

BOSTON REDEVELOPMENT AUTHORITY

AUGUST 13, 1987

**DEVELOPMENT PLAN
for
Planned Development Area No. 28
200 Allandale Street, Jamaica Plain
Design/Housing, Inc., Developer**

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for

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200 Allandale Street, Jamaica Plain
Design/Housing, Inc., Developer

DEVELOPER: The developer of the 200 Allandale Street Project is Design/Housing, Inc. (the "Developer"), a Massachusetts business corporation with a principal place of business at 111 Perkins Street, Jamaica Plain, Massachusetts 02130. The principal officers of the Developer are:

Arnold M. Soloway, President
Pablo Calderon, Vice President

ARCHITECT: The architect for the 200 Allandale Street project is Huygens, DiMella and Shaffer with offices at 286 Congress Street, Boston, Massachusetts 02110.

DESCRIPTION OF PLANNED DEVELOPMENT AREA: The PDA consists of a parcel of land in Boston, Suffolk County, Massachusetts containing 43.385 acres (1,889,851 square feet), as shown as Lot B on a plan entitled "Subdivision Plan of Land, Boston (West Roxbury District), Massachusetts", prepared by Henry F. Bryant & Son, Inc., Engineers, dated July 1, 1966, recorded with the Suffolk County Registry of Deeds at Book 8059, Page 619. A more detailed description of the PDA is attached hereto as Exhibit A. The PDA is identified as Assessors' Parcel 3590, Ward 20. Hereinafter, the site described above, and more particularly described in Exhibit A hereto, will be referred to as the "Site."

LOCATION AND APPEARANCE OF STRUCTURES: The location and appearance of the proposed structures will be as depicted on the plans entitled "Allandale, Boston, Massachusetts PDA Proposal prepared by Huygens, DiMella and Shaffer dated June 18, 1987 (the "Project Plans"), a list of which is attached as Exhibit B, as may be further amended pursuant to Design Review Procedures. The 200 Allandale Development contains nine (9) main residential buildings and two (2) accessory buildings. The main residential buildings have been designed to appear as large country manor houses. Architectural elements which accentuate the relationship of the structures to the natural site conditions consist of a series of three horizontal building material elements of masonry, stucco and wood trim. These elements settle the building into the topography of the Site and in affect retain the closeness of the buildings to ground elements. The buildings contain a highly

during Phase I on that portion of the site as shown on the Project Plans. Building 1 will contain 11 units and building 2 will contain 12 units. Upon the completion of a portion of the road system, the Developer will also construct a concierge or service facility located along the interior access drive. Additionally, all preliminary work necessary for sewer, water, underground utility conduits will be prepared to the extent possible during Phase I of the development so as to insure minimum disruption of the road surface during the construction of remaining phases. The total square footage for buildings 1 and 2 will equal approximately 67,000 square feet and the elevation of said buildings will be as shown on the Project Plans.

Phase II: Phase II of the development consists of the construction of buildings 3 and 4 which will contain 24 units, each building containing 12 units. The total square footage for buildings 3 and 4 will equal approximately 70,000 square feet and the elevation of said buildings will be as shown on the Project Plans. Phase II also consists of the construction of tennis courts and clubhouse/swimming pool facilities and the emergency access road.

Phase III: Phase III of the development consists of the construction of buildings 5 and 6 which will contain 24 units, each building containing 12 units. The total square footage for buildings 5 and 6 will equal approximately 70,000 square feet and the elevation of said buildings will be as shown on the Project Plans.

Phase IV: Phase IV of the development consists of the construction of building 7 which will contain 12 units. The total square footage for building 7 will equal approximately 35,000 square feet and the elevation of said building will be as shown on the Project Plans.

Phase V: Phase V of the development consists of the construction of buildings 8 and 9 which will contain 23 units, building 8 will contain 11 units and building 9 will contain 12 units. The total square footage for buildings 8 and 9 will equal approximately 67,000 square feet and the elevation of said buildings will be as shown on the Project Plans.

Copies of the Site Plan, Building Elevations and Floor Plans are included within the Project Plans, a list of which is attached hereto as Exhibit B, as may be further amended pursuant to Design Review Procedures. Hereafter, the foregoing construction will be referred to as the "Development."

ESTIMATED CONSTRUCTION TIME: The construction of the project shall be accomplished by a phased construction schedule and the commencement of construction shall be conditioned upon the issuance by the Boston Redevelopment Authority of final approval

articulated facade with pitched roofs broken by various wings, dormers and chimneys for working fireplaces and as a design element to cover elevator mechanical system. The main structures are accessible from a single and obvious entryway which opens into a main foyer. The attached townhouse elements have been designed to appear as carriage house elements which would be incidental to a country manor and the townhouses have an entryway separate from the manor house. All of the units have porches, terraces and the townhouses open onto landscaped areas. A concierge building and a pool facility or clubhouse building will be located on the Site and set back from Allandale Street and will contain the same design elements as the Manor buildings of the development and as shown on the proposed Project Plans. With respect to the developed area of the Site, the areas surrounding the buildings are landscaped with extensively manicured formal landscaping between the structures and between structures and the roadway. Landscaping between the structures and the conservation areas allows for a gradual transition from a manicured formal landscape to the conservation area.

GENERAL DESCRIPTION OF PROPOSED DEVELOPMENT AND USE ALLOCATION:

The proposed development will be constructed in phases and this development plan provides for and authorizes the phased development of the Allandale Project. The Allandale Project consists of a 43.385 acre parcel of land which is to be used for residential purposes by the construction thereon of 108 units of housing, accessory parking, concierge/superintendent's facility, tennis courts, a swimming pool with a clubhouse facility, an internal road system, pedestrian paths, restored natural trails and conservation areas. The 108 residential units will consist of 106 condominium residential units to be located within nine buildings, consisting of two building types: Building type A which will contain 11 dwelling units, four units on the first level, four units on the second level and three units on the third level with underground parking for 18 motor vehicles; Building Type B which will contain 12 dwelling units, four units on the first level, four units on the second level and three units on the third level, with underground parking for 18 motor vehicles and an attached 2-story townhouse element with one dwelling unit and an attached two car garage. Additionally, the development will contain two rental units to be occupied by on-site personnel employed by the condominium association in maintenance and security positions. These units will be located in the concierge and clubhouse facilities.

