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JAMAICA PLAIN, ROXBURY

Building with 195 apartments, retail proposed along S. Huntington Ave. near JP, Mission Hill border

Posted by Matt Rocheleau April 6, 2012 10:00 AM

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By Matt Rocheleau, Town Correspondent

A local developer is seeking city approval to construct a building with 195 apartments, ground-floor retail, and structured parking on a vacant, wooded lot along South Huntington Avenue.

Earlier this week, Cedar Valley Development, LLC filed a letter of intent with the city's redevelopment authority for the project, proposed for a 1.1-acre parcel at 105A S. Huntington Ave. The site is near where the Jamaica Plain and Mission Hill neighborhoods meet.

The building would feature a mixture of low-rise and mid-rise components, according to [the filing](#). Approval for the project is subject to Boston's large project review process, the intent letter says. Zoning changes would be needed.

The Mission Hill-based developer bought paid the state \$1.5 million for the property in September 2005, public records show. In its letter to the Boston Redevelopment Authority [this week](#), the development team said more details

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Redevelopment Authority this week, the development team said more details about the project are expected to be filed with the city in May.

The property is assessed by the city at about \$1 million. The land sits near the MBTA Green Line E branch's Heath Street terminus.

The parcel is several hundred feet from a 3.5-acre plot on South Huntington Avenue where another developer [recently filed plans](#) that call for demolishing a 98-year-old special education school building to construct a 200-unit apartment building with around 175 parking spaces.

The Home for Little Wanderers, which currently operates its well-known [Knights Children Center](#) on that property, has said that this coming fall the agency [plans to relocate](#) some programming and services from the center to a larger campus it owns in Walpole.

Resistance to the proposed development at 161 S. Huntington Ave. is expected at a public meeting scheduled for 6:30 p.m. April 11 at the MSPCA Angell Animal Medical Center. The Jamaica Plain Historical Society said in an e-mail this week it supports the Boston Preservation Alliance idea that the existing old schoolbuilding be restored and reused rather than destroyed.

To see a more detailed project filing with draft renderings of the 161 S. Huntington Ave. proposal, [click here](#).

The Jamaica Plain Gazette first reported this week on Cedar Valley Development [filing an intent letter](#) and on the [opposition](#) to the development proposal for 161 S. Huntington Ave.

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