



CITY COUNCIL WORK SESSION AGENDA

Work Session - Luminis Health Doctors Community Medical Center

This meeting will be held in-person and virtual.

**25 Crescent Road
Greenbelt, MD 20770**

OR

**Virtual Participation
Zoom Webinar Attendees:**

Please submit your request in writing via email to questions@greenbeltmd.gov

**[https://us02web.zoom.us/j/87531001756?](https://us02web.zoom.us/j/87531001756?pwd=VU94ZThBSHdXTjF3SVBMNUN0YmFCUT09)
[pwd=VU94ZThBSHdXTjF3SVBMNUN0YmFCUT09](https://us02web.zoom.us/j/87531001756?pwd=VU94ZThBSHdXTjF3SVBMNUN0YmFCUT09)**

Dial-in: 301 715 8592

Webinar ID: 875 3100 1756

Passcode: 033716

Monday, November 20, 2023

7:30 PM

Work Session Packet

Work Session - Luminis Health Doctors Community Medical Center - Update on Planned Development/Improvements

**Suggested Action:
Agenda**

- Introductions
- Council Discussion
 - Presentation: Update from Luminis Health Doctors Community Medical Center on Planned Development
- Questions and Answers
- Other Items

[Greenbelt City Council Update Deck_FINAL.pdf](#)

[Luminis Minutes - Feb. 2022.pdf](#)



Expanding and Modernizing Care at Doctors Community Medical Center

**Greenbelt City Council Update
November 20, 2023**

Vision for LHDCMC



Expanding World-Class Care in Northern Prince Georges County



Infrastructure Redesign

Campus capital improvements include reconfiguration of existing roadways and utilities, loading dock relocation, and expanded convenient parking for patients and families.



Services Expansion

A new four-story Women's Health Pavilion will include a dedicated center for labor, delivery, and postpartum care; rooms designed for a family-centered birth experience; and dedicated C-section operating rooms.

The building also offers improved patient experience through expanded space for other clinical and support services.



Building Renovation

Renovations across the campus will make way for modernized and expanded services in these areas: surgical support services, improved medical and surgical inpatient care areas, dining services, enhanced wayfinding, improved imaging services, and information technology changes to allow for better and more efficient workflows across the hospital.

Project Goals

Establish obstetrics and expand women's services

Improve accessibility of the campus

Modernize surgical services

Update aging infrastructure

Provide opportunities for diverse suppliers

Integrating the City's Recommendations

Install electric vehicle chargers and infrastructure to facilitate the expansion of EVSE units throughout all stages of development.

Maintain commitment to exploring and implementing green building practices throughout all phases of development.

As development progresses, maintain open and proactive lines of communication regarding the development with the surrounding communities, particularly with the City of Greenbelt and the residents, property managers, and home owners associations of Greenspring 1, Greenspring 2, and Greenbrook Estates.

Any landscaping provided to the County for permitting shall exceed the minimum landscape buffer requirements, in general conformance with the Site Landscape and Tree Preservation Exhibit dated February 2022.

Support local and regional transportation initiatives that aim to enhance access to and from the facility.

Integrating the City's Recommendations

Explore opportunities to accommodate planned improvements/expansions within the existing development envelope and explore retaining all existing forest and existing easements.

Subject to and/or unless otherwise modified by DPIE, install the master planned shared use/side path along the frontage of the property concurrent with the construction of the acute care facility and/or the loop road, whichever came first.

If the TCPI proposes extinguishment of the existing forest conservation easements in the northern portion of the site, identify at a minimum an equal area (4.04 acres total) of existing forest onsite to be placed in conservation easements, to include the areas of the C-104 alignment.

