



125 AMORY STREET REDEVELOPMENT

ARTICLE 80 / IAG WORKING SESSION – 1/10/2018







THE COMMUNITY
BUILDERS



AMORY STREET PARTNERS

125 AMORY STREET REDEVELOPMENT

- Project Components
 - Renovation of existing 125 Amory Building – plus 10 new units within 125 Amory
 - Construction of three residential buildings
 - Extensive site improvements: landscaping, open space, roadways
- Project Program

Preservation of 125 Amory	Building A	Building B	Building C
 <p>THE COMMUNITY BUILDERS</p> <p>JPNDC</p> <p>Comunidad. Prosperidad. Resultados. Community. Prosperity. Results.</p>	 <p>THE COMMUNITY BUILDERS</p>	 <p>THE COMMUNITY BUILDERS</p>	 <p>URBAN EDGE</p> <p>Building Community</p>

Total Units: 559

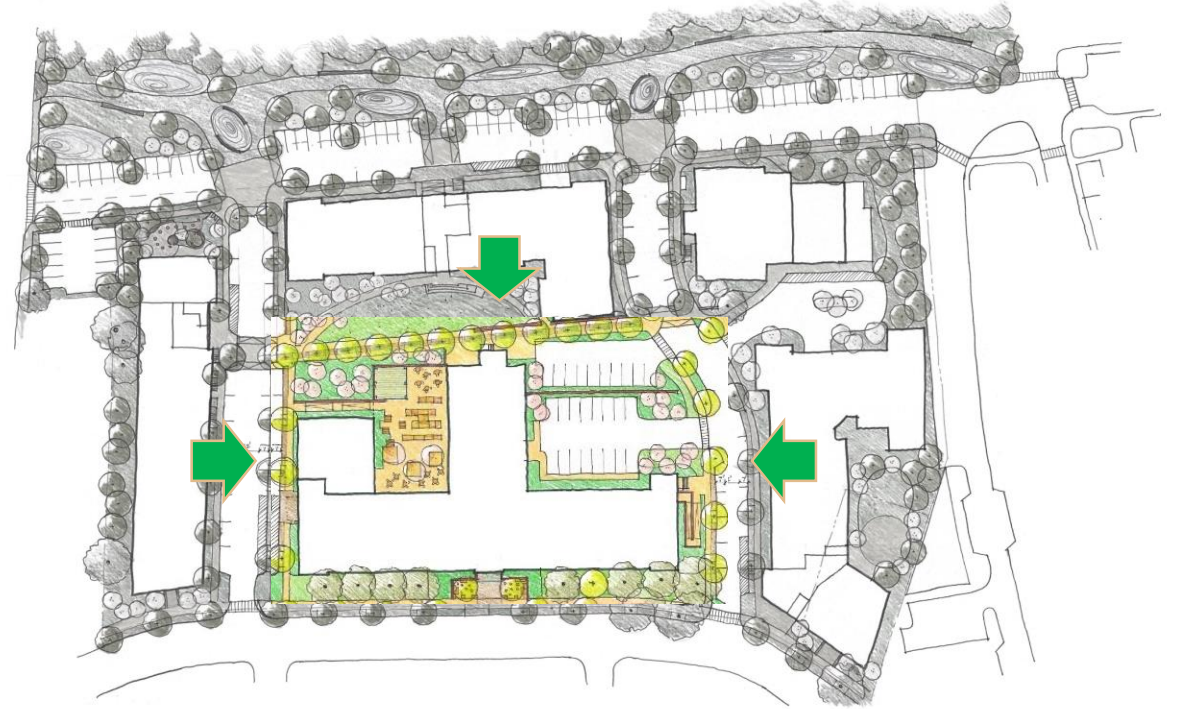
Total Net New: **360**

PROJECT INFORMATION



PROJECT TIMELINE

- BHA will subdivide site and lease land for each new building.
- New projects will pay \$10,000 to \$15,000 per unit to 125 Amory Street.
- These payments will generate \$4 Million for renovations at 125 Amory

