

SOUTH BOSTON

# 2nd phase in Old Colony makeover is progressing

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*Bulldozers working at the Old Colony site Wednesday morning.*

By Patrick D. Rosso, Town Correspondent

The second phase of redevelopment to remake the Old Colony public housing development, an icon of the old South Boston, is progressing.

Beacon Communities, in partnership with the Boston Housing Authority, is redeveloping the affordable housing site. The 16.7-acre development was first constructed in 1940 and at one time contained 873 units in 22 three-story brick buildings, according to the Boston Housing Authority.

The second phase includes the demolition of 223 units and the construction of 169 new units between Old Colony Avenue, Dorchester Street, Reverend Burke Street, and Patterson Way.

Phase Two, which will cost an estimated \$80 million, is partially funded by a \$22-million US Department of Housing and Urban Development grant, according to the Boston Housing Authority. The City of Boston Neighborhood Housing Trust also contributed \$1-million to the project along with \$3.5-million in state bond funds and low income housing tax credits from the state, according to the City of Boston.

Crews are more than half-way through the demolition portion of Phase Two, according to Darcy Jameson, development director for Beacon Communities.

In addition to erecting new townhouses and four-story elevator buildings, the project will also create new streets.

Two new roads that connect to Old Colony Avenue, Patterson Way, and Burke Street will be constructed in Phase Two. Once all the phases have been completed five new roads connecting to Columbia Road, East 8th Street, Old Colony Avenue, Patterson Way, and Burke Street will be added to the area.

[The project] will continue to knit Old Colony back into the community, said Jameson. The new streets will create new connections and open it up.

Jameson said demolition and cleanup should be completed by February, with crews expected to begin early construction and foundation work after the demolition.

So far work has been very smooth, according to Jameson, who said all construction in Phase Two is expected to be completed by the winter of 2014.

The first phase of the project demolished 164 of the development's units and constructed a 116 new ones along Columbia Road and Old Colony Avenue. Phase One began in late-2010 and was completed in March 2012.

Phase Three of the Old Colony redevelopment is broken into three parts and will consist of 364-464 units, according to the 2011 Master Plan.

That portion of the project is currently unfunded, according to the Boston Housing Authority.



*Image courtesy Boston Housing Authority)*

*A rendering of the completed Phase Two*



*(Patrick D. Rosso/Boston.com/2013)*

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