

BZA APPROVAL: 8/19/92  
BCC APPROVAL: 9/2/92  
EFFECTIVE: 9/21/92

BOSTON REDEVELOPMENT AUTHORITY

August 19, 1992

DEVELOPMENT PLAN FOR

PLANNED DEVELOPMENT AREA NO. 42

WINGATE AT BRIGHTON  
100 North Beacon Street  
Boston, Massachusetts

Bounded by North Beacon Street, by the land  
of the Sisters of Mount St. Joseph and by private parcels

CONTINENTAL HEALTHCARE IV LIMITED PARTNERSHIP

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1. Developer and Proposed Owner: Continental Healthcare IV  
L.P., ("CHC IV" and "the Company") 75 Central Street, Boston, MA  
02109.

2. Architect: The Architectural Team, 50 Commandant's Way,  
Chelsea, MA 02150.

3. Attorneys: Shaevel & Krems, Suite 1250, 99 Summer Street,  
Boston, MA 02110.

4. Description of Planned Development Area: The area for  
which the Company applies for a Planned Development Area ("PDA") is  
described in Exhibit 1 attached hereto. It encompasses the area of  
land at the North Beacon Street side of the property at 637  
Cambridge Street, currently owned by the Congregation of the  
Sisters of St. Joseph of Boston (Sisters). The land is vacant and  
the address will be 100 North Beacon Street, Brighton, Mass.

It is bounded generally on the north by North Beacon Street  
and to the South by the land owned by the Sisters of St. Joseph,  
used as a Mother House and a high school Academy. The Sisters'  
remaining property would be approximately 11 acres. The area is  
further bounded on the east by private properties on North Beacon,  
Pomeroy and Saunders streets, and on the west by private properties  
on Dustin Street.

5. General Description of Project and Project Site: The  
Company proposes to erect on a portion of the PDA a 123 bed state  
of the art nursing home and rehabilitative care facility (together  
referred to hereinafter as the "Proposed Project"). The facility  
would be set on a lot consisting of 130,605 square feet (2.998  
acres). The total square footage of the Proposed Project would be  
a 55,149 square foot building.

The site for the proposed PDA is presently used as a ballfield

and tennis courts by the students of Mt. St. Joseph's Academy. Both of these uses will be relocated to the adjacent parcel on the remaining property of the Sisters, an area that will not be part of the PDA.

6. Plans; Proposed Building Elevations: The relevant site plan and elevations for the project are in Exhibit 2.

7. Proposed Location and Appearance of structures: The new 123 bed nursing home facility will be a three-story, new fireproof construction structure of concrete block and plank construction. The building will have a flat roof which is sloped to drain, and the top of the roof structure will be approximately 35' above the top of ground floor elevation.

The building will be L-shaped consisting of two perpendicular wings. The wing parallel to North Beacon Street will house on the ground floor: the reception area, business office, therapy facilities, laundry, mechanical, boiler room, storage space, on the second floor: the kitchen, dining room, admissions office, hairdresser, and general activity space; and on the third floor: additional administrative and operational space.

The wing perpendicular to North Beacon Street will consist of three identical resident floors with 41 beds per floor including 3 private rooms per floor and 19 double rooms for a building total of 9 private rooms and 57 double rooms. Each floor will also be provided with a central nursing station, a resident day room, bathing areas, miscellaneous storage, and a resident/family lounge.

The exterior of the building will be principally red brick, which will be articulated with patterns of black brick and precast concrete as well as architectural fenestration. The building base is accentuated with recess brick banding and architectural detailed precast concrete underscored with a black brick pattern. Architectural precast concrete sills, jambs and arched heads border architectural fenestrations consisting of double hung and ornamental windows. Roof pediments are capped with architectural precast coping. Sloped roof areas anchoring North Beacon facade are clad with metal standing seam simulating copper clad roofs.

8. Proposed location and Appearance of Open Spaces and Landscaping:

a) General:

The Sister's property connects Cambridge Street in Brighton with North Beacon Street. The Academy and Convent buildings are located off Cambridge Street on the upland portion of the present site, while a baseball field and tennis courts are located at the North Beacon Street side, the site of the proposed PDA. Connecting

Cambridge Street and North Beacon Street is a narrow roadway lined with mature Norway Maple trees. These stately trees combined with the broad lawns of the playing fields create a park-like feeling to the entire North Beacon Street end of the property.

The Sisters' property was designated a Conservation Protection Subdistrict of the Allston-Brighton Neighborhood District under Article 51 to ensure that development on the site was sensitive to the significant natural features and that any new project place its building and site elements into the existing context of the Sisters' property and the neighborhood. The plan for the proposed new Wingate facility seeks to do just this. A sensitive building design with a plan to maintain the existing significant natural features by siting the building in a manner which protects the 'allee' of Norway maples, maintains and restores the shade trees at the edge along North Beacon Street, and combines a plan of protection and restoration for the Norway spruces throughout the site.

b) Siting of the Wingate facility: The L-shaped footprint of the Wingate long term care facility has been placed with the short end along North Beacon Street. This allows for the design of a primary vehicular entry gate on North Beacon Street on the easterly end. This primary entrance will serve as the only vehicular entrance to the site, used by staff, visitors and delivery people. The parking for the facility is on the interior of the site making the parked cars less visible from the street. A buffer area of twenty feet between parking areas and the Saunders Street neighbors provides room for evergreen screening.

Key to this site plan is the protection of the Norway maples 'allee'. The long end of the building is parallel to this existing significant natural feature and no portion of the Wingate facility is located closer than twenty eight feet to the centerline of the easterly row of Maple trees. This allows for a utility drainage corridor of ten feet prior to the drip line of the trees.

Along North Beacon Street the shade trees are located at the sidewalk edge and average forty feet away from the building foundation.

c) Siting the baseball field and the tennis courts for the Mount Saint Joseph Academy: Part of the overall design for the Wingate project is the relocation of the Mount Saint Joseph baseball field and two tennis courts. Three existing courts and one baseball field are presently located along North Beacon Street. The new baseball field will be oriented in a northerly direction on the large portion of the site between the Wingate facility and the Academy itself. It is well away from the Maple 'allee'. The two new tennis courts are oriented North/South and end to end to the west of the Maple 'allee'. Both new active recreation facilities will require some terracing to the site to accommodate the needed

level areas. This means some architectural patterned concrete walls of approximately four to seven feet high will be provided. Walls, slopes, fencing and appurtenances will be integrated in the site with planting. Any slope steeper than three to one will be stabilized. However, the baseball fields and tennis courts will not be located within the PDA.

A paved opening connecting the rear CHC IV parking area and the roadway between the Maples has been centered between trees to minimize its impact. The purpose of this opening is for emergency and minor service access. The parking area which connects to the roadway will be permanently closed by a chain and lock. Walkways from the Wingate building have been centered between Maple trees as well to reduce new pavement near the trunks of the Maple trees. The long term use of the paved roadway between the maples will be restricted to pedestrians with limited vehicle access. In order to prevent additional vehicular traffic over the roots of the trees, this 12 foot wide road was not considered as viable for vehicular site traffic.

Throughout the site similar precautions will be taken for individual trees to be saved. Specifically these include the Norway spruce trees along the Dustin Street side adjacent to the tennis courts, the Trees of Heaven at North Beacon Street and the Norway spruces which fall between the parking lot and ball field on the interior of the site.

d) Restoration of trees: Because the Wingate facility will require the loss of some trees, most importantly Norway spruces within the center of the site, the proposed landscape plan will specify specimen Norway spruces (8-10' in height) to be planted in configurations similar to those which exist upland at the Mount Saint Joseph Academy. These groupings of spruces will restore the pattern across the site of evergreens in lawn areas and will help to integrate the proposed Wingate facility into the broader landscape context.

