



WESTBOROUGH STATE HOSPITAL REUSE PLAN

Reuse Concepts

February 16th , 2011

Market Analysis

Recap Site Analysis

Framework Plan

- Utilities
- Infrastructure
- Open Space
- Property Parcelization

Reuse Concepts

- Contributing Buildings
- Building Assessment
- Precedents
- Concept 1
- Concept 2
- Concept 3

Summary & Discussion

- Fiscal Impact

Program & Scale

Market could accommodate:

- **Commercial**
 - Retail: village retail, restaurants, services: 25-35,000 SF
 - Professional & small office: 20-35,000 SF
- **Residential**
 - Apartments: 250-350 units
 - Townhouse condominiums (incl. 2-4 family): 200-300 units
 - Assisted Living: 80-120 beds

Planning Principles

- Reuse existing historic buildings.
- Separate redevelopment from remaining DYS facilities to the extent possible.
- Chauncy Lake, elevated views & historic buildings are major character defining elements. Focus new development around these.
- Activate lakefront with village-style retail, restaurants & boat dock/fishing pier.
- Enhance and provide open space, including relocated recreation fields
- Include mix of uses to reinforce creation of a new community.
- Provide DMH client housing
- Develop new residential to support cost of site premiums.

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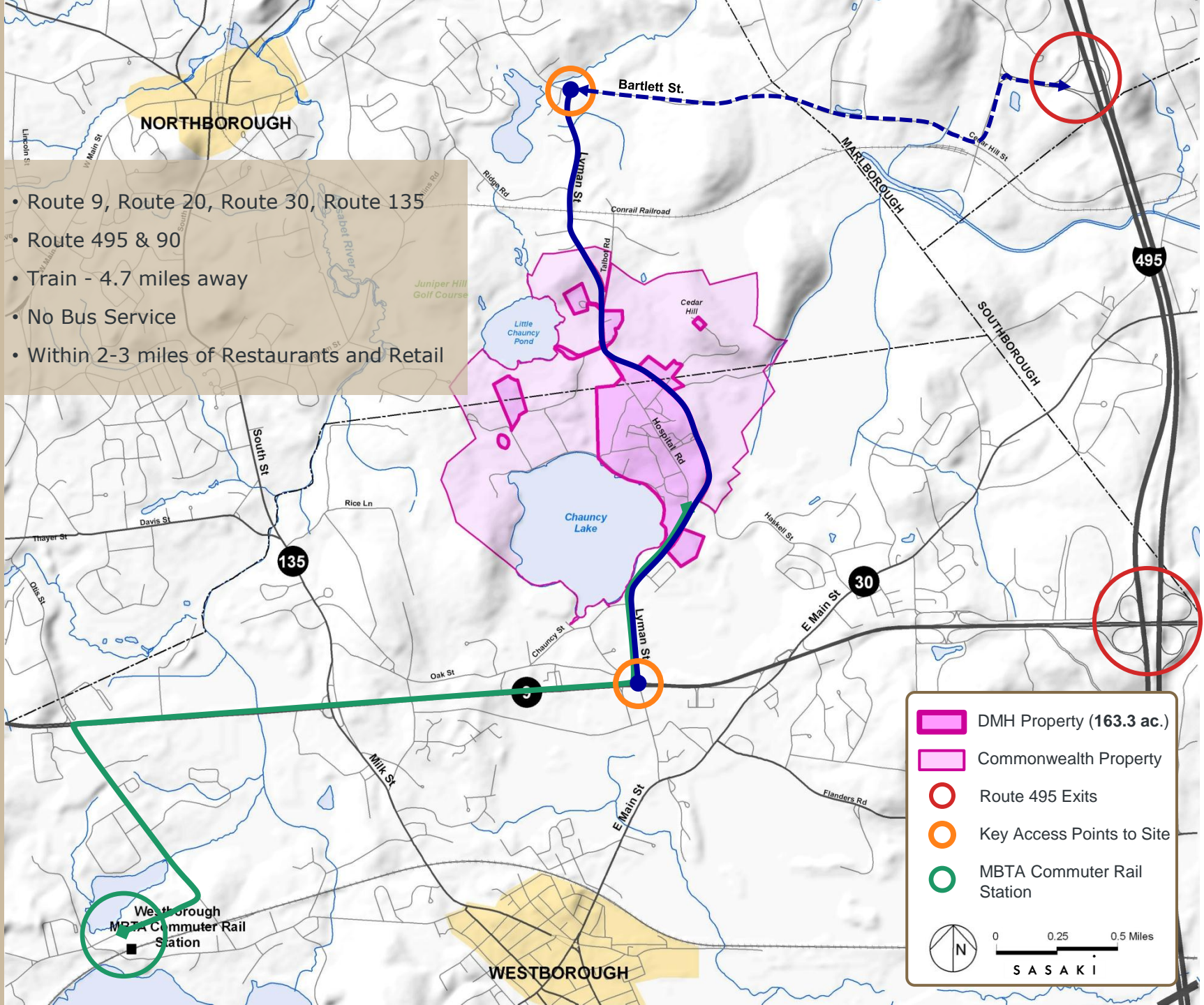
Reuse Concepts

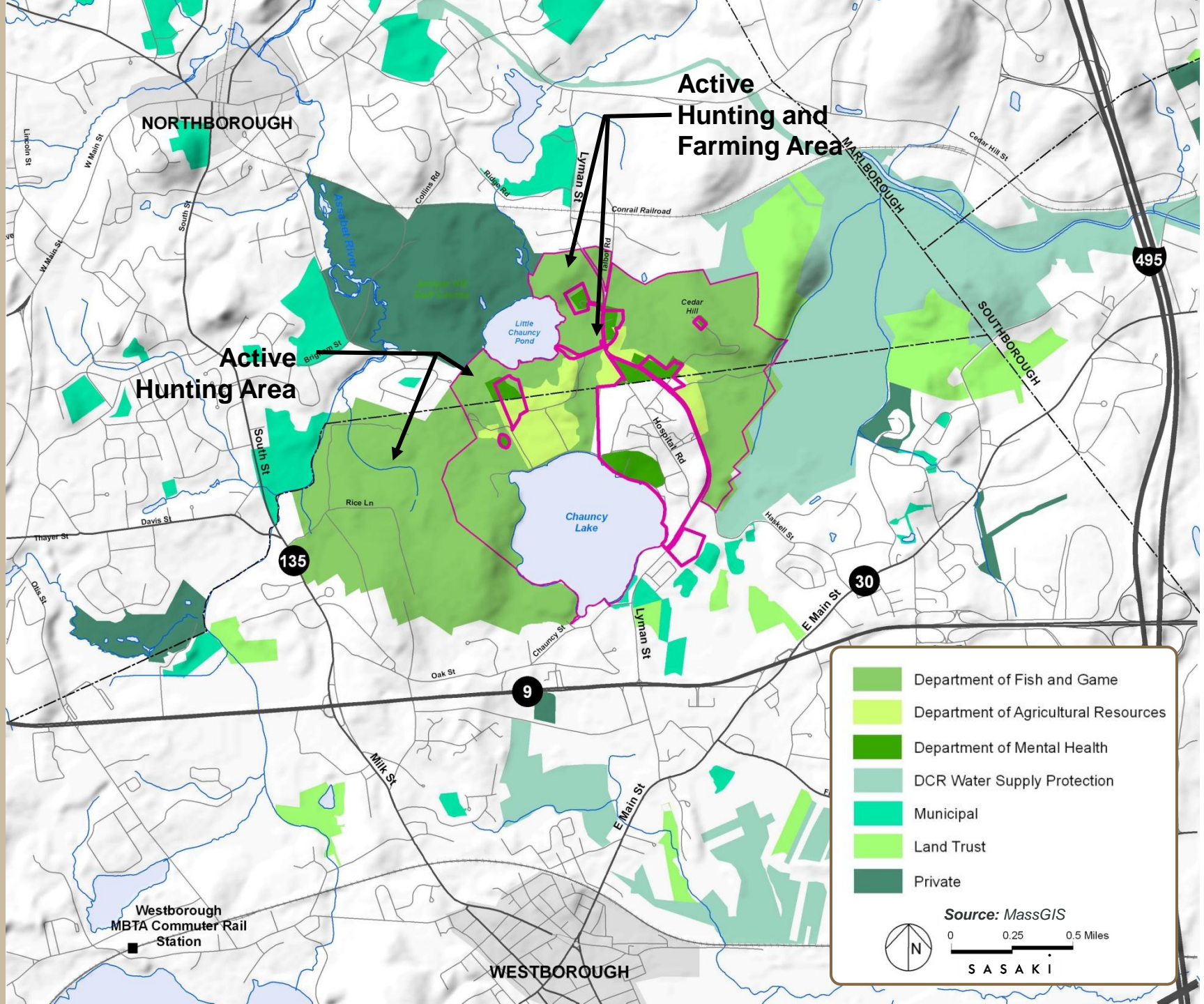
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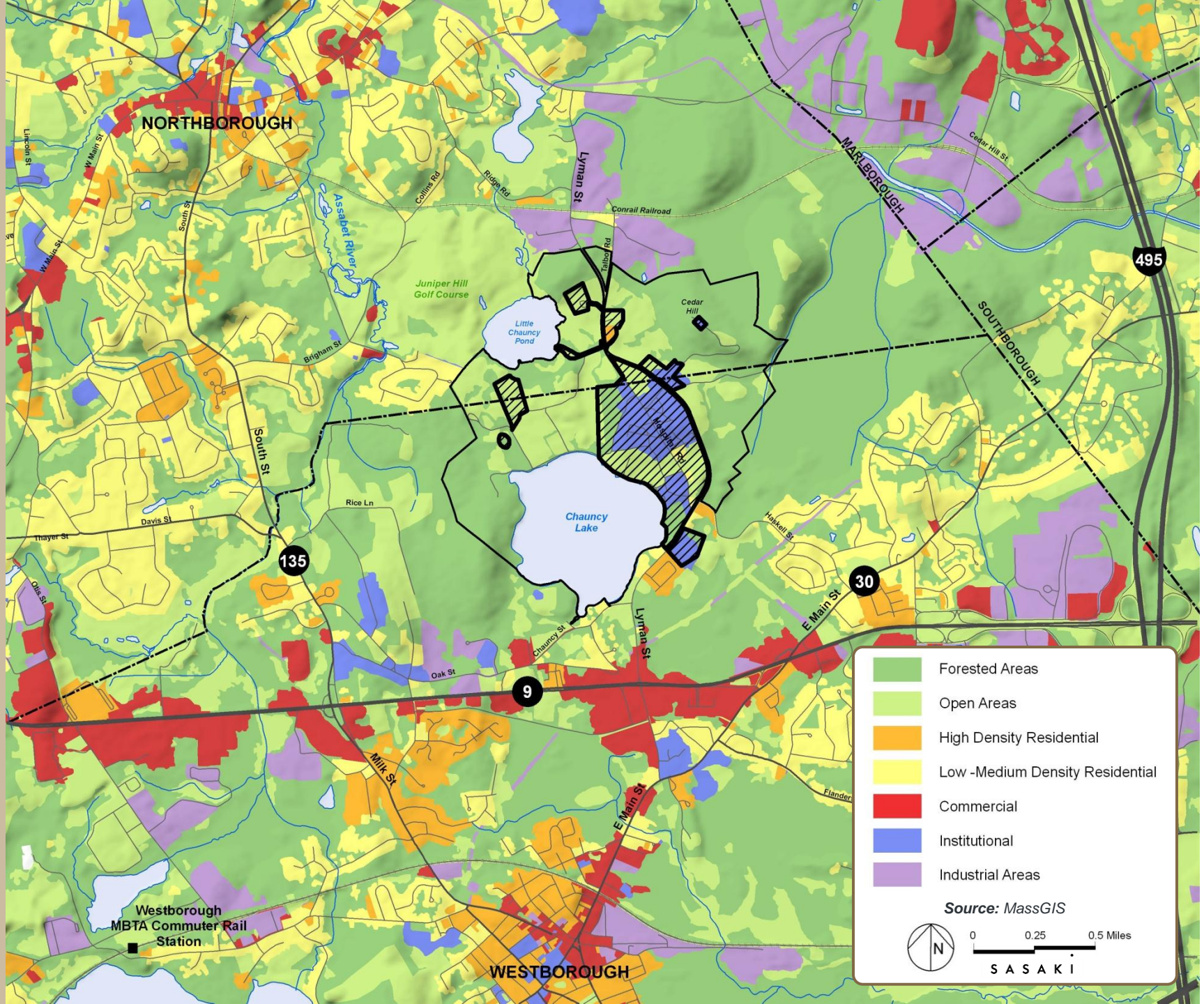
Summary & Discussion

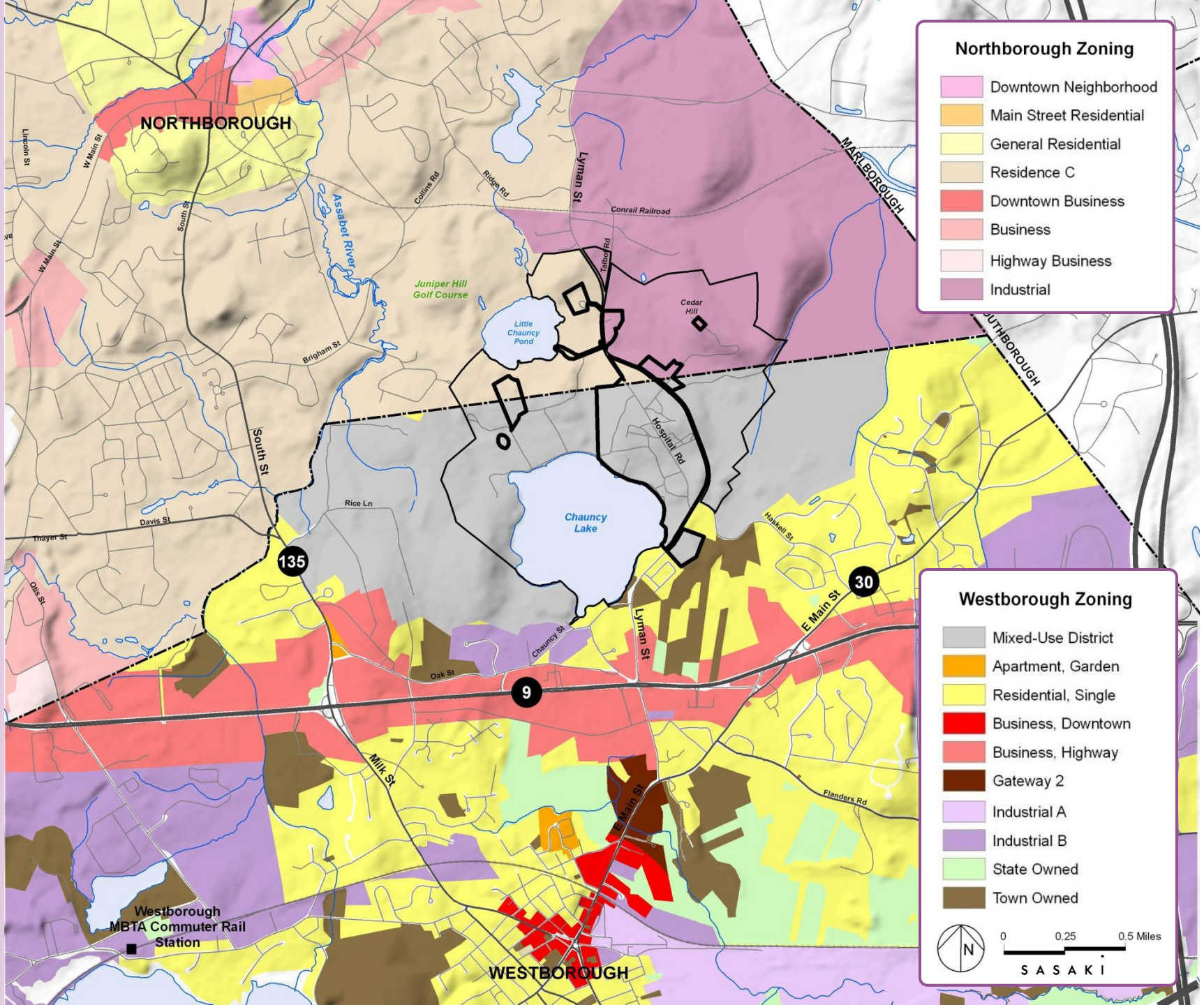
- Fiscal Impact

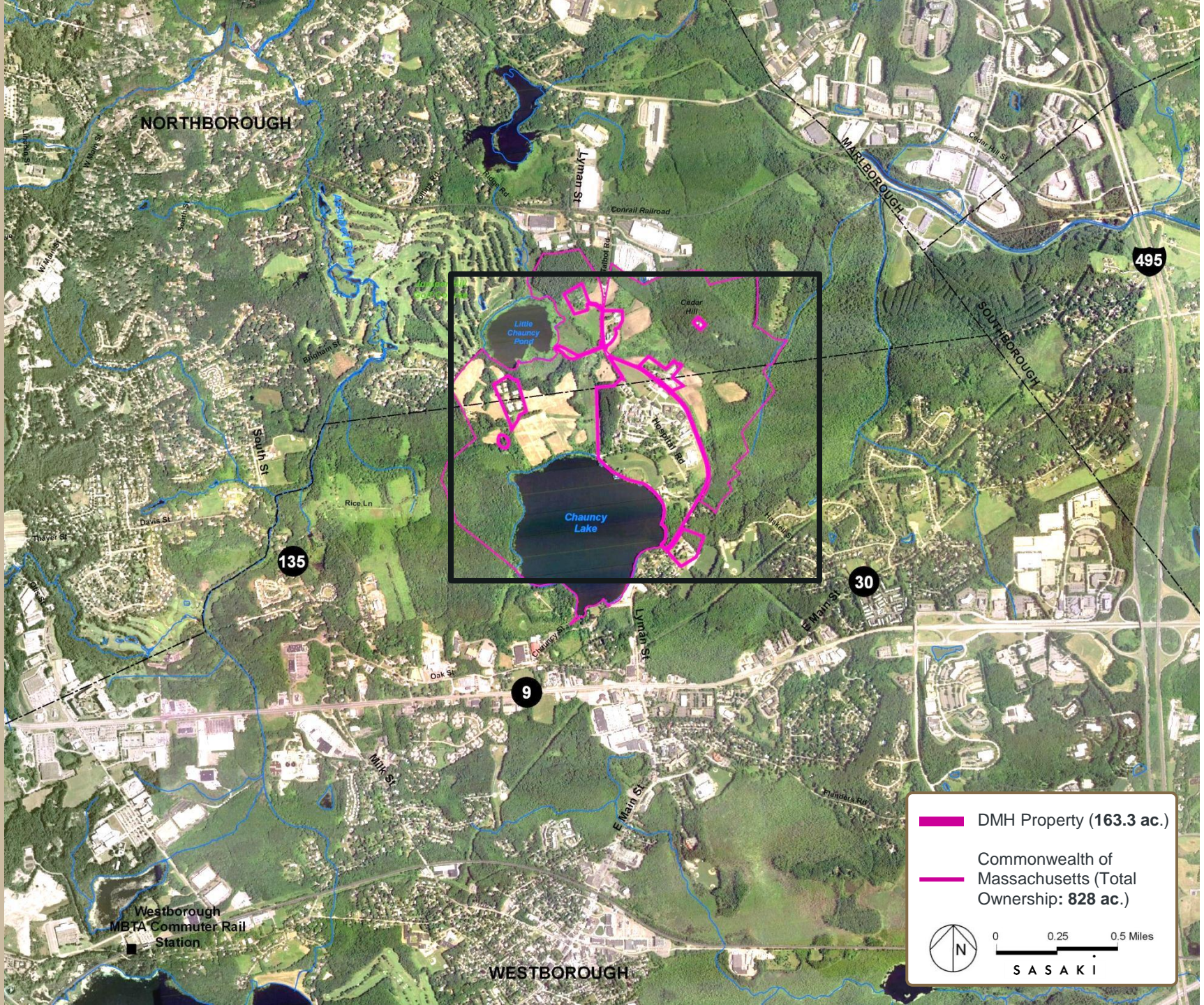
- Route 9, Route 20, Route 30, Route 135
- Route 495 & 90
- Train - 4.7 miles away
- No Bus Service
- Within 2-3 miles of Restaurants and Retail

