

Laurel Health & Wellness Destination Campus

A Campus Development Update

Presented to the Prince George's County Board of Health

February 2, 2021



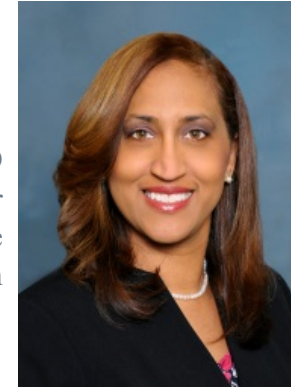


Today's Speakers



Nathaniel Richardson Jr.
President & Chief Executive Officer

Trudy R. Hall, MD
Vice President & Deputy Chief Medical Officer
Site Executive, Laurel & Bowie
UM Capital Region Health



Jay Mittal
Vice President,
Business Strategy and
Development
UM Capital Region Health



Anthony Lampasona
President, Off-Campus Development
Catalyst HRE





Today's Discussion

- UM Capital – Overview & Brand Promise
- UM Capital – Approach/Guiding Principles
- UM Capital – Campus Development
- Laurel Market Opportunity
- Laurel Health & Wellness Campus Development Plans



Mission Statement

To enhance the health and wellness of our patients and communities, providing state-of-the-art clinical care and community leadership with compassion, dignity, and respect.

Vision Statement

To be the healthcare system of choice recognized for clinical, academic, and service excellence through compassionate and innovative healthcare



Improving Care Delivery

Our new regional health care delivery system will improve health of our population while improving care delivery effectiveness:

Improve access

Improve access for primary / community care, specialty care, and other health care services to the region to reduce health care disparities **and improve health status.**

Strengthen / coordinate care continuum

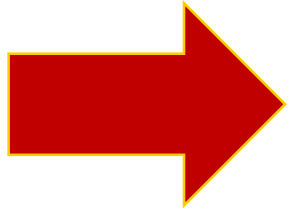
Help **strengthen / coordinate care continuum**-from primary / community care through post-acute care.

Ability to invest

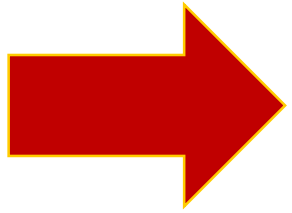
Ability to Invest in ambulatory-based **clinics** and other health education programs **to manage chronic diseases.**

Integrate University teaching and research

Integrate University-based teaching and research in a new approach to care for the region.



ChangeUp speaks to our shared values to bring positive change to the community.



ChangeUP will inspire people to change how they think about their own healthcare needs and the overall health of our community.

**It's time
for a
changeUP**



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CAPITAL REGION HEALTH



UM Capital Region Medical Center Opening June 12, 2021

WE'RE
on the
MOVE



Laurel Health and Wellness Campus: Market Opportunity



Leading Causes of Death, Rates per 100,000 Population, 2017

<u>Cause of Death</u>	<u>Prince George's County</u>	<u>Maryland</u>
Heart Disease	167.5	164.5
Cancer	155.7	151.5
Stroke	46.7	40.2
Hypertension	14.0	8.3

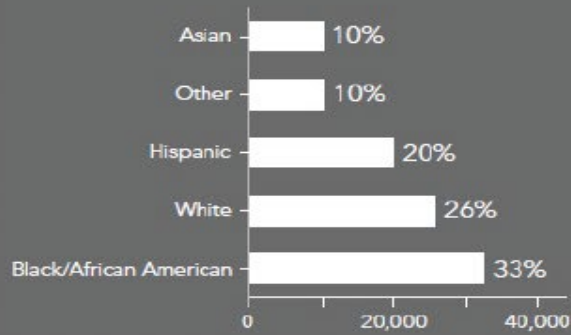
Source: Rand Assessing Health and Human Services Needs to Support an Integrated Health in All Policies Plan for Prince George's County, MD, 2020

- Prince George's Co. exceeds Maryland in Mortality in several areas
- UM Capital Region Health has opportunities to enhance care delivery across many disease states

