

# Haywood House

## Newton Housing Authority

Newton City Council – Land Use Committee  
February 27, 2018



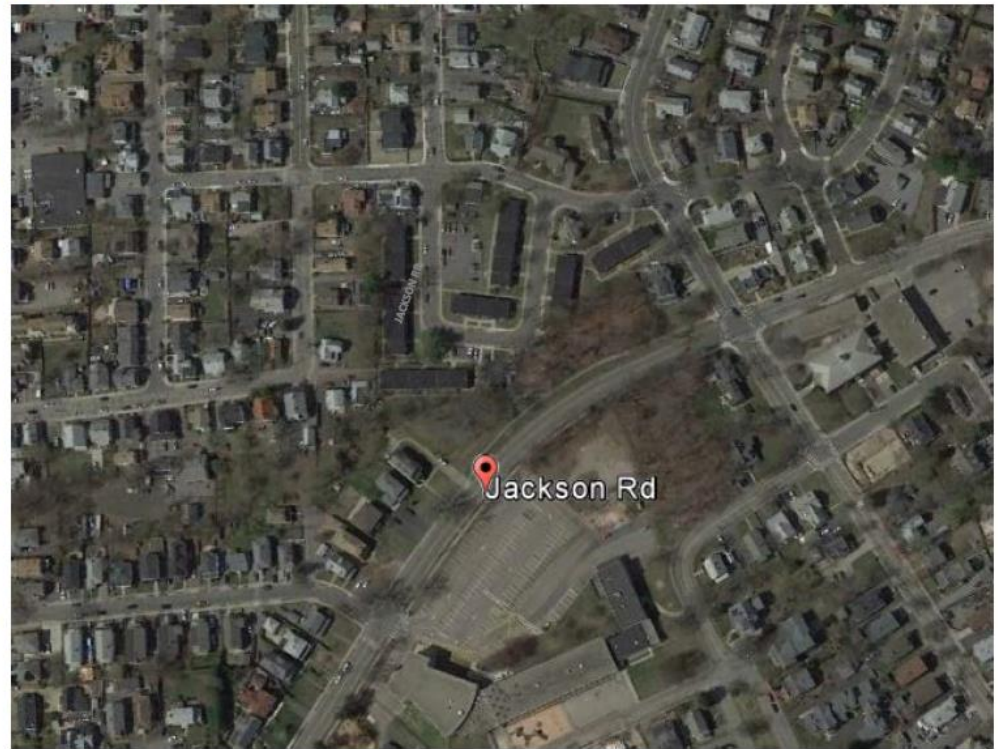
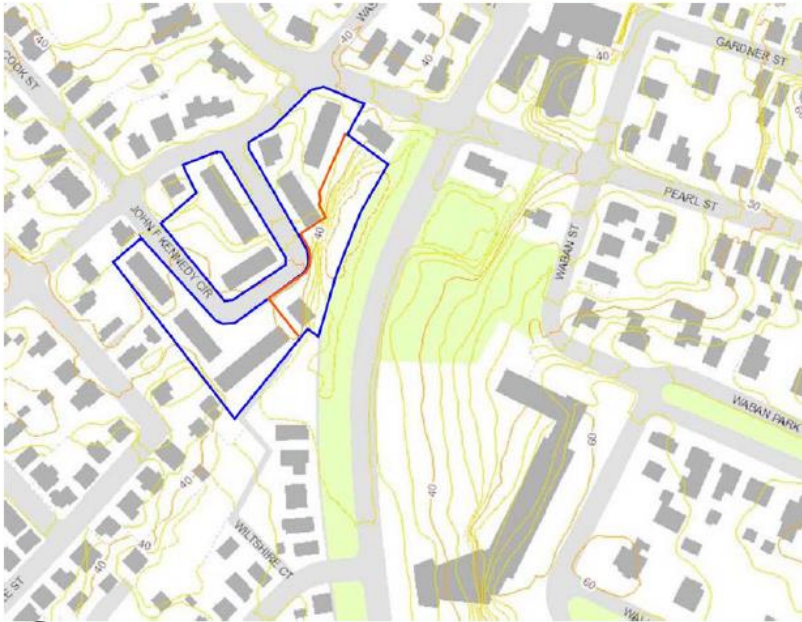
# Haywood House