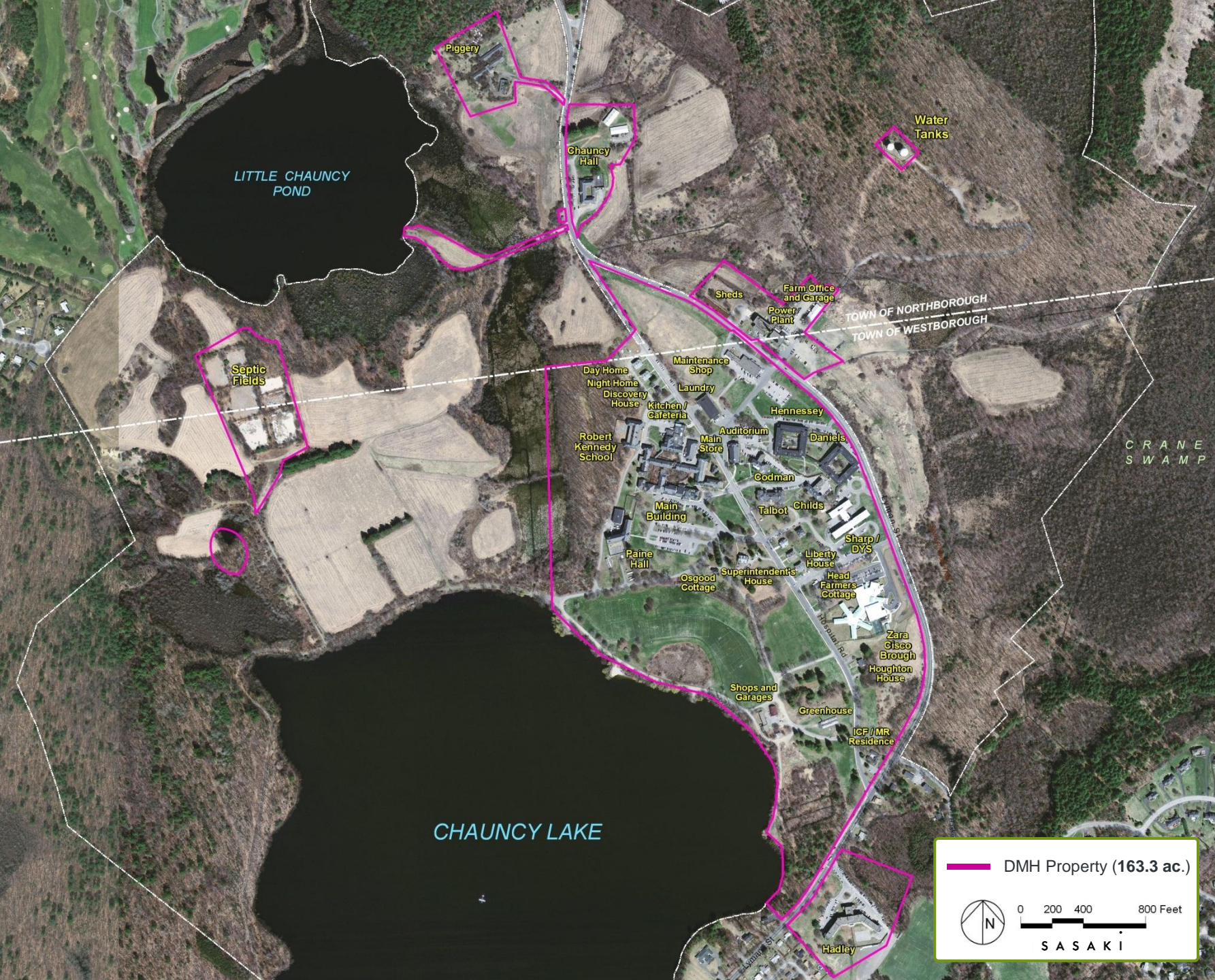


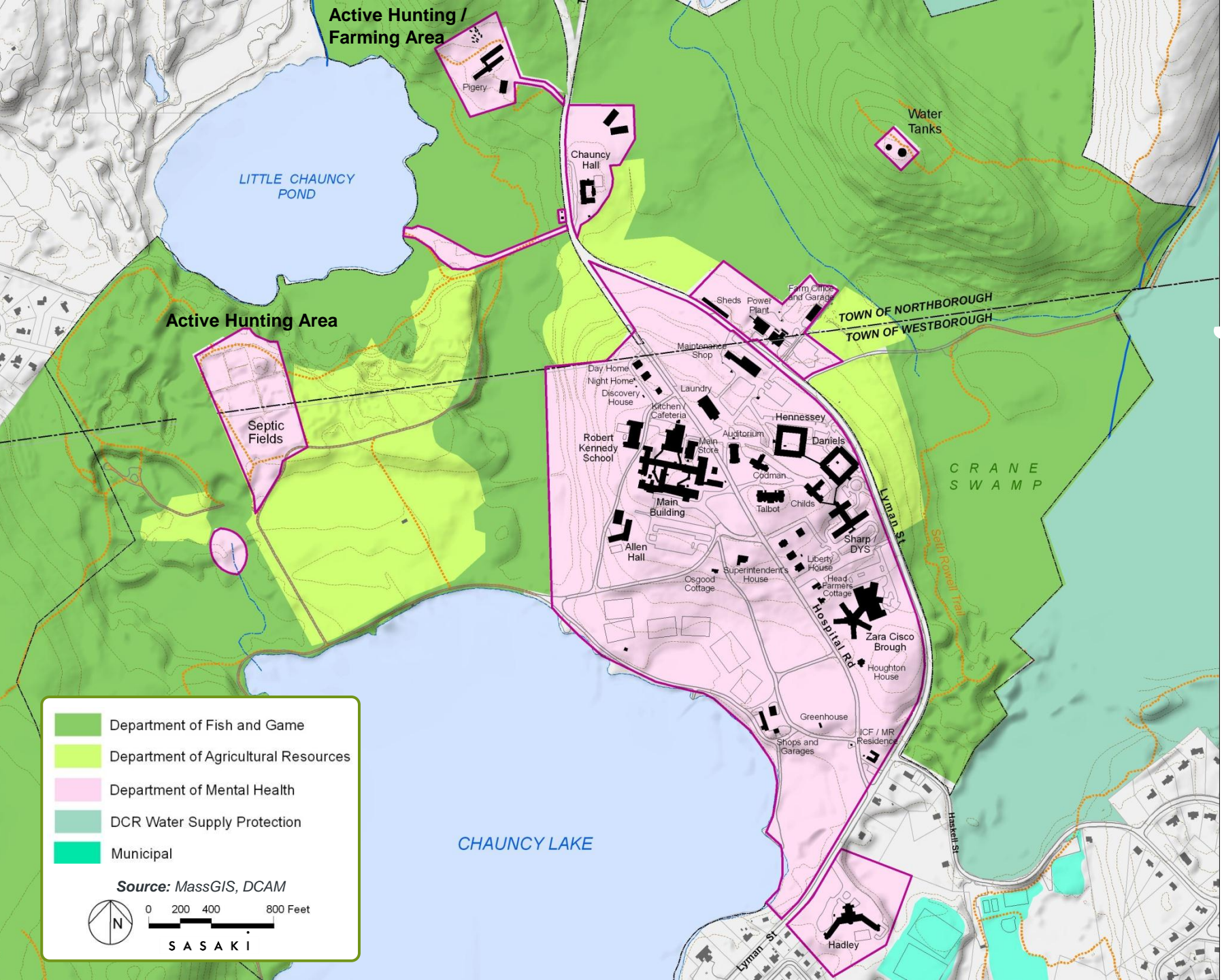


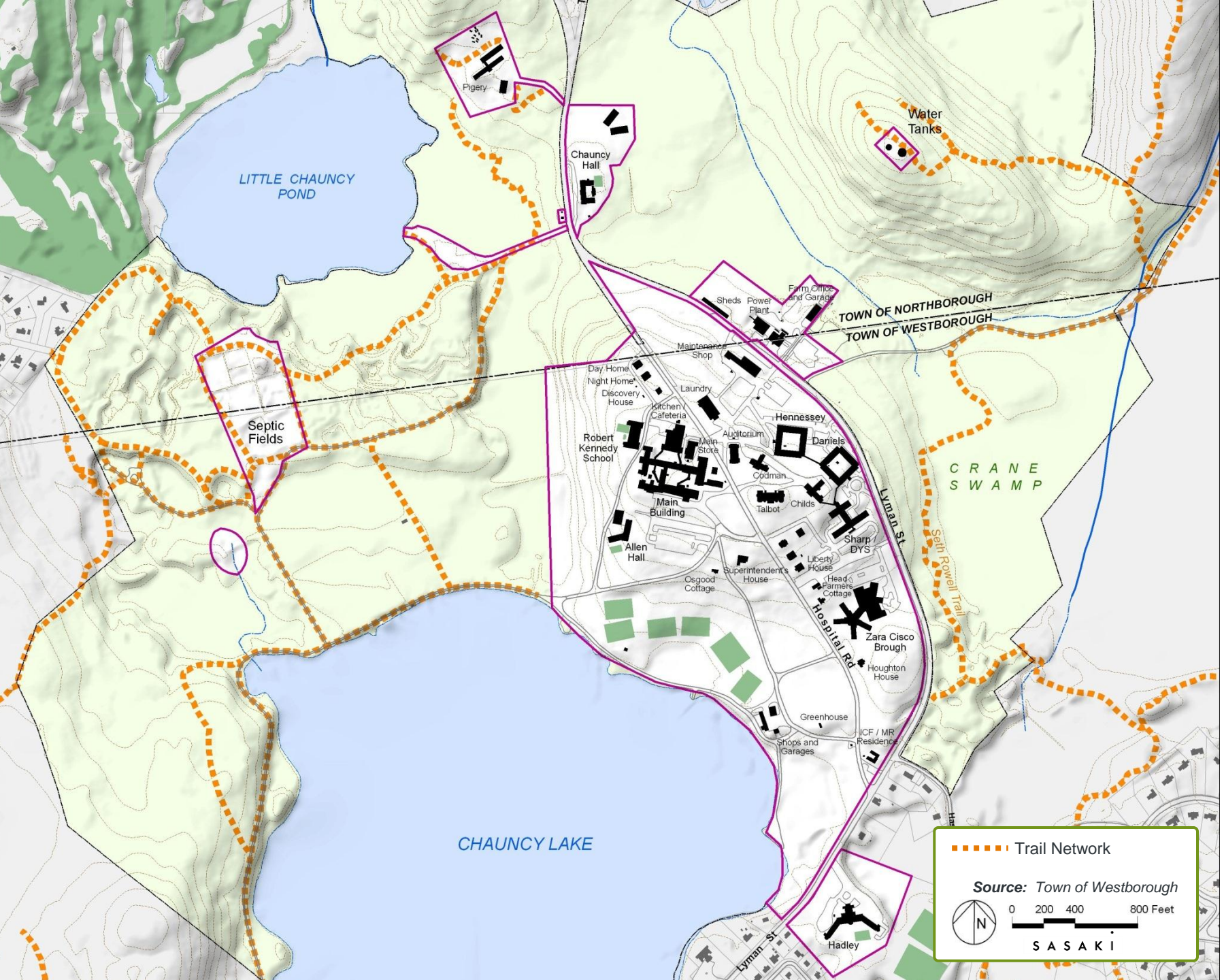




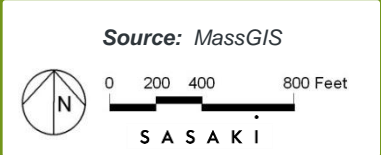
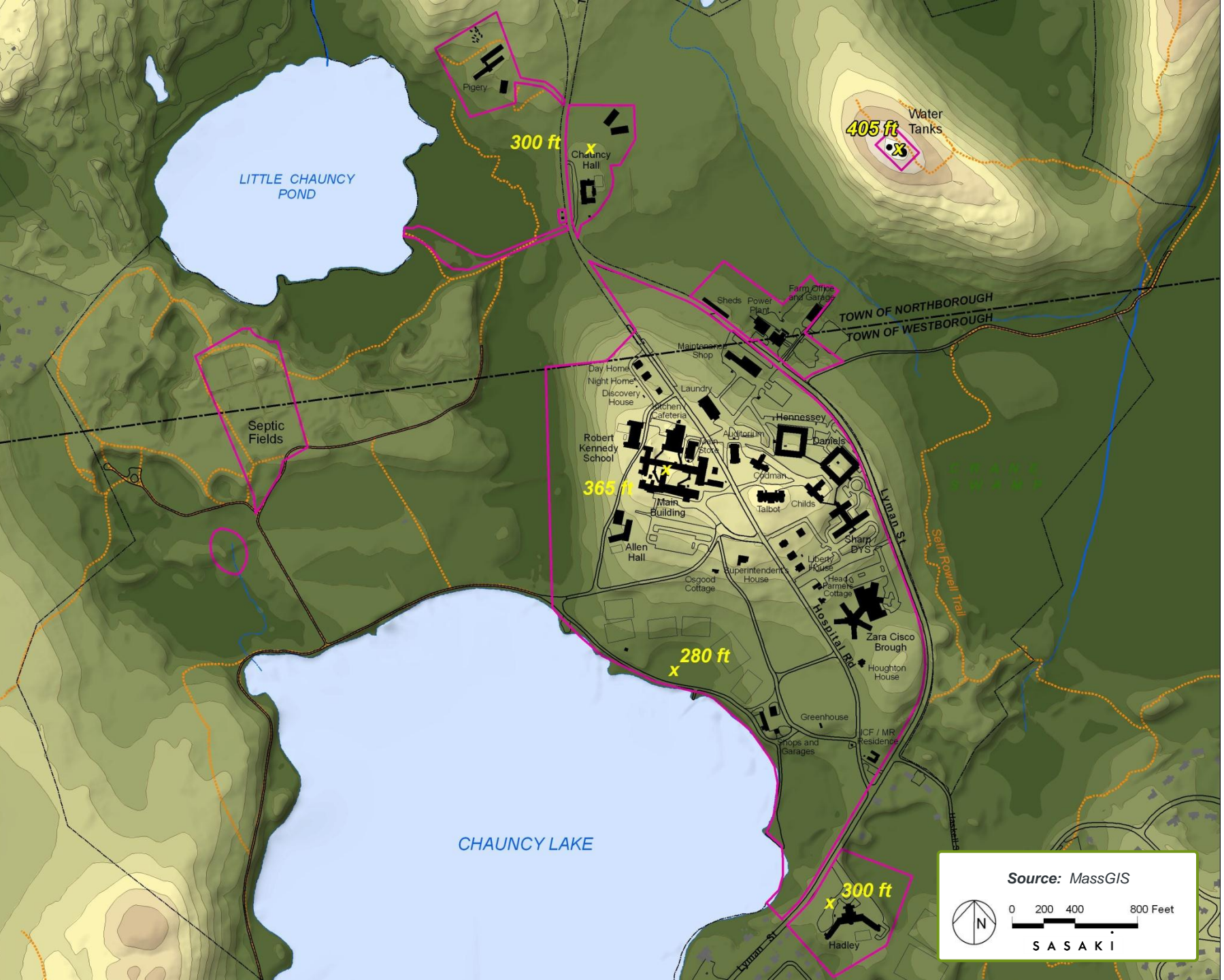


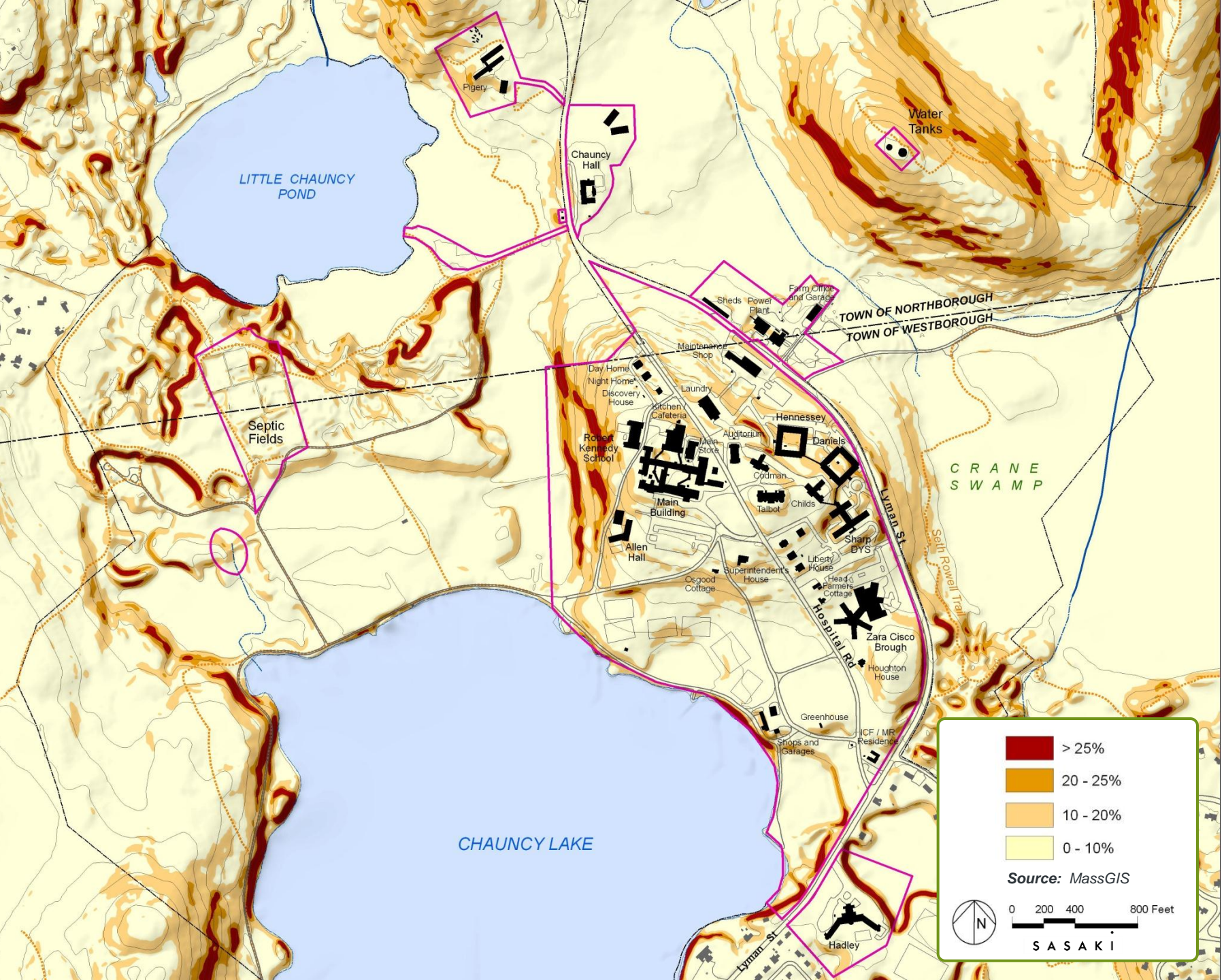




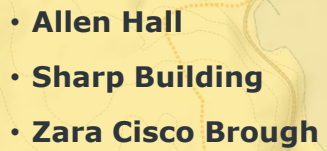








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Allen Hall



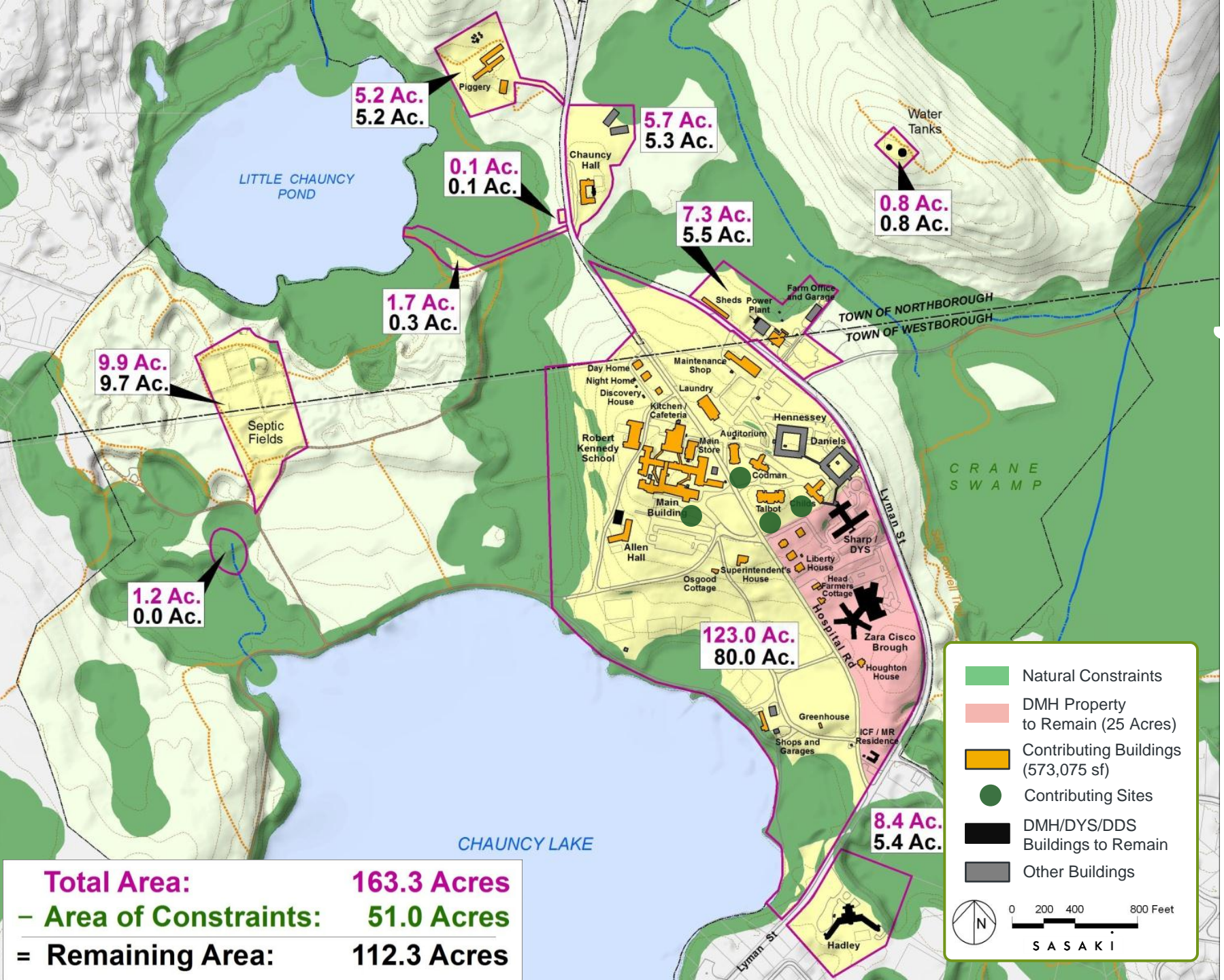
Sharp Building



Zara Cisco Brough (from Hospital Road)



Zara Cisco Brough (entry on north side)





