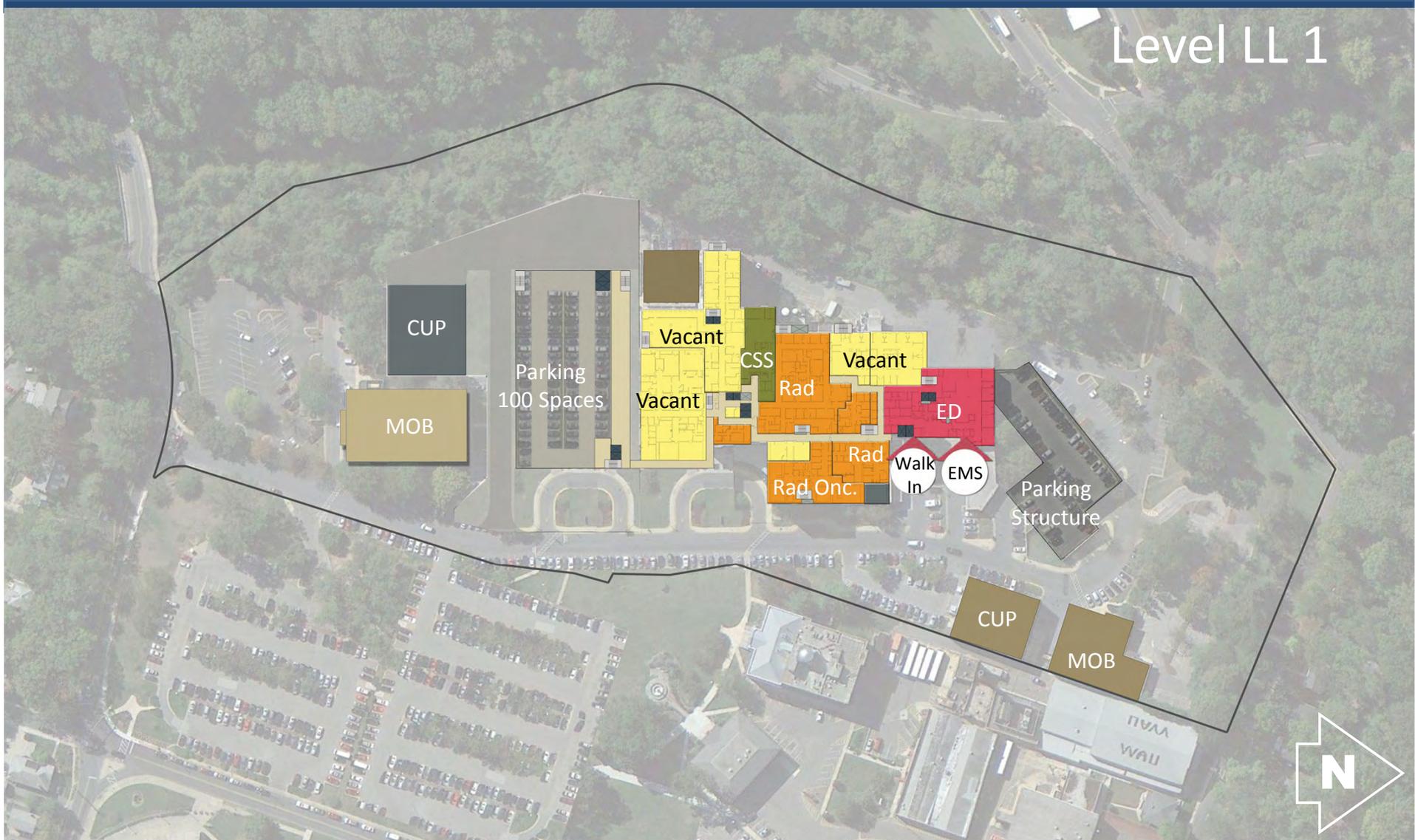
Phase 1 Detail

Level LL 2



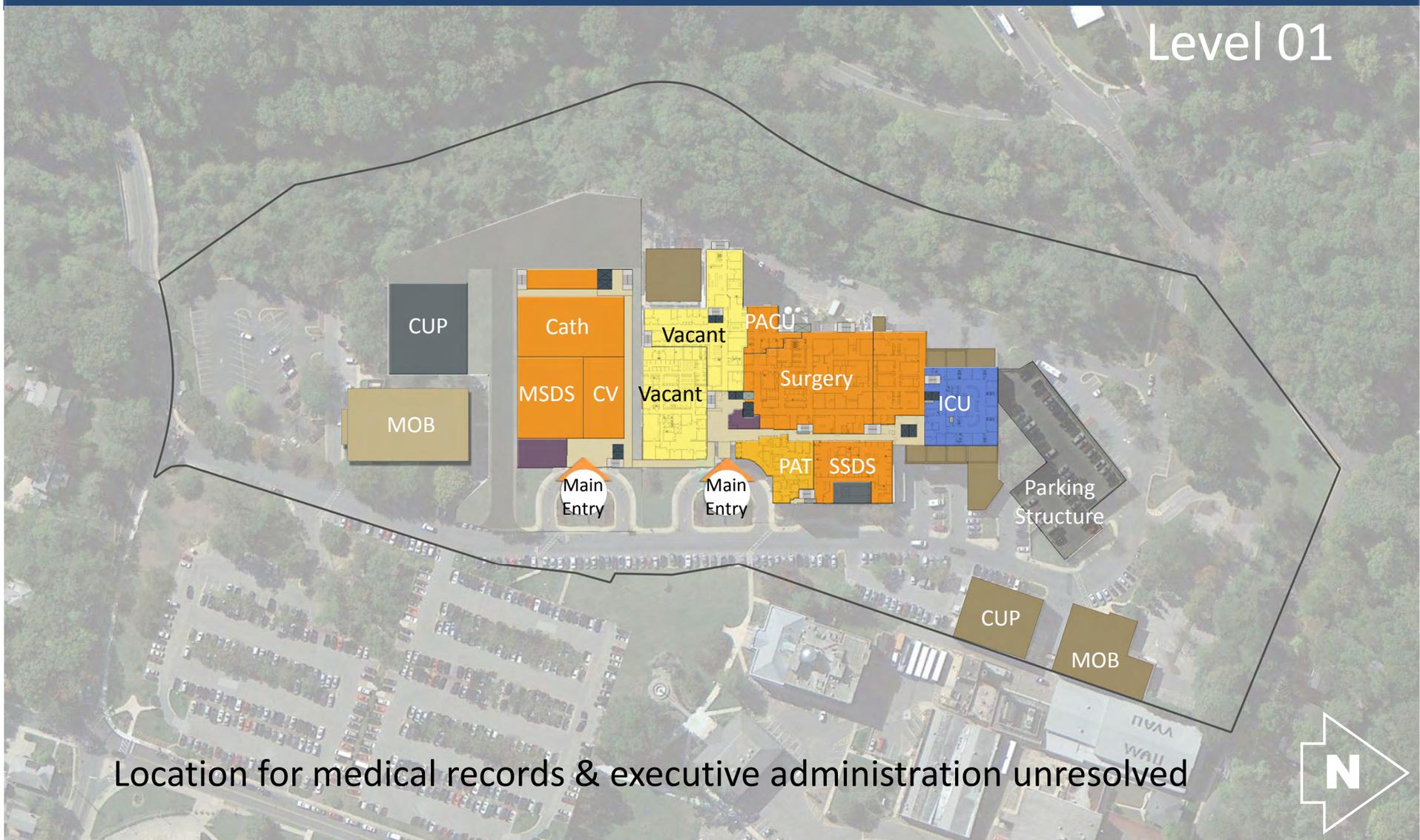
Phase 1 Detail

Level LL 1



Phase 1 Detail

Level 01



Location for medical records & executive administration unresolved

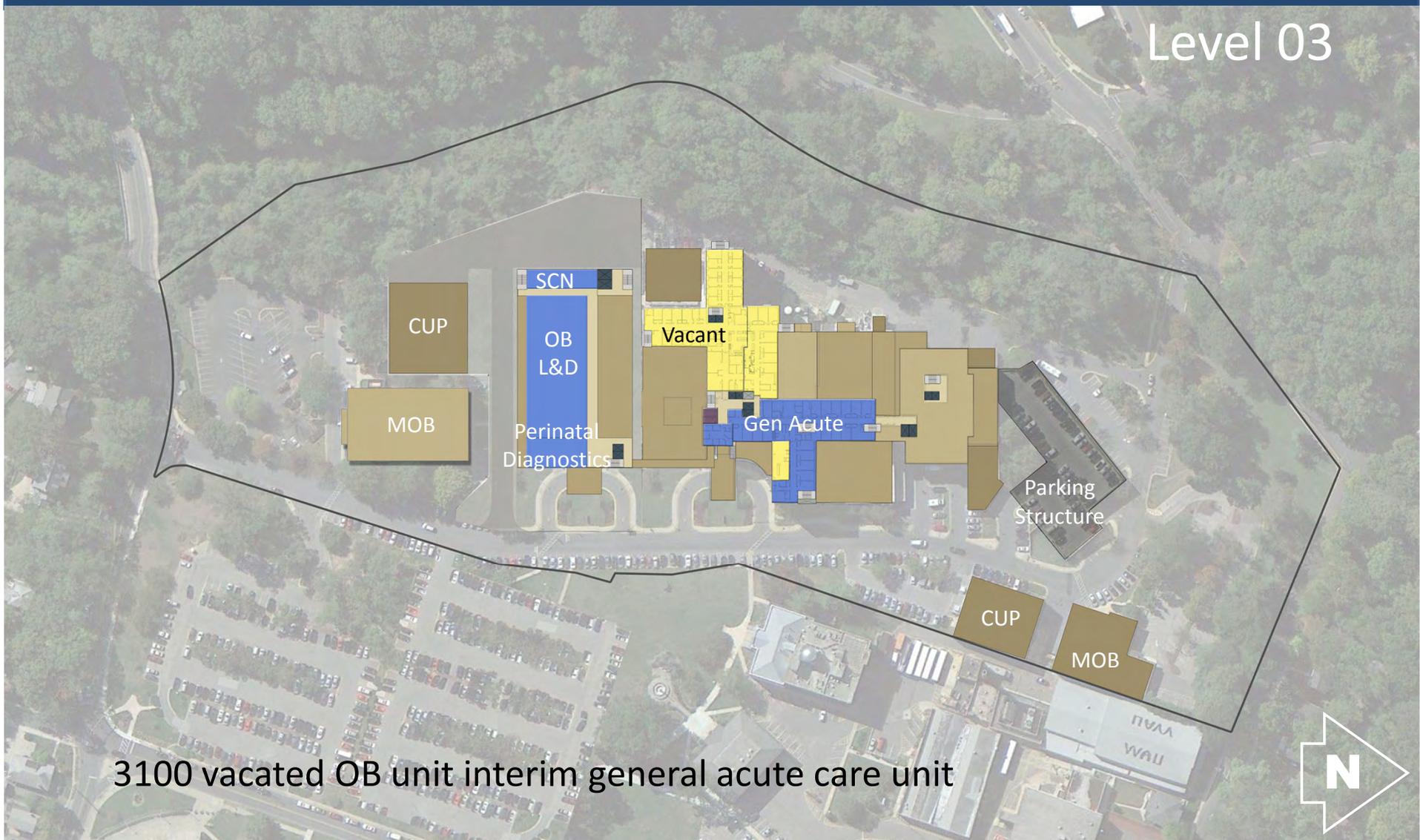
Phase 1 Detail

Level 02



Phase 1 Detail

Level 03



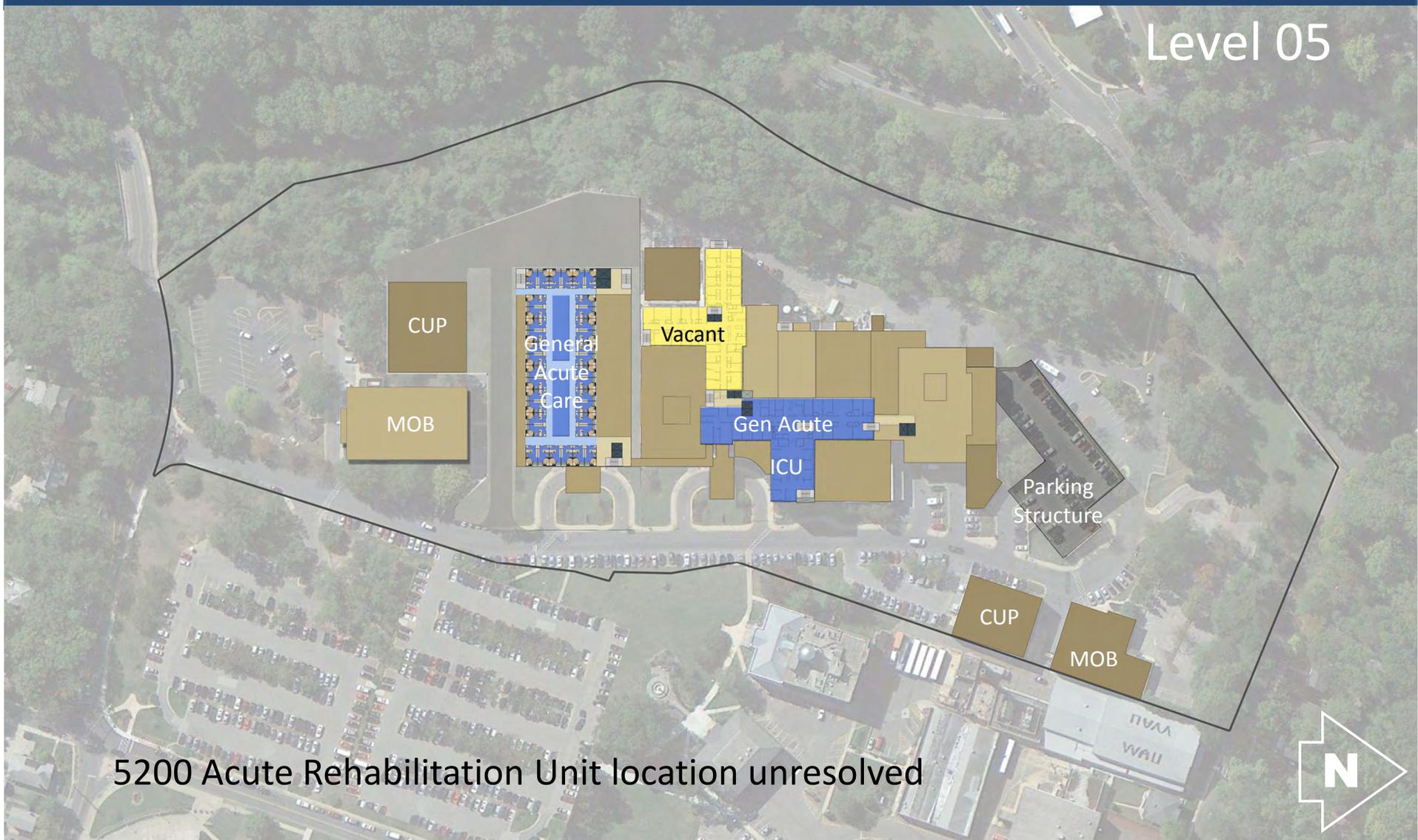
Phase 1 Detail

Level 04



Phase 1 Detail

Level 05



Phase 1 Detail

Level 06



Compelling Priorities

- **1950 Building Construction**
