

# NANTUCKET COTTAGE HOSPITAL

AUGUST 6, 2014



**NANTUCKET**  
COTTAGE HOSPITAL  
MASSACHUSETTS GENERAL HOSPITAL AFFILIATE

Prospect Street □ Nantucket, MA



# **Frequently Asked Questions**

# Why is a new hospital needed?

- **Inefficient infrastructure requires NCH to spend more than \$1 million per year in repairs and maintenance and accounts for most of its operating deficit; these funds should be going towards investing in patient care and services**
- **Only one operating room, which restricts scheduling of routine and emergency surgeries as it must be reserved when women go into labor due to potential for emergency C-sections**
- **The size of NCH's departments and clinical areas do not meet state Department of Public Health standards with the exception of one function, CT scans**
- **Lack of space impacts patient privacy, restricts specialty care offerings**
- **Hospital walls are lined with asbestos, making any maintenance/improvement project a complicated and expensive endeavor**
- **Critical services are separated in different areas of the hospital, an inefficient layout that results in the duplication of services and facilities, and prevents the efficient use of staffing**
- **The building was constructed in 1957 with a medical inpatient model no longer in use**

# Why doesn't the existing site meet future needs?

- **Construction of a new hospital on the 5.7-acre site would impose significant constraints on the design of the new facility, and would take 18 months to two years to complete.**
- **This would cause an interruption in patient services, the temporary off-site relocation of medical offices and staff parking, and disruptive construction noise and dust (the new hospital building would come within two feet of the existing structure which would then be razed after new construction was complete). No space available on site for staging of construction equipment or materials.**
- **Given a lack of site space, the hospital's helipad would have to be relocated to top of the new building at an estimated additional cost of \$2-3 million: a fire suppression system and elevator shaft would be needed, as well as a flat roof to accommodate the helipad, requiring HDC approval for a building not in character for Nantucket.**
- **If a new facility were built on site, the hospital would be at capacity from the day it opened, prohibiting any future expansion or the development of ancillary structures and/or housing for staff.**
- **Current site is directly adjacent to one of the most congested intersections on Nantucket, and thus problematic for emergency ambulances and other emergency vehicle runs.**

# Site Plan for Existing Site



# Rendering for Existing Site



# What other sites did you look at?

- **The following sites were initially reviewed in 2013 and then subsequently refined in response to input from the Planning Department:**
  - **Existing site combined with 47 Prospect Street;**
  - **Existing site combined with Gouin Village/Sevrens property;**
  - **Valero site (64 Old South Road);**
  - **Glowacki site (63 , 67 & 73 Old South Road and 4,6,8,10,12,14 Nancy Anne Lane);**
  - **0, 20 Davkim Lane, 24, 26, 28, 30 Evergreen Road; and**
  - **Airport Parcel site from 10 Sun Island Road.**
- **We also reviewed additional sites, including the Fairgrounds property next to the police station, the Town owned property next to Sherburne Commons and the Boy Scout Property on the corner of Fairgrounds and Surfside, which were rejected for a variety of reasons, including size, topography, cost, shape and location.**