Main Building / Administration



Hospital Wards A-H



Talbot



Laundry Building



Market Analysis

Recap Site Analysis

Framework Plan

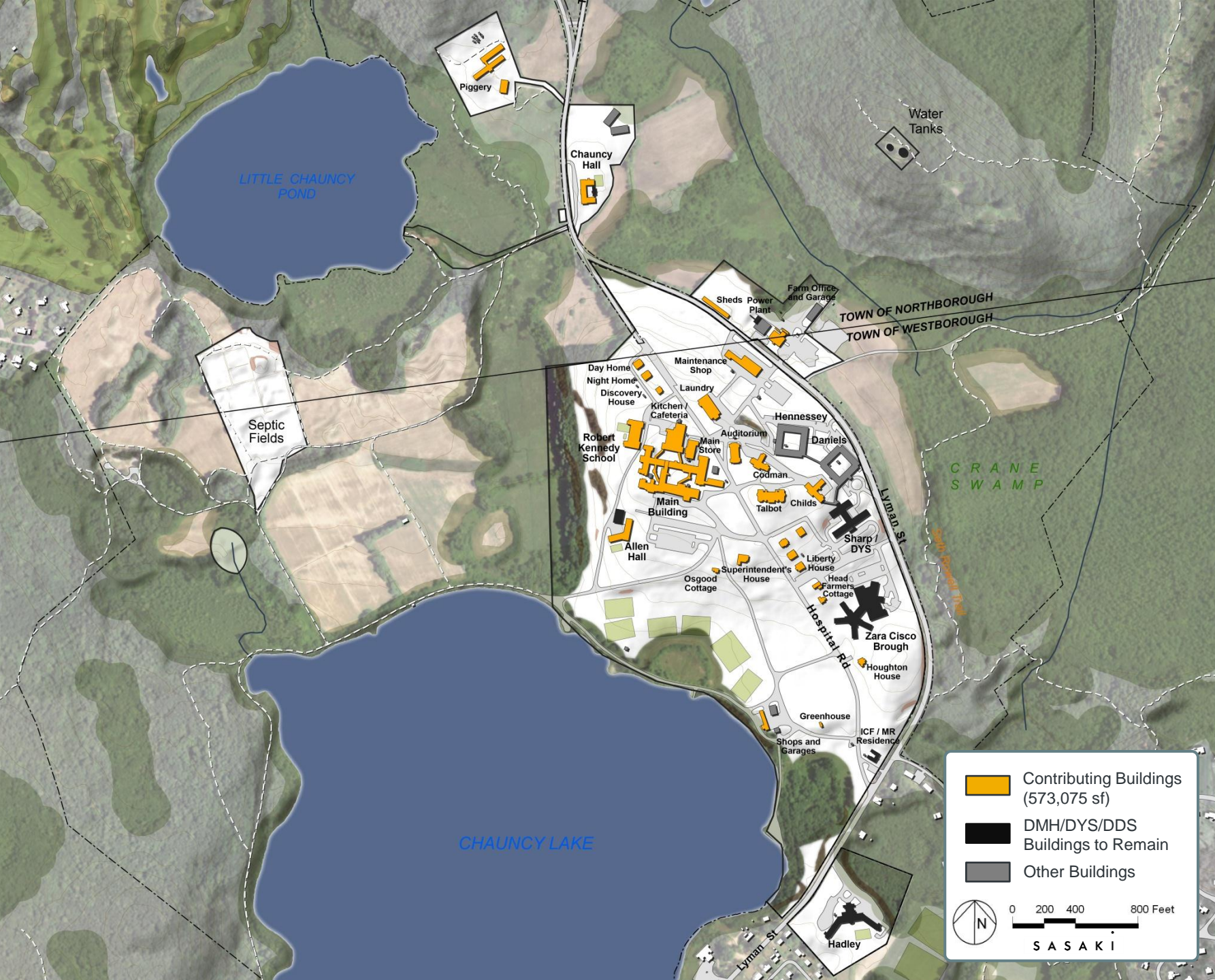
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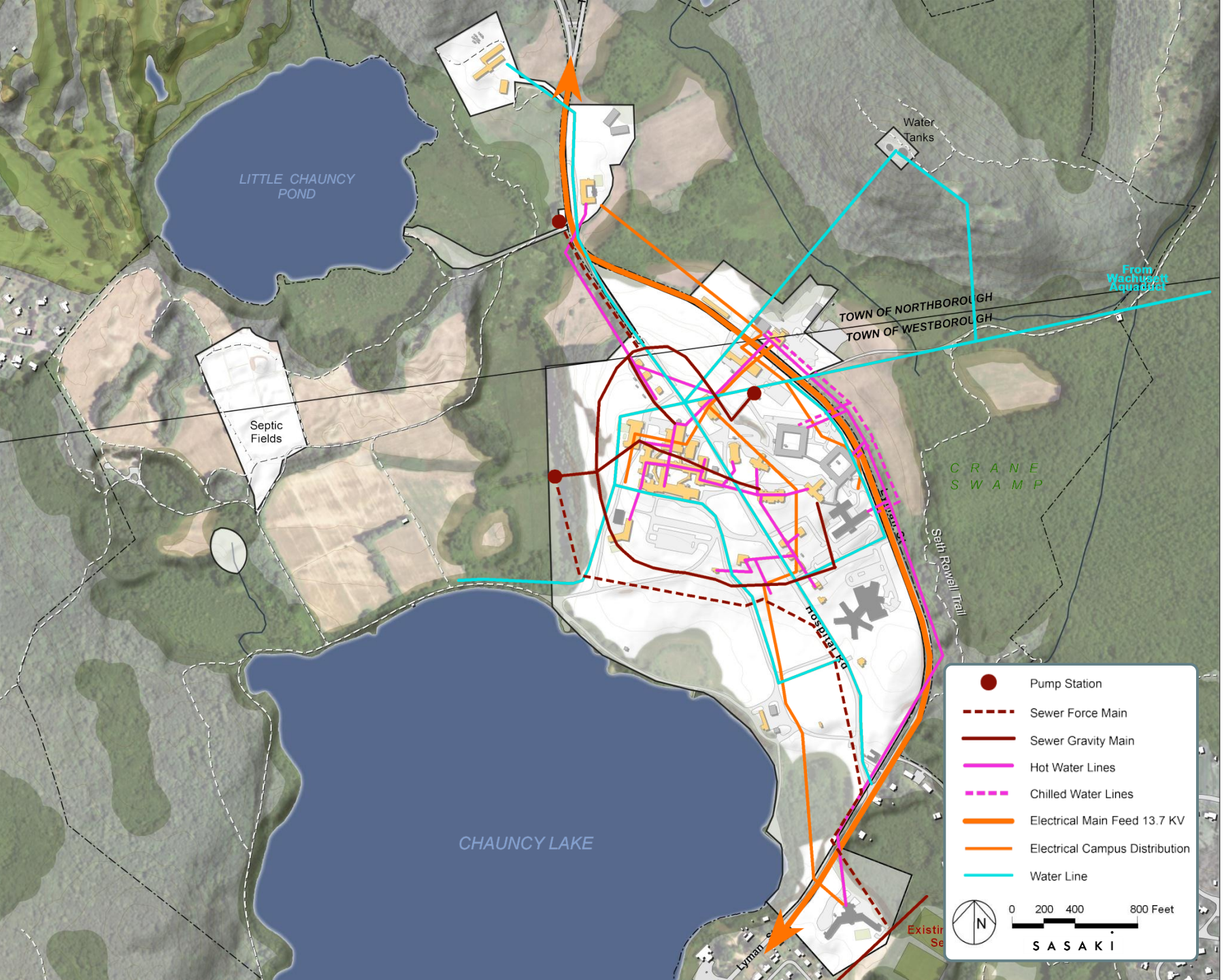
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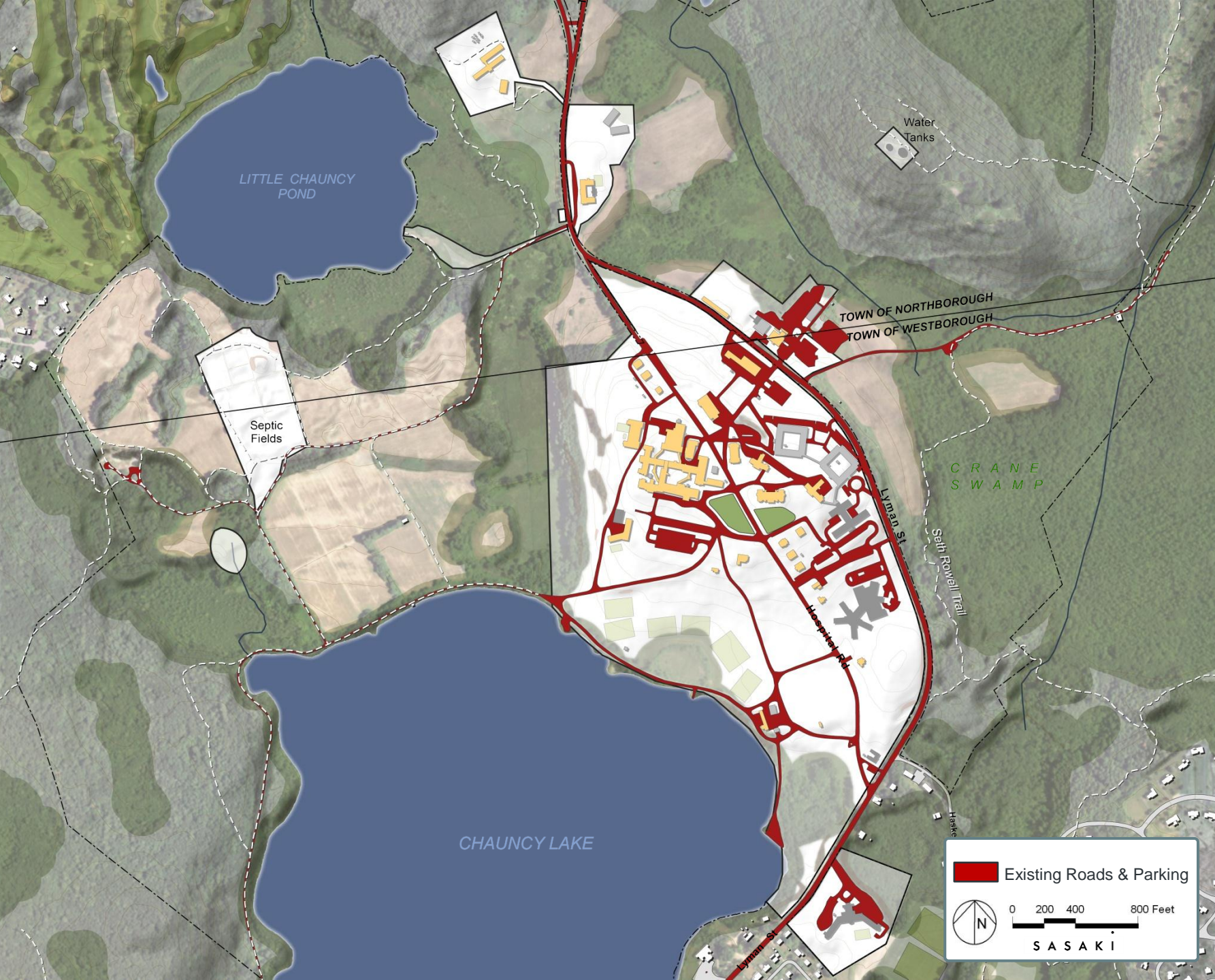
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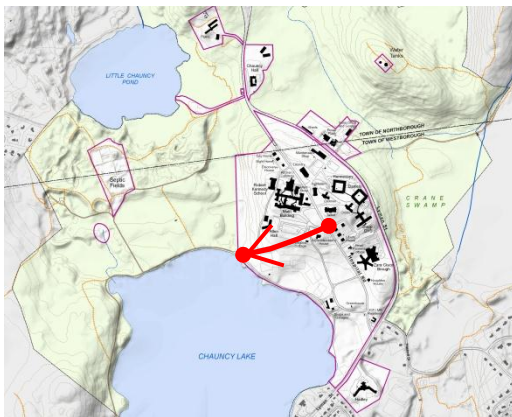




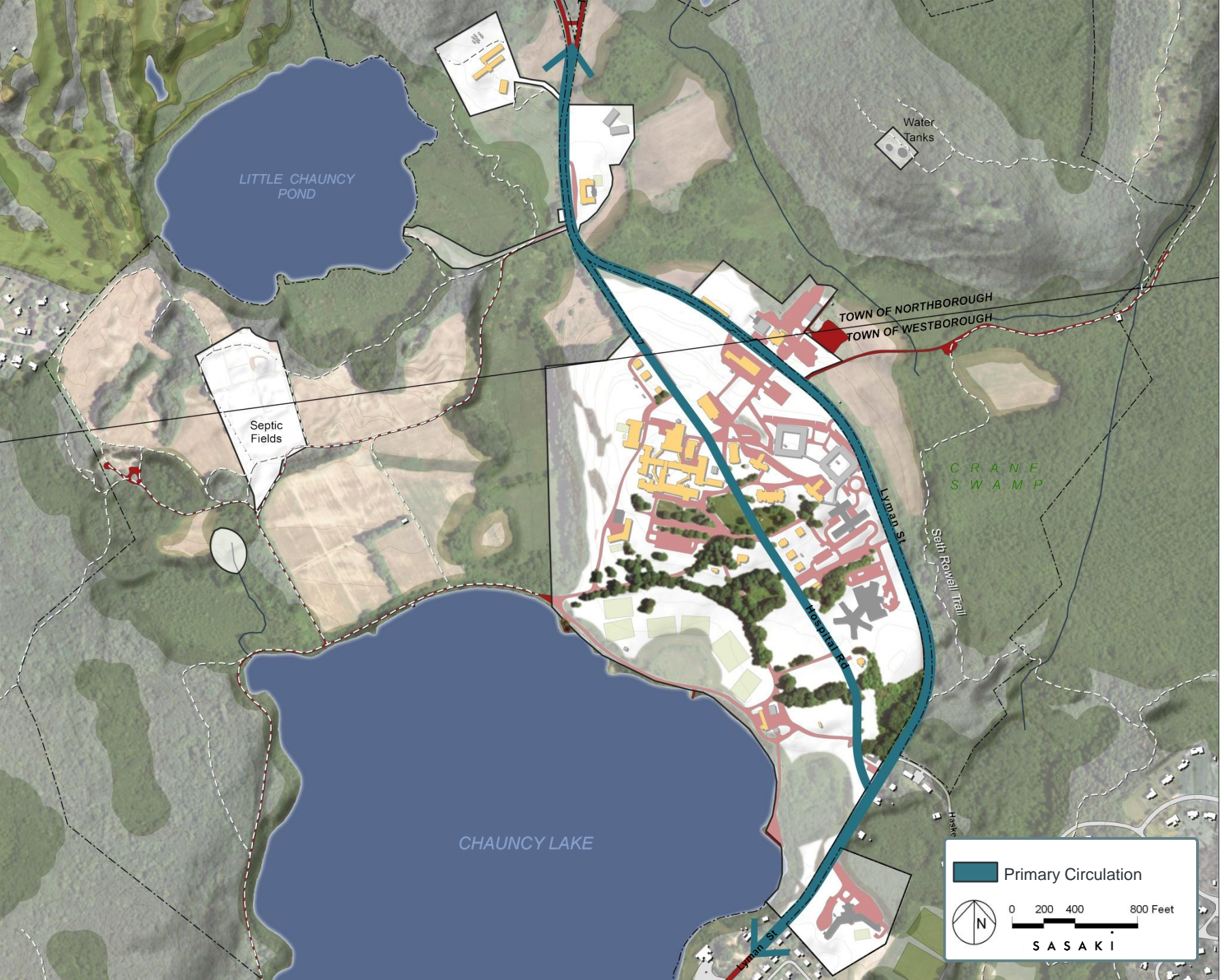


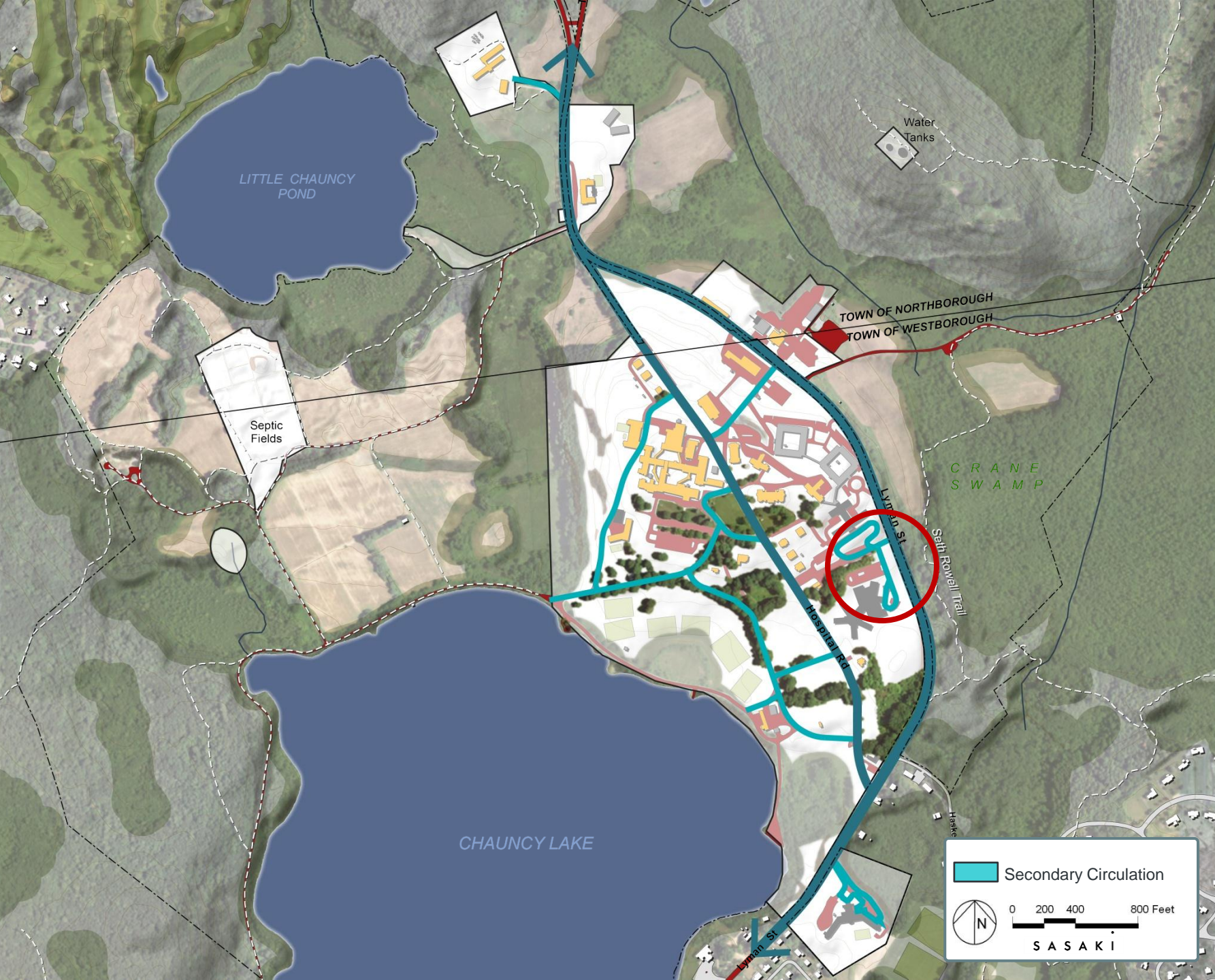


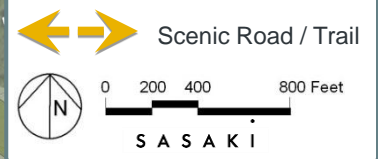
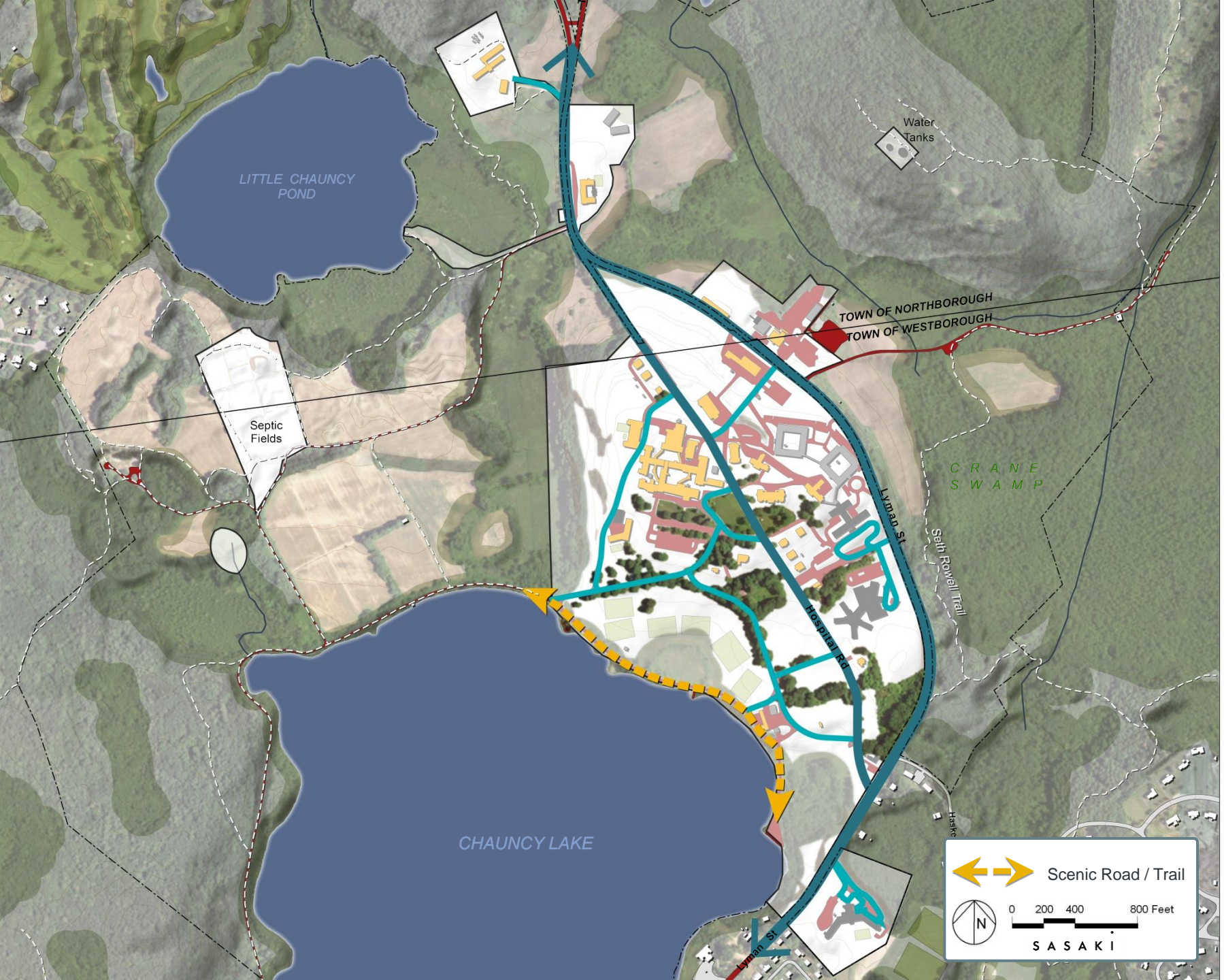
Street to Allen Hall, looking west

