

LIFE TIME FITNESS, INC.  
2902 Corporate Place  
Chanhassen, MN 55317

August 28, 2017

Planning Board  
Town of Westwood  
50 Carby Street  
Westwood, MA 02090  
Attention: Abigail McCabe, Town Planner

Office of the Town Clerk  
580 High Street  
Westwood, MA 02090  
Attention: Dottie Powers, Town Clerk

Re: Application for Amendment to Project Development Review Approval  
Life Time Fitness – Portion of Development Area C  
University Avenue Mixed Use District (**UAMUD**) – Westwood, Massachusetts

Dear Planning Board and Town Clerk Powers:

On behalf of Life Time Fitness, Inc. (the “**Applicant**”), we are pleased to submit the enclosed application (the “**Application**”) for amendment to the Project Development Review Approval Decision issued by the Planning Board on December 17, 2013 (the “**Existing PDR Approval**”). Since the Existing PDR Approval was issued, the Applicant has successfully constructed, opened, and operated an approximately 125,000-sf fitness center, which includes a gym, fitness studios, indoor and outdoor pool, basketball courts, nutritional coaching, and chiropractic and physical therapy offices (the “**Fitness Facility**”). The Applicant respectfully requests that the Planning Board modify the Existing PDR Approval to expand the existing Health Care Professional Offices (as defined in Article 2 of the Town’s Zoning Bylaw) at the Fitness Facility to include an office for a medical doctor offering primary and preventative care, including related clinical and laboratory analysis activities (the “**Proposed Use**”). No structural or site plan alterations are proposed as part of this request.

As set forth in greater detail in the enclosed Application, the Proposed Use is allowed by right in Development Area C. Because the Existing PDR Approval did not specifically contemplate the Proposed Use, the Applicant respectfully requests a modification to confirm the Proposed Use is consistent with the University Station Master Development Plan and the Zoning Bylaw. The enclosed Application addresses the requirements set forth in the Zoning Bylaw of the Town of Westwood (the “**Zoning Bylaw**”) and the UAMUD Rules and Regulations. As detailed in the Application, the Proposed Use described in this Application meets all applicable

criteria required for amendment to a PDR approval set forth in Section 9.7.12.2.2 of the Zoning Bylaw and Section 15.1.5 of the UAMUD Rules and Regulations.

Based on our conversations with Town Planner McCabe, we are submitting one copy of this Application to the Town Clerk, and six (6) copies of the Application to the Planning Board. A complete electronic copy of the Application has been submitted via email to the Town Planner, Abigail McCabe. The enclosed Application includes:

- Project Information Form, which provides a summary of basic information about the Proposed Use and the Applicant;
- Narrative Statement describing the criteria for approval of an amendment to a PDR approval and how the Proposed Use meets such criteria;
- List of existing permits relevant to the Proposed Use; and
- Plans showing the location of the use.

This submission is an exciting step towards completion of Life Time's multi-service Fitness Facility, and supports the creation of a vibrant, mixed-use community. We are pleased to submit this Application and support the continued development and enhancement of the University Station project through this Proposed Use. We look forward to reviewing this Application with the Planning Board at its next regularly scheduled meeting. In the meantime, please feel free to contact us using the contact information on the attached Project Information Form if you have any questions or need any additional information.

Thank you.

Yours sincerely,

LIFE TIME FITNESS, INC.



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By: Brian W. Dugdale  
Its: Attorney

Application for Amendment to Project Development Review Approval

## **LIFE TIME FITNESS**

Development Area C of the University Station project  
within the University Avenue Mixed Use District

Submitted to Westwood Planning Board by Life Time Fitness, Inc.

