

MEMORANDUM

September 6, 1973

VOTED

TO: BOSTON REDEVELOPMENT AUTHORITY
 FROM: Robert T. Kenney, Director
 SUBJECT: DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 8, CABOT ESTATE, JAMAICA PLAIN

The Cabot Estate, bounded by Perkins Street, Sargent Crossing, other land of Cabot, the Boston - Brookline line and Chestnut Street in Jamaica Plain, is a 22.8 acre tract of land containing five single family houses and a stable. The land is irregular in topography and heavily wooded. The Perkins Street frontage faces Olmsted Park and Jamaica Pond.

Mr. Pasquale Franchi, owner of the estate, proposes to develop 178 new condominium dwelling units in the form of town houses and apartments and to retain two of the single family units, one of which is subject to a life term lease and one of which is to be used for a community center. The new units are to be clustered and will conform with the natural topography. None will be higher than the taller trees on the property. A small stream-fed wetland area in the southerly corner of the property will be dammed or dredged to create a pond. The developer will grant to the City of Boston a scenic easement of six acres, of which approximately 50,000 square feet will also be subject to a pedestrian access easement.

The purpose of seeking a Planned Development Area designation is to allow multi-family use and the clustering of single family units. The land is in an S-.3 district, which would normally allow single family detached houses, each on a lot of 9,000 square feet and with a floor area ratio of 0.3. The development plan adheres to a maximum floor area ratio of 0.3 but the following dimensional exceptions from the Boston Zoning Code will be necessary:

	<u>Required Minimum or Maximum</u>	<u>Proposed</u>
<u>Lot size per dwelling unit-</u>		
2 detached single family homes to remain @ 9,000 sq. ft.	18,000 sq. ft.	
178 new units @ 9,000 for first unit and 6,000 sq. ft. for each additional unit	9,000 1,062,000 <hr style="width: 50%; margin: 0 auto;"/> 1,089,000 sq. ft.	994,845 sq. ft. (-91,155)
<u>Height of buildings</u>	2½ stories, 35 ft.	3 stories, 35 ft.; except six stories up to 65 ft. measured from lower side of a building on the slope of a hill but not to exceed 3 stories, 35 ft. when measured from the top of the hill

Mr. Franchi has made enormous concessions to community and conservation interests. Three years ago he proposed three 40 story towers containing 2,000 units. The present proposal generally conforms with guidelines prepared by the Cabot Estate Task Force, and has received the approval of the Cabot Estate Advisory Committee. The Task Force and Advisory Committee represent community interests, the Town of Brookline, the Office of Public Service, Parks and Recreation Department, the BRA and the Boston Conservation Commission.

I recommend that the Authority approve the Development Plan for Planned Development Area No. 8, Cabot Estate, Jamaica Plain, submitted herewith; and authorize the Director to submit said plan to the Zoning Commission for an S-.3D (Planned Development Area) subdistrict designation, and also authorize the Director of the Urban Design Department to certify such plans as may be filed with the Building Commissioner in connection with said plan as being in conformity with said plan.

VOTED: That in connection with the Development Plan for Planned Development Area No. 8, Cabot Estate, Jamaica Plain, presented at the Public Hearing duly advertised and held at the offices of this Authority, Ninth Floor, City Hall, Boston, on Thursday, September 6, 1973, and incorporating six schematic drawings entitled "Cabot Estate", by Irving Salsberg & Associates, dated July 26, 1973, and after consideration of the evidence presented at that meeting, the Boston Redevelopment Authority finds that:

- (1) The said Plan conforms to the General Plan for the City of Boston as a whole;
- (2) Nothing in the said Plan will be injurious to the neighborhood or otherwise detrimental to the public welfare; and
- (3) The said Plan does adequately and sufficiently satisfy all other criteria and specifications as set forth by the Zoning Code of the City of Boston, as amended, for a Planned Development Area subdistrict designation; and further

VOTED: Pursuant to the provisions of Article 3, Section 1 of the Zoning Regulation of the City of Boston, as amended, the Boston Redevelopment Authority hereby approves the Development Plan and directs the Director to transmit the same to the Zoning Commission of the City of Boston with a certificate of these votes constituting the Authority's report and recommendation for favorable consideration by the Commission, and the Director of Urban Design be and hereby is authorized and directed, in the name and on behalf of the Authority, to certify that plans submitted to the Building Commissioner in connection with this Planned Development Area are in conformity with the Development Plan; and further that the Director is authorized to execute in the name and on behalf of the Authority a regulatory agreement with respect to the proposed development.

