

TO: WILLIAM WALSH, CITY COUNCILLOR
FROM: THE OTIS HOSPITAL AD HOC COMMITTEE
RE: CITY COUNCIL MEETING, APRIL 24, 1989
DATE: APRIL 21, 1989

At a subcommittee meeting of the East Cambridge Stabilization Committee several questions were raised regarding the proposed conversion of Otis Hospital from a chronic care facility to a short term rehabilitation center. The questions focus on the City's role in the conversion process and on neighborhood concerns regarding the proposed use of this site. They are:

1. The Determination of Need Program Description submitted to the Department of Public Health indicates that the program will employ 45-50 staff members. The parking areas currently located on Otis Street and at the corner of Cambridge and Fourth Streets are very small. Since the program at the Otis Hospital will be larger than the program at the Waltham site, how will the parking needs of staff and patients be addressed?

a. How many legal parking spaces are currently available based on the size of the parking lots?

b. Ms. Noble has represented to the Stabilization Committee that she will lease space in the Municipal Garage. Is this feasible? Has the City entered into any agreements? Has she begun negotiations with the Traffic and Parking Department to lease a fixed number of spaces?

2. Based on the program description, visitation of patients by family and friends is an important feature of the program. This will bring additional traffic into the East Cambridge neighborhood. Has an impact study been requested? Is Enoble Corporation or Ms. Noble required to prepare an impact study? Will the Municipal Garage be open on weekends?

3. The facility has been used as a chronic care facility during the entire term of years that the 85 Otis Street Trust has owned the property. Does the conversion of the facility from a chronic care facility to a short-term care facility require a zoning variance?

The Otis Hospital was decertified by the Department of Public Health several years ago. Does the decertification void the continuing nonconforming use of the site?

4. What licenses will the new facility require i.e. food service license or health center license? Ms. Noble has represented that she will have a beauty salon and health center at the facility. Will she need additional licenses for these units?

5. The two houses at 57-59 Fourth Street that were converted to office space are currently listed as rent controlled units. What is the legal status of the conversion?

6. The program has a medical component and AIDS screening is part of the medical program. If patients are also AIDS victims, what special licenses will be required? What special precautions for waste removal are required by the City?

7. The 'half-way house' ordinance ties the number of patients in a house to the size of the population and the density of a neighborhood. Does this ordinance apply to this program.

8. The program description has a recreation component that allows patients mobility and outdoor exercise but Ms. Noble represented to the Stabilization Committee that the patients will not be allowed out of the Hospital. What are the City security requirements?



City of Cambridge

30.

IN CITY COUNCIL

April 24, 1989

COUNCILLOR WALSH

ORDERED: That the questions of the East Cambridge Stabilization Committee (as outlined in the attached communication dated April 21st, 1989) be referred to the City Manager, the City Solicitor and appropriate department heads for report in one week.

In City Council April 24, 1989.
Adopted by the affirmative vote of 7 members.
Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:-

Joseph E. Connarton

Joseph E. Connarton, City Clerk.

Order #30

F-164

C. Walsh order re: that the questions of the East Cambridge Stabilization Committee (as outlined in the attached communication) be referred to the City Manager, City Solicitor & appropriate dept. heads for report.

In City Council,

April 24, 1989

4-24-89

Order Adopted

Copy to the City Manager + City Solicitor
4/26/89 mch