

# SHATTUCK CAMPUS PLANNING

Community Meeting 3  
June 25, 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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# Community Meeting 3 Agenda

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- 1 Welcome & Introductions**
- 2 Overview: Goals, Process, Needs, Vision & Principles**
- 3 Break-Out Stations**
- 4 Regroup, summarize & next steps**
- 5 Thank you & adjourn**



# Meeting Goals

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1. Attendees will understand the planning goals, the process to-date, identified needs, the Vision for the Campus & the Planning Principles;
2. Attendees will understand how the Campus Plan will inform next steps for the redevelopment of the Shattuck Campus;
3. Attendees will have an opportunity to provide feedback on the components of the Plan
  - Vision for the new Shattuck Campus
  - Guiding Principles
  - Design Goals



# Planning Goals

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## Inform the Commonwealth's plans for the future use of the Shattuck Campus:

Ensure **minimal disruption in the delivery of core services** being provided at the Campus and that the Campus will continue to be used for the **purposes of the State Department of Public Health**

Account for, and be consistent with, the proposed development of a minimum of **75 to 100 supportive housing units** on the site

Recommendations need to be **economically feasible**

Engage a variety of **community stakeholders to include recommendations that will provide benefits** to the surrounding neighborhoods, as well as the City and Commonwealth

Provide **necessary flexibility** to the Commonwealth in the next phase of implementation

***The Commonwealth will use the recommendations that emerge from the Campus Plan to inform the Request for Proposal they will issue in seeking (a) private partner(s) / developer for the site.***



# The Master Plan

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A Plan that outlines a collective vision for the future Shattuck Campus that is inclusive of:

- Identified health and service needs
- Recommended program and service model
- Guiding principles
- Design goals

The Plan will inform the Commonwealth as it develops a Request for Proposal for a partner to redevelop the Campus.



# Shattuck Hospital Campus Current Uses

## Hospital services moving to South End:

- 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 Care

- 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.

## Behavioral Health (Mental Health and Substance Use)

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

## Community Perspectives

- Engage neighbors who abut Franklin Park.
- Minimize parking impacts.
- Consider programming that will serve the broader community

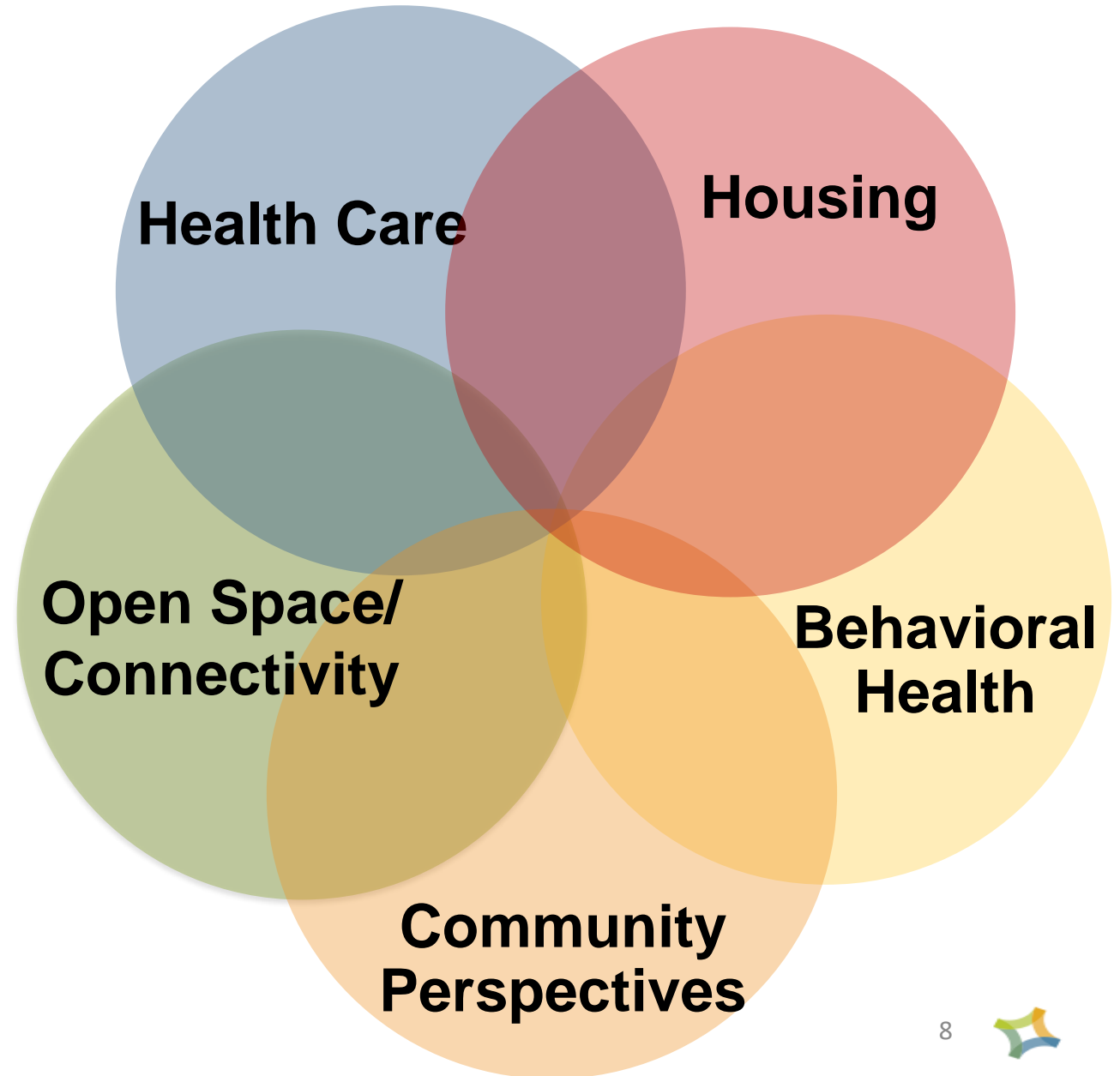
## Housing

- Provide supportive and affordable housing for the formerly homeless.
- Build additional affordable housing on the Campus