August 28, 2017

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- Tab 1: Project Information Form and Signature of Applicant
- Tab 2: Narrative Statement
- A. Overview of the Proposed Use
  - B. Compliance with Zoning Bylaw
  - C. Conclusion
- Tab 3: List and Copies of Permits Obtained
- Tab 4: Application Plans:
1. Plant Set entitled, “Life Time Fitness- PDR Submittal, University Station, Westwood, Massachusetts” prepared by Tetra Tech dated September 27, 2013, and revised through December 11, 2013 (Sheets A1.02; A1.21; C-131) (the “**Plan Set**”)

Tab 1:  
Project Information Form and Signature Page

General application information for the Applicant and project:

Name of Applicant:	Life Time Fitness, Inc.
Address of Applicant:	2902 Corporate Place Chanhassen, MN 55317
Contact information for Applicant:	Name: Scott Ferguson Title: Development Manager
Owner (if other than the Applicant):	N/A
Description of project site:	Approximately 7.9 acres of land within Development Area C, as shown on the Modified Master Development Plan approved by the Planning Board on April 11, 2017, within the University Avenue Mixed Use District.
Description of proposed development:	Amendment of Applicant's Existing PDR Approval to include a Health Care Professional Office within the existing health care offices on the second floor of the Fitness Facility, all as more fully shown on the enclosed Plan Set and described in the Narrative Statement behind Tab 2. This Application is solely for an amendment to modify an existing use within the Fitness Facility; there is no proposed construction, additional floor area or improvements associated with this amendment.
Description of proposed parking:	No change to the parking facilities approved by the Existing PDR Approval are proposed. As detailed in the enclosed Application, such parking facilities are sufficient to accommodate the Proposed Use.
Waivers from Rules and	Waivers from the following requirements:

Regulations requested:	<ul style="list-style-type: none"> <li>• §§ 6.2 through 6.6; §§ 6.8 through 6.10: All required Plans were submitted and reviewed in connection with the Existing PDR Approval as part of the Plan Set entitled “Life Time Fitness- PDR Submittal, University Station, Westwood, Massachusetts,” dated September 27, 2013, and revised through December 11, 2013, (34 Sheets). The Applicant submits in duplicate Sheet, A1.21, Sheet A1.02, and Sheet C 1-31 of the Plan Set as relevant depictions for review.</li> <li>• §6.7: The streets and ways plan is not applicable, as the Proposed Use does not contemplate any construction of or alteration to existing streets and ways.</li> <li>• § 6.11: The table of development data is not applicable, as this data was previously submitted and reviewed as part of the Planning Board’s Existing PDR Approval, and no relevant changes are proposed.</li> <li>• § 7.2: Drainage calculations are not applicable, as the drainage calculations were analyzed in connection with the Planning Board’s Existing PDR Approval.</li> <li>• § 7.3: Fill removal calculations are not applicable, as no construction or physical development is proposed as part of the Proposed Use.</li> <li>• § 7.4: A traffic impact study is not applicable, as the traffic impacts were analyzed in connection with the Existing PDR Approval, and the Proposed Use will not generate traffic that materially deviates from these findings.</li> <li>• § 7.6: An existing impacts study is not applicable. We note that the Planning Board recently reviewed and confirmed there are no material existing impacts in connection with the Master Plan Modification approved on April 11, 2017.</li> <li>• § 10: A construction schedule is not applicable, as no construction or physical development is proposed as part of the Proposed Use.</li> </ul>
Supporting application materials	Please see the foregoing Table of Contents and narrative statement and plans provided with this application.
Application fee:	\$500 (per Section 4.1.3 of the UAMUD Rules and Regulations)

Signature of the Applicant:

Life Time Fitness, Inc.  
a Minnesota business corporation



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By: Brian W. Dugdale  
Its: Attorney

Date: August 28, 2017

## TAB 2: Narrative Statement

The proposed amendment to the Project Development Review Approval for a Health Care Professional Office within the Fitness Facility (the “**Proposed Use**”) affects approximately 2,785 square feet of the existing Life Time Fitness facility (the “**Fitness Facility**”) located within a portion of Development Area C, as shown on the Master Development Plan approved at the Special Town Meeting on May 6, 2013, as modified by the Modified Master Development Plan approved by the Planning Board on April 11, 2017 (as so modified, the “**Modified Master Development Plan**”). The Proposed Use remains consistent with the Modified Master Development Plan and is substantially consistent with the Project Review Development Approval Decision issued by the Planning Board on December 17, 2013, in favor of the Applicant (the “**Existing PDR Approval**”). As described in more detail below, the Proposed Use is also consistent with the zoning regulations and planning principles applicable to Life Time Fitness and University Station as a whole. Part A below provides an overview of the Proposed Use, and Part B below summarizes its compliance with the purpose and intent of the Zoning Bylaw as set forth in Section 9.7.

