

# 495 Western Avenue

Joseph M. Smith Community Health Center  
Brighton, MA 02135



Application for Article 80 Small Project Review

**Boston Redevelopment Authority**

June 14, 2013

**isgenuity**  
planning  
architecture  
interiors

321 Summer Street  
Suite 401  
Boston, MA 02210

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[www.ISGENUITY.com](http://www.ISGENUITY.com)



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# Appendix B: ISD Refusal Letter



Thomas M. Menino  
Mayor

## Boston Inspectional Services Department Planning and Zoning Division

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

### ZONING CODE REFUSAL

Gary P. Moccia  
Inspector of Buildings

SETH RAVITZ  
1117 RIVER STREET  
BOSTON, MA 02136

June 06, 2013

**Location:** 495 WESTERN AV BRIGHTON, MA 02135  
**Ward:** 22  
**Zoning District:** Allston Brighton N.D  
**Zoning Subdistrict:** CC - 1  
**Appl. # :** ERT250133  
**Date Filed:** June 03, 2013  
**Purpose:** Joseph Smith Community Health Center : Erect a new, 2 story approx. 48,000 s.f. building. There will be associated surface Parking and Site improvements as per plans

YOUR APPLICATION REQUIRES RELIEF FROM THE BOARD OF APPEAL AS SAME WOULD BE IN VIOLATION OF THE BOSTON ZONING CODE TO WIT: CHAPTER 665, ACTS OF 1956 AS AMENDED:

<u>Violation</u>	<u>Violation Description</u>	<u>Violation Comments</u>
Art. 29, Section 4 **	Greenbelt Protection Overlay District	GPOD Applicability
Article 51, Section 16 **	Use Regulations	Use : Outpatient Clinic : Conditional

THIS DECISION MAY BE APPEALED TO THE BOARD OF APPEAL WITHIN FORTY-FIVE (45) DAYS PURSUANT TO CHAPTER 665 OF THE ACTS OF 1956, AS AMENDED. APPLICATIONS NOT APPEALED WITHIN THAT TIME PERIOD WILL BE DEEMED ABANDONED. IF YOU HAVE INQUIRIES REGARDING THE NEIGHBORHOOD PROCESS AND PUBLIC PARTICIPATION, PLEASE CONTACT THE MAYOR'S OFFICE OF NEIGHBORHOOD SERVICES AT 617-635-3485.

Thomas White  
(617)961-3275  
for the Commissioner

Refusal of a permit may be appealed to the Board of Appeal within 45 days. Chapter 802, Acts of 1972, and Chapter 656, Acts of 1956, Section 19.

# Appendix C: LEED® Certification

## LEED Certification:

The JMS project has begun the LEED-HC v2009 (LEED® for Health Care) registration process with USGBC's LEED Online.

The screenshot shows the LEED Online interface. At the top, the user is logged in as 'Kathy Wislocky | SITE USER' with a 'Log Off' link. The account type is '2009-2010 USGBC'. Navigation buttons include 'My Projects', 'My Archives', 'Register New Project', and 'Project Transfer'. The main heading is 'Project Registration'. A progress bar shows seven steps: 1. Eligibility, 2. Rating System Selection, 3. Rating System Results, 4. Project Information, 5. Review, 6. Payment, and 7. Confirmatic. Below this, the 'Registration Confirmation' details are listed:

Project title:	Joseph M Smith Community Health Center
<a href="#">Project id:</a>	1000031818
<a href="#">Access code:</a>	352154361111706
Project city:	Boston
Project state:	MA
Project administrator:	Kathy Wislocky (kwislocky@isgenuity.com)
Registration date:	04/08/2013
Sales order:	11531505
Item description:	LEED-HC v2009 Registration
Item amount:	\$1,200
Item quantity:	1
Total amount:	\$1,200

Your payment has been submitted. Thank You.

**Please Note:**

1. An invoice has been automatically generated and emailed to you.
2. Payments made by credit card will be processed instantaneously.
3. Payments made by check will be processed within 15 business days. Please include a copy of the invoice with payment.
4. A receipt will be emailed once your payment processed successfully.
5. Instructions for paying by wire transfer can be found [here](#).

Buttons for 'Print' and 'My Projects' are located at the bottom right of the confirmation area.

**LEED-HC 2009: Work Plan**  
 Joseph M. Smith Community Health Center  
 May 15, 2012

Project Information	
form 1	Minimum Program Requirements
form 2	Project Summary Details
form 3	Occupant and Usage Data
form 4	Schedule and Overview Documents

Yes	?+	?(-)	No		
	12	3	3	<b>Sustainable Sites</b>	18 Pts
Y				Prereq 1	Construction Activity Pollution Prevention
Y				Prereq 2	Environmental Site Assessment
			1	Credit 1	Site Selection
	1			Credit 2	Development Density & Community Connectivity
	1			Credit 3	Brownfield Redevelopment
	3			Credit 4.1	Alternative Transportation, Public Transportation Access
	1			Credit 4.2	Alternative Transportation, Bicycle Storage & Changing Rooms
	1			Credit 4.3	Alternative Transportation, Low-Emitting and Fuel-Efficient Vehicles
			1	Credit 4.4	Alternative Transportation, Parking Availability
			1	Credit 5.1	Site Development - Protect or Restore Habitat
			1	Credit 5.1	Site Development - Maximize Open Space
	1			Credit 6.1	Stormwater Design - Quantity Control
	1			Credit 6.2	Stormwater Design - Quality Control
	1			Credit 7.1	Heat Island Effect - Nonroof
	1			Credit 7.2	Heat Island Effect - Roof
			1	D Credit 8	Light Pollution Reduction
	1			D Credit 9.1	Connection to the Natural World - Places of Respite
			1	D Credit 9.2	Connection to the Natural World - Places of Respite

Yes	?+	?(-)	No		
	6		3	<b>Water Efficiency</b>	9 pts
Y				D Prereq 1	Water Use Reduction - 20% reduction
Y				D Prereq 2	Minimize Potable Water Use for Medical Equipment Cooling
			1	D Credit 1	Water Efficient Landscaping - No Potable Water Use or No Irrigation
	2			D Credit 2	Water Use Reduction - Measurement and Verification
	3			D Credit 3	Water Use Reduction
	1			D Credit 4.1	Water Use Reduction - Building Equipment
			1	D Credit 4.2	Water Use Reduction - Cooling Towers
			1	D Credit 4.3	Water Use Reduction - Food Waste Systems

Yes	?+	?(-)	No		
	20	1	18	<b>Energy &amp; Atmosphere</b>	39 Pts
Y				C Prereq 1	Fundamental Commissioning of Building Energy Systems
Y				D Prereq 2	Minimum Energy Performance
Y				D Prereq 3	Fundamental Refrigerant Management
	15		9	D Credit 1	Optimize Energy Performance
			8	D Credit 2	On-Site Renewable Energy
	2			D Credit 3	Enhanced Commissioning
	1			D Credit 4	Enhanced Refrigerant Management
	2			C Credit 2	Measurement and Verification
			1	D Credit 3	Green Power
			1		Community Contaminant Prevention - Airborne Releases

Yes	?+	?(-)	No		
	7	2	7	<b>Materials &amp; Resources</b>	16 Pts
Y				D Prereq 1	Storage & Collection of Recyclables
Y				D Prereq 2	PBT Source Reduction - Mercury
			3	D Credit 1.1	Building Reuse - Maintain Existing Walls, Floors, Roof
			1	D Credit 1.2	Building Reuse - Maintain Interior Non-Structural Elements
	2			C Credit 2	Construction Waste Mgmt
	2		2	C Credit 3	Sustainably Sourced Materials and Products
	1			Credit 4.1	PBT Source Reduction - Mercury in Lamps
	2			C Credit 4.2	PBT Source Reduction - Lead, Cadmium, and Copper
			2	C Credit 5	Furniture and Medical Furnishings
			1	C Credit 6	Resource Use - Design for Flexibility

Yes	?+	?(-)	No		
	10	8		<b>Indoor Environmental Quality</b>	18 Pts
Y				D Prereq 1	Minimum IAQ Performance
Y				D Prereq 2	Environmental Tobacco Smoke (ETS) Control
Y				D Prereq 3	Hazardous Material Removal of Encapsulation (Reno Only)
	1			D Credit 1	Outdoor Air Delivery Monitoring
			2	D Credit 2	Acoustic Environment
	1			C Credit 3.1	Construction IAQ Management Plan, During Construction
	1			C Credit 3.2	Construction IAQ Management Plan, Before Occupancy
	4			Credit 4	Low-Emitting Materials
	1			D Credit 5	Indoor Chemical & Pollutant Source Control
	1			D Credit 6.1	Controllability of Systems, Lighting
	1			D Credit 6.2	Controllability of Systems, Thermal Comfort
			1	D Credit 7	Thermal Comfort, Design and Verification
			2	D Credit 8.1	Daylight & Views, Daylight
			3	D Credit 8.2	Daylight & Views, Views

Yes	?+	?(-)	No		
	1	4	1	<b>Innovation &amp; Design Process</b>	6 Pts
Y				D Prereq 1	Integrated Project Planning and Design
			1	C Credit 1.1	Innovation or Exemplary Perf.
			1	C Credit 1.2	Innovation or Exemplary Perf.
			1	C Credit 1.3	Innovation:
			1	C Credit 1.4	Innovation:
	1			C Credit 2	LEED™ Accredited Professional
			1	C Credit 3	Integrated Project Planning and Design

Yes	?+	?(-)	No		
	2	1	1	<b>Regional Priority</b>	4 Pts
	1			D Credit 1.1	Regional Priority: Stormwater Design - Quantity Control
			1	D Credit 1.2	Regional Priority: Heat Island Effect - Non Roof
	1			D Credit 1.3	Regional Priority: Heat Island Effect - Roof
			1	D Credit 1.4	Regional Priority: On-site Renewable Energy

Yes	?+	?(-)	No		
	58	19	33	<b>110 Project Totals (pre-certification estimates)</b>	110 Pts
Certified 40-49 points Silver 50-59 points Gold 60-79 points Platinum 80+ points					

LEED® scorecard, in progress

## Appendix D: Massachusetts Historical Commission Review



### The Commonwealth of Massachusetts

May 17, 2013 William Francis Galvin, Secretary of the Commonwealth  
Massachusetts Historical Commission

Elizabeth Browne  
Joseph M. Smith Community Health Center  
287 Western Ave.  
Allston, MA 02134

RE: Joseph M. Community Center New Construction, 487-495 Western Ave., Boston  
(Brighton), MA; MHC# RC.52492

Dear Ms. Browne:

Thank you for submitting information regarding the proposed project reference above, received at the office on April 4, 2013, in response to the Massachusetts Historical Commission's (MHC) letter dated May 31, 2012. In addition, the MHC is in receipt of a Project Notification Form (PNF) for their lease of this state-owned property. After review of the information submitted and MHC's files, the MHC has the following comments.

The proposed new Joseph M. Community Center will be sited on the Western Avenue side of the parcel. The existing buildings (the former Almy's Building and sheds) will be demolished and replaced by a parking lot and a number of new trees on the Soldiers Field Road side of the parcel.

The proposed project will utilize HSRA funding from the U.S. Health and Human Services agency and will require state approvals from DCAM (lease) and DCR (access permit to Soldiers Field Road). The proposed project is adjacent to the Charles River Reservation Speedway Upper Basin Headquarters (also known as the Speedway Complex) and Soldiers Field Road, historic properties which are listed in the National and State Registers of Historic Places.

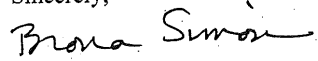
After review of MHC's files and the information submitted, MHC has determined that the proposed project will have "no adverse effect" (36 CFR 800.5(b) and 950 CMR 71.07(2)(b)(2)) on the Speedway Complex and Soldiers Field Road. If project plans change, please provide revised scaled existing and proposed conditions project plans to MHC for review and comment.

These comments are offered to assist in compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (36 CFR 800) and Mass. General Laws Ch. 9, ss.26-27C (950 CMR 71).

220 Morrissey Boulevard, Boston, Massachusetts 02125  
(617) 727-8470 • Fax: (617) 727-5128  
[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

Please feel free to contact me if you have any questions.