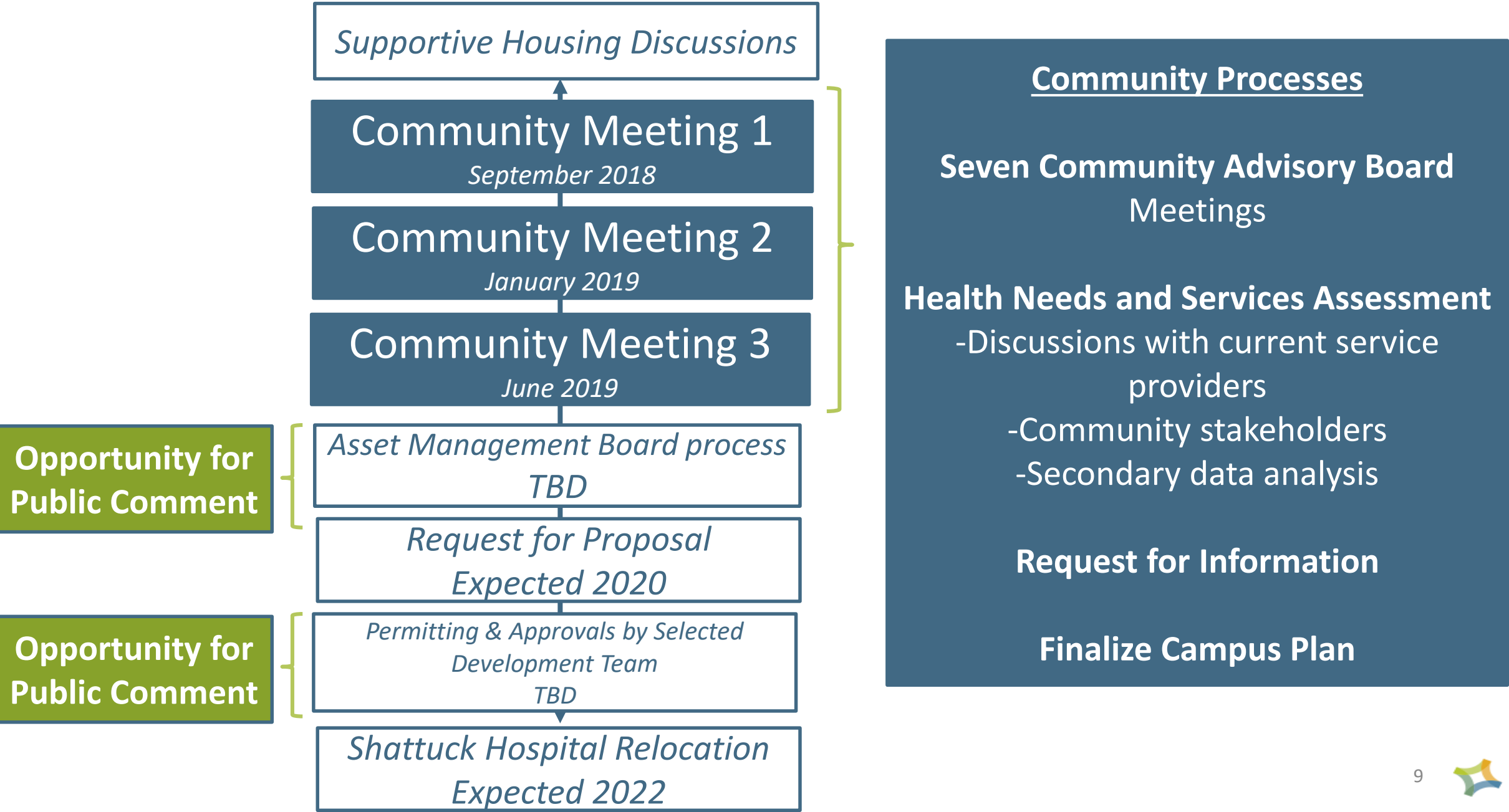
# Develop a Unified Vision

Create a vision for the Campus and guiding principles that take all of the perspectives into account and meet the planning goals.





# Shattuck Campus Planning Process and Timeline



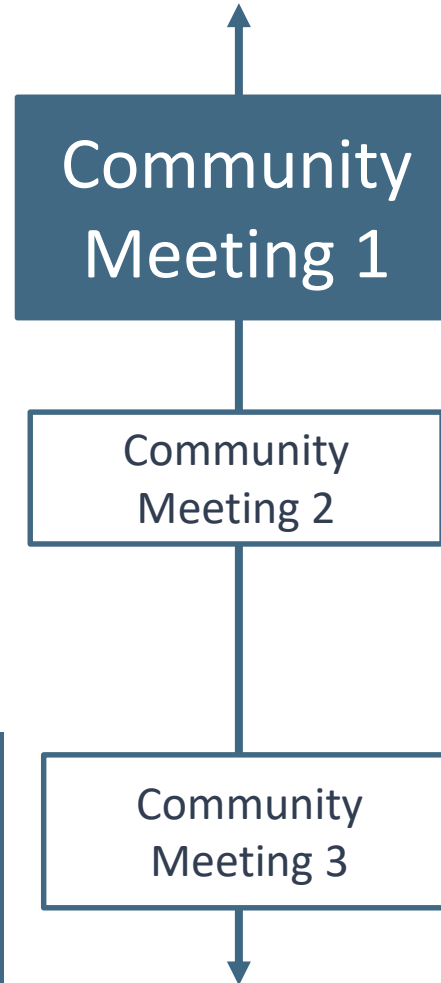
# Shattuck Campus Planning: Community Engagement Process Overview

## September 26, 2018: Visioning

- Reviewed preliminary health needs data
- Invited community to consider different perspectives: Physical & Mental Health; Housing Stability; Open Space & Connectivity; Recovery & Support Services; Neighborhood Perspectives
- Each table formulated a vision for the Campus

**Outcome:** Identified some overarching themes to guide the process

- Integration;
- Continue to provide substance use and mental health services;
- Provide supportive housing options;
- Improve access to Campus.

