

To: Gardiner Planning Board
From: Mark Eyerman
Subject: Gardiner Green – Site Plan Review – Reuse of Main Hospital Building
Date: Updated May 5, 2022 ~~March 8, 2022~~ ~~October 5, 2021~~

A. Application

It is my understanding that the revised Site Plan Review application being considered at this meeting is only for the reuse and redevelopment of the main hospital building and should not address any future use of the . A number of the materials submitted with the revised application are the same as what was submitted with the previous application.

B. Conformance with the Standards

As the Board has previously discussed, the application needs to meet the standards of a number of sections of the ordinance including the Review Criteria of 6.5, the applicable performance standards of Sections 8, 9 and 10, and the standards for the HDR District. The revised application is not subject to the cluster/open space development requirements since it only involves one building. The affordable housing provisions are no longer relevant since they are in the cluster/open space provisions. I have gone through the revised application and have revised my memo to identify the areas that the Planning Board should review to supplement the normal review by the members of the board:

- 6.5.1.14 – I am not sure where the Board left the issue of financial capacity. The bank letter included in the revised application is dated June 2021 so it does not apply to the proposal now under consideration. Evidence of financial capacity should relate to the current application. Jon Pottle made some suggestions for how to address this and I defer to him on this.
- 6.5.2.1 – A key issue is whether the redesign for the hospital building “will be sensitive to the character of the site, neighborhood and district” This potentially includes conformance with the HDR design standards. The HDR provisions of 7.8.4.3 apply to new principal buildings and the “reconstruction of an existing principal building or structure”. So the first question is does the renovation of the hospital building constitute a reconstruction of the building and thus trigger the HDR design standards. Irrespective of the HDR standards, I think the Board should focus on the façade facing Dresden Ave and the portion of the south façade closest to the street to assess whether the redesign is sensitive to the character of the site and neighborhood. The applicant has provided a

photo simulation but that still doesn't provide a face on view of that façade to evaluate it in the context of the overall streetscape and with this standard.

- 6.5.2.9 – The site plan shows a reconfigured access to the hospital building from Dresden Ave. This includes provision of a sidewalk from the main entrance on the south side of the building to Dresden Avenue together with a connecting sidewalk to the exit door on the west side of the building. The treatment of this façade facing Dresden Ave is a key factor in determining if the project is sensitive to the character of the neighborhood.
- 7.8.4.3 – If the Board determines that the design standards of the HDR District are applicable to this project, the Board must then determine how to apply them. The basic requirement is that the building must be compatible with the established character of the neighborhood. Given that this is the reconstruction of an existing building that does not conform to the general neighborhood character this is problematic. The specific criteria are tied to the concept of a predominate pattern of development – the idea that changes should be in keeping with the existing character. Probably the only factor that is relevant to this application is 7.8.4.3.5 dealing with the treatment of the wall of the building facing the street. Therefore the treatment of the west façade is important.