

# City of Newton Planning and Development

## Petition #141-23

Special Permit/Site Plan Approval  
Request to amend Special Permit #470-04 to allow existing "shell space" to be used for 24 in-patient beds at 2014 Washington Street

**May 16, 2023**



**2014 Washington Street**

# Zoning Relief

Zoning Relief Required		
Ordinance		Action Required
	Request to amend Special Permit #470-04 to allow the addition of 24 in-patient beds in the existing "shell"	S.P. per §7.3.3

- Newton Wellesley Hospital granted Special Permit #470-04 in 2005 to allow for a building addition for a new Emergency Dept, ambulatory services, parking, and new shell space
- A subsequent request for a special permit to finish the shell space was granted in 2008 but never exercised therefore it is null
- Petitioner now seeks to complete the project to finish the shell space (approx. 22,000 sf) for an inpatient bed facility requiring a new special permit

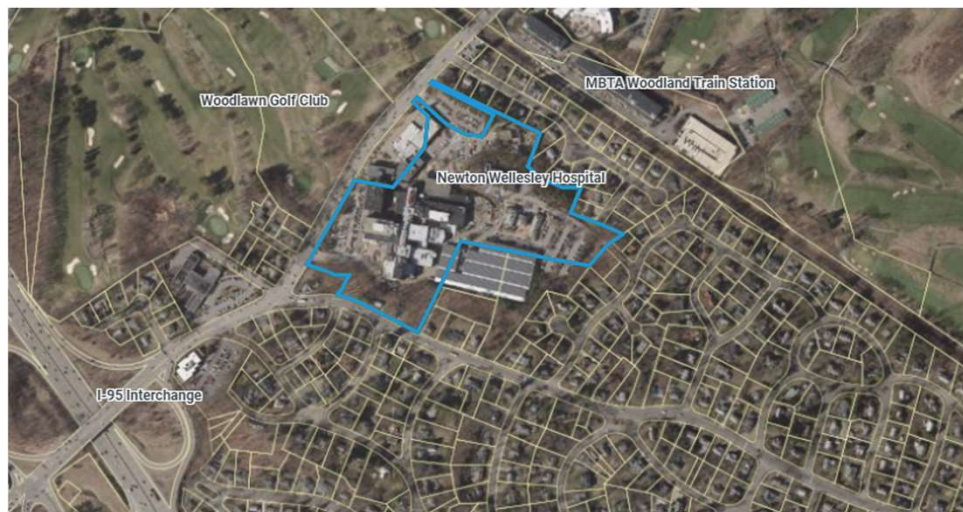
# Criteria to Consider

When reviewing this request, the Council should consider whether:

- The site in SR-2 zoning district is an appropriate location for the expansion of hospital uses (§7.3.3.C.1);
- Whether the proposed expansion of the non-conforming use will adversely affect the neighborhood; (§7.3.3.C.2)
- There will be no nuisance or serious hazard to vehicles or pedestrians; (§7.3.3.C.3); and
- Access to the site over streets is appropriate for the types and numbers of vehicles involved; (§7.3.3.C.4)

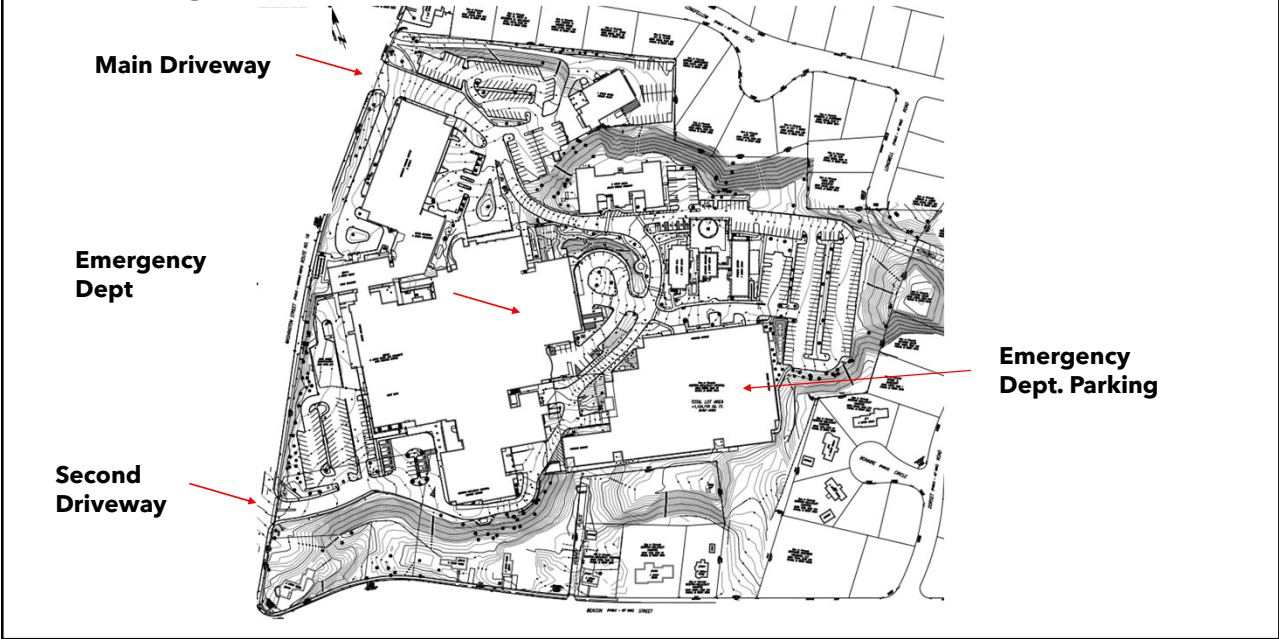
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## Aerial Map