At North Beacon Street, high calibre shade trees which can withstand urban conditions will be planted to ensure that there are long term specimen trees which have a strong street presence. The landscape plan proposes to plant a greater number of trees on the Wingate site that are lost due to its construction.

9. Permitted Uses: The PDA may be used for the following uses: a nursing home, and will include the following uses: reception area, business office, therapy facilities, laundry, housekeeping, mechanical and storage space, a kitchen, dining room, admissions office, hairdresser, general activity space, additional administrative and operational space, nursing stations, bathing areas, parking areas and a resident family lounge.

Although a nursing home use is a conditional use pursuant to Article 51, Table A, it will be an allowed use within the PDA pursuant to Article 51-39(4) and 51-38(1).

The use of the PDA as a nursing home, the other accessory uses listed in the above paragraph, and any other accessory or incidental uses associated with the operation of a nursing home shall be allowed uses within the PDA.

10. Densities: The total land area of the PDA is 130,605 square feet (2.998 acres). The PDA is made up entirely of land currently within a Conservation Protection Subdistrict ("CPS") of the Allston-Brighton Neighborhood District. The floor area ratios resulting therefrom are as follows:

	<u>Code</u>	<u>Proposed</u>
	Conservation Protection <u>Subdistrict</u>	<u>PDA</u>
Zone Area	No Minimum	130,605'
Allowable FAR	.5	.42
Allowable Gross Floor Area	65,302.5'	55,149'

11. Projected number of Employees: It is anticipated that CHC IV will generate about 280 construction jobs. Continental Healthcare IV, L.P. will make reasonable efforts to hire Boston and Allston-Brighton residents for construction jobs and permanent jobs for the proposed project.

Wingate at Brighton is expected to provide approximately 140 full and part time jobs of on a 7 days/week, 365 days/year basis. The Company also intends to implement a plan to attempt recruitment of Allston-Brighton residents for permanent positions.

12. Proposed traffic circulation: The main vehicular access will be at the northeastern corner of the site on North Beacon street. All traffic will enter the site at this location. However, the main entrance will be in the rear of the building so as to avoid the need for any use of North Beacon Street for parking, stopping or standing. A pedestrian access will also be provided adjacent to this vehicular access. A second vehicular egress will be provided by reusing the existing paved driveway and curbcut on the northwestern end of the site at North Beacon Street. This egress will be limited to emergency use and minor services.

A new decorative fence with brick piers will be provided on

North Beacon Street with a motorized gate at the main vehicular entrance. The gate is closed at night for security reasons and will be automatically operated. A manual gate will be provided at the secondary egress. The side and rear of the property will also be fenced with combinations of chain link and wood fences to provide on-site security.

The company has previously submitted to the Boston Redevelopment Authority a comprehensive Transportation and Access Plan produced by Howard/Stein-Hudson Associates.

13. Proposed parking facilities: The proposed project would have 70 parking spaces located on the nursing home premises, the access to which would be from North Beacon Street.

14. Proposed loading facilities: There will be two offstreet loading bays shielded by a brick wall from street view.

15. Access to Public Transportation: The transit service in the North Beacon Street area in the vicinity of the proposed site consists primarily of bus service. Several MBTA bus lines are within walking distance to the site to serve employees and visitors. The following bus routes access the site with the following routes:

- #57 Watertown Square to Kenmore Square via Newton Corner and Brighton Center;
- #63 Cleveland Circle to Central Square via Market Street;
- #64 Oak Square to Central Square, Cambridge or Kendall/Massachusetts Institute of Technology (MIT) via North Beacon Street;
- #66 Allston, Union Square to Dudley via Brookline Village
- #86 Sullivan Station to Union Square, Allston (via Harvard/Johnson Gate).

Of these bus lines, Bus #64 passes directly by the site, travelling from Oak Square to MIT during the day, connecting to the Red Line at Central Square, with a frequency of 18-30 minutes. On evenings and weekends, the bus travels only as far as Central Square and has a frequency of one hour.

16. Proposed dimensions of Structures: The dimensions of the Project are shown on the attached Plans, Exhibit 2.

17. Financing: Wingate at Brighton will be financed through Continental Health Care's sister subsidiary, Continental Wingate Associates, a HUD-approved lender under HUD's Section 232 mortgage insurance program. The mortgage will be HUD insured under the Section 232 mortgage insurance program. The mortgage insurance application has been filed with the Department of Housing and Urban Development ("HUD") under Section 232 and is awaiting final approval.

18. Zoning: The PDA would be located in a Conservation Protection Subdistrict ("CPS") of the Allston-Brighton Neighborhood District pursuant to Article 51 of the Boston Zoning Code. Although a nursing home is a conditional use within the CPS pursuant to Article 51, Table A, it will be an allowed use within the PDA pursuant to Article 51-39(4) and 51-38(1), and therefore will not require action by the Zoning Board of Appeals.

a. Zoning Requirements:

Use Regulation--	<u>BZC</u>	<u>Proposed Development</u>
Nursing Home	Art. 51, Table A Conditional	PDA Authorized use per Art. 51-39(4) and Art. 51-38(1)
Min. Lot Size	None (Art. 51) (Table H)	(N/A) 130,634' (2.998 acres)
Min. Lot Width	None (Art. 51) (Table H)	460'
Min. Lot Frontage	None (Art. 51) (Table H)	460'
<u>Yards</u>		
Front	20' (Art. 51) (Table H)	30'
Side	None (Art. 51) (Table H)	90'-0"
Rear	None (Art. 51) (Table H)	41'-0"
FAR	.5 (Art. 51) (Table H) 65,302.5'	.42 FAR 55,149'
Bld. Height	45' (Art. 51) (Table H)	35'
Stories	None (Art. 51) (Table H)	3
Max. Lot Coverage	None (Art. 51) (Table H)	N/A (±16%)
Min. Open Space	None (Art. 51) (Table H)	N/A (±34%)

Parking & Loading Facilities	Determined In Art. 31 Review per Art.51-49	Parking - 70 Spaces Loading Bays 2
Signs	11-2(b) 20 sq. ft.	20 sq. ft.

19. Environmental Review: Anticipated permits required from other local, state, and federal entities: Note: Application for each permit listed below may be filed unless further analysis indicate that such permit is not required.

- A. Site plan and Development review pursuant to Article 51 and Article 31 of the Boston Zoning Code.
- B. Department of Public Health (Determination of Need) office has issued exemption from Certificate of Need. DON #4-6012 and DON #4-6014.
- C. Environmental Notification Form has been filed with the Massachusetts Executive Office of Environmental Affairs and an initial determination not requiring an Environmental Impact Report has been issued by the Secretary. A Notice of Project Change letter was filed with the Executive Office of Environmental Affairs on August 13, 1992, stating that there will be 70 parking spaces, and not 90, as was specified in the Company's original ENF. Pursuant to Article 51-13 Site Plan Review and Article 31 and Article 51 Development Review with the Boston Redevelopment Authority it was determined that 90 parking spaces are not necessary, and their reduction will preserve more open space on the site.
- D. Department of Environmental Quality Engineering  
Division of Water Pollution Control  
Sewer Connection Permit if project generates more than 2,000 gallons per day of waste
- E. Massachusetts Water Resources Authority  
Exemption possible from obtaining Industrial User Permit  
  
Joint direct connection permit or sewer extension



permit

- F. Boston Water and Sewer Commission  
Water and Sewer Connection Permit
- G. Boston Public Works Department - Permits Division  
Permits for Temporary Occupancy, Removal, and  
Replacement of Sidewalks, Street Openings and Curb  
Cuts
- H. Boston Transportation Department  
Traffic Access Plan  
Construction Management Plan  
Note: part of Article 31 review
- I. Inspectional Services Department  
Building Permit

20. Land Use: Please refer to Paragraph 7 above.

21. Scheduling: The CHC IV wishes to commence construction of the Project as soon as possible. The estimated time to complete construction, once commenced, is 12 to 16 months.