<h3>A. Overview of the Proposed Use</h3>
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#### 1. Proposed Use Description

As indicated above, the Proposed Use will expand the health care services within the existing Health Care Professional Offices located on the second floor of the Fitness Facility. These offices are depicted as the highlighted areas on Sheets A1.02, A1.21, and C-131 of the plan set entitled “Life Time Fitness- PDR Submittal, University Station, Westwood Massachusetts,” dated September 27, 2013, and revised December 11, 2013, submitted to the Planning Board in connection with the Existing PDR Approval and attached hereto as Tab 4 (the “**Plan Set**”). The Proposed Use requires no construction or improvements because the second-floor area is currently built to accommodate such uses.

The Proposed Use will slightly expand the pre-approved Health Care Professional Offices, which include chiropractic and physical therapy offices currently operating within the Fitness Facility. The Proposed Use includes a medical practice offering primary and preventative care. These expanded health services are complementary to the Existing PDR Approval and consistent with the approved Modified Master Development Plan and Zoning Bylaw.

The medical services are open to the public; however, based on Life Time’s experience providing such services within its Fitness Centers, approximately 90% of the patrons are anticipated to be members of Life Time Fitness. As a result, no material impacts are anticipated



to result from the Proposed Use. There will be no other change to the use or structure as a result of the Proposed Use.

## B. Compliance with Zoning Bylaw

According to the Section 9.7.12.2.2 of the Zoning Bylaw and Section 15.1.4 of the UAMUD Rules and Regulations, the Planning Board may allow for modification to a PDR approval upon written request of the property owner if the Board “determines that the modification is consistent with the purposes and intent of the Zoning Bylaw.” As summarized below, the Proposed Use is permitted under, and consistent with the purposes of, the UAMUD Zoning Bylaw, and will directly contribute to UAMUD’s stated purpose of including a beneficial mix of compatible and convenient uses at University Station. The Proposed Use will also remain in compliance with all design and performance standards set forth in Section 9.7.11 of the Zoning Bylaw, as the Applicant requests no construction or physical modifications as part of its Application.

### 1. The Proposed Use is Consistent with Zoning Bylaw.

Under Section 9.7.1 of the Zoning Bylaw, the stated purpose and intent of the UAMUD is to promote a mix of complementary land uses that will “address Town and regional interests in additional employment, housing and tax revenue.” To help accomplish this purpose, the Modified Master Development Plan allows for a range of uses within Development Area C, including, without limitation, all uses within the category of “Office /R&D Use Type”. Pursuant to Section 9.7.4.1.3(f), this use type expressly includes “Health Care Professional Offices”, which are defined to include, “an office for a medical doctor, dentist, psychologist, chiropractor, acupuncturist, or similar physical or mental health care professional, including clinical and laboratory analysis activities directly associated with such medical office use.” The Proposed Use is therefore allowed by right, subject to PDR approval.

In addition to being allowed by right, the Proposed Use furthers the purposes and intent of the UAMUD Bylaw. The Proposed Use is expressly intended to provide a complementary mix of uses, as it is designed to offer additional services for the convenience of existing members of the Fitness Facility, as well as patrons or residents of the University Station project. As noted above, chiropractors and physical therapists are already operating Health Care Professional Offices within the Fitness Center. The Proposed Use will fill a market demand, directly increasing both employment and tax revenue generated by the Fitness Center. In addition, the Proposed Use, will enhance the existing benefit of having the Fitness Center in the community – improving the health and welfare of the residents of the Town and surrounding area. These benefits will be conveniently offered as part of the Fitness Facility situated within a larger mixed use development. The Health Care Professional Office’s hours will be substantially concurrent with peak hours of the other University Station retail businesses, and as such, patrons will be able to conveniently see a doctor or other healthcare professional while performing daily errands, including fitting in a visit before or after a workout in the same building. Based on the

foregoing, the Proposed Use is allowed by right, and advances the intent and purposes of the Zoning Bylaw, the Modified Master Development Plan, and the Existing PDR Approval.

