

City of Newburyport

City Council
Modification

Application for a SPECIAL PERMIT

Petitioner: Beth Israel Lahey Health, Anna Jaques Hospital

Mailing Address: 25 Highland Ave., Newburyport, MA 01950

Phone: 978-314-8865 Email: dfowler@ajh.org

Property Address: 25 Highland Ave. Newburyport, MA 01950

Map and Lot(s): 33/44 Zoning District: GMAC

Book and Page(s): 01649/0547

Owner(s) Name: Beth Israel Lahey Health, Anna Jaques Hospital

Mailing Address (if different): _____

The applicant is requesting a Special Permit under section(s):

- Special Permit for Use (V.D) – Use # _____
- Spacing (VI.D)
- In-Law Apartment (XIIA)*
- Bonus Provisions for Multifamily Developments (XVI)
- Personal Wireless Communication Services (XX)
- Wind Energy Conversion Facilities (XXVI)
- Other City Council Special Permit Review -XH.9

*Include In-Law Apartment Attachment

Description of request:

Construction of addition on the rear of the structure to allow expansion of the operating rooms along with interior renovations to the structure. Shift in helipad location by 25 feet as well.

Any advice, opinion, or information given by any board member or any other official or employee of the City of Newburyport shall not be binding on the Zoning Board of Appeals. It shall be the responsibility of the petitioner to furnish all supporting documentation with this application. The dated copy of this application received by the City Clerk or Planning Office does not absolve the petitioner from this responsibility. The petitioner shall be responsible for all expenses for the filing, publication, and legal notification. Failure to comply with the application requirements, as cited herein and in the Zoning Board Rules and Regulations may result in a dismissal by the ZBA of this application as incomplete.

Petitioner's and Owner's signature(s):

X 

MARK GOLDSTEIN, PRESIDENT

CITY OF NEWBURYPORT, MA

APR# 2019-087

ZONING DETERMINATION

Name: Beth Isreal Lahey Health, Anna Jaques Hospital

Address: 25 Highland Ave Zoning District(s): GACM

Request: Construct a n 11,000+/- SF expansion to the existing hospital that will allow the reconfiguring of operating facilities, associated prep and recovery and support spaces as well as an entrance and lobby expansion. Adjusted heliport to accommodate expansion. Use 611, 208, 215

ZONING BOARD REVIEW REQUIRED

Variance

- Dimensional Controls (VI)
Lot Area, Open Space, Front Yard, Lot Frontage, Height, Side Yard, Lot Coverage, Lot Width, Rear Yard, Parking (VII), Modification

Sign Variance

- Signs (VIII)
Type, Size, Lighting, Location

Other

Special Permit

- Table of Use Regulations (V.D) #:, Spacing (VI.D), In-Law Apartment (XIIA), Bonus for Multifamily Developments (XVI), Personal Wireless Communication Services (XX), Demolition Control Overlay District (XXVIII)*, Wind Energy Conversion Facilities (XXVI), Other

Special Permit for Non-Conformities

- Extension or Alteration (IX.B.2)
Parking, Rear Yard, Upward Extension, Lot Coverage, Open Space, Side Yard, Height, Lot Frontage, Lot Area, Front Yard, Use, Over 500 sf. increase (IX.B.3.c), Plum Island Overlay District (XXI-G-3)
FAR, Height, Lot Coverage, Setbacks, Open Space

PLANNING BOARD REVIEW REQUIRED

Special Permit

- Table of Use Regulations (V-D) #, One residential structure per lot (VI.C), Open Space Residential Development (XIV), Water Resource Protection District (XIX), Federal Street Overlay District (XXII), Courts and Lanes (XXIII), Waterfront West Overlay District (XXIV), Towle Complex Redev. Overlay District (XXV), Downtown Overlay District (XXVII)*, Other

Special Permit for Non-Conformities

- Extension or Alteration (IX.B.2)
Parking, Rear Yard, Upward Extension, Lot Coverage, Open Space, Side Yard, Height, Lot Frontage, Lot Area, Front Yard, Use, Over 500 sf. increase (IX.B.3.c)

Site Plan Review (XV)

- Major, Minor

Smart Growth District (XXIX)