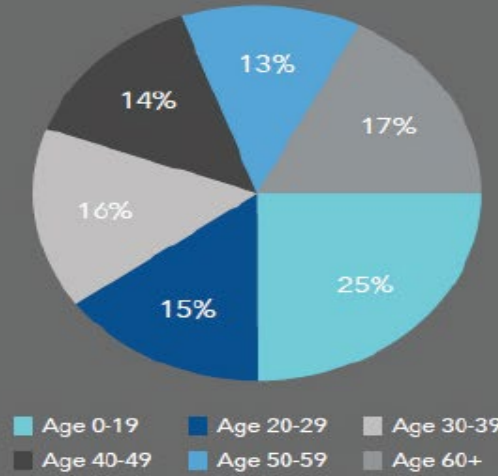


UM Laurel Campus | Demographics (10 Minute Drive)

POPULATION BY RACE



POPULATION BY AGE



KEY FACTS

93,807

Population

36.0

Median Age



34.2

Average Commute to Work in Minutes

\$61,406

Median Disposable Income

INCOME



\$84,515

Median Household Income



\$40,271

Per Capita Income



\$108,547

Average Household Income

10 Minute Drive to Campus



EDUCATION

9%

No High School Diploma



26%

Some College



19%

High School Graduate



46%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



71%

White Collar



15%
Blue Collar



14%
Services

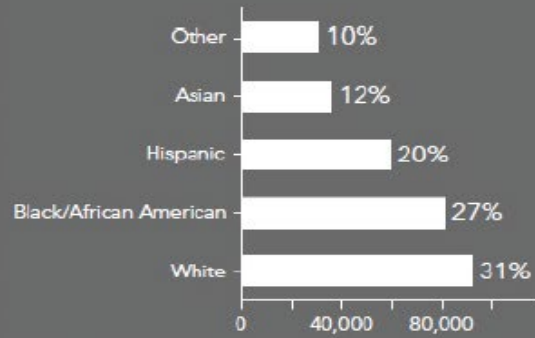
10.9%

Unemployment Rate



UM Laurel Campus | Demographics (15 Minute Drive)

