



125 AMORY STREET REDEVELOPMENT

ARTICLE 80 COMMUNITY MEETING – 1/23/2018



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

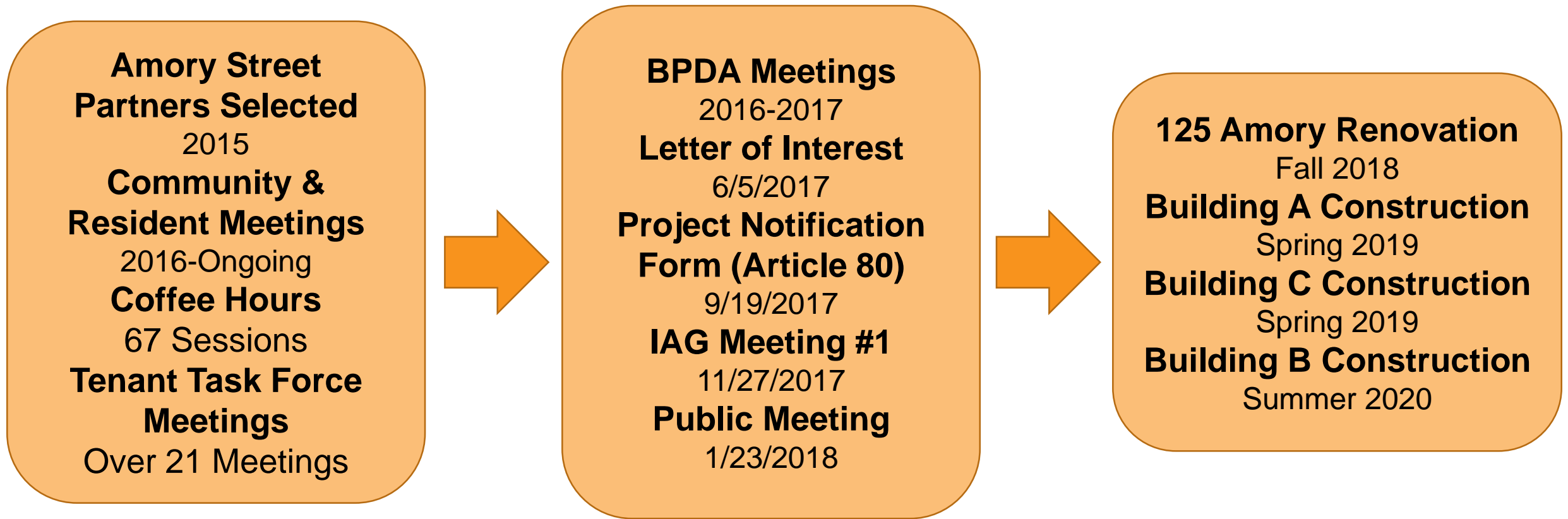
- Project Program

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

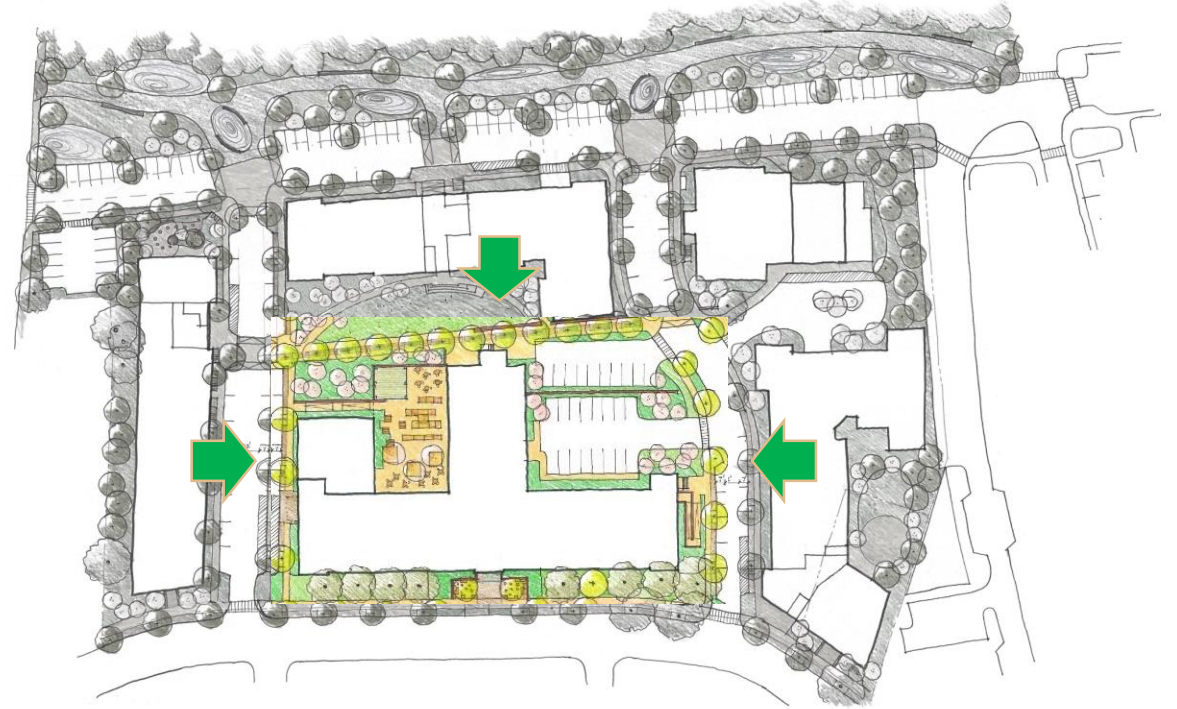


PROJECT TIMELINE

- How does the financial structure work?
- What is happening at 125 Amory?
- What improvements will be made to 125 Amory?

