



# St. Gabriel's Monastery Site Zoning

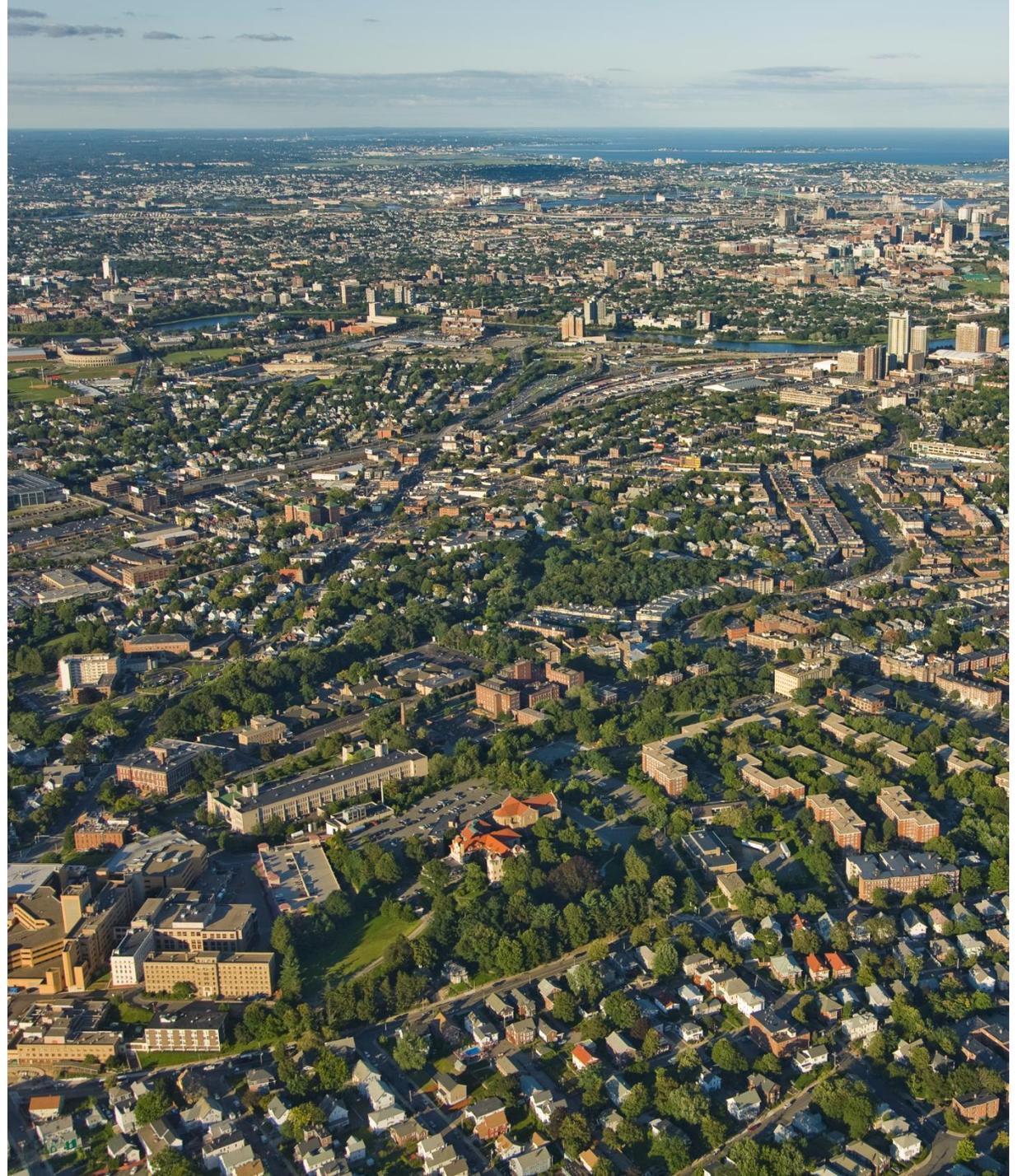
*Date: 12.06.2016*

*Presenter: Viktorija Abolina, Sr. Planner*



# 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



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Washington St

# 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)
6. Burial Ground & Rosary Walk
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.**



St Gabriel's Monastery (1911). Spanish Mission Style designed by T. Edward Sheehan (1866-1933)