## Main Entry facing John F. Kennedy Circle - Sidewalk Level



# Jackson Gardens Locus Plan

- Located on John F. Kennedy Circle, a Public Way off of Green St





# Newton Housing Authority Jackson Gardens

- Newton Housing Authority (NHA)
  - Established in 1959
  - Largest provider of affordable housing in Newton
  - Over 1300 residents
  - 500 public housing units
  - 441 Rental Assistance Vouchers
  - 57 management units
- Mission of the NHA
  - Provide a high standard of housing
  - Create a sense of community for residents
  - Increase affordable housing opportunities
  - Expand social services
- Jackson Gardens:
  - One of the four original public housing developments in Newton
  - Built in 1963, Federally-assisted
  - 64 one-bedroom units for elders and persons with disability



# Haywood House Development Team

- Newton Housing Authority
  - Board of Commissioners (unpaid)
    - Rick Kronish, Chairman
    - Howard Haywood, Vice Chairman
    - Mary Panaggio, Treasurer
    - Tom Turner, Commissioner
    - Vincent O'Donnell, Commissioner
  - Amy Zarechian, Executive Director
- Development Consultant: Housing Partners, Inc.
- Owner's Project Manager: Pinck & Co.
- Designer: Baker | Wohl Architects
- Construction Manager at Risk: Colantonio Corp.
- Zoning & Permitting Counsel: Schlesinger and Buchbinder, LLP
- Tax Credit Counsel: Klein Hornig LLP
- Property Manager: Maloney Properties, Inc.



# Haywood House Project Summary

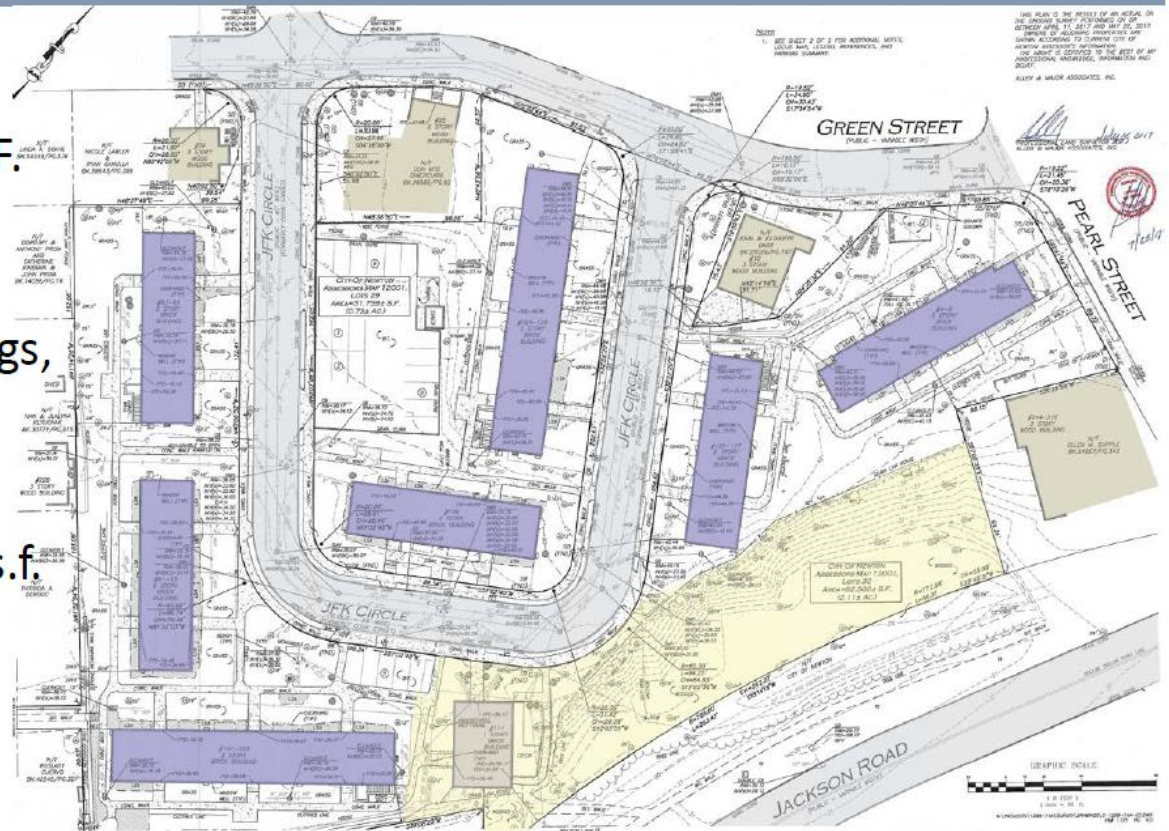
- 55 one-bedroom units for elders over the age of 62.
- 32 units designated for households with income below 60% AMI, including 11 limited to households with income below 30% AMI. 70% preference for Newton residents (subject to fair housing laws).
- 10 units set aside for households with income up to 99% AMI
- 13 units for households at market incomes and middle-market rents
- 3 units fully accessible for individuals with mobility impairments (under Community Based Housing -- CBH)
- All units adaptable and visitable
- 6 units designated for individuals currently or at risk of being homeless (including 3 under state Facilities Consolidation Fund -- FCF)