125 AMORY APARTMENTS

- 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

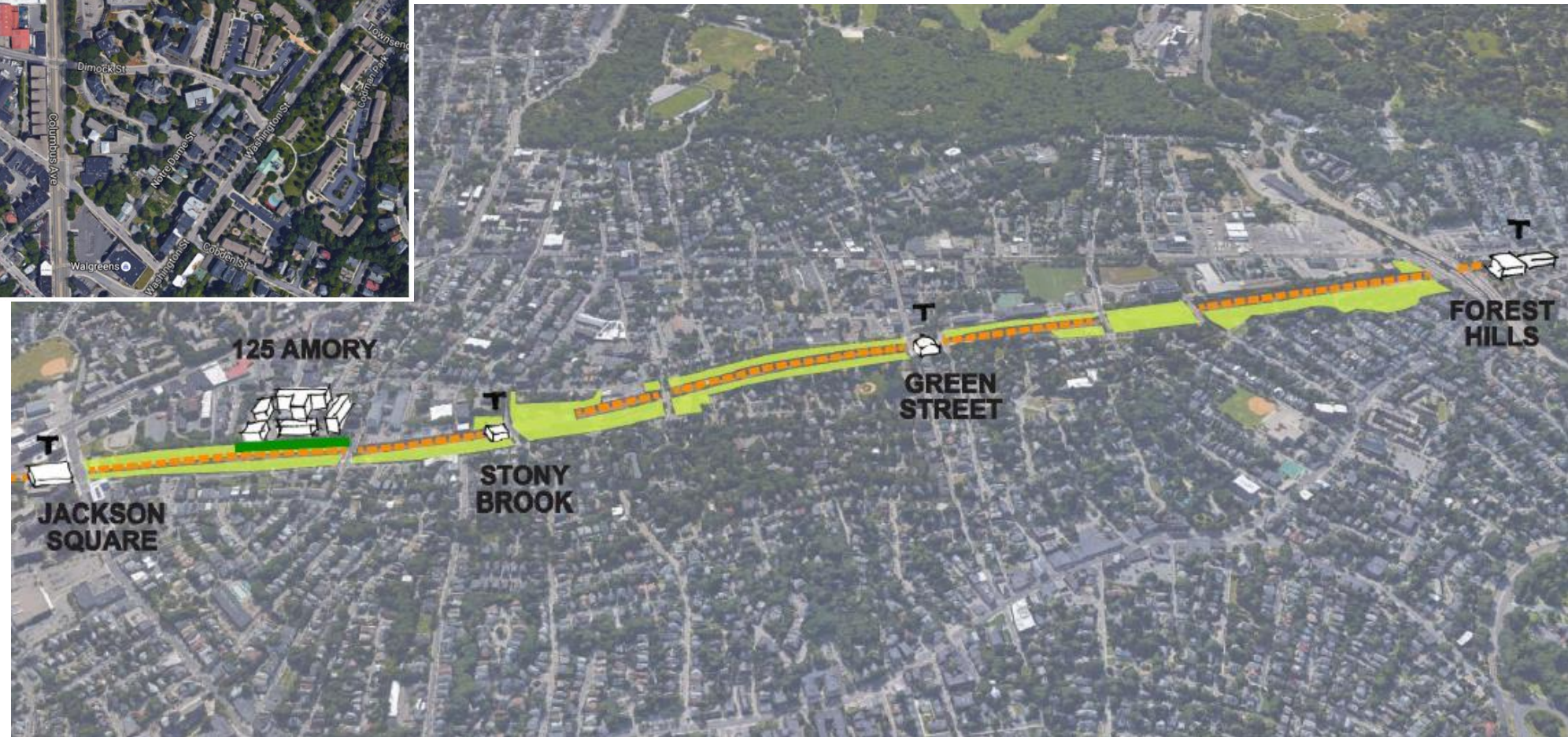
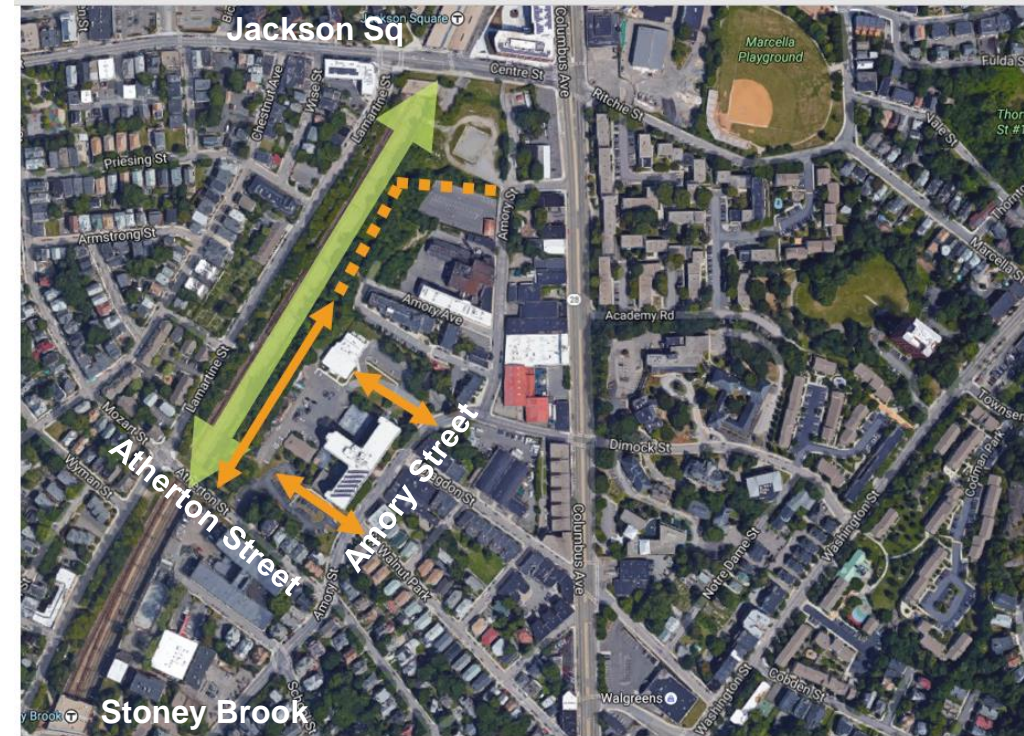


125 AMORY REDEVELOPMENT

- Improved landscaping and outdoor space
- High-efficiency mechanical systems
- Improved ventilation in bathrooms & kitchens
- High-efficiency glazed window system.
- Façade repairs
- Accessibility improvements
- Interior unit upgrades
- Reprogrammed and improved common spaces.



