

**ABMC Use Permit Application,  
Master Facilities Development Plan**  
*summary, 12/5/00*

**BACKGROUND**

**1996**

*April*

Emergency Department expansion proposed:  
Relocation to Asbhy Avenue, 7 ambulance bays on Ashby Avenue,  
*Withdrawn after neighborhood insistence upon adhering to the 1983  
Hospital-Neighborhood Agreement*

October

Construction of a new maternity wing in violation of the 1983 Use Permit:  
*Neighborhood pressure led to city investigation and subsequent lawsuit  
to halt construction. Hospital completed construction but could not  
receive state approval to open the new wing because of the city lawsuit*

**1997**

*April*

**Settlement Agreement** between ABMC and the City, settling the lawsuit by creating  
a 2-stage review process:

- 1) **Initial Review** of newly completed construction to bring it into compliance with  
the 1983 Use Permit (imposing mitigations if necessary);
- 2) **Master Plan review:** comprehensive review to establish a long-term “Master  
Plan Permit” for the Asbhy campus. Compliance standard based not on specific  
floor plans or uses but on “predetermined aggregate impact levels, performance  
standards, and mitigation measures.” (Judgment p.4) May also include physical  
standards regarding building location, envelopes, size, and site design. Hospital  
gains flexibility in use of facilities as long as it remains within the parameters set  
by the Master Use Permit; City gains enforcement authority to ensure that  
impacts are not exceeded.

July

Application for Development Agreement (DA):  
includes East Building, ED, ambulance access from Ashby and Regent. One  
alternative requires changes to the 1983 Neighborhood Agreement

**1998**

July

Scoping session for EIR

October

ABMC requests delay in review process

**1999**

March

ABMC submits application for Use Permit

October

ABMC revises its proposal:

- applies for a Use Permit rather than a DA;
- eliminates components which clearly violate the Neighborhood Agreement;
- requests two types of approval:
  - “Specific final approval” for the ED
  - “Conceptual approval” for the remaining components (East Building and  
parking structure, lobby remodel, Asbhy strip)

**2000**

June

ABMC submits final version of project description for Master Plan

November

ABMC Master Use Permit application deemed complete.

EIR promised within 60 days

**ABMC Use Permit Application**  
**Master Facilities Development Plan**  
**June 14, 2000**  
*summary 12/5/00\**

**The application seeks three types of approvals**

- A) Existing approvals:** to recognize the rights granted in the 1983 Use Permit allowing construction of a 3-story East Building. ABMC has no current plans to construct this building but wants its right to do so recognized. EIR will analyse environmental impacts of the East Building. (*see 4/12/00 City Planning memo listing status of required permits and variances*)
- B) Specific approvals:** specific project-level approval to allow immediate renovation of the Emergency Department (ED) and Radiology Department. All environmental impacts will be analysed through the EIR and mitigated through the imposition of conditions of development.
1. **Emergency Department** renovation and expansion:  
Increase in annual patient visits,  
from 12,000 in 1968 to 41,000 in 1998 to an anticipated 45,000 (5/2/00)  
Expansion: from 8,800 to 12,000 s.f. No increase in number of beds. (2/23/00)  
Location: within the 1968 building; will move into space now used by Radiology.  
External changes: new ambulance-only entrance further south on Colby, new canopy;  
may require application for encroachment or partial vacation.
  2. **Radiology Department** Relocation  
Reduction from 18,4000 s.f. to 11,800 s.f.  
Relocation to first-floor office space in 1985 building.
- C) Conceptual Approvals:** for the other four components of the MFDC . These elements may be implemented in the future but are not currently anticipated, funded, or determined. They may never be constructed due to “drastic changes in medical care funding availability and requirements.” If ABMC decides it wants to implement any of the elements in the Conceptual Approvals, “it will submit specific applications to the City and seek specific Use Permit approval along with additional environmental analysis including, if necessary, a supplement to the EIR. The Conceptual Approvals do not impart any specific Use Permit approval to construct the elements contained therein.” (Emphasis in original)
- “The conceptual proposals... will be subject to the performance standards and regulations currently being considered in the EIR.” (11/28/00 City Planning Memo)*
1. **Atrium/Lobby;** demolish the 1954 Building, enclose a portion of existing west courtyard to create additional 3,3000 square feet of lobby/circulation.
  2. **Three-story addition to the East Building:** bringing the total East Building to about 114,200 square feet, comparable to development allowed in 1983 Neighborhood Agreement.
  3. **Parking garage expansion:** about 30-60,000 square feet to accommodate needs created by East Building if it is constructed. Hospital may construct a new structure or expand existing facilities onto two parcels immediately west of the existing structure.
  4. **Asbhy Strip:** about 10,000 s.f of underground administrative space.

\*Based upon the 6/14/00 submission unless otherwise indicated.