

**Tufts**Medicine

MelroseWakefield Hospital  
Lawrence Memorial Hospital



# Malden Hospital Site Redevelopment

**Community Meeting #2**

October 27, 2022



**Tufts**Medicine

**ACADIA**  
HEALTHCARE



# Welcome

## Tufts Medicine / MelroseWakefield Hospital:

- **Lori Howley** Executive Director, Corporate Communications
- **Ryan Fuller** Vice President, Strategic Alliances, Tufts Medicine

## Acadia Healthcare:

- **Charles “Chip” Hill** Senior Principal, Stengel Hill Architecture
- **Miles Kramer, LCSW** Vice President of Strategic Growth, Acadia Healthcare
- **Brad Lipsey** Partner, Crunk Engineering





# New Behavioral Health Center of Excellence

- Bringing critically needed medical care to the region for patients of all ages
- Partnership of two premiere healthcare organizations: Tufts Medicine / MelroseWakefield and Acadia Healthcare
- High quality and compassionate patient care
- Bringing 144 Behavioral Health hospital beds to the region
- Teaching Center of Excellence with Tufts Medical Center/Tufts University School of Medicine
- Community and economic benefits
  - Approximately \$30m in annual economic impact and many local, good jobs to the community





# Partnership of two Premiere Healthcare Organizations

## About Tufts Medicine:

- Tufts Medicine is a leading integrated health system bringing together the best of academic and community healthcare to deliver exceptional, connected and accessible care.
- Comprised of Tufts Medical Center, MelroseWakefield Hospital, Lawrence Memorial Hospital of Medford, Lowell General Hospital, an expansive home care network and a large integrated physician network.
- Tufts Medicine has more than 15,000 dedicated care team members, including a physician network of more than 2,000 physicians.
- The health system is the principal teaching affiliate for Tufts University School of Medicine.

## About Acadia Healthcare:

- Experienced multidisciplinary senior management and care teams with established track record of excellence
- Largest stand-alone behavioral health company in the U.S.
- 238 locations in U.S. and Puerto Rico
- 20 joint venture partnerships with premier healthcare systems throughout the country
- An experienced operator of care in the Commonwealth of Massachusetts.
  - **2 Behavioral Health Hospitals in Massachusetts**

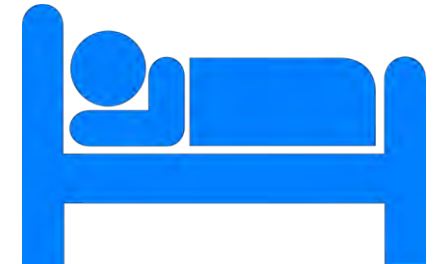


# Critical Need

- **Shortage of behavioral health beds and resources throughout the state:**
  - 1 in 5 adults experience mental health illness
  - 1 in 20 experience serious mental health illness
  - Suicide is the second leading cause of death for ages 10 to 34
  - Community Health Needs Assessment consistently states behavioral health care as a top priority
- **Top data points 2022:**
  - Top findings among all findings of things they would like to change about their community: 31% said better access to mental health services, second only to affordable housing
  - Top community health concerns:
    - ✓ Mental health: 68%

*Sources:*

Nami, American Foundation for Suicide Prevention (Mass 2020), Anxiety & Depression Association of American, Blue Cross/Blue Shield of Massachusetts Foundation





# Hospital Care

- The new hospital will expand access to quality behavioral healthcare services locally, providing healing and hope to those in need for the region
- Serving patients of all ages: child/adolescent, adult, seniors
- Designated and accredited as a hospital
  - Physician led clinical teams
  - Hospital design standards