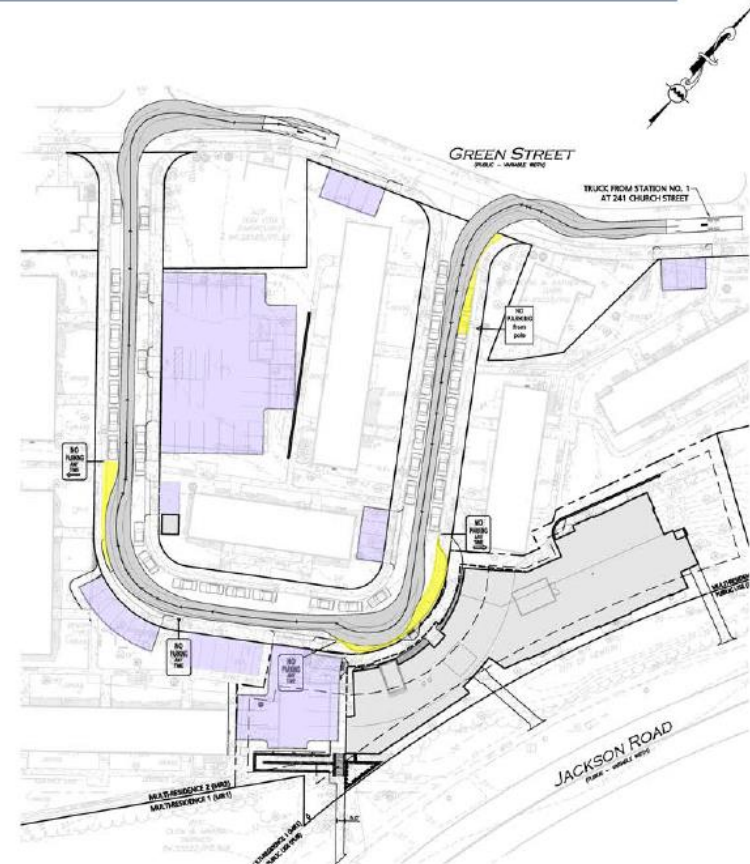
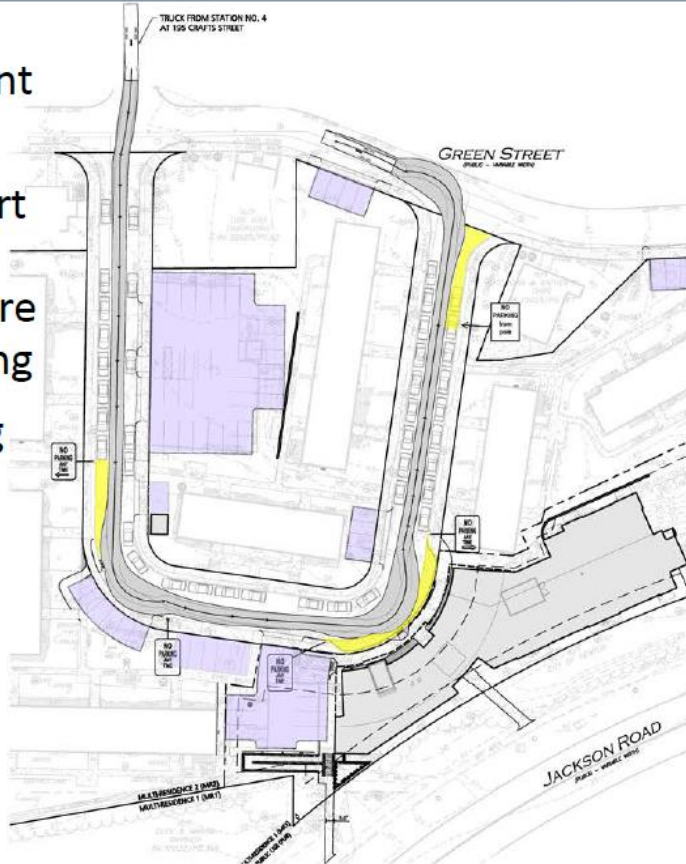
# Jackson Gardens Existing Site Plan

