725-751 Shawmut Avenue
Roxbury, MA

PROJECT NOTIFICATION FORM June 28, 2018

Submitted Pursuant to Article 80B
of the Boston Zoning Code

SUBMITTED BY

Haynes House Associates II Limited Partnership
c/o Madison Park Development Corporation
184 Dudley Street
Roxbury, MA 02119

SUBMITTED TO

Boston Planning and Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

PREPARED BY

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IN ASSOCIATION WITH

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Davis Square Architects
Joyce Consulting Group
Deborah Myers Landscape Architecture
R.E. Cameron & Associates
Matthew Yarmolinsky
Dellbrook/JKS
Judy Cohn
Nina Schwarzschild
Winn Companies
New Ecology, Inc.

Madison Park Development Corporation
184 Dudley Street
Roxbury, MA 02119

June 28, 2018

Mr. Brian Golden, Director
Boston Planning and Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

Attn: Dana Whiteside, Deputy Director, Community Economic Development

RE: Project Notification Form

Proposed Moderate Rehabilitation Project - Haynes House Multi-Family Residential Development

725-751 Shawmut Avenue, Roxbury

Dear Director Golden:

On behalf of Haynes House Associates II Limited Partnership c/o Madison Park Development Corporation (the "Proponent"), as owner, through an entity to be formed, of a parcel of land totaling 1.9 acres (83,548 sf), occupied by the existing Haynes House multi-family residential development building at 725-751 Shawmut Avenue in the City of Boston's Roxbury neighborhood (the "Project Site"), I am pleased to submit this Project Notification Form ("PNF") to the Boston Planning and Development Agency ("BPDA") in accordance with the Article 80B-2 Large Project Review requirements of the Boston Zoning Code. The development proposal is to implement an $18 million capital improvement plan at Haynes House as part of the organization's 2018 refinance and preservation effort, which will include a rehabilitation program that will take approximately 16-months and will include 10-phases with approximately 14-units per phase (two stacks at a time) (the "Project"). Haynes House, which is a part of the larger Madison Park Village residential development. The Project is considered by the Proponent to be a typical "moderate rehab" residential development with selective renovations throughout, done sequentially as an occupied rehabilitation effort. The building footprint and interior spaces will not change, but because the exterior envelope is structurally failing, an all-encompassing façade replacement is required.

The Proposed Project is subject to Large Project review because it is the substantial rehabilitation of a building having a gross floor area of more than 100,000 square feet, as set forth in Article 80, Section 80B-2.2(f). A Letter of Intent to File a Project Notification Form was filed with the BPDA on May 16, 2018 (attached hereto as **Appendix "A").**

The PNF is intended to adequately describe the impacts of the Proposed Project. We trust that the PNF, together with such supplemental information as you may request, will be sufficient for the BPDA to issue a Scoping Determination Waiving Further Review pursuant to Article 80, Section 80B-5.3(d).

In support of the Article 80 Large Project Review process, the Proponent will continue to reach out to, and attend meetings regarding the Project during the Article 80 review process, including presentations to the surrounding neighborhood, many of whom live in Madison Park Village owned buildings, and to elected representatives and public officials.

On behalf of the entire project team, we would like to thank you and the BPDA staff assigned to the Proposed Project, particularly Dana Whiteside and the reviewing BPDA Urban Designer, Michael Cannizzo, for their invaluable assistance to date in assisting the development team in shaping the Proposed Project and in completing this comprehensive PNF filing.

We believe that the Proposed Project will constitute a significant positive addition to the Roxbury neighborhood with much-needed improved multi-family housing. We look forward to continuing the Large Project Review process and advancing the Proposed Project through public review with the cooperation of the BPDA, other City officials, and the Roxbury community.

In accordance with BPDA requirements, please find attached ten (10) copies of the PNF.

Very truly yours,

MADISON PARK DEVELOPMENT CORPORATION

Russell Tanner, Vice President of Real Estate

Table of Contents

List of Tables

List of Figures

1.0 EXECUTIVE SUMMARY

1.1 Introduction

This Project Notification Form ("PNF") is being submitted by Haynes House Associates II Limited Partnership (the "Proponent") in accordance with Article 80, Section 80B, of the Boston Zoning Code ("the Code") for Haynes House. The Proponent is proposing to transfer the Project to a to-be-created affiliate organization which will implement an $18 million capital improvement plan at Haynes House as part of a 2018 refinance and preservation effort, which will include a rehabilitation program that will take approximately 16-months and will include 10-phases with approximately 14-units per phase (two stacks at a time) (the "Project"). Haynes House, which is a part of the larger Madison Park Village residential development on 1.9 acres (83,548 square feet) of land, is located at 725-751 Shawmut Avenue in the Roxbury neighborhood (the "Site") (see **Figure 1-1.** Project Locus). The Project is considered by the Proponent to be a typical "moderate rehab" residential development with selective renovations throughout, done sequentially as an occupied rehabilitation effort. The building footprint and interior spaces will not change significantly, but because the exterior envelope is structurally failing, an all-encompassing façade replacement is required.

A Letter of Intent ("LOI") to File a Project Notification Form was filed with the Boston Planning and Development Agency for the proposed renovated project on May 16, 2018, (See **Appendix A**).

The Project is subject to Large Project review because it is the substantial rehabilitation of a building having a gross floor area of more than 100,000 square feet, as set forth in Article 80, Section 80B-2.2(f) The existing Haynes House is a seven (7) story, elevator high-rise brick building with 131 family rental apartments. It was originally constructed in 1974 and has been continuously owned for more than 20 years by Haynes House II LLP. The existing unit breakdown includes 105 two-bedroom and 26 one-bedroom units, which will continue to be the same following the moderate rehab.

The project is located at the corner of Ruggles Street and Shawmut Avenue with frontage on Dewitt Drive. It has access to public transportation, open space, and area shopping. Haynes House is located within 1⁄2 mile or less of the MBTA's Orange line, Silver Line, and numerous buses, which connect the Project's residents to the Dudley Square MBTA and to the downtown. It is also within a ½ mile from two open spaces, Ramsay Park to the northeast and Madison Park High School athletic fields to the west and is a few blocks from Dudley Square and local highways (see **Figure 1-2.** USGS Map).

The Project is occupied primarily by low-income households (under 80% AMI). The vast majority of those households have incomes under 60% AMI, and a high percentage are under 30% AMI. The primary affordability restriction (13A) has expired and the property is now under an Equivalent Affordability Restriction, though a number of other rent and affordability restrictions remain in place. In addition, the property has 33 MRVP vouchers, and over fifty current residents have individual Section 8 vouchers. The Proponent's proposed finance and preservation plan is to preserve affordability for the existing tenants

working with MassHousing, the Department of Housing and Community Development, and the City of Boston's Department of Neighborhood Development.

1.2 Proposed Project

1.2.1 Project Site and History

Haynes House is located at 725-751 Shawmut Avenue in the Roxbury neighborhood. 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 soon to be completed newly renovated Smith House. Haynes House was developed by Lower Roxbury Community Corporation, the predecessor to Madison Park Development Corporation ("MPDC") over 40-years ago and is now maintained and owned by an affiliate, Haynes House Associates II Limited Partnership (see **Figure 1-3**. Existing Conditions Plan, and **Figures 1-4** thru **1-6**. Neighborhood Context Photographs).

1.2.2 Flood Hazard/ Wetland

According to the National Flood Insurance Program (Federal Emergency Management Agency map), Haynes House is located within an area of minimal flood hazard. The subject parcel is located in the Community Panel Number 25025C0079J, with an effective date of March 16, 2016. The site does not contain wetlands.

Figure 1-1. Project Locus
725-751 Shawmut Avenue, Roxbury

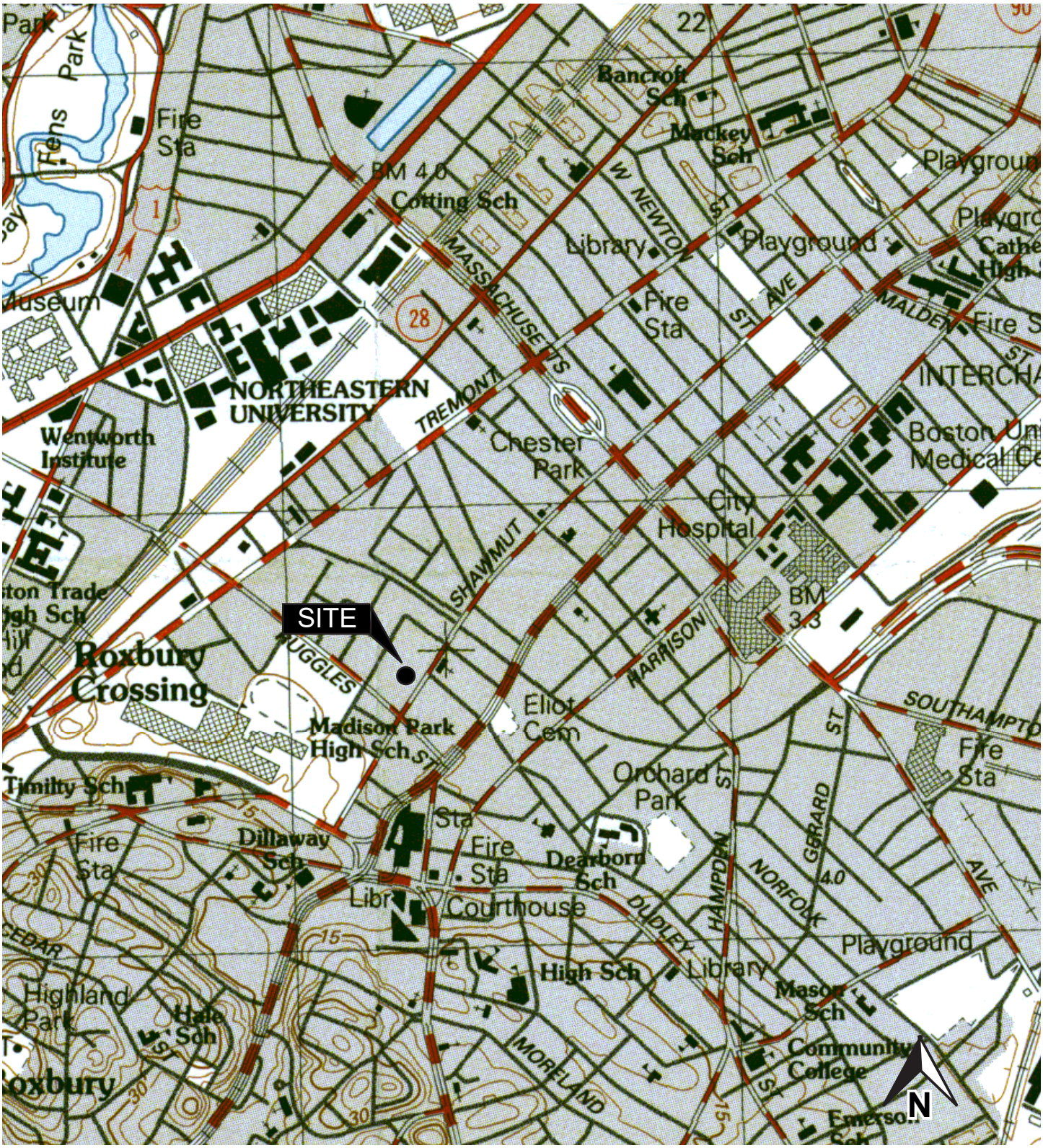
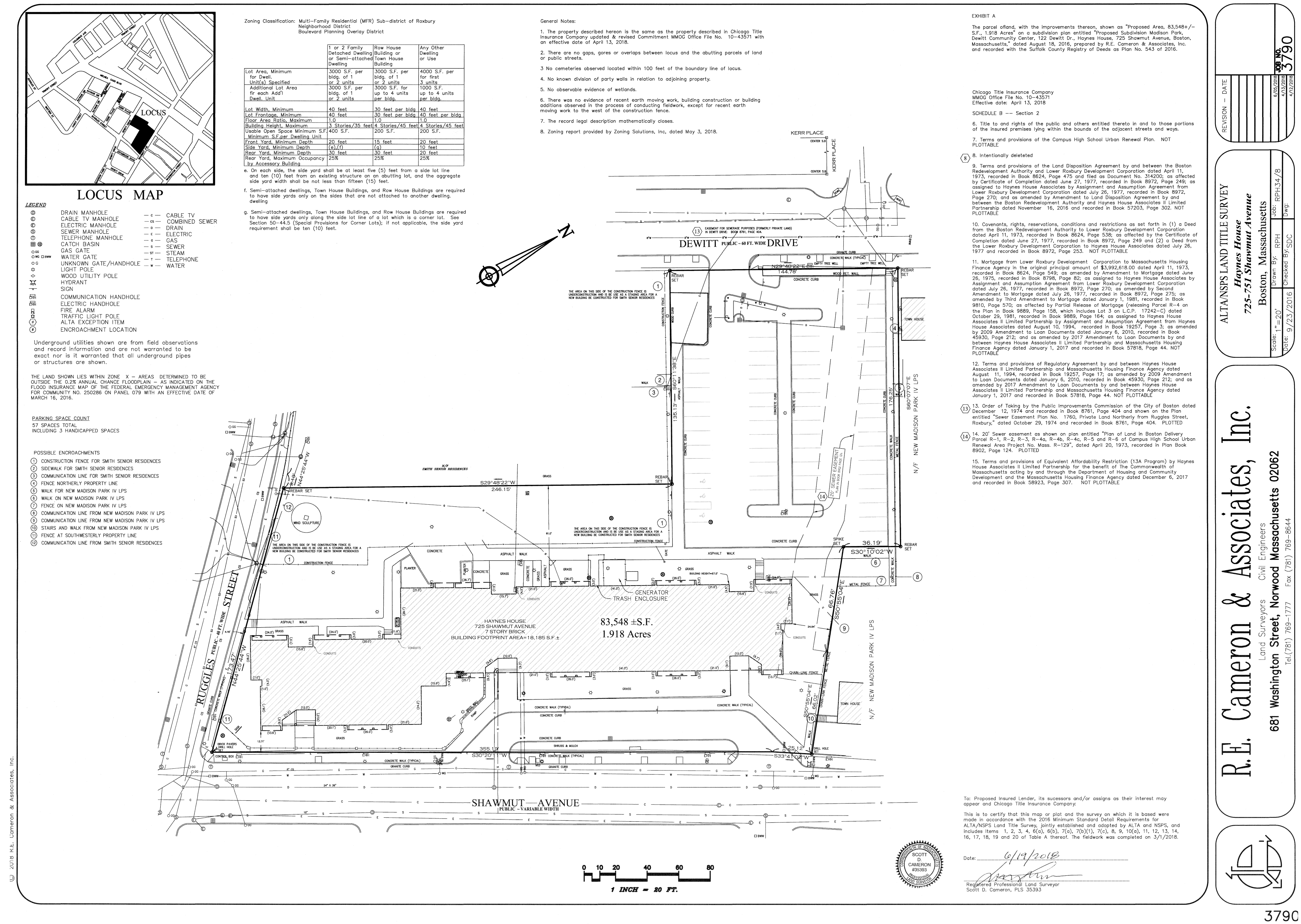


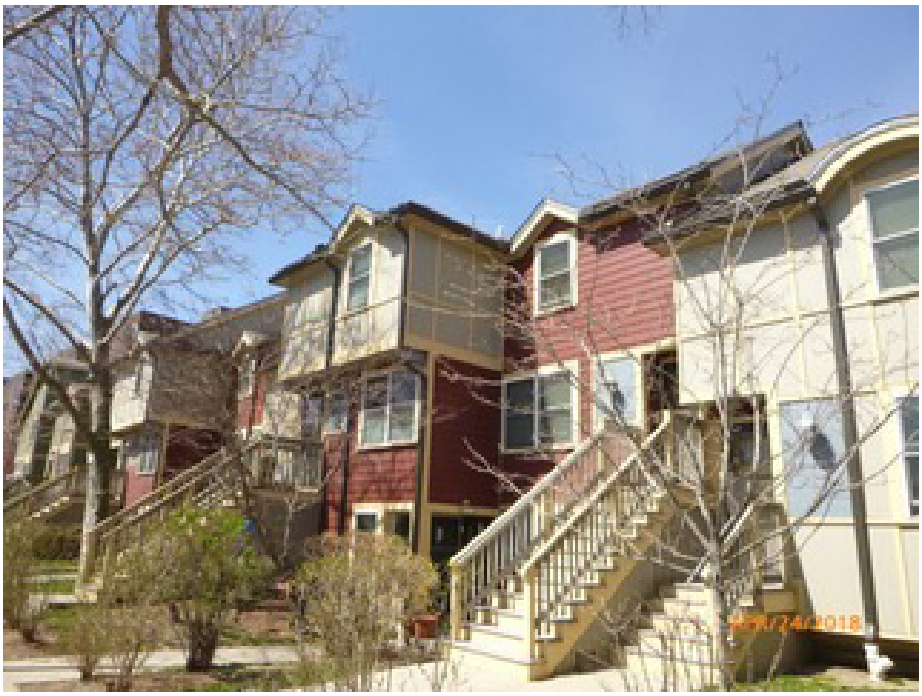
Figure 1-2. USGS Map-
725-751 Shawmut Avenue



MLF CONSULTING LLC

Figure 1-3. Existing Conditions Plan

Figure 1-4. Neighborhood Context - Photographs



Madison Park Village

Figure 1-5. Neighborhood Context - Photographs

Southerly View of Shawmut Avenue

Northerly View of Shawmut Avenue

Figure 1-6. Neighborhood Context - Photographs

Dewitt Community Center (adjacent rear)

Ruggles Shawmut Apartments (opposite side Shawmut Ave)

1.2.3 Detailed Project Description

Haynes House is a part of the larger Madison Park Village residential development and sits on 1.9 acres of land, located at 725- 751 Shawmut Avenue in the Roxbury neighborhood (the "Site"). It is a seven-story, elevated high-rise brick building with 131 family rental apartments, 105 two bedrooms and 26 one bedrooms.

MPDC's Preservation Plan includes transferring the Project to a new affiliate entity, refinancing Haynes House, preserving the property as an affordable rental family development, protecting the existing low to moderate income residents, and investing over $18,000,000 in a much needed capital improvement plan.

The Project is considered by the Proponent to be a typical "moderate rehab", with selective renovations throughout, done sequentially as an occupied rehab effort. The building footprint and interior spaces will not change significantly, but the exterior envelope is structurally failing and requires an all-encompassing façade replacement.

The renovation plan will generally include significant building envelope improvements with the demolition and replacement of the building's exterior masonry facade, 100% window replacement, and improved accessible front and rear entrances. It also includes required life safety system upgrades, energy efficiency enhancements, new accessible units, and selective unit and common area upgrades as follows:

- Site Revisions – the project's landscaping will be refreshed in coordination with the new Dewitt Community Center site work, the redesigned of the front and rear accessible entryways, and the elimination of previous entrances to Haynes House that are no longer in service at the ends of the building.
- Exterior Replacement – will include the complete demolition of the building's masonry facades (due to structural failure) and the replacement of the entire exterior with a new insulated rain screen facade. Work includes new storefronts and windows, A/C sleeves, building entries, various doors/frames and necessary structural modifications/repairs.
- Common Area Modifications consist of:

    1. New finishes and improved accessibility in the community room and other common areas;
    2. New office space/common rooms at building former entries;
    3. A new sprinkler and upgraded fire alarm system throughout;
    4. Additional exit and emergency lighting, as required;
    5. New corridor fresh air system to (south end only) to supplement existing system; and
    6. Selective MEP elements – condensers, circulation pumps, etc.

