

BOSTON REDEVELOPMENT AUTHORITY

December 2, 1970

Development Plan for Planned Development Area
Babcock and Gardner Streets, Brighton
Pasquale Franchi, Developer

Site: A parcel of land in the Brighton section of the City of Boston bounded and described as follows:

Beginning at a point on the southwesterly side of Gardner Street at the northeasterly corner of Appellant's lot;

Thence running southeasterly, southerly and southwesterly along a curved line at the southwesterly corner of the intersection of Gardner and Babcock Streets, having a radius of twelve (12) feet;

Thence running southwesterly along the northwesterly side of Babcock Street, one hundred seven (107) feet to the center line of a right-of-way thirty (30) feet wide;

Thence running northwesterly along the center line of said right-of-way, one hundred sixty-five and 68/100 (165.68) feet;

Thence running southwesterly across the southwesterly side of said right-of-way and through the center of the southeasterly wall of Appellant's single story building now known as and numbered 1035 Commonwealth Avenue (being a party wall separating Appellant's said building from the building adjacent thereto on the southeasterly side thereof), one hundred eighty-five (185) feet to Commonwealth Avenue;

Thence running northwesterly along the northeasterly side of Commonwealth Avenue, sixty-three and 07/100 (63.07) feet;

Thence running northeasterly through the center of the said northwesterly wall of said single story building now known as and numbered 1035 Commonwealth Avenue (being a party wall separating said single story building from the building adjacent thereto on the northwesterly side thereof), one hundred seventy (170) feet to the southwesterly side line of the aforesaid right-of-way;

Thence running southeasterly 34/100 (0.34) feet along the southwesterly side line of said right-of-way, by the northeasterly wall of said single story building;

Thence running northeasterly across said right-of-way, by land now or formerly of Conveyancers Realty Co., by a line parallel with the center line of the northwesterly wall of said single story building, twenty-three (23) feet;

Thence running northwesterly by land now or formerly of Conveyancers Realty Co., by a line parallel with the north-easterly side line of said right-of-way, one hundred (100) feet;

Thence running northeasterly by land now or formerly of Noyes Buick Company, one hundred ten and 99/100 (110.99) feet to the southwesterly side of Gardner Street;

Thence running southeasterly along the southwesterly side of Gardner Street three hundred sixteen and 54/100 (316.54) feet to the point of beginning.

Containing 49,967.36 square feet of land.

A. Permitted Uses

Gardner Street Parcel. Apartment tower containing no more than 207 dwelling units, parking garage for not less than 205 cars, swimming pool and health club facilities.

Commonwealth Avenue Parcel. Use Item No. 34 (stores primarily serving the local business needs of the residents of the neighborhood); Use Item No. 37 (coffee shop, restaurant, etc.) only if approved by the Design Review staff of the Boston Redevelopment Authority; Use Item No. 39 (office of accountant, architect, attorney, dentist, physician or other professional person, or clinic not accessory to a main use); Use Item No. 40 (Real estate, insurance or other agency office) and Use Item No. 43 (Barber shop; beauty shop; shoe repair shop; self-service laundry; pick up and delivery station of laundry or dry-cleaner; or similar use).

B. Proposed location and appearance of buildings shall be essentially as shown by a series of preliminary drawings prepared by Stahl Associates dated November 25, 1970. The existing building facing on Commonwealth Avenue is to remain as it now exists, subject, however, to a possible future amendment to this Development Plan. The height of the residential tower (exclusive of minor roof structures such as elevator headhouses) is not to exceed two hundred and twenty-five (225) feet measured from the mean elevation of abutting sidewalks, nor twenty-two (22) stories.

C. Open Spaces and Landscaping shall consist of not less than the open spaces and landscaping shown on the Ground Floor Plan, Numbered 6 of the aforementioned series of plans prepared by Stahl Associates. If the handball court, gymnasium and locker rooms are not built as shown, they shall be replaced by landscaped open spaces.

- D. Density: No more than 207 dwelling units shall be built on this site, which constitutes a density of 180 dwelling units per acre, or 241.3 square feet per dwelling unit. The floor area ratio is not to exceed 4.0.
- E. Proposed Traffic Circulation will be provided by existing streets. Auto access to the parking garage from Gardner Street. Pedestrian access to the building is from Babcock Street, at a point approximately 250 feet from Commonwealth Avenue.
- F. Parking and Loading Facilities: No off-street loading facilities are required by the Zoning Code; none are needed nor provided. An underground parking garage shall be provided which shall provide for no fewer than 205 parking stalls.
- G. Access to Public Transportation: The site is served by two MBTA lines, the Boston College Green Line subway surface trolley, and the Kenmore Square - Watertown bus line. Both lines have stops at Commonwealth Avenue and Babcock Streets, less than a block from the Babcock Street pedestrian entrance to the proposed building.
- H. Proposed Dimensions of Structures:
- Apartment Tower: Height not to exceed 22 stories or 225 feet measured from the mean elevation of abutting sidewalks; the gross floor area not to exceed 185,000 square feet.
- Garage: The garage shall be underground and accommodate not fewer than 205 unobstructed parking stalls.
- Commonwealth Avenue Store: This structure, a one story brick store, shall remain as it now stands unless and until an alteration or replacement is approved by an amendment to this Development Plan and is approved by the Boston Redevelopment Authority.
- I. Exterior Building Materials: The proposed tower is to be of concrete; the existing store on Commonwealth Avenue is brick.
- J. Schematic Layout Drawings: A series of seven schematic drawings prepared by Stahl Associates dated November 25, 1970, are to be incorporated into and shall be part of this Development Plan.
- K. Design Review: Materials and treatment of the buildings, garage and open space, plus the location, size, design, illumination, color and materials of exterior signs shall be subject to the design review process of the Boston Redevelopment Authority.