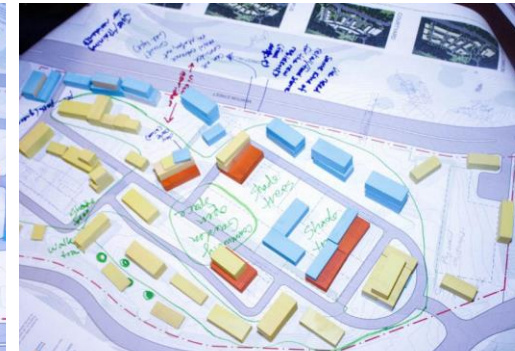
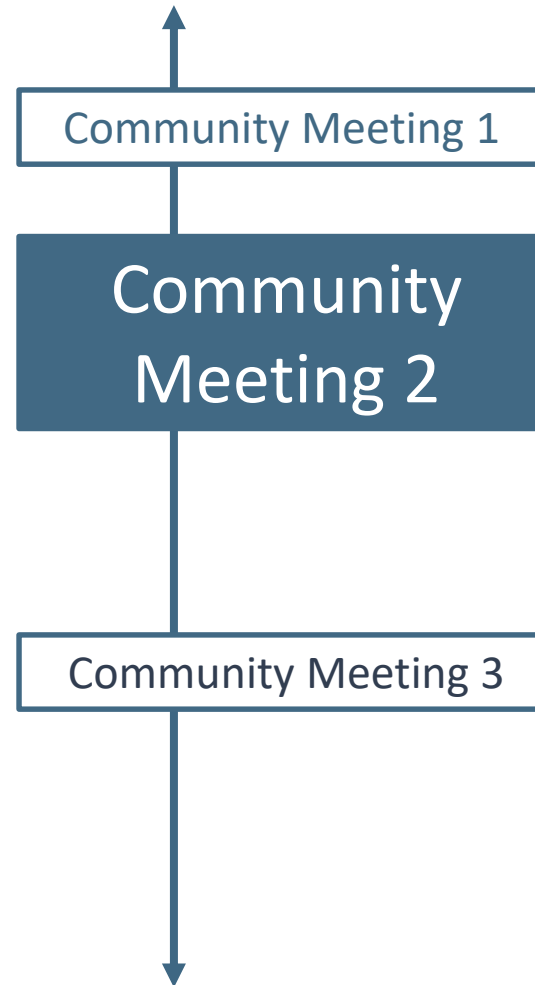


# Shattuck Campus Planning: Community Engagement Process Overview

## January 16, 2019: Understand Programming & Site Options

- Provide overview of health related programs and services needs (supportive housing, mental health and substance use services, wrap-around support, other community programming, open space)
- With key themes from CM #1 & health needs data, explore relationship between buildings and open space, consider integration with Franklin Park and adjacency to Morton Street & neighborhoods

**Outcomes:** Affirmed support for supportive housing, behavioral health and health care programming, Emerging design guidance for the site and surrounding neighborhoods

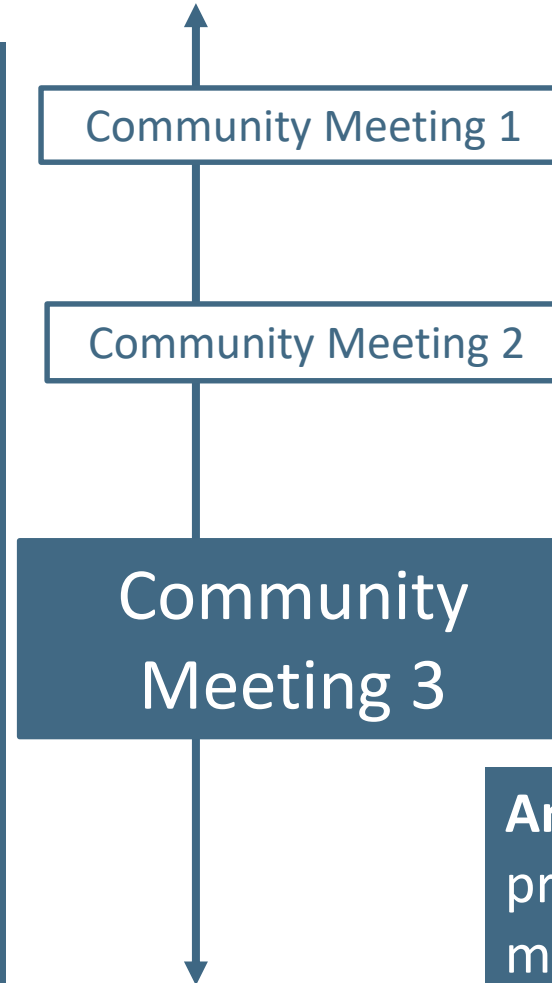




# Shattuck Campus Planning: Community Engagement Process Overview

## June 25, 2019: Feedback on Vision, Guiding Principles & Design Goals

- The Community Engagement process has led us to formulate:
  - An overarching Campus Vision, including a program/service model
  - Guiding principles
  - Design goals
- Designed to gather feedback on those elements of the Campus Plan



