



November 29<sup>th</sup>, 2023

Att: City of Naples, FL  
Planning Advisory Board

Re: Naples Community Hospital – NCH Baker Campus  
Rezone Petition 23-R3  
Conditional Use 23-CU7  
SDP Petition 23-SP10

Dear PAB Members:

This letter and its attachments respond to the 12 action items and other questions or requests for information that were posed to us as the basis for the continuation of the PAB hearing on November 8, 2023. Importantly we believe that, to extent not already established, this letter fully demonstrates (i) the community need, demand, and support that exists for the proposed new heart, vascular, and stroke services expansion building, (ii) the planned space use that require the new proposed building and parking garage in order to serve that need and demand and (iii) the justification for the City Council approving the three petitions inclusive of setting the height limit required for the new building and garage and the PAB recommending their approval.

NCH looks forward to your favorable recommendation on December 13, 2023.

The PAB, current City Council and staff have worked with NCH for 2+ years on the proposed Heart, Stroke, and Vascular Institute (HSVI). NCH has worked with the community to make significant changes in the height of the proposed new building and in the placement of the proposed garage and measures to landscape it.

NCH believes that the community wants the PAB and City Council, to expeditiously decide whether NCH will be allowed to build the HSVI in the location that allows NCH's physicians and nurses to MOST EXPEDITIOUSLY take care of the patients who require emergent cardiac and stroke services.

In support of these statements, please refer to the Attachment (A-1) Heat Maps showing where emergent cardiac and stroke patients live. To summarize;

- **Emergent stroke patients:** 53% live within 5 miles of the NCH Baker Hospital and an additional 16% live within 10 miles of downtown. Thus, 69% of stroke patients requiring immediate intervention to save their life reside within 10 miles of downtown.
- **Emergent heart attack patients:** 55% live within 5 miles of the NCH Baker Hospital and an additional 18% live within 10 miles of downtown. Thus, 73% of heart attack patients requiring immediate intervention to save their life reside within 10 miles of downtown.

NCH BAKER HOSPITAL

350 7<sup>th</sup> Street North  
Naples FL 34102  
(239) 624-5000

This response is organized in four parts – (Parts A – D listed below).

### **Part A - Need, Demand, and Space Analysis**

As is shown by the heat maps in Attachment (A-1), the patients served and to be served live within close proximity of the Existing Baker Hospital. But, the NCH Downtown Baker Hospital campus and the existing Heart, Stroke, and Vascular Institute (HSVI) also serve and will serve the larger NCH patient market. The attached demographic study and analysis prepared by Sg2 Attachment (A-2) provides this data and explains not only the existing, but also the growing need and demand for general medical services and cardiovascular and stroke services in particular in the NCH market area. To serve that need and meet that demand, NCH has a vision and a plan to elevate its existing Heart, Stroke, and Vascular Institute (HSVI) to become a world class Institute so that patients in its market area need not leave the area for treatment of their Heart, Stroke and Vascular treatment needs. As concrete evidence of this need, as well as the existing community-based support and demand, NCH has already secured local philanthropic donor commitments for the proposed new HSVI building expansion, in excess of \$100,000,000.

To effectively carry out that vision and plan, NCH's Board of Trustees, Executive Team, and its HSVI medical professionals have developed the new compact multi-story building addition that houses and co-locates all the facilities, equipment, and medical and support staff in one place under one roof. With an environment that keeps its patients closer to the Staff, NCH is able to provide an environment with the most effective patient experience and achieve the highest quality of patient care with more favorable outcomes. To function efficiently, the HSVI staff must not be spread out horizontally or scattered across multiple buildings across campus. NCH has regularly explained this in its presentation to the public, the City Council, and to the PAB. To provide the Naples community with the highest level of heart, stroke, and vascular services care, NCH is committed to continue recruiting world class physicians and staff to its growing program, along with acquiring the ever-changing healthcare technology needed to perform more and more advanced procedures with the capability of minimizing patient risks. Many of these clinicians are at Top 10 US academic medical centers, and these professionals expect and need the best-in-class facilities and technology for NCH to recruit and retain those key skill sets those clinicians bring to the patients and the NHSVI.

Not only will the new addition provide the much-needed support for the NHSVI, but it will also allow NCH to finally offer an all-private patient room experience for the community, by converting its current semi-private (shared) rooms into private patient rooms. That is not possible without the new building addition. After the onset of COVID-19, the public has demanded the elimination of semi-private hospital rooms due to concerns over airborne transmitted infections and other illness-related issues which come inherent with shared spaces. It is important to note the total number of beds will not increase on the NCH Downtown Baker Campus.