125 AMORY IMPROVEMENTS



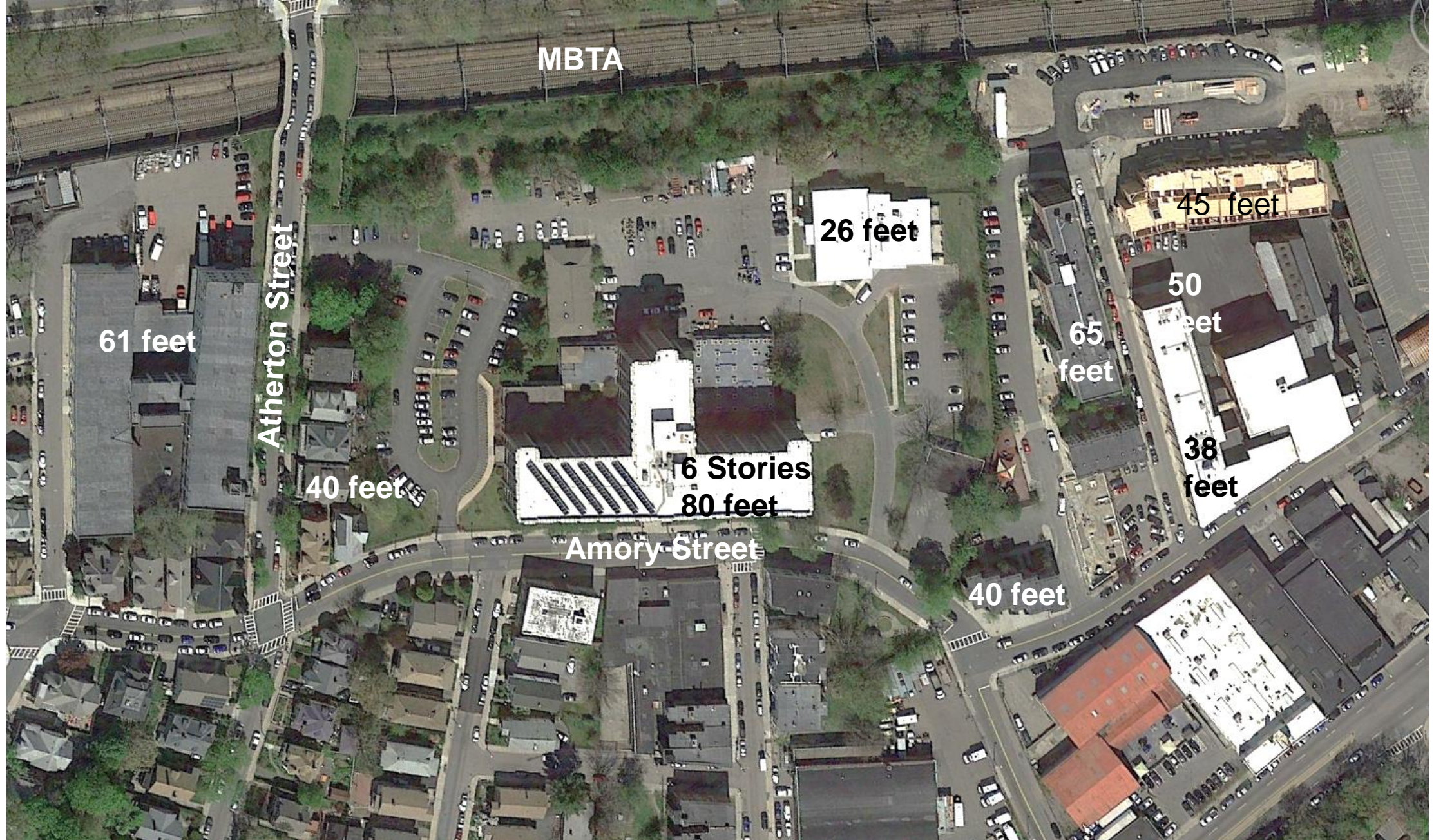
BIG PICTURE

125 AMORY STREET REDEVELOPMENT



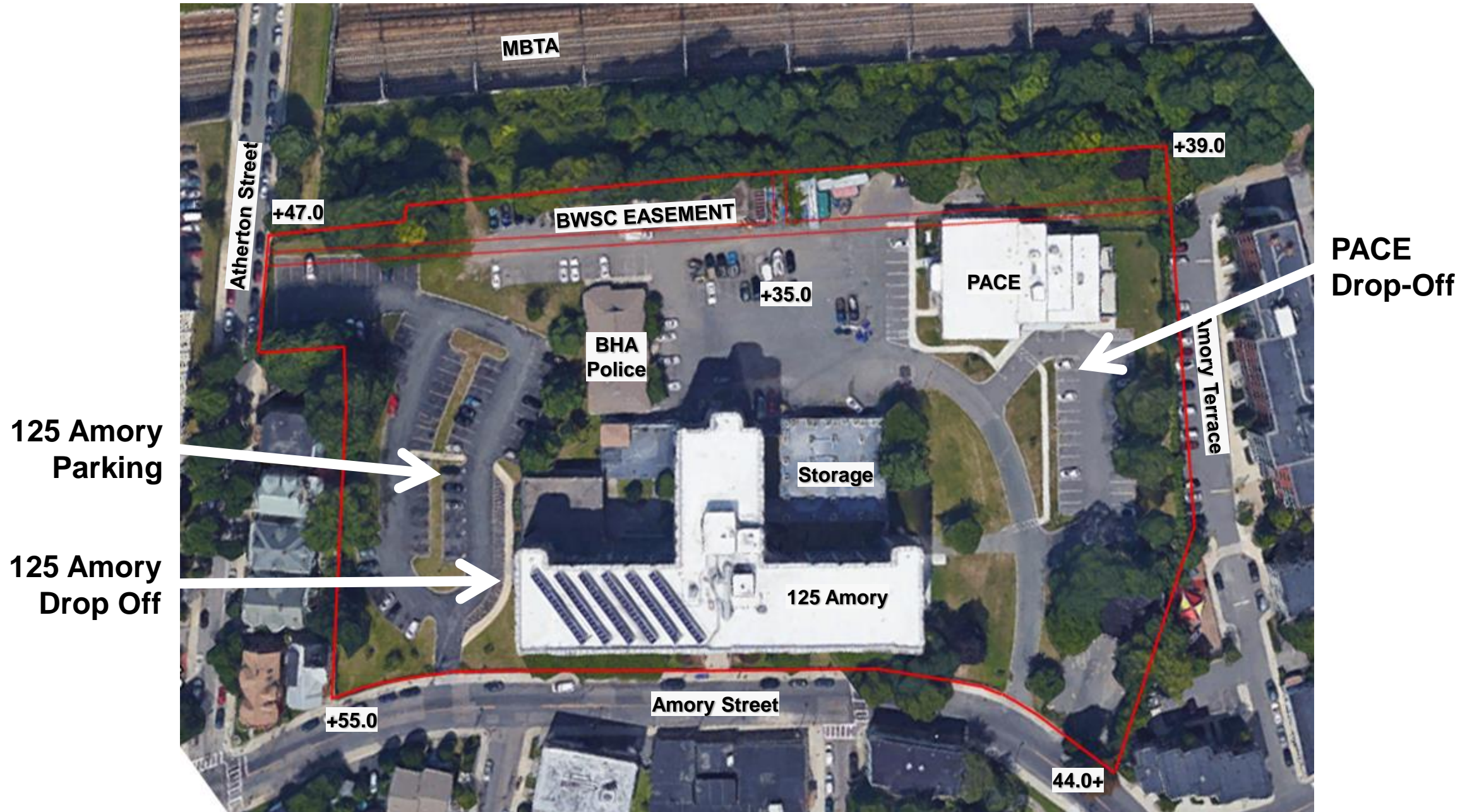
CONTEXT

125 AMORY STREET REDEVELOPMENT



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125 AMORY STREET REDEVELOPMENT

- What community input is reflected in the site plan and design?
- How does the development relate to its surroundings?

DESIGN & SITE PLAN

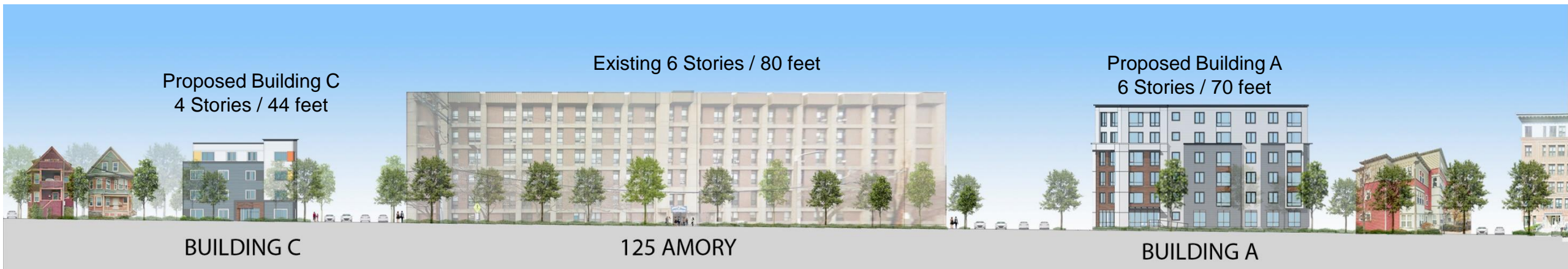


SITE DESIGN GOALS

- 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



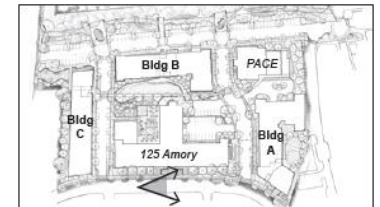
PROJECT AERIAL VIEW

125 AMORY STREET REDEVELOPMENT



125 AMORY & BUILDING A

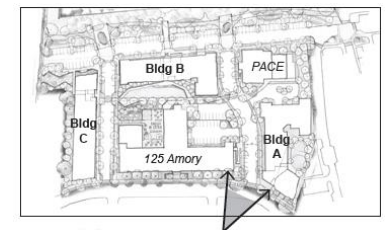
125 AMORY STREET REDEVELOPMENT





125 AMORY & BUILDING A

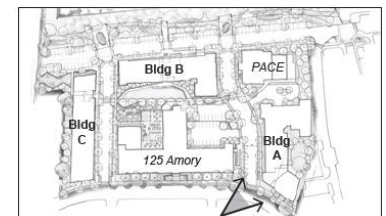
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BUILDING A

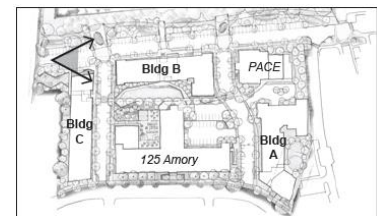
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BUILDING B & BUILDING C

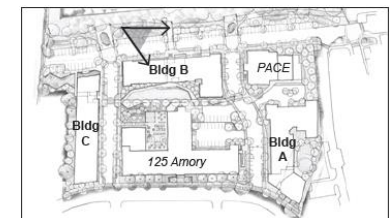
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BUILDING B

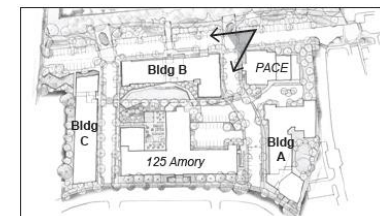
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BUILDING B

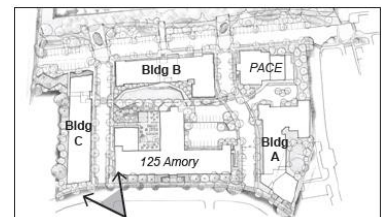
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BUILDING C & 125 AMORY