ALT-2:  
EXISTING SITE  
AND GOJIN  
VILLAGE/SEVERNS  
PROPERTY

ALT-1:  
EXISTING NCH  
SITE AND  
47 PROSPECT ST

WANNACOMET  
WATER SITE

ALT-6:  
AIRPORT PARCEL  
FROM 10 SUN  
ISLAND RD

ALT-3:  
64 OLD SOUTH RD

ALT-4:  
63, 67 & 73 OLD SOUTH  
RD AND 4, 6, 8, 10, 12 &  
14 NANCY ANNE LANE

ALT-5:  
0 & 20 DAVKIM RD  
AND 24, 26, 28, & 30  
EVERGREEN RD

# Comparison of Alternative Development Sites

Nantucket Cottage Hospital Alternative Site Analysis

	Size	Zoning District	Ownership	Accessibility/ Location	Site Considerations	Transportation Considerations	Financial Implications	Environmental Considerations	Overall Feasibility
<b>Preferred Site:</b> Wannacomet Water	21.8± ac	<ul style="list-style-type: none"> <li>Zone LUG3</li> <li>Country Overlay District</li> </ul>	Town of Nantucket Water Commission	<ul style="list-style-type: none"> <li>Multiple access points</li> <li>Access from multiple parts of the island via major roadways</li> <li>Centrally located between downtown and residential communities near the majority of the island's population</li> <li>Adjacent to other commercial uses</li> </ul>	<ul style="list-style-type: none"> <li>Few abutters</li> <li>Currently developed with water company buildings, cleared access roads, and exterior storage areas</li> <li>Large land area for anticipated program and future expansion</li> <li>Topography conducive to desired design</li> <li>Utilities available</li> </ul>	<ul style="list-style-type: none"> <li>Central location with multiple access points</li> <li>Hospital development to facilitate Massworks improvements at four intersections consistent with Town's Master Improvement Plan</li> <li>Public transportation available</li> <li>No FAA issues with heliport</li> </ul>	<ul style="list-style-type: none"> <li>No construction sequencing costs</li> <li>No costs for relocating services during construction</li> <li>Maintain one hospital campus during construction without duplicative services and increased operational costs</li> </ul>	<ul style="list-style-type: none"> <li>No Wetlands</li> </ul>	<ul style="list-style-type: none"> <li>Central location</li> <li>Land area and lot configuration to accommodate proposed hospital program and future expansion</li> <li>Topography to accommodate the optimal multi-level design; very good access</li> <li>Limits development to edge of Town Overlay</li> <li>Supported by Water company</li> <li>Catalyst to receive State funding for roadway improvements</li> <li>Better outcome for patients</li> </ul> <p><b>CONCLUSION:</b> Right location; right size; good access; opportunity to expand; very few development issues.</p>
<b>Alternate 1:</b> Exist. NCH Site And 47 Prospect Street	(5.50 ac) (6.55 ac) 12.05± ac	<ul style="list-style-type: none"> <li>Zone R-40 &amp; Commercial Neighborhood (CN)</li> <li>Historic District</li> <li>Town Overlay District</li> </ul>	<ul style="list-style-type: none"> <li>Nantucket Cottage Hospital</li> <li>Town of Nantucket</li> </ul>	<ul style="list-style-type: none"> <li>Downtown area</li> <li>Adjacent to high density residential communities</li> </ul>	<ul style="list-style-type: none"> <li>Currently developed with existing hospital</li> <li>Construction sequencing concerns regarding construction while still operating the hospital on-site</li> <li>Includes undeveloped town parkland</li> <li>Subject to restrictions, including Article 97 approval</li> <li>Extensive process, including 2/3 vote of legislature, to authorize use as hospital</li> <li>Utilities available</li> <li>Odd lot shape</li> </ul>	<ul style="list-style-type: none"> <li>Subject to same transportation constraints as existing site</li> <li>Public transportation available</li> <li>Existing heliport</li> </ul>	<ul style="list-style-type: none"> <li>Construction Sequencing Costs</li> <li>Costs to relocate existing functions off-site</li> <li>Duplication of Services</li> </ul>	<ul style="list-style-type: none"> <li>No Wetlands</li> <li>No Priority Habitat</li> </ul>	<ul style="list-style-type: none"> <li>Significant land use restrictions restricting hospital use</li> <li>Significant construction sequencing concerns would impact hospital operations</li> <li>Odd lot shape</li> </ul> <p><b>CONCLUSION:</b> Extended approval process; out of local control; operational issues with keeping hospital open.</p>
<b>Alternate 2:</b> Exist. NCH Site And Gouin Village/Sevrens property	(5.50 ac) (6.79 ac) (4.00 ac) 16.29± ac	<ul style="list-style-type: none"> <li>Zone R-10 &amp; CN</li> <li>Historic District</li> <li>Town Overlay District</li> </ul>	<ul style="list-style-type: none"> <li>Nantucket Cottage Hospital</li> <li>USA Coast Guard</li> <li>UMass Department of Environmental Management</li> <li>Nancy J. Sevrens Trust</li> </ul>	<ul style="list-style-type: none"> <li>Downtown area</li> <li>Adjacent to high density residential communities</li> </ul>	<ul style="list-style-type: none"> <li>Currently developed with existing hospital;</li> <li>Construction sequencing concerns regarding construction while still operating the hospital on-site</li> <li>Currently developed with residential housing</li> <li>Multiple parcels bisected by Vesper Lane would present operational</li> </ul>	<ul style="list-style-type: none"> <li>Subject to same transportation constraints as existing site</li> <li>Existing heliport</li> </ul>	<ul style="list-style-type: none"> <li>Results in 2 - Campus Hospital</li> <li>Duplication of costly services (imaging/labs)</li> </ul>	<ul style="list-style-type: none"> <li>No Wetlands</li> <li>No Priority Habitat</li> </ul>	<ul style="list-style-type: none"> <li>Significant construction sequencing concerns would impact hospital operations</li> <li>Multiple owners and lots</li> <li>Intervening roadway would add operational constraints and costs</li> </ul> <p><b>CONCLUSION:</b> Site layout doesn't work; approval out of local control; site is "broken up" by street/owners.</p>