- Residential Units: All units will receive new sprinkler and fire alarm systems with associated finishes, electrical load centers, unit entry doors and hardware (lever-style), new closet doors to replace bi-folds, low-flow toilets, new high-efficiency fin tube heat radiation and controls, sleeve mounted air conditioners with dedicated outlet in the living and bedrooms, and new paint throughout.
- Seven residential units will be renovated to be 100% HC accessible.
- Units will be selectively renovated, based on 100% unit surveys and a detailed matrix of scope items to include:

    1. Kitchens – cabinets, countertops, appliances, flooring;
    2. Bathrooms – bathtubs and surrounds, vanities and sink tops;
    3. Flooring – living rooms, bedrooms; and
    4. Replacement of waste stacks for K's & B's, plus isolation valves.

1.2.4 Temporary Relocation Plan

The Proponent anticipates possible temporary, but no permanent relocation or displacement.

The Proponent anticipates renovating the project in 10 phases over 16 months, approximately 14-units at a time. The building will be partially occupied throughout the construction period. Some households will be temporarily relocated on and off site for approximately 30-days and others will have shorter term or only day relocations.

The temporary housing units provided to the Project's residents will be comparable, safe, and sanitary and be provided at no additional cost to the residents in accordance with city, state, and federal regulations.

The Proponent is working with Jody Cohen, a well-respected Housing and Relocation Consultant, to develop and implement the Haynes House Relocation Plan. Ms. Cohen and her team are currently completing the Smith House relocation effort, another project sponsored by the Proponent.

1.2.5 Parking and Loading

The existing Project includes a parking lot with 55 parking spaces, three (3) of which are handicapped accessible spaces. The proposed renovation plan does not decrease the number of parking spaces although the parking lot will be rearranged and restriped to accommodate the reconfiguration of an existing accessible parking space for a larger accessible van.

The Project will not include a dedicated loading bay. Trash and recyclables will be stored within the building (or compactor) and removed by management personnel to the curb for pick-up.

1.3 Sustainable Design: LEED Operations & Maintenance

New Ecology, Inc. ("NEI") has reviewed the preliminary project scope and understands the credit summary presented in **Table 6-1**. Summary Scorecard to be reasonable and achievable. Also, please see **Section 6.0** for details on the Project's sustainable design strategy.

Table 1-1. Summary Scorecard

Category	Yes Points	Maybe Points
Location and Transportation	5	0
Sustainable Sites	2	2
Water Efficiency	6	1
Energy and Atmosphere	12	2
Materials and Resources	1	1
Indoor Environmental Quality	13	0
Innovation	1	0
Regional Priority	2	0
Total Points	*42*	*6*

1.4 Response to Article 80 - Accessibility Guidelines

See **Appendix B.**

1.5 Response to Climate Change Questionnaire

See **Appendix C.**

1.6 BPDA Broadband Response

See **Appendix D.**

1.7 Project Support Petition

See **Appendix E.**

2.0 GENERAL INFORMATION

2.1 Proponent Information

2.1.1 Project Proponent

The Proponent is Haynes House Associates II Limited Partnership, a subsidiary of the part of the Madison Park Development Corporation ("MPDC"). Founded in 1966, MPDC is one of the nation's first community-based, non-profit organizations to independently develop affordable housing for low and moderate-income residents. Since its beginning, MPDC has worked to create and expand economic opportunities for low and moderate-income people.

MPDC's mission today remains true to the organization's history - to develop and preserve quality, mixed-income housing in Roxbury, and to promote the renaissance of Dudley Square as a thriving neighborhood business district, recognized as a center of commerce and culture that anchors the economic revitalization of Roxbury.

Real Estate Development & Asset Management

For over 40 years, MPDC has been at the forefront of the physical redevelopment of Roxbury. MPDC has a strong track record of producing affordable and high quality housing for low and moderate-income families. MPDC's commitment and impact can be seen in the development of 1,212 rental apartments, and 125 units of student housing, and 113 homeownership units. As a result, more than 3,000 people choose to live in MPDC-owned housing in the Roxbury, South End, and Mattapan neighborhoods of Boston.

In addition to the housing it developed, MPDC also redeveloped over 76,000 square feet of retail and office space in Dudley Square. This commercial space houses several businesses and not-for-profit organizations that employ over 250 people.

MPDC has also completed extensive rehabilitation of historic buildings. Projects such as Hibernian Hall represent the preservation of important historic sites that contribute to the character and vitality of Roxbury.

MPDC values partnership and recognizes the benefit of working collaboratively with other organizations. Over the last several years, MPDC partnered with Trinity Financial, Haley House, and Peabody Properties on its development projects. MPDC also works with Winn Residential, Trinity Management, Maloney Properties, and Peabody Properties to insure the successful management of all of MPDC's residential and commercial properties.

2.1.2 Project Team

Project Name	725 - 751 Shawmut Avenue, Roxbury
Property Owner/Developer	**Haynes House Associates II Limited Partnership** **c/o Madison Park Development Corporation** 184 Dudley Street Roxbury, MA 02119 Tel: 617-849-6245 Russell Tanner, Vice President of Real Estate rtanner@madison-park.org
Development Consultant	**Nina Schwarzschild** 150 Upland Road Cambridge, MA 02140 Tel: 617-945-3222 nina@nschwarzschild.com
Project Manager Consultant	**Kate Casa** 62 Wollaston Avenue Arlington, MA 021476 Tel: 781-354-6990 katecasa2@gmail.com
Article 80 Permitting Consultant	**Mitchell L. Fischman Consulting** **("MLF Consulting") LLC** 41 Brush Hill Road Newton, MA 02461 Tel: 781-760-1726 Mitchell L. Fischman, Principal mitchfischman@gmail.com
Legal Counsel	**Klein Hornig LLP** 101 Arch Street, Suite 1101 Boston, MA 02110 www.kleinhornig.com Tel: 617-224-0600 Jon Achatz Esq. jachatz@kleinhornig.com

Architect	**Davis Square Architects** 240A Elm Street Somerville, MA 02144 Tel: 617-764-3614 direct Tel: 617-628-5700, ext. 156 office http://www.davissquarearchitects.com Ross A. Speer, AIA | PRINCIPAL Lia Scheele, RA, LEED AP | PROJECT ARCHITECT
Civil Engineer	**Joyce Consulting Group** 100 Wyman Road Braintree, MA 02184 Tel: 781-817-6120 Erin V. Joyce,PE Principal ejoyce@joycecg.com
Landscape Architect	**Deborah Myers Landscape Architecture** 103 Terrace Street Boston, MA 02120 Tel: 617-922-6741 Deborah Myers ASLA Deb@dm-la.com
Surveyor	**R.E Cameron & Associates, Inc.** 681 Washington Street Norwood, Ma 02062 Tel: 781-769-1777 Rob Hedlund rhedlund@recameron.com
Owners Representative	**Matthew Yarmolinsky** 38 Newbury Street Newton, MA 02459 Tel: 617-795-1776 mattyar@rcn.com
GC Cost Estimator and Construction Services	**Dellbrook | JKS** One Adams Place 859 Willard Street Quincy, MA 02169 Tel: 781-380-1636 Ed Sople, Chief Operating Officer ESople@dellbrookjks.com

Temporary Relocation Consultant	**Judy Cohn** **Relocation Consultant** 86 High Street Chelmsford, MA 01824 Tel: 617- 445-2225 JMCohn523@aol.com
Management Agent	**Winn Companies** 122 Dewitt Drive Roxbury, MA 02120 Tel: 617- 238-2310 **Genesa Patten, CAPS, C6P |** Regional Vice President, Winn Residential gpatten@winnco.com
Sustainable Development Consultant	**New Ecology, Inc.** **www.newecology.org** Lauren Baumann Vice President | New Ecology, Inc. baumann@newecology.org Tel: 617-557-1700 x7023 Michael Brod Project Manager | New Ecology, Inc
Environmental Consultants	**Universal Environmental Consultants (UEC)** 12 Brewster Road Framingham, MA 01702 Tel: 508-628-5486 M: 617.984.9772 **Ammar Dieb** adieb@uec-env.com
Project Schedule	
Construction Commencement	4th Quarter 2018
Construction Completion	2nd Quarter 2020
Status of Project Design	Design Development (DD's)

2.1.3 Legal Information

Legal Judgments or Actions Pending Concerning the Proposed Project

None.

History of Tax Arrears on Property Owned in Boston by the Applicant

There are no tax arrears on property owned by the Proponent.

Nature and Extent of Any and All Public Easements

The Project Site is bounded by streets containing sewer, electric, telephone, and gas utilities.

2.2 Public Benefits

The Proposed Project will provide substantial public benefits to the City of Boston and the Lower Roxbury neighborhood. The Proposed Project will generate both direct and indirect significant economic benefits. The Proposed Project provides for:

- The preservation of 131 units of affordable multi-family housing for existing residents in Lower Roxbury;
- Improving the Madison Park Village and surrounding neighborhood by integrating the Project site with the new Dewitt Community Center and recently completed Smith House;
- Improving streetscape amenities to enhance the pedestrian landscape and experience;
- Contributing to the health and wellness of residents in the area through the creation of green central courts, common area plantings, and outdoor sitting areas within the development;
- Creating construction period jobs; and
- The renovation of seven (7) units to 100% handicapped accessibility and improved accessibility access to the Project site, community room, and building entrances.

2.3 Regulatory Controls and Permits

2.3.1 Zoning District

Haynes House is located within the Multifamily Residential Subdistrict of the Roxbury Neighborhood District, Article 50 of the Boston Zoning Code (BZC) and Zoning Map 6A/6B/6C. Haynes House is also located within the Shawmut Avenue Boulevard Planning District, which is a zoning overlay district.

2.3.2 Project Uses

The Project's principal use as multifamily residential housing is an allowed use within the Multifamily Residential Subdistrict.

2.3.3 Applicable Dimensional Regulations

The existing building and improvements are lawfully nonconforming to the current dimensional requirements of the Boston Zoning Code because the building predates adoption of the current regulations and because the Project has had zoning relief in the past in the form of zoning deviations approved by the Boston Redevelopment Authority pursuant to M.G.L. Chapter 121A, and zoning variances and conditional use permits granted by the Zoning Board of Appeal.

- The Proposed Project consists of rehabilitation of building components mostly within the limits of the existing building envelope. The Proponent intends that to the extent any structural modification extends beyond the existing building envelope, that such expansion will not result in any greater nonconformity with zoning requirements. If any expansion does result in greater nonconformity with zoning requirements, the Proponent will seek zoning relief from the Zoning Board of Appeal.

2.3.4 Design Review

In addition to design review inherent in Large Project Review, proposed projects in the Shawmut Avenue Boulevard Planning District are subject to design review as part of Large Project Review, pursuant to BZC Section 50-38.

The Project is also subject to BPDA design review pursuant to an Urban Renewal Land Disposition Agreement described in **Section 6.4.**

2.3.5 Parking and Loading

The existing Project includes an off-street parking lot with 55 parking spaces, three (3) of which are designated as handicap spaces. The proposed renovation plan does not decrease the number of parking spaces. The parking lot will be rearranged and restriped to accommodate the reconfiguration of an existing accessible parking space for a larger accessible van.

In the event that the number of parking spaces changes during the course of Large Project Review, the final requirements as to number and design of off-street parking spaces will be determined through Large Project Review pursuant to BZC Section 50-43.

The existing building does not have an off-street loading space. Since the gross floor area of the building will not be increased, no loading spaces are required.

2.4 Urban Renewal Area

A portion of the Project Site is located within the South End Urban Renewal Area and the remainder is located in the Campus High School Urban Renewal Area.

The Project Site was acquired by the Proponent's predecessor, an affiliate of Proponent, from the Boston Redevelopment Authority in 1973 pursuant to a Land Disposition Agreement (LDA), dated April 11, 1973. The existing building was erected on the Project Site. The Boston Redevelopment Authority issued an LDA Certificate of Completion for the original project construction on June 27, 1977.

The LDA provides that during the term of the applicable Urban Renewal Plan, the external appearance of the building may not be changed without the prior written approval of BPDA. The Proponent requests that such review and approval be granted as a part of Large Project Review process.

2.5 Preliminary List of Permits or Other Approvals Which May be Sought

Agency Name	Permit or Action*
Federal Agencies	
U.S. Department of Housing and Community Development	Part 58 Environmental Clearance
State Agencies	
Massachusetts Historical Commission	Chapter 254 Review, Section 106 Review
Massachusetts Housing Finance Agency	Chapter 254 Review Part 58 Environmental Clearance
Massachusetts Architectural Access Board	Variance from accessibility requirements for trash rooms
Local Agencies	
Boston Planning and Development Agency	Article 80 Review and Execution of Related Agreements; Design Approval Certification BPDA Design Review pursuant to Land Disposition Agreement
Boston Civic Design Commission	Schematic Design Review in accordance with Article 28
Boston Transportation Department	Construction Management Plan; Transportation Access Pan Agreement
Boston Department of Public Works	Street/Sidewalk Occupancy Permit, possibly required for some exterior work
Boston Fire Department	Approval of Fire Safety Equipment
Boston Landmarks Commission	Section 106 Review, if applicable
Boston Water and Sewer Commission	General Site Plan Review, If required
Boston Department of Inspectional Services	Building Permits; Other Construction-Related Permits

*This is a preliminary list based on project information currently available. It is possible that not all of these permits or actions will be required, or that additional permits may be needed.

2.6 Public Review Process and Agency Coordination

The Proponent has met with the Project and Madison Park Village residents as well as other stakeholders about the Project. The community has expressed support and great relief that this important affordable housing resource will be retained in the neighborhood. Forty-two (42) households have signed a petition in support of the project (see **Appendix E** for the Haynes House Resident Petition).

The Proponent's development team will continue to reach out to, and attend meetings regarding the Project during the Article 80 review process, including presentations to the surrounding neighborhood, many of whom live in Madison Park Village owned buildings, and to elected representatives and public officials.

3.0 DESIGN RENOVATION PLAN

3.1 Design Overview

Haynes House is a single existing 300-foot long, 7-story, 131-unit all affordable housing building. The Proposed Project consists of a typical moderate rehab including selective renovations and system improvements throughout. No building additions are proposed, but the Project will significantly enhance the existing character of the Site and neighborhood by:

- Replacing all facades of the building, due to structural failure; and by
- Extending site paving/plantings begun with Madison Park's recently completed Dewitt Community Center on the adjacent parcel.

Discussion of design elements for the proposed new building is provided in the sections below, and is illustrated on the plans, perspectives, and photographs that are included at the end of the Design Renovation Plan (see **Figures 3-1** through **3-12).**

3.2 Site Context

Haynes House is located at the corner of Shawmut Avenue and Ruggles Street and is the eastern most building of Madison Park Village. The Site offers excellent transit access to downtown Boston. It is within a 5-10 minute walk to Ruggles Station Orange Line MBTA station and a 5-10 minute walk to Dudley Square, with additional MBTA bus and Silver Line service.

This neighborhood corridor is characterized by a range of building types at different scales, mostly residential, with a mix of commercial, and institutional uses in a range of architectural styles and materials.

3.3 Building Program

The Project consists primarily of selective renovations to existing units and common areas – 131 residential units, a community room, management offices, and other amenity spaces (security, mail, laundry, etc.). New elements consist of new accessible entry vestibule/canopies front and rear, and two 'recaptured' interior office spaces (formerly building entrances).

Building mechanical spaces are housed in ground floor mechanical rooms, and on the roof. Most are scheduled to remain.

The Project includes new accessible walkways, common outdoor spaces between Haynes House and the newly completed Dewitt Community Center, with restored plantings all around the building. Overall FAR is approximately 1.5.

3.4 Design Concept

In the facade replacement portion of the Project, the design goal is to visually break up what is currently a homogeneous 300 foot long, 7-story all brick building. Using different materials the building will be reclad to create a rhythm of more traditional and recognizable elements – base elements, bays, cornices, etc., more appropriate to this residential building and the surrounding neighborhood. The Project's design will restore the scale and materiality of existing neighborhood structures along Shawmut Avenue. Using a more contemporary architectural language and materials will provide dialogue between old and new.

3.5 Facade Design, Fenestration, and Building Materials

The Project's seven-story volume will be stripped of masonry, waterproofed and newly insulated. The base of the building will be clad with manufactured stone veneer, with accent banding. The 'body' of the building will be clad in high performance (Nichiha) fiber cement panels. Bay elements and the upper story of the building will be clad in metal panel. Bay elements will be capped with more prominent 'cornice' elements. New overhanging entry canopies will be constructed front and rear. Windows will be all new fiberglass with low e coatings, a mix of casement and fixed windows (additional glazing being added to provide more light to units). Air conditioner sleeves will be all new and carefully detailed for optimal thermal performance.

3.6 Exterior Signage and Lighting

Any necessary exterior way finding signage related to the entrances will be designed to be compatible with exterior building materials and the graphic identity of the Project and surrounding Madison Park Village.

Exterior lighting will be used at the front and rear of the building primarily to illuminate pathways and entries. Lighting will be coordinated to match levels and styles of surrounding Madison Park buildings, including the recently completed Dewitt Community Center to the west and Smith House to the south. Lighting will be primarily LED, with particular attention paid to limiting ambient levels and night-sky conditions.

3.7 Site Design

3.7.1 Open Space and Landscaped Areas

Because the Project is a renovation, many of the open spaces are existing. The main entry area and fire lane along Shawmut Avenue will remain, with a new accessible sloped walkway/planter and stairway being constructed. New plantings will be provided all around the building (existing ones being destroyed by staging and construction of facades). The rear of the building will be an extension of the plaza area designed for the adjacent new Dewitt Community Center. This area will provide all new paving, plantings, and outdoor spaces connecting Haynes House and other Madison Park Village properties together.

3.7.2 Pedestrian Circulation

Building access to Haynes House has primarily been from the Shawmut Ave. side. With construction of the new Dewitt Community Center, there will be significantly more pedestrian traffic from the rear (west) side. As part of the renovation a new air-lock vestibule, with connections to intercoms and building security will be added. This will help connect residents to other Madison Park Village elements as well as to the Ruggles MBTA stop and other nearby amenities to the west.