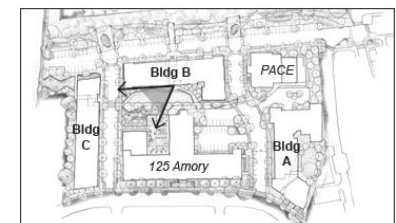
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CENTRAL GREEN

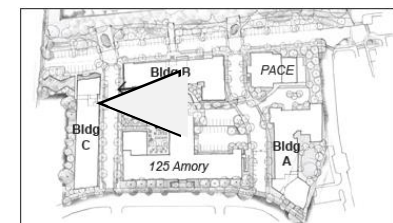
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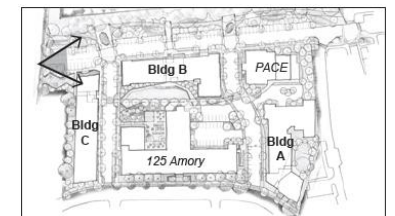
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BUILDING B & BUILDING C

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- 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					
14	2	0			16
Location and Transportation					
1					
2					
5					
4	1				
1					
1					
1					
Sustainable Sites					
4	3	3			10
Y					
1					
2					
1					
2	1				
2					
1					
Water Efficiency					
3	0	8			11
Y					
Y					
Y					
1	1				
2	4				
2					
1					
Energy and Atmosphere					
10	1	22			33
Y					
Y					
Y					
Y					
6					
4	14				
1					
2					
1	2				
1					
2					
Materials and Resources					
4	2	7			13
Y					
Y					
5					
2					
2					
2					
2					
Indoor Environmental Quality					
9	1	6			16
Y					
Y					
2					
2	1				
1					
2					
1					
2					
2	1				
1					
1					
1					
Innovation					
6	0	0			6
5					
1					
Regional Priority					
2	0	2			4
1					
1					
1					
1					
TOTALS					Possible Points: 110
52	9	49			

SUSTAINABILITY AND HEALTHY HOMES

Approvals needed:

- Building Height
- Floor Area Ratio
- Minimum Lot Size
- Front/Side Yard Setbacks (building B only)
- GPOD overlay – Conditional use
- Ancillary Parking

ZONING

- 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

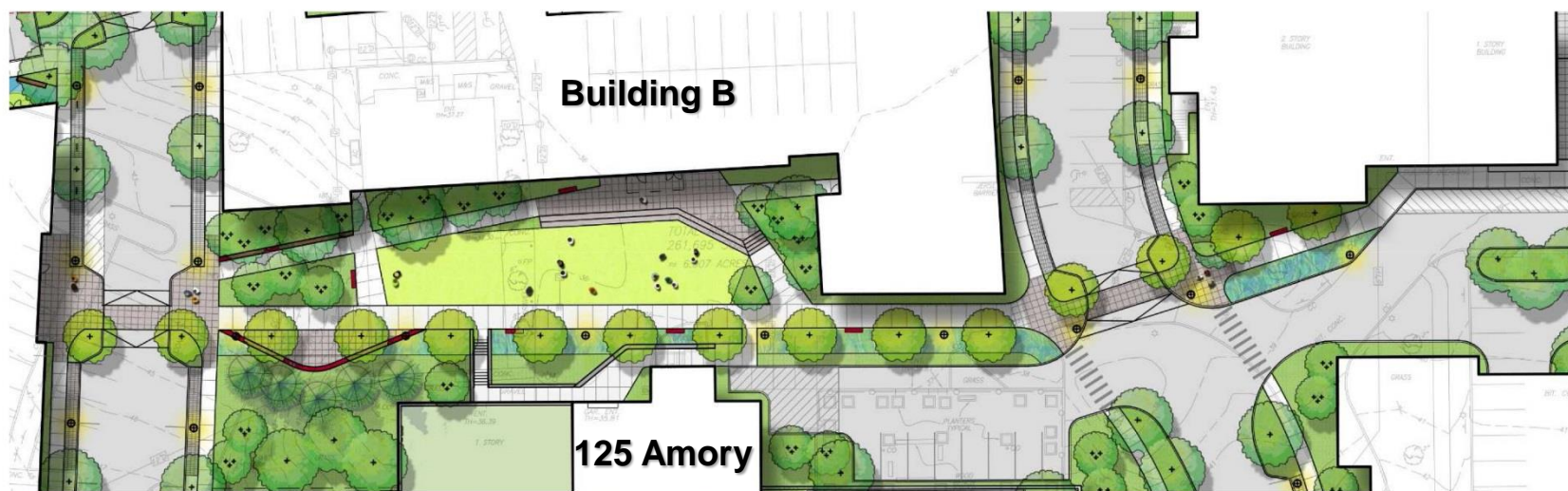


SITE DESIGN GOALS

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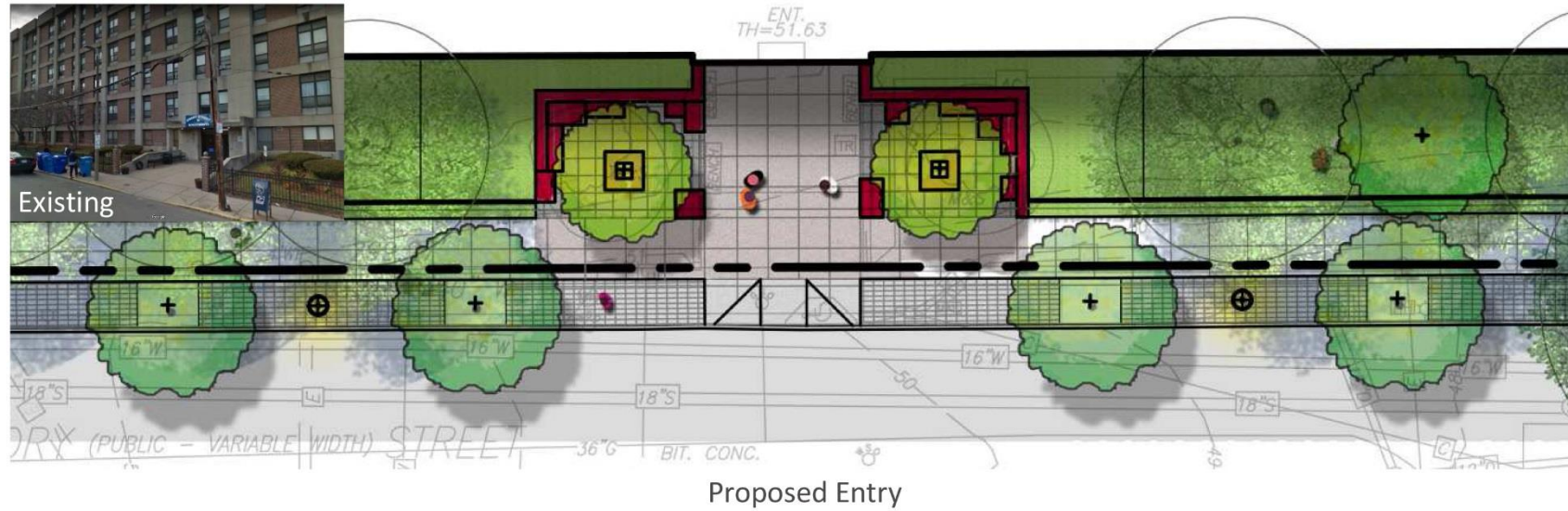
SITE PLAN

