

SHATTUCK CAMPUS PLANNING

Community Meeting 2

January 16, 2019



Executive Office of
Health and Human Services



DIVISION OF
CAPITAL ASSET
MANAGEMENT &
MAINTENANCE



Health Resources in Action
Advancing Public Health and Medical Research

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CORPORATION

Community Meeting 2 Agenda

- 1 **Welcome & Introductions**
- 2 **Health Needs: Program Opportunities**
- 3 **Overview of Preliminary Build-out Scenarios**
- 4 **Small Group Exercise: Balancing Site Build-out**
- 5 **Exercise Review & Next Steps**



Overall Purpose & End Product

1. Inform the Commonwealth's plans for the future use of the Shattuck Campus; include several build-out scenarios that meet public health needs, are economically feasible, include community input and provide necessary flexibility to the Commonwealth in the next phase of planning.

- **Options may be phased.**
- **Provide essential public services like those currently on Campus (mental health, substance misuse disorders and treatment, homelessness)**
- **Develop options so that the Shattuck Campus is a good neighbor to Franklin Park and the surrounding neighborhoods**
- **Gather input so that community components are integrated into future Shattuck reuse plans**

2. Final recommendations will include a few viable planning options and will inform the development of a RFP the Commonwealth will issue when selecting a private partner to develop the site.



Shattuck Hospital Campus Current Uses

Hospital services moving to Newton Pavilion:

- Inpatient and outpatient services operated by the DPH with the DMH and DoC.

Programs not moving:

- LARC
- High Point
- Andrew House
- Women's Hope
- Health Care Resource Center
- Pine Street Inn
- Gill Mental Health Clinic



Overview of Perspectives

Health Services

- Services at campus should be integrated with the community.
- Support substance use, mental health and health care needs.

Open Space/Connectivity

- Integrate Shattuck property with Franklin Park.
- Create gathering places.
- Return some or all of the property to the park.
- Campus is isolated with poor pedestrian/ transit access.

Recovery Needs

- Various levels of substance use treatment and recovery services.
- Long-term supportive housing for people in recovery

Neighborhood Impacts

- Roxbury residents abutting Franklin Park should be engaged.
- Address parking impacts.
- Consider programming that will serve the broader community

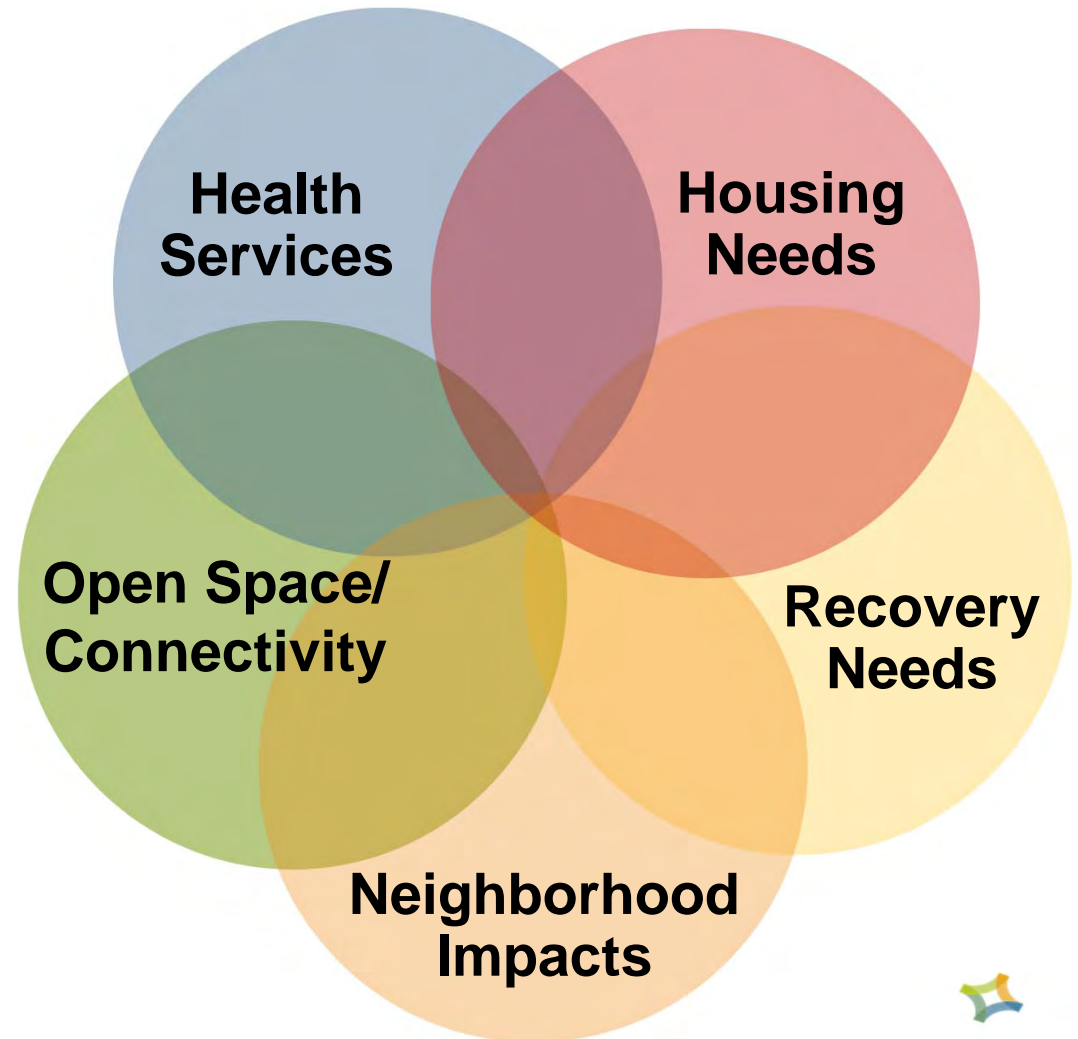
Housing Needs

- Provide supportive and affordable housing for the formerly homeless.

Developing a Unified Vision

Community Meetings Goal:

Develop potential reuse scenarios for the Shattuck Campus that is responsive to the breadth of stakeholder needs.



Health Needs and Services Assessment Overview

Goal

- Inform the range of opportunities for future program and design options at the Shattuck Campus and to adhere to the legal requirement that the land be used for public health purpose.

Approach

- Focus on substance use, mental health and housing/homelessness, within the broader framework of social determinants of health

