

Notice of Project Change

Anne M. Lynch

Homes at Old Colony

PHASE THREE

MASTER PLAN CONTINUATION



Submitted to:

Boston Planning and Development Agency

Boston, Massachusetts 02201

Prepared by:

Beacon Communities LLC

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Submitted in collaboration with the Boston Housing Authority (BHA),

The Architectural Team, Copley Wolff Landscape Architects

December 4, 2017

Boston Planning and Development Agency
City Hall
One City Hall Plaza
Boston, MA 02108

Re: Old Colony Phase Three, Notice of Project Change (NPC)

Dear Mr. Campbell,

On behalf of Beacon Communities LLC (Beacon Communities) and the Boston Housing Authority (BHA), we are pleased to submit this Notice of Project Change (NPC) for Old Colony Phase Three. Phase Three will be the continuation of the physical redevelopment and social successes of the Anne M. Lynch Homes at Old Colony Phases One and Two. Old Colony Phase Three will continue the long-term vision of fully redeveloping the Old Colony community. The Master Plan, approved in November 2010, contemplated that Old Colony would be redeveloped through a long-term strategic vision and the availability of funding opportunities. With the City's generous commitment of \$25 million, we look forward to undertaking this next phase. This phase is especially exciting given the change in the development climate in South Boston over the last 5 years, including very high-priced rental and ownership projects. Old Colony continues to be an invaluable housing resource in this area of Boston.

The following submission:

- outlines our request and summary of Phase Three and sub-phases,
- provides a brief history of Old Colony Phases One and Two,
- provides a summary of the success of the Tierney Learning Center built as part of Phase One, and
- describes the Phase Three plans.

Phase Three Request and Summary of Phases

Beacon Communities and the Boston Housing Authority are submitting this Notice of Project Change to request approval for the redevelopment of Old Colony Phase Three. We are requesting approvals by the end of January 2018 to be eligible to apply for financing through the Department of Housing and Community Development (DHCD) in the early February 2018 funding round (exact date to be announced). Beacon Communities and the BHA must demonstrate that they are "ready to proceed" which includes the required land use approvals.

Phase Three will be comprised of 301 new affordable sustainably-designed apartments and constructed in 3 sub-phases (see summary chart below). Phase Three is being made possible through a \$25 million contribution from the City of Boston to continue to implement the Master Plan and create new energy-efficient sustainably-designed housing for the Old Colony residents. The interior building materials will foster healthy homes and meet accessibility and visitability guidelines.

This NPC is being submitted concurrently with applications under M.G.L. c. 121A. Phases One and Two were also permitted using Chapter 121A. The Proponent is seeking a decision that confirms the Project as a public use and benefit, allowing for redevelopment under M.G.L. c. 121A.

Phase Three

	Status/Schedule	Demolition	New Construction
Phase Three (overall)	Permitting – Jan 2018	250 Existing buildings A - H	301
Three A	Financing – Feb 2018 (due to DHCD) Financial closing / construction start (pending financing) – Fall Q4 2018 or Q1 2019 (to be determined) Construction Completion – Estimated summer 2020 (construction anticipated to be 18 months from start)	115 Existing buildings A, D, E, F	138 New Buildings A and C
Three B	Financing anticipated in 2019	94 Existing buildings B + C	112 New Building D
Three C	Financing anticipated in 2020	41 Existing buildings G + H	51 New Building B

We look forward to meeting with you in December and January. If you have any questions, please feel free to contact me at 617.574.1132 or djameson@beaconcommunitiesllc.com.

Sincerely,



Darcy L. Jameson

Senior Development Director

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Photos of Old Colony Phases One and Two

OLD COLONY REDEVELOPMENT AND PHASE THREE: BACKGROUND

History of Old Colony: The Old Colony development in South Boston, built in 1940, is part of the Boston Housing Authority's (BHA) federal portfolio. The approximately 16.7-acre site, bounded by Columbia Road to the south, Old Colony Avenue to the west, Dorchester Street and East 8th Street to the north, and Old Harbor Street to the east, included 32 three-story buildings with 840 units and over 2,000 residents. The original Old Colony development also included community facilities that were in poor condition. The community is extremely diverse ethnically, racially, linguistically, and in age and disability status. Income status is more concentrated in the low- to extremely low-income tiers: 81% of households earn 0-30% of Area Median Income (AMI); 13% of households earn 31-50% of AMI, and just 5% of households earn 50-80% of AMI.

Old Colony represents one of the oldest and most distressed properties in the BHA's federal portfolio. An existing conditions report commissioned by the BHA demonstrated that Old Colony is obsolete with energy costs upwards of \$4000/unit/year. The deficiencies of the property are far too severe and numerous to be addressed through rehabilitation. The existing physical condition of Old Colony is compromising the health, safety and well-being of the residents. Yet, despite these conditions, Old Colony is a popular choice in housing assignments for its convenient location and its presence within a safe and stable neighborhood.