- Plan Approval

HISTORICAL COMMISSION REVIEW REQUIRED

- Demo. Delay, *Advisory Review

CONSERVATION COMMISSION REVIEW REQUIRED

City Council Special Permit Review -XH.9

Signature of Newburyport Zoning Administrator

12/9/2019 Date



Mead, Talerman & Costa, LLC
Attorneys at Law

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Newburyport, MA 01950
Phone 978.463.7700
Fax 978.463.7747

www.mtclawyers.com

January 22, 2020

Jared J. Eigerman, President
City Council
Newburyport City Hall
60 Pleasant Street
Newburyport, MA 01950

Re: City Council Special Permit Review
25 Highland Avenue, Newburyport, Massachusetts 01950 (the "Property")

Dear President and Members of the Council:

Reference is made to the above captioned matter. In that connection, this firm represents Beth Israel Lahey Health Systems, Anna Jaques Hospital (the "Petitioner") in its application for an amendment to a special permit pursuant to Sections V-D and X-H(7)-(9) of the Newburyport Code of Ordinances ("NCO").

I. Introduction

The Petitioner hereby applies for an amendment to a special permit for the construction of an addition of approximately 11,000 +/- square feet on the southerly and eastern sides of the operating facilities of the Property, including the renovation of the associated entrance area. On November 8, 2010 the City Council originally granted a special permit for additions to the Property. (See Exhibit A attached).

This new addition will increase the size of the existing operation rooms, allow for the reconfiguring of operating facilities, preparation, recovery, and support spaces, as well as entrance and lobby expansion. The project is needed as a result of increased technology being used especially in Orthopedics, as well as the need to more clearly delineate the main entrance to the hospital to create a more inviting atmosphere. The proposed work will result in 6664 sq. ft. of interior renovations and 3302 sq. ft. of cosmetic upgrades as well as construction of the addition.

The location of the heliport will be adjusted slightly to accommodate this expansion. Currently Anna Jaques and its consultants are working with Boston MedFlight, the Newburyport Fire Department, the ambulance provider and also in consultation with the FAA to identify an alternative landing zone during the relocation of the pad.

The Petitioner received a denial from the Zoning Enforcement Officer, dated December 9, 2019 and attached hereto, for the construction of the proposed 11,000 square foot addition. The Facility is located in the General Acute Care (Medical) zoning district. Its use as a hospital is allowed by special permit in accordance with the Table of Uses of the NCO, found in Section V-D thereof. Under Section X-H(9) of the NCO, the City Council is the Special Permit Granting Authority in the General Acute Care zoning district.

Millis Office

730 Main Street, Suite 1F
Millis, MA 02054
Phone 508.376.8400

This project is concurrently under Major Site Plan Review by the Newburyport Planning Board pursuant to Section X-V of the NCO and will soon appear before the Zoning Board for a modification to a sign variance to allow signage in the rear acknowledging the respective donors of the hospital. As shown on the materials submitted with this application, the proposed addition is very minor in comparison to the Property's existing building footprint. While the addition is addition about 11,000 square feet, the total building area on the entire campus is about 252,000 square feet, which includes the 41,000 square feet Medical Office Building.

Additionally, since the hospital is a preexisting non-conforming use, G.L. Ch. 40A, §6, applies.¹ Consequently, the pre-existing non-conforming use is allowed to be extended or altered, provided that no such extension or alteration shall be permitted without a finding by the Special Permit Granting Authority that such change, extension or alteration shall not be substantially more detrimental to the neighborhood than the existing nonconforming use. See G.L. Ch. 40A, §6.

II. Criteria for the Issuance of a Special Permit

In accordance with Section X-H(7) of the NCO, I have set forth below the findings required from the Special Permit Granting Authority for the issuance of a special permit, together with an explanation of the Petitioner's compliance therewith. These are the same criteria used when considering an amendment to a previously granted special permit.

1. The use requested is listed in the table of use regulations or elsewhere in the ordinances requiring a special permit in the district for which the application is made.

As noted above, the Facility is located in the General Acute Care (Medical) zoning district. Its use as a hospital is allowed by special permit in accordance with the Table of Uses of the NCO, found in Section V-D thereof.

