



# St. Gabriel's Monastery Site Zoning

*Date: 03/28/2017*

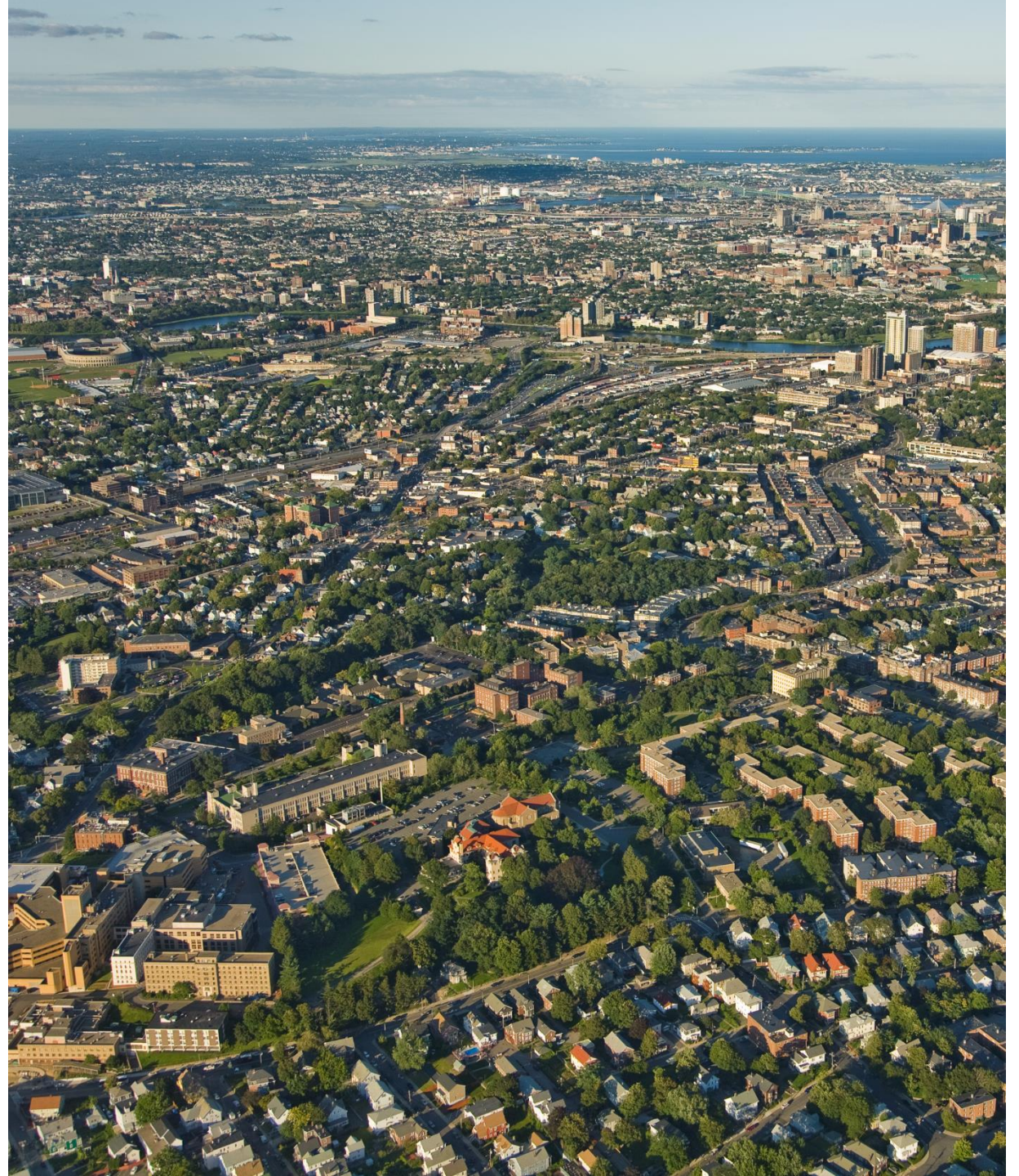
*Presenter: Viktorija Abolina, Sr. Planner*





