

# BOARD APPROVED.

MEMORANDUM

JUNE 13, 2019

**TO:** BOSTON REDEVELOPMENT AUTHORITY  
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY (BPDA)\*  
AND BRIAN P. GOLDEN, DIRECTOR

**FROM:** JONATHAN GREELEY, DIRECTOR OF DEVELOPMENT REVIEW  
MICHAEL CHRISTOPHER, DEPUTY DIRECTOR FOR DEVELOPMENT  
REVIEW/GOVERNMENT AFFAIRS  
AISLING KERR, PROJECT MANAGER

**SUBJECT:** 11 and 26 HERON STREET, WEST ROXBURY

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**SUMMARY:** This Memorandum requests that the Boston Redevelopment Authority ("BRA") d/b/a Boston Planning & Development Agency ("BPDA") authorize the Director to: (1) issue a Scoping Determination waiving the requirement of further review pursuant to Article 80, Section 80B-5.3(d) of the Boston Zoning Code (the "Code") for the Proposed Project at 11 and 26 Heron Street in the West Roxbury neighborhood of Boston; (2) issue a Certification of Compliance for each address under Section 80B-6 of the Code upon successful completion of the Article 80 review process for the Proposed Project; (3) execute and deliver a Cooperation Agreement which will include a provision to comply with the Boston Residents Construction Employment Plan, an Affordable Housing Agreement, an Affordable Rental Housing Agreement and Restriction, and any and all other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project; and (4) recommend approval to the City of Boston Zoning Board of Appeal on petitions BOA - 948352 and BOA - 948354, with the proviso that plans be submitted to the BPDA for design review approval.

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\* Effective October 20, 2016, the BRA commenced doing business as BPDA.

**PROJECT SITE**

The Proposed Project contemplates the construction of two (2) new residential buildings on either side of Heron Street, at 11 and 26 Heron Street and on associated contiguous parcels, in the West Roxbury neighborhood of Boston (the "Project Site"). The combined Project Site totals approximately 1.2 acres (52,062 square feet). The Project Site is bound to the northeast by the rear property lines of residences along Grouse Street; to the northwest by an existing three (3)-family residence and associated property; to the west by properties along Willet Street; and to the south by the Stony Brook Condominium complex and a single-family residence.

Both 11 and 26 Heron Street are presently occupied by existing single-family homes, which are proposed to be demolished for construction of the Proposed Project.

**DEVELOPMENT TEAM**

The Development Team for the Proposed Project consists of:

**Proponent:** Onsite Builders & Development, LLC  
Peter Heaney, Principal

**Architect:** Nunes Trabucco Architects  
Lucio Trabucco  
Andrew Fyffe

**Community Outreach  
Consultant:** MJR Consulting, LLC  
Joe Rull

**Article 80 Permitting  
Consultant:** MLF Consulting, LLC  
Mitchell L. Fischman

**Landscape Architect:** Michael D'Angelo Landscape Architects, LLC  
Michael D'Angelo