

Second Amended and Restated Development  
Plan for Planned Development Area  
No. 31  
44 Allendale Street  
West Roxbury/Jamaica Plain  
Boston Redevelopment Authority on behalf  
of Mount Pleasant Homes, Inc.

SECOND AMENDED AND RESTATED DEVELOPMENT PLAN  
for  
PLANNED DEVELOPMENT AREA NO. 31

THE COMMONWEALTH OF MASSACHUSETTS

CITY OF BOSTON

IN ZONING COMMISSION

EFFECTIVE  
January 27, 199

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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 December 21, 1994, does hereby approve the "Second Amended and Restated Development Plan for Planned Development Area No. 31, 44 Allendale Street, West Roxbury/Jamaica Plain" dated December 21, 1994, and approved by the Authority on December 21, 1994.

Said Amended and Restated Development Plan amends the "Amended and Restated Development Plan for Planned Development Area No. 31, 44 Allendale Street, West Roxbury/Jamaica Plain," dated October 21, 1993, approved by the Authority on October 28, 1993 and approved by the Zoning Commission on November 15, 1993. Said Planned Development Area (formerly known as "Allendale Glen") was designated on "Map 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: December 29, 1994 (see St. 1956, c. 665, s. 5).

SNPZ/108.RPT  
012795/1

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

Richard B Fowler  
Chairman

A. L. Mann  
Vice Chairman

William S Paulson

Tom Bean

Ralph Cooper

Maryanne

Paul Ham

James C Paul


Robert Fouben

In Zoning Commission

Adopted January 25, 1995

Attest: Jessie M. Hampton  
Secretary

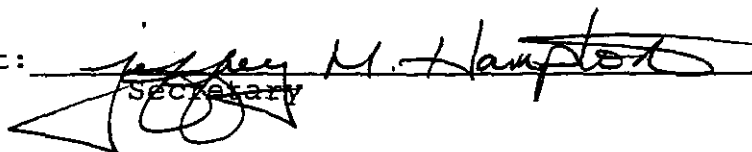
Second Amended and Restated Development Plan for Planned Development Area No. 31, 44  
Allandale Street, West Roxbury/Jamaica Plain.

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

Date: 1/27/95

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The foregoing amendment was presented to the Mayor on January 25, 1995, and was signed by him on January 27, 1995, whereupon it became effective on January 27, 1995, in accordance with the provisions of Section 3 of Chapter 665 of the Acts of 1956.

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

GSLEVYP:8231  
MTPLEASFAULK  
(12/19/94)

SECOND AMENDED AND RESTATED DEVELOPMENT PLAN  
FOR  
PLANNED DEVELOPMENT AREA NO. 31  
44 ALLANDALE STREET, JAMAICA PLAIN/WEST ROXBURY

FACT SHEET

PROJECT NAME: Springhouse, 44 Allandale Street

PROJECT ADDRESS: 44 Allandale Street, Jamaica  
Plain/West Roxbury

DEVELOPER: The Mount Pleasant Home, Inc.  
Harriet H. Caton, Executive Director

DEVELOPMENT PROGRAM: The BRA approved a Development Plan  
for Planned Development Area No. 31  
on February 16, 1989 and the Zoning  
Commission approved the Development  
Plan on June 22, 1989. The Mount  
Pleasant Home subsequently acquired  
the site and on October 28, 1993,  
the BRA approved an Amended and  
Restated Development Plan, which  
the Zoning Commission approved  
effective November 19, 1993. The  
original and the Amended  
Development Plans proposed, and  
this Second Amended Development  
Plan also includes, construction of  
an independent living facility for  
the elderly containing 99 units, a  
unit for the resident manager, with  
a common dining, kitchen and  
community facilities.

Since the approval of the First  
Amended Development Plan, the  
Developer has redesigned the  
building in certain limited  
respects.

TOTAL SITE AREA: 13.496 acres.

TOTAL CONSERVATION AREA: Approximately 8 acres to be subject  
to a conservation restriction to be  
granted to the Boston Conservation  
Commission.

TOTAL DEVELOPED AREA: Approximately 5.5 acres.

CONSTRUCTION COST: Approximately \$10,000,000.

BENEFITS: Construction Jobs: 50-75

Permanent Jobs: 30 full time  
30 part time

Approximate  
Real Estate Taxes: \$110,000

Approximately 8 acres to be subject  
to a conservation restriction to be  
granted to the Boston Conservation  
Commission.