Sincerely,



Brona Simon  
State Historic Preservation Officer  
Executive Director  
Massachusetts Historical Commission

xc: Mark Mueda, HRSA, DHHS  
Martha McMahon, DCAM  
Patrice Kish, DCR  
Dept. of Public Safety  
Ellen Lipsey, BLC



## Appendix E: Letters of Support



MARK CIOMMO  
BOSTON CITY COUNCIL  
DISTRICT 9

June 13, 2013

Lance Campbell  
Senior Project Manager  
Boston Redevelopment Authority  
Once City Hall Square  
Boston, MA. 02201

**RE: "The Joseph M. Smith Community Health Center. Request to construct new Health Care facility at 495 Western Ave. Brighton.**

Dear Mr. Campbell,

As the District 9 Boston City Councilor, I would like to extend my support for the proposed project application submitted by the Joseph M. Smith Community Health Center. The JMSCHC presented their prospective project to the Allston Civic Association recently and the ACA enthusiastically supported it. The JMSCHC has had a longstanding history in the Allston-Brighton community by providing affordable health care for approximately 40 years. The new facility will allow the expansion of their services and ultimately servicing more patients in the community.

I respectfully endorse the application of the proposed project and look forward to working with proponent, the BRA, and the community to move forward with the proposal. Do not hesitate to contact me with any questions or concerns.

Sincerely,

Mark Ciommo  
Boston City Councilor  
District 9

BOSTON CITY HALL, ONE CITY HALL SQUARE, BOSTON, MASSACHUSETTS, 02201  
617-635-3113 FAX: 617-635-4203 [Mark.Ciommo@cityofboston.gov](mailto:Mark.Ciommo@cityofboston.gov)

# ***ALLSTON CIVIC ASSOCIATION***

Allston Civic Association  
44 Aldie St.  
Allston, MA. 02134

May 5, 2013

Lance Campbell  
Senior Project Manager  
Boston Redevelopment Authority  
City Hall Square  
Boston, MA. 02201

**RE: “The Joseph Smith Health Center. Request to construct new Health Care facility at 495 Western Ave. Brighton.**

Dear Mr. Campbell:

The JSHC met with the ACA recently to discuss their move to a new site along Western Ave. This institution has been in the Allston community for approximately 40 years helping those who need medical care no matter what their financial abilities are. The chance to finally occupy their own building is exciting for them and the Allston/Brighton community. This facility will allow them to expand virtually all their current services and programs.

The plans we viewed showed a development that would be well within the scope of our zoning code and will create an aesthetic and attractive new building along this desirable stretch of land. In fact, it is one of few properties left that have not been acquired by Harvard University for Harvard purposes.

We will continue to work with them on some minor details around parking, landscaping, and building materials but the overall response was enthusiastic support for their plans.

Sincerely,

Paul Berkeley  
President

Cc: Mark Ciommo, Councilor District 9  
Angela Holm, Mayor’s Office of Neighborhood Services  
Representative Michael Moran



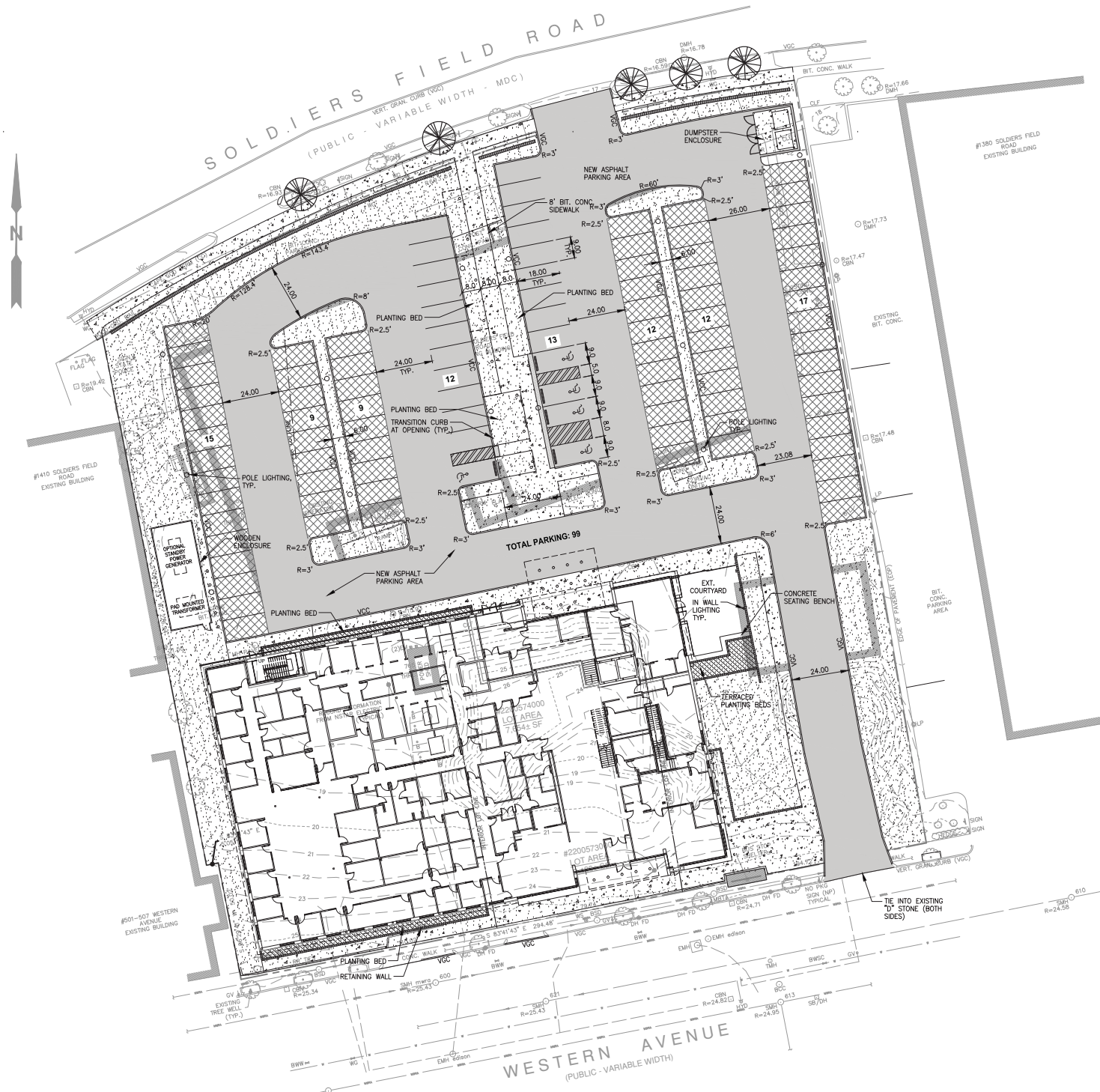
**Architect**  
 Isgenurty LLC  
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 Boston, MA 02210  
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 www.isgenurty.com

**Civil Engineer**  
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 163 Liberty Parkway  
 Weymouth, MA 02189  
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 Fax: 781 335 6467

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 129 South Street, Sixth Floor  
 Boston, MA 02111  
 Tel: 617 482 4703  
 Fax: 617 482 4882

**MEP/FP Engineer**  
 Thompson Consultants, Inc.  
 525 Mill Street  
 Marion, MA 02738  
 Tel: 508 748 2630  
 Fax: 508 748 0559

**Structural Engineer**  
 Souza True & Partners, Inc.  
 265 Winter Street, Third Floor  
 Waltham, MA 02451  
 Tel: 617 926 6100



- SITE NOTES**
1. THE CONTRACTOR MUST COORDINATE WITH THE BOSTON PUBLIC WORKS DEPARTMENT (BPWD) PRIOR TO CONSTRUCTION.
  2. ALL WORK AND MATERIALS SHALL COMPLY WITH CITY OF BOSTON REGULATIONS AND CODES AND O.S.H.A. STANDARDS. ALL CONSTRUCTION SHALL CONFORM TO THE BOSTON WATER AND SEWER COMMISSION SPECIFICATIONS.
  3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION SHOULD BE CONSIDERED APPROXIMATE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIOSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT LOCATION OF UTILITIES. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK.
  4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS NECESSARY FOR THE WORK.
  5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ANY PERMITS AND/OR CONNECTION FEES REQUIRED TO CARRY OUT THE WORK INCLUDING BUT NOT LIMITED TO DEMOLITION.
  6. DISPOSAL OF ALL DEMOLISHED MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL MUNICIPAL REQUIREMENTS.
  7. CONTRACTOR IS RESPONSIBLE FOR DIGGING TEST HOLES AND VERIFYING ANY EXISTING UTILITY OR STRUCTURE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY THAT BASED ON EXACT LOCATION OF EXISTING UTILITIES, THERE ARE NO CONFLICTS BETWEEN THEM AND THE PROPOSED UTILITIES.
  8. CONTRACTOR IS REQUIRED FOR ALL NECESSARY POLICE DETAILS AND/OR ROAD CLOSURES.
  9. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY EXISTING FEATURE THAT IS DAMAGED OR REMOVED DURING CONSTRUCTION WITHIN PROPERTY AS WELL AS THE CITY OF BOSTON PUBLIC WAY. THESE FEATURES INCLUDE BUT ARE NOT LIMITED TO: CONCRETE SIDEWALKS, CURBING, PAVEMENT AND/OR DRAINAGE STRUCTURES.
  10. CONTRACTOR SHALL TAKE CARE TO NOT DISTURB THE MATURE TREES OR THEIR ROOTS LOCATED IN THE CITY OF BOSTON PUBLIC WAY.
  11. THE CONTRACTOR SHALL REMOVE ALL UNSUITABLE MATERIAL.
  12. CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION OF ALL EXISTING SITE FEATURES AND SHALL CUT AND CAP ALL UTILITY SERVICES THAT WILL BE TAKEN OFF-LINE FOR NEW CONSTRUCTION. CONTRACTOR SHALL FILE A TERMINATION VERIFICATION APPROVAL FORM FOR DEMOLITION WITH THE BOSTON WATER AND SEWER COMMISSION.
  13. PRIOR TO FILING A GENERAL SERVICE APPLICATION (GSA) WITH BWSO FOR NEW CONSTRUCTION, THE CONTRACTOR MUST OBTAIN A ROUGH CONSTRUCTION SIGN-OFF DOCUMENT FROM THE CITY OF BOSTON INSPECTIONAL SERVICES DEPARTMENT.
  14. PRIOR TO THE DEMOLITION OF ANY EXISTING BUILDING, CONTRACTOR MUST VERIFY THAT ALL DOMESTIC WATER SERVICES ARE DISCONNECTED AT THE MAIN AND THAT ALL SANITARY CONNECTIONS ARE PLUGGED AND CAPPED AT THE MAIN IN ACCORDANCE WITH BWSO SPECIFICATIONS.

- APPROXIMATE LIMITS OF PERMEABLE PAVERS
- APPROXIMATE LIMITS OF STANDARD BITUMINOUS PAVEMENT
- APPROXIMATE LIMITS OF CAST-IN-PLACE CONCRETE SIDEWALKS AND SLABS
- PLANTING PER LANDSCAPE PLANS
- TACTILE WARNING
- WALL PER LANDSCAPE PLANS
- CURBING
- CURB STOP
- SIGNAGE
- VCC VERTICAL GRANITE CURB
- VCC VERTICAL CONCRETE CURB
- PARKING COUNT

Issuance Schedule

Number	Date	Description

NORTH  
 DESIGN DEVELOPMENT

Joseph M. Smith Community Health Center  
 New Brighton Clinic

LAYOUT AND MATERIALS PLAN  
 Scale: 1"=20'-0" Date Issued: MAY 10, 2013

**C1.01**

Project Number: 164.01.00

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**Architect**  
 Igenurty LLC  
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 265 Winter Street, Third Floor  
 Waltham, MA 02451  
 Tel: 617 926 6100



- GRADING AND DRAINAGE NOTES**
1. STORM PIPE SHALL BE RCP UNLESS OTHERWISE NOTED.
  2. IF ANY EXISTING STRUCTURES ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
  3. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
  4. ALL DRAINAGE IMPROVEMENTS SHALL CONFORM TO CITY OF BOSTON STANDARDS.
  5. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ROADWAY AND BRINGING BACK TO EXISTING GRADE ONCE SITE IMPROVEMENTS ARE COMPLETED.
  6. A MINIMUM OF 18" VERTICAL CLEARANCE SHALL BE MAINTAINED WHERE WATER SERVICES CROSS STORM DRAIN LINES. WATER SERVICES SHALL BE ENCASED IN CONCRETE REGARDLESS OF CLEARANCE WHEN PASSING BELOW STORM DRAIN LINES. ENCASEMENT SHALL EXTEND ALONG WATER SERVICE A MINIMUM DISTANCE OF TEN FEET FROM THE CROSSING POINT OF THE OTHER PIPE AS MEASURED NORMALLY FROM ALL POINTS ALONG THE PIPE.
  7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ALL DRAINAGE STRUCTURES ON SITE PRIOR TO COMPLETION OF PROJECT. THIS INCLUDES FLUSHING ALL DRAIN PIPES AND CLEANING ALL MANHOLES AND CATCH BASIN SUMPS OF ALL SEDIMENT AND DEBRIS.