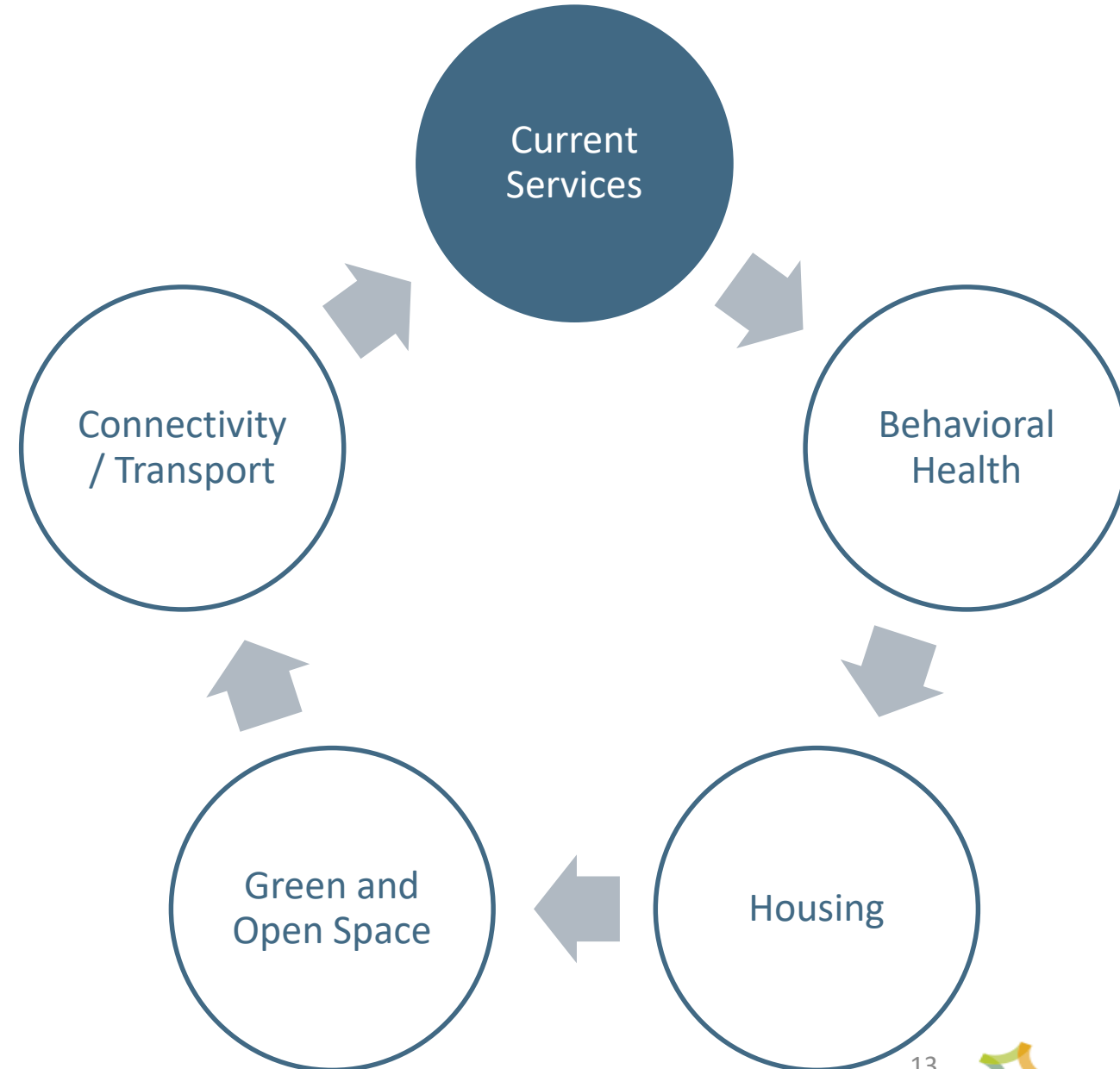
**Anticipated Outcome:** Refined principles and design goals for the master plan to guide the RFP process



# Health Needs and Services Assessment Finding

## CURRENT BEHAVIORAL HEALTH SERVICES (MENTAL HEALTH AND SUBSTANCE USE) AT THE SHATTUCK CAMPUS ARE CRITICAL TO THE REGIONAL PUBLIC HEALTH LANDSCAPE

