

125 AMORY STREET REDEVELOPMENT

ARTICLE 80 COMMUNITY MEETING - 1/23/2018



THECOMMUNITY SILDERS











AMORY STREET PARTNERS

- 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
THECOMMUNITY	THECOMMUNITY	THECOMMUNITY	URBAN EDGE
BUILDERS	Builders	Builders	

Total Units: 559 Total Net New: **360**

PROJECT INFORMATION

Amory Street Partners Selected 2015 Community & Resident Meetings 2016-Ongoing Coffee Hours 67 Sessions Tenant Task Force Meetings Over 21 Meetings



BPDA Meetings 2016-2017 Letter of Interest 6/5/2017 Project Notification Form (Article 80) 9/19/2017 IAG Meeting #1 11/27/2017 Public Meeting 1/23/2018

125 Amory Renovation Fall 2018 Building A Construction Spring 2019 Building C Construction Spring 2019 Building B Construction Summer 2020

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



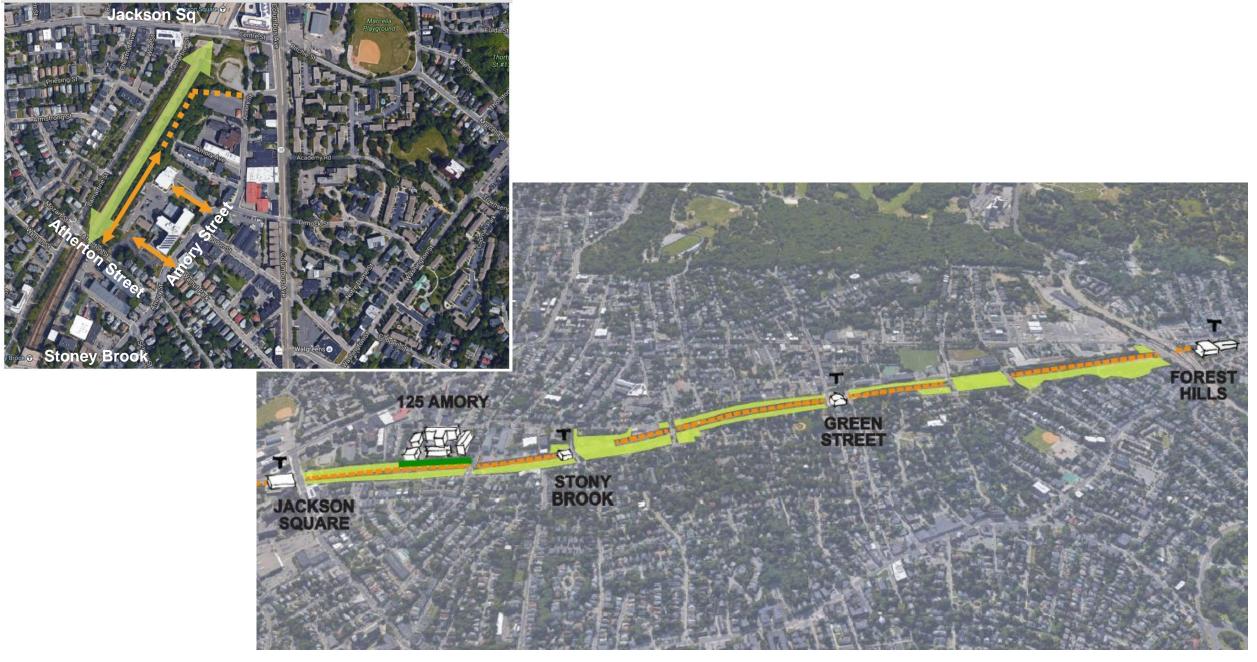
125 AMORY REDEVELOPMENT

- 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

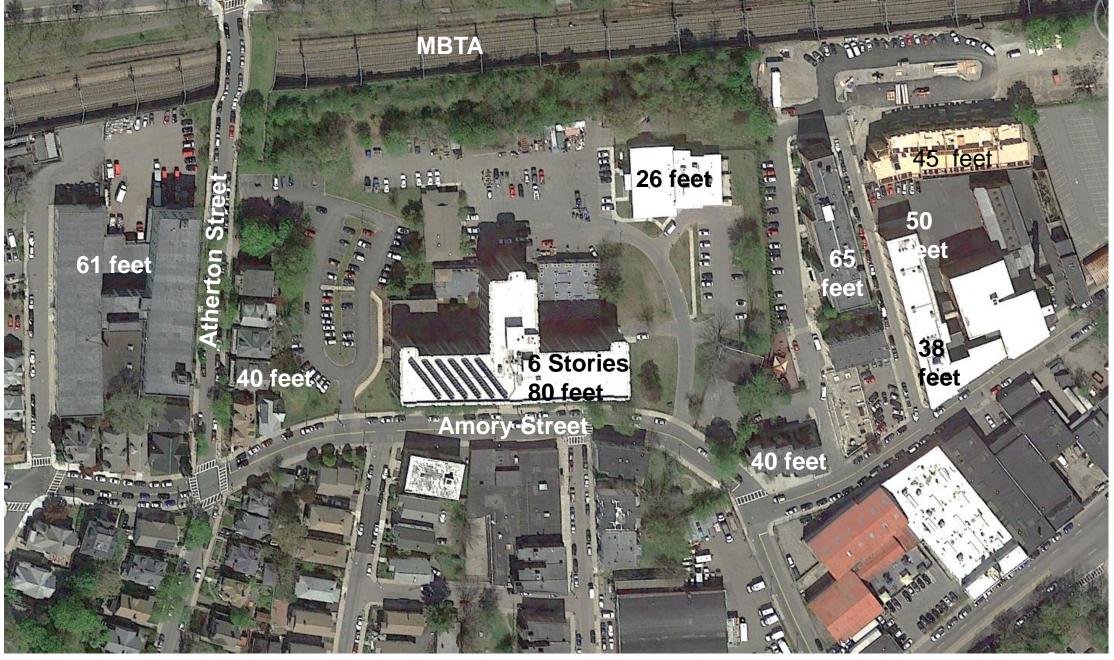


BIG PICTURE

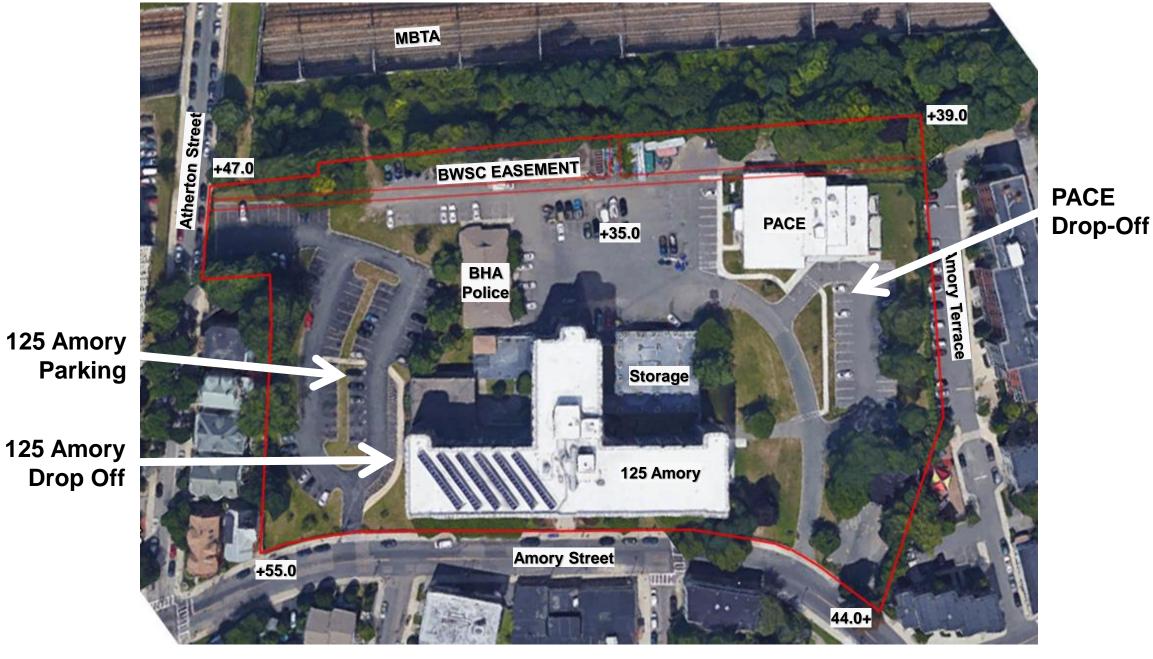




CONTEXT



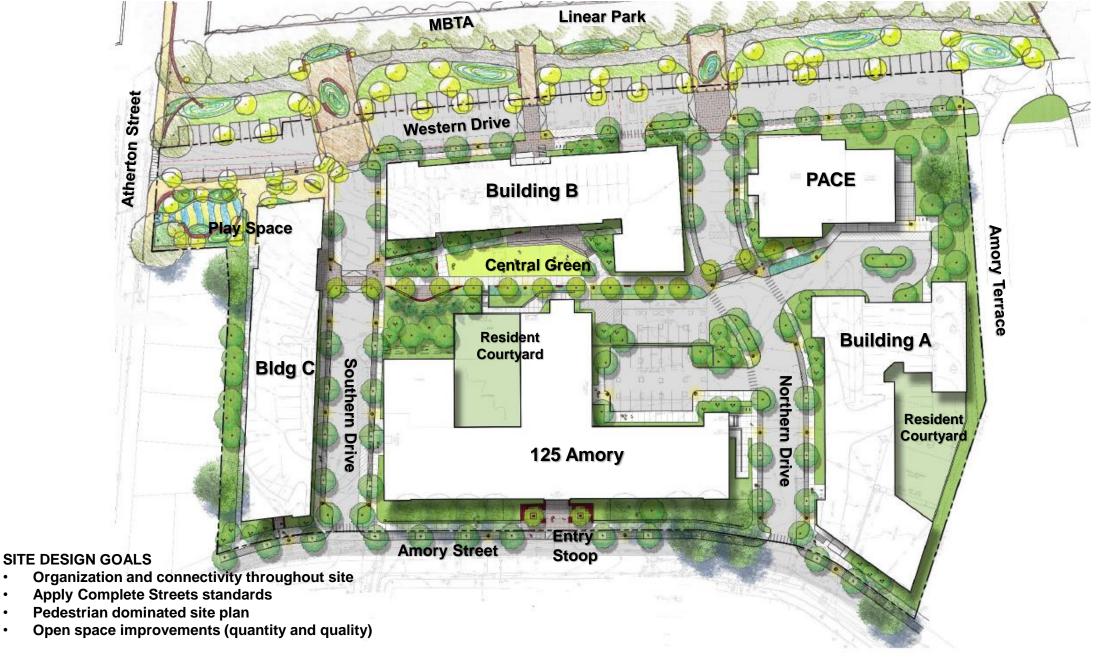
CONTEXT



CONTEXT

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

DESIGN & SITE PLAN



SITE PLAN





CONTEXT/ SCALE



PROJECT AERIAL VIEW

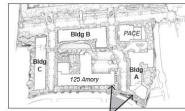


125 AMORY & BUILDING A



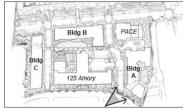


125 AMORY & BUILDING A



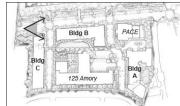


BUILDING A



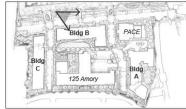


BUILDING B & BUILDING C





BUILDING B



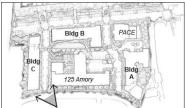


BUILDING B



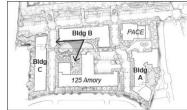


BUILDING C & 125 AMORY



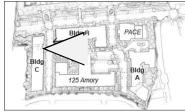


CENTRAL GREEN





CENTRAL GREEN





BUILDING B & BUILDING C



- 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.