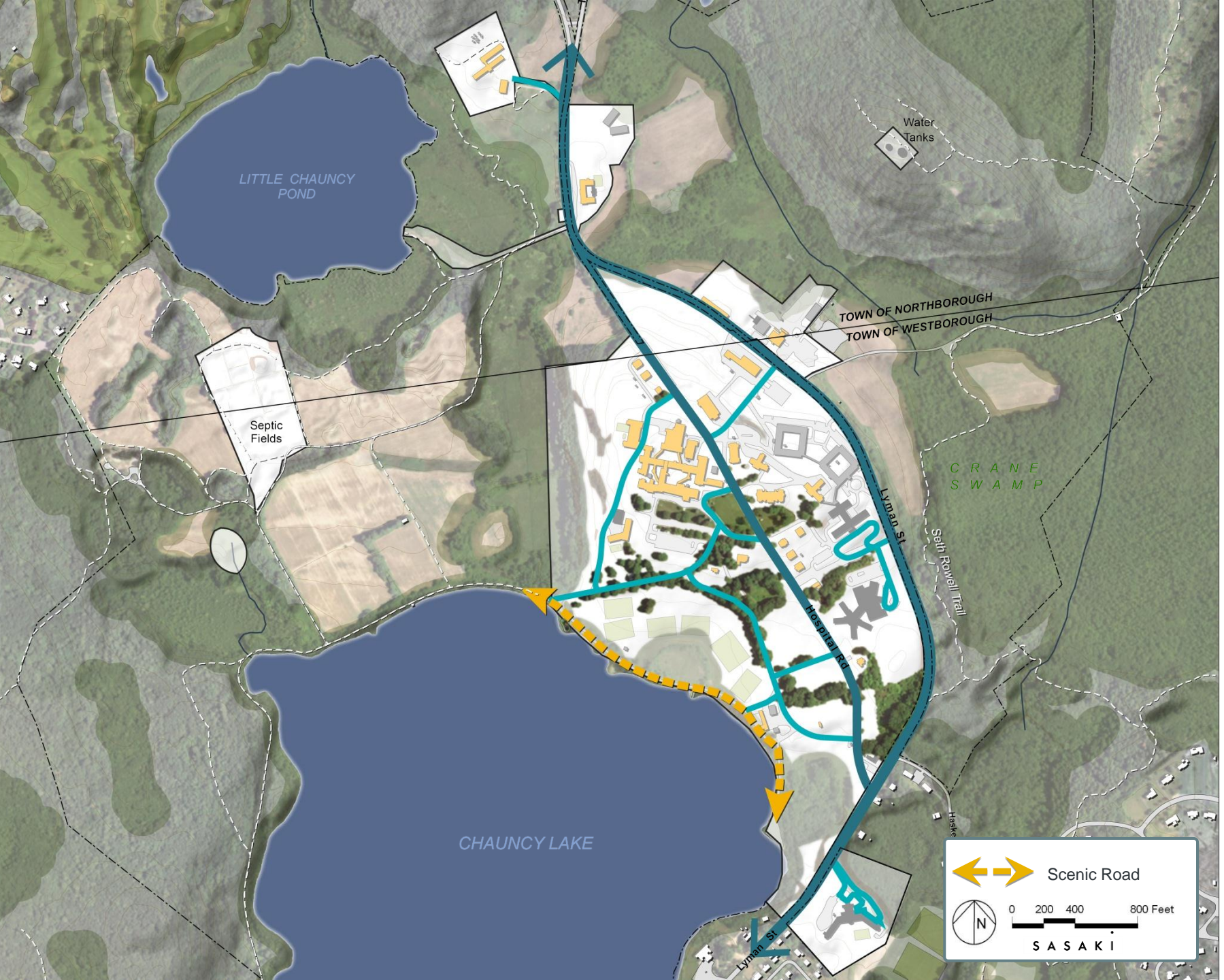


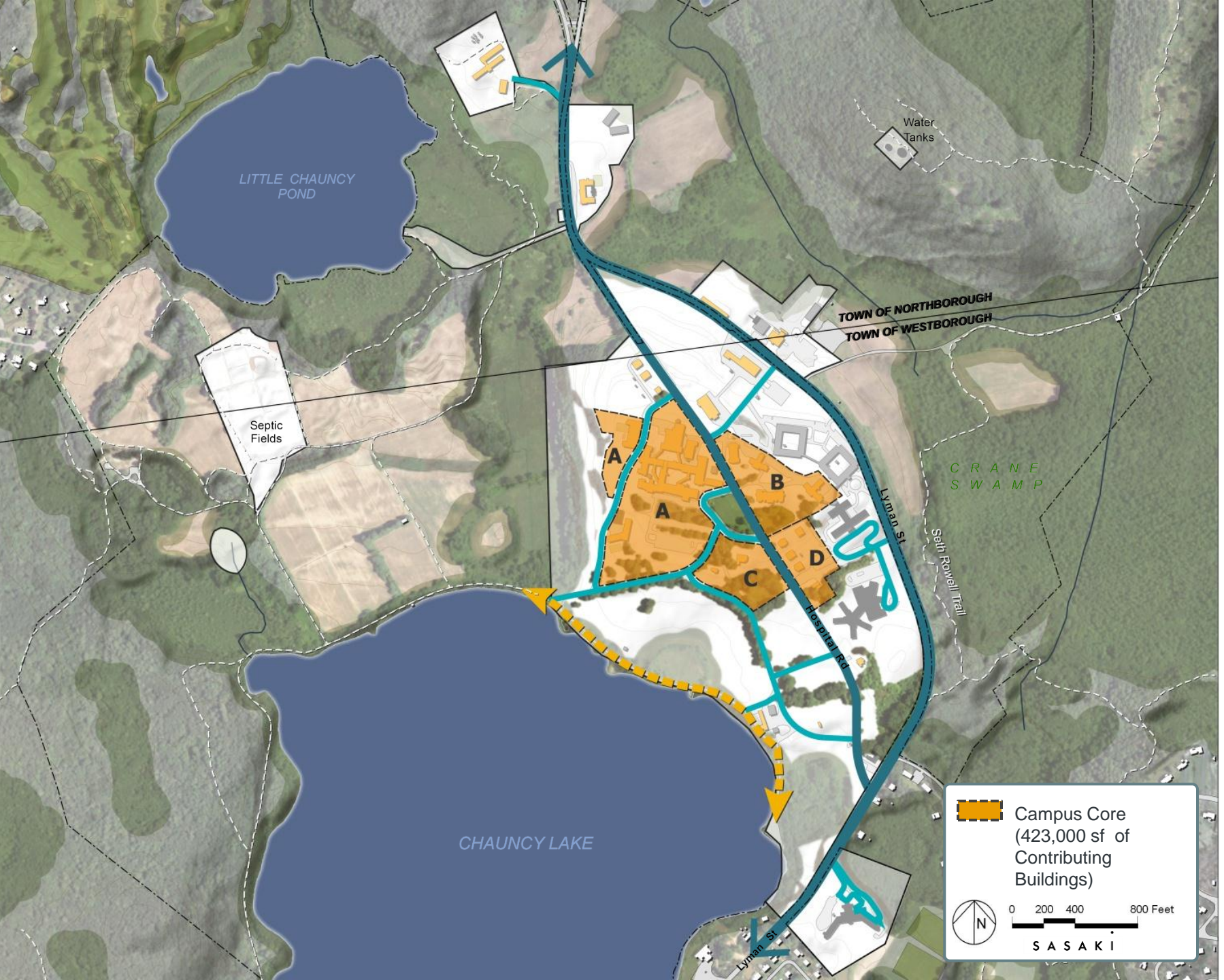


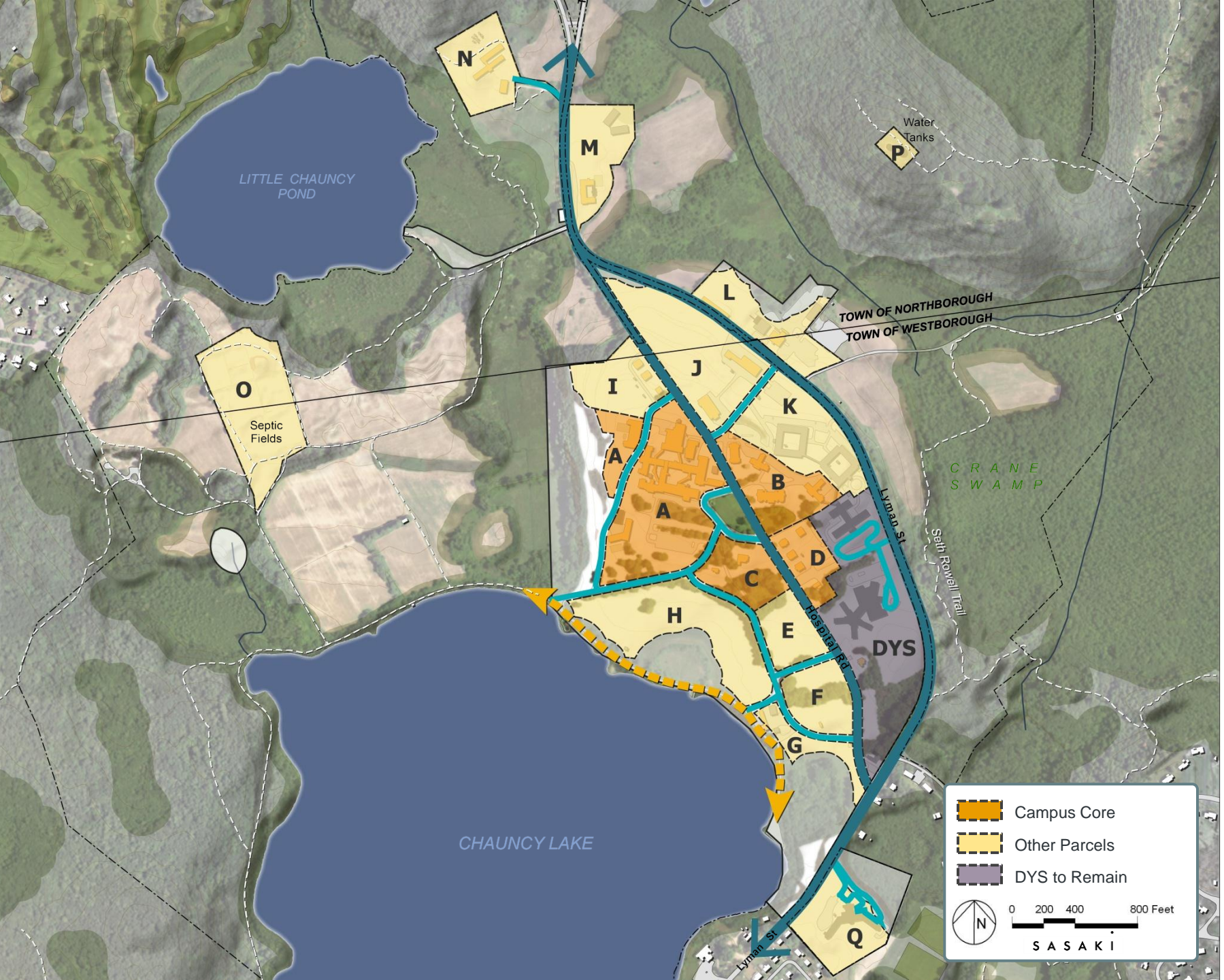




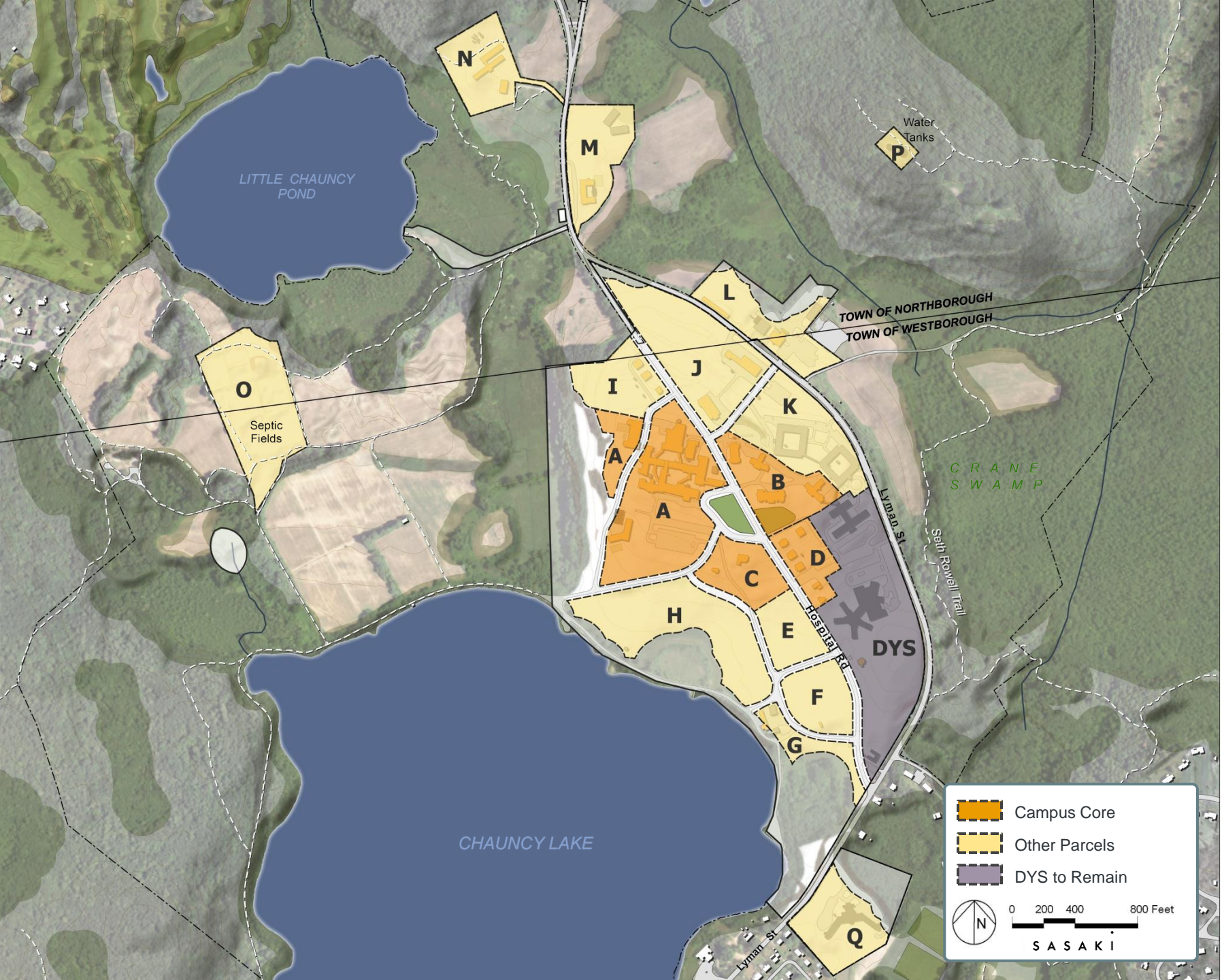








Framework Plan -- Recommended DYS Parcel



Market Analysis

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Reuse Concepts

- **Contributing Buildings**
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Summary & Discussion

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Building Name	Square Feet	No. of Floors	Construction Year	Building Usage	Basement	District	Total Historic Reuse
A-H WARD/001	163,631	3	1900	HOSPITAL/WARDS	YES	A	335,250
J KENNEDY SGOOL	37,568	2	1900	HOSPITAL/WARDS	YES		
ADMINISTRATION / E WARD / 002	33,659	4	1880	OFFICE	YES		
DIETARY/046	44,179	2	1892	FOOD PREPARATION AND/OR DINING	YES		
ALLEN HALL	43,415	5	1936	DYS	YES		
MAIN STOREROOM 072	12,798	1	1908	STORAGE	YES		
TALBOT HOUSE/010	22,898	3	1900	RESIDENCE/DORMITORY	NO	B	77,424
CHILDS BUILDING/029	22,430	3	1908	RESIDENCE/DORMITORY	NO		
CODMAN BUILDING/014	17,234	3	1903	MENTAL HEALTH	NO		
AUDITORIUM/041	14,862	2	1932	AUDITORIUM/THEATER	NO		
SUPERINTENDENT HOUSE/015	7,636	3	1905	RESIDENCE WITH ATTACHED GARAGE	YES	C	10,076
OSGOOD COTTAGE/006	2,440	2	1890	OFFICE	YES		
HOME 4/028	6,806	2	1910	RESIDENCE/HOUSE	YES	D	28,462
LIBERTY HOUSE/018	6,806	2	1906	RESIDENCE/DORMITORY	YES		
RENAISSANCE/019	6,806	3	1906	RESIDENCE/DORMITORY			
STAFF HOME 3/020	5,508	2	1906	OFFICE	YES		
MAGIC CIRCUS THIFT SHOP 025	2,536	2	1908	RESIDENCE/OTHER	YES		
GREENHOUSE 032	8,580	2	1965	GREENHOUSE	YES	F	14,850
MAIN GARAGE 038	6,270	2	1930	GARAGE AND/OR STORAGE	YES		
GARAGE	3,600	1	1930	GARAGE AND/OR STORAGE	NO	G	3,600
GENESIS DAY HOME/021	8,281	3	1906	RESIDENCE/HOUSE	YES	I	18,330
HORIZON HOME/022	7,209	2	1906	RESIDENCE/HOUSE	YES		
CLINICAL DIR'S HOUSE DISCOVERY/029	2,840	2	1910	RESIDENCE/HOUSE	YES		
LAUNDRY/042	22,500	1	1934	LAUNDRY	YES	J	35,045
MAINTENANCE SHOP 043	12,545	1	1935	MAINT/GROUNDSCAPE/S HED/REPAIR	YES		

523,037 SF. FT
On Main Campus

* Building list excludes some minor structures that may be included in the National Historic Register Nomination.

Building Name	Square Feet	No. of Floors	Construction Year	PROGRAM USES									
				Retail	Community / Civic	Office	Assisted Living	Wellness / Recreation	Mixed Use	Apartment	Townhouse / Condominium / Age restricted	2 to 4 Family	Bed and Breakfast
A-H WARD/001	163,631	3	1900			X	X		X	X			
J KENNEDY SCHOOL	37,568	2	1900			X	X		X	X			
ADMINISTRATION / E WARD / 002	33,659	4	1880			X	X		X	X			
DIETARY/046	44,179	2	1892			X		X	X	X			
MAIN STOREROOM 072	12,798	1	1908		X			X	X	X			
TALBOT HOUSE/010	22,898	3	1900			X			X	X			
CHILDS BUILDING/029	22,430	3	1908			X			X	X			
CODMAN BUILDING/014	17,234	3	1903			X			X	X			
AUDITORIUM/041	14,862	2	1932		X	X		X	X	X			
SUPERINTENDENT HOUSE/015	7,636	3	1905			X						X	X
OSGOOD COTTAGE/006	2,440	2	1890									X	
HOME 4/028	6,806	2	1910									X	
LIBERTY HOUSE/018	6,806	2	1906									X	
RENAISSANCE/019	6,806	3	1906									X	
STAFF HOME 3/020	5,508	2	1906									X	
MAGIC CIRCUS THIFT SHOP 025	2,536	2	1908									X	
GREENHOUSE 032	8,580	2	1965	X									
MAIN GARAGE 038	6,270	2	1930	X									
GARAGE	3,600	1	1930	X									
GENESIS DAY HOME/021	8,281	3	1906			X						X	
HORIZON HOME/022	7,209	2	1906			X						X	
CLINICAL DIR'S HOUSE DISCOVERY/029	2,840	2	1910			X						X	
LAUNDRY/042	22,500	1	1934		X	X		X					
MAINTENANCE SHOP 043	12,545	1	1935			X							
FARM OFFICE/033A	6,940	1	1951			X							
K. BUILDING - CHAUNCY HALL/039	20,136	2	1930			X	X			X			