**2. The Proposed Use is consistent with UAMUD design and performance standards.**

Based on the Applicant's experiences offering medical offices within its fitness centers in other locations around the country, approximately 90% of the patrons of the Proposed Use are anticipated to be members of Life Time Fitness. Because the Fitness Facility's parking lot, entrance drives, and building have already been designed to accommodate Health Care Professional Offices, no structural or site alterations to the existing Fitness Facility are proposed as part of this Application. The new medical office will operate within the same Health Care Offices already in service at the Fitness Center. Given the foregoing, the Proposed Use will not generate any material increases to traffic, parking, design or other impacts regulated by the UAMUD design and performance standards set forth in Section 9.7.11 of the Zoning Bylaw, and the Fitness Facility will remain in compliance with the design and performance standards set forth in Section 9.7.11 of the Zoning Bylaw.

C. Conclusion
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Based on the plans and information enclosed with this Application, the Proposed Use is allowed as of right and is consistent with the Planning Board's findings in the Existing PDR Approval under Section 9.7.12.2.2 of the Zoning Bylaw. The Fitness Facility, including the Proposed Use, conforms to the Modified Master Development Plan, will not have an adverse impact on any previously developed portion of University Station, and will continue to conform to the approved design and performance standards. The addition of a conveniently located medical component to the existing Health Care Professional Offices will have a net beneficial impact on the Town through promotion of public health, job growth, and tax revenue generation, and will not adversely impact any previously developed portion of University Station project. Additionally, no changes to the performance and design standards set forth in Section 9.7.11 will result from approval of the Proposed Use, as the space is already built to accommodate the Proposed Use. For the reasons set forth above, the Applicant respectfully requests the Planning Board grant its request for the Proposed Use to allow the Health Care Professional Office to operate as described above within the Fitness Facility.

Tab 3:  
List and Copies of Permits Obtained

Permits Obtained:

- Town Meeting approval of Zoning Bylaw Section 9.7 – *on file with Town Clerk*
- Town Meeting approval of University Avenue Mixed Use District Master Development Plan, as modified by Modified Master Development Plan approved by Planning Board on April 11, 2017 – *on file with Town Clerk*
- Conformance Determination issued by the Planning Board on April 29, 2013 (effective May 6, 2013) – *on file with the Town Clerk*
- Development Agreement with the Town of Westwood – *on file with the Town Clerk*
- MEPA Certificate from the Secretary of Energy and Environmental Affairs – *on file with the Town Clerk*
- Order of Conditions from the Westwood Conservation Commission – *on file with the Town Clerk*
- 2017 NPDES Construction General Permit – *issued by the US EPA*
- Project Development Review Approval in favor of Life Time Fitness, Inc. - Decision and Conditions of Approval issued by the Planning Board on December 17, 2013- *on file with the Town Clerk*

Permits To Be Obtained:

- None

Tab 4:  
Application Plans

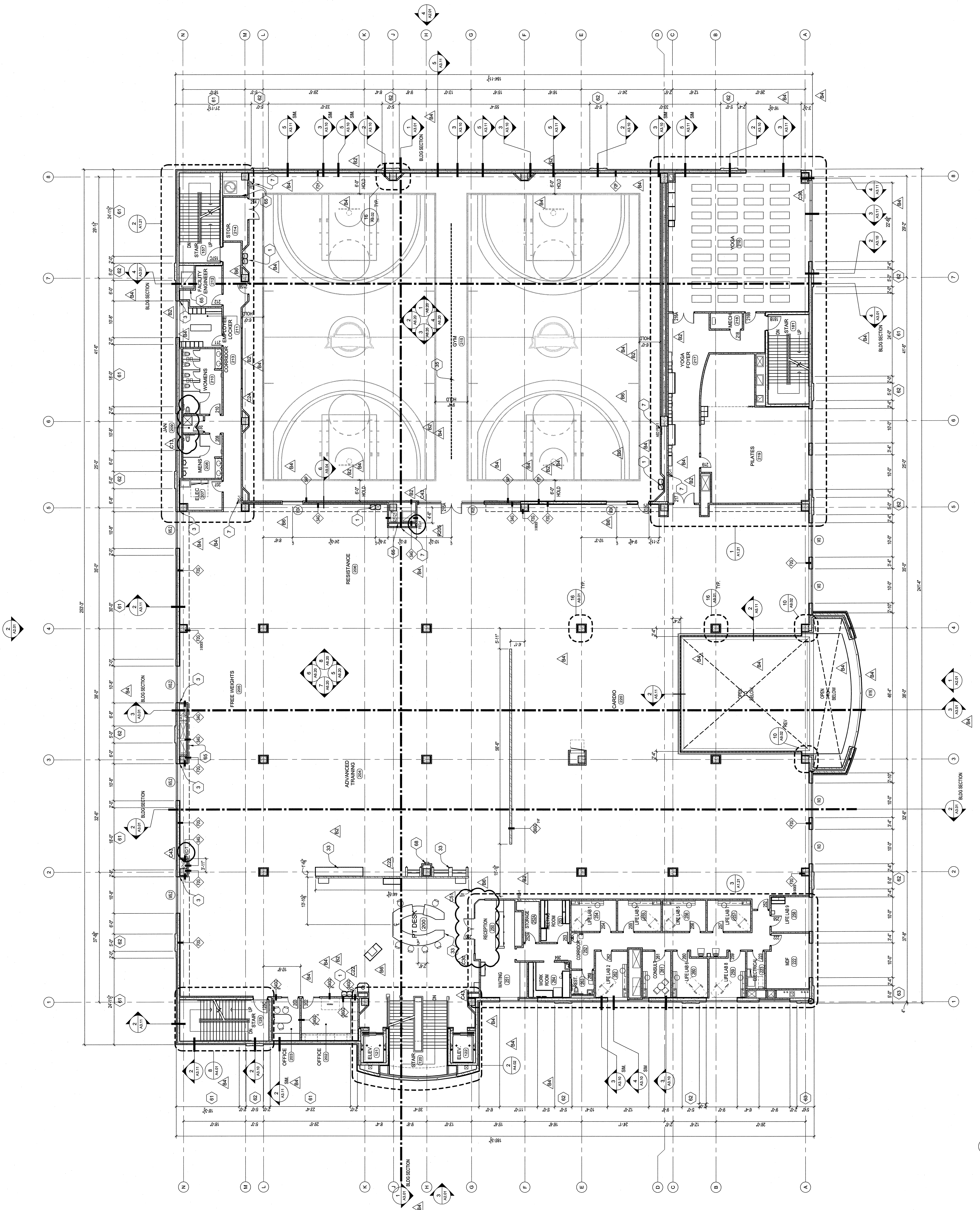
1. Plan Set entitled, “Life Time Fitness – PDR Submittal, University Station, Westwood, Massachusetts” prepared by Tetra Tech dated September 27, 2013, and revised through December 11, 2013 (Sheets A1.02; A1.21; C-131) (the “**Plan Set**”)

**GENERAL NOTES**

- INTERIOR PLAN DIMENSIONS ARE TO FACE OF CAST-IN-PLACE CONCRETE AND CENTERLINE OF STUD U.G.
- CONTINUE INSULATION IN WALL WITH SOUND ATTENUATION BATT INSULATION TO 4" ABOVE CEILING AND UP TO EITHER SIDE OF WALL.
- SECOND LEVEL TOP OF CONCRETE FLOOR ELEVATION = 118.07' U.A.D. SEE STRUCTURAL FOR CONCRETE SLAB ELEVATIONS.
- PROVIDE MOISTURE RESISTANT GYP BOARD AT ALL PLUMBING WET WALL LOCATIONS.
- ALL WOOD TO BE FIRE-RETARDANT TREATED.
- PROVIDE GASKETS AT RECEPTACLES IN ROOMS WITH SOUND INSULATION.
- SEE SHEET A1.01 FOR WALL TYPES.
- SEE STAIRS AT ALL EXIT CORNERS FOR EGRESS THROUGH FIRE-RATED WALLS AND FLOOR ASSEMBLIES. PROVIDE A FIRE SAFE CONDITION TO MEET I.A. 404.10.309 OR ASTM E-119 CRITERIA.
- ALL OPENING DIMENSIONS ARE TO FACE OF MASONRY OR WOODWORK UNLESS NOTED OTHERWISE.
- UNDERSIEMED INTERIOR DOORS ARE TO BE LOCATED 4" FROM ADJACENT PARTITION OR WALLFACE.
- PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY THE LOCAL FIRE MARSHALL.
- 1/2" CALLOUTS TO OCCUR AT ALL LOCATIONS WHERE THE FLOOR MEETS A VERTICAL PLANE. COLOR TO MATCH GROUT JOINTS.
- SEE SHEET A1.08 FOR DRAINAGE PLAN AT RESTROOM.
- SEE CASEWORK AND GRANITE PLANS FOR TYPE AND LOCATION OF MILLWORK ITEMS U.A.D.
- PROTECT ALL ITEMS ON WALL IN SOCCER SIDE OF GYM WITH METAL CAGE.

