

FACT SHEET

Mercy General Hospital's Heart Center/Replacement Building FACTS

March 17, 2006

Mercy General Hospital is a respected medical facility that offers highly specialized and recognized healthcare services in the areas of cardiac, stroke, spine, retina, orthopedic and acute rehabilitation care. In addition it provides many community hospital services such as emergency care, general surgery, obstetrics and gynecology as well as diagnostic testing. Mercy General has been in its current location, sponsored by the Sisters of Mercy of Auburn, for 81 years. It is in the midst of a wonderful mixed-use neighborhood that includes attractive residential streets and well-established businesses.

California passed SB 1953 that requires the state's hospitals to meet newer, more stringent seismic building requirements. Hospitals that do not meet these new requirements need to be retrofitted or taken out of service. The first SB 1953 deadline is in 2013. Three of Mercy General's existing hospital buildings do not meet these new state standards. Mercy proposes construction at its current site to address the state's seismic requirements.

Given the stature of Mercy's medical facility and the history of service it has provided in the community, it is truly unfortunate that incorrect information has been distributed about the hospital's proposed replacement building project. **In our continuing effort to share factual information with our community, what follows are the facts as they relate to points made in a recent neighborhood flyer.**

Neighborhood Flyer: *Massive structure incompatible in neighborhood — The proposed building is too massive and is out of scale for a residential neighborhood of 12,000 single and multi-family residences (proposed structure — 6 story/104' high/171,246 sq ft wedged into small parcel).*

FACTS

- Mercy General is proposing a **five-story** building that is 77-feet six-inches to the top of the outside wall, with one smaller area of mechanical space (105-feet) that is not visible from the street.
- The building would house Mercy General's existing nationally recognized heart services as well as some general medical/surgical care.
- The hospital beds in this building will **replace beds** currently in the South and East wings, which will go out of service when the state seismic retrofit law deadline occurs in 2013.

Neighborhood Flyer: *Mercy is offering no clear mitigation for the increased traffic volumes, congestion, diminished air quality, pedestrian safety concerns, removal of forty+ mature trees, and other environmental consequences.*

FACTS

- Mercy General will have **83 fewer** acute care hospital beds after the SB 1953 seismic deadline in 2013.
- This means there would NOT be an increase in hospital patients and there would NOT be a significant increase in employees, therefore we also do not expect an increase in

patient and employee traffic, congestion, pedestrian or air quality concerns after this project is complete.

- A recent traffic study showed that during the hospital's peak afternoon traffic hour, an average of **90% of traffic** on the adjacent streets is **unrelated** to Mercy General.
- Mercy General has incorporated a beautiful new Healing Garden into the project design, which includes water features and plantings. This is in addition to new tree, shrub and other plantings that have been incorporated into the plans to replace removed trees and enhance the campus' overall aesthetics.
- Mercy has proposed several construction mitigation measures to date:
 - Drilled pier foundations in lieu of driven piles
 - Concrete 'K' rail with closed, painted fence at site perimeter
 - Early phased construction to minimize site size
 - Excavation site sprinkled to control dust
 - Dump truck contents sprinkled / covered
 - Daily street cleaning during excavation
 - Designated work hours to minimize conflict with neighborhood traffic
 - Regularly scheduled coordination meetings with neighborhood
 - Designated Neighborhood Liaison, Sandra Meyers, as continual point of contact for questions or concerns. Sandra's direct phone number is 453-4432; e-mail is Sandra.Meyers@chw.edu.
- The City is conducting an Environmental Impact Report that will analyze all impacts during and after construction. This public process will provide a forum for neighbors to understand these impacts and measures to mitigate them.