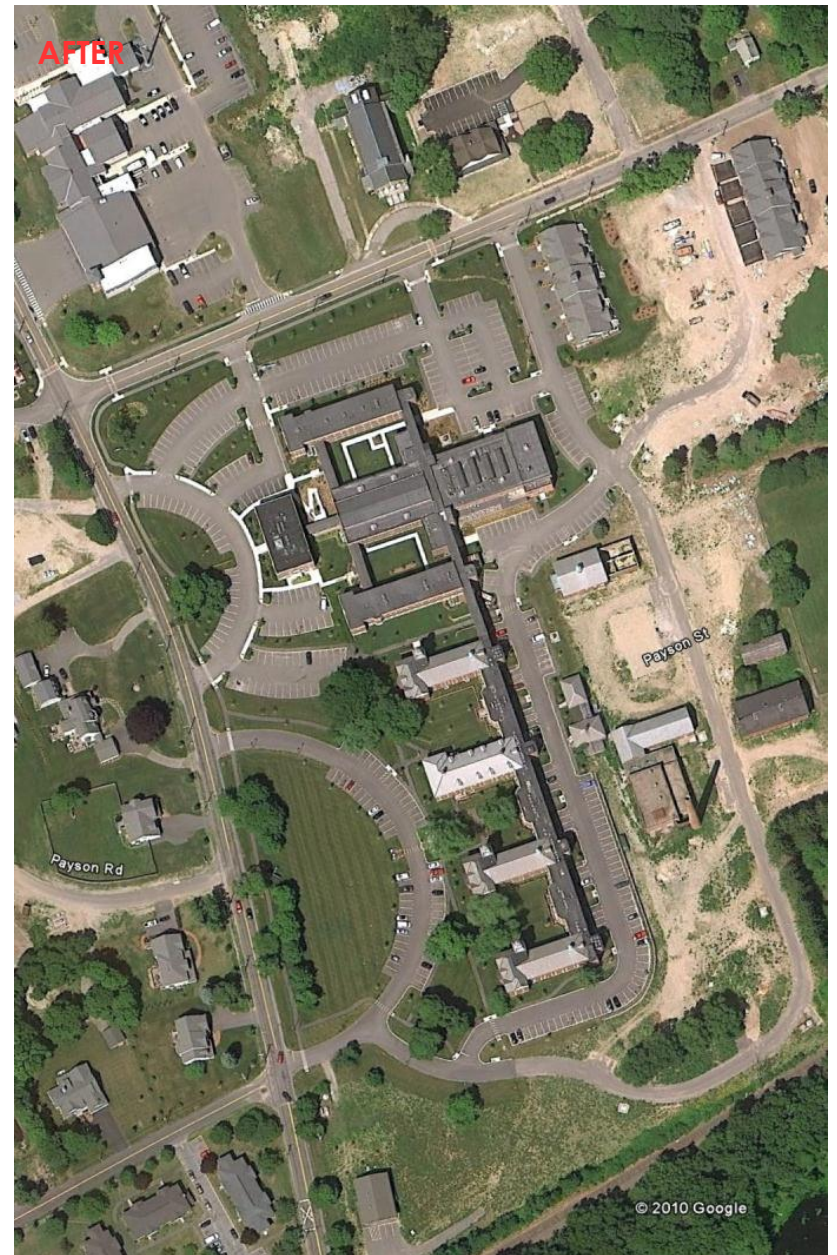








Building Name	Square Feet	District	Basement	Construction Year	CONDITION						RATING		
					Roof	Floors	Celling	Glazing	Siding	Accessible	Sasaki	Epsilon Report	DCAM Rating
A-H WARD/001	163,631	A	YES	1900	0	0	0	0	2	0	0.33	FAIL	FAIL
J KENNEDY SCOO L	37,568		NO	1900	2	3	2	0	2	0	1.50		
ADMINISTRATION / E WARD / 002	33,659		YES	1880	2	2	2	0	2	0	1.33	FAIL	ADEQUATE
DIETARY046	44,179		YES	1892	2	1	1	0	2	0	1.00		FAIL
MAIN STOREROOM 072	12,798		YES	1908	2	1	1	0	2	0	1.00		FAIL
TALBOT HOUSE/010	22,898	B	NO	1900	1	2	2	1	2	0	1.33	FAIL	POOR
CHILDS BUILDING/029	22,430		NO	1908	1	2	2	1	2	0	1.33	FAIL	ADEQUATE
CODMAN BUILDING/014	17,234		NO	1903	1	2	2	1	2	0	1.33	FAIL	FAIL
AUDITORIUM/041	14,862		NO	1932	2	2	2	1	2	0	1.50	FAIL	FAIL
SUPERINTENDENT HOUSE/015	7,636	C	YES	1905	3	3	2	2	3	0	2.17	FAIL	GOOD
OSGOOD COTTAGE/006	2,440		YES	1890	1	2	2	2	3	0	1.67	FAIL	ADEQUATE
HOME 4/028	6,806	D	YES	1910	3	2	2	2	3	3	2.50	FAIL	FAIL
LIBERTY HOUSE/018	6,806		YES	1906	3	2	2	2	3	3	2.50		GOOD
RENAISSANCE/019	6,806			1906	3	2	2	2	3	3	2.50		ADEQUATE
STAFF HOME 3/020	5,508		YES	1906	3	2	2	2	3	3	2.50		FAIR
MAGIC CIRCUS THIFT SHOP 025	2,536		YES	1908	3	2	2	2	3	3	2.50		ADEQUATE
GREENHOUSE 032	8,580	F	YES	1965	3	3	4	3	3	0	2.67	FAIL	POOR
MAIN GARAGE 038	6,270	F	YES	1930	Did not review						-	FAIL	FAIR
GARAGE	3,600	G	NO	1930	Did not review						-	FAIL	
GENESIS DAY HOME/021	8,281	I	YES	1906	3	2	2	3	3	3	2.67		POOR
HORIZON HOME/022	7,209		YES	1906	3	2	2	3	3	3	2.67		FAIR
CLINICAL DIR'S HOUSE DISCOVERY/029	2,840		NO	1910	3	2	2	3	3	3	2.67	FAIL	ADEQUATE
LAUNDRY/042	22,500	J	YES	1934	3	2	2	1	2	0	1.67		FAIR
MAINTENANCE SHOP 043	12,545		YES	1935	3	3	2	2	2	0	2.00		FAIR
FARM OFFICE/033A	6,940	L	YES	1951	3	3	2	2	2	0	2.00		FAIL
K. BUILDING - CHAUNCY HALL/039	20,136	M	YES	1930	3	3	3	2	2	0	2.17		ADEQUATE
STORAGE 4 (VEGETABLES)	10,080	N	YES	1920	Did not review						-		FAIL
PIGGERY/059	12,882		NO	1929	Did not review						-	FAIL	FAIL



Foxboro State Hospital, Foxboro, MA



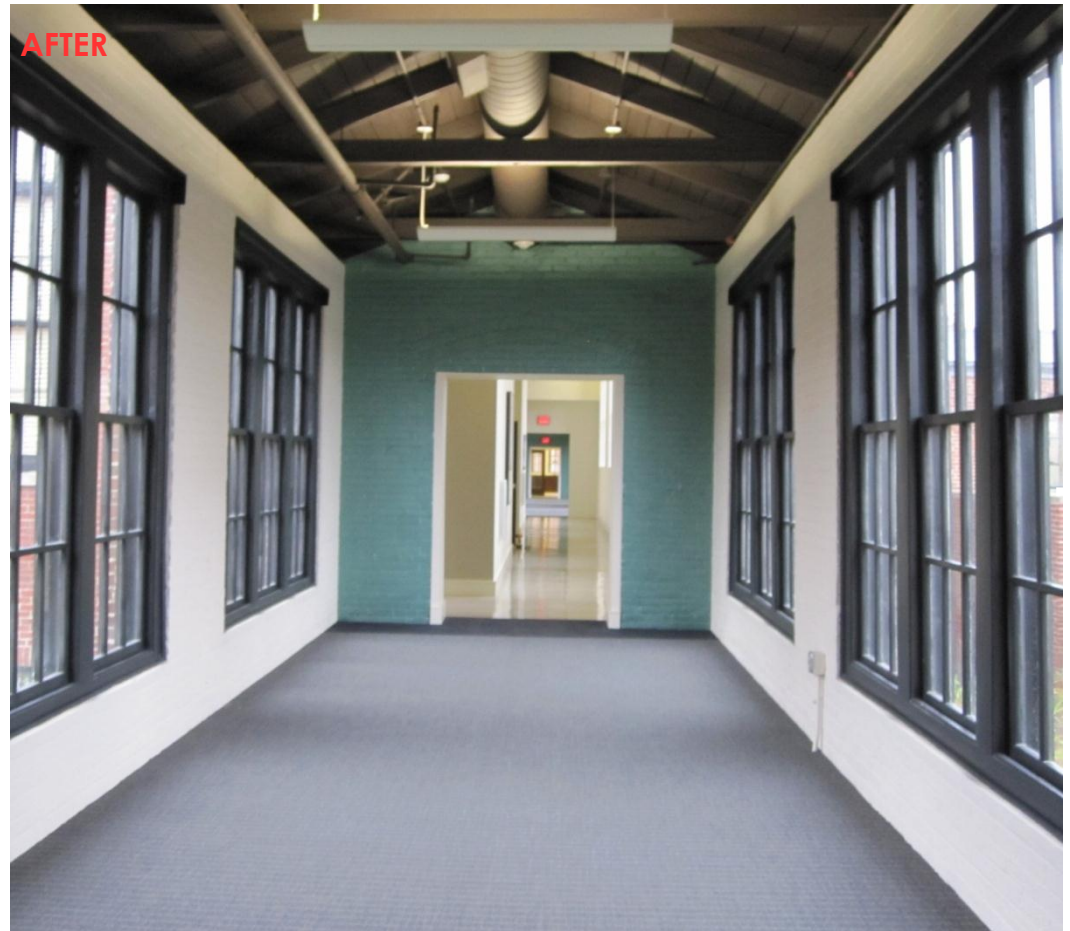
Foxboro State Hospital, Foxboro, MA



Foxboro State Hospital, Foxboro, MA



Foxboro State Hospital, Foxboro, MA



Foxboro State Hospital, Foxboro, MA



Metropolitan State Hospital, Lexington, MA



Danvers State Hospital, Danvers, MA

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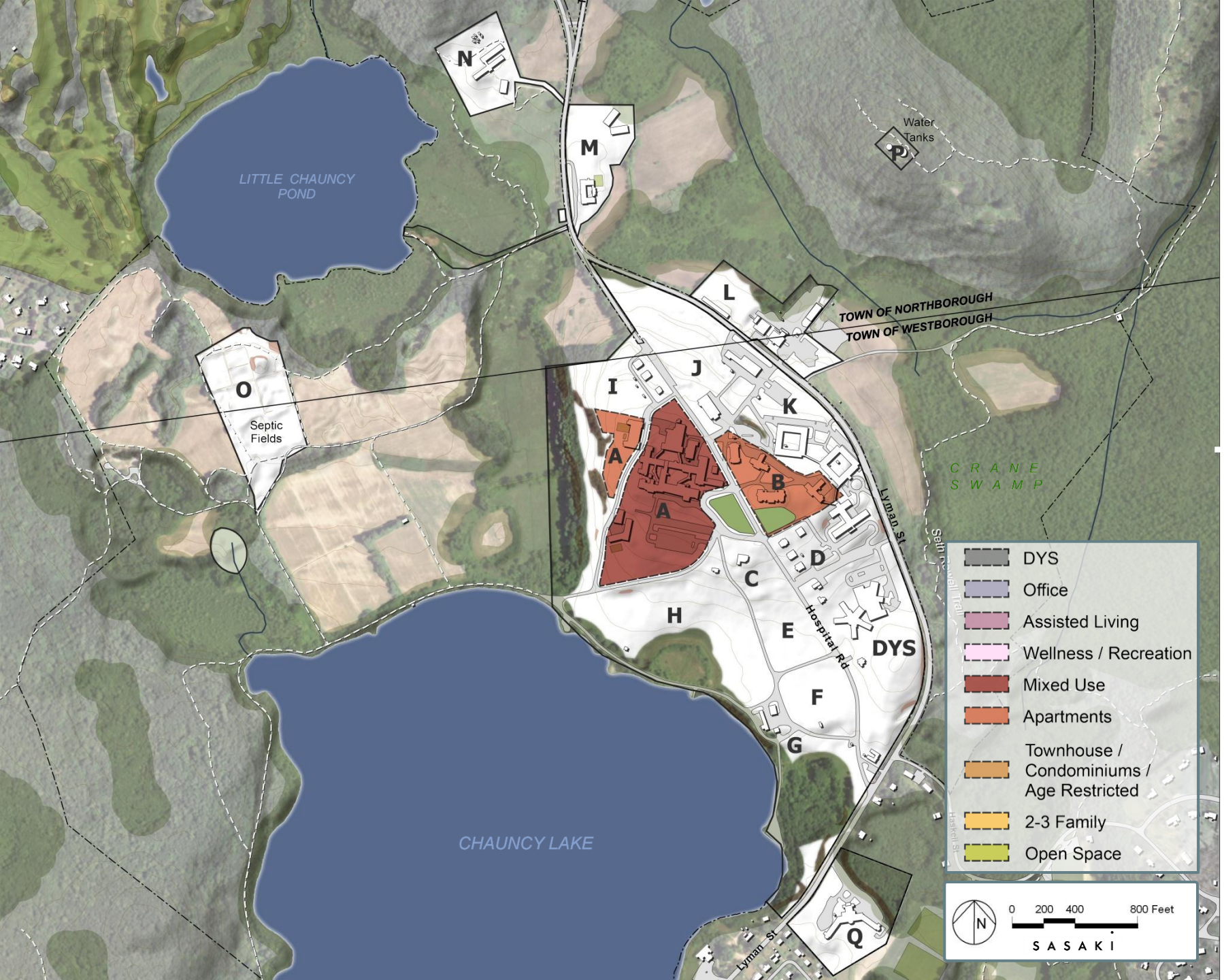
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Reuse Concepts

Concept 1 – Historic Reuse





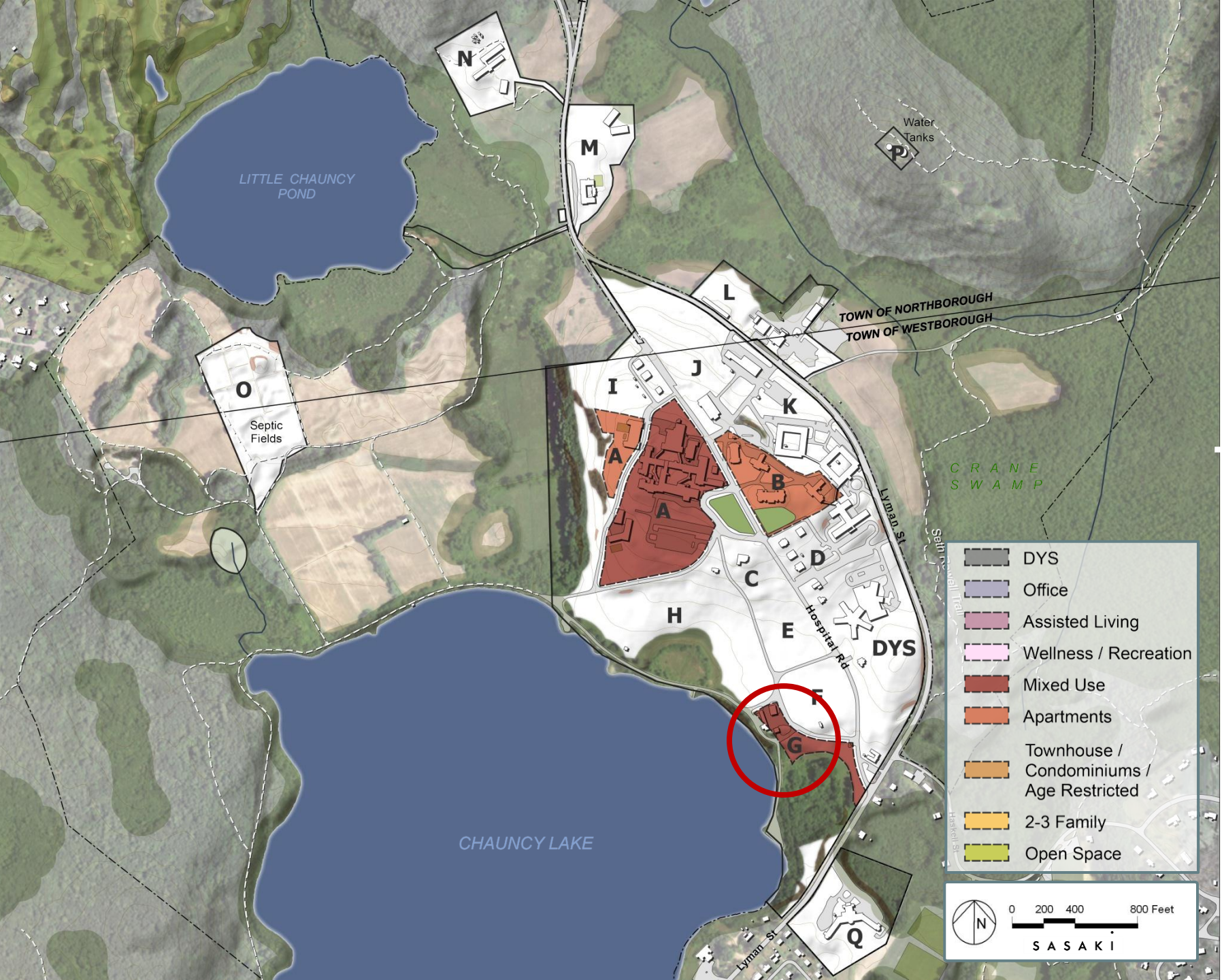
Foxboro State Hospital, Foxboro, MA



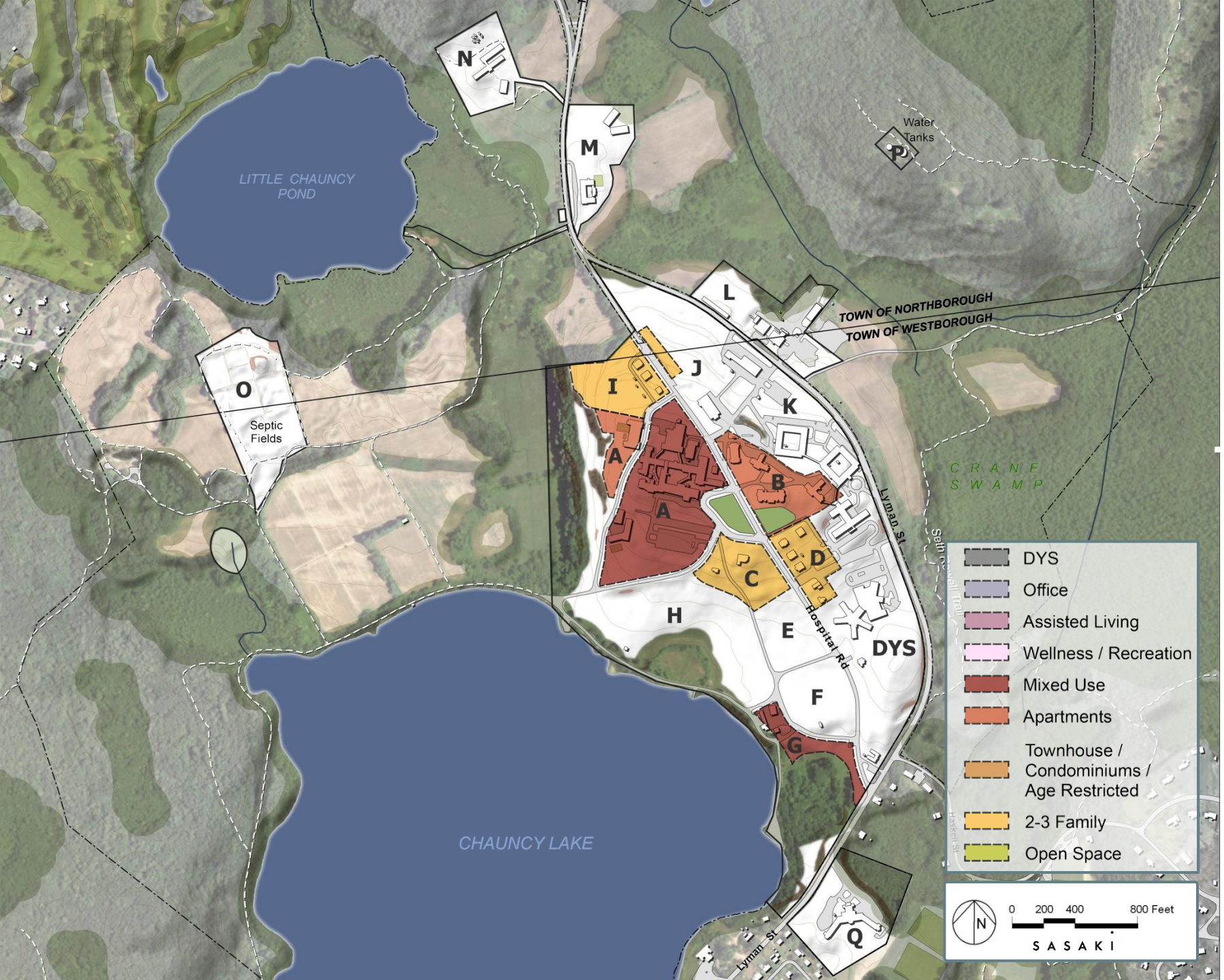
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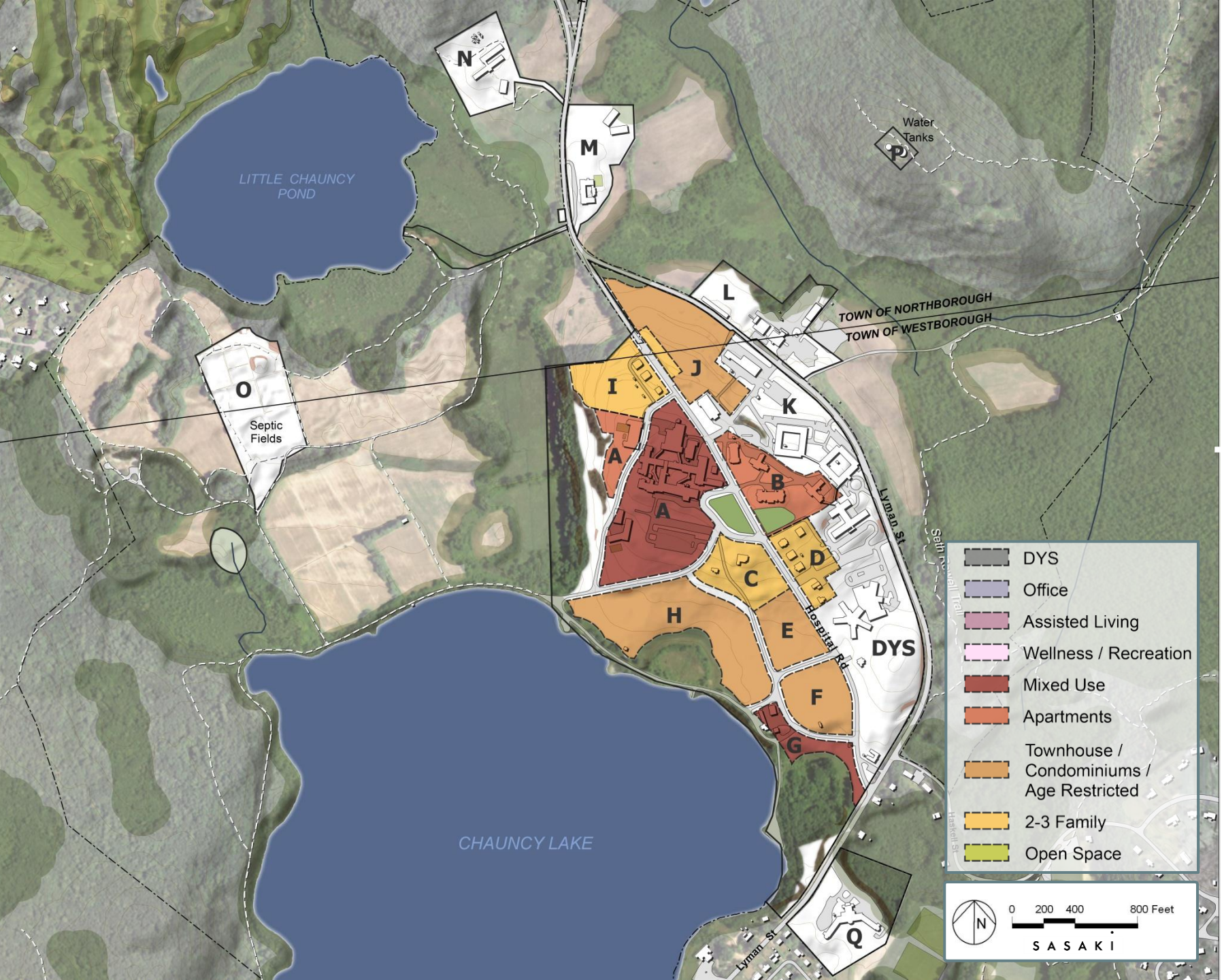
Reuse Concepts

