

**BOSTON REDEVELOPMENT AUTHORITY
PUBLIC MEETING PACKAGE
PHASE I ENVIRONMENTAL REMEDIATION
&
SITE PREPARATION
FERDINAND/GUSCOTT BUILDINGS
AUGUST 28, 2007**

**PUBLIC AD
FOR
AUGUST 21 COMMUNITY MEETING**

PUBLIC AD
BOSTON REDEVELOPMENT AUTHORITY
COMMUNITY MEETING
AUGUST 21, 2007

BRA

The Boston Redevelopment Authority
will host a public meeting regarding

PHASE I Environmental Remediation & Site Clearance for New City Office Building

August 21 at 6:30PM
Central Boston Elder Services
2315 Washington Street, Roxbury

The Boston Redevelopment Authority will sponsor a public meeting with the Dudley Square community to review the proposed plan for the Guscott Building (17-19 Warren St). The BRA and its team of consultants will present a comprehensive overview of the project followed by a question and answer session.

Close of Comment Period: September 27, 2007

MAIL: Stephen Healy, Senior Project Engineer
Boston Redevelopment Authority
22 Drydock Avenue, 2nd Fl, Boston, MA 02201

FAX: 617.918.6220

PHONE: 617.918.6207

EMAIL: Stephen.Healy.BRA@cityofboston.gov

Harry Collings
Executive Director/Secretary

Boston
Redevelopment
Authority

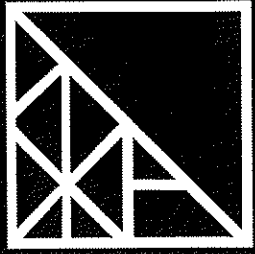


City Hall 9th Floor
1 City Hall Square
Boston, MA 02201
617.722.4300

PLEASE NOTE THE MEETING NOTICE WAS ADVERTISED IN THE BAY STATE BANNER ON THE FOLLOWING DATES: AUGUST 2ND, AUGUST 9TH, AND AUGUST 16TH

**MEETING NOTICE
FOR
AUGUST 21 COMMUNITY MEETING**

THE NOTICE WAS MAILED TO OVER 150 DUDLEY SQUARE BUSINESSES

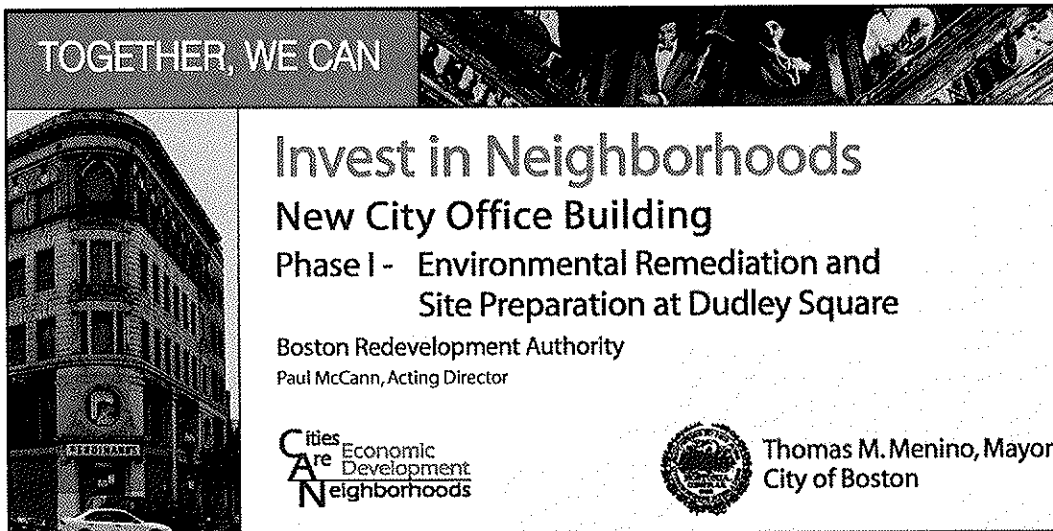


Community Notice

From The

Boston Redevelopment Authority

The Boston Redevelopment Authority will be performing Phase I—
Environmental Remediation and Site Preparation Activities at the former
Ferdinand's Furniture Store location.



TOGETHER, WE CAN


Invest in Neighborhoods

New City Office Building

Phase I - Environmental Remediation and
Site Preparation at Dudley Square

Boston Redevelopment Authority
Paul McCann, Acting Director

**Cities
Are
Economic
Development
Neighborhoods**



Thomas M. Menino, Mayor
City of Boston

The environmental clean-up and demolition of the Guscott Building
at 17-19 Warren Street will commence in the Fall/Winter 07.

A public meeting regarding the above:

August 21 at 6:30 PM

Central Boston Elder Services

2315 Washington Street, Roxbury

We will continue to keep the Dudley Community informed about this exciting project

For additional information or inquiries, please call Stephen Healy at 617-918-6207