11'-0" floor to floor heights do not support high-acuity services such as OB L&D, Clinical Laboratory, Nuclear Medicine and Inpatient Services
Site is critical to providing OB Post-Partum patient care adjacent to Phase 1 L&D Suite
- **Critical Adjacencies**
Priorities include locating emergency services in close proximity to cardiac cath, and locating radiology, surgery & critical care in close proximity to the ED
- **Empty Chair**
Site is planned to accommodate remaining services located in 1980 West Building

Project Scope

- **Building Demolition**
 - 1950 Building 98,200 gross area
 - 1990 South Building 24,160 gross area
- **New Construction**
186,400 gross building area
- **Services**
 - Inpatient Services
 - 78 beds
 - Ancillary Clinical Services
 - Emergency Services
 - Radiology suite
 - Surgical Suite
 - Support services
 - Dietary Services
 - Central Sterile Supply (CSS)

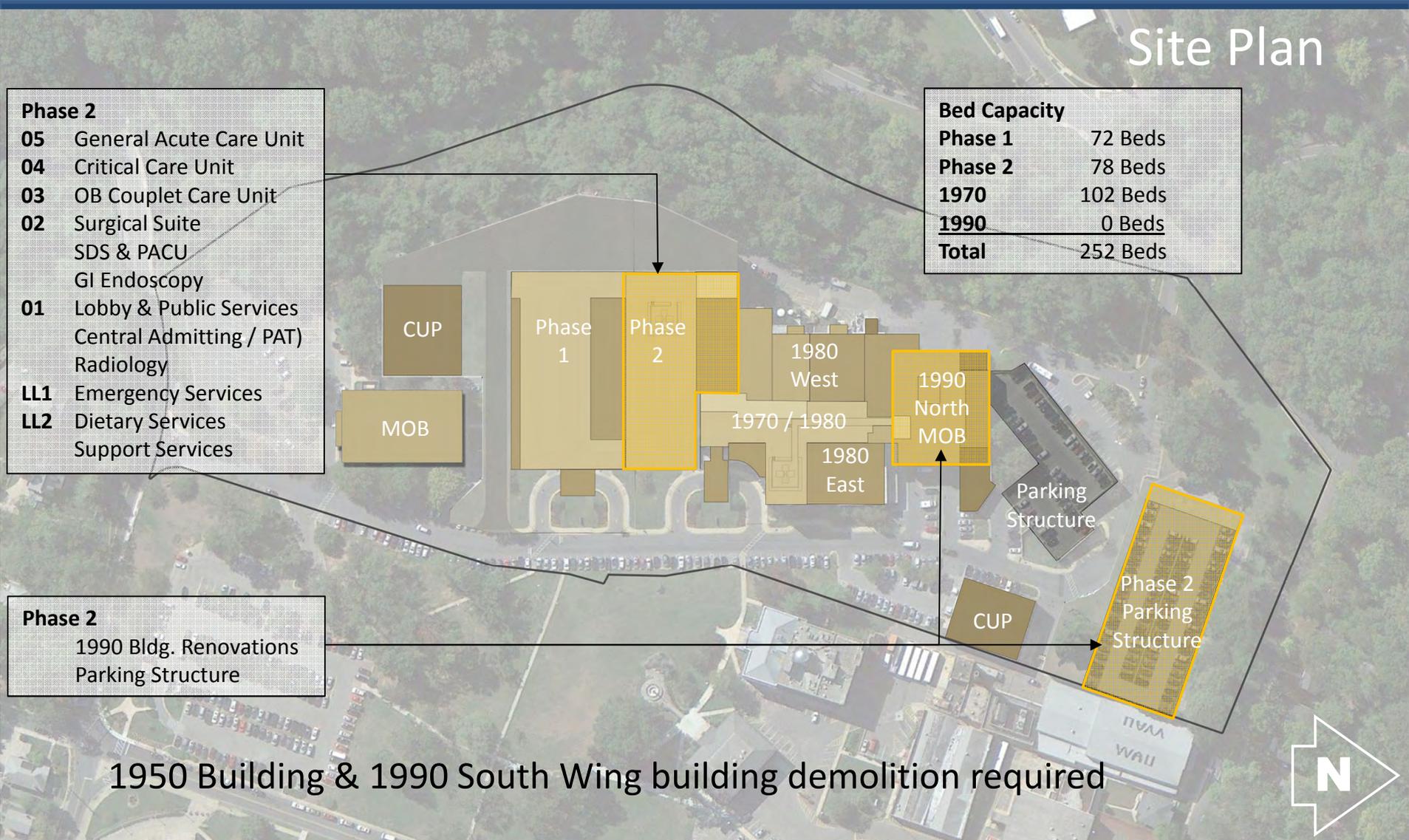
Phase 2 Detail

Site Plan

- Phase 2**
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GI Endoscopy
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Total	252 Beds