# Comparison of Alternative Development Sites

Nantucket Cottage Hospital Alternative Site Analysis									
	Size	Zoning District	Ownership	Accessibility/ Location	Site Considerations	Transportation Considerations	Financial Implications	Environmental Considerations	Overall Feasibility
					<ul style="list-style-type: none"> <li>problems and increased costs</li> <li>Utilities available</li> </ul>				
<p><b>Alternate 3:</b> 64 Old South Road</p>	10.23± ac	<ul style="list-style-type: none"> <li>Zone CN</li> <li>Town Overlay District</li> </ul>	<ul style="list-style-type: none"> <li>Warren &amp; Richard Valero Realty Trust</li> </ul>	<ul style="list-style-type: none"> <li>Located away from downtown area</li> <li>Does not have access points from around the island</li> <li>Adjacent to high density residential communities</li> </ul>	<ul style="list-style-type: none"> <li>Limited land area</li> <li>Currently developed with some existing buildings</li> <li>Flat topography does not accommodate desired two level entry points</li> <li>Water available</li> <li>No sewer available</li> </ul>	<ul style="list-style-type: none"> <li>Limited public transportation</li> <li>Airport traffic likely impact med-flight</li> <li>Heliport adjacent to residential communities</li> </ul>	<ul style="list-style-type: none"> <li>Owned by Private Party - Acquisition Costs</li> <li>Poor Access</li> </ul>	<ul style="list-style-type: none"> <li>No Wetlands</li> <li>(NHESP) Rare Species Habitat</li> </ul>	<ul style="list-style-type: none"> <li>Located too far away from Town</li> <li>Limited access/related traffic concerns on Old South Road</li> <li>Limited land area for future expansion</li> <li>Medflight conflicts</li> <li>Topography not ideal for desired design</li> <li>Adjacent to high density residential community</li> <li>Subject to written covenant and restrictions regarding maximum building size and design issues</li> <li>Increases commercial development in a sensitive residential area</li> <li>Inability to separate commercial development from the needed public benefits/desire for a hospital</li> <li>Potential conflicts with planned commercial development with unknown schedule</li> </ul> <p><b>CONCLUSION:</b> Poor location; limited access; site too small.</p>
<p><b>Alternate 4:</b> 63, 67 &amp; 73 Old South Road 4,6,8,10,12 &amp; 14 Nancy Anne Lane</p>	(7.75 ac) (3.32 ac) 11.07± ac	<ul style="list-style-type: none"> <li>Zone CN</li> <li>Town Overlay District</li> </ul>	<ul style="list-style-type: none"> <li>Richmond Great Point Devel, LLC</li> <li>Arthur Reade Jr. Trust/WJG 14 Nancy Ann Ln Trust</li> </ul>	<ul style="list-style-type: none"> <li>Located away from downtown area</li> <li>Does not have access points from around the island</li> <li>Across from high density residential communities</li> </ul>	<ul style="list-style-type: none"> <li>Limited land area</li> <li>Oddly shaped lot</li> <li>Currently developed with some existing buildings</li> <li>Water available</li> <li>No sewer available</li> <li>Acquisition cost/commercial use</li> </ul>	<ul style="list-style-type: none"> <li>Limited public transportation</li> <li>Airport traffic likely impact med-flight</li> <li>Heliport adjacent to residential communities</li> </ul>	<ul style="list-style-type: none"> <li>Owned by Private Party - Acquisition Costs</li> <li>Small Lot size would require off-site expansion</li> </ul>	<ul style="list-style-type: none"> <li>No Wetlands</li> <li>(NHESP) Rare Species Habitat</li> </ul>	<ul style="list-style-type: none"> <li>Located too far away from Town</li> <li>Limited access/related traffic concerns on Old South Road</li> <li>Limited land area for future expansion</li> <li>Lot shape would constrain building design</li> <li>Medflight conflicts</li> <li>Topography not ideal for desired design</li> <li>Subject to written covenant and restrictions regarding maximum building size and design issues</li> <li>Increases commercial development in a sensitive residential area</li> <li>Inability to separate commercial development from the needed public benefits/desire for a hospital</li> <li>Potential conflicts with planned commercial development with unknown schedule</li> </ul> <p><b>CONCLUSION:</b> Poor location; site is too small; poor lot shape; likely issues with abutting residences.</p>