Concept 1 – Village Retail





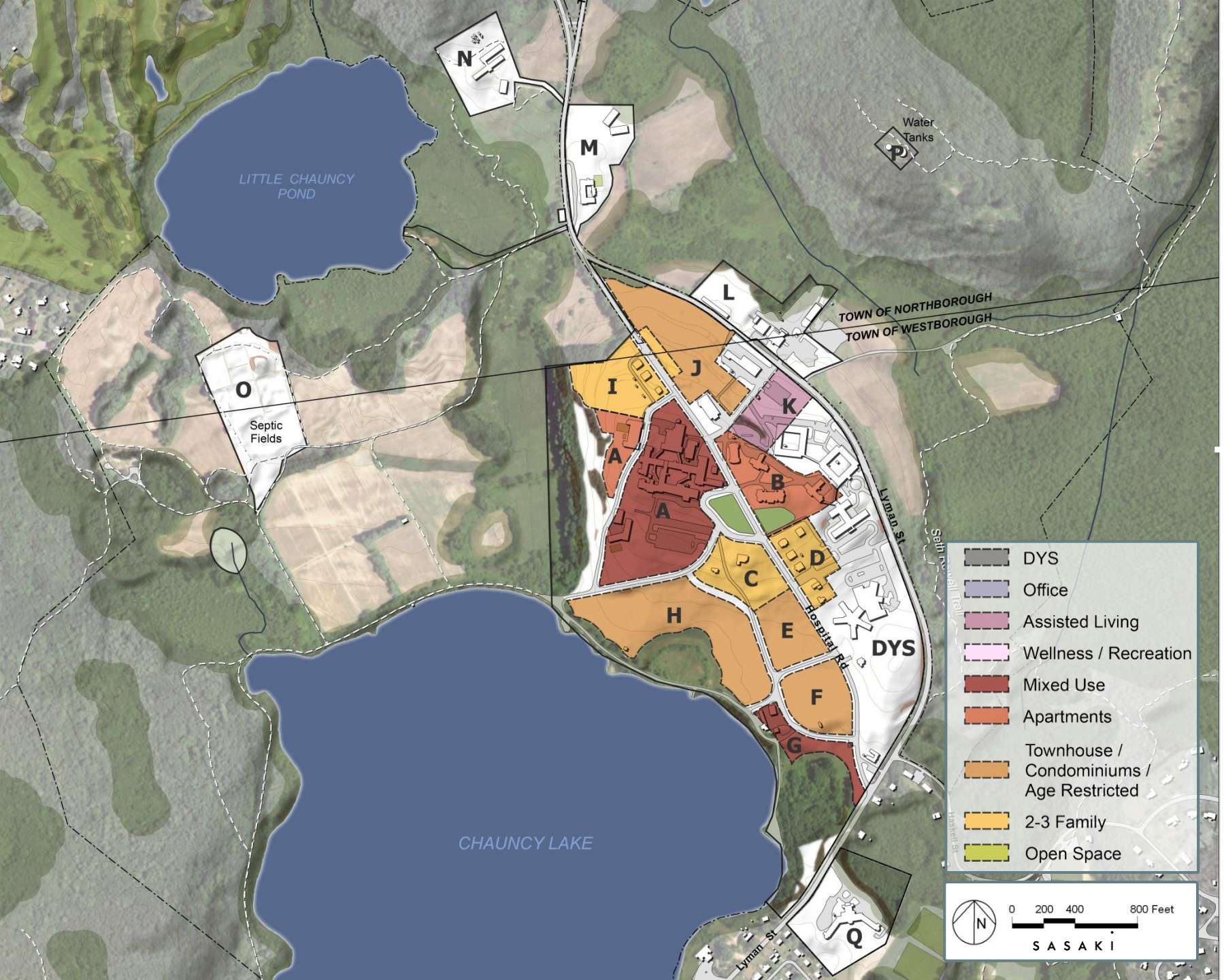






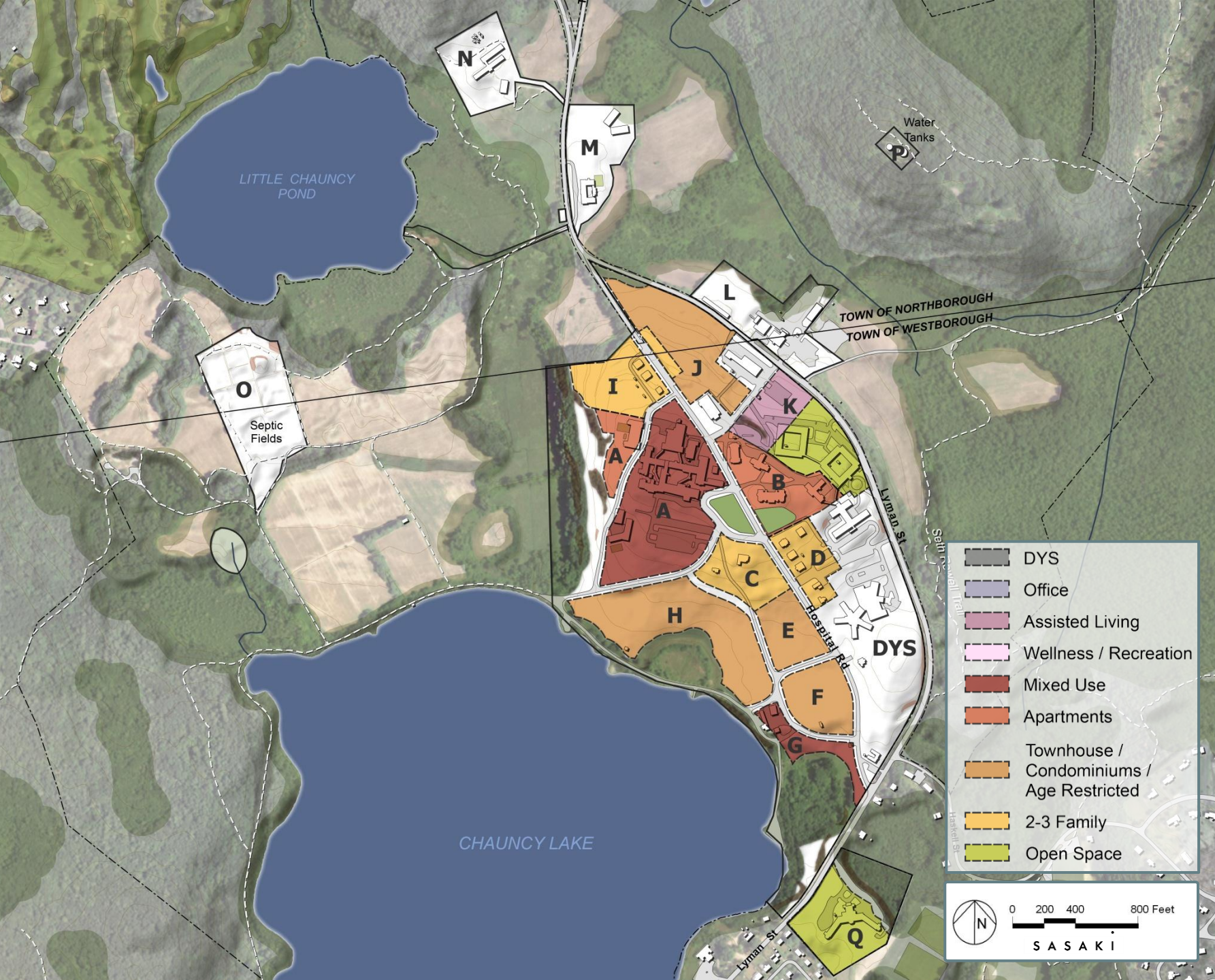
Reuse Concepts

Concept 1 – Assisted Living



Reuse Concepts

Concept 1 – Open Space





Westborough State Hospital

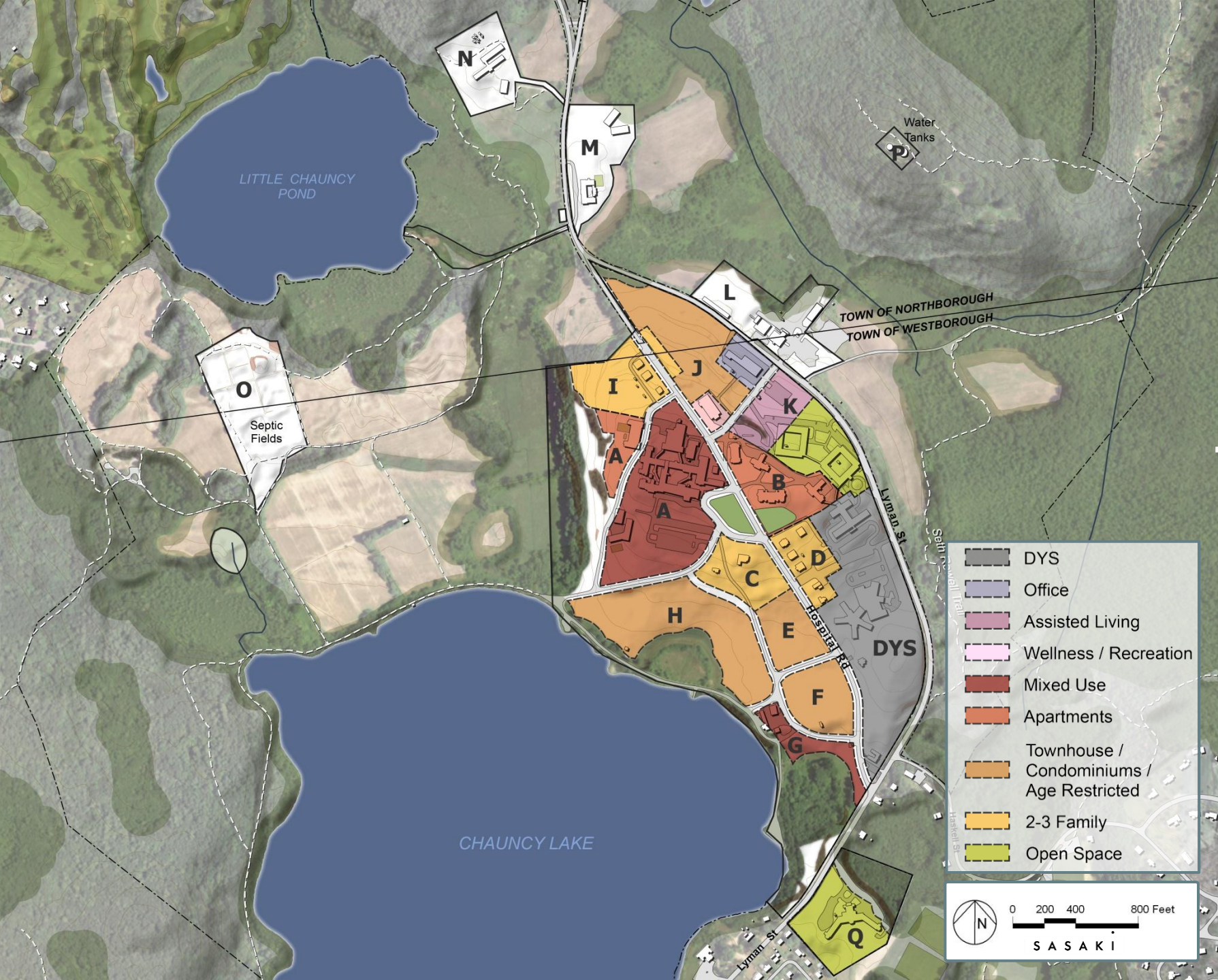
Reuse Concepts -- Concept 1 - Wellness

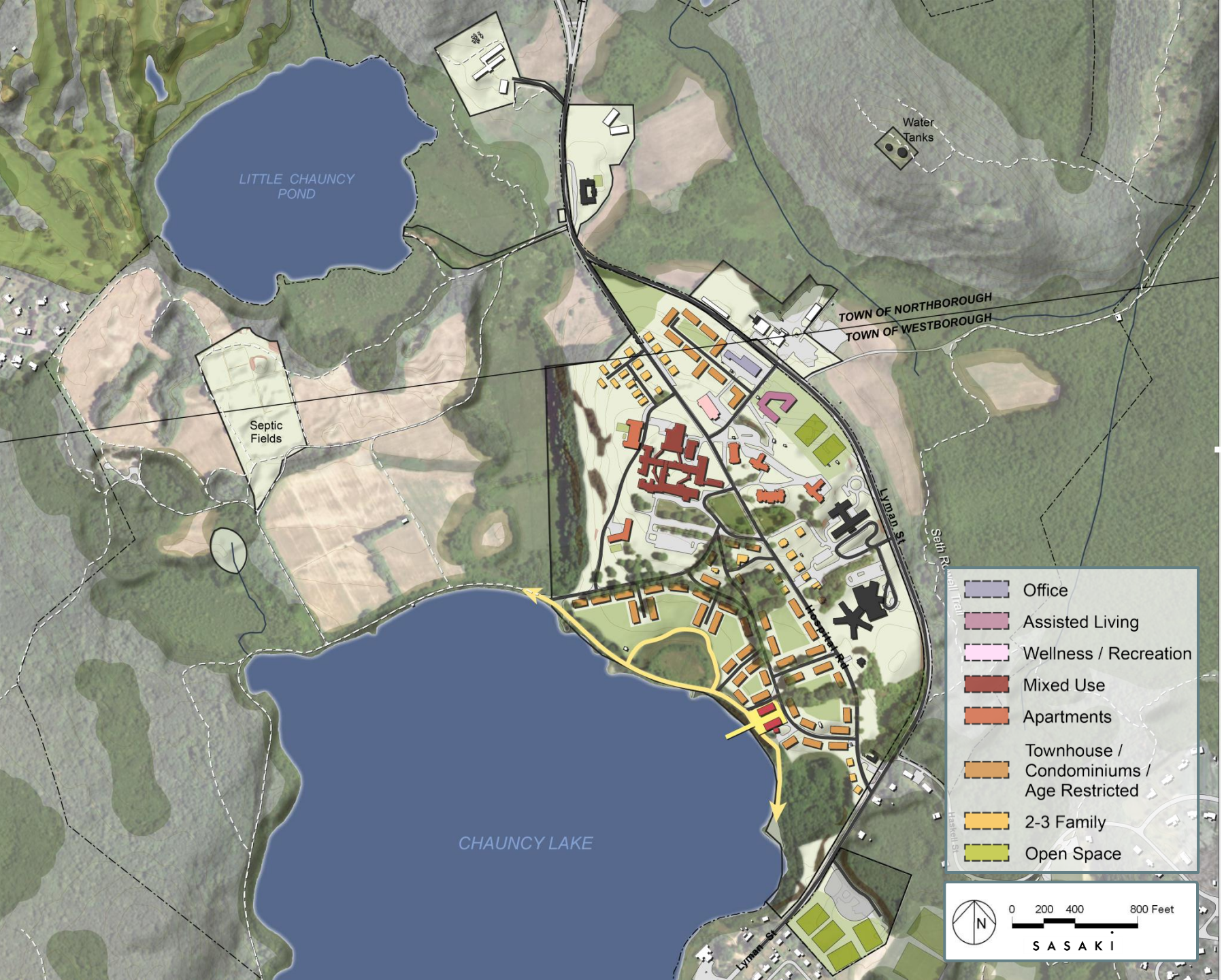


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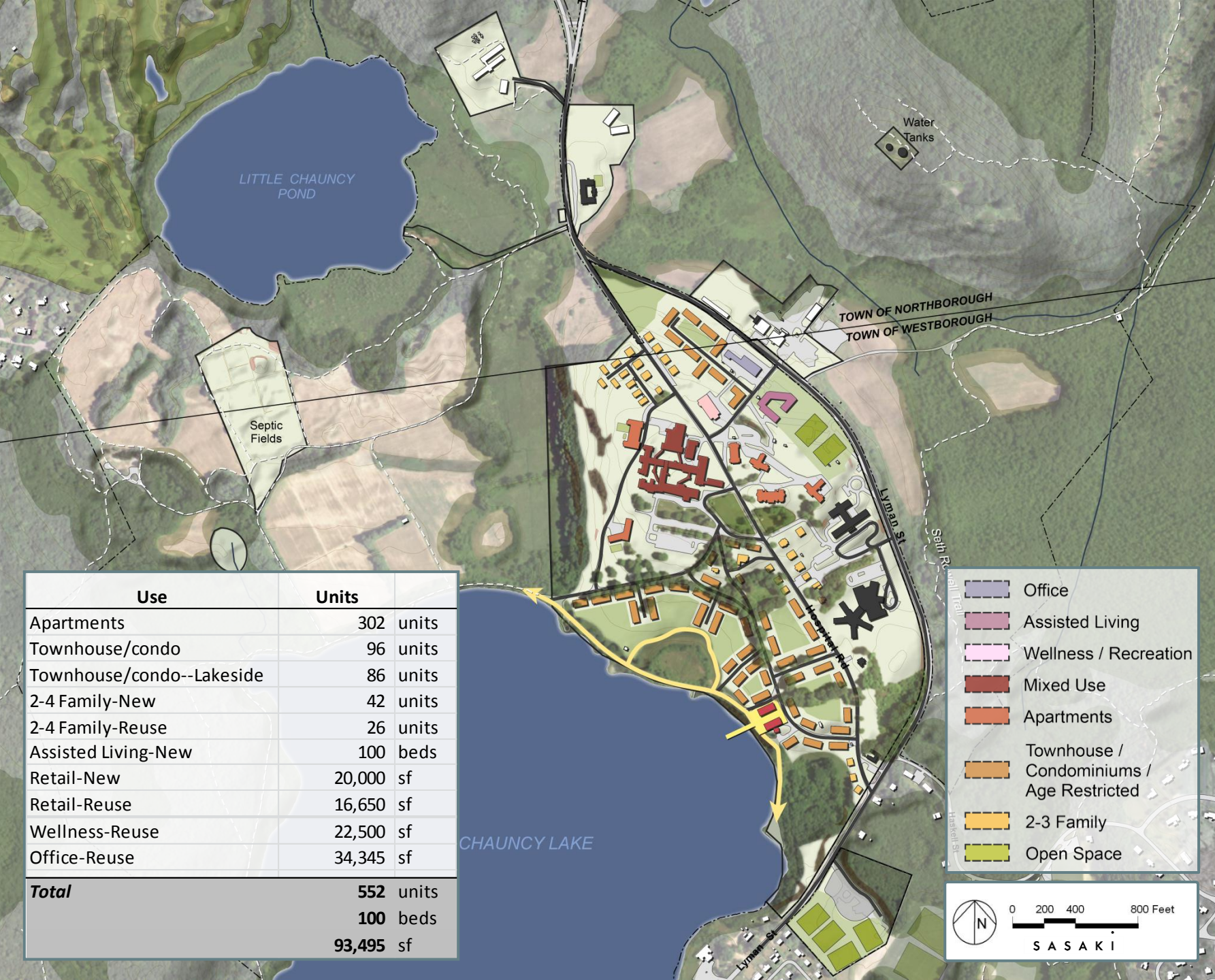


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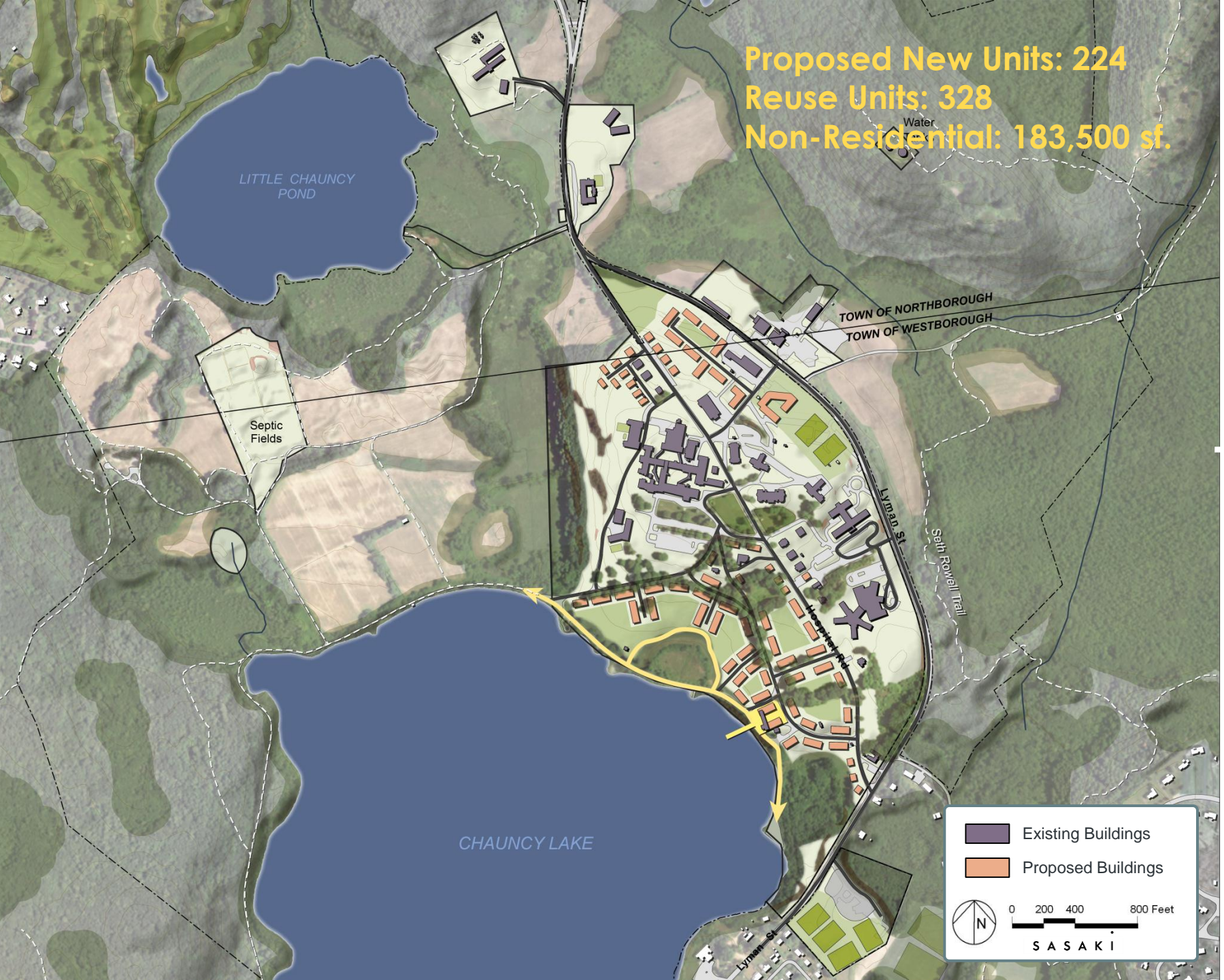




Use	Units	
Apartments	302	units
Townhouse/condo	96	units
Townhouse/condo--Lakeside	86	units
2-4 Family-New	42	units
2-4 Family-Reuse	26	units
Assisted Living-New	100	beds
Retail-New	20,000	sf
Retail-Reuse	16,650	sf
Wellness-Reuse	22,500	sf
Office-Reuse	34,345	sf
Total	552	units
	100	beds
	93,495	sf



Proposed New Units: 224
Reuse Units: 328
Non-Residential: 183,500 sf.