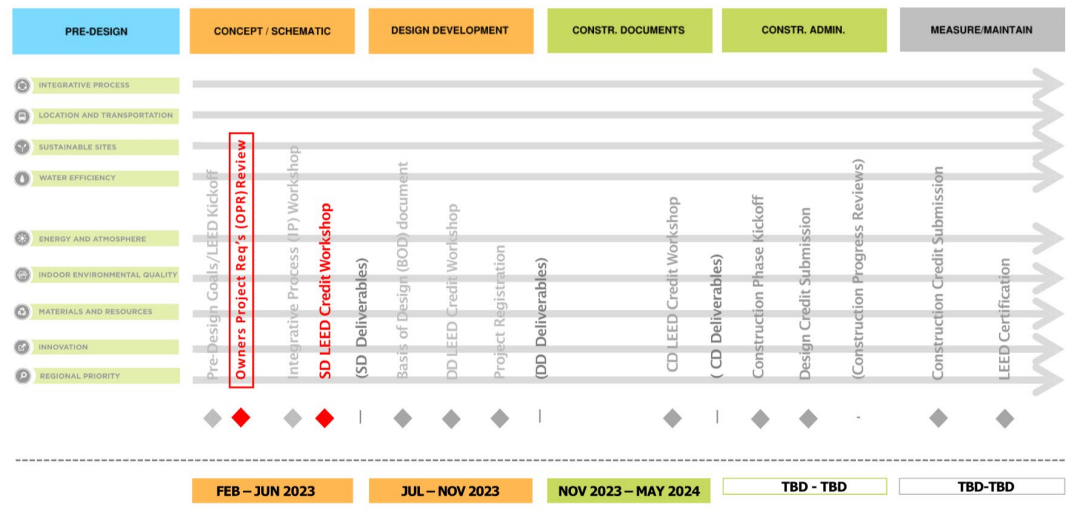
Seek to provide no net loss of protected woodlands onsite.

If a reduction to the width of the existing vegetated buffer is proposed, conduct a visual impact study, a noise study, and photometric study prior to permitting and provide any mitigation necessary to mitigate visual and lighting impact and achieve acceptable noise levels pursuant to County or State regulations.

Ensure safe, convenient, and comfortable pedestrian and bicycle facilities onsite. This shall include onsite circulation for both modes and sufficient onsite bicycle parking.

