

GSLEVYP:8150  
MTPLEASFAULK  
(10/28/93)

BRA Approval: 10/28/93  
ZC Hearing: 11/15/93  
*EFFECTIVE: 11/19/93*

BOSTON REDEVELOPMENT AUTHORITY

October 21, 1993

AMENDED AND RESTATED PLAN

for

Planned Development Area No. 31

44 Allandale Street  
Jamaica Plain/West Roxbury  
The Mount Pleasant Home, Inc., Developer

WHEREAS, on February 16, 1989 the Boston Redevelopment Authority ("Authority") approved the Development Plan ("Original Plan") for 44 Allandale Street to allow for the development of 99 elderly housing units, resident management units, with a dining facility, kitchen, community health and service facilities within one structure in two sections on a 13.496 acre site, as hereinafter described, ("Original Project");

WHEREAS, The Mount Pleasant Home, Inc. (the "Developer") the successor in interest to the Developer named in the original plan, and the Authority have determined that the completion of the Original Project based upon the Original Plan is unfeasible and the Developer has proposed to modify the Original Project by redesigning the building, parking and landscaping to more appropriately respond to existing natural features of the Site; and

NOW THEREFORE, the Original Plan is hereby amended and restated in its entirety in this Amended and Restated Development Plan, which shall read as follows:

DEVELOPER: The developer of the parcel of land located at 44 Allandale Street is The Mount Pleasant Home, Inc. (the "Developer"), a Massachusetts corporation with its principal office at 301 South Huntington Avenue, Boston, Massachusetts 02130. Ms. Harriet H. Caton is the Executive Director.

ARCHITECT: The project architect is The Ritchie Organization, of which Stephen N. Evers, AIA is the principal architect for the Project. The firm's corporate offices are located at 80 Bridge Street, Newton, Massachusetts 02158.

DESCRIPTION OF PLANNED DEVELOPMENT AREA: The Planned Development Area ("PDA") for Springhouse consists of a parcel of land in Boston, Suffolk County, Massachusetts, containing

approximately 13.496 acres, being Lot C on a plan of land entitled "Land in Boston (West Roxbury), Massachusetts", prepared by Aspinwall & Lincoln, dated August 24, 1927, and more particularly described in Exhibit A hereto, (the "Site").

LOCATION AND APPEARANCE OF STRUCTURES: The location and appearance of the proposed structure will be as depicted on the plans entitled "Springhouse" prepared by The Ritchie Organization (the "Plans"), a schedule of which is attached hereto as Exhibit B, as may be further amended pursuant to the Design Review Procedures. The Springhouse Development contains a single residential building and consists of ninety-nine (99) one, two and three bedroom units of elderly housing with a common dining facility, kitchen, community, health, service and one resident manager unit (the "Project").

The design is intended to integrate the Project with existing topographical conditions and to maintain much of the natural landscape so that there will be minimal visual impact from any anticipated activities. The facades of the buildings are stucco with wood and other trim as permitted by code. The roofs are gabled in order to enhance the residential character of the structure and minimize the building height.

GENERAL DESCRIPTION OF PROPOSED DEVELOPMENT AND USE  
ALLOCATION: The Project is technically located in West Roxbury across Allandale Street from the Faulkner Hospital, but it is popularly regarded as being a part of the Jamaica Hills section of Jamaica Plain. The Project is to be an elderly residential complex of ninety-nine (99) units and includes accessory parking, plus a resident superintendent unit, a green house, pedestrian paths, conservation areas, flower and vegetable garden areas, a resident dining facility and substantial common support areas such as game and meeting rooms, common sitting area and a small cooperative convenience store for the exclusive use of the project residents.

The Project will provide elderly residents the opportunity to maintain an independent style of living while simultaneously providing immediate and economical access to necessary support services. The proposed marketing and management of the facility will create a unique opportunity for an elderly housing alternative which is consistent with or adapted to the economic requirements and capacities of a significant portion of the City's elderly population.

ESTIMATED CONSTRUCTION TIME: Commencement of construction is estimated to be within sixty (60) days of receipt of applicable approvals, with completion of the Project to be within approximately fifteen months thereafter.

PROJECTED NUMBER OF EMPLOYEES: During the construction phase it is estimated that the Project will generate 50-75 construction jobs. Upon completion of the Project it is

estimated that about thirty permanent and thirty part-time permanent positions will be created to staff administrative, security, building and ground maintenance positions. The Developer shall submit to the Mayor's Office of Jobs and Community Service 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.

AFFIRMATIVE MARKETING/FAIR HOUSING:

1. The Developer shall provide the Authority with information to be submitted to the Boston Fair Housing Commission for its determination whether any outstanding housing discrimination complaints or issues exist. The Commission shall advise the Authority and the developer and shall take steps to attempt a resolution in accordance with the City of Boston Fair Housing and Employment Plan.

2. The Developer shall prepare an Affirmative Marketing/Fair Housing Plan for the leasing of units within the Project or the sale of shares of the owner entity of the Project and shall submit said Plan to the Authority and the Boston Fair Housing Commission for review and approval prior to the issuance of the initial building permit for the Project or not less than sixty (60) days prior to the issuance of the first marketing materials for the Project, whichever is earlier. Said Plan shall include a pledge of non-discrimination statement for the Project.

BUILDING DIMENSIONS: The front portion of the building most proximate to Allandale Street has three levels and is shown on the Site Plan attached hereto as Exhibit D; the rear portion of the building shown on said plan has four levels, plus a basement, with the following dimensions:

<u>Front Portion</u>		<u>Rear Portion</u>
HEIGHT	37'*	54'*
WIDTH	60' (at narrow portion)	60' (at narrow portion)
	152' (at perpendicular wings)	164' (at perpendicular wing)
DEPTH	158'	265'

\*As measured at the mean level of the sloped roof.