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Neighborhood Flyer: Prolonged Construction Impact — *The proposed 4-6 year construction project creates excessive duress to a predominantly residential neighborhood and small businesses i.e. dust, noise, ingress and egress of heavy construction equipment including 18 wheel trucks and trailers, exacerbating residential street parking, and adding multiple unsightly staging areas.*

FACTS

- Mercy's schedule includes **13 months** of construction that will result in the completion of the building shell. Once the shell is completed, the remainder of the work is internal work, which will be far less disruptive to the community. The total construction schedule is estimated to be four years.
- There is no indication that the presence of construction vehicles at Mercy General would have an impact on residential street parking.
- The staging areas are proposed to be concrete "K" rail barriers topped with an eight-foot painted plywood fence. This would provide safety to those working within and those walking outside the staging area and hide the construction supplies and equipment.
- Mercy has proposed several construction mitigation measures to date (see list, other side).

Neighborhood Flyer: Further encroachment into another neighborhood block — *expanding beyond its current boundary of 13.2 acres. This project proposes the inclusion of an additional 1.4 acres of R-1 zoned parcels west of 39th Street to create a surface parking lot further negatively impacting the remaining neighbors on 38th and 39th streets. This is a continuation of a fifty-year erosion and consumption of the surrounding charming single-family homes.*

FACTS

- Mercy General currently owns the 1.4 acre parcel on 39th Street. The project does not propose the acquisition of any new property.
- Mercy operated a skilled nursing center on 39th Street from 1987 to 2001 (originally the Hill Haven care facility). Since that time the property has been idle.
- In response to neighborhood requests to provide more parking for our employees and visitors, Mercy proposes utilizing its own property for additional employee parking.

Neighborhood Flyer: Converting functional land use by transforming a local hospital into a major regional medical facility thereby imposing all its associated negative impacts on the surrounding neighborhoods and schools. *Mercy/CHW could build at alternative locations more suitable (Folsom, Natomas, South Sacramento) for this regional major medical facility without such negative impacts on our residential neighborhoods and schools.*

FACTS

- Mercy General Hospital **is currently a regional referral hospital** providing highly specialized services to members of the immediate community as well as patients throughout

the greater Sacramento area.

- The new construction does not create new services.
- The replacement building allows the hospital to continue to provide its existing healthcare services to the community in a modern, efficient setting.
- The new building is a replacement for the South and East Wings. Even if the hospital were to move the cardiac program to another site, Mercy would need to build another hospital wing to replace beds that will be taken out of service in 2013.

Neighborhood Flyer: New project includes a reversal of early 1980's mitigation measures — *Specifically, the off-set of the multi-story parking garage — more broken promises to the H Street residents.*

FACTS

- The setback of Mercy's H Street parking structure was an accommodation that Mercy agreed to make at the time the structure was approved by the City. No permanent agreement or city requirement dictates that the setback must be maintained under all future circumstances.
- Local residents have asked Mercy to provide more parking for our employees and visitors.
- In response, we have studied a variety of options. Based on the feedback from the formal Neighborhood Construction and Renovation Task Force, Mercy's proposal includes building out the third floor of the existing structure and adding surface parking to Mercy-owned property on 39th Street. The fourth floor of the structure remains stepped back.

Neighborhood Flyer: Protecting the safety and learning environment of elementary school children at local schools and safety of children living and playing in east Sacramento. *Immediate neighbors CHW/Mercy and Sacred Heart Parish School continue talks to try to find a mutually agreeable solution to the proposed project, to which the school announced its opposition last fall due to the lack of adequate mitigation to protect children. Meanwhile, a new neighborhood parent coalition, Parents United for Safety & Health (PUSH), has taken up the cause for East Sacramento children and is opposed to the current proposal by CHW/Mercy. It is of utmost importance that children be able to cross our neighborhood streets safely.*

FACTS

- Mercy shares the neighborhood's concern for safety. As a healthcare provider treating hundreds of people each day, including frail elderly patients, we are committed to providing a safe and supportive environment for all who come onto our site.

MORE INFORMATION

Mercy General Neighborhood Liaison, Sandra Meyers, is your point of contact for questions or concerns. Sandra's direct phone number is 453-4432; e-mail is Sandra.Meyers@chw.edu.