



# Holtzer Park at 137 Amory St

Virtual Open House

June 29, 2020



# Overview

1. Redevelopment Context
2. Project Overview
3. Construction

Redevelopment Context



# Existing Site



# 125 Amory Street Redevelopment

THE **COMMUNITY**  
**BUILDERS**





# 125 Amory Street Redevelopment



**199 Rehabbed Units**  
**359 New Units**  
**558 Total Units**



# Community Process Since 2016

- Meetings with 125 Amory Street Residents
  - Informal Coffee Hours
  - Monthly Tenant Taskforce Meetings
  - Informational Meetings
- Community Meetings
  - Plan Review Meetings – July, Sept, Nov 2016
  - Article 80 Submission Review Meetings – May 2017
  - JPNC Housing Committee – Oct 2017
  - Article 80 IAG & Public Meetings – Nov, Jan 2017-18
  - JPNC Zoning Committee – Feb 2018



# Community Support

- Petition with Over 100 Signatures
- Support Letters from Neighbors and Neighborhood Groups:
  - Academy Homes Tenants Council, City Life Vida Urbana, Egleston Square Main Street, Hyde Square Task Force, JP Tree of Life Health Coalition, Theroch Apartments Tenants' Association, Westminster Court Apartments Tenants Association
- Support Letters from Elected Officials
- Support Letter from JP Neighborhood Council



# Project Overview

# Urban Edge

- **We build** quality affordable housing for low and moderate income households;
- **we advise** hardworking families on homeowner services, financial education, tax assistance, and student loan counseling; and
- **we organize** neighbors to become leaders of community change.



# Holtzer Park

- New Construction
- 62 Apartments
- 100% Affordable Rental
- Community Room
- Site Improvements





# Affordability

## 30% AMI

21 apartments at 30% of Area Median Income

-> Tenants pay a share of their income

## 60% AMI

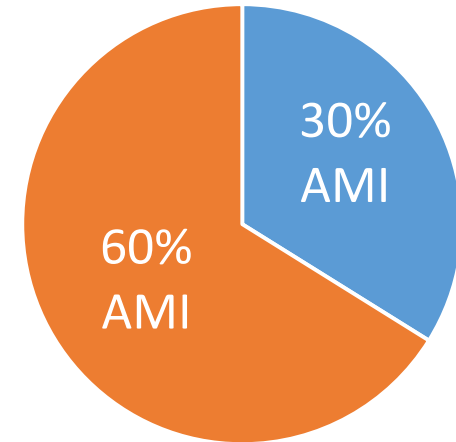
41 apartments at 60% of Area Median Income

Estimated 60% AMI Rents (NOT Final):