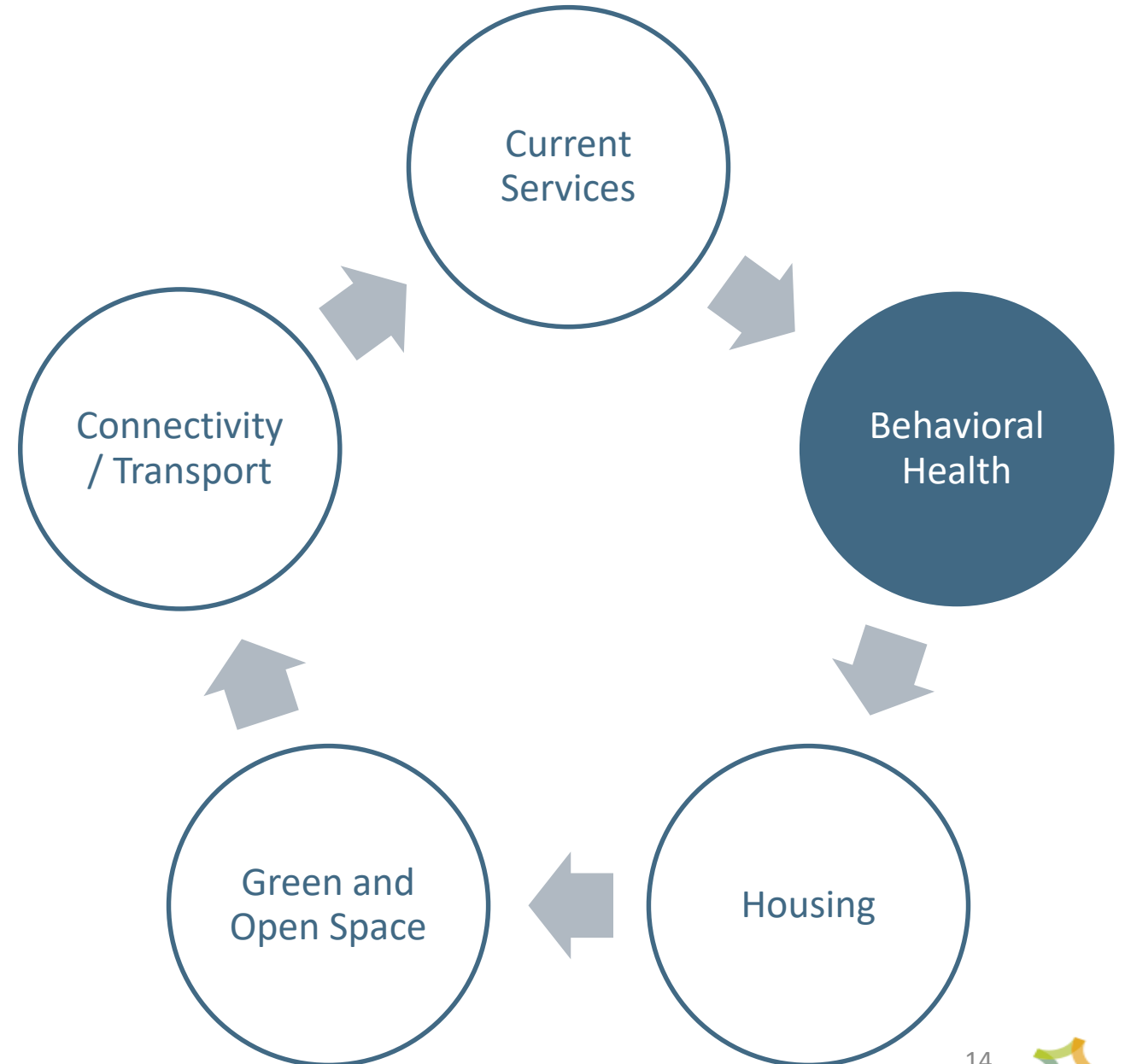
- Thousands of unique clients, particularly people with complex medical, behavioral health and housing needs, receive services at the Shattuck Campus each year from five (5) private provider organizations that will not be relocating to the South End with the rest of the hospital operations.
- Future development should allow for the continuity of these vital services and programs, with minimal disruption at the Shattuck Campus; services of this type are difficult to site.



# Health Needs and Services Assessment Finding

## THERE IS AN INCREASING RATE OF CO-OCCURRING SUBSTANCE USE AND MENTAL HEALTH DISORDERS

- Eleven percent of Bostonians have substance use disorder (SUD).
- SUD and mental health challenges are often co-occurring; over half of DPH substance use service clients reported a history of mental health treatment.
- Substance use is estimated to cost society \$442 billion each year in health care costs, lost productivity, and criminal justice costs.