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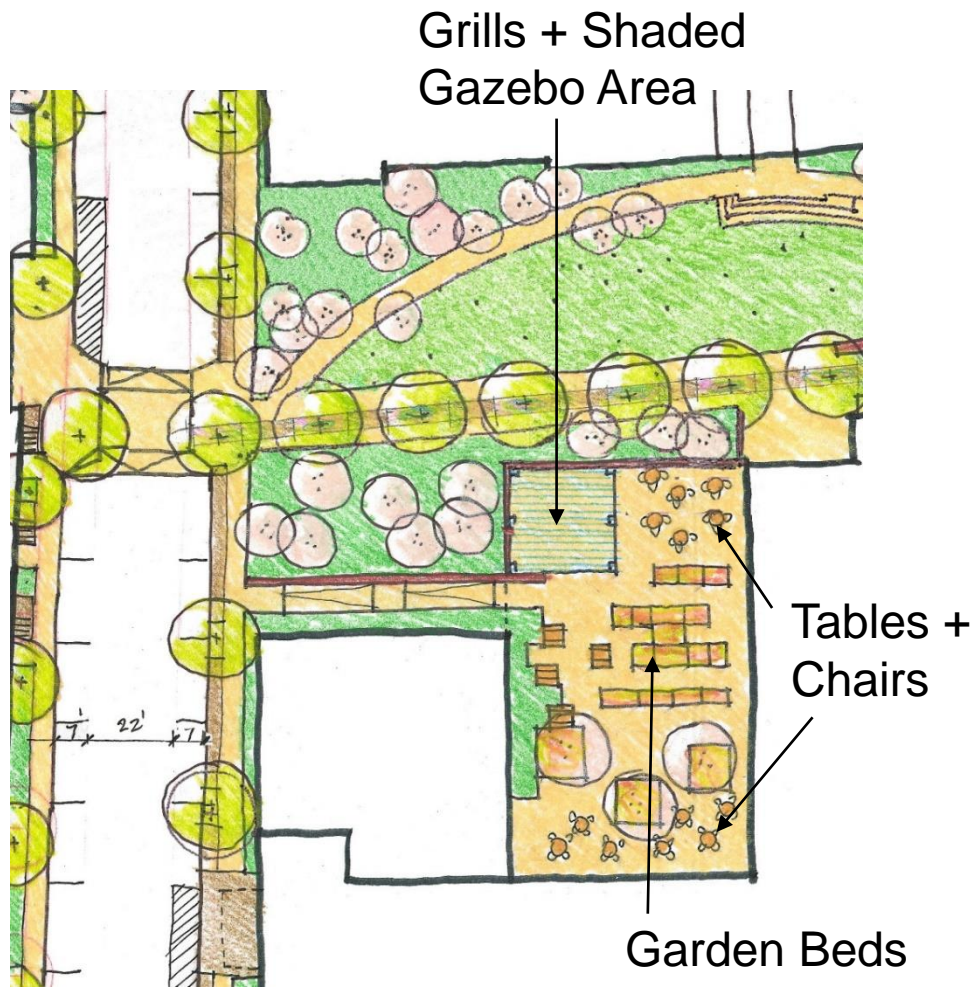
CENTRAL GREEN

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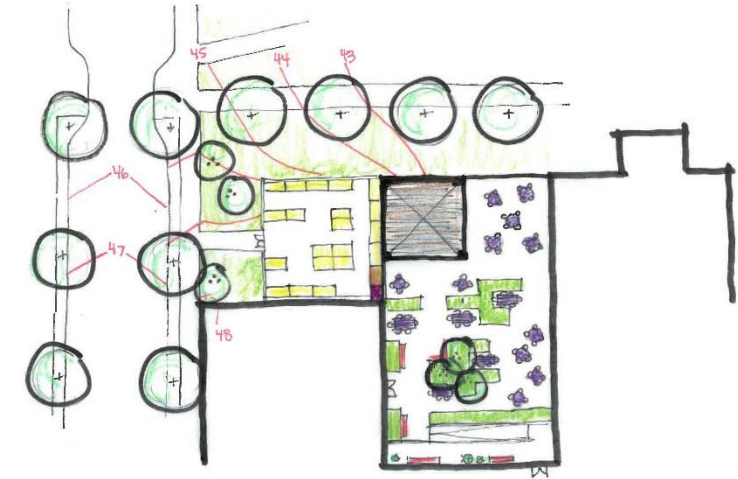


125 AMORY ENTRY

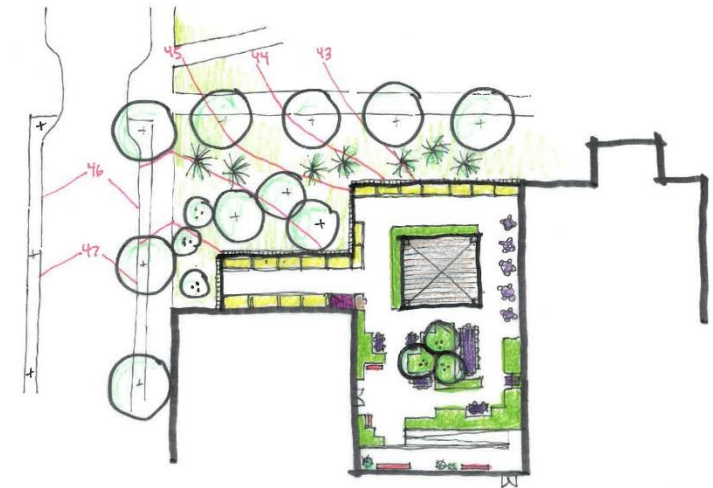
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125 AMORY PATIO