PARKING: 100 grade parking spaces.

UNDERLYING ZONING: S-.3-D, Single Family Planned  
Development Area Overlay District.

NECESSARY ZONING ACTIONS: Approval by the BRA Second Amended  
and Restated Development Plan.

CONSTRUCTION TIMETABLE: To commence in the first quarter of  
1995.

The Ritchie Organization

Architecture  
Planning  
Interior Design  
Engineering

80  
Bridge  
Street  
Newton,  
Massachusetts  
02158

617 969 9400  
FAX 332 4669

## **SPRINGHOUSE** Retirement Community

### **Site & Building Calculations**

Lot Area: 13.496 acres (587,884 sf)

Building Gross Floor Area: 100 units (99 residential + 1 residential Manager)

	<u>Res.</u>	<u>Non Res.</u>	<u>Total</u>
Level One	6,519	16,107	22,626
Level Two	10,814	12,538	23,352
Level Three	25,905	10,115	36,020
Level Four	25,292	10,728	36,020
Level Five	6,765	2,181	8,946
	<u>75,295</u>	<u>51,669</u>	<u>126,964</u>

Building Lot Coverage: 36,020 sf

Birmingham,  
Alabama  
Sarasota,  
Florida



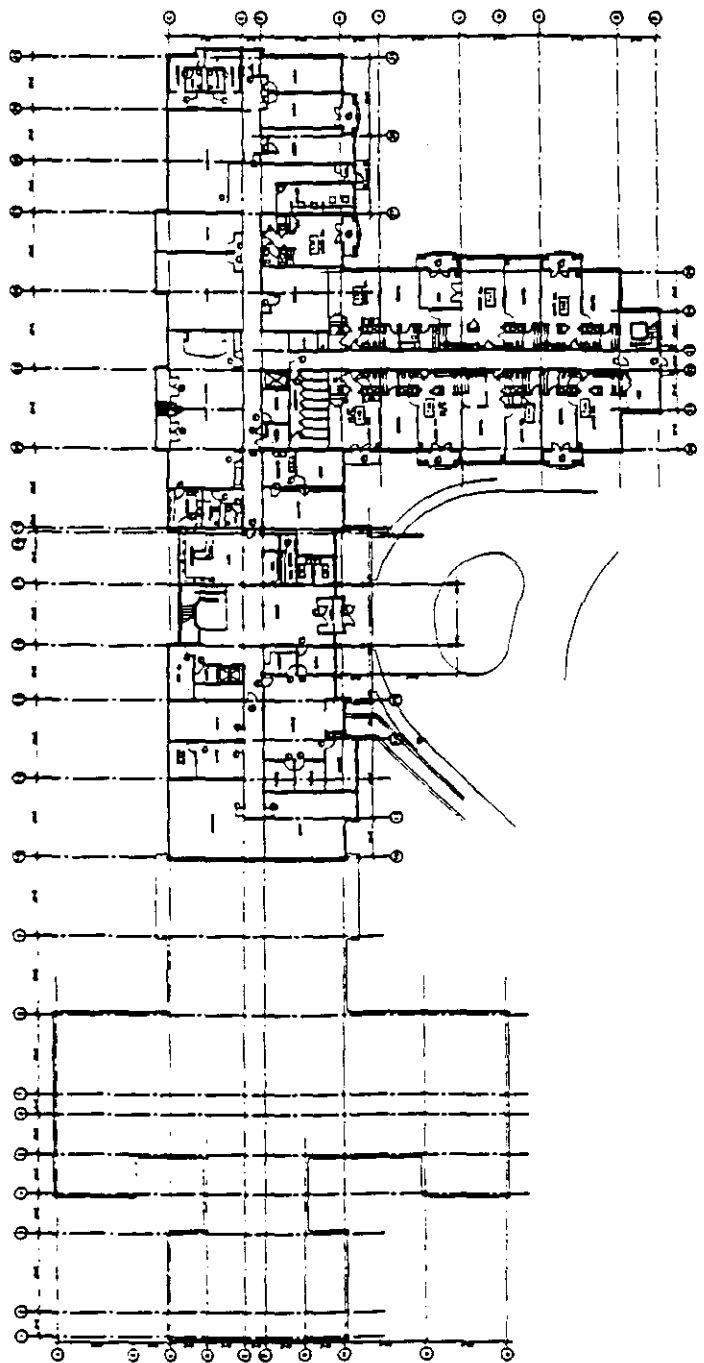
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SPRINGHOUSE  
Retirement Community  
Jamaica Plain, MA