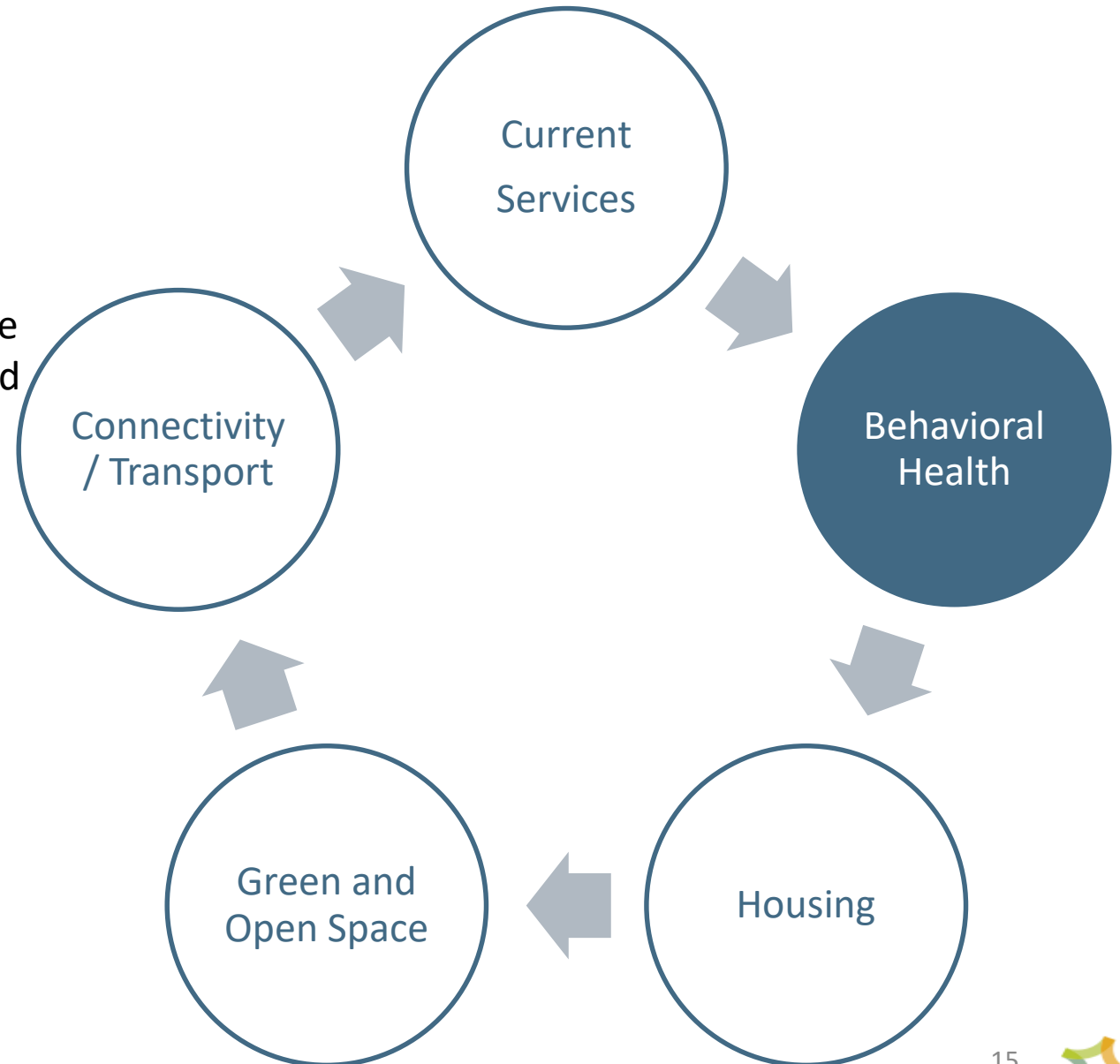




# Health Needs and Services Assessment Finding

## CURRENT SYSTEMS ARE NOT PERSON-CENTERED AND ARE DIFFICULT TO NAVIGATE

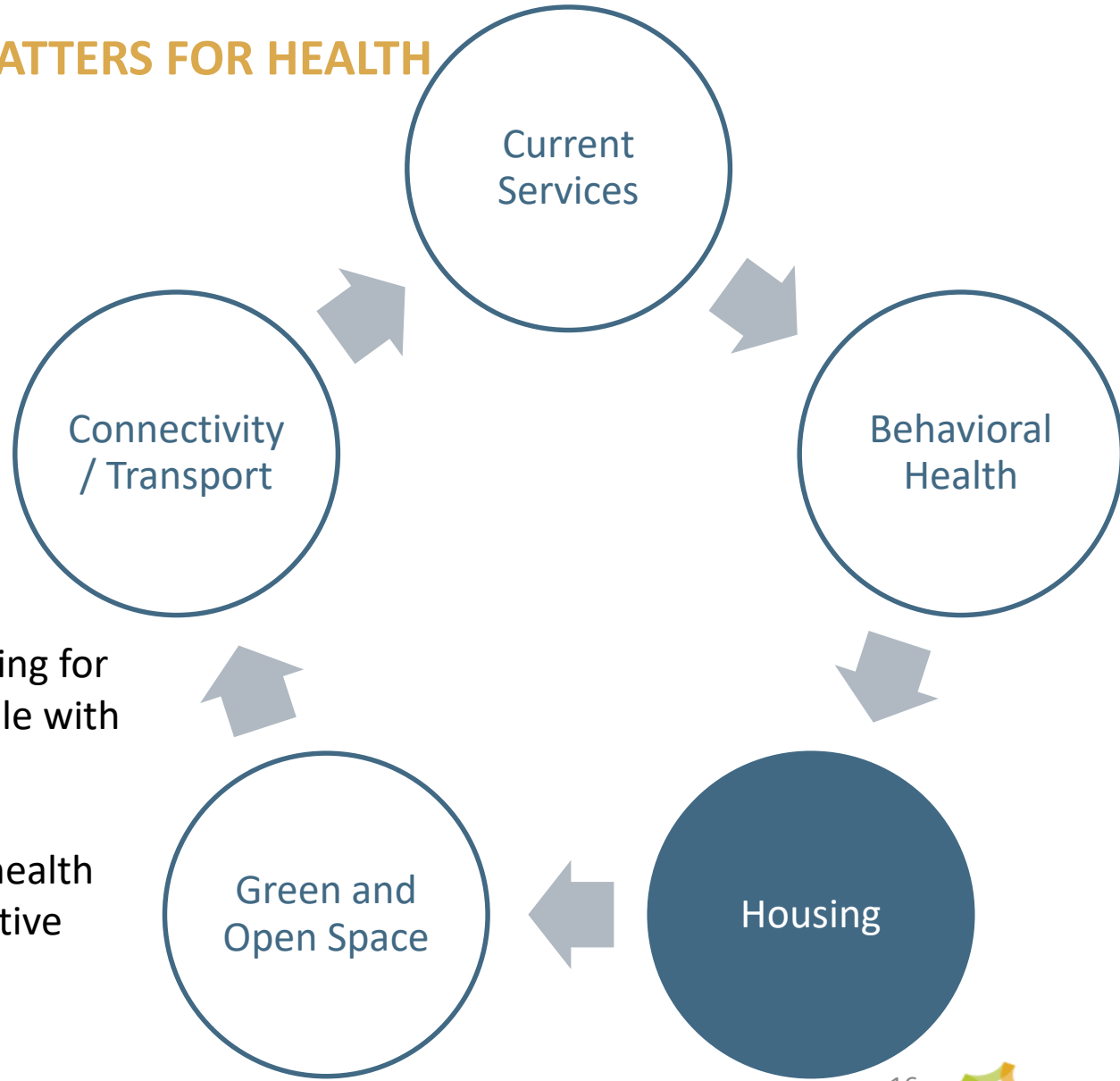
- The behavioral health system is not integrated with the rest of the health care system, making person-centered treatment challenging.
- Long wait times for outpatient mental health and SUD treatment, regardless of insurance type.
- Inadequate supply of evidence-based treatment modalities, including medication-assisted treatment.