# Comparison of Alternative Development Sites

Nantucket Cottage Hospital Alternative Site Analysis

	Size	Zoning District	Ownership	Accessibility/ Location	Site Considerations	Transportation Considerations	Financial Implications	Environmental Considerations	Overall Feasibility
<p>Alternate 5: 0 &amp; 20 Davkim Lane And 24, 26, 28 &amp; 30 Evergreen Road</p>	<p>(13.99 ac) (7.36 ac) 21.35± ac</p>	<ul style="list-style-type: none"> <li>Zone CN/LUG2</li> <li>Town Overlay District</li> </ul>	<ul style="list-style-type: none"> <li>Richmond Great Point Devel, LLC</li> </ul>	<ul style="list-style-type: none"> <li>No direct access from main road</li> <li>Farther from downtown area</li> <li>Adjacent to residential communities</li> </ul>	<ul style="list-style-type: none"> <li>Oddly shaped lot</li> <li>Currently developed with some existing commercial buildings</li> <li>Utilities available</li> </ul>	<ul style="list-style-type: none"> <li>Limited public transportation</li> <li>Airport traffic likely impact med-flight</li> <li>Helipoint adjacent to residential communities</li> </ul>	<ul style="list-style-type: none"> <li>Environmental Costs Unknown</li> <li>Inefficient; costs due to lot</li> <li>Owned by Private Party - Acquisition Costs</li> </ul>	<ul style="list-style-type: none"> <li>No Wetlands</li> <li>No Priority Habitat</li> <li>Potential Brownfield site/contamination</li> </ul>	<ul style="list-style-type: none"> <li>Located too far away from Town</li> <li>Limited access/related traffic concerns on Old South Road</li> <li>Lot shape would constrain building design and future expansion</li> <li>Medflight conflicts</li> <li>Topography not ideal for desired design</li> <li>Not centrally located; in emergency situation, does not offer direct/identifiable routes of travel</li> <li>Inability to separate commercial development from the needed public benefits/desire for a hospital</li> <li>Uncertain environmental issues – asphalt plant?</li> </ul> <p><b>CONCLUSION:</b> Wrong location; too far from Town.</p>
<p>Alternate 6: Airport Parcel From 10 Sun Island Road</p>	<p>20± ac</p>	<ul style="list-style-type: none"> <li>Zone LUG 3</li> <li>Country Overlay</li> </ul>	<ul style="list-style-type: none"> <li>Town of Nantucket</li> </ul>	<ul style="list-style-type: none"> <li>Located away from downtown area</li> <li>Adjacent to Nantucket Memorial Airport</li> </ul>	<ul style="list-style-type: none"> <li>Currently undeveloped (wooded)</li> <li>Utilities available</li> </ul>	<ul style="list-style-type: none"> <li>Limited public transportation</li> <li>Helipoint in flight path of Nantucket Memorial Airport</li> </ul>	<ul style="list-style-type: none"> <li>Wrong location</li> <li>Poor Access</li> <li>Acquisition costs unknown (Airport Commission)</li> </ul>	<ul style="list-style-type: none"> <li>No Wetlands</li> <li>(NHESP) Rare Species Habitat</li> </ul>	<ul style="list-style-type: none"> <li>Located too far away from Town</li> <li>Limited access</li> <li>Medflight conflicts</li> <li>Topography not ideal for desired design</li> </ul> <p><b>CONCLUSION:</b> Uncertain permit path; too far from Town.</p>

**Additional Sites Reviewed:**

- The Fairgrounds property next to the new Police Station - This site is flat, small, but in a good location. The site was eliminated due to the size and shape of the property. Did not allow for any expansion and the topography would not accommodate the two level entrance points.
- Town owned property next to Sherburne Commons - This site is too small and the topography is flat. Also not a good central location.
- The Boy Scout Property on the corner of Fairgrounds and Surfside - This site is large but does not have the ideal topography or central location. This site is also very expensive.