Phase I: Phase I of the development consists of the construction of a portion of the interior road system for the Allandale Project and buildings 1 and 2 as shown on the Proposed Site Phasing Plan. The road will be constructed of a hard surface bituminous concrete substance and will be constructed so as not to be intrusive to the rural character of the site. In addition to the road system, a portion of the pedestrian paths and trails will be constructed

of the Project Plans in accordance with the design review procedures referenced in this Plan. Furthermore, the commencement of Phases II, III, IV and V shall be conditioned upon the commencement of the construction of Phases I, II, III and IV respectively, unless the Authority and the Zoning Commission approve pursuant to an amendment to this plan a revised phasing sequence. The commencement of construction is conditioned upon the ability to proceed without an appeal of the Exceptions granted by the Board of Appeal, and if an appeal is filed pursuant to Section 11 of Chapter 665 of the Acts of 1956, the time for commencement of construction shall be extended for a period equal to that from the date of the filing of such appeal to the date of final adjudication thereof, provided further, that final adjudication is in favor of the Developer.

PROJECTED NUMBER OF EMPLOYEES: It is estimated that the project will generate 50-75 construction jobs from the commencement of construction for Phase I to the completion of construction for Phase V. It is estimated that the condominium Development will require approximately 8-10 personnel to staff security and building and grounds maintenance positions.

The Developer shall submit to the Mayor's Office of Jobs and Community Services and or the Authority prior to the issuance of the initial building permit for the Development a Boston Resident Construction Employment Plan, an Employment Opportunity Plan and a First Source Agreement, in accordance with the Mayor's Executive Order of July 12, 1985 and Chapter 12 as amended by Chapter 17 of the Ordinances of 1986.

FAIR HOUSING PLAN: The Developer shall submit a Fair Housing Plan to the Authority for the sale of the condominium units within the Development prior to the issuance of the schematic design approval for the Development. The Developer is not the subject of any outstanding Equal Opportunity/Fair Housing Complaints.

BUILDING DIMENSIONS: The main residential buildings constructed on the Site shall have the following approximate dimensions:

<u>Building</u>	<u>Length</u>	<u>Depth</u>	<u>Depth w/ Townhouse</u>	<u>Height</u>
Type A	156	107	N/A	48 max.
Type B	156	107	168	48 max.

With respect to the height of the main residential buildings, the height will vary due to the differing grade changes on the site, however, 48 feet is the maximum height of the buildings.

TRANSPORTATION ACCESS PLAN: The Developer shall enter into a Transportation Access Plan Agreement with the Authority and the City of Boston prior to the issuance of the initial building permit for the Development to provide adequate measures to mitigate transportation impacts, if any, from the Development.

PROPOSED TRAFFIC CIRCULATION: The Project Plans listed on Exhibit B, as may be further amended pursuant to Design Review Procedures, detail the proposed traffic access to the PDA and circulation within the PDA. Vehicular access to the housing and recreational areas of Phase I will be from Allandale Street, and traffic circulation within the site during Phase I will be restricted to the surface areas as shown on the plans attached hereto. The restriction of vehicular access to the conservation land is designed to increase the area available for passive pedestrian use. Pedestrian "traffic" will be able to access the Site via existing trails. Both the traffic circulation internally and externally to the Site and the mitigation of the impacts of projected traffic generated by the Development on the streets adjacent to the Site shall be set forth in the Transportation Access Plan Agreement.

PARKING AND LOADING FACILITIES: Parking for the Development shall be in three categories, underground parking, temporary visitor parking and amenity parking. Each of the nine residential structures will contain 18 parking spaces located within the basement level of the structure and the type B residential structures will also contain an attached two car garage. Thus the Development contains 176 covered garage parking spaces, approximately 47 on-site visitor spaces and 10 spaces adjacent to the swimming pool facility and tennis courts for a total of approximately 233 spaces. All loading facilities, to the extent necessary, will be located in the basement areas of the residential structures.

ACCESS TO PUBLIC TRANSPORTATION: The Site is not within walking distance from any MBTA rapid transit station. The Site is located on Allandale Street which is a road connecting Centre Street in Jamaica Plain/West Roxbury to Newton Street in Brookline. There is MBTA bus service along Centre Street and Newton Street, however, access to such service is limited due to the rural character of Allandale Street and the lack of sidewalks on a substantial portion of Allandale Street. Therefore, the Site is inaccessible by public transportation and will require access by private vehicle.

OPEN SPACES AND LANDSCAPING: The plans for Phases I, II, III, IV and V provide that upon completion of each phase there will be suitable landscaping incorporated into each phase. The conservation area will be designated on the plan entitled "Conservation Area Plan" included within the Project Plans, subject to Boston Redevelopment Authority approval. Plans showing

the pedestrian paths and trail system are incorporated in the Project Plans.

ENVIRONMENTAL REVIEW: The Developer has received a determination and an opinion from the Secretary of the Executive Office of Environmental Affairs that the Development is exempt from the requirement of filing an Environmental Notification Form ("ENF"). A 21E site evaluation report of the Site will be completed prior to the issuance of an initial building permit. The Developer will be required to file with the Boston Conservation Commission a Notice of Intent ("NOI") and receive approval from the Commission and an order of conditions, if applicable, prior to the issuance of an initial building permit.

COMPLIANCE WITH APPROVED DRAWINGS: The Developer shall construct the Development in accordance with the Project Plans for the Development, as more specifically listed on Exhibit B, as may be further amended pursuant to Design Review Procedures. The Development shall be subject to on-going design review through the contract document stage of design.

DESIGN REVIEW PROCEDURES: All design plans for the Development are subject to ongoing design review and approval by the Authority. Such review is to be conducted in accordance with that portion of the Authority's Development Review Procedures dated 1985, revised 1986, which pertains to the design features of the Development.