**MAILING LIST
FOR
AUGUST 21 COMMUNITY MEETING**

Kim Young Ha
2167 Washington Street
Roxbury, MA 02119

Frederick C. Umeh
794 Shawmut Avenue
Roxbury, MA 02119

Stephen Kelly
31 Roxbury Street
Roxbury, MA 02119

May Five LCC
2173 Washington Street
Roxbury, MA 02119

Marie L. Jean Pierre
794R Shawmut Avenue
Roxbury, MA 02119

Sargent Prince
37 Roxbury Street
Roxbury, MA 02119

Roxbury Property LLC
9 Ruggles Street
Roxbury, MA 02119

Philip L. Wright
792 R Shawmut Avenue
Roxbury, MA 02119

Alfred Disquale
2359 & 2360 Washington Street
Roxbury, MA 02119

Madison Washington, Inc.
2201 Washington Street
Roxbury, MA 02119

Mah Tsz
788 Shawmut Avenue
Roxbury, MA 02119

Alfred Disquale
46 Ziegler Street
Roxbury, MA 02119

Kim Sop
2219 Washington Street
Roxbury, MA 02119

Shawmut Estates
758 Shawmut Avenue
Roxbury, MA 02119

Alfred Disquale
22 Warren Street
Roxbury, MA 02119

Hyman David Finkle
2221 Washington Street
Roxbury, MA 02119

Ruggles Assisted Living
25 Ruggles Street
Roxbury, MA 02119

Kwondo Inc.
2363 Washington Street
Roxbury, MA 02119

Helen Marie Flaherty
2235 Washington Street
Roxbury, MA 02119

New Madison Park IV
184 Dudley Street
Roxbury, MA 02119

Richard A. Daniels
2371 Washington Street
Roxbury, MA 02119

Jeon Chang Kyu
2249 Washington Street
Roxbury, MA 02119

Beryl Gardens
Shawmut Avenue
Roxbury, MA 02119

John McQuade
2377 Washington Street
Roxbury, MA 02119

Walcott Corp.
2261 & 2270 Washington Street
Roxbury, MA 02119

Rio Grande River
451 Blue Hill Avenue
Dorchester, MA 02121

Milton L. Drain
2385 Washington Street
Roxbury, MA 02119

Salvation Army
29 Vernon Street
Roxbury, MA 02119

Buff Bay Associates
451 Blue Hill Avenue
Dorchester, MA 02121

First National Bank Boston
114 Dudley Street
Roxbury, MA 02119

Dartmouth Hotel
39 Warren Street
Roxbury, MA 02119

Toula Politis
6 & 14 Tabor Street
Roxbury, MA 02119

Jacques Henri
279 Newbury Street
Boston, MA 02116

George Yianasmidis
Washington Street Realty
2326 – 2328 R Washington Street
Roxbury, MA 02119

Timothy J. Hamill
2168 Washington Street
Roxbury, MA 02119

Joyce Stanley
Executive Director
Dudley Square Main Streets
2343 Washington Street
Roxbury, MA 02119

Jacques Henri
2304 Washington Street
Roxbury, MA 02119

Nicholas A. Spileos
14 Palmer Street
Roxbury, MA 02119

One United Bank
2343 Washington Street
Roxbury, MA 02119

Nuestra Palladio
150 Dudley Street
Roxbury, MA 02119

Central Boston Elder Services
2315 Washington Street
Roxbury, MA 02119

Darnell L. Williams
President & CEO
Urban League of Eastern Massachusetts
88 Warren Street
Roxbury, MA 02119

Akire Realty
1181 Harrison Avenue
Roxbury, MA 02119

Mary Delores Long
808 Shawmut Avenue
Roxbury, MA 02119

Robert Terrell
Roxbury Neighborhood Council
P.O. Box 191873
Roxbury, MA 02119

Abertha K. Ryan
28 Warren Street
Roxbury, MA 02119

Marissa's Beauty Salon
2326-28 Washington Street
Roxbury, MA 02119

New Palmer Street
2 Warren Street
Roxbury, MA 02119

The Black Ministerial Alliance of Greater
Boston, Inc.
2326 R Washington Street, 3rd Floor
Roxbury, MA 02119

