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RECEIVED

JAN 30 2020

Newburyport Planning Board

January 29, 2020

Bonnie Sontag, Chair  
Planning Board  
Newburyport City Hall  
60 Pleasant Street  
Newburyport, Ma. 01950

Re: Major Site Plan Review-Electronic Renderings and Site Plan  
25 Highland Avenue, Newburyport, Massachusetts 01950 (the "Property")

Dear Chair and Members of the Board:

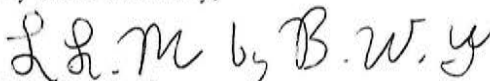
Reference is made to the above captioned matter. In that connection Beth Israel Lahey Health Systems, Anna Jaques Hospital (the "Applicant") is proposing to construct an addition of approximately 11,000 +/- square feet on the southerly and interior to the Property, in order to increase the size of their existing operating rooms. The Planning Board is scheduled to hear the application for major site plan review on Wednesday, February 5, 2020.

In addition to the materials already submitted, the applicant now submits electronic copies of:

- Three Dimensional Renderings of the exterior of the Hospital after completion of the addition.
- Rendered Site Plan

Print versions will be brought to the meeting in case of technical difficulties showing these images in color. These images will be used as a significant part of the Applicant's presentation to the Board.

Respectfully submitted,  
Beth Israel Lahey Health Systems,  
Anna Jaques Hospital  
By their Attorney,