TRAFFIC MAINTENANCE PLAN AND TRANSPORTATION ACCESS PLAN:

The Developer shall submit a Traffic Maintenance Plan pursuant to the City of Boston Transportation Department Construction Management Program prior to the issuance of the initial building

permit for the Project to provide adequate measures to mitigate negative transportation impacts, if any, from the Project during its construction. In addition, the Developer shall enter into a Transportation Access Plan Agreement with the City of Boston Transportation Department prior to the issuance of the initial building permit for the Project to provide adequate measures to mitigate negative transportation impacts, if any, from the Project.

PROPOSED TRAFFIC CIRCULATION: The Plans, as may be further amended, pursuant to Design Review Procedures, detail the proposed traffic access to the PDA and circulation within the PDA. Vehicular and pedestrian access will be from Allandale Street and traffic circulation within the site will be restricted to the surface areas as shown on the Plans. The restriction of vehicular access to the conservation land is designed to increase the area available for passive pedestrian use and natural open space.

PARKING AND LOADING FACILITIES: One hundred (100) surface parking spaces (one for each of the ninety-nine residential units and one space for the resident superintendent unit as required by Article 23-1 of the Boston Zoning Code) are to be provided as shown on the Plans.

There are no unusual loading requirements for the Project and a delivery area is provided to the rear of the front portion of the building as shown on the Plans.

ACCESS TO PUBLIC TRANSPORTATION: The Site is located on Allandale Street, a road connecting Centre Street in Jamaica Plain/West Roxbury to Newton Street in Brookline. Although the Site is not within walking distance of an MBTA rapid transit station, it is approximately eight hundred (800) feet to the MBTA bus line stop at the corner of Allandale and Centre Streets connecting the Forest Hills MBTA rapid transit station with Weld Street in West Roxbury. A sidewalk is to be constructed on the westerly side of Allandale Street from the Site to Brownson Terrace subject to approval of the appropriate agency(s) of the City of Boston to provide safe and comfortable pedestrian access as shown on Site Plan No. 2. Maintenance thereof will be provided by Project owner, its successors and assigns in perpetuity. Developer will enter into maintenance and indemnification agreement(s) as may be required with the said agency(s).

OPEN SPACES AND LANDSCAPING: As shown by the Plans submitted to the Authority as part of the PDA application, the area immediately surrounding the building will be suitably landscaped with foundation plantings, ground cover and lawn. On the northerly side of the structure will be natural pathways and several gardens for the use and enjoyment of the residents. The vast majority of the Site will remain in its natural state, both in terms of topography and vegetation, and a portion thereof

will be dedicated as permanent open space. Subject to a determination of its structural viability, the so-called "springhouse", now existing on the Site will be retained with minor exterior renovations to be made. Appropriate steps will be taken by the applicant to ensure that all mature trees on the Site, with the exception of those necessary to be removed in furtherance of the approved construction plan, will be maintained and preserved.

ENVIRONMENTAL REVIEW: The Project does not require the filing of an Environmental Notification Form. A 21E site evaluation report has been completed by Briggs & Associates, Inc. and the Site complies with the requirements of Massachusetts General Laws Chapter 21E. The Developer has filed with the Boston Conservation Commission a Notice of Intent and on October 21, 1992 received an Order of Conditions for the Project.

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

DESIGN REVIEW PROCEDURES: All design plans for the Project 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 Project.

PROPOSED USES: The Site is currently located in an S-.3-D District. The permitted uses for the Development shall be limited to the following use as described in Article 8, Section 8-7 of the Boston Zoning Code and Enabling Act (the "Code"):

<u>Code Use No</u>	<u>Description</u>
7	Multi-family dwelling

and other uses, both incidental and accessory, as necessary to accomplish the Project, including, during the period of construction, marketing, and leasing of units in the Project or sale of shares of the owner entity of the Project and other uses as would be permitted from time to time in a S-.3 Residential district.

ZONING: The Site is situated 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 Project will obtain 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 along with the additional services described above (dining room, convenience shop, wellness center) will require an Exception from the provisions of the Code

Article 16, Section 16-1: The heights of the the residential structure within the Project will vary from 37 feet to 54 feet from the mean elevation of the ground to the mean level of the sloped roof. Additionally, the building will contain three, four and five levels of residential use in a 2 1/2 story zone.

Article 14, Section 14-2: The lot area for additional dwelling units requires a total lot area of 603,000 square feet for a 100 unit (including manager's unit) project. The lot is 13.496 acres or 587,885 square feet for an approximate deficiency of 15,200 square feet.

While the exterior footprint of the Building has changed, no other exceptions are required, and there has been no increase in the height of the building which would require further exceptions.

ADDITIONAL ZONING PROVISIONS: Upon (1) the request of the Developer, (2) receipt of a certificate from the Developer that the work on the Project has commenced and is diligently proceeding and (3) a finding by the Director of the Authority that the Project has commenced and is diligently proceeding in accordance with the Development Plan, the Authority shall issue to the Commissioner of the Inspectional Services Department of the City of Boston a certificate, pursuant to Article 6A, Section 6A-1 of the Code ("6A Certificate"). The 6A Certificate shall state 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 Project is diligently proceeding.

DENSITY: The floor area ratio (F.A.R.) for the building to be located on the Site to the Site is .27. The basis for determining a PDA F.A.R. is as set forth on the Zoning Computation Sheet set forth as Exhibit C hereto.