**KEY NOTES**

- ELECTRIC WATER COOLER - SEE PLUMBING
- SERVICE SINK - SEE PLUMBING
- EDGE OF STUD TO ALIGN WITH CONCRETE AT WINDOW JAMB TO RECEIVE SHEETING AS SCHEDULED.
- FIRE EXTINGUISHER AND CABINET - SEE SPECIFICATION
- CASEWORK
- MOTORIZED CURTAIN OPERATOR
- PROVIDE ADDITIONAL LAYER OF 5/8" GYP BO.
- ACCENT THIN BRICK
- THIN BRICK AT PLASTER SEE 04A.04
- THIN BRICK AT CORNER PLASTER SEE 04A.04
- TYP. 2" HRL. ULS. SYSTEM @ SHAP/WALL. SEE PLAN DETAIL 19A.03.03
- PROTECTIVE PADS
- OVERFLOW ROOF DRAIN CLEAN-OUT ACCESS PANEL



1 SECOND FLOOR PLAN  
3/22 = 1/37

<p><b>OWNER</b> LIFETIME ARCHITECTURE LIFE TIME FITNESS 2902 CORPORATE PLACE CHANNASSIN, MN 55317 TEL: (612) 835-0200 FAX: (612) 835-9794</p>	<p><b>CONSULTANT</b> LIFE TIME ARCHITECTURE LIFE TIME FITNESS 2902 CORPORATE PLACE CHANNASSIN, MN 55317 TEL: (612) 835-0200 FAX: (612) 835-9794</p>	<p><b>DATE:</b> 2/4/14 - ISSUE FOR BUILDING PERMIT</p>	<p><b>PROJECT NAME:</b> WESTWOOD, MA</p>
		<p><b>APPROVED BY:</b> MB</p>	<p><b>SHEET TITLE:</b> PLAN - SECOND FLOOR</p>
<p><b>DRAWN BY:</b> ACM/DBO</p>	<p><b>DATE:</b> 7/24/14 - BULLETIN #2</p>	<p><b>PROJECT ADDRESS:</b> Life Time Athletic 44 Harvard Street Westwood, MA 02090</p>	<p><b>SHEET NUMBER:</b> A1.02</p>
<p><b>PERMIT NUMBER:</b> A1.02</p>	<p><b>DATE:</b> 12/18/14 - BULLETIN #6</p>	<p><b>DATE:</b> 6/10/15 - BULLETIN #9</p>	<p><b>DATE:</b> 10/21/14 - BULLETIN #4</p>