Boston Edison
1157 Harrison Avenue
Roxbury, MA 02119

CASA Primavera Center House
2326 R Washington Street
Roxbury, MA 02119

A-M Auto Parts, Inc.
Tabor Street
Roxbury, MA 02119

Manhattan Square Fashion
2306 Washington Street
Roxbury, MA 02119

Larry Bailey
1135 Harrison Avenue
Roxbury, MA 02119

George Yianasmidis
9 Talbot Road
Canton, MA 02021

Infinite Glass Design
184 Dudley Street
Roxbury, MA 02119

Sunny Chi Ch
2249 Washington Street
Roxbury, MA 02119

New York Fashions
2177 Washington Street
Roxbury, MA 02119

A&M Used Auto Parts
1149 Harrison Avenue
Roxbury, MA 02119

Simon's Fish Market
2167 Washington Street
Roxbury, MA 02119

Nikki's Fashion
2373 Washington Street
Roxbury, MA 02119

Oak Pine Furniture
1127 Harrison Avenue
Roxbury, MA 02119

Discount Liquor
2167 Washington Street
Roxbury, MA 02119

Royce Specialty Shops
2225 Washington Street
Roxbury, MA 02119

Harrison Supply Co.
1011 Harrison Avenue
Roxbury, MA 02119

Giant Liquors
2371 Washington Street
Roxbury, MA 02119

Young's Fashion
1127 Harrison Avenue
Roxbury, MA 02119

Bohio Market
718 Shawmut Avenue
Roxbury, MA 02119

Indian Ocean Grocery & Halal Market
43 Roxbury Street
Roxbury, MA 02119

Looking Good
2235 Washington Street
Roxbury, MA 02119

Brown's Market
194 Dudley Street
Roxbury, MA 02119

Kornfields Pharmacy
2121 Washington Street
Roxbury, MA 02119

Footlocker
2201 Washington Street
Roxbury, MA 02119

Gina Grocery
251 Dudley Street
Roxbury, MA 02119

Walgreens
2271 Washington Street
Roxbury, MA 02119

Payless Shoe Source
2189 Washington Street
Roxbury, MA 02119

Tropical Foods International
2101 Washington Street
Roxbury, MA 02119

Kiki Beauty Supply
2183 Washington Street
Roxbury, MA 02119

Dudley Square Jewelry
28 Warren Street
Roxbury, MA 02119

A Nubian Notion, Inc.
146 Dudley Street
Roxbury, MA 02119

New York Men's Clothing
2179 Washington Street
Roxbury, MA 02119

Funky Fresh Records
74 Warren Street
Roxbury, MA 02119

N&M Convenience
2359 Washington Street
Roxbury, MA 02119

Manhattan Square Fashions
2304 Washington Street
Roxbury, MA 02119

99 Cent, Inc.
2249 Washington Street
Roxbury, MA 02119

Bargains TNT
2255 Washington Street
Roxbury, MA 02119

C.J. Page One
2173 Washington Street
Roxbury, MA 02119

Calianos Insurance Company
21 Roxbury Street
Roxbury, MA 02119

Xtreme Retail
32 Warren Street
Roxbury, MA 02119

Ultimate Wireless
1127 Harrison Avenue
Roxbury, MA 02119

E.D. Fair Insurance
70 Warren Street
Roxbury, MA 02119

A Nubian Notion, Inc., Annex
57 Warren Street
Roxbury, MA 02119

Bank of America
114 Dudley Street
Roxbury, MA 02119

Norbert's Insurance
136 Warren Street
Roxbury, MA 02119

Hamill Gallery of African Art
2164 Washington Street
Roxbury, MA 02119

Citizen's Bank
2343 Washington Street
Roxbury, MA 02119

Comzer & West Insurance
34 Warren Street
Roxbury, MA 02119

Alma's African Hair Braiding
195 Dudley Street
Roxbury, MA 02119

One United Bank
2343 Washington Street
Roxbury, MA 02119

D2D Fund, Inc.
1127 Harrison Avenue
Roxbury, MA 02119

Beauty Express
1127 Harrison Avenue
Roxbury, MA 02119

Western Union
55 Warren Street
Roxbury, MA 02119

Secure Sponsorship
1127 Harrison Avenue
Roxbury, MA 02119

Harrison Door & Windows
1127 Harrison Avenue
Roxbury, MA 02119

Tremont Credit Union
47 Warren Street
Roxbury, MA 02119

At Home Real Estate
2121 Washington Street
Roxbury, MA 02119

Mattress Warehouse
1127 Harrison Avenue
Roxbury, MA 02119

Boston Community Loan Capital
56 Warren Street
Roxbury, MA 02119

Century 21 Massbay
100 Warren Street
Roxbury, MA 02119

Mr. G's Hair Center
1127 Harrison Avenue
Roxbury, MA 02119

Next Street Financial
184 Dudley Street
Roxbury, MA 02119

Hadian Associates
136 Warren Street
Roxbury, MA 02119

Roxbury District Post Office
55 Roxbury Street
Roxbury, MA 02119

EFJ Mortgage Company
171 Dudley Street
Roxbury, MA 02119

Minhome Real Estate
136 Warren Street
Roxbury, MA 02119

Mayo Group/JM Realty Management
12 Dade Street
Roxbury, MA 02119

Servicios Profesionales
72 Warren Street
Roxbury, MA 02119

Dr. Suresh Naidu, DDS
156 Dudley Street
Roxbury, MA 02119

Allan's Formal Wear
142 Dudley Street
Roxbury, MA 02119

Law Offices of Winston Kendall
136 Warren Street
Roxbury, MA 02119

Boston Community Chiropractic
190 Dudley Street
Roxbury, MA 02119

Rent-A-Center
36 Warren Street
Roxbury, MA 02119

Bavas & Associates Engineers
11 Roxbury Street
Roxbury, MA 02119

Chiropractic Healthcare Center
2377 Washington Street
Roxbury, MA 02119

Law Offices of Vesper Gibbs Barnes
10 Malcom X Boulevard
Roxbury, MA 02119

Kelly Chunn & Associates
184 Dudley Street
Roxbury, MA 02119

Quantum Physical Therapy
2181 Washington Street
Roxbury, MA 02119

Law Office of Jensen & Grench
2181 Washington Street
Roxbury, MA 02119

Joseph Best Photography
136 Warren Street
Roxbury, MA 02119

Atlantis Physical Therapy/Be One
62 Warren Street
Roxbury, MA 02119

Law Offices of John Weagle
70 Warren Street
Roxbury, MA 02119

Prestige Image Photography
184 Dudley Street
Roxbury, MA 02119

Body By Brandy Fitness & Spa
2181 Washington Street
Roxbury, MA 02119

Law Offices of Donald Green
2235 Washington Street
Roxbury, MA 02119

Office of Councilor Chuck Turner
51 Roxbury Street
Roxbury, MA 02119

Boston Urban Youth Foundation
130 Warren Street
Roxbury, MA 02119

Law Offices of Mark E. Salamone
2377 Washington Street
Roxbury, MA 02119

Brummitt Kelly Locksmiths
33 Roxbury Street
Roxbury, MA 02119

Boys & Girls Club
115 Warren Street
Roxbury, MA 02119

Law Office of Richard Smith & Associates
11 Roxbury Street
Roxbury, MA 02119

Victory Generation After School Program
2326 R Washington Street
Roxbury, MA 02119