# 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.

## SAINT GABRIEL'S MONASTERY COMPLEX



Boston Landmarks Commission  
Environment Department  
City of Boston

# 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.**

## SAINT GABRIEL'S MONASTERY COMPLEX



Boston Landmarks Commission  
Environment Department  
City of Boston

19834<sub>2</sub> - 023

19906 219

VOTE OF DESIGNATION BY THE  
BOSTON LANDMARKS COMMISSION

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: Judith B. Madenjian  
(Secretary to the Commission)

PRESENTED TO THE MAYOR:

JAN 20 1989  
(Date)

APPROVED BY THE MAYOR:

Date of Approval JAN 25 1989

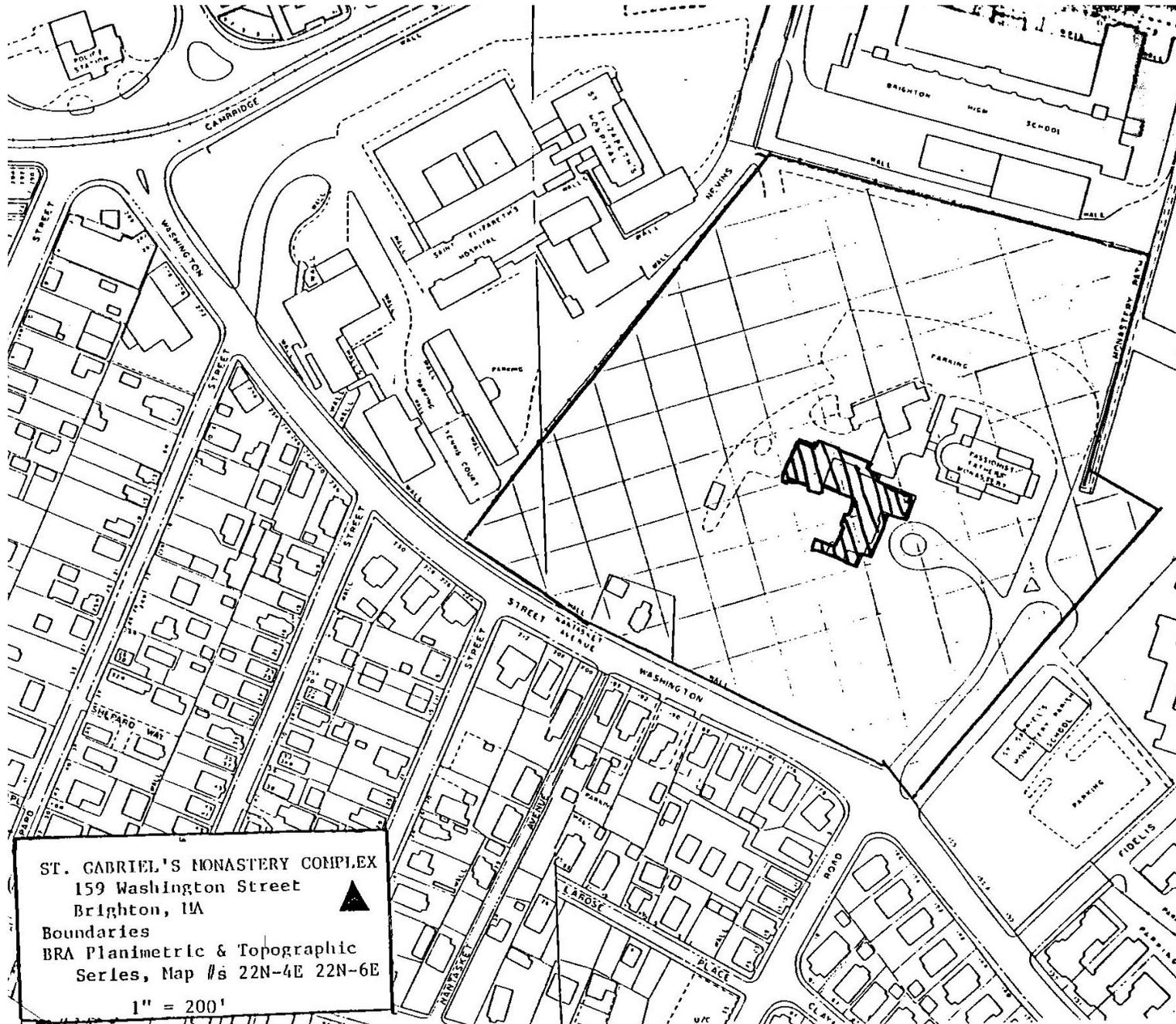
Raymond L. Flynn  
(Mayor)