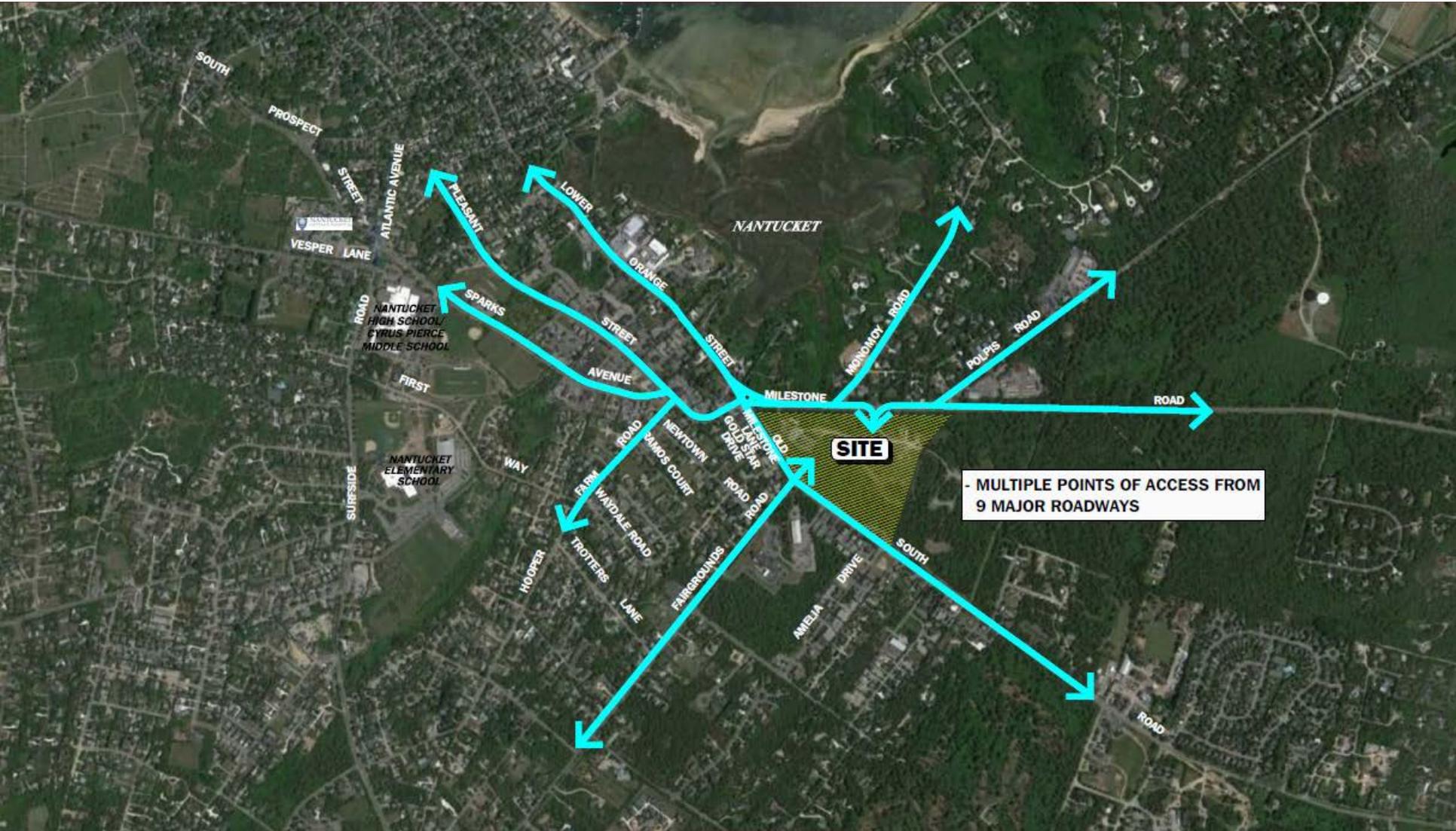
# Why is Wyer's Valley the preferred site?

- **Centrally located near the majority of the Island's population**
- **Located near the existing hospital site**
- **Total site area accommodates all anticipated hospital services as well as future expansion areas to adapt to changing technology**
- **Topography allows the hospital to construct a new building that is consistent with the design and architecture of other island buildings and to utilize multiple levels (e.g., emergency services to enter on lower level)**
- **Superior access from multiple locations on the island with proximity to nine roadways while other sites have only one or two access points**
- **Traffic report indicates the existing roadway network can support proposed project**
- **Close to public transportation and retail/restaurants**
- **Limits development to the edge of the Town Overlay Area without extending too far into the Country Overlay**
- **Supported by the Water Company**

# What are transportation advantages of the Wyer's Valley site?

- **Located within 1 mile of the existing hospital site**
- **Centrally located from island villages and major population centers**
- **Safe and convenient emergency vehicle access from major roadways**
- **Direct access from Old South Road and Milestone Road**
- **Does not require primary travel through residential areas**
- **Primary access routes provide adequate width and separate accompanying facilities for pedestrians and bicyclists for safety**
- **Emergency response times are similar to or improved over current hospital site**
- **Accessible from all 7 NRTA bus routes**
- **None of the other sites provide this level of transportation benefits**

# Site Access



# Why don't you pursue a site that is already commercially zoned?

- **Even though some alternative development sites are within the Commercial Neighborhood zoning district, this zoning does not address the critical needs of a 21<sup>st</sup> century medical campus.**
- **A zoning amendment would be required for all of the potential development sites to create a Hospital Sub-District.**
- **Wyer's Valley is an appropriate location for the Commercial Neighborhood zoning because it is mid-island, abutting many already commercially (CN) zoned properties.**
- **The proposed Hospital Sub-District would include special protections pertaining to such issues as stormwater, drainage and similar site issues unique to a medical hospital campus.**

# What initial site investigations have you done?

- **Environmental** - *No hazardous waste/environmental concerns.*
- **Land Area** - *Sufficient area to accommodate anticipated development and future expansion potential.*
- **Topography** - *Allows the hospital to construct a new building that is consistent with the design of other Island buildings and to utilize multiple levels (e.g., emergency services to enter on lower level).*
- **Geotechnical** - *Sufficient soils.*
- **Wetlands** - *No wetlands impacts.*
- **Utilities** - *Adequate sewer, water and electric service.*
- **Transportation** - *Location along major roadways with multiple access points to accommodate anticipated vehicle trips.*

