

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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David L. Atkins, Jr., Vice Chairman
Steven H. Olanoff, Secretary
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PLANNING BOARD

**MEDICAL OFFICE BUILDING ENABLING PACKAGE DECISION
PROJECT DEVELOPMENT REVIEW (PDR) APPROVAL**

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

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

PROPERTY LOCUS: Approximately 2 acres of an approximately 8.93 acre portion of land within Development Area B, as shown on the Modified Master Development Plan prepared by Tetra 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.

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TOWN OF WESTWOOD
PLANNING BOARD

BACKGROUND AND PROJECT SUMMARY

The Proponent proposes to complete improvements to the access drive leading from University Avenue to the proposed Brigham and Women's Hospital office building, and to construct a park area and associated drainage, utility, lighting and landscape improvements within approximately 2 acres of an approximately 8.93 acre portion of land within Development Area B of the University Station Development. Together these items are referred to as the "Medical Office Building Enabling Package".

The property is located in the University Avenue Mixed Use District (UAMUD) and the Water Resources Protection Overlay (WRPOD) zoning district. The proposed park area is 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 May 19, 2017, an application packet was filed by New England Development on behalf of University Station Phase 2 LLC 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 May 22, 2017 and distributed hard copies after May 22, 2017.
3. The Planning Board commenced its consideration of the Application at a properly noticed public meeting on May 23, 2017, at Carby Municipal Office Building, 50 Carby Street, Westwood, MA.
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 improvements will take place within approximately 2 acres of an approximately 8.93 acre portion of Development Area B, and materially conform to the Modified Master Development Plan approved by the Planning Board on April 11, 2017 (hereinafter "Project Site" or "Property").
2. The Proponent proposes to construct the Medical Office Building Enabling Package, including the completion of improvements to the access drive leading from University Avenue to the proposed Brigham and Women's Hospital office building, and the construction of a park area and associated drainage, utility, lighting and landscape improvements within Development Area B of the University Station Development, as shown on submitted plans (hereinafter "Project").
3. This Project is located to the west of the proposed Brigham and Women's Hospital office building and a planned residential development, both of which are shown in Development Area B of the Modified Master Development Plan. The Project will be constructed in two phases, with the Phase A to be coordinated with the opening of Brigham and Women's Hospital and Phase B to be coordinated with the opening of the planned residential development. Phase A of the Project will be substantially completed on or before December 1, 2018, or prior to the issuance of a Certificate of Occupancy for the Brigham and Women's Hospital office building, whichever occurs sooner. Phase B of the Project will be substantially completed on or before December 1, 2021, or prior to the issuance of a Certificate of Occupancy for the planned residential development, whichever occurs sooner. The Planning Board shall grant an extension of time for the completion of Phase A and/or Phase B of the Project upon the receipt of an alternative performance guarantee in an amount and form acceptable to the Board. The completion of Phase A or Phase B, as the case may be, shall not be a prerequisite to issuance of a final Certificate of Occupancy for either the Brigham and Women's Hospital office building or the planned residential development.
4. The Property is located in the University Avenue Mixed Use District (UAMUD) and the Water Resources Protection Overlay (WRPOD) zoning district. The proposed access ways, park area, and all associated improvements 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.
5. 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.

6. 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;
7. 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.
8. 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

The Planning Board evaluated the Application in relation to the above Findings, and by a vote of five (5) in favor and none (0) opposed, hereby *grants* Project Development Review (PDR) Approval pursuant to Section 9.7 of the Westwood Zoning Bylaw, for the Medical Office Building Enabling Package as shown on plans entitled "Medical Office Enabling Plans", containing sixteen (16) sheets prepared by Tetra Tech, dated May 16, 2017, subject to the Conditions stated herein, all of which are an integral part hereof:

CONDITIONS OF APPROVAL

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

1. Prior to the start of construction for any of the enabling infrastructure, the Applicant shall submit to BETA Group and the Planning Board for review and approval, updated plans and documents, which include satisfactory resolution to all issues and comments noted in BETA's May 22, 2017 comment memorandum and discussed at the May 23, 2017, Planning Board meeting, which plans and documents shall also include the following revisions:
 - o Phase A and Phase B shall be clearly delineated on the plans;
 - o Eliminate the walkway shown coming from the BWH Parking Garage to the Park's Plaza on Sheets L-100, L-200, & L-300;
 - o Revise the crosswalk and walkway from the BWH parcel to the park to be diagonal at a 45 degree angle and the crosswalk be clearly visible with colored asphalt;
 - o Update Exhibit CP-1 to remove the inaccurate reference to a four-way stop on the proposed Brigham Way; and
 - o The grass areas shall extend to the corners adjacent to the sidewalk-crosswalk connection at the intersection with Brigham Way.
2. All sidewalk crossings over driveways shall be continuous and maintain the existing height of the adjacent sidewalk. Driveway aprons shall slope down to meet the grades of the street and the site's driveway.
3. The Applicant shall return to the Planning Board for review of a detailed landscape plan that includes proposed plantings, species, sizes, and details for the park's landscape features such as

benches, recycling, and trash receptacles for Phase B of the Project prior to the Planning Board's issuance of a special permit for the planned residential development.

4. 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.
5. A copy of this decision shall be kept on the project site at all times during construction.
6. 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.
7. If subsequent to August 1, 2018, the Planning Board determines that the Proponent is unlikely to complete Phase A of the Project on or before December 1, 2018, or prior to the issuance of a Certificate of Occupancy for the Brigham and Women's Hospital office building, whichever occurs sooner, the Proponent shall, within 30 days of notice of the Planning Board's determination, execute an agreement with the Planning Board that secures the Proponent's obligation to complete Phase A prior to the opening of the Brigham and Women's medical office building and its obligation to complete Phase B prior to the opening of planned residential development.

APPLICATION AND PLANS

On May, 23, 2017, the Planning Board evaluated the Application dated May 19, 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 and narrative for Project Development Review Enabling Package for Portion of Development Area B of the University Avenue Mixed Use District, Submitted by University Station Phase 2 LLC, May 19, 2017.
2. Plans entitled "Medical Office Enabling Plans", containing sixteen (16) sheets prepared by Tetra Tech, dated May 16, 2017;
3. Letter from Nathan H. Cheal, P.E., Senior Project Manager to Abigail McCabe, Town Planner, re: Enabling Package, Medical Office Building, dated May 16, 2017, consisting on one (1) page;
4. Memorandum from Nathan H. Cheal, P.E., Senior Project Manager to Paul S. Cincotta, University Station Phase 2, LLC, re: Medical Office Building Enabling Plans - Drainage Summary, dated May 16, 2017, consisting on forty-three (43) pages including attachments;
5. Memorandum from Merrick Turner, PE, Senior Associate, BETA Group, Inc. to Abigail McCabe, Town Planner, re: Medical Office Building Enabling Plans, dated May 22, 2017, consisting of six (6) pages.
6. 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.
7. 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: Trevor W. Laubenstein, David L. Atkins, Steven H. Olanoff, Brian D. Gorman, and Michael L. McCusker.

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: May 26, 2017