1 Bedroom ~\$1,200

2 Bedroom ~\$1,400

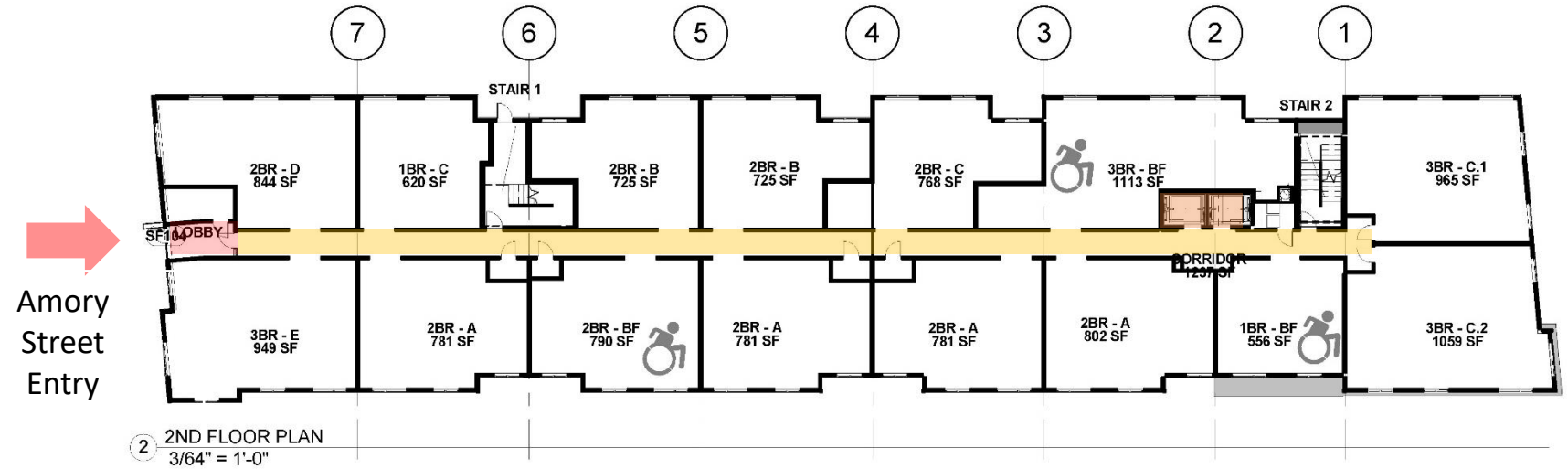
3 Bedroom ~\$1,600



# Design

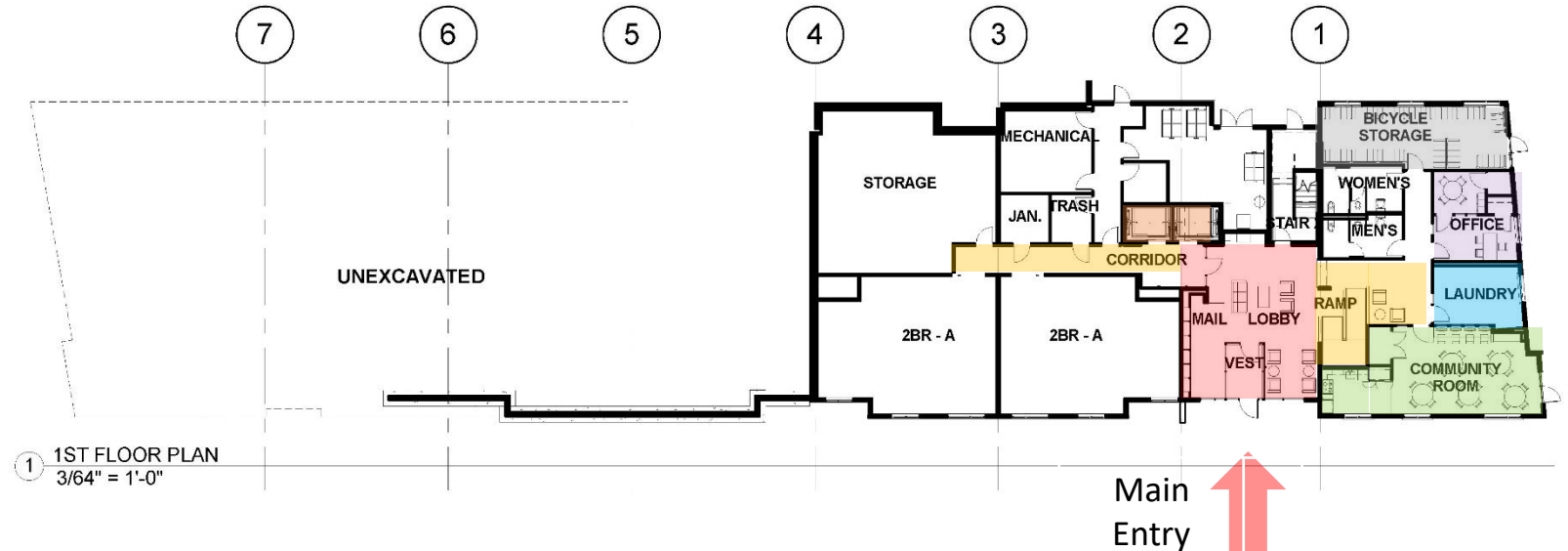
## Units

9     1 Bedrooms  
37    2 Bedrooms  
16    3 Bedrooms



## Units

9     ADA Units



# Design

- 44' and 4 Stories on Amory Street
- 5' Stepbacks facing Atherton and Amory Streets