Master Plan: In 2009, the BHA commissioned Chan Krieger NBBJ to develop a Master Plan for the redevelopment of the entire Old Colony site. Meetings were held with the community, city and other stakeholders; a draft of the Master Plan was released for public comment on July 15, 2010. Public comment on the draft of the Master Plan concluded on September 8, 2010. The Master Plan was updated in February 2011 to reflect Phases One and Two. The Master Plan anticipated that the balance of the site would be redeveloped in phases based on a range of factors including funding/availability of resources. Beacon Communities and the BHA have a strong relationship with the Old Colony community and have continued to meet with the Resident Task Force and host community events in the Tierney Learning Center.

Old Colony Phase One: Phase One was made possible through an ARRA stimulus grant received by the BHA in 2010. The BHA ground-leased the land to an affiliate of Beacon Communities that undertook the redevelopment. Phase One included the demolition of 164 units and new construction of 116 apartments and the Tierney Learning Center. New roads were also built to open up the connection between Boston, the community and Moakley Park.

Phase Two (A, B and C): Phase Two was made possible through a HOPE VI grant to the BHA from the US Department of Housing and Community Development in 2010. The BHA ground-leased the land to three separate affiliates of Beacon Communities that undertook the redevelopment as Phases Two A, Two B and Two C. Phase Two included the demolition of 224 units and new construction of 169 apartments. All of the residents in Phase Two benefit from the programs and services offered at the Learning Center.

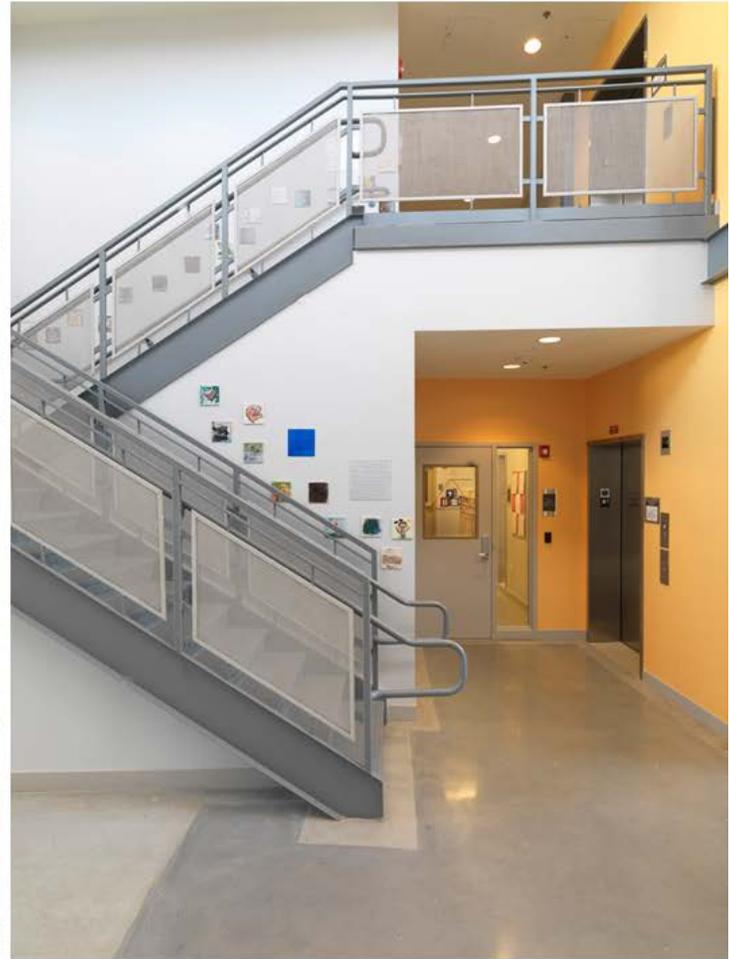
The Tierney Learning Center (TLC) has become an invaluable resource for the Old Colony community by creating a safe environment where the staff can deliver high-quality, impactful services to children, youth and adults. The TLC partners closely with the following agencies:

- **HeadStart Program** which operates three classrooms. The TLC classrooms were designed specifically to relocate these classrooms from the basement of the older buildings.

- **South Boston Boys and Girl Club**, which operates a 75 slot after-school program at the TLC;
- **Doc Wayne Youth Services**, which provides onsite sport-based group therapy to approximately 100 Old Colony youth;
- **Boston Afterschool and Beyond**, which works with TLC staff to provide 40 incoming 4th and 5th graders with 8 weeks of intensive daily summer programming;
- **Boston Community ESOL Center**, which provides four cycles of beginner and intermediate ESOL courses to approximately 100 adult English-language learners;
- **Notre Dame Educational Center**, which provides HiSet/GED classes to approximately 25 youth and young adults yearly;
- **EmPath** also recently entered into a five-year contract to operate its Career Family Opportunity (CFO) program at the TLC; and
- **Summer Program** offering programs and services for kids at the TLC as well as partnering with other organizations including Outward Bound and Camp Agassiz.