G	LEED v4 for BD+C: New Construction and Major Renovation Project Checklist		Project Name: Date:		ame:	Amory Street - Building A			
	? N	Credit	Integrative Process	1					
14	2 0	Locatio	on and Transportation	16	4	2 7	Mat	terials and Resources	13
	-	Credit	LEED for Neighborhood Development Location	16	Y		Prerec	Storage and Collection of Recyclables	Required
1		Credit	Sensitive Land Protection	1	Y		Prerec	Construction and Demolition Waste Management Planning	Required
2		Credit	High Priority Site	2		5	Credit	Building Life-Cycle Impact Reduction	5
5		Credit	Surrounding Density and Diverse Uses	5		2	Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
4	1	Credit	Access to Quality Transit	5	2		Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1		Credit	Bicycle Facilities	1		2	Credit	Building Product Disclosure and Optimization - Material Ingredients	2
	1	Credit	Reduced Parking Footprint	1	2		Credit	Construction and Demolition Waste Management	2
1		Credit	Green Vehicles	1					
					9	1 6	iInd	oor Environmental Quality	16
4	3 3	Sustai	nable Sites	10	Y		Prerec	Minimum Indoor Air Quality Performance	Required
Y		Prereq	Construction Activity Pollution Prevention	Required	Y		Prerec	Environmental Tobacco Smoke Control	Required
	1	Credit	Site Assessment	1		2	Credit	Enhanced Indoor Air Quality Strategies	2
	2	Credit	Site Development - Protect or Restore Habitat	2	2	1	Credit	Low-Emitting Materials	3
	1	Credit	Open Space	1	1		Credit	Construction Indoor Air Quality Management Plan	1
2	1	Credit	Rainwater Management	3		2	Credit	Indoor Air Quality Assessment	2
2		Credit	Heat Island Reduction	2	1		Credit	Thermal Comfort	1
	1	Credit	Light Pollution Reduction	1	2		Credit	Interior Lighting	2
		-			2	1	Credit	Daylight	3
3	0 8	Water	Efficiency	11	1		Credit	Quality Views	1
Y		Prereg	Outdoor Water Use Reduction	Required		1	Credit	Acoustic Performance	1
Y		Prereq	Indoor Water Use Reduction	Required					
Y		Prereg	Building-Level Water Metering	Required	6	0 0	Inn	ovation	6
1	1	Credit	Outdoor Water Use Reduction	2	5		Credit	Innovation	5
2	4	Credit	Indoor Water Use Reduction	6	1		Credit	LEED Accredited Professional	1
	2	Credit	Cooling Tower Water Use	2					
	1	Credit	Water Metering	1	2	0 2	Reg	gional Priority	4
					1		Credit	Regional Priority: (High Priority Site	1
10	1 22	Energy	y and Atmosphere	33	1		Credit	Regional Priority: {Rainwater Management	1
Y		Prereq	Fundamental Commissioning and Verification	Required		1	Credit	Regional Priority: Specific Credit	1
Y		Prereq	Minimum Energy Performance	Required		1	Credit	Regional Priority: Specific Credit	1
Y		Prereq	Building-Level Energy Metering	Required					
Y		Prereq	Fundamental Refrigerant Management	Required	52	9 4		TALS Possible Point	
6		Credit	Enhanced Commissioning	6			Cert	ified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to	110
4	14	Credit	Optimize Energy Performance	18					
	1	Credit	Advanced Energy Metering	1					
	2	Credit	Demand Response	2					
	1 2	Credit	Renewable Energy Production	3					
	1	Credit	Enhanced Refrigerant Management	1					
	2	Credit	Green Power and Carbon Offsets	2					