PROPOSED USES: The Site is currently located in an S.3 District. The permitted uses for the Development shall be limited to the following uses as described in Article 8, Section 8-7 of the Code:

<u>Code Use No.</u>	<u>Description</u>
7	Multi-family dwelling
30	Private Club operated for members only (only to the extent that the swimming pool facility or the tennis court facility is determined to be classified as a private club)
72	Parking as an accessory use
72A	Swimming pool and tennis court
83	Accessory use of dwelling for personnel required to reside on lot.

and other uses, both incidental and accessory, as necessary to accomplish the Development including during the period of construction, marketing and sale of the condominium units and

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other uses as would be permitted from time to time in an S-.3 Residential district.

ZONING: Upon approval of the Overlay District PDA designation, the Development Site will be situated within a S-.3-D zoning district (Residential District). In such a district, relief from the requirements of the Code is sought as an Exception pursuant to Article 6A of the Code. The Development will require Exceptions for the following Code provisions:

Article 8, Section 8-7, Use No. 7: The residential use is classified as a multi-family use and such use will require an Exception from the provisions of the Code.

Article 8, Section 8-7, Use No. 30: The Development will contain a clubhouse facility adjacent to the swimming pool and this facility may be considered as a Use No. 30, private club, thus requiring an Exception from the provisions of the Code.

Article 14, Section 14-5(b) & (c): Due to the classification of the Development site as one lot containing nine residential structures and two structures with accessory dwelling units, the Code provisions relative to access for buildings on the rear of a lot and distance between buildings on the lot will require Exceptions from the provisions of the Code.

Article 16, Section 16-1: The height of the residential structures within the Development will be of varying heights (19.5, 31, 35, 39 and 48 feet) from the elevation of the ground adjoining the building on all sides, to the ridge line of the roof. The highest point will be 48 feet. Additionally, the building will contain three full levels of residential use and a mezzanine level above the third floor of the building, and thus resulting in a 3 1/2 story building in a 2 1/2 story zone. Therefore, relief will be sought in the form of an Exception from the provisions of the Code.

Article 22, Section 22-4: This article requires that the Development apply the provisions of Section 14-5(c) with respect to distance between buildings and, in so far as an Exception will be required from Section 14-5(c), an Exception will also be required from the provisions of the Code.

ADDITIONAL ZONING PROVISIONS: Upon (1) the request of the Developer, (2) receipt of a certificate from the Developer that the work on the Allandale Project has commenced and is diligently proceeding, and (3) a finding by the Director of the Authority that the Development has commenced and is diligently proceeding in accordance with the Development Plan, the Authority shall issue to the Commissioner of the Inspectional Services of the City of

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Boston a certificate pursuant to Article 6A, Section 6A-1 of the Code, ("6A Certificate") stating that the work within the Planned Development Area has commenced and is diligently proceeding. This certificate shall be issued as provided for in said Section 6A-1 of the Code. The approval by the Authority of the Development Plan or the issuance by the Authority of the 6A Certificate shall be conclusive evidence to the Commissioner of the Inspectional Services Department that the work on the Allandale Project is diligently proceeding.

DENSITY: The floor area ratio ("FAR") of the Development including the structures in Phases I, II, III, IV and V shall be calculated by first determining the lot area of the site and applying as a factor to the lot area the total gross floor area of the buildings thereon. The total FAR for the PDA is .166, and the FARs for each phase based upon phasing parcel areas is as follows: Phase I: .283, Phase II: .21, Phase III: .262, Phase IV: .07, Phase V: .15. The basis for determining the PDA FAR is shown on the floor area ratio computation schedule attached hereto as Exhibit C.

DEED RESTRICTIONS: The Site shall be subject to a conservation restriction granted to the City of Boston Conservation Commission, and a private non-profit foundation among whose purposes is the preservation of conservation land, without any cost of the recipients. This conservation restriction will be granted in accordance with M.G.L. c.184, s.31.

With respect to approximately 16 acres of the Site, as shown on the proposed Project Plans, the restriction will preserve a wooded rural setting, which is a circumferential strip totally within the confines of the site. This land will be forever protected by a restriction which will specifically prohibit the following, except for purposes of the construction of the Development and necessary appurtenances thereto, such as underground utility conduits, including the replacement and repair thereof, (a) construction or placing of buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground; (b) dumping or placing of trash, waste or unsightly or offensive materials, (c) removal or destruction of trees, shrubs or other vegetation except as may be necessary or desirable to further the scenic beauty of the premises, (d) excavation, dredging or removal of loam, peat gravel, soil rock or other mineral substance in such manner as to affect the surface, (e) surface use except for forest or outdoor recreational purposes or purposes permitting the land or water area to remain predominantly in its natural condition, (f) activities detrimental to drainage, flood control, water conservation, erosion control or soil conservation, or (g) other acts or uses detrimental to such retention of land or water areas.

With respect to approximately 27 acres of the Site upon which the buildings and road system are to be constructed, the restriction

will not be so stringently controlled provided, however, the Development will be limited with respect to both lot area and height of buildings.

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Exhibit B

List of PDA Plans

List of the Plans and Drawings Entitled:
"Allandale Boston, Massachusetts PDA Proposal."
Prepared By Huygens, DiMella and Shaffer,
dated June 18, 1987.