2. The requested use is essential and/or desirable to the public convenience or welfare.

The Facility's use as a hospital is allowed by special permit in the zoning district. The proposed addition is intended to enhance the quality of care offered by Anna Jaques Hospital. The proposed improvements will allow the Hospital to be more competitive, and better enable it to continue as a viable and successful part of the Newburyport economy and community as a whole. As recently as the 2017 City of Newburyport Master Plan, Anna Jaques Hospital was recognized as "being Newburyport's largest employer" in an "ever expanding medical services industry." Indeed, the Master Plan also shows the growth forecast of the "Health Care, Social Services, Public Sector & Education" Sector as "High to Very High" with one main concerns being "Continued health and community support for Anna Jaques Hospital." The proposed addition will allow Anna Jaques Hospital to continue to contribute to the City's growing economy and help address concerns regarding the support needed for the hospital in the future.

The proposed addition will allow the Hospital to solidify its competitive position in the region as one of the few remaining community-based hospitals in the area. This will help preserve Newburyport's leadership as a regional economic center as well as strengthen and maintain the City's position as a regional center for health and wellness services.

¹ A use permitted as of right prior to the adoption of or subsequent amendment of a by-law and thereafter only by special permit constitutes a nonconforming use." See Shrewsbury Edgemere Assoc. Ltd Partnership v. Bd. of Appeals of Shrewsbury, 409 Mass. 317 (1991).

As with any business, Anna Jaques Hospital must continue to stay competitive and be ever mindful of the quality and efficiency of the services it provides, so that it can maintain its patient base. Improving its operational facilities to allow for better quality, more efficient health care, and will help the Hospital stay competitive in light of the current standards and expectations in medical care. In fact, this addition will help Anna Jaques better use and adapt to advances in medical technology, specifically in orthopedics.

The addition will also allow interior renovations of the hospital campus including the creation of two larger operating rooms, and space for a possible future operating room, multiple prep/recovery spaces and associated nursing stations, support spaces, as well as a more welcoming new entrance and lobby expansion.

In sum, the improvements to the hospital by the proposed addition helps to strengthen and maintain the City's position as a regional center for health and wellness services by allowing the Hospital to continue to improve and stay competitive.

At the same time, the addition will be entirely on the interior of the Property and not impact any adjacent neighbors. Because the project will not increase services nor require additional staff, it will also not result in increased traffic on site or in the surrounding neighborhood.

3. The requested use will not create undue traffic congestion, or unduly impair pedestrian safety.

The addition is designed to improve operational services and is not intended to increase the amount of services offered, nor will it increase the number of patients or staff in the Hospital. While the operational facilities will be improved, the number of operating rooms will remain at six (6) with the potential for an additional seventh in the future. The patient flow and protocol, however, will remain the same. As a result, Anna Jaques Hospital does not anticipate a traffic increase due to the addition.

4. The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the city will be unduly subjected to hazards affecting health, safety or the general welfare.

To reiterate, the addition will not increase the services provided by the hospital, require additional staff, nor is it expected to increase patient flow. Additionally, engineering consultants analyzed the capacity of the existing building systems and concluded that the new project does not create additional demand on the City's infrastructure system. It will not overload any municipal system in the immediate area or in any other area of the city. The proposed construction is very minor compared to the overall developed footprint of the Hospital and Medical Office Building. Given its location, the proposed addition will also not have a discernable impact on drainage on the site.

Note that a stormwater management permit is not required for the proposed addition, as construction activity will not result in a land disturbance of one acre or more.

5. Any special regulations for the use, set forth in the special permit table are fulfilled.

There are no special regulations for the use.

6. The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.

The requested use of the addition for hospital services is the same as the present use of the Facility and, as the use contemplated in the General Acute Care/Medical District, is consistent with permitted uses in the zoning district. The proposed use will neither impair the integrity or character of the adjoining districts nor be detrimental to the health or welfare, as it will improve upon the services provided on and use of the site.

The addition will not obstruct scenic views from publicly accessible locations and will have no impact on natural features in the City. The addition will not change the existing location of the Ambulance bays or their routes to enter and exit the hospital campus. While the Heli-pad will be slightly relocated approximately 25 feet from its current location, the relocation will be towards the interior of the Property and further away from the nearest houses on Rawson Avenue and Lois Street.