# Health Needs and Services Assessment Finding

## ACCESS TO SAFE, AFFORDABLE, STABLE HOUSING MATTERS FOR HEALTH

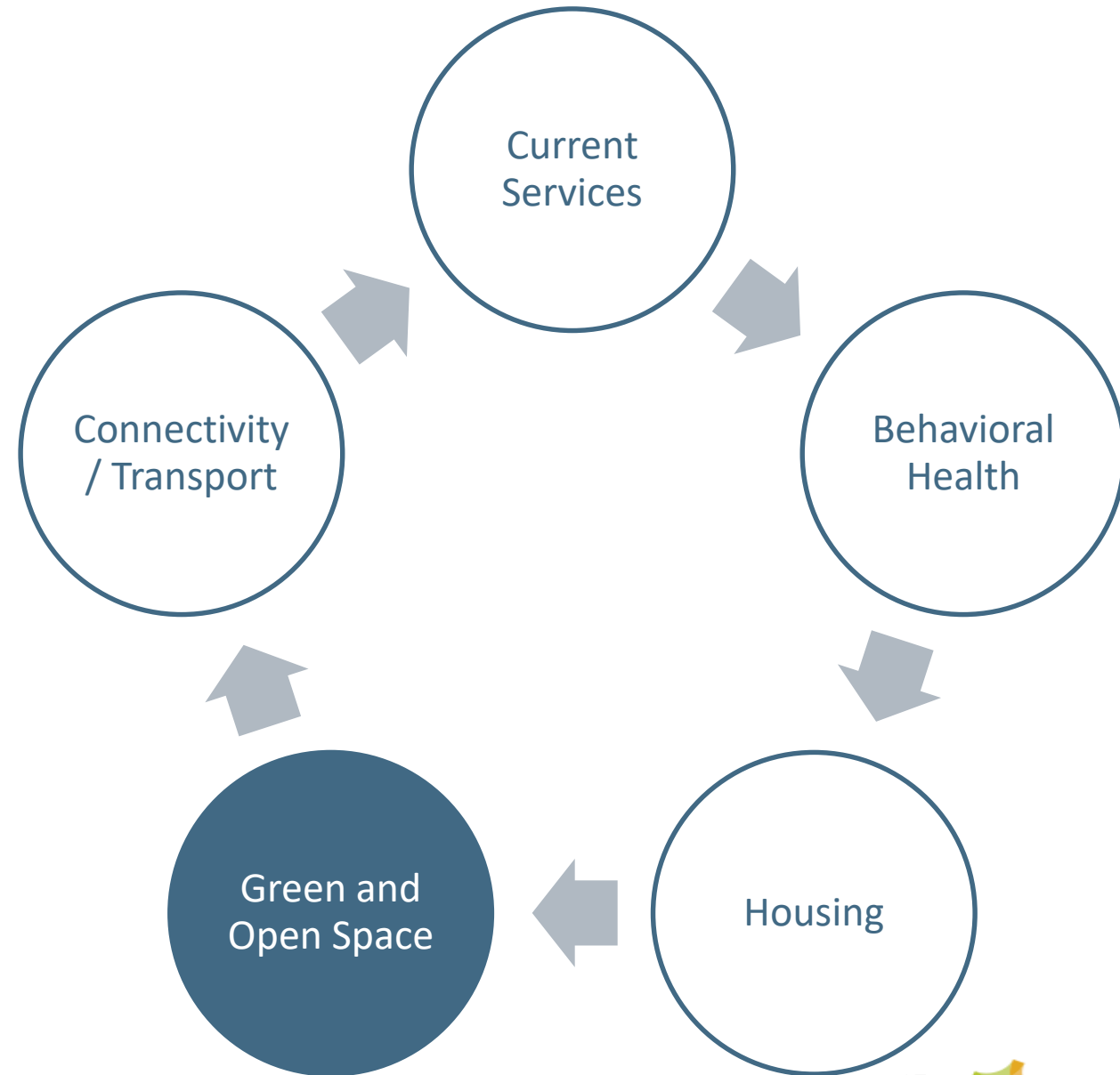
- Four pathways connect housing and health: **stability, affordability, quality and safety**, and **neighborhood**.
- People navigating the behavioral health system are often homeless or housing unstable which makes their health conditions difficult to treat.
- Identified need for 4,354 units of permanent supportive housing for chronically homeless individuals, homeless families, and people with SUD and mental health conditions in Eastern Massachusetts.
- Approximately \$11,000+ annual savings per person in public health care costs after chronically homeless adults move into supportive housing.



# Health Needs and Services Assessment Findings

**PEOPLE RECEIVING SERVICES AT THE CAMPUS AND IN NEIGHBORING COMMUNITIES WOULD BENEFIT FROM ADDED GREEN AND OPEN SPACE AT THE SHATTUCK CAMPUS AND IMPROVED INTEGRATION WITH FRANKLIN PARK**

- Green and open spaces promote mental and physical health. People who live in areas with more green space have less mental distress, less anxiety, stress and depression and greater well-being compared to those with less green space.