POPULATION BY RACE



INCOME



\$89,607

Median
Household
Income



\$42,510

Per Capita
Income



\$117,452

Average
Household
Income

EDUCATION

10%

No High School
Diploma



24%

Some College

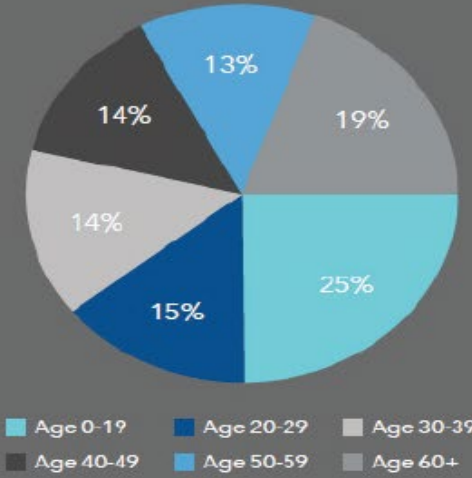


18%
High School
Graduate

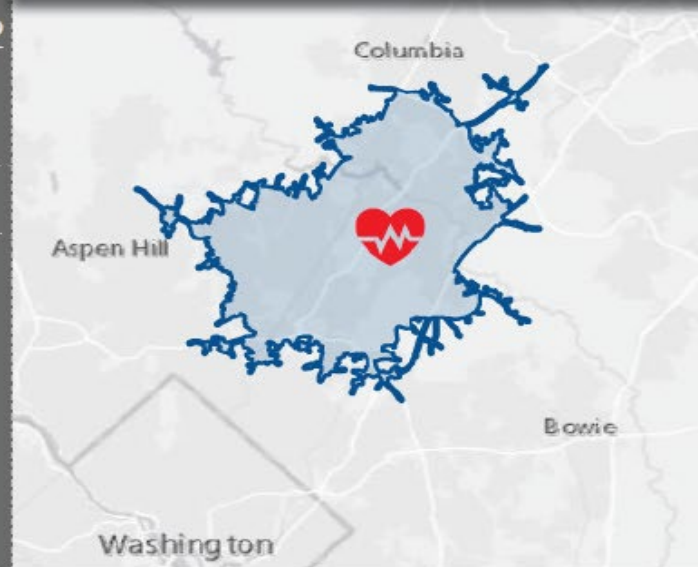


48%
Bachelor's/Grad/Prof
Degree

POPULATION BY AGE



15 Minute Drive to Campus



KEY FACTS

280,574

Population

37.2

Median Age



34.2

Average Commute to
Work in Minutes

\$64,838

Median Disposable Income

EMPLOYMENT



71%
White Collar



15%
Blue Collar



14%
Services

11.2%

Unemployment Rate

Campus Development Plans



Overall Vision of the Campus

- Develop a modern health & wellness campus designed to be a destination location to attract County residents to utilize County-based health & wellness services
- Extend beyond traditional medical uses and facilities, including a greater mix of community services and other ancillary uses
- Campus planning that enhances the experience to improve wellness for the community
- Create a community destination where residents choose to spend their time
- Catalyst for jobs and commerce for Laurel and it's surrounding communities



Overall Project Summary

- 26-acres of developable land (includes existing hospital)
- Phase 1 (10-acres) includes the new UM Laurel Medical Center (UM LMC) and the Medical Office Building (MOB) – total of approximately 140,000 square feet
- Future phases, divided into districts, include up to 16 acres – may include an additional 175,000 – 180,000 SF of additional healthcare-focused buildings and facilities
- Overall development focused on inclusivity and diversity of the project team (design team, engineers, consultants and contractors, etc.)
- Phase 1 includes development costs of approximately \$80MM - \$100MM (most of these costs remain in Laurel and the surrounding communities) – project team consists of many local vendors and contractors



Phase 1



Groundbreaking
Third Quarter 2021



Grand Opening
Third Quarter 2022



State-of the-art
UM Laurel Medial Center Facility



Overall enhanced
patient experience



Ample parking for
patients and staff



Custom designed
UM Laurel Medial Center Facility



Groundbreaking
Second Quarter 2021



Grand Opening
Second Quarter 2022



State-of-the-art
Medical Office Building



Overall enhanced
patient experience



Ample parking for
patients and staff



Custom designed
Medical Office Building



Overall Vision of the Campus | The Districts



- The new campus is comprised of several Districts with distinct traits. All together they offer one comprehensive healthcare destination with community space including shops, restaurants, and offices interspersed with parks, plazas, and walking trails.
- Approximately 260,000 square feet of medical office and healthcare space.
- Approximately 68,000 square feet of community-focused retail and services.
- More than 1,000 surface parking stalls.
- All components are woven together by open green space and community-amenity space.
- Laurel Medical West (Phase-1) includes UM Laurel Medical Center (UM LMC) and the UM Laurel Medical Office Building (MOB).

Laurel Medical Way



The District of Laurel Medical Way is the “Main Street” or “Town Center” of the campus. Mirrored with a series of health and wellness related office and retail components. Visitors will benefit from the convenience offered by the range of services, ease of access and ample parking.



