

HPN HHIC Meeting 01/17/2019

Neighbor attendees: Mike Thompson, Jacqueline Lindauer, Kerry Reagan, Susan and Wayne Willis

HH Attendees: Mike Zanghi, Wendy Boyce, Maureen Malone

Agenda:

- status on PD application for new construction
- other

PD Application

- Maureen – still no confirmation on planning commission date. HH hasn't received complete accepting of submission so still waiting on City. HH is still in the same holding pattern.
- Wayne – At NBN6 HH was expecting the planning commission would be in January.
 - o Mike Z - Planning commission in Feb. and next step in March.
- Mike T – Were changes made to the PD?
 - o Maureen – in particular to the screening HH did make changes that were announced at the last NBN6 meeting.
 - o Mike Z – The city is all about language and wants HH to rewrite some things like the purpose statement. They wanted more about how Highland fit into the neighborhood, its goals and such.
- Mike T – When will construction start?
 - o Mike Z – we are still targeting May of 2020
- Mike T – Are there any other construction projects going on?
 - o Mike Z – Not externally. OR renovations, FMC renovations, update to W5 and that's really just paint, flooring and ceilings replacement. The hospital has to stop renovations during flu season when the census is higher because we do 9 to 11 beds at a time so those places are needed for patients. We're also finishing up two operating rooms, ORs 13 and 14. We have 16 ORs total.
- Mike T – What's the progress on landscaping?
 - o Mike Z – Highland is still planning for the ivy wall on the garages and the screening wall for the dumpsters and is gearing up for that. HH is developing a design and how the new wall will attach to the old wall. Construction would start in the Spring and will require a permit.
- Mike T – What's going on with the fencing along Rockingham? We talked to Zina and she said Highland can do it.
 - o Maureen – When HH communicated with the City Zoning Commission, they were quite adamant that it could not be done.
 - o Mike Z – It was part of a verbal conversation between the zoning commission and Highland's lawyers. Highland will follow up with the Zoning Commission and let you know what we find out.

- Mike Z – HH completed the plantings on Bellevue in the spring/summer. The dogwood should get taller and help with the area. HH will take care of the plantings.
- Wayne - There was a drought after the plantings were planted and there was a hose running to the area but it looks like some of it died off anyway. We had heard that the hospital said that if there were things that died last summer as a result of the weather conditions that those things wouldn't be replaced.
 - Mike Z - Some of the plants did die last summer and the contractor did come back and replace them.
 - Wayne – it seemed like the hose wasn't hitting a lot of areas because it was never moved.
 - Mike Z – it's a soaker hose so it soaks the space by being placed in and around the plants.
 - Wayne – I don't think it got to some of the places it should have.
 - Mike Z – Highland will look into that when summer comes.
- Susan – Certain vendors are still parking outside the cut out on Mt. Vernon.
 - Mike Z – Highland will address that with them.
- Mike T – I do see more people using their flashers and it seems like there are fewer people double parking.
 - Wayne – sometimes those trucks, they won't park in the cut out even when there's no one in the cut out.
- Wayne – Going back to the PD, the way I understand this it's allowing for, if you go around the very edge of the hospital's property, all the way along Mt. Vernon Ave. if this is approved it allows for continuous buildings of 5 stories and then going up to 7 stories afterwards. Along Bellevue, 5 stories until almost up to the edge and then along South Ave. as well. In order to actually fill in all of that this would involve a massive amount of additional construction over a long time but what the PD is doing is authorizing the hospital to be able to build up to that height as much as they want.
 - Maureen – It's tough for Highland to predict what direction health care will take over the next 20 years and what the hospital might need, so the PD is meant to be an envelope and any further projects would need further approvals. Highland would have to go through city zoning to build any new building.
- Wayne – Within the envelope, say you wanted to build a new 5 story building up to the edge of Rockingham. The PD, if approved, would authorize you to do that but you're saying you would need additional approvals to build the building?
 - Mike Z – Yes, it goes back through the zoning department. There's an EAF, Environmental Impact Form, in the new PD and there will be a requirement for a traffic study, utilities need to be assessed so those are some of the attributes that need to go into it.
- Wayne – The hospital and the neighborhood have both been here a long time and there's very little change in the character of the neighborhood but the hospital's character has changed radically in that time although remaining within the boundaries that are there. In looking at how different the hospital is from back then. I would like to imagine that the neighborhood would be the same in 100 years. Why would it have to