  
Lisa L. Mead

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VIRGINIA  
OUTPATIENT

Getty Label Lahey Health  
Ambulatory Care

Health  
Hospital





INSTITUTION FOR SAVINGS  
Inpatient Unit

VIRGINIA A. CAPOLUPO  
OUTPATIENT ENTRANCE



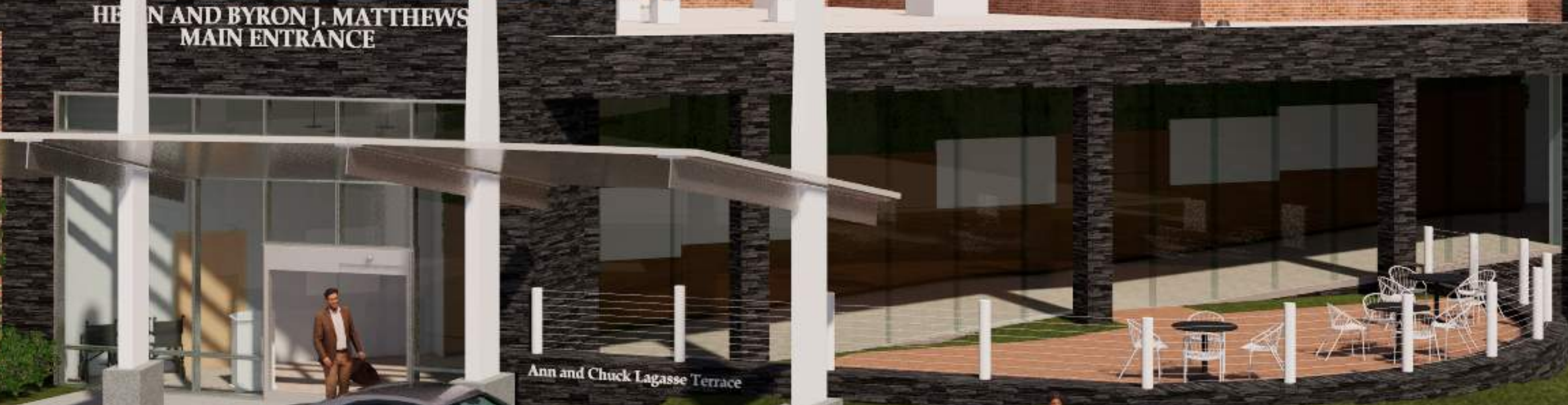


ZS-RLN

EC120

HELPED BY ST. MATTHEWS  
MAINTENANCE







HELEN AND BYRON J. MATTHEWS  
MAIN ENTRANCE

Ann and Chuck Lagasse Terrace



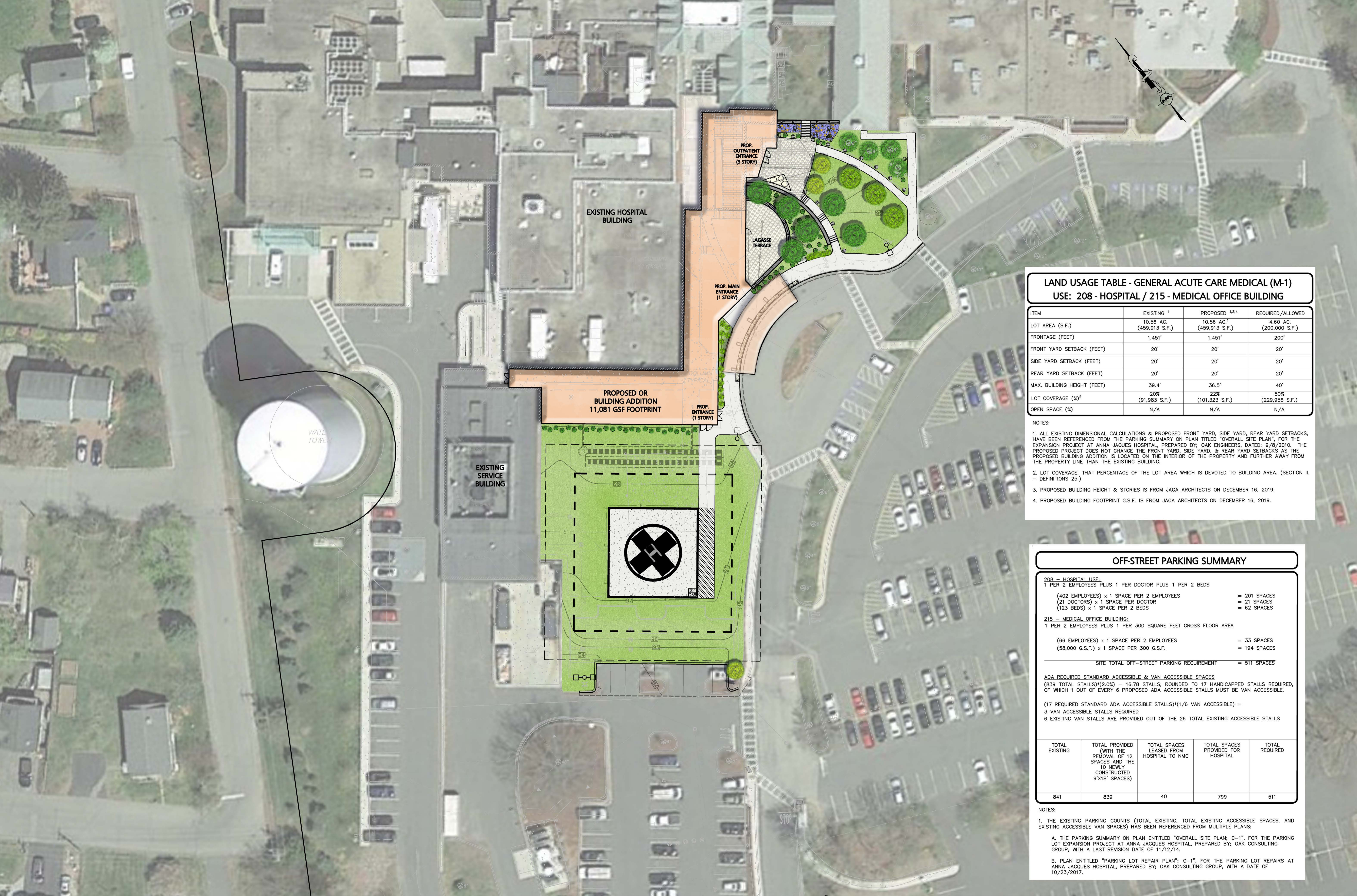


# VIRGINIA A. CAPOLUPO OUTPATIENT ENTRANCE



Beth Israel Lahey  
Anna Jaques  
Hospital





**LAND USAGE TABLE - GENERAL ACUTE CARE MEDICAL (M-1)  
USE: 208 - HOSPITAL / 215 - MEDICAL OFFICE BUILDING**

ITEM	EXISTING <sup>1</sup>	PROPOSED <sup>1,3,4</sup>	REQUIRED/ALLOWED
LOT AREA (S.F.)	10.56 AC. (459,913 S.F.)	10.56 AC. <sup>1</sup> (459,913 S.F.)	4.60 AC. (200,000 S.F.)
FRONTAGE (FEET)	1,451'	1,451'	200'
FRONT YARD SETBACK (FEET)	20'	20'	20'
SIDE YARD SETBACK (FEET)	20'	20'	20'
REAR YARD SETBACK (FEET)	20'	20'	20'
MAX. BUILDING HEIGHT (FEET)	39.4'	36.5'	40'
LOT COVERAGE (%) <sup>2</sup>	20% (91,983 S.F.)	22% (101,323 S.F.)	50% (229,956 S.F.)
OPEN SPACE (%)	N/A	N/A	N/A

