



Keystone  
Development  
Corporation

BRA

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May 26, 2016

Brian Golden, Director  
Boston Redevelopment Authority  
Boston City Hall  
Boston, Ma 02201

Re: 270 Baker Street, West Roxbury, MA  
Letter of intent to file for an Article 80, Large Project Review

Dear Mr. Golden;

Keystone Development Corporation is submitting this letter as Notice to file an Article 80 Expanded Project Notification Form with the Boston Redevelopment Authority (BRA) in connection with the proposed development at 270 Baker Street, West Roxbury.

The site is currently occupied by a three story commercial office building that includes approximately 30,000 square feet of office and child care space, a playground for the day care center housed in that building and surface parking. The site area is 124,720 square feet and is bounded to the MBTA Commuter Rail line that runs on a corridor owned by the New Haven and Hartford Railroad, to the east by Baker Street, to the south by primarily single family residential properties and the west by a commercial office building and surface parking. The site is accessed by Simbroco Street, a private road connecting to Gardner Street, and a 25 foot wide driveway easement extending from the VFW Parkway.

The proponent has owned 270 Baker Street for over 20 years and now proposes to add 56 condominium units to the site, in the form of multi-family structures and townhouses. The development will include 64 parking spaces for the existing commercial building and approximately 118 spaces for the new residences, mostly in ground level parking depressed a half level under the new construction.

Keystone Development has retained Neshamkin French Architects as the project architect with Linda Neshamkim, AIA, Principal-in-Charge. NFA has been involved with and created many multi-family projects in the Boston area and will work closely with the team and the staff at the BRA, to create a contextual, attractive asset to the West Roxbury Neighborhood.

The current concept has evolved over the past year based on feedback from both the West Roxbury community and BRA staff. We believe we have a program that can advance through the Article 80 Development Review Process and look forward to engaging the BRA staff and an Impact Advisory Group to secure the necessary approvals.

Sincerely,

Richard L. Olstein  
Partner

Michael Staiti  
Partner