be destroyed or made less desirable to live in during that time? The only major threat to this neighborhood over that long term looking forward is the hospital, if the hospital assesses its needs further down the road and needs to expand beyond its existing boundaries.

- Maureen - The hospital has already agreed not to do that.
- Mike T – When you look at buffalo and ECMC the neighborhoods got poorer and poorer but it's different here. People have always fought in this neighborhood like when they stopped the highway from coming through. This neighborhood has a vision. It's pretty popular. I think that's going to continue. There's another factor and that's the park. It's not like things can slide too far down because the park is a draw so you have these forces that tend to make the neighborhood go down and then the hospital could expand into it but they can't because of the park.
- Maureen – The purpose of the PD is to include Highland's agreement not to expand into the neighborhood looking into the next 20 years, which is a tough task, understanding the needs of the hospital community in the next 20 years. But this PD is part of the hospital's agreement that it will not expand into the neighborhood and will continue to have talks with the neighborhood as the years go on.
 - Wayne – I understand the decision but again, what I'm talking about is longer term than that.
- Mike Z – Highland has tried here to expand with the reality of health care. The hospital wouldn't build a monolith on the site but it needs to stay in the realm of reality. The hospital knows it needs a new building today. In 30 years, it might need a new west wing, it may need to update the garages. Those are things that are within the normal development of a hospital property.
- Wayne – Why wouldn't it be practical to fill the entire space? Strong hospital has grown in every way.
- Mike Z – There are multiple reasons. There are limits to the utilities in this area, parking on site, patient rooms need exterior windows so the hospital couldn't have one monolithic building, even if it wanted to, because every patient room is required to have windows. Strong's building has wings and is also not a monolith. Hospitals need to have courtyards at least because of the requirements for patient care. There are practical limitations to building on site.
- Mike T – I have specific questions about the new design. Your mission is to make highland unique, have you thought of roof top gardens or even balconies that patients can go to for R&R with a view of the city?
 - Maureen – Highland doesn't have a design for the building yet but the main reason for construction is to give patients private rooms. Capital is a limitation so there isn't exactly an unending budget.
 - Mike Z – That being said, Highland will be evaluating those options as project planning continues.
- Kerry – I sort of lost track with the PD but last time I looked at there was an equipment utilities space, two of the 7 stories were those things.
 - MZ – Level 1 will be surgery, 2 Observation Unit, 3 mechanical, and 4 floors on top of that and then a mechanical room on top of that. The hospital figured out how to stack the building so it stays within the parameters of the PD. The latest version of the PD can be found on our facilities web page.

- Maureen – Highland met with School 12 in December and is going to do more collaborative work soon. The hospital is going to wait until flu season is over and then start with a school supply drive and in the spring we're hoping to have a career day for students to tour the hospital and speak with different kinds of employees. We're very excited about it and looking to do our United Way day of giving with them.
 - Mike T –We do have scientists that go into the schools once a month and I know doctors don't have a lot of time but we would love to have them for half an hour.
- Wayne – There was something circulated on a local community website (maybe Next Door) talking about how there was a drug house on Rockingham and that people had seen hospital employees in scrubs going across the street.
 - Maureen – Hospital security officers were asked to be involved but if there's something in the neighborhood, it's actually in RPD's jurisdiction. Highland security is not equipped to handle that.
 - Mike T - The neighbor that had that issue has been in contact with police.