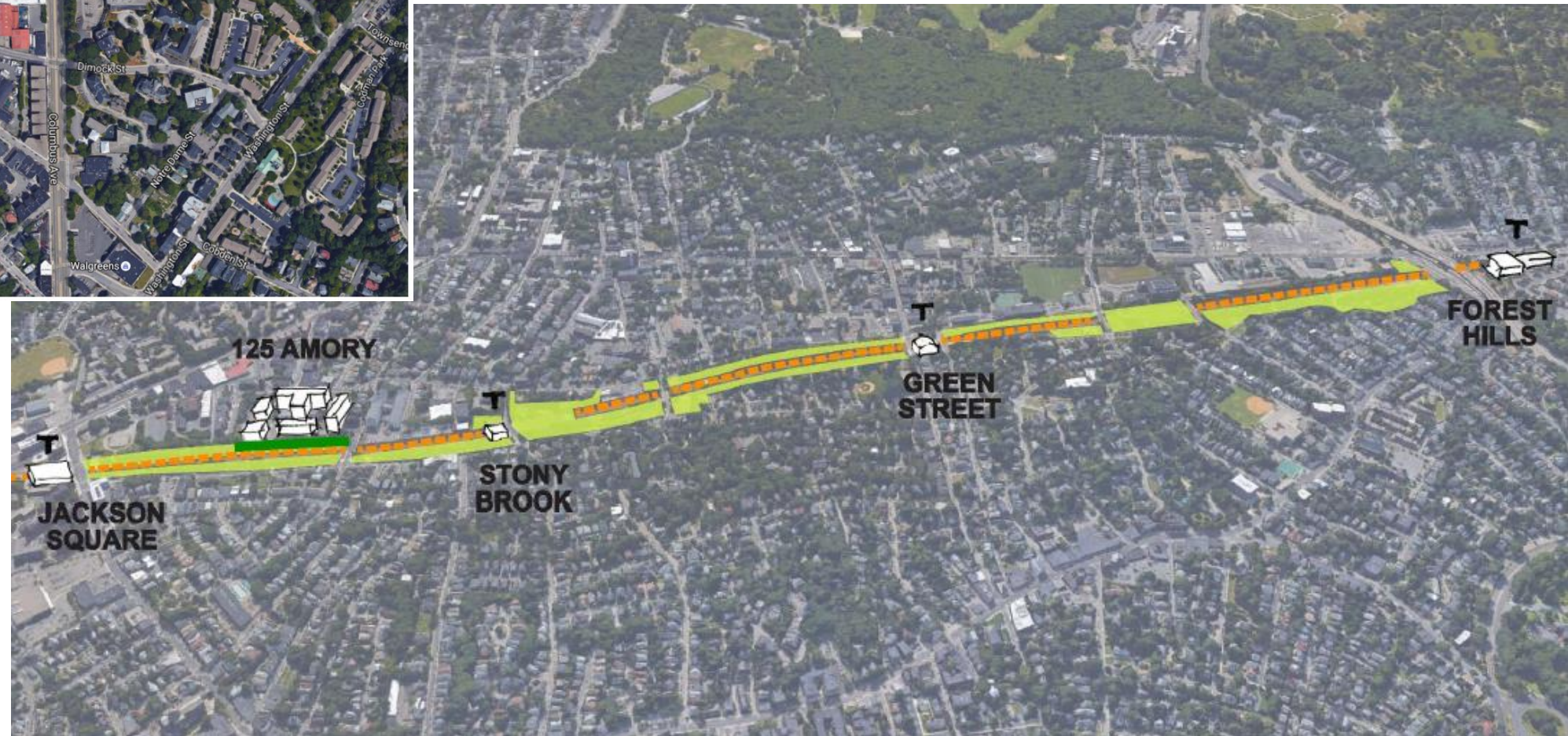


FINANCIAL STRUCTURE: NEW UNITS HELP FUND RENOVATIONS

- Preservation and renovations of existing 199 units at 125 Amory
- Addition of 8-12 new apartments to replace BHA offices
- No displacement of existing residents.
- Preservation of deeply affordable units.
- Existing residents will continue to pay 30% of income for rent
- Goal is to renovate property with on-site relocation strategy