1. Prospective of Building Type B
2. Prospective of Building Type A
3. Site Plan
4. Site Plans-Trails and Paths
5. Site Plan-Proposed Phasing
6. Proposed Lot Plan
7. Site Sections
8. Typical Cluster Plan
9. Front Elevations
10. Side Elevations
11. Side Elevations
12. Rear Elevations and Building Sections
13. Floor Plan-Building Type A
14. Third Floor Plan-Building Type A
15. Third Floor and Mezzanine Plan-Building Type A
16. Townhouse Floor Plan
17. Parking Level Plan-Building Type A
18. Existing Wetlands Map
19. Conservation Area Plan

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Exhibit C

Floor Area Ratio Computation*

<u>Building</u>	<u>Number</u>	<u>Area</u>	<u>Total</u>
Type A	2	32,000	64,000
Type B	7	35,000	245,000
Concierge	1	2,000	2,000
Clubhouse	1	2,400	<u>2,400</u>

Totals 313,400

Lot Area 1,889,851

Total Floor Area Ratio For Site .166

Floor Area Ratio For Each Phase

Phase I

<u>Lot No.</u>	<u>Lot. Sq. Ft.</u>	<u>Bldg. No.</u>	<u>Bldg. Sq. Ft.</u>
2	93,650	1	35,000
11	94,075	2	32,000
1	<u>57,531</u>	Concierge	<u>2,000</u>
	245,256		69,000

$$\frac{69,000}{245,256} = .283$$

Phase II

<u>Lot No.</u>	<u>Lot. Sq. Ft.</u>	<u>Bldg. No.</u>	<u>Bldg. Sq. Ft.</u>
3	172,950	3	35,000
4	95,840	4	35,000
9	<u>79,310</u>	Clubhouse	<u>2,400</u>
	348,100		72,400

$$\frac{72,400}{348,100} = .21$$

Phase III

<u>Lot No.</u>	<u>Lot. Sq. Ft.</u>	<u>Bldg. No.</u>	<u>Bldg. Sq. Ft.</u>
8	151,630	6	35,000
10	<u>115,890</u>	5	<u>35,000</u>
	267,520		70,000
	$\frac{70,000}{267,520} = .262$		

Phase IV

<u>Lot No.</u>	<u>Lot. Sq. Ft.</u>	<u>Bldg. No.</u>	<u>Bldg. Sq. Ft.</u>
5	451,110	7	35,000
	$\frac{35,000}{517,330} = .07$		

Phase V

<u>Lot No.</u>	<u>Lot. Sq. Ft.</u>	<u>Bldg. No.</u>	<u>Bldg. Sq. Ft.</u>
6	183,840	8	35,000
7	<u>333,490</u>	9	<u>32,000</u>
	517,330		67,000
	$\frac{67,000}{451,110} = .15$		

*The gross floor area is approximate.

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Fact Sheet

Boston Redevelopment Authority

Planned Development Area Project No. 28

Allandale

Jamaica Plain/West Roxbury

Developer: The Developer is Design/Housing, Inc. a Massachusetts business corporation having a principal office at Jamaica Way Tower, 111 Perkins Street, Jamaica Plain, Massachusetts 02130. Arnold M. Soloway is president of the corporation and Pablo Calderon is vice president of the corporation. The developer is also the proposed tentative developer of a proposed housing development on Parker and Tremont Streets in the Mission Hill section of Boston.

Architects: Huygens, DiMella and Shaffer, 286 Congress Street, Boston, Massachusetts.

Site Description: Approximately 43.385 acres (1,881,375 square feet) of land located on Allandale Street, Jamaica Plain/West Roxbury section of Boston and numbered 200 Allandale Street. The area is privately owned and consist of vacant land, rural in nature with extensive outcroppings and ledge conditions, contains two ponds, one natural and one man-made, and an existing enclosed tennis court structure.

Location and Appearance of Structures: A detailed and visual representation of the location and appearance of structures is contained in the plans submitted to the Authority with the application for PDA approval and those plans are incorporated by reference in this fact sheet.

General Description of the Development and Uses: Allandale will consist of nine residential buildings containing a total of 106 residential condominium apartments. The nine residential structures will be of two types: Type A consisting of 11 dwelling units located on three levels with a mezzanine level and a parking level underground for 18 cars, Type B consisting of 11 dwelling units located on three levels with a mezzanine level and a parking level underground for 18 cars, together with an attached townhouse structure containing one (1) dwelling unit and a two car attached garage. The nine buildings will be connected by an internal roadway system and a series of pedestrian paths accentuating and respecting the rural nature of the site. The development will also contain amenities for the occupants such as a swimming pool and two tennis courts. There will be located next to the swimming pool a clubhouse facility which will contain an apartment for an on-site maintenance personnel. There will also be a gate house or concierge house which will also contain an apartment available to

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project maintenance personnel. The development will provide for approximately 16 acres of conservation land and this land is shown on the plan entitled "Conservation Area Plan." Furthermore, the development will place conservation restrictions on the remaining 27 acres of the site so as to limit the future development of the area.

Estimated Construction Time:

Commencement of Construction: September, 1987
Completion: September, 1994
First Phase Occupancy: Fall, 1988

Projected Number of Employees: It is estimated that the construction of Allandale over a five to seven year period will create between 50 to 75 construction jobs in each phase. The total number of construction jobs for all five phases will thus equal approximately 250 construction jobs. After completion, it is estimated that the Allandale development will employ eight to ten security and maintenance personnel.

Density: The construction of the residential complex of 106 condominium units, two apartment units in nine buildings will occupy a total floor area of approximately 312,800 square feet. The required floor ratio for the S-.3 zone is .3 and the floor area ratio for the project will be no more than .16, which is 50% less than the density allowed in the district.

Design Review: Design materials for the Allandale development are subject to ongoing design review and approval by the Authority. Such review is conducted in accordance with the Authority's design review procedures dated April, 1984. The schematic design for the project has been approved by the Boston Redevelopment Authority.

Zoning Relief: The Allandale development upon approval by the Boston Redevelopment Authority of the planned development area will lie within an S-.3-D zoning district. In such a district, relief from the requirements of the Code will be sought as an exception pursuant to Article 6A of the Code.

Exceptions For the Following Code Provisions Will Be Required:

Articles 8, 14, 16, 22

Article 8, Section 8-7, Use No. 7: The residential use is classified as a multi family use and such use will require an Exception from the provisions of the Code.

Article 8, Section 8-7, Use No. 30: The development will contain a clubhouse facility adjacent to the swimming pool and this facility may be considered as a Use No. 30, private club, thus requiring an Exception from the provisions of the Code.