Garden Beds – OPTION A

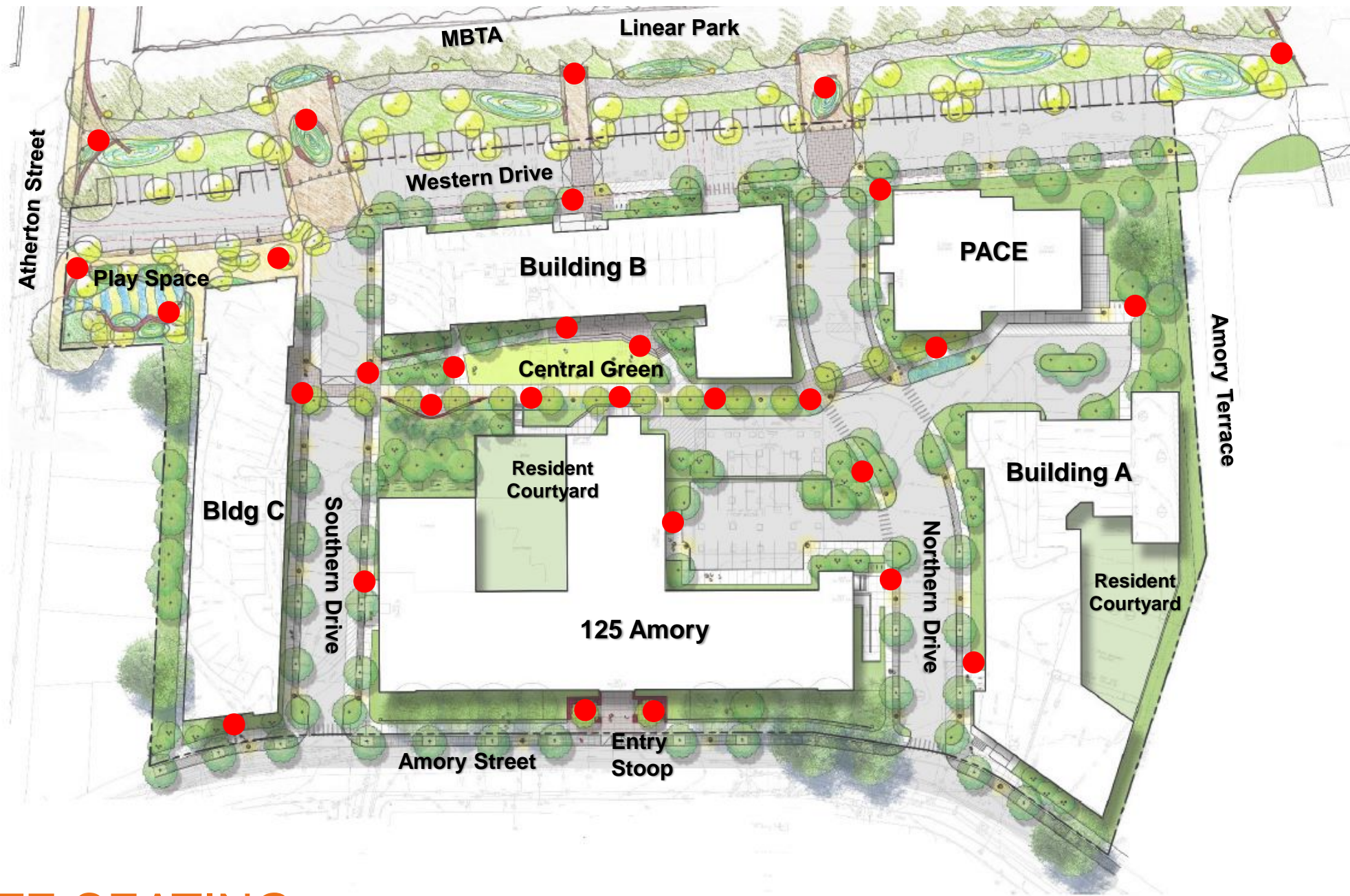


Garden Beds – OPTION B



PLAY SPACE

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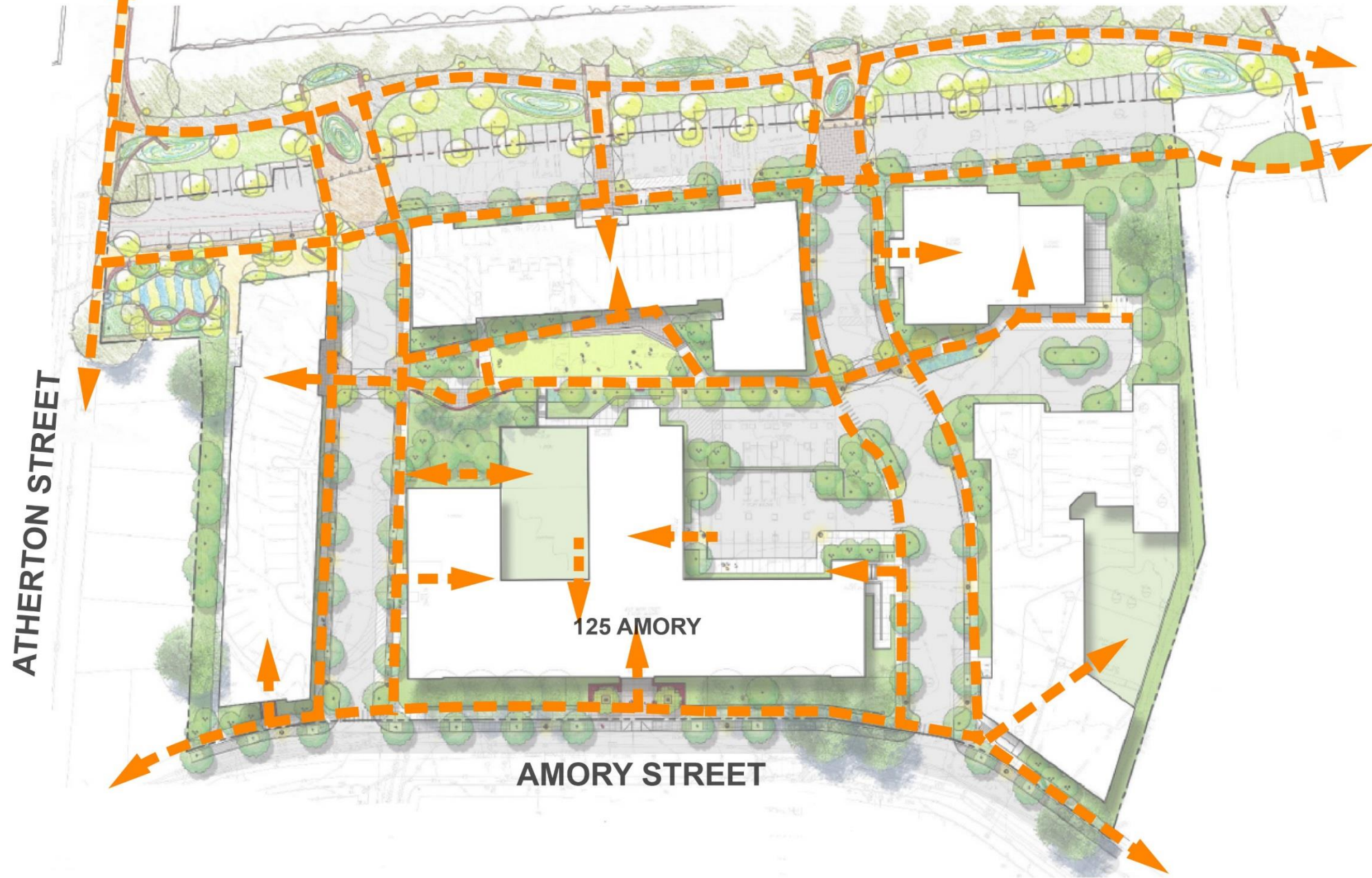
SITE SEATING

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ACCESSIBILITY - EXISTING

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ACCESSIBILITY - NEW

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- How will the development encourage transit usage?
- How will you manage parking?
- How will you reduce the amount and speed of traffic?

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.