Area B Police Station
135 Dudley Street
Roxbury, MA 02119

Committee for Public Counsel
10 Malcom X Boulevard
Roxbury, MA 02119

Dr. Douglas Campbell
11 Roxbury Street
Roxbury, MA 02119

Dudley Branch Boston Public Library
65 Warren Street
Roxbury, MA 02119

Roxbury District Court
85 Warren Street
Roxbury, MA 02119

Nuestra Comunidad CDC
56 Warren Street
Roxbury, MA 02119

Kennedy Fried Chicken
2360 Washington Street
Roxbury, MA 02119

Children's Services of Roxbury
11 Roxbury Street
Roxbury, MA 02119

SMILE Pre-School
185 Dudley Street
Roxbury, MA 02119

Peking House
160 Dudley Street
Roxbury, MA 02119

United Homes for Children
11 Roxbury Street
Roxbury, MA 02119

Sea & Surf Anglers Club
136 Warren Street
Roxbury, MA 02119

Pepper Pot Restaurant & Catering
208 Dudley Street
Roxbury, MA 02119

Roxbury Youth Works
100 A Warren Street
Roxbury, MA 02119

ACT Roxbury Consortium
184 Dudley Street
Roxbury, MA 02119

Ray's Soul Food
239 Dudley Street
Roxbury, MA 02119

Central Boston Elders
2315 Washington Street
Roxbury, MA 02119

El Mondonguito Bar & Restaurant
221 Dudley Street
Roxbury, MA 02119

Spinales Restaurant
154 Dudley Street
Roxbury, MA 02119

Casa Primavera
2326 Washington Street
Roxbury, MA 02119

Arizona BBQ
2360 Washington Street
Roxbury, MA 02119

Stash's Grille
150 Dudley Street
Roxbury, MA 02119

The Salvation Army
23 Vernon Street
Roxbury, MA 02119

Dayib Café
722 Shawmut Avenue
Roxbury, MA 02119

The Silver Slipper
2391 Washington Street
Roxbury, MA 02119

The Urban League
88 Warren Street
Roxbury, MA 02119

Eddie's Restaurant
2249 Washington Street
Roxbury, MA 02119

Ugi's Subs
68 Warren Street
Roxbury, MA 02119

Twelfth Baptist Church Outreach Center
140 Warren Street
Roxbury, MA 02119

Mario's Restaurant
30 Warren Street
Roxbury, MA 02119

Dunkin Donuts
2360 Washington Street
Roxbury, MA 02119

Boston Connects
2201 Washington Street
Roxbury, MA 02119

Joe's Famous Steak Subs
140 Dudley Street
Roxbury, MA 02119

Yummy Chinese Fast Food
2360 Washington Street
Roxbury, MA 02119

Haley House Café
12 Dade Street
Roxbury, MA 02119

Lafi's Hair Designers
30A Warren Street
Roxbury, MA 02119

O'Aces Barber Shop
71 Dudley Street
Roxbury, MA 02119

Berries Catering
184 Dudley Street
Roxbury, MA 02119

Leading Ladies Hair Salon
138 Warren Street
Roxbury, MA 02119

Bailey's Coin-Op Laundromat
1135 Harrison Avenue
Roxbury, MA 02119

Aga's Highland Tap
2128 Washington Street
Roxbury, MA 02119

Marissa's Beauty Salon
2326 R Washington Street
Roxbury, MA 02119

Laundromax
108 Warren Street
Roxbury, MA 02119

Phillip's Auto Service
808 Shawmut Avenue
Roxbury, MA 02119

Mr. G's Salon
1127 Harrison Avenue
Roxbury, MA 02119

Darkwave Demographics
2121 Washington Street
Roxbury, MA 02119

Frank Caristi & Sons Furniture Repair
18 Warren Place
Roxbury, MA 02119

Next Level Hair Salon
177 Dudley Street
Roxbury, MA 02119

Black Church Capacity Building Program
2326 R Washington Street
Roxbury, MA 02119

Dwight's Barber Shop
155 Dudley Street
Roxbury, MA 02119

Playtime Unisex Barber Shop
1127 Harrison Avenue
Roxbury, MA 02119

Gordon Conwell Theological Seminary
90 Warren Street
Roxbury, MA 02119

Third's Barber Sho
716 Shawmut Avenue
Roxbury, MA 02119

Star Nail Salon
28 A Warren Street
Roxbury, MA 02119

Alternatives for Community &
Environment
2181 Washington Street
Roxbury, MA 02119