- Phase 2**
- 1990 Bldg. Renovations
 - Parking Structure



1950 Building & 1990 South Wing building demolition required

Phase 2 Detail

Level LL 2



Phase 2 Detail

Level LL 1



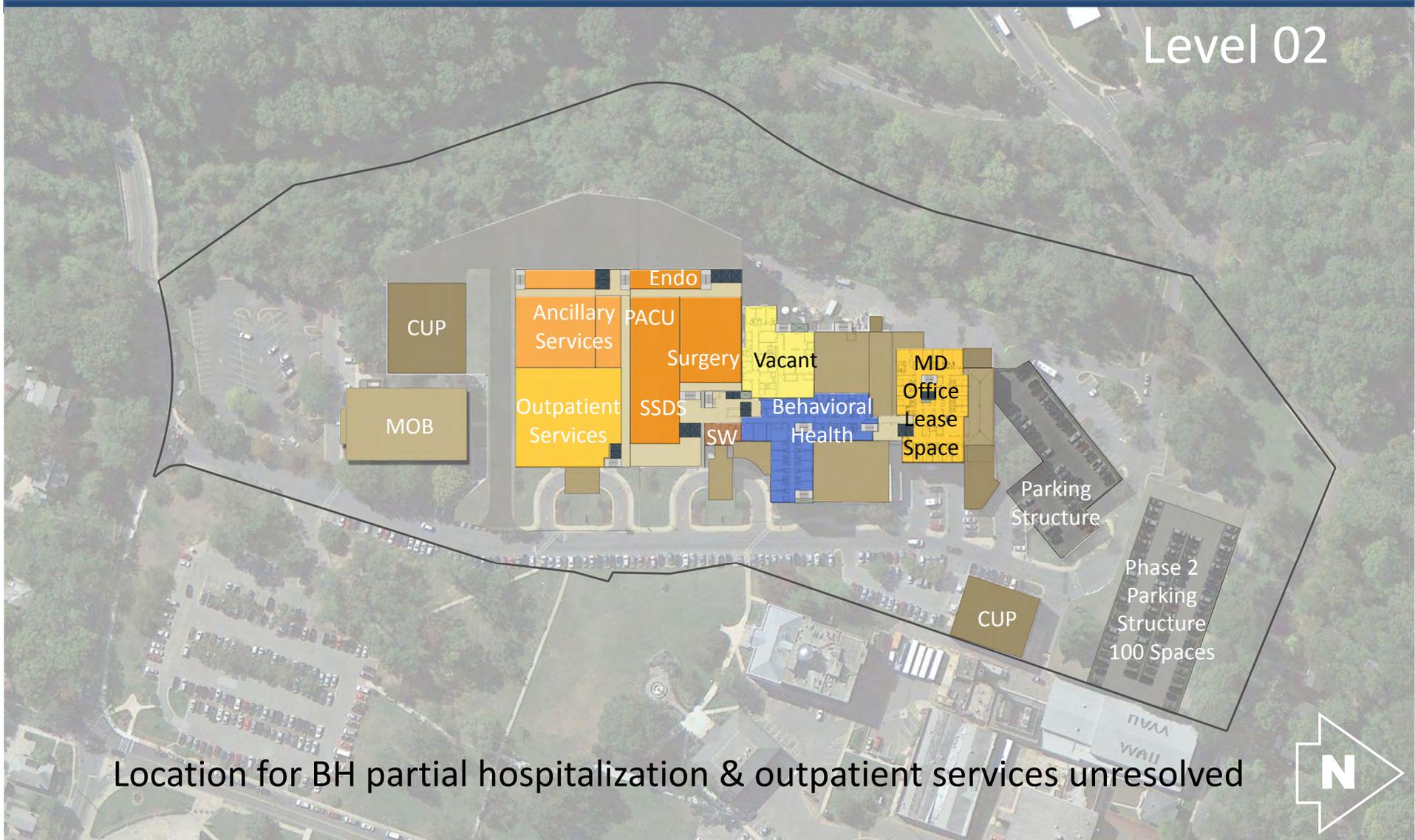
Phase 2 Detail

Level 01



Phase 2 Detail

Level 02



Location for BH partial hospitalization & outpatient services unresolved

Phase 2 Detail

Level 03



Phase 2 Detail

Level 04



Phase 2 Detail

Level 05



Compelling Priorities

- 1980 West Building Construction
11'-0" floor to floor heights do not support high-acuity services such as radiology and surgical services

Site is critical to providing total area required for radiology and surgical services partially located in Phase 2 development

- Empty Chair

West site is planned to accommodate remaining services located in 1970-80 Central & East Buildings and 1990 North Building

Project Scope

- Building Demolition
1980 West – 64,650 gross area
- New Construction
117,500 gross building area
- Hospital Services
Inpatient Services
 - 88 bedsAncillary Clinical Services
 - Radiology suite
 - Surgical SuiteSupport services
 - Environmental Services
 - Materials Management
 - Plant Operations
- 1990 North Building MOB
72,630 gross building area renovations