SUSTAINABILITY AND HEALTHY HOMES

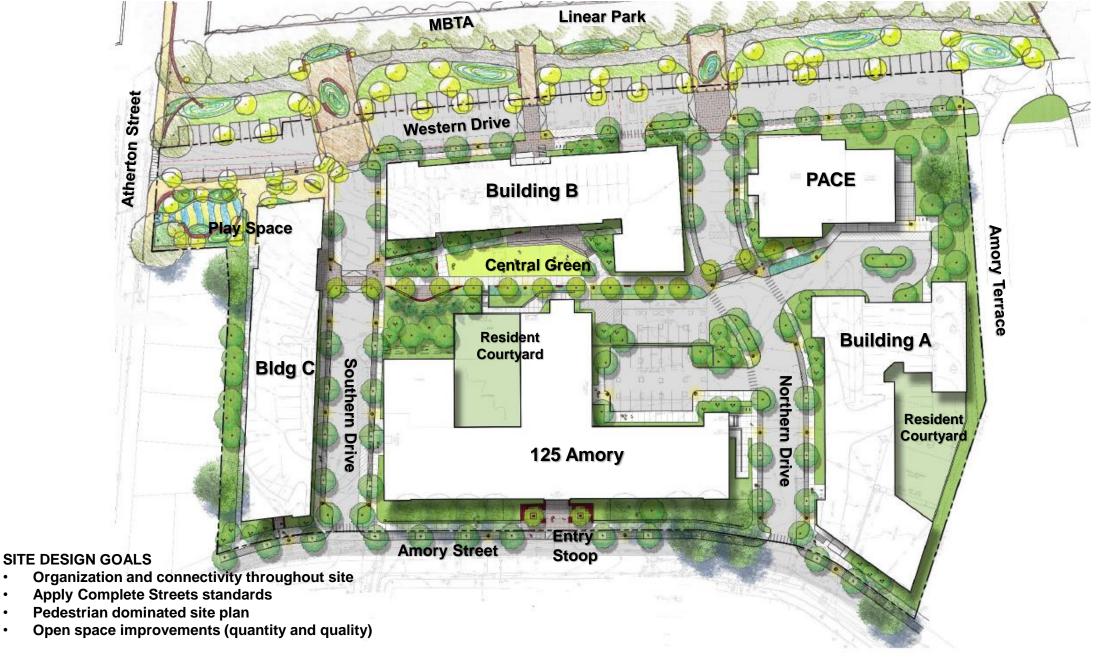
Approvals needed:

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



- 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?