A Twist of Passion
45 Roxbury Street
Roxbury, MA 02119

Tammy's Higher Level Hair Studio
6 Roxbury Street
Roxbury, MA 02119

Education Action Committee
2326 Washington Street
Roxbury, MA 02119

Beatriz Salon
1127 Harrison Avenue
Roxbury, MA 02119

Turning Heads
11 Roxbury Street
Roxbury, MA 02119

Institute for Justice & Development
2343 Washington Street
Roxbury, MA 02119

Drain's House of Style
2385 Washington Street
Roxbury, MA 02119

Golden Hair Salon
221 Dudley Street
Roxbury, MA 02119

Black Ministerial Alliance
2326 Washington Street
Roxbury, MA 02119

Roxbury Resource Center
2201 Washington Street
Roxbury, MA 02119

New York Fashion 2
2249 Washington Street
Roxbury, MA 02119

Good Mother
Dudley Station
Roxbury, MA 02119

Boston Business Assistance Center
2201 Washington Street
Roxbury, MA 02119

Mass. Dept. of Transitional Assistance
2201 Washington Street
Roxbury, MA 02119

Dog Days Afternoons
1011 Harrison Avenue
Roxbury, MA 02119

BIDFA/BLDC
2201 Washington Street
Roxbury, MA 02119

Project Hip Hop
2181 Washington Street
Roxbury, MA 02119

Gately's Restoration
2499 Washington Street
Roxbury, MA 02119

Islamic Bookstore
724 Shawmut Avenue
Roxbury, MA 02119

Papa Reno's Pizza
260 Dudley Street
Roxbury, MA 02119

Boston Fire Department
174 Dudley Street
Roxbury, MA 02119

Alpha & Omega
2219 Washington Street
Roxbury, MA 02119

Write Boston
2 Warren Street
Roxbury, MA 02119

Mass. Dept. of Public Health
10 Malcom X Boulevard
Roxbury, MA 02119

Twelfth Baptist Thrift Store
140 Warren Street
Roxbury, MA 02119

GED Plus
2 Warren Street
Roxbury, MA 02119

Youth Advocacy Project
10 Malcom X Boulevard
Roxbury, MA 02119

Phoenix Strategic Investment
98 Warren Street
Roxbury, MA 02119

Chino Bo
49 Roxbury Street
Roxbury, MA 02119

Social Security Administration
10 Malcom X Boulevard
Roxbury, MA 02119

Ashley Stewart
2 Warren Street
Roxbury, MA 02119

Fruit of the Blessing
Dudley Station
Roxbury, MA 02119

Morgan Memorial Goodwill Industries
1010 Harrison Avenue
Roxbury, MA 02119

Prince Hall Press
1127 Harrison Avenue
Roxbury, MA 02119

Phyll's Ill Deals
Dudley Station
Roxbury, MA 02119

Berwick Institute
1127 Harrison Avenue
Roxbury, MA 02119

Vizual Print
1127 Harrison Avenue
Roxbury, MA 02119

Brown Sugar
Dudley Station
Roxbury, MA 02119

The Blue Oasis
1127 Harrison Avenue
Roxbury, MA 02119

Canton Corporation
10 Malcom X Boulevard
Roxbury, MA 02119

Hurley Wire & Cable
2500 Washington Street
Roxbury, MA 02119

Botanica Arche
2101 Washington Street
Roxbury, MA 02119

BEVCO ASSOCIATES INC.
25 GOODRICH ROAD, SUITE 2
BOSTON, MA. 02130-2005
(OFFICE) 617-522-7003
(FAX) 617-522-7088

TO: Shelby Graham-Boston Preservation Alliance

FROM: Beverley Johnson

DATE: 8/15/07

PAGES (INCLUDING COVER): 2

BRA Public Meeting Notice for Ferdinand site in Dudley Square which is located in the Greater Dudley Historic District. An Article 85 application has been submitted to the Boston Landmarks Commission and the Mass Historic Commission.

Thanks

Beverley Johnson
Community Relations Consultant
For Ferdinand Project

**AGENDA
FOR
AUGUST 21 COMMUNITY MEETING**

**AGENDA
BOSTON REDEVELOPMENT AUTHORITY
COMMUNITY MEETING
AUGUST 21, 2007
6:30PM-8PM**

**CENTRAL BOSTON ELDER SERVICES
2315 WASHINGTON STREET
ROXBURY, MA**

**PHASE I ENVIRONMENTAL REMEDIATION
AND SITE PREPARATION
AT FERDINAND & GUSCOTT BUILDINGS**

1. **WELCOME & PURPOSE OF MEETING**

2. **PHASE I PROJECT OVERVIEW**

3. **NEXT STEPS**

4. **QUESTION & ANSWER SESSION**

**BOSTON REDEVELOPMENT AUTHORITY
SUMMARY OF DISCUSSION
ARTICLE 85 COMMUNITY MEETING
AUGUST 21, 2007**

SUMMARY OF DISCUSSION
BRA PUBLIC MEETING
AUGUST 21, 2007
6:30PM-8:00PM

CENTRAL BOSTON ELDER SERVICES
2315 WASHINGTON STREET
ROXBURY, MA

PHASE I ENVIRONMENTAL REMEDIATION
AND
SITE PREPARATION
FERDINAND/GUSCOTT BUILDING

WELCOME (BRA Staff)

- Paul Osborn of the BRA introduced members of the Jacobs technical team and provided an overview of the project purpose and scope.
- Mr. Osborn stressed the need for the BRA and community to work in partnership to put the site back into full use, while preserving the historic features of the buildings.
- Stephen Healy of the BRA introduced the Jacobs technical team.

PROJECT OVERVIEW (Jacobs Technical Team)

- Joseph Anthony of Jacobs provided an overview of the environmental inventory; geotechnical investigation; and structural inspection.
- Mr. Anthony indicated that key project goals include the following:
 - Creating a clean and safe site;
 - Historic Preservation
 - Environmental Remediation
- Mr. Anthony pointed out that environmental investigations indicate the presence of lead-based paint and asbestos in both buildings. All environmental remediation will be performed in accordance with the guidelines and requirements of the Massachusetts Department of Environmental Protection.
- Joseph Anthony indicated that based on structural inspections of the Guscott Building it has been determined that moisture has damaged the building due to long-term exposure to weather conditions.
- Site soil borings were conducted to determine the depth of bed rock.

- Virginia Adams of PAL, architectural historian, provided an overview of the façade inspection. She indicated that the façade inspection was conducted by PAL and Building Conservation Associates for the purpose of identifying materials and conditions so that a plan can be designed to preserve the historic façade. The inspection revealed some façade deterioration that can be stabilized.
- Ms. Adams provided an overview of the Article 85 Demolition Delay application that was submitted to the Boston Landmarks Commission; and the Project Notification Form that was submitted to the Massachusetts Historic Commission. Ms. Adams pointed out that the BLC Hearing will be held on August 28 at 6:30 pm in the BRA Board Room, 9th Floor, Boston City Hall.
- Donald Stull of Stull & Lee Architects presented the various re-development alternatives that were explored for the Guscott Building between 1988 to the present. Mr. Stull pointed out that building deterioration, seismic design constraints, and space usage constraints limited the building's re-development potential.

PUBLIC SAFETY

- Joseph Anthony pointed out that if demolition is approved, changes to pedestrian patterns will be necessary to keep pedestrians clear of the site during this process. He pointed out that a new pedestrian crossing will be established on Warren Street near Dudley Station and the current pedestrian crossing at Washington Street will continue to be used.
- Mr. Anthony pointed out that in order to keep the trucks hauling debris from creating traffic disruptions, a reverse traffic flow for these trucks will be created via Washington Street with the assistance of police officers to control traffic. An estimated ten trucks a day will access and egress the site via Washington Street. Due to the grade differential at Warren Street, trucks will not be able to use this end of the site.

CONSTRUCTION FENCE AND ART WORK

- Stephen Healy of the BRA presented the plan for the construction fence and art work. Mr. Healy indicated that the construction fencing will be erected for safety reasons and historic Dudley Square photos will be erected on the fence using digitized versions of the photos.

NEXT STEPS

- Paul Osborn of the BRA indicated that the next important step in the process is to get BLC and MHC approval of the demolition request. Mr. Osborn stressed the importance of community support through letters of support and speaking on behalf of the project at the August 28 BLC Hearing so that the project can continue to advance to the re-development phase.
- Mr. Osborn pointed out that during demolition, a "Community Information Center" will be located onsite at the construction trailer to address any community questions and concerns. Mr. Osborn also pointed out that efforts to hire local workers and businesses will be conducted.
- Mr. Osborn indicated that review of the traffic management plan by the Boston Transportation Department must be completed and that once Phase I is completed the

BRA will immediately begin the process of preparing a Phase II Request For Proposals (RFP) to select a design team followed by the issuance of a RFP to select a contractor.