The construction is building off the existing building and expanding it towards the interior of the property away from the surrounding neighborhoods. As shown on the renderings included with this application, the landscaping in and around the areas affected by the addition will be maintained or improved upon completion. The plans included also have a Landscape Plan by a Landscape Architect detailing the adequate screening and more welcoming, clearly delineated main entrance created by the addition.

This project does not create hazardous materials and transmissions, as the patient volume is not expected to increase. While no services are being added as a result of this addition, an adequate amount of sound insulation will be provided to ensure that no new noise will be transmitted into the neighborhood that exceeds what is allowed in the NCO.

7. The requested use will not, by its addition to a neighborhood, cause an excess of that particular use that could be detrimental to the character of said neighborhood.

As noted above, the proposed project is located in the General Acute Care/Medical District. The proposed addition is a negligible change in the footprint of the existing hospital building towards the interior of the Property away from the surrounding neighborhood, and the proposed uses of the additions are uses already underway at the Hospital. The project is not an "addition" to the neighborhood, as the use is already in existence at the Facility. Furthermore, the addition itself is not adding any additional operating rooms, it will not increase the inflow of patients, nor result in the hiring of additional staff to accommodate it.

8. The proposed use is in harmony with the purpose and intent of this ordinance.

Once again, the proposed use is allowed by special permit in the General Acute Care/Medical District. In fact, the district in which the Facility is located is the only medical care district in the City. Consequently, by its very nature, the project is in harmony with the purpose and intent of the controlling section of the NCO. The proposed addition will not have a negative impact on health, safety, convenience or the general welfare of the inhabitants of the City, as the request for construction is being made with due consideration of the character of the zoning district within which Anna Jaques Hospital lies. We reiterate that this addition will not increase the number of patients or staff, but will improve the quality of its operational services and the aesthetics of the main entrance and lobby.

9. The proposed use shall not be conducted in a manner so as to emit any dangerous, noxious, injurious or otherwise objectionable fire, explosion, radioactive or other hazard, noise or vibration, smoke, dust, odor or other form of environmental pollution.

As previously stated, the proposed project does not create hazardous materials and transmissions, as the volume of patients is not expected to increase.

Additionally, while the Heli-pad is being moved as a result of this addition, it is moving only about 25 feet from its current position, and is moving further away from the nearest houses. The addition will use not increase the use of the Heli-pad.

The proposed project will not be conducted in a manner which is dangerous, noxious, injurious and it will not emit, noise, vibration, smoke, dust or odor or other form of environmental pollution.

III. Extension and/or Alteration of a Preexisting Non-conforming Use

G.L. Ch. 40A, § 6, allows for the extension or alteration of a preexisting non-conforming use provided the Special Permit Granting Authority finds that the change, extension or alteration is not substantially more detrimental to the neighborhood than the existing nonconforming use. The construction of the proposed addition to the hospital to allow interior renovations of its campus including the creation of two larger operating rooms, and space for a possible future operating room, multiple prep/recovery spaces and associated nursing stations, support spaces, as well as a new entrance and lobby expansion is not more detrimental to the neighborhood than the existing use of the Facility. In fact, as noted above, the proposed addition is a very minor change in the footprint of the existing building, and the proposed uses thereof are uses already underway at Anna Jaques Hospital.

The addition to the Hospital will neither add new problems nor aggravate existing conditions with respect to the site and the uses thereon. First, patient volume is not expected to increase as a consequence of the addition. It is aimed at improving the quality of its operational services and facilities, better accommodate the increased technology being used, and to create a warmer and more inviting atmosphere at the entrance and lobby. Second, light and noise are not expected to increase with the new construction. The addition will be sufficiently insulated so as to minimize outside noise, and the moving of the Heli-pad will be towards the interior of the property and will not increase in its use as a result of the addition. Third, the new addition will be adequately landscaped in a manner that properly screens the addition, is consistent with the current state of the building, and will improve the area around the main entrance. The project will not obstruct scenic views from publicly accessible locations in and around the site.