- Located on John F. Kennedy Circle, a Public Way
- Two Existing Parcels at John F. Kennedy Circle :
  - one inside 31,000 ± s.f.
  - one outside 89,000 ± s.f.
- 7 Existing Residential Buildings, 64 Units, and a Community Center
- 25 existing parking spaces
- Proposed parcel is 26,336 ± s.f.



# John F. Kennedy Circle Circulation Improvements

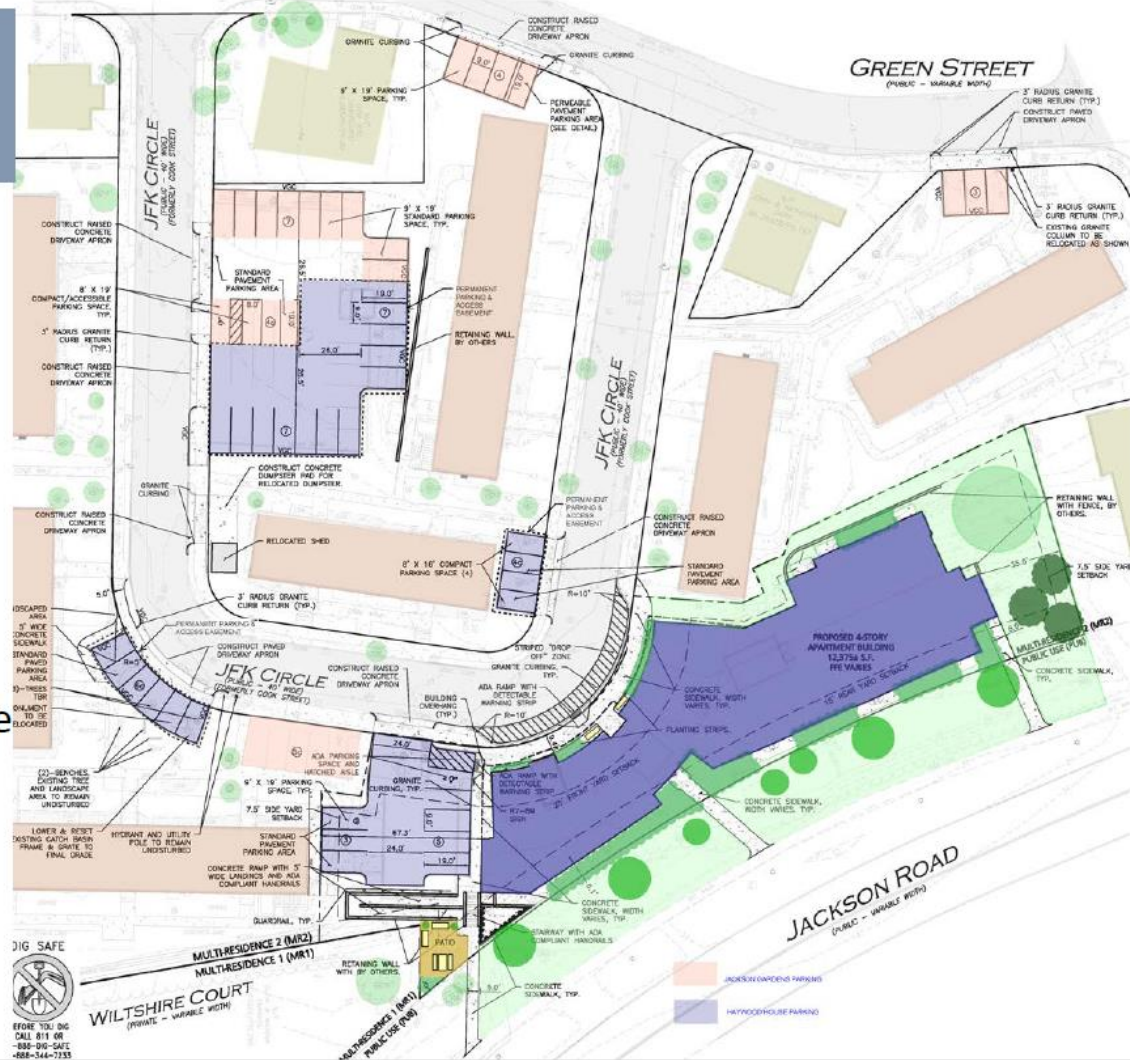
- Turning Movement Study
- Adding a few short No Parking zones would improve Fire Truck maneuvering
- On-street parking is not included in parking counts