22. Legal Information: The development entity and owner of the land is Continental Healthcare IV Limited Partnership.

a. Continental Healthcare IV L.P. ownership structure is as follows:

Continental Health Care, Inc.:  
General partner: 1%

Gerald Schuster:  
Limited Partner: 84%

Scott Schuster:  
Limited Partner: 15%

The operator of the facility and lessee of the real estate will be Wingate at Brighton, Inc., a Mass. corporation.

b. Description of any legal judgements or actions pending concerning the project:

- none

c. History of tax arrears on property owned in Boston by developer and owner:

- none

- d. Legal description of the parcel to be developed and evidence of site control:

- the site is presently owned by the Congregation of the Sisters of St. Joseph, a tax-exempt, non-profit religious organization.

- Continental Health Care has entered into a purchase and sale agreement with the Congregation of the Sisters of St. Joseph to purchase the property. The property is shown with metes and bounds on the attached Surveyor's Plan, Exhibit 1, page 2, prepared by R.E. Cameron & Associates, registered surveyors.

23. Community and abutter support: As a result of numerous neighborhood public meetings, Continental Healthcare has been able to demonstrate a substantial level of community support for the proposed project, particularly from immediate abutters of the PDA. Please see Exhibit 3 for a listing of all public meetings held to date, and for a description of those supporting the proposed project.

24. Public Benefits:

a. Property Tax Increase:

The property is presently owned by a tax-exempt institution and yields no real estate tax revenues to the City of Boston. Our present estimates indicate that the proposed Wingate at Brighton, a for-profit entity, may yield tax revenues in excess of \$100,000 per year to the City of Boston.

b. Long Term Care:

Possibly the greatest benefit to the community will be the presence in the neighborhood of a new, state-of-the-art, long-term care facility. Although the Allston/Brighton community has several existing nursing homes, they are all older facilities serving primarily intermediate and rest home level patients or special populations including head injured and ventilator dependent patients. As the population continues to age, the need for skilled nursing beds is becoming increasingly important. Communities in which new long-term care facilities are developed will enjoy the benefits of nursing services in their community. This avoids the need for family, relatives, and friends to travel long distances to visit residents, and will enable residents to

maintain strong ties within their community.

Long-term care facilities are prohibited from discriminating in their admission policies. However, it is the common experience in Massachusetts that most nursing homes are community-based and that a substantial portion of their residents come from the immediately surrounding community. Also many residents, if not from the immediate area, will be related to Allston Brighton residents. Seventy percent (70%) of the beds, pursuant to Department of Health Regulations, will be devoted to Medicaid patients.

c. Neighborhood stabilization:

The use of this site as a nursing home will help define North Beacon Street as the edge of a residential area. North Beacon Street's usage identity is undefined due to the mix and variety of residential, commercial, retail, wholesale, and industrial presently located on the street. The addition of a nursing home, which is primarily a residential use, will reinforce the residential single and multifamily character of the south side of the street, and clarify the separation of the residential from the commercial uses.

d. Security

The site has been abused for many years by outsiders to the detriment of the Sisters of St. Joseph and of the immediate abutters. Complaints about unauthorized and unpleasant activities on the site have been numerous and frequent. The 24-hour presence of Wingate at Brighton and the monitored fencing of the site should alleviate this ongoing neighborhood problem.

e. Employment Benefits, Please see Part 11, above.

f. Community Participatory Process

Continental Healthcare will initiate and maintain a dialogue with members of the community. It will solicit their feedback both during and after construction of the proposed project, and during the operation of the facility.

g. Conservation Restriction

A specific conservation restriction will be granted

by Continental Healthcare to the Boston Redevelopment Authority so that the area fronting on North Beacon Street from and including the "tree allee" to the western property line may be maintained as landscaped open space.

h. Neighborhood Beautification

The applicant will provide twenty-four (24) street trees at locations to be chosen by the Boston Redevelopment Authority.

i. Neighborhood Scholarship Programs

The applicant will provide scholarships to Allston-Brighton students. Please see Exhibit 4.

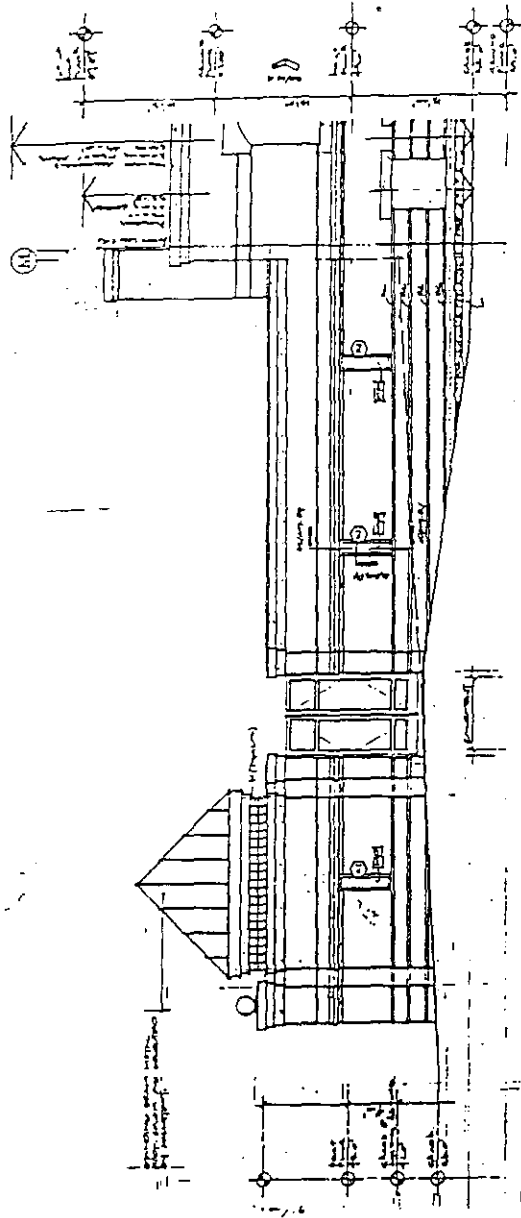
25. Other conditions: As part of the public participatory process, the applicant has agreed to certain conditions covering a conservation restriction, neighborhood beautification, marketing of facilities for Allston-Brighton residents, Scholarship program for Allston-Brighton students, a project community task force, reasonable efforts for employment of Boston and Allston-Brighton residents. Please see Exhibit 4.

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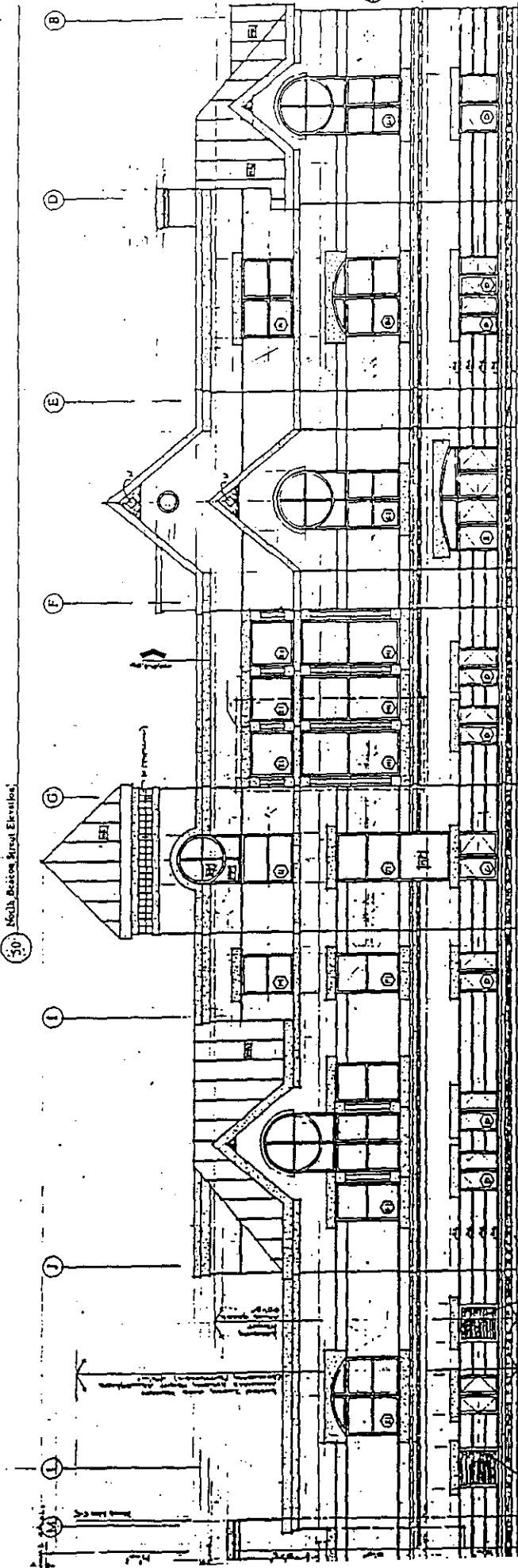
LIST OF EXHIBITS

