

CAPE COD HOSPITAL – PROJECT 2022

Executive Summary

Cape Cod Hospital, a 501(c)(3) charitable non-profit organization, proposes a six-story addition to the southwest corner of Cape Cod Hospital. The addition consists of approximately 200,000 square feet of gross floor area and includes a new cancer care center (2 stories), three stories of inpatient beds, and an education/collaboration center, together with substantial infrastructure and site improvements, including without limitation: parking, access/egress improvements, storm-water management, and landscaping. Cape Cod Medical Center and Whitcomb Pavilion, both of which are located within the Cape Cod Hospital's approximately 17-acre parcel, are proposed to be demolished to allow for the proposed addition and site improvements.

Programmatically, with the addition, the Hospital will increase its licensed bed capacity from 259 to 299 beds, representing a net increase of 4 critical care beds and 36 medical / surgical beds. The fifth floor, which is proposed to be shelled out initially, could accommodate an additional 36 bed medical/surgical unit in the future. The project responds to increased demand for oncology services by increasing capacity for medical oncology treatment (chemotherapy) from 19 patient bays to 36 patient bays, with the ability for additional future expansion. The Hospital's radiation therapy program will also be upgraded with a new linear accelerator, updated CT simulation equipment and dedicated brachytherapy equipment. The second floor of the addition also includes outdoor space and a roof garden for cancer patients and their families/caregivers. The sixth floor of the addition proposes an education/collaboration center for Hospital staff, together with outdoor space. The project also improves interior circulation within the Hospital building by improving connections to the emergency department area and to the Mugar tower. All of the new patient rooms will be private rooms and the addition will provide improved working spaces for physicians, nurses and staff. Please see Tab 3 of the application materials for a detailed overview of the project's programmatic improvements.

The project is a true redevelopment in that all work is proposed on existing disturbed areas of the Hospital campus. Where possible, the project introduces additional plantings within the interior of the property, including bio-infiltration storm-water areas. The Hospital has been adding parking spaces within the campus and on surrounding Hospital-owned lots, and additional parking spaces are shown on the project plans. Furthermore, the project includes a new building entrance which will include valet services, thereby increasing the number of valet locations on the campus. Once constructed, valet services will be available at the new addition, at the Mugar building entrance, and at what is currently the main Hospital entrance.

As described in the design narrative (Tab 10 of the application materials), the project design is directly driven by its function and operational needs, together with its location on the Campus. The massing has been broken down by variations in the color, shape, with the introduction of outdoor spaces on the 2nd and 6th floors, and by breaking down the project into three functional volumes.

The Hospital campus is located within a designated Community Activity Center Placetype and within an approved Growth Incentive Zone. Accordingly, the project is

appropriately situated in an area designated for growth and with adequate infrastructure to accommodate growth. Although the project does not meet the Commission's literal definition of "infrastructure" or a "capital facility," the project is similar to an infrastructure project in that provides a critically important service in response to the community's healthcare needs. Any project-related impacts are mitigated by the project's location within a Community Activity Center and a Growth Incentive Zone and should be evaluated in light of the critically important community health services that Cape Cod Hospital provides. Cape Cod Hospital is designated as a sole community provider hospital and serves as the region's safety net provider. The Hospital provides service 24 hours a day, 365 days a year, and accepts all patients, regardless of their ability to pay.

This project a tremendous investment by Cape Cod Hospital in this campus and in furtherance of its mission to coordinate and deliver the highest quality accessible health services, which enhance the health of all Cape Cod residents and visitors. An enormous amount of planning has been incorporated into the project's design, taking into account community, patient, and caregiver needs, together with the logistics of where to site the building on the campus and all of the various, and complex, utility, programmatic, equipment, and infrastructure needs for this addition. This addition will enable the Hospital to continue to recruit exceptional providers, improve its technology and infrastructure, continue important collaborations like the one recently established with the Dana Farber Cancer Institute, and pursue new programs, such as Trauma care (as described in the Project Overview), all to the benefit of this community.