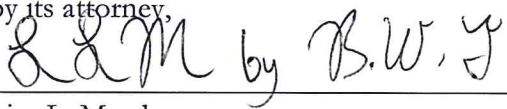
Moreover, as fully explained above, the proposed project will not impair the integrity or character of the adjoining districts or be detrimental to the health or welfare of its neighbors or the City as a whole. Rather, the addition will allow Anna Jaques Hospital to enhance the quality of care it offers its patients and continue as an important part of the local economy.

IV. Conclusion

Wherefore, the Petitioners respectfully request that this Honorable Council grant an amendment to its special permit for the proposed addition in accordance with Sections V-D and X-H(7)-(9) of the Newburyport Zoning Ordinance, and G.L. Ch. 40A, § 6.

Respectfully submitted,

Beth Israel Lahey Health Systems Anna Jaques Hospital
by its attorney,

 by B.W. J

Lisa L. Mead

PROPOSED FINDINGS

1. The use requested is listed in the table of use regulations requiring a special permit in the district for which the application is made.
2. The requested use is essential and/or desirable to the public convenience or welfare as it is the same use that currently exists on site and is consistent with the Newburyport Zoning Ordinance. Further, the project will improve the hospital's operational facilities which will help to strengthen and maintain the City's position as a regional center for health and wellness services by allowing the Hospital to continue to improve and stay competitive, all of which is consistent with the City's Master Plan. At the same time, the project does not negatively impact the surrounding neighborhood with increased traffic as the addition will not increase the number of patients or staff, increased light infiltration as the addition is towards the interior of the property, increased noise interference as the addition is minor and will provide adequate sound insulation where needed, and provide more convenient and effective services to the public.
3. The requested use will not create undue traffic congestion, or unduly impair pedestrian safety. The addition is not intended to increase the number of patients in the hospital. While it will improve the operational facilities, the patient flow and protocol will remain the same. As a result, the proposed project will likely not cause a traffic increase to the neighborhood.
4. The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the city will be unduly subjected to hazards affecting health, safety or the general welfare. Through its consultants, the Applicant presented information which concluded that the new project does not create additional demand on the City's infrastructure system. The proposed addition is a very small percentage of the overall developed footprint of the Hospital and Medical Office Building. Finally, the project is not of sufficient size to require a review under the stormwater regulations.
5. There are no special regulations for the use, set forth in the special permit table.
6. The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare. The requested use of the proposed project for hospital services is the same as the present use of the hospital facility and is the use contemplated in the General Acute Care/Medical District. Additionally, facts presented showed the proposed project is anticipated to improve upon the services provided on and use of the site.

The proposed addition will not obstruct scenic views from publicly accessible locations. The project will have no impact on natural features in the City. Appropriate landscaping will complement the addition and improve the current area outside the main entrance to the hospital. The architectural detailing, proportions of wall openings and materials used in the construction of the addition are a natural continuation of the existing building.

This project does not create hazardous materials and transmissions, as the patient volume is not expected to increase. No additional noise beyond what is allowed by the Newburyport Noise Bylaw will be emitted into the surrounding neighborhood as a result of this addition.

While the addition will move the existing Heli-pad approximately 25 feet away from its current location, it will be moved further away from the nearest residences and the use of it will not be increased as a result of the addition.

The applicant has taken adequate precautions and consulted with the proper authorities both to address the location of the Heli-pad during construction and also its new permanent location after construction.

7. The proposed additions are uses which are consistent with the zoning district in which the hospital lies and which are already underway at the hospital and the proposed change in footprint is very small change in the footprint of the existing building. As a result the requested use will not, by its addition to a neighborhood, cause an excess of that particular use that could be detrimental to the character of said neighborhood. As noted above, the proposed project is located in the General Acute Care/Medical District.
8. The proposed use is in harmony with the purpose and intent of this ordinance as it is allowed by special permit in the General Acute Care/Medical District. Which it the only medical care district in the City. The proposed addition will not have a negative impact on health, safety, convenience or the general welfare of the inhabitants of the City, as the request for their construction is being made with due consideration of the character of the zoning district within which Anna Jaques Hospital lies.
9. The proposed use will not be conducted in a manner so as to increase the emission of any dangerous, noxious, injurious or otherwise objectionable fire, explosion, radioactive or other hazard, noise or vibration, smoke, dust, odor or other form of environmental pollution. An adequate amount of sound insulation will be provided to ensure that the amount of noise transmitted into the neighborhood will not exceed what is allowed. Because the addition is to the interior of the property, no new lights will be cast towards the surrounding neighborhood. Additionally, the project will not change the existing impact other normal hospital functions have on the surrounding neighborhood including but not limited to the way in which ambulances enter and exit the hospital, the amount of traffic, or the frequency of use of the Heli-pad.

