125 AMORY STREET REDEVELOPMENT

ARTICLE 80 COMMUNITY MEETING – 1/23/2018
• 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

<table>
<thead>
<tr>
<th>Preservation of 125 Amory</th>
<th>Building A</th>
<th>Building B</th>
<th>Building C</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>THECOMMUNITY BUILDERS</td>
<td>THECOMMUNITY BUILDERS</td>
<td>URBAN EDGE</td>
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</tbody>
</table>

Total Units: 559
Total Net New: 360
Amory Street Partners Selected
2015
Community & Resident Meetings
2016-Ongoing
Coffee Hours
+60 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?
• 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
• 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
CONTEXT

125 AMORY STREET REDEVELOPMENT
125 AMORY STREET REDEVELOPMENT

6 Stories
80 feet

26 feet

61 feet

40 feet

MBTA

Atherton Street

40 feet

45 feet

38 feet

65 feet

50 feet

40 feet
125 AMORY STREET REDEVELOPMENT
• What community input is reflected in the site plan and design?
• How does the development relate to its surroundings?
SITE DESIGN GOALS
• Organization and connectivity throughout site
• Apply Complete Streets standards
• Pedestrian dominated site plan
• Open space improvements (quantity and quality)
Proposed Building C
4 Stories / 44 feet

Existing 6 Stories / 80 feet

Proposed Building A
6 Stories / 70 feet

Proposed Building B
6 Stories / 70 feet

Patio with Grills and Gardens

BUILDING C
125 AMORY
BUILDING A

CONTEXT/ SCALE
125 AMORY STREET REDEVELOPMENT
PROJECT AERIAL VIEW

125 AMORY STREET REDEVELOPMENT
125 AMORY & BUILDING A

125 AMORY STREET REDEVELOPMENT
125 AMORY STREET REDEVELOPMENT

125 AMORY & BUILDING A
CENTRAL GREEN

125 AMORY STREET REDEVELOPMENT
CENTRAL GREEN

125 AMORY STREET REDEVELOPMENT
BUILDING B & BUILDING C

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.
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?
125 AMORY STREET REDEVELOPMENT

CENTRAL GREEN
125 AMORY ENTRY

125 AMORY STREET REDEVELOPMENT
125 AMORY PATIO

Grills + Shaded Gazebo Area

Tables + Chairs

Garden Beds

Garden Beds – OPTION A

Garden Beds – OPTION B

125 AMORY STREET REDEVELOPMENT
PLAY SPACE

125 AMORY STREET REDEVELOPMENT
ACCESSIBILITY - EXISTING

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?
• Pedestrian & bicycle friendly site.
• Real-time transit information.
• Opportunities for bike & car sharing nodes.
• 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.
• 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
• a.m. peak travel projections
  • 43% by car,
  • 42% public transit,
  • 15% bike/walk

• Traffic to Columbus Ave, Amory Street, and Centre Streets
A.M. PEAK: 14 ADDED CARS TO ATHERTON STREET

125 AMORY STREET REDEVELOPMENT
A.M. PEAK: 52 ADDED CARS TO AMORY STREET
NEW STREET CONNECTIONS

125 AMORY STREET REDEVELOPMENT
TRAFFIC MITIGATION

125 AMORY STREET REDEVELOPMENT

RAISED CROSS-WALKS

CURB EXTENSIONS

125 AMORY

AMORY STREET

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

**UNITS ON SITE**

- **New Affordable**: 145
- **Existing Affordable**: 199
- **Market**: 215

125 AMORY STREET REDEVELOPMENT
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
DISCUSSION