- Exhibit 1 - Description of PDA By Metes & Bounds and  
Topographic Site Plan
- Exhibit 2 - Site Plan and Elevations
- Exhibit 3 - Community Support and Public Meetings Held
- Exhibit 4 - Agreed Conditions





30 North Boston Street Elevation



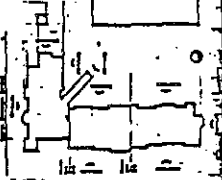
30 North Mason Street Elevation

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WINGATE AT BRIGHTON  
 100 NORTH BEACON STREET  
 BRIGHTON, MA 02145

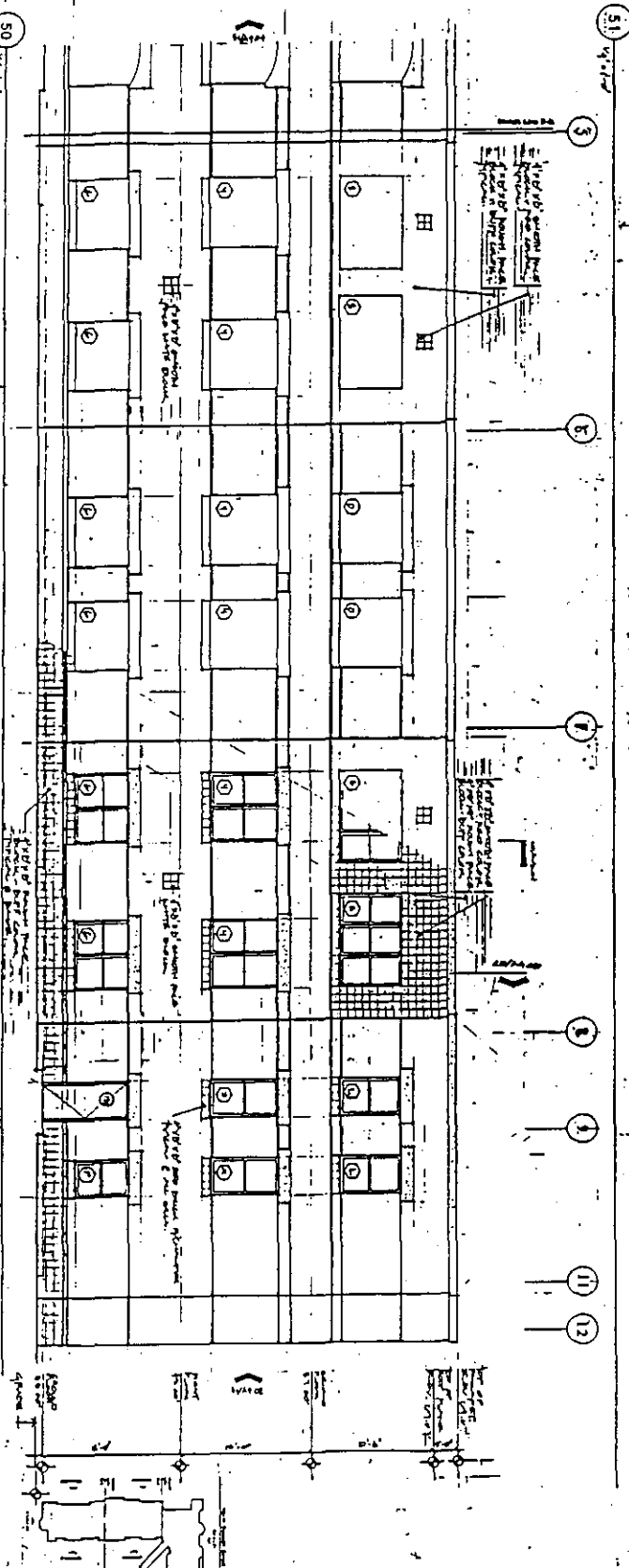
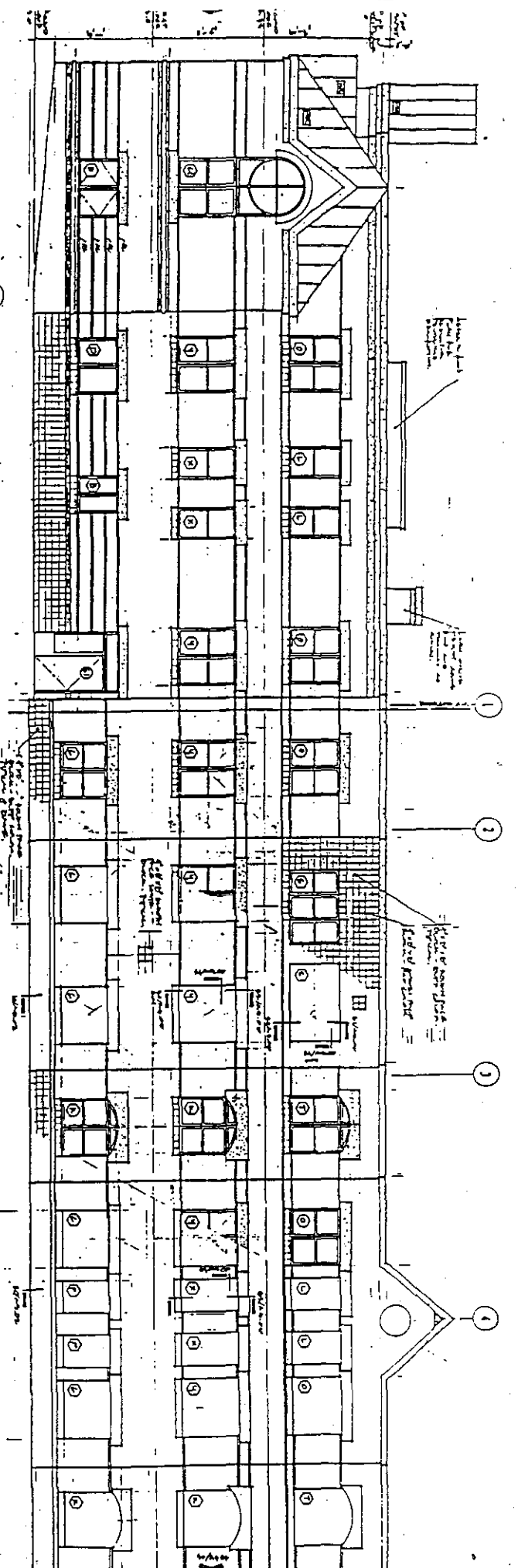
ELEVATIONS