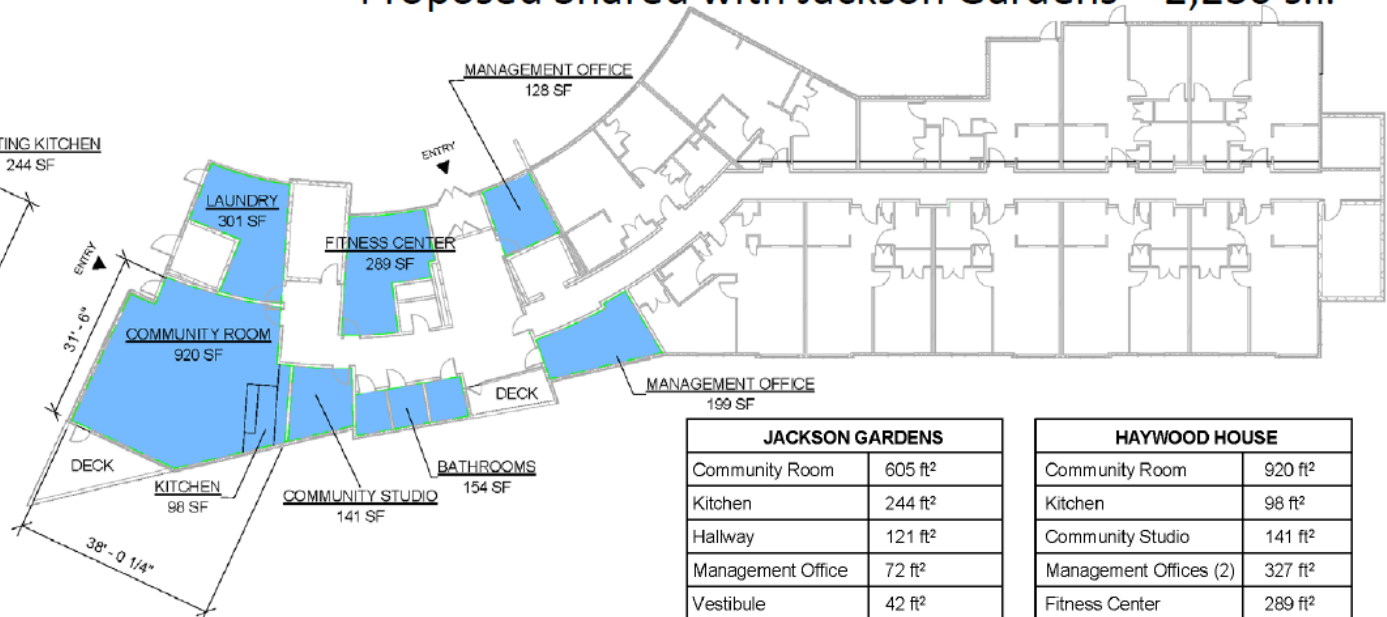
# Jackson Gardens Revised Site Plan

- Existing 25 parking spaces are maintained for Jackson Gardens
- Parking added to provide 30 added spaces for Haywood House
- Jackson Gardens front yards retained; new parking at ends of buildings
- Leaves existing utilities in place for Jackson Gardens
- Mitigation of stormwater systems and improvement of circulation on JFK Circle
- Landscape improvements will be included for Jackson Gardens
- Path to Jackson Road will be retained



# Jackson Gardens & Haywood House Community Spaces

- Haywood House contains a new Community Center which will be shared by both Developments, and will be available for other neighborhood activities.
- Existing Community Building = 1,337 s.f.
- Proposed Shared with Jackson Gardens = 2,230 s.f.