# Will the new hospital impact the aquifer?

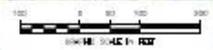
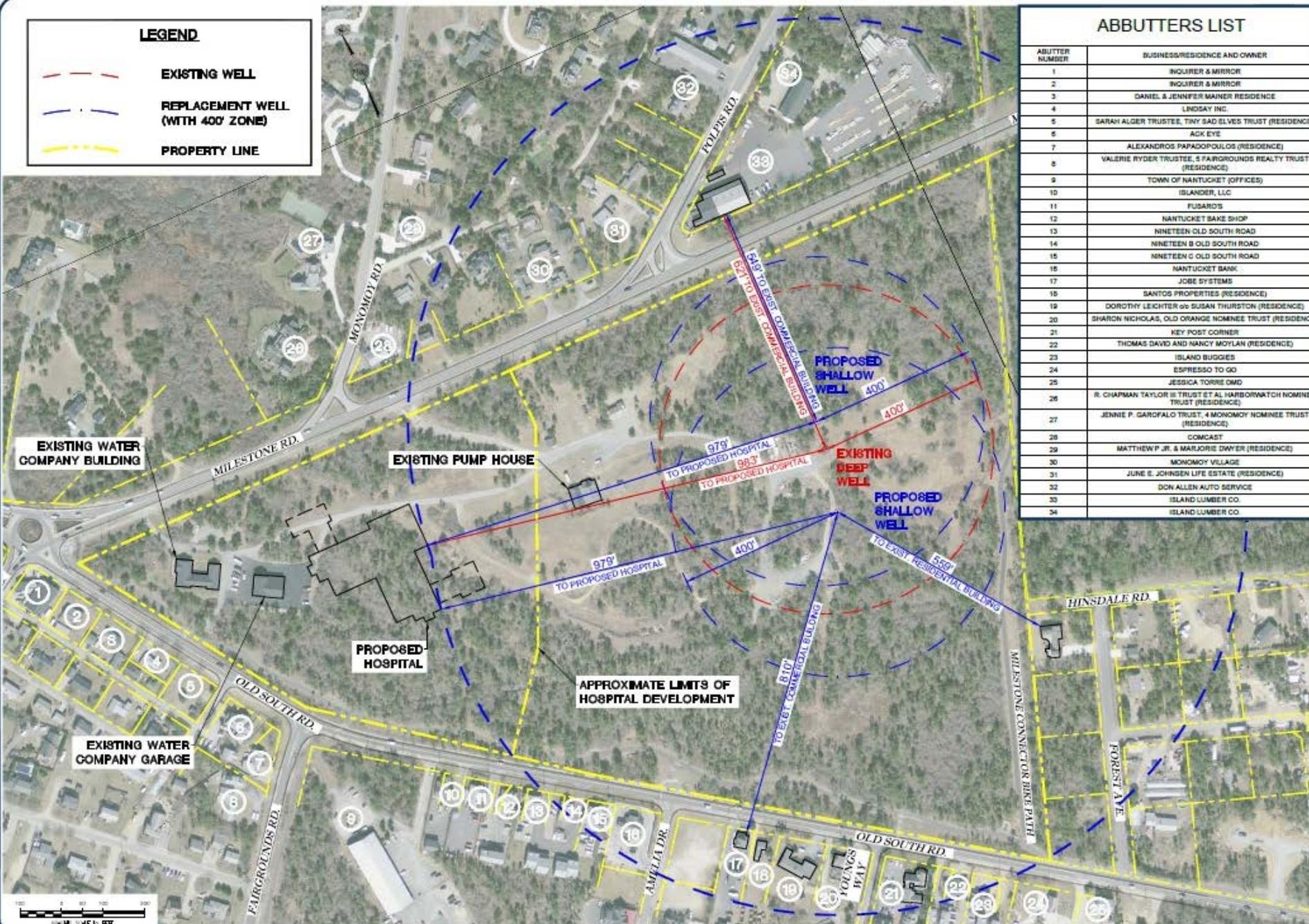
- **No, it won't. Both the existing and proposed sites are in the groundwater Zone 2 "zone of influence," so as it applies to the aquifer, there is absolutely no difference between building the new hospital at the water company property or building it at the current NCH site.**
- **The potential for any issue is highly unlikely, given the measures included in the design, but the benefits to the community from a centrally located hospital with excellent transportation links to most portions of the island are significant.**
- **The Best Management Practices (BMPs) that will be part of the project design will provide better protection from and better response actions than is available anywhere else on the island or that currently exist on the Wyer's Valley site.**
- **Wannacomet Water Company general manager Bob Gardner said "The (water) commission felt this was an opportunity for tomorrow, to make a partnership to protect public health, increase public health, and create the services we need on Nantucket. The commission is, bottom-line, committed to protecting the drinking water supply. We feel there's an opportunity to get a new hospital, increase health care and the way it's delivered, but also to improve and protect the water supply."**
- **The proposed hospital will be farther away from the wells than existing commercial buildings. (See attached)**