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WINGGATE AT BRIGHTON

10 NORTH BACON STREET, BRIGHTON, MA

ELEVATIONS

ARCHITECTURAL

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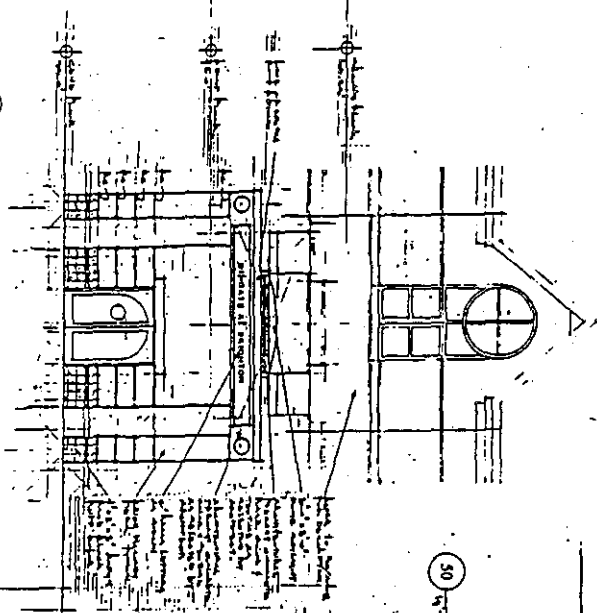
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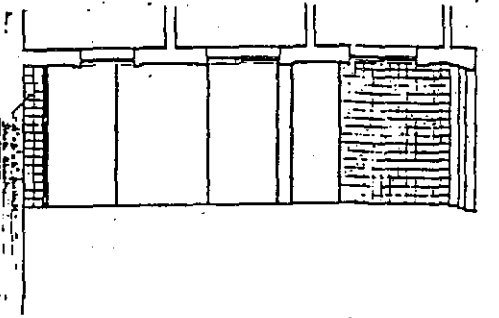
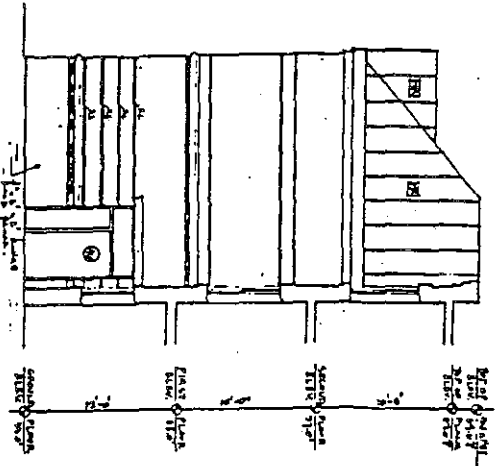
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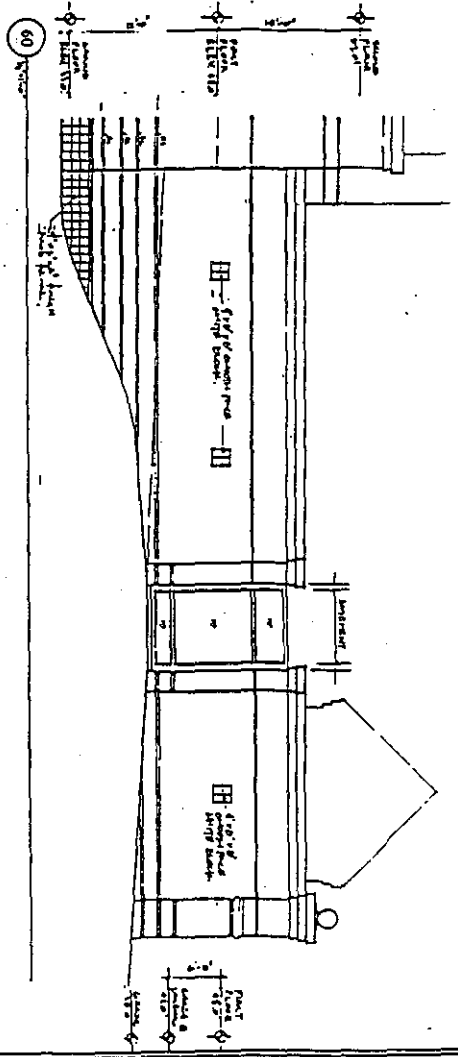
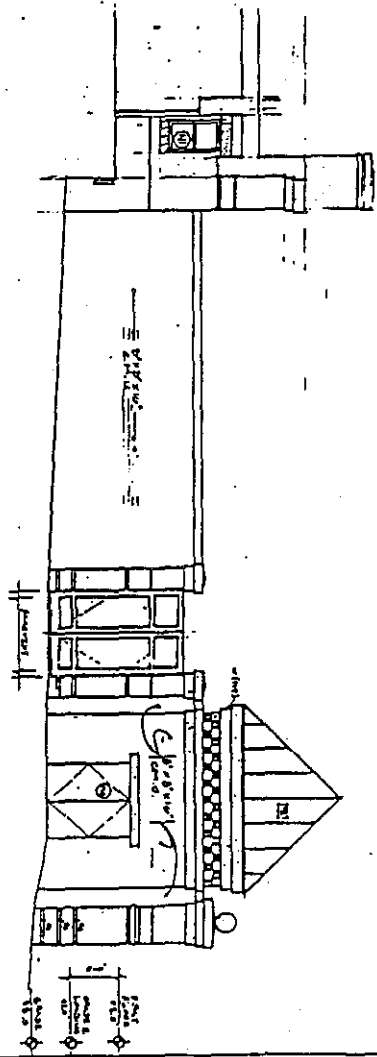
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ELEVATIONS

WINGATE AT BRIGHTON

106 NORTH BEACON STREET  
BRIGHTON, MA

A4.05



EXHIBIT 3

It should be noted that as a result of the numerous neighborhood public meetings, Continental HealthCare has been able to demonstrate a substantial level of community support for the facility, particularly from immediate abutters who continue to experience difficulty with the current unauthorized and abusive use of the property. Over 160 abutters or nearby neighbors, residential as well as commercial, have signed petitions in support of the project. Additionally, over 1300 numerous Allston/Brighton elderly residents have also signed petitions of support. Copies of some of these petitions have previously been given to the BRA.

The following is a list of public meetings held to date:

<u>Date</u>	<u>Location</u>	<u>Group</u>
09/26/89	Mt.St.Joseph Academy	General open neighborhood mtg.
12/12/89	Mt.St.Joseph Academy	Dustin Street abutters
12/13/89	Mt.St.Joseph Academy	Saunders Street abutters
04/90	Brighton Police Sta.	Brighton/Allst. Improv. Assoc.
12/90	Mt.St.Joseph Academy	MEPA public meeting
05/22/91	McNamara House Elderly Housing	Residents
05/23/91	Mt. St. Joseph Academy	Neighborhood meeting
06/04/91	Veronica Smith Senior Center	Residents
06/06/91	Pat White Bld. Elderly Housing	Residents
06/12/91	Camelot Court Elderly Housing	Residents
06/14/91	Fidelis Way	Residents
06/91	Governor apts. Elderly Housing	Residents
06/91	Comaneu Apts. Elderly Housing	Residents
06/24/91	Mt.St.Joseph Academy	General open neighborhood mtg.
07/16/91	VFW Post	Allston Civic Association
01/92	Mt.St.Joseph Academy	Abutter meeting
05/05/92	Mt. St.Joseph Academy	Neighborhood meeting
06/92	Bri./Alls.Police Sta.	Brighton/Allston Improvement Assoc.
07/92	Theresa Hines	Brighton Allston Improvement Assoc.
07/29/92	Brighton police Statn.	Brighton/ Allston Improvement Assoc
8/92	City Hall	Brighton Allston Improvement Assoc.
08/04/92	Hatherly Road	Brighton Allston Improvement Assoc.
08/05/92	Veronica Smith Sen.	Elderly community

Most of the above meetings were voluntarily initiated by Continental Health Care in accordance with its ongoing efforts to maintain a dialogue with the community.