Phase 3 Detail

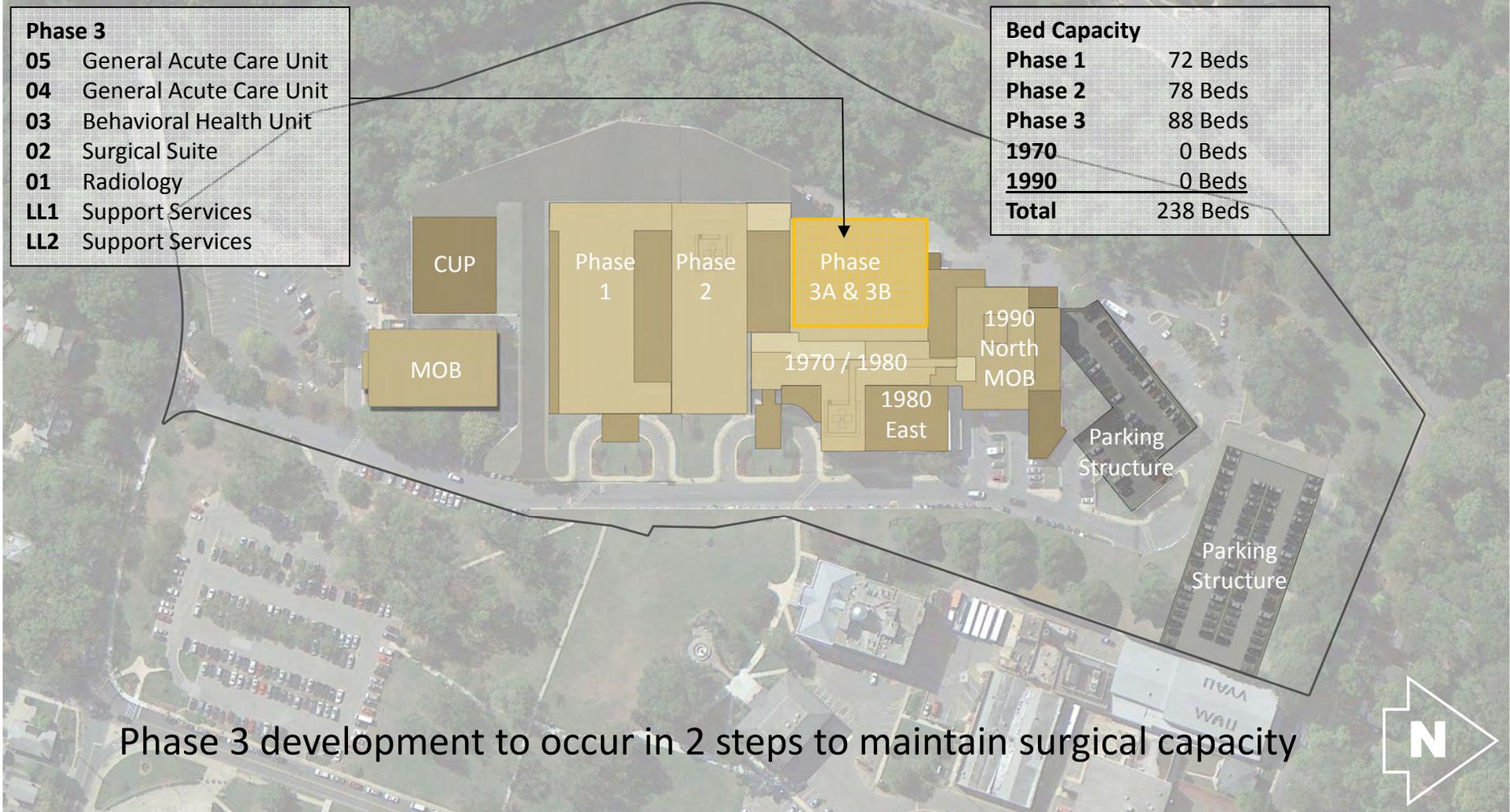
Site Plan

Phase 3

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- LL2 Support Services

Bed Capacity

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Total	238 Beds



Phase 3 development to occur in 2 steps to maintain surgical capacity

Phase 3 Detail

Level LL 2



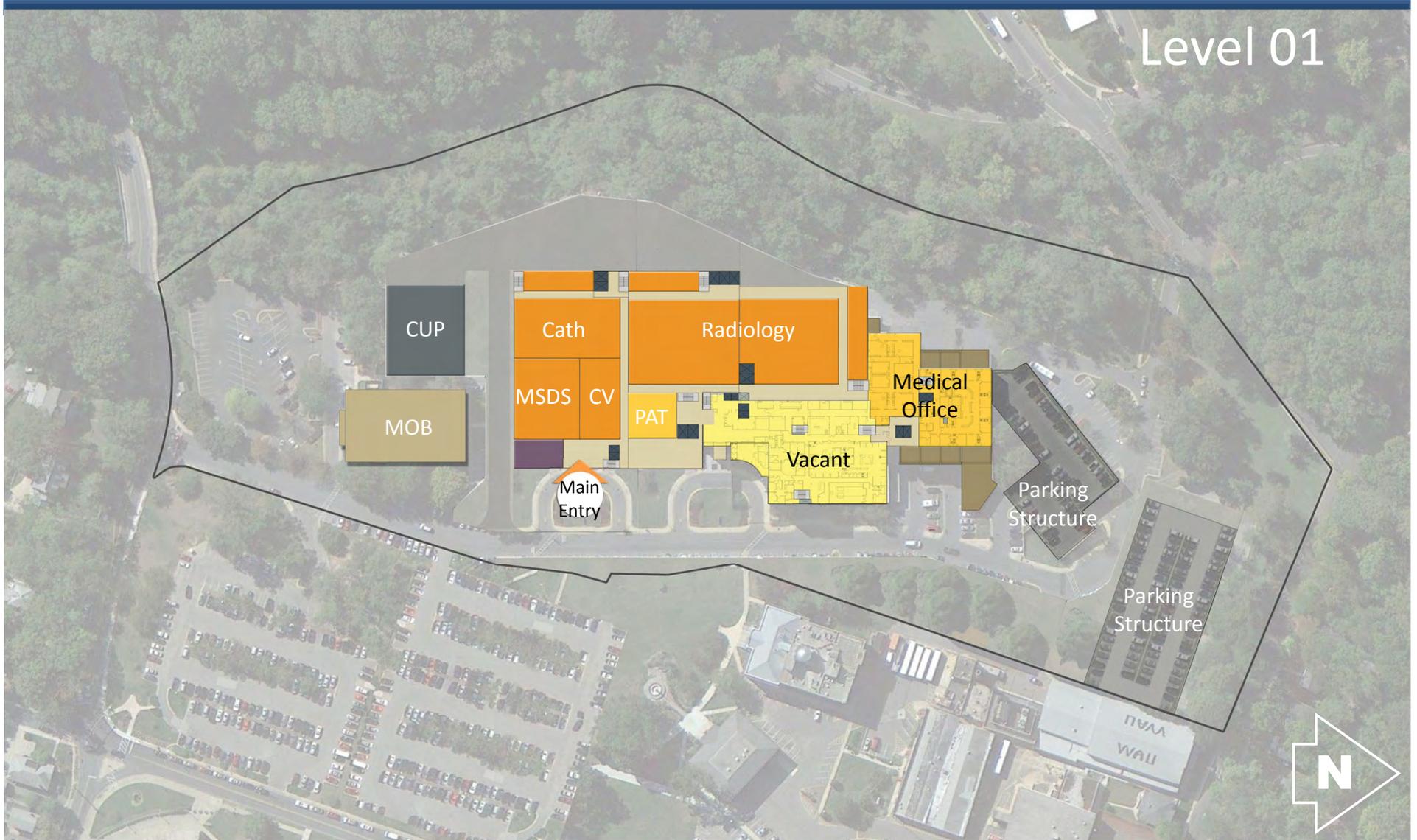
Phase 3 Detail

Level LL 1



Phase 3 Detail

Level 01



Phase 3 Detail

Level 02



Phase 3 Detail

Level 03



Phase 3 Detail

Level 04



Phase 3 Detail

Level 05



Compelling Priorities

- 1970-80 Central & East Construction
11'-0" floor to floor heights do not support high-acuity services such as Radiation Oncology, Surgical Same Day Services, MRI Suites and Inpatient Services

Site is critical to providing total area required for behavioral health services partially located in Phase 3 development

- Floor Level Alignment

If 1970-80 Central & East Buildings remain, their floor levels will not align with Phase 1-3 new facility development, impacting way-finding

Project Scope

- Building Demolition

1970-80 Central – 107,485 gross area

1970-80 East 35,480 gross area

- New Hospital Construction

82,200 gross building area

Hospital Services

- Inpatient Services
 - 14 Behavioral Health Beds
 - Behavioral Health Partial Hospitalization
 - Behavioral Health Outpatient & Administration
- Administrative & Outpatient Services