DEED RESTRICTIONS/EASEMENTS: The Site shall be subject, *inter alia* and in part, to a conservation restriction in a form to be approved and accepted by the Boston Conservation Commission in order to preserve a natural open space area. The conservation area shall be as set forth on Conservation Restriction Site Plan (No. 22) subject to the approval of the Boston Conservation Commission. The granting of the

conservation restriction shall be at no cost to the Boston Conservation Commission. The conservation restriction shall be granted in accordance with the terms and provisions of M.G.L. c. 184, Section 31. With respect to approximately eight (8) acres of the Site, as shown on the Plans, the restriction will preserve a wooded rural setting. Upon conveyance of the conservation restriction, this land will be protected by a restriction which will specifically prohibit the following, (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 approved by the Boston Conservation Commission (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.

In addition, the Developer has granted certain restrictive and permissive easements to several abutters in order to preserve and enhance the rural residential character of the neighborhood and to provide effective screening, attractive landscaping and convenient access.

SCHEDULE OF EXHIBITS

- Exhibit A - Legal Description
- Exhibit B - List of Plans
- Exhibit C - Zoning Computations
- Exhibit D - Site Plan



EXHIBIT A

ALLENDALE GLEN  
44 ALLANDALE STREET  
JAMAICA PLAIN

LEGAL DESCRIPTION

That certain parcel of land located in the West Roxbury District in the County of Suffolk and Commonwealth of Massachusetts, bounded and described as follows:

Northeasterly by the southwesterly line of Allandale Street, four hundred seventy and 21/100 (470.21) feet;  
Southeasterly by lands now or formerly of Ida M. Hodson and of the Rowe Contracting Company, twelve hundred ninety-seven and 30/100 (1297.30) feet;  
Southwesterly by lands now or formerly of Charlotte F. White and of Mary B. Brandegee, ten hundred fifty and 90/100 (1050.90) feet;  
Northwesterly by said Brandegee land, one hundred ninety-three (193) feet;  
Northeasterly by lot B as shown on the plan hereinafter mentioned, two hundred sixty-eight and 80/100 (268.80) feet;  
Northwesterly by said lot B, one hundred twenty (120) feet;  
Northeasterly by said lot B, sixteen (16) feet and by lot A as shown on said plan, two hundred seventy-three (273) feet, and  
Northwesterly by said lot A, three hundred forty-eight (348) feet.  
Said land is shown as Lot C on a subdivision plan drawn by Aspinwall Lincoln, Civil Engineers, dated August 24, 1927, as approved by the Court, filed in the Land Registration office as plan No. 12247-B, a copy of a portion of which is filed with certificate of title No. 22695.

There is excepted and excluded from the above described land Lot C1 on plan No. 12247-C filed with certificate of title No. 52802 and Lot I or plan No. 12247-D, filed with certificate of title No. 77129.

The above described land has the benefit of and is subject to the restrictions set forth in deeds filed and registered as Documents No. 77683 and No. 77684, as modified by agreement filed and registered as Document No. 95644, and further modified by agreement dated July 24, 1950, filed and registered as Document No. 192921 all in so far as in force and applicable, and subject also to easements as set forth in two grants to the City of Boston, one dated November 12, 1884, recorded with Suffolk Deeds Book 1659 Page 520 and one dated August 15, 1885, recorded as aforesaid Book 1690 Page 185 so far as the same may be applicable.

There is appurtenant to the above described land an easement set forth in deed from Marguerite Souther to Roxbury Home for Aged Women, dated September 25, 1967, filed and registered as Document No. 285415.

The above described land is subject to a grant of easement from the Roxbury Home for Aged Women to the Faulkner Hospital, dated September 28, 1967, recorded with Suffolk Registry of Deeds, Book 8151 Page 318, as stated in deed filed and registered as Document No. 365259.

EXHIBIT B  
LIST OF PLANS

The following plans prepared by The Ritchie Organization, submitted to the Boston Redevelopment Authority on July 13, 1992.

	Title Sheet
A-201	Ground Level 1 Plan
A-202	Ground Level 2 Plan
A-203	Ground Level 3 Plan
A-204	Ground Level 4 Plan
A-205	Level 5 Plan
A-206	Level 6 Plan
A-207	Roof Plan - Part 'A'
A-208	Roof Plan - Part 'B'
A-401	Exterior Elevations
A-402	Exterior Elevations
A-403	Exterior Elevations
A-404	Exterior Elevations
A-405	Exterior Elevations
A-406	Exterior Elevations
A-407	Deck Type Elevations
A-501	Building Sections
A-502	Building Sections
A-506	Building Details
A-701	Level 2 Plan - Entry
A-702	Level 2 Administration
A-703	Level 2 Wellness Center
A-704	Level 3 Plan - Central Dining Area
A-801	Ground Level 1 Plan
A-802	Partial Ground Level 2 Plan
A-803	Partial Ground Level 3 Plan
A-804	Partial Ground Level 4 Plan
A-805	Partial Ground Level 4 Plan
A-806	Partial Level 5 Plan
A-807	Partial Level 5 Plan
A-808	Partial Level 6 Plan
A-809	Partial Level 6 Plan
S-1	General Notes and Typical Details
S-2	Level 1 - South Framing Plan
S-3	Level 2 - North Framing Plan
S-4	Level 2 - South Framing Plan
S-5	Level 3 - North Framing Plan
S-6	Level 3 - South Framing Plan
S-7	Level 4 - North Framing Plan

Partial Drawing List — Springhouse  
13 July 1992

Page 2

S-8	Level 4 - South Framing Plan
S-9	Level 5 - North Framing Plan
S-10	Level 5 - South Framing Plan
S-11	Level 6 - North Framing Plan
S-12	Level 6 - South Framing Plan
S-13	Roof - North Framing Plan
S-14	Roof - South Framing Plan
S-15	Sections and Details
S-16	Sections and Details
H-1	Level 1
H-2	Level 2
H-3	Level 2
H-4	Level 3
H-5	Level 3
H-6	Level 4
H-7	Level 4
H-8	Level 5
H-9	Level 5
H-10	Level 6
H-11	Level 6
H-12	Level 2 - Piping
H-13	Level 2 - Piping

EXHIBIT C  
ZONING COMPUTATIONS

The Ritchie Organization

Architecture  
Planning  
Interior Design  
Engineering

80  
Bridge  
Street  
Newton,  
Massachusetts  
02158

617 552 9100  
FAX 617 552 4669

October 19, 1993  
Comm. No.