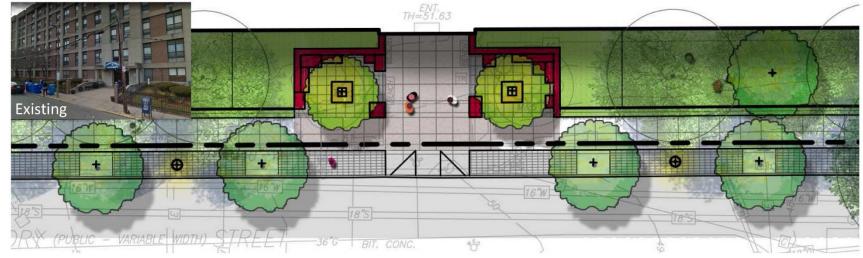
SITE CONNECTIVITY FEEDBACK



SITE PLAN



CENTRAL GREEN

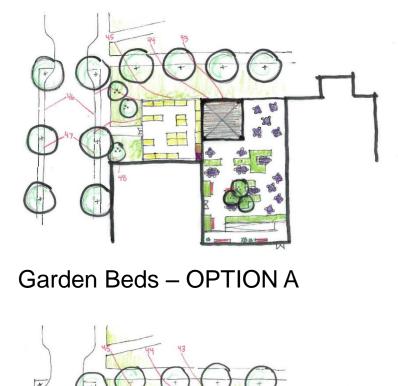


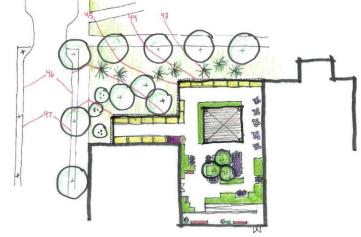
Proposed Entry



125 AMORY ENTRY







Garden Beds – OPTION B

125 AMORY PATIO



PLAY SPACE

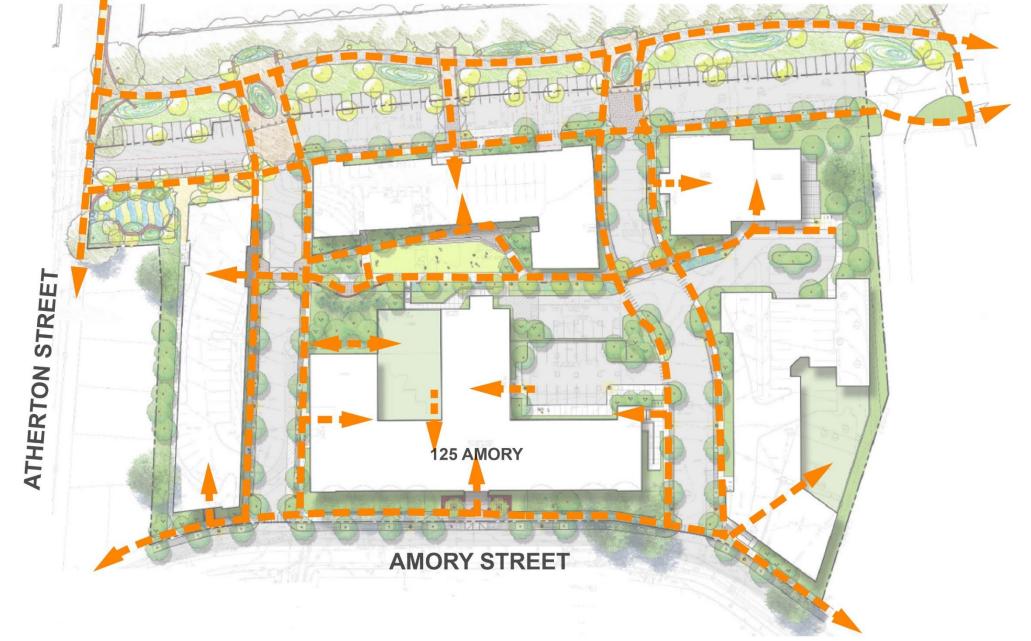








ACCESSIBILITY - EXISTING 125 AMORY STREET REDEVELOPMENT



ACCESSIBILITY - NEW 125 AMORY STREET REDEVELOPMENT

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



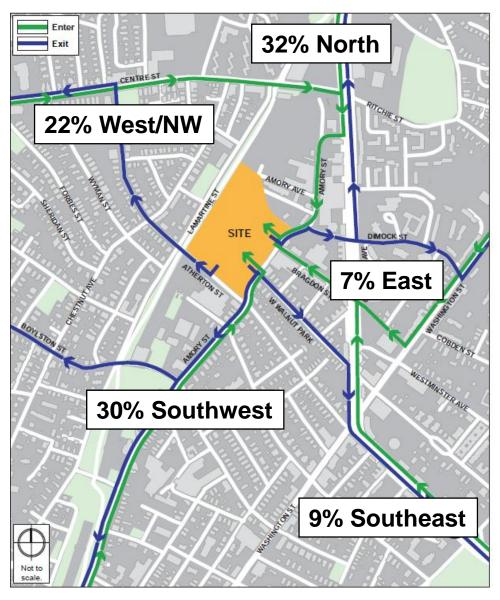


- Existing total 153 Spaces
- New total 257 Parking Spaces
- Parking by Building
 - 125 Amory: 54 surface
 - Bldg A: 57 structured, 24 surface
 - Bldg B: 58 structured, 23 surface
 - Bldg C: 32 surface spaces
 - PACE Senior Center: 10 surface spaces