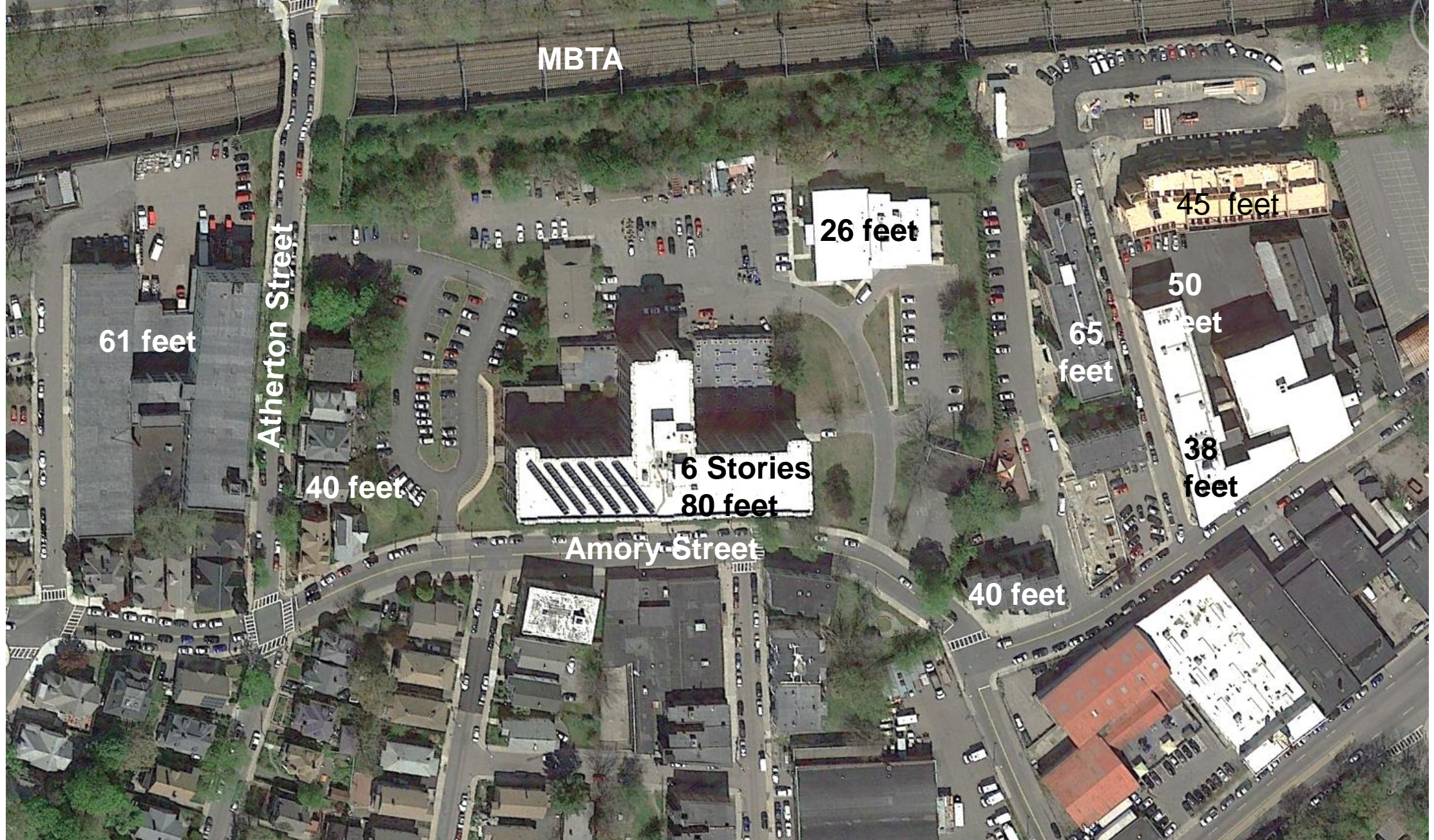


125 AMORY REDEVELOPMENT



BIG PICTURE

125 AMORY STREET REDEVELOPMENT



CONTEXT

125 AMORY STREET REDEVELOPMENT

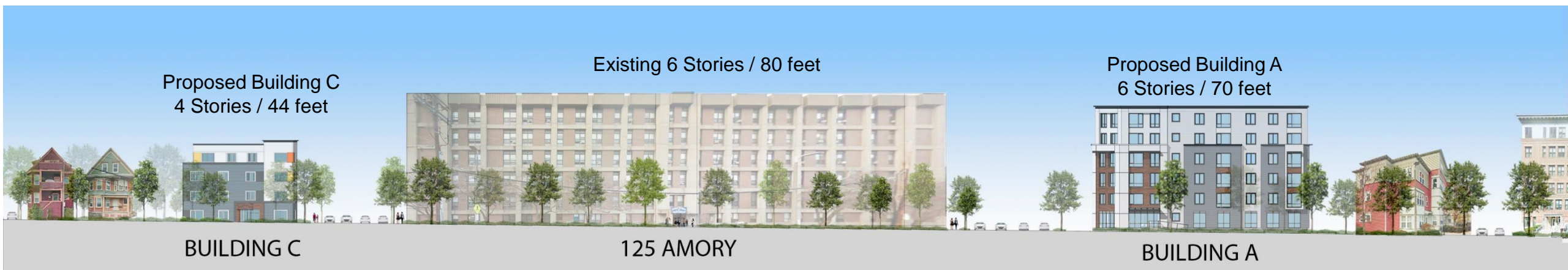


SITE DESIGN GOALS

- Organization and connectivity throughout site
- Apply Complete Streets standards
- Pedestrian dominated site plan
- Open space improvements (quantity and quality)

SITE PLAN

125 AMORY STREET REDEVELOPMENT



CONTEXT/ SCALE

125 AMORY STREET REDEVELOPMENT



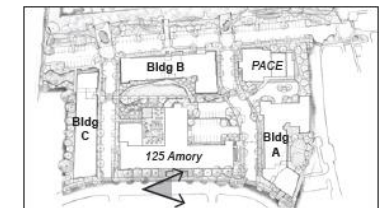
PROJECT AERIAL VIEW

125 AMORY STREET REDEVELOPMENT



