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WinnDevelopment completes 142,000 s/f phase 1 of Manomet Place rehab; 76 unit mixed-income housing

June 27, 2013 - Spotlights

John Keith, principal owner and general contractor, and WinnDevelopment, the real estate development arm of WinnCompanies and project developer, completed Phase 1 of Manomet Place. Formerly known as both Cliftex Mill and Manomet Mill, a 20th century cotton textile mill complex, the property is now home to 76 units of mixed-income housing for seniors age 55 and older.

Partners WinnDevelopment and Keith celebrated this major rehabilitation project with a ribbon-cutting ceremony, where they were joined by local and state officials, including Jonathan Mitchell, mayor of New Bedford; Aaron Gornstein, undersecretary of the Department of Housing and Community Development (DHCD); Matthew Morrissey, executive director of the New Bedford Economic Development Council; Steven Martins, president of the New Bedford City Council; and John Saunders, councillor-at-large of the New Bedford City Council.

Winn worked with the Department of Housing & Community Development (DHCD), the City of New Bedford, Massachusetts Housing Finance Agency (MassHousing), National Park Service (NPS), and the Massachusetts Historical Commission (MHC) to finance this project. Additionally, Winn secured private construction financing from Bank of America and Boston Community Loan Fund (BCLF).

The project's architect was The Architectural Team out of Chelsea, Mass. and the contractor was Keith Construction out of Canton, Mass. WinnResidential will serve as the property manager for Manomet Place.

"The 76 new units being offered to seniors at Manomet Place represent some of the best housing of its kind in the city. This is good news for the seniors that will live here, but it's also good news for the city as we demonstrate again that New Bedford is a city on the move," said mayor Mitchell. "Winn's commitment to this project, along with the support of multiple state agencies, is all votes of confidence in New Bedford, and I am very appreciative of that."

In 2008, Preservation Massachusetts listed Cliftex Mills as one of Massachusetts' Most Endangered Historic Resources. WinnDevelopment played an integral role in saving this historic landmark with extensive restoration work and preservation efforts, and the property is now listed on the National Register of Historic Places.

"Housing is a cornerstone of our economy and of our local communities," said undersecretary Gornstein. "With these new units we have created not only jobs here in New Bedford but also quality apartments for our neighbors."

This cotton textile mill was originally developed in the early 20th century by leading textile manufacturer and commission agent William Whitman, with mill architect and engineer Charles Makepeace and contractor Benjamin Smith. When the recession hit New Bedford's textile industry in 1926, Manomet Mills was sold to the Delaware Rayon Company. John Keith acquired the mills in

2012 through a partnership with WinnDevelopment to complete this two-phase adaptive re-use project now known as Manomet Place.

Manomet Place consists of 76 mixed-income and age-restricted rental units on four floors that feature high ceilings and large windows along with multiple sustainable and eco-friendly design elements. The property offers an on-site management and leasing office, fitness center, community room and lounge. Units have Energy Star appliances, LED lighting, high efficiency heating equipment, low flow plumbing fixtures and insulated glass windows. Reusing the existing structure of the mills greatly reduced the amount of new material and energy required for construction. Many of the building materials used during the construction process contain recycled content and were manufactured within 500 miles of the site. Additionally, roof-mounted solar panels provide clean energy for some of the building's common area lighting. Low VOC paints and adhesives were used in combination with a continuous outside air circulation system to improve indoor air quality throughout the building.

"New Bedford is an extremely important gateway city so we are very excited to see the City and its vital waterfront continue to flourish," said Keith, president of Keith Construction. "We have been partnering with Winn for 25 years and we look forward to working with them on more projects that help revitalize communities like New Bedford in the future."

WinnDevelopment adhered to National Park Service standards for historic preservation to guide the rehabilitation of Manomet Place. The property maintains many of the original building's features. For example, the existing masonry openings were preserved to keep the building's original appearance in tact. Interior surfaces were sandblasted to expose the natural red brick and wood grain of the columns, beams and decking. Exterior brick walls remain exposed in the living rooms of each unit and in the common areas. Clearstory windows span along the entire length of the third floor and flood the hallway with natural light. In addition, the existing stairway was retained and the original Manomet Mill metal treads were salvaged, refurbished and re-installed.

"We are excited to have had the opportunity to save this endangered historic resource and convert it back to good community use," said Gilbert Winn, managing principal, WinnDevelopment. "With the help of our city and state partners, we were able to create new, high quality housing for seniors while creating hundreds of jobs for the City during construction. This development is truly spectacular and we are now looking forward to beginning the next phase of development."

"Manomet Place is our 17th historic rehabilitation project and we are incredibly grateful to our partners and our internal leadership that make these projects possible," said Larry Curtis, president and Managing Partner of WinnDevelopment. "Without people like WinnCompanies Chairman Michael Putziger to provide direction for the company, Winn would not have the ability to be so successful in creating such monumental change in local communities like New Bedford."

"Manomet Place is a great example of Bank of America Merrill Lynch's commitment to high impact community development financing. We are pleased to provide a \$17.5 million construction loan as well as \$28 million in direct equity investments for Low Income Housing Tax Credits and Historic Tax Credits for this wonderful mill redevelopment along the Acushnet River", said Todd Gomez, northeast region executive for community development banking at Bank of America Merrill Lynch.

"We congratulate owner John Keith and developer WinnDevelopment on the completion of Manomet Place, which will provide 76 high-quality, energy-efficient homes for seniors."

Winn also developed and currently manages Whaler's Place, a 75-unit residential building for seniors located in another historic mill adjacent to Manomet Place. Also situated in a historic setting

along the Acushnet River, Whaler's Place maintains 100 % occupancy and a waiting list.

Winn has a national reputation for completing historically sensitive renovation projects, including the adaptive re-use of historic buildings, with numerous properties listed on the National Register of Historic Places, such as Boott Mills in Lowell, Mass. In recent years, Winn has completed 18 historic mill redevelopment projects. In addition, WinnDevelopment has long been at the forefront of green building and sustainability. Recently, Oliver Lofts and Castle Square Apartments were awarded LEED for Homes Multifamily Platinum Certification. In May, Castle Square was also presented with the "Green Residential Award" and named "Climate Action Leader" by mayor Menino.

Shown (from left) are: Todd Gomez, northeast region executive for community development banking at Bank of America Merrill Lynch; Elizabeth Fish, vice president, WinnDevelopment; Gilbert Winn, managing principal of WinnDevelopment (with his son Rand); Jonathan Mitchell, mayor of New Bedford; Barbara Valaco, resident of Manomet Place; John Keith, president of Keith Construction; Aaron Gornstein, undersecretary of the DHCD; Michael Putziger, chairman of WinnCompanies; Matthew Morrissey, executive director of the New Bedford Economic Development Council; and Larry Curtis, president and managing partner of WinnDevelopment

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540