

MEMORANDUM

SEPTEMBER 12, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW
DAVID CARLSON, SENIOR ARCHITECT, URBAN DESIGN
LAUREN WILLIAMS, PROJECT MANAGER

SUBJECT: OLD COLONY PHASE ONE REDEVELOPMENT, LOCATED AT 265
EAST NINTH STREET IN THE SOUTH BOSTON NEIGHBORHOOD OF
BOSTON CERTIFICATE OF COMPLETION

SUMMARY: This Memorandum requests that the Director be authorized to issue a Certificate of Completion pursuant to the Cooperation Agreement dated July 1, 2010, evidencing the successful completion of the Old Colony Phase One Redevelopment project, located at 265 East Ninth Street in the South Boston neighborhood of Boston.

PROJECT SITE

The project site which is a portion of the existing Old Colony housing development owned by the Boston Housing Authority ("BHA") and located in the South Boston District of the City of Boston. Phase One consists of approximately 3.4 acres (148,104 square feet, more or less) (the "Project Area").

The Old Colony development is located in South Boston and is the largest housing development in the BHA portfolio, comprised of over 16 acres of 32 three-story brick walk-up buildings containing 845 units of housing that are instantly recognizable as institutional, deteriorated public housing. The superblock buildings span the property with roadways, parking and open spaces between each superblock. At the center of the development is the Perkins School, as well as a basketball court and other hardscape open space.

The redeveloped Project Area is on the southern side of the Old Colony development, south of the Perkins School. The Project, as here in defined, includes a Learning Center, a mid-rise residential building, a multi-story townhome development, along with parking areas and hardscape, with some landscaped open spaces.

PROJECT DESCRIPTION

Old Colony Phase One includes the construction of one hundred-sixteen (116) housing units in a mid-rise residential building (a portion of which will be six stories and the other portion of which will be four (4) stories), four (4) groups of townhouses, and an approximately 10,000 square foot Learning Center on an approximately 3.4-acre site (The “Project”). The Project design emphasizes low-impact development and optimizes walkable streets, open spaces and green stormwater and parking/pavement strategies. The Project has a development goal of being net zero energy use.

Seven (7) existing three-story buildings, constructed in 1940, containing one hundred sixty-four (164) units, were demolished. The existing hardscape around the buildings was excavated to prepare for the new buildings landscaped open space. The six- and four-story residential buildings are approximately 86,000 gross square feet. The approximate mix of units includes forty (40) one-bedroom units and forty-two (42) two-bedroom units. The total height of the building is approximately 68 feet and 47 feet for each wing, respectively.

The townhouse portion of the Project is approximately 55,500 gross square feet and consists of three (3) two-bedroom units, twenty-nine (29) three-bedroom units, and two (2) four-bedroom units for a total of thirty-four (34) units. The height of the townhouses is approximately 36 feet. The townhouses include attractive front entrances that connect to the adjacent pedestrian infrastructure, including new pathways and improved sidewalks, and open onto courtyards shared by the residents.

The Learning Center is a gathering space and resource for the Old Colony community as well as the surrounding South Boston neighborhood. The BHA has worked collaboratively with the tenant association, the Old Colony Master Plan Advisory Committee, and neighborhood stakeholders to create the programs for the participants of the Learning Center.

The BRA received a request from the BHA for the issuance of a Certificate of Completion for the Old Colony Phase One Redevelopment on August 22, 2013. BRA staff performed a site and building inspection of the Project and hereby recommends the issuance of a Certificate of Completion

RECOMMENDATION

In response to the Developer’s request for a Certificate of Completion, it is the recommendation of BRA staff that the BRA find that the Old Colony Phase One Redevelopment project has been completed in accordance with the requirements of the Cooperation Agreement and that the BRA authorize the Director to issue a Certificate of Completion for the Proposed Project.

An appropriate vote follows:

VOTED: That the Director be, and hereby is, authorized to issue a Certificate of Completion certifying in accordance with the provisions of the Cooperation Agreement for the Old Colony Phase One Redevelopment project, located at 265 East Ninth Street in the South Boston neighborhood of Boston, by and between the Boston Redevelopment Authority (“BRA”) and Boston Housing Authority (“BHA”), dated as of July 1, 2010 (the “Cooperation Agreement”) that the Old Colony Phase One Redevelopment project has been completed in compliance with all the terms and conditions of the Cooperation Agreement, the Article 80 Submissions and all obligations set forth in the Cooperation Agreement and the Article 80 Submissions as defined in the Cooperation Agreement that are presently required/due have been fulfilled.