Mr. Jordan P. Krasnow  
Goulston and Storrs  
Counsellors At Law  
400 Atlantic Avenue  
Boston, MA 02110-3333

RE: Zoning Computation  
Springhouse  
Jamaica Plain, Ma

Dear Jordan:

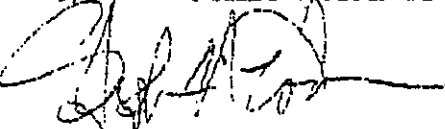
The following is a calculation of the proposed Springhouse project FAR in conformance with zoning requirements:

- FAR @ .27
- 13.5 acres x 43,560 s.f./acre = 588,060 total s.f.
- .27 FAR (588,060) = 158,776 s.f. allowed
- Proposed Total building area = 144,000 s.f.  
(FAR 24.5)

Please let me know if I can be of further assistance in this matter.

Very truly yours,

TRO/THE RITCHIE ORGANIZATION



Stephen N. Evers, AIA  
Vice President

Encl.


SNE/jjm

Hingham,  
Alb. 191  
Salem,  
1911.

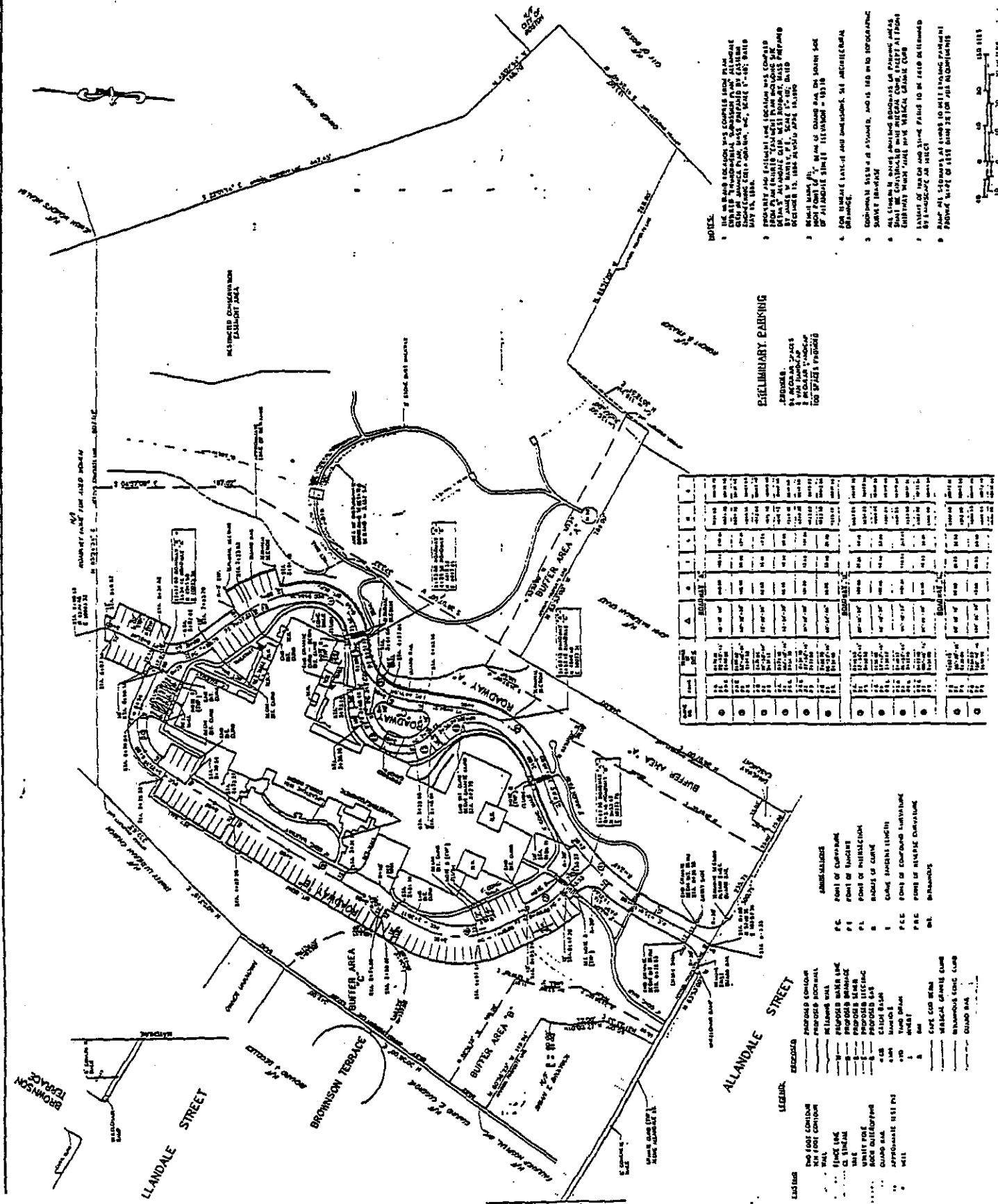
# EXHIBIT D -- SITE PLAN

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**RAYANT ASSOCIATES**  
Engineers - Architects



