



October 26, 2017

Brian P. Golden, Director
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: 125 Amory Street, Jamaica Plain, Development

Dear Mr. Golden:

The Jamaica Plain Neighborhood Council at this stage supports the proposal by Amory Street Partners to develop 125 Amory Street, Jamaica Plain. This proposal comes from a respected development team with a long-term interest and involvement in Jamaica Plain.

First and foremost, this proposal preserves public housing. Amory Street Partners (ASP) will renovate 199 existing units and add 10 additional units of low-income senior and disabled housing. ASP will own and manage the building after renovation.

The proposal provides a solid level of affordability in the construction of new units. Of the 350 new units, 135 will be affordable to households earning 60-70% AMI (for family of four annual income \$62,000---72,000, monthly 2-bedroom rent \$1200- 1400). There is provision for eight of those units to be affordable to a household at 30% AMI (family of four annual income \$31,000, monthly 2---bedroom rent of \$620).

The project preserves the PACE senior health and daycare center.

As a transit-oriented development, the project significantly improves the pedestrian environment with improved sidewalks along Amory Street, and the creation of sidewalks and pathways within the site. Bicycle paths and bicycle storage are provided. The new road along the train tracks builds on the goal of linking Jackson Square to Atherton Street and continuing the green path along the train line.

Related to good jobs standards, the development team has committed to meeting or exceeding Boston Residents Jobs Policy resident and minority-hiring requirements in the construction work. They also have committed to contracting goals of at least 30% contracts to minority-owned businesses and 10% to women-owned businesses. The team also has agreed to further discussions with the Jamaica Plain Good Jobs Committee regarding construction wages.

Community engagement efforts for this project have been extensive. Over the past three years, the development team engaged in a variety of outreach efforts, including coffee hours, "fun" events, meetings, surveys, and a walking tour of the project. Their proposal underwent continuing revision in response to community feedback.

Jamaica Plain Neighbored Council c/o Kevin F. Moloney, Chair, 20 Rambler Road, Jamaica Plain, Massachusetts 02130
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The project will improve substantially the energy efficiency of the existing building, and all new buildings will be at least LEED silver.

The project design meets Plan JP/Rox guidelines in height and setbacks. Building C, which abuts 3-family homes, follows Plan JP/Rox guidelines for step-backs at the higher floors. There is the effort to unify the complex of buildings with connecting sidewalks and paths and common green spaces. There are extensive improvements to the outdoor area in terms of wider sidewalks, trees and landscaping, outdoor furniture, and lighting.


We understand the development team will be part of the ongoing effort by other developers in the area, residents, and agencies, together with the BPDA and BTM, to create an effective transportation plan for the area as hundreds of new units are added to the neighborhood.

We urge the development team to pursue increased affordability, more affordable units at deeper levels of affordability on these six acres of public land.

We ask the development team for further presentations as the project secures financing, including the topics of enhanced affordability, increased energy efficiency and sustainability, and the quality of construction and post-construction jobs.

Very truly yours,

Jamaica Plain Neighborhood Council

A handwritten signature in black ink, appearing to read 'Kevin F. Moloney', is positioned above the printed name.

Kevin F. Moloney, Chair

cc: JPNC members