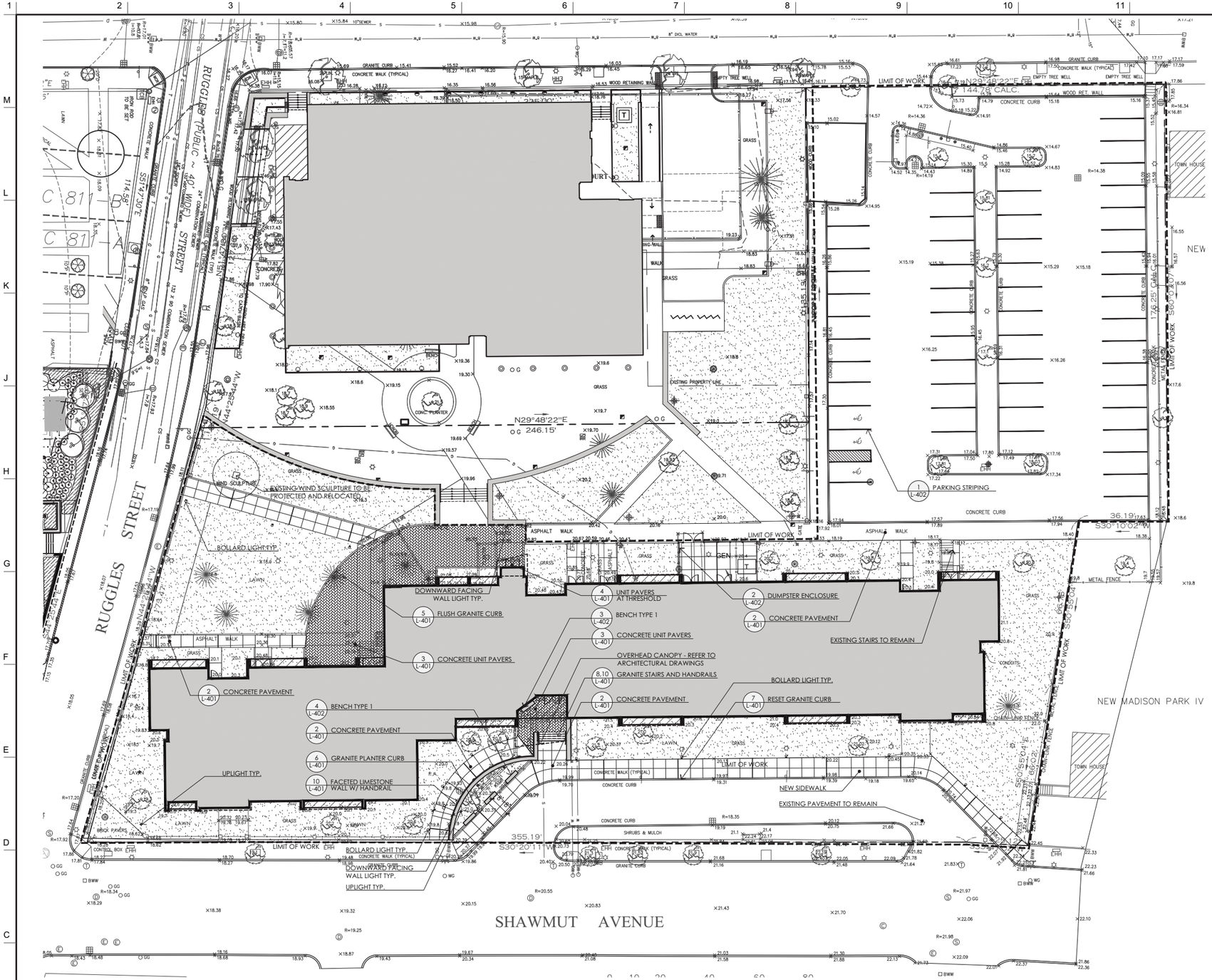
3.7.3 Parking and Vehicular Circulation

No parking or vehicular changes are proposed as part of this renovation. Automobiles will access the existing parking lot from Dewitt Drive. Trash pick-up and building loading are unchanged, being handled from the rear (west side) of the building.

3.8 Design Submission and Project Drawings

Figures 3-1 through **3-12** that follows more fully illustrate the project design completed to date.

Figure 3-1. Proposed Landscape Plan
Figure 3-2. Proposed First Floor Plan & Exist Second Floor Plan
Figure 3-3. Existing Upper Floor Plans
Figure 3-4. Proposed Elevation Facing Shawmut Avenue & Rear of Building
Figure 3-5. Proposed Elevation Facing Ruggles Street and Opposite Building End
Figure 3-6. Rendered Site Plan
Figure 3-7. Existing Building Photos (A-E)
Figure 3-8. Rendered Shawmut elevation
Figure 3-9. Rendered Shawmut entrance
Figure 3-10. Rendered Shawmut / Ruggles Elevation
Figure 3-11. Rendered Rear Courtyard Elevation
Figure 3-12. Rendered Rear and Community Room Entrance



Outdoor Luminaire Schedule				
Symbol	Qty	Description	Arrangement	Product Number
⊕	3	POLE LIGHT	SINGLE	RZR-PLED-IV-FT-80LED-350MA-NW BY US ARCHITECTURAL LIGHTING
○	13	BOLLARD LIGHT	SINGLE	88 361 BY BEGA
▯	3	WALL LIGHT	SINGLE	22 382-SLV BY BEGA
✦	5	UPLIGHT	SINGLE	HBLED26YA-MP19A BY RABELECT

NORTH

0' 10' 20' 40'

NOTES

DO NOT SCALE DRAWINGS.

LAYOUT AND MATERIALS LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- GRANITE PLANTER CURB
- 4' HIGH METAL PICKET FENCE
- EXISTING RETAINING WALL TO REMAIN
- PARKING SIGNAGE
- POLE LIGHT
- BOLLARD LIGHT
- WALL LIGHT
- UPLIGHT

LAYOUT AND MATERIALS NOTES

1. EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE COMPILED EXISTING CONDITIONS PLAN OF LAND PREPARED BY
2. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UNDERGROUND UTILITIES.
3. CONTRACTOR(S) SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
4. ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
5. CONTRACTOR SHALL VERIFY ALL TREE REMOVALS AND/OR TRANSPLANTS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START.
6. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM PROPOSED BUILDING, STRUCTURES, AND PLANTING BEDS.
7. MAXIMUM SLOPE WITHIN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
8. ALL AREAS OF THE SITE WHICH HAVE BEEN DISTURBED AND NOT OTHERWISE DEVELOPED SHALL BE LOAMED AND SEEDED WITH A MINIMUM DEPTH OF 6" DEPTH TOPSOIL UNLESS OTHERWISE NOTED.
9. ALL PLANT BEDS SHALL BE IRRIGATED.
10. SITE TO BE RE-GRADED AS REQUIRED TO MEET ACCESSIBILITY CODES AT CONCRETE WALKWAYS AND NEW LANDSCAPING PLAN WITH NO MORE THAN 1:20 SLOPE MAX. PROVIDE FILL AS NEEDED TO ADDRESS SITE SETTLEMENT ISSUES.
11. PARKING LOT CRACKS TO BE REPAIRED, RESEAL ENTIRE PARKING LOT WITH NEW COATING AND UPDATED LINE STRIPING AT END OF PROJECT.

FIGURE 3-1

No.	REVISIONS/SUBMISSIONS	Date

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Somerville, MA 02144
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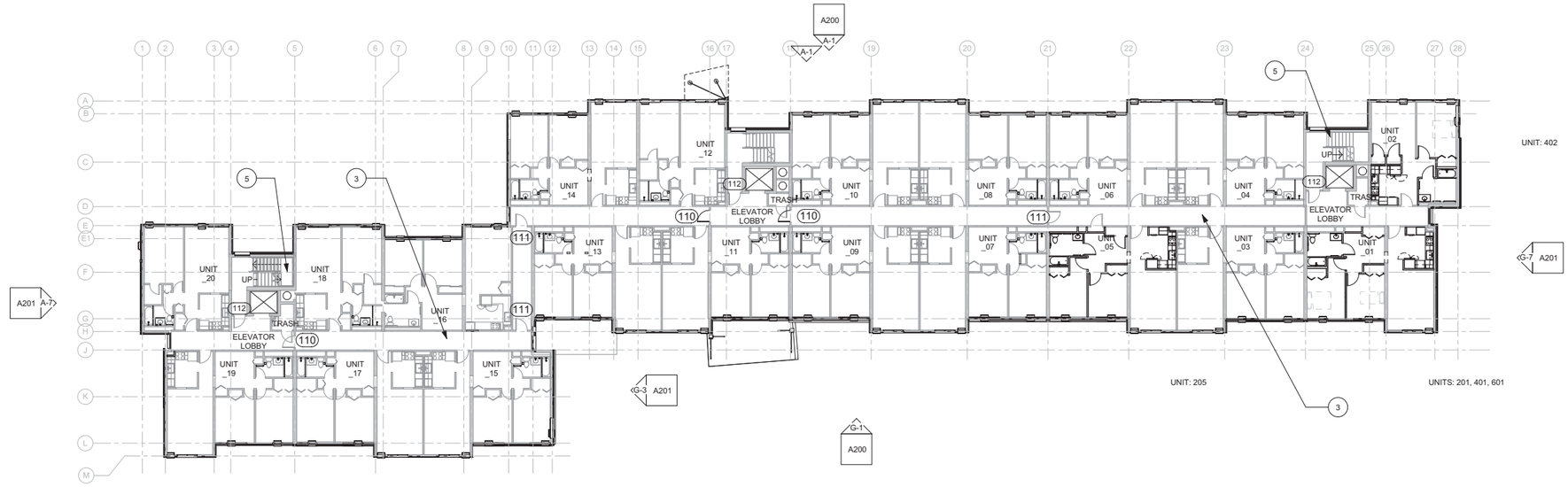
Consultant
DMLA
Deborah Myers Landscape Architecture
103 Terrace St., Boston MA 02120

Project
HAYNES HOUSE MODERNIZATION

Title
LAYOUT & MATERIALS PLAN

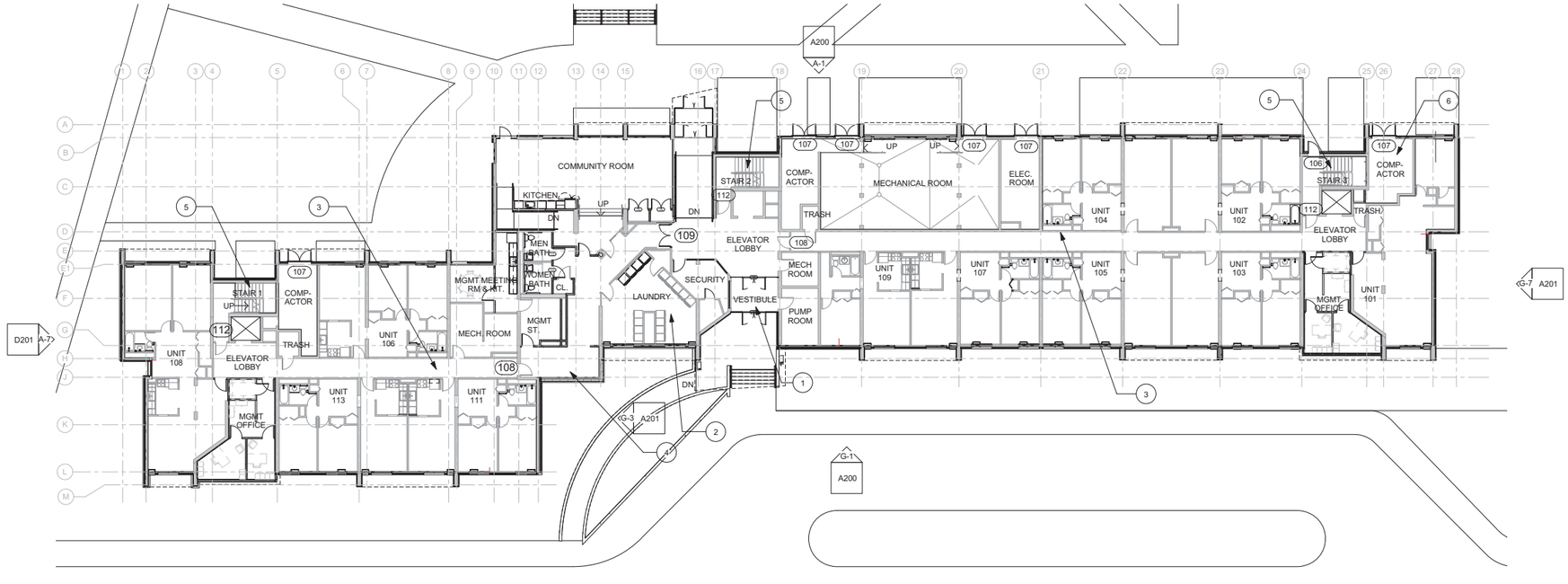
Designed	TNT / MBE
Checked	DAM
Project No.	1616
Scale	AS NOTED
Date	2018-06-25
Drawing No.	L-101

C:\Users\Taylor Polenske\Dropbox (DMLA)\Deborah Myers LA\04 Projects\1806-Haynes\design\drawing\0_current\1616-LM.dwg



G-1 | TYP. PROPOSED PLAN - 2ND, 4TH, 6TH PLAN

1/16" = 1'-0"



A-1 | PROPOSED PLAN - 1ST FLOOR

1/16" = 1'-0"

NOTES

DO NOT SCALE DRAWINGS.

NUMBERED NOTES

1. FRONT ENTRY LOBBY:
   - PATCH EXISTING FLOORING
   - PAINTING
   - NEW ACOUSTICAL CEILING TILE
2. LAUNDRY ROOMS:
   - REPLACE MEP SYSTEM; SEE MECH DWGS.
   - REPLACE ACT CEILING & GRID
   - REUSE EXISTING LIGHTING
3. CORRIDOR SCOPE:
   - NEW ACT CEILING GRID (1ST FLOOR ONLY)
   - NEW SPRINKLER SYSTEM
   - INSTALL (1) ENERGY RECOVERY VENTILATION (ERV) SYSTEM
   - PAINTING
   - ADD NEW THRESHOLDS AT CORRIDOR DOORS
4. GREEN HOUSE ROOF:
   - REMOVE EXISTING GLAZED ROOF PANELS
   - NEW ROOF WITH STRUCTURAL SUPPORT BEAM AND POST AT EXTERIOR WALL
5. TYPICAL STAIRS:
   - PAINTING
   - NEW LOCKSET AT ALL STAIR FIRE RATED DOORS
   - METAL STAIR TREAD REPAIRS, SELECT LOCATIONS
   - NEW DOOR AT GROUND FLOOR IN REINFORCED CONRETE WALL. SEE STRUCTURAL DWGS.
6. SECURITY ROOM

FIGURE 3-2

No.	REVISIONS/SUBMISSIONS	Date

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Consultant

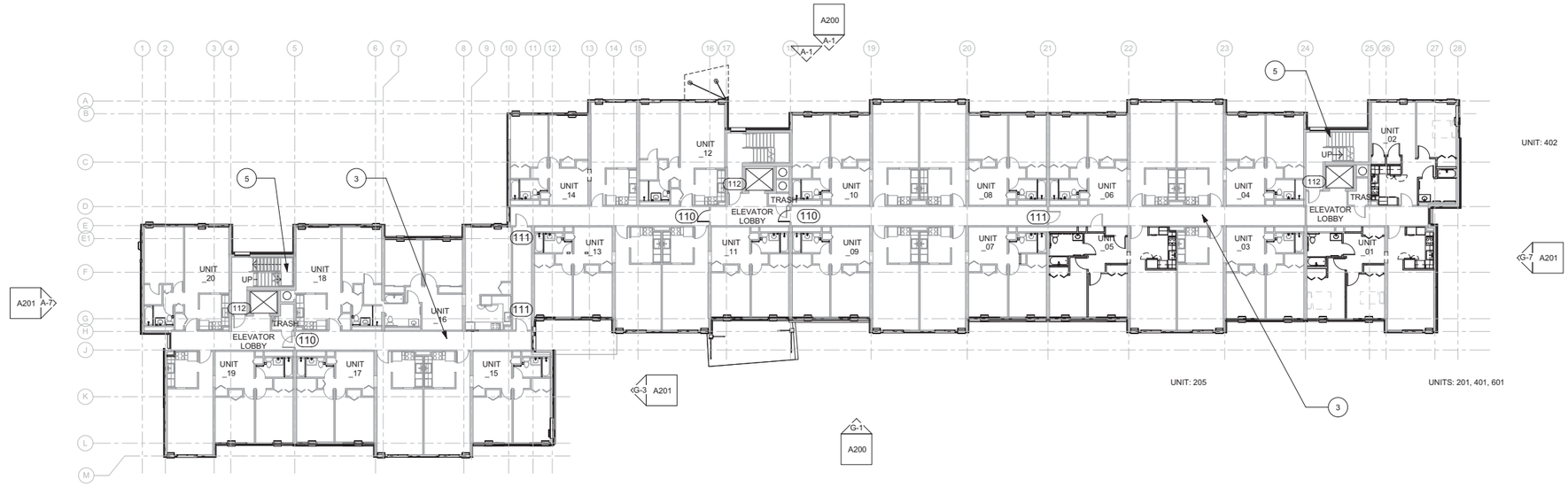
Project RENOVATIONS TO
HAYNES HOUSE
725-751 SHAWMUT AVE, ROXBURY, MA

Title PROPOSED FLOOR PLANS

BIDDA SET

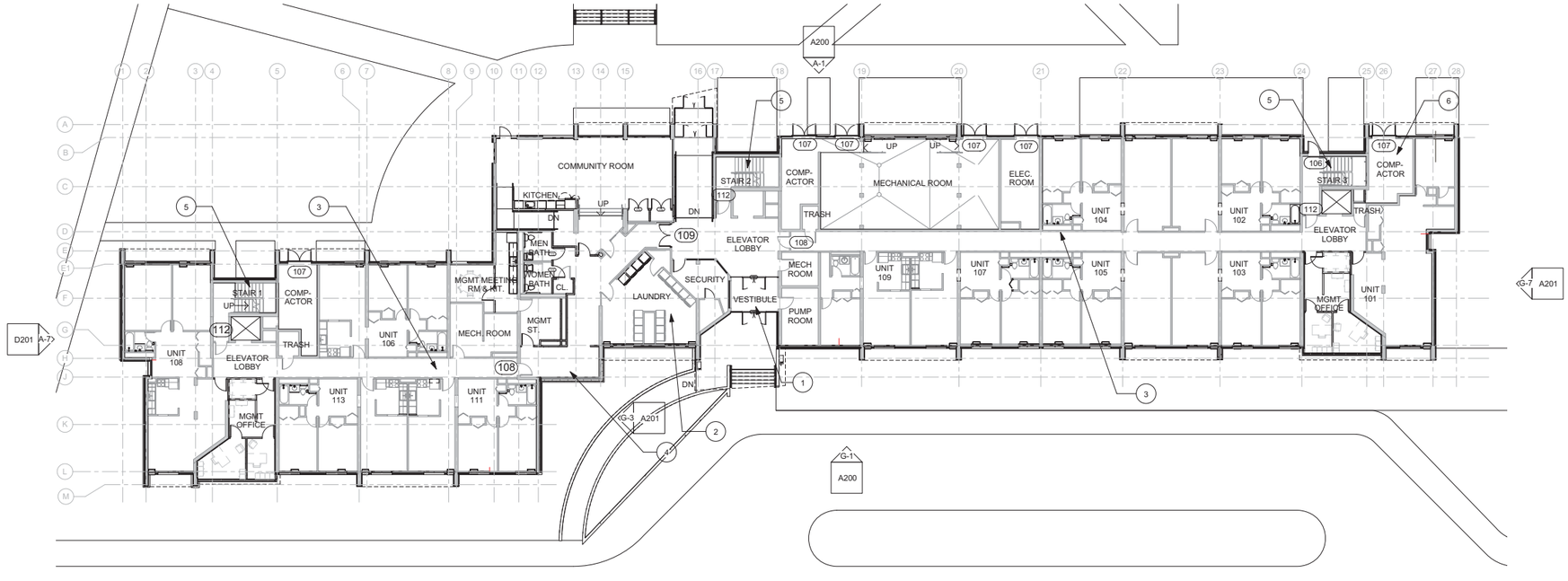
Designed	Designer
Checked	Author
Project No.	11036.04
Scale	As indicated
Date	6/25/18

Drawing No. A100



G-1 | TYP. PROPOSED PLAN - 2ND, 4TH, 6TH PLAN

1/16" = 1'-0"



A-1 | PROPOSED PLAN - 1ST FLOOR

1/16" = 1'-0"

NOTES

DO NOT SCALE DRAWINGS.

NUMBERED NOTES

1. FRONT ENTRY LOBBY:
   - PATCH EXISTING FLOORING
   - PAINTING
   - NEW ACOUSTICAL CEILING TILE
2. LAUNDRY ROOMS:
   - REPLACE MEP SYSTEM; SEE MECH DWGS.
   - REPLACE ACT CEILING & GRID
   - REUSE EXISTING LIGHTING
3. CORRIDOR SCOPE:
   - NEW ACT CEILING GRID (1ST FLOOR ONLY)
   - NEW SPRINKLER SYSTEM
   - INSTALL (1) ENERGY RECOVERY VENTILATION (ERV) SYSTEM
   - PAINTING
   - ADD NEW THRESHOLDS AT CORRIDOR DOORS
4. GREEN HOUSE ROOF:
   - REMOVE EXISTING GLAZED ROOF PANELS
   - NEW ROOF WITH STRUCTURAL SUPPORT BEAM AND POST AT EXTERIOR WALL
5. TYPICAL STAIRS:
   - PAINTING
   - NEW LOCKSET AT ALL STAIR FIRE RATED DOORS
   - METAL STAIR TREAD REPAIRS, SELECT LOCATIONS
   - NEW DOOR AT GROUND FLOOR IN REINFORCED CONRETE WALL. SEE STRUCTURAL DWGS.
6. SECURITY ROOM

FIGURE 3-3

No.	REVISIONS/SUBMISSIONS	Date

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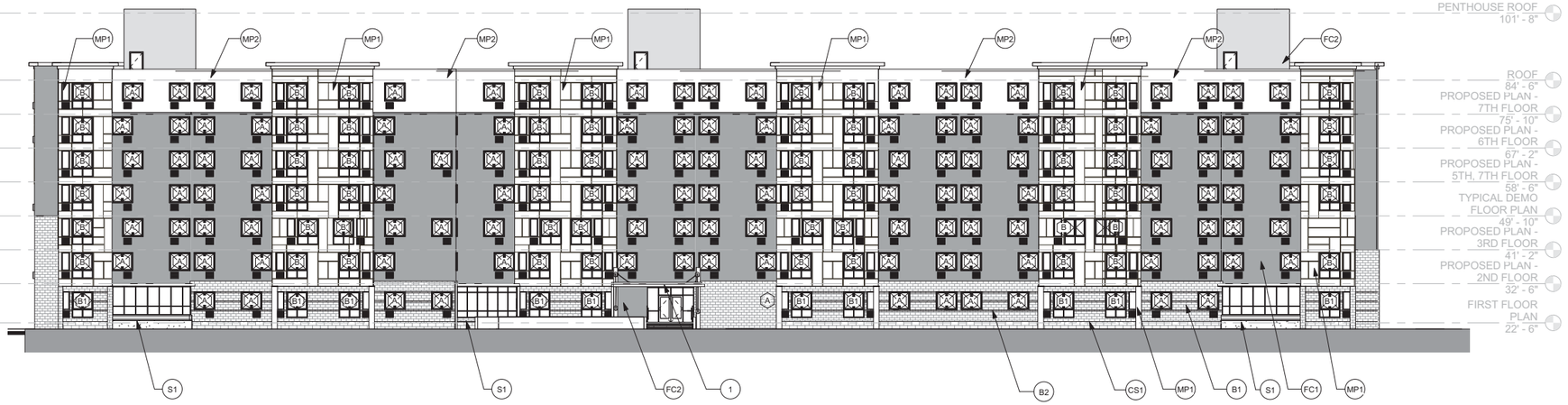
HAYNES HOUSE
725-751 SHAWMUT AVE, ROXBURY, MA

Title PROPOSED FLOOR PLANS

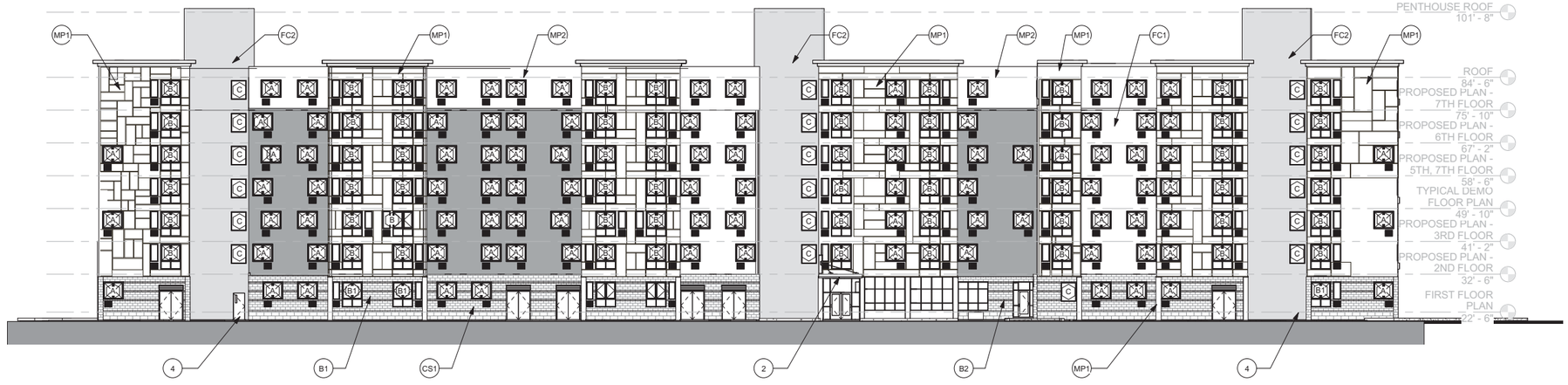
BIDDA SET

Designed	Designer
Checked	Author
Project No.	11036.04
Scale	As indicated
Date	6/25/18

Drawing No. A100



G-1	PROPOSED EAST ELEVATION - SHAWMUT ST.
1/16" = 1'-0"	



A-1	PROPOSED WEST ELEVATION
1/16" = 1'-0"	

NOTES

DO NOT SCALE DRAWINGS.

NUMBERED NOTES

1. NEW ENTRANCE CANOPY. SEE DETAIL ON A501
2. NEW REAR ENTRANCE VESTIBULE WITH CANOPY. SEE DETAIL ON A501. REPLACE REAR ENTRANCESTOREFRONT DOORS WITH NEW HARDWARE.
3. NEW CAST STONE ON EXISTING BRICK. SEE WALL TYPE E-6.
4. NEW EGRESS DOOR. NEW EGRESS ALARM HARDWARE. INSTALL NEW CONCRETE STEPS FLUSH WITH NEW CONCRETE WALKWAY AT THE NORTH STAIR.

HATCH KEY:

- B-1 — CAST STONE UNITS 16" X 8"
- B-2 — CAST STONE ACCENT UNITS 16" X 4"
- CS-1 — CAST STONE BASE - ROUGH
- FC-1 — FIBER CEMENT PANELS - COLOR 1: 18"X72"
- FC-2 — FIBER CEMENT PANELS - COLOR 2: 18" X 120"
- MP-1 — METAL PANEL - RANDOM PATTERN
- MP - 2 — METAL PANEL
- S-1 — LIMESTONE CLADDING

ELEVATION KEY:

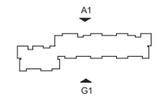


FIGURE 3-4

No.	REVISIONS/SUBMISSIONS	Date

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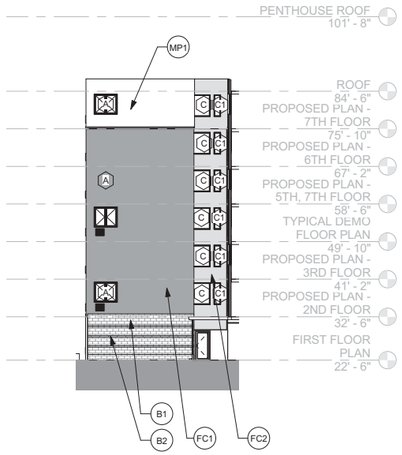
Project RENOVATIONS TO
HAYNES HOUSE
725-751 SHAWMUT AVE, ROXBURY, MA

Title PROPOSED ELEVATIONS

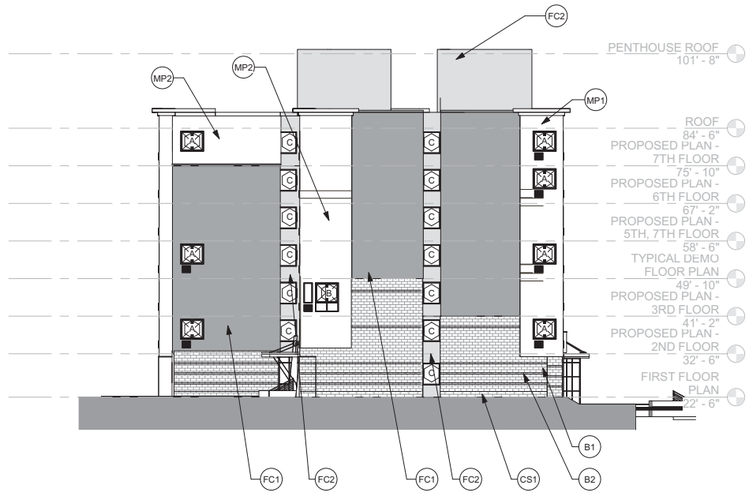
BID SET

Designed	Designer
Checked	Author
Project No.	11036.04
Scale	As indicated
Date	6/25/18

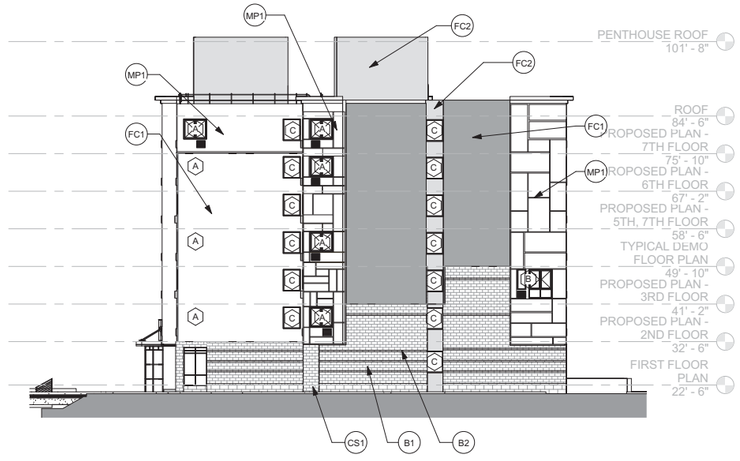
Drawing No. A200



G-3	PROPOSED NORTH HIDDEN ELEVATION
1/16" = 1'-0"	



G-7	PROPOSED NORTH ELEVATION
1/16" = 1'-0"	



A-7	PROPOSED SOUTH ELEVATION - RUGGLES ST.
1/16" = 1'-0"	

NOTES

DO NOT SCALE DRAWINGS.

NUMBERED NOTES

1. NEW ENTRANCE CANOPY. SEE DETAIL ON A501
2. NEW REAR ENTRANCE VESTIBULE WITH CANOPY. SEE DETAIL ON A501. REPLACE REAR ENTRANCESTOREFRONT DOORS WITH NEW HARDWARE.
3. NEW CAST STONE ON EXISTING BRICK. SEE WALL TYPE E-6.
4. NEW EGRESS DOOR. NEW EGRESS ALARM HARDWARE. INSTALL NEW CONCRETE STEPS FLUSH WITH NEW CONCRETE WALKWAY AT THE NORTH STAIR.

HATCH KEY:

- B-1 — CAST STONE UNITS 16" X 8"
- B-2 — CAST STONE ACCENT UNITS 16" X 4"
- CS-1 — CAST STONE BASE - ROUGH
- FC-1 — FIBER CEMENT PANELS - COLOR 1: 18"X72"
- FC-2 — FIBER CEMENT PANELS - COLOR 2: 18" X 120"
- MP-1 — METAL PANEL - RANDOM PATTERN
- MP - 2 — METAL PANEL
- S-1 — LIMESTONE CLADDING

ELEVATION KEY:

FIGURE 3-5

No.	REVISIONS/SUBMISSIONS	Date

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Project RENOVATIONS TO
HAYNES HOUSE
725-751 SHAWMUT AVE, ROXBURY, MA

Title PROPOSED ELEVATIONS

BIDDA SET

Designed	Drawing No.
Designer	
Checked	
Author	
Project No.	
11036.04	
Scale	
As indicated	
Date	
6/25/18	

A201

Madison Park Development Corporation

DAVIS SQUARE ARCHITECTS

Haynes House June 2018

FIGURE 3-6

Proposed Site Plan

MPDC
Madison Park Development Corporation

DAVIS SQUARE ARCHITECTS

Haynes House June 2018

FIGURE 3-7 .A

Existing Shawmut Ave Elevation

MPDC
Madison Park Development Corporation

DAVIS SQUARE ARCHITECTS

Haynes House June 2018

FIGURE 3-7 .B

Existing Shawmut Ave Elevation

Madison Park Development Corporation

DAVIS SQUARE ARCHITECTS

Haynes House June 2018

FIGURE 3-7 .C

Existing Shawmut Ave/Ruggles Street Elevation

Madison Park Development Corporation

DAVIS SQUARE ARCHITECTS

Haynes House June 2018

FIGURE 3-7 .D

Existing Rear Courtyard Elevation

Haynes House June 2018

FIGURE 3-7 .E

Existing Rear Courtyard Elevation

Madison Park Development Corporation

DAVIS SQUARE ARCHITECTS

Haynes House June 2018

FIGURE 3-8

Proposed Shawmut Ave Elevation

Haynes House June 2018

FIGURE 3-9

Proposed Shawmut Ave Entrance

Haynes House June 2018

FIGURE 3-10

Proposed Shawmut Ave/Ruggles Street Elevation

MPDC
Madison Park Development Corporation

DAVIS SQUARE ARCHITECTS

Haynes House June 2018

FIGURE 3-11

Proposed Rear Courtyard Elevation

MPDC
Madison Park Development Corporation

DAVIS SQUARE ARCHITECTS

Haynes House June 2018

FIGURE 3-12

Proposed Rear and Community Room Entrance

4.0 TRANSPORTATION COMPONENT

4.1 Transportation Impacts

The proposed Project represents a typical moderate rehabilitation of an occupied 131-unit, occupied affordable family housing development. The project's construction was completed in 1974, and the existing building is accompanied by an on-site parking lot with 55 spaces, of which three (3) are handicapped accessible.

The scope of proposed work includes replacement and/or repair of existing building systems and finishes, and will not lead to any changes in the current use or occupancy of the building, nor will it create any staffing changes or increases. As such, the Project is not expected to impact the area's current traffic patterns or volumes.

4.2 Construction Traffic Impacts

All subcontractors will be notified that there is no available parking on site and that either the use of Park & Ride or one of the local Public Pay Parking Lots/Garages will need to be implemented. Construction traffic impacts will be limited to the delivery of materials to the site. All deliveries will be scheduled 24-hours in advance and held to the specified truck route.

4.3 Transit

The project is located at the corner of Ruggles Street and Shawmut Avenue and has access to public transportation, open space, and area shopping. The Project is located within 1⁄2 mile or less to the MBTA's Orange line, Silver Line, and numerous buses, which connect the Project's residents to the Dudley Square MBTA and to the downtown.

4.4 Site Access and Circulation

Access and drop-off for the existing Haynes House residents will continue to be at front entrance on Shawmut Avenue. Trash removal will continue to be brought to the curb for City pick-up by management personnel.

4.5 Parking and Loading

As noted, the existing Project includes an off-street parking lot with 55 parking spaces, three (3) of which are handicapped accessible spaces. The proposed renovation plan does not decrease the number of parking spaces although the parking lot will be rearranged and restriped to accommodate the reconfiguration of an existing accessible parking space for a larger accessible van.

The existing building does not have an off-street loading space. Since the gross floor area of the building will not be increased, no loading spaces are required.

4.6 Bicycle Accommodations

The Proponent is reviewing placing bicycle storage within the building.

5.0 ENVIRONMENTAL REVIEW COMPONENT

5.1 Wind, Shadow, Daylight and Solar Glare

The Project proposes no change to the existing building's height or massing, and no new wind, shadow, daylight obstruction, or solar glare impacts are anticipated in association with the Project.

5.2 Air Quality Analysis

The Project will not add any mechanical systems at the rooftop, and the project is not expected to generate new traffic trips as there will be no increase in project occupants. Therefore, no additional air quality analysis is expected to be required.

5.3 Stormwater / Water Quality

The Project site consists of building roof, paved walkways and parking areas with approximately 5% of the site consisting of landscaping/vegetative materials.

The proposed rehabilitation will not change the footprint of the building, and stormwater runoff peak rates and volumes are expected to remain the same.

The runoff will have no effect on water quality of the Boston Harbor or other body of water, or on groundwater.

5.4 Flood Hazard Zone / Wetland

According to the National Flood Insurance Program (Federal Emergency Management Agency map), Haynes House is located within an area of minimal flood hazard. The subject parcel is located in the Community Panel Number 25025C0079J, with an effective date of March 16, 2016. The site does not contain wetlands.

5.5 Geotechnical Impacts

The Project does not include excavation or changes below-grade, and therefore geotechnical impacts and impacts to groundwater and not anticipated.

5.6 Hazardous and Solid Waste

5.6.1 Hazardous Waste

Phase I Environmental Assessment

McPhail Associates LLC performed a Phase I Environmental Site Assessment dated 7/25/17, in conformance with the scope and limitations of ASTM Practice E 1527-13 of Project (the property known as Haynes House Apartments located in the Roxbury neighborhood of Boston, Massachusetts). The assessment identified no Recognized Environmental Conditions. The release condition documented under RTN 3-28529, which has achieved regulatory closure in the form of a Class A-2 RAO, is considered an HREC with respect to the subject site. No Controlled RECs were identified in connection with the subject site.

Asbestos

Asbestos materials (ACMs) have been identified in the Project as is typical for a building of this generation. The ACMs are in good condition, undisturbed, and are managed according to governing regulations. ACMs in each of the located areas are included in a site-specific asbestos operations and maintenance (O&M) program designed to comply with 29 CFR 1910.1001 and 1926.1101, incorporating the basic components outlined in the EPA's Guide to Managing Asbestos in Buildings. The Project's management agent informs all contractors and employees working on site performing demolition, construction, or renovation activities at the Project of the presence of ACMs if the activities impact these materials.

The Project's Proponent is working with Universal Environmental Consultants (UEC) to prepare the asbestos remediation plan and contract specifications. During construction they will conduct air sampling monitoring and laboratory services in accordance with city, state and federal regulations.

ACMs are located in the joint compound and the mastic used for the cove base throughout the building, the tile and mastic in kitchens and foyers, and in the stairwell door caulking.

Lead Paint

The Proponent has Full Lead Paint Compliance Letters for 100% of the units at the Project. During construction the Contactor will strictly adhere to city, state and federal requirements including the EPA's Lead Renovation, Repair and Painting Rule (RRP Rule).

Construction

The Proponent will work with the general contractor to develop construction specifications for the safe handling and remediation of any identified hazardous waste during renovations.

5.6.2 Operation Solid and Hazardous Waste Generation

Haynes House generates solid waste typical of residential uses. Solid waste is expected to include wastepaper, cardboard, glass bottles and food. Recyclable materials will be recycled through a program implemented by building management. As no new units are being created, the Project is not expected to generate additional solid waste.

With the exception of household hazardous wastes typical of residential developments (e.g., cleaning fluids and paint), the Project will not involve the generation, use, transportation, storage, release, or disposal of potentially hazardous materials.

5.6.3 Recycling

Recycling bins are located in the buildings' trash rooms on every floor. The recycling is collected by maintenance/cleaning staff and put out for city pick once a week.

5.7 Noise Impacts

New noise associated with development projects are most commonly due to mechanical equipment required for the operation of the building. Minimal noise impacts are anticipated as the extent and general location of mechanical equipment will be similar to the existing mechanical equipment. Noise impacts may actually experience a reduction over current levels as any new equipment is likely to have a more efficient design resulting in lower noise levels.

Construction period noise impacts and mitigation are discussed below in **Section 5.8.8.**

5.8 Construction Impacts

5.8.1 Introduction

The Construction Management Plan (CMP) for the rehabilitation of Haynes House will provide specific measures and plans to minimize impacts to abutters of the property and the surrounding Roxbury neighborhood. Building owner will submit a Construction Management Plan (CMP) along with a full building permit application to the Boston Inspectional Services Department ("ISD") at a later date.

5.8.2 Construction Activity

The construction period for this project is expected to last approximately 16 months in duration. The anticipated start of the project is 4th quarter of 2018, and will extend through the 2nd quarter of 2020 with construction hours determined by City of Boston requirements.

5.8.3 Neighborhood Interaction

Construction will be conducted in a manner as to minimize or avoid interference with the day to day activities of the neighborhood and the Haynes House community.

5.8.4 Construction Program

The proposed staging plan is designed to isolate construction while maintaining normal day-to-day activities at the Haynes House community. The scope of work is restricted entirely to the grounds of Haynes House, which is a privately owned community. The renovation plan will generally include significant building envelope improvements with the demolition and replacement of the building's exterior masonry facade, 100% window replacement, and improved accessible front and rear entrances. It also includes required life safety system upgrades, energy efficiency enhancements, new accessible units, and selective unit and common area upgrades as follows.

5.8.5 Perimeter and Public Safety

The selected general contractor will be responsible for overall safety issues at Haynes House during construction both on-site and at any adjacent areas that may be affected. The general contractor will have a Supervisor on-site to oversee all safety issues, both public and private. All subcontractors will be notified of the designated delivery route and designated drop off location. It is expected that the Haynes House exterior replacement work will be conducted in phases. The general contractor will submit a logistics plan prior to the start of construction.

5.8.6 Dust

The Contractor shall provide a dust control plan that complies with the guidelines set forth by the DPH, MassDEP, and OSHA. The Contractor understands that maintaining an effectively dust control plan is of utmost importance to maintaining a safe and healthful environment for workers, employees, and the occupants.

5.8.7 Construction Traffic Impacts

All subcontractors will be notified that there is no available parking on site and that either the use of Park & Ride or one of the local Public/Pay Parking Lots/Garages will need to be implemented. The only traffic impact to the neighborhood will involve delivery of materials to the site. All deliveries will also be scheduled 24-hours in advance and held to the specific truck route.

5.8.8 Construction Noise

All construction activities will take place within the private property of Haynes House and no activities will start before the allowed construction hours. All decibel levels will adhere to OSHA standards.

5.8.9 Rodent Control

The project will adopt a site-specific rodent control plan to adhere with Policy Number 87- 4 City of Boston Requirements. All visits will be logged into a binder, numbered, and dated.

5.8.10 Utilities

All utilities are located on the property. Work will be coordinated with all the utility companies and performed under State, City, and Local jurisdiction. All utility shutdowns and planned interruptions will be coordinated accordingly.

5.8.11 Emergency Contacts

A full list of phone numbers for 24-hour contacts will be provided prior to the start of the project and an emergency number posted at the Construction site office.

5.8.12 Construction Waste

Construction related waste would be properly disposed of into 30-yard dumpsters. These dumpsters will be located upon the property. In situation when it is not feasible to place a dumpster on the property, all generated waste will be removed on a daily basis by "live loaded" disposal vehicles. All waste generated from the property will be segregated at Waste Managements' facility in order to be recycled.

6.0 SUSTAINABLE DESIGN

6.1 Overview

Sustainability informs every design decision. Enduring and efficient buildings conserve embodied energy and preserve natural resources. The Proponent is working to minimize energy use as much as possible by evaluating every possible efficiency measure.

The Haynes House renovation project (the "Proposed Project") is a renovation of one seven-story multifamily building located in the Lower Roxbury neighborhood of Boston. The building has 131 units and 139,608 gross square feet (gsf). Construction was completed in 1974. The building is owned by Haynes House Associates II Limited Partnership.

The scope of work for this renovation includes removal of the existing brick cladding, and re-cladding of the building (including continuous insulation exterior to the sheathing at non-bearing walls, and new windows); installation of a new supply air ventilation system for the south wing of the building; cleaning and balancing of existing exhaust ventilation risers; renovations to selected units including kitchens and bathrooms; replacement of selected mechanical equipment and lighting for common areas; updates to fire and life/safety systems including a new sprinkler system; and landscaping/site work. The building will be occupied during construction. The renovation will comply with sections of the Massachusetts State Building Code relevant for rehabilitations of existing buildings.

The renovation project will be designed and executed with reference to the U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED), Operations & Maintenance for Multifamily v4 rating system. The project holds as a goal the threshold of the LEED "Certifiable" level of achievement (as distinguished from actual certification through USGBC). The following is an outline of the preliminary LEED compliance strategy for this project. The team will revise and update the checklist and narratives as design progresses.

6.2 LEED Operations & Maintenance v4 Scorecard

New Ecology, Inc. ("NEI") has reviewed the preliminary project scope and understands the credit summary presented in

Table 6-1. Summary Scorecard to be reasonable and achievable. The subsequent narrative identifies the project's current approach to compliance with all checklist prerequisites and applicable, optional credits. Please also see **Figure 6-1**. LEED Checklist at the end of this chapter.

Table 6-1. Summary Scorecard

Category	Yes Points	Maybe Points
Location and Transportation	5	0
Sustainable Sites	2	2
Water Efficiency	6	1
Energy and Atmosphere	12	2
Materials and Resources	1	1
Indoor Environmental Quality	13	0
Innovation	1	0
Regional Priority	2	0
Total Points	*42*	*6*

6.3 Narrative for LEED Credits

Note: Only credits that will be pursued by the Project are discussed in the narrative below; credits that will not be pursued are not included. Please also see **Figure 6-1**. LEED Checklist.

6.3.1 Location and Transportation

LT Alternative Transportation	5 yes points
The project will earn 5 points through Option 3, Path 2: Walkable Location. According to walkscore.com, the site has a walkscore of 91, putting it into the highest tier for 5 points.	

6.3.2 Sustainable Sites

SS Site Management Policy	Required
MPDC and Winn Management will develop a site management policy for Haynes House to ensure compliance with this credit. The team will evaluate existing policies and update them where necessary; policies not currently in place will be evaluated and implemented in a manner consistent with MPDC's O&M methods.	
SS Heat Island Reduction	2 maybe points
The project team will seek to earn 2 points through Option 3: Nonroof and Roof. Haynes House has a white roof membrane currently installed; the team will confirm solar reflectance index (SRI) value for this membrane to determine credit compliance. Additionally, the team will examine ways to increase the surface area of paved material at grade that has high SRI value or is shaded by vegetation.	
SS Light Pollution Reduction	1 yes point
All new exterior fixtures that provide more than 2,500 lumens per fixture will be installed so that light is not emitted more than 90 degrees from straight down. The team will also confirm that existing fixtures not to be replaced also comply with the requirement.	

SS Site Improvement Plan	1 yes point
The project team is currently shaping the scope of its improvements for the Haynes House renovation, and will use this opportunity to develop a longer-term site plan to guide improvements. The plan will include an evaluation of existing site conditions, an outline of site improvement goals, performance standards used to evaluate progress, and monitoring protocols. This plan will cover the site's hydrology, vegetation, and soils. The architect has confirmed that vegetation onsite will exceed the 5% threshold necessary for the credit.	

6.3.3 Water Efficiency

WE Indoor Water Use Reduction	Required
The project will choose Option 1: Calculated Water Use. This credit establishes a water consumption baseline of 150% of the code minimum flow rates for each water fixture type (showerheads at 2.5 gpm, aerators at 2.2 gpm, and toilets at 1.6 gpf). The scope of work for Haynes House will include showerheads at 1.5 gpm, bathroom and kitchen aerators at 1.25 gpm, and toilets at 1.1 gpm. These flow rates are significantly lower than the flow rates required to calculate the baseline for this credit, and the team is confident that water consumption will meet the credit requirements.	
WE Building-Level Water Metering	Required
The building relies on a utility-grade water meter from the Boston Water and Sewer Commission that measures consumption of water for the entire building. The meter records monthly data for utility invoicing, and these data are compiled on MPDC's WegoWise account, which will continue to track monthly data into the future. Data are sharable as necessary. There is no gray or reclaimed water supplied in the building.	
WE Outdoor Water Use Reduction	1 maybe point
The project will show compliance with this credit using Option 2: no irrigation meter installed. The project team will establish a baseline for the existing landscape using the EPA's WaterSense Water Budget Tool. The project has set a goal of reducing water consumption below the Water Budget Tool's baseline by 30%, for 1 maybe point. An irrigation meter will be installed as part of the rehabilitation.	
WE Indoor Water Use Reduction	5 yes points
The team chooses Option 1: Calculated Water Use to coincide with the Indoor Water Use Reduction credit (see above). Based on the water fixtures specified in the rehabilitation scope, the team anticipates that the building will reduce water consumption by at least 30% below the baseline established in the Indoor Water Use Reduction prerequisite.	
WE Water Metering	1 yes point
There are no water uses on the property other than indoor fixtures/fittings, and irrigation. The team will install an irrigation meter to determine irrigation water usage for 100% of the irrigated area. The team will also install a water submeter at the main supply line to the indoor fixtures and fittings. These represent two water subsystems metered.	

6.3.4 Energy and Atmosphere

EA Energy Efficiency Best Management Practices	Required
NEI completed an ASHRAE Level II energy audit (complying with the ASHRAE Procedures for Commercial Building Energy Audits) in spring 2017. This exceeds the requirement for an ASHRAE Level I analysis. Winn Management maintains an operations and maintenance plan containing all of the items listed in the credit language.	
EA Minimum Energy Performance	**Required**
All electricity and gas meters in the building are owned by utilities. Haynes House will show compliance with the performance aspect of this credit by using Case 1: Energy Star rating. As part of the ASHRAE Level II energy audit produced by NEI, the building's Energy Star score was determined to be 66. The rehabilitation includes energy-related upgrades that will improve the Energy Star score to at least 75, meeting the credit's requirement. The rehab scope will include the following energy-related measures: • Installation of continuous insulation and an air barrier exterior to the sheathing; • Replacement of existing windows with thermally-broken fiberglass frame windows; • Replacement of showerheads and faucet aerators with low flow fixtures; • Replacement of selected refrigerators and dishwashers in units with Energy Star models; and • Replacement of air source heat pump for laundry room with higher-efficiency model. MPDC is also pursuing funding through the Low Income Multifamily Program (LIMF) for replacement of heating and/or domestic hot water equipment, independent of this rehab scope.	
EA Building-Level Energy Metering	**Required**
For natural gas: The building is master-metered and all gas usage in the building is captured by that meter. Monthly owner-paid gas data are tracked on the WegoWise data platform and can be shared as needed. *For electricity*: The building has 131 tenant-paid meters and two owner-paid meters. Data for owner-paid meters are compiled monthly in WegoWise and can be shared. Tenant-paid consumption data are not available in WegoWise and, due to privacy concerns, are not available to MPDC directly. MPDC has obtained aggregated consumption data representing all tenants from Eversource's Energy Reporting and Disclosure database. Together, the owner-paid and aggregated tenant data represent all electricity consumption in the building.	
EA Fundamental Refrigerant Management	**Required**
There are no CFC-based refrigerants used in the building. Therefore the project automatically complies with this credit.	
EA Existing Building Commissioning – Analysis	**2 yes points**
The project team will meet this credit using Option 2: Energy Audit. NEI's team of qualified energy auditors (BPI, RESNet and CEM qualifications) has completed an ASHRAE Level II energy audit of the property (dated 3/3/2017). The audit meets the requirements of the ASHRAE Procedures for Commercial Building Audits. NEI has an extensive background completing Level II energy audits and has developed robust audit protocols.	

EA Existing Building Commissioning – Implementation	2 yes points
The team will use Option 2: Energy Audit (see above). Several of the energy- and water-saving upgrades identified in the audit will be included in the upcoming rehab, including some no- and low-cost operational improvements. MPDC and Winn Management will track the success of building upgrades with regard to costs. Savings can be calculated using the WegoWise building upgrades feature. Additionally, training will be provided to building operations staff to ensure efficient operation of new equipment.	
Optimize Energy Performance	3 yes points; 2 maybe points
The project team is focused on substantially improving the energy performance of the building through the measures outlined in the Minimum Energy Performance credit (see above). The team anticipates that the building's Energy Star score will exceed the minimum threshold by at least one (earning 3 points). Additional points may be possible and are included as 'maybes'.	
EA Renewable Energy & Carbon Offsets	5 yes points
Haynes House has solar PV and solar thermal energy systems currently in operation. The team is currently analyzing the production of these systems to determine the portion of building energy load that is offset. These systems will produce a portion of the points allowed under the renewable energy and carbon offsets credit. MPDC will also purchase renewable energy credits (RECs) to offset a portion of the emissions impacts related to building energy consumption. These two approaches combined will produce a total of 5 points for the project.	

6.3.5 Materials and Resources

MR Ongoing Purchasing & Waste Policy	Required
MPDC and Winn Management will develop a purchasing policy for Haynes House that complies with the requirements of this credit, including for both ongoing purchases and for durable goods. The team will also cross-reference their existing solid waste management program against the requirements of this credit to ensure that purchases within the building management's control are in compliance.	
MR Facility Maintenance & Renovations Policy	Required
MPDC and Winn Management will collaborate to develop a policy guiding purchases during renovations (including the upcoming renovation) and ongoing maintenance at the site. The policy will cover facility maintenance waste, renovation waste, and furniture waste. The policy will include the required items related to indoor air quality during renovations to ensure a healthy indoor environment during the upcoming work on the property.	
Purchasing – Ongoing	1 maybe point
The team is evaluating whether current purchasing practices for Haynes House converge with the requirements of this credit. Winn Management will categorize all current purchases according to the criteria provided and will determine what portion are compliant, in terms of cost. The team will take one point if existing practices pass the 60% threshold, or if the team identifies cost-effective alternatives that would achieve the threshold when implemented.	
Purchasing – Lamps	1 yes point
Lighting at Haynes House was upgraded to LED in the last 5 years. All future replacements of lighting fixtures will also be LED, which contain no mercury. Therefore, the building complies with the requirements of this credit, earning 1 point.	

6.3.6 Indoor Environmental Quality

EQ Minimum Indoor Air Quality Performance	Required
The project will maintain or improve existing ventilation equipment, and install new equipment that will comply with ASHRAE Standard 62.1-2010. The rehab project includes the following ventilation-related elements: • Installation of a new ERV/RTU combination system that will supply outdoor air to the corridors in the southern-most wing of the building, tempered by bathroom exhaust air. This will complement the other two ERV/RTU systems currently ventilating other wings of the building. • Cleaning and air sealing of all exhaust and supply ductwork. • Installation of Constant Airflow Regulators (CARs) at each grille in apartments to ensure consistent exhaust ventilation throughout the building.	
EQ Environmental Tobacco Smoke Control	Required
MPDC will comply with the requirements of this prerequisite by prohibiting smoking inside the building (both units and common areas), and outside the building. Signage will be posted within 10 feet of all building entrances. Blower door testing performed for a sample of apartments during the Haynes House ASHRAE Level II energy audit indicates that the project currently complies with the requirement of 0.50 cfm/ft2 at 50 pascals. Air sealing in the scope of work will reduce infiltration even further.	
EQ Green Cleaning Policy	Required
MPDC and Winn Management will review an update their existing green cleaning policy to ensure compliance with the requirements of this credit.	
EQ Enhanced Indoor Air Quality Strategies	2 yes points
The project team will design upgrades to the building's ventilation system so that each unit complies with ASHRAE Standard 62.2 for dwelling unit ventilation. For a description of ventilation-related upgrades please see the language under *Minimum Indoor Air Quality Performance* above. The apartments currently have electric ranges, and under the rehab scope these will be replaced in kind. Thus the project can take one point for no gas cooking appliances inside unit envelopes.	
EQ Thermal Comfort	1 yes point
Each apartment in the building has a dedicated thermostat allowing tenant control of the heating system. Blinds are provided by management for each window in each apartment. Operable windows are present in each apartment; this will remain true after the renovation is complete.	
EQ Daylight & Quality Views	4 yes points
MPDC will contract a lighting study to confirm compliance with the daylighting requirements presented in this credit. Measurements will be taken for apartment spaces as well as offices, community spaces, and corridors. Additionally, a study will be undertaken to confirm that quality views are provided for at least 50% of residential units.	
EQ Green Cleaning – Custodial Effectiveness Assessment	1 yes point
MPDC and Winn Management will implement the green cleaning policy developed through the Green Cleaning Policy prerequisite (see above). Inspections will be regularly scheduled. Audits showing compliance with APPA Leadership in Educational Facilities' Custodial Staffing Guidelines will be scheduled annually.	