Springhouse  
LAYOUT PLAN



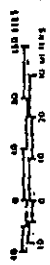
- NOTES:**
1. THE ABOVE LAYOUT AND CONDITIONS ARE BASED UPON THE SURVEY AND RECORDS OF THE PROJECT AND THE RECORDS OF THE CITY OF ANN ARBOR, MICHIGAN, AS OF DATE 1-1-67, SAID SURVEY AND RECORDS BEING FILED IN THE OFFICE OF THE CITY ENGINEER.
  2. PROPERTY AND EASEMENTS AND LOCATIONS ARE SHOWN AS OF DATE 1-1-67, SAID SURVEY AND RECORDS BEING FILED IN THE OFFICE OF THE CITY ENGINEER.
  3. EXHIBITARY PARKING IS SHOWN AS OF DATE 1-1-67, SAID SURVEY AND RECORDS BEING FILED IN THE OFFICE OF THE CITY ENGINEER.
  4. FOR ALL OTHER LAYOUT AND CONDITIONS, SEE ARCHITECTURAL DRAWINGS.
  5. CONSERVATION ZONE IS SHOWN, AND IS TO BE PROTECTED AS SUCH.
  6. THE ABOVE LAYOUT AND CONDITIONS ARE BASED UPON THE SURVEY AND RECORDS OF THE PROJECT AND THE RECORDS OF THE CITY OF ANN ARBOR, MICHIGAN, AS OF DATE 1-1-67, SAID SURVEY AND RECORDS BEING FILED IN THE OFFICE OF THE CITY ENGINEER.
  7. EXHIBITARY PARKING IS SHOWN AS OF DATE 1-1-67, SAID SURVEY AND RECORDS BEING FILED IN THE OFFICE OF THE CITY ENGINEER.
  8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

**EXHIBITARY PARKING**  
 1. ACROSS FROM  
 2. IN EAST CORNER  
 3. IN WEST CORNER

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**LEGEND:**

- PROPOSED CONTOUR
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- PROPOSED WALK
- PROPOSED WATER LINE
- PROPOSED SEWER
- PROPOSED GAS
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- PROPOSED 978 IN. CLUTCH STEEL
- PROPOSED 984 IN. CLUTCH STEEL
- PROPOSED 990 IN. CLUTCH STEEL
- PROPOSED 996 IN. CLUTCH STEEL
- PROPOSED 1002 IN. CLUTCH STEEL



Amended and Restated Development Plan  
for Planned Development Area No. 31  
44 Allandale Street, West Roxbury/  
Jamaica Plain  
Boston Redevelopment Authority in behalf  
of Mount Pleasant Home, Inc.

AMENDED AND RESTATED DEVELOPMENT PLAN  
for  
PLANNED DEVELOPMENT AREA NO. 31  
THE COMMONWEALTH OF MASSACHUSETTS  
CITY OF BOSTON  
IN ZONING COMMISSION

EFFECTIVE  
November 19, 1993\*

The Zoning Commission of the City of Boston, acting under Chapter 665 of the Acts of 1956, as amended, and under Section 3-1A of the Boston Zoning Code, after due report, notice, and hearing and after due consideration of the findings adopted by the Boston Redevelopment Authority on October 28, 1993, does hereby approve the "Amended and Restated Development Plan for Planned Development Area No. 31, 44 Allandale Street, West Roxbury/Jamaica Plain" dated October 21, 1993, and approved by the Authority on October 28, 1993.

Said Amended and Restated Development Plan amends the "Development Plan for Planned Development Area No. 31, 44 Allandale Street, Jamaica Plain/West Roxbury, McNeil & Associates, Inc., Developer" dated February 16, 1989, approved by the Authority on February 16, 1989, and approved by the Zoning Commission on June 22, 1989. Said Planned Development Area was designated on "May 9 Jamaica Plain" and "Map 10, Roslindale" of the series of maps entitled "Zoning Districts City of Boston" dated August 15, 1962, by Map Amendment No. 226, adopted by the Zoning Commission on June 22, 1989, effective August 2, 1990.

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\*Date of public notice: November 4, 1993 (see St. 1956, c. 665, s.5).

SNPZ/72.RPT  
111693

Amended and Restated Development Plan for Planned Development Area No. 31  
44 Allandale Street West Roxbury

Richard B. Toulon

Chairman

Robert R. Nease

Vice Chairman

John M. McLaughlin

James H. Greene

John J. Foucha

Demetrius J. Gennard Jr.

William E. Foubert

William L. Stewart

In Zoning Commission

Adopted November 15, 1993

Attest:

Sheila Beugh

Secretary

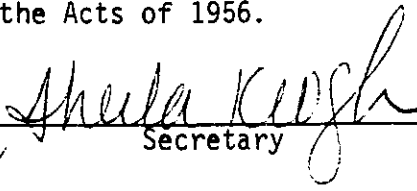
Amended and Restated Development Plan for Planned Development Area No. 31  
44 Allandale Street, West Roxbury/Jamaica Plain