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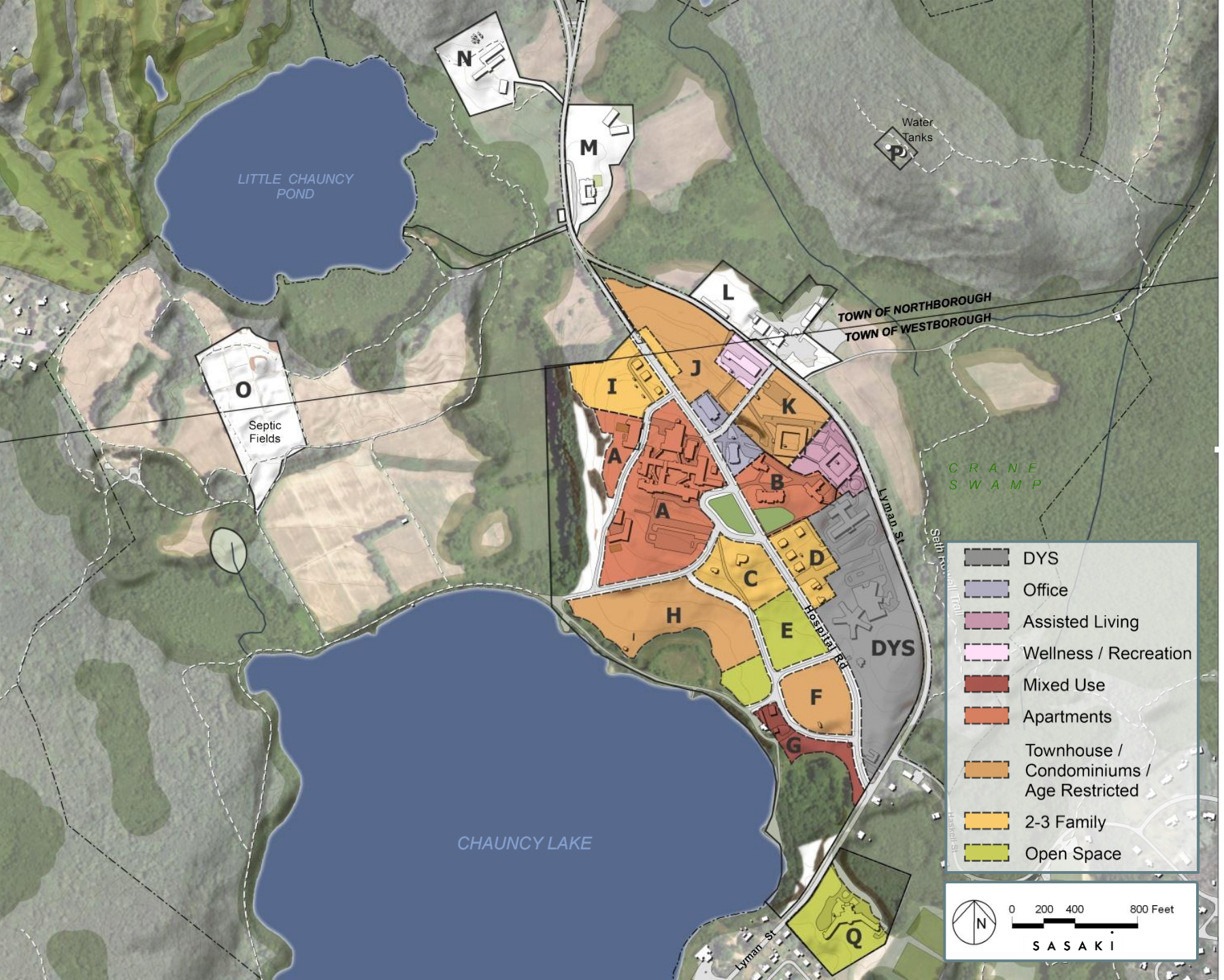
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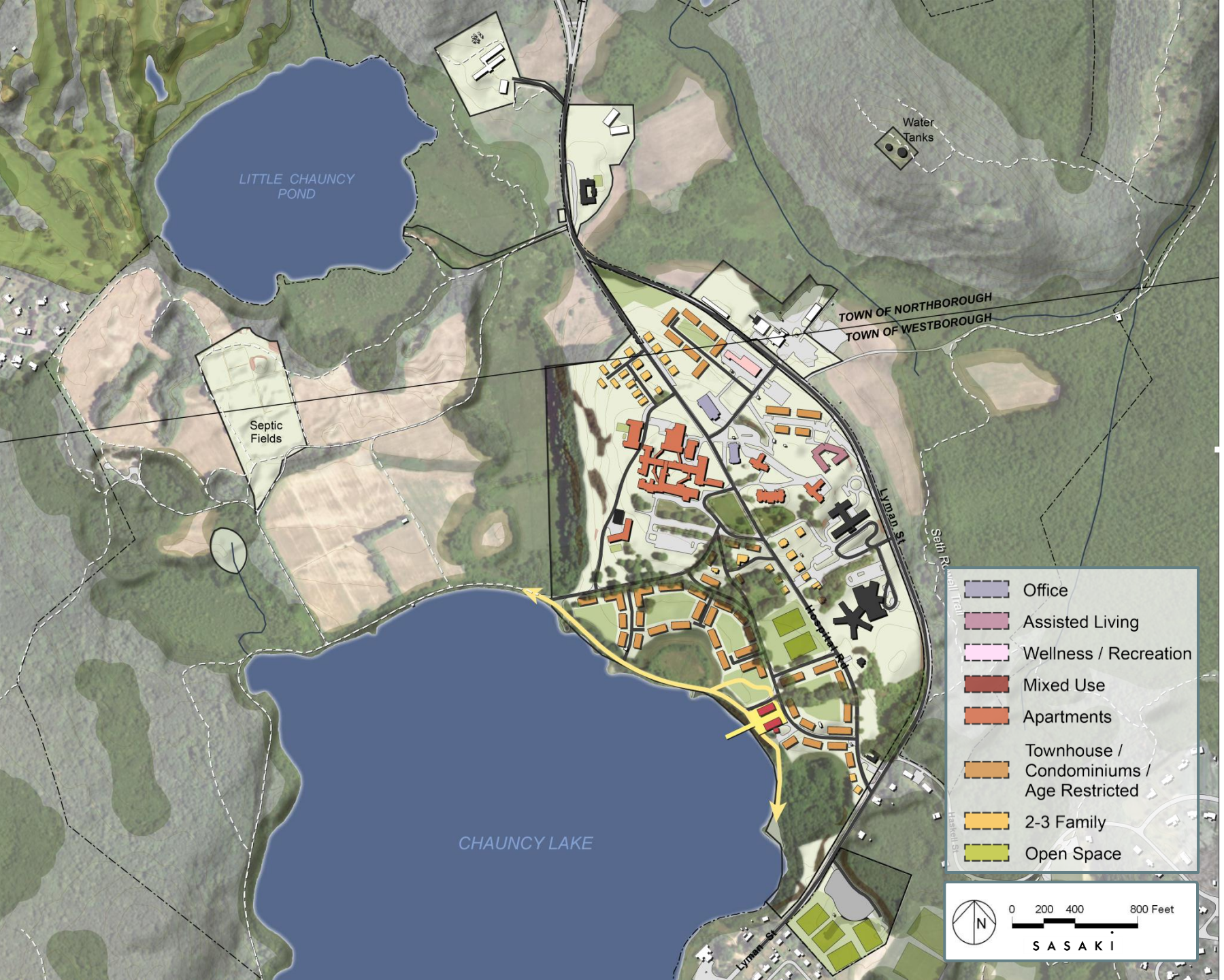
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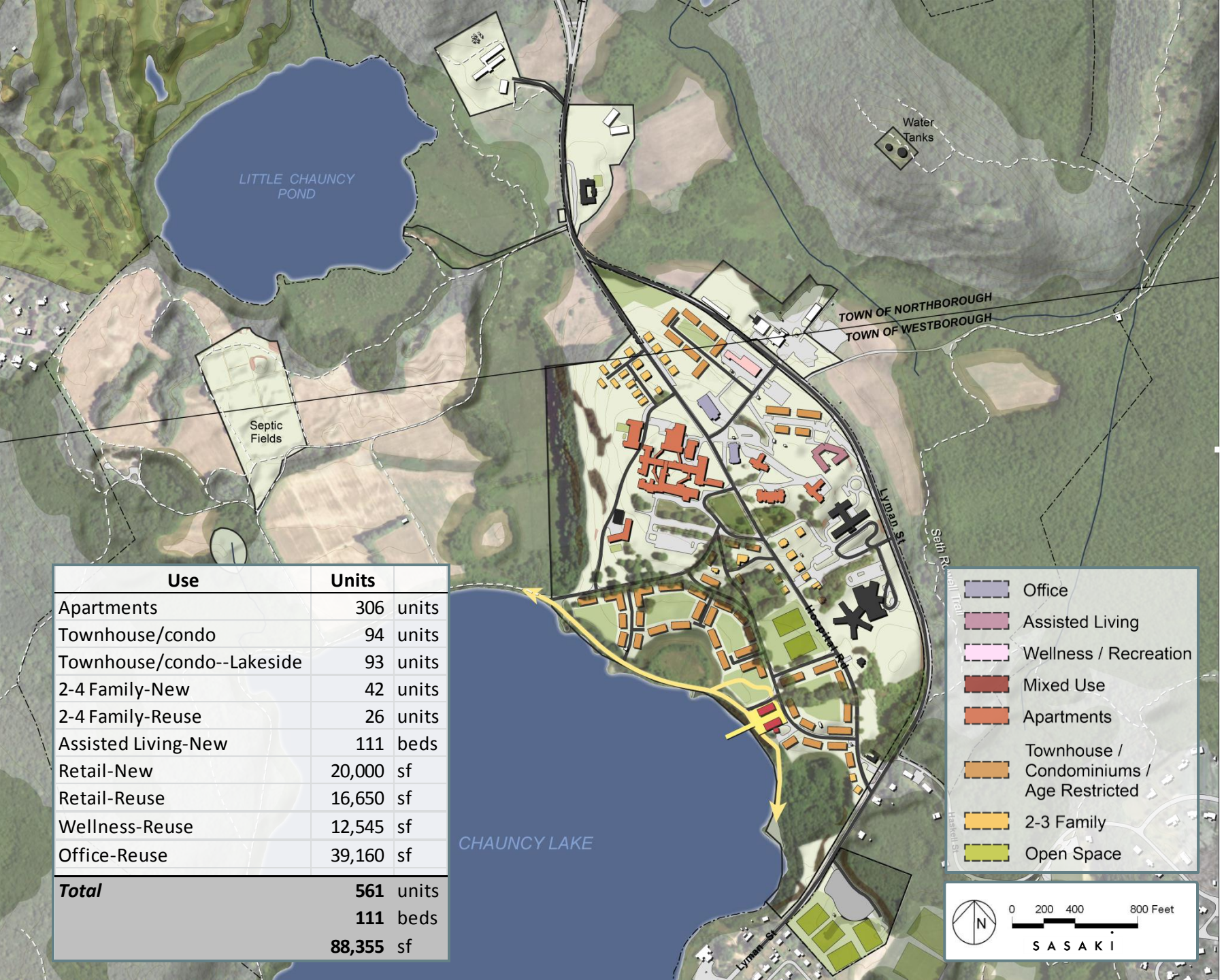
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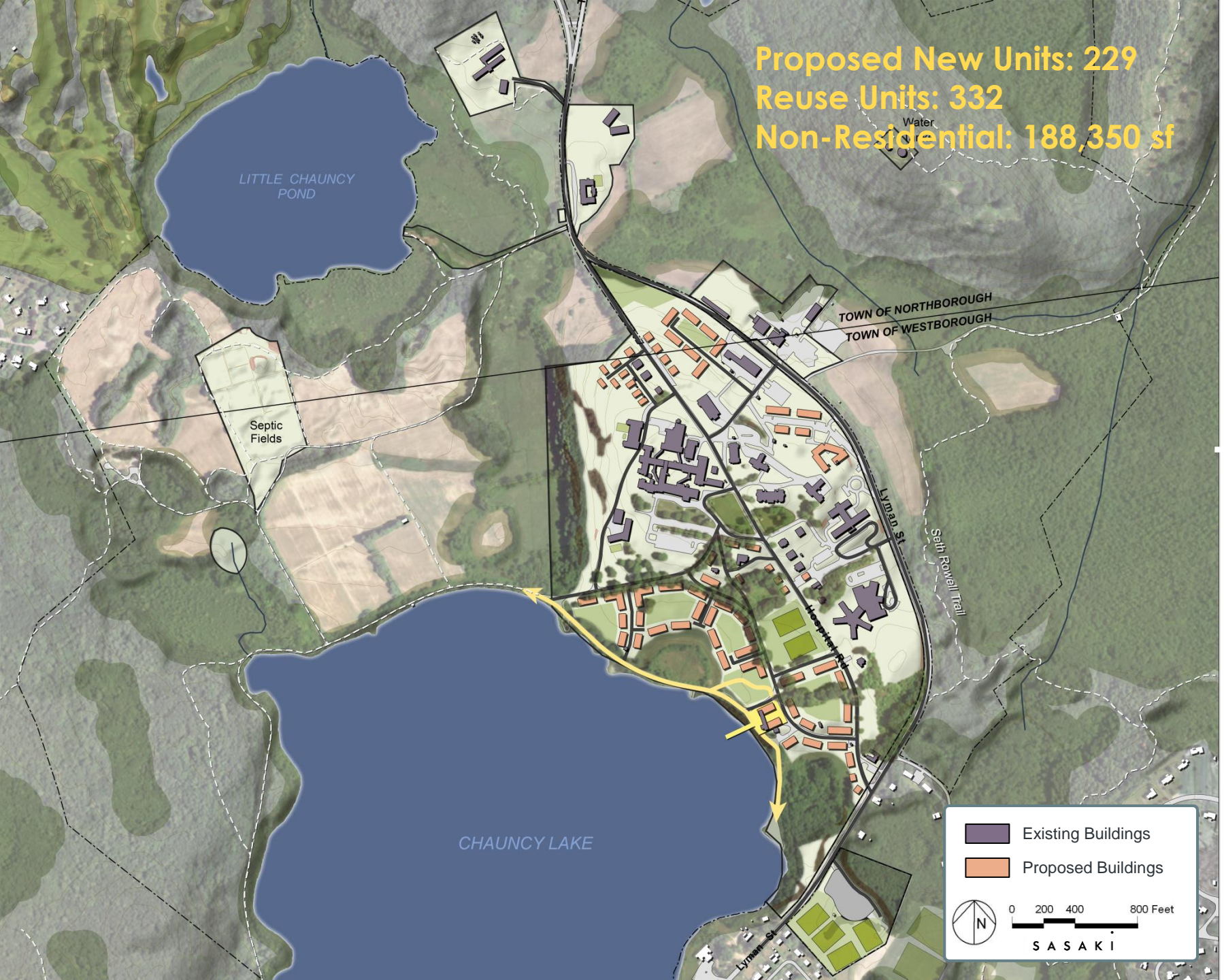






Use	Units	
Apartments	306	units
Townhouse/condo	94	units
Townhouse/condo--Lakeside	93	units
2-4 Family-New	42	units
2-4 Family-Reuse	26	units
Assisted Living-New	111	beds
Retail-New	20,000	sf
Retail-Reuse	16,650	sf
Wellness-Reuse	12,545	sf
Office-Reuse	39,160	sf
Total	561	units
	111	beds
	88,355	sf