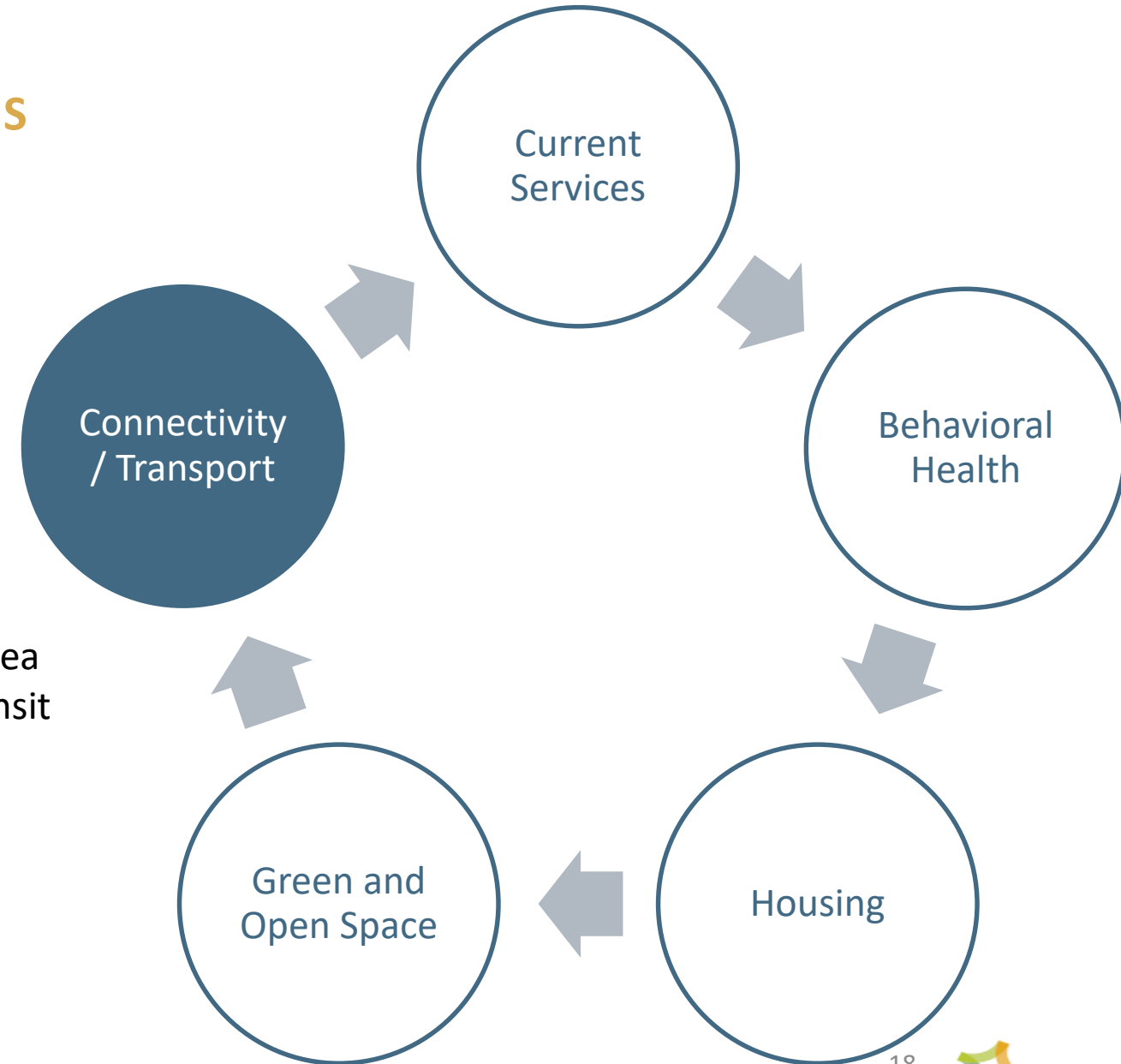




# Health Needs and Services Assessment Findings

**IMPROVED PEDESTRIAN AND BIKE CONNECTIONS CAN PROVIDE NEEDED CONNECTIONS FROM MORTON STREET TO THE ARBORWAY AND TO FRANKLIN PARK; CONSIDER SAFE ACCESS VIA PUBLIC TRANSPORTATION.**

- 34% of Boston residents do not own a car. 42% of Boston residents want mobility and open space improvements in their neighborhood
- Pedestrian and bike connections and greenways in this area and across Boston will improve access to open space, transit and jobs, promote active recreation and improve climate change resiliency.



# OPPORTUNITY: BUILD OFF OF CAMPUS ASSETS AND CHANGES IN THE HEALTH SYSTEM TO ADDRESS CURRENT AND FUTURE PUBLIC HEALTH NEEDS

- Align programs and services with transformations in the health system and increased integration across sectors.
- Continue to serve the population currently receiving services at Shattuck
- Provide permanent supportive housing to address a critical health determinant.
- Provide a healing environment with access to green and open spaces, better integration with Franklin Park and improved connectivity with nearby communities.



# Vision

The vision for the new Shattuck Campus is to create an **innovative and person-centered** Campus designed to **promote health, reduce barriers to treatment and integrate care across health care, behavioral health and housing systems** in a Campus setting that prioritizes connections with the **natural environment** and is **compatible with neighboring Franklin Park**.





# Guiding Principles

1. Integrate Shattuck Campus with Franklin Park
2. Improve access to neighborhoods with public transit, bike & pedestrian options
3. Increase green and open space
4. Align with local and state sustainable development goals and strategies
5. Seek partner(s) to implement a program/service model that reduces barriers to treatment, integrates care within and across the health care, behavioral health and housing systems, and increases the housing supply (with a minimum of 75-100 units of permanent supportive housing).

**The Commonwealth is committed to a phased approach to redeveloping the Campus to maintain access to existing services with minimal disruption.**



# DRAFT Design Goals

Edges	Access	Parking	Buildings	Landscape	Sustainability
Soft edges	Increase bike/ped access to Campus	Reduce parking on-site and improve access to public transit	Integrate with site and open space	Consider Olmsted design principles	Consider renewables
No barriers	Improve link to Forest Hills; multi-use path	Smaller lots integrated in landscape	Consider 6-stories max	Integrate with park and park paths	Net Zero design and operation goals
Enhance visual and physical connection to/from the Park	Universal Accessibility	Consider podium buildings and existing landforms to reduce impact of parking	Quality design and materials	Provide spaces and gardens to support recovery	Rainwater recapture
Maintain visibility of program on Morton Street – community connection	Main vehicular access from Morton Street	Utilize on-street parking where possible		Provide Morton Rock connection	
Edges feel like Park	Improve bus stops				

	Request for Information	Shattuck Campus Plan	Request for Proposal*
<b>Purpose</b>	<p>Identify potential private partners and funding sources</p> <p>Solicit information and ideas about the types of programs/services that partners are interested in bringing to the site</p> <p>Provide broad notice about the opportunity on the Shattuck Campus site</p> <p>Inform the development of a RFP</p>	<p>Provide programmatic and design parameters / guidance to the Commonwealth and a private partner about redevelopment potential of the site;</p> <p>Inform the development of a RFP</p>	<p>Solicit proposals from (a) private partner(s) to develop site and deliver services that build upon the recommendations outlined in the Plan.</p>
<b>Key Elements</b>	<ul style="list-style-type: none"> <li>• Background</li> <li>• Context / Current State</li> <li>• Commonwealth's vision</li> <li>• Principles and desired uses</li> <li>• Questions: gauge private partner's interest / ability to execