

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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PLANNING BOARD

DECISION
PROJECT DEVELOPMENT REVIEW (PDR) APPROVAL

PROponent: Brigham and Women's Hospital, Inc.
20 Kent Street, 1st Floor
Brookline, MA 02445

PROPERTY OWNER: University Station Phase 2 LLC
75 Park Plaza
Boston, MA 02116

PROPERTY LOCUS: A ~4.21 acre portion of land within Development Area B, shown on the Modified Master Development Plan prepared by Terra Tech, revised through November 22, 2016 approved at the Planning Board's April 11, 2017 meeting, within the University Avenue Mixed Use Overlay District (UAMUD). The project area is currently known as 74-130 University Avenue Assessors' Map 33, Lot 006 and Map 33, Lot 056.

TOWN CLERK
TOWN OF WESTWOOD
2017 MAY 26 PM 2:27

BACKGROUND AND PROJECT SUMMARY

The Proponent proposes to construct an 80,000 sq. ft. medical office facility, including a Phase I two-story 30,000 sq. ft. medical office building, a Phase IIA five-level structured parking garage, and a Phase IIB four-story 50,000 sq. ft. medical office building. The facility will be accessible from University Avenue via the access drive shared with the two restaurants and the Courtyard Marriot Hotel, which has been proposed to be named "Brigham Way" and which will be completed by or on behalf of University Station Phase 2 LLC pursuant to the separate Medical Office Building Enabling Package Project Development Approval granted by the Planning Board on May 23, 2017.

The 30,000 sq. ft. Phase I building will contain medical office space on two floors and an area dedicated to an Urgent Care Clinic, and will be served by 108 surface parking spaces. The 50,000 sq. ft. Phase II building will contain additional medical office spaces on four floors and will be served by a five-level parking garage containing 292 parking spaces.

The property is located in the University Avenue Mixed Use District (UAMUD) and the Water Resources Protection Overlay (WRPOD) zoning district. The proposed Medical Center or Clinic, and Office of Health Care Professional uses are permitted in the UAMUD District (Section 9.7.4.1.3), subject to Project Development Review (PDR) pursuant to Section 9.7.12.2.2 of the Westwood Zoning Bylaw.

FINDINGS

After having reviewed all the plans and reports filed by the Proponent and its representatives; having considered the technical analysis, supplemental information provided during the course of the public meeting, correspondence and testimony from representatives from various boards and commissions and departments within the Town of Westwood and from all other interested parties, the Town of Westwood Planning Board has determined that the PDR Application complies with the requirements of Section 9.7,

and other applicable sections of the Zoning Bylaw. Specifically, the Planning Board makes the following Procedural Findings and Project Findings:

PROCEDURAL FINDINGS:

1. On April 18, 2017, an application packet was filed by or on behalf of Brigham and Women's Hospital Inc., pursuant to Section 9.7 [University Avenue Mixed Use District] of the Westwood Zoning Bylaw with the Westwood Planning Board and the Westwood Town Clerk (hereinafter "Application").
2. The Planning Board provided copies of the Application to other Town of Westwood boards and commissions, departments and officials including, but not limited to, the Board of Health, Board of Selectmen, Building Commissioner, Conservation Commission, Pedestrian Bike Safety Committee, Department of Public Works, Historic Commission, Fire Chief, Police Chief and Town Engineer electronically on April 12, 2017 and distributed hard copies after April 18, 2017.
3. The Planning Board commenced its consideration of the Application at a properly noticed public meeting on May 9, 2017, at Carby Municipal Office Building, 50 Carby Street, Westwood, MA; and continued said review at a properly noticed public meeting on May 23, 2017, in the same location.
4. Westwood Planning Board members Steven H. Olanoff, Michael L. McCusker, Brian D. Gorman, Trevor W. Laubenstein, and David L. Atkins, Jr. were present for all sessions of the public meeting during which the Application was considered, and deliberated on the Application at a duly authorized meeting on May 23, 2017.

PROJECT FINDINGS:

1. The subject project for a medical office facility consists of approximately 4.21 acres of land within Development Area B, and materially conforms to the Modified Master Development Plan, last revised November 22, 2016 and approved by the Planning Board on April 11, 2017, (hereinafter "Project Site" or "Property");.
2. The Proponent proposes to construct a two-story building measuring approximately 29'.6" to the building's parapet and 37'.6" to parapet at main entrance for the two-story building with approximately 30,000 sq. ft. of floor area for use as a medical office building and urgent care facility with 108 surface parking spaces in a Phase I. A proposed Phase II will include a five-level parking garage for 292 parking spaces and a four-story medical office building containing approximately 50,000 sq. ft. and maximum building height of 62'.0". The proposed development will include a total of 400 parking spaces at full build-out (hereinafter "Project").
3. The main vehicular access to the Project is from University Avenue through the proposed "Brigham Way" shared access road, with access around and to the building from the Courtyard Marriott site on the north. In Phase II secondary emergency vehicular access to the Project is from the unnamed shared access road currently serving the Bridges by Epoch Memory Care Facility to the south, through and around an area shown for a planned residential development.
4. The Planning Board's Project Development Review submitted on April 18, 2017 and reviewed by the Planning Board on May 9 and May 23, 2017, is primarily focused on the details of the proposed Phase I building and preliminary plans for the overall layout and concepts of the Phase II buildings and parking garage, pursuant to Zoning Bylaw Section 9.7.12.3 [Phase Development] of an UAMUD project. The Planning Board defers the final architectural review of the exterior materials and façade treatments for the Phase II building and garage. The Applicant has agreed to return to the Planning Board more detailed review of the Phase II medical office building and parking garage pursuant to Section 9.7.12.2.2 [Project Development Review] prior to the issuance of any building permits for the Phase II facilities.

5. This project is located to the east of the park shown in Development Area B of the Modified Master Development Plan. The park is owned by University Station Phase 2, LLC. On May 18, 2017, New England Development, an affiliate of the owner, submitted a PDR Application for the Medical Office Building Enabling Package. That application proposed the development of the park area in two phases, with Phase A timing coordinated with the anticipated opening of the Phase I portion of the Brigham and Women's Hospital medical office facility, and Phase B timing coordinated with the anticipated opening of a planned residential development. PDR Approval of the Medical Office Building Enabling Package was granted by the Planning Board on May 23, 2017 with specific conditions related to the phasing and implementation of proposed improvements. It is anticipated that the Phase A park area will be substantially complete prior to the issuance of a final Certificate of Occupancy for Phase I of the Brigham and Women's medical office facility, or by December 1, 2018, whichever occurs sooner. Completion of Phase A shall not, however, be a condition of issuance of a final Certificate of Occupancy for Phase I of the Brigham and Women's medical office facility.
6. The Property is located in the University Avenue Mixed Use District (UAMUD) and the Water Resources Protection Overlay (WRPOD) zoning district. The proposed medical and office uses are permitted in the UAMUD District, subject to Project Development Review (PDR) pursuant to Section 9.7.12.2.2 of the Westwood Zoning Bylaw.
7. The Project, as modified by the Conditions of this Decision, materially conforms to the plan entitled "University Avenue Mixed Use District, Modified Master Development Plan," prepared by Tetra Tech, last revised November 22, 2016, approved at a Planning Board meeting on April 11, 2017, and submittals submitted pursuant to Section 9.7.3, as modified, and supporting documents on file with the Town Clerk.
8. The Project, as modified by the Conditions, does not pose new material adverse impacts or materially exacerbate existing adverse impacts to any adjacent property or the proximate neighborhood that have not already been addressed through mitigation required by the Development Agreement, as amended, or a prior PDR Approval;
9. The Project, as modified by the Conditions, results in net fiscal benefits to the Town and the proponent has adequately mitigated any adverse fiscal impacts by, among other things, entering into a Community Services Agreement with the Town.
10. No previously developed portion of the UAMUD project has resulted in a material adverse impact that does not comply with regulatory requirements or is substantially detrimental to public health, safety or the environment.
11. The Project, as modified by the Conditions of this Decision, complies with the standards and requirements set forth in Section 9.7 of the Westwood Zoning Bylaw, including but not limited to the performance and design standards set forth in Section 9.7.11.

DECISION

At a meeting of the Westwood Planning Board held on May 23, 2017, on a motion made by Steven H. Olanoff, seconded by Michael L. McCusker, the Planning Board by a vote of five (5) in favor and none (0) opposed, voted to grant Project Development Review (PDR) Approval pursuant to Section 9.7.12.2.2 of the Westwood Zoning Bylaw to approve a medical office facility substantially as shown in an application packet filed on behalf of Brigham and Women's Hospital, Inc., on April 18, 2017, as supplemented, subject to the conditions set forth below:

CONDITIONS OF APPROVAL

The approval of the abovementioned Application is subject to the following conditions:

1. A final revised plan set (two copies and an electronic) incorporating the following items in the memorandum from BETA Group dated May 22, 2017 shall be submitted to the satisfaction of the Town Planner and BETA Group with the following revisions:
 - Include a cover sheet to the final revised plan set, update all sheets to include the title block with owner information, locus map, professional stamps on each plan sheet, an existing conditions plan sheet, provide the lot area, and updated plan notes;
 - Update the plans to coordinate the spandrel glass with the proposed wall design;
 - Provide an updated lighting plan showing proposed wall mounted light fixture locations and fixture details, and updated photometric plan to address comments L-1 and L-2 of BETA's review memo with lighting to have no more than 4.0 foot candles and no less than 1.0;
 - The landscape plan shall be updated to show the following: the proposed pathways to match the locations provided on the submitted plans, additional proposed shrubbery and plantings along the east side of the phase I building, and include the proposed irrigation for plantings;
 - Update sheet C-4B to clarify what the proposed 15" drain on the east side of the garage is connected to;
 - Update plans to show utility phasing and hydrants and other utilities needed for phase II in undisturbed areas of phase I shall be installed as part of Phase I and noted on the plans;
 - The coil type bike rack shall be revised to be a circular bike rack similar to the Orion Madrax style used elsewhere in the University Station Development;
 - The backup area for the southern most accessible parking space at the front of the building shall be removed and the sidewalk curved at the corner to provide the most direct route;
 - Update all parking spaces adjacent to front of buildings in Phase I and II to be accessible space or preferential parking for persons with physical conditions;
 - Update sheets C-2A and C-2B to the extent improvements are on the Project Site show: pedestrian ramps, add crosswalk and ramp to park, revised pedestrian and traffic circulation plan to address comments PA-5 through PA-8, PA-11 & PA-12 of BETA's memo;
 - A final way signage package detailing the traffic flow and circulation for Phase I shall be submitted for review including a one-way do not enter sign located near the Hotel's property;
 - Revise the curbing on the landscape bump out between the parking spaces and drive aisle to allow full access for fire department emergency vehicles to turn right from the rear of the Phase I building onto the access drive between the surface parking area and future parking garage; and
 - Update the circulation signage package to satisfactory address comment S-3 of BETA's May 22, 2017 memo and the corresponding exhibit item 3.

2. Prior to the issuance of building permits, the Applicant shall provide to the Town Planner and BETA Group updated plans and information addressing all stormwater and drainage comments to their salinification all items outlined in BETA's May 22, 2017 items SW1 – SW16 related to performing additional test pits to confirm soil assumptions, provide hydraulic profiles and calculations, invert stormwater information, erosion control details, add detail for water quality unit and outlet control structure, label plans to be removed for phase II, show minimum pipe cover requirements, show minimum 1% slopes, provide catch basin details, provide bedding type for utility trench, include

- detail OSC-1 for weir elevation, and provide stormceptor calculations to address BETA Comment WQ1.
3. An ANR (Approval Not Required) plan creating the Applicant's lot be submitted for endorsement to the Planning Board and shall be recorded prior to issuance of a building permit.
 4. The Applicant shall return to the Planning Board for detailed review of the exterior materials, elevations, floor plans, renderings and façade treatments for the Phase II medical office building and parking garage pursuant to Section 9.7.12.2.2 prior to the issuance of any building permits for the Phase II facilities. This review shall include a determination of consistency with the Modified Master Development Plan and with this decision. The Applicant shall submit details related to lighting, sidewalks, landscaping, parking, drainage, traffic, final layouts, floor plans, signage and general compliance with performance standards. All exterior materials and finishes, and all exterior architectural details for the Phase II building and parking garage shall be of similar quality as those approved for the Phase I building.
 5. Sidewalk crossings over driveways across the parking garage entrances in Phase II and the loading /unloading and at the waste/recycling area in the rear shall be continuous and maintain the existing height of the adjacent sidewalk. The driveway aprons shall slope down to meet the grades of the street and the site's driveway.
 6. The Applicant shall return to the Planning Board for review and approval of an alternative landscape plan if Phase II does not commence within five (5) years from the date of this approval (May 23, 2022). Said alternative landscape plan shall include ground cover, trees and other plantings which are similar in size, type and density to those landscaped areas approved by the Planning Board in other portions of the University Station Development.
 7. Loading and unloading shall be during business hours (8:00 AM to 6:00PM).
 8. The Applicant has provided turning templates to confirm adequate access for emergency vehicles for Phase I with a recommendation from the Deputy Fire Chief for a slight curb modification as described in condition #1.
 9. The Fire Chief has reviewed the proposed plans and is in agreement with the general layout of the proposed site and emergency access for Phase II at full buildout. If the Fire Chief determines the proposed functionality does not provide satisfactory emergency access and circulation, the Applicant shall make improvements to address public safety and may need to return to the Board if any modifications are needed.
 10. There shall be no gates that could impede emergency vehicle access to or from this Project. Emergency vehicles shall have full access to the Brigham's building from University Avenue over both access ways. If any gate to a future phase of the overall Development is proposed, it shall be programmed to open when an emergency vehicle approaches, or shall be controlled in a manner acceptable to the Westwood Fire and Police Departments. The Applicant is responsible for completing the parking and driveway access in the rear along the east side of the proposed Brigham parcel to connect with the future residential development prior to a final certificate of occupancy for the Phase I building as shown on the submitted site plans and traffic circulation plans.
 11. A final Operations and Maintenance Plan ("O&M Plan") shall be submitted for review and approval by the Town Planner, Fire Chief, the Town Engineer, and BETA Group prior to issuance of a final Certificate of Occupancy for the Phase I building. The O&M Plan shall include satisfactory provisions addressing snow removal, trash and recycling, hazardous materials storage and any possible spill prevention and comment SPR-2 of the May 22, 2017 BETA review memorandum.
 12. A final signage package with lighting, material, color, sign backing details, and dimensional details that comply with Section 9.7.10 of the Zoning Bylaw shall be submitted to the Town Planner for