WINGATE AT BRIGHTON

PROPOSED CONDITIONS OF APPROVAL

1. Open Space/Conservation Protection Area

The applicant agrees to grant a conservation restriction pursuant to M.G.L. c. 184 sections 31 through 33 to the Boston Redevelopment Authority to prevent the construction of any future buildings or structures excepting structures devoted to recreational uses or excepting drainage, utility, or emergency access uses. The specific area and specific terms of the restriction and uses allowed within the area shall be approved by the Director of the Boston Redevelopment Authority but generally will encompass the area outlined in the attached exhibit A.

2. Neighborhood Improvements

The applicant agrees to supply and plant a total of 24 street trees at locations in Allston/Brighton chosen by the Boston Redevelopment Authority. The Boston Redevelopment Authority shall be responsible to secure any municipal permits required to plant these trees.

3. Marketing of Facility For Allston/Brighton Residents

The Applicant will solicit patients for the facility by targeting Allston/Brighton residents. This outreach shall include efforts with hospitals and their discharge planners to encourage them to refer Allston-Brighton residents to the facility, in addition to marketing the facility to existing elderly housing developments and community-based senior service

centers in order to encourage utilization by Allston/Brighton residents.

4. Scholarship Program For Allston/Brighton Students

The applicant will create a scholarship program to assist Allston/Brighton residents in pursuing a career in the field of health care as follows:

1) During the first year of operation, the applicant will offer financial assistance up to five Allston/Brighton residents to cover the cost of Certified Nurse Aide (CNA) Training Program and assist them in preparing for the state examination.

Subject to passing the CNA state examination, Wingate at Brighton will offer the five recipients positions as Nurses Assistants in the facility.

2) The applicant shall also offer a scholarship program to an Allston/Brighton resident who has been accepted into a nursing program to prepare themselves for licensure as a Licensed Practical Nurse (LPN). Wingate at Brighton will provide to the student up to 50% of tuition and book cost per academic year, up to \$1,000 annually. This scholarship is conditioned on the student being a current employee, full or part-time, of the applicant, remaining a student in good standing and displaying a commitment to work for the applicant as an LPN for two years. Once the student has successfully completed his or her training and has successfully passed the relevant state licensure exams, the student will be offered a staff position with the applicant. This scholarship shall be renewed and awarded to subsequent

students as each recipient completes his or her educational program.

5. Project Task Force

A Community Project Task Force representing the entire community and abutters shall be established by the Boston Redevelopment Authority. The Task Force shall be chaired by one of the abutters and will meet as necessary with the applicant to discuss issues during the construction period and community concerns regarding the operation of the nursing facility after construction.

The Community Task Force shall consist of seven persons. Three persons shall be chosen from three different Allston/Brighton Civic Associations. Three persons shall be chosen from abutters to the Nursing Home and/or abutters to the Sisters of St. Joseph's property. One person shall be chosen from the Congregation of the Sisters of St. Joseph and one person shall be from the Applicant.

6. EMPLOYMENT OPPORTUNITIES

A. Construction Employment

The Applicant shall undertake reasonable efforts to hire Boston and Allston/Brighton residents for construction employment. The applicant shall also request the general contractor and subcontractors to make reasonable efforts to hire Boston and Allston/Brighton residents. The applicant, upon request, shall report the results to the community project task

force.

B. Permanent Employee Recruitment Plan

The applicant shall undertake reasonable efforts for recruitment of Allston/Brighton residents for permanent employment for all wage and salary levels of employment. The applicant will coordinate with Allston/Brighton job placement programs. The applicant shall also do the following:

1) At the commencement of construction, a sign will be placed at the site identifying the phone number to call for information about jobs and placement in the facility.

2) A recruitment office will be set up in Brighton approximately 70 days before the completion of the project. Announcements that the office is open will be made via the local papers and community bulletin boards.

3) Help Wanted advertising will be placed in local papers and newsletters two weeks prior to ads being placed in newspapers outside of the local area. Publications such as the Allston Brighton Journal, the Tab, and local church bulletins will be used. Should certain positions not be filled by local efforts, these positions will be advertised elsewhere.

4) Recruitment staff will speak at local high schools regarding part-time positions available after school. A volunteer program will also be established to give students and community residents an opportunity to work in and learn more about Wingate at Brighton and the care of its residents before

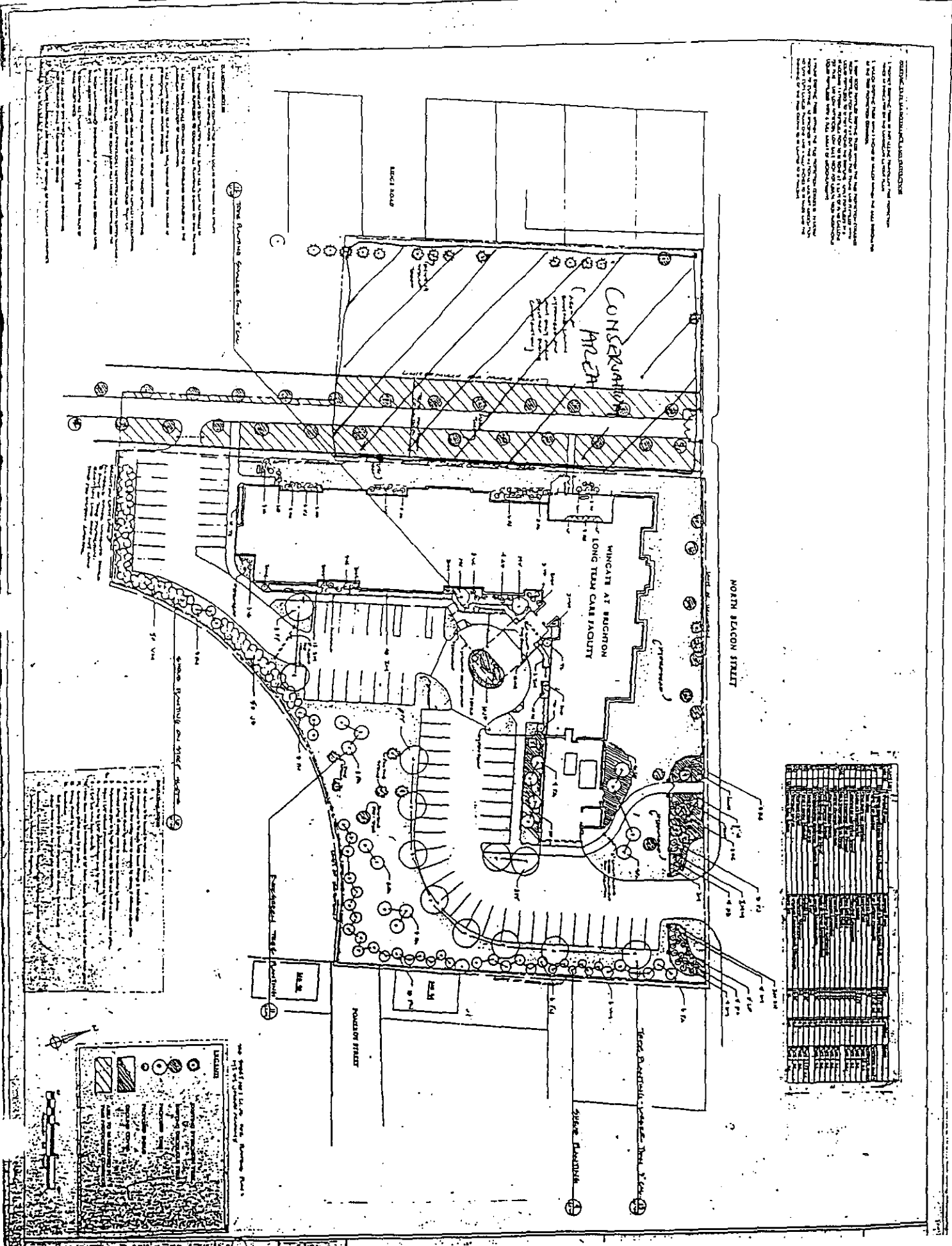


seeking employment in the facility.