RECEIVED
FEB 2 1971
MAYOR'S OFFICE

Map Amendment Application No. 118
Planned Development Area No. 6
Boston Redevelopment Authority, in
behalf of Pasquale Franchi
Babcock and Gardner Streets, Brighton

Map Amendment No. 84

THE COMMONWEALTH OF MASSACHUSETTS

CITY OF BOSTON

IN ZONING COMMISSION

The Zoning Commission of the City of Boston, acting under the provisions of Chapter 665 of the Acts of 1956, as amended, after due report, notice and hearing, does hereby amend Map 7 of the series of maps entitled "Zoning Districts of the City of Boston" by changing from a B-2 (Business, with a floor area ratio of 2) to a B-2-D (Planned Development Area designation) subdistrict a parcel of land in the Brighton Section of Boston described as follows:

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Richard B Fowler

Chairman

Alfred Gross

Vice-Chairman

Vincent Di Nunno

Louis P Leonard

Richard F. Battler

Lawrence J. DeWitt

Stanley Underhill

In Zoning Commission

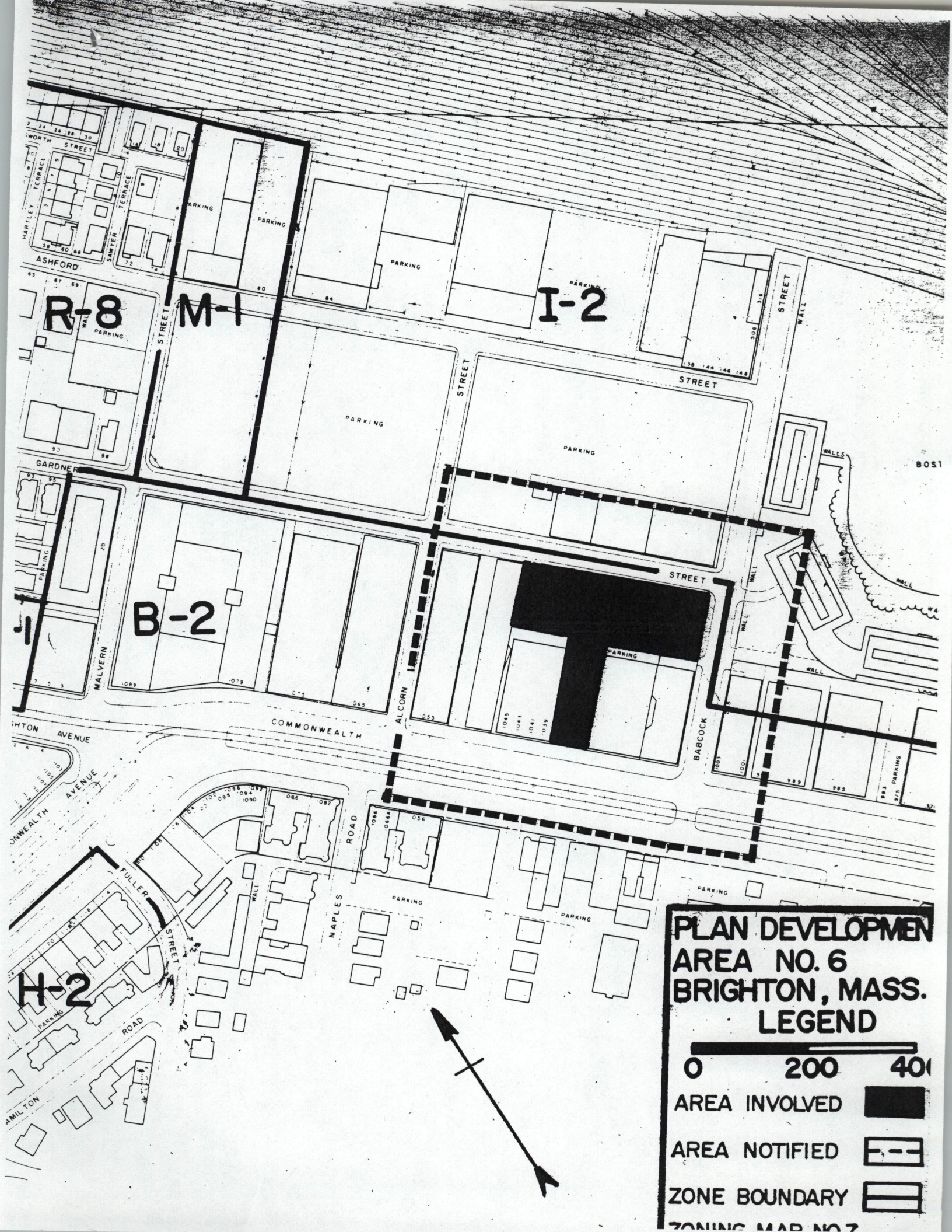
January 28, 1971

Adopted

Patricia M. Donnelly
Patricia M. Donnelly
Secretary

The foregoing amendment was presented to the Mayor on February 2, 1971 and was not returned by him with his objections thereto in writing within fifteen days thereafter. The foregoing amendment therefore became effective on February 17, 1971 in accordance with the provisions of Section 3 of Chapter 665 of the Acts of 1956.

Attest: *Patricia M. Donnelly*
Patricia M. Donnelly
Secretary



R-8

M-1


I-2

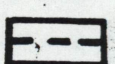
B-2

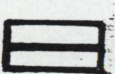
H-2

**PLAN DEVELOPMENT
AREA NO. 6
BRIGHTON, MASS.
LEGEND**



AREA INVOLVED 

AREA NOTIFIED 

ZONE BOUNDARY 

ZONING MAP NO. 7