PUBLIC COMMENT

- Kenneth Guscott, former owner of the Guscott Building, indicated that his company purchased the building in an effort to help restore Dudley Square, but a major challenge was attracting office workers. He stressed that the BRA is moving in the right direction with the demolition process and by initiating dialogue with the community.
- How long will the demolition process last? The projected schedule for environmental remediation and demolition is six months after receipt of BLC and MHC approvals.
- Will there be continuing meetings with the community during the process, or will the "Community Information Center" be provided in lieu of community meetings? A community member suggested monthly meetings and another suggested posting project updates on the BRA website to supplement community meetings. The BRA indicated they will continue to meet with the community on a regular basis.
- Kenneth Guscott stressed the importance of making sure that minority-owned subcontractors get a fair shot at inclusion in the project. He pointed out that the BRA should make sure they have language in the bid documents to ensure that this happens, and that the BRA should hire a minority company to do the outreach to increase minority business participation. Paul Osborn of the BRA indicated that related language is included in their contracts; and suggested that business and worker names be forwarded to the agency.
- What measures will be taken during environmental remediation to protect the public? The BRA and Jacobs will conduct environmental remediation in accordance with the requirements of the Massachusetts Department of Environmental Protection. Also, an environmental engineer will be on site throughout the process.
- What historic preservation alternatives are being explored? The BRA is looking to preserve the Ferdinand building. More specific alternatives will be discussed with the BLC and the MHC during the review process and shared with the community at the next meeting.
- What specifics will be presented to the BLC? The specifics of the demolition delay request will be presented for a discussion about whether there should be a 90-day demolition delay for the Guscott Building based on historic significance. A separate Article 85 application will be prepared for the Ferdinand Building.
- Kenneth Guscott stressed the importance of moving the project forward and getting BLC and MHC approval after over 20 years of trying to get this site redeveloped.
- Fred Fairfield, Dudley Business/Property Owner and Board Chairman of Dudley Main Streets indicated he is glad the BRA is moving forward to re-develop the site and congratulated the BRA for initiating dialogue with the community early in the process.
- Sarah Kelly of the Boston Preservation Alliance asked how a 90-day delay would impact the project. The BRA responded that a 90-day delay will put the project off track until the spring.

- Joyce Stanley, Executive Director of Dudley Main Streets asked if abutters had been contacted about site impacts. Paul Osborn and Stephan Healy indicated that all abutters have been notified and the BRA has requested an opportunity to walk through their buildings and take photos and schedule the installation of vibration monitoring equipment on the adjacent Curtis and Waterman buildings on Washington Street. However, Mr. Osborn pointed out it has been difficult getting a response from abutters. Joyce Stanley indicated that she can help to move this process along.
- Some attendees asked whether public open space/parks will be included in the Phase II design. The BRA indicated that specific uses will be more clearly defined during the design phase.
- Joyce Stanley indicated that Dudley Main Streets has already expressed to Mayor Menino their preference that the new design include ground-floor retail with offices above.
- How long will it take to get Phase II underway? The BRA indicated it will take time to get the project to the redevelopment phase. However, they pointed out that the agency and the Mayor's office are committed to getting the project done. The approximate projection for issuance of the RFP for a project design team is this fall. Dana Whiteside of the BRA indicated that as information becomes available, the agency can prepare a Phase II time line for the community.

The meeting adjourned at approximately 8:15PM.

An attendance register of attendees is attached.

**ATTENDANCE REGISTER
FOR
AUGUST 21 COMMUNITY MEETING**

ATTENDANCE REGISTER
 BRA COMMUNITY MEETING
 AUGUST 21, 2007
 6:30PM-8PM

CENTRAL BOSTON ELDER SERVICES
 2315 WASHINGTON STREET
 ROXBURY, MA

NAME	ORGANIZATION & ADDRESS	PHONE NUMBER & EMAIL
Barry Gattner	28 Williams St Rox	edmundgattner@aol.com
Vickie Reeves	MDPH, 10 Malcolm X Blvd, Ste 6-1 Roxbury	617-450-13676 vickie.reeves@state.ma.us 617-541-2878
Judith Sanfurd	Main Streets / Confor Corp	617-445-6927 Conforoperation@gmail.com
Bruce Borden		617-966-5525
Travis Lee	184 Madison Park D.C. Dudley	617-541-3900 x 225 tlee@madison-park.org
Josephine Burre	17 Valley St Rox	
Diane Clark	NCDC	dclark@nuestracdc.org 617-989-1210
R.S. Marras	2 Regent Pl Rox	
Carolee Sealey	110 First St Cambridge	617-502-16208

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ATTENDANCE REGISTER
 BRA COMMUNITY MEETING
 AUGUST 21, 2007
 6:30PM-8PM

CENTRAL BOSTON ELDER SERVICES
 2315 WASHINGTON STREET
 ROXBURY, MA

NAME	ORGANIZATION & ADDRESS	PHONE NUMBER & EMAIL
Donovan Walker	One sight DNC	SHWD WWW@hotmail.com 857 222 2582
NORMAN STENBRIDGE	RSMPOC	617-427-2346 NORMSTENB.ATTNLET
Kenneth F. Myers	2 Ellis St. #1 Rox MA 02119	617-905-0510 kmyers@csr.org
Kenneth Guscott	451 Blenheim Ave.	617-266-8604 X213
John Spans	6 Emerald Place Boston	617 423-3332
Joyce Stanley	Studdy Square, Plain Street	617 541-4649
Bertrus Sporns	CRCS Boston	617- 4 36-8365
Agustine Ezze	CRCS Boston	617-277-7418
LONNIE H. DONNIES	MACA	INFO@MASSMCA.ORG 617/781-5087
Prandora McFowell	ACE	617-442-5943