Proposed New Units: 229
Reuse Units: 332
Non-Residential: 188,350 sf







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Framework Plan

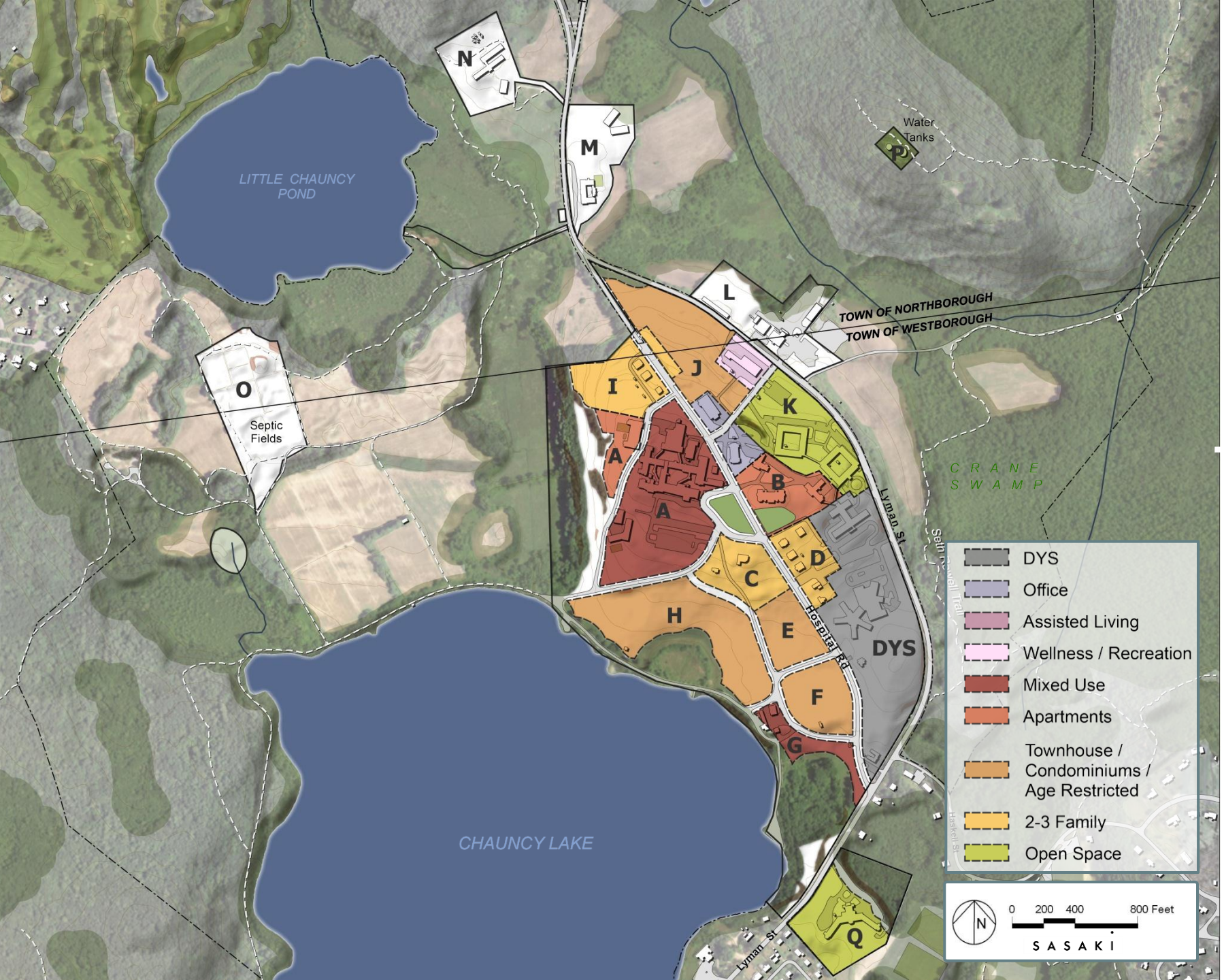
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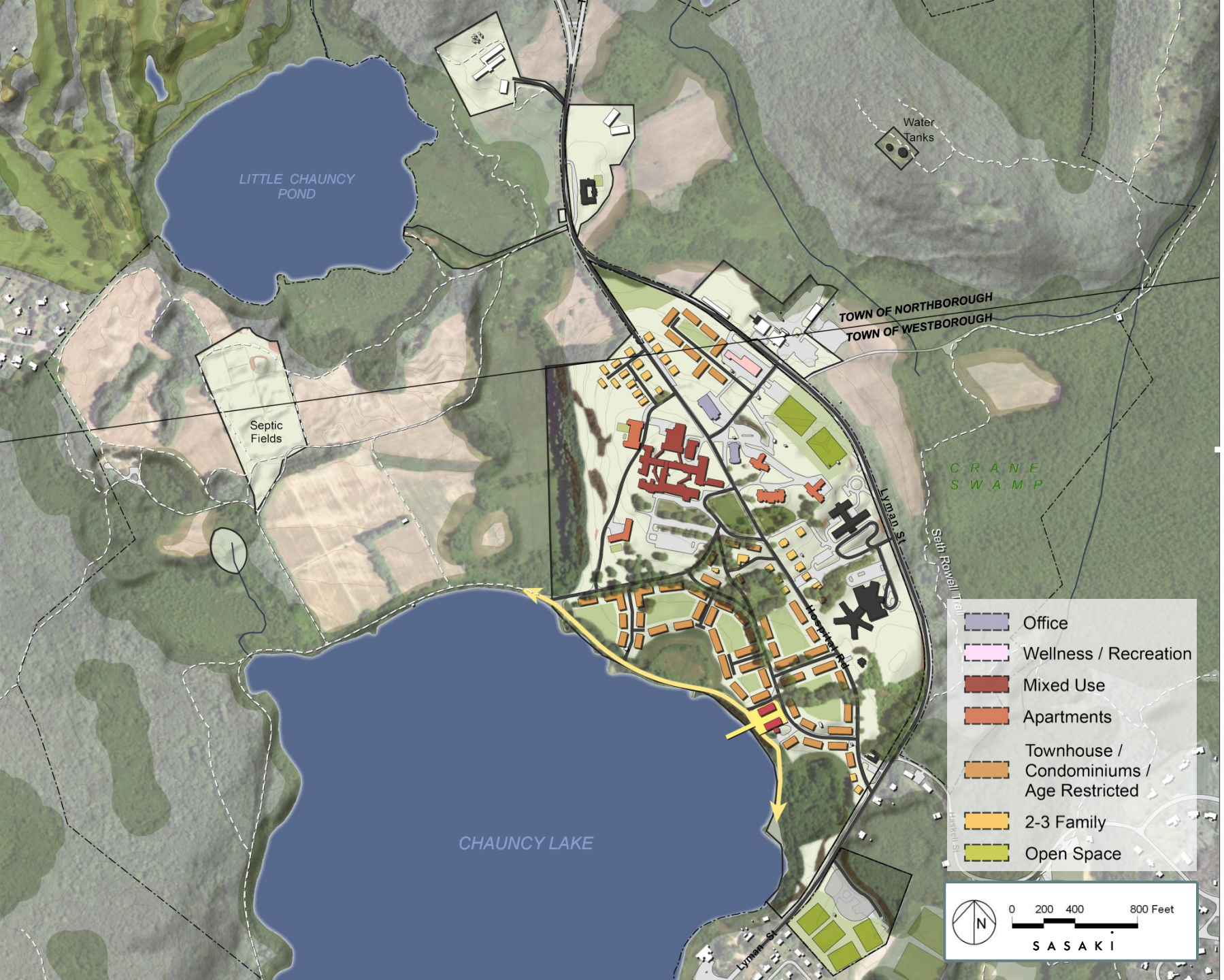
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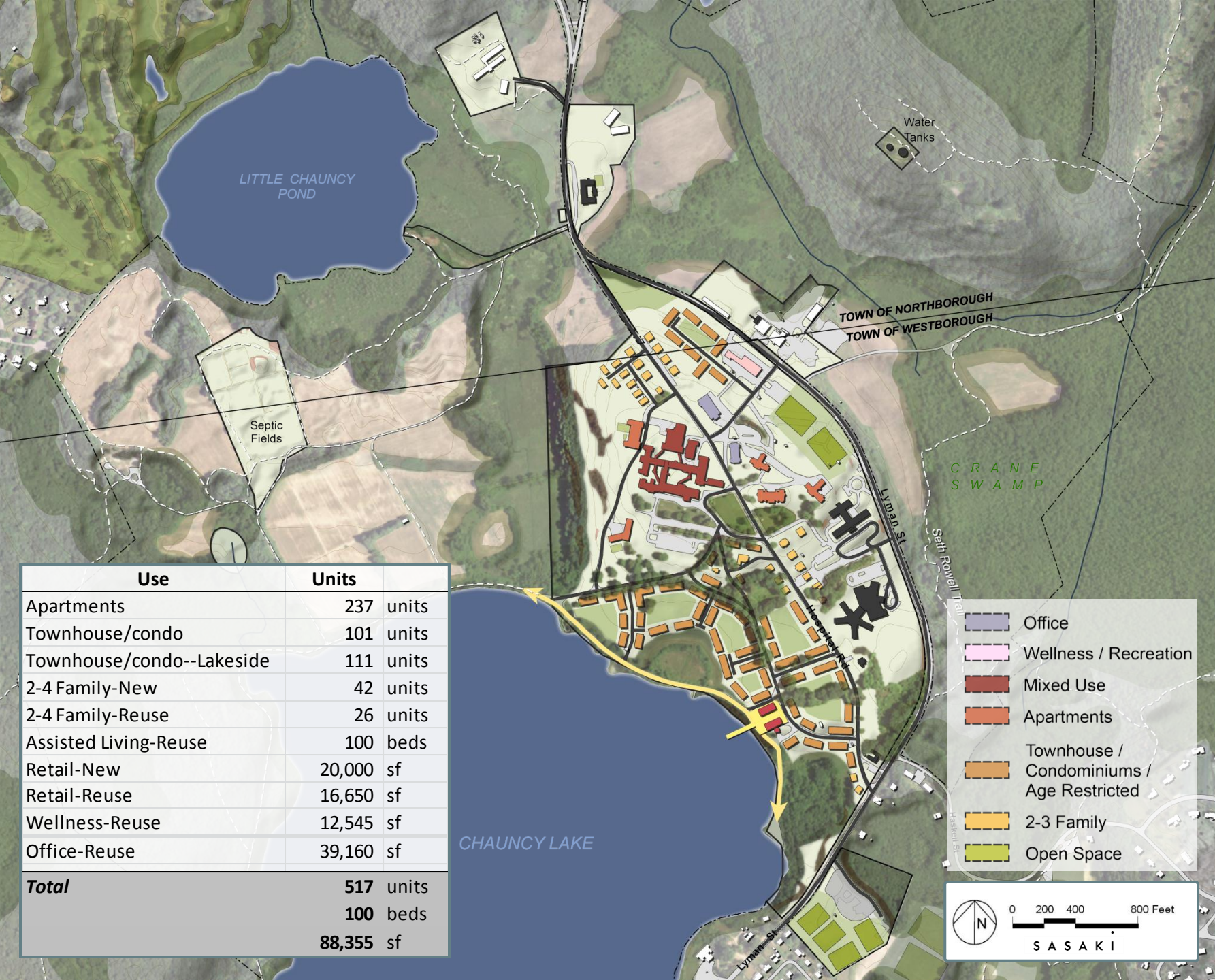
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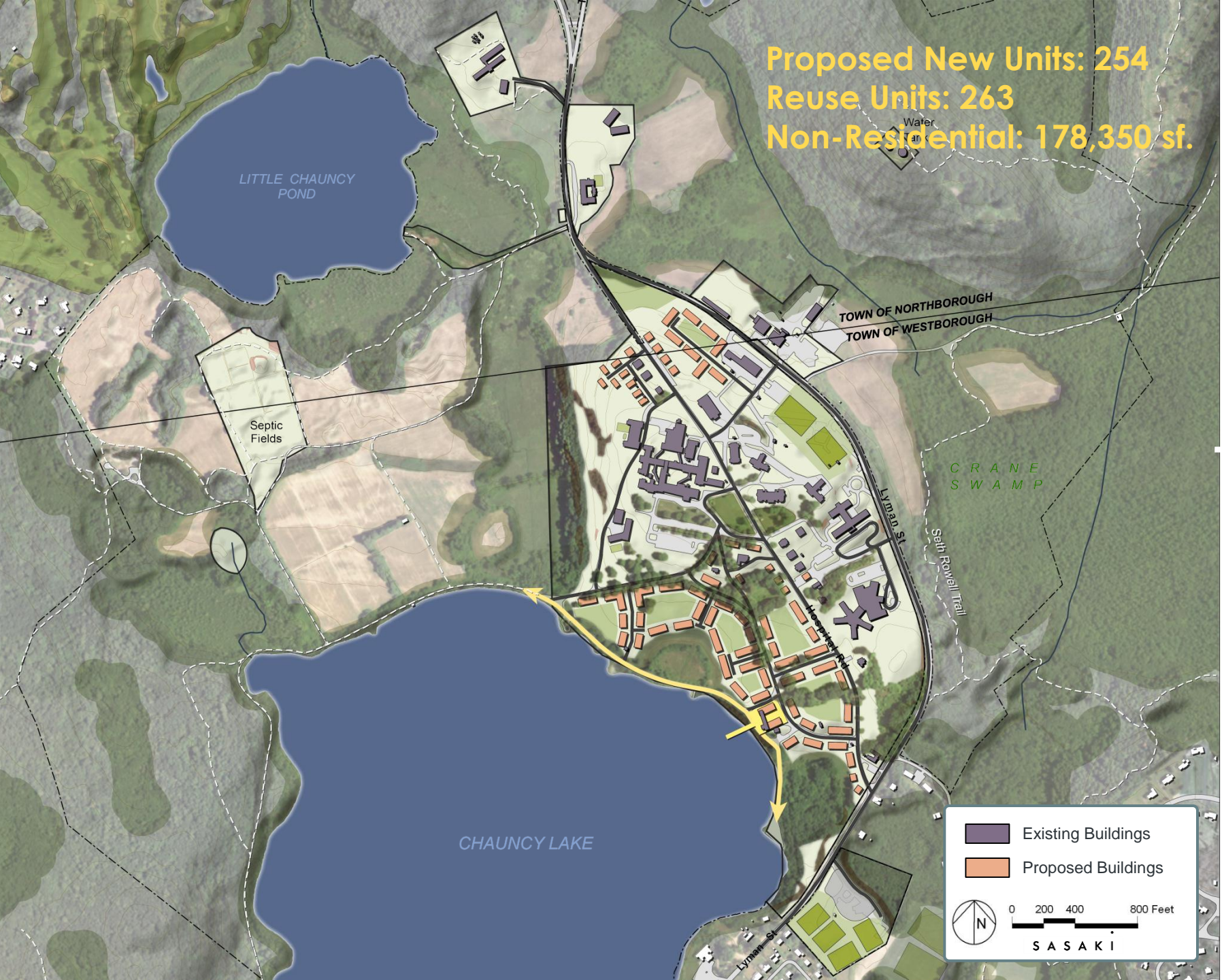




Use	Units	
Apartments	237	units
Townhouse/condo	101	units
Townhouse/condo--Lakeside	111	units
2-4 Family-New	42	units
2-4 Family-Reuse	26	units
Assisted Living-Reuse	100	beds
Retail-New	20,000	sf
Retail-Reuse	16,650	sf
Wellness-Reuse	12,545	sf
Office-Reuse	39,160	sf
Total	517	units
	100	beds
	88,355	sf



Proposed New Units: 254
Reuse Units: 263
Non-Residential: 178,350 sf.







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Reuse Concepts

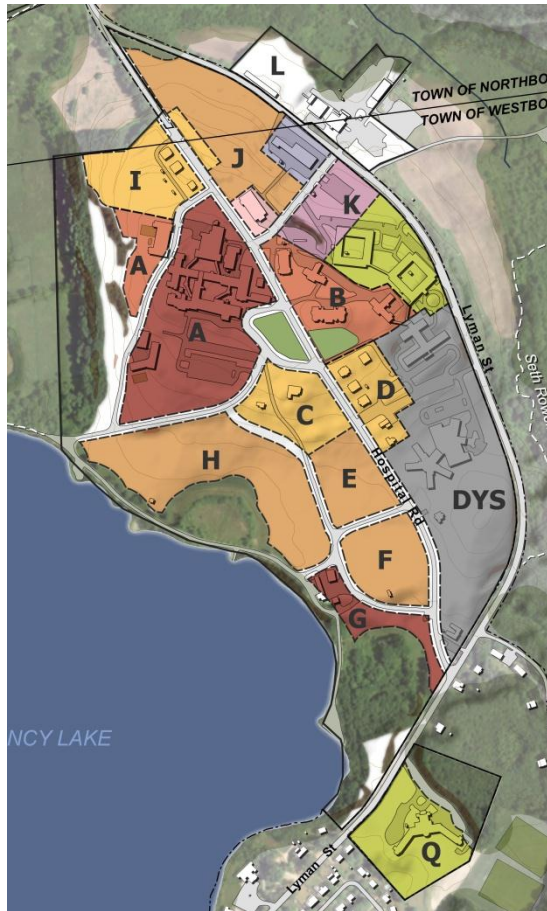
- Contributing Buildings
- Building Assessment
- Precedents
- Concept 1
- Concept 2
- Concept 3

Summary & Discussion

- Fiscal Impact

Westborough State Hospital Program Comparison					
	Use	Concept 1	Concept 2	Concept 3	
	Apartments	302	306	237	units
	Townhouse/condo	96	94	101	units
	Townhouse/condo--Lakeside	86	93	111	units
	2-4 Family-New	42	42	42	units
	2-4 Family-Reuse	26	26	26	units
	Assisted Living-New	100	111	-	beds
	Assisted Living-Reuse	-	-	100	beds
	Retail-New	20,000	20,000	20,000	sf
	Retail-Reuse	16,650	16,650	16,650	sf
	Wellness-Reuse	22,500	12,545	12,545	sf
	Office-Reuse	34,345	39,160	39,160	sf
	Westborough	526	535	491	units
	Northborough	26	26	26	units
	Total	552	561	517	units
		100	111	100	beds
		93,495	88,355	88,355	sf
Affordable Units					
	Seniors	10	11	10	
	Apts	30	31	24	
	Family	25	26	28	
	Total	65	67	62	10.0%

Westborough State Hospital Program Comparison				
	Use	Concept 1	Concept 2	Concept 3
Fiscal Impact				Per pupil net of state aid & fixed costs
Westborough				
School Children	140	142	121	
Tax Revenue	\$ 2,958,686	\$ 3,031,508	\$ 3,007,621	
School Cost	(1,321,316)	(1,341,342)	(1,139,297)	\$ 9,431
Added annual revenue net of education costs	\$ 1,637,370	1,690,167	1,868,324	
Northborough				
School Children	4	4	4	
Tax Revenue	\$ 122,590	\$ 122,590	\$ 122,590	
School Cost	(27,321)	(27,321)	(27,321)	\$ 7,506
Added annual revenue net of education costs	\$ 95,269	\$ 95,269	\$ 95,269	

CONCEPT 1**Total Units: 552****Non-Residential: 183,500 sf.**

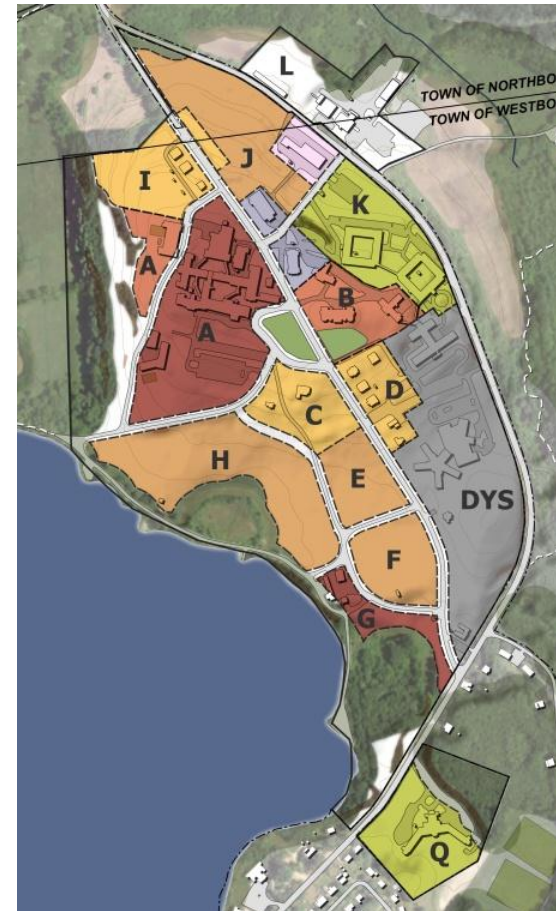
Apartment	302
Townhouse/Condo	182
2/4 Family	68

Assisted Living	90,000
Retail	36,650
Wellness	22,500
Office	34,345

CONCEPT 2**Total Units: 561****Non-Residential: 188,350 sf.**

Apartment	306
Townhouse/Condo	187
2/4 Family	68

Assisted Living	100,000
Retail	36,650
Wellness	12,545
Office	39,160

CONCEPT 3**Total Units: 517****Non-Residential: 178,350 sf.**

Apartment	237
Townhouse/Condo	212
2/4 Family	68

Assisted Living	90,000
Retail	36,650
Wellness	12,545
Office	39,160

**CONCEPT 1****Proposed New Units: 224****Reuse Units: 328****Non-Residential: 183,500 sf.****CONCEPT 2****Proposed New Units: 229****Reuse Units: 332****Non-Residential: 188,350 sf.****CONCEPT 3****Proposed New Units: 254****Reuse Units: 263****Non-Residential: 178,350 sf.**

Westborough State Hospital
Fiscal Analysis--Concept 1

			Fiscal Impacts: Westborough			Fiscal Impacts: Northborough					
Use	Units		Tax Revenue	School Children	Net Education Cost	Tax Revenue	School Children	Net Education Cost	Property value/unit	School children / use	Northboro count
Apartments	302	units	\$ 826,428	108.7	\$ 1,025,553	\$ -	-	\$ -	\$150,000	0.36	
Townhouse/condo	96	units	656,640	10.8	101,668	\$ 102,458	2.7	\$ 19,965	\$375,000	0.14	19
Townhouse/condo--Lakeside	86	units	705,888	12.0	113,552	\$ -	-	\$ -	\$450,000	0.14	
2-4 Family-New	42	units	153,216	4.9	46,213	\$ 20,132	1.0	\$ 7,356	\$200,000	0.14	7
2-4 Family-Reuse	26	units	94,848	3.6	34,330	\$ -	-	\$ -	\$200,000	0.14	
Assisted Living-New	100	beds	273,600	-	-	\$ -	-	\$ -	\$150,000	-	
Retail-New	20,000	sf	41,952	-	-	\$ -	-	\$ -	\$115	-	
Retail-Reuse	16,650	sf	34,925	-	-	\$ -	-	\$ -	\$115	-	
Wellness-Reuse	22,500	sf	61,560	-	-	\$ -	-	\$ -	\$150	-	
Office-Reuse	34,345	sf	109,629	-	-	\$ -	-	\$ -	\$175	-	
Total	552	units	\$ 2,958,686	140	\$ 1,321,316	\$ 122,590	4	\$ 27,321			
	-	beds									
	93,495	sf									
			School cost/pupil net of state aid & fixed costs								
		Tax rate / thousand									
Westborough	\$ 18.24		\$ 9,431								
Northborough	\$ 14.38		\$ 7,506								

**Westborough State Hospital
Fiscal Analysis--Concept 2**

[illegible]

**Westborough State Hospital
Fiscal Analysis--Concept 3**

			Fiscal Impacts: Westborough			Fiscal Impacts: Northborough					
Use	Units		Tax Revenue	School Children	Net Education Cost	Tax Revenue	School Children	Net Education Cost	Property value/unit	School children / unit	Northboro count
Apartments	237 units		\$ 647,830	85.2	\$ 803,923	\$ -	-	\$ -	\$150,000	0.36	
Townhouse/condo	101 units		690,840	11.5	108,270	\$ 102,458	2.7	\$ 19,965	\$375,000	0.14	19
Townhouse/condo--Lakeside	111 units		911,088	15.5	146,561	\$ -	-	\$ -	\$450,000	0.14	
2-4 Family-New	42 units		153,216	4.9	46,213	\$ 20,132	1.0	\$ 7,356	\$200,000	0.14	7
2-4 Family-Reuse	26 units		94,848	3.6	34,330	\$ -	-	\$ -	\$200,000	0.14	
Assisted Living-Reuse	100 beds		273,600	-	-	\$ -	-	\$ -	\$150,000	-	
Retail-New	20,000 sf		41,952	-	-	\$ -	-	\$ -	\$115	-	
Retail-Reuse	16,650 sf		34,925	-	-	\$ -	-	\$ -	\$115	-	
Wellness-Reuse	12,545 sf		34,323	-	-	\$ -	-	\$ -	\$150	-	
Office-Reuse	39,160 sf		124,999	-	-	\$ -	-	\$ -	\$175	-	
Total	517 units		\$ 3,007,621	121	\$ 1,139,297	\$ 122,590	4	\$ 27,321			
	100 beds										
	88,355 sf										
	Tax rate / thousand		School cost/pupil net of state aid & fixed costs								
Westborough	\$ 18.24			\$ 9,431							
Northborough	\$ 14.38			\$ 7,506							