Issuance Schedule		
Number	Date	Description

**DESIGN DEVELOPMENT**

**Joseph M. Smith Community Health Center  
 New Brighton Clinic**

**GRADING AND DRAINAGE PLAN**  
 Scale: 1"=20'-0" Date Issued: MAY 10, 2013

# C1.02

Project Number: 164.01.00

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5/16/2013 4:00:20 PM



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**Structural Engineer**  
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 265 Winter Street, Third Floor  
 Waltham, MA 02451  
 Tel: 617 926 0100

PLANT LIST - JOSEPH SMITH COMMUNITY HEALTH CENTER

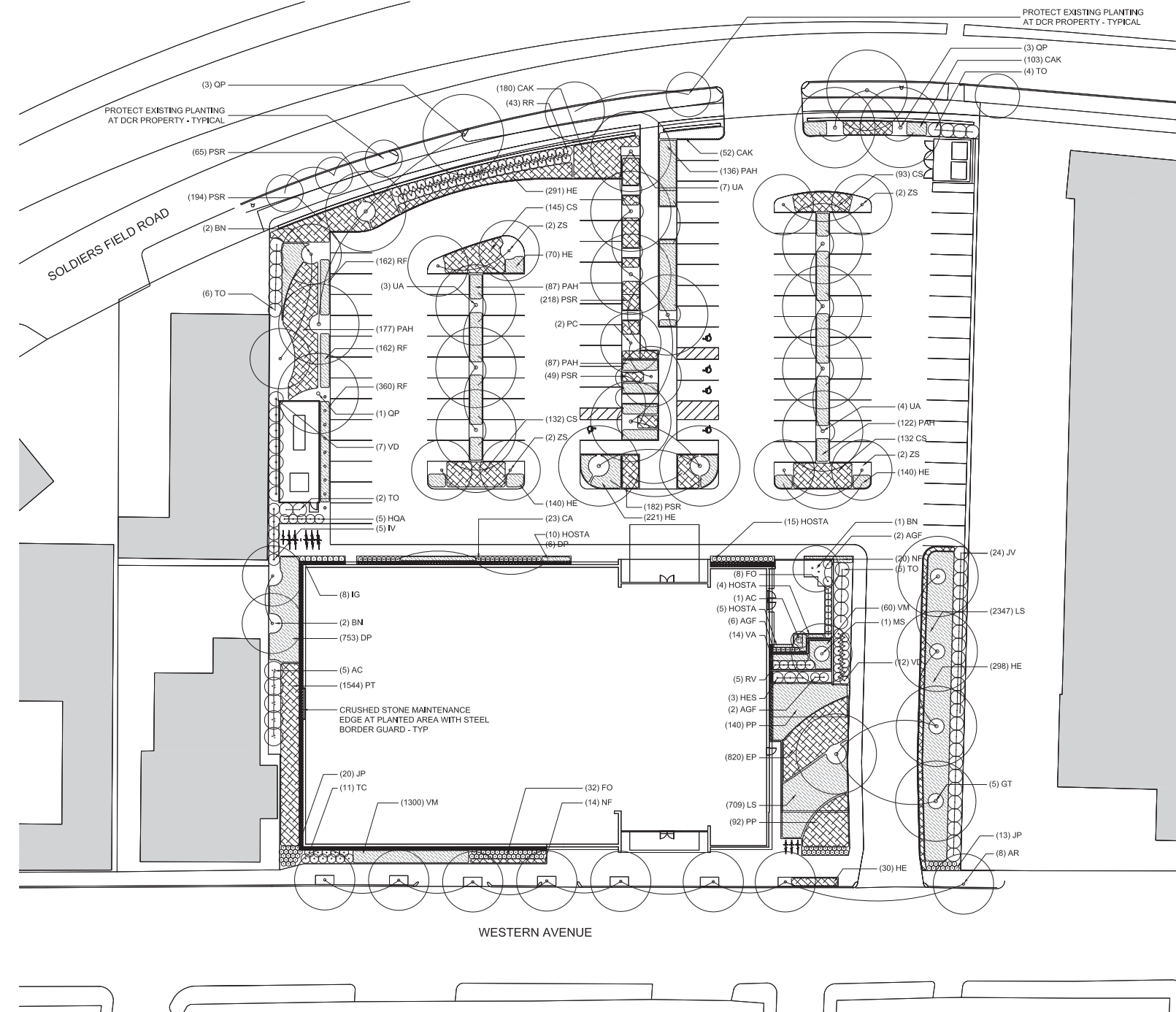
KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	COMMENTS
<b>Trees</b>					
AC	<i>Acer rubrum canadense</i>	Shad	10'-12' height	10:1 Ball B&B	Wetland/Native
AR	<i>Acer rubrum columnare</i>	Upright Red Maple	3'-3.5' Cal.	10:1 Ball B&B	Wetland/Native
BN	<i>Betula nigra</i> 'Heritage Clump'	River Birch	10'-12' height	10:1 Ball B&B	Wetland/Native
GT	<i>Gleditsia triacanthos</i> 'Shademaster'	Thornless Honeylocust	3.5" cal	10:1 Ball B&B	Native
JV	<i>Juniperus virginiana</i>	Eastern Red Cedar	10'-12' height	10:1 Ball B&B	Native
MS	<i>Magnolia spicata</i>	Star Magnolia	12'-14' height	10:1 Ball B&B	Native
PC	<i>Pyrus calleryana</i> 'Chardislee'	Chardislee Pear	3' - 3.5' Cal.	10:1 Ball B&B	Wetland/Native
QP	<i>Quercus palustris</i>	Pin Oak	3.5' - 4' Cal.	10:1 Ball B&B	Native
TO	<i>Thuja occidentalis</i>	American Arborvitae	12'-14' height	10:1 Ball B&B	Native
UA	<i>Ulmus americana</i> 'Hercules'	Prickhorn Elm	3.5"-4" Cal.	10:1 Ball B&B	Native
ZS	<i>Zelkova serotina</i> 'Green Vase'	Zelkova	3' - 3.5' Cal.	10:1 Ball B&B	Native
<b>Shrubs</b>					
AGP	<i>Azalea Grandis Fuchsiae</i>	Grandis Fuchsiae azalea	18"-24" hgt.	B&B	
CA	<i>Celastrus albertii</i> 'Slateen Candles'	'Slateen Candles' Summersweet	#3 pot	24" O.C. TRN-SPACE	
FO	<i>Forsythia gardenii</i>	Dwarf forsythia	18"-24" hgt.	B&B	
HES	<i>Hydrangea macrophylla</i> 'Endless Summer'	Endless Summer Hydrangea	30" hgt.	B&B	
HQA	<i>Hydrangea quercifolia</i> 'Alice'	Alice Oakleaf Hydrangea	18"-24" hgt.	B&B	
IG	<i>Ilex glabra</i> 'Shanbeck'	Irleberry	2.5' - 3' hgt.	B&B Full rounded specimens	Wetland/Native
IV	<i>Ilex verticillata</i>	Winterberry 2 males, 1 per group	3'-3.5' hgt.	B&B / one male per group	Wetland/Native
RR	<i>Rosa rugosa</i>	Shore Rose	2.5'-3' hgt.	B&B	
RV	<i>Rhododendron viscosum</i>	Swamp Azalea	3'-4' hgt.	B&B	Wetland
TC	<i>Taxus cuspidata</i> 'Greenwave'	Greenwave Spreading Yew	2.5'-3' hgt.	B&B	
VD	<i>Viburnum dentatum</i>	Aronwood Viburnum	4'-6' hgt.	B&B	Wetland/Native
<b>Ornamental Grasses / Perennials</b>					
CAK	<i>Calliopsis x acutiflora</i> 'Karl Foster'	Feather Reed Grass	#3 pot	18" O.C. TRN-SPACE	
CS	<i>Carex stricta</i>	Tussock Sedge	#1 pot	24" O.C. TRN-SPACE	Wetland
QP	<i>Desmodium illinoense</i>	Hay scented Fern	#1 pot	18" O.C. TRN-SPACE	Wetland
EP	<i>Euphorbia</i> sp.		#2 pot	8" O.C. TRN-SPACE	
HE	<i>Hemerocallis x lavender</i> 'Vista'	Dailyly	#2 pot	18" O.C. TRN-SPACE	
NF	<i>Nepeta x faassenii</i> 'Walkers Low'	Walkers Low Catmint	#1 pot	12" O.C. TRN-SPACE	
PAH	<i>Pennisetum alopecuroides</i> 'Hameln'	Dwarf Fountain Grass	#2 pot	18" O.C. TRN-SPACE	24"
PSR	<i>Pennisetum setaceum</i> 'Rubrum'	Red Fountain Grass	#2 pot	18" O.C. TRN-SPACE	
RF	<i>Rudbeckia fulgida</i> 'Goldsturm'	Black Eyed Susan	#2 pot	18" O.C. TRN-SPACE	24 - 30"
<b>Groundcover/Vines</b>					
JP	<i>Juniperus procumbens</i> 'Nana'	Prostrate Juniper	#5 pot	20" O.C. TRN-SPACE	
LS	<i>Liriodendron spicata</i> 'Silver Dragon'	Liriodendron 'Silver Dragon'	#1 pot	10" O.C. TRN-SPACE	
PP	<i>Polygonum persicaria</i>	Bamboo	#1 pot	12" O.C. TRN-SPACE	
PT	<i>Pachysandra terminalis</i>	Japanese Spurge	#1 pot	10" O.C. TRN-SPACE	
VA	<i>Vaccinium angustifolium</i>	Low-bush Blueberry, 1200 sf	#1 pot	18" O.C. TRN-SPACE	Native
VM	<i>Vincetoxicum</i>	Periwinkle	FLAT	6" O.C. TRN-SPACE	

NOTES:

- FOR ALL PLANTING SOILS IN FORMER PAVED AREAS CROSS RIP SUBGRADE 12" MIN, MIX 6" OF IMPORTED SOIL INTO TOP 12" OF GROSS RIPPED SOIL AND TOP WITH ADDITION OF 18" IMPORTED SOIL.
- PROVIDE PERK TEST FOR EACH TREE PIT TO CONFIRM POSITIVE DRAINAGE.
- USE BOSTON PARKS & RECREATION STANDARD TREE PLANTING DETAIL FOR STREET TREES FOR PLANTING METHODS.

LEGEND:

- PROPOSED SHADE TREE
- PROPOSED MULTISTEM TREE
- EXISTING TREE TO REMAIN AND BE PROTECTED



Issuance Schedule

Number	Date	Description



Joseph M. Smith Community Health Center  
 New Brighton Clinic

PLANTING PLAN

Scale: 1" = 20'-0" Date Issued: MAY 10, 2013

**L 200**

Project Number: 164.01.00



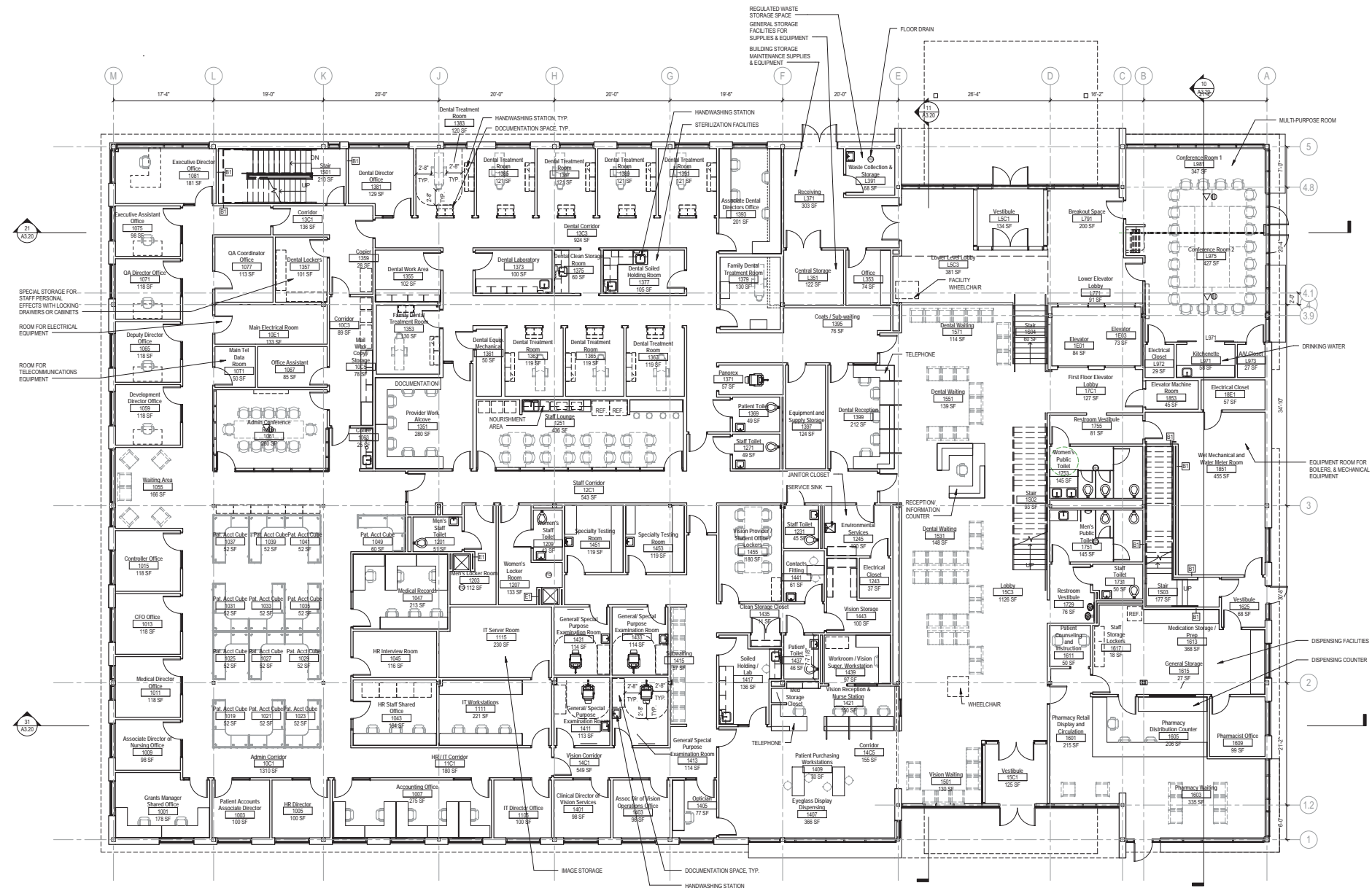
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Issuance Schedule		
Number	Date	Description



**Joseph M. Smith Community Health Center  
 New Brighton Clinic**

**LEVEL 1 FLOOR PLAN  
 OVERALL**

Scale: 1/8" = 1'-0" Date Issued: MAY 10, 2013

**A2.11**

Project Number: 154.01.00



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Issuance Schedule

Number	Date	Description



Joseph M. Smith Community Health Center  
 New Brighton Clinic

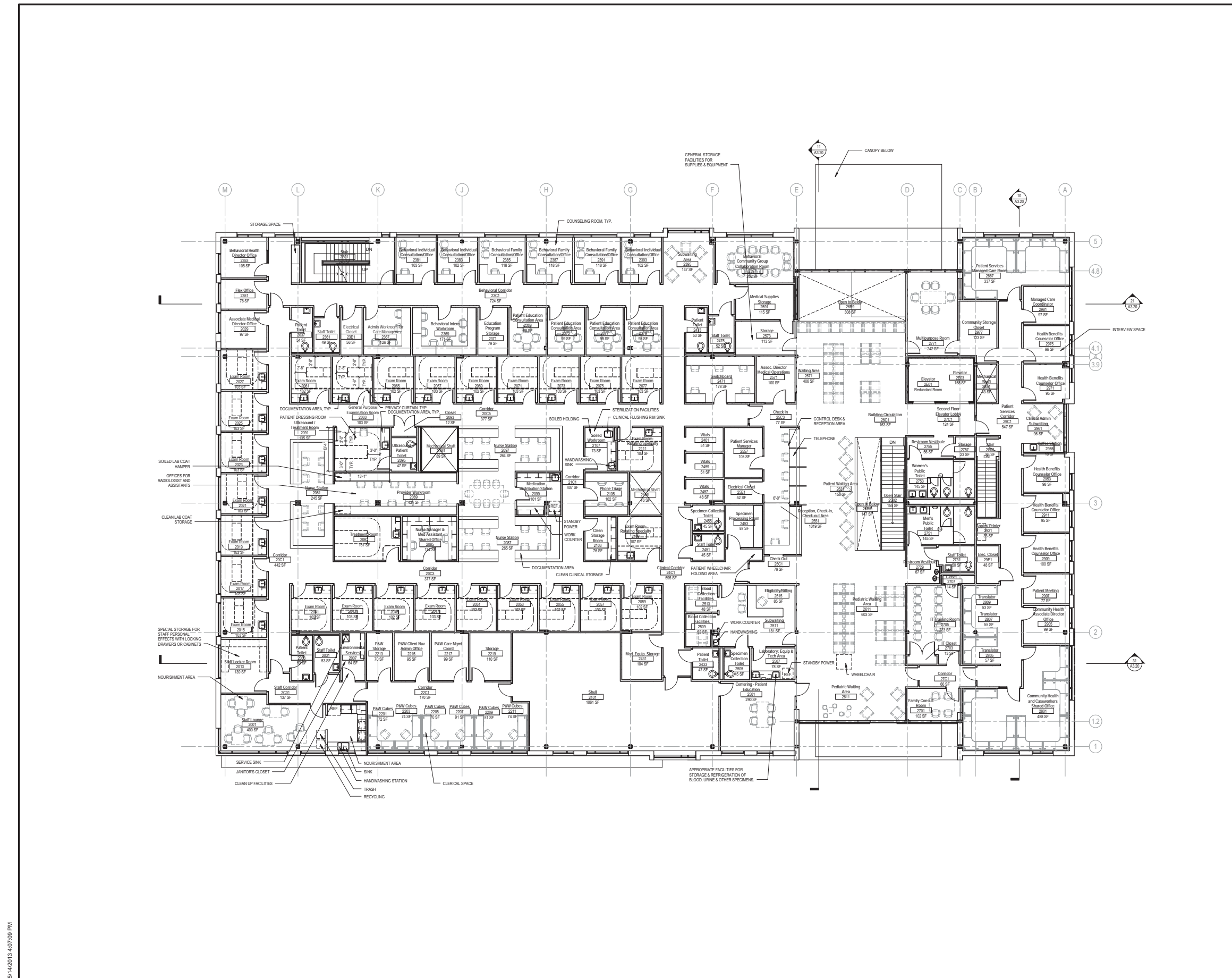
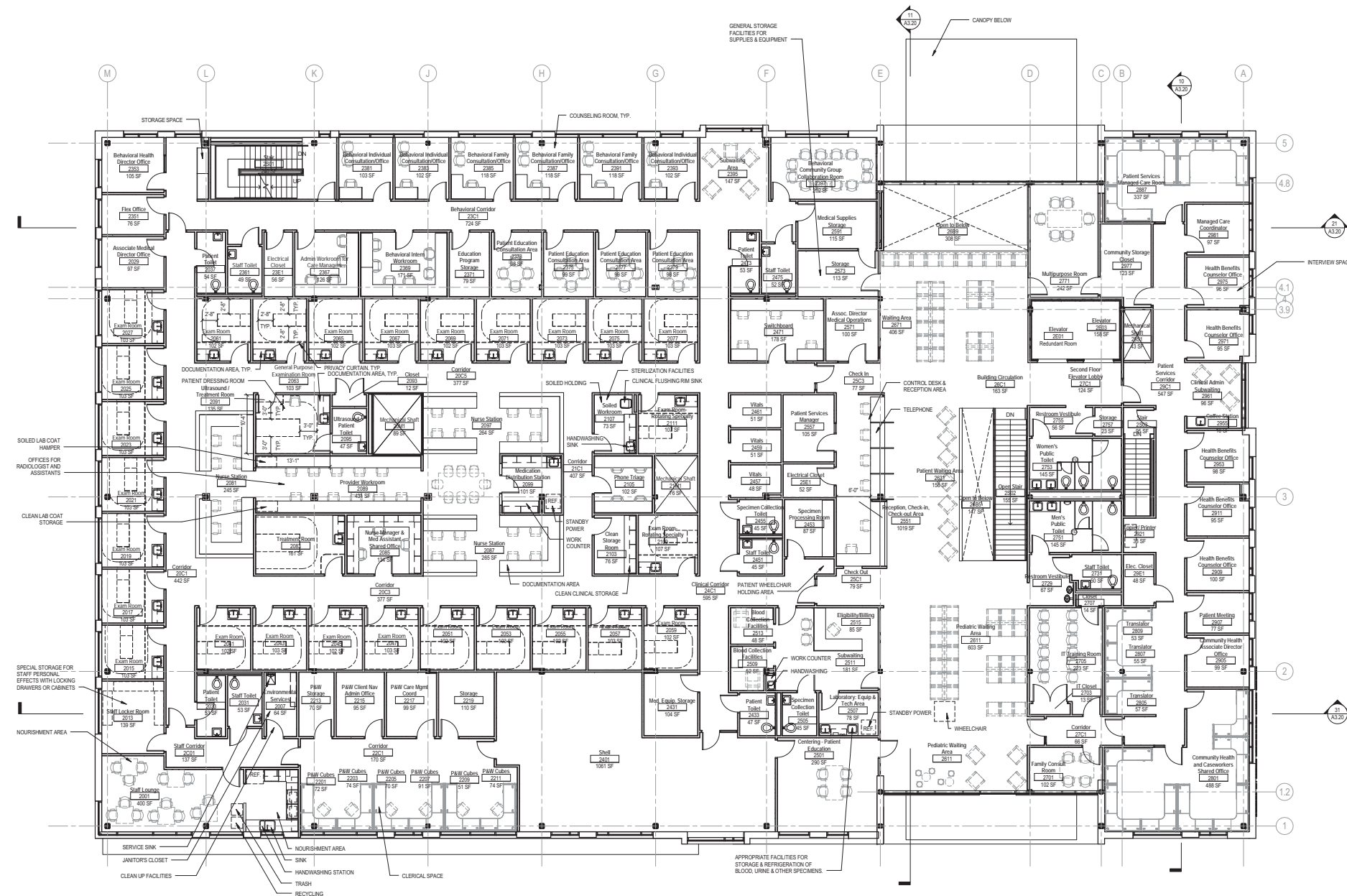
**LEVEL 2 FLOOR PLAN OVERALL**

Scale: 1/8" = 1'-0" Date Issued: MAY 10, 2013

**A2.21**

Project Number: 154.01.00

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Issuance Schedule		
Number	Date	Description

