

Jackson Gardens Newton Housing Authority

Newton City Council – Land Use Committee
April 10, 2018

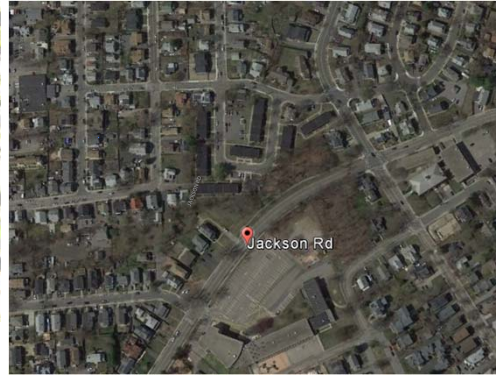


Haywood House Main Entry facing John F. Kennedy Circle - Sidewalk Level



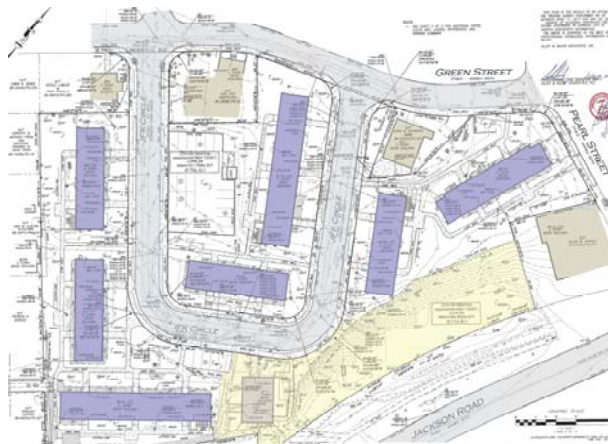
Jackson Gardens Locus Plan

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



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.



Jackson Gardens Revised Site Plan

- Existing 25 parking spaces are maintained for Jackson Gardens
- **22** additional parking spaces proposed
- Jackson Gardens front yards enhanced with new trees. New seating areas provided
- Leaves existing utilities in place for Jackson Gardens
- Mitigation of stormwater systems and improvement of circulation on JFK Circle
- Improved existing landscaping throughout including at JFK Monument
- Path to Jackson Road will be retained

GREEN STREET

JFK CIRCLE

WILTSHIRE COURT

JACKSON ROAD

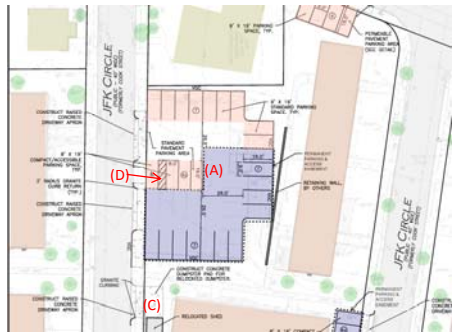
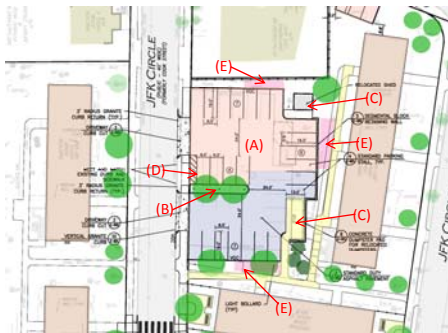
Jackson Gardens Revised Site Plan Changes

Feb 27 Version

Apr 10 Version

- Replaced parking and dumpster at ends of building 106 with new seating areas (A)
- Reduced curved parking from 6 to 5 and made all spaces standard size (B)
- Reworked sidewalks to relocate monument providing new seating and replacement trees (C)
- Added curb ramps and crosswalk to connect new seating area and monument (D)
- Added 3 bike racks at front of Haywood House (E)


Jackson Gardens Revised Site Plan Changes

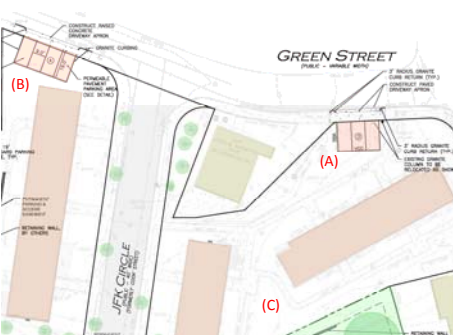
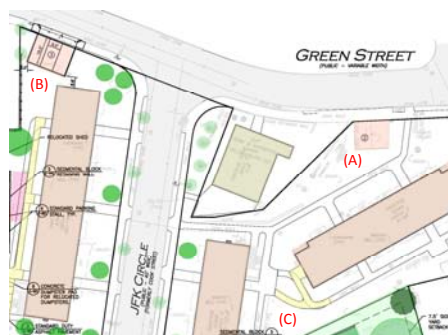
Feb 27 Version