The TLC partners meet monthly and gather quantitative and qualitative outcome measures throughout the year. During the most recent program year, program partners reported the following quantitative outcome measures:

- 115 children and youth received a total of 1,455 hours of quality enrichment programming at no cost to their families: 93 received South Boston Boys & Girls Clubs afterschool academic-enrichment programming and homework help; over 100 received sports therapy from Doc Wayne, and 40 incoming 4th and 5th graders received 8 weeks of intensive daily summer programming via our partnership with Boston Afterschool and Beyond.
- TLC provided 132 low-income adults with intensive ESOL, HiSet (GED) and/or "mobility mentoring" training at the TLC: 104 took ESOL classes, 25 took HiSet and three were eligible for EmPath programming.



Photos of the Tierney Learning Center

Resident Relocation: The Boston Housing Authority oversees the relocation of residents during the demolition and construction of Old Colony. While relocated, residents live in other Boston Housing Authority apartments or are issued a Section 8 voucher to find an apartment. All residents in good standing are eligible to return to the Old Colony community. For each phase, a Tenant Selection Plan is developed that outlines the policies and procedures for returning. Over 50% of the residents in Phases One and Two chose to return to the community. Others choose to remain in their new apartments and/or communities and/or don't want to move again. The same process will be followed in Phase Three giving existing residents in good standing the first right to move back to the redeveloped buildings.

Sustainable Development: The redeveloped Old Colony is and will continue to be a model in sustainability. The buildings are designed and built to achieve high energy efficiency, water savings, and healthy indoor air quality. The Homes at Old Colony is also a non-smoking community. Residents have improved access to an extensive public transportation system with new pedestrian walkways. There is also new bike storage to encourage bike transportation. The sustainability goals of the Master Plan extend to include not only efficient design measures and renewable energy strategies, but the creation of a healthy and sustainable social community. All phases have or will meet LEED criteria.

Healthy Homes: The Harvard School of Public Health recently conducted a study of "green housing" including Old Colony to understand the impact of creating new housing in a non-smoking community with materials that create healthy indoor air quality (low VOCs, no noxious chemicals, no mold, fewer allergens, no pests, etc.). Study results documented fewer asthma symptoms, less medication use, fewer hospital visits and overnight stays and fewer missed school days. Healthy homes are making a difference for the residents.

PHASE THREE: BUILDING ON THE SUCCESS OF PHASES ONE AND TWO

Phase Three: Phase Three will be made possible through a \$25 million contribution from the City of Boston as well as support from the State housing agencies (DHCD and MassHousing). As in the previous phases, the BHA will ground lease the land to affiliates of Beacon Communities to undertake the demolition and new construction. Beacon Communities and the BHA have worked closely to achieve the BHA's goals to best serve their residents as well as the goals and requirements established by the City and the State housing finance agencies for Phase Three, including:

- Build a unit mix (bedroom size) that meets the BHA resident population's needs
- Maximize scarce resources by building the most efficient and cost-effective buildings as possible (the four-story elevator buildings are an efficient and cost-effective approach to building)
- Build one-for-one replacement units and strive to add more, much needed, affordable housing
- Design buildings that are consistent with the previous phases in terms of the height (4 stories) and housing typology including townhome-style direct entry apartments to create an urban streetscape
- Design open space that is usable and safe

Summary of All Phases

	Status / Schedule	Demolition	New Construction
Phase One	Completed 2011, fully occupied	164	116 Tierney Learning Center
Phase Two	Completed 2014, fully occupied	224	169
Phase Three (overall)	Permitting – Jan 2018	250 Existing buildings A - H	301
Phase Three A	Financing – Feb 2018 (due to DHCD) Financial closing / construction start (pending financing) – Fall Q4 2018 or Q1 2019 (to be determined) Construction Completion – Estimated summer 2020 (construction anticipated to be 18 months from start)	115 Existing buildings A, D, E, F	138 New Buildings A and C
Phase Three B	Financing anticipated in 2019	94 Existing buildings B + C	112 New Building D
Phase Three C	Financing anticipated in 2020	41 Existing buildings G + H	51 New Building B
Phase Four / Future Phases	To be determined	213	at least 1-1 replacement of affordable apartments

Note: The phasing is dictated in part by the location of the existing boiler plants.