**DESIGN DEVELOPMENT**

**Joseph M. Smith Community Health Center  
 New Brighton Clinic**

**EXTERIOR ELEVATIONS - NORTH AND SOUTH**

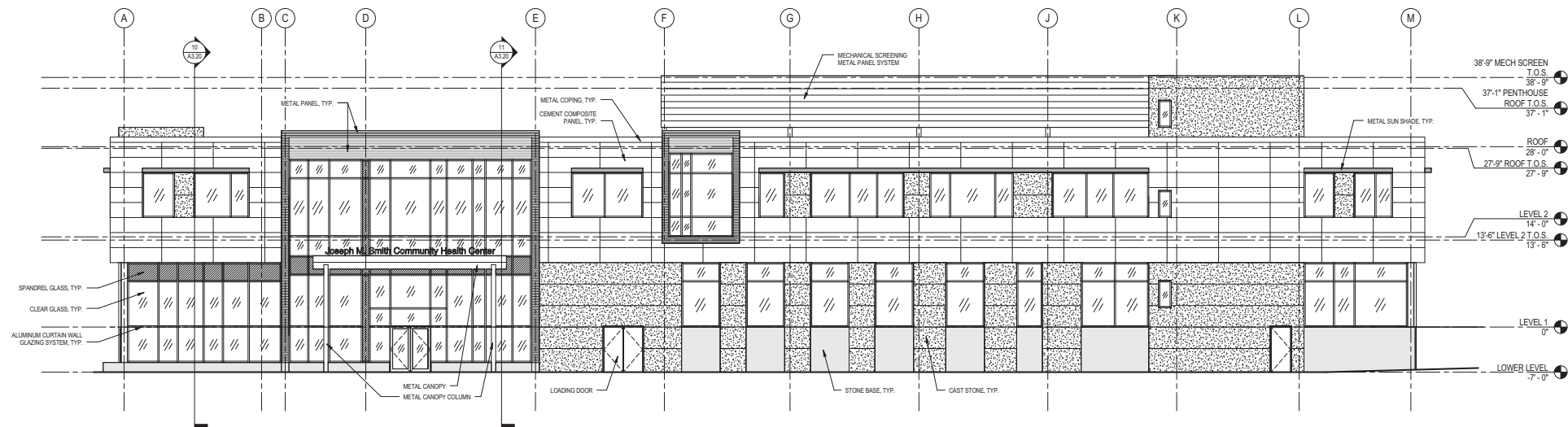
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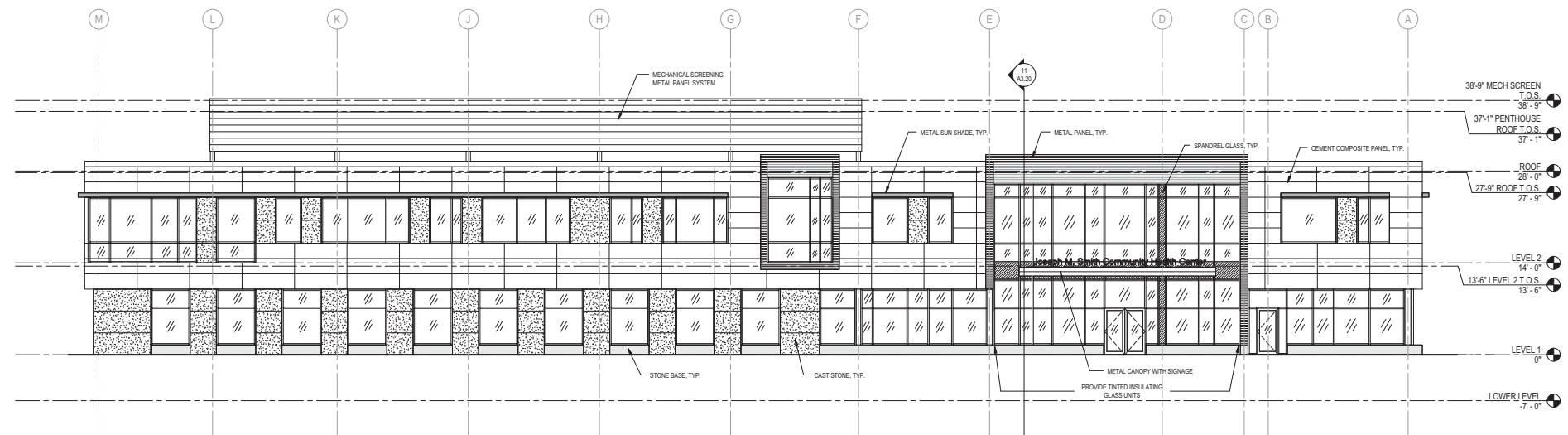
Project Number: 154.01.00

**EXTERIOR ELEVATIONS LEGEND**

C.J.	CONTROL JOINT		CAST STONE
WT	WINDOW TAG		CEMENT COMPOSITE PANEL BASE OF DESIGN SWISSPEARL 8mm PANELS WITH SIGMA 8 CONCEALED FASTENERS
VG	VISION GLAZING		METAL MECHANICAL SCREENING
SG	SPANDREL GLAZING		STONE BASE
FG	FRIT GLAZING		METAL PANEL



**2** EXTERIOR ELEVATION - NORTH FACADE  
 SCALE: 1/8" = 1'-0"



**1** EXTERIOR ELEVATION - SOUTH FACADE  
 SCALE: 1/8" = 1'-0"

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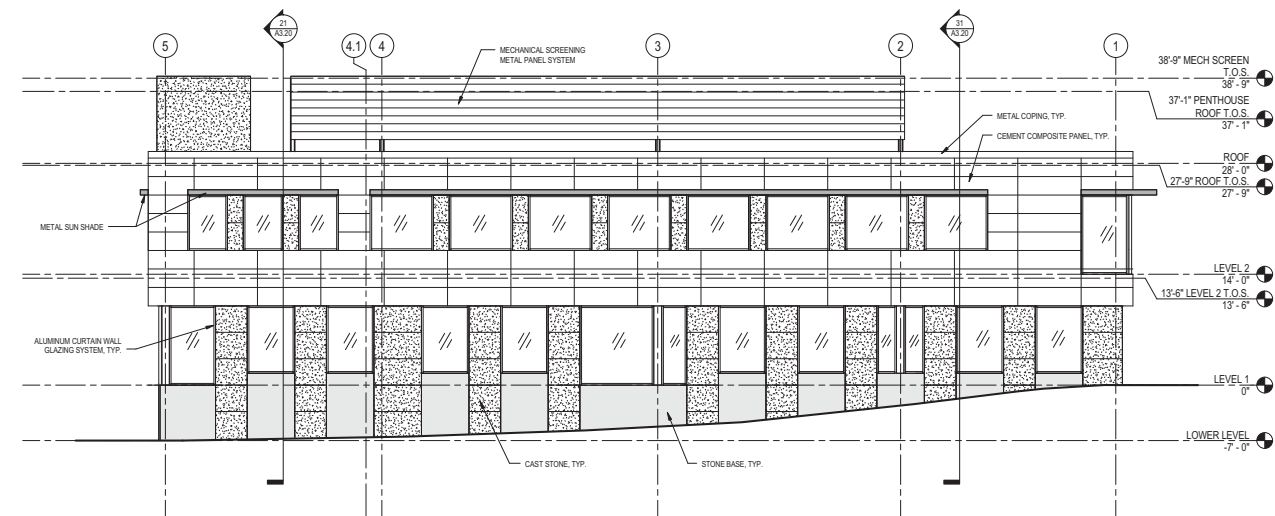
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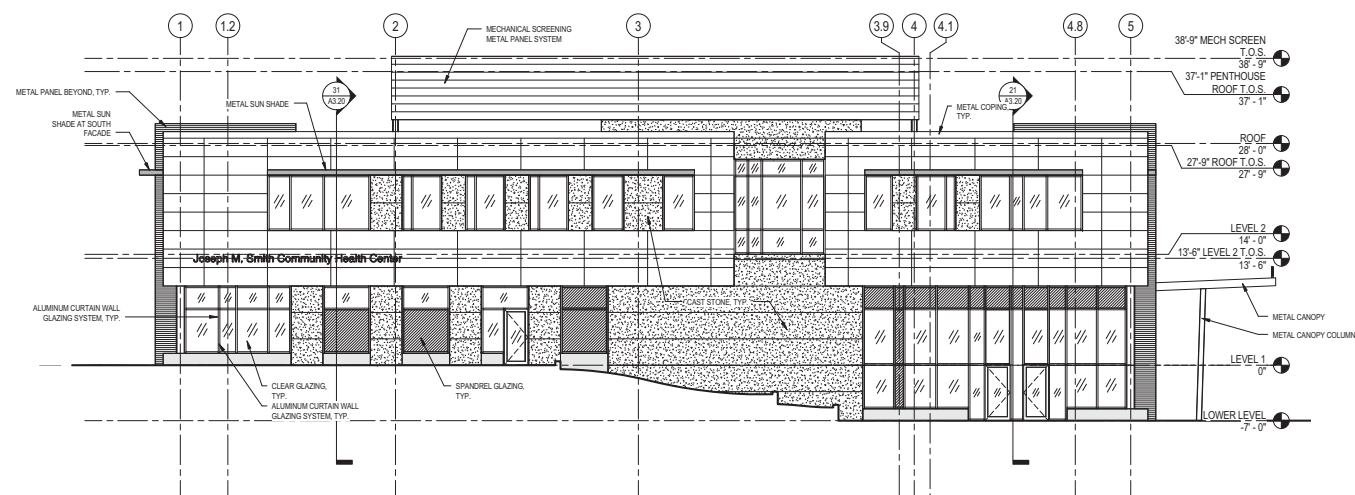
**Structural Engineer**  
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**EXTERIOR ELEVATIONS LEGEND**

C.J.	CONTROL JOINT		CAST STONE
WT	WINDOW TAG		CEMENT COMPOSITE PANEL BASE OF DESIGN: SWISSPEARL 3mm PANELS WITH SIGMA 6 CONCEALED FASTENERS
VS	VISION GLAZING		METAL MECHANICAL SCREENING
SG	SPANDREL GLAZING		STONE BASE
FG	FRIT GLAZING		METAL PANEL



2 EXTERIOR ELEVATION - WEST FACADE  
 SCALE: 1/8" = 1'-0"



1 EXTERIOR ELEVATION - EAST FACADE  
 SCALE: 1/8" = 1'-0"

Issuance Schedule		
Number	Date	Description



DESIGN DEVELOPMENT

**Joseph M. Smith Community Health Center  
 New Brighton Clinic**

**EXTERIOR ELEVATIONS - EAST, WEST, AND DETAILS**

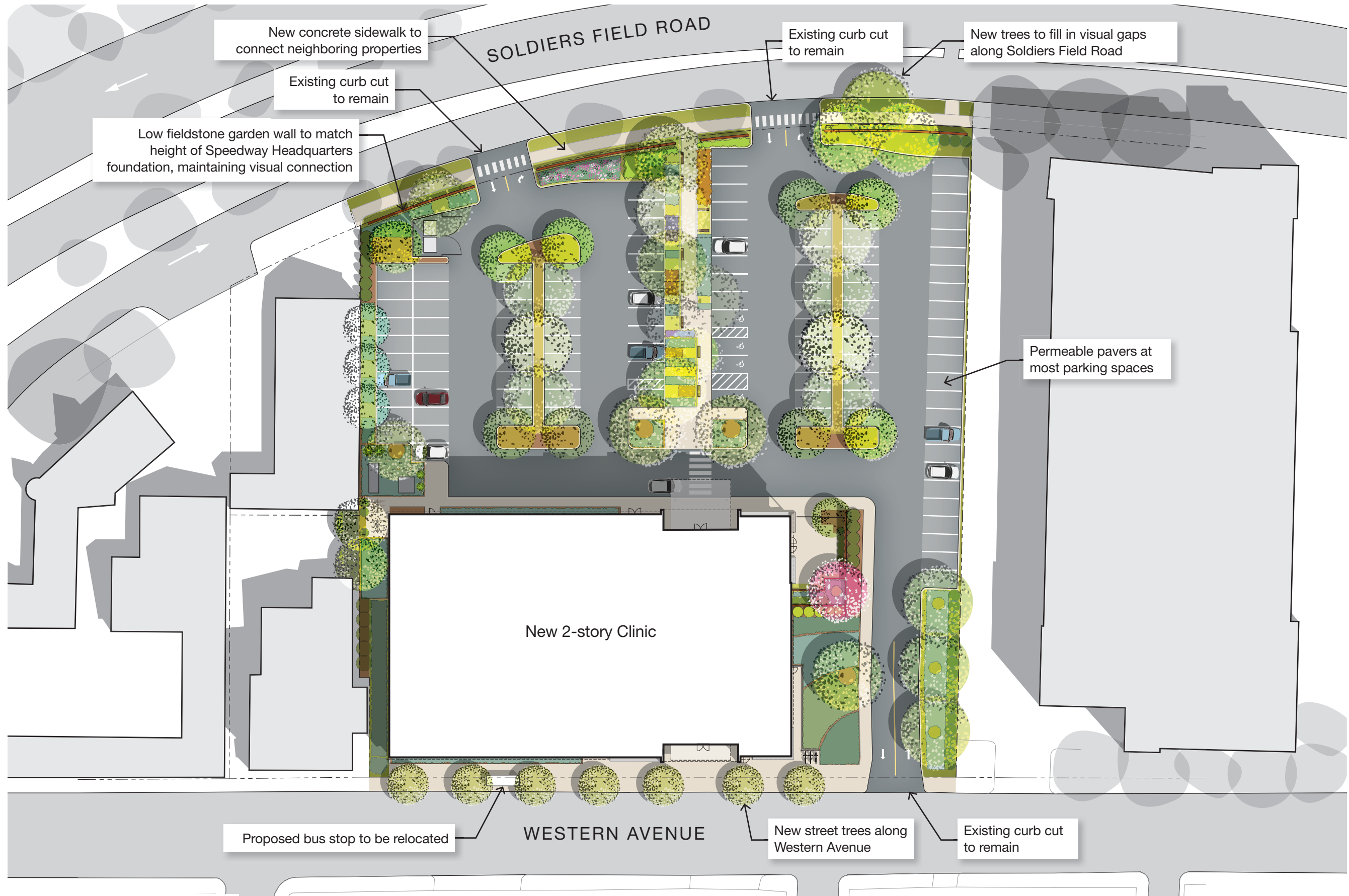
Scale: As indicated Date Issued: MAY 10, 2013

**A3.11**

Project Number: 164.01.00



ILLUSTRATIVE SCHEMATIC RENDERING



# Letter of Transmittal



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June 14, 2013

Mr. Lance C. Campbell, Senior Project Manager  
Boston Redevelopment Authority  
Boston's Planning & Economic Development Office  
One City Hall Square  
Boston, MA 02201

RE: Article 80 Small Project Review Application  
Joseph M. Smith Community Health Center, 495 Western Avenue, Brighton, MA

Dear Mr. Campbell,

As Executive Director of the Joseph M. Smith Community Health Center (JMSCHC), I am pleased to submit the enclosed application for Article 80 Small Project Review. Founded in 1974 by a group of Allston-Brighton community members under the leadership of Joseph M. Smith, we have grown from a 2-room clinic in the Charlesview housing development to a full-service health center with 5 clinical sites located in Allston-Brighton and Waltham. We now serve nearly 12,000 patients annually through nearly 61,000 medical, dental, mental health, and vision visits.