PLAN  
LEVEL ONE

DATE	BY	CHECKED	SCALE

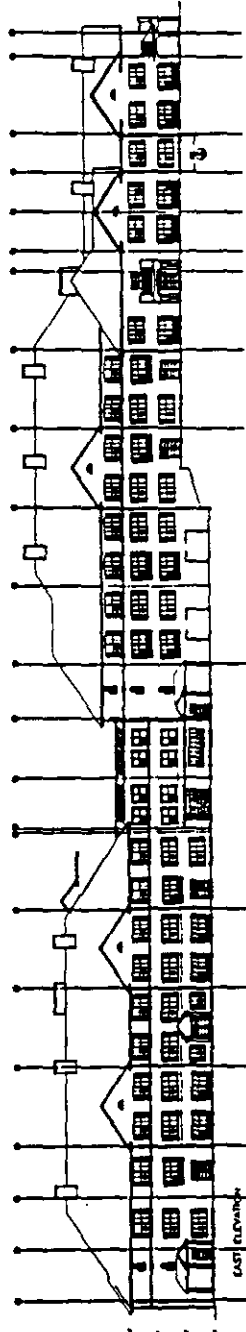
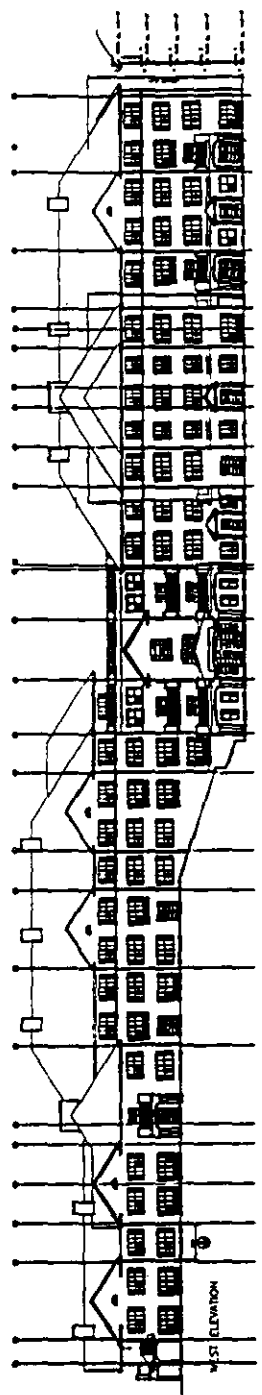
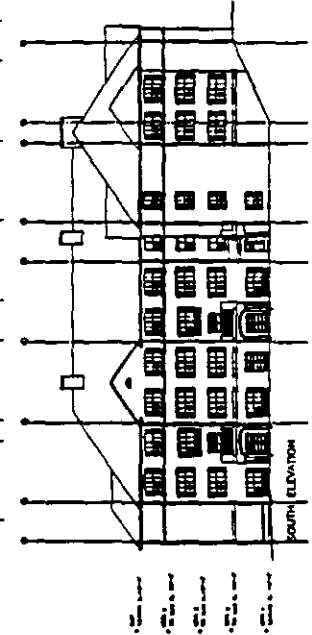
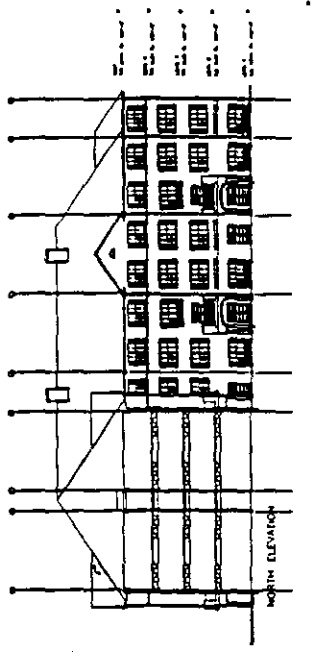
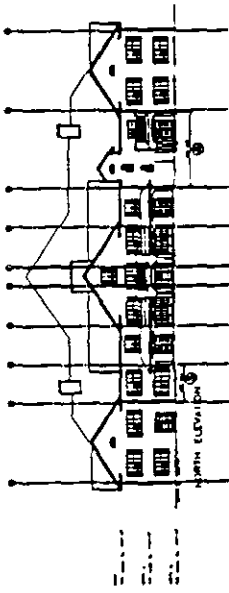












