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:
  o 1 in 5 adults experience mental health illness
  o 1 in 20 experience serious mental health illness
  o Suicide is the second leading cause of death for ages 10 to 34
  o Community Health Needs Assessment consistently states behavioral health care as a top priority

• Top data points 2022:
  o 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
  o 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
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
  o Open space
  o Density
  o 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
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
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
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:
  o Controlled access in and out of facility and between units
  o 24-hour video surveillance of lobby, outdoor, and common areas
  o 15-minute patient checks

• Listening to community concerns:
  o 14’ tall activity yard walls
  o Supervised activities
  o 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:
  o School outreach programs
    ✓ Suicide prevention training and resources
    ✓ Teacher and School Counselor training programs
    ✓ Referrals and treatment resources
  o Veteran and Military outreach programs
    ✓ Referrals
    ✓ Potential for specialized treatment programs
  o 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?
Tufts Medicine

MelroseWakefield Hospital
Lawrence Memorial Hospital

Thank You

MelroseWakefield.org/MaldenHospFuture
tuftsmedicine.org