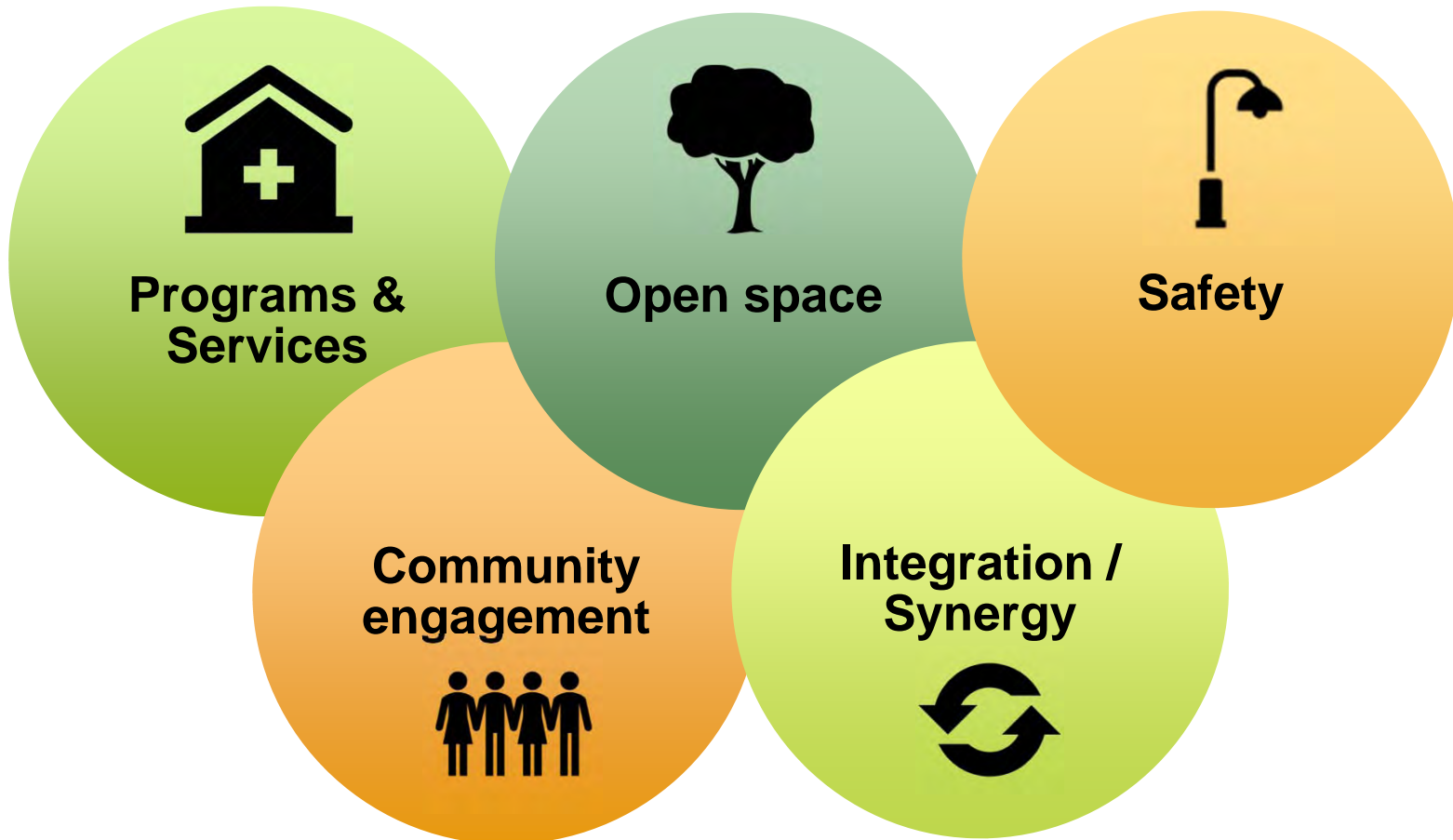
Methodology*

- Primary data
 - Supportive Housing public comments, Community Meeting 1, Caribbean Festival comment cards, Current Shattuck vendor discussions, Community Advisory Board input
- Secondary data from reports, online databases

* This is data gathered through Dec 2018. Process is on-going and will continue in 2019.

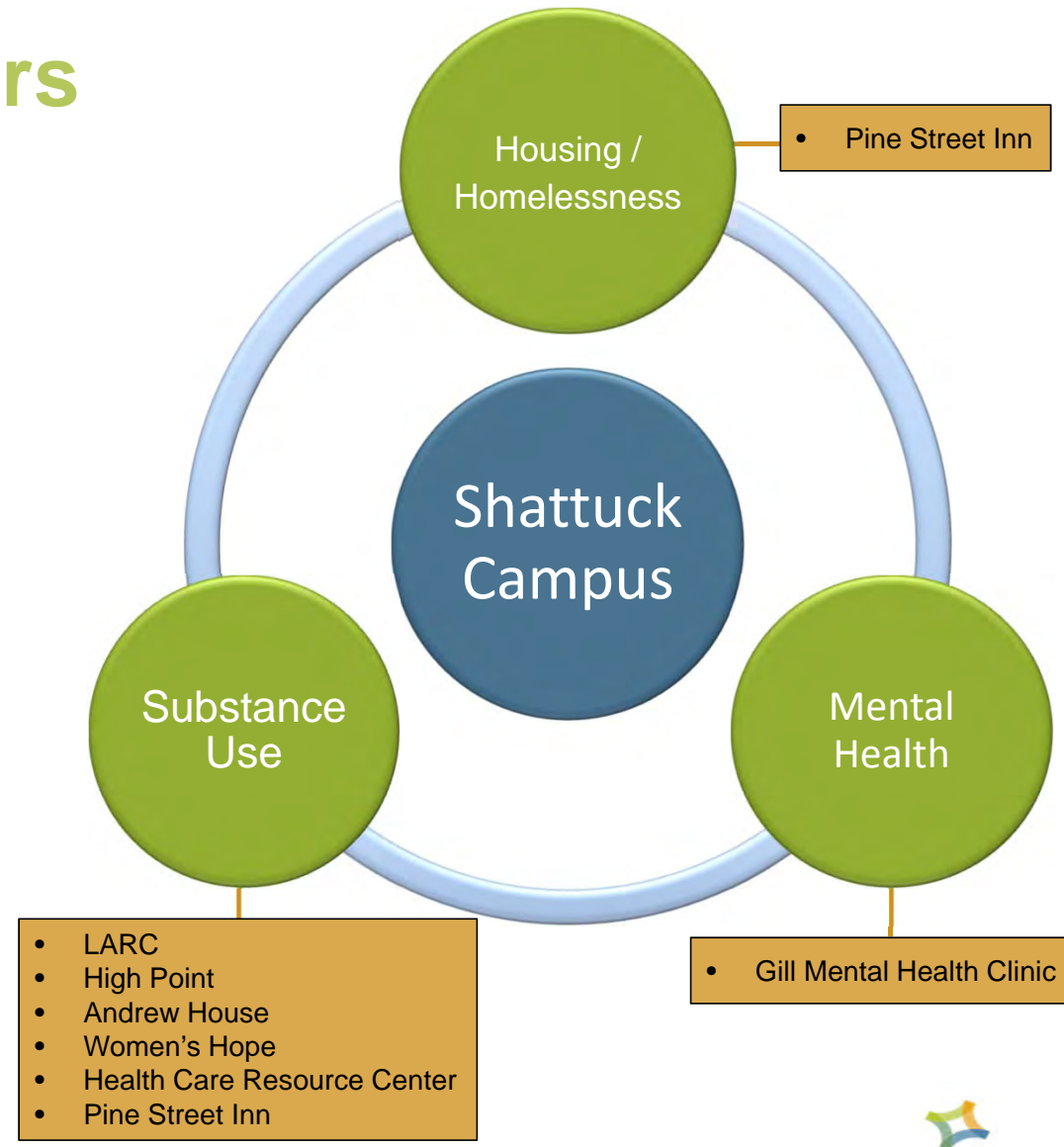


Qualitative Data Themes: What we've heard to date



Current Service Providers

- Five organizations running eight programs serve *thousands of unique clients each year*
- *Critical* to the substance use, mental health and homeless services landscape in Boston and the region
- Most of the patients are on MassHealth, and many are *homeless or at-risk for being homeless*.
- Many of the programs find that being *co-located* with the hospital and other like-services beneficial



Substance Misuse Disorder Treatment & Recovery



- **11.3 % of Bostonians have substance use disorder¹**
- **Over half of DPH substance use service clients reported a history of mental health treatment²**

Themes

- **Not treating substance use disorder is costly; economic impact of substance use on crime, productivity losses and health care totals hundreds of billions of dollars³.**
- **Many people need care from both the substance use and mental health systems**
- **Transitions between levels of care are challenging**

Mental Health Services



- **Individuals with Serious Mental Illness (SMI) have a life expectancy 25 years less than the general population. For individuals with co-occurring disorders, the life expectancy is 35 years less.**
- **Individuals with SMI can significantly improve the quality of their lives with the right intensity of services, supports and evidenced based treatments.**

Themes

- **Can be challenging to access services in a timely manner, especially outpatient mental health**
- **Lack of insurance coverage (reimbursement) can result in prohibitive cost of care.**
- **Shortage of housing for people with severe mental illness**



Housing & Homelessness



- **There is approximately \$11,000+ annual savings per person in public healthcare costs after chronically homeless adults move into supportive housing¹**
- **The risk of opioid-related overdose death for persons who have experienced homelessness is 16-30x higher than the rest of the population²**

Themes

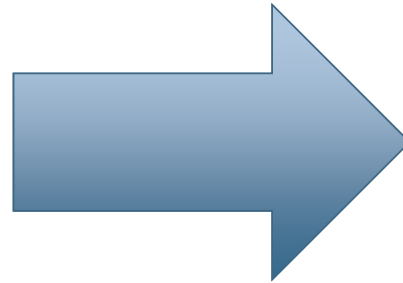
- **Housing stability crisis especially impacts low-income residents, seniors, and communities of color.**
- **People with mental and/or substance use disorders are vulnerable to becoming homeless**
- **Leaving treatment without adequate housing to support recovery many mean higher risk of relapse**



Health Needs and Services Assessment

Gaps

- Shortage of permanent supportive housing
- Limited coordination & difficult transitions within and between systems