5) Wingate at Brighton staff will contact the City of Boston's Office of Jobs and Community Service to identify local residents interested in employment in the facility.

6) Upon request of the Boston Redevelopment Authority, the Applicant shall provide written confirmation of efforts to promote job opportunities to residents of Allston/Brighton and shall appoint a person to ensure compliance.

wab.1



8/19/92

Fact Sheet

Development Plan for Planned Development Area No.42

Wingate At Brighton Nursing Home  
100 North Beacon Street, Brighton, MA

**Developer:** Continental Health Care IV L.P.

**Proposed Project:** New construction of a 123-bed nursing home of approximately 55,000 gross square feet on three floors in addition to a 70-space parking lot.

**Site:** 3 acres, bordered by North Beacon Street to the north, the campus of Mount Saint Joseph Academy to the south and residential properties located on North Beacon and Pomeroy Streets to the east and on Dustin Street to the west.

**Development Cost:** \$7.9 million

**Benefits:**

Neighborhood Beautification: 24 tree plantings along North Beacon Street

Housing: Minimum of 70% Medicaid Patients - shall make every effort to admit Medicaid patients from the urban area in which it is located.

Construction Jobs: 280

Taxes: Approximately \$100,000 taxes from previously tax-exempt land

Permanent Jobs: 110

Conservation Easement: Retain open space

**FAR:** .42

**Underlying Zoning:** Allston-Brighton Neighborhood District, Conservation Protection Subdistrict

**Building Height:** 3 stories, approximately 35 feet

**Parking:** 70-space parking lot

**Necessary Approvals:**

Development review (Article 31) & site plan review (article 51, Sections 51-10 through 51-13), to be combined.

Approval of Development Plan by the Boston Redevelopment Authority

Approval of Development Plan and designation of Planned Development Area by the Boston Zoning Commission

**Necessary Zoning**

**Relief:**

Approval of nursing home conditional use through approval of Development Plan and Planned Development Area designation.

**Construction**

**Timetable:**

Estimated Start of Construction: 1992 -IV

Estimated Completion of Construction: 1993-IV

Construction Sequence: N/A

**MEMORANDUM**

*voted*

AUGUST 19, 1992

**TO:** BOSTON REDEVELOPMENT AUTHORITY AND  
THEODORE CHANDLER, ACTING DIRECTOR

**FROM:** GERARD KAVANAUGH, ASSISTANT DIRECTOR FOR  
INSTITUTIONAL PLANNING AND DEVELOPMENT  
RICHARD MULLIGAN, PROJECT COORDINATOR  
AARON SCHLEIFER, HOUSING ANALYST

**SUBJECT:** WINGATE AT BRIGHTON NURSING FACILITY, 100 NORTH BEACON  
STREET, BRIGHTON.

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**SUMMARY:** PUBLIC HEARING ON WINGATE AT BRIGHTON. THE DEVELOPER,  
CONTINENTAL HEALTH CARE, INC. SEEKS A PLANNED  
DEVELOPMENT AREA DESIGNATION FOR A PARCEL OF LAND AT 100  
NORTH BEACON STREET, BRIGHTON, TO ALLOW FOR A LONG-TERM  
NURSING HOME.

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**INTRODUCTION**

Continental Health Care IV Limited Partnership (CHC IV), the principals of which are Gerald Schuster and Scott Schuster, seek a Planned Development Area (PDA) designation for a parcel of land at 100 North Beacon Street, Brighton. The parcel, which consists of approximately 130,605 square feet (approximately 2.9 acres), is bounded generally by North Beacon Street, Dustin Street and Saunders Street in Brighton.

The proposed Planned Development Area is governed by Article 51 of the Zoning Code (Allston-Brighton Neighborhood District). The project site is situated within a Conservation Protection Subdistrict. The proposed project's use is classified as a Nursing Home, which is a conditional use in the Conservation Protection Subdistrict. Authorization for the Nursing Home use is sought as part of the request for approval of the Development Plan pursuant to Section 51-39 of the Code. Because the proposed project is situated within a Conservation Protection Subdistrict, it also requires site plan review pursuant to Section 51-13 of the Zoning Code. Section 51-13.3 allows site plan review to be conducted as part of the development review process, which the project will require pursuant to Section 51-43.1 and Article 31 of the Zoning Code.

## **PROPOSED PROJECT**

The proposed project consists of a nursing facility in a single, three story structure, to be comprised of 123 beds. The facility will be L-shaped with two perpendicular wings, each approximately 35 feet in height, and will contain approximately 55,000 square feet of gross floor area. (See renderings attached)

The wing parallel to North Beacon Street will consist at the ground floor of the following: reception area, business office, therapy facilities, laundry, mechanical/boiler room, and storage space. The second floor will consist of: kitchen facilities, dining room, admissions office, hairdresser, and general activity space. The third floor will consist of administrative and operational space.

The wing perpendicular to North Beacon Street will consist of three identical resident floors with 41 beds per floor, including 3 private rooms per floor and 19 double rooms per floor for a building total of 9 private rooms and 57 double rooms. Each floor will also be provided with a central nursing station, a resident day room, bathing areas, miscellaneous storage, and a resident/family lounge.

Parking for the facility will consist of surface parking for 70 autos. The surface parking lot will be located within the interior of the site, so that the parked cars will be less visible from the street. A buffer area of twenty feet between parking areas and the Saunders Street neighbors provides ample area for evergreen screening.

## **PROJECT FINANCING**

The projected development cost for the Wingate at Brighton Nursing Home is \$7.9 million and will be financed through Continental Health Care's sister subsidiary, Continental Wingate Associates, a HUD-approved lender under the Section 232 Mortgage Insurance Program.

## **DEPARTMENT OF PUBLIC HEALTH**

The proposed project has secured all necessary approvals to date from the State's Department of Public Health (DPH). As required of DPH, the nursing home will maintain a 70% Medicaid census according to the current regulations, 105 CMR: Massachusetts Department of Public Health 100.610(D). The facility will be subject to audit through the Massachusetts Rate Setting Commission and the Department of Public Welfare.

## **COMMUNITY REVIEW**

The community process in Brighton concerning the proposed project formally began in the spring of 1989. To date, twenty-two public meetings have been held in the Brighton community. The developer has presented the proposal to the Allston Civic Association, the Brighton-Allston Improvement Association, and numerous abutting neighbors. The Allston Civic Association has endorsed the proposed project, as have a majority of abutters to the site. The Brighton-Allston Improvement Association still has outstanding concerns which have not yet been addressed to its satisfaction. Such concerns relate specifically to the accessibility of proposed open space and community benefits.

## **PUBLIC BENEFITS**

A significant public benefit to the community is the retention of a large area, currently proposed to be approximately 31,000 square feet which will be placed under a conservation restriction, thereby ensuring that the land will forever remain in its natural and undeveloped state. The conservation restriction will be subject to the approval of the Boston Conservation Commission. This area will be accessible through a main secured gate and will contain benches for the quiet enjoyment of the residents of the nursing home, surrounding neighbors, and Allston-Brighton residents. Moreover, the building is sited so that it preserves existing open space and landscaping, including the noted existing "allee" of trees which publicly identifies the property.

The developer has also agreed to plant 24 street trees along North Beacon Street to improve its aesthetic quality and character.

The project as proposed will create approximately 280 construction jobs, and approximately 110 permanent employment opportunities. The developer has agreed to advertise in local Allston-Brighton newspapers to solicit local residents for permanent employment opportunities.