Phase 4 Detail

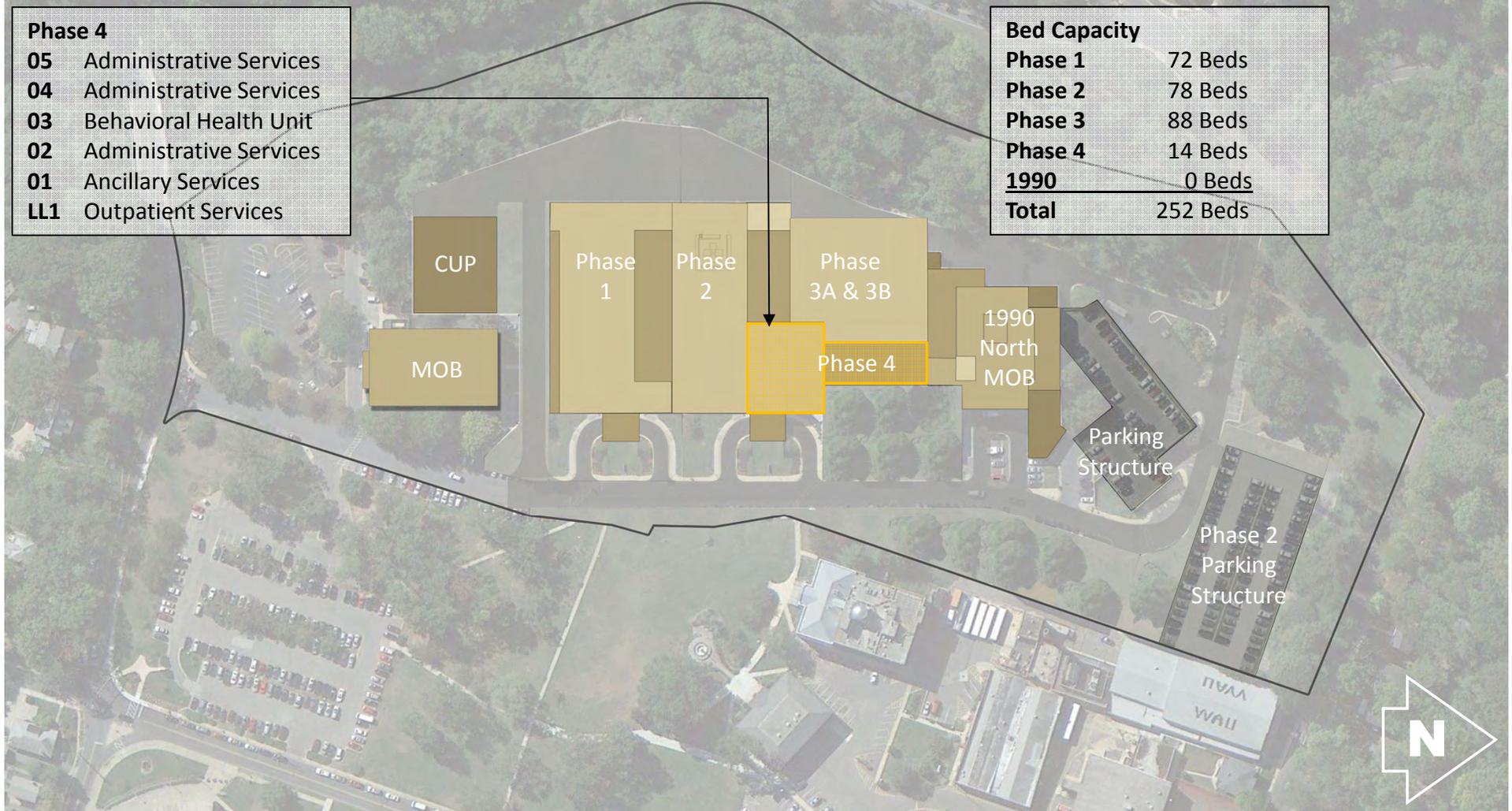
Site Plan

Phase 4

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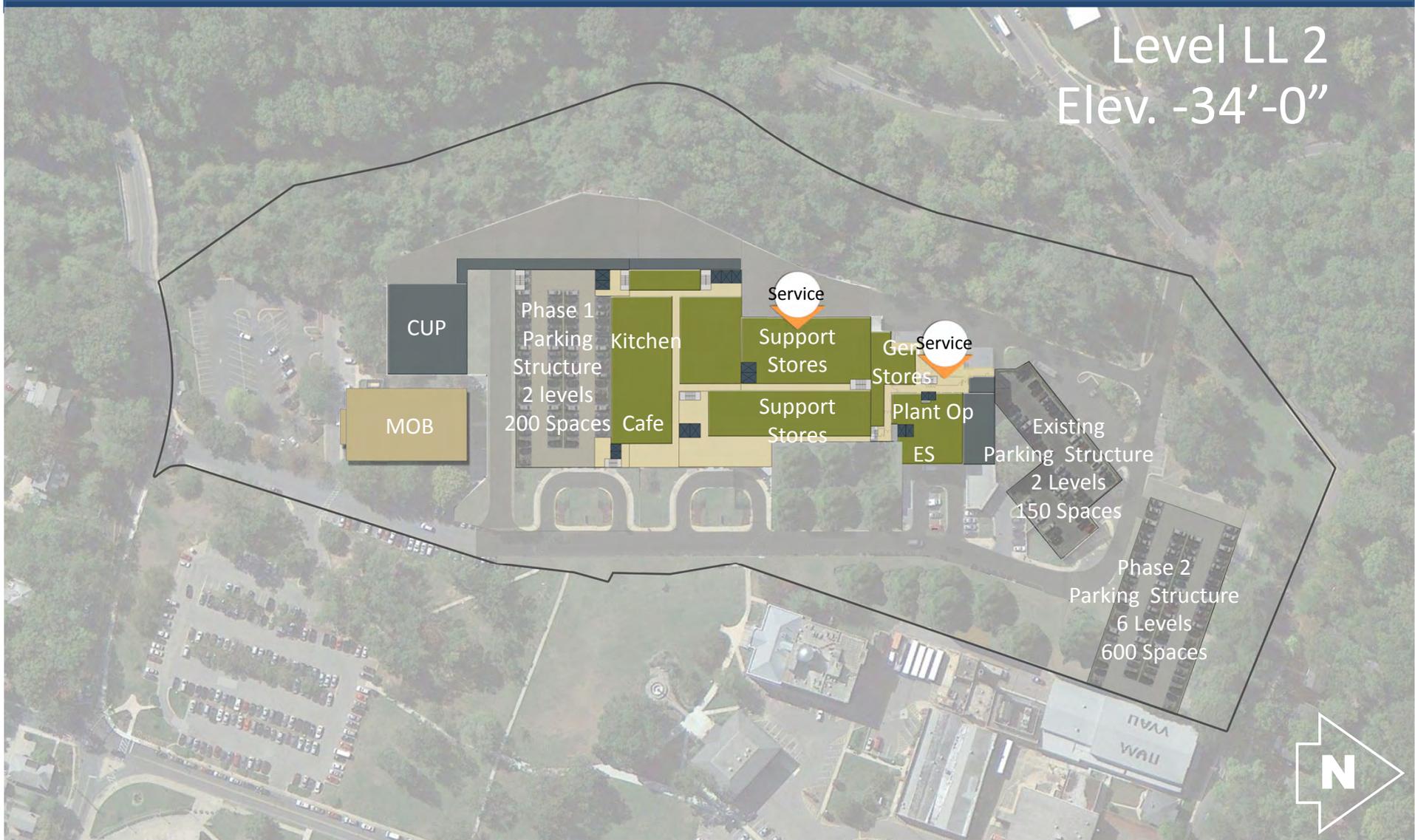
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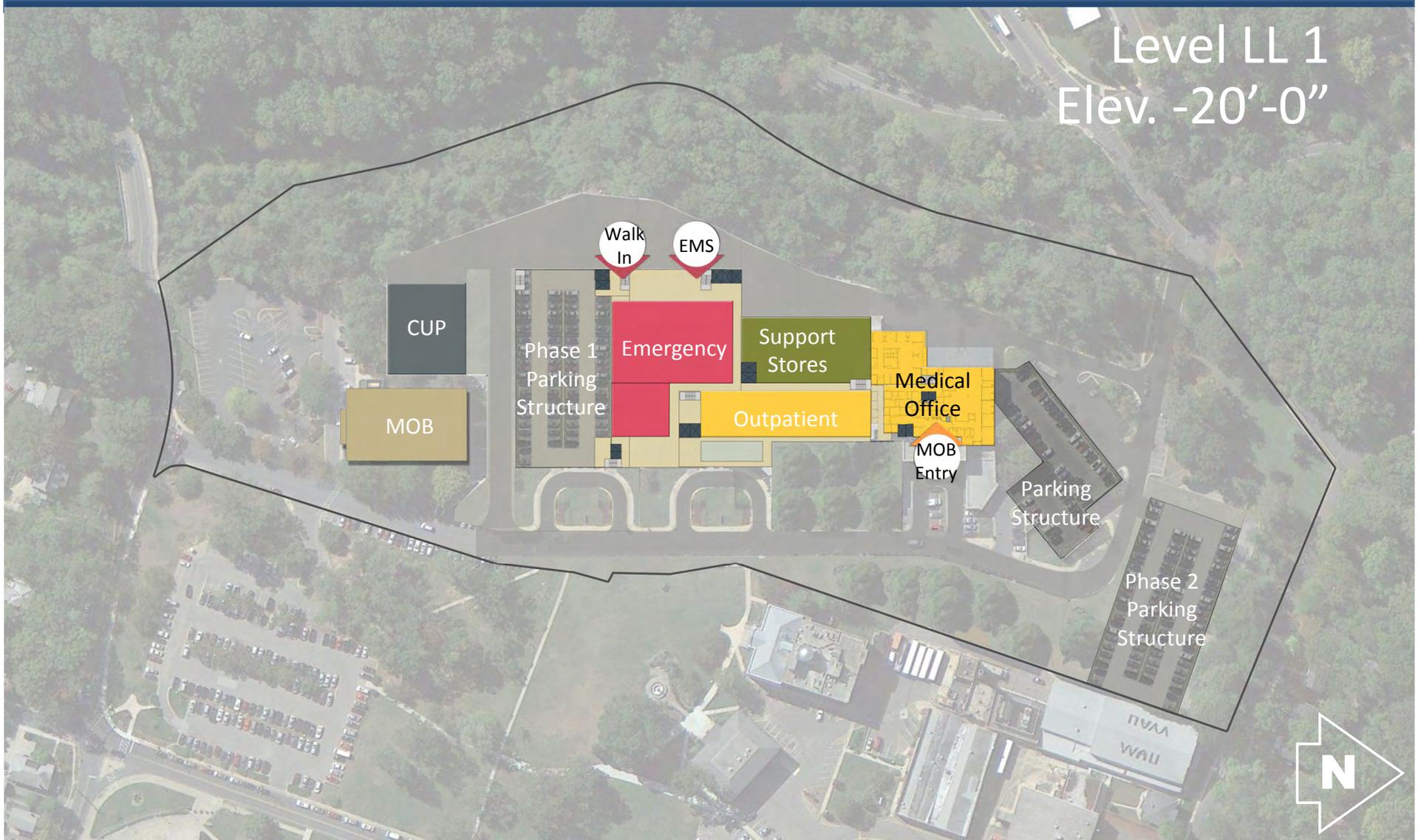
Phase 4 Detail