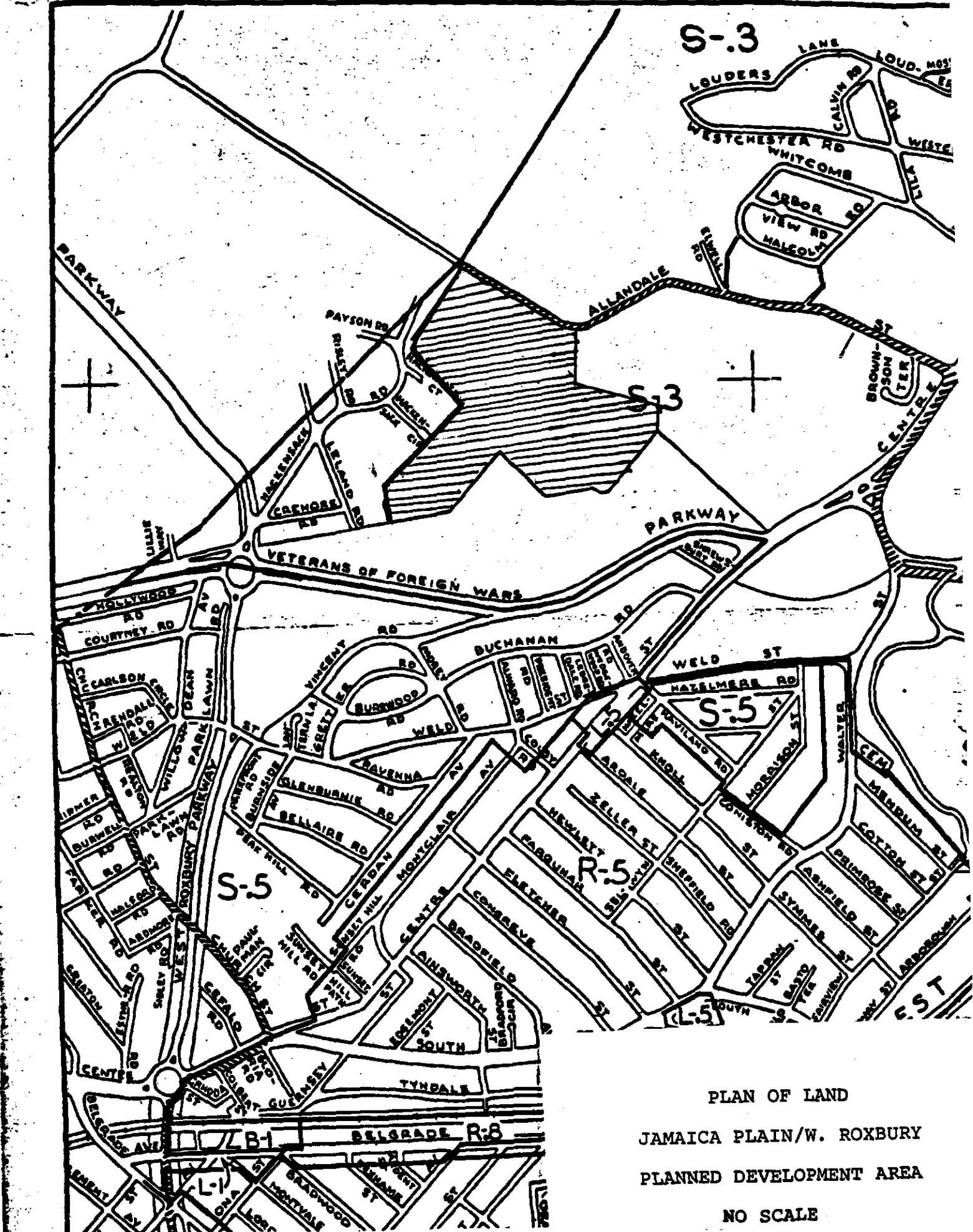
7/3/87

Article 14, Section 14-5(b) & (c): Due to the classification of the development site as one lot containing nine residential structures and two structures with accessory dwelling units, the Code provisions relative to access for buildings on the rear of a lot and distance between buildings on the lot will require Exceptions from the provisions of the Code.