# Agenda

1. Current Conditions
  - Site Context
  - Site Preservation History
2. Zoning
  - What is Current Zoning
  - What is Proposed Zoning
3. Tools for Project Review
4. Discussion & Next Steps



# 01

## Current Conditions



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# 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
11. St. Elizabeth Hospital



# Site Preservation History

## 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.

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.**



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





Institutional Subdistrict (IS)

IS

Cambridge St

Warren St

Shannon St

Nantasket Ave

Snow St

Union St

Washington St

Monastery Rd



# Why Rezone?

1. Change of Ownership
2. Preservation of St. Gabriel's Monastery site
3. Allow for future development of the site



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

# 02

## Zoning



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# Existing Zoning

## Article 51: Allston-Brighton Neighborhood District

### Two Zoning Districts:

1. St. Elizabeth Hospital Institutional Subdistrict (IS)
2. St. Gabriel's Monastery Conservation Protection Subdistrict (CPS)





# Proposed Zoning

## Article 51: Allston-Brighton Neighborhood District

### One Zoning District:

St. Gabriel's Monastery Conservation Protection Subdistrict (CPS)





# Existing 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>



# Proposed CPS Dimensional Regulations

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No Change



# Existing CPS Dimensional Regulations in PDAs

TABLE H - Allston-Brighton Neighborhood District – CPS - 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:
  - a) 4 units/acre if the Lot contains less than 15 acres; and
  - b) 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.



# Proposed CPS Dimensional Regulations in PDAs

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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.

Add language that would exempt Projects in Planned Development Areas within St. Gabriel's Monastery CPS from dimensional regulations



# What is a Planned Development Area (PDA)?

- A Planned Development Area (PDA) is an overlay **zoning district**.
- No project may be built in a PDA unless it is described in detail in an approved PDA Development Plan.
- A PDA Development Plan must **specify the proposed location, dimensions, and appearance of all buildings** in the PDA, as well as all **proposed uses, parking, and landscaping**.
- Development Plan must provide for **specific public benefits**. These public benefit commitments are enforced by an agreement that the applicant must sign with the BPDA.