NOTES:

- ALL EXISTING DIMENSIONAL CALCULATIONS & PROPOSED FRONT YARD, SIDE YARD, REAR YARD SETBACKS, HAVE BEEN REFERENCED FROM THE PARKING SUMMARY ON PLAN TITLED "OVERALL SITE PLAN", FOR THE EXPANSION PROJECT AT ANNA JACQUES HOSPITAL, PREPARED BY: OAK ENGINEERS, DATED: 9/8/2010. THE PROPOSED PROJECT DOES NOT CHANGE THE FRONT YARD, SIDE YARD, & REAR YARD SETBACKS AS THE PROPOSED BUILDING ADDITION IS LOCATED ON THE INTERIOR OF THE PROPERTY AND FURTHER AWAY FROM THE PROPERTY LINE THAN THE EXISTING BUILDING.
- LOT COVERAGE, THAT PERCENTAGE OF THE LOT AREA WHICH IS DEVOTED TO BUILDING AREA. (SECTION II - DEFINITIONS 25.)
- PROPOSED BUILDING HEIGHT & STORIES IS FROM JACA ARCHITECTS ON DECEMBER 16, 2019.
- PROPOSED BUILDING FOOTPRINT G.S.F. IS FROM JACA ARCHITECTS ON DECEMBER 16, 2019.

**OFF-STREET PARKING SUMMARY**

**208 - HOSPITAL USE:**  
 1 PER 2 EMPLOYEES PLUS 1 PER DOCTOR PLUS 1 PER 2 BEDS  
 (402 EMPLOYEES) x 1 SPACE PER 2 EMPLOYEES = 201 SPACES  
 (21 DOCTORS) x 1 SPACE PER DOCTOR = 21 SPACES  
 (123 BEDS) x 1 SPACE PER 2 BEDS = 62 SPACES

**215 - MEDICAL OFFICE BUILDING:**  
 1 PER 2 EMPLOYEES PLUS 1 PER 300 SQUARE FEET GROSS FLOOR AREA  
 (66 EMPLOYEES) x 1 SPACE PER 2 EMPLOYEES = 33 SPACES  
 (58,000 G.S.F.) x 1 SPACE PER 300 G.S.F. = 194 SPACES

**SITE TOTAL OFF-STREET PARKING REQUIREMENT = 511 SPACES**

**ADA REQUIRED STANDARD ACCESSIBLE & VAN ACCESSIBLE SPACES**  
 (839 TOTAL STALLS)\*(2.0%) = 16.78 STALLS, ROUNDED TO 17 HANDICAPPED STALLS REQUIRED, OF WHICH 1 OUT OF EVERY 6 PROPOSED ADA ACCESSIBLE STALLS MUST BE VAN ACCESSIBLE.  
 (17 REQUIRED STANDARD ADA ACCESSIBLE STALLS)\*(1/6 VAN ACCESSIBLE) = 3 VAN ACCESSIBLE STALLS REQUIRED  
 6 EXISTING VAN STALLS ARE PROVIDED OUT OF THE 26 TOTAL EXISTING ACCESSIBLE STALLS

TOTAL EXISTING	TOTAL PROVIDED (WITH THE REMOVAL OF 12 SPACES AND THE 10 NEWLY CONSTRUCTED 9'X18' SPACES)	TOTAL SPACES LEASED FROM HOSPITAL TO NMC	TOTAL SPACES PROVIDED FOR HOSPITAL	TOTAL REQUIRED
841	839	40	799	511

NOTES:

- THE EXISTING PARKING COUNTS (TOTAL EXISTING, TOTAL EXISTING ACCESSIBLE SPACES, AND EXISTING ACCESSIBLE VAN SPACES) HAS BEEN REFERENCED FROM MULTIPLE PLANS:  
 A. THE PARKING SUMMARY ON PLAN ENTITLED "OVERALL SITE PLAN; C-1", FOR THE PARKING LOT EXPANSION PROJECT AT ANNA JACQUES HOSPITAL, PREPARED BY: OAK CONSULTING GROUP, WITH A LAST REVISION DATE OF 11/12/14.  
 B. PLAN ENTITLED "PARKING LOT REPAIR PLAN"; C-1", FOR THE PARKING LOT REPAIRS AT ANNA JACQUES HOSPITAL, PREPARED BY: OAK CONSULTING GROUP, WITH A DATE OF 10/23/2017.