PRESENTED TO CITY COUNCIL: FEB 1 1989

APPROVED/~~DISAPPROVED~~ BY CITY COUNCIL

FEB 15 1989  
(Date)

Attest: [Signature]  
(City Clerk)



ST. GABRIEL'S MONASTERY COMPLEX  
 159 Washington Street  
 Brighton, MA ▲  
 Boundaries  
 BRA Planimetric & Topographic  
 Series, Map #s 22N-4E 22N-6E  
 1" = 200'

# 02

## Zoning



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# 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](#) (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

# Intent of Institutional Subdistrict (IS)

Table C: Use Regulations Applicable in Institutional Subdistricts.

| HEALTH CARE USES   | Institutional Subdistricts |                            |                                |                   |                    |
|--|----------------------------|----------------------------|--------------------------------|-------------------|--------------------|
|  | Boston College             | Saint Elizabeth's Hospital | Franciscan Children's Hospital | Boston University | Harvard University |
| Clinic   | C                          | C                          | C                              | C                 | C                  |
| Clinical laboratory  | C                          | C                          | C                              | C                 | C                  |
| Custodial care facility  | F                          | F                          | F                              | F                 | F                  |
| Group care residence, general  | F                          | F                          | F                              | C                 | C                  |
| Hospital <sup>(1)</sup>  | F                          | A <sup>(1)</sup>           | A <sup>(1)</sup>               | F                 | F                  |
| Medical marijuana treatment center (Text Amd. No. 387, § 3a., 1-26-13) | C                          | C                          | C                              | C                 | C                  |
| Nursing or convalescent home <sup>(1)</sup>                            | A <sup>(1)</sup>           | A <sup>(1)</sup>           | A <sup>(1)</sup>               | A <sup>(1)</sup>  | A <sup>(1)</sup>   |

# 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](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)

|  | Conservation Protection Subdistricts |
|--|--------------------------------------|
| <b>Maximum Floor Area Ratio</b>              | 0.3 <sup>(3)</sup>                   |
| <b>Maximum Building Height</b>               | 35 <sup>(3), (4)</sup>               |
| <b>Maximum number of dwelling units/acre</b> | 3 <sup>(4)</sup>                     |
| <b>Minimum Lot Size</b>                      |                                      |
| Residential Use                              | 1 acre <sup>(5)</sup>                |
| Other use                                    | none                                 |
| <b>Minimum Lot Width</b>                     | none                                 |
| <b>Minimum Lot Frontage</b>                  | none                                 |
| <b>Minimum Front Yard</b>                    | 50 <sup>(3), (6)</sup>               |
| <b>Minimum Side Yard</b>                     | 50 <sup>(3), (6)</sup>               |
| <b>Minimum Rear Yard</b>                     | 50 <sup>(3), (6)</sup>               |

# CPS Dimensional Regulations

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

See Table Footnotes: (1), (2)

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.

# Tools for Development Review

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



# 03

## Discussion



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# To Learn More

[www.bostonplans.org](http://www.bostonplans.org)

The screenshot displays the website for the Boston Planning & Development Agency (BPDA). At the top, there is a dark teal navigation bar with the BPDA logo and name on the left, and a search bar on the right. Below the navigation bar is a teal banner with the headline "Boston Planning & Development Agency launches to shape Boston's future" and an "Expand" button. The main content area features a map of Brighton, Massachusetts, with various colored pins indicating the status of development projects. A sidebar on the left contains filters for "LOCATION SEARCH", "VIEW BY", and "FILTER BY".

**LOCATION SEARCH**  
Address or Parcel ID

**VIEW BY**

- Development Projects
- Planning Initiatives
- Neighborhoods

**FILTER BY**  
Brighton

- Letter of Intent
- Under Review
- Board Approved
- Under Construction
- Constr. Complete

MAP VIEW