Level LL 2
Elev. -34'-0"



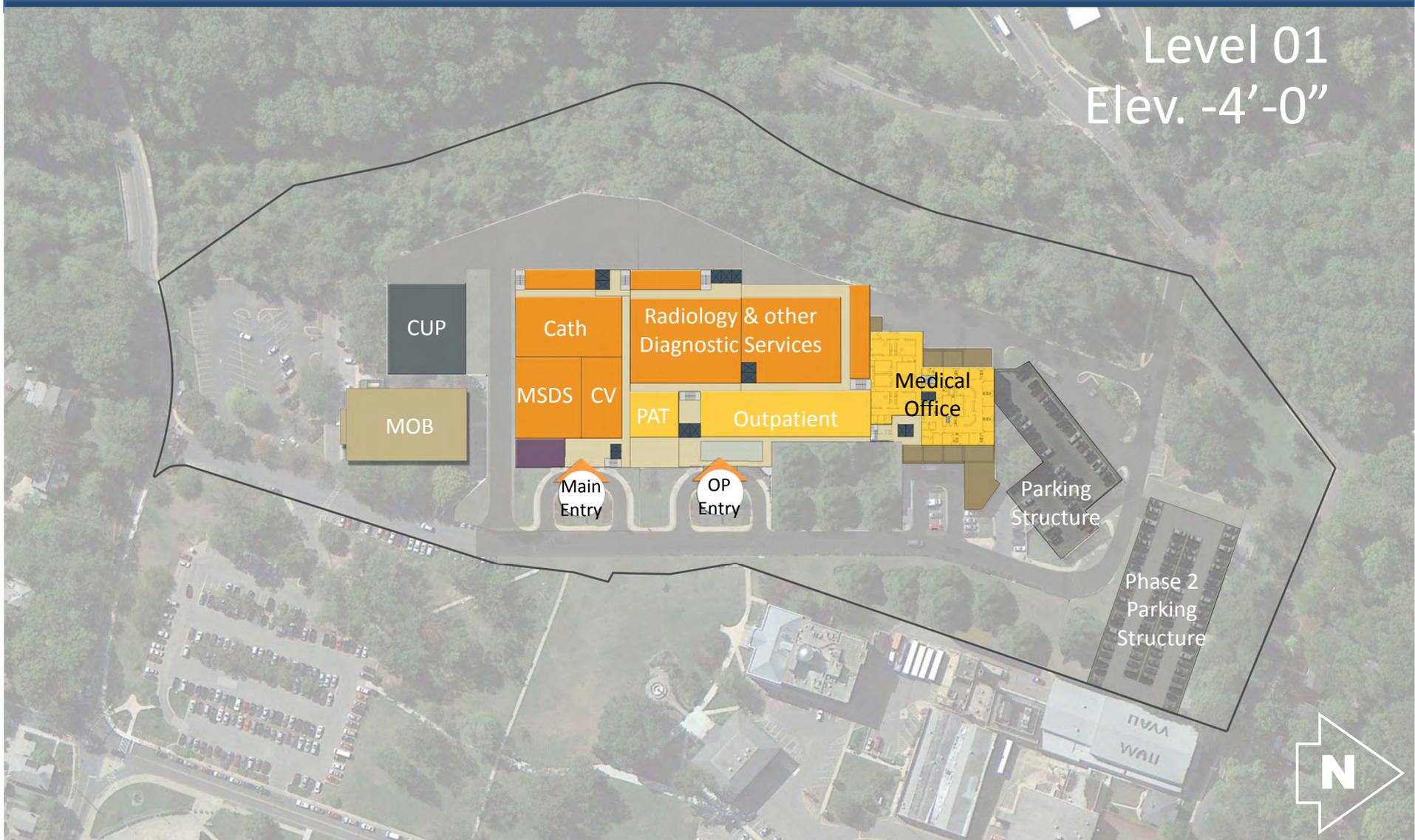
Phase 4 Detail

Level LL 1
Elev. -20'-0"



