



Proposed Linear Park Improvements

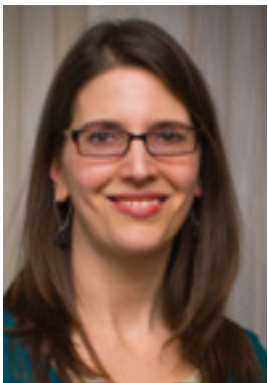
# AMORY STREET REDEVELOPMENT

## THE COMMUNITY BUILDERS | BOSTON, MA



**Aviva Rothman-Shore** serves as community life director for The Community Builders, Inc. in Boston, a position she has held since 2013. Aviva Rothman-Shore leads the implementation of Community Life at current family and senior sites as well as the strategy to expand the initiative across the TCB portfolio. Rothman-Shore's focus is on achieving operational excellence through partnerships and focusing on clear outcomes with metrics. In addition, Rothman-Shore collaborates with the development staff to incorporate the needs of residents and neighborhoods into the pre-development process and bridge that knowledge to operations. Previously, Rothman-Shore worked at the Conservation Law Foundation advocating

for equitable transportation and smart growth throughout the Commonwealth. She has also worked at the Fair Housing Center of Greater Boston developing strategies to affect fair housing related policy at the administration, legislative and municipal levels and mobilizing local communities to educate and advocate on housing issues. Rothman-Shore holds a master of business administration degree from Brandeis University and a bachelor's in urban studies from Brown University.



**Eliza Datta** serves as Regional Vice President of Development, New England for The Community Builders, Inc. (TCB), a national non-profit developer, owner and manager of affordable and mixed-income housing. Eliza joined the company in 2013 and oversees TCB's project management staff and development pipeline for the region, which currently includes 1,500 units of housing across 15 new construction and preservation projects in Massachusetts and Connecticut. Previously, she was a vice president for development with New Boston Fund, a private real estate investment firm, where she managed several large-scale mixed-income development projects in the Boston area. Prior, she was a vice president for

real estate development with Phipps Houses, New York City's largest nonprofit owner and developer of affordable housing. Eliza holds Master of City Planning and Master of Science in Real Estate Development degrees from the Massachusetts Institute of Technology and a Bachelor of Arts degree in architecture from Yale University.

# SCHEMATIC PROJECT

## PROJECT SUMMARY

In late 2015, the Boston Housing Authority selected TCB, working in partnership with two local CDCs, to redevelop its 125 Amory Street development. The 6-acre site is located in the Jamaica Plain neighborhood of Boston and includes an existing 215-unit elderly/disabled federal public housing building as well as several Housing Authority offices and support functions.

TCB's proposed \$140 million redevelopment plan for the Amory Street site will create a 500+ unit mixed-income community that is designed to strengthen and expand connections to the surrounding neighborhood. This area of Jamaica Plain has been designated as one of the City's 'Growth Zones', and TCB is coordinating its planning efforts for the Amory Street site with the City's rezoning process for the area to promote the City's goal of creating more transit-oriented workforce housing. Our redevelopment strategy includes the preservation of the existing 215-unit elderly public housing building, production of approximately 300 new mixed-income rental housing units, extensive infrastructure and open space improvements, and improved connections to the surrounding neighborhood and nearby transit station in Jackson Square, which is 3 blocks from the site.

TCB's experience with existing mixed-income developments in our portfolio has shown us that residents perceive and use designated public and private space differently, which can lead to tensions within a housing community. This happens at all ages, from the kids who make parking lots into playgrounds, to young adults who hang out at the corner park, to seniors who sit on their front stoop. TCB's goal for the Institute is to develop a set of design principles for the Amory Street Redevelopment that will support the mixed-income population who will live there and foster integration among residents both within the new community as well as within the larger neighborhood context. We would like to identify strategies at the site design level – including public and open space – as well as at the building design level that will support a successful and sustainable mixed-income community over the long term. Our hope is that the best practices that emerge from discussions about the Amory Street project can be applied to TCB's mixed-income housing development work in Chicago and Washington, D.C. as well.

## INSTITUTE OUTCOMES



- We want to integrate resident services into the design of the building.
- We are adding many units to this neighborhood in order to make the deal financially feasible – how can we integrate this level of density units successfully into the surrounding community?
- We want to be more thoughtful about how open space gets integrated into the master plan. One of the project components is a greenway extension – how can we establish a hierarchy of open space uses within the development?

## PROJECT INFORMATION

### DEVELOPMENT STRATEGY

-  New Construction
-  Rehabilitation/Preservation






### HOUSING TYPOLOGY

-  Multi-Family (Mid-High Rise)
-  Senior Housing

### RESIDENTIAL UNIT INFORMATION

-  mixed-use
- 500+ unit mixed-income

### NON-RESIDENTIAL FEATURES

-  Community Space
-  Offices
-  Service Space
-  Open Space
-  Recreation/Exercise Room
- Other - Extensive infrastructure and open space improvements, and improved connections to the surrounding neighborhood and nearby transit station in Jackson Square.



125 Amory Street Building, To Be Renovated