The new building addition and its facilities and equipment have been designed by Studio Plus and CannonDesign, team of architects, who have vast experience in the design of medical facilities and hospitals, in concert with the HSVI staff to be state of the art, incorporating all the latest best practices. The design is patterned after other state of the art, best in class, heart, vascular and stroke facilities in other part of the U.S. All of this is designed to meet the need and demand and carry out the HVS plan and vision. The team has worked diligently to maximize the efficient use of space so as to fit the most and the best into the least amount of space possible -yet being

mindful that sound and prudent planning requires that future area population growth and advances in medical science and technology be considered. So, the HSVI vision and plan is not just for today, but for the future.

The attached space and use analysis prepared by CannonDesign & Studio+ Attachment (A-3) describes all the uses, spaces, and facilities needed for the HSVI addition to the existing hospital to be successful.

The new building has been designed using best design practices, best in class protocols, industry standards, and the most current applicable regulatory requirements in effort to meet the current needs and demands of the program as well as to anticipate future needs across the foreseeable future. The new expansion will be designed to be comparable with some of the industry's best in class facilities for heart, stroke, and vascular care across the U.S. Please refer to the comparisons provided by CannonDesign & Studio+ in Attachment (A-3) and similarly by Sg2 in Attachment (A-2) for Comparable references.

The HSVI currently uses (i) approximately 29,000 square feet of space within the existing Wellness Rehabilitation Center building located on 8th Street for its outpatient services practice and (ii) approximately 24,254 Sq Ft. of space on the second floor within the existing Baker hospital, 15,218 Sq. of which is shared support space for the surgical suite which is used by multiple departments and not just the HSVI.

NCH intends to relocate the existing HSVI program from the Wellness Rehabilitation Center on 8th street to the proposed new HSVI building in order to provide a better workflow for the Physicians by providing direct access to In-Patients and Out-Patients all under the same roof.

The space analysis within Attachment (A-3) identifies how the existing 29,000 square feet of space on the 3<sup>rd</sup> floor of the Wellness Rehabilitation Center located on 8th street is currently used to house the existing HSVI program. Once this program is relocated to the new hospital building, the existing space will be re-purposed so as to be utilized as primary physician offices for NCH Staff.

The existing space analysis within Attachment (A-3) also identifies the existing 24,254 sq. ft of space currently utilized by the HSVI that is located on the 2nd floor of the Baker hospital. This space will continue to support the HSVI program and its services within the hospital proper and shall remain unchanged at this time.

**Part B. Parking Need, Demand, and Justification: Garage, Valet and Circulation Study.**

See parking need and demand analysis and data in Attachment (C-2). prepared by Hole Montes. Also see Attachments (C-1) Vehicular Circulation Study; (C-3) Valet Parking Plan and (C-12) Traffic Impact Statement prepared by Trebilcock Consulting Solutions, P. A.

At present, the current hospital has **312** parking spaces in the open surface lot (west lot) and **197** spaces under and around the Telford Building. All of the **197** Telford spaces, and 195 of the existing **312** surface parking spaces in the west lot, will be eliminated (a total of **392** spaces). There are **1348** spaces available in the existing garage on 8<sup>th</sup> Street. The total

number of existing parking is 1987. The currently existing 1987 total spaces exceeds the code required parking of 1,110 specs by 877 spaces. The planned new garage will merely replace the Telford spaces that are eliminated and the existing surface spaces where the garage will be located. The net result will be 1970 total spaces, which is 17 fewer spaces than at present. NCH believes this parking is justified by its operational needs.

**Part C. Item by Item Response to PAB Action Items from Nov. 8, 2023, PAB Meeting**

1. Submit a circulation study evaluating the internal and external circulation impacts including the parking garage.  
**See Attachment C-1**
2. Provide additional details relating to parking throughout the site including the location and number of both existing and proposed spaces.  
**See Attachment (C-2)**
3. Submit a valet parking plan.  
**See Attachment (C3)**
4. Submit details of all proposed signage.  
**See Attachment (C-4)**
5. Provide lot coverage calculations and dimensioned architectural plans. If lot coverage is intended to be calculated over the entire parcel, staff needs calculations showing the existing and the proposed square footage.  
**See Attachment (C-5)**
6. Provide legible architectural plans –  
**See Attachment (A-4)**
7. Provide information demonstrating the need for heights over what is provided by the City Charter for both the hospital building and the parking garage.  
**See Attachments A-1, A-2, A-3, A-4**
8. Submit the study performed by Sg2 in its final form.  
**See Attachment (A-2)**
9. Clarify all uses that will occur on 681 4th Avenue North.  
**Response: NCH has no plans to change the uses at this location. It will only be changing the operator or tenant and there is no plan to change uses. NCH plans to discontinue any valet parking of vehicles from this property to the main campus that is the subject to the pending petitions.**
10. Provide alternate parking options, including foregoing a parking garage for a parking lot or using property at 681 4th Avenue North NCH as parking lots.  
**Response: NCH and its team of professionals have fully evaluated this and believe the plan for the new (4) story parking garage is the best and only viable option. Any possible use**

of the property north of 4<sup>th</sup> Avenue North for surface parking would create issues with adjoining residential property even if NCH were prepared to consider it.

11. Provide information regarding what space will be vacated in the existing hospital and what that vacated space will be used for.

See Attachment A-3 and explanation in Part A above.

12. Revise the traffic study to include the projected trip generation post construction and utilize the data the hospital has regarding its patient and visitor data to determine the current trip generation.

See Attachment C-12.

#### **Part D Additional Information Requested by Individual PAB Members And/ or Staff**

1. Identify all uses that will be on the 13.72-acre parcel to ensure that they will be consistent with “community hospital”. **Response.** NCH believes that uses made presently of the property that is the subject of the petitions is and as proposed are hospital uses consistent with the definition of “community hospital” in Sections 58-833 and 58-842 of the Naples City Code.  
See Attachment (D-1) for legal opinion.
2. Legal opinion on charter consistency.  
See Attachment (D-1) for legal opinion.
3. Update the TIS with real life data related to the specific uses in this hospital.  
See Attachment (C12).
4. What percentage of patients are city residents versus county residents. **Response:** NCH does not track this information and the hospital could not exist or sustain itself by serving only city residents.
5. Explain the anticipated start to finish construction time frame (TBD NCH and HM)  
Anticipated completion of construction from start to finish is 26 months (+/- a month).
6. Explain where vehicles will be parked during construction (TBD-NCH and HM)  
In an effort to ensure minimal impact on the visitors and patients visiting the hospital, the site redevelopment would be intended to be performed as outlined below.

**PH 1 (NW Surface Parking Lot & Storm Chambers)** – Northwest surface parking to be demolished and reconstructed to allow for new parking layouts as proposed and installation of the required underground storm chambers.

\*NOTE – Existing Telford under building parking to be used at this time for public parking and any staff using the below building parking would utilize the garage during this Phase of construction. Additionally, the South surface lot would still be in use at this time.

**PH 2 (Parking Garage)** – Parking Garage on the southwest corner of the site would begin once the Northwest surface parking is substantially complete. This would allow for use of the new surface parking and existing Telford Building parking to remain in use during the construction of the parking garage.

\*NOTE – Existing Telford under building parking to be used at this time for public parking and any staff using the below building parking would utilize the garage during this Phase of construction.

**PH 3 (Building Expansion)** – Upon Completion and approval for use of the new parking garage at the SW Corner of the campus the lower levels of the garage would be opened to the public and placed in used through out the duration of the remaining demolition and construction of the new proposed building addition.

\*NOTE – The linear park that surrounds the garage and extends along the south side of the site would be constructed near the end or completion of the newly proposed expansion.

Construction member parking would be facilitated off site or on the top level of the garage upon its completion. Construction trade partners/subcontractors parking offsite would be buses in by the General Contractor to reduce the need for construction team members parking onsite.

7. Provide a traffic circulation plan – See Attachment C-1.

We believe this letter fully addresses the questions and request for additional information which the PAB and staff requested on November 8. We will certainly respond to any questions from staff or the PAB members individually or as a group in the continued hearing on December 13, 2023.

We look forward to the continuation of the hearing on December 13, 2023. As indicated at the beginning of this letter, we believe NCH has provided the data and explanations to support the PAB recommending approval to the City Council of all three petitions.

Sincerely,

DocuSigned by:  
  
9D684DE6D27F443...

Jonathan Kling  
Chief Operating Officer  
Naples Community Hospital Inc.

cc: Ms. Erica Martin - Planning Director  
Ralf Brooks Esq. - City Attorney  
Jay Boodheshwar - City Manager  
Mari Gallet – Deputy City Manager  
NCH Professional Team  
Enclosures and attachments as indicated -