

BRA Approval: Feb. 16, 1989  
Zoning Comm. " " June 22, 1989  
effective: Aug. 3, 1990

BOSTON REDEVELOPMENT AUTHORITY  
FEBRUARY 16, 1989  
DEVELOPMENT PLAN  
for  
PLANNED DEVELOPMENT AREA NO. 31/ALLENDALE GLEN  
44 Allendale Street, West Roxbury  
McNeil & Associates, Inc., Developer

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BOSTON REDEVELOPMENT AUTHORITY

DEVELOPMENT PLAN

FOR

PLANNED DEVELOPMENT PLAN AREA NO.31/ALLENDALE GLEN

44 Allandale Street, West Roxbury

DEVELOPER: The developer of the parcel of land located at 44 Allandale Street is McNeil & Associates, Inc. (the "Developer"), a Massachusetts corporation with its principal office at 420 Providence Highway, Westwood, Massachusetts 02070. Alexander H. McNeil is the president of the corporation and William R. roop III, vice president, is the development supervisor of the proposed Planned Development Area ("PDA").

ARCHITECT: The project architect is The Architectural Team, Inc., of which Robert J. Verrier is president. The firm's corporate offices are located at 50 Commandant's Way, Admiral's Hill, Chelsea, Massachusetts 02150.

DESCRIPTION OF PLANNED DEVELOPMENT AREA: The PDA for Allendale Glen consists of a parcel of land in Boston, Suffolk County,

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

LOCATION AND APPEARANCE OF STRUCTURES: The location and appearance of the proposed structure will be as depicted on the plans entitled "Allendale Glen, Boston, Mass., PDA" prepared by The Architectural Team, Inc., dated April 11, 1989 (the "Plans"), a schedule of which is attached hereto as Exhibit B, as may be further amended pursuant to the Design Review Procedures. The Allendale Glen Development contains a residential building in two sections connected at the lower level by a dining facility, and consists of ninety-nine (99) one, two and three bedroom units of elderly housing with dining, kitchen, community, health, service and one resident manager unit (the "Project").

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

**GENERAL DESCRIPTION OF PROPOSED DEVELOPMENT AND USE ALLOCATION:**

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

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

**ESTIMATED CONSTRUCTION TIME:** Commencement of construction is estimated to be within forty-five (45) days of receipt of applicable approvals, with completion of the Project to be within approximately twelve months thereafter.

PROJECTED NUMBER OF EMPLOYEES: During the construction phase it is estimated that the Project will generate 35-50 construction jobs. Upon completion of the Project it is estimated that between five and eight permanent positions will be created to staff administrative, security, building and ground maintenance positions. The Developer shall submit to the Mayor's Office of Jobs and Community Service and/or the Authority prior to the issuance of the initial building permit for the Development a Boston Resident Construction Employment Plan, an Employment Opportunity Plan and a First Source Agreement, in accordance with the Mayor's Executive Order of July 12, 1985 and Chapter 12 as amended by Chapter 17 of the Ordinances of 1986.

AFFIRMATIVE MARKETING/FAIR HOUSING:

1. The Developer shall provide the Authority with information to be submitted to the Boston Fair Housing Commission for its determination whether any outstanding housing discrimination complaints or issues exist. The Commission shall advise the Authority and the developer and shall take steps to attempt a resolution in accordance with the City of Boston Fair Housing and Employment Plan.
2. The Developer shall prepare an Affirmative Marketing/Fair Housing Plan for the leasing of units within the Project or the sale of shares of the owner entity of the Project and shall submit said Plan to the Authority and the Boston Fair Housing

Commission for review and approval prior to the issuance of the initial building permit for the Project or not less than sixty (60) days prior to the issuance of the first marketing materials for the Project, whichever is earlier. Said Plan shall include a pledge of non-discrimination statement for the Project.

BUILDING DIMENSIONS: That portion of the building most proximate to Allandale Street has three (3)/four (4) levels and is shown as Building A on the Site Plan attached hereto as Exhibit D; the rear portion of the building shown as Building B on said plan has five (5) levels, with the following dimensions:

	BUILDING A	BUILDING B
HEIGHT	37'	54'
WIDTH	66'	66'
DEPTH	130'	201'

TRAFFIC MAINTENANCE PLAN AND TRANSPORTATION ACCESS PLAN: The Developer shall submit a Traffic Maintenance Plan pursuant to the City of Boston Transportation Department Construction Management Program prior to the issuance of the initial building permit for the Project to provide adequate measures to mitigate negative transportation impacts, if any, from the Project during

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

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

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

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

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

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



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

**ENVIRONMENTAL REVIEW:** The Project does not require the filing of an Environmental Notification Form. A 21E site evaluation report has been completed by Briggs & Associates, Inc. and the Site complies with the requirements of Massachusetts General Laws Chapter 21E. The Developer has filed with the Boston Conservation Commission a Notice of Intent and will comply with Massachusetts General Laws Chapter 131 (Wetlands Protection Act) and the Order of Conditions to be issued, which Order shall be issued prior to the issuance of the initial Building Permit.

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

DESIGN REVIEW PROCEDURES: All design plans for the Project are subject to ongoing design review and approval by the Authority. Such review is to be conducted in accordance with that portion of the Authority's Development Review Procedures dated 1985, revised 1986, which pertains to the design features of the Project.

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

Code Use No.	Description
7	Multi-family dwelling

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

ZONING: Upon approval of the Overlay District PDA designation, the Site will be situated within a S-.3-D zoning district

(Residential District). In such a district, relief from the requirements of the Code is sought as an Exception pursuant to Article 6A of the Code. The Project will require Exceptions for the following Code provisions:

Article 8, Section 8-7 Use No. 7: The residential use is classified as a multi-family use and such use will require an Exception from the provisions of the Code.

Article 16, Section 16-1: The heights of the sections of the residential structure within the Project will vary from 37 to 54 feet from the relevant elevation of the ground to the ridge line mid-point of the roof, in a zone wherein the height limit is 35'. Additionally, the building will contain three, four and five levels of residential use in a 2 1/2 story zone. Therefore, relief will be sought in the form of an Exception from the provisions of the Code.

ADDITIONAL ZONING PROVISIONS: Upon (1) the request of the Developer, (2) receipt of a certificate from the Developer that the work on the Project has commenced and is diligently proceeding and (3) a finding by the Director of the Authority that the Project has commenced and is diligently proceeding in accordance with the Development Plan, the Authority shall issue to the Commissioner of the Inspectional Services Department of

the City of Boston a certificate, pursuant to Article 6A, Section 6A-1 of the Code ("6A Certificate"). The 6A Certificate shall state that the work within the Planned Development Area has commenced and is diligently proceeding. This certificate shall be issued as provided for in said Section 6A-1 of the Code. The approval by the Authority of the Development Plan or the issuance by the Authority of the 6A Certificate shall be conclusive evidence to the Commissioner of the Inspectional Services Department that the work on the Project is diligently proceeding.