  
\_\_\_\_\_  
Mayor, City of Boston

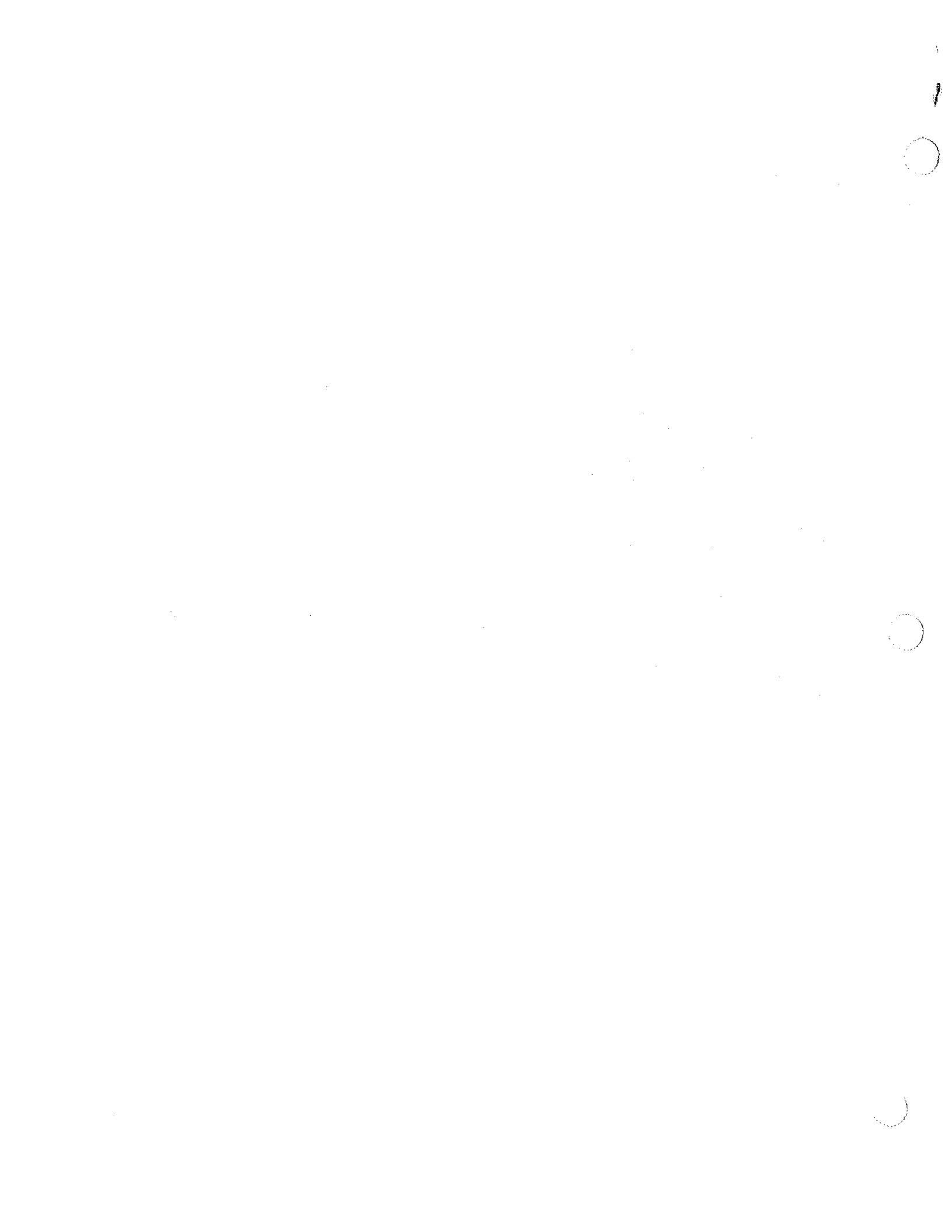
Date: 11/19/93

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The foregoing vote, with said Amended and Restated Development Plan, was presented to the Mayor on November 16, 1993, and was signed by him on November 19, 1993, whereupon it became effective on November 19, 1993, in accordance with the provisions of Section 3 of Chapter 665 of the Acts of 1956.

Attest:   
\_\_\_\_\_  
Secretary





## SPRINGHOUSE

44 Allandale Street Jamaica Plain/West Roxbury

### GENERAL INFORMATION

PROJECT ADDRESS: 44 Allandale Street  
DEVELOPER: Mt. Pleasant Home, Inc.  
ARCHITECT: The Ritchie Organization, Inc.  
LEGAL COUNSEL: Gouldston & Storrs /Jordan Krasnow

### ZONING INFORMATION

UNDERLYING ZONING: S-3-D  
REQUIRED ZONING RELIEF: Exceptions pursuant to PDA designation for multi family use, lot area, and height

### PROPOSAL INFORMATION

#### DEVELOPMENT PROGRAM

NUMBER OF UNITS 100  
TOTAL SF: 144,000  
RESIDENTIAL SF & UNITS: 110,000  
OTHER SF: 34,000  
PARKING SPACES: 100  
SITE AREA: 13.496 Acres  
PROPOSED HEIGHT: 37-54 ft.  
PROPOSED FAR: 0.27  
TOTAL DEVELOPMENT COST: Approximately \$22,000,000  
SITE OWNERSHIP: Mt. Pleasant Home, Inc.

### PUBLIC BENEFITS

CONSTRUCTION JOBS: 65  
PERMANENT JOBS: 30 Full Time  
30 Part Time  
TAXES: Approximately \$100,000  
HOUSING LINKAGE: N/A  
JOBS LINKAGE: N/A

### DEVELOPMENT REVIEW APPROVAL STATUS

DIPP HEARING DATE: N/A  
SUBJECT TO ARTICLE 31 REVIEW: Completed  
DATE OF ZONING COMMISSION HEARING: June 22, 1989  
DATE OF BOARD OF APPEAL HEARING: December 19, 1991  
START OF CONSTRUCTION: 1994 1st Quarter  
DATE OF COMPLETION: 1995 2nd Quarter

### BRA PROJECT REVIEW TEAM

MANAGER: Aaron Schleifer  
ARCHITECT: Prataap Patrose  
OTHERS: Patrice Todisco, Brian Glasscock, Andy McClurg

## MEMORANDUM

OCTOBER 28, 1993

TO: BOSTON REDEVELOPMENT AUTHORITY AND  
PAUL L. BARRETT, DIRECTOR

FROM: THOMAS O'MALLEY, ASSISTANT DIRECTOR FOR  
NEIGHBORHOOD HOUSING AND DEVELOPMENT  
LINDA HAAR, ASSISTANT DIRECTOR FOR  
PLANNING AND ZONING  
AARON SCHLEIFER, PROJECT MANAGER

SUBJECT: PUBLIC HEARING ON THE FIRST AMENDMENT TO THE PLANNED  
DEVELOPMENT AREA NUMBER 31, SPRINGHOUSE, WEST ROXBURY,  
FOR MODIFICATIONS TO THE DEVELOPMENT PROPOSAL OF A  
SENIOR HOUSING COMPLEX.

