125 Amory Street Proposal
Second Community Meeting
September 22, 2016
Agenda

• Welcome: introductions
• Overview of feedback from 1st meeting
• Overview of program + affordability
• Presentation of revised site options
• Breakout groups + report back
• Next steps
Amory Street Partners
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

*WBE/MBE = women/minority-owned business enterprise*
BHA Redevelopment Initiatives

- 2500 apartments to be preserved and renovated
- Additional affordable, moderate and market housing to be added
- 1:1 replacement of existing deeply affordable units
- No displacement of current residents
What is the big plan for Amory Street?

• Preservation of existing 199 units at 125 Amory
• Improvements at 125 Amory
• New construction of approximately 300-350 new mixed income apartments
• 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 Proposal - Program

<table>
<thead>
<tr>
<th>Developer</th>
<th># of Market Units</th>
<th>% of Units</th>
<th># of Affordable Units</th>
<th>% of Units</th>
<th>Total Units</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>New Construction</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Urban Edge</td>
<td>-</td>
<td>-</td>
<td>48</td>
<td>100%</td>
<td>48</td>
<td>Affordable</td>
</tr>
<tr>
<td>TCB-1</td>
<td>108</td>
<td>75%</td>
<td>36</td>
<td>25%</td>
<td>144</td>
<td>Mixed</td>
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<tr>
<td>TCB-2</td>
<td>108</td>
<td>75%</td>
<td>36</td>
<td>25%</td>
<td>144</td>
<td>Mixed</td>
</tr>
<tr>
<td><strong>New Units</strong></td>
<td>216</td>
<td>64%</td>
<td>120</td>
<td>36%</td>
<td>336</td>
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<tr>
<td><strong>Rehab of 125 Amory</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>TCB/JPNDC</td>
<td>-</td>
<td>-</td>
<td>209</td>
<td>100%</td>
<td>209</td>
<td>RAD/Public Housing</td>
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<tr>
<td><strong>Total Site Units</strong></td>
<td>216</td>
<td>40%</td>
<td>329</td>
<td>60%</td>
<td>545</td>
<td></td>
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</table>

Numbers are approximate and subject to change
Feedback from Previous Meetings

Three main topics:

1. Traffic + Parking
2. Affordability + Density
3. Open Space
Traffic + Parking: Comments

• “How will you address parking? It’s already a neighborhood problem.”

• “Traffic is a big problem; what will encourage people not to use cars when you’re adding streets and parking?”

• “[What is] the intent to tie with Jackson Square? To promote walking and taking the T?”
Reduce Traffic + Increase Parking

• Changes:
  – Increase number of parking spaces
  – Add convenient spaces for Amory Street residents.
  – Multiple entrances to minimize traffic on Amory St.
  – Reduce traffic by encouraging walking, biking, and taking public transit
EXISTING SITE CONNECTIVITY/ACCESS

- 125 Amory Parking
- PACE Drop-Off
- 125 Amory Drop Off
SITE CONNECTIVITY/ ACCESS
Affordability + Density Comments

1. “What does ‘affordable’ mean (what income range)? What’s the developers’ profit?”

2. “Is revenue to public housing ongoing or a one-time infusion?”

3. “Why do you need to build so many new units on the site?”
Preserve and Create

• Goals:
  – Preserve and update existing 125 Amory Street building
  – Produce new affordable housing units
  – Create housing opportunities for all ages, family sizes, and income levels
  – Minimize use of affordable housing subsidies by creating internal cross-subsidy from market rate units
- Improve landscaping and outdoor space
- High Efficiency Boilers: Improve
- High Efficiency Glazed Window System: Increase thermal performance
- Energy Star Appliances: Reduce operating costs and overall load
- High Efficiency Lighting: Combines LED & SD Fixtures with occ sensors
- Ventilation in bathrooms and kitchens: Improve air quality
## Breakdown of Income Levels

<table>
<thead>
<tr>
<th></th>
<th>&lt;30% AMI</th>
<th>50% AMI</th>
<th>60% AMI</th>
<th>70% AMI</th>
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<tbody>
<tr>
<td><strong>Annual Income Limit</strong></td>
<td>$26,490</td>
<td>$44,150</td>
<td>$52,980</td>
<td>$61,810</td>
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<tr>
<td>3 person household</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Monthly Rent, 2 Bedroom</strong></td>
<td>30% of income up to $662</td>
<td>$993</td>
<td>$1,268</td>
<td>$1,495</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total Affordable Units</strong></td>
<td>217</td>
<td>36</td>
<td>40</td>
<td>36</td>
</tr>
<tr>
<td>(329)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Percentage of Total Units</strong></td>
<td>40%</td>
<td>7%</td>
<td>7%</td>
<td>7%</td>
</tr>
<tr>
<td>(545)</td>
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</table>

*Assume 329 affordable units and 545 total units on site. Rents exclude utility allowances. Numbers are approximate and subject to change.*
Market Rate & Low Income Apartments

Market Rate Apartments
• Costs $400,000 to build
• No restrictions on rent
• No income limits
• Generate profits

Affordable Apartments
• Costs $400,000 to build
• Rents are restricted
• Income restrictions
• Need a cash subsidy
What does “cross subsidy” mean?

• Take profits from market rate units to create and preserve affordable units.

- Develop market-rate apartments
- Re-invest profits from income into community
  - Finance new affordable apartments
  - Renovate existing 125 Amory building
What does “cross subsidy” mean?

Revenue from three market apartments

\[ + \] Tax Credits

\[ = \]

One new affordable unit

Two renovated apartments
Open Space Comments

• “Will DCR manage the linear park/greenway?”

• “What are the plans for open space?”

• “Will there be community gardens?”

• “What happens to the mature trees?”
New and Connected Open Space

• Goals:
  – Connect pedestrians to existing Southwest Corridor greenway
  – Encourage public and private uses of open space
  – Plant over 200 trees
  – Preserve existing open space for resident gardens and social events
Overview of Revised Design Concepts

Kendra Halliwell, ICON Architecture
125 Amory Street - Existing Site
EXISTING SITE USES

- Resident Parking
- Resident Patio
- Resident Planter Gardens
- BHA Police
- BHA Storage
- PACE
- BHA Storage
SITE CONTEXT – HEIGHT STUDY

MBTA

Amory Street

Atherton Street

61 feet

40 feet

78 feet

26 feet

62 feet

38 feet

45 feet

50 feet
125 Amory Street – Original Proposal
SITE OPTION A

- Building C: 3 story
- Building B: 6 story
- Building A: 6 story
SITE OPTION A – VIEW FROM AMORY STREET
SITE OPTION A – VIEW FROM ATHERTON STREET
SITE OPTION B

Building C
3 story

Building B
6 story

Building A
6 story
SITE OPTION B – VIEW FROM AMORY STREET
Breakout Groups

- Discussion for three different topic areas
- Report back to larger group after 30 mins
<table>
<thead>
<tr>
<th>Key Events</th>
<th>Date</th>
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<tbody>
<tr>
<td>First community meeting</td>
<td>July 6, 2016</td>
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<tr>
<td>Second community meeting</td>
<td>September 22, 2016</td>
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<tr>
<td>Third community meeting + next draft of design</td>
<td>November 2016</td>
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<tr>
<td>Regular meetings with 125 Amory residents</td>
<td>Ongoing</td>
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<td>BRA process</td>
<td>Late Fall 2016</td>
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Questions?
Thank You!!!