

# Ken Krause



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September 4, 2018

MA Department of Public Health  
Determination of Need Program  
250 Washington Street, 6th Floor  
Boston, MA 02108

Re: Medford Surgery Center, LLC - Ambulatory Surgery Clinic

Dear sir or madam,

Thank you for the opportunity comment on the proposal by Medford Surgery Center, LLC, to build an Ambulatory Surgery Clinic on the Lawrence Memorial Hospital campus in Medford.

I am in support of this project as I feel it will provide residents of Medford (and nearby communities) with a convenient location for quality outpatient services currently lacking nearby. In my case, I have lived in Medford for 18 years and never have used Lawrence Memorial Hospital; the types of outpatient services I needed required me to go elsewhere, most often to Burlington and Stoneham. Having a facility of this nature in Medford would be a welcomed addition.

It also will reinject life into the hospital campus in keeping with its original purpose as a health care facility, which is a valuable community asset and provider of local jobs, as opposed to the site being redeveloped for something less desirable such as luxury housing — which was a community fear as the Lawrence Hospital operations shrunk in recent years and the hospital's future was murky.

I do have some concerns about the proposal, in particular the lack of a thorough and accurate evaluation of and a realistic projection for the traffic impacts of this project, both on the campus and in the neighborhood. At the August 15, 2018 public meeting about the project at Medford City Hall, one of the project representatives said that the impact of this new, 17,500 square foot facility would be “negligible” in terms of additional auto traffic. This seems highly unlikely; as the presenters outlined, for example, the number of daily ER visits to the Lawrence campus has dwindled over the years to the lowest in Eastern Massachusetts. Meanwhile, the new facility will be the primary ambulatory surgery clinic for a system that saw 502,000 unique visits last year, centrally

located among a core patient population of 308,000 people in the 10 largest Melrose/Wakefield Healthcare communities, of which Medford contains the most patients by percentage (62,634, or 15%). This portends for a significant increase in the number of daily patient visits to this facility and calls for careful analysis of how these arrivals – virtually all of which will come via personal automobile – will be accommodated, both on the nearby streets and roads, and in the hospital's parking areas, which have been deemed adequate as they currently exist (another questionable assertion).

It is essential that the project proponent thoroughly evaluate and prepare for the additional traffic that this facility will generate and work with the City of Medford, MassHighway, the Department of Conservation and Recreation, local residents and businesses, and other community stakeholders to accommodate and mitigate its impact.

The residential area surrounding the hospital, only about one-half mile from an entrance/exit to Interstate 93, already is burdened by heavy traffic, particularly in the mornings and late afternoons. Further, excessive speed is an issue on both Lawrence Road and Governors Avenue; a fatal crash occurred at the intersection of Lawrence Road and Governors Avenue in 2002, which a pedestrian crossing Governors Avenue struck and killed.

The proponent should be required to provide a transportation demand management plan that includes ways in which it will attempt to minimize the number of personal auto vehicles coming to the Lawrence campus, which currently is not served by public transportation (the closest MBTA bus stops are approximately three-quarters of a mile away in Medford Square).

The proponent should look into the feasibility of providing shuttle access from Medford Square and possibly other facilities within the Melrose/Wakefield system for both the convenience of patients and to lessen the volume of personal vehicle traffic to and from the campus.

Thank you for your consideration. I look forward to this project coming to fruition, with the proper planning.



Ken Krause