Opportunities

Co-located health care, mental health, substance use & housing services, including supportive housing, emergency shelter beds and other programs with a public health purpose

Neighborhood: Supportive Community



Childcare costs in Massachusetts are among the highest in the country¹

Evidence links employment success with housing stability²

Opportunities

- Co-located job training and/or child care could benefit community and on-site residents/patients

Open Space: Access to Nature



Access to open space & parks is correlated with better health^{1 2}

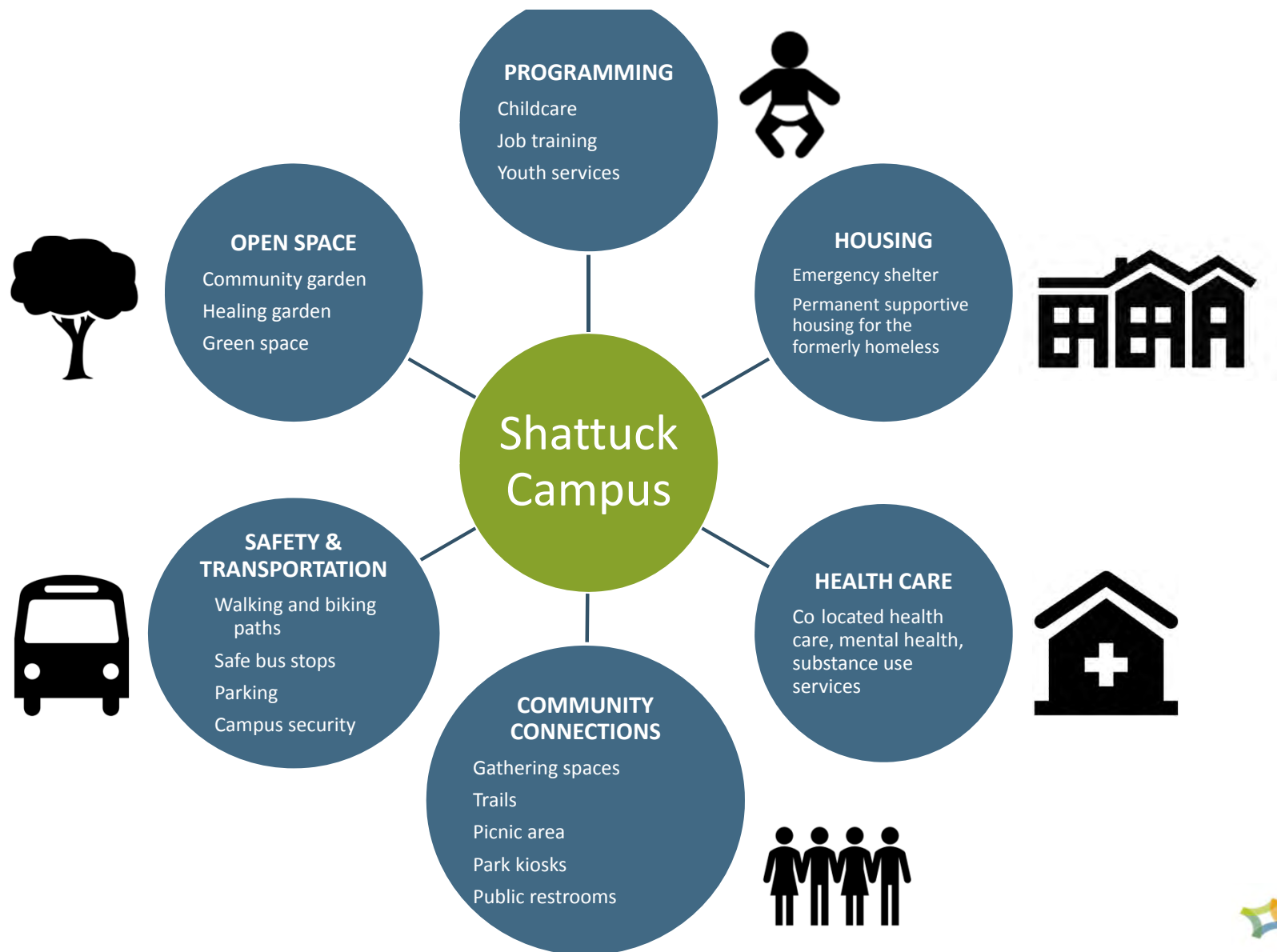
- Improved mental health & cognitive function
- Improve pregnancy outcome
- Reduced prevalence of Type II Diabetes
- Reduced mortality¹

Current Campus lacks synergy with Franklin Park and surrounding communities

Opportunities

- Community gathering places
- Community gardens
- Trails connecting the site with Franklin Park
- Add walking and biking paths
- Consider traffic and safety concerns