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

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

terms and provisions of M.G.L. c. 184, Section 31. With respect to approximately eight (8) acres of the Site, as shown on the Plans, the restriction will preserve a wooded rural setting. Upon conveyance of the conservation restriction, this land will be protected by a restriction which will specifically prohibit the following,

(a) construction or placing of buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground; (b) dumping or placing of trash, waste or unsightly or offensive materials, (c) removal or destruction of trees, shrubs or other vegetation except as may be approved by the Boston Conservation Commission (d) excavation, dredging or removal of loam, peat gravel, soil rock or other mineral substance in such manner as to affect the surface, (e) surface use except for forest or outdoor recreational purposes or purposes permitting the land or water area to remain predominantly in its natural condition, (f) activities detrimental to drainage, flood control, water conservation, erosion control or soil conservation, or (g) other acts or uses detrimental to such retention of land or water areas.

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

EXHIBIT B

LIST OF PDA PLANS

List of the Plans and Drawings Entitled: Allendale Glen, Boston, Massachusetts. Prepared By the Architectural Team, Inc., 50 Commandants Way at Admirals Hill, Chelsea, MA 02150, dated April 11, 1989.

1. Perspective of Proposal Building
2. Site Plan
3. Site Plan-Trails and Paths
4. Planting Plan
5. Topographic/Plot Plan
6. Site Index Plan
7. Site Section
8. Ground Floor Plan
9. First Floor Plan
10. Second Floor Plan
11. Third Floor Plan
12. Top Floor Plan
13. Roof Plan
14. Front Elevation
15. Rear Elevation
16. Side Elevation
17. Side Elevation
18. Building Section
19. Unit Plans
20. Unit Plans
21. Parking Plan
22. Conservation Restriction Site Plan

EXHIBIT C

# The Architectural Team

50 Commandant's Way • At Admiral's Hill • Chelsea, MA 02150

Telephone: 617-889-1102

Fax: 617-884-4329

EXHIBIT 'C'

ALLENDALE GLEN  
Boston, Massachusetts

Site & Building Calculations

Lot Area: 13.496 acres (587,884 s.f.)

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

	<u>Res.</u>	<u>Non Res.</u>	<u>Total</u>
Ground Floor	16,787	18,045	34,832
First Floor	28,768	9,544	38,312
Second Floor	31,011	7,235	38,246
Third Floor	30,057	7,209	37,266
Top Floor	9,848	2,422	12,270
<b>TOTALS:</b>	<b>116,471 s.f.</b>	<b>44,455 s.f.</b>	<b>160,926 s.f.</b>

<u>Building Lot Coverage:</u>	41,528 s.f.
<u>Roadways, Walkways, &amp; Parking (1:1 ratio):</u>	59,938 s.f.
<u>Total Open Space:</u>	486,418 s.f. = 11.17 acres
landscaped space	28,203 s.f. = .65 acres
detention basin	15,200 s.f. = .35 acres
undisturbed space	443,015 s.f. = 10.17 acres
<u>% Open Space</u>	83%
<u>F.A.R.</u>	$\frac{160,926 \text{ s.f.}}{587,884 \text{ s.f.}} = .27$

ZONING COMPUTATION FORM COVERING ALL NEW BUILDINGS, CHANGES OF OCCUPANCY, ALTERATIONS, ETC.

(1) USE ITEM: ARTICLE 6

(2) DIMENSIONAL REQUIREMENTS: ARTICLE 13-1

ARTICLE AND SECTION	14-1	14-2	14-1 PLUS 14-2	14-3 14-4	ART 15	ART 16	ART 17	ART 18	ART 19	ART 20	ART 21	ART 22
	MIN. LOT SIZE	MAX. LOT AREA FOR ADMIT. DWELLING UNIT	TOTAL LOT SIZE	MIN. LOT WIDTH	MAX. FLOOR AREA RATIO	MAX. HEIGHT OF BLDG.	USABLE OPEN SPACE PER DWELL. UNIT	MAX. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MIN. SETBACK OF PARAPET	MAX. USE OF REAR YARD
Zone	9,000SF	6000/unit (594,000)	603,000	70	0.3	2 1/2 St. 35'	None	30'	15'	50'	None	20'
S.3 Single Family	EX-100 COVENANTS											
Multi-Family	PROPOSED COVENANTS	9,000SF	587,884	13,496 ACRES	300'	0.27	54'*	None	180'	75'	135'	N/A

GROSS FLOOR AREA: SECTION 2-1(21) F.A.R. =  $\frac{\text{Gross Floor Area}}{\text{Lot Area}} = \frac{160,926}{587,884} = .273$

Ground Floor	34,832 s.f.
First Floor	38,312 s.f.
Second Floor	38,246 s.f.
Third Floor	37,266 s.f.
Top Floor	12,270 s.f.

Total — 160,926 s.f.

(3) OFF-STREET PARKING: ARTICLE 23

Dwelling Units X factor = spaces (for houses, apartments, hotels, etc.)

or  
 spaces (for offices, stores, factories, etc.)

(4) OFF-STREET LOADING: ARTICLE 24

only required for uses other than 1 through 14, 26, 27, 28, 31, 32, 33, 39, 40, 41, 42, 43, 58, 59)

NOTE: All of above data is to be attached to...

FEB 09 09:49 517-542-647900

EXHIBIT C

P. 3



EXHIBIT D

ALLEDALE GLEN  
BOSTON, MASS.