review and approval prior to submission of a sign permit application to the building department. If the signage package does not meet the specific bylaw requirements the Applicant shall return to the Planning Board for a Project-Specific Signage Alternative as outlined in Section 9.7.10.15 of the Zoning Bylaw.

13. The Applicant is responsible for submitting a list of hazardous materials, including quantities and manner of storage, for approval by the Westwood Board of Health.
14. The site shall be cleaned daily during construction to eliminate any debris going onto other properties.
15. The Applicant is responsible for submitting and obtaining approval of any other relevant project permits required by state, local, or federal laws such as the Westwood Board of Health or Conservation Commission.
16. A copy of this decision shall be kept on the project site at all times during construction.
17. The Proponent shall provide three (3) certified copies of an "As Built" Site Development Plan. Certification shall be by a Registered Professional Engineer and/or Land Surveyor, and shall indicate that all driveways, parking areas, sidewalks, storm drains, sewer mains, water mains and their appurtenances have been constructed in material compliance with said Project Plans and are accurately located as shown thereon. The "As Built" plan shall be delivered to the Board in a format approved by the Information Systems Director (AutoCad and PDF) for compatibility with the Town of Westwood GIS database.

APPLICATION AND PLANS

On May, 23, 2017, the Planning Board evaluated the Application dated April 18, 2017, and filed by or on behalf of the Proponent in the Planning Office and the Office of the Town Clerk, and the following related submissions:

1. Application for Project Development Review for the Brigham and Women's Hospital at University Station, Westwood, MA submitted to the Planning Department on April 18, 2017.
2. Project Scheduled Updated November 11, 2016 for Brigham and Women's Medical Office Building, prepared by Consigli Construction Co. Inc.
3. Plans entitled "Brigham and Women's Hospital Medical Office Building, University Avenue, Westwood, Massachusetts", prepared by Cannon Design, dated March 20, 2017, Sheets C-1 (Legend and General Notes), C-2A (Layout and Materials Plan Phase I), C-2B (Layout and Materials Plan Phase II), C-3A (Grading and Drainage Plan Phase I), C-3B (Grading and Drainage Plan Phase II), C-4A (Utility Plan Phase I), C-4B (Utility Plan Phase II), C-5A (Erosion Control Plan Phase I), C-6 (Details), C-7 (Details), C-8 (Details).
4. Landscape and Lighting plans entitled ""Brigham and Women's Hospital Medical Office Building, University Avenue, Westwood, Massachusetts", prepared by Cannon Design, dated March 15, 2017 and revised April 13, 2017" consisting of Sheet L101 (Planting Plan 01), Sheet L102 (Planting Plan Phase 02), Sheet L103 (Lighting Plan).
5. Architectural plans entitled "Brigham and Women's Hospital Westwood Medical Office Building Signage package, prepared by Cannon Design", Sheet A00, A01, A02, A03, A04, A05, dated March 2017 and revised April 13, 2017.
6. Materials Board Sheet A06, prepared by Cannon Design for Brigham and Women's Hospital.
7. Water Quality Volume Calculations (12 sheets), prepared by VHB; TSS Removal Calculation Worksheet, and Pipe Calculations for Closed Drainage System.
8. Memorandum for Health Director Linda Shea to Abigail McCabe, Subject: Brigham & Women's Hospital University Station Project Development Review, dated April 27, 2017.
9. Operation and Maintenance Plan for BWH Site, dated April 14, 2017.
10. University Avenue Mixed Use District Modified Master Development Plan, Sheet C-101, prepared by Tetra Tech, dated December 11, 2012 and last revised November 22, 2016.