Despite this expansion, we have reached maximum capacity at our Allston-Brighton sites and have no room to expand to meet growing community need. In addition, we lease all of our space. Our proposed new building project consists of the construction and ownership of a new 2-story, 48,000 square foot facility that will provide the appropriate amount of space for current operations, as well as allow for short and long term growth. We will close our current Allston-Brighton sites (except for the school sites) and move them to the new building, allowing for more efficient and effective centralized management and operations. The new site is only one-half mile from our current clinical sites on Western Avenue, on land we are leasing from the Commonwealth for 50-70 years. Primary funding for the \$26.5 million project is being provided through a \$5 million federal grant, \$9.5 million in long term debt, \$8.48 million in New Markets Tax Credits and \$3.52 million from JMSCHC and capital campaign proceeds. The building will be LEED certified.

JMSCHC is the only health center and safety net provider for the 70,000 residents of Allston-Brighton, so this project is vitally important to meet the health needs of the community. In addition, it is critical that the process of approvals and permitting move ahead as quickly as possible to meet our federal grant requirements. Your assistance and guidance is very much appreciated.

Sincerely,



Elizabeth Browne  
Executive Director

# Project Team

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## Introduction

The mission of Joseph M. Smith Community Health Center (JMSCHC) is to improve the health and well-being of the communities of Allston, Brighton, Waltham and surrounding areas by providing quality, comprehensive, coordinated care. As a Federally Qualified Health Center (FQHC), JMSCHC is a patient-directed, community-based not-for-profit organization providing a comprehensive range of health care services to anyone in need of services regardless of their insurance coverage or ability to pay. With a strong focus on primary and preventive care, JMSCHC is at the forefront of innovations in healthcare and aims to eliminate health disparities and improve access to quality and compassionate care.

In 2012, JMSCHC served nearly 12,000 patients through nearly 61,000 medical, dental, behavioral health, and vision visits. Nearly 95% of our patients are at or below 200% of the Federal Poverty Level, 53% need services in a language other than English, 43% have public health insurance coverage, 48% remain uninsured, and over 80% of patients are from racial and ethnic minority groups.

Founded in 1974 by a group of Allston-Brighton community activists under the leadership of Joseph M. Smith, our community health center has grown from a 2-room clinic to a full-service, freestanding health center with 5 clinical sites located in Allston-Brighton and Waltham. In 1997, JMSCHC moved to a 10,000 square foot stand-alone site located at 287 Western Avenue in Allston, only one block from the public housing complex where it originated. In 2004, JMSCHC opened an 8,000 square foot site in downtown Waltham to fill the void left by the closing of Waltham Hospital. In the spring of 2008, JMSCHC opened satellite sites at the Gardner Pilot Academy and Jackson/Mann School, as well as a 2,700 square foot stand-alone Vision Center at 300 Western Avenue to meet increasing demand for vision services. JMSCHC also opened 340B pharmacies at our Allston and Waltham sites to provide prescription medications to patients at low or no cost. We also established a 6,600 square foot administrative-only site on Western Avenue in Brighton in 2010, and relocated staff from our main Allston and Waltham sites there to allow more room for clinical expansion.

Despite this expansion, the health center has reached physical capacity at its existing clinical sites at 287 and 300 Western Avenue. In addition, we lease all of our space, limiting our ability to expand and leverage the building improvements we have made to get us to a larger space we own. We are now planning to construct and own a new facility to consolidate these locations and administrative staff. The Health Center in its new building will continue to provide a full array of primary care medical services as well as OB/GYN, rotating specialists, pharmacy, dental, behavioral / mental health, and vision care.

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## Vision Statement

JMSCHC's vision for the new building is to maintain a neighborhood feel and environment that is welcoming to patients and community members from all backgrounds. The new building brings space and resources to our staff, patients, and the community that are sorely lacking in our current facilities, including larger and more comfortable waiting and exam rooms, a retail pharmacy and vision optical shop that has the space to welcome JMSCHC patients and community members, as well as an appropriate amount of community and staff meeting space. It will also have lots of windows and light to provide calm, healing environment for patients and more pleasant work environment for staff. Perhaps most importantly, the space will allow JMSCHC to expand and enhance our provision of care using the Patient Centered Medical Home model of team-based, coordinated care. For example, primary care, nutrition, and behavioral health staff will all be located adjacent to each other on the same floor in the new building so they can consult on shared patients and address all of a patient's medical and psychosocial needs. JMSCHC received official designation from the National Committee on Quality Assurance as a Level 2 Patient Centered Medical Home, and we continue to transform our practice to engage patients in improving their health and well-being.

## Project Description

The project is the construction of a new clinical and administrative facility by Joseph M. Smith Community Health Center. This submittal is for the Boston Redevelopment Authority's Small Project Approval process. The land will be leased from the Massachusetts Division of Capital Asset Management and Maintenance (DCAMM) and Department of Conservation and Recreation (DCR) under a 50-year lease to be signed in June 2013. It will combine three parcels of land at 487-495 Western Avenue. The new address has been designated by the post office as 495 Western Avenue. The proposed project involves the construction of a new LEED® certified 48,000 SF, 2-story building at the southwest corner of the combined site. An existing 50,600 SF brick building currently used by the State Police and DCR will be abated of hazardous materials and demolished. An existing salt shed and electrical shed will also be demolished.

DCAMM has submitted a Project Notification Form for this project. Joseph M. Smith Community Health Center has received federal funding from the Health Resources and Services Administration (HRSA), part of U.S. Health and Human Services. In addition to the HRSA grant and the BRA's Small Project Approval process, the following licenses, permits, or approvals will be sought from state and federal agencies:

Massachusetts Historical Commission	Approval
Boston Redevelopment Authority	Small Project Approval
City of Boston	Planning Approval
City of Boston	Building Permit
Massachusetts Department of Public Health	License
Department of Capital Asset Management and Maintenance (DCAMM)	Approval & Lease Agreement
United States Green Building Council	LEED® Certification

The new Joseph M. Smith Community Health Center Brighton Clinic will be a two-story structure with approximate footprint of 24,000 gross square feet. The new clinic will combine services offered by JMSCHC currently offered at several locations into one building. The ground floor will offer a retail pharmacy open to the public, a vision clinic with 4 exam rooms and a retail eye glass shop, a dental clinic with 10 exam rooms, administrative suite, and conference area for use by JMSCHC as well as the community. The lower level portion of this floor will contain a receiving area function as well as a conference suite with breakout space. Upstairs on the second floor will be the Family Medicine Clinic with 25 exam rooms, clinical staff support areas, the laboratory, and phone nurse triage and switchboard staff. Adjacent to the medical suite there will be a behavioral health area for individual and group counseling. A small shell space will be provided for future fit-out. The second floor will also house JMSCHC's health insurance enrollment staff, as well as managed care staff that process referrals to outside specialty providers, and community health staff, which connect patients with community resources such as food stamps, housing, and legal assistance.

The various services are organized around a central lobby used for clinic waiting and reception. The lobby will have entrances at the north and south facades. The south facade entrance will be at sidewalk

level on Western Avenue, while the north facade entrance will face the parking lot to the north of the building. Between Western Avenue and the parking lot, there is a 7'-0" drop in elevation, so a stair and elevators will bring visitors up the half level. This central organizing space will be flanked at each end by large curtain walls of glass which connect through from the urban Western Avenue side of the site, facing Soldiers Field Road and providing a connection and a view towards park-like setting near the Charles River.

There will be two well-marked accessible entrances to the center: at the first floor on Western Avenue, and on the lower parking level entry at the back of the site. Patients who arrive by car can be dropped off or park in the lot at the rear of the site. A covered drop-off will be provided.

Patients will make their way into the building from one of the two entrances. Both will have vestibules for inclement weather. They will proceed into a large shared lobby / waiting area. Patients who arrive from the back parking area can ascend to the first floor by a half-flight of stairs, or will be able to take an elevator up to either the first or second levels directly. A security / greeter station will be located at the center of the first floor lobby, with views in both directions. Patients heading to the second level by stairs will pass the security area and go up to the second floor.

The new building will be built in the southwest corner of the site with a steel structure, concrete slab on grade or structural slab, metal framing and a concrete floor on metal decking for the second floor. The exterior will be clad with a rain screen system of cement composite panels as well as metal panel and stone. Glazing will be a mix of curtain wall and storefront window elements. Mechanical equipment located on the roof will be screened from view. The accompanying drawings and renderings show the design intent, but the final material selection is subject to design approval. The siting of the proposed new Health Center locates the main public façade on Western Avenue, reinforcing the street edge in a manner that is consistent with other recent developments on the street as well as the stables façade of the Charles River Reservation Speedway Upper Basin Headquarters (the Speedway Complex).

The parking lot will be shaded by new trees, and trees will be planted along the Soldiers Field Road side to comply with the City of Boston's Greenbelt Protection Overlay District (Article 29). In addition, dense plants will provide screening and separation along the western property line, and the area along the eastern side of the building will be landscaped.

JMSCHC's new building will be constructed as a LEED® certified building and will utilize energy efficiency methods as much as possible and affordable that will meet or exceed the latest building code requirements. The site is ideally located near public transportation and will provide bike racks outside and showers for employees who bike to work, as well as those who walk or run along the river. The new clinic will be constructed on a current brownfield site which will be remediated to greatly improve the site. Trees will be planted throughout the site to provide shading for parking as well as a natural setting that connects the site to the park across Soldiers Field Road following the Charles River. The building's exterior glazing will provide abundant natural light into the building while a high efficiency HVAC system will provide comfortable heating, cooling, and air quality. LED lighting will be used whenever possible, and occupancy sensors will turn off lighting when a space is not in use. In addition, construction materials will be chosen based in part on their environmental impact and recycled content.

Joseph M. Smith Community Health Center's project is being funded by several sources: a \$5 million federal grant, \$9.5 million in long term debt, \$8.48 million in New Markets Tax Credits and \$3.52 million from JMSCHC and capital campaign proceeds.



## Evidence of Funding

### Projected Project Costs:

The total project cost is estimated to be \$26.5 million. This estimate includes all costs – construction, demolition, environmental abatement and remediation, furniture, fixtures and equipment, financing, legal, and other soft costs, and a contingency reserve.

### Project Funding:

The Joseph M. Smith Community Health Center has secured a \$5.0 million capital grant from the U.S. Department of Health and Human Services, Health Services and Resources Administration. Additionally, the health center has embarked on a capital campaign and solicited and received term sheet proposals for tax exempt bond financing from several commercial banks as well as, commitments from two community development entities (CDEs) for new market tax credit allocations for new market tax credit equity funding. Overall project funding, sources, and status appears as follows:

Source	Type	Amount	Status
CDEs	NMTC equity	\$8,480,000	\$16 of \$26.5 million in NMTC allocations received from 2 CDEs.
Commercial Bank	Tax-exempt bond	\$ 9,500,000	Term Sheet/Proposals received from 5 banks and 1 loan fund.
DHHS-HRSA	Capital grant	\$ 5,000,000	Secured
Capital campaign	Donations	\$1,945,000	In process
Health center	Cash reserves	\$1,575,000	Secured

**Total project funding: \$26,500,000**

### Summary:

The Joseph M. Smith Community Health Center has received significant support for its project as indicated by the interest and commitments generated from the funding sources listed above. The health center will be selecting and negotiating final funding commitments from a third CDE and commercial bank by June 30, 2013, at which time, all funding sources will be secured except for capital campaign donations. The health center plans to supplement any needed capital campaign donations through a short term bridge loan, if necessary, at closing which is anticipated to occur in September 2013.