With the guidance of the goals and requirements set forth above, Phase Three will include the demolition of 250 units and the construction of 301 new apartments that will be undertaken in three sub-phases (see summary chart and site plans). This will accomplish the goal of one-to-one replacement of 250 apartments plus 51 additional apartments. The new four-story residential buildings (Buildings A, B, C, and D) will contain a total of approximately 347,000 gross square feet. All buildings will have townhouse-style direct entry apartments on the first floor. The buildings will be designed similar to Phases One and Two using modern materials that will better integrate the buildings into the surrounding neighborhoods and

eliminate the industrial feeling associated with public housing developments of the mid-1900s. Ground floor units will have individual front door entries. A small office for local service providers, Beacon Communities property management staff as well as a small ancillary maintenance space will be included in one of the Phase Three A buildings to augment the spaces in Phases One and Two.

Phase Three will include new open spaces and pathways between and around the buildings, creating new recreational spaces for the residents. The landscaped open spaces will also improve stormwater runoff conditions and allow for groundwater infiltration.

In summary, Phases One, Two and Three combined have or will include the demolition of 638 obsolete apartments and the creation of 585 new apartment homes including 1-4 bedroom apartments. Overall this is an 8% reduction in the number of units originally located in the Phase One, Two and Three areas. The unit reduction in Phases One and Two enabled the creation of the new roads and infrastructure as well as larger-family sized units. The overall impact on the area/environment is reduced due to fewer apartments and the highly energy-efficient design.

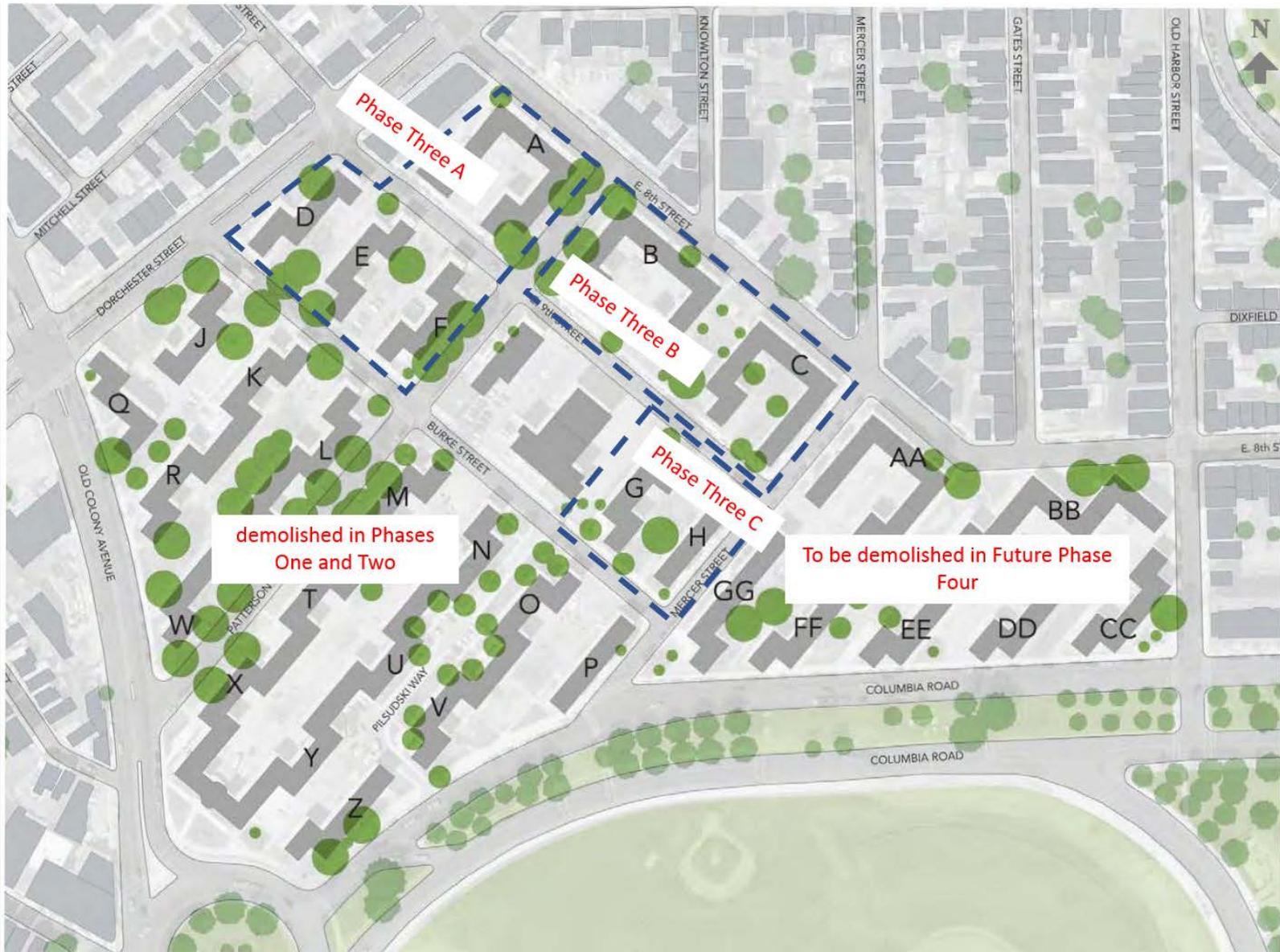
The Perkins School: The Old Colony Team developed a wonderful relationship with the Perkins School students during Phases One and Two, including visits to the classrooms with our professionals, opportunities to “name the crane” that was on the construction site, art projects which can be seen throughout the Learning Center, etc. We look forward to the redevelopment of Phase Three being an on-going learning opportunity for the students. Many of the Perkins School students are Old Colony residents and also benefit from the Tierney Learning Center programs. In Spring 2018, there will be a career fair for local students where they can meet the Old Colony professionals to learn about professional career opportunities.