Environmental and Socially Responsible Design

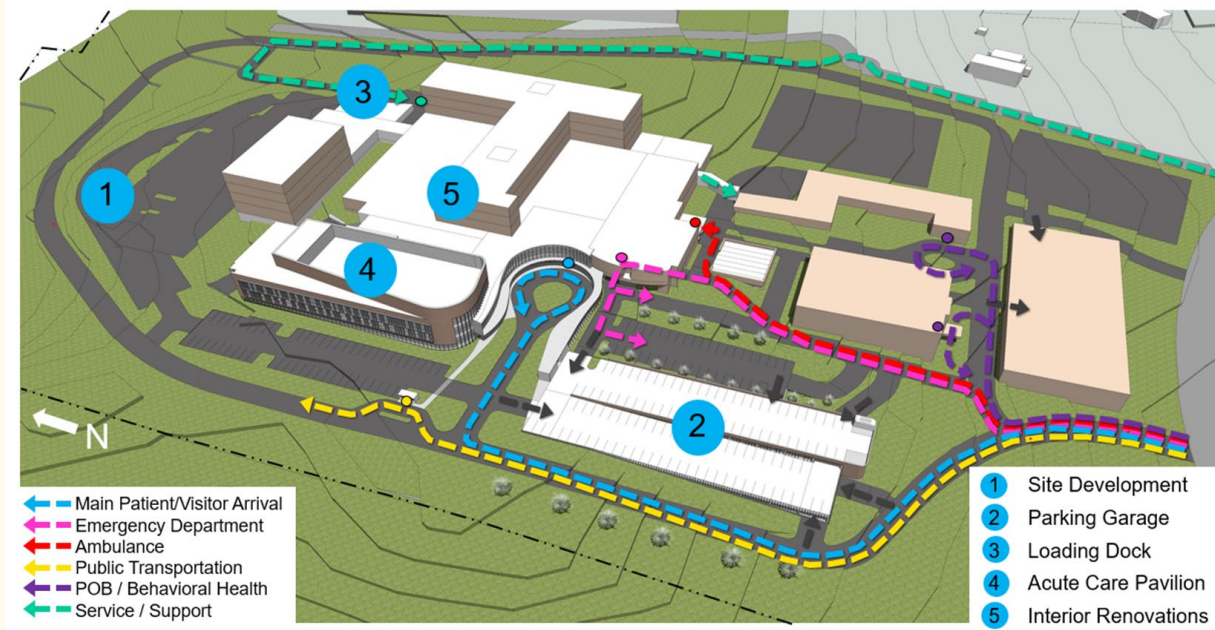
Sustainable Design/LEED Timeline



LEED v4 HC CreditCategories	Category Description	Avail Points	Yes	Stretch	No
Integrative Process	Systems thinking forresource conservation	1	1		
Location and Transportation	Suitability of location	9	3		6
Sustainable Sites	Ecological impacts of sitedevelopment	9	7		2
Water Efficiency	Reducing water consumption/waste	11	4	6	1
Energy and Atmosphere	Reducing energy consumption and climate impacts	35	14	12	8
Materials and Resources	Waste management and sustainable building materials	19	10	9	
Indoor Environmental Quality	Improved quality of air, light, sound and thermal comfort	16	12	3	1
Innovation	Moving beyond basics	6	6		
Regional Priority	Most impactful to this project location	4	2	2	
		110	59	32	18

40-49 Pts – Certified | 50-59 Pts – Silver | 60-79 Pts – Gold | 80+ Pts - Platinum

What to Expect and When to Expect It

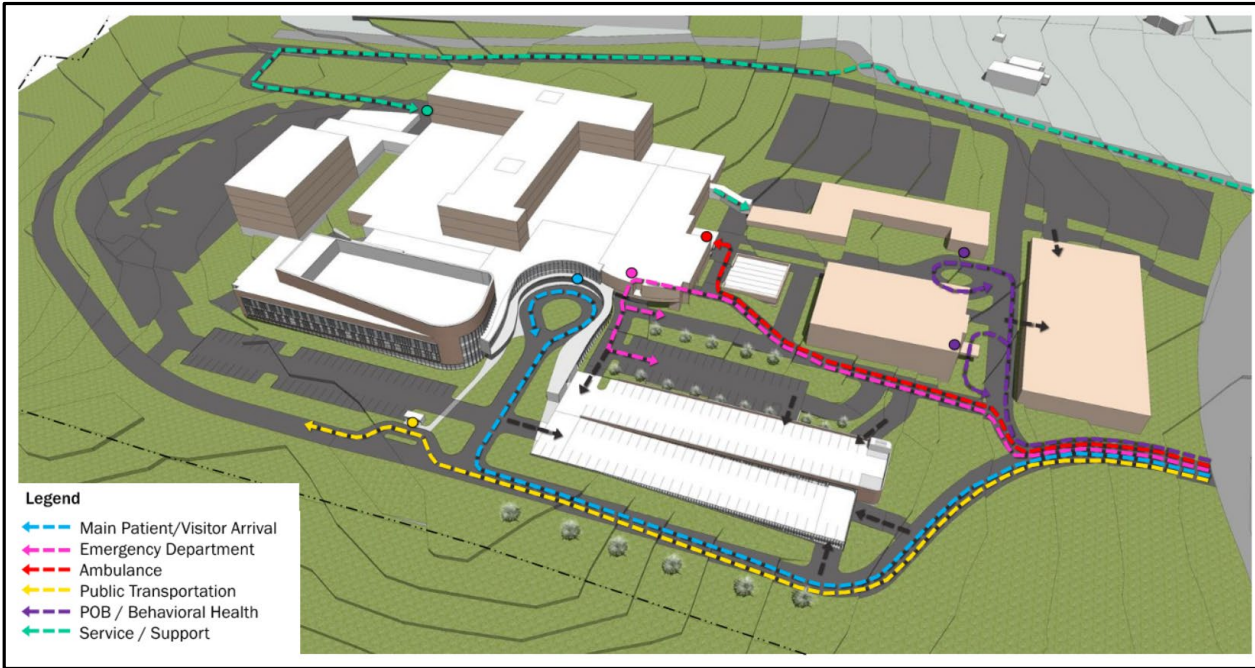


Phase	Project	Anticipated Construction Start
Phase 1	Site Development	24 Q1
Phase 2	Parking Garage	24 Q2
Phase 3	Loading Dock	24 Q2
Phase 4	Women's Health Pavilion (CON Pending)	25 Q2
Phase 5	Interior Renovations (CON Pending)	26 Q3

Development and Circulation Plan

CURRENT

2024 - 2030



Engaging with Our Community

Dedicated project update web page (live December 2023)

Dedicated project email address for engagement (live December 2023)

Regular updates through social media channels

Outreach through our community partners

Continued partnership with government officials



Questions?

WORK SESSION OF THE GREENBELT CITY COUNCIL held Wednesday, February 9, 2022, to meet with Luminis Health Doctors Community Medical Center.