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SPRINGHOUSE  
JAMAICA PLAIN, MA  
MT. PLEASANT HOME

PROPOSED  
ELEVATIONS

A-400

**MEMORANDUM****DECEMBER 21, 1994**

**TO:** BOSTON REDEVELOPMENT AUTHORITY AND  
MARISA LAGO, DIRECTOR

**FROM:** THOMAS O'MALLEY, ASSISTANT DIRECTOR FOR  
NEIGHBORHOOD HOUSING AND DEVELOPMENT  
LINDA HAAR, ASSISTANT DIRECTOR FOR  
NEIGHBORHOOD PLANNING AND ZONING

**SUBJECT:** AMENDMENT TO PLANNED DEVELOPMENT AREA, NO. 31:  
44 ALLANDALE STREET, WEST ROXBURY/JAMAICA PLAIN

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**SUMMARY:** This memorandum requests a second amendment to the Planned Development Area ("PDA"), No. 31, Springhouse, located at 44 Allandale Street in West Roxbury/Jamaica Plain, for the modifications to the development proposal of a senior housing complex.

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Mount Pleasant Homes, Inc. (the "Developer") seeks approval of the second amendment to the PDA, No. 31, Springhouse, located at 44 Allandale Street, West Roxbury/Jamaica Plain. PDA No. 31, originally known as "Allandale Glen", was originally approved by the Boston Redevelopment Authority ("BRA") on February 16, 1989 and became effective on August 2, 1990. The Developer has purchased the development rights to Allandale Glen, the first Continuing Care Retirement Community ("CCRC") in the City of Boston, from the original owners, McNeil & Associates, Inc., and has submitted an amended development plan (the "Second Amended and Restated 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 proposed second amendment does not differ from the original program to build 99 units of senior housing and one manager unit. Springhouse proposes to provide independent living and assisted living facilities at the Allandale Street site with the nursing care component off-site at an existing nursing facility. Springhouse will maintain the independent living and assisted living components at 44 Allandale Street, West Roxbury/Jamaica Plain, and has contracted the nursing care off-site at the Sherill House, located at 275 South Huntington Avenue, Jamaica Plain.

The 99 senior housing units address the three basic housing service options: (1) 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; (3) and a nursing facility for seniors needing full nursing care.

The amendments to the PDA being requested by the Developer are with the site plan and the proposed structure. The use of Springhouse will not vary from that as originally approved. 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.

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

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

It is, therefore, recommended that the BRA approve the Second Amended and Restated Plan for Planned Development Area Number 31 as presented, and authorize the Director to petition the Zoning Commission for approval of the same.

Appropriate votes follow:

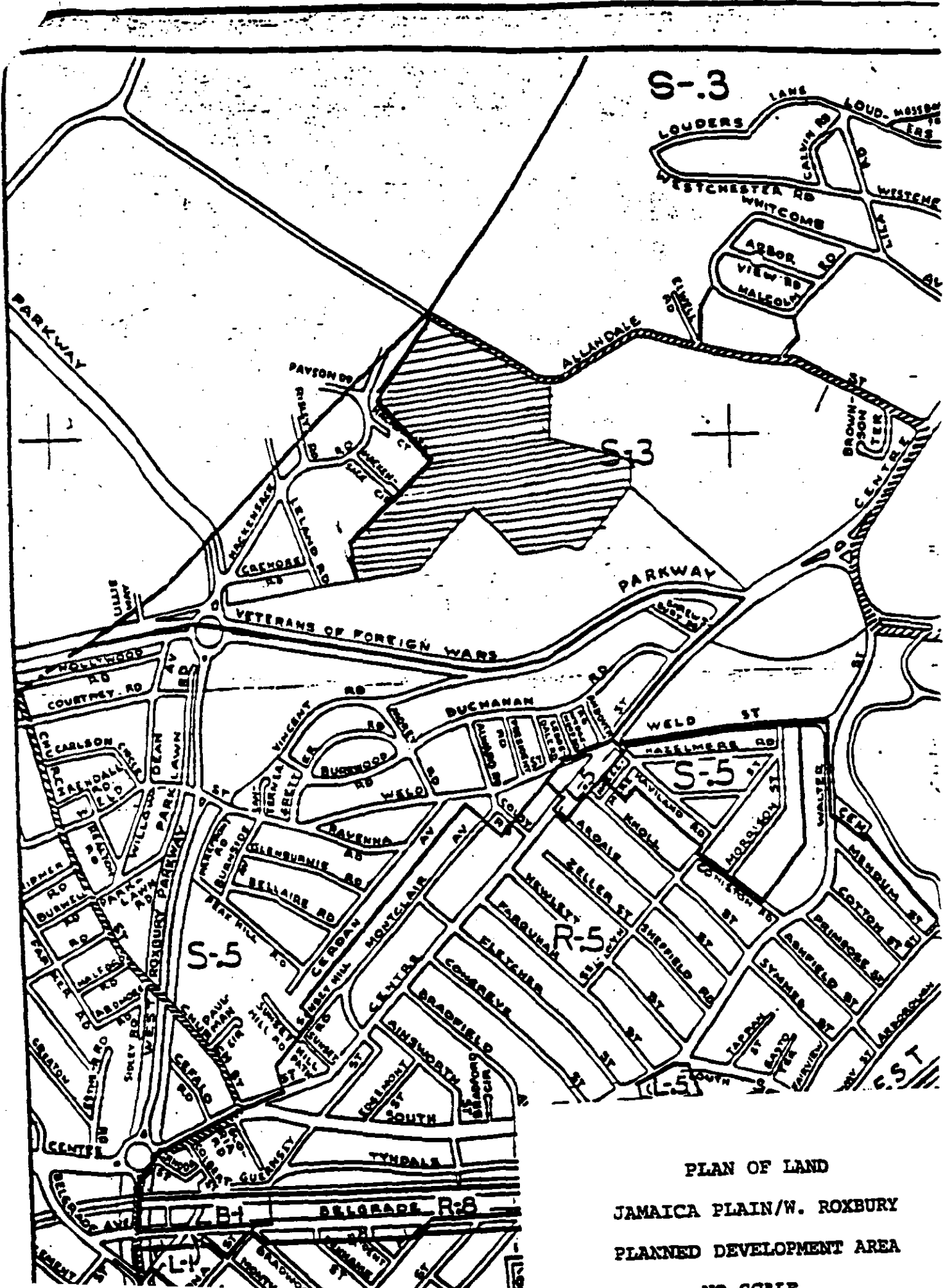
**VOTED:** That in connection with the Second Amended and Restated Plan for 44 Allandale Street, West Roxbury/Jamaica Plain, presented at the public hearing duly held at the offices of Boston Redevelopment Authority on December 21, 1994, and after consideration of the evidence present at that hearing, 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 Second Amended and Restated Plan for 44 Allandale Street, West Roxbury/Jamaica Plain. Said Amended and Restated Plan is embodied in a written document entitled "Second Amended and Restated Plan for Planned Development Area No. 31" dated December 21, 1994, 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 Boston Redevelopment Authority.

**AND  
FURTHER  
VOTED:**

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



S-3

PLAN OF LAND

JAMAICA PLAIN/W. ROXBURY  
 PLANNED DEVELOPMENT AREA

NO SCALE



**To: Aaron Schleifer**

**From: Wiliam J. Smith, WRNC, Zoning Co-Chair** 

**Re: Spring House Re-approval**

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**The West Roxbury Neighborhood Council on November 28, 1994, voted as follows:**

**The West Roxbury Neighborhood Council endorses the revised proposal of the Spring House, provided that the developer meet with neighbors to discuss their concerns.**

**[6-4]**

*J. Kevin Leary*  
*Attorney at Law*

*50 Franklin Street*  
*Boston, Massachusetts 02110-1306*  
*Telephone 617-542-8905*  
*Fax 617-542-6479*

December 20, 1994

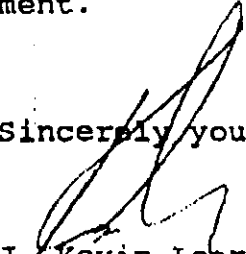
Kevin Morrison, Esquire  
Acting General Counsel  
Boston Redevelopment Authority  
City Hall  
Boston, MA 02201

RE: Springhouse

Dear Kevin:

Please be advised that the Jamaica Plain Neighborhood Council at its November meeting reviewed and approved the Second Amendment to the Planned Development Area for the Springhouse Development. Although, the site in question to be developed lies within the West Roxbury District, as it is commonly thought to be a portion of Jamaica Plain, this Council was afforded the opportunity to comment on the Amendment.

Sincerely yours,



J. Kevin Leary  
Chair  
Zoning Committee  
Jamaica Plain Neighborhood  
Council

JKL/lmf