125 AMORY & BUILDING A

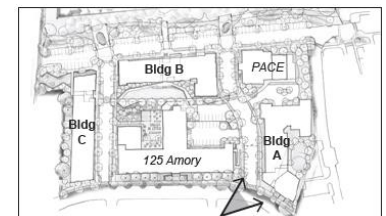
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BUILDING A

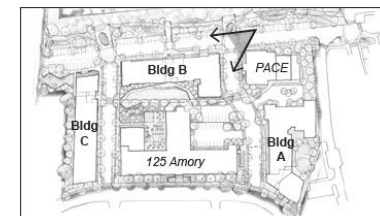
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BUILDING B

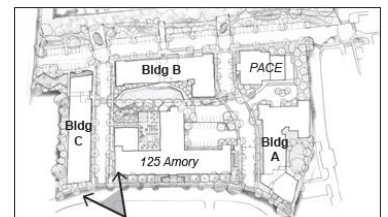
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BUILDING C & 125 AMORY

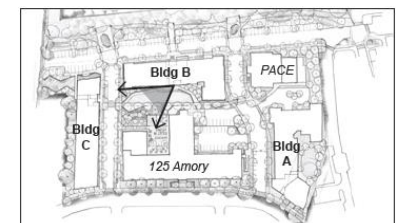
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CENTRAL GREEN

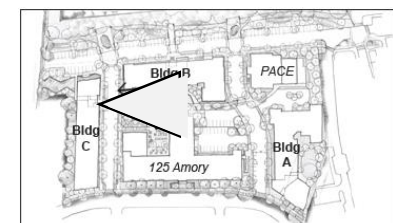
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CENTRAL GREEN

125 AMORY STREET REDEVELOPMENT



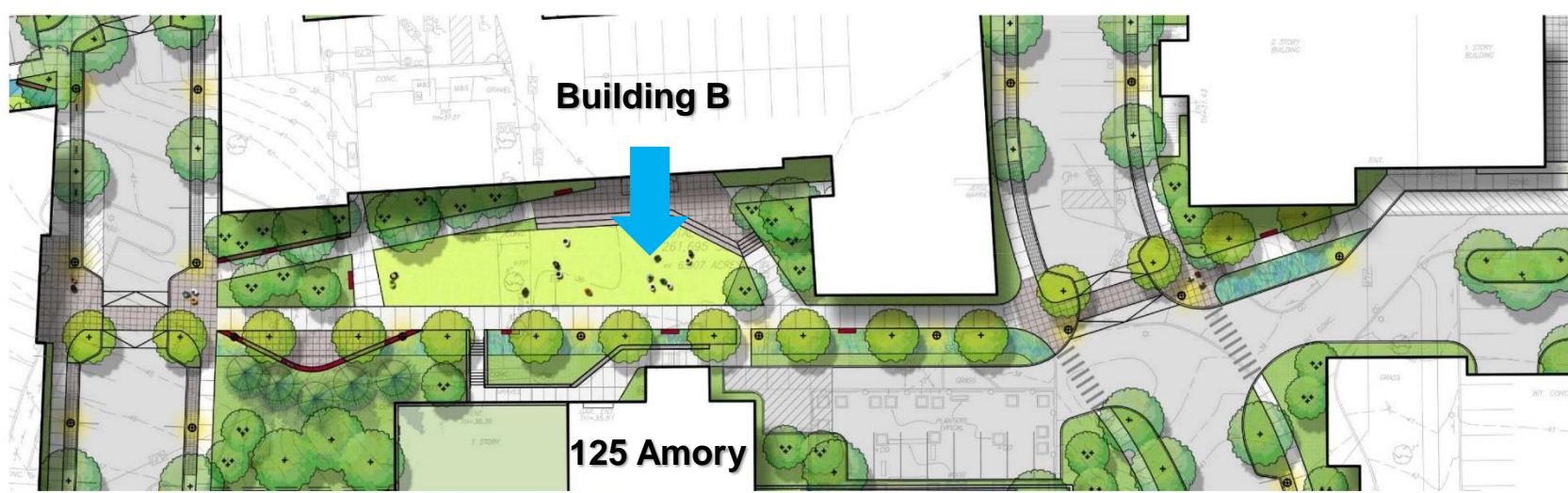
- New Construction will at least meet LEED Silver certifiable standards.
- Green standards for construction as well as building operations.
- Goal to increase energy efficiency at 125 Amory.

 LEED v4 for BD+C: New Construction and Major Renovation Project Checklist				Project Name: Amory Street - Building A Date:	
Y	?	N			
1	1				
Integrative Process				1	
14	2	0			16
Location and Transportation					
1					
2					
5					
4	1				
1					
1					
1					
4	3	3			10
Sustainable Sites					
Y					
1					
2					
1					
2	1				
2					
1					
3	0	8			11
Water Efficiency					
Y					
Y					
Y					
1	1				
2	4				
2					
1					
10	1	22			33
Energy and Atmosphere					
Y					
Y					
Y					
Y					
6					
4	14				
1					
2					
1	2				
1					
1					
2					
4	2	7			13
Materials and Resources					
Y					
Y					
5					
2					
2					
2					
2					
9	1	6			16
Indoor Environmental Quality					
Y					
Y					
2					
2	1				
1					
2					
1					
2					
2	1				
1					
1					
1					
6	0	0			6
Innovation					
5					
1					
2	0	2			4
Regional Priority					
1					
1					
1					
1					
52	9	49			110
TOTALS				Possible Points:	
				Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110	

SUSTAINABILITY AND HEALTHY HOMES

- Are there places for residents to connect?
- Where are the seating and benches within site?
- Can Building B connect more to the other buildings?
- Will there be a designated smoking area?

SITE CONNECTIVITY FEEDBACK



CENTRAL GREEN

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SEATING



LANDSCAPE FORMS NEOLIVIANO BENCH

- 24", 59", 69" or 118" lengths
- backed or backless
- optional end and intermediate armrests
- surface-mount tab

Chairs, short benches and long benches are all available in this style, which provides flexibility for placing the seating in different arrangements around the site.



METAL ROCKING CHAIRS

In gathering areas around the 125 Amory site, bright-colored metal seating can be moved around into different seating arrangements and secured with a tether.

FENCING



METAL PLAY SPACE FENCING

BOLLARDS



MAGLIN SCTB1600 SERIES (left)

40" height and available in lpe, powder-coated aluminum or stainless steel trim

RELIANCE FOUNDRY BOLLARD (right)

a more durable all-metal product

BIKE RACKS



LANDSCAPE FORMS BOLA BIKE RACK

with a stainless steel satin finish or powder-coated metal available in many colors:



WASTE RECEPTACLES



FORMS + SURFACES UNIVERSAL RECEPTACLE

- 36-, 30-, 24-, and 12-gallon capacities
- top or side opening configurations
- split-stream or tri-stream available
- free-standing or surface-mounted
- instructional graphics available
- concealed ash lid on 12-gallon lids