Mayor Jordan started the meeting at 8:00 p.m. The meeting was held virtually via Zoom.

PRESENT WERE: Councilmembers Colin A. Byrd, Judith F. Davis, Silke I. Pope, Rodney M. Roberts, Kristen L. K. Weaver, and Mayor Emmett V. Jordan. Councilmember Ric Gordon was absent due to an illness.

STAFF PRESENT WERE: Tim George, Acting City Manager, and Shaniya Lashley-Mullen, Assistant to the City Clerk.

ALSO PRESENT WERE: President Deneen Richmond, Vice President Angela Wilson, Administrative and Support Services, Vice President Rod Kornrumpf, Behavioral Health, Davion Percy, Public Affairs, Luminis Health Doctors Community Medical Center; and others.

Ms. Richmond provided a PowerPoint presentation. She explained that Doctors Community Hospital merged with Luminis Health in July 2019. Anne Arundel Medical Center, Annapolis, formed Luminis Health. Through the merger, Luminis Health Doctors Community Medical Center underwent a branding process, including a new mission, vision, and values statement. In addition, Ms. Richmond noted that Luminis Health Doctors Community Medical Center had received the Stroke Gold Plus Achievement, the 2020 Hero of the Year Award, and consecutively the Gold Level Rating in Wellness at Work Award for three years.

Based on a question asked by Ms. Davis, Ms. Richmond answered that Luminis Health Doctors Community Medical Center had had up to 20% vacancy rates in the frontline clinical positions, and there had been increased vacancy rates in support staff positions. She stated that there had been changes in investing in the workforce and assisting the hospital to hire better recruits. Ms. Richmond explained that the hospital partnered with colleges and universities in the area to enrich the partnership as a training campus. She stated that the hospital has relied on agencies and contracted nurses to fill in the staff shortage. Ms. Richmond noted that Luminis Health Doctors Community Medical Center has recruitment fairs every month, and the next one is scheduled for tomorrow.

This weekend, Mayor Jordan stated that Luminis Health Doctors Community Medical Center is helping the City celebrate Black History Month with a free Community Health Screenings Wellness Mobile at the Greenbelt Aquatic and Fitness Center.

Ms. Richmond explained there were a lot of unmet needs for behavioral health before the pandemic, and during the last two years, that need has become front and center. There have been constant challenges that have been called out repeatedly in the Health Needs Assessments. She stated a lack of acute care beds for behavioral health in Prince George's County and Maryland. Within Prince George's County, there are fewer health care providers per 100,000 residents.

Ms. Richmond explained last year that Luminis Health Doctors Community Medical Center had secured a \$20 million Capital Grant from County Executive Alsobrooks and the Prince George's County Council to build a state-of-the-art behavioral health center. Previously, it was a building on Luminis Health Doctors Community Medical Center serving as a skilled nursing facility. She

stated that the hospital received a Certificate of Approval from the State of Maryland. Mr. Kornrumpf provided an overview of each service offered in the two-story building. It includes outpatient services, walk-in urgent care services, psychiatric day programs, a residential crisis program for substance use disorders, and an inpatient psychiatric unit with 16 beds open in December.

Based on a question asked by Mayor Jordan, Ms. Richmond explained that Luminis Health Doctors Community Medical Center launched a \$2.5 million comprehensive campaign last summer focusing on behavioral health. However, she stated that it doesn't begin to pay for the services and the construction cost will be between \$27-28 million. The hospital expects to fundraise constantly to support behavioral health.

Based on a question asked by Mayor Pro Tem Weaver, Mr. Kornrumpf answered that Luminis Health Doctors Community Medical Center would have live in-person behavioral assessments in the emergency room. He stated that he had been meeting with the police department to discuss the emergency room behavioral program, up and running in 30-60 days. Ms. Davis shared the police department's new program with the crisis intervention counselors. Mr. Kornrumpf explained that crisis intervention training had been implemented in Prince George's County and across Maryland. He stated that the Prince George's County Crisis Response would respond to calls for service with law enforcement to help deescalate the situation.

Ms. Davis asked was Luminis Health Doctors Community Medical Center in the permitting process for the construction of the second floor of the Behavioral Health Building or was there other construction/expansion on the campus. Mr. Percy explained that the City's notification was about the overall campus improvement plan, including relocating utilities and creating a loop road to make it easier to navigate the campus. The staff has been in contact with the City's Planning Department.

