125 Amory Street Proposal
Community Meeting
July 6, 2016
Agenda

• Welcome & Food
• Background - BHA
• Development Team Introductions
• 125 Amory Street Proposal
• Process
• Q&A
Current BHA Portfolio

- 12,000 units in a diversity of neighborhoods and building types
- Chronic underfunding
- Need for new preservation strategies
BHA Redevelopment Initiatives

- 2500 units to be preserved
- Additional affordable, moderate and market housing to be added
- 1:1 replacement of existing deeply affordable units
- No displacement of current residents
Amory Street Partners

The Community Builders, Inc.

JPNDC

URBAN EDGE
Building Community
Jackson Square

AERIAL VIEW OF JACKSON SQUARE

1. Amory Terrace (Occupied)
2. 75 Amory Avenue (In Construction)
3. 270 Centre Street (Occupied)
4. 252 Centre Street (Under Review)
5. Building M (Under Review)
6. 225 Centre Street (Occupied)
7. Indoor Recreation Center (Future)
8. 1541 Columbus Avenue (Future)
9. Jackson Commons (Occupied)
The Community Builders

- Founded in Boston’s South End in 1964 and grown to more than 500 employees and 11,000 apartments in 14 states and Washington, D.C.

- One of the nation’s largest and most accomplished nonprofit developers of affordable and mixed-income communities

- Developed over 29,000 homes including 15 HOPE VI projects and one Choice Neighborhoods project

- Developed and invested in over 855,000 sf of commercial/retail space

- Over $2.5 billion in project financing assembled, including over $800 million in equity
Jamaica Plain Neighborhood Development Corporation

- Development of **Affordable Homes**: 631 to date, 120 in construction & planning
- **Family Prosperity Initiative**: helping 100+ per year raise income & assets
- **High-quality early education** so 200+ children are ready for school success
- **Expert, bilingual technical assistance** to help small businesses thrive ($11 million secured in financing)
- **Leadership development** to help immigrants, people of color and young people build their voice.
Urban Edge

- A 40 year-old non-profit Community Development Corporation (CDC)
- Develops real estate in Roxbury, JP, and Dorchester and owns 1,400+ homes & 100,000+ sq. ft. of commercial/ community spaces
- Provides supportive services for Boston’s families
Development Team

- ICON Architecture, WBE
- Copley Wolff Design Group, Landscape Architect, WBE
- Garcia Galuska Desousa, MEP/FP Engineer, MBE
- Souza True Partners, Structural Engineer
- Conservation Services Group/Clearesults, Building Performance Engineer
- Nitsch Engineering, Civil Engineer, WBE
- McPhail Associates, Geotechnical Engineer
- Howard Stein Hudson, Traffic Engineer
- Klein Hornig LLC
- Housing Opportunities Unlimited
125 Amory Street Proposal
Program and Affordability

• Preservation of existing 200-215 units at 125 Amory
• New construction of approximately 300-350 new mixed income units
• Over 60% of the total site will be affordable
• Over 35% of new construction units will be affordable
• Creates a true mixed income community for residents at ALL income levels
125 Amory Street - Existing Site
125 Amory Street Proposal – Site Plan

A. Southwest Linear Park: Landsaped pedestrian and bikeway
B. New Street connection: Extend West Walnut Park into Site, lined with sidewalks and trees.
C. Phase 1a Residential Building creates 88 apartments.
D. Phase 1b & 1c: New Residential Buildings comprised of 68 and 35 Rental Units. The slope of the site allows for 28 parking spaces under 1a and 42 parking spaces under 1b.
E. New Street Connection: New North/South Street links Athens and Amory Terrace/Amory
F. Amory Terrace: Parking reconfigured and relocated to create parallel on-street spaces.
G. Upham’s Elder Service Center: Parking reconfigured (30 Spaces)
H. BHA Police Station: Relocated into base of 125 building. Direct access from Amory Street is maintained, and parking is reconfigured
I. Phase 2a Residential Building comprises 55 Rental Family Units and Phase 2b creates 48 new apartments, with parking adjacent.
J. 125 Amory Street Existing Senior Housing: Building efficiency & interior unit upgrades, outdoor improvements include ground level landscaping and garden. Parking is reconfigured to provide 54 parking spaces (25 cars per unit) in on-street on-site parking.
K. New Central Park
L. Enlarged Play Area
M. New Drop-off Area
125 Amory Street Proposal

Proposed View on Atherton Street
125 Amory Street Proposal

Proposed View on Amory Street
Community Input Process

- First Community meeting: July 6, 2016
- Second Community meeting: August 2016
- Third Community meeting: Sept. 2016
- Resident activities for tenants at 125 Amory Street: Monthly
- BRA filing: Fall 2016
Questions?
125 Amory Street Proposal

Thank You