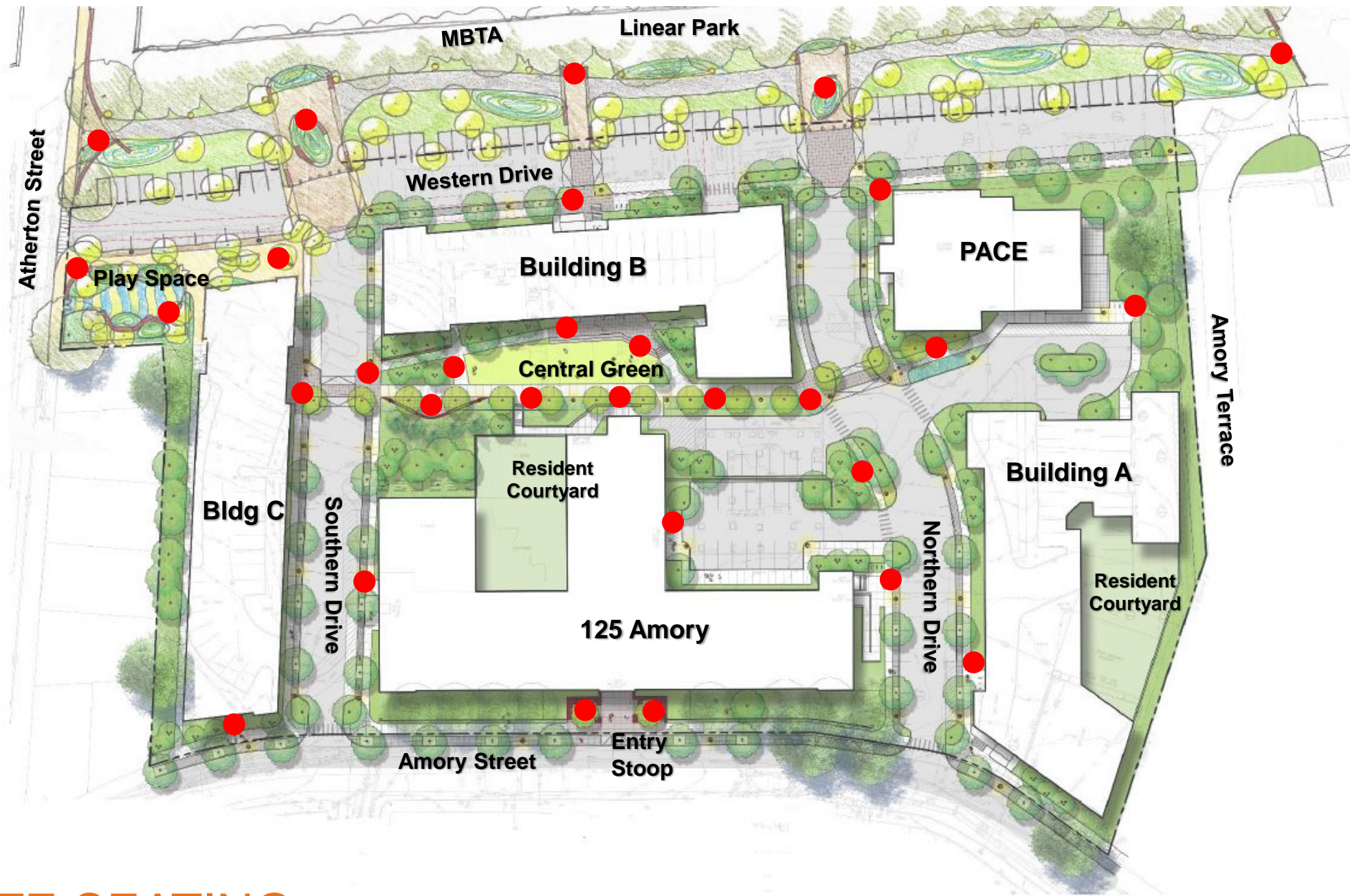
ASH RECEPTACLES



FORMS + SURFACES BUTLER ASH RECEPTACLE

wall-mounted or post-mounted in designated areas

SITE FURNITURE EXAMPLES



SITE SEATING

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- How will the development encourage transit usage?
- How will you manage parking?

PARKING & TRANSPORTATION FEEDBACK

- Pedestrian & bicycle friendly site.
- Real-time transit information.
- Opportunities for bike & car sharing nodes.