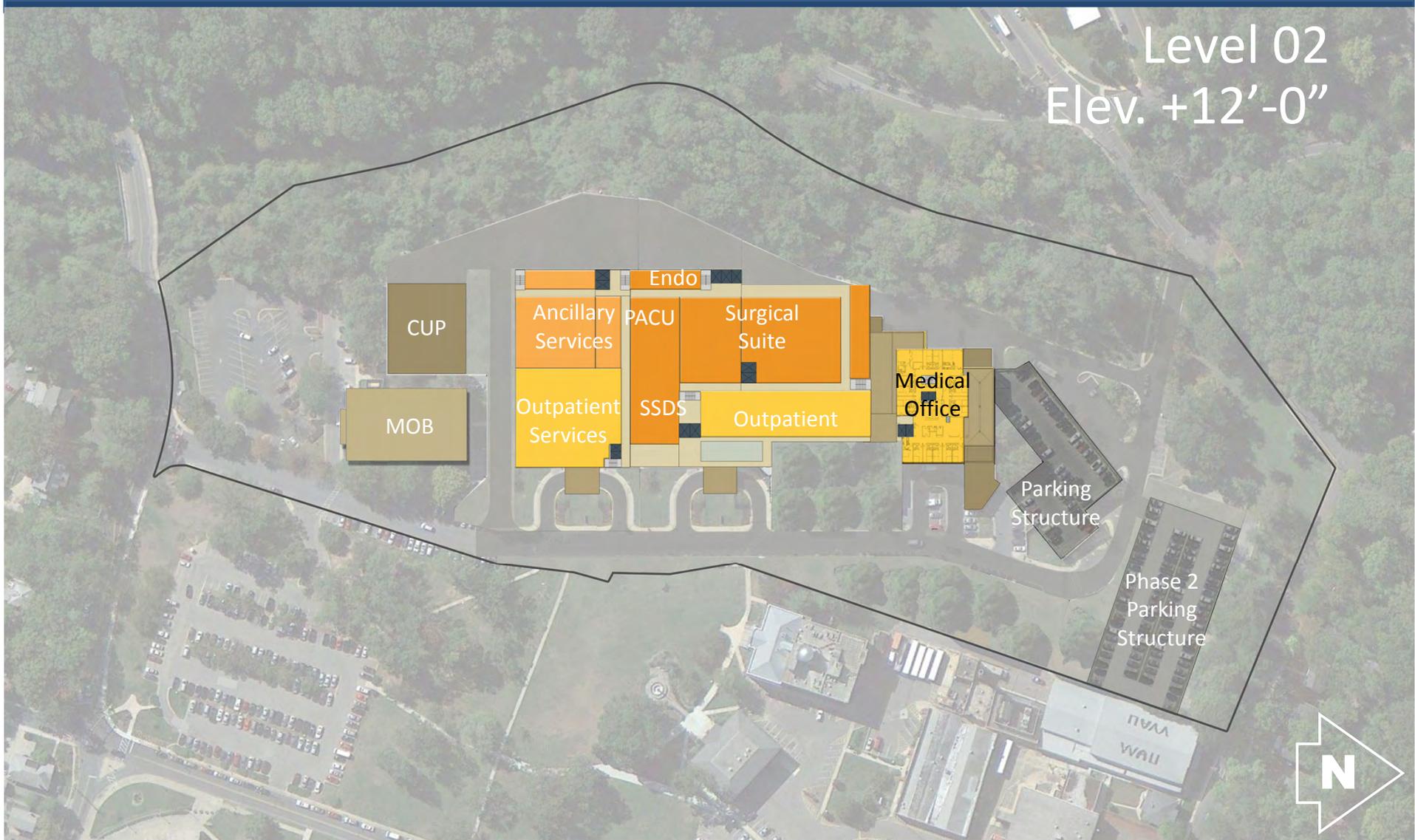
Phase 4 Detail

Level 01
Elev. -4'-0"



Phase 4 Detail

Level 02
Elev. +12'-0"



Phase 4 Detail

Level 03
Elev. +28'-0"



Phase 4 Detail

Level 04
Elev. +42'-0"



Phase 4 Detail

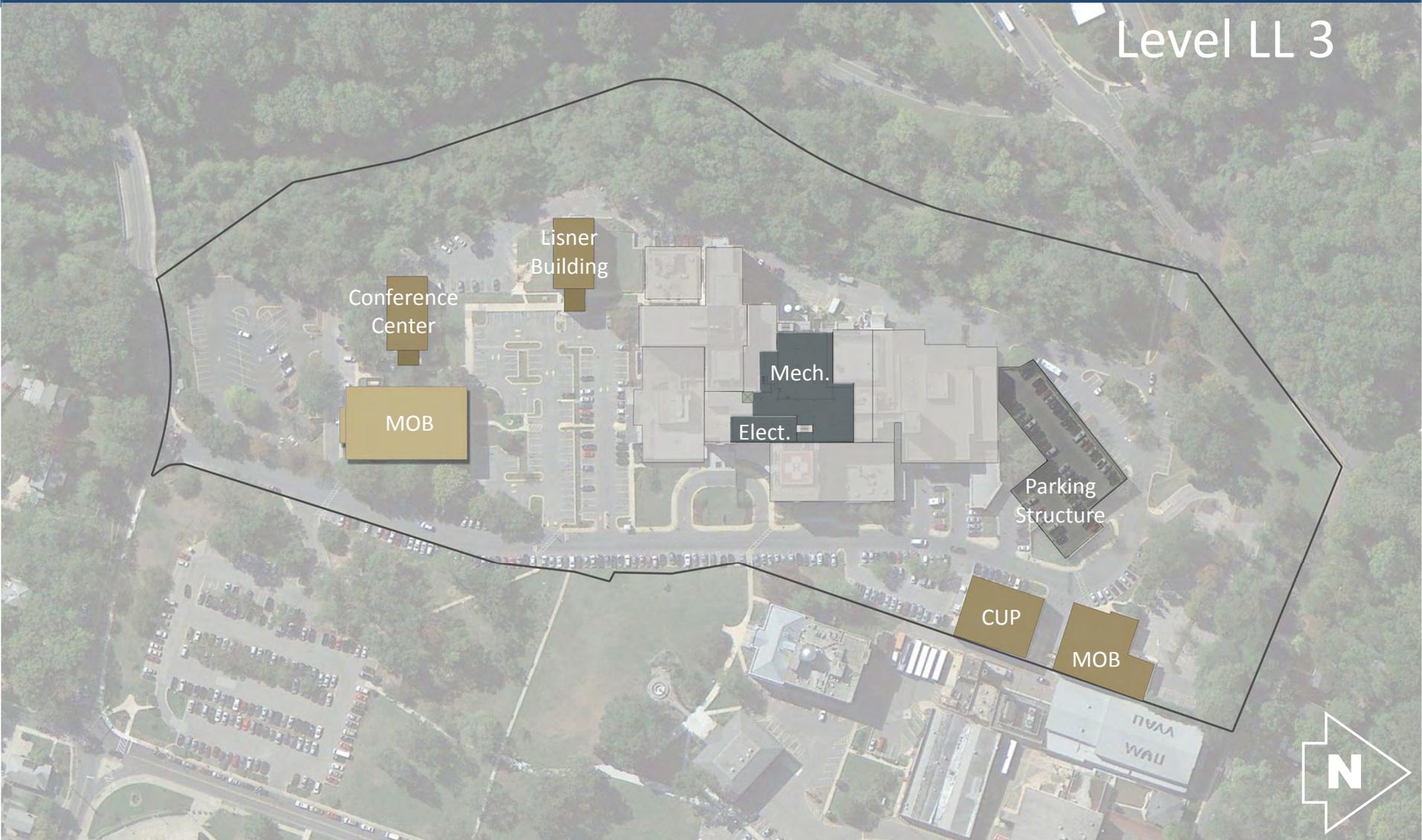
Level 05
Elev. +56'-0"



Existing Facility

Existing Facility

Level LL 3



Existing Facility

Level LL 2



Existing Facility

Level LL 1



Existing Facility

Level 01



Existing Facility

Level 02



Existing Facility

Level 03



Existing Facility

Level 04



Existing Facility

Level 05



Existing Facility

Level 06