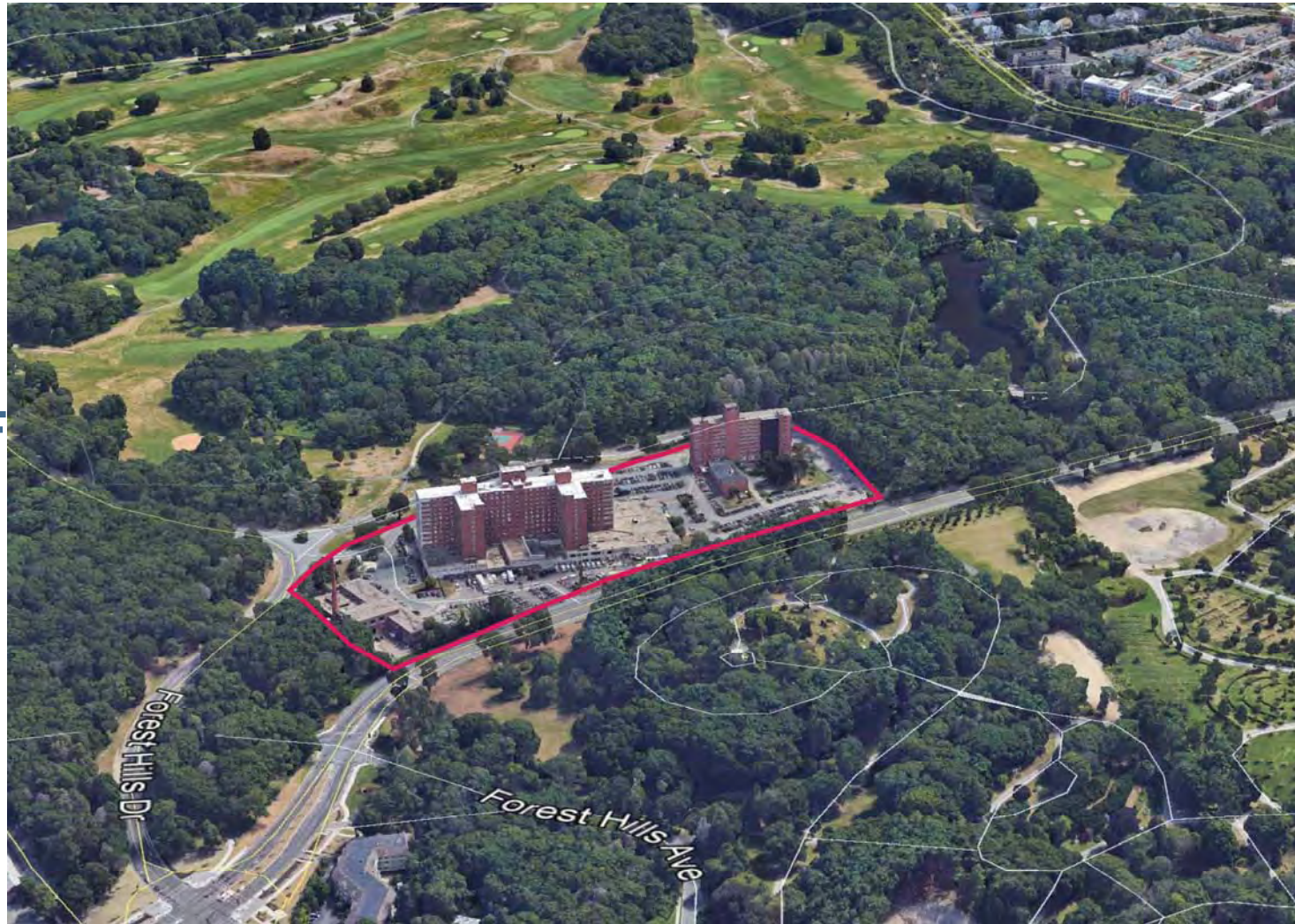
Shattuck Campus Opportunities



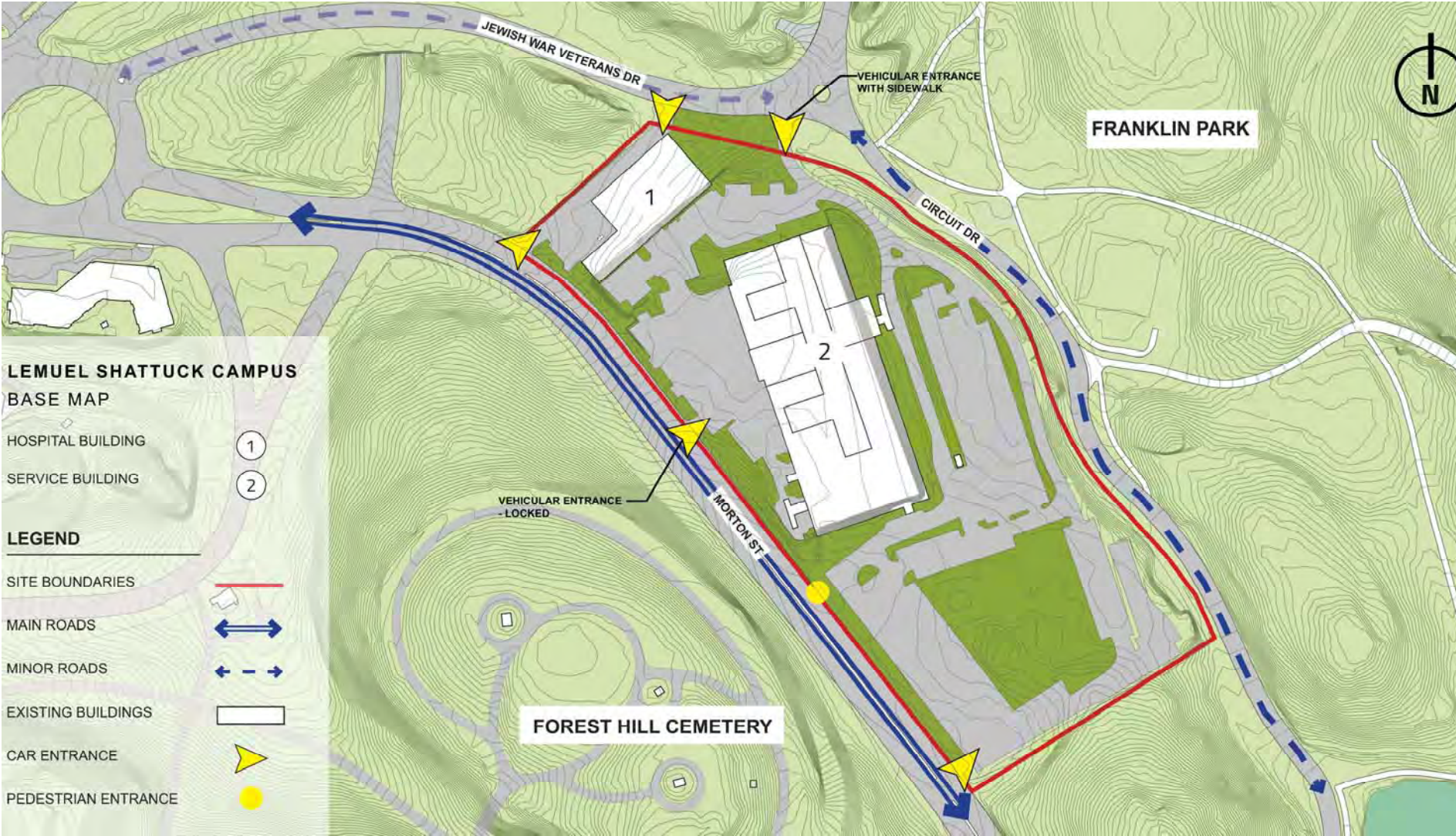
Site Overview

Shattuck Campus

- **13.4 acres**
- **Main Hospital Building: 12 stories, 428,790 SF**
- **Power Bldg/ Shelter: 33,480 SF;**
- **Personnel Bldg was 106,172 SF**
- **572 Parking Spaces**



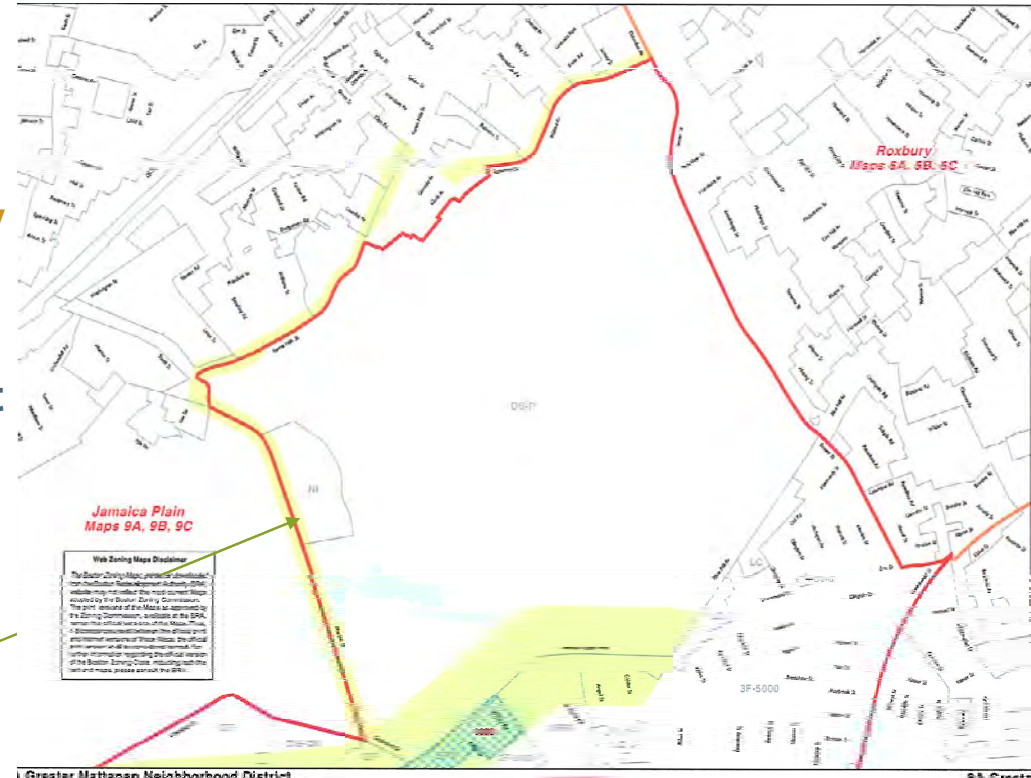
Topography



Zoning

- Commonwealth exempt from local zoning (if providing essential government function);
- Private development project, may or may not be subject to zoning, depending on use;
- Project will continue to have public input & public review throughout;
- Neighborhood Institutional Zone in Mattapan
- Greenbelt Protection Overlay District along Morton Street edge

Shattuck Campus



Planning Parameters & Considerations

Shattuck Campus Planning Parameters

- Deed condition: Site must be used for *public health purposes*
- Space for at least 75 to 100 units of *supportive housing for the formerly homeless on site*
- Phased approach to account for timing of the Hospital moves in 2021-2022
- Plan needs to be financially feasible



Final recommendations will guide the development of a RFP the Commonwealth will issue when selecting a private partner to develop the site.



Possible Scenarios

Disclaimer: These scenarios were developed for discussion and exploration of options and ideas for future of the Shattuck Campus. These scenarios do not represent the opinion or official position of the Executive Office of Health and Human Services (EOHHS) or the Division of Capital Asset Management & Maintenance (DCAMM).