The proposed project will not be conducted in a manner which is dangerous, noxious, injurious and it will not emit, noise, vibration, smoke, dust or odor or other form of environmental pollution.

10. The proposed additions to Anna Jaques and the extension or alteration of the existing use is not substantially more detrimental to the neighborhood than the existing nonconforming use. The construction of the addition to improve the operational facilities and expand the entrance and lobby is not more detrimental to the neighborhood than the existing use. The proposed addition is a very small change in the footprint of the existing building, and the proposed uses thereof are uses already underway at Anna Jaques Hospital.

The addition to the Hospital will neither add new problems nor aggravate existing conditions with respect to the site and the uses thereon. First, patient volume is not expected to increase as a consequence of the improvements to the operational facilities or the main entrance and lobby. The former is aimed at better accommodating new technologies being used, specifically in orthopedics, not at attracting new patients. The latter will replace the current layout of the main entrance and lobby to create a warmer and more inviting atmosphere, but will not affect patient flow. Second, light and noise are not expected to increase with the new construction. Third, the new addition will be landscaped in a manner consistent with the existing area that will be affected by the addition. The project will not obstruct scenic views from publicly accessible locations in and around the site.

Moreover, the proposed project will not impair the integrity or character of the adjoining districts, or be detrimental to the health or welfare of its neighbors or the City as a whole. Rather, the addition will allow Anna Jaques Hospital to enhance the quality of care it offers its patients and continue as an important part of the local economy.

25 HIGHLAND AVE

Location 25 HIGHLAND AVE

MBLU 39/ 44/ / /

Owner ANNA JAQUES HOSPITAL

Assessment \$55,393,200

PID 2379

Building Count 2

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$50,979,800	\$4,413,400	\$55,393,200

Owner of Record

Owner ANNA JAQUES HOSPITAL
Co-Owner
Address 25 HIGHLAND AVENUE
 NEWBURYPORT, MA 01950

Sale Price \$0
Certificate
Book & Page 01649/0547
Sale Date

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
ANNA JAQUES HOSPITAL	\$0		01649/0547	

Building Information

Building 1 : Section 1

Year Built: 1997
Living Area: 207,982

Building Attributes	
Field	Description
STYLE	Hospital
MODEL	Commercial
Stories:	3
Occupancy	1
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Slate
Interior Wall 1	Plastered
Interior Wall 2	
Interior Floor 1	Carpet

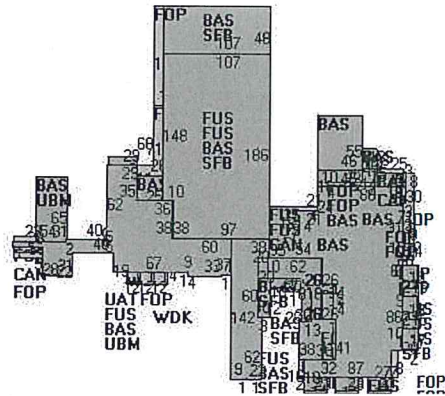
Building Photo



(<http://images.vgsi.com/photos/NewburyportMAPphotos/\01\0>)

Building Layout

Interior Floor 2	Concr-Finished
Heating Fuel	Gas
Heating Type	Hot Air-no Duc
AC Type	Central
Bldg Use	NPROFIT 94
Total Rooms	
Total Bedrms	
Total Baths	
1st Floor Use:	
Heat/AC	HEAT/AC PKGS
Frame Type	MASONRY
Baths/Plumbing	ABOVE AVERAGE
Ceiling/Wall	SUS-CEIL/MN WL
Rooms/Prtns	ABOVE AVERAGE
Wall Height	14
% Comn Wall	