JACKSON GARDENS	
Community Room	605 ft <sup>2</sup>
Kitchen	244 ft <sup>2</sup>
Hallway	121 ft <sup>2</sup>
Management Office	72 ft <sup>2</sup>
Vestibule	42 ft <sup>2</sup>
Laundry	106 ft <sup>2</sup>
Bathrooms	147 ft <sup>2</sup>
<b>Total</b>	<b>1337 ft<sup>2</sup></b>

HAYWOOD HOUSE	
Community Room	920 ft <sup>2</sup>
Kitchen	98 ft <sup>2</sup>
Community Studio	141 ft <sup>2</sup>
Management Offices (2)	327 ft <sup>2</sup>
Fitness Center	289 ft <sup>2</sup>
Laundry	301 ft <sup>2</sup>
Bathrooms	154 ft <sup>2</sup>
<b>Total</b>	<b>2230 ft<sup>2</sup></b>





## Jackson Road Existing Site View

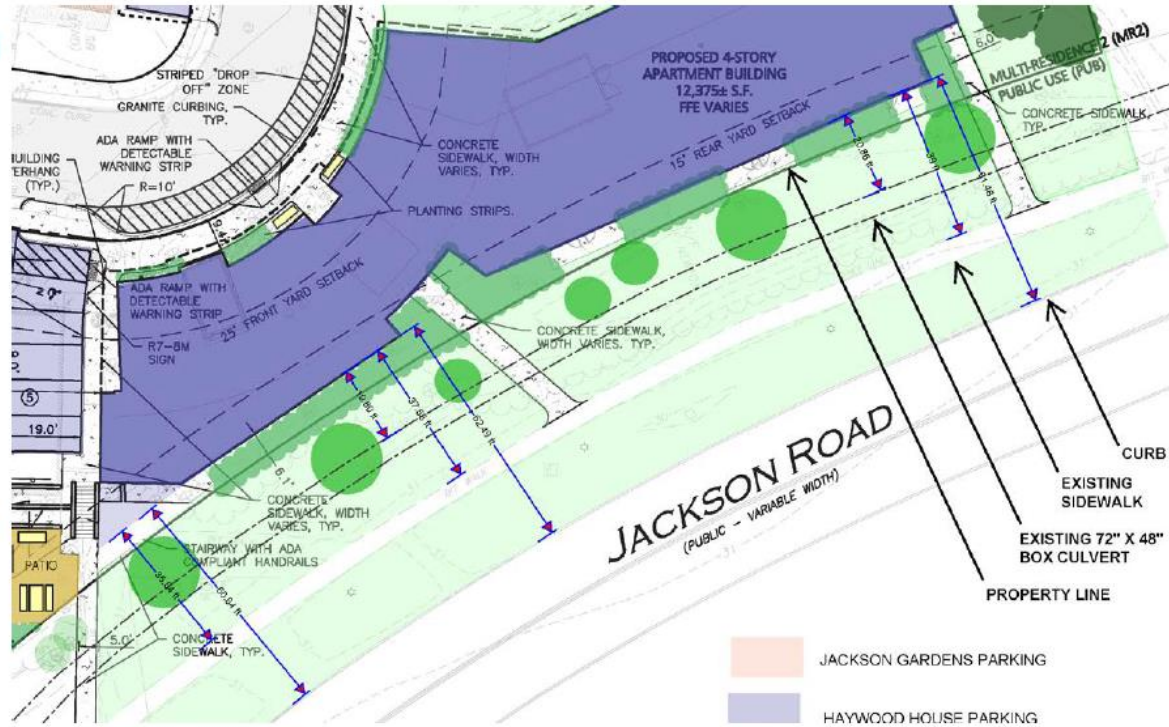
- Proposed building 61± feet from curb along Jackson Road
- Proposed building 36± to 39± feet from existing Jackson Road walk
- Existing box culvert on City land between sidewalk and proposed building