Existing Open Space



- Exist. Park
- Buffer
- New Open Space
- Pedrian/ Bike Path



Existing Impervious Coverage (Asphalt & Building Footprints)

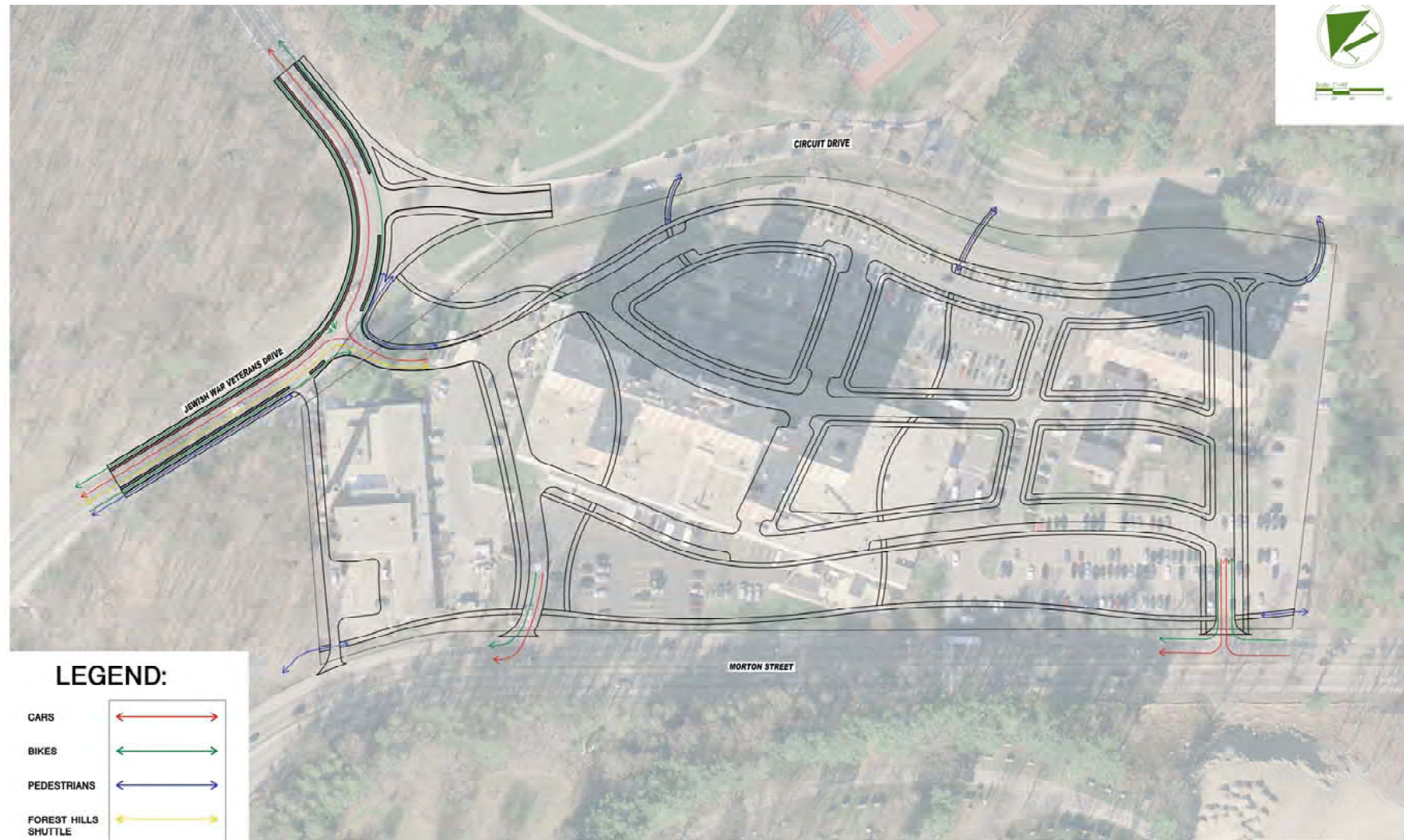


Parking & Driveways



Building Footprints

1. Village Common Circulation Plan



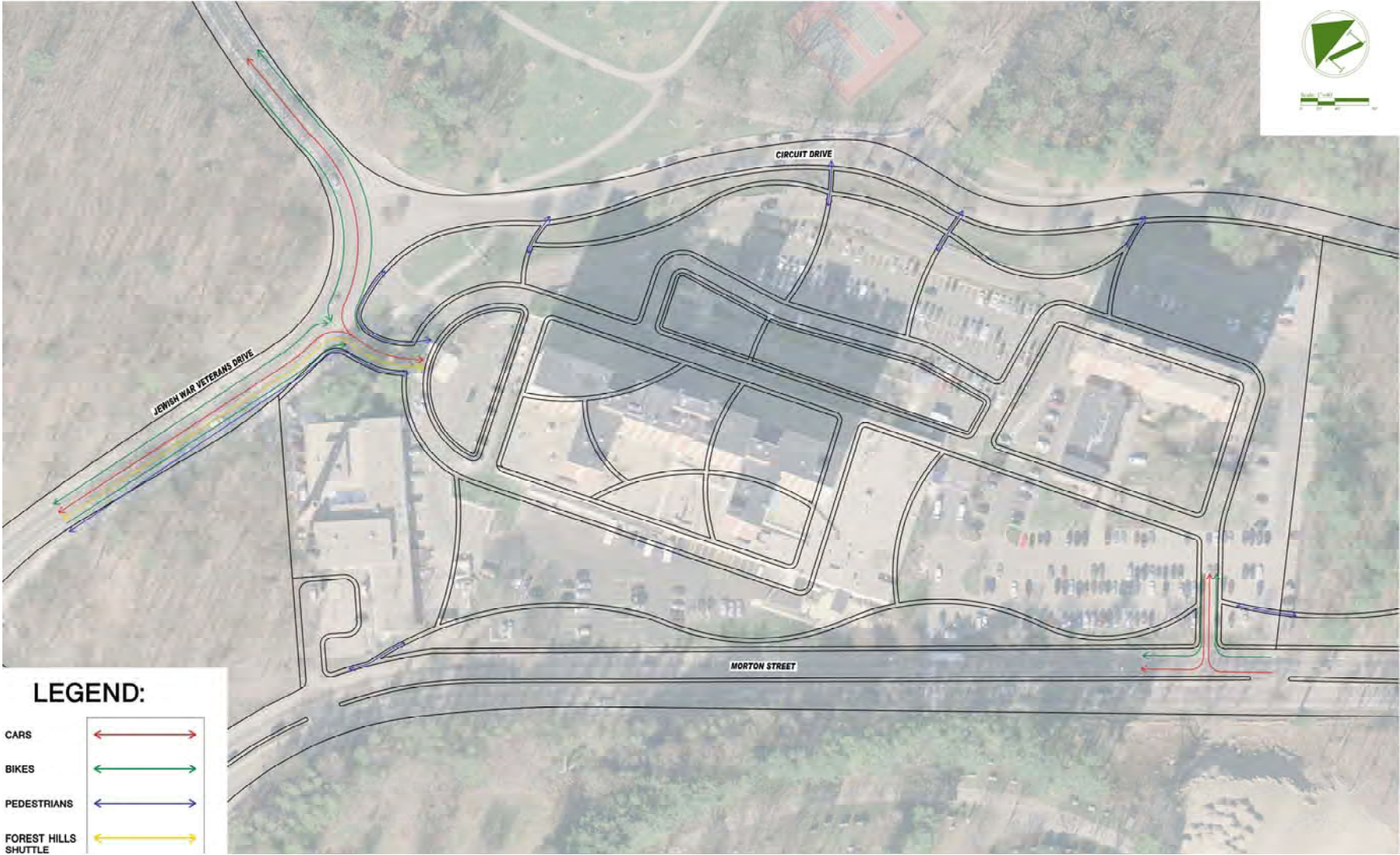
2. Courtyard Circulation Plan



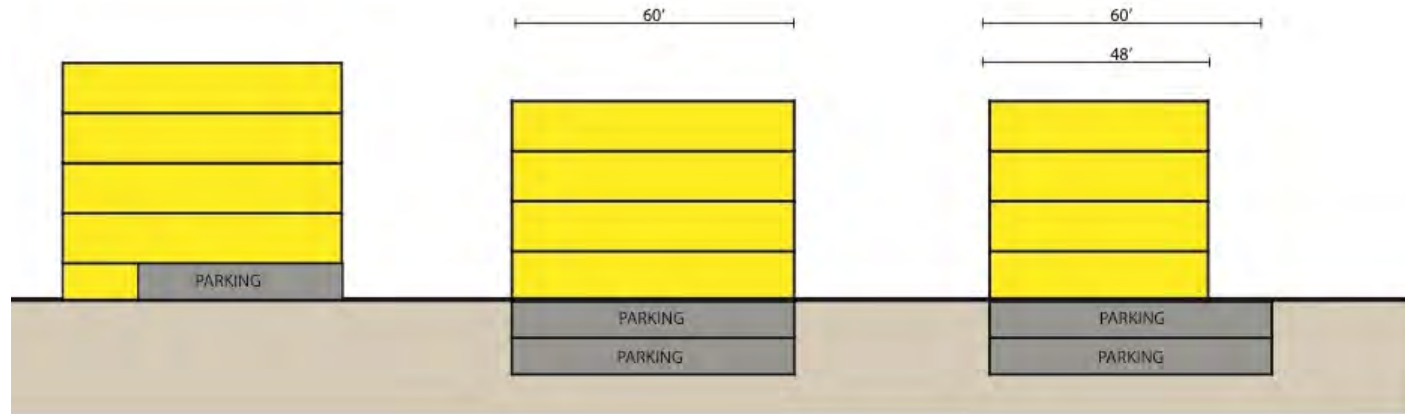
3. Campus Circulation



4. Town Square Circulation Plan

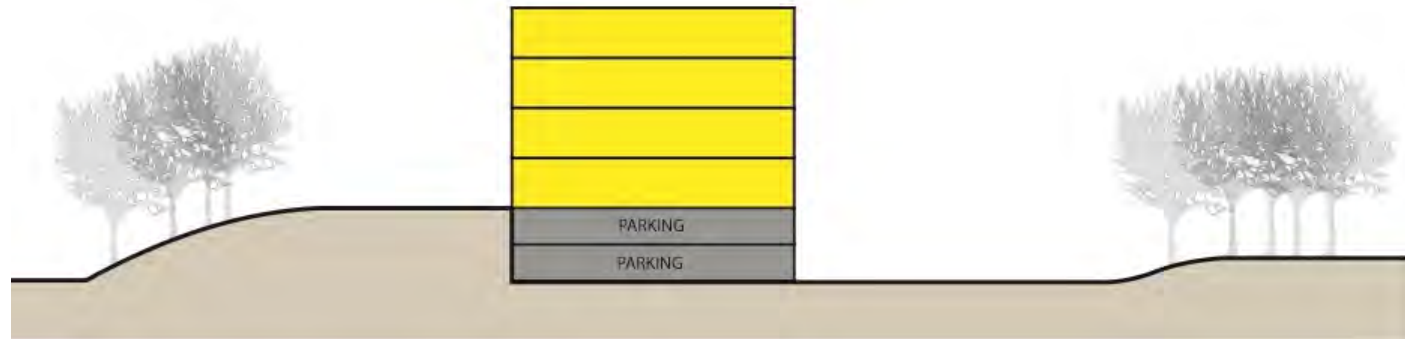


Parking Strategies



Ground Level

Below Grade



Integrated with Site Topography

1. Village Commons



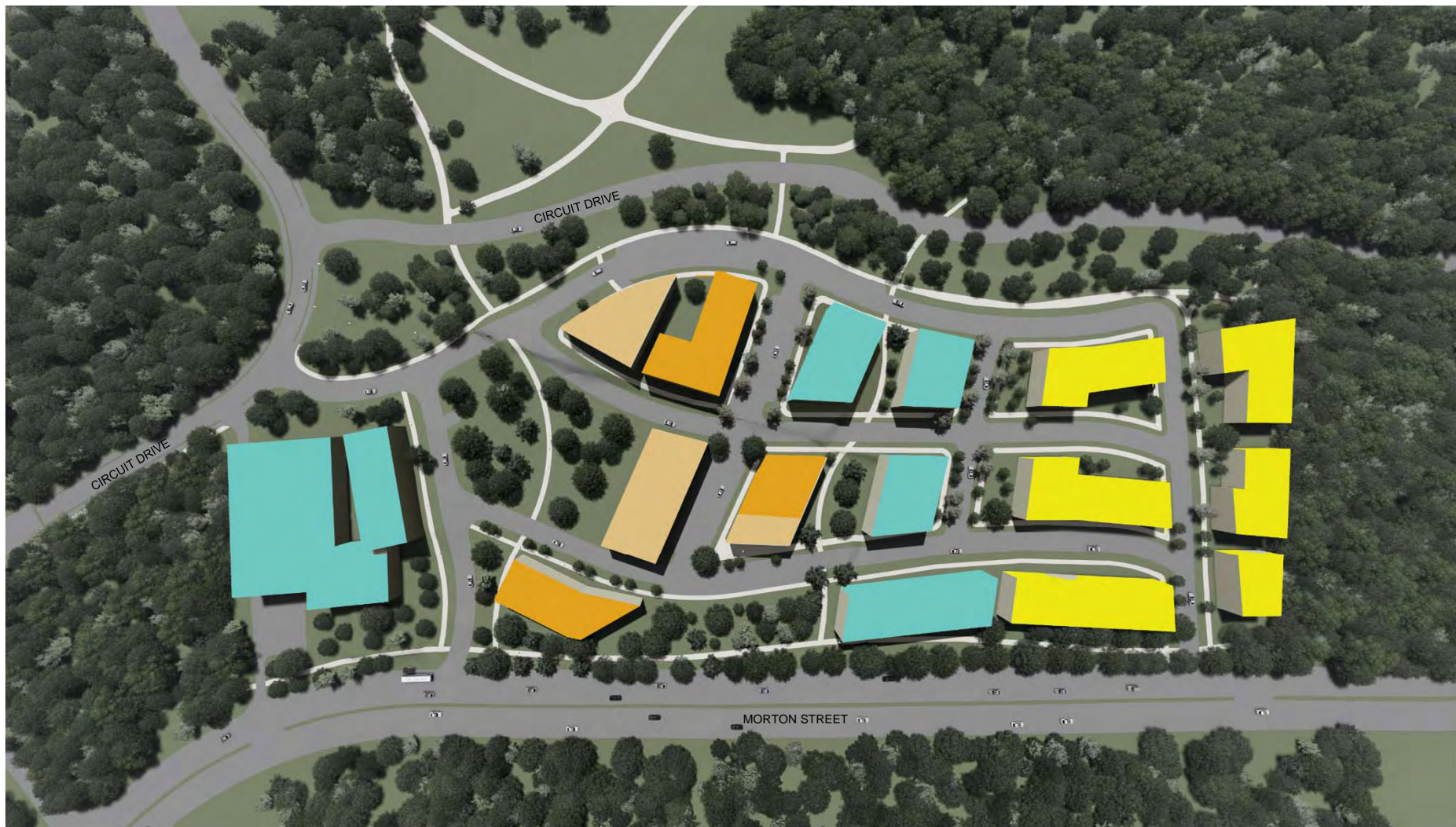
- Exist. Park
- Greenbelt
- New Open Space
- Pedstrian/ Bike Path



1. Village Commons



1. Village Commons



Supportive
Housing



Existing
Services



Expanded
Services



Health Office/
Institution



1. Village Commons



- Park Connection
- Pedestrian Circulation
- Vehicular Circulation
- Parking
- Structured Parking



1. Village Commons

VIEW FROM FOREST HILL AT MORTON ST.



1. Village Commons

VIEW FROM EAST SIDE MORTON ST.



1. Village Commons

VIEW FROM WEST SIDE OF CIRCUIT DRIVE



2. Courtyard



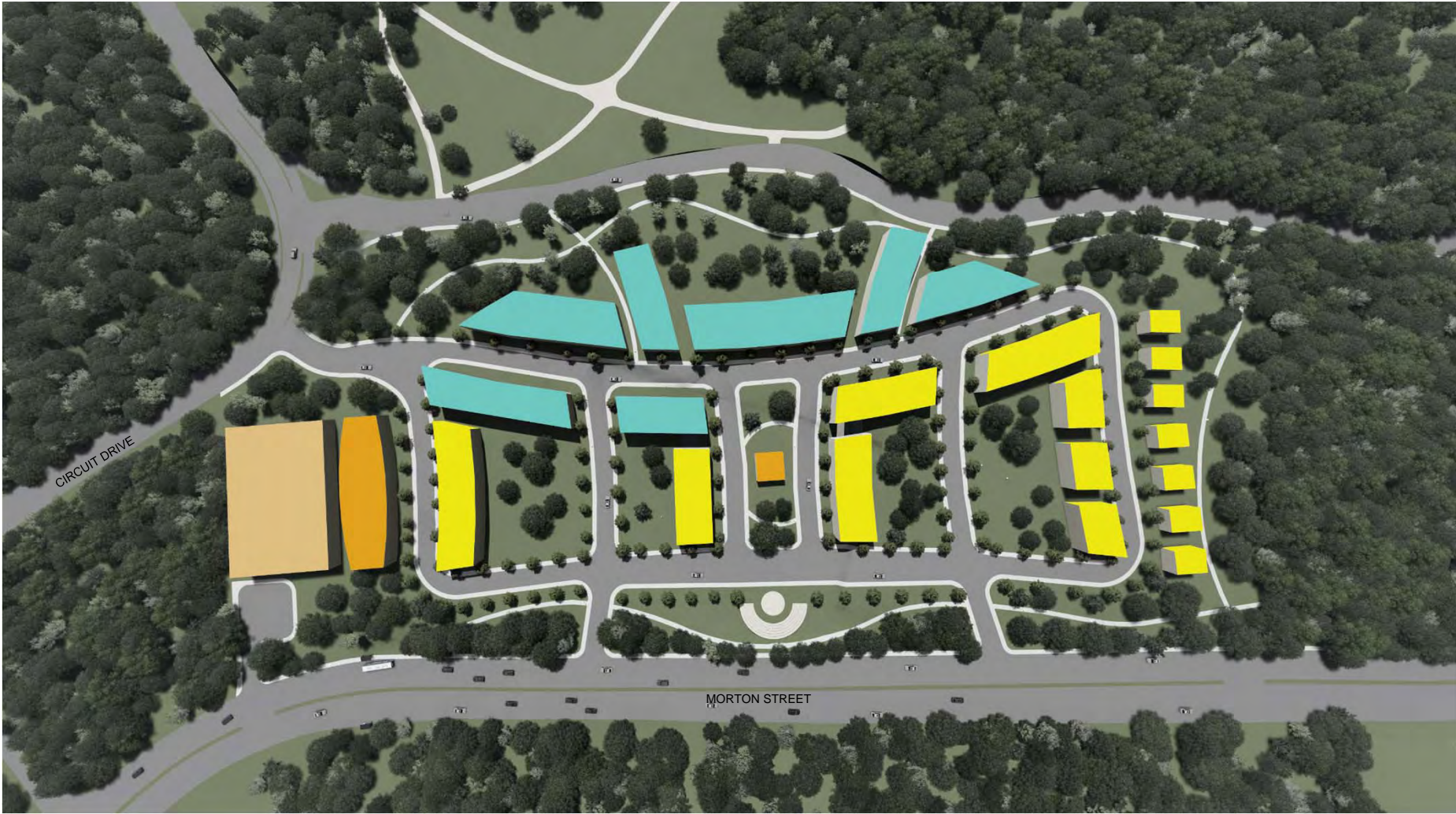
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VIEW FROM EAST SIDE MORTON ST.



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VIEW FROM WEST SIDE OF CIRCUIT DRIVE