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## Public Benefits

JMSCHC began in the Charlesview housing development in 1974. We have since outgrown that space and, in 1997, renovated and moved to our current 10,000 square foot site at 287 Western Avenue. To meet growing patient needs, we have renovated and opened four more clinical sites in the last 9 years: an 8,000 square foot facility in Waltham in 2004 to meet community needs after the closing of a local hospital, a 2,700 square foot Vision Center with administrative space, and school-based satellite sites at the Gardner Pilot Academy and Jackson-Mann School that total 1,500 square feet, all in 2008. In 2010, we renovated and opened a 6,600 square foot administrative site at 1380 Soldiers Field Road, adjacent to the proposed development site. JMSCHC now serves nearly 12,000 patients annually through 61,000 visits, half of which are in Allston. Despite our 19,300 square feet of space in Allston-Brighton, there are waitlists for our medical, dental and mental health services, and we do not have the space needed to meet growing patient and community needs. In addition, all of our sites are leased, giving us limited ability to control our space and meet our long term needs. Management and staff are also decentralized across these sites, making operations at times inefficient and unnecessarily complex.

The proposed new JMSCHC facility at 495 Western Avenue will give us the space we so sorely need for current operations, as well as space for short and long term growth to meet growing patient and community need. It will provide tremendous public benefits. Our medical and specialty care space will increase from 10 to 25 exam rooms, allowing us to double the number of patients we serve in Allston-Brighton to 10,000 a year. Our dental clinic will increase from 5 to 10 exam rooms, doubling the number of patients served to more than 6,000 a year. More vision exam rooms and a large retail eye glass shop will allow us to provide more than 5,000 vision visits a year to 4,000 patients. Our mental and behavioral health space will increase to 6 counseling rooms, which will allow us to provide 10,000 visits a year to 1,000 patients in need. A 1,000 square foot conference suite will be available for meetings and classes run by JMSCHC and other nonprofit and community groups, such as English as a Second Language and first-time homebuyer classes. Finally, this space will allow us to expand our student educational program, providing training opportunities at JMSCHC for Nurse Practitioners, Triage Nurses, Medical Assistants, and Medical Interpreters from public colleges.

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## Construction + Job Creation

It is estimated that 188 construction jobs will be created as a result of this project, which is estimated to begin in September 2013 and run for 20 months.

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## Area and F.A.R. Calculations

### Proposed Building Area (gross square feet)

Proposed Area, First Floor (including lower level):	23,920
Proposed Area, Second Floor:	23,981
Total Building Area:	47,901

### F.A.R. Calculation:

Lot # 2200572000	84,583
Lot # 2200574000	7,654
Lot # 2200573000	2,486
Total Site Area Combined:	94,723
F.A.R.: (Building Area / Site Area)	.51

Proposed building is within maximum F.A.R. of 1.0

### Proposed Height

Proposed building height along Western Avenue facade will be less than 30 feet above grade. At the rear facade, facing the parking lot, the grade level drops seven feet lower, putting the height of the same roof at approximately 37 feet above grade. On average, the height will comply with the zoning requirements, which is 35 feet.

Mechanical equipment, screening of that equipment, and a staircase at the rear of the site, will exceed the 35 foot height.

# Zoning

The site is situated in Western Avenue/Soldiers Field Road Community Commercial Subdistrict CC-1 per the Allston/Brighton Zoning Map 7A/7B/7C/7D (effective October 13, 2010).

## Article 51, Table E, Neighborhood Business Subdistricts Dimensional Regulations

The following dimensional regulations may be applicable to the project

Maximum Floor Area Ratio:	1.0
Maximum Building Height:	35 ft
Minimum Lot Size:	None
Minimum Lot Width:	None
Minimum Lot Frontage:	None
Minimum Front Yard:	None (7 feet per footnote #3)
Minimum Side Yard:	None
Minimum Rear Yard:	20 feet

Per Article 51, Table B: Allston-Brighton Neighborhood District Use Regulations, Neighborhood Business Subdistricts and Local Industrial Subdistricts: Community Commercial Subdistricts, Health Care Use: Clinic (and Clinical laboratory) is a conditional use for this zone. The project seeks zoning approval for this conditional use.

Per Article 51, Table J: Allston-Brighton Neighborhood District Off-Street Parking Requirements (Health Care Uses): 1.0 space per 1,000 square feet of gross floor area is required. This requirement would mean 48 spaces are required and this number is exceeded by the site plan.

In addition, the site is located in a Greenbelt Protection Overlay District (GPOD) per Article 29, and is therefore subject to review by the Boston Parks Commission concurrently.

The project has filed and been refused for a building permit under the application number ERT250133 . Please refer to Appendix B: ISD Refusal Letter.

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## Site and Neighborhood Context

The Brighton neighborhood historically was known for its residential and industrial uses. Brighton served as a prime spot for slaughterhouses due to its access to railroad yards.

The Charles River Speedway constructed in 1899 as part of the Olmsted vision for Boston of an Emerald Metropolis. Located along the river, it was originally used for horse racing and bicycles. The administration complex for the speedway is near to the proposed building site. It housed garages, sheds, stables, and police headquarters and is currently vacant. The structures are architecturally significant, were studied by the Boston Landmarks Commission, and are on the National and State Registers of Historic Places. Soldiers Field Road was built in the early 1950s and is an extension of Storrow Drive, one of the principal auto routes along the Charles River. It is a divided road with frontage roads and is notable for its tree canopy and adjacent riverfront park in the vicinity of the proposed site.

After review, the proposed health center project has been found to have “no adverse effect” on the Speedway Complex and on Soldiers Field Road by the Massachusetts Historical Commission. (Please see also Appendix D: Massachusetts Historical Commission Review.)

The health center site is surrounded by a variety of types of structures; mostly low rise, between one and three stories in height. Land uses in the area are typically a mix of office, commercial, institutional, multi-family housing, retail, and recreational uses.

The proposed development will be located on Western Avenue with site access from both Western Avenue and Soldiers Field Road. Sidewalks are present along both sides of these roads. Other major roadways in the area include Antwerp Street and Everett Street. The site itself is fully developed, having served as a police barracks site and previous to that both a manufacturing site and a department store.

The topography of the site slopes steeply at first and then gently downward from Western Avenue to the north towards the Charles River.

The neighborhood of Allston / Brighton has a diverse population with a wide range of education, income, and family origin. The per capita income for Allston / Brighton in 2011 adjusted dollars is \$28,087 with a median household income of \$46,542. There are 68,241 persons in the area, in 29,320 households. An estimated 22.3% percent of the households have a household income less than \$15,000. The poverty rate by household is 24.9%. Families comprise 30.9% of households; 9.3% of households received food stamps / SNAP in the past 12 months. 29.5% of the population is foreign-born, and the most common foreign countries of birth are China, Brazil, and Russia. 16.4% of the Allston / Brighton population are not citizens of the US. The most populous age group in the area is between 20 to 29 years of age, comprising 46.5% of the population. (Source of data: 2007-2011 American Community Survey, BRA Research Division Analysis, dated May 2013 at [http://www.bostonredevelopmentauthority.org/pdf/ResearchPublications//07-11ACS\\_PD\\_Allston-Brighton.pdf](http://www.bostonredevelopmentauthority.org/pdf/ResearchPublications//07-11ACS_PD_Allston-Brighton.pdf))

# Neighborhood Site Map and Photographs





Site, Existing Conditions, View looking northwest from Western Avenue

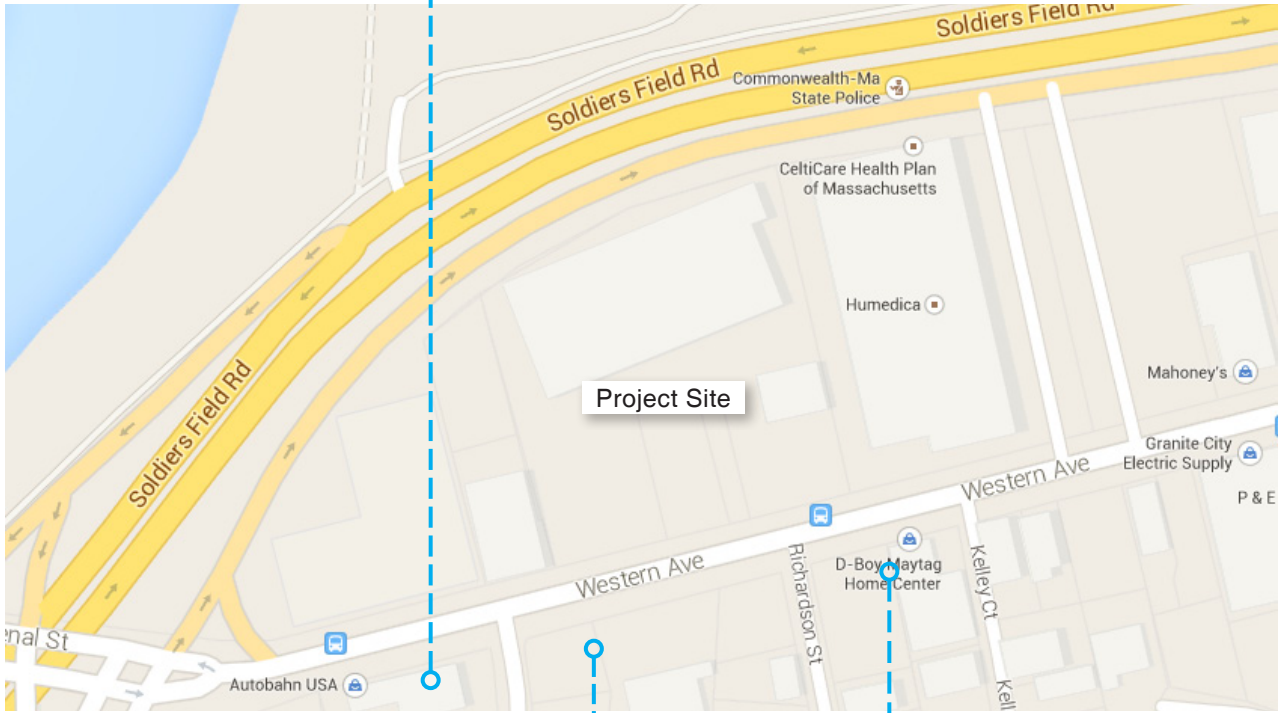


Site, Existing Conditions, View looking northeast from Western Avenue



Site, Existing Conditions, View to Western Avenue from Roof of Existing Police Barracks