Phase Three and the Master Plan: The Phase Three plans are substantially consistent with the goals of the Master Plan to continue the redevelopment of Old Colony and create new sustainable healthy housing. This next phase will continue the approach to the redevelopment in previous phases to create an urban streetscape with town-home style apartments with direct entries from the streets, provide accessible housing, and continue to promote alternative transportation including walking, biking (bike storage will be provided), and access to public transit, etc.

As shown on the site plans, the new Phase Three buildings will be built on four blocks and maintain the existing street patterns. The Master Plan contemplated the continuation of Knowlton Street to Mercer Street, although the Master Planning team acknowledged that decisions about subsequent phases and infrastructure improvements would depend on funding availability and feasibility. By working in the existing street grid, there will be less disruption to existing traffic patterns, parking, and demand on scarce public resources. Beacon Communities will repair in-kind any sidewalks that may be damaged during the construction period.

The Phase Three percentage mix of unit types/bedroom size is based on the BHA’s housing needs to serve their residents as well as DHCD’s requirement to have at least 65% family-sized units. The unit mix will serve a wide range of households including elderly and individuals with disabilities.

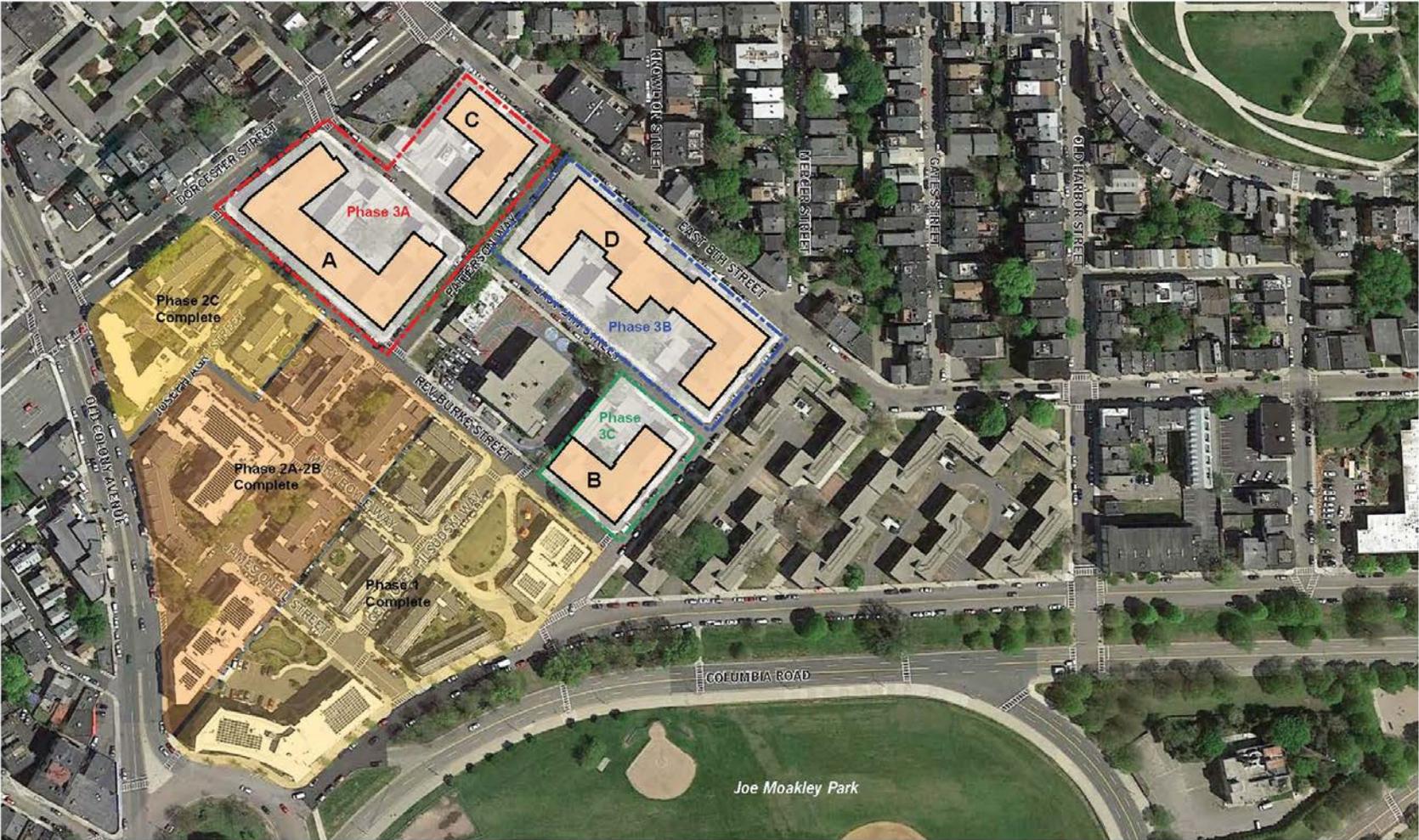
The Master Plan indicated that phases subsequent to Phases One and Two would include approximately 364-464 apartments. Phase Three is comprised of 301 apartments. As funding becomes available, the BHA will continue to explore the options for completing the redevelopment of Old Colony between Mercer Street and Columbia Road (213 existing units). As discussed in the Master Plan, the scale, density and timing of the Old Colony redevelopment will continue to be in phases based on a long-term strategy drawing on opportunities for funding.