# Hospital Design



# Conceptual Rendering



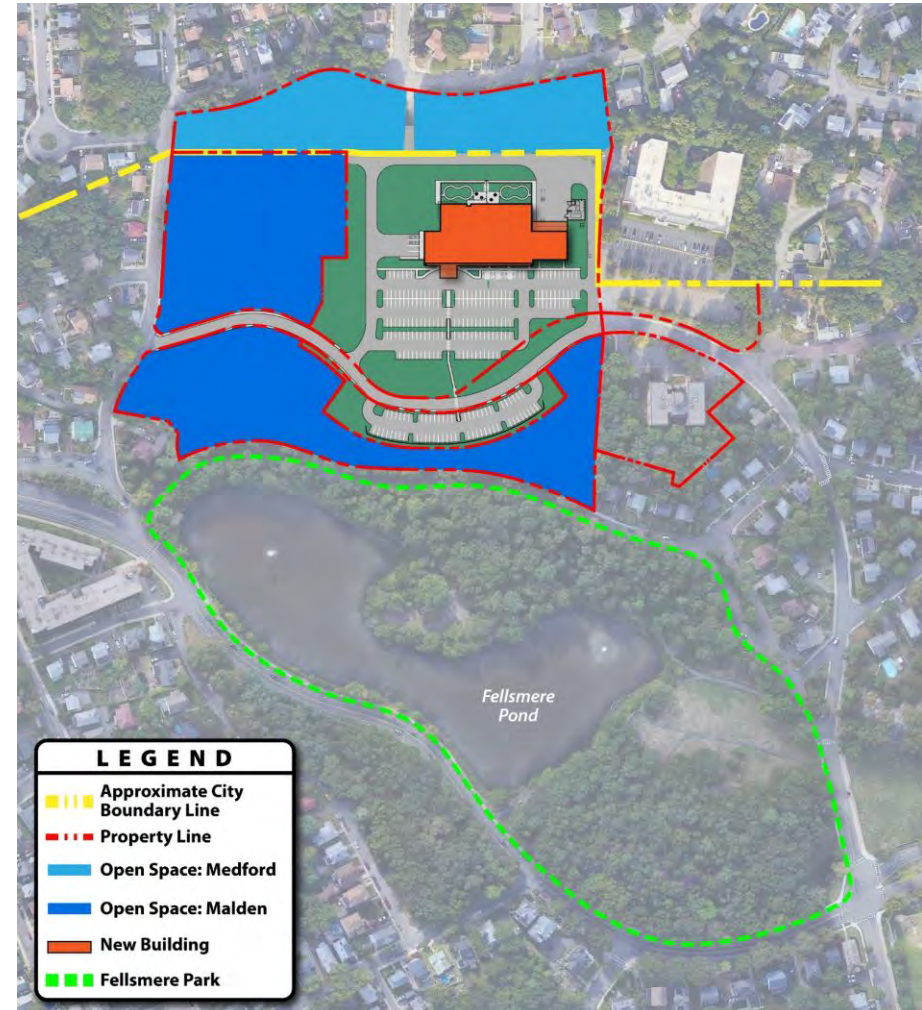




# Open Space

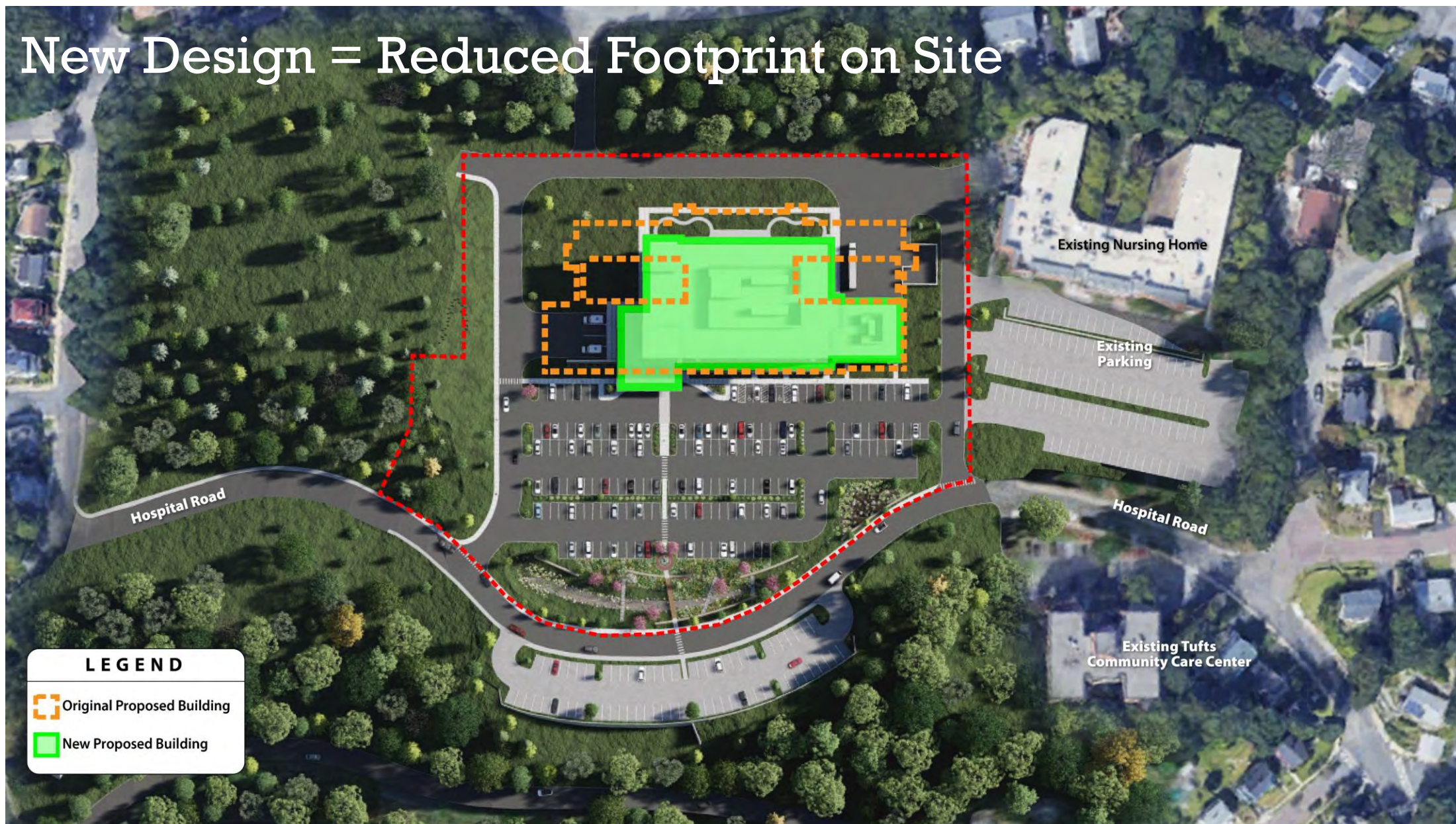
Through this process, we heard from the community/stakeholders:

- Redevelopment plans need to address the following as compared to previous options
  - Open space
  - Density
  - Maintaining aesthetics of neighborhood
- Proposing redesigned building that is better suited for the space and setting by reducing the building footprint



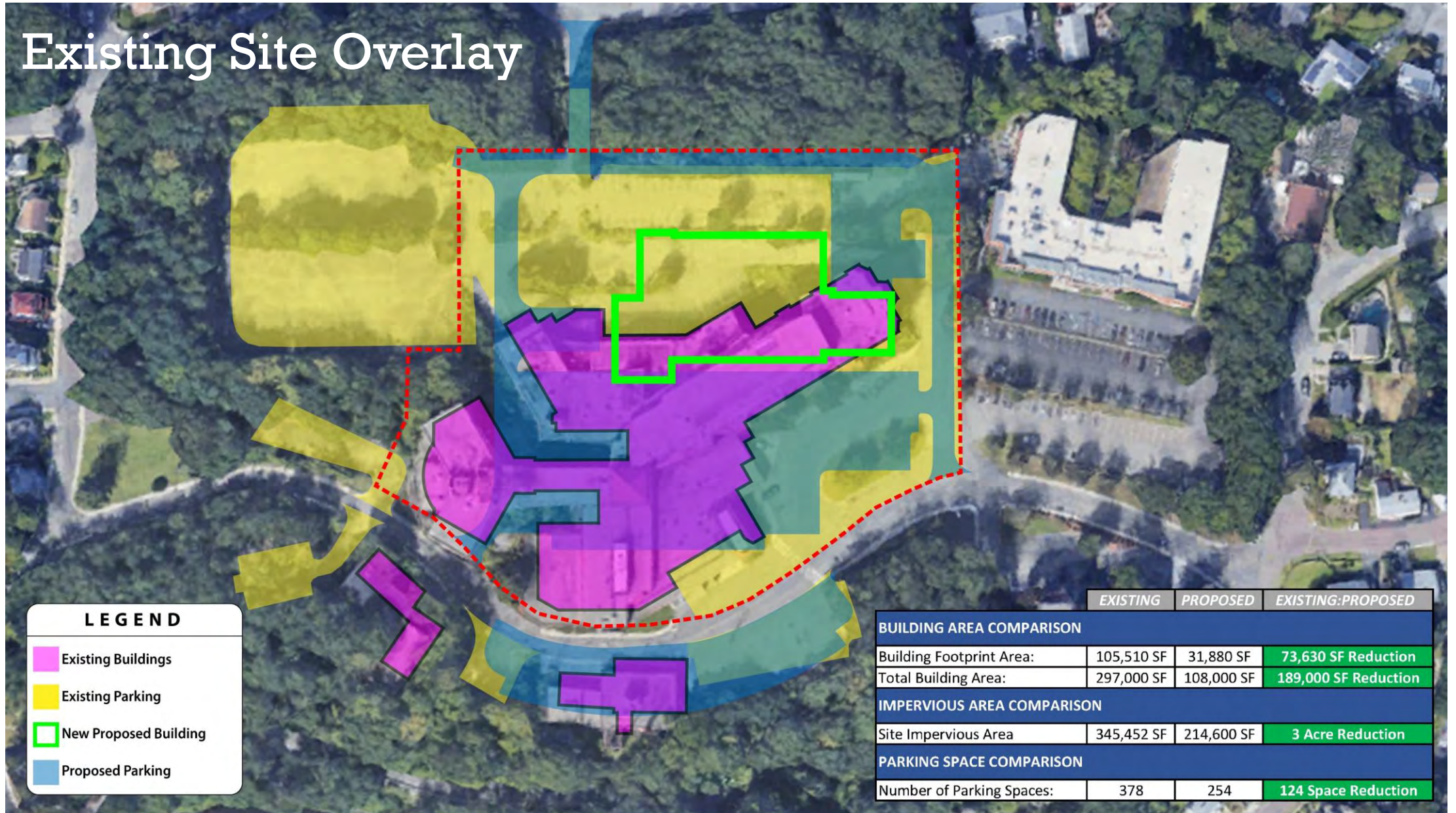


# New Design = Reduced Footprint on Site





# Existing Site Overlay





# Exterior Renderings





# Exterior Renderings





# Exterior Renderings

## Commemorative Garden/Walkway





# Typical Aesthetic





# Artwork

## Artwork / Art Therapy Program in Hospital:

- Regionally-focused artwork, including use of local artists
- Hospital will include areas for display of patient-created artwork
- Art Therapists on staff





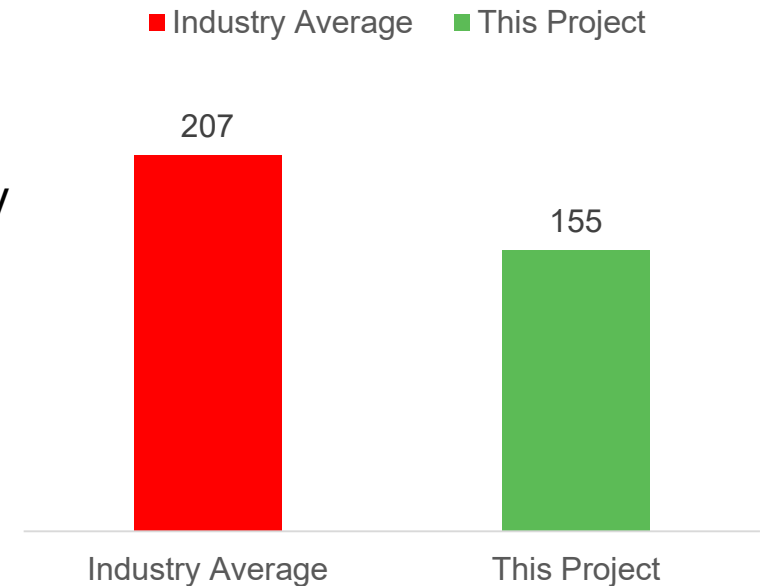


# Sustainability

**Hospital will be designed to a high standard, including systems exceeding industry averages as follows:**

- 40% reduction in lighting energy use
- 30% reduction in indoor water use
- High-performance, low-leakage building envelope
- High-efficiency HVAC equipment
- Projected Energy Use Intensity (EUI) 25% lower than industry average for Specialty Hospitals

Energy Use Intensity (EUI)





# Services Provided



# What We Treat as an Acute Care Hospital

Caring for your family, neighbors, co-workers and friends

- **General Mood Disorders**
  - Depression
  - Anxiety
  - Bipolar Disorder
  - Traumatic Experience Care
- **Thought Disorders**
  - Disturbance of thought and perception
  - Neurocognitive decline
- **Geriatric Psychiatry**
- **Child and Adolescent Psychiatry**
- **Outpatient and Other Services**
  - Intensive Outpatient Services
  - Partial Hospitalization Programs





# Services Provided

## Admissions:

- Referrals are required (most usually coming from an area ED or other medical providers), and assessments are completed by Qualified Medical Professionals for admission or referral to outpatient services.
- No Emergency Department on site
- There is an ambulance bay for the transport of patients, with no sirens or noise disturbance.