TRANSPORTATION DEMAND MANAGEMENT

- Parking reduction and re-orientation along Western Drive.
- Mix of surface lots, structured parking, and street spaces.
- Approximately 0.46 parking spaces per residential unit across the site.



PARKING

Existing-
Westbound



125 Amory
Added WB



A.M. PEAK: 14 ADDED CARS TO ATHERTON STREET



125 Amory
Added SB



Existing-
Southbound



125 Amory
Added NB



A.M. PEAK: 52 ADDED CARS TO AMORY STREET

- Can you be more specific on what *affordable* means?
- Who can afford those rents?

AFFORDABILITY FEEDBACK

2 BEDROOM HOUSEHOLD INCOME

3 Individuals in Household

- 30% AMI – \$27,930
- 50% AMI – \$46,550
- 60% AMI – \$55,860
- 70% AMI – \$65,170
- Area Medium Income - \$93,100

APPROX. RENT LEVELS – 2 BEDROOM

3 Individuals in Household

- 30% AMI – \$698
- 50% AMI – \$1,163
- 60% AMI – \$1,396
- 70% AMI – \$1,629
- Market Rate - \$3,100

INCOME & RENT LEVELS ON SITE

2 BEDROOM HOUSEHOLD INCOME EXAMPLES*

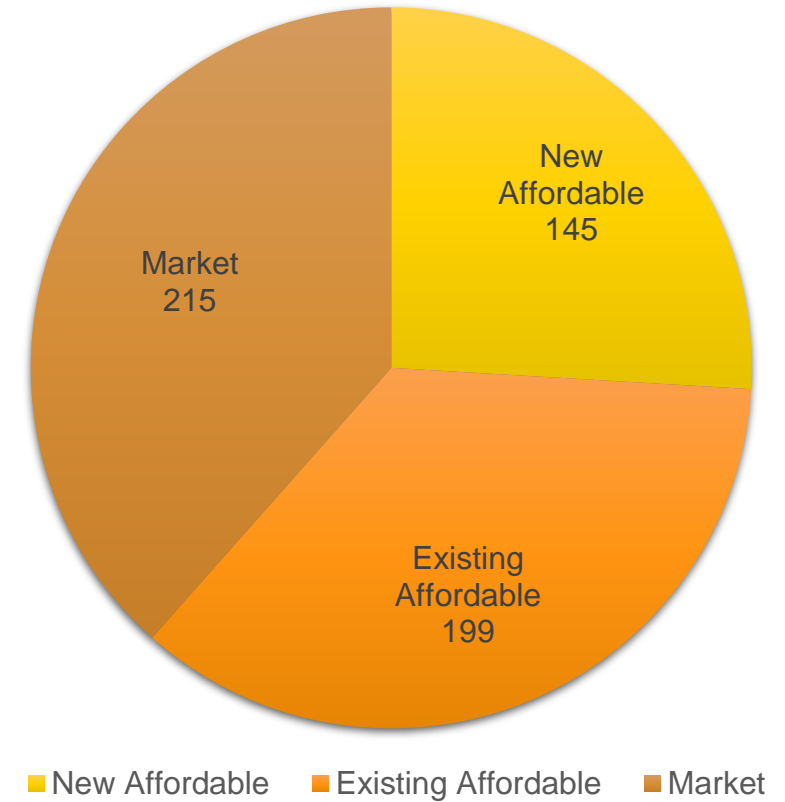
- 30% AMI
 - Food Preparation Worker - \$27,660
- 60% AMI
 - Teacher - \$53,910
 - Retail Salesperson & Cook - \$53,020
- 70% AMI
 - Pharmacy Tech. & Childcare Worker - \$64,470
 - Physical Therapist Assistant - \$62,440

*SOURCE – Bureau of Labor Statistics – Annual mean wage, Boston Metro

EXAMPLE 3 PERSON HOUSEHOLDS IN 2 BEDROOM

- 344 of 559 units on site will be affordable.
 - 62% of all units on site will be affordable.
 - 207 at 30% AMI
 - 10 at 50% AMI
 - 55 at 60% AMI
 - 72 at 70% AMI
- 145 of 360 newly constructed units will be affordable.
 - 40% of all newly constructed units will be affordable.

UNITS ON SITE



AFFORDABILITY

Needed variances:

- Building Height
- Floor Area Ratio
- Minimum Lot Size
- Front/Side Yard Setbacks (building B only)

ZONING



DISCUSSION

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