Boston Redevelopment Authority Phase I Environmental Remediation & Engineering Services-Ferdinand & Guscott Buildings

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ATTENDANCE REGISTER
 BRA COMMUNITY MEETING
 AUGUST 21, 2007
 6:30PM-8PM

CENTRAL BOSTON ELDER SERVICES
 2315 WASHINGTON STREET
 ROXBURY, MA

NAME	ORGANIZATION & ADDRESS	PHONE NUMBER & EMAIL
Luke Prado	ACE 2481 Washington St	617 319 5314
GREG JARLEY	2340 HAVERT JANEXCO, AVE	617 441 1100
ADRIENNE BENTON	INFINITE GLASS DESIGN, INC.	AGENT@INFINITEGLASSDESIGN.COM
Jeanne Porter	O.P. NEWS Everything - Roxbury	601 903 383 Roxbury Mass 617 427 7233
NORAH MAZURK	Bank conservation	781 329 4445 x103

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ATTENDANCE REGISTER
 BRA COMMUNITY MEETING
 AUGUST 21, 2007
 6:30PM-8PM

CENTRAL BOSTON ELDER SERVICES
 2315 WASHINGTON STREET
 ROXBURY, MA

NAME	ORGANIZATION & ADDRESS	PHONE NUMBER & EMAIL
MAUREEN ANDEKORH	PCMD	617-635-0535
Andy Hudak	PCMD	617-635-4814
Jeffrey Sarin	Jacobs	617-742-8060
Crystal Sheets	72 Shawmut Ave	617-462-9378
Spurns	New York Avenue	617-427-2632
Anna Whitehead	TEA	
Isabella J. Anberg	MBTA	617-228-2604
Sarah Kelly	Boston Preservation Alliance	617-367-2458
PAUL A. DEELEN	DUBLUX MAIN STREET	857-991-0942
Russell Hall	Tabwar Realty Trust	(617) 864-6800

Boston Redevelopment Authority Phase I Environmental Remediation & Engineering Services-Ferdinand & Guscott Buildings

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ATTENDANCE REGISTER
 BRA COMMUNITY MEETING
 AUGUST 21, 2007

6:30P-M-8PM
 CENTRAL BOSTON ELDER SERVICES
 2315 WASHINGTON STREET
 ROXBURY, MA

NAME	ORGANIZATION & ADDRESS	PHONE NUMBER & EMAIL
Marlena Rose	ACE 2181 Wash. St	617 442-3343 x227 marlena@ace-ej.org
Haydi King	RAP 16 Centre Street Roxbury MA	617 442-4400
Councilor Chuck Turner	Boston City Council	

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**COMMENT LOG
FOR
AUGUST 21 COMMUNITY MEETING**

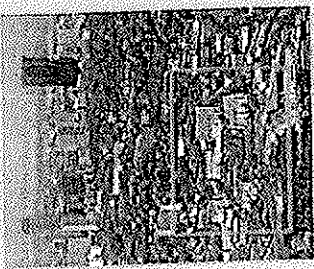
PUBLIC COMMENT LOG
 BRA PHASE I ENVIRONMENTAL/SITE PREPARATION
 FERDINAND & GUSCOTT BUILDINGS
 AUGUST 21, 2007

NAME/ADDRESS/PHONE/EMAIL	COMMENT(S)
NORMAN STENBRIDGE 4 WYOMING ST. 617-427-2346	A GOOD START, MINORITY CONTRACTORS AREA MUST. THE BUILDINGS HAVE BEEN VACANT FOR TOO LONG.
BRUCE BICKERSTAFF P.O. 61 GROVE HALL BOX MA 02121	IN REMEDIATING THE SITE EXTREME PRECAUTION IS BE TAKEN IN REMOVING CONTAMINANTS. CONTROL AIR BOUENE CONTAMINANTS - TOXIC REMOVAL COVERING WATERING AND SITE CLOSURE (REPAIRS WINDOWS) ETC.

**HANDOUT
FOR
AUGUST 21 COMMUNITY MEETING**

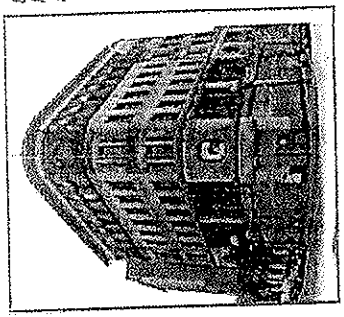
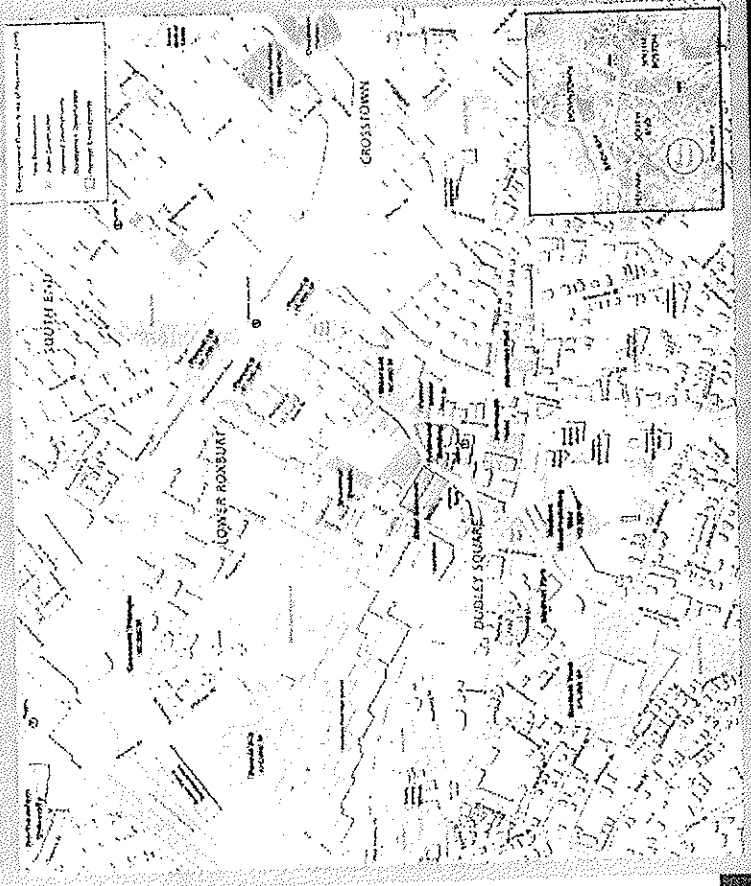
Phase I - Environmental Remediation and Site Preparation at Dudley Square