**LIFETIME ARCHITECTURE**  
ARCHITECTURE | DESIGN  
WESTWOOD, MA

**A1.02**

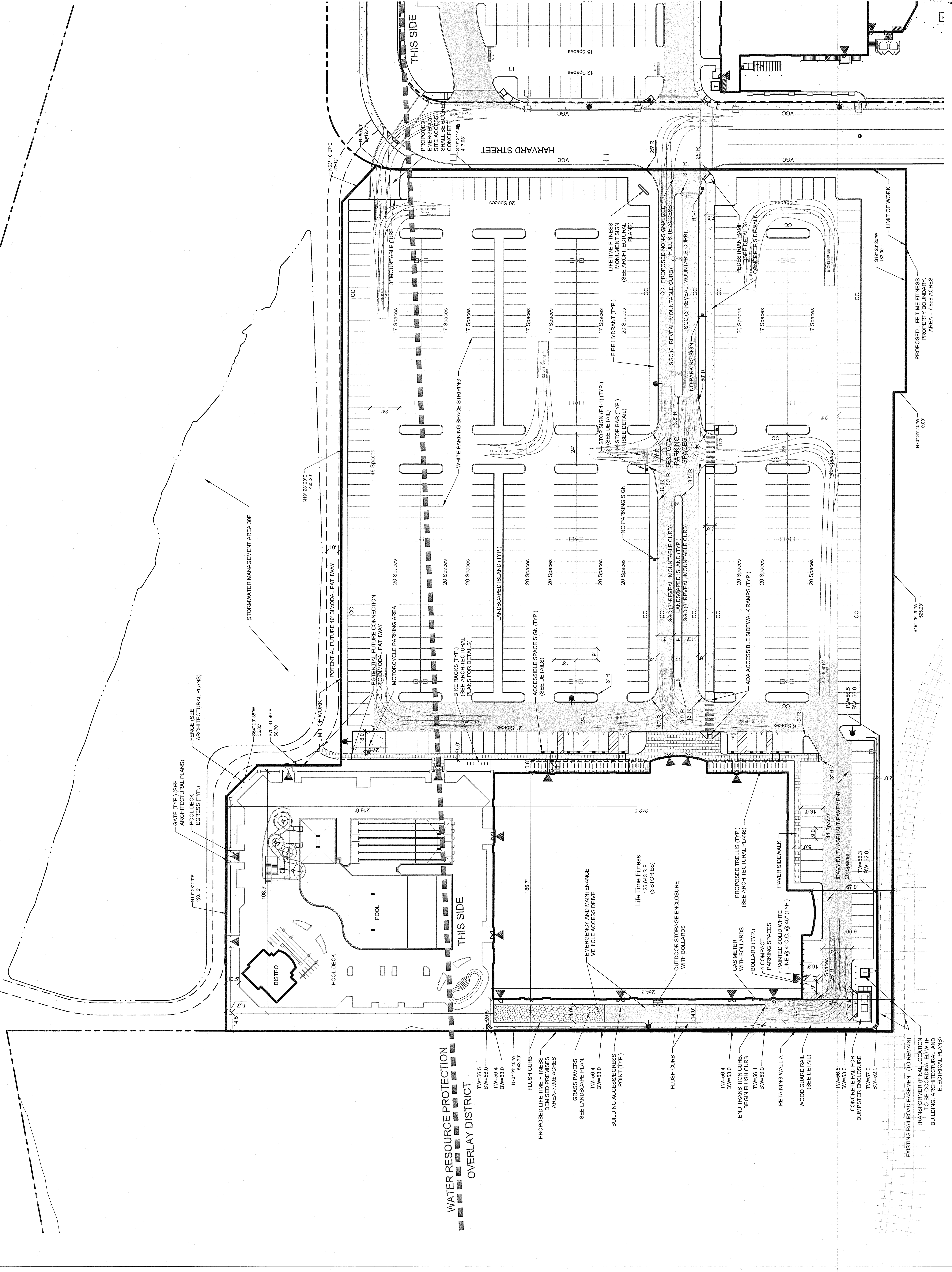
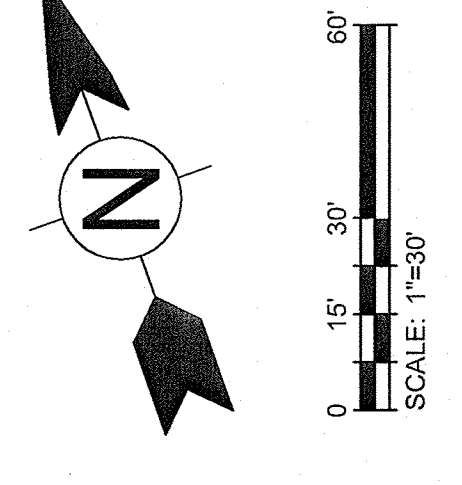
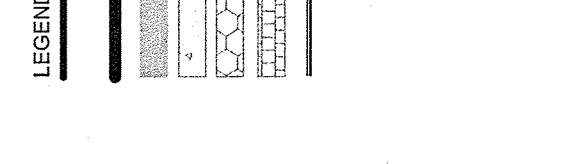
DATE: \_\_\_\_\_ Reg. Number: \_\_\_\_\_