# 03

## Tools for Project Review



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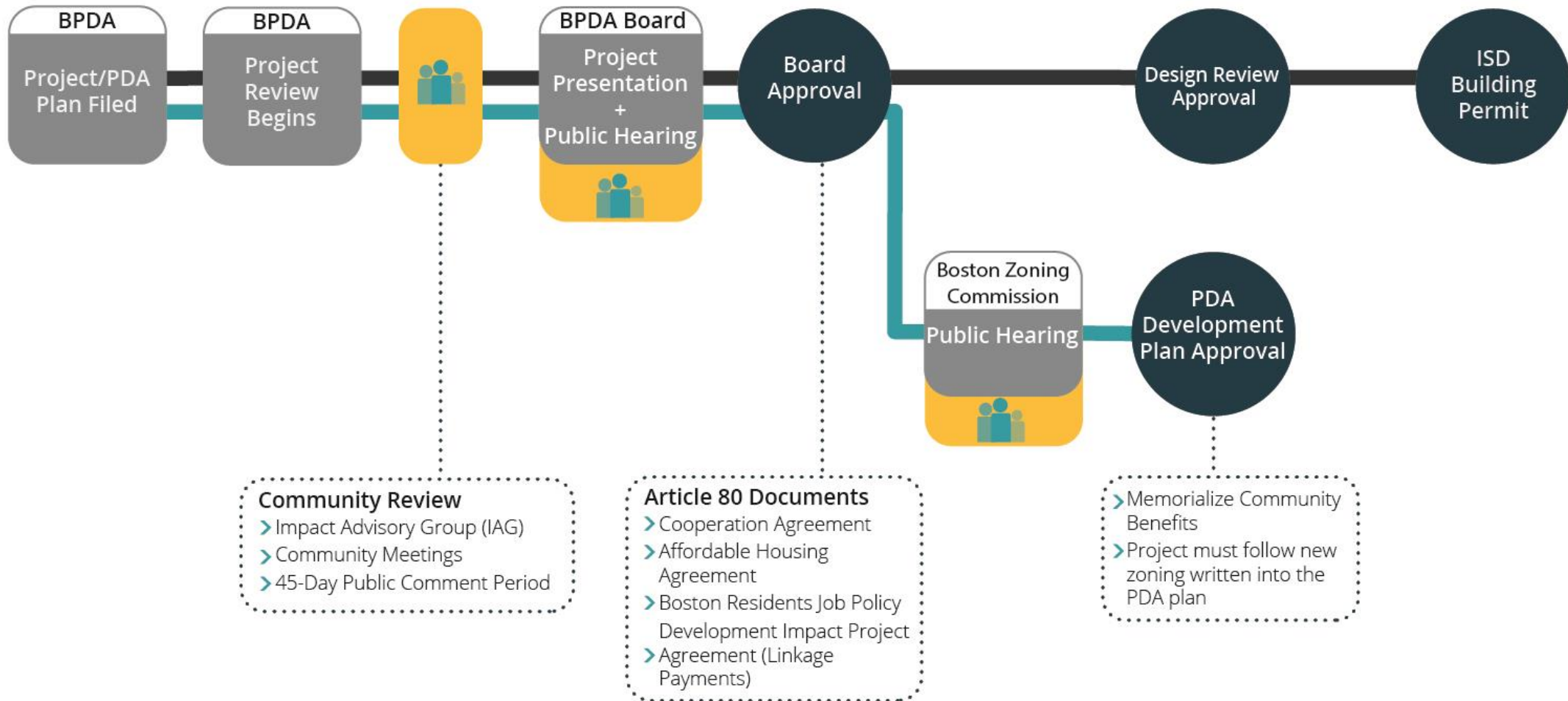
# Tools for Development Review

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



# Planned Development Area (PDA) Review



## Legend

- Large Project Review Process
- Planned Development Area Process



Community Input



Meeting or Action



Approval Milestone



# 04

## Discussion



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# To Learn More

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

<http://www.bostonplans.org/planning/planning-initiatives/st-gabriel-s-site-zoning>

The screenshot shows the website for the Boston Planning & Development Agency (BPDA). The page is titled "St Gabriel's Site Zoning" and is part of the "Planning" section. The navigation menu includes "Neighborhoods", "Planning", "Zoning", "Development", "Housing", "Work with Us", and "Research & Maps". The "Planning" section is currently selected, and a sub-menu is visible with options: "What is Planning?", "Planning Initiatives", "Community Planning", "Institutional Planning", "Waterfront Planning", "Urban Design", and "Urban Renewal".

The main content area features a map of the site, labeled "St Gabriel's Site Zoning". The map shows various zoning districts: OS-P, 1F-5000, OS-RC, IS, MFR-1, and NS-5. The site is bounded by Sparhawk St, Washington St, Fidelis Wy, and Brighton St. The St. Elizabeth's Hospital Medical Center IS IMP is also visible on the map.

**Description:**

On December 6, 2016 Boston Planning & Development Agency ("BPDA") held a first meeting to begin a dialogue pertaining to the zoning for the 139-149 and 159-201 Washington Street - the St Gabriel's Monastery and Rectory site.

The site roughly bound by Washington Street, Fidelis Way, St Elizabeth Medical Center and Brighton High School is about eighteen acres. The site is defined by unique landscape features along Washington Street and hosts St. Gabriel's Monastery that is a Boston Landmark. The site is located in two zoning districts: Conservation Protection Subdistrict and Institutional Subdistrict, both which are governed by the regulations in Article 51, Allston-Brighton Neighborhood District. The Institutional Subdistrict portion of the site is the subject of these zoning discussions.

This first meeting introduced the purpose, limits, and opportunities of zoning on the site. The focus of these

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**28 Mar** St. Gabriel's Zoning Meeting

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