Nearby structures across Western Avenue



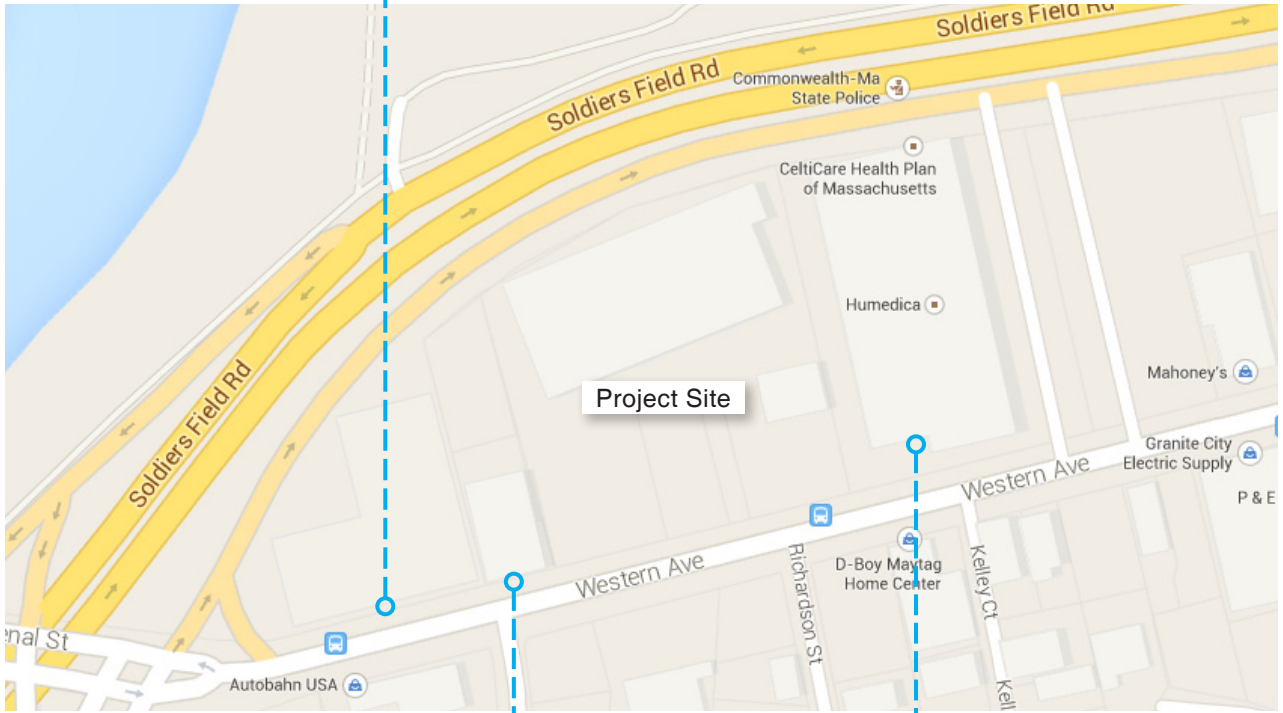
Nearby structures across Western Avenue



Nearby structures across Western Avenue



Speedway Complex from Western Avenue



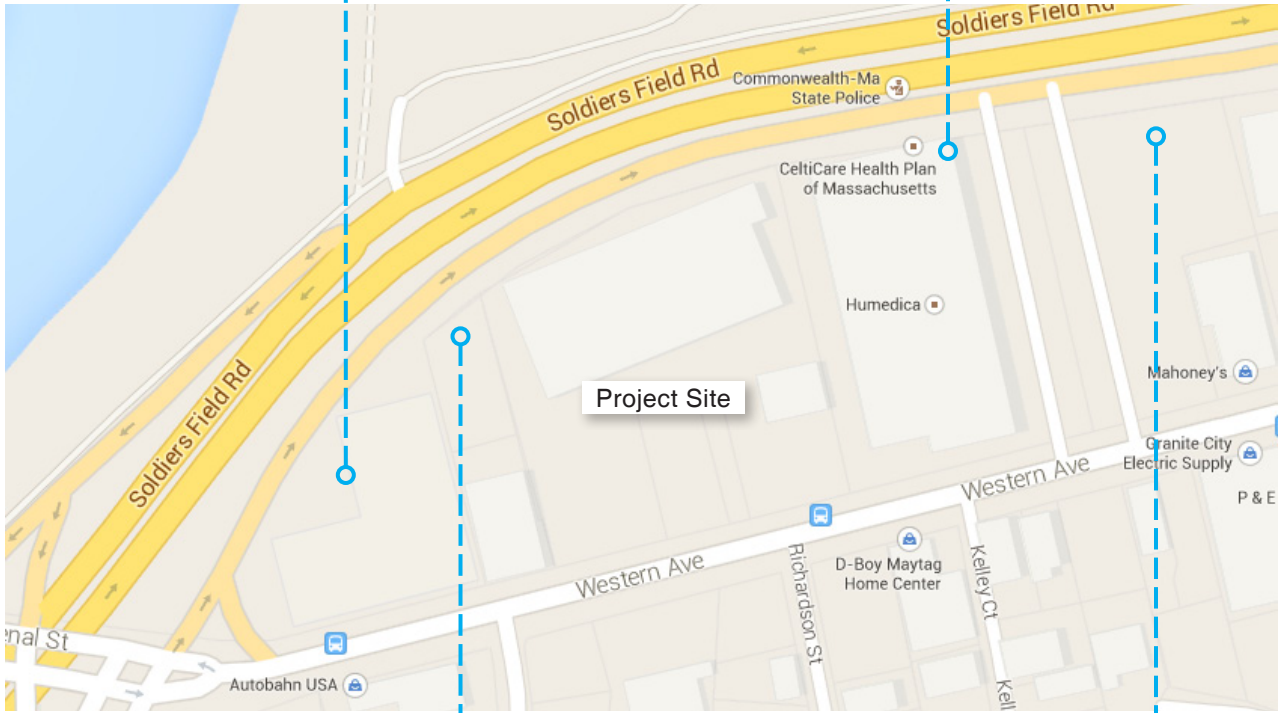
501-507 Western Avenue



1380 Soldiers Field Road view from Western Avenue

Adjacent structure 1380 Soldiers Field Road

Speedway Complex: Early Shingle Colonial style

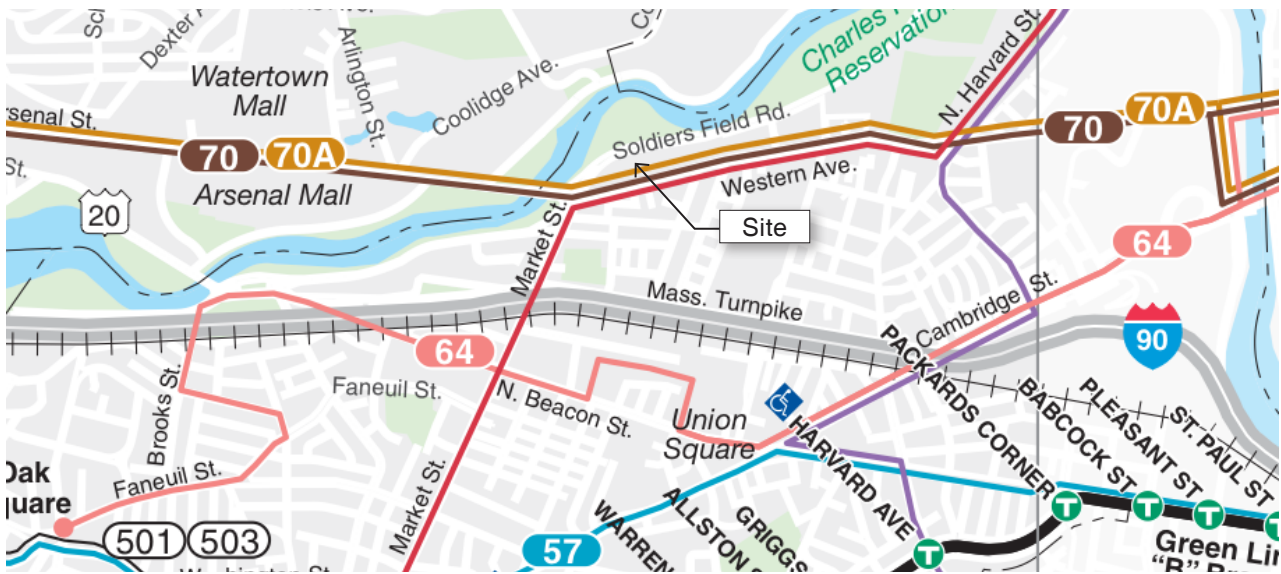


1940 garage on Soldiers Field Road

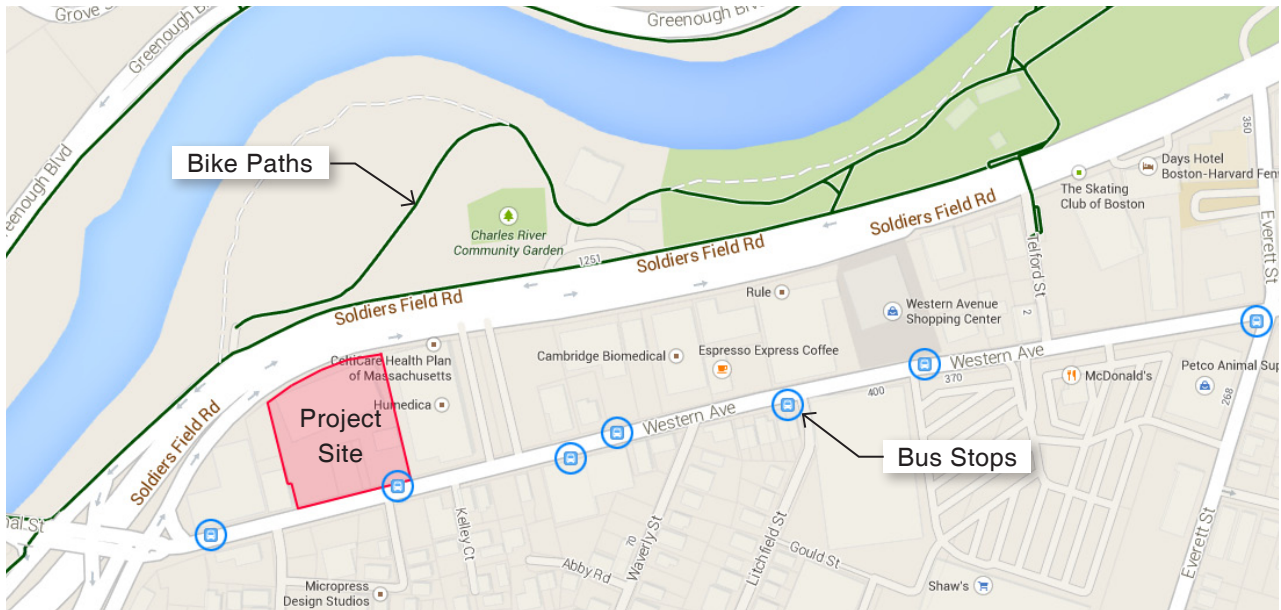
View of Soldiers Field Road westbound

# Traffic, Parking, and Vehicular and Pedestrian Access

The 495 Western Avenue site is served by several MBTA bus line routes. Routes #70, 70A, and 86 operate along Western Avenue, serving stops directly at the site. Bus route #66 runs on North Harvard Street, within a 15 to 20-minute walk of the site. A bus stop/shelter is located directly in front of the site, and there several sheltered stops nearby the site on both sides of Western Avenue. These bus services provide convenient connections to other bus and rapid transit services, transfer stations, and the regional transportation network. Route #66, which operates every 9 to 10 minutes during rush hours, provides a direct connection to Harvard Square – where passengers can access Red Line and other bus services – and runs through Allston-Brighton and Brookline, providing connections to other bus services and rapid transit services on the Green and Orange lines. Bus routes #70 and 70A, which operate every 15 to 30 minutes during rush hours, provide connections to the Red Line at Central Square in Cambridge



Vicinity Map of Bus Routes



Local Bus Stops and Bike Routes

and other major bus transfer points in Watertown and Waltham. Bus route #86 runs cross-town from Sullivan Station (Orange Line) to Reservoir Station (Green Line) via Harvard Square (Red Line).

A recent survey indicates nearly 33% of the 6,000 patients at JMSCHC's Allston-Brighton locations take public transportation to get to the Health Center for their appointments, and 3% bike. In addition, nearly 10% of our 129 staff takes public transit or bikes to work. These rates are quite high given the low number of subway routes in Allston-Brighton compared to other neighborhoods of Boston.

Our new building project will have 112 parking spaces. This is more than double the 48 spaces needed to meet the zoning requirement, per Article 51, which requires 1 spot per 1,000 square feet for health care uses. It is also 45% more parking spaces than we have now at our existing clinical and administrative sites on Western Avenue, so is adequate to service the expected capacity upon completion of the building. Patients can also continue to access free on-street parking on Western Avenue. We will seek a waiver from the Department of Public Health, as their parking requirements are 2 spaces per exam room plus 1 space for every staff on duty, which would put us over 100 spaces. However, this type of waiver is very commonly requested among urban health centers, and a preliminary review meeting with DPH this month indicates this should not be an issue given the percentage of our patients and staff who use public transit.

A major traffic study of the area near our site was conducted by Howard/Stein-Hudson Associates in March 2012 as part of the nearby New Balance Brighton Landing development. It indicates that at the major signalized intersection of Western Avenue/Soldiers Field Road/Birmingham Parkway-Market Street adjacent to the new building, there were average stopped delays of 25-35 seconds/vehicle that correspond to a level of service (LOS) that is considered acceptable in an urban environment. In addition, according to the 2000-2010 Boston Transportation Department overview of Allston-Brighton's roadway system, Western Avenue carries 8,000 cars/day, Market Street 19,000 cars/day and Soldiers Field Rd 26,000 cars/day. JMSCHC's business is only a small percentage of this traffic compared to the much larger Shaw's supermarket, many Harvard University-owned office buildings, as well as nearby campuses of New Balance and WGBH, and the ongoing development of Charlesview apartments and New Brighton Landing.

The chart on the next page shows the projected number of trips per day for staff and patients for the proposed 48,000 square foot new Health Center building. Please note the numbers differ for Mondays, Tuesdays and Thursdays when JMSCHC is open until 9:00pm, and Wednesdays and Thursdays when JMSCHC is open until 5:00pm. JMSCHC is also open until 1:00pm on Saturdays. Because nearly all of JMSCHC's appointments are 15-30 minutes in length, the same parking space is being turned over 2-4 times an hour and so can be accommodated in our proposed parking lot, with some use of the free on-street parking on Western Avenue as needed, as we do now.

This increase in vehicle traffic is not expected to have a noticeable change to existing traffic operations in the area.

<b>Time Period</b>	<b>Vehicle Trips Monday, Tuesday, Thursday</b>	<b>Vehicle Trips Wednesday &amp; Friday</b>	<b>Vehicle Trips Saturday</b>
<b><i>Daily</i></b>			
In	378	352	153
Out	378	352	153
<b><i>AM Peak: 8:00-9:00am</i></b>			
In	131	131	61
Out	15	15	10
<b><i>PM Peak: 5:00-6:00pm</i></b>		N/A	N/A
In	26	N/A	N/A
Out	107	N/A	N/A