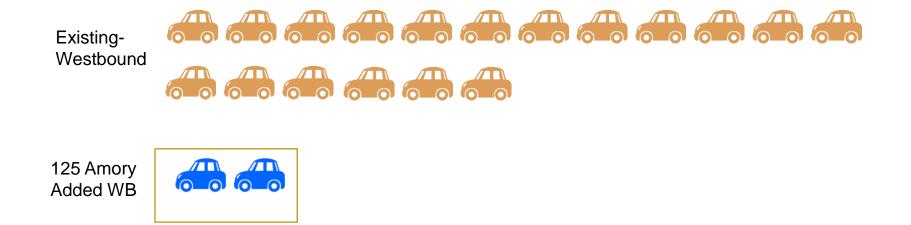


PARKING

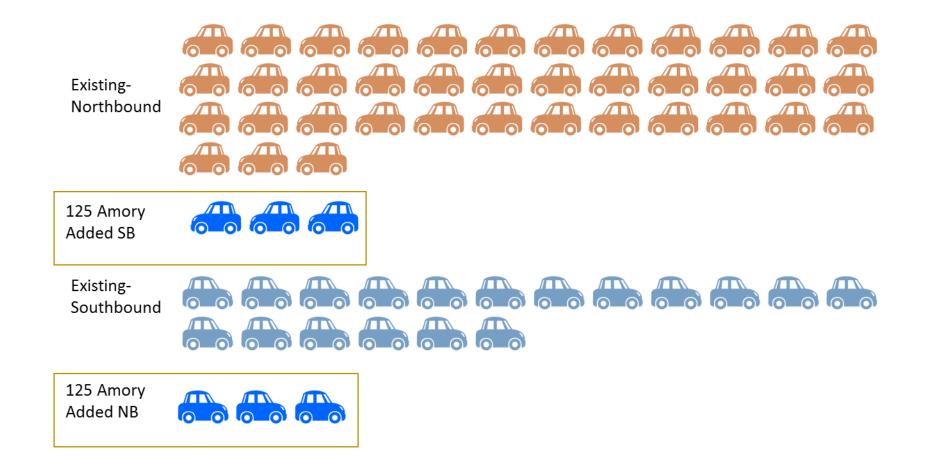
- a.m. peak travel projections
 - 43% by car,
 - 42% public transit,
 - 15% bike/walk
- Traffic to Columbus Ave, Amory Street, and Centre Streets



DESTINATION AND MODE SHARE



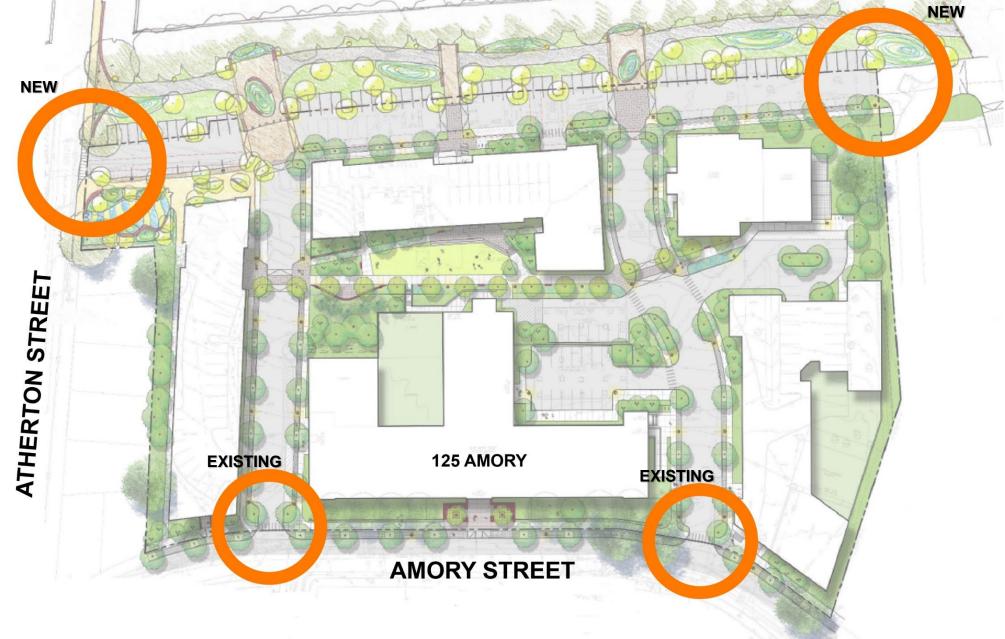
A.M. PEAK: 14 ADDED CARS TO ATHERTON STREET



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



SITE PLAN



NEW STREET CONNECTIONS 125 AMORY STREET REDEVELOPMENT



TRAFFIC MITIGATION 125 AMORY STREET REDEVELOPMENT



LOADING ZONES



PARKING



SITE PLAN

- 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.



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