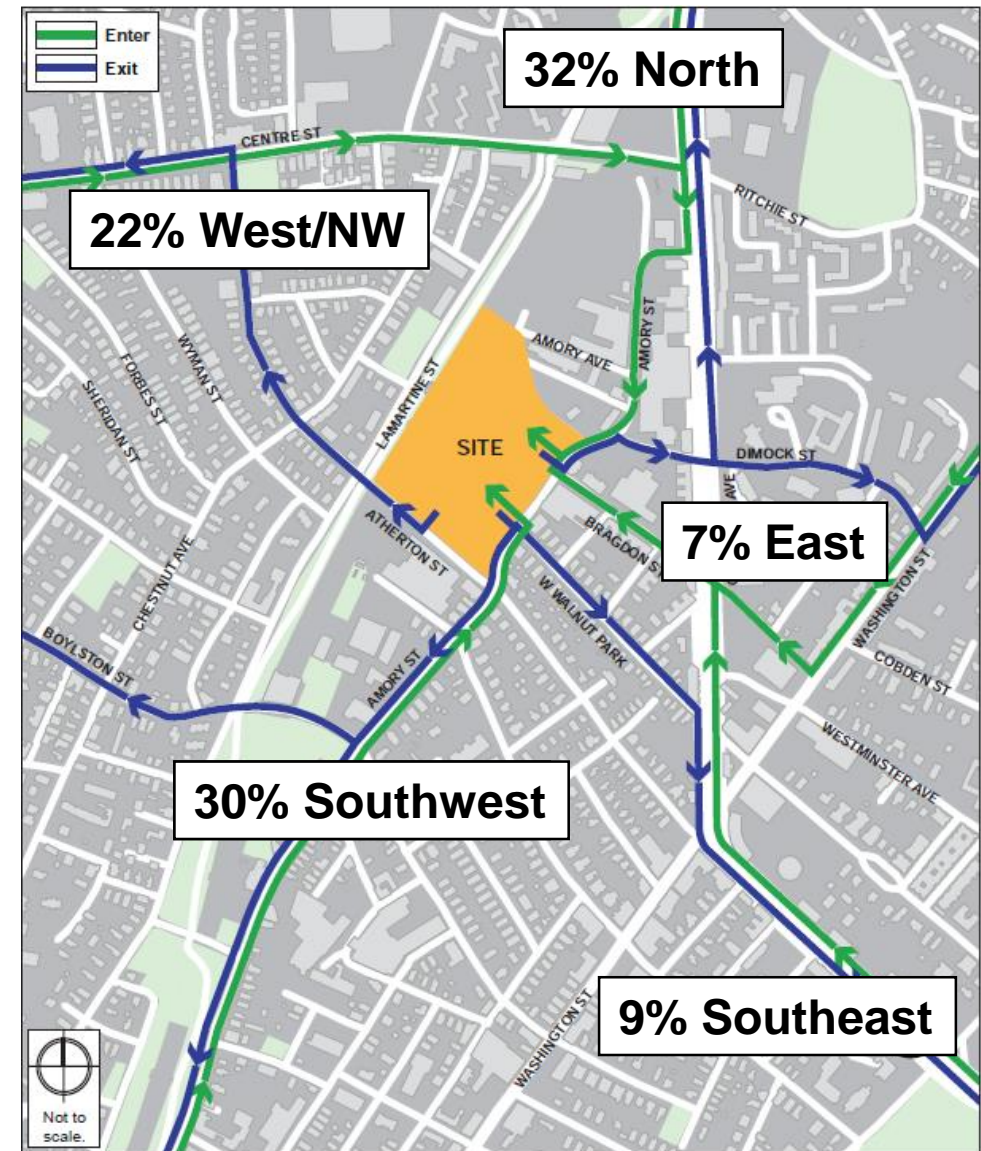
PARKING

- Existing total – 153 Spaces
- New total – 257 Parking Spaces
- Parking by Building
 - 125 Amory: 54 surface
 - Bldg A: 57 structured, 24 surface
 - Bldg B: 58 structured, 23 surface
 - Bldg C: 32 surface spaces
 - PACE Senior Center: 10 surface spaces



PARKING

- a.m. peak travel projections
 - 43% by car,
 - 42% public transit,
 - 15% bike/walk
- Traffic to Columbus Ave, Amory Street, and Centre Streets