(<http://images.vgsi.com/photos/NewburyportMAPhotos//Sketc>)

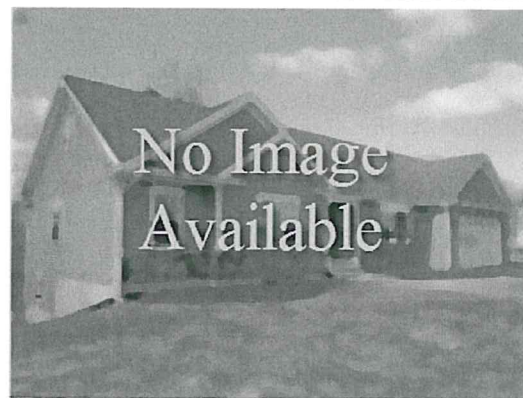
Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	96,877	96,877
BAS	First Floor	69,175	69,175
SFB	Base, Semi-Finished	52,412	41,930
CAN	Canopy	761	0
FEP	Porch, Enclosed	886	0
FOP	Porch, Open	4,662	0
UAT	Attic	9,620	0
UBM	Basement, Unfinished	11,980	0
WDK	Deck, Wood	336	0
		246,709	207,982

Building 2 : Section 1

Year Built: 2011
Living Area: 12,470

Building Attributes : Bldg 2 of 2	
Field	Description
STYLE	Hospital
MODEL	Commercial
Stories:	1
Occupancy	1
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Concr Abv Grad
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air-Duc

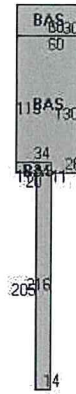
Building Photo



(<http://images.vgsi.com/photos/NewburyportMAPhotos//defau>)

Building Layout

AC Type	None
Bldg Use	NPROFIT 94
Total Rooms	
Total Bedrms	
Total Baths	
1st Floor Use:	
Heat/AC	NONE
Frame Type	MASONRY
Baths/Plumbing	NONE
Ceiling/Wall	NONE
Rooms/Prtns	AVERAGE
Wall Height	20
% Comn Wall	



(<http://images.vgsi.com/photos/NewburyportMAPhotos//Sketch>)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	12,470	12,470
		12,470	12,470

Extra Features

Extra Features					Legend
Code	Description	Size	Value	Bldg #	
	GENERATOR	1	\$0	1	
FPL2	FIREPLACE 1.5 ST	1 UNITS	\$2,000	1	
ATM1	AUTOMATC TELLR	1 UNITS	\$19,000	1	
SPR1	SPRINKLERS-WET	268825 S.F.	\$696,800	1	
ELV3	ELEVATOR COMM GD	2 UNITS	\$184,300	1	

Land

Land Use

Use Code 9400
Description NPROFIT 94

Land Line Valuation

Size (Acres) 14.58
Depth 0
Assessed Value \$4,413,400

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			248025 S.F.	\$285,200	1
LT5	MERC VAP/FLU			45 UNITS	\$21,400	1
LT6	W/DOUBLE LIGHT			7 UNITS	\$6,700	1
FGR1	GARAGE-AVE			273 S.F.	\$3,800	1
PAT1	PATIO-AVG			273 S.F.	\$1,200	1
	HELICOP PAD			1	\$37,500	1
SGN1	SIGN-1 SD W/M			144 S.F.&HGT	\$3,700	1

SGN1	SIGN-1 SD W/M			144 S.F.&HGT	\$3,700	1
SGN1	SIGN-1 SD W/M			144 S.F.&HGT	\$3,700	1
SGN1	SIGN-1 SD W/M			144 S.F.&HGT	\$3,700	1
SGN1	SIGN-1 SD W/M			144 S.F.&HGT	\$3,700	1
SGN1	SIGN-1 SD W/M			144 S.F.&HGT	\$3,700	1
SGN1	SIGN-1 SD W/M			144 S.F.&HGT	\$3,700	1
SGN1	SIGN-1 SD W/M			27 S.F.&HGT	\$700	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$49,986,400	\$4,413,400	\$54,399,800

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