Boston Redevelopment Authority

September 6, 1973

Development Plan for Planned Development Area No. 8, Cabot Estate,
Jamaica Plain

Owner - Developer: Pasquale Franchi, Weston, Mass.

Location and description of site

A certain parcel of land situated in the Jamaica Plain District of Boston, Suffolk County, Massachusetts and being shown as a parcel containing 22.8 acres of land on a plan entitled "Plan of Land, Boston (Jamaica Plain District), Mass." dated August 12, 1968 revised July 29, 1969 made by Henry F. Bryant & Son, Inc., Engineers. Said parcel of land is more particularly bounded and described as follows:

SOUTHERLY by Perkins Street, as shown on said plan by fifteen courses measuring respectively, 52.33 feet; 55.60 feet; 71.97 feet; 48.51 feet; 72.08 feet; 160.73 feet; 16.54 feet; 131.23 feet; 37.30 feet; 118.65 feet; 235.32 feet; 73.96 feet; 106.53 feet; 27.86 feet; and 11.44 feet; for a total distance of 1220.05 feet;

WESTERLY by Sargent Crossway, as shown on said plan, 724.31 feet, more or less;

NORTHERLY AND NORTHWESTERLY by land of Richardson, as shown on said plan, by four courses measuring respectively, 120.80 feet; 224.32 feet; 187.92 feet; and 15.69 feet; for a total distance of 548.73 feet;

NORTHEASTERLY by land now or formerly of Cabot, 39.87 feet;

NORTHERLY by land of said Cabot, 132.96 feet;

NORTHEASTERLY by land of the Brookline Hospital, 51.82 feet;

NORTHWESTERLY AND NORTHEASTERLY by land of said Brookline Hospital by two courses together measuring 541.76 feet;
EASTERLY by Chestnut Street, as shown on said plan, by four courses measuring respectively, 454.61 feet; 7.10 feet; 45.95 feet; and 10.18 feet; for a total distance of 517.84 feet; and
EASTERLY, SOUTHEASTERLY AND SOUTHWESTERLY by a curved line forming the junction of said Chestnut Street and Perkins Street, as shown on said plan by five courses measuring respectively, 50 feet; 104.53 feet; 107.89 feet; 232.54 feet; and 44.30 feet; for a total distance of 539.26 feet.

Proposed location and appearance of structures

Town houses and apartment structures shall be grouped in clusters and staggered to maintain the informality of the site. Roof heights shall not exceed the height of the larger trees. The chief exterior building materials shall be brick and natural stained wood. The Cabot House may be retained for community use. The Peabody House is subject to a life-term lease and may be retained. The locations and appearance of structures, including a swimming pool and tennis courts, shall generally conform with six schematic drawings that are hereby incorporated into this Development Plan and that are entitled "Cabot Estate" and subtitled "Site Plan", "Typical Cluster Unit", "Site Section", "Parking Plan" and two untitled sketches, all prepared by Irving Salsberg & Associates and dated July 26, 1973.

Open spaces and landscaping

The building coverage shall not exceed 4 acres of the 22.8 acre site. All sizable trees are to be retained where practical. With the exception of dredging to create a pond in the southern corner of the property, the natural terrain shall remain as undisturbed as is practical. The owner shall grant a scenic easement

of six acres to the City of Boston acting by and through its Conservation Commission. Of the six acre easement, approximately 50,000 square feet (1.15 acres) will also be subject to a pedestrian access easement. This will, in effect, extend the limits of Olmsted Park. The above easements are as shown on the above referenced "Cabot Estate - Site Plan".

Permitted uses

Dwelling units in a combination of single family, town or row houses and apartments, accessory parking, swimming pool with small accessory structure, tennis courts, community center and facility for maintenance and storage.