Laurel Health & Wellness Campus | Quality Public Space





Laurel Health & Wellness Campus | Quality Public Space



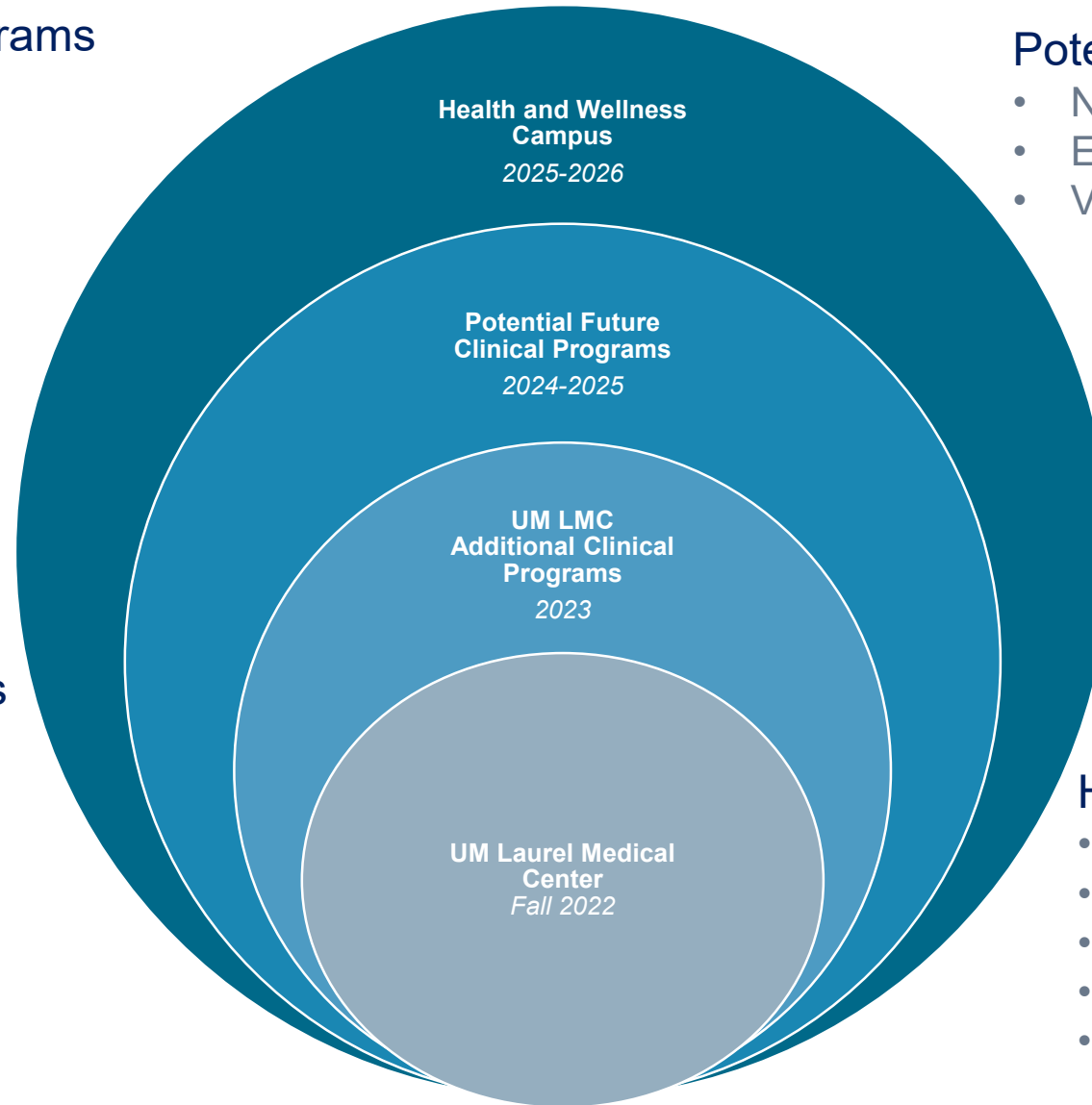


Current Core Clinical Programs

- Behavioral Health
- Emergency Services
- Women's Health
- Surgical Services
- Observation Care
- Orthopaedics
- Primary Care
- Pulmonary
- Wound Care

Additional Clinical Programs

- Cancer Care
- Cardiology
- Comprehensive Imaging
- Enhanced Primary Care
- Enhanced Women's Health
- Enhanced General Surgery



Potential Future Clinical Programs

- Neurosciences
- ENT
- Vascular

Health and Wellness Campus

- Community Hub
- Walking Trails
- Greenspace
- Park like campus feel
- Retail



UM Laurel Medical Center Facility	Medical Office Building
Surgical Services	Comprehensive Imaging
Observation Care	School of Medicine Footprint
Emergency Care	Medical Oncology Infusion
Cardiovascular	Dialysis
Behavioral Health	Behavioral Health
Primary Care	Primary Care
Orthopaedics	Retail Pharmacy
General Surgery	Podiatry
Women's Health	Women's Health
Pulmonary	Dentistry
Wound Care	Physical/Occupational Therapy



Be a part of something greater



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CAPITAL REGION HEALTH

UM Laurel Health & Wellness Campus is *more than a traditional healthcare facility*. It is an opportunity to come together with respected, like-minded individuals to better the health of the greater Laurel and Beltsville communities while improving care delivery effectiveness.

**In partnership with Catalyst Health Real Estate*