EQ Green Cleaning – Products & Materials	1 yes point
MPDC and Winn Management will cross-reference their existing green cleaning materials practices with the requirements of this credit and update as necessary to comply. At least 75% of total annual purchases (by cost) will have certification through at least one of the standards listed in the credit language.	
EQ Green Cleaning – Equipment	1 yes point
MPDC and Winn Management will create an inventory of their existing equipment used at Haynes House. Each piece of equipment will comply with its applicable standard listed in the credit. Equipment will be replaced as necessary to meet the 40% threshold.	
EQ Integrated Pest Management Policy	2 yes points
MPDC and Winn Management have an integrated pest management policy that is implemented at Haynes House. The team will review and confirm that this existing policy complies with credit requirements. The policy will be updated where necessary.	
EQ Occupancy Comfort Survey	1 yes point
An occupant comfort survey will be provided to all tenants in the building. The survey will cover acoustics, cleanliness, indoor air quality, lighting, and thermal comfort. Responses from tenants will be encouraged so that the 30% threshold of responses is achieved. If 20% or more of tenants are dissatisfied, the team will incorporate feedback into the scoping and design process for the upcoming renovation of the property.	

6.3.7 Innovation in Design

ID LEED Accredited Professional	1 yes point
Michael Brod, LEED AP, is coordinating the Article 37 Compliance process and LEED checklist for this project.	

6.3.8 Regional Priority

RP Regional Priority	2 yes points
The project meets the threshold for two Regional Priority credits: • Indoor Water Use (threshold of 5) • Renewable Energy & Carbon Offsets (threshold of 5)	

Figure 6-1

LEED v4 for Operations & Maintenance: Existing Buildings

Project Checklist

Project Name: HAYNES HOUSE RENOVATION

Date: 6/19/2018

Y	?	N				
5	**0**	**0**	**Location and Transportation**			**15**
5			Credit	Alternative Transportation		15
2	**2**	**6**	**Sustainable Sites**			**10**
Y			Prereq	Site Management Policy		Required
		2	Credit	Site Development-Protect or Restore Habitat		2
		3	Credit	Rainwater Management		3
	2		Credit	Heat Island Reduction		2
1			Credit	Light Pollution Reduction		1
		1	Credit	Site Management		1
1			Credit	Site Improvement Plan		1
6	**1**	**0**	**Water Efficiency**			**12**
Y			Prereq	Indoor Water Use Reduction		Required
Y			Prereq	Building-Level Water Metering		Required
Q	1		Credit	Outdoor Water Use Reduction		2
5			Credit	Indoor Water Use Reduction		5
-	-	-	Credit	Cooling Tower Water Use		3
1			Credit	Water Metering		2
12	**2**	**9**	**Energy and Atmosphere**			**38**
Y			Prereq	Energy Efficiency Best Management Practices		Required
Y			Prereq	Minimum Energy Performance		Required
Y			Prereq	Building-Level Energy Metering		Required
Y			Prereq	Fundamental Refrigerant Management		Required
2			Credit	Existing Building Commissioning— Analysis		2
2			Credit	Existing Building Commissioning—Implementation		2
		3	Credit	Ongoing Commissioning		3
3	2		Credit	Optimize Energy Performance		20
		2	Credit	Advanced Energy Metering		2
		3	Credit	Demand Response		3
5			Credit	Renewable Energy and Carbon Offsets		5
		1	Credit	Enhanced Refrigerant Management		1
1	**1**	**6**	**Materials and Resources**			**8**
Y			Prereq	Ongoing Purchasing and Waste Policy		Required
Y			Prereq	Facility Maintenance and Renovations Policy		Required
	1		Credit	Purchasing- Ongoing		1
1			Credit	Purchasing- Lamps		1
		2	Credit	Purchasing- Facility Management and Renovation		2
		2	Credit	Solid Waste Management- Ongoing		2
		2	Credit	Solid Waste Management- Facility Management and Renovation		2

	Y	?	N				
	13	**0**	**4**	**Indoor Environmental Quality**			**17**
	Y			Prereq	Minimum Indoor Air Quality Performance		Required
	Y			Prereq	Environmental Tobacco Smoke Control		Required
	Y			Prereq	Green Cleaning Policy		Required
			2	Credit	Indoor Air Quality Management Program		2
	2			Credit	Enhanced Indoor Air Quality Strategies		2
	1			Credit	Thermal Comfort		1
			2	Credit	Interior Lighting		2
	4			Credit	Daylight and Quality Views		4
Q	1			Credit	Green Cleaning- Custodial Effectiveness Assessment		1
Q	1			Credit	Green Cleaning- Products and Materials		1
Q	1			Credit	Green Cleaning- Equipment		1
Q	2			Credit	Integrated Pest Management		2
	1			Credit	Occupant Comfort Survey		1
	1	**0**	**0**	**Innovation**			**6**
				Credit	Innovation		5
	1			Credit	LEED Accredited Professional		1
	2	**0**	**0**	**Regional Priority**			**4**
	1			Credit	Regional Priority: Specific Credit		1
	1			Credit	Regional Priority: Specific Credit		1
				Credit	Regional Priority: Specific Credit		1
				Credit	Regional Priority: Specific Credit		1
	42	**6**	**25**	**TOTALS**		Possible Points:	**110**

Certified: 40-49 points, **Silver:** 50-59 points, **Gold:** 60-79 points, **Platinum:** 80+ points

End of next week for checklist and narrative
Also, the resiliency checklist

7.0 HISTORIC AND ARCHAEOLOGICAL RESOURCES COMPONENT

7.1 Historic Resources Within the Project Site and Environs

MLF Consulting LLC conducted an on-line search of the Massachusetts Cultural Resource Information System (MACRIS) for the Project site. According to this search, the property does not contain any State or federally listed historic or archaeologically significant resources, and is not located within a historic district.

The MACRIS search did identify several historic properties and districts within 1/8 mile of the project site as identified in **Table 7-1** below and displayed on **Figure 7-1**.

Table 7-1. Historic Resources in the Vicinity of the Project Site

Key to Historic Resources in Figure 7-1	Historic Resource	Source of Listing
National Register of Historic Places		
1	NA	MHC Inventory
2	Berger Engineering & Surveying Instrument Factory	MHC Inventory
3	Goldsmith Block	MHC Inventory
4	Louis Berenson Block	MHC Inventory
5	Hotel Comfort	MHC Inventory
6	Brunswick Bowling Alleys	MHC Inventory
7	Roxbury Theatre	MHC Inventory
8	Ruggles Hall	MHC Inventory
9	NA	MHC Inventory
10	Eagle Theatre	MHC Inventory
11	Eagle Bowling Alleys	MHC Inventory
12	NA	MHC Inventory
13	NA	MHC Inventory
14	Timothy Smith Building	MHC Inventory
16	Henry S. Lawrence Commercial Block	MHC Inventory
17	Josiah Richardson Block	MHC Inventory
18	NA	MHC Inventory

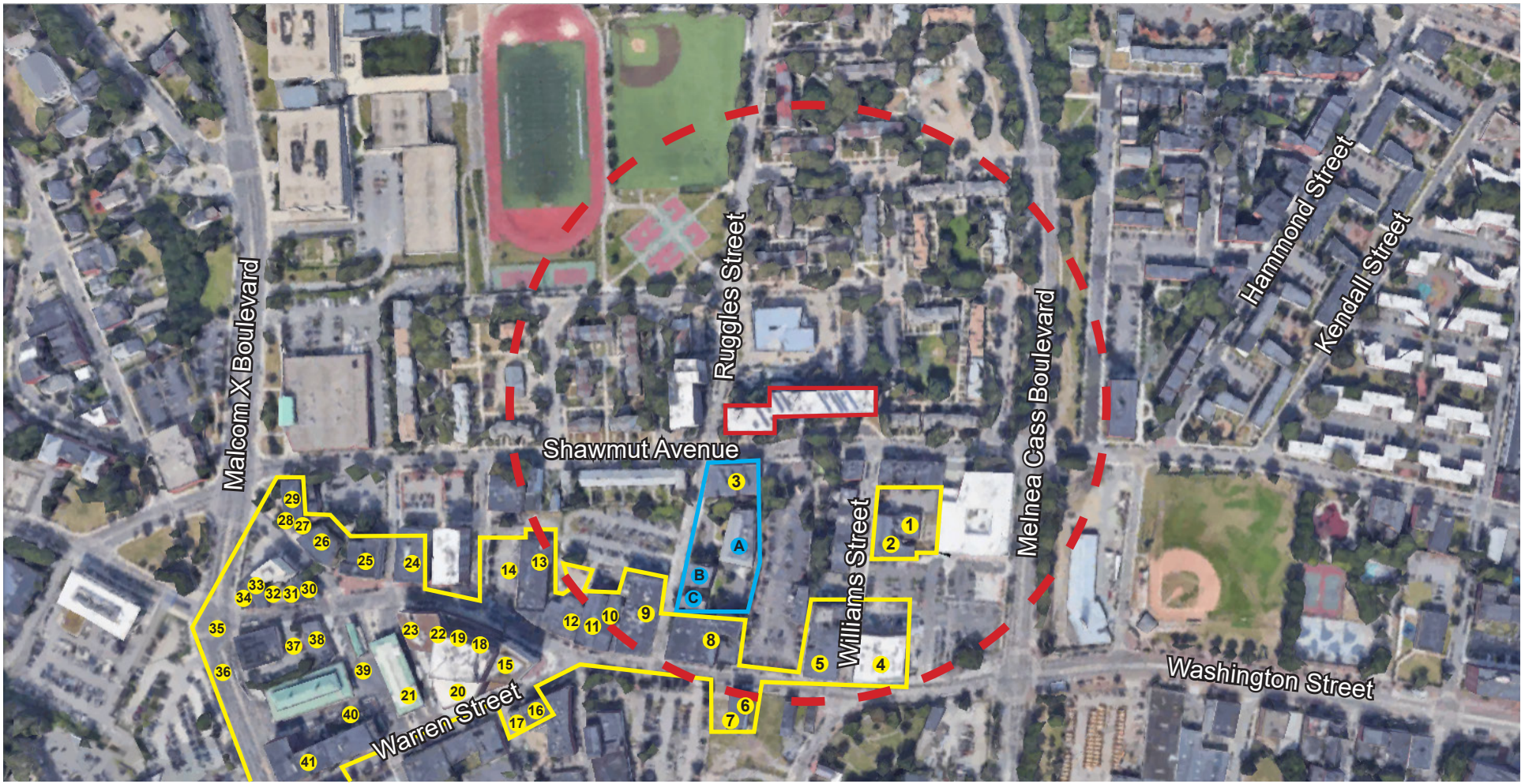
19	Graham Block	MHC Inventory
20	Ferdinand's Blue Store Addition	MHC Inventory
21	Boston Elevated Railway - Dudley Substation	MHC Inventory
22	Curtis Block	MHC Inventory
23	J. S. Waterman and Sons Building	MHC Inventory
24	NA	MHC Inventory
25	Institution for Savings in Roxbury	MHC Inventory
26	Boston Consolidated Gas Company Building	MHC Inventory
27	NA	MHC Inventory
28	NA	MHC Inventory
29	H. B. Sargent - Frederick Octavius Prince Block	MHC Inventory
30	NA	MHC Inventory
31	NA	MHC Inventory
32	Joseph Warren Cooperative Bank	MHC Inventory
33	W. Bowman Cutter Hardware Store	MHC Inventory
34	NA	MHC Inventory
35	Dudley Street Elevated Railway Signal Tower F	MHC Inventory
36	Dudley Terminal Bus Platform	MHC Inventory
37	First National Bank	MHC Inventory
38	NA	MHC Inventory
39	Dudley Station and Elevated North of Dudley	MHC Inventory
40	NA	MHC Inventory
41	Hotel Dartmouth	MHC Inventory

Properties Included the MA Inventory of Historical and Archaeological Assets		
A	Lafayette School	MHC Inventory
B	NA	MHC Inventory
C	NA	MHC Inventory

The Proposed Project is not expected to have effects on any of the listed historically significant resources in **Table 7-1.**

7.2 Consistency With Historic Reviews

The Proponent expects to submit a Project Notification Form to the Massachusetts Historical Commission (MHC).



MLF CONSULTING LLC

Figure 7-1. Historic Resources

8.0 INFRASTRUCTURE SYSTEMS COMPONENT

8.1 Wastewater

8.1.1 Existing Sewer System

The Boston Water and Sewer Commission (BWSC) owns and maintains the sewer system that services the City of Boston. The BWSC sewer system connects to the Massachusetts Water Resources Authority (MWRA) interceptors for conveyance, treatment, and disposal through the MWRA Deer Island Wastewater Treatment Plant. The Project will not require new sewer services and will continue to use existing connections.

8.1.2 Wastewater Generation

No new residential units are being proposed, therefore it is anticipated that sewage flows will not change.

8.2 Water System

Water for the Project will continue to be provided by BWSC through the existing connection with no new service connection is required.

8.3 Stormwater System

The Project site consists of building roof, paved walkways and parking areas, and is mostly impervious with some limited planted or grass areas. The proposed rehabilitation will not change the footprint of the building, and stormwater runoff peak rates and volumes are expected to remain the same. No changes are proposed to the existing stormwater collection system.

8.4 Other Utilities

The Project has full broadband services on site: Comcast, Verizon, and RCN.

9.0 PROJECT CERTIFICATION

This PNF has been circulated to the Boston Planning and Development Agency as required by Article 80B of the Boston Zoning Code.

HAYNES HOUSE ASSOCIATES II LIMITED PARTNERSHIP

Signature of Proponent

Date 6/28/18

MITCHELL L. FISCHMAN ("MLF") CONSULTING LLC

Signature of Proponent's Representative

Date 06/28/18

Mitchell L. Fischman, Principal

APPENDIX A - LETTER OF INTENT TO FILE PNF, MAY 16, 2018

MPDC
Madison Park Development Corporation

May 16, 2018

Mr. Brian P. Golden, Director
Boston Planning and Development Agency
One City Hall Plaza, 9th Floor
Boston, MA 02201

Attn: Mr. Dana Whiteside, Deputy Director

Re: Letter of Intent to File Article 80 Project Notification Form
Haynes House Preservation Project – Madison Park Development Corporation

Dear Director Golden:

Madison Park Development Corporation ("MPDC") is filing this Letter of Intent to notify the Boston Planning and Development Agency ("BPDA") pursuant to the *Executive Order Relative to the Provision of Mitigation by Development Projects in Boston* issued on October 10, 2000, as amended, of its intent to file an Expanded Project Notification Form, pursuant to Article 80B of the Boston Zoning Code (the "Code") to renovate and preserve Haynes House (the "Project") as an occupied, affordable rental family development and to invest in this important neighborhood asset to preserve affordable housing for the existing residents.

The proposed development site, as described below, is located at 725-751 Shawmut Avenue in the Roxbury neighborhood, and is a part of the larger Madison Park Village residential development. The development is in the midst of a very active transportation node that includes major MBTA bus lines, the Ruggles and Dudley Square MBTA stations within ½ mile of the site.

Haynes House was originally built in 1974 on an urban renewal site and financed with the MassHousing Section 13A program. The Project was developed by Lower Roxbury Community Corporation, the predecessor to MPDC, and is now maintained and owned by an affiliate, Haynes House Associates II Limited Partnership.

MPDC
Madison Park Development Corporation

Haynes House is a seven-story, elevator high-rise building containing approximately 134,612 sf, with 131 affordable family rental apartments. There are 105 two bedrooms and 26 one bedrooms. Built on a single parcel, the site is 83,548 square feet or 1.9 acres.

MPDC proposes to implement an $18 million moderate rehabilitation plan at Haynes House as part of the organization's 2018 refinance and preservation effort. Rehabilitation will take approximately 16 months. The Project will be occupied during the construction period, with work divided into 10 phases to accommodate the occupied status. The building's footprint and unit make-up will not be modified, but the exterior envelope is structurally failing and requires an all-encompassing façade material replacement.

The largest element of work consists of significant building envelope improvements with the demolition and replacement of the building's exterior masonry facades, 100% window replacement, and new storefront building entries. The work also includes required life safety system upgrades, energy enhancements, accessibility improvements (including seven units modified to be fully accessible), and selective unit and common area upgrades.

The Project has received a funding reservation from the Massachusetts Department of Housing and Community Development and MassHousing's 13A Preservation Funds, a program that is available to developers like MPDC, who intend to preserve the 13A affordable units and invest capital back into their property to maintain safe, quality long-term affordable housing.

Article 80 B-2 of the Code describes the conditions under which a rehabilitation project is subject to Large Project Review. Large Project Review is applied to substantial rehabilitation of structures having over 100,000 of gross floor area. The Code defines substantial rehabilitation as "...alterations or repairs cost more than fifty percent (50%) of the physical value of the structure...". The high cost of removing the brick façade on this seven-story building and replacing it with all new construction material, combined with the necessary life-safety upgrades are driving the total projected cost of construction above the threshold for "substantial rehabilitation", and thus a Large Project Review may apply.

MPDC
Madison Park Development Corporation

The Project is located in the South End and Campus High School Urban Renewal Areas. The site is subject to a Land Disposition Agreement with the Boston Redevelopment Authority providing for BPDA design review of any exterior alterations.

MPDC has been consulting with the residents of Haynes House for several years to keep them informed of the rehabilitation process. Some residents have been directly involved in the renovation planning.

Thank you for your attention to this Project. Our team looks forward to working with you towards a successful outcome. Please contact me at your convenience if you have any questions regarding the Project.

MPDC
Madison Park Development Corporation

Sincerely,

MADISON PARK DEVELOPMENT CORPORATION

Russell Tanner, Vice President / Director of Real Estate

Attachment: **Figure 1. Project Locus**

cc: City Councilor Kim Janey
State Senator Sonia Chang-Diaz
State Representative Chynah Tyler
Jonathan Greeley, Boston Planning and Development Agency
Dana Whiteside, Boston Planning and Development Agency
Sheila Dillon, Chief of Housing and Director Neighborhood Development
Mitchell L. Fischman, MLF Consulting LLC
John Achatz, Klein Hornig LLP
Tim Davis, BPDA
Beverly Estes-Smargiassi, D.N.D.

Figure 1. Project Locus
725-751 Shawmut Avenue, Roxbury

APPENDIX B - RESPONSE TO ARTICLE 80- ACCESSIBILITY GUIDELINES

Appendix B- Accessibility Checklist- 725-731 Shawmut Avenue

Article 80 – Appendix B - Accessibility Checklist

A requirement of the Boston Planning & Development Agency (BPDA)
Article 80 Development Review Process

The Mayor's Commission for Persons with Disabilities strives to reduce architectural, procedural, attitudinal, and communication barriers that affect persons with disabilities in the City of Boston. In 2009, a Disability Advisory Board was appointed by the Mayor to work alongside the Commission in creating universal access throughout the city's built environment. The Disability Advisory Board is made up of 13 volunteer Boston residents with disabilities who have been tasked with representing the accessibility needs of their neighborhoods and increasing inclusion of people with disabilities.

In conformance with this directive, the BDPA has instituted this Accessibility Checklist as a tool to encourage developers to begin thinking about access and inclusion at the beginning of development projects, and strive to go beyond meeting only minimum MAAB / ADAAG compliance requirements. Instead, our goal is for developers to create ideal design for accessibility which will ensure that the built environment provides equitable experiences for all people, regardless of their abilities. As such, any project subject to Boston Zoning Article 80 Small or Large Project Review, including Institutional Master Plan modifications and updates, must complete this Accessibility Checklist thoroughly to provide specific detail about accessibility and inclusion, including descriptions, diagrams, and data.

