

HAYNES HOUSE PRESERVATION PLAN 2018

Proposed Shawmut Ave Elevation



HAYNES HOUSE | BPDA PUBLIC MEETING | SEPTEMBER 5, 2018

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Proposed Shawmut Ave Entrance



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HAYNES HOUSE HISTORY

Haynes House is located at 725–751 Shawmut Avenue in the Roxbury neighborhood of Boston. The building was originally built in 1974 on an urban renewal site and financed with the MassHousing Section 13A Program. Haynes House is located in the heart of the Madison Park Village, adjacent to the new Dewitt Community Center and the newly renovated Smith House. Haynes House was developed over 40 years ago by Lower Roxbury Community Corporation, the predecessor to Madison Park Community Development, and is now maintained and owned by an affiliate, Haynes House Associates II Limited Partnership.

PROJECT SUMMARY AND FINANCING PLAN

Haynes House is a seven-story, elevated high-rise brick building with 131 family rental apartments, 105 two-bedrooms and 26 one-bedrooms. Built on a single parcel, the site is 83,548 square feet or 1.92 acres.

The renovation plan will include significant building envelope improvements, with the demolition and replacement of the building's exterior masonry façades due to structural failure, 100% window replacement, and new storefront building entries. It also includes required life safety system upgrades, energy enhancements, accessibility improvements, and selective unit and common area upgrades.

MPDC is seeking to refinance Haynes House, preserve the property as an affordable rental family development, protect the existing low- to moderate-income residents, and invest over \$18,000,000 in a much-needed capital improvement plan.

No existing tenants will be displaced from Haynes House.

CONSTRUCTION LOGISTICS

MPDC plans to close on the financing in December and start construction early 2019. The construction will take over 16 months, and will be completed in 10 phases in stacks of approximately 13 units at a time. The building will be occupied during construction but MPDC expects to temporarily relocate tenants for approximately 30 days, while the work is ongoing in their unit, to a temporary unit in the building or in an apartment nearby.

MPDC has hired a professional relocation team who will work with MPDC's in-house staff to ensure that Haynes House residents' needs and concerns are understood and accommodated to the highest degree possible. The relocation team will meet with each family four to six weeks before construction starts to develop an individual temporary relocation plan. Residents will be moved with all of their belongings, at no cost to them. They will be given advance notice of their temporary move date, all packing materials required, and help with packing as requested.

RENOVATION PLAN

1. Interiors

Though the rehab is selective, MPDC is taking advantage of every opportunity to modernize the building and improve accessibility, energy efficiency and more, including:

- A. New fire protection/fire alarm systems (the building has no sprinklers)
- B. Full HC accessibility including seven new units, a redesigned community room, and improved front and rear building entrances.
- C. New or renovated common area amenities, all fully accessible:
 - Management Office
 - Laundry Room
 - Security Center
 - Resident Services Offices
 - Bike Storage Room

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D. Unit improvements – all:

- Painting – all walls and ceilings
- New unit entry door and hardware (existing door frame)
- Replacing all living/dining room bi-fold metal doors with new wood bi-fold doors
- New windows
- AC sleeves w/power, all living rooms and bedrooms
- Electrical panel
- Sprinklers and soffits
- Fin-tube heating
- Media cabinet and outlet, new jack and wiring
- Ceiling fan/light combo in all dining rooms
- New ceiling kitchen and unit entry hall lights
- All kitchens:
 1. Sinks will have new aerators
 2. Exhaust vent damper
- All bathrooms:
 1. Shower heads
 2. Sink aerators
 3. Exhaust vent damper
 4. Toilets
 5. Tubs and surrounds w/mixing valve, etc.
 6. Cabinet over toilet

E. Selective mechanical elements – high-efficiency fin-tube radiators (boilers are expected to remain), a fresh air system (ERV) for the remaining 1/3 of the building, etc.

F. The site will get fully refreshed around the building – to recover from demolition and reconstruction of the façade, and to align with accessible entries, as well as interface with the Dewitt Community Center site at the rear of the site, with shared courtyard/plaza.

2. Exteriors

The exterior façade replacement is a significant design and energy efficiency opportunity: 300 feet of seven-story façade on Shawmut Ave.

A. There are great opportunities for the materials and massing, which MPDC is evaluating.

B. MPDC plans to reconstruct with a rain screen wall, fully sealed and with as much insulation as possible working within building constraints (brick shelf), new windows, etc.

For more information or to provide comments, please contact:

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Or go to the Boston Planning Development Agency website at:

<http://www.bostonplans.org/projects/development-projects/haynes-house>

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