# Design

- 55' and 5 Stories at the Back of the Site

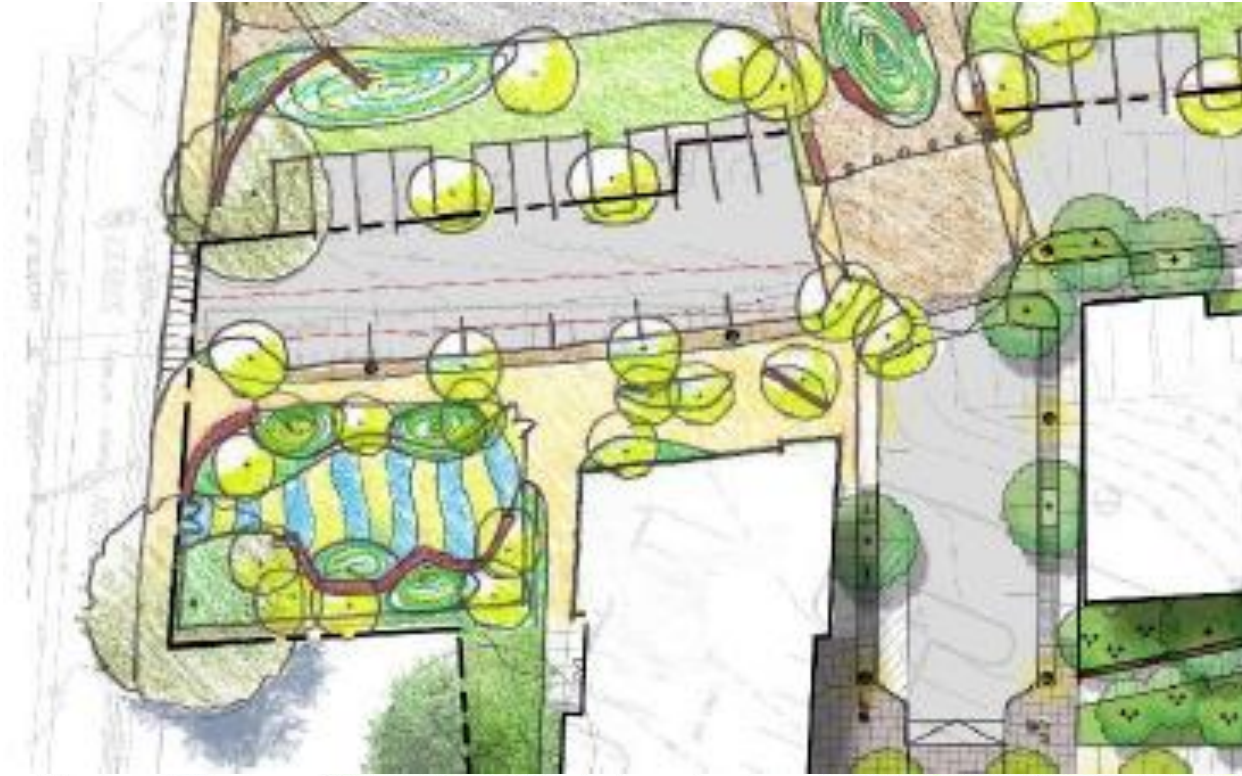


# Design





# Open Space – Play Area





# Green Building & Healthy Homes

## LEED Gold Certifiable

- Tight Building Envelope
  - Continuous Exterior Insulation
  - Double Paned Windows
- Efficient HVAC System
- Indoor Air Quality
  - Mechanical Ventilation & ERV
  - Air Sealing
  - Direct Kitchen Exhaust
  - Smoke Free
- Solar PV