Old Colony Demolition by Phase



Old Colony Phasing Plan



Old Colony Phase 3

Boston Housing Authority - Boston, MA | 11/2/2017 | Beacon Communities Services LLC | 12185 | © The Architectural Team, Inc.

Aerial Site Plan



Site Plan for Phase Three, TAT Architects

The overall goal of the Master Plan is to minimize surface parking lots, and provide more landscaped open spaces throughout the site. A network of open spaces and their pathways will be created throughout the site that connect to the larger open space. Phase Three will include both active and passive open space for the residents. Open spaces will be carefully designed to ensure that they are well-lighted and safe.

The Old Colony community also benefits from amenities in the vicinity of Old Colony, mainly Joe Moakley Park and the waterfront. Through a combination of the park and redevelopment of Old Colony, there is a variety of open spaces that contribute both to the public realm and to the health and well-being of individuals and families living at Old Colony.

Urban Design Principles

Beacon Communities and the BHA will continue to implement the Master Plan goals to integrate Old Colony into the greater South Boston neighborhood. All buildings will have direct entry apartments to create an urban streetscape that is active and creates a safer walking environment.

Public Participation

By way of background, the Master Plan was generated under the guidance and supervision of the BHA, complemented by review with the Old Colony community, Old Colony Tenant Task Force, the BHA-wide Resident Advisory Board, the community at large, and public agencies with an interest in the physical redevelopment of the site. The planning team met at least biweekly with the BHA and members of the Old Colony Task Force. The BHA also created an advisory committee made up of representatives from over 20 organizations and elected officials to provide guidance while completing the Master Plan.

Since the original planning process associated with the Master Plan, Beacon Communities and the BHA have completed Phases One and Two. Beacon Communities and the BHA interacted and met with the Old Colony residents on a regular basis by running the Learning Center and participating in the monthly Resident Task Force meetings. The BHA and Beacon Communities have also hosted three larger meetings with the Old Colony community over the last few years to keep them updated on Phase Three. Well-attended meetings were held at the Tierney Learning Center on the following dates: November 21, 2013; February 6, 2017; and September 19, 2017. The Tierney Learning Center is handicapped accessible and translation services were available for residents. Old Colony residents are supportive of the continued redevelopment, transformation of the community and healthy apartments.

Public Benefits and Social Services (also see Tierney Learning Center above)

The public benefits of the redevelopment of Old Colony are evident in the overall physical improvement of the new buildings and open space as well as in resident health and educational opportunities offered at the Tierney Learning Center. By reducing the physical isolation of Old Colony, the social stigma of this site has and will continue to decrease. Physical improvements, in combination with our targeted social services and partnerships with third party providers such as the Boys and Girls Club, Head Start, senior services, ESL programs, computer learning, food pantries, exercise and nutrition, etc., have increased connectivity of Old Colony residents with South Boston and the City at large. These renewed physical and social connections improve opportunities for Old Colony residents; contribute to a reduction in the persistence of poverty; give greater opportunities to individuals and families to achieve financial self-sufficiency; and allow the youth of the community to escape the perpetual cycle of poverty.

Transportation and Coordination During Construction

An extensive transit study was done as part of the Master Plan. The study concluded that the redevelopment of Old Colony would have not significant impact on traffic. When the total new units in Phases One, Two and Three are combined, there is an 8% decrease in the density. Phase Three does not include any changes to roadways or added parking. Pedestrian and bicycle routes will be improved as well as bike storage.