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SUMMARY: Mount Pleasant Home, Inc. seeks to amend the Planned Development Area No. 31, 44 Allendale Street, West Roxbury, to allow for modifications to the proposed housing structure and site plan.

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Mount Pleasant Homes, Inc. (the "Developer") seeks approval of the first amendment to the Planned Development Area Number 31, Allendale Glen, located at 44 Allendale Street, West Roxbury. PDA No. 31, originally known as "Allendale Glen", was originally approved by the Authority on February 16, 1989 and became effective on August 2, 1990. The Developer has purchased the development rights to Allendale Glen, the first approved Continuing Care Retirement Community ("CCRC") in the City of Boston, from the original owners, McNeil & Associates, Inc. and has submitted an amended development plan for the property. Springhouse, as the new development is to be known, incorporates significant design and site plan modifications to the existing PDA which require BRA and Zoning Commission approvals.

The Springhouse development proposal does not differ from the original program to build 99 units of senior housing and one manager unit. Allendale Glen, as the original project was named, proposed to provide the independent living and the assisted-living facilities at the Allendale Street site with the nursing care component off-site at an existing nursing facility. Springhouse will maintain the independent and assisted-living components at 44 Allendale Street, West Roxbury, and has contracted the nursing care off-site at the Sherrill House, located at 275 South Huntington Avenue, Jamaica Plain.

The 99 senior housing units address the three basic housing service options: (1) a fully independent apartment unit for seniors with no need of assistance; (2) an apartment adaptable for those seniors in need of some daily living assistance; and (3) a nursing facility for seniors needing full nursing care.

#### PROPOSED CHANGES

The amendments to the PDA being requested by the Developer are with the site plan and proposed structure. The use and program of Springhouse do not vary from the original Allendale Glen elderly housing proposal. The property at 44 Allendale Street, known locally as the Souther Property, connects two conservation areas in Boston, the Boston Natural Fund Area and City of Boston Conservation land. The Developer has revised the site plan and reduced the size of the proposed structure making the development of the property less intrusive on the abutting residential properties and maintaining more continuity with the undeveloped land surrounding the site.

#### PUBLIC BENEFITS

A significant public benefit of this development is the retention of the conservation area of 6 acres which has been placed under a perpetual conservation restriction, thereby insuring that the land will forever remain in its natural and undeveloped state. This area has trails connecting with adjoining public parcels and open space and is accessible to the public. Additionally, because the development will be less dense in floor area ratio and total number of units than what is allowed as-of-right, and because only a single structure is proposed to be built, therefore the project will further preserve more of the site's open space than if built in accordance with the zoning code.

#### NEIGHBORHOOD

The Community is represented by the abutters, the Jamaica Hills Civic Association, the Zoning Committee of the Jamaica Plain Neighborhood Council, and the West Roxbury Neighborhood Council. All groups have been informed of the plans and the Developer has met with the neighborhood organizations to review the new plans.

#### RECOMMENDATION

The design review process has resulted in the Amended and Restated Development Plan presented today.

We therefore recommend that the Boston Redevelopment Authority approve the Amended and Restated Development Plan for the Planned Development Area No. 31 as presented, and authorize the Director to petition the Zoning Commission for approval of the same.

Appropriate votes follow:

VOTED: That in connection with the first amendment to the Development Plan for 44 Allandale Street, West Roxbury, presented at the public hearing duly held at the offices of the Authority on October 28, 1993, and after consideration of the evidence presented at that hearing, the Boston Redevelopment Authority finds that said amendment (1) conforms to the general plan of 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 an amendment to 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 Amended and Restated Development Plan for 44 Allandale Street, West Roxbury. Said Amended and Restated Development Plan is embodied in a written document entitled "Amended and Restated Development Plan for Planned Development Area No. 31 dated October 28, 1993," 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 Authority;

AND  
FURTHER  
VOTED:

That the Authority hereby authorizes the Director to petition the Zoning Commission of the City of Boston to approve the Amended and Restated Development Plan for Planned Development Area No. 31; to execute in the name and on behalf of the Authority amendments, if any, the Transportation Access Plan Agreement, a Cooperation Agreement and any other documents required by the Cooperation Agreement, and other documents required, all in the Authority's usual form, and to certify, in the name and on behalf of the Authority, that plans submitted to the Building Commissioner in connection with the Project described in the Amended and Restated Development Plan are in conformity with said Amended and Restated Development Plan;

AND  
FURTHER  
VOTED:

That the Authority recommend that the Zoning Commission a finding that the amended plan and subsequent building permit is not subject to the West Roxbury Interim Planning Overlay District.

AND  
FURTHER  
VOTED:

That in reference to petition(s) to be brought before the Board of Appeal by Mount Pleasant Home, Inc. for exceptions as listed in the Amended and Restated Development Plan for Planned Development Area No. 31 which is approved by the Authority today, the Boston Redevelopment Authority recommends approval, provided that the Zoning Commission will have approved the Amended and Restated Development Plan 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 Amended and Restated 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 Amended and Restated Development Plan.

64 Allandale Street  
Jamaica Plain, Massachusetts  
02130

December 9, 1991

Mr. Richard Fowler  
Chairman, Zoning Commission, Boston Redevelopment Authority  
One City Hall Plaza  
Boston, Mass.