Apr 10 Version

- Reduced number of spaces by 1 and changed space size to a consistent 8.5' x 19' (A)
- Created a planting island and provided light bollards around the parking area (B)
- Relocated the existing shed to parking lot area and enlarged dumpster area (C)
- Moved accessible aisle adjacent to sidewalk (D)
- Provided space for snow storage (D)
- Added fence at lot line to neighbor at 26 Green Street (E)




Jackson Gardens Revised Site Plan Changes

Feb 27 Version

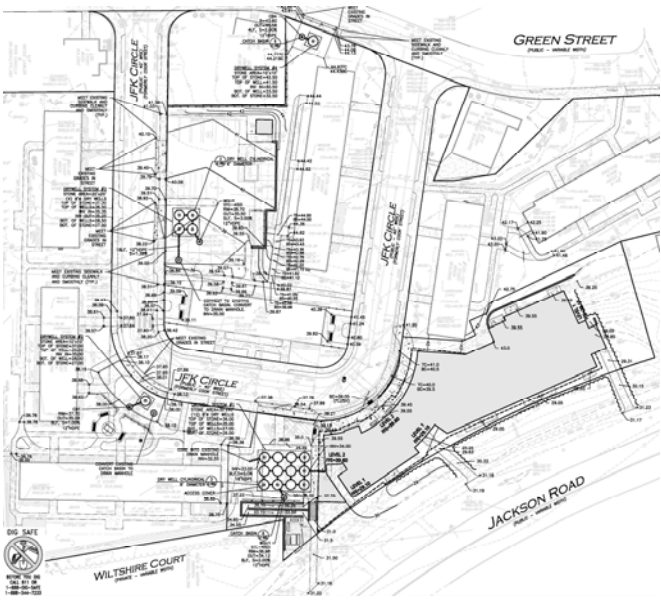

Apr 10 Version

- Existing 2 spaces adjacent to Green Street and Pearl to remain undisturbed (A)
- Reduced spaces from 4 to 3 at Green Street at end of building 124-128 and shifted it away from building and neighbor (B)
- Provided a pad for a 2yard rolling dumpster to replace existing dumpster on JFK Circle (C)

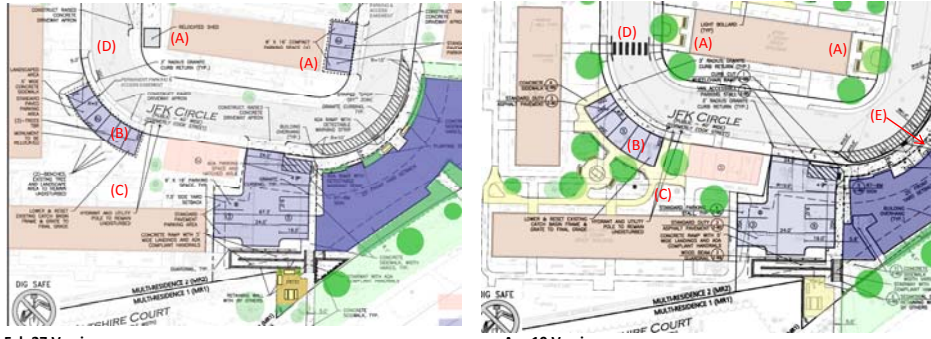


Haywood House Jackson Road – Drainage

- The system consists of deep sump catch basins, drain manholes, and subsurface drywells
- System employs best management practices
- Water is captured into system, treated and then slowly released into existing City drainage system at JFK Circle
- Peak flow runoff rates will be better than existing