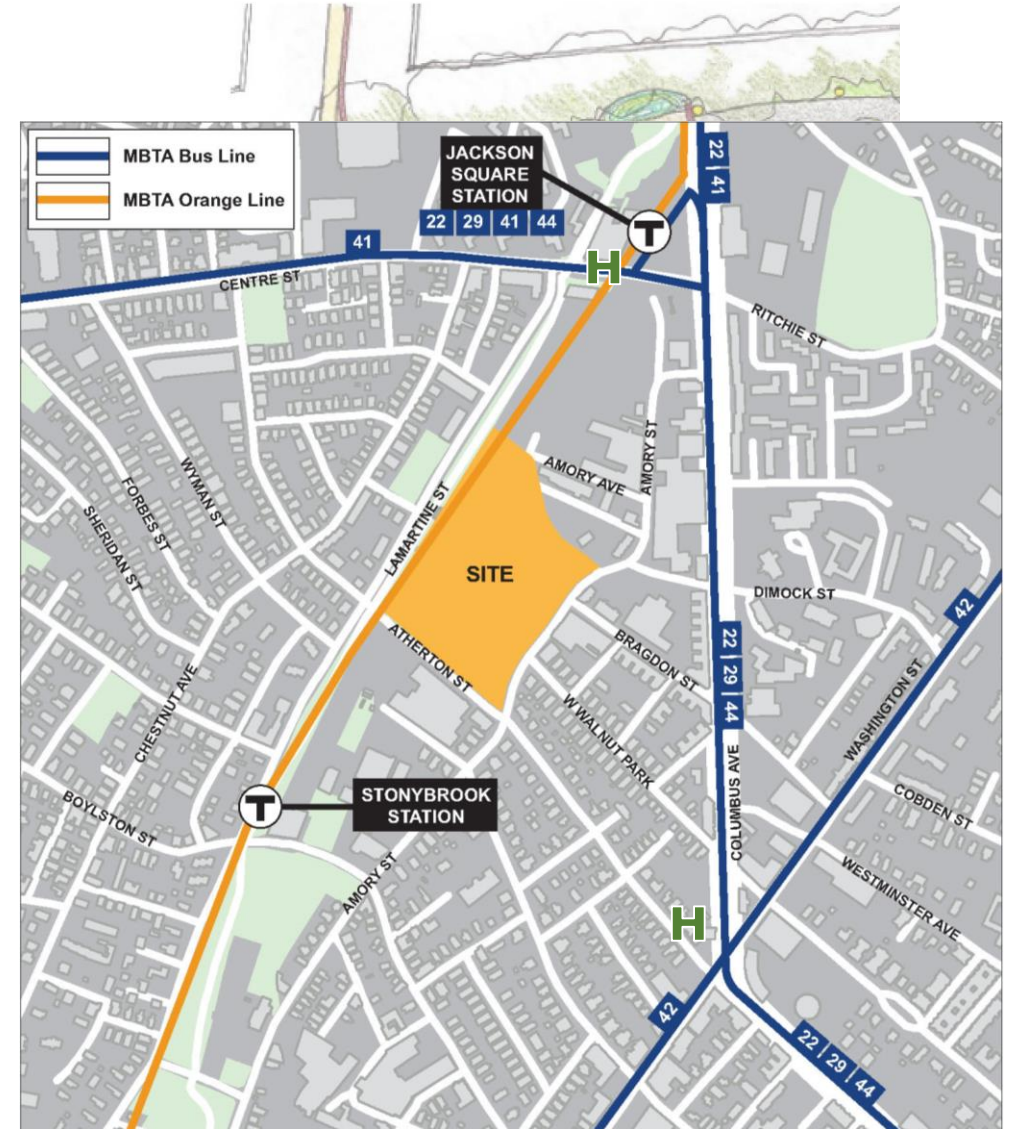


# Transportation and Parking

- 30 surface parking spaces (0.48 ratio)
- 62 indoor bicycle spaces

## Encourage Alternative Transit Modes

- Close to Transit and Hubway
- Traffic Calming
- Potential Car Sharing
- Potential Bike Programming



# Application Process

- Applications available a few months before the building is complete
- Receive updates at: <https://www.boston.gov/metrolist>



Construction

# Holtzer Park

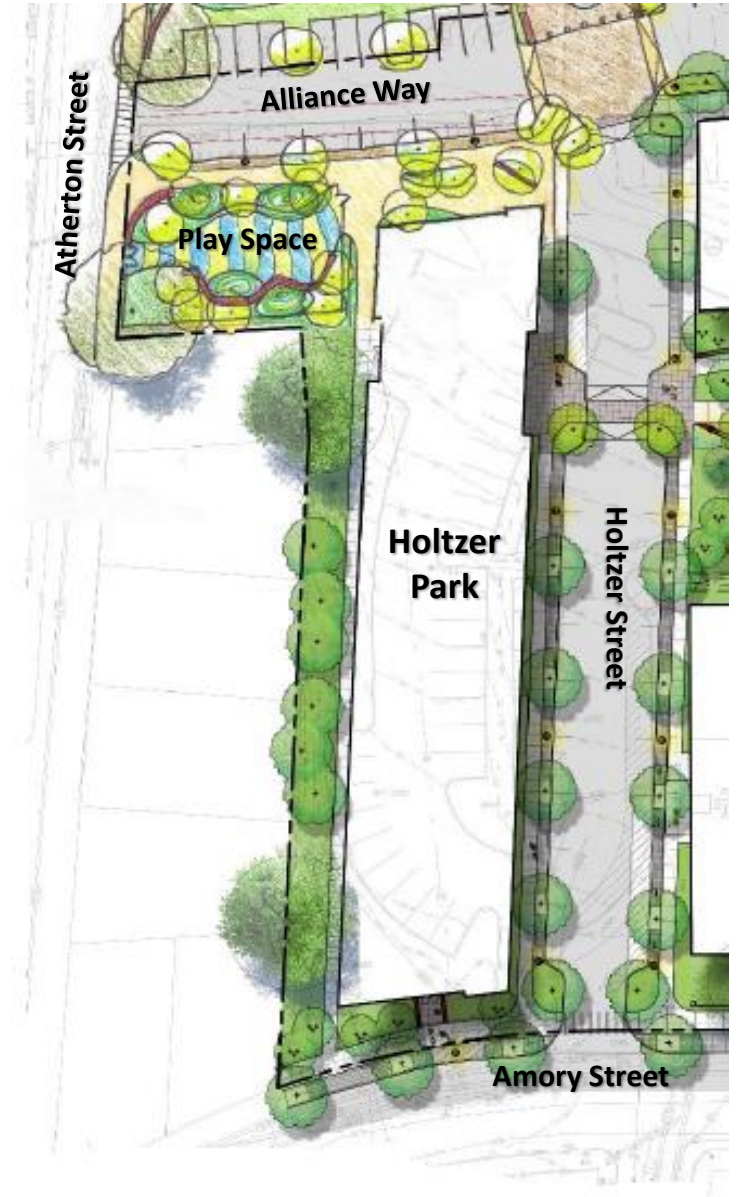
Construction Start

Summer 2020

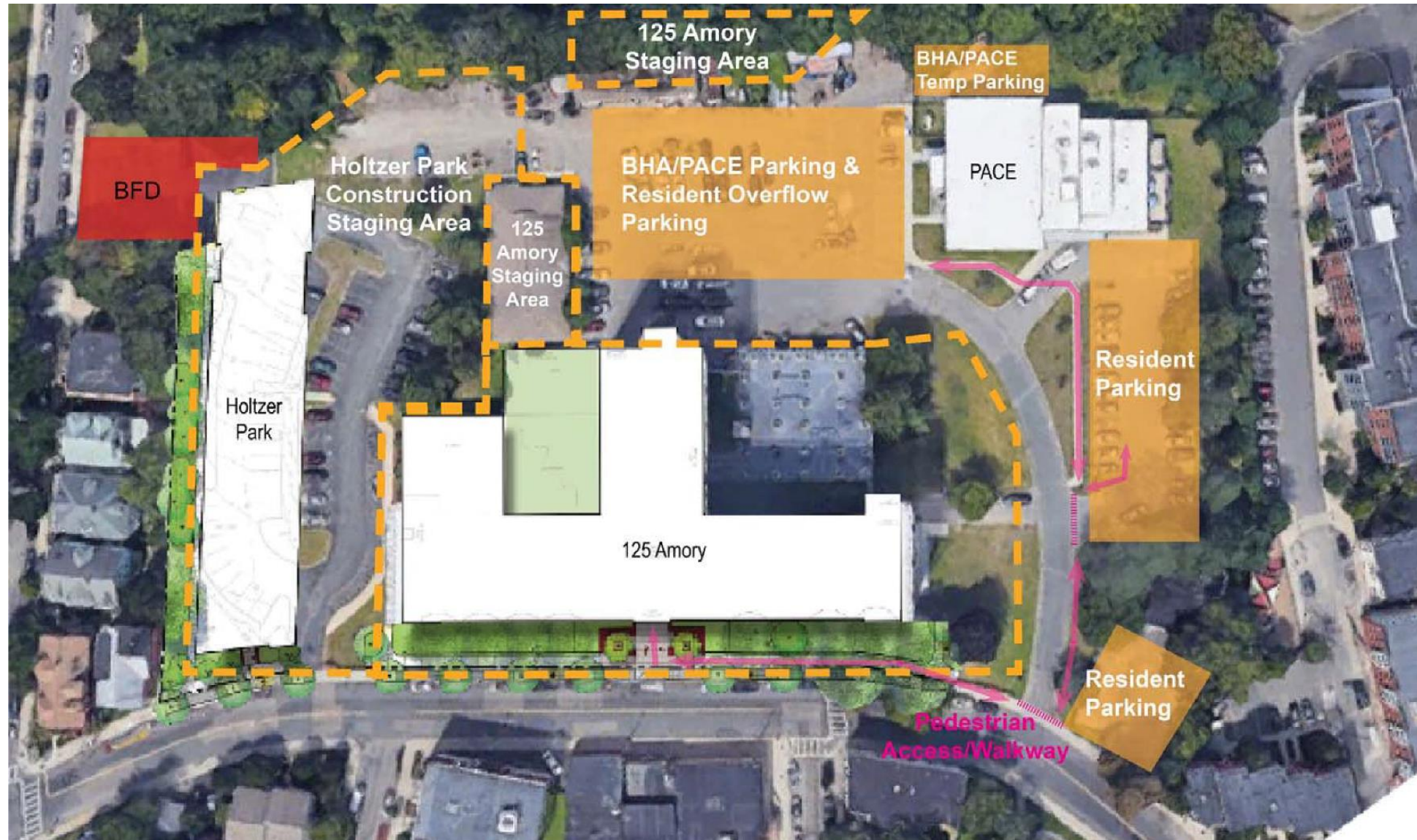
Construction Completion

Winter 2022

Project Cost: \$32 million



# Resident Parking Relocation





# General Contractor

- NEI General Contracting



# Workforce and Business Diversity Goals

## Worker Participation Goals

- 50% Workers of Color
- 12% Female Workers
- 51% Boston Residents
- 25% Neighborhood Residents  
(Zip Codes: 02118, 02119, 02120, 02121, 02122, 02124, 02125, 02126, 02130)
- 30% Section 3 New Hires\*
- 10% Section 3 Worker Hours\*

## Business Contracting Goals

- 50% to MBEs
- 10% to WBEs
- 10% to Neighborhood MBEs  
(Zip Codes: 02118, 02119, 02120, 02121, 02122, 02124, 02125, 02126, 02130)
- 10% to Section 3 Businesses\*

\*Section 3 priority for BHA residents

# Workforce and Business Diversity UEHC Performance

Project	Year Complete	WORKER HOURS					BUSINESSES		
		Boston Residents	Women	People of Color	Neighborhood Residents (by zip code)	Section 3 Workers	Minority Business Enterprises	Women Business Enterprises	Section 3 Businesses
Wilshire Westminster	2019	32%	3%	66%	25%	27%	44%	30%	27%
Walker Park	2019	37%	8%	79%	16%	36%	46%	22%	24%
Cleaves Dimock Bragdon	2017	35%	6%	75%	27%	14%	35%	1%	10%
Walnut Washington	2015	50%	5%	61%	n/a	16%	39%	12%	n/a
Jackson Commons	2015	32%	6%	63%	25%	30%	48%	7%	19%



# Hiring Information

**Have experience in construction?  
Interested in a career in construction?**

NEI General Contracting, Inc. and our subcontractors are seeking tradespeople for our current and upcoming projects.

**We encourage Women and Boston residents to apply!**

Please contact Andre' Barbour for oppourtunities:  
ABARBOUR@NEIGC.COM | 339-216-0336



# Contact

## For more information contact:

Alia Pacombe

Director of Community Engagement

617-989-9324

[Apacombe@urbanedge.org](mailto:Apacombe@urbanedge.org)

## Para mas informacion contacte:

Stephanie Rodriguez

Oficial de Participacion

Teléfono: 617-989-9346

[srodriguez@urbanedge.org](mailto:srodriguez@urbanedge.org)

Questions?