Densities

The floor area ratio shall not exceed 0.3. There shall be no more than 178 new dwelling units in addition to two existing single family houses.

Traffic circulation

The dwelling units shall be served by a perimeter road with a one-way entrance from Perkins Street and a one-way exit at the northerly end of Chestnut Street, as shown on the plans subtitled "Site Plan" and "Parking Plan" referred to above. All other existing driveway entrances shall be eliminated.

Parking and loading facilities

Approximately 178 enclosed parking spaces and 90 open parking spaces shall be provided in general conformity with the plan subtitled "Parking Plan" referred to above. No off-street loading facilities are required.

Access to public transportation

The area is served by a MBTA bus line running from Cypress and High Streets to Kenmore Square. The bus stop is about 530 feet from the Chestnut Street exit drive. Boylston Street (Route 9) with a number of MBTA and private carrier buses is about 3,000 feet from the exit drive and the Brookline Village station of the Riverside line is not much further.

Proposed dimensions of structures

Building heights shall not exceed 3 stories or 35 feet except in the case of a building on a slope of a hill, oriented away from Chestnut Street and Perkins Street, which may have up to six stories and be up to 65 feet in height, measured from ground level on the lower side of the building.

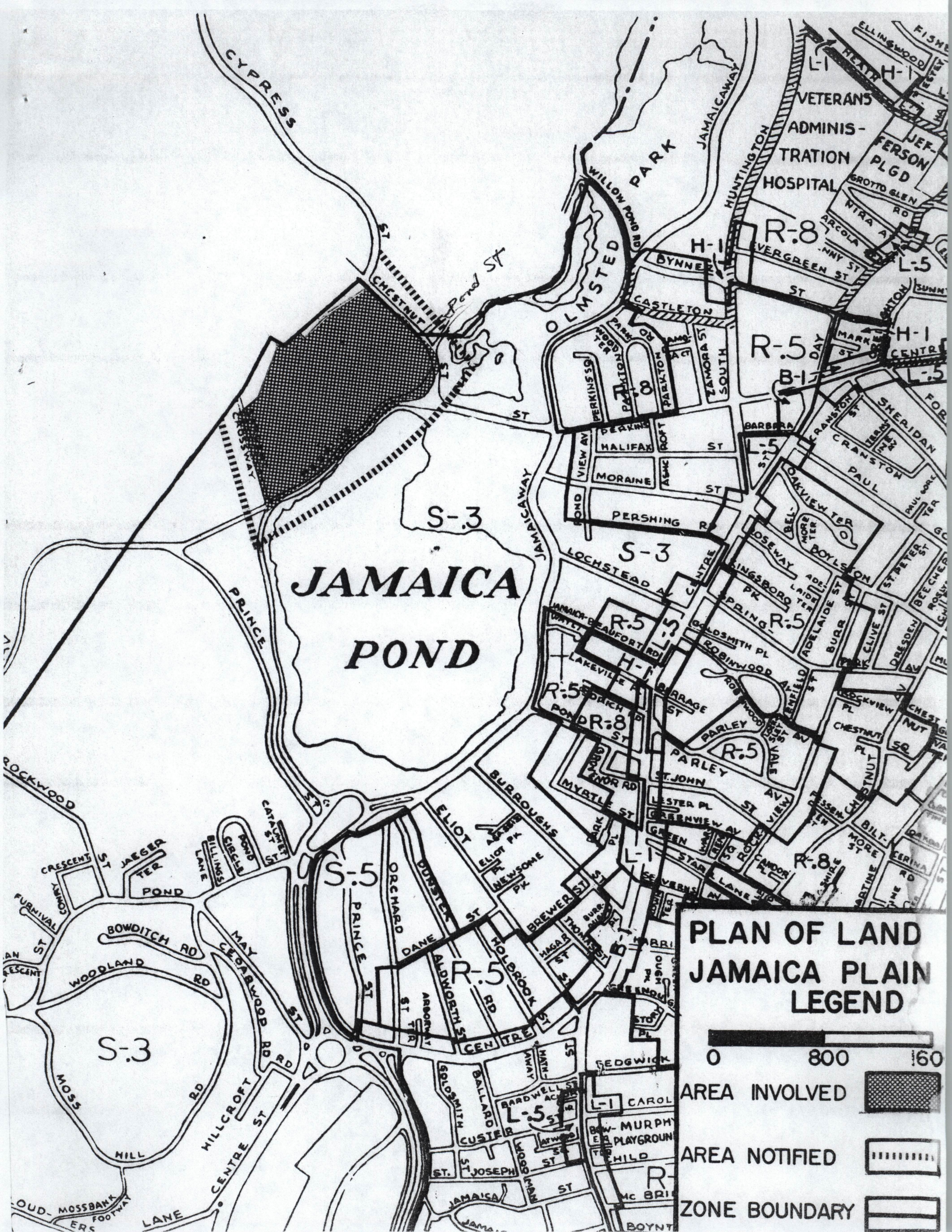
Other dimensions shall be in general conformance with the schematic plans referred to above.

