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January 7, 2019

**Via In-Hand Delivery**

Mr. Brian Golden, Director  
Boston Planning & Development Agency  
One City Hall Square, 9<sup>th</sup> Floor  
Boston, MA 02201  
Attn: Ms. Aisling Kerr, Project Manager

BRA

**RE: Letter of Intent to File a Project Notification Form**  
**Article 80B - Large Project Review**  
**11-26 Heron Street, West Roxbury**

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Dear Director Golden:

Our office represents **Onsite Builders and Development**, and its principal, Peter Heaney (the "Proponent"), the proposed owner-developer of the real property located at 11-26 Heron Street, and associated contiguous properties, in West Roxbury (the "Project Site").

The purpose of this letter is to notify the Boston Planning & Development Agency (the "BPDA") of the Proponent's intent to file an Expanded Project Notification Form (the "PNF") with the BRA pursuant to Article 80B, Large Project Review, of the Boston Zoning Code (the "Code").

The Proponent's proposal contemplates the construction of approximately 72 residential units in two multi-family buildings, to be located on both sides of Heron Street, with a total project square footage of approximately 78,576 gross square feet of interior space, with a total of 84 parking spaces including 48 interior garage parking spaces in the two buildings and 36 surface parking spaces, all accessed from Heron Street (the "Proposed Project"). The scope and scale of the Proponent's residential program is intended to further the new housing creation goals of Mayor Walsh's 2030 Housing Plan.

The Project Site consists of 1.1 acres (47,982 square feet) at 11-26 Heron Street and associated contiguous properties, and is bounded to the northeast by the rear property

lines of residences along Grouse Street; to the northwest by an existing three-family residence with associated property; to the west by properties along Willet Street; and to the south by a single-family residence and the Stony Brook Condominium building.

The nearby neighborhood is a mix of multi-family and single-family residential uses. MBTA bus routes 34, 34E, and 40, all run adjacent to the Project site along Washington Street, providing direct connections to the MBTA Forest Hills Orange Line station, which provides rapid transit access to downtown Boston. The context of the immediate area is supportive of and well-suited for the proposed scale and scope of the Proposed Project, and includes several buildings with four-stories in height. Please see attached *Figure 1. Project Locus.*

The Proposed Project is located within a 1F-6000 zoning subdistrict of the West Roxbury Neighborhood District (Article 56), which requires a use variance for new multi-family residential uses, and imposes certain dimensional and other requirements for which the Proposed Project will require zoning variances from the Zoning Board of Appeal.

The Proposed Project will exceed the 50,000 square foot Article 80 threshold for a development project in a Boston neighborhood and will therefore require filings by the Proponent under Article 80's Large Project Review requirements. The Expanded PNF filing is expected to address many issues normally presented in a Draft Project Impact Report ("DPIR") including a transportation analysis, and air and noise, shadow, infrastructure, historic resources, and other environmental evaluations that will help explain potential project impacts from the proposed uses, and any needed mitigation measures to reduce these impacts.

Prior to submitting this Letter of Intent, the Proponent and development team met with BPDA planning and urban design staff, provided notice to local elected officials and civic group leaders, and, on November 14, 2018, appeared before the West Roxbury Civic Improvement Association at its scheduled monthly meeting, all in an effort to gain valuable feedback from these important constituencies.

On behalf of Onsite, Mr. Heaney, and the entire development team, we wish to thank you for your time and attention. We look forward to continuing working with the BPDA, members of the Impact Advisory Group to be formed, local elected officials, City departments and agencies, and, most important, abutters and other neighborhood residents, in order to shape a successful development project for West Roxbury and the



City of Boston. Please do not hesitate to contact me with if you have any questions, or if I can provide any additional information on the Proposed Project.

Very truly yours,

**MITCHELL L. FISCHMAN ("MLF") CONSULTING LLC**  
**on behalf of Onsite Builders and Development**

A handwritten signature in blue ink that reads "Mitchell L. Fischman". The signature is fluid and cursive, with the first name being more prominent.

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Mitchell L. Fischman, Principal

Attachment: Figure 1. Project Locus, 11-26 Heron Street, West Roxbury

cc: Jonathan Greeley, BPDA Director of Development Review and Policy  
Aisling Kerr, BPDA Project Manager  
District City Councilor Matt O'Malley  
Jack Duggan, Mayor's Office of Neighborhood Services  
State Senator Michael F. Rush  
State Representative Edward J. Copping  
Peter Heaney, Onsite Builders and Development  
Joseph Rull, MJR Consulting LLC  
George Morancy, Adams & Morancy, P.C.  
Lucio Trabucco, Nunes Trabucco Architects



 11-26 Heron Street

**Figure 1. Project Locus**  
**11-26 Heron Street, West Roxbury**