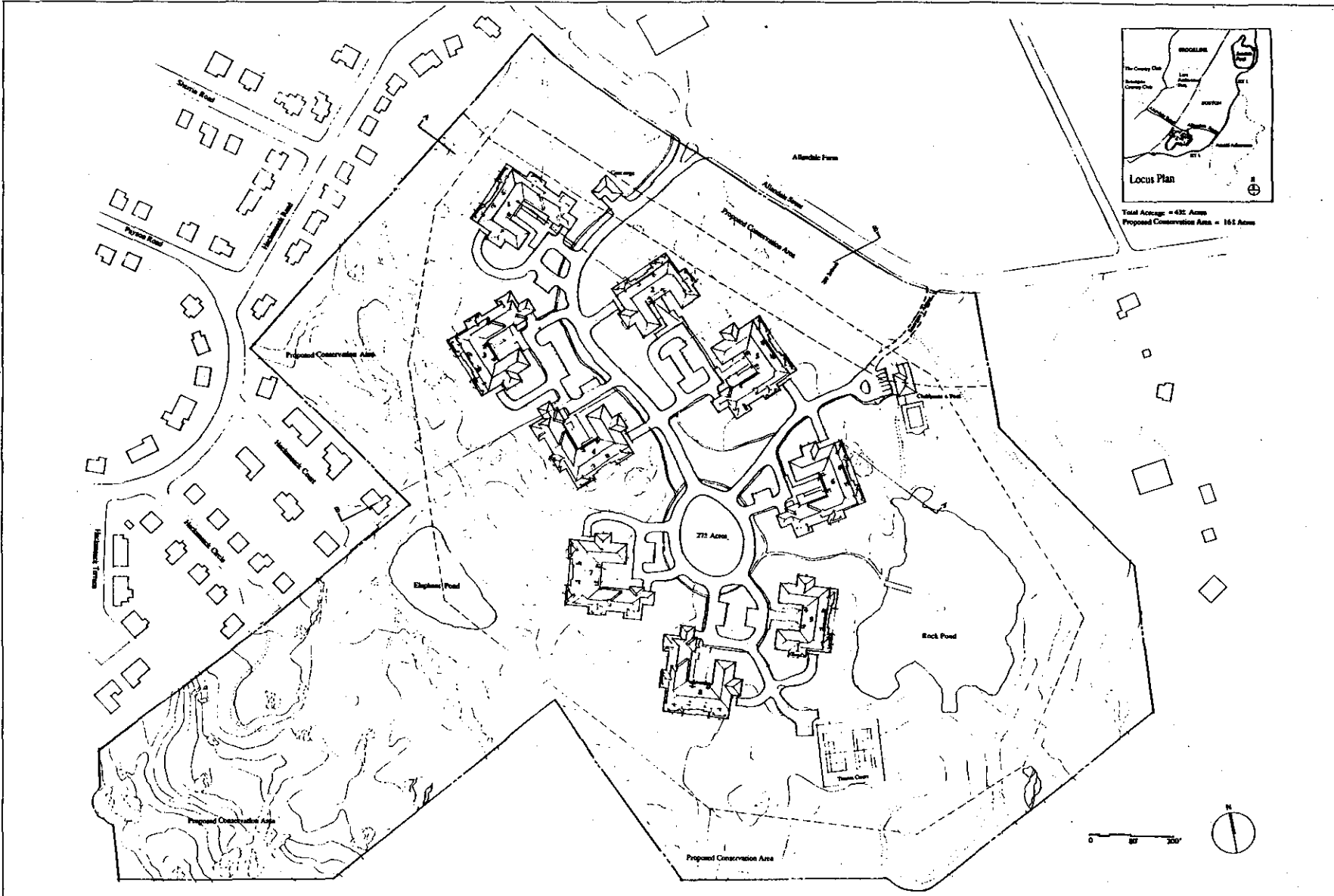
Article 16, Section 16-1: The height of the residential structures within the development will be of varying heights from the mean elevation of the ground adjoining the building on all sides and the highest point of the building from the mean elevation to the ridge line of the roof will be 48 feet. Additionally, the building will contain three full levels of residential use and a mezzanine level above the third floor of the building, and thus resulting in a 3 1/2 story building in a 2 1/2 story zone. Therefore, relief will be sought in the form of an Exception from the provisions of the Code.

Article 22, Section 22-4: This article requires that the development apply the provisions of Section 14-5(c) with respect to distance between buildings and, in so far as an Exception will be required from Section 14-5(c), an Exception will also be required from the provisions of the Code.

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PLAN OF LAND
 JAMAICA PLAIN/W. ROXBURY
 PLANNED DEVELOPMENT AREA
 NO SCALE



Site Plan

ALLANDALE Boston, Massachusetts

PDA Proposal
 JULY 16, 1986

Huygens DiMella Shaffer and Associates Inc.
 Architects
 Joseph Hudak
 Landscape Architect
 H.W. Moore Associates, Inc.
 Civil Engineers

Submitted by Design Housing Inc.

MEMORANDUM

BOARD APPROVED _____

AUGUST 13, 1987

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: WILLIAM WHITMAN, ASSISTANT TO THE DIRECTOR
LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
JOHN BELL, SENIOR PLANNER
ANTONIO TORRES, SENIOR PLANNER

SUBJECT: CONTINUED HEARING FROM JULY 16, 1987 ON
200 ALLANDALE STREET, JAMAICA PLAIN

EXECUTIVE
SUMMARY:

Request Board approve Development Plan for proposed Planned Development Area designation for 200 Allandale Street, Jamaica Plain to construct 106 luxury condominiums and two apartments.

At the Board meeting of July 16, 1987 the Development Plan for 200 Allandale Street was first submitted to the Board. The development team also made a presentation to the Board. After discussion, the Board continued the hearing and directed the staff to further complete the project review. Since July 16 this has been accomplished.

Design/Housing, Inc., Arnold M. Soloway, President and Treasurer, and Pablo Calderon, Vice President, seek a Planned Development Area designation for a parcel of land at 200 Allandale Street, Jamaica Plain commonly known as the Bakalar Estate. The proposal consists of nine 3½-story residential buildings containing 106 luxury condominiums and two rental apartments. The units will be primarily two bedrooms plus a study at approximately 2,400 square feet per unit. There will be underground and garage parking for 176 cars and surface parking for at least an additional 57, creating a greater than 2:1 ratio. Amenities include two tennis courts, a swimming pool, a recreation building, on-site service personnel and the designation of conservation land with pathways. The price of the units are proposed to range from approximately \$390,000 to \$425,000.

Mr. Soloway's housing development experience includes the development of the Jamaicaway Tower and Townhouses and more recently the Townhouses at Larz Anderson in Brookline. Mr. Calderon was for four years the Executive Director of the Riverside/Cambridgeport Community Corporation, a C.D.C. involved in the production of low- and moderate-income housing. The firm of Huygens, DiMella and Shaffer has been retained as architects for the proposed project, and Joseph Hudak as landscape architect.

BOARD APPROVED _____

AW1/B/081287/1

The parcel is located off Allandale Street, Jamaica Plain at the border of West Roxbury and Brookline. The site is an undeveloped 43.385 acres and is heavily forested with two ponds and numerous rock out-croppings. The property was deemed as Urban Wilds site by the Authority. To the south lies public parkland along the VFW Parkway, to the west and east are residential neighborhoods, and to the north is the Allandale Farm.