**LEGEND**

-  EXISTING WELL
-  REPLACEMENT WELL (WITH 400' ZONE)
-  PROPERTY LINE

**ABBUTTERS LIST**

ABUTTER NUMBER	BUSINESS/RESIDENCE AND OWNER
1	INQUIER & MIRROR
2	INQUIER & MIRROR
3	DANIEL & JENNIFER MAINER RESIDENCE
4	LINDSAY INC.
5	SARAH ALGER TRUSTEE, TINY SAD ELVES TRUST (RESIDENCE)
6	ACK EYE
7	ALEXANDROS PAPAIOPOULOS (RESIDENCE)
8	VALERIE RYDER TRUSTEE, S FAIRGROUNDS REALTY TRUST (RESIDENCE)
9	TOWN OF NANTUCKET (OFFICES)
10	ISLANDER, LLC
11	FUSARD'S
12	NANTUCKET BAKE SHOP
13	NINETEEN OLD SOUTH ROAD
14	NINETEEN B OLD SOUTH ROAD
15	NINETEEN C OLD SOUTH ROAD
16	NANTUCKET BANK
17	JOBE SYSTEMS
18	SANTOS PROPERTIES (RESIDENCE)
19	DOROTHY LEICHTER & SUSAN THURSTON (RESIDENCE)
20	SHARON NICHOLAS, OLD ORANGE NOMINEE TRUST (RESIDENCE)
21	KEY POST CORNER
22	THOMAS DAVID AND NANCY MOYLAN (RESIDENCE)
23	ISLAND BUGGIES
24	ESPRESSO TO GO
25	JESSICA TORRES OMD
26	R. CHAPMAN TAYLOR & TRUST ET AL HARBORWATCH NOMINEE TRUST (RESIDENCE)
27	JENNIE P. GAROFALO TRUST, 4 MONOMOY NOMINEE TRUST (RESIDENCE)
28	COMCAST
29	MATTHEW P. JR. & MARJORIE DWYER (RESIDENCE)
30	MONOMOY VILLAGE
31	JUNE E. JOHNSEN LIFE ESTATE (RESIDENCE)
32	DON ALLEN AUTO SERVICE
33	ISLAND LUMBER CO.
34	ISLAND LUMBER CO.



# Why do you need a larger building on a larger site?

- **The main hospital building will be located on approximately 7 acres; the 20 acre site allows for adequate stormwater systems, treed buffer areas, access, landscaped areas and parking and the opportunity for expansion as part of a medical campus.**
- **The new facility would be slightly larger than the combined square footage of the existing hospital and auxiliary buildings.**
- **The size of the new hospital is dictated by several factors, including Department of Public Health requirements, maintaining key services in the new building, and the topography of the site.**
- **We have designed the “right sized” building that will serve the community and operate sustainably**
- **The properly sized building allows NCH to better serve the community, including providing:**
  - **All doctors’ offices in one building;**
  - **Greater opportunity for specialists (e.g, dermatologists, neurologists and oncologists) to see patients;**
  - **Space for infusion services;**
  - **Adequate space for doctor exams and consults; and**
  - **Ability for testing services to be adjacent to both the emergency department and doctors’ offices.**
- **The new facility must be designed to meet current standards, including a second operating room and a fixed MRI unit and diagnostic center.**
- **The building must be designed to provide adequate and appropriate space that will enhance the patient experience and provide our clinicians with an environment conducive to quality care.**
- **Adequate parking spaces will be constructed to support the hospital along with associated access and circulation drive aisles.**
- **Sidewalks and bikeways will be constructed to enable pedestrians and cyclists to access the hospital safely from bordering roads.**
- **A new building would allow the hospital to continue to add physicians and sub-specialists to its ranks, and provide a home for urgent care and primary care services that would assist in recruiting and retaining new doctors.**

# What services will be offered?

- **Cancer care**
- **Obstetrics**
- **Medical/surgical**
- **Emergency medicine**
- **Ambulatory care with inpatient capacity**
- **Walk-in clinic/urgent care**
- **Primary care**
- **Additional sub-specialists**
- **Dialysis**
- **Imaging**
- **Nutrition counseling**
- **Speech therapy**

# Preliminary Site Plan for Preferred Alternative Site



# Preliminary Rendering for Preferred Alternative Site



# What is your anticipated process/permitting path?

## ➤ Local Approvals

- Any use of the land by the hospital would have to be approved by the voters of Nantucket at Town Meeting
- Rezoning to the Commercial Neighborhood zoning district, consistent with recent zoning efforts
- Creation of a hospital sub-district that focuses on the unique needs of a hospital, including the potential for expansion and related health care services
- Land restriction to ensure healthcare use as well as preservation of existing vegetation/buffers

