

CITY OF NEWTON

IN CITY COUNCIL

ORDERED:

That the City Council, finding that the public convenience and welfare will be substantially served by its action, that the use of the site will be in harmony with the conditions, safeguards and limitations set forth in the Zoning Ordinance, and that said action will be without substantial detriment to the public good, and without substantially derogating from the intent or purpose of the Zoning Ordinance, which grants approval of the following SPECIAL PERMIT/SITE PLAN APPROVAL to amend Council Order #470-04, to allow for an extension of a nonconforming use and structure to finish an existing, shell space previously permitted by Council #470-04 for the provision of hospital inpatient beds in accordance with the recommendation of the Land Use Committee and the reasons given by the Committee, through its Chairman, Councilor Richard Lipof:

1. The site is an appropriate location for the expansion of internal hospital uses because the conversion of existing storage space to inpatient facilities involves the finishing of an existing building space to provide inpatient beds and helps to serve the community by providing medical services to those in need. There will not be a change in the site plan or any expansion of the building footprint. (§7.3.3.C.1)
2. The amendment to Council Order #470-04, which allows for the proposed expansion of the non-conforming use will not adversely affect abutting properties or the character of the neighborhood as the addition is within an existing structure and will not visually impact the neighborhood. (§7.3.3.C.2)
3. Because there is an excess of available parking at the hospital at present, the proposed removal of a limited number of employee parking spaces will not adversely impact the availability of parking at the hospital for patients, visitors, or employees. The excess parking supply is sufficient to accommodate added demands for parking that may result from the addition of beds and the existing parking layout has proven to be safe for both pedestrians and vehicles. (§7.3.3.C.3)
4. The use of additional hospital square footage for inpatient beds will not generate a significant amount of additional traffic in the immediate area and neighborhood and access to the site is appropriate for the types and numbers of vehicles involved. (§7.3.3.C.4)

PETITION NUMBER: #141-23

PETITIONER Newton-Wellesley Hospital/Mass General Brigham

LOCATION: 2000, 2012 and 2014 Washington Street; 1 and 2 Kenney Place; 1973 Beacon Street 2014, Section 55, Block 1, Lots, 28, 33, 15, 15A, 15B, 1Z, 15BA, BB, BC, BD, BE, BF, BG, BH, BM, BN, BO, BP, BQ, containing approximately 1,127,289 square feet of land

OWNER: Newton-Wellesley Hospital/Mass General Brigham

ADDRESS OF OWNER: 2014 Washington Street
Newton, MA 02462

TO BE USED FOR: Use of 22,000 square feet of existing shell space on the 5th floor above the Emergency Department

RELIEF GRANTED: To amend Special Permit 470-04 to allow the build out of existing shell space for emergency inpatient beds (§7.3.3)

ZONING: Single Residence 2 district

Approved subject to the following conditions:

The prior Special Permit for this site, Council Order #470-04, allowed a three-story building addition for a new Emergency Department, shell space and expansion of employee parking garage. This amendment allows for the finishing of 22,000 square feet of already existing building shell space for inpatient facilities and the removal of 60 spaces of parking for additional storage space. Except as amended by this Board Order or previous Board Orders, all conditions of Board Orders #151-95, #302-90, #455-89, #128-87, #140-00, and #470-04 shall remain in effect.

1. All buildings, parking areas, driveways, walkways, landscaping and other site features associated with this special permit/site plan approval shall be located and constructed consistent with Special Permit #470-04, Condition 1, except as amended below:
 - a. Floor Plan NWH Level 5E stamped by registered Architect, Jeffrey P. Keilman, dated 12/16/22.
2. The Hospital will comply with Condition #7 of Board Order #470-04 for the proposed addition for inpatient facilities, including an updated Travel Demand Management Plan, updated traffic study, and defined use of the shell space for an inpatient bed facility.
3. No building permit shall be issued pursuant to this Special Permit/Site Plan Approval until the petitioners have:

- a. Submitted a Construction Management Plan for the build-out of the shell space that is consistent with all applicable provisions in Condition #20 of Board Order #470-04, to the Commissioner of Inspectional Services after soliciting comments from the City Engineer, Traffic Engineer, Director of Planning and Development and Fire Chief.
 - b. Recorded a certified copy of this order for the approved Special Permit/Site Plan Approval with the Registry of Deeds for the Southern District of Middlesex County.
 - c. Filed a copy of such recorded order with the City Clerk, the Department of Inspectional Services, and the Department of Planning and Development.
 - d. Obtained a written statement from the Planning Department that confirms the building permit plans are consistent with plans approved in Condition #1.
4. No Final Inspection/Occupancy Permit for the use covered by this special permit/site plan approval shall be issued until the petitioners have:
- a. Filed with the City Clerk, the Department of Inspectional Services, and the Department of Planning and Development a statement by a registered architect certifying compliance with Condition #1
 - b. Submitted to the Director of Planning and Development and Commissioner of Inspectional Services final as-built plans in paper and digital format signed and stamped by a licensed land surveyor.