Old Colony is conveniently located to transit services provided by the Massachusetts Bay Transportation Authority (MBTA). Andrew Square Station, less than a quarter mile from the site, serves Red Line trains operating from both Braintree and Ashmont Stations and several local bus routes.

Transportation Access Plan Agreement (TAPA): Beacon Communities and the BHA are committed to working with the City to implement a package of mitigation improvements that address Project-related transportation impacts in conformance with the BTD Transportation Access Plan Agreement (TAPA) Guidelines. Beacon has TAPAs for Phases One and Two and anticipates executing a similar agreement for Phase Three.

Construction Management: Beacon will develop a Construction Management Plan (CMP) similar to previous phases and in accordance with the BTD Transportation Access Plan Guidelines as part of the Transportation Access Plan Agreement (TAPA) for each phase of the Project. The CMP will be developed to ensure the maintenance of existing levels of service on roadways adjacent to the Project site during construction of each phase of the Project, to minimize disruption to nearby residents and the Perkins School, and ensure overall public safety.

Each CMP will include, but not be limited to, measures dealing with proposed street occupancies, sidewalk occupancies or obstructions to pedestrian flows, use of cranes or other large construction equipment, materials staging, transportation of and parking for construction workers, hours of construction work, rodent control, noise, vibration, and materials delivery. The specific elements of the CMPs will be developed by Beacon Communities and its contractor in coordination with BTD officials.

Environmental Protection Component

The existing Old Colony development includes obsolete blighted buildings and very little green space for recreation. It is a very urban environment and as such there are no endangered species or wetlands. The site is not located in a flood plain. Continuing the redevelopment with Phase Three will improve the overall quality of the buildings, open space landscaped areas, and groundwater infiltration/stormwater management. The conclusion of previous Old Colony studies and approvals did not identify any other concerning environmental impacts including wind, shadows, height or wind. Phase Three is consistent with the existing South Boston development as well as planned new development along Old Colony Avenue and Mary Ellen McCormack. In terms of air quality, the new buildings will meet both LEED and healthy homes requirements improving both the indoor and outdoor air quality. The buildings will be energy efficiency which will decrease energy demand.

Environmental Site Assessments: As set forth in the Master Plan PNF (Sept 2010), extensive environmental testing has been undertaken at Old Colony. The testing identified Recognized Environmental Conditions (RECs) on the Old Colony site. These RECs have been and will continue to be addressed during the demolition and environmental remediation stage in close coordination with the Massachusetts Department of Environmental Protection (MassDEP). The presence of urban fill material on the subject site will be addressed in a Soil Management Plan and in accordance with DEP soil management policies and the provisions of the Massachusetts Contingency Plan, 310 CMR 40.0000 et seq.

Demolition: The buildings contain hazardous materials including lead and asbestos. The buildings will be demolished and all materials properly disposed of in accordance with all federal and state requirements.

Trash and Recycling: New trash and recycling facilities will be included in Phase Three including resident education about recycling.

Noise Impacts: Noise impacts were evaluated as part of the PNF. There were no noteworthy findings.

Geotechnical / Groundwater Impacts: There were no noteworthy issues associated with the Phase One or Two developments. As each phase of development is initiated, further environmental impact assessments will be completed based upon the specific program and design for that phase. Each phase has infrastructure to control groundwater, reduce run off and increase infiltration.

Infrastructure Systems: Beacon Communities and the BHA will work closely with Boston Public Works and Boston Water and Sewer to obtain all necessary approvals. The new Phase Three buildings will be constructed using the existing street grid. The new buildings will connect into the water and sewer system and in-kind repairs will be made to sidewalks that may be damaged during construction. The site plan will show the location of water mains, sanitary sewers and storm drains that serve the site, as well as the location of existing and proposed water connections. In addition, a Stormwater Pollution Prevention Plan will be submitted specifying best management measures for protecting the BWSC systems during construction.

Utilities: NSTAR, National Grid, Verizon and Comcast provide service to the existing and new phases.

Legal Information

The following offers some additional information about the BHA's ownership and proposed transfer to an affiliates of Beacon Communities.