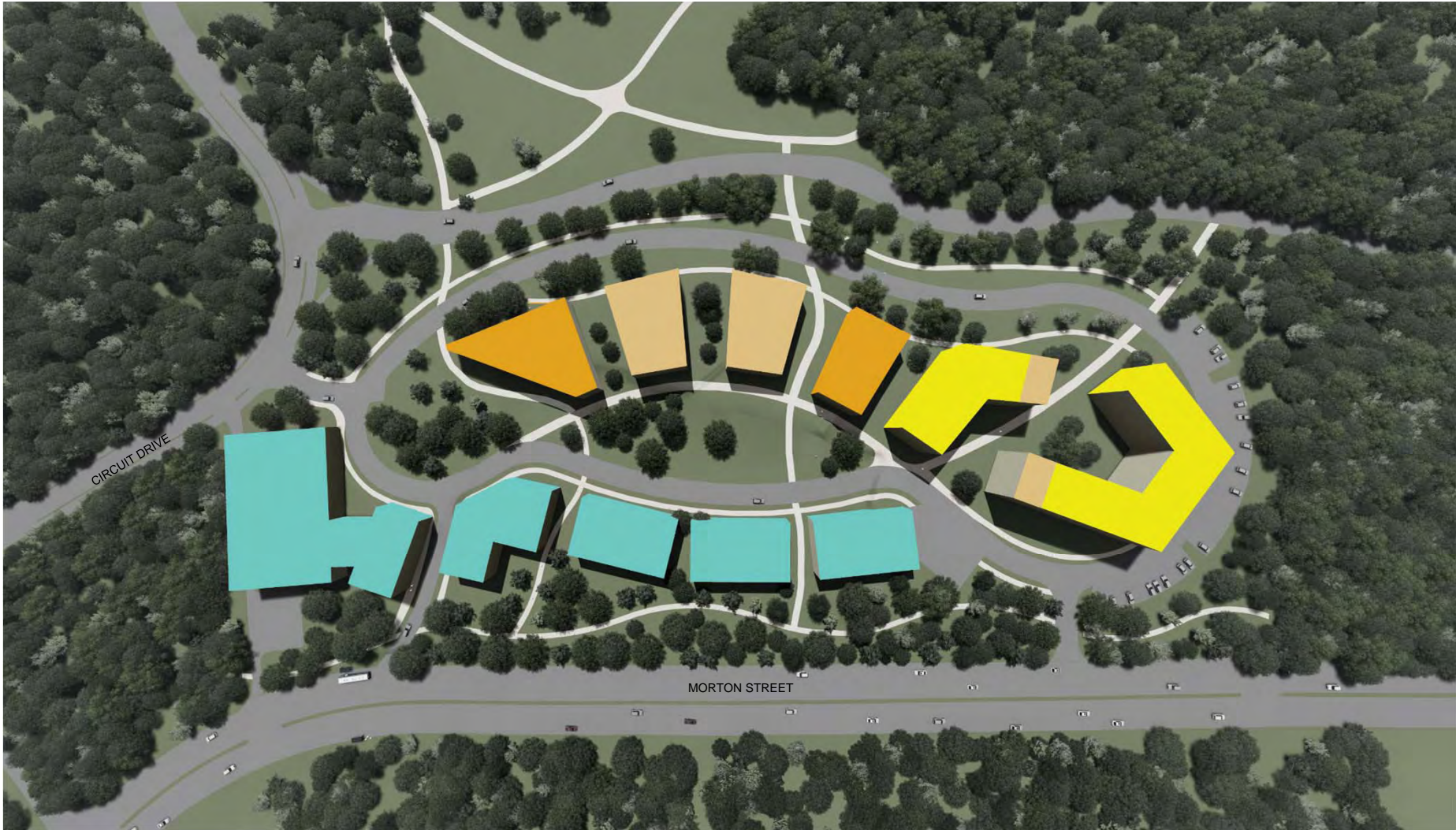
3. Campus



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3. Campus



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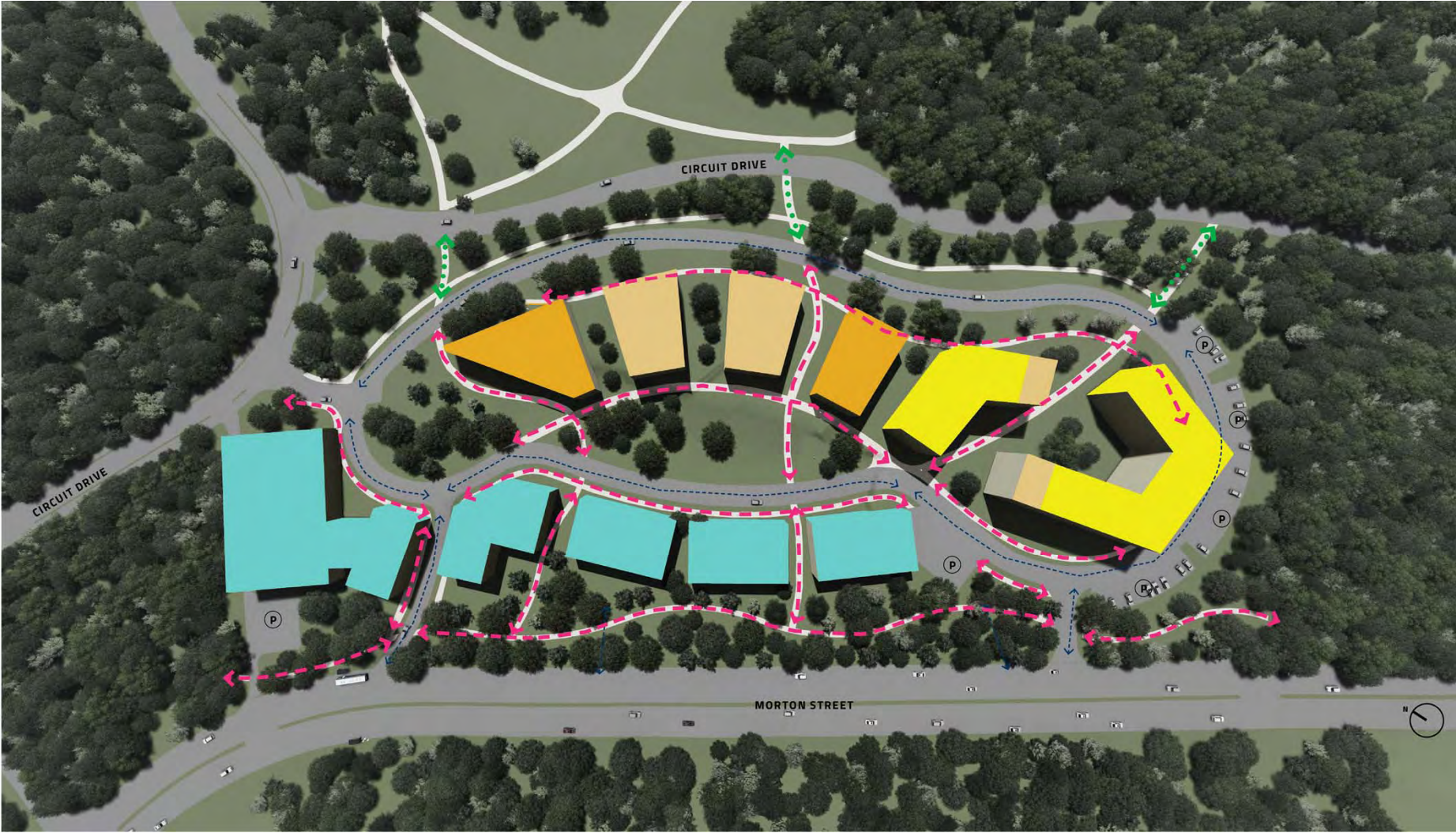
Expanded
Services



Health Office/
Institution



3. Campus



- Park Connection
- Pedestrian Circulation
- Vehicular Circulation
- Parking
- Structured Parking



3. Campus

VIEW FROM FOREST HILL AT MORTON ST.



3. Campus

VIEW FROM EAST SIDE MORTON ST.



3. Campus

VIEW FROM WEST SIDE OF CIRCUIT DRIVE



4. Town Square



- Exist. Park
- Buffer
- New Open Space
- Pedstrian/ Bike Path



4. Town Square



4. Town Square



-  Supportive Housing
-  Existing Services
-  Expanded Services
-  Health Office/ Institution



4. Town Square



- Park Connection
- Pedestrian Circulation
- Vehicular Circulation
- Parking
- Structured Parking



4. Town Square

VIEW FROM FOREST HILL AT MORTON ST.



4. Town Square

VIEW FROM EAST SIDE MORTON ST.



4. Town Square

VIEW FROM WEST SIDE OF CIRCUIT DRIVE



Small Group Exercise Instructions

Develop a scenario for the Shattuck Campus on the proposed roadway layout using the wood blocks provided. The wood blocks represent 750,000 SF of building area. Include any mix of uses on the site in the configuration your table believes is most appropriate.

Block colors represent:



**Supportive
Housing**



**Health Office/
Institution**



**Existing
Services**

The lot line is shown in red; buildings must remain within this line. Existing building footprints are shown as black dashed lines for reference only.



Small Group Exercise Instructions

Building & Use Parameters

Each solution at a minimum must include:

- A total of 600,000 sf on the site;
- At least 120,000 sf of supportive housing (yellow); and
- At least 70,000 sf of existing services (orange).
- If your group would like to suggest specific uses, or if there are uses the community needs that you would like to see on the site, please write these on the plan next to a building block or make a note on the top of the sheet.

Open Space & Landscape

Draw directly on the plans or use green paper to show where your group would like to include:

- open spaces;
- places where new landscape plantings and trees are important;
- other outdoor features such as recreation, gardens, etc.

Trails and connections to the park can be drawn directly on the plan.



Small Group Exercise Instructions

Topics to Consider

As your table discusses how best to layout the uses for buildings, please keep in mind:

1. The 5 perspectives for a unified vision: Health Services; Housing Needs; Recovery Needs; Open Space/Connectivity; and Neighborhood Impacts.
2. The relationship between the buildings and the Park.
3. Visibility of the site from Morton Street & the required Greenbelt Overlay landscape area.
4. How / where to access the Campus.



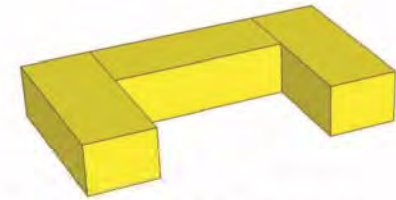
Small Group Exercise Instructions

Working with the Blocks

Blocks represent 1, 2, 3 and 4 floor buildings. They can be combined in a variety of ways to make bigger buildings as desired.



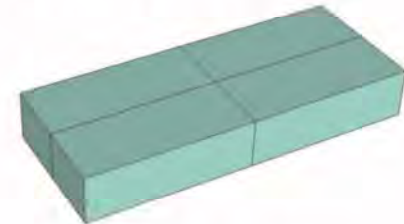
Blocks may be stacked for greater height.



Blocks can be combined to create shapes.



Blocks of different colors can be combined into mixed-use buildings.



Blocks can be combined as larger footprints.

Footnotes

- Slide 10: ¹ Boston Public Health Commission Health of Boston Report 2016-2017
² Massachusetts State Health Assessment 2017
³ Gryczynski J, Schwartz RP, O'Grady KE, Restivo L, Mitchell SG, Jaffe JH. Understanding Patterns Of High-Cost Health Care Use Across Different Substance User Groups. *Health Aff (Millwood)*. 2016;35(1):12-9.
- Slide 11: ¹ Reforms to strengthen and improve behavioral health care for adults.
Executive Office of Health and Human Services. January 2018.
² Ibid
- Slide 12 ¹ ESTIMATING COST REDUCTIONS ASSOCIATED WITH THE COMMUNITY SUPPORT PROGRAM FOR PEOPLE EXPERIENCING CHRONIC HOMELESSNESS Blue Cross Blue Shield of MA Foundation March 2017
² MDPH An Assessment of Opioid-Related Overdoses 2011-2015
- Slide 14 ¹ The U.S and the High Cost of Childcare: A Review of Prices and Proposed Solutions for a Broken System. Childcare Aware of America. 2018 Report.
² Systems Work Better Together: Strengthening Public Workforce & Homeless Service Systems Collaboration .Heartland Alliance National Initiatives. May 2018
- :
- Slide 15: ¹ Urban green spaces and health. Copenhagen: WHO Regional Office for Europe, 2016
² Moore, T.H.M., J.M. Kesten, and J.a. Lopez-Lopez, et al. The Effects of Changes to the Built Environment on the Mental Health and Well-Being of Adults: Systematic Review. Health & Place. 53 (2018), 237-257.



The Shattuck Campus Planning Project is sponsored by the Commonwealth of Massachusetts

Executive Office of Health & Human Services

- **Department of Mental Health**
- **Department of Public Health**

Division of Capital Asset Management & Maintenance

Save the Date:

Future Shattuck Campus Planning Meetings

- **Tuesday, April 30, 2019**

Meetings will start at 6:30 pm

Doors open at 5:45 pm

Franklin Park Golf Course Club House

Health Resources In Action Consultant Team:

- **Health Resources in Action** (HRiA – Team Lead, health needs assessment, process, and public engagement)
- **McCabe Enterprises** (planning, financial modeling)
- **Carol R Johnson Associates | IBI Group** (landscape architecture)
- **Pare Corporation** (civil engineering and transportation)
- **Paul Lukez Architecture** (architecture, visualization, urban design)
- **Project Management & Cost** (cost estimating)
- **RSE Engineering** (on-call structural consultant)



For further information contact:

www.mass.gov/shattuck-campus-planning

Kathleen McCabe

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Thank you for coming!

We value your participation and input!