DESTINATION AND MODE SHARE

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

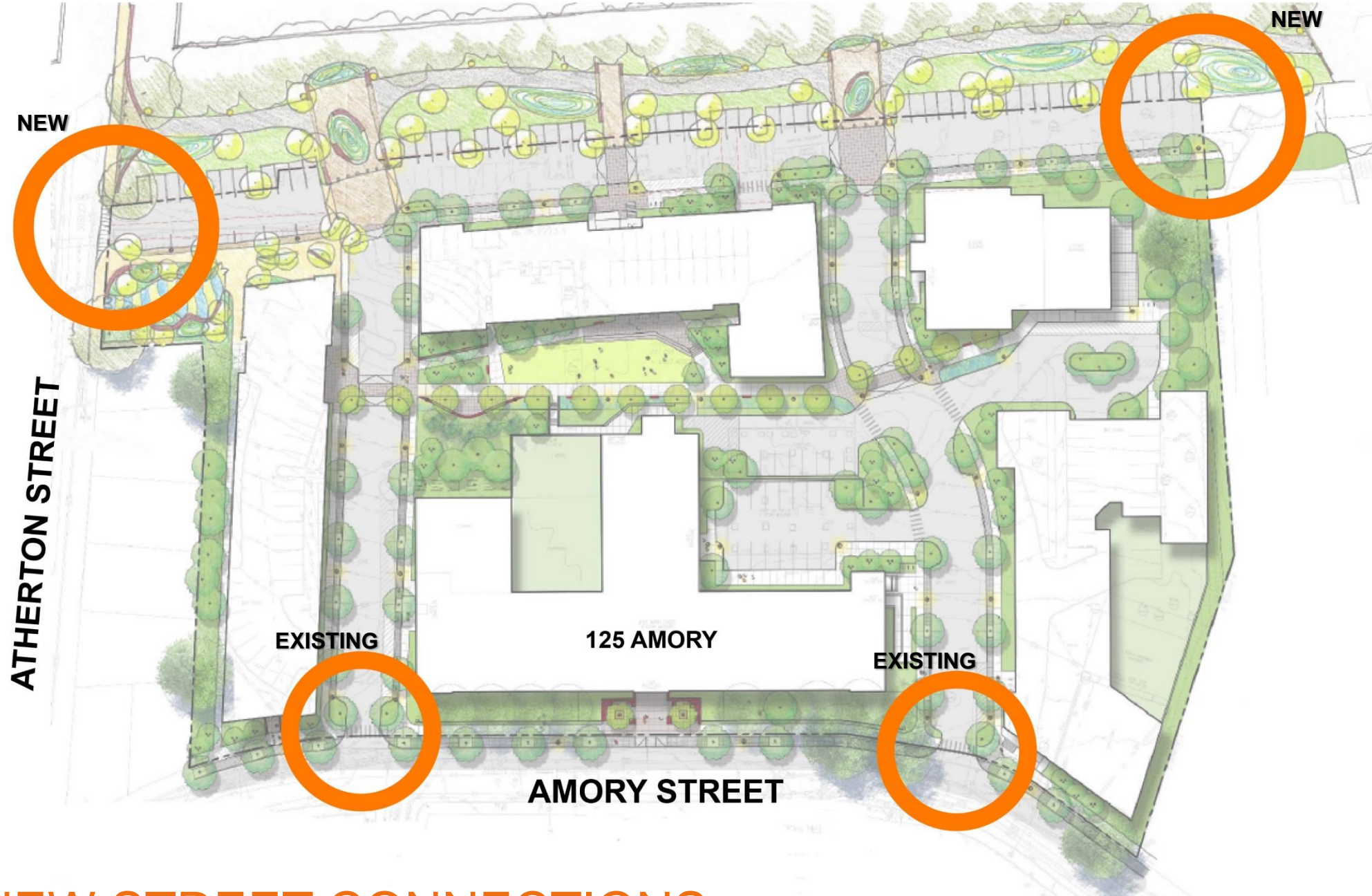


A.M. PEAK: 52 ADDED CARS TO AMORY STREET



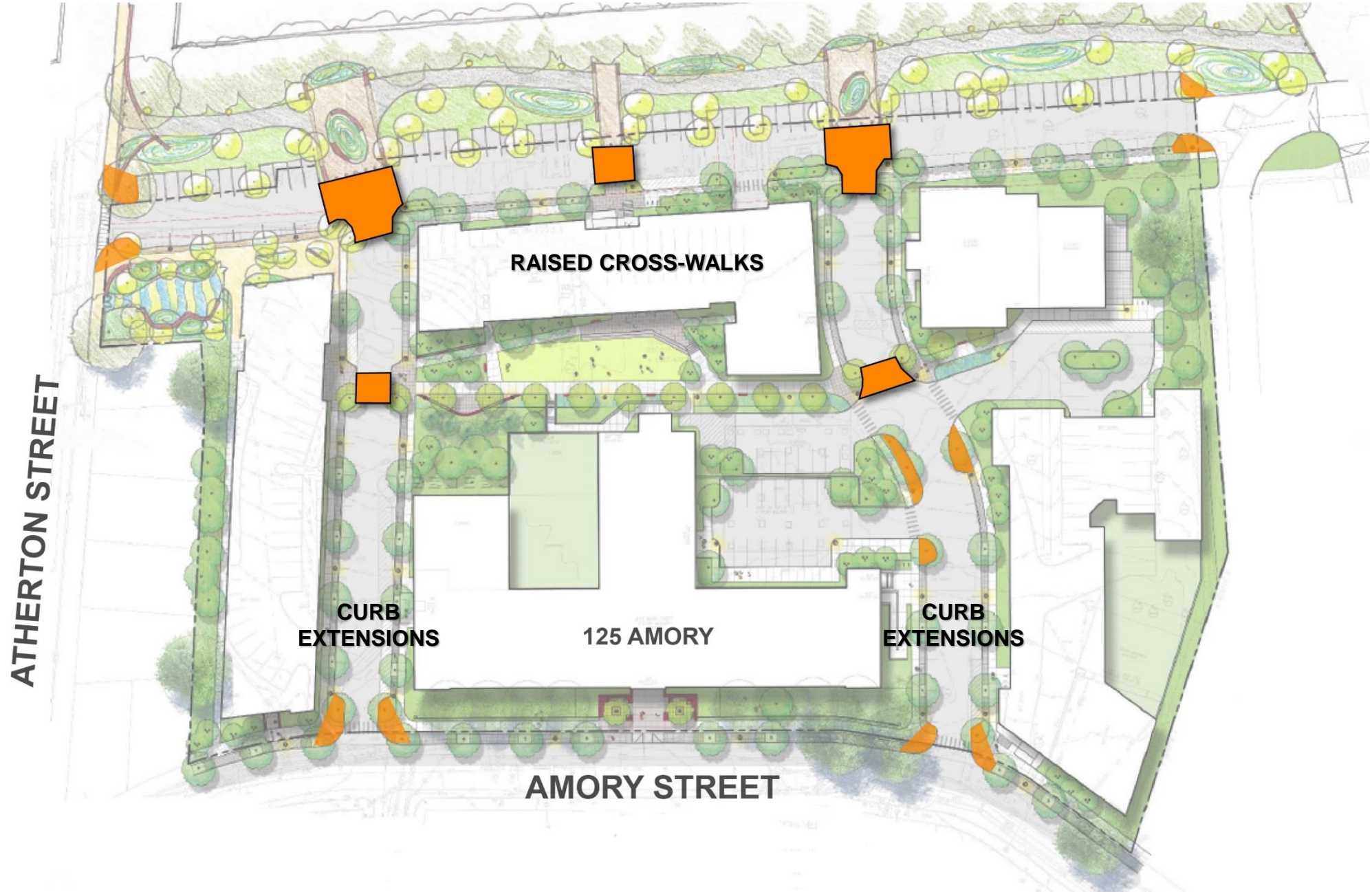
SITE PLAN

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NEW STREET CONNECTIONS

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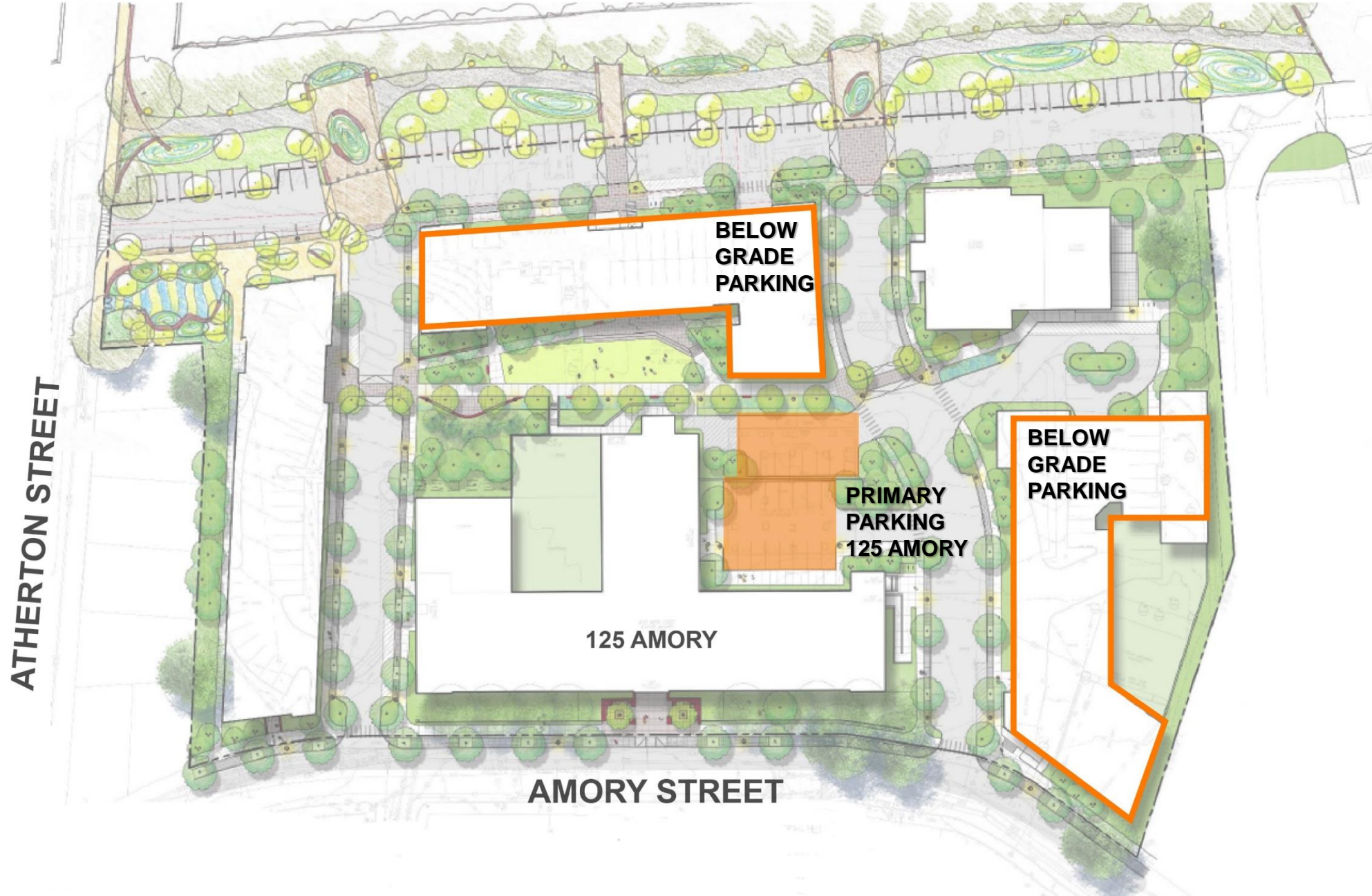
TRAFFIC MITIGATION

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LOADING ZONES

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PARKING

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SITE PLAN

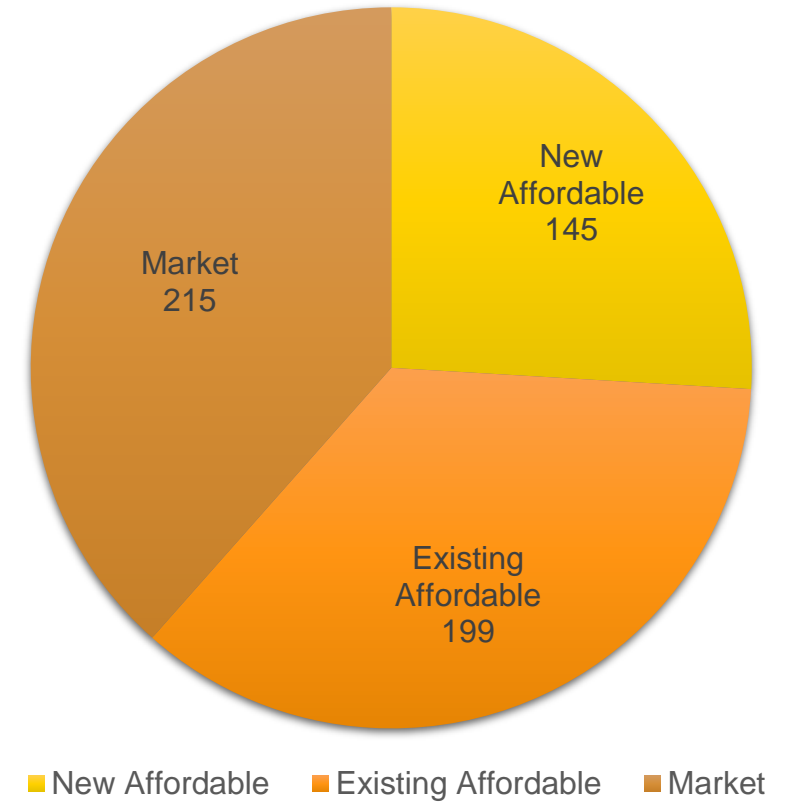
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- Can you be more specific on what *affordable* means?
- Who can afford those rents?

AFFORDABILITY FEEDBACK

- 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

2 BEDROOM MAXIMUM 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

2 BEDROOM APPROX. RENT LEVELS

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 Technician & Childcare Worker - \$64,470
 - Physical Therapist Assistant - \$62,440

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

EXAMPLE 3 PERSON HOUSEHOLD IN 2 BEDROOM



DISCUSSION

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