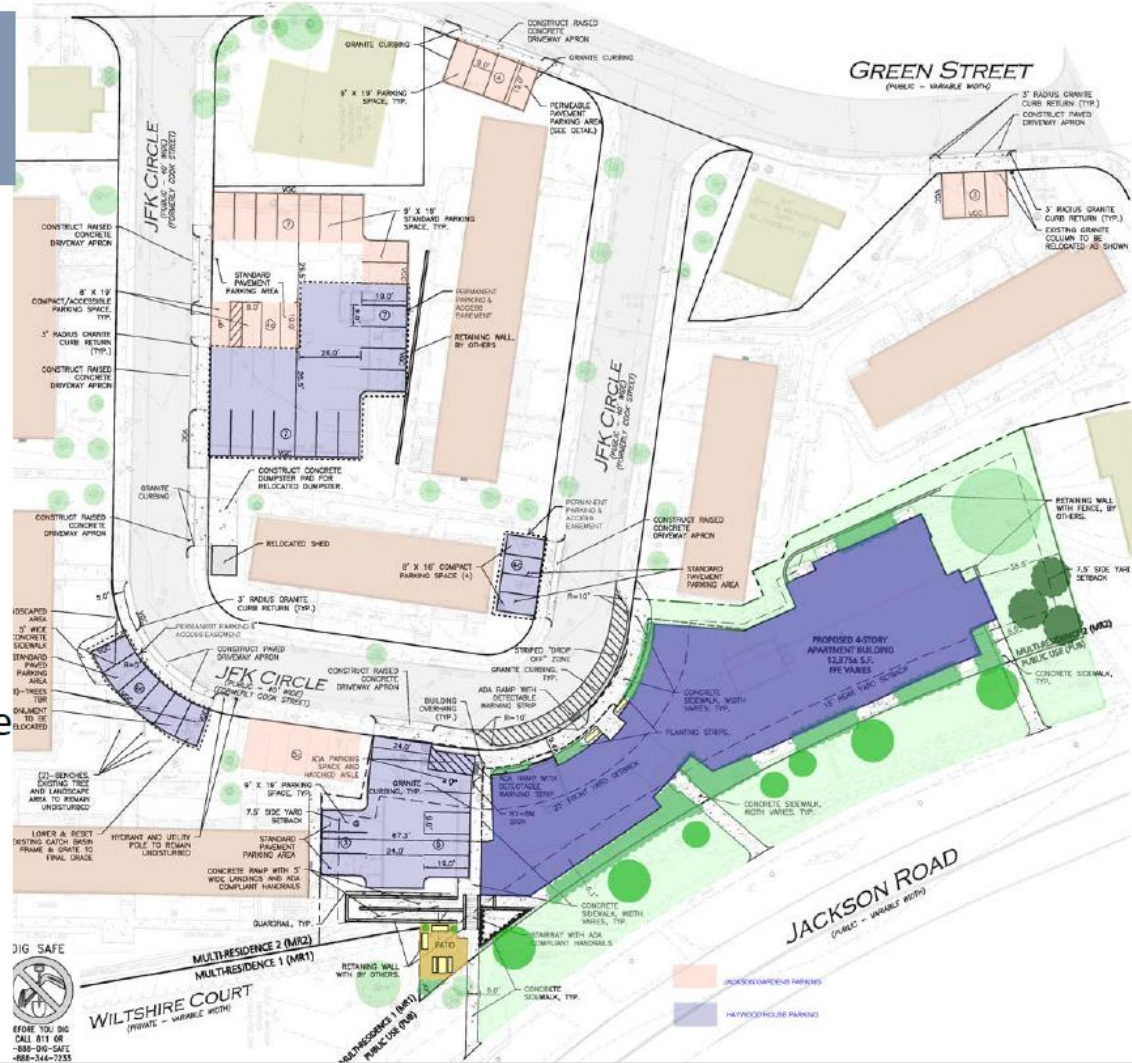
# Jackson Road Site Plan

- Proposed building 61± feet from curb along Jackson Road
- Proposed building 36± to 39± feet from existing Jackson Road walk
- Existing box culvert on City land along Jackson Road remains; 20± feet from building
- New patio with outdoor seating along pathway from JFK Circle to Jackson Road