SITE PLAN

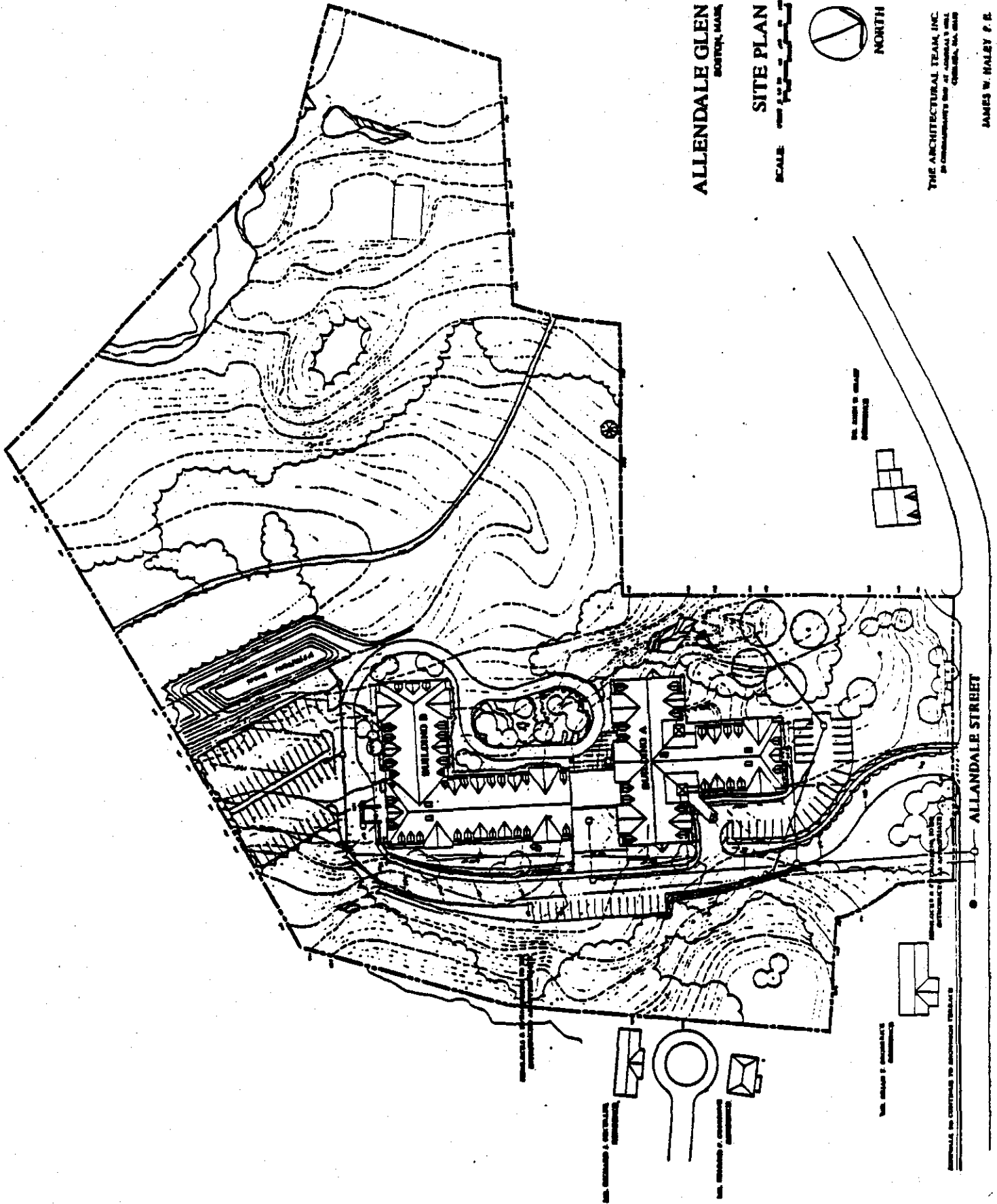
SCALE: 1" = 100'



NORTH

THE ARCHITECTURAL TEAM, INC.  
20 COMMERCIAL STREET, BOSTON, MASS.

JAMES W. HALEY, P.E.



FACT SHEET  
BOSTON REDEVELOPMENT AUTHORITY  
PLANNED DEVELOPMENT AREA PROJECT NO. 31  
ALLENDALE GLEN/44 ALLANDALE STREET  
WEST ROXBURY

Developer: The Developer is McNeil & Associates, Inc., a Massachusetts business corporation having a principal office at 420 Providence Highway, Westwood, Massachusetts 02090. Alexander H. McNeil is president of the corporation and Andrew P. Burnes is a vice president of the corporation.

Architects: The Architectural Team, 50 Commandants Way, Admirals Hill, Chelsea, Massachusetts 02150.

Site Description: Approximately 13.496 acres (587,884 square feet) of land located on Allandale Street, Jamaica Plain/West Roxbury section of Boston and numbered 44 Allandale Street. The area is privately owned and consists of vacant land, rural in nature with extensive woodlands, meadows and the foundation remains of the former Souther Estate.

General Description of the Development and Uses: Allendale Glen will consist of two residential buildings containing a total of 99 retirement housing units and one resident manager unit. The residential structures will be connected by a link. Building A consists of 70 dwelling units located on three/four levels. Building B consists of 30 dwelling units located on five levels with a dining facility, laundry, greenhouse, workshop, resident manager's unit, cooperative shop, and other elderly-oriented amenities. The development will provide approximately 83% open space (11 acres of the approximate 13.4 acres) as shown on the plan. A conservation restriction as shown on the Conservation Restriction Site Plan will be provided subject to the approval of the Boston Conservation Commission and respective easements conveyed to certain abutters so that all development activities are controlled in a manner sensitive to the environmental character of the site.)

Estimated Construction Time:

Commencement of Construction: Summer 1989  
Completion of Construction: Summer/Fall 1990

**Projected Number of Employees:** It is estimated that the construction of Allendale Glen will create between 35 to 50 construction jobs. After completion, it is estimated that the Allendale Glen development will create five to eight permanent positions to staff administrative, security, building and ground maintenance positions.