Context



Dudley Square is in the heart of the city and is known for its character on the Square.

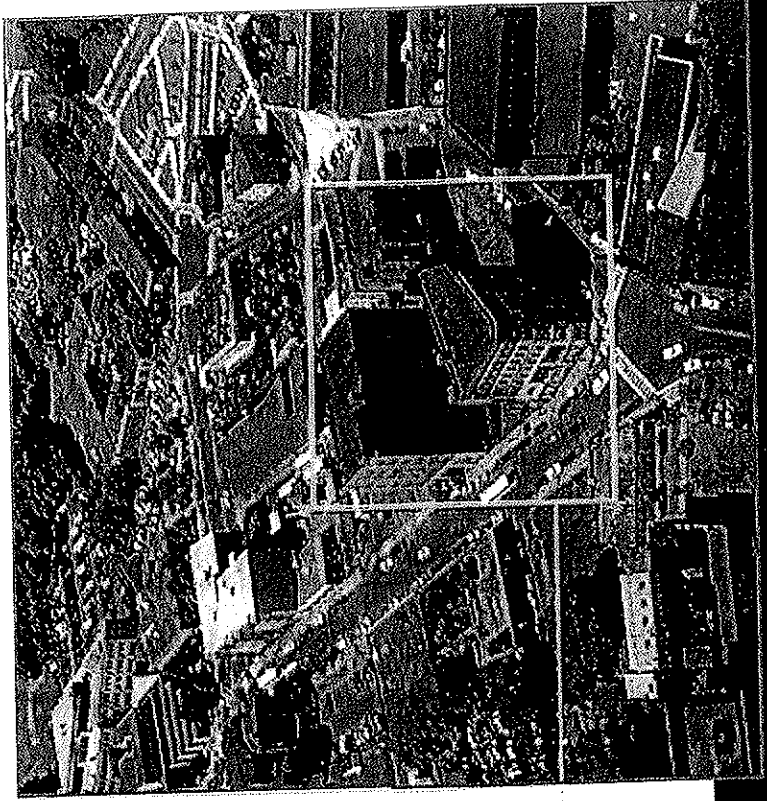
- Recently Completed Dudley Square Projects:
 - Fortified Building - Historic Renovation / Addition
 - Pontiac Hall - Historic Renovation
 - Dartmouth Hotel - Historic Renovation / Addition
 - Harvard Hall - Historic Renovation
 - Palmer Building - New Construction
 - Central Boston Elder Services - New Construction



Existing Ferdinand Building



Existing Gusscott Building



A new municipal services building incorporating the historic Ferdinand's building.

**BOSTON REDEVELOPMENT AUTHORITY
FERDINAND & GUSCOTT BUILDINGS
PHASE I
ENVIRONMENTAL REMEDIATION & SITE PREPARATION**

1. PURPOSE

- To prepare the site and buildings for future re-development.

2. GOAL

- To re-develop the site as an Municipal Office Building (Phase II) for City of Boston.

3. PHASE I WORK TASKS TO-DATE

- Conduct inspections to assess stability and physical condition of buildings.
- Conduct environmental investigations of building interiors to assess level and type of contaminants.
- Conduct field investigations of historic features in accordance with Historic Building Preservation requirements.
- Conduct geotechnical investigations to assess condition and stability of soil underlying the buildings.
- Conduct community meeting notifying the public.
- Submit application for public hearing to Boston Landmarks Commission (BLC) and Massachusetts Historic Commission (MHC) for review and approval of site preparation plans.

4. NEXT STEPS

- Obtain BLC and MHC approvals
- Complete Phase 1 Site preparation Plans and Specifications.
- Develop traffic management and pedestrian safety and circulation plans.
- Advertise for bids, review bids and award a contract to the responsive bidder.
- Community notification of construction start up.

4. PHASE I CONSTRUCTION

- Site set-up with information center, protective fencing and artwork.
- Conduct environmental remediation of building interiors.
- Conduct demolition of the Guscott building.
- Site clean up, security and contract closeout.

**BOSTON REDEVELOPMENT AUTHORITY
LETTERS OF SUPPORT
ARTICLE 85 BOSTON LANDMARKS
COMMISSION APPLICATION**

SAMPLE LETTER OF SUPPORT

Ellen Lipsey, Executive Director
Boston Landmarks Commission
Boston City Hall, Room 805
Boston, MA 02210

Dear Ms. Lipsey:

The Dudley community has been working in partnership with the City of Boston for a number of years to re-develop the Ferdinand property, given its key location on the heart of Dudley Square.

In efforts to further advance the re-development of the Ferdinand site, we understand that the Article 85 process is critical to moving forward. Therefore I urge the Boston Landmarks Commission to approve the Boston Redevelopment Authority's Article 85 application to perform demolition of the Gusscott building.

Thank you.

Sincerely,

U K Roxbury Nominee Trust

2249-59 washington st, Roxbury

Chang Kyu Jeon

Suk Chin Yi

Young Kim

Young Sil Kang