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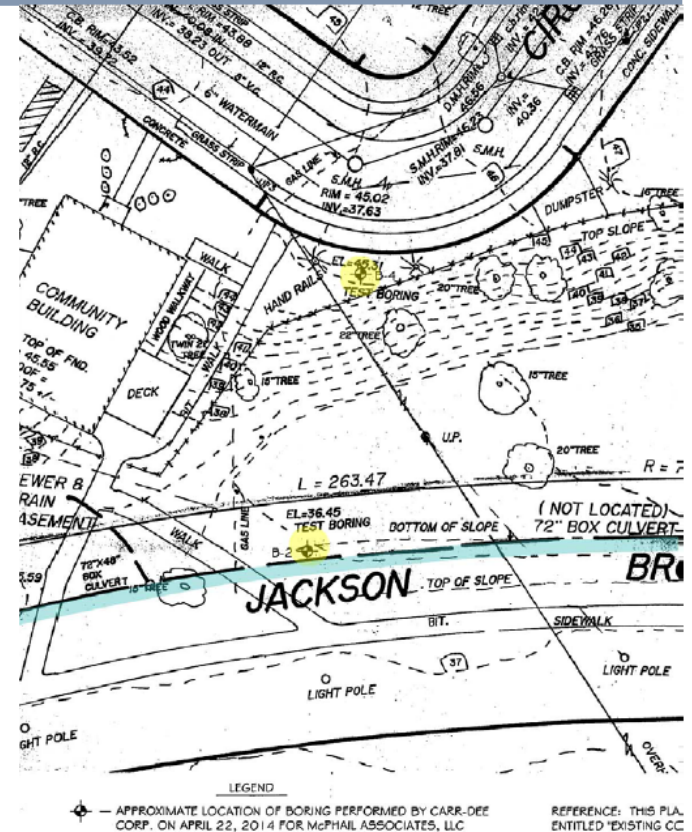
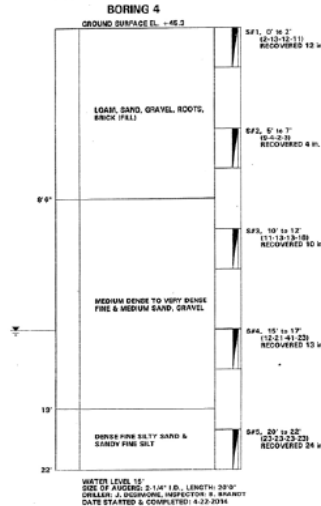
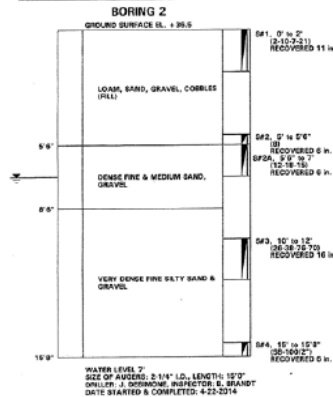




# Jackson Gardens Site Conditions

- Soil Borings have shown suitable underlying conditions for supporting building foundations.
- Fill layer at the top 4.5 to 8.5 feet, above the suitable underlying soils, will be remediated.
- Existing Box Culvert below the City land green strip along Jackson Road carries water flow – will remain as is.

CARR-DEE CORP. MEDFORD, MA 02155-0001 Telephone (781) 391-4500  
 37 LINDEN STREET MEDFORD, MA 02155-0001 Telephone (781) 391-4500  
 To: MCPHAS ASSOCIATES, LLC, 2289 MASS. AVE., CAMBRIDGE, MA Date: 4-23-2014 Job No.: 2014-51  
 Location: JACKSON ROAD, NEWTON, MA Scale: 1 in. = 2 ft. Location: JACKSON ROAD, NEWTON, MA Scale: 1 in. = 2 ft.



# Haywood House Jackson Road – Sidewalk Level



# Haywood House Jackson Road – Birds Eye View





# Haywood House Jackson Road – Elevation

