February 19, 2018

James Roskelly

Exempt from Review – Physician Office
Record #: 2519
Business Name: The Moses H. Cone Memorial Hospital
Business #: 1811
Project Description: Develop a physician office building and parking deck
County: Guilford

Dear Mr. Roskelly:

The Healthcare Planning and Certificate of Need Section, Division of Health Service Regulation (Agency), determined that based on your letter of February 16, 2018, the above referenced proposal is exempt from certificate of need review in accordance with N.C. Gen. Stat. §131E-184(a)(9). Therefore, you may proceed to offer, develop or establish the above referenced project without a certificate of need.

However, you need to contact the Agency’s Construction and the Acute and Home Care Licensure and Certification Sections to determine if they have any requirements for development of the proposed physician office.

It should be noted that this Agency’s position is based solely on the facts represented by you and that any change in facts as represented would require further consideration by the Agency and a separate determination. If you have any questions concerning this matter, please feel free to contact this office.

Sincerely,

Celia C. Inman
Project Analyst

Martha J. Frisone
Chief, Healthcare Planning and Certificate of Need Section

cc: Construction Section, DHSR
Acute and Home Care Licensure and Certification Section, DHSR
Shareetta Blackwell, Program Assistant, Healthcare Planning, DHSR
February 15, 2018

Ms. Martha J. Frisone, Chief  
Ms. Celia C. Inman, Project Analyst  
Healthcare Planning and Certificate of Need Section  
Division of Health Service Regulation  
2704 Mail Service Center  
Raleigh, NC 27699-2704

Re: Exemption Request for a Physician Office Building and Parking Deck in Greensboro, NC.

Dear Ms. Frisone and Ms. Inman:

The purpose of this letter is to notify you of Cone Health’s intent to construct a physician office building and parking deck in Greensboro, North Carolina as part of a larger ambulatory care campus being developed to serve the growing Northwestern Guilford County area. North Carolina G.S. Section 131E-184 “Exemption From Review” identifies certain projects as exempt from Certificate of Need review upon prior written notice. Included among these designated projects is the following:

(4) To provide parking, heating or cooling systems, elevators, or other basic plant or mechanical improvements, unless these activities are integral portions of a project that involves the construction of a new health service facility or portion thereof and that is subject to certificate of need review.

(9) To develop or acquire a physician office building regardless of cost, unless a new institutional health service other than defined in G.S. 131E-176(16)b. is offered or developed in the building.

The planned physician office building will be located at 3516 Drawbridge Parkway adjacent to its intersection with Battleground Avenue. It will provide a contemporary facility comprising approximately 68,612 square feet of office space and a four-story parking deck to be constructed at an estimated cost of approximately $17,000,000.
Cone Health will not offer any new institutional health services in the medical office building without first seeking any necessary approvals from the Agency.

Please let me know if I can provide any additional information or answer any questions for you about this project.

Sincerely,

[Signature]

James Roskelley
Executive Vice President
Strategic Development

JR\kk