Ms. Pope inquired whether Luminis Health Doctors Community Medical Center was contacting the schools directly regarding the behavioral health services. Mr. Kornrumpf stated that Shepard Pratt has some counselors in the schools already with contracts and advised that Luminis Health Doctors Community Medical Center will provide a Community Service Community Outreach with the school counselors and school nurses. In addition, there would be an open house/tour before the facility is opened.

There was a discussion regarding Covid-19. Ms. Wilson explained a peek in the Covid related case of 94 patients on January 11, 2022. There was a huge need for the testing site across the street from Luminis Health Doctors Community Medical Center staffed by the National Guards. She stated that four National Guards would provide non-clinical support services to assist with the staffing challenges the hospital is facing. The Covid numbers are going down but they are always preparing for what's coming next. Ms. Wilson advised that there are currently two State of Maryland/National Guard testing sites and multiple Luminis Health Covid vaccine sites.

There was a discussion regarding recruitment. Mayor Jordan stated that the Greenbelt News Review is an excellent resource for placing ads regarding the Luminis Health Doctors Community Medical Center recruitment of nurses or raising awareness about Covid. Based on a question asked by Mayor Jordan, Ms. Wilson answered that Luminis Health Doctors Community Medical Center is in the process of revamping the volunteer services program. She stated that the hospital reaches out to schools and churches in the area. Ms. Pope asked whether Ms. Wilson

could share the criteria for volunteers with the City's Public Information Officer, Ms. Andrews, so that she could post the information on the City's website.

Based on a question asked by Ms. Davis, Ms. Richmond answered that telemedicine operating in the Safeway in Bowie wasn't proven to be fruitful and had very low utilization. That program has been discontinued. However, Ms. Richmond explained during the pandemic, the hospital focused on telehealth to connect with some of the behavioral health care and primary care physicians and specialists.

There was a discussion on health equity. Ms. Richmond explained that over a year ago, Luminis Health Doctors Community Medical Center had formed the HEART FORCE (Health Equity and Anti-Racism Task Force). It was to help the organization continue to focus on diversity, equity and inclusion. Anne Arundel Medical Center in 2016 formed a Health Equity Task Force, and one of their recommendations is still in place with the HEART FORCE. There is a requirement that for all the leadership level positions, the finalized pool must include a diverse candidate.

Ms. Richmond outlined some of the partnerships with Luminis Health Doctors Community Medical Center and the City of Greenbelt. The collaborations include the mobile Covid-19 vaccination clinics at Green Ridge House, Eleanor Roosevelt High School, Holy Cross Lutheran Church, and the free Community Health Screening Wellness Mobile at the Greenbelt Aquatic & Fitness Center.

Mayor Jordan stated that working together is very important to the City of Greenbelt. He advised that if there wasn't a memorandum of understanding in place between the City of Greenbelt and Luminis Health Doctors Community Medical Center, it was recommended that one should be established for adequately handling emergencies.

Based on a question asked by Mayor Jordan, Ms. Richmond answered that Luminis Health Doctors Community Medical Center employees are essential personnel that come to work when scheduled. There are arrangements to stay on campus for sleep and food and there was emergency transportation coordinated with Uber.

There was a discussion about annexing Luminis Health Doctors Community Medical Center into Greenbelt.

Based on a question asked by Bill Orleans, a Greenbelt resident, Ms. Richmond answered that Behavioral Health would be using the formerly known Magnolia Building, which has been largely vacant for six years. Catholic Charities have relocated to the Moment Center.

Mayor Jordan explained that the City of Greenbelt hosts business coffees coordinated by Ms. Liggins, Economic Development Coordinator, and is working towards a business alliance. Mayor Jordan invited Luminis Health Doctors Community Medical Center to join and advised staff to keep the organization posted.

Information Items:

Ms. Davis provided a report about the Maryland Municipal League Legislative Committee.

Mayor Jordan explained that the Maryland Municipal League asked him to write a letter of support on SB 376, County and Municipal Street Lighting Investment Act, by February 15. He stated that he testified on two Bills today, the Sustainable Maryland Program Fund Establishment SB 14 and Senator Pinsky's Bill, SB 356, on the Maglev.

The meeting ended at 9:32 p.m.

Respectfully submitted,

Shaniya Lashley-Mullen
Assistant to the City Clerk