Utilities

Permanent utilities serving units on the site shall be underground.

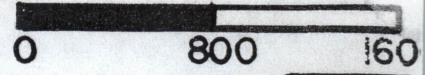
Design Review


1. Development of the design of the site plan, parking and circulation scheme, structures, and units shall be subject to review by the Boston Redevelopment Authority upon completion of Preliminary Design Drawings, Preliminary Working Drawings, Final Working Drawings and Specifications, and, from time to time, during construction.
2. Materials and treatment of the buildings, other structures and open space, also the size, location, design, color and materials of exterior signs shall be subject to the design review process of the Boston Redevelopment Authority.

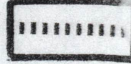


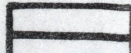
JAMAICA POND

**PLAN OF LAND
JAMAICA PLAIN
LEGEND**



AREA INVOLVED 

AREA NOTIFIED 

ZONE BOUNDARY 

Boston Redevelopment Authority

September 6, 1973

Amended Feb. 6, 1975

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2. Materials and treatment of the buildings, other structures and open space, also the size, location, design, color and materials of exterior signs shall be subject to the design review process of the Boston Redevelopment Authority.

2/13/75

VOTED: 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 and review does hereby take note of and approve the minor amendment to the Development Plan for Planned Development Area No. 8, Cabot Estate, Jamaica Plain, which was approved by vote of the Boston Redevelopment Authority on February 6, 1975, after public hearing held on January 23, 1975, as attached herewith.

Map Amendment Application No. 153
Planned Development Area No. 8
Cabot Estate, Jamaica Plain

MAP AMENDMENT NO. 119

THE COMMONWEALTH OF MASSACHUSETTS

CITY OF BOSTON

IN ZONING COMMISSION

MAYOR'S OFFICE

OCT 10 1973

RECEIVED

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 9 - Jamaica Plain, of the series of maps entitled "Zoning Districts - City of Boston", dated August 15, 1962, which would add the suffix "D", Planned Development Area subdistrict designation, to the present S-.3 designation of a parcel of land on the westerly side of Perkins Street and the southerly side of Chestnut Street in the Jamaica Plain district of the City of Boston, containing 22.8 acres and bounded and described as follows:

SOUTHERLY by Perkins Street, as shown on a plan entitled "Plan of Land, Boston (Jamaica Plain District), Mass." dated August 12, 1968 revised July 29, 1969 made by Henry F. Bryant & Son, Inc., Engineers, by fifteen courses measuring respectively, 52.33 feet; 55.60 feet; 71.97 feet; 48.51 feet; 72.08 feet; 160.73 feet; 16.54 feet; 131.23 feet; 37.30 feet; 118.65 feet; 235.32 feet; 73.96 feet; 106.53 feet; 27.86 feet; and 11.44 feet; for a total distance of 1220.05 feet; WESTERLY by Sargent Crossway, as shown on said plan, 724.31 feet, more or less; NORTHERLY AND NORTH WESTERLY by land of Richardson, as shown on said plan, by four courses measuring respectively, 120.80 feet; 224.32 feet; 187.92 feet; and 15.69 feet; for a total distance of 548.73 feet; NORTHEASTERLY by land now or formerly of Cabot, 39.87 feet; NORTHERLY by land of said Cabot, 132.96 feet; NORTHEASTERLY by land of the Brookline Hospital, 51.82 feet; NORTHWESTERLY AND NORTHEASTERLY by land of said Brookline Hospital by two courses together measuring 541.76 feet; EASTERLY by Chestnut Street, as shown on said plan, by four courses measuring respectively, 454.61 feet; 7.10 feet; 45.95 feet; and 10.18 feet; for a total distance of 517.84 feet; and EASTERLY, SOUTHEASTERLY AND SOUTHWESTERLY by a curved line forming the junction of said Chestnut Street and Perkins Street, as shown on said plan by five courses measuring respectively, 50 feet; 104.53 feet; 107.89 feet; 232.54 feet; and 44.30 feet; for a total distance of 539.26 feet.

Richard B Fowler
Chairman

Richard F Battles
Vice-Chairman

[Signature]

[Signature]

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[Signature]