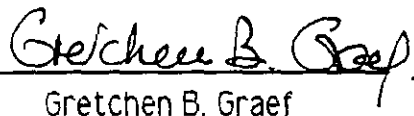
Dear Mr. Fowler,

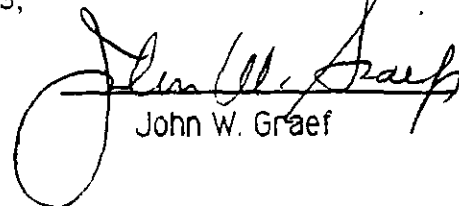
This letter is to specify our concerns about the placement of the parking spaces on the Springhouse site. A plan prepared several months ago shifts the main driveway and entrance to our side of the building and that there are twenty-six parking spaces diagrammed along that driveway on the northwest corner of the building. These parking spaces would be readily visible from Allandale Street as well as conspicuous to our view; indeed they would be the first thing that we saw entering and leaving our house. Because our house is closer to this development than any other abuttor, we are particularly concerned that the character of the development intrudes as little as possible on us.

If the the BRA approves of the driveway shift as described above, we do not want readily visible parking in front (northwest and west sides) of the building to further erode our sense of a residential neighborhood as a building of this size will inevitably do. A recent modification of the plan has removed these parking spaces from the front of the building and shifted most of them to the northeast side of the building, where they are not visible from the road, nor to us or to any other abuttor. We approve of this modification and trust that the BRA will specify it as well.

We would also like to state that working with the various representatives from Mount Pleasant has been a cooperative venture to date and we hope that this cooperation will continue as the project progresses.

Sincerely yours,

  
Gretchen B. Graef

  
John W. Graef

July 1, 1991

Richard Fowler  
Chairman, Zoning Commission  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02202

RE: SPRINGHOUSE, JAMAICA PLAIN

Dear Mr. Fowler:

We, the abutters of the future Springhouse Retirement Housing project on Allendale Street, support the amendments proposed by Springhouse to the Development Agreement dated June 20, 1990. These we understand include the following:

- 1.) Move the entry drive to the northwest side of the building for three basic reasons. First to segregate delivery traffic from resident/visitor traffic, second to take advantage of views upon entry approach, and third to retain the southeast side of the building for gardens and quiet space.
- 2.) Shift Building A toward the southeast approximately 45 feet in order to fit the roadway on the northwest side of the building. This reduces the impact of the Allendale Street elevation which we perceive to be an additional benefit.
- 3.) Relocate units displaced by the reduction in width of Building A to the back southwest end of Building B adjacent to the parking lot. Locating the displaced units in the back seems appropriate for two reasons. First it provides an opportunity to soften the corner of the back building and second it does not have any negative impact on the abutters.
- 4.) Reduce the total square footage of the building to approximately 140,000 square feet. This reduction in square footage allows lowering Building B to four stories with a basement, therefore allowing a change in the construction type from concrete plank and masonry bearing walls to wood frame construction. This reduces the overall cost of the construction allowing more money to be put where it counts, i.e. nicer interior and exterior details and landscaping.




5.) Adjust both the floor elevations and the longitudinal building massing to "best fit" with existing bedrock conditions. Bedrock has been determined from approximately forty test pits to roughly determine the existing rock profile. It is important to minimize ledge blasting and earth cut and fill for obvious reasons. The resulting revisions are extending Building A back toward the southwest, therefore reducing the length of Building B respectively. This produces two additional benefits. First it better balances the length of travel for residents in both the A and B buildings to the common space, i.e. dining, activities, entry lobby, and second it better balances the massing of the two buildings. Previously, Building A was way out of scale from Building B.


6.) Integration of floor elevations with existing contours to soften the northwest leg of Building B by dropping it one story from the main building.

We understand that the goal throughout this process has been to improve the design of the building and site development while being very sensitive to the abutters, neighborhood association, and to the environment. We feel that all of the suggested changes are positive ones.


Very truly yours,

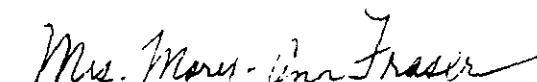
  
Mr. Brian Broderick

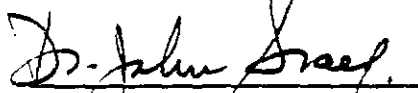
  
Mrs. Louise Broderick

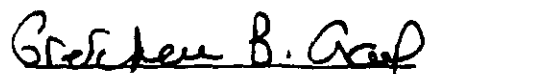
  
Mr. Richard DeCelles

  
Mrs. Ruth DeCelles

  
Mr. Robert Fraser

  
Mrs. Mary-Ann Fraser

  
Dr. John Graef

  
Mrs. Gretchen Graef  
letter to follow re location of parking

cc: Aaron Schleifer, BRA

March 30, 1992

Chairman Clarence Jeep Jones  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Chairman Jones:

The Jamaica Hills Association Board of Directors met with John Zeisel, Managing Director for Development of Springhouse, at Mt. Pleasant Home on March 11, 1992 to discuss the Springhouse proposal for the Souther property and view the model of the proposed building. The consensus of the Board was that this project would be a benefit to our area by providing elderly housing in the neighborhood where residents previously resided and by preserving a substantial part of the property as open space.

At that meeting, since Mt. Pleasant Home agreed to request that the conditions below be incorporated into the PDA and the Board of Appeals decision, the Board voted to support the plans (prepared by TRO/The Ritchie Company and dated 3/9/92) for the project of 99 units of elderly housing on the Souther property.

The following are the conditions that we agreed on:

1. completed restoration of the historic springhouse on the property before completion of the housing units;
2. approval by the Jamaica Hills Association of any future substantive changes in the original building design, including facade materials and colors, and parking locations or future parking structures; and
3. approval by the Jamaica Hill Associations, after input from immediate abutters, of a reasonable construction schedule and hours of operation.

We look forward to a continuing good working relationship with you and Mt. Pleasant Home.

Sincerely,

*Polly S. Selkoe*

Polly S. Selkoe, Co-chair  
Zoning Committee

*Eleanor McDonough*

Eleanor McDonough, Co-chair  
Zoning Committee