# Services Provided

## Stay:

- Patients receive comprehensive care and treatment by a multidisciplinary team of medical professionals including:
  - Psychiatric physicians
  - Nurse practitioners and registered nurses
  - Primary medicine and specialty physicians
  - Psychologists
  - and other specialty providers as needed for the care of the whole person.
- Patients engage in a variety of structured group and individual therapy programs throughout their day.



## Discharge:

- Patients receive a robust outpatient plan at discharge including transportation to their destination.





# Safety and Security

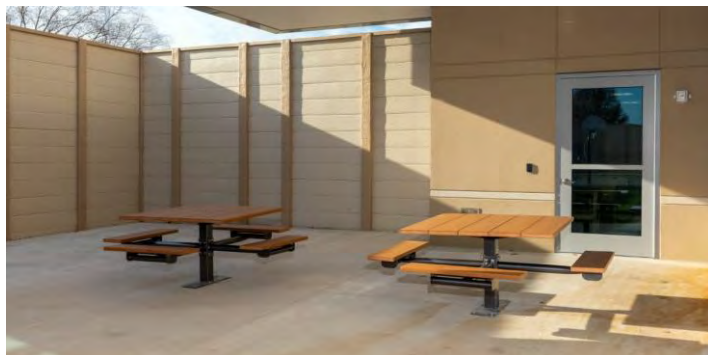


# Keeping Patients, Staff and Community Safe

- **Secure facility:**
  - Controlled access in and out of facility and between units
  - 24-hour video surveillance of lobby, outdoor, and common areas
  - 15-minute patient checks
- **Listening to community concerns:**
  - 14' tall activity yard walls
  - Supervised activities
  - Fully secure and locked facility



# Security Features



Facility Security & Design  
Therapeutic Environment – Not a Security Environment!





# Community



# Community Outreach – Being a Good Neighbor

- **We believe in partnering with our community.**
- **We will offer:**
  - **School outreach programs**
    - ✓ Suicide prevention training and resources
    - ✓ Teacher and School Counselor training programs
    - ✓ Referrals and treatment resources
  - **Veteran and Military outreach programs**
    - ✓ Referrals
    - ✓ Potential for specialized treatment programs
  - **Close partnerships with law enforcement, crisis teams, and community mental health services**





# Traffic and Parking



# Traffic and Parking Studies

## **Comprehensive Traffic Impact Analysis:**

- Scoping Letter issued to City for review
- Independent Peer Review required by City of Malden

## **Parking Study:**

Heard neighbors' concerns about street and neighborhood parking. Parking Study will:

- validate that adequate parking is provided for the new Hospital on site
- validate that the needs of the Malden Family Health Center are met
- evaluate the interests of the community to make any parking available for use of open space



# Building Demolition and Historical Commission



## Building Demolition / History

**The Project Team will work with the surrounding community to address noise/dust/pest concerns during the building demolition process as follows:**

- A Project Team will be established
- The Project Team will work with the surrounding communities and in compliance with City requirements to address demolition needs and concerns to ensure a safe project – including addressing noise, dust, and rodent concerns during the building demolition process
- A community Pre-Demolition Meeting will be conducted by the Demolition Contractor to listen to and address neighborhood concerns



# Building Demolition / History

**The Malden Historical Commission will be consulted throughout the process**

## **Historical Commemoration:**

- In recognition of the long history of Malden Hospital at this site, an option for the landscape design for the project is to include a commemorative seating area and marker along a pedestrian pathway





# New Building Development

## **Demolition Permit:**

- Site Plan Review, including review by Historic Commission, required

## **Building Permit:**

- Requires Special Permit from City Planning Board, including approval of Traffic Impact Analysis





# A Project for All of Us

## Questions?



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**Thank You**

[MelroseWakefield.org/MaldenHospFuture](https://MelroseWakefield.org/MaldenHospFuture)

[tuftsmedicine.org](https://tuftsmedicine.org)