A significant public benefit of this proposal is the retention of a large area, currently proposed to be approximately sixteen acres whose metes and bounds will be determined through design review, which will be placed under a perpetual conservation restriction, thereby insuring that the land will forever remain in its natural and undeveloped state. This area will have footpaths throughout, will be fully accessible to the public, and will connect with adjoining public parcels and open space. Additionally, because the development will be less dense in floor area ratio and total number of living units than what is allowed as-of-right (630,000 square feet of building and approximately 135 units), and because of the cluster design of the buildings, the project will further preserve more of the site's open space than if built in accordance with the Zoning Code. Nonetheless, some topographical changes will be made to accommodate the development. The project will require a Wetlands Order of Conditions permit from the Boston Conservation Commission and was reviewed by the Massachusetts Secretary of Environmental Affairs who has determined that the project need not file an Environmental Notification Form. Water and sewer service will be provided from Boston.

The proposed Planned Development Area is within an S-.3 district. The zoning relief requested are exceptions to the Code pursuant to Article 6-A. Exceptions necessary for the proposal will be for multi-family use, accessory clubhouse use, distance between buildings on the same lot, and building height.

The project requires a Transportation Access Plan and a Fair Housing Plan.

The community is represented by the Hackensack Neighborhood Association, the Jamaica Hills Association and the trustees of the John L. Brandagee estate, as well as the Neighborhood Councils of Jamaica Plain and West Roxbury. The developer has met for more than year with the neighborhood organizations, and, at the request of the BRA, with the neighborhood councils this summer. Community input has shaped the development and the proposal has broad support from the Hackensack Road and Jamaica Hills neighborhood.

The basic size and ownership requirements for a Planned Development Area have been met, and the design review process has resulted in the Development Plan presented today.

We therefore recommend that the Boston Redevelopment Authority approve the Development Plan for the Planned Development Area No. 28 as presented, and authorize the Director to petition the Zoning Commission for a Planned Development Area subdistrict designation, bounded as described.

VOTED: That in connection with the Development Plan for 200 Allandale Street, Jamaica Plain, presented at the public hearing duly held at the offices of the Authority on July 16, 1987, and continued to August 13, 1987, and after consideration of the evidence presented at that hearing including a memorandum of subsidiary findings in connection with the development, a copy of which is attached to this vote, the Boston Redevelopment Authority adopts said findings and further finds that said plan (1) conforms to the general plan for the City of Boston as a whole; (2) contains nothing that will be injurious to the neighborhood or otherwise detrimental to the public welfare; and (3) does adequately and sufficiently satisfy all the criteria and specifications for a Planned Development Area subdistrict designation set forth in the Boston Zoning Code as amended;

AND FURTHER

VOTED: That pursuant to the provisions of Section 3-1A of the Boston Zoning Code as amended, the Boston Redevelopment Authority hereby approves the Development Plan for 200 Allandale Street, Jamaica Plain. Said Development Plan is embodied in a written document entitled "Development Plan for Planned Development Area No. 28 dated August 13, 1987, and in a series of plans listed in Exhibit B of said document; said document and plans shall be on file in the Office of the Neighborhood Planning and Zoning Department of the Authority;

AND FURTHER

VOTED: That the Authority hereby authorizes the Director to petition the Zoning Commission of the City of Boston for a Planned Development Area subdistrict designation for the parcel of land which is the subject of the Development Plan for Planned Development Area No. 28 to execute in the name and on behalf of the Authority a Cooperation Agreement, a Transportation Access Plan Agreement, and any other documents required by the Cooperation Agreement, all in the Authority's usual form, with the developer of said Planned Development Area; and to certify, in the name and on behalf of the authority, that plans submitted to the Building Commissioner in connection with said Area are in conformity with said Development Plan;

AND FURTHER

VOTED: That in reference to petition(s) to be brought before the Board of Appeal by Design/Housing, Inc., for exceptions as listed in the Development Plan for Planned Development Area No. 28 which is approved by the Authority today, the Boston Redevelopment Authority recommends approval provided that the Zoning commission will have adopted a Map Amendment designation the land involved as a Planned Development Area, and provided, further, that final plans be submitted to the Authority for design review to ensure that the plans are consistent with the plans previously approved by the Authority and with said Development Plan; and the Authority hereby authorizes the Director to certify to the Board of Appeal that the exceptions requested are in conformity with said Development Plan.

Map Amendment Application No. 270
Planned Development Area No. 28
Boston Redevelopment Authority in
behalf of Design/Housing, Inc.
200 Allandale Street, Jamaica Plain/
West Roxbury
S-.3 to S-.3-D.

MAP AMENDMENT NO. 208
THE COMMONWEALTH OF MASSACHUSETTS
CITY OF BOSTON
IN ZONING COMMISSION

EFFECTIVE
October 6, 1987†

The Zoning Commission of the City of Boston, acting under Chapter 665 of the Acts of 1956, as amended, after due report, notice, and hearing does hereby approve the Development Plan for Planned Development Area No. 28, and does hereby amend Map 9-Jamaica Plain and Map 10-Roslindale of a series of maps entitled "Zoning Districts-City of Boston" as established under Chapter 665 of the Acts of 1956, as amended, as follows:

By adding to the existing S-.3 zoning designation of land described below the suffix "D", indicating a Planned Development Area overlay district. Said land is bounded and described as follows:

A certain parcel of vacant land in that part of Boston known as the West Roxbury District as shown on a plan entitled "Plan of Land (Boston, Massachusetts) scale 1 inch = 80 feet, August 24, 1987 prepared by Harry R. Feldman, Inc., Land Surveyors, 112 Shawmut Avenue, Boston, Massachusetts ("Feldman Plan") and described as follows:

NORTHERLY by Allandale Street by three courses
198.87 feet, 565.84 feet and 221.03
feet;

NORTHWESTERLY by a stone wall and land of various
owners as shown on said plan by
these boundaries, 122.63 feet,
573.26 feet and 90.98 feet;

†Date of public notice: September 2, 1987 (see St. 1956, c.665, s.5).