The developer will attempt to market the nursing home beds to Allston-Brighton residents through available mechanisms within Boston hospitals in order to maximize the benefit of the home to local residents.

The developer has agreed to provide five scholarships to Allston-Brighton residents for the completion of the Certified Nursing Assistant (CNA) training program, and 1 continuing scholarship for the completion of the Licensed Practical Nurse (LPN) Program. The developer will guarantee employment to these individuals following the completion of their educations.

## **TRANSPORTATION**

The proposed project will generate a modest amount of increased traffic. The developer has met with the City of Boston Transportation Department and will enter into a Transportation Access Plan Agreement to mitigate any potential impacts from the project. Pursuant to the City's Construction Management Program, the developer will also enter into a Transportation Maintenance Program to manage construction traffic during the construction period.

## **ON-GOING COMMUNITY REVIEW**

An agreement has been made that a community task force will be formed by the BRA and the Mayor's Office of Neighborhood Services. Such task force will be comprised of Allston-Brighton residents, and will oversee construction of the facility, after which it will monitor the operation of the facility.

## **APPROPRIATE VOTES FOLLOW:**

**VOTED:** That in connection with the Development Plan for 100 North Beacon Street, Brighton (the "Proposed Project"), presented at the public hearing duly held at the offices of the Authority on August 19, 1992, and after consideration of the evidence presented at that hearing, the Boston Redevelopment Authority, pursuant to Section 51-41 of the Zoning Code, finds that (1) the Development Plan complies with the provisions of Section 51-37 through 51-42 of the Zoning Code; (2) the Development Plan conforms to the Allston-Brighton Neighborhood Plan and the general plan for the City of Boston as a whole; (3) the Proposed Project described in the Development Plan is in compliance with the FAR limits set forth in Section 51-38 of the Zoning Code; and (4) on balance, nothing in the Development Plan will be injurious to the Allston-Brighton neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens;

## **AND FURTHER VOTED:**

That pursuant to the provisions of Section 3-1A and Sections 51-37 through 51-42 of the Zoning Code, the BRA hereby approves the Development Plan for 100 North Beacon Street, Brighton. Said Development Plan is embodied in a written document entitled "Development Plan for Planned Development Area No. 42, Wingate at Brighton, 100 North Beacon Street, Boston, Massachusetts," dated



August 19, 1992, and in a series of plans listed in an exhibit of said document; said document and plans shall be on file in the offices of the Authority;

**AND FURTHER  
VOTED:**

That the BRA authorizes the Director to petition the Zoning Commission of the City of Boston for a Planned Development Area overlay designation for the parcel of land which is the subject of the Development Plan for the Planned Development Area and to execute in the name and on behalf of the Authority all agreements and documents required, all in the Authority's usual form, with the developer of said Planned Development Area. Such agreements and documents shall include such terms and conditions as the Director deems appropriate and in the best interests of the Authority, execution and delivery of such agreements or documents or the taking of any such action to be conclusive evidence of his determination and of the authority granted to him hereunder. Such agreements and documents shall be on file in the office of the Authority;

**AND FURTHER  
VOTED:**

That the BRA hereby authorizes the Director to certify, in the name of the Authority, that any plans submitted to the Commissioner of City of Boston Inspectional Service Department in connection with the Development Plan are consistent with the approved Development Plan, at such time as the Director determines that such plans are thus consistent, his certification of such to be conclusive evidence of his determination and of the authority granted to him hereunder;

**AND FURTHER  
VOTED:**

That the BRA hereby authorizes the Director to certify, in the name of the Authority, that the Proposed Project complies with the Development Review Requirements and site plan review requirements of the Zoning Code, at such time as the Director determines that the Proposed Project thus complies, his certification of such to be conclusive evidence of his determination and of the authority granted to him hereunder; provided, however, that final design review of the Proposed Project shall not be granted prior to the execution of a Transportation Access Plan Agreement with the Boston Transportation Department, and any other necessary agreements.

Map Amendment Application No. 344  
Planned Development Area No. 42  
Boston Redevelopment Authority in behalf of  
Congregation of Sisters of Saint Joseph  
of Boston and  
Continental Healthcare IV Limited  
Partnership  
Allston-Brighton Neighborhood District:  
Mount Saint Joseph Academy CPS  
"D" Designation at 100 North Beacon Street

MAP AMENDMENT NO. 284

THE COMMONWEALTH OF MASSACHUSETTS

EFFECTIVE  
SEPTEMBER 21, 1992\*

CITY OF BOSTON

IN ZONING COMMISSION

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, and after due consideration of the findings of the Boston Redevelopment Authority adopted on August 19, 1992, does hereby approve the Development Plan for Planned Development Area No. 42, and amend "Map 7A," "Map 7B," and "Map 7D," all entitled "Allston-Brighton Neighborhood District," of the series of maps entitled "Zoning Districts City of Boston," dated August 15, 1962, as amended, as follows:

By granting the designation "D", indicating a Planned Development Area overlay district, to the parcel of land in the Allston-Brighton Neighborhood District which is bounded generally as follows: northerly by North Beacon Street; westerly by the rear lines of properties at Dustin Street from no. 111 northerly to North Beacon Street; southerly by land on which Mount Saint Joseph Academy is situated in an existing CPS Subdistrict; and easterly by the westerly lot lines of properties at 84 North Beacon Street and 39 Pomeroy Street and by the westerly end line of Pomeroy Street. Said parcel, containing approximately 130,605 square feet, is shown on a plan entitled "Topographic Site Plan North Beacon Street Boston (Brighton), Mass.," prepared by R.E. Cameron & Associates, Inc., dated January 31, 1992, and is more particularly bounded and described as follows:

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\*Date of public notice: August 22, 1992 (see St. 1956, c. 665) s. 5).

Beginning at a point at the northeasterly corner of North Beacon Street and that portion of the land that is 130 feet from Saunders Street;

Then southerly 236.60 feet; then curving southwesterly 306.76 feet and then continuing westerly 120.14 feet;

Then, continuing northerly 136.53 feet, westerly 105.48 feet, and then northerly 228.75 feet north to the southerly side of North Beacon Street;

Then, easterly along the southerly side of North Beacon Street 461.25 feet to the point of beginning.



Map Amendment Application No. 344

Map Amendment No. 284

Development Plan for Planned Development Area No. 42

*Richard B. Fowler*

Chairman

*Robert A. Brown*

Vice Chairman

*Kenneth E. Hay*

*Thomas B. ...*

*Robert Jordan*

*Edward J. ...*

*Edward J. D'Agostino*

In Zoning Commission

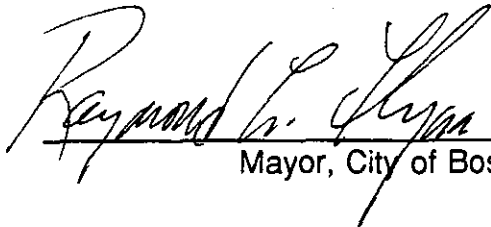
Adopted September 2, 1992

Attest: *Wenigroite Helkete ...*  
Secretary

Map Amendment Application No. 344

Map Amendment No. 284

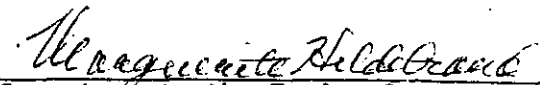
Development Plan for Planned Development Area No. 42

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

Date: 9/21/92

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The foregoing amendment, with the said Development Plan, was presented to the Mayor on September 9, 1992, and was signed by him on September 21, 1992, whereupon it became effective on September 21, 1992, in accordance with the provisions of Section 3 of Chapter 665 of the Acts of 1956.

Attest:   
\_\_\_\_\_  
Secretary to the Zoning Commission