**NOTES**

1. APPLICANT: LIFE TIME FITNESS, INC. 200 CORPORATE PLACE CHANNASSEN, MA 02000
2. OWNER OF RECORD: WESTWOOD MARKETPLACE HOLDINGS LLC NEWTON, MA 02459
3. CURB BOLLARD IS UNLESS OTHERWISE NOTED.
4. ALL DISTANCES AND DIMENSIONS ARE TO THE FACE OF CURB OR BUILDING UNLESS OTHERWISE NOTED.
5. SEE SITE PLANS FOR CURB TYPE AND LOCATION.
6. HANDICAPPED PARKING SPACES ARE TO BE MARKED IN ACCORDANCE WITH THE CURRENT TOWN OF WESTWOOD SPECIFICATIONS. IF ANY AND SHALL BE IN COMPLIANCE WITH THE CURRENT AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS.
7. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE STANDARD SITE SPECIFICATIONS AND THE LATEST EDITION OF THE TOWN OF WESTWOOD CONSTRUCTION SPECIFICATIONS.
8. PARKING SPACES ARE 8'x18' UNLESS OTHERWISE NOTED.
9. THE PROJECT SHALL OBTAIN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) FROM THE U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA). THE OWNER/DEVELOPER AND OPERATOR SHALL PREPARE AND SUBMIT A NOTICE OF CONSTRUCTION (NOC) TO THE NPDES PERMITTING AGENCY IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND CONTRACT DOCUMENTS.
10. CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IF ANY CONFLICTS ARISE PRIOR TO AUTHORIZATION FROM THE ENGINEER OF RECORD.
11. THE USE OF FULL CONTAINING HAZARDOUS MATERIALS OR WASTE IS FORBIDDEN.
12. SIGNIFICANT TREES, INCLUDING THEIR BRANCHES AND THEIR ROOT SYSTEMS, SHALL BE PROTECTED WITH SHIELDS, FENCES, OR BARRIERS.
13. THE CLEANING OF THE LIMITS OF WORK IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OR SITE CLEARING IS REQUIRED.
14. THE CLEANING OF CATCH BASIN SUMPS AND STORMWATER BASINS IS REQUIRED FOLLOWING THE COMPLETION OF CONSTRUCTION AND SHALL BE IN ACCORDANCE WITH THE PERFORMANCE PLAN ADOPTED FOR THE OVERALL LANDMARK PROJECT OR FOR THE POOL DEVELOPMENT.
15. THE USE OF CONSTRUCTION MACHINERY IS RESTRICTED TO THE HOURS PERMITTED IN THE TOWN OF WESTWOOD GENERAL BYLAWS, ARTICLE 10, SECTION 2A.

- PERMITTED USES:**
- WAREHOUSE
  - OFFICE / R & D
  - RETAIL / SERVICE
  - RESTAURANT / ENTERTAINMENT



**WATER RESOURCE PROTECTION OVERLAY DISTRICT**

- TW=56.5
- BW=56.0
- TW=56.4
- BW=55.0
- N7° 31' 40"W
- 545.70'
- FLUSH CURB
- PROPOSED LIFE TIME FITNESS DEMISED PREMISES AREA=7.50± ACRES
- GRASS PAVERS
- SEE LANDSCAPE PLAN.
- TW=56.4
- BW=55.0
- EMERGENCY AND MAINTENANCE VEHICLE ACCESS DRIVE
- BUILDING ACCESS/EGRESS POINT (TYP.)
- FLUSH CURB
- TW=56.4
- BW=55.0
- END TRANSITION CURB BEGIN FLUSH CURB.
- TW=56.4
- BW=55.0
- 4 COMPACT PARKING SPACES
- PAINTED SOLID WHITE LINE @ 4' O.C. @ 45° (TYP.)
- RETAINING WALL A
- WOOD GUARD RAIL (SEE DETAIL)
- TW=56.5
- BW=55.0
- CONCRETE PAD FOR DUMPSTER ENCLOSURE
- TW=57.0
- BW=56.0
- EXISTING RAILROAD EASEMENT (TO REMAIN)
- TRANSFORMER (FINAL LOCATION TO BE COORDINATED WITH BUILDING ARCHITECTURAL AND ELECTRICAL PLANS)