SOUTHWESTERLY by land of various owners as shown on said plan, 424.67 feet;

NORTHWESTERLY again by land of various owners as shown on said plan by three courses, 199.02 feet, 157.05 feet and 388.19 feet;

SOUTHWESTERLY again by land of various owners as shown on said plan by these boundaries, 76.07 feet, 70.22 feet and 104.95 feet;

SOUTHERLY 406.84 feet;

SOUTHEASTERLY 539.47 feet;

SOUTHWESTERLY by an irregular line for the most part forming a stone wall, 427.33 feet;

SOUTHERLY 384.67 feet;

SOUTHERLY by a curved line, 110.85 feet;

SOUTHEASTERLY 520.73 feet;

All of said last named courses are bounded by land of the City of Boston, except for a small portion bounded by land of the Jewish Women's Health Association.

EASTERLY 286.58 feet;

NORTHEASTERLY 368.34 feet; and

EASTERLY again 258.47 feet to the point of beginning.

The last three courses being by land of the City of Boston and Charles S. Boit shown on said plan. Containing according to said plan 1,883,570± square feet (43.241± acres).

Such land is also described in a deed and plan recorded with Suffolk Registry of Deeds Book 8059, Page 619, as such plan and description are modified by the Feldman Plan.

Such land is also shown on a plan entitled "Site Plan" dated June 18, 1987 submitted by Design/Housing, Inc. and included within a set of plans entitled "Allandale Boston, Massachusetts PDA Proposal," as modified by the Feldman Plan, which is on file at the office of the Commission.

Development Plan for Planned Development
Area No. 28
Map Amendment Application No. 270

Map Amendment No. 208

Richard B. Tower

Chairman

P. L. Man

Vice Chairman

Joseph W. Joyce

Ana Maria Perez

Robert Jordan

[Signature]

Walter M. Watson

Martha Bernard Welsh

In Zoning Commission

Adopted September 15, 1987

Attest:

Marguerite Hildebrand
Secretary

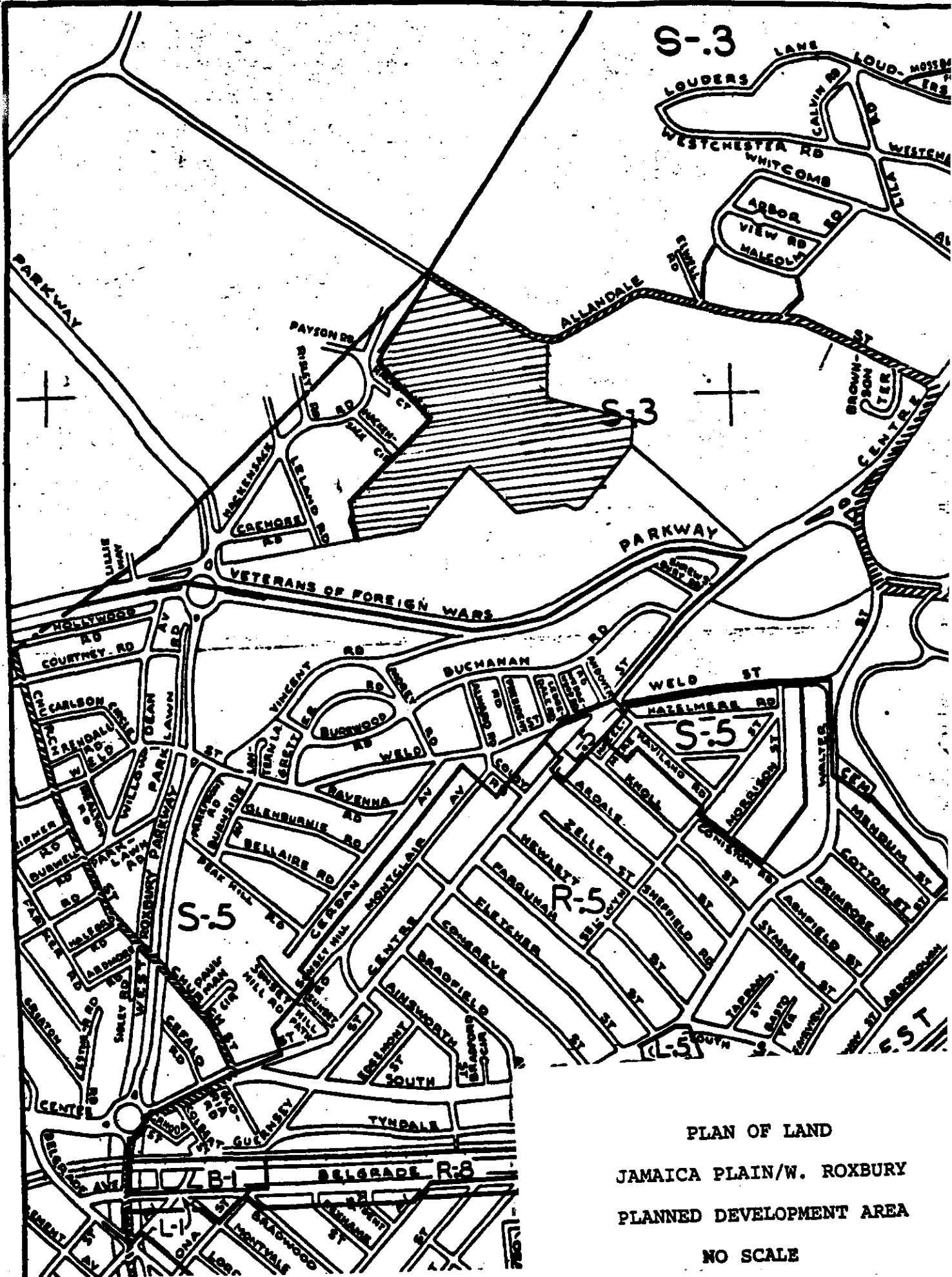
Mayor, City of Boston

Date: _____

The foregoing amendment was presented to the Mayor on September 18, 1987, and was not returned by him with objections thereto in writing within fifteen days thereafter. The foregoing amendment, therefore, became effective on October 6, 1987, in accordance with the provisions of Section 3 of Chapter 665 of the Acts of 1956.

Attest:

Marguerite Hildebrand
Secretary



PLAN OF LAND
 JAMAICA PLAIN/W. ROXBURY
 PLANNED DEVELOPMENT AREA
 NO SCALE