## ➤ State Approvals

- Environmental Notification Form
- Coordination with the state
- Coordination with DEP on well relocation

# What is your anticipated timeline/ next steps?

- **Coordinate with the Selectmen on the process and the collective goals of the Hospital and the Town**
- **Coordinate with the Water Company on well relocation and related issues**
- **Coordinate with the Planning Department and Planning Board on potential zoning issues**
- **Coordinate with the Historic District Commission and Finance Committee**
- **Continue public outreach and dialogue on the need for a new hospital and site**
- **Coordinate with the state on permits and due diligence**
- **Identify timeline for Town Meeting**

# Are you considering a Special Town Meeting in the Fall of 2014?

- **We anticipated seeking voter approval for transfer of the Wyer's Valley site and required zoning at the Annual Town Meeting in April.**
- **In the meantime, we plan to work closely with town officials, community groups and the public to provide the most detailed information possible and to answer all question regarding relocation of the hospital.**

# Why shouldn't Wyer's Valley be preserved as open space?

- **The Wyer's Valley site proposed for relocation of the hospital is not open space today. It is the headquarters of the Wannacomet Water Company with buildings on site, roads and parking areas. The Wyer's Valley site is home to 79 shallow vacuum wells with a large wellhead recharge area. If the hospital were relocated to Wyer's Valley, those 79 shallow wells would be abandoned in favor of one or two deeper wells farther east on the property, at a significant cost to the hospital. This would reduce the wellhead recharge area around the wells, a net benefit for water quality.**
- **Wyer's Valley in the past has been considered for the relocation of other town facilities, including the Fire Station. The site is best suited for a hospital, and is consistent with the Wannacomet Water Company public health goals. In supporting relocation of the hospital to Wyer's Valley, Water Company General Manager Bob Gardner said recently, "The commission felt this was an opportunity for tomorrow, to make a partnership to protect public health, increase public health, and create the (medical) services we need on Nantucket."**

# What is your relationship with Partners and does Partners support this effort?

- **Nantucket Cottage Hospital is an affiliate of Massachusetts General Hospital and a member of the Partners HealthCare system. The affiliation with MGH became official in January 2007, and has since provided island patients and NCH with a host of critical benefits, including financial stability and clinical expertise in areas such as radiology and cancer care.**
- **Nantucket Cottage Hospital remains a private, non-profit hospital with an independent Board of Trustees that is responsible for fiscal policy and strategic decision-making. While MGH is represented on the NCH Board of Trustees, the hospital is led by a dedicated local group of year-round and seasonal island residents.**
- **In the seven years since the affiliation became official, MGH has provided direct support to Nantucket Cottage Hospital in a number of ways, including the forgiveness of millions in debt, providing loans to sustain NCH over the lean winter months, and the payoff of millions in mortgage payments.**
- **Mass General has also made a major commitment to support the capital campaign for a new hospital on Nantucket. In addition to funding \$2 to \$3 million in development costs for the project, MGH has committed a \$10 million challenge grant toward the construction of NCH's new building, and will offer construction financing at no interest, advancing funds on pledges from donors.**

# Will the hospital provide consideration for the Wyer's Valley site?

- **Yes**
- **NCH has agreed to provide funding and pre-development support for the replacement of the vacuum well system with two new deeper wells – This replacement program, which has been planned for several years, otherwise, would need to be funded by the Town of Nantucket**
- **NCH has agreed to provide funding to relocate the administration and maintenance facilities from Wyer's Valley to the main Water Company property**
- **The hospital relocation allows for the existing hospital site to go back on the tax roles, generating needed property tax revenues for the Town**
- **Wyer's Valley is not currently generating tax revenue so the hospital development will not eliminate existing revenue**
- **The Wyer's Valley site has significantly limited value because, if approved at Town Meeting, the site could only be used for a hospital**

# **If the hospital is relocated, what are the plans for the current site?**

- **No decisions have been made about future uses of the site**
- **Discussions and due diligence are still in the preliminary stages**
- **If the land were sold, proceeds could be invested in the hospital's endowment to defray hospital operating expenses in the future and support core services, and incorporate new technology and treatments.**
- **NCH officials will be working closely with town officials and community leaders on these issues**

# Is Our Island Home included in the proposed hospital development?

- **NCH is continuing the dialogue with the Town about the future of Our Island Home**
- **NCH will continue to provide shared amenities and laboratory services to Our Island Home**
- **NCH will continue to evaluate providing additional shared services**

# **Will the proposed hospital be located in the vicinity of the old railroad bed?**

- **A portion of the old Nantucket railroad bed is located on the Wyer's Valley property**
- **A majority of this railroad bed is located on the portion of the property that will not be developed**
- **A small portion of the parking area may be located adjacent to the end of the old railway bed**