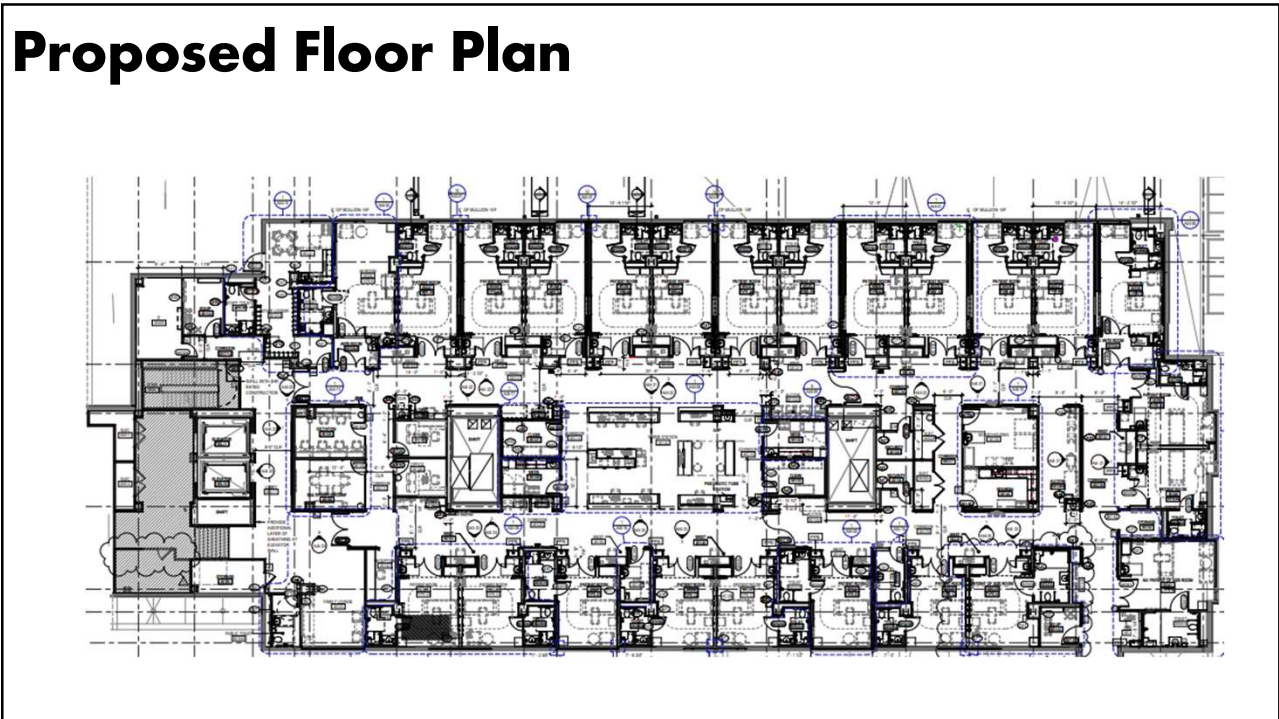
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# Existing Conditions Site Plan



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# Proposed Floor Plan



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## Transportation Elements Required by SP #470-04

- + Updated Traffic Study
  - No substantial increase in delays at area intersections as a result of project
  - Parking is adequate to serve demand by new space
- + TDM Plan
  - MBTA passes for employees offered at 50% discount
  - Secure bicycle storage facilities
  - Ride matching and Guaranteed Ride Home Programs
  - Carpool incentives
  - A Bike to Work Program
  - An on-site ChargePoint electric vehicle charging station
  - Shuttles

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## Interdepartmental Review

- + Transportation: Review/agreement with main findings of traffic study that no substantial delays at area intersections as a result of the project and adequate parking to meet demand.
- + Engineering: Further review not required at this time.
- + Historic: Review not required.

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## Findings

- + *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. (§7.3.3.C.1)*
- + *The amendment to Council Order #470-04, allows for the finishing of already existing shell space permitted by Council Order #470-04, and there will not be a change in the site plan or any expansion of the building footprint. (§7.3.3.C.1)*
- + *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)*
- + *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. (§7.3.3.C.3)*
- + *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); and*
- + *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).*

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## Conditions

- + *Standard Plan Condition*
  - + *Updated Floor Plan*
- + *Compliance with Condition #7 of Board Order #470-04: updated Travel Demand Management Plan, updated traffic study, and defined use of the shell space for an inpatient bed facility*
- + *Standard Building Permit Condition*
  - + *CMP*
- + *Standard Final Inspection/Certificate of Occupancy Condition*

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