- The BHA designated Beacon Communities as the developer via an RFP on November 6, 2013.
- The BHA is not aware of any legal judgments adverse to the Project.
- The BHA is exempt from local property taxes pursuant to M.G.L. c. 121B, s. 16. To the extent there are tax arrears on BHA property in the City, the BHA has worked and will continue to work with the City of Boston Assessing Department to resolve such tax arrears.
- The BHA acquired title to the Project site under Quitclaim Deed from the United States of America acting by and through the Public Housing Administration dated December 31, 1956, recorded at the Suffolk County Registry of Deeds at Book 7208, Page 108.
- By an Order of Taking by the Commonwealth of Massachusetts - Metropolitan District Commission in 1954, there is a public sewer tunnel located approximately 300 feet below ground surface, which will not be impacted by the Project. See Order of Taking dated December 9, 1954, Document Number 215375.
- In 1941, the BHA granted an easement to New England Telephone and Telegraph Company for the purpose of furnishing service to the buildings. See Book 5906, Page 76.
- New Development: For each phase of Phase Three, the BHA will convey the fee interest in the applicable portion of the site for such phase to its wholly owned affiliate. The BHA affiliate will enter into a ground lease with the developer, an affiliate of Beacon Communities. Each phase will also require additional construction easements for construction, access, and use of various portions of the site for the developer entity as well as utility companies, Boston Water and Sewer Commission and the Boston Public Works Department. Each phase will also entail a variety of permanent easements for such purposes as pedestrian access, drainage and utilities which will service each phase, in their separate leasehold ownership. The BHA and Beacon Communities have worked successfully with all City agencies to achieve this in the previous phases and will continue these well-established relationships and agreements.

Consistency with Zoning

According to Boston Zoning Map 4, the Project site is located in the H-1-50 Subdistrict of the South Boston Neighborhood, as well as the Restricted Parking Overlay District. The BHA and Beacon Communities seek the required relief to continue the redevelopment of Old Colony in accordance with the principles of the Master Plan. With respect to those dimensional requirements that are exceeded by the proposed Phase Three project, Beacon Communities and the BHA are currently seeking approval pursuant to M.G.L. c. 121A. Beacon Communities and the BHA will seek to address the specifics of Phase Three through this NPC and the M.G.L. c. 121A applications being submitted simultaneously with this NPC.

Off-Street Parking

Section 23-1 of the Boston Zoning Code requires 0.9 parking spaces per dwelling unit. Similar to Phases One and Two, no new parking will be built. Residents will continue to use the available on street parking and will access the public transportation system, improved pedestrian access and bicycle use (and storage). The BHA and Beacon Communities will seek zoning deviations through Chapter 121A from the BPDA for the off-street parking requirements not satisfied by the proposed Project.

Demolition Delay

The existing buildings that are proposed for demolition are more than 50 years old; therefore, the demolition delay provisions of Article 85 apply to the Project. The BHA and Beacon Communities will apply to the Boston Landmarks Commission for a determination that demolishing the buildings will not impact historic resources. The buildings are not historic and the BHA and Beacon Communities received approval for the demolition of all buildings within the Old Colony development from the Massachusetts Historic Commission.

Regulatory Controls and Permits – Phase Three

The table below presents a list of agencies from which permits or other actions are anticipated to be required for Phase Three.

Table 1-2 List of Anticipated Permits and Approvals

Agency Name	Permit / Approval
LOCAL	
Boston Planning and Development Agency	Chapter 121A; Article 80B - Notice of Project Change for Master Plan Large Project Review
Boston Civic Design Commission	Schematic Design Review
Boston Fire Department	Approvals for fire protection systems
Boston Landmarks Commission	Article 85 Demolition Delay
Boston Transportation Department	Construction Management Plan; Transportation Access Plan Agreement
Boston Water and Sewer Commission	Sewer and Water Connection Permits
Public Works Department	Curb Cut Permit
Inspectional Services Department	Demolition Permit Building and Occupancy Permits (by phase)
Public Improvement Commission	Minor Sidewalk Repairs Temporary Construction and Permanent Easements as may be required, including Pedestrian Easements Any licenses for utilities

Table 1-2 List of Anticipated Permits and Approvals (Continued)

Agency Name	Permit / Approval
STATE	
Executive Office of Environmental Affairs – MEPA Unit	MEPA Review was completed for Master Plan, including Phase Three
Massachusetts Department of Environmental Protection	Asbestos Removal Notice (if required); Construction Notice; Construction Dewatering Permit (if required)
Massachusetts Department of Environmental Protection – Division of Water Pollution Control	Sewer Connection
Massachusetts Department of Housing and Community Development	Chapter 121A Approval
Massachusetts Department of Transportation	Not required – not abutting State Highway
Massachusetts Historical Commission	Determination of No Adverse Effect – No further action required
FEDERAL	
Environmental Protection Agency	National Pollutant Discharge Elimination System – Construction General Permit and Accompanying Stormwater Pollution Prevention Plan
Housing and Urban Development by its designee	NEPA/Environmental Review - Finding of No Significant Impact and Notice of Intent to Request Release of Funds and Request for Release of Funds; Removal of Grant Conditions

Beyond Phase Three - South of Mercer

The redevelopment of Old Colony has and will continue to be a multi-phased, long-term strategic approach depending greatly on the conditions of the site over time, the amount of available funding, and the infrastructure improvements necessary in each phase. The next phasing cluster south of Mercer Street will depend on funding and other opportunities. There are 213 existing apartments.



Map of the portion of the site remaining for redevelopment after completion of Phase Three.