11. Memorandum from Merrick Turner, PE Senior Associate to Town of Westwood Planning Board, Re: Brigham and Women's Hospital at University Station Project Development Review, 10 pages, dated April 27, 2017.
12. Architectural Response to comments to Emma Jones, Mark Clayton, CBRE/New England Development & Project Management, From CannonDesign, Project: Brigham & Women's Hospital Medical Office Building, Westwood, MA, dated May 4, 2017.
13. Letter from Mark Klopfer to Mark Clayton, RE: Response to BETA Peer Review Document dated 27 April 2017 Brigham & Women's Hospital medical Office Building, Westwood, MA, dated May 2, 2017.
14. Memorandum from Howard F. Mosher of VHB to Mark Clayton, Re: Brigham and Women's Hospital at University Station Westwood, Massachusetts Response to BETA Peer Review Document, dated May 4, 2017.
15. Memorandum from Haley & Aldrich, Inc. and Mark H. Balfe of Haley Aldrich to CBRE/Trammell Crow; Abigail Jones, Emma Jones, and Mark Clayton, Subject: Response to BETA Comment on Infiltration, Proposed BWH Medical Office Building, Westwood, Massachusetts, dated May 2, 2017.
16. Proposed Site Layout and Exploration Location Plan, prepared by Haley Aldrich, dated April 2017.
17. Appendix A – Test Pit Logs, dated March 27, 2017 (TP-01, TP-02, TP-03, TP-04, TP-05, TP-06, TP-07) and Appendix B – Test Pit Photographs, dated March 27, 2017; Appendix C – Test Boring Logs.
18. Cover Letter entitled "Board Meeting – May 9, 2017 Requested Follow-up Items".
19. Layout and Materials Plan Phase I, prepared by Cannon Design for Brigham and Women's Hospital Medical Office Building Sheet C-2A, Sheet C-2B for Layout and Materials Plan Phase II.
20. Circulation Signage – Phase I and Phase II labelled "item 3".
21. Brigham and Women's New Employee Checklist from Human Resources.
22. Pedestrian Access – Phase I and Phase II for Brigham and Women's Hospital.
23. Phase II Dimensioned Garage Plan Sheet A04 prepared by Cannon Design for Brigham and Women's Hospital Medical Office Building.
24. LEED v4 for BD+C New Construction and Major Renovation Checklist.
25. Wall Section Details Sheet A0411, A0411 (2), A0412, A0413 prepared by Cannon Design for Brigham and Women's Hospital.
26. Exterior Siding Material Photograph.
27. Memorandum from Merrick Turner, PE, Senior Associate, BETA Group, Inc. to Town of Westwood Planning Board, re: Brigham and Women's Hospital at University station Project Development Review, dated May 22, 2017, consisting of (13) pages and exhibits.
28. Turning Templates plans entitled "University station – Phase II development, Development Area B of the University Station" Sheets AT-13C, AT-13B, AT-13A, prepared by Tetra Tech, undated.
29. Letter from Deputy Chief Michael F. Reardon to Abby McCabe, dated May 23, 2017.

All of the foregoing plans and reports are hereby incorporated by reference and made part hereof.

RECORD OF VOTE

The following members of the Planning Board voted to **grant** Project Development Review (PDR) Approval pursuant to Section 9.7.12.2.2 of the Westwood Zoning Bylaw for the abovementioned Application, subject to the Conditions stated above: David L. Atkins, Brian D. Gorman, Trevor W. Laubenstein, Michael L. McCusker, and Steven H. Olanoff.

The following members of the Planning Board voted to **deny** Project Development Review (PDR) Approval pursuant to Section 9.7.12.2.2 of the Westwood Zoning Bylaw for the abovementioned Application: None.


Abigail McCabe, Town Planner


Date:

