Agenda
1. Current Conditions
   • Site Context
   • Site Preservation History
2. Zoning
   • What is Zoning?
   • Intent of Zoning
   • Tools for Development Review
3. Discussion & Next Steps
01 Current Conditions
ST. GABRIEL’S MONASTERY

~15 acres

1. Monastery (1911)
2. Retreat House (1927)
3. Retreat House Addition (1950s)
4. Church (1929)
5. Shrine of Our Lady of Fatima (1966)
7. Olmsted Designed Landscape (1911-1914)
8. 201 Washington Street
9. St. John’s Seminary Theological Institute
10. Allston Brighton Head Start
Site Preservation History

1978

The Passionist Missionary Society announced its intention to sell the 14 acre St. Gabriel's site. The community responded with great concern, being viewed as a development which could seriously aggravate several longstanding neighborhood problems, including institutional expansion, high population density, traffic congestion, and the deterioration of the Fidelis Way Housing Project.
Site Preservation History

1979

A study was completed for planning, urban design, landscape design and architectural services. The study was completed with a number of ideas for reuse of the property as housing or for new institutional uses, including development of the site, reuse of existing buildings, conservation of open space, and rehabilitation of Fidelis Way as part of the over-all redevelopment package.

St. Gariel's Church (1929) Designed by Maginnis and Walsh, an architectural firm nationally known as designers of Roman Catholic churches and institutional buildings
Site Preservation History

1979
A petition was received by the Landmarks Commission requesting designation of a Monastery Hill district to include the Monastery, Church, Burial Ground, National Shrine of Our Lady of Fatima, Rosary Walk, Retreat House, rolling hills, natural landscape etc.

1980
The monastery property was purchased by St. Elizabeth's Foundation, which announced plans to use existing buildings for its nursing school with no other plans for development of the site.

1981
The Boston Landmarks Commission voted to designate the Monastery building as a Landmark. Before the vote could be acted on by Mayor Kevin White, the St. Elizabeth's Foundation (owner) filed an appeal in Superior Court. Mayor White vetoed the designation.

Landscape Features (1911-1914) The Olmsted Brothers, successor firm to Frederick Law Olmsted, designed planting plans and graded the eastern half of the sections of the fourteen acre St. Gabriel's Monastery ground, between 1911 and 1914.
Site Preservation History

1983
A second petition was received by the Landmarks Commission requesting designation of a district

1985
Petition was accepted.

1989
The staff of the Boston Landmarks Commission concluded that the St. Gabriel's property does not, as a whole, merit designation as a Landmark.

The staff recommended that:
• The exterior of the Monastery building be designated as a Landmark;
• The portions of the eastern half of the landscape that was designed and graded by the Olmsted Brothers firm between 1911-1914 as a Landmark; and
• the rest of the grounds, excluding 201 Washington Street, be designated as a Protection Area.
Site Preservation History

1989
The staff also recommended that the St. Gabriel's Complex be studied for listing on the National Register of Historic Places, and that other city regulatory mechanisms including zoning be used to encourage preservation of open space along side existing historic structures.
GENERAL STANDARDS & CRITERIA
TO BE APPLIED: As described in the attachments entitled:
"Boston Landmarks Commission Standards & Criteria" and
"Specific Standards & Criteria,
both included in the study report for the subject property,
as amended on January 10, 1989

APPROVED BY THE BOSTON
LANDMARKS COMMISSION:

Date Approved: January 10, 1989
Attest: [Signature]

PRESENTED TO THE MAYOR:

JAN 20 1989
(Date)

APPROVED BY THE MAYOR:

Date of Approval: JAN 25 1989
[Signature]

PRESENTED TO CITY COUNCIL: FEB 1 1989

APPROVED/RECEIVED BY CITY COUNCIL

FEB 15 1989
(Date)

Attest: [Signature]
What is Zoning?

The Zoning Code regulates:

• **Types of Uses** – residential, commercial, industrial, etc.

• **Size, Form & Scale** – height, massing, setbacks

• **Design Guidelines & Requirements**

• **Parking & Loading Requirements**
What is Zoning?

Zoning Also Determines Review Process:

- **Forbidden Use**: hearing before Zoning Board of Appeals
- **Conditional Use**: hearing before Zoning Board of Appeals
- **Allowed Use**: no public hearing required
- **Violation of Dimensional Requirements**: hearing before Zoning Board of Appeals
Existing Zoning

Article 51: Allston-Brighton Neighborhood District

Two Zoning Districts:
1. Institutional Subdistrict (IS)
2. Conservation Protection Subdistrict (CPS)
Intent of Institutional Subdistrict (IS)

**Section 51-26. - Establishment of Institutional Subdistricts.**

The purpose of the Institutional Subdistricts is to provide zoning regulations for the campuses of major institutions within the Allston-Brighton Neighborhood District as they exist as of the effective date of this Article. Proposed Institutional Projects located in the Allston-Brighton Neighborhood District, whether inside or outside an Institutional Subdistrict, are subject to [Section 51-29](https://www.municode.com/library/ma/boston/codes/redevelopment_authority?nodeId=ART51ALIGNEDI_REGULATIONS_APPLICABLE_INSTITUTIONALUSES_S51-26ESINSU) (Institutional Master Plan Review Requirement).

The Institutional Subdistricts are:

1. Boston College Institutional Subdistrict
2. Boston University Institutional Subdistrict
3. Harvard University Institutional Subdistrict
4. St. Elizabeth's Hospital Institutional Subdistrict
5. Franciscan Children's Hospital Institutional Subdistrict

Source: https://www.municode.com/library/ma/boston/codes/redevelopment_authority?nodeId=ART51ALIGNEDI_REGULATIONS_APPLICABLE_INSTITUTIONALUSES_S51-26ESINSU
# Table C: Use Regulations Applicable in Institutional Subdistricts

<table>
<thead>
<tr>
<th>HEALTH CARE USES</th>
<th>Institutional Subdistricts</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Boston College</td>
</tr>
<tr>
<td>Clinic</td>
<td>C</td>
</tr>
<tr>
<td>Clinical laboratory</td>
<td>C</td>
</tr>
<tr>
<td>Custodial care facility</td>
<td>F</td>
</tr>
<tr>
<td>Group care residence, general</td>
<td>F</td>
</tr>
<tr>
<td>Hospital(1)</td>
<td>F</td>
</tr>
<tr>
<td>Medical marijuana treatment center</td>
<td>C</td>
</tr>
<tr>
<td>(Text Amd. No. 387, § 3a., 1-26-13)</td>
<td></td>
</tr>
<tr>
<td>Nursing or convalescent home(1)</td>
<td>A(1)</td>
</tr>
</tbody>
</table>

Source: https://www.municode.com/library/ma/boston/codes/redevelopment_authority?nodeId=ART51ALIGNEDI_REGULATIONS_APPLICABLE_INSTITUTIONAL_USES_SS1-26ESINSU
Intent of Conservation Protection Subdistrict (CPS)

Section 51-10. - Establishment of Conservation Protection Subdistricts.

The CPSs are established to promote the most desirable use of land and siting of development in areas with special natural or scenic features in accordance with a well considered plan, and to protect and enhance the natural and scenic resources of Allston-Brighton.

The CPSs are designated "CPS" on Maps 7A, 7B, 7C, and 7D "Allston-Brighton Neighborhood District":

1. Cenacle Retreat Center CPS
2. Crittenton CPS
3. Foster Street Hill CPS
4. Foster Street Rock CPS
5. Kennedy Rock CPS
6. Leamington Rock CPS
7. Mt. Saint Joseph's Academy CPS
8. Oakland Quarry CPS
9. St. Gabriel's Monastery CPS
10. St. John's Seminary CPS
11. St. Sebastian's CPS

Source: https://www.municode.com/library/ma/boston/codes/redevelopment_authority?nodeId=ART51ALIGNED_I_REGULATIONS_APPLICABLE_CONSERVATION_PROTECTION_SUBDISTRICTS_S51-10ESCOPRSU
## CPS Dimensional Regulations

### TABLE H - Allston-Brighton Neighborhood District - Conservation Protection Subdistricts - Dimensional Regulations

See Table Footnotes: (1), (2)

<table>
<thead>
<tr>
<th></th>
<th>Conservation Protection Subdistricts</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Maximum Floor Area Ratio</strong></td>
<td>0.3&lt;sup&gt;(3)&lt;/sup&gt;</td>
</tr>
<tr>
<td><strong>Maximum Building Height</strong></td>
<td>35&lt;sup&gt;(3), (4)&lt;/sup&gt;</td>
</tr>
<tr>
<td><strong>Maximum number of dwelling units/acre</strong></td>
<td>3&lt;sup&gt;(4)&lt;/sup&gt;</td>
</tr>
<tr>
<td><strong>Minimum Lot Size</strong></td>
<td></td>
</tr>
<tr>
<td>Residential Use</td>
<td>1 acre&lt;sup&gt;(5)&lt;/sup&gt;</td>
</tr>
<tr>
<td>Other use</td>
<td>none</td>
</tr>
<tr>
<td><strong>Minimum Lot Width</strong></td>
<td>none</td>
</tr>
<tr>
<td><strong>Minimum Lot Frontage</strong></td>
<td>none</td>
</tr>
<tr>
<td><strong>Minimum Front Yard</strong></td>
<td>50&lt;sup&gt;(3), (6)&lt;/sup&gt;</td>
</tr>
<tr>
<td><strong>Minimum Side Yard</strong></td>
<td>50&lt;sup&gt;(3), (6)&lt;/sup&gt;</td>
</tr>
<tr>
<td><strong>Minimum Rear Yard</strong></td>
<td>50&lt;sup&gt;(3), (6)&lt;/sup&gt;</td>
</tr>
</tbody>
</table>
For a Proposed Project in a Planned Development Area, the maximum building height, Floor Area Ratio, and number of dwelling units per acre are as follows:

- Maximum Building Height: 45 feet
- Maximum Floor Area Ratio: 0.5
- Maximum number of dwelling units per acre:
  - 4 units/acre if the Lot contains less than 15 acres; and
  - 6 units/acre if the Lot contains 15 or more acres;

provided however, that for a Proposed Project to establish a residential use in a building legally in existence prior to March 3, 2000, the Planned Development Area Development Plan may provide for a greater number of dwelling units/acre.
The term “development review” refers to four separate types of review. The regulations for all four types of review appear in Article 80. They include:

- Large Project Review
- Small Project Review
- Planned Development Area (PDA) Review
- Institutional Master Plan Review
Discussion
To Learn More

www.bostonplans.org