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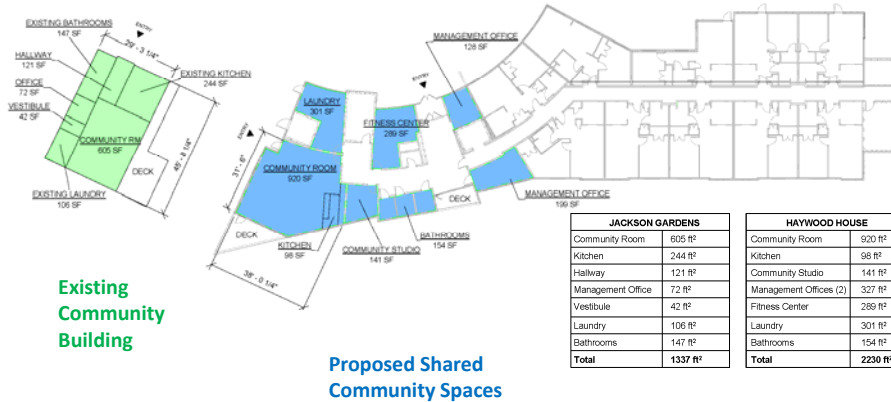
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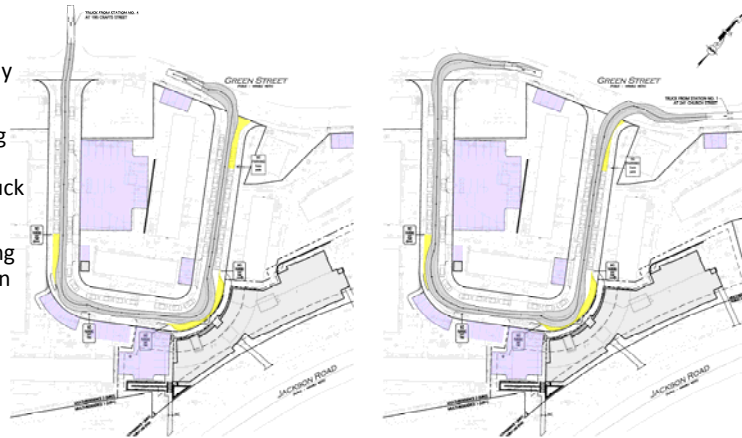
Jackson Gardens & Haywood House Community Spaces

- 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.



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



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.
- 23 units set aside for households with income up to 99% AMI
- 3 units fully accessible for individuals with mobility impairments (under Community Based Housing -- CBH)
- 3 units designated for individuals currently or at risk of being homeless (under state Facilities Consolidation Fund -- FCF)
- 70% preference for Newton residents (subject to fair housing laws).
- All units adaptable and visitable





Haywood House Development Team

- | | |
|---|---|
| <ul style="list-style-type: none"> • <u>Newton Housing Authority</u> <ul style="list-style-type: none"> • Board of Commissioners (unpaid) <ul style="list-style-type: none"> Rick Kronish, Chairman Howard Haywood, Vice Chairman Mary Panaggio, Treasurer Tom Turner, Commissioner Vincent O'Donnell, Commissioner • Amy Zarechian, Executive Director | <ul style="list-style-type: none"> • <u>Development Consultant:</u> Housing Partners, Inc. • <u>Owner's Project Manager:</u> Pinck & Co. • <u>Designer:</u> Baker Wohl Architects • <u>Construction Manager at Risk:</u> Colantonio Corp. • <u>Zoning & Permitting Counsel:</u> Schlesinger and Buchbinder, LLP • <u>Tax Credit Counsel:</u> Klein Hornig LLP • <u>Property Manager:</u> TBD |
|---|---|



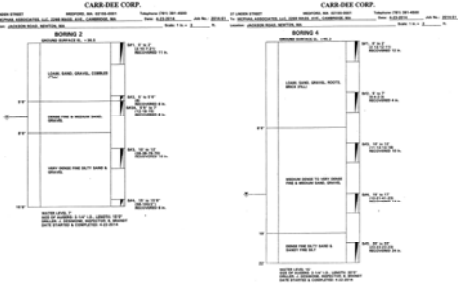
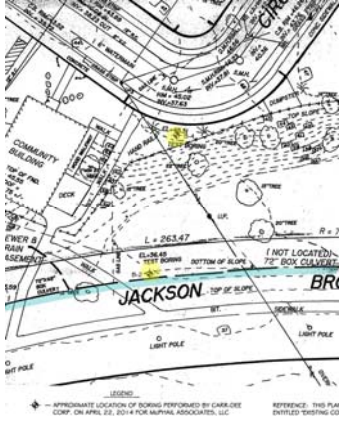

Newton Housing Authority Jackson Gardens

- **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

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.

Haywood House
Jackson Road – Sidewalk Level



Haywood House
Jackson Road – Birds Eye View



Haywood House Jackson Road – Elevation



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