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In Zoning Commission

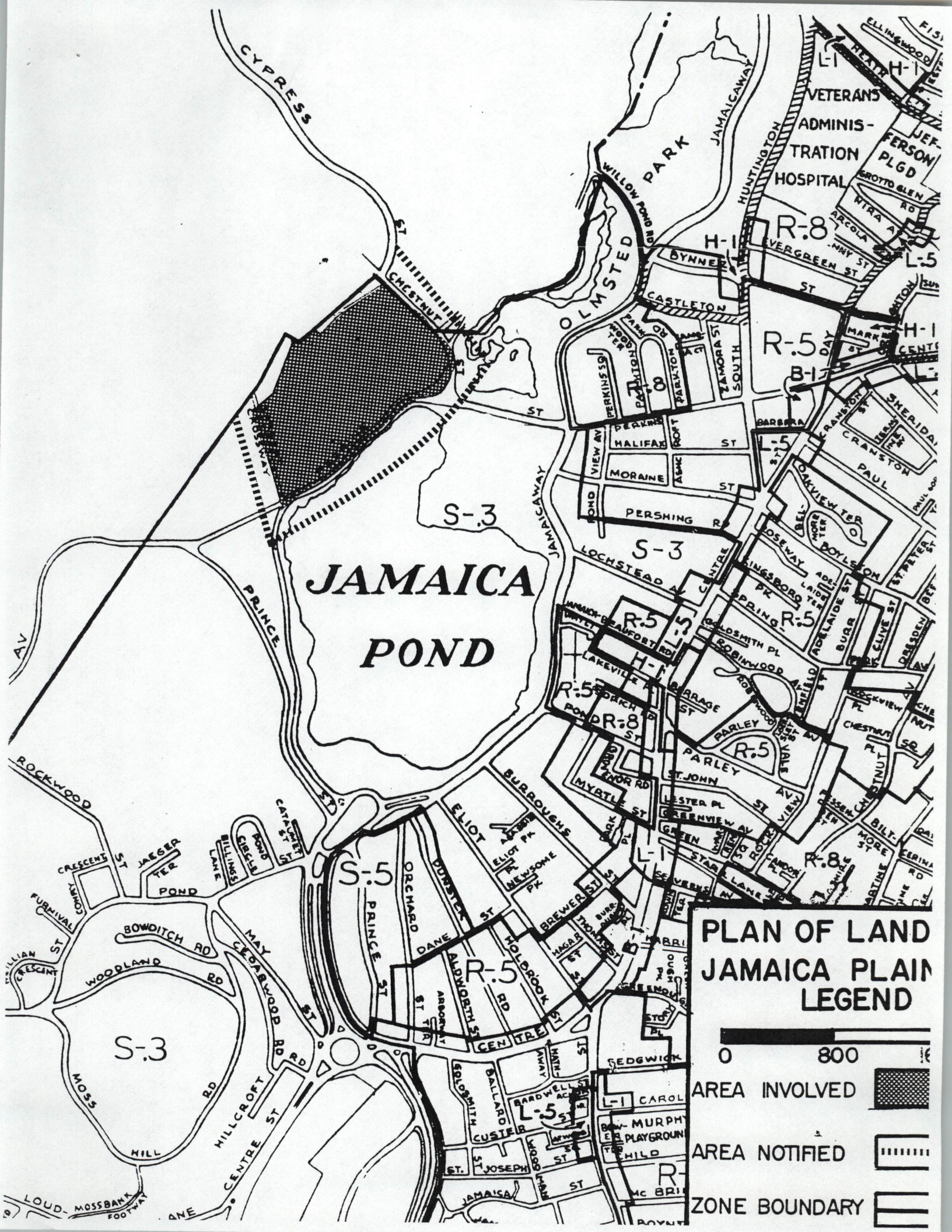
Adopted October 10, 1973

Attest: Elizabeth Siemiakaska
Elizabeth Siemiakaska
Secretary

[Signature]
OCT 11 1973

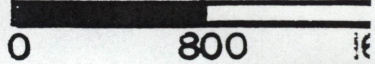
The foregoing amendment was presented to the Mayor on October 10, 1973 and was signed by him on October 11, 1973. The foregoing amendment, therefore, became effective on October 11, 1973, in accordance with the provisions of Section 3 of Chapter 665 of the Acts of 1956.


Attest:
Elizabeth Siemiakaska
Elizabeth Siemiakaska
Secretary





JAMAICA POND

PLAN OF LAND JAMAICA PLAIN LEGEND



AREA INVOLVED 

AREA NOTIFIED 

ZONE BOUNDARY 

VOTED: 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 and review does hereby take note of and approve the minor amendment to the Development Plan for Planned Development Area No. 8, Cabot Estate, Jamaica Plain, which was approved by vote of the Boston Redevelopment Authority on February 6, 1975, after public hearing held on January 23, 1975, as attached herewith.

CERTIFICATE OF VOTE

The undersigned hereby certifies as follows:

(1) That he is the duly qualified and acting Secretary of the Boston Redevelopment Authority, hereinafter called the Authority, and the keeper of the records, including the journal of proceedings of the Authority.

(2) That the following is a true and correct copy of a vote as finally adopted at a meeting of the Authority held on February 6, 1975 and duly recorded in this office:

Copies of a memorandum dated February 6, 1975 were distributed re Minor Amendment to Development Plan for Planned Development Area No. 8, Cabot Estate, Jamaica Plain, attached to which were copies of a proposed vote. Copies of two plans indicating the location of the area and a proposed Traffic Circulation Plan were displayed. This matter had been tabled previously.

On motion duly made and seconded, it was unanimously

VOTED: Pursuant to the provisions of Section 3-1 of the Boston Zoning Code, as amended, and following a public hearing held at the offices of the Authority on January 23, 1975, the Boston Redevelopment Authority hereby amends the Development Plan for Planned Development Area No. 8, Cabot Estate, Jamaica Plain, which was approved by the Authority on September 6, 1973, by striking out the paragraph headed "Traffic Circulation" and inserting in place thereof the following paragraph:

Traffic Circulation.

The dwelling units shall be served by a perimeter road with a one-way entrance from Perkins Street and a one-way exit to Chestnut Street, as shown on the "Site Plan" and "Parking Plan" referred to above or in any other location on Chestnut Street which is approved under the design review process of the Boston Redevelopment Authority. All other existing driveway entrances shall be eliminated.

(3) That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting, and a legally sufficient number of members of the Authority voted in a proper manner and all other requirements and proceedings under law incident to the proper adoption or the passage of said vote have been duly fulfilled, carried out and otherwise observed.

(4) That the undersigned is duly authorized to execute this certificate.

(5) That if an impression of the seal has been affixed below, it constitutes the official seal of the Boston Redevelopment Authority and this certificate is hereby executed under such official seal.

(6) That the undersigned is duly authorized to execute this certificate.

(7) That the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF the undersigned has hereunto set his hand this eleventh day of February, 1975.

LS

BOSTON REDEVELOPMENT AUTHORITY

By Kare Samarin
Secretary