For more information on compliance requirements, advancing best practices, and learning about progressive approaches to expand accessibility throughout Boston's built environment. Proponents are highly encouraged to meet with Commission staff, prior to filing.

Accessibility Analysis Information Sources:

1. Americans with Disabilities Act – 2010 ADA Standards for Accessible Design
   http://www.ada.gov/2010ADAstandards_index.htm
2. Massachusetts Architectural Access Board 521 CMR
   http://www.mass.gov/eopss/consumer-prot-and-bus-lic/license-type/aab/aab-rules-and-regulations-pdf.html
3. Massachusetts State Building Code 780 CMR
   http://www.mass.gov/eopss/consumer-prot-and-bus-lic/license-type/csl/building-codebbrs.html
4. Massachusetts Office of Disability – Disabled Parking Regulations
   http://www.mass.gov/anf/docs/mod/hp-parking-regulations-summary-mod.pdf
5. MBTA Fixed Route Accessible Transit Stations
   http://www.mbta.com/riding_the_t/accessible_services/
6. City of Boston – Complete Street Guidelines
   http://bostoncompletestreets.org/
7. City of Boston – Mayor's Commission for Persons with Disabilities Advisory Board
   www.boston.gov/disability
8. City of Boston – Public Works Sidewalk Reconstruction Policy
   http://www.cityofboston.gov/images_documents/sidewalk%20policy%200114_tcm3-41668.pdf
9. City of Boston – Public Improvement Commission Sidewalk Café Policy
   http://www.cityofboston.gov/images_documents/Sidewalk_cafes_tcm3-1845.pdf

Glossary of Terms:

1. ***Accessible Route*** – A continuous and unobstructed path of travel that meets or exceeds the dimensional and inclusionary requirements set forth by MAAB 521 CMR: Section 20
2. ***Accessible Group 2 Units*** – Residential units with additional floor space that meet or exceed the dimensional and inclusionary requirements set forth by MAAB 521 CMR: Section 9.4
3. ***Accessible Guestrooms*** – Guestrooms with additional floor space, that meet or exceed the dimensional and inclusionary requirements set forth by MAAB 521 CMR: Section 8.4
4. ***Inclusionary Development Policy (IDP)*** – Program run by the BPDA that preserves access to affordable housing opportunities, in the City. For more information visit: http://www.bostonplans.org/housing/overview

Appendix B- Accessibility Checklist- 725-731 Shawmut Avenue

5. ***Public Improvement Commission (PIC)*** – The regulatory body in charge of managing the public right of way. For more information visit: https://www.boston.gov/pic
6. ***Visitability*** – A place's ability to be accessed and visited by persons with disabilities that cause functional limitations; where architectural barriers do not inhibit access to entrances/doors and bathrooms.

1. Project Information:

If this is a multi-phased or multi-building project, fill out a separate Checklist for each phase/building.

Project Name:	**Haynes House Renovations**
Primary Project Address:	725-751 Shawmut Avenue, Roxbury MA
Total Number of Phases/Buildings:	**Single building, 1 phase**
Primary Contact (Name / Title / Company / Email / Phone):	**Russell Tanner, Director of Real Estate, Madison Park Development Corp. rtanner@madison-park.org. 781-424-0596**
Owner / Developer:	**Haynes House Associates, affiliate of Madison Park Development Corporation**
Architect:	**Davis Square Architects, Inc.**
Civil Engineer:	**Joyce Consulting Group Inc.**
Landscape Architect:	**DMLA – Deborah Myers Landscape Architecture**
Permitting:	**Mitch Fishman, Permitting Consultant** **Russell Tanner,** Vice President/Director of Real Estate MPDC **General Contractor (not selected)**
Construction Management:	**General Contractor (not selected)**

At what stage is the project at time of this questionnaire? Select below:

	~~PNF / Expanded~~ **PNF Submitted**	~~Draft / Final Project Impact Report Submitted~~	~~BPDA Board Approved~~
	~~BPDA Design Approved~~	~~Under Construction~~	~~Construction Completed:~~

Do you anticipate filing for any variances with the Massachusetts Architectural Access Board (MAAB)? ***If yes,*** identify and explain.	Yes. Trash rooms in the building cannot be made accessible. Management will provide additional services as required.

2. Building Classification and Description:

Appendix B- Accessibility Checklist- 725-731 Shawmut Avenue

This section identifies preliminary construction information about the project including size and uses.			
What are the dimensions of the project?			
Site Area:	83,548 s.f. or 1.918 acres	Building Area:	*134,202GSF*
Building Height:	*68 +/- FT.*	Number of Stories:	*7 Flrs.*
First Floor Elevation:	*22.6 Ft BCB*	Is there below grade space:	~~*Yes*~~ / ***No***
What is the Construction Type? (Select most appropriate type)			
	~~Wood Frame~~	**Masonry**	~~Steel Frame~~ **Concrete**
What are the principal building uses? (IBC definitions are below – select all appropriate that apply)			
	~~Residential – One – Three Unit~~	**Residential - Multi-unit, Four +**	~~Institutional~~ ~~Educational~~
	~~Business~~	~~Mercantile~~	~~Factory~~ ~~Hospitality~~
	~~Laboratory / Medical~~	~~Storage, Utility and Other~~	
List street-level uses of the building:	Building entries, management and security offices, community room, common area amenities – laundry, mailboxes, etc., plus residential units		

3. Assessment of Existing Infrastructure for Accessibility:

This section explores the proximity to accessible transit lines and institutions, such as (but not limited to) hospitals, elderly & disabled housing, and general neighborhood resources. Identify how the area surrounding the development is accessible for people with mobility impairments and analyze the existing condition of the accessible routes through sidewalk and pedestrian ramp reports.

Provide a description of the neighborhood where this development is located and its identifying topographical characteristics:	Residential neighborhood, with commercial elements nearby (5 min. walk to both Dudley and Ruggles MBTA areas). Shawmut Ave. is mostly 3-4 story residential buildings. Other Madison Park Village buildings range from 12 story elderly, to 2-3 story townhouses. Topography is relatively flat. 4 ft. in 375 ft. of lot length.
List the surrounding accessible MBTA transit lines and their proximity to development site: commuter rail / subway stations, bus stops:	Ruggles MBTA station (Orange Line, buses) - 0 .5 miles +/- along Ruggles St. Dudley Square (Silver Line, buses) - .4 miles +/-
List the surrounding institutions: hospitals, public housing, elderly and disabled housing developments, educational facilities, others:	The Proposed Project is located in the center of Madison Park Village a development of 546 units of senior and family affordable housing. It is adjacent to the newly constructed Dewitt Community Center, a 21,374 SF building with community programming including early education, health & wellness activities, a public internet center, and a recreational multipurpose room.

Appendix B- Accessibility Checklist- 725-731 Shawmut Avenue

	There are numerous colleges and universities with in a 2-mile radius including Northeastern University, Roxbury Community College, Wentworth, Simmons, and Mass Art. Beth Israel, Brigham and Women's Hospital, and Children's Hospital, and are located less than two miles northwest of the subject site in the Longwood Medical Area. Boston Medical is 0.7 miles. Dudley Square business district Madison Park High School John O'Brien High School Orchard Garden K-8 School Madison Park Village (mixed-income housing, including family and elderly) Whittier Street public housing
List the surrounding government buildings: libraries, community centers, recreational facilities, and other related facilities:	The Proposed Project is located in Lower Roxbury and in close proximity to Dudley Square. The immediate neighborhood has a mix of commercial and residential uses. The Project is easily accessible to local area highways and public transportation, cultural opportunities, and government and private services. Bruce Bolling Municipal Building Dudley Square branch library Madison Park High athletic fields Jim Rice Field and Ramsay Park Dewitt Center (recreation and community services)
4. Surrounding Site Conditions – Existing: *This section identifies current condition of the sidewalks and pedestrian ramps at the development site.*	
Is the development site within a historic district? ***If yes,*** identify which district:	**No**
Are there sidewalks and pedestrian ramps existing at the development site? ***If yes,*** list the existing sidewalk and pedestrian ramp dimensions, slopes, materials, and physical condition at the development site:	Yes. Sidewalks around the property are mostly concrete, some asphalt, most with compliant slopes and cross slopes. Many sidewalks at or near the property are being replaced by Boston DPW. Internal walkways are being reconstructed as part of the Dewitt Community Center project directly behind Haynes House. The two projects will share an all new courtyard/plaza). An existing ramp is provided to the front entrance on Shawmut Ave. Likely close to but not fully MAAB compliant (landings not large enough). As part of the renovations a pleasant 1:20 sloping walkway, with handrail will be constructed in its place. The rear main entrance is likely compliant, but with a non-compliant interior ramp rising up to the 1st floor level (approx. 2 ft. rise). As part of the renovations a new compliant air-lock vestibule and compliant ramp will be provided.

Appendix B- Accessibility Checklist- 725-731 Shawmut Avenue

	Public sidewalks along Shawmut Ave. are mostly concrete. A number are broken and uneven due to tree roots and other disturbances. Boston DPW is in the process of replacing sidewalks adjacent to and nearby the property.
Are the sidewalks and pedestrian ramps existing-to-remain? ***If yes,*** have they been verified as ADA / MAAB compliant (with yellow composite detectable warning surfaces, cast in concrete)? ***If yes,*** provide description and photos:	See above. New property sidewalks, ramps, walkways and entrances will be fully compliant. Sidewalk replacements by Boston DPW are planned in various locations.
5. Surrounding Site Conditions – Proposed *This section identifies the proposed condition of the walkways and pedestrian ramps around the development site. Sidewalk width contributes to the degree of comfort walking along a street. Narrow sidewalks do not support lively pedestrian activity, and may create dangerous conditions that force people to walk in the street. Wider sidewalks allow people to walk side by side and pass each other comfortably walking alone, walking in pairs, or using a wheelchair.*	
Are the proposed sidewalks consistent with the Boston Complete Street Guidelines? ***If yes***, choose which Street Type was applied: Downtown Commercial, Downtown Mixed-use, Neighborhood Main, Connector, Residential, Industrial, Shared Street, Parkway, or Boulevard.	No improvements are proposed for public sidewalks. Boston DPW will be replacing sidewalks near the site.
What are the total dimensions and slopes of the proposed sidewalks? List the widths of the proposed zones: Frontage, Pedestrian and Furnishing Zone:	No improvements are proposed for public sidewalks.
List the proposed materials for each Zone. Will the proposed materials be on private property or will the proposed materials be on the City of Boston pedestrian right-of-way?	No improvements are proposed for public sidewalks.
Will sidewalk cafes or other furnishings be programmed for the pedestrian right-of-way? ***If yes,*** what are the proposed dimensions of the sidewalk café or furnishings and	No cafes or similar activities are planned.

Appendix B- Accessibility Checklist- 725-731 Shawmut Avenue

what will the remaining right-of-way clearance be?	
If the pedestrian right-of-way is on private property, will the proponent seek a pedestrian easement with the Public Improvement Commission (PIC)?	Not applicable.
Will any portion of the Project be going through the PIC? ***If yes,*** identify PIC actions and provide details.	PIC approvals are not anticipated for the Project. New sidewalks are not planned by the proponent. Boston DPW will be replacing sidewalks near the site.
6. Accessible Parking: *See Massachusetts Architectural Access Board Rules and Regulations 521 CMR Section 23.00 regarding accessible parking requirement counts and the Massachusetts Office of Disability – Disabled Parking Regulations*.	
What is the total number of parking spaces provided at the development site? Will these be in a parking lot or garage?	55 spaces. Surface lot
What is the total number of accessible spaces provided at the development site? How many of these are "Van Accessible" spaces with an 8 foot access aisle?	3 accessible spaces. 0 van accessible currently. Spaces will be restriped to be fully compliant as part of the renovation project.
Will any on-street accessible parking spaces be required? ***If yes,*** has the proponent contacted the Commission for Persons with Disabilities regarding this need?	No on-street accessible parking spaces will be required.
Where is the accessible visitor parking located?	Surface lot on Dewitt Drive. Approx. 150 ft. from rear main entrance
Has a drop-off area been identified? ***If yes,*** will it be accessible?	The property has a fire lane/drop off lane off Shawmut Ave. leading to the front entrance. As part of the renovation this will be made fully accessible, including curb cut.

Appendix B- Accessibility Checklist- 725-731 Shawmut Avenue

7. Circulation and Accessible Routes: *The primary objective in designing smooth and continuous paths of travel is to create universal access to entryways and common spaces, which accommodates persons of all abilities and allows for visitability-with neighbors*.	
Describe accessibility at each entryway: Example: Flush Condition, Stairs, Ramp, Lift or Elevator:	Shawmut Ave. entry. Typically 4 ft. wide 1% sloping sidewalks lead to the entrance. There is a 2.5 ft. vertical rise from sidewalks The new main entrance will have both steps/handrails and a curving sloping walkway (1:20 or less) with handrail. See renderings. Rear entry. At grade. Will be fully accessible as part of the Dewitt courtyard project. The Haynes House renovations will provide fully accessible entrance doors and ramp/walkway up to the main level (approx. 1.5 ft.) inside the building.
Are the accessible entrances and standard entrance integrated? ***If yes,*** *describe.* ***If no,*** what is the reason?	Yes. See descriptions above
If project is subject to Large Project Review/Institutional Master Plan, describe the accessible routes way-finding / signage package.	To be developed
8. Accessible Units (Group 2) and Guestrooms: (If applicable) *In order to facilitate access to housing and hospitality, this section addresses the number of accessible units that are proposed for the development site that remove barriers to housing and hotel rooms.*	
What is the total number of proposed housing units or hotel rooms for the development?	Renovation project – preserving all 131 residential units
If a residential development, how many units are for sale? How many are for rent? What is the breakdown of market value units vs. IDP (Inclusionary Development Policy) units?	Renovation project – all rental, all affordable
If a residential development, how many accessible Group 2 units are being proposed?	131 x 5% = 6.55. & Group 2 units are proposed.
If a residential development, how many accessible Group 2 units will also be IDP units? ***If none***, describe reason.	None. Renovation project – all rental.

Appendix B- Accessibility Checklist- 725-731 Shawmut Avenue

If a hospitality development, how many accessible units will feature a wheel-in shower? Will accessible equipment be provided as well? ***If yes,*** provide amount and location of equipment.	N/A
Do standard units have architectural barriers that would prevent entry or use of common space for persons with mobility impairments? Example: stairs / thresholds at entry, step to balcony, others. ***If yes,*** provide reason.	Standard units are all served by elevators. Entry is accessible to all. Unit interiors are not fully Group 1 compliant. Some doors/clearances cannot be made compliant without significant scope. As a renovation project, existing units are not required to be Group 1 compliant.
Are there interior elevators, ramps or lifts located in the development for access around architectural barriers and/or to separate floors? ***If yes,*** describe:	The building is fully accessible. Seven stories served by three elevators.
9. Community Impact: *Accessibility and inclusion extend past required compliance with building codes. Providing an overall scheme that allows full and equal participation of persons with disabilities makes the development an asset to the surrounding community*.	
Is this project providing any funding or improvements to the surrounding neighborhood? Examples: adding extra street trees, building or refurbishing a local park, or supporting other community-based initiatives?	The Proposed Project will provide substantial public benefits to the City of Boston and the Lower Roxbury neighborhood. The Proposed Project provides for: • The preservation of 131 units of affordable multi-family housing for existing residents in Lower Roxbury; • Improving the Madison Park Village and surrounding neighborhood by integrating the Project site with the new Dewitt Community Center and recently completed Smith House; • Improving streetscape amenities to enhance the pedestrian landscape and experience; • Contributing to the health and wellness of residents in the area through the creation of green central courts, common area plantings, and outdoor sitting areas within the development; • Creating construction period jobs; and • The renovation of seven (7) units to 100% handicapped accessibility and improved accessibility access to the Project site, community room, and building entrances.

Appendix B- Accessibility Checklist- 725-731 Shawmut Avenue

What inclusion elements does this development provide for persons with disabilities in common social and open spaces? Example: Indoor seating and TVs in common rooms; outdoor seating and barbeque grills in yard. Will all of these spaces and features provide accessibility?	All common and social spaces are being modified to be accessible, including the community room (with an all new accessible ramp and kitchen), management/meeting spaces, and laundry. Exterior spaces and elements located in the Dewitt community center courtyard are accessible as well.
Are any restrooms planned in common public spaces? ***If yes,*** will any be single-stall, ADA compliant and designated as "Family"/ "Companion" restrooms? ***If no***, explain why not.	Two accessible single-stall restrooms will be provided at the community room. Massachusetts plumbing code requires separate men and women rooms. Likely the project will labeled as unisex if possible.
Has the proponent reviewed the proposed plan with the City of Boston Disability Commissioner or with their Architectural Access staff? ***If yes,*** did they approve? ***If no,*** what were their comments?	The project has not been reviewed by the City of Boston Disability Commissioner. We will meet with them and get their comments.
Has the proponent presented the proposed plan to the Disability Advisory Board at one of their monthly meetings? Did the Advisory Board vote to support this project? ***If no,*** what recommendations did the Advisory Board give to make this project more accessible?	The project has not been reviewed by the Disability Advisory Board. We will meet with them and get their comments.

10. Attachments

Include a list of all documents you are submitting with this Checklist. This may include drawings, diagrams, photos, or any other material that describes the accessible and inclusive elements of this project.

Provide a diagram of the accessible routes to and from the accessible parking lot/garage and drop-off areas to the development entry locations, including route distances.
See attached diagram B-1

Provide a diagram of the accessible route connections through the site, including distances.
See attached diagram B-1

Provide a diagram the accessible route to any roof decks or outdoor courtyard space? (if applicable)
See attached diagram B-1

Appendix B- Accessibility Checklist- 725-731 Shawmut Avenue

Provide a plan and diagram of the accessible Group 2 units, including locations and route from accessible entry. See attached diagram B-2
Provide any additional drawings, diagrams, photos, or any other material that describes the inclusive and accessible elements of this project. • Refer to project renderings for additional information.

This completes the Article 80 Accessibility Checklist required for your project. Prior to and during the review process, Commission staff are able to provide technical assistance and design review, in order to help achieve ideal accessibility and to ensure that all buildings, sidewalks, parks, and open spaces are usable and welcoming to Boston's diverse residents and visitors, including those with physical, sensory, and other disabilities.

For questions or comments about this checklist, or for more information on best practices for improving accessibility and inclusion, visit www.boston.gov/disability, or our office:

The Mayor's Commission for Persons with Disabilities
1 City Hall Square, Room 967,
Boston MA 02201.

Architectural Access staff can be reached at:

accessibility@boston.gov | patricia.mendez@boston.gov | sarah.leung@boston.gov | 617-635-3682

RUGGLES ST.

DEWITT COMMUNITY CENTER
(COMPLETED MAY 2018)

DEWITT COURTYARD/ PLAZA
(CONSTRUCTION SUMMER 2018)

55 SPACE PARKING LOT

ACCESSIBLE SPACES

REAR ENTRY
(AT GRADE)

COMMUNITY ROOM

MECHANICAL

2 BEDROOM

2 BEDROOM

2 BEDROOM

2 BEDROOM

2 BEDROOM

2 BEDROOM

SEC

MGMT

1 BEDROOM

2 BEDROOM

2 BEDROOM

2 BEDROOM

MGMT

2 BEDROOM

2 BEDROOM

2 BEDROOM

LAUNDRY

MAIN ENTRY

SLOPING WALKWAY

SHAWMUT AVE

LEGEND

ACCESSIBLE ROUTE

0' 2' 5' 10' 20' 50'

NOTE:

See project renderings for additional information

Project

Haynes House
Boston, MA

Title

ACCESSIBILITY
FIRST FLOOR

DAVIS SQUARE ARCHITECTS
240A Elm St, Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Designed

Checked

Project No.

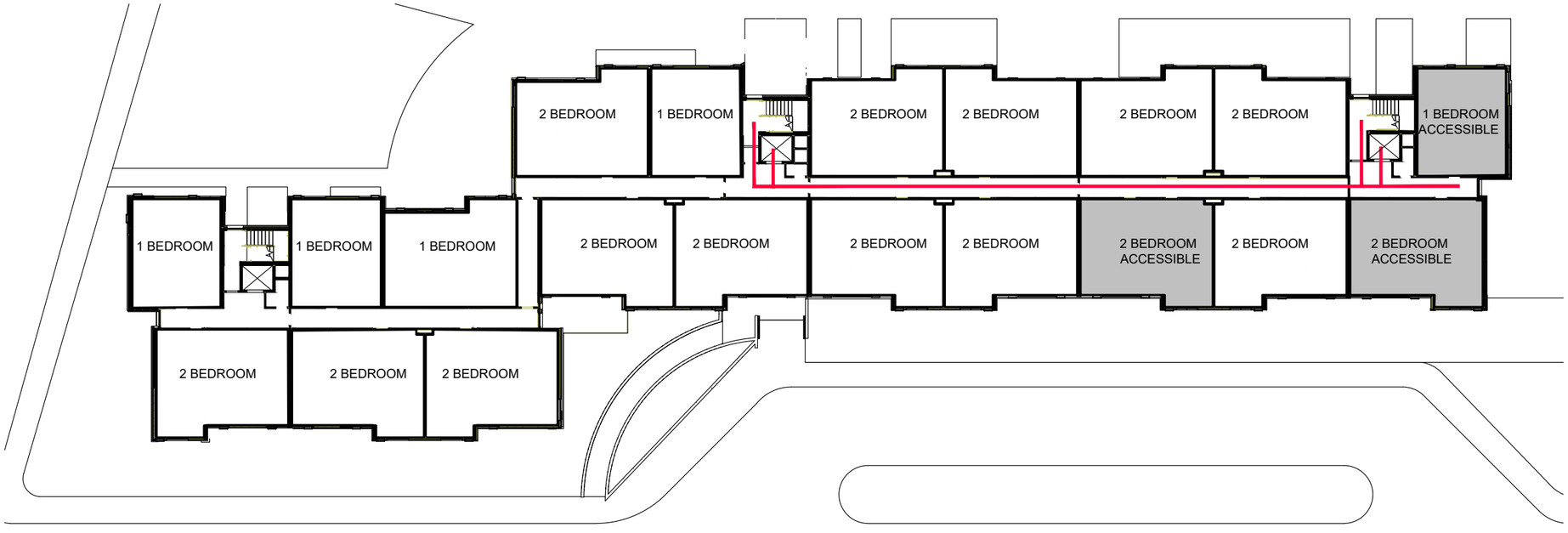
Scale
1/32" = 1' - 0"

Date
6.25.18

Drawing No.

B-1

G:\11\11036.04 Haynes House Rescoping\HH - Drawings_CAD\Accessibility Plans\CAD\HH_Accessibility.dwg



LEGEND

ACCESSIBLE UNIT*

ACCESSIBLE ROUTE

0' 2' 5' 10' 20' 50'

NOTE:

*Accessible unit locations vary by floor, to be distributed across floors 2, 3, 4, 6 and 7.

26	1 BR UNITS	1	1 BR ACCESSIBLE UNIT TO BE PROVIDED
105	2 BR UNITS	6	2 BR ACCESSIBLE UNITS TO BE PROVIDED
131	2 BR UNITS		

Project

Haynes House

Boston, Ma

Title

ACCESSIBILITY
TYPICAL UPPER FLOOR

DAVIS SQUARE ARCHITECTS
240A Elm St, Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Designed

Checked

Project No.

Scale 1/32" = 1' 0"

Date

Drawing No.

B-2

G:\11\11036.04 Haynes House Rescoping\HH - Drawings_CAD\Accessibility Plans\CAD\HH_Accessibility.dwg

APPENDIX C - RESPONSE TO CLIMATE CHANGE QUESTIONNAIRE

boston planning & development agency

Climate Resiliency Checklist

APPENDIX C - Haynes House, Roxbury

NOTE: Project filings should be prepared and submitted using the online Climate Resiliency Checklist.

A.1 - Project Information

Project Name:	**Haynes House**			
Project Address:	725 Shawmut Ave			
Project Address Additional:				
Filing Type (*select*)	*PNF*			
Filing Contact	*Michael*	*Brod*	*Brod@newecology.org*	*617-557-1700*
Is MEPA approval required	NO			

A.3 - Project Team

Owner / Developer:	Madison Park Development Corporation
Architect:	Davis Square Architects
Engineer:	BLW Engineers
Sustainability / LEED:	New Ecology, Inc.
Permitting:	Mitchell L. Fischman, MLF Consulting LLC
Construction Management:	Dellbrook JKS

A.3 - Project Description and Design Conditions

List the principal Building Uses:	Multifamily housing
List the First Floor Uses:	Multifamily housing; office space; community spaces
List any Critical Site Infrastructure and or Building Uses:	None

Site and Building:

Site Area:	*83,548 SF*	Building Area:	*134,202 SF*
Building Height:	*64 Ft*	Building Height:	*7 Stories*
Existing Site Elevation – Low:	*18.2 Ft BCB*	Existing Site Elevation – High:	*22.6 Ft BCB*
Proposed Site Elevation – Low:	*18.2 Ft BCB*	Proposed Site Elevation – High:	*22.6 Ft BCB*
Proposed First Floor Elevation:	*22.6 Ft BCB*	Below grade levels:	*None*

Article 37 Green Building:

LEED Version - Rating System:	O+M Multifamily	LEED Certification:	*No*
Proposed LEED rating:	*Certified*	Proposed LEED point score:	*42 Pts.*

Building Envelope

When reporting R values, differentiate between R discontinuous and R continuous. For example, use "R13" to show R13 discontinuous and use R10c.i. to show R10 continuous. When reporting U value, report total assembly U value including supports and structural elements.

Roof:	Unknown at this time	Exposed Floor:	*None*
Foundation Wall:	*None*	Slab Edge (at or below grade):	*None*

Vertical Above-grade Assemblies (%'s are of total vertical area and together should total 100%):

Area of Opaque Curtain Wall & Spandrel Assembly:	*TBD*	Wall & Spandrel Assembly Value:	*TBD*
Area of Framed & Insulated / Standard Wall:	*TBD*	Wall Value	*TBD*
Area of Vision Window:	*TBD*	Window Glazing Assembly Value:	*TBD*
		Window Glazing SHGC:	*TBD*
Area of Doors:	*TBD*	Door Assembly Value:	*TBD*

Energy Loads and Performance

For this filing – describe how energy loads & performance were determined	*Data presented below are based on New Ecology's ASHRAE Level II energy audit performed for Haynes House dated 3/3/2017, and on current WegoWise data.*		
Annual Electric:	*1,192,570 kWh*	Peak Electric:	*65 kW*
Annual Heating:	*5,568 MMbtu*	Peak Heating:	*996 MMbtu/month*
Annual Cooling:	*Unavailable*	Peak Cooling:	*Unavailable*
Energy Use - Below ASHRAE 90.1 - 2013:	N/A	Have the local utilities reviewed the building energy performance?:	*No*
Energy Use - Below Mass. Code:	N/A	Energy Use Intensity:	*87 kBtu/SF*

Back-up / Emergency Power System

Electrical Generation Output:	*105 kW*	Number of Power Units:	1
System Type:	*Generator*	Fuel Source:	Diesel

Emergency and Critical System Loads (in the event of a service interruption)

Electric:		Heating:	
		Cooling:	

B – Greenhouse Gas Reduction and Net Zero / Net Positive Carbon Building Performance

Reducing GHG emissions is critical to avoiding more extreme climate change conditions. To achieve the City's goal of carbon neutrality by 2050 new buildings performance will need to progressively improve to net carbon zero and positive.

B.1 – GHG Emissions - Design Conditions

For this Filing - Annual Building GHG Emissions:

For this filing - describe how building energy performance has been integrated into project planning, design, and engineering and any supporting analysis or modeling:

The building's thermal barrier will be improved in conjunction with recladding. Continuous insulation will be installed exterior to the sheathing to reduce thermal bridging. New windows will be installed, improving thermal performance and reducing air leakage. Air sealing of exhaust and supply ductwork will allow for improvements to the efficiency of the ventilation equipment.

Describe building specific passive energy efficiency measures including orientation, massing, envelop, and systems:

The team will consider SHGC value of the new windows in order to maximize the potential for passive solar heating, and minimize cooling loads in summer. The building's orientation and massing will not be changed during this rehab. The building currently has a white roof membrane, which is to remain.

Describe building specific active energy efficiency measures including equipment, controls, fixtures, and systems:

The scope includes replacement of existing hot water baseboard in apartments with high-efficiency baseboard; this will allow a lower water temperature for the hydronic heating system. The scope also includes replacement of an old and inefficient heat pump system for common spaces on the 1st floor. MPDC is applying to the Low Income Multifamily Program (LIMF) for funding to replace heating and/or domestic hot water equipment at Haynes House (separate from the renovation scope).

Describe building specific load reduction strategies including on-site renewable, clean, and energy storage systems:

The building has an existing solar PV that reduces the building's electrical consumption from the power grid. The building also has an existing solar thermal system that preheats domestic hot water and reduces demand for natural gas.

Describe any area or district scale emission reduction strategies including renewable energy, central energy plants, distributed energy systems, and smart grid infrastructure:

None are planned at this time.

Describe any energy efficiency assistance or support provided or to be provided to the project:

MPDC is applying to LIMF for funding to replace heating and/or domestic hot water equipment at Haynes House.

B.2 - GHG Reduction - Adaptation Strategies

Describe how the building and its systems will evolve to further reduce GHG emissions and achieve annual carbon net zero and net positive performance (e.g. added efficiency measures, renewable energy, energy storage, etc.) and the timeline for meeting that goal (by 2050):

The existing solar PV and solar thermal systems reduce GHG emissions attributable to the building.

C - Extreme Heat Events

Annual average temperature in Boston increased by about 2˚F in the past hundred years and will continue to rise due to climate change. By the end of the century, the average annual temperature could be 56° (compared to 46° now) and the number of days above 90° (currently about 10 a year) could rise to 90.

C.1 – Extreme Heat - Design Conditions

Temperature Range - Low:	*7 Deg.*	Temperature Range - High:	*87 Deg.*
Annual Heating Degree Days:	5641	Annual Cooling Degree Days	2897

What Extreme Heat Event characteristics will be / have been used for project planning

Days - Above 90°:	#	Days – Above 100°:	#
Number of Heatwaves / Year:	#	Average Duration of Heatwave (Days):	#

Describe all building and site measures to reduce heat-island effect at the site and in the surrounding area:

The building currently has a high-albedo roof. There several trees around the site, including trees providing shade to the asphalt parking lot at the north end of the property.

C.2 - Extreme Heat – Adaptation Strategies

Describe how the building and its systems will be adapted to efficiently manage future higher average temperatures, higher extreme temperatures, additional annual heatwaves, and longer heatwaves:

The building currently has a high-albedo roof, reducing cooling loads in summer for upper floors. The addition of continuous insulation exterior to the sheathing, and higher-efficiency windows, will allow the building to maintain comfortable temperatures for longer in the event of service outages.

Describe all mechanical and non-mechanical strategies that will support building functionality and use during extended interruptions of utility services and infrastructure including proposed and future adaptations:

The building has a backup generator supporting the following systems: selected common area lighting; fire alarm; intercom; some roof exhaust fans; some unit heaters for mechanical spaces; hot water boilers and circulator pumps; gas booster.

D - Extreme Precipitation Events

From 1958 to 2010, there was a 70 percent increase in the amount of precipitation that fell on the days with the heaviest precipitation. Currently, the 10-Year, 24-Hour Design Storm precipitation level is 5.25”. There is a significant probability that this will increase to at least 6” by the end of the century. Additionally, fewer, larger storms are likely to be accompanied by more frequent droughts.

D.1 – Extreme Precipitation - Design Conditions

10 Year, 24 Hour Design Storm: *5.76In.*

Describe all building and site measures for reducing storm water run-off:

The current renovation does not include improvements to storm water run-off mitigation.

D.2 - Extreme Precipitation - Adaptation Strategies

Describe how site and building systems will be adapted to efficiently accommodate future more significant rain events (e.g. rainwater harvesting, on-site storm water retention, bio swales, green roofs):

The current renovation does not include improvements to accommodate significant rain events.

E – Sea Level Rise and Storms

Under any plausible greenhouse gas emissions scenario, sea levels in Boston will continue to rise throughout the century. This will increase the number of buildings in Boston susceptible to coastal flooding and the likely frequency of flooding for those already in the floodplain.

Is any portion of the site in a FEMA SFHA? *No*

What Zone: n/a

Current FEMA SFHA Zone Base Flood Elevation: n/a

Is any portion of the site in a BPDA Sea Level Rise - Flood Hazard Area? Use the online BPDA SLR-FHA Mapping Tool to assess the susceptibility of the project site. *No*

If you answered YES to either of the above questions, please complete the following questions.
Otherwise you have completed the questionnaire; thank you!

E.1 – Sea Level Rise and Storms – Design Conditions

Proposed projects should identify immediate and future adaptation strategies for managing the flooding scenario represented on the BPDA Sea Level Rise - Flood Hazard Area (SLR-FHA) map, which depicts a modeled 1% annual chance coastal flood event with 40 inches of sea level rise (SLR). Use the online BPDA SLR-FHA Mapping Tool to identify the highest Sea Level Rise - Base Flood Elevation for the site. The Sea Level Rise - Design Flood Elevation is determined by adding either 24" of freeboard for critical facilities and infrastructure and any ground floor residential units OR 12" of freeboard for other buildings and uses.

Sea Level Rise - Base Flood Elevation:

Sea Level Rise - Design Flood Elevation:

First Floor Elevation:

Site Elevations at Building:

Accessible Route Elevation:

Describe site design strategies for adapting to sea level rise including building access during flood events, elevated site

areas, hard and soft barriers, wave / velocity breaks, storm water systems, utility services, etc.:

Describe how the proposed Building Design Flood Elevation will be achieved including dry / wet flood proofing, critical systems protection, utility service protection, temporary flood barriers, waste and drain water back flow prevention, etc.:

Describe how occupants might shelter in place during a flooding event including any emergency power, water, and waste water provisions and the expected availability of any such measures:

Describe any strategies that would support rapid recovery after a weather event:

E.2 – Sea Level Rise and Storms – Adaptation Strategies

Describe future site design and or infrastructure adaptation strategies for responding to sea level rise including future elevating of site areas and access routes, barriers, wave / velocity breaks, storm water systems, utility services, etc.:

Describe future building adaptation strategies for raising the Sea Level Rise Design Flood Elevation and further protecting critical systems, including permanent and temporary measures:

A pdf and word version of the Climate Resiliency Checklist is provided for informational use and off-line preparation of a project submission. NOTE: Project filings should be prepared and submitted using the online Climate Resiliency Checklist.

For questions or comments about this checklist or Climate Change best practices, please contact: John.Dalzell@boston.gov

APPENDIX D - BROADBAND RESPONSE

The Project currently has FiOS , Comcast, and RCN available to existing residents. The service cables are accessed in each unit through a small closet. To improve connectivity the Proposed Project scope includes the following improvements in each unit:

- the installation of a "media panel' to provide better cross-connected service;
- the addition of a duplex outlet in the closet to power routers and other gear; and
- new jacks in two locations to run up to date Coax and Cat6 / Cat5 if wiring (in the in the living room and adjacent bedroom) and phone service if any resident wants it.

APPENDIX E - PROJECT SUPPORT PETITION

Haynes House Resident Support Letter
June 2018

Haynes House Preservation Plan 2018

We support Madison Park Development Corporation's proposal for the renovation of Haynes House at 731-735 Shawmut Ave in Lower Roxbury, in the heart of the Madison Park Village.

We understand that it is the MPDC's intention 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.

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

We are pleased that MPDC is working with us to improve our property and to maintain our homes as safe, affordable housing.

Signature	Print Name	Apt #
Annette Woodard	ANNETTE Woodard	#605
ELEASE O DWARF	Eleare Woodward	103
Nikki Simmons	NIKKI SIMMONS	105
Sedatrios Johnson	Sedatrios Johnson	104
Cheryl Stillwell	Cheryl Stillwell	506
Nickeisha Davis	Nickeisha Davis	#201
Blake Thomas	Blake Thomas	#255
Evelyne Beauvais	Evelyne BEAUVAIS	#208
Pamela Elon	Pamela Elon	#210
Louise M Powell	Louise M POWELL	#212
Kerlin Rodriguez	Kerlin Rodriguez	#213
Onaira Iyeda	Onaira Iyeda	#214
Olga Alicea	Olga Alicea	#215

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Haynes House Resident Support Letter
June 2018

Signature	Print Name	Apt #
DeSean Myers	DeSean Myers	219
Roxanna Mejia	Roxanna Mejia	218
[illegible]	Gomes	317
Joanna vidal	Joanna vidal	314
Patricia Romain	Patricia Romain	313
Lloyd Beckles	LLOYD BECKLES	311
Hugh M. Johnson	Hugh M. Johnson	312
Janie Seales	Janie Seale	309
Yaritza Aguasvivas	[illegible]	307
[illegible]	[illegible]	305
Merise Guerrier	Guerrier	401
EStherTorrs	Esther Torres	403
Kimberly A. Davis	Kimberley Davis	408
[illegible]	Josefina mata	407
Ercilia Morales	Ercilia Morales	412
george Rainey	George Rainey	416
Jennelle Harrison	Jennelle Harrison	415
[illegible]	ALDA Maldonado	
[illegible] maldonado		420

Haynes House Resident Support Letter
June 2018

Signature	Print Name	Apt #
ANITA		
Andrea Lewis	ANDREA LEWIS	518
Gricela Gonzalez	Gricela Gonzalez	515
Samuel Dejesus	Samuel Dejesus	516
Glorir Ezeonyido	Glorir EZEOnyido	509
[illegible]	GEORGE BRUCE	510
Jesse Bryant	Jess Bryn	508
Emely Padilla	Emilly Padilla	507
Roy Haley	Roy HALEY	502
[illegible]	Maria PIZARRO	503
Robin Jeffreys	Robin Jeffreys	310

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512

725-751 Shawmut Avenue,Roxbury

MLF
CONSULTING LLC