



Summary of State Hospital Reuse Projects

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Visioning Workshop

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Massachusetts State Hospitals

Reuse of the following former state hospitals are summarized in this presentation:

- Northampton*
- Foxborough*
- Boston State*
- Tewksbury*
- Danvers*
- Metropolitan
- Westborough

*More details of these hospitals are included on the website: MHSVision.net

Northampton State Hospital



Northampton State Hospital Reuse

- Features:
 - Village style – compact scale, small lots, mixed uses, and walkable design
 - 190 residential units: apartments, condos, townhouses, single family homes, & assisted living
 - 50% affordable housing
 - Recreation, light-industrial, retail & state government
 - Community gardens and athletic fields
 - Light industrial firms employ over 320 people
 - Hampshire County jail located on premises
 - Four original buildings saved and renovated
 - “Coach House” recently purchased and being renovated for emergency veterinarian clinic
 - Preserved 75% of land as open-space & agriculture
- Key Points:
 - Detailed and realistic Master Plan
 - Project owned and managed by MassDevelopment
 - Pro-active Community Action Committee
 - Utilized federal and state grants and incentives

Foxborough State Hospital



Foxborough State Hospital Reuse

- Features:
 - Saved and renovated 4 – 5 of the original buildings
 - 203 mixed residential units: apartments, condos, 2-story townhouses, mid-level single family, high-end single family
 - Playing fields, recreation areas, retail & commercial office space
 - Extensive walkways
 - 97% apartment occupancy;
 - Town houses and condos completely sold out
 - New public safety building for police and fire
 - Large retail plaza located on site
 - Access to Routes 1, 95, 140 and 495 and close to Gillette Stadium
 - 30% of area preserved for open space and recreational purposes
- Key Points:
 - Pedestrian friendly neighborhood plan developed by re-use committee and public with DCAMM
 - Special zoning district created
 - Multiple developers – some very successful, others went bankrupt
 - Extensive use of preservation tax credits and various state funding sources

Boston State Hospital

(Dorchester/Mattapan)



Boston State Hospital Reuse (Dorchester/Mattapan)

- Features:
 - Lena Park Community: 100 affordable apartments + 65 affordable rental units for seniors
 - Harvard Commons: 90 single-family houses and duplexes targeted as affordable
 - Most buildings demolished except for 3 cottages and one building being renovated by Univ. Mass Biologic Laboratory
 - Mass Audubon Society built Boston Nature Center on 67 acres
 - Includes 267 community gardens, municipal leaf composting, walking trails
 - Univ. of Mass. Biologic Laboratories employs 330 people manufacturing vaccines
 - 40% of the total area is undeveloped open-space surrounded by hundreds of acres of wooded property
- Key Points:
 - Very active Citizens Advisory Committee developed Master Plan
 - Broad range of multi-uses: housing, agriculture, education, and bio-tech
 - Responsive in meeting local housing and community needs
 - Extensive use of city, state and federal funding sources

Tewksbury State Hospital



1/9/2014

Tewksbury State Hospital

- Features:

- Hospital is still in full operation after 160 years
- Campus-style setting surrounded by 450 acres of conservation and farm land
- Equestrian therapy program associated with hospital and available for public use
- 99-year lease of land and buildings from DCAMM
- Restored barn; built stables, riding ring, paddocks, and riding trails
- Restored building used for Mass Government offices
- 60% of total land preserved as conservation for passive recreation including horseback riding

- Key Points:

- Maintenance of historic hospital buildings for treatment of variety of chronic medical, psychiatric, and addictive disorders
- Local citizen's group led development of equestrian program
- Equestrian program supported by ongoing subsidies and contributions

Danvers State Hospital



Danvers State Hospital Reuse

- Features:
 - AvalonBay high-density apartment development
 - 497 primarily 1-BR and 2-BR apartments (some 3-BR)
 - Renovated iconic Kirkbride Building and two adjoining wings
 - New construction mimicking architectural style
 - Market rate and affordable units
 - 97% occupancy rate
 - Adjoining 64 unit condo community in 15 buildings
 - Many condos targeted for 55 + housing
 - Beverly Hills Hospital built on site
 - 77 acres developed from total 500 acre site (85% open)
- Key Points:
 - Original plans were for diverse array of mixed uses – offices, special care, commercial, and residential
 - Restored Kirkbride Building more massive than anything at MSH
 - Limited opportunities for resident interaction and recreation (tiny swimming pool, limited trails, limited athletic facilities)
 - Parking in front and between buildings

Metropolitan State Hospital (Waltham/Lexington)



Metropolitan State Hospital Reuse (Waltham/Lexington)

- Features:
 - AvalonBay buildings with 387 apartment units
 - Primarily 1- BR and 2-BR; a few 3-BR
 - Multi- level town-houses
 - Market rates and 25% affordable housing
 - One building reserved for age 55+ housing
 - Retained one wall of an original hospital building
 - Un-developed McLaughlin Administration Building in Waltham
 - 97% occupancy
 - 23 acres developed surrounded by 300 acres of undeveloped land (92% open)
- Key Points:
 - Higher-than-expected school enrollment and lower-than-expected assessment resulted in net loss to community
 - Limited covered parking (some townhouses have inside parking)
 - Isolated - 1 ½ miles from Lexington Center
 - Windows look out on to other apartments and walls

Westborough State Hospital



(Re-use of this hospital site is under discussion)

Westborough State Hospital Reuse

- Features:
 - Subdivide 12 acres for 6 soccer fields and maintain as recreation area
 - Subdivide the remaining 83 acres into lots for commercial development
 - Potential for an estimated 1,000,000 sf of commercial development
 - Possible uses for commercial and retail development
 - Building redevelopment/removal responsibility of purchasers
 - Town residents and selectmen reluctant for residential development other than over 55 housing
 - Possibly renovate some original buildings if feasible
- Key Points:
 - Town of Westborough approved purchase of 95 acres for \$2.2 million
 - No detailed Master Plan developed yet
 - Main arguments for purchase:
 - prevent development of 500+ housing units
 - retain soccer fields
 - gain tax revenues from commercial development
 - avoid costs for construction of new school and added services