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June 18, 2013

**By Hand**

Mr. Peter Meade, Director  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

**Subject: Letter of Intent  
3593-3615 Washington Street, Jamaica Plain**

Dear Mr. Meade:

Please accept this Letter of Intent submitted on behalf of Forest Hills Arborway LLC (the “Proponent”), pursuant to Mayor Menino’s Executive Order Relative to the Provision of Mitigation by Development Projects in Boston, dated October 10, 2000, as amended.

The Proponent proposes to redevelop the former Hughes Oil property in Jamaica Plain, an approximately 3-acre parcel located at 3593-3615 Washington Street that is bounded to the east by Washington Street, to the south by an MBTA substation, to the west by the Orange Line/Amtrak right of way corridor, and to the north by residential parcels along the southern leg of Burnett Street (the “Site”). The Site faces the extensive MBTA Arborway bus yard directly across Washington Street. Currently, the Site is occupied by partially vacant, dilapidated warehouse buildings surrounded by surface paving. The Proponent intends to transform this underutilized industrial land into a vibrant, green, transit-oriented, and mixed-use residential community that will be an important component of the redevelopment of the Forest Hills area.

Specifically, the Proponent intends to construct at the property two multifamily apartment buildings totaling approximately 300,000 square feet of gross floor area, which will contain approximately 289 units and incorporate active ground-floor uses. The program mix will include studio, one-, two- and three-bedroom apartments, with townhouse-style units fronting on Washington Street, and will additionally feature street-facing retail/service/restaurant/residential amenity uses. Two internal drives will be utilized providing access to the ground-floor enclosed parking spaces, which will be screened from sidewalk view. There will also be a modest number of exterior spaces to support the ground-floor uses, which will be set back from Washington Street and shielded by landscaping elements (together, the above-described redevelopment of the Site is the “Project”).

The Project has been designed to create a viable residential community within, and bring a neighborhood scale to, what is today a pass-through area dominated by auto traffic. The Project




Mr. Peter Meade  
Boston Redevelopment Authority  
June 18, 2013  
Page 2

will feature numerous lobby and residential front doors onto Washington Street to enhance the pedestrian environment. It will incorporate publicly accessible open space, as well as further elevated landscaped areas partially located on the roof of the parking podium. As a transit-oriented development located only a three-minute walk from the Forest Hills Station intermodal transit hub, and given its close proximity to the Southwest Corridor – which contains a bike path running all the way to Back Bay – the Project will target a higher bike to unit than automobile parking to unit ratio. The Proponent intends to make some of the Project’s surface vehicle parking spaces available to a car-sharing service, such as Zipcar, to provide an amenity for both Project residents and neighbors in the area.

Since the Project involves new construction in excess of 50,000 square feet of gross floor area, it will be subject to the provisions of Article 80B of the Boston Zoning Code (the “Code”), Large Project Review. The Site is located within a Local Industrial zoning subdistrict of Code Article 55, the Jamaica Plain Neighborhood District. The Project anticipates zoning relief for its principal use of multifamily housing, as well as for building height, FAR, and rear-yard setback. The Project will comply with the provisions of Article 37 of the Code, Green Buildings, and with the City’s Inclusionary Development Program established by the Mayor’s Executive Order dated February 29, 2000, as amended.

The Project will complete the transformation of the Site, which formerly housed a home heating oil distribution facility, and has undergone extensive environmental remediation over the past several years. In creating a critical mass of new residences at this vacant property, the Project will supply much-needed additional housing for Jamaica Plain in close proximity to the Forest Hills Station. The Project will thereby contribute towards meeting Mayor Menino’s goal of adding 30,000 new housing units to the City by 2020.

Thank you in advance for your consideration. We look forward to continuing working with you, your staff, elected officials, and community members to make this a great project for Jamaica Plain.

Sincerely,  
  
Donald W. Wiest,  
Permitting Counsel

cc (by email): Jack Brennan, The Brennan Group  
Peter Mahoney, John M. Corcoran & Company  
Jamie Fay, Fort Point Associates, Inc.  
Matthew Littel, Utile Architecture + Planning