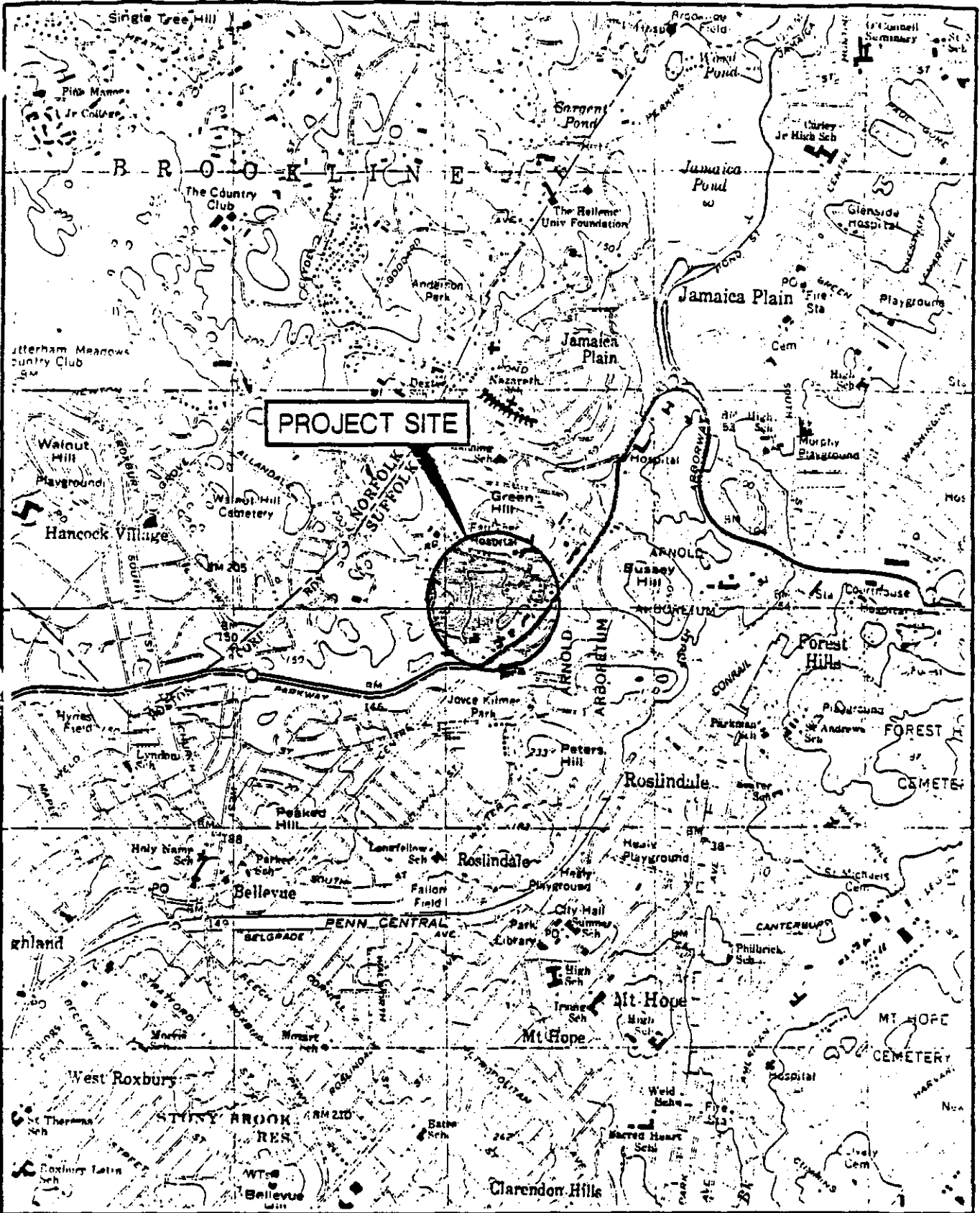
**Density:** The construction of the residential complex of 99 dwelling units plus one resident manager's unit in two structures will occupy a total floor area of approximately 160,926 square feet. The required floor ratio for the S.3 zone is .3, and the floor area ratio for the project is .27.

**Design Review:** Design materials for the Allendale Glen development are subject to ongoing design review and approval by the Authority. Such review is conducted in accordance with the Authority's design review procedures dated 1985, as revised 1986.

**Zoning:** Upon approval of the Overlay District PDA designation, the Site will be situated within a S-.3-D zoning district (Residential District). In such a district, relief from the requirements of the Code is sought as an Exception pursuant to Article 6A of the Code. The Project will require Exceptions for the following Code provisions:

Article 8, Section 8-7 Use No. 7: The residential use is classified as a multi-family use and such use will require an Exception from the provisions of the Code.

Article 16, Section 16-1: The heights of the sections of residential structure within the Project will vary from 37 to 54 feet from the relevant elevation of the ground to the ridge line mid-point of the roof. Additionally, the building will contain three, four and five levels of residential use in a 2 1/2 story zone. Therefore, relief will be sought in the form of an Exception from the provisions of the Code.



**PROJECT SITE**

**44 ALLANDALE ROAD  
JAMAICA PLAIN, MA**

JOB NO. 3.0028.0

SCALE 1" = 2083'

DATE NOVEMBER 23, 1987

**PROJECT LOCATION MAP**



FIGURE NO.

**A**

ALLENDALE GLEN  
BOSTON, MASS.

SITE PLAN

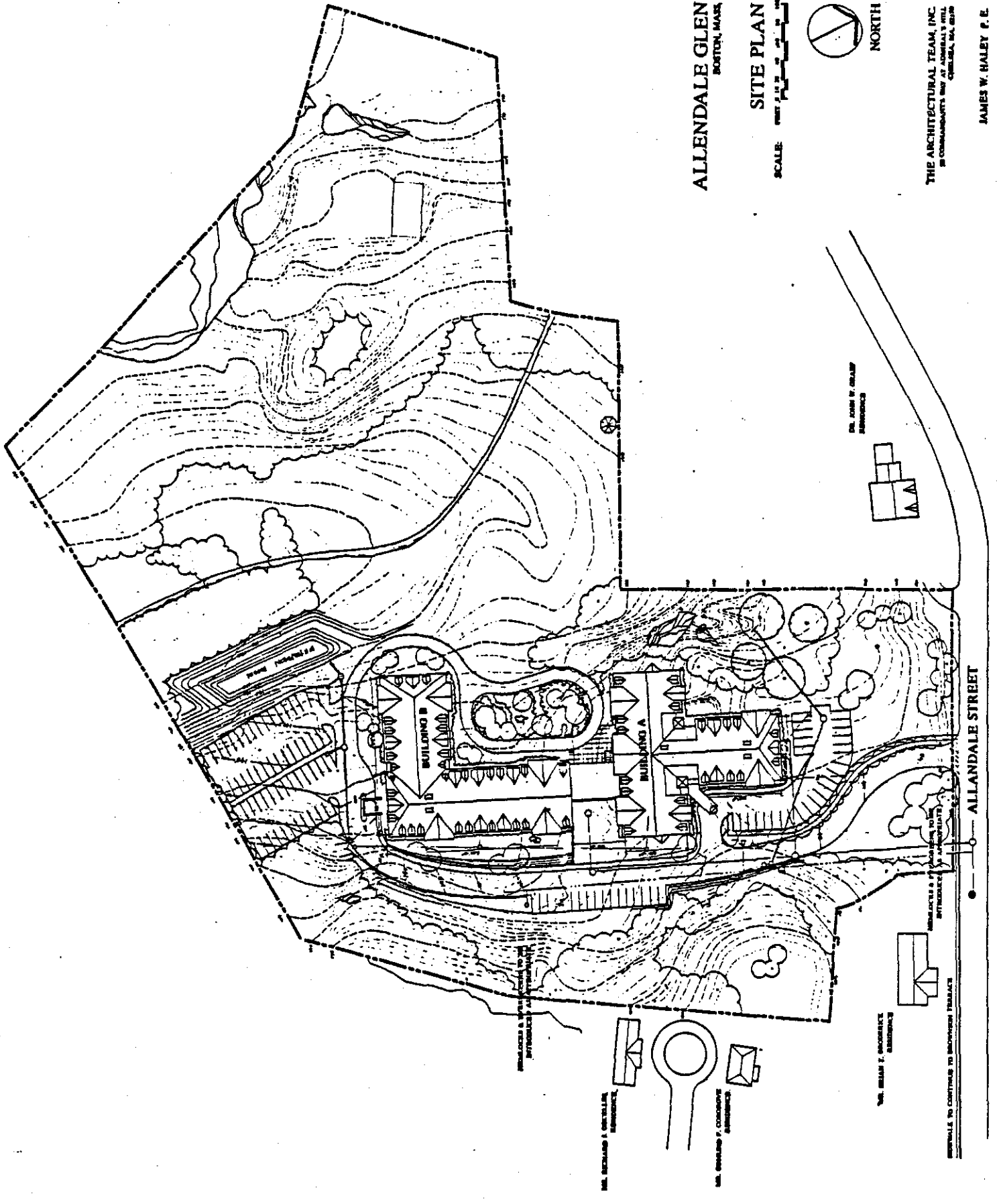
SCALE: 1" = 40' 0"



NORTH

THE ARCHITECTURAL TEAM, INC.  
IN COMPLIANCE WITH THE MASSACHUSETTS  
GENERAL LAWS

JAMES W. HALEY P. E.



**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.

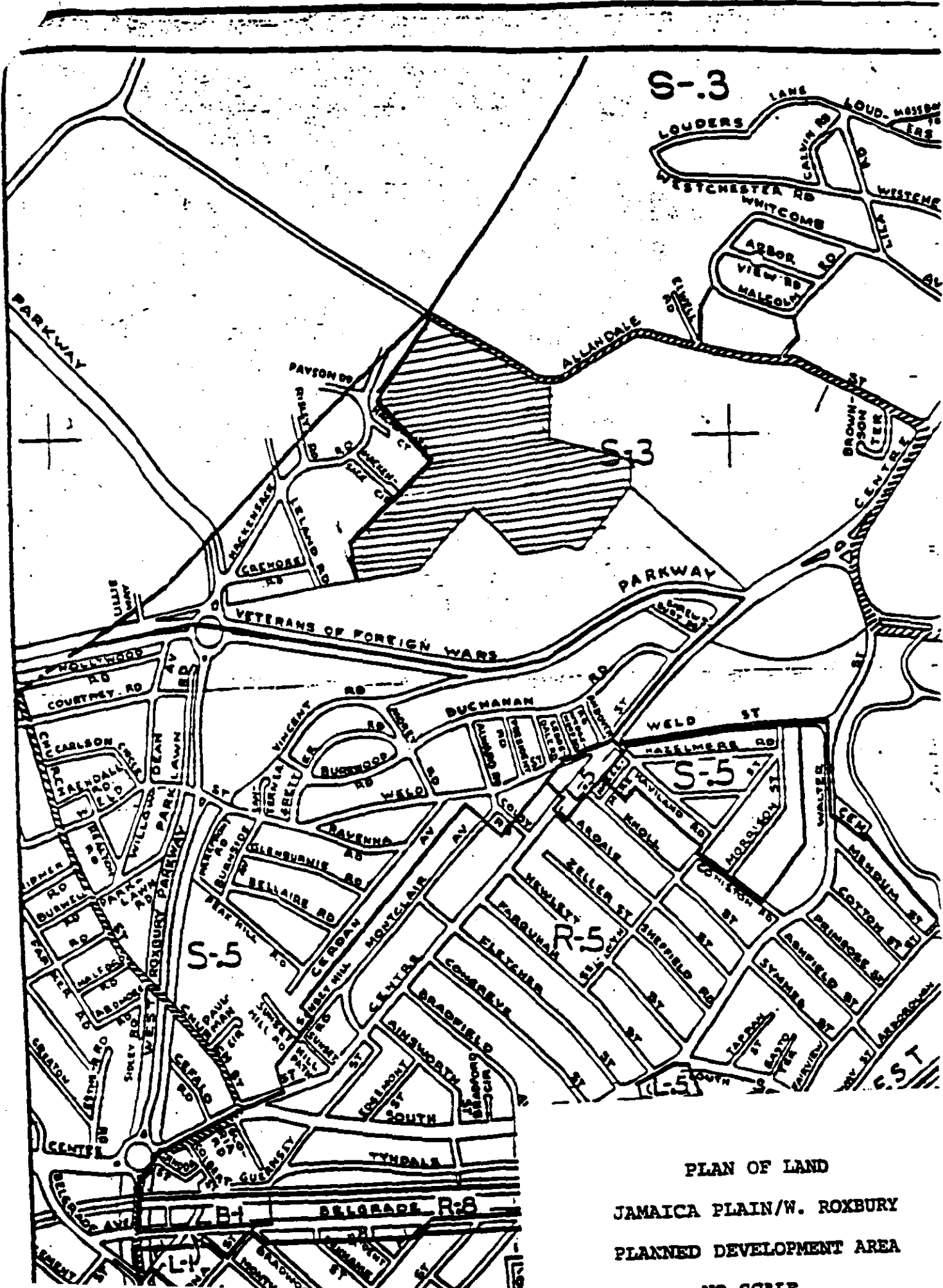
**AND  
FURTHER  
VOTED:**

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**

---

**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

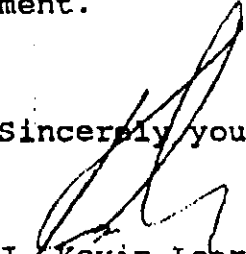
Kevin Morrison, Esquire  
Acting General Counsel  
Boston Redevelopment Authority  
City Hall  
Boston, MA 02201

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

**BOARD APPROVED** \_\_\_\_\_

M E M O R A N D U M

FEBRUARY 16, 1989

TO: BOSTON REDEVELOPMENT AUTHORITY AND  
STEPHEN COYLE, DIRECTOR

FROM: WILLIAM D. WHITNEY, ASSISTANT DIRECTOR FOR  
URBAN DESIGN AND DEVELOPMENT  
NANCY TENTINDO, PROJECT MANAGER  
JAMES KOSTARAS, PROJECT ARCHITECT

SUBJECT: PUBLIC HEARING ON THE DEVELOPMENT PLAN FOR PLANNED  
DEVELOPMENT AREA NO. 31, ALLENDALE GLEN, WEST  
ROXBURY FOR DEVELOPMENT OF AN ELDERLY HOUSING  
COMPLEX

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EXECUTIVE SUMMARY: McNeil & Associates, Inc. seek a Planned  
Development Area designation for a parcel of land  
at 44 Allandale Street, West Roxbury to allow for  
an elderly housing development.

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McNeil & Associates, Inc., Alexander McNeil, President, and William R. Roop, Vice-President, seek a Planned Development Area designation for a parcel of land at 44 Allandale Street, West Roxbury, commonly known as the Souther Estate. The proposal consists of a residential development in two sections connected by a one-story dining facility. There are 99 elderly units, consisting of one-, two- and three-bedrooms and one resident manager unit. There will be surface parking for 100 cars or a 1:1 ratio. Amenities include a green house, conservation land with pedestrian pathways, gardens, a common dining facility, and common support areas such as game and meeting rooms, sitting areas, and a cooperative convenience store for the exclusive use of the project residents.

The proposed Planned Development Area is located in an S-.3 District. However, the proposed project's use is classified as a multi-family use, and the building contains three, four, and five levels in a 2½-story zone. Therefore, the proposed project will require deviations from the Zoning Code which will be sought in the form of exceptions before the Zoning Board of Appeal.

The developer, McNeil & Associates, Inc., holds a 99-year lease on the property from Faulkner Hospital, Inc. which owns the property. The proposed project is financed through an equity transfer mechanism known as endowment housing. Under this concept, an elderly homeowner sells his home and uses part of the equity to purchase a lease for a unit at Allendale Glen. The cost of the units, or the entrance endowment is designed to be

below current market rates for comparable housing, or approximately 50% to 70% of the sale price of a person's existing home. The developer estimates the entrance endowment for Allendale Glen at between \$155,000 and \$235,000, which is 90 percent refundable to the individual or his or her estate at the termination of the lease. There is an additional monthly rent which is based on actual operating expenses which is projected to be approximately \$495.

The endowment housing concept meets the needs of elderly homeowners who may own a home which is larger than they require and more costly than they can afford to maintain during retirement. Subsidized elderly housing does not meet the needs of this sector of the elderly population because elderly homeowners, while often on a fixed income, have too much equity in the existing home to qualify. Therefore, the endowment concept enables the elderly homeowner to obtain a more suitable residence at a below-market monthly cost, thus providing an affordable housing alternative for this group. Of the 723 households surveyed by the developer in the Jamaica Hills neighborhood, 42 percent of the households were found to be owner occupied by a person 60 years of age or older. According to the developer, approximately 65 to 70 people have expressed interest in living in the development. McNeil has completed two endowment housing projects, Webster Green in Needham, and Phillips Park in Wellesley.

The proposed design of Allendale Glen consists of a building in two distinct sections connected by a below-grade passageway and one-story common dining area, built into the slope of a hill. Building A, consisting of 35 units, is three and four stories and is located approximately 180 feet from Allendale Street. Building B, a larger four and five-story building consisting of 65 units, is situated further into the site and thus, is less visible from Allendale Street. Both buildings are designed to complement the steep grades which characterize the topography of the site in a way which minimizes the apparent visual impact of the building. The articulation of bay windows, balconies, dormers, gable roofs, and fenestration details are compatible with the residential character of the surrounding neighborhood. The selection of brick and clapboard as the major materials, with the large gable roofs, and dormers on each building, further reinforces the residential character of the proposal.

The parcel, consisting of approximately 13.496 acres, is located off Allendale Street in West Roxbury, but is popularly regarded as being a part of the Jamaica Hills section of Jamaica Plain. The site is an undeveloped area, is wooded, and has a stream and wetland running across the site. In a report published by the

Memorandum  
Allendale Glen  
Page 3

Authority in 1976, the property was deemed an Urban Wilds site. The developer will submit an archeology report, satisfactory to the Authority, concerning the potential for the discovery of artifacts of archeological significance on the site.

A significant public benefit of this proposal is the retention of a large area, currently proposed to be approximately 8 acres, which will be placed under a conservation restriction thereby insuring that the land will forever remain in its natural and undeveloped state. The conservation restriction is subject to the approval of the Boston Conservation Commission and the Massachusetts Secretary of Environmental Affairs. This area will have footpaths and will be connected with adjoining publicly accessible conservation land. Moreover, the design of the buildings preserves more of the site's open space and the mature trees which exist on the property than if built in accordance with the Zoning Code.

In addition, the developer is granting certain restrictive and permissive easements to several abutters to preserve the rural residential character of the site and provide effective screening of the project for these abutters.

The project will require a Wetlands Order of Conditions permit from the Boston Conservation Commission. The project was reviewed by the Massachusetts Secretary of Environmental Affairs who has determined that the project need not file an Environmental Notification Form.

The developer has met with the City of Boston Transportation Department and will enter into a Transportation Access Plan Agreement to mitigate negative transportation impacts from the project and a Transportation Maintenance Plan, pursuant to the City's Construction Management Program, to manage traffic during the construction period. The developer will also submit a Fair Housing Plan for the marketing of the units.

A letter of support is attached from the Jamaica Hills Neighborhood Association and its Zoning Subcommittee. The West Roxbury Neighborhood Council Land Use Subcommittee recommended the project to the full Neighborhood Council which voted to support the project on October 24, 1988. However on February 8, 1989, the Land Use Subcommittee reconsidered the project on the request of the Mayor's Office of Neighborhood Services on behalf of several abutters. At that meeting, the Land Use Subcommittee reaffirmed its recommendation, but supported further resolution of outstanding abutter issues. Additional letters are attached from neighborhood residents and from Councilor Thomas Menino.

The basic size and ownership requirements for a Planned Development Area have been met, and the design review process has resulted in the Development Plan presented today. The developer is continuing to work to address certain abutter concerns, however, which may result in some dimensional modifications.

We therefore recommend that the Boston Redevelopment Authority approve the Development Plan for Planned Development Area No. 31 as presented and recommend that the Authority authorize the Director to petition the Zoning Commission for a Planned Development Area subdistrict designation, bounded as described, subject to the submission of revised plans containing certain dimensional modifications.

Appropriate votes follow:

VOTED: That in connection with the Development Plan for 44 Allendale Street, West Roxbury, presented at the public hearing duly held at the offices of the Authority on February 16, 1989, and after consideration of the evidence presented at that hearing, the Boston Redevelopment Authority finds that said Plan (1) conforms to the general plan for 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 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 Development Plan for 44 Allendale Street, West Roxbury. Said Development Plan is embodied in a written document entitled "Development Plan for Planned Development Area No. 31" dated February 16, 1989, and in a series of plans listed in Exhibit B of said document; said document and plans shall be on file in the offices of the Authority;

Map Amendment Application No. 285  
Planned Development Area No. 31  
Boston Redevelopment Authority in  
behalf of McNeil & Associates, Inc.  
West Roxbury/Jamaica Plain: Allendale  
Glen, 44 Allendale Street  
S-.3 to S-.3D

**MAP AMENDMENT NO. 226**

**THE COMMONWEALTH OF MASSACHUSETTS**

**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 does hereby approve the Development Plan for Planned Development Area No. 31 and amend "Map 9 Jamaica Plain" and "Map 10 Roslindale," of the series of maps entitled "Zoning Districts City of Boston," dated August 15, 1962, as follows:

By changing from an S-.3 to an S-.3D district the parcel of land in the Jamaica Plain/West Roxbury district of Boston, containing approximately 13.496 acres, which is bounded and described as follows:

Northeasterly by the southwesterly line of Allendale Street, four hundred seventy and 21/100 (470.21) feet;

Southeasterly by lands now or formerly of Ida M. Hodson and of the Rowe Contracting Company, twelve hundred ninety-seven and 30/100 (1297.30) feet;

Southwesterly by lands now or formerly of Charlotte F. White and of Mary B. Brandegee, ten hundred fifty and 90/100 (1050.90) feet;

Northwesterly by said Brandegee land, one hundred ninety-three (193) feet;

Northeasterly by Lot B as shown on the plan hereinafter mentioned, two hundred sixty-eight and 80/100 (268.80) feet;

Northwesterly by said Lot B, one hundred twenty (120) feet;

Northeasterly by said Lot B, sixteen (16) feet and by Lot A as shown on said plan, two hundred seventy-three (273) feet; and

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Date of public notice: June 9, 1989 (see St. 1956, c. 665, s. 5).

NPZ/03.RPT  
121189/1



Northwesterly by said Lot A, three hundred forty-eight (348) feet.

Said land is shown as Lot C on a subdivision plan drawn by Aspinwall & Lincoln, Civil Engineers, dated August 24, 1927, as approved by the Court, filed in the Land Registration office as plan No. 12247-B, a copy of a portion of which is filed with certificate of title No. 22695.

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

Such land is also shown on a plan entitled "Allendale Glen Site Plan, April 11, 1989, of the Development Plan for Planned Development Area No. 31, as specified in the "List of PDA Plans", by The Architectural Team, Inc., which is Exhibit B to said Development Plan.

Development Plan for Planned Development

Area No. 31

Map Amendment Application No. 285

Map Amendment No. 226

Robert H. Mann, Pres Term  
Chairman

Vice Chairman

James M. McHugh  
Edward R. Conroy  
Joseph W. Joyce  
Robert London  
Marta Bernard Welsh  
Edward J. Agostini

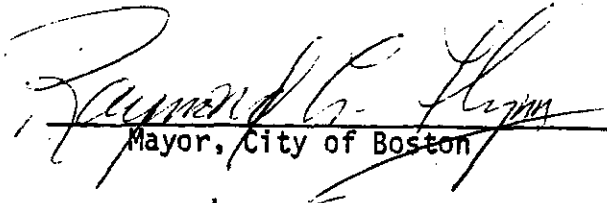
In Zoning Commission

Adopted: June 22, 1989; and confirmed July 30, 1990

Attest: Therese Hildebrand  
Secretary

Development Plan for Planned Development Area No. 31  
and  
Map Amendment Application No. 285


Map Amendment No. 226

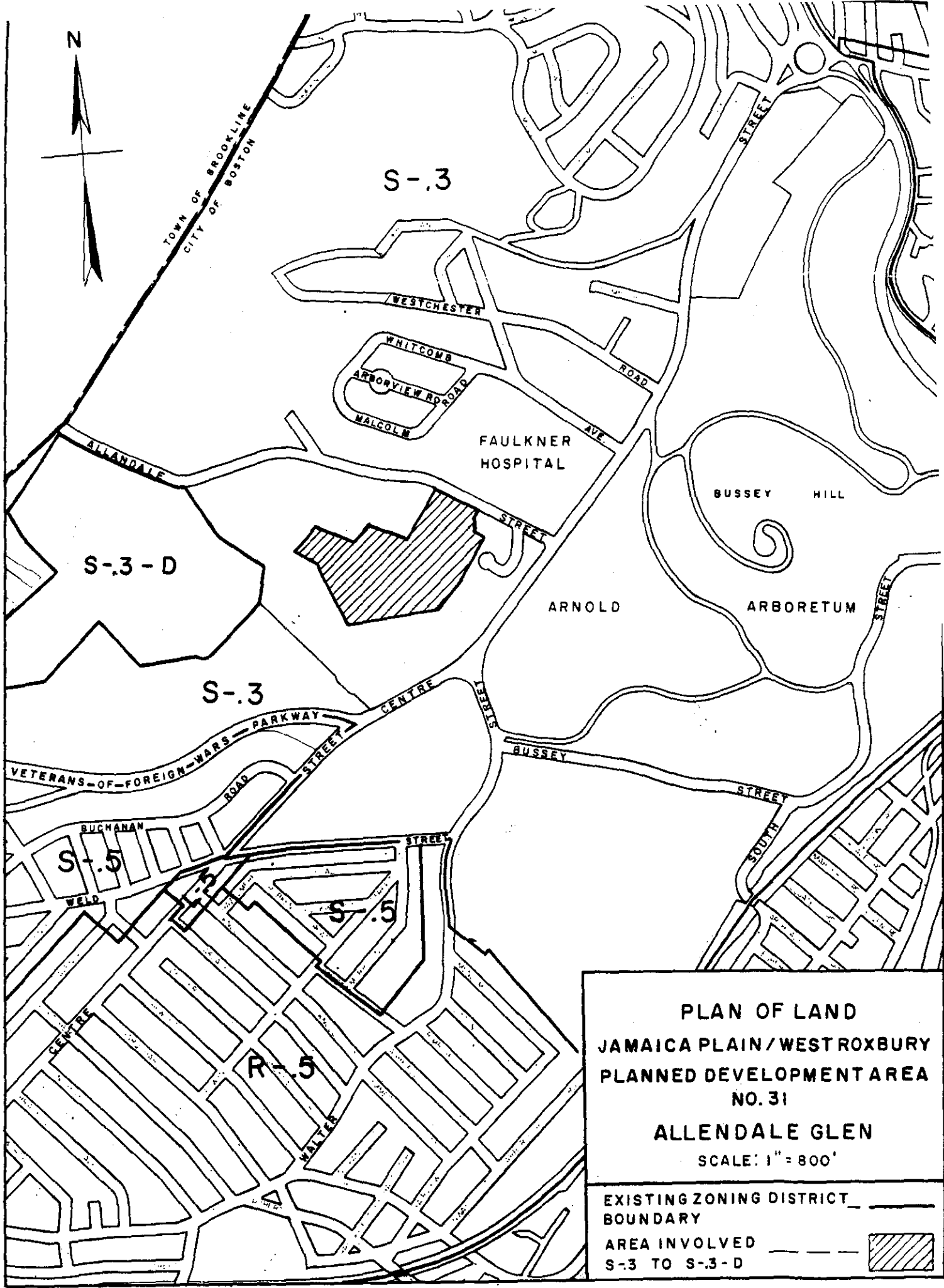
  
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Mayor, City of Boston

Date: August 2, 1990

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The foregoing amendment was presented to the Mayor on August 1, 1990, and was signed by him on August 2, 1990, whereupon it became effective on August 2, 1990, in accordance with the provisions of Section 3 of Chapter 665 of the Acts of 1956.

Attest:   
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Secretary



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TOWN OF BROOKLINE  
CITY OF BOSTON

S-.3

WESTCHESTER

WHITCOMB

ARBORVIEW ROAD

MALCOLM

FAULKNER HOSPITAL

BUSSEY HILL

S-.3-D

ARNOLD

ARBORETUM

S-.3

VETERANS-OF-FOREIGN-WARS-PARKWAY

S-.5

BUCHANAN

WELD

S-.5

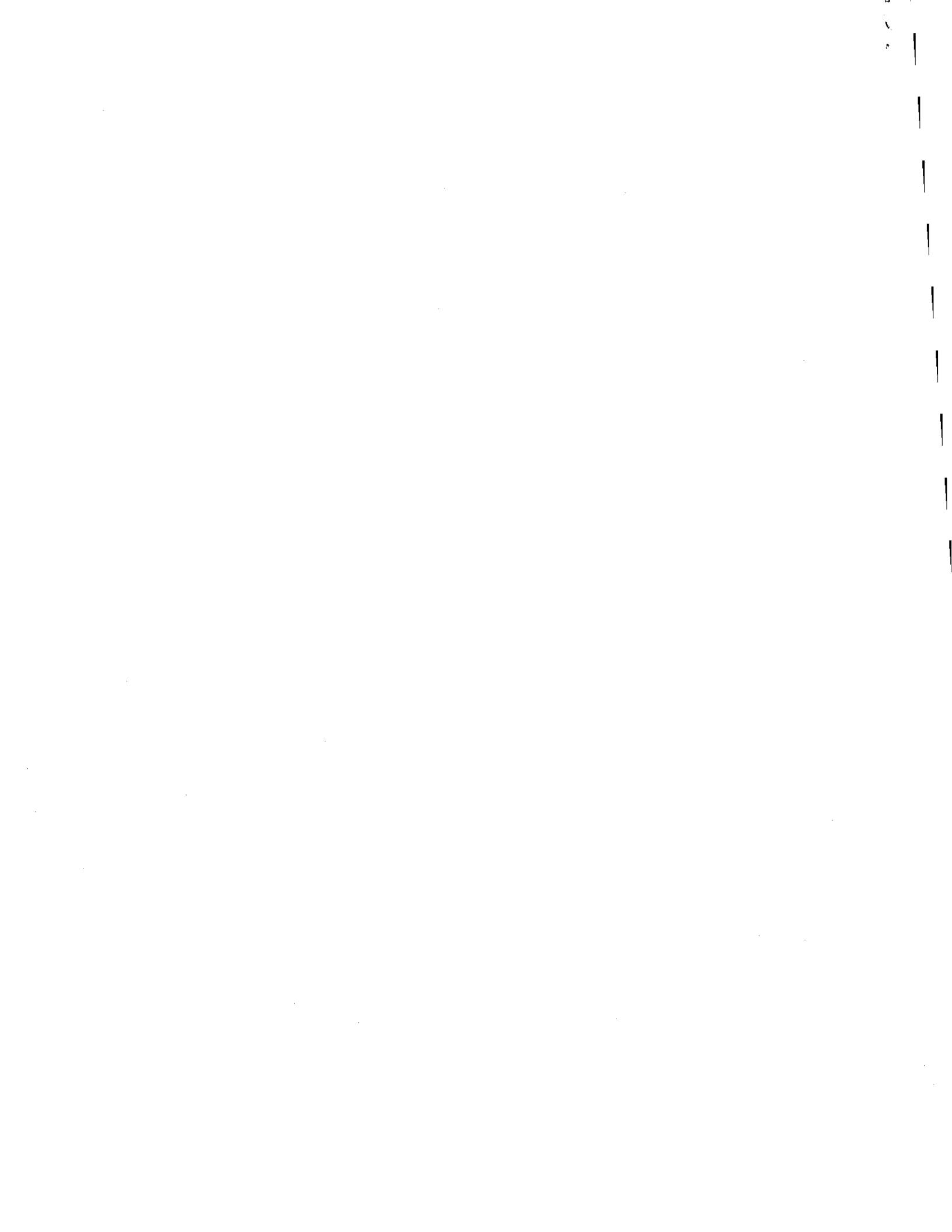
R-.5

WALLER

PLAN OF LAND  
JAMAICA PLAIN/WEST ROXBURY  
PLANNED DEVELOPMENT AREA  
NO. 31  
ALLENDALE GLEN  
SCALE: 1" = 800'

EXISTING ZONING DISTRICT BOUNDARY  
AREA INVOLVED  
S-3 TO S-3-D





AND FURTHER  
VOTED:

That the Authority hereby authorizes the Director to petition the Zoning Commission of the City of Boston for a Planned Development Area subdistrict designation for the parcel of land which is the subject of the Development Plan for Planned Development Area No. 31 subject to the submission of revised plans acceptable to the Director which address certain dimensional issues identified by abutters and to execute in the name and on behalf of the Authority a Cooperation Agreement and any other documents required by the Cooperation Agreement, all in the Authority's usual form, with the developer of said Planend Development Area; and to certify, in the name and on behalf of the Authority, that plans submitted to the Building Commissioner in connection with said Area are in conformity with said Development Plan;

AND FURTHER  
VOTED:

That in reference to petition(s) to be brought before the Board of Appeal by McNeil & Associates, Inc., for exceptions as listed in the Development Plan for Planned Development Area No. 31 which is approved by the Authority today, the Boston Redevelopment Authority recommends approval provided that the Zoning Commission will have adopted a Map Amendment designating the land involved as a Planned Development Area, and provided, further, that final plans be submitted to the Authority for design review to ensure that the plans are consistent with said Development Plan; and the Authority hereby authorizes the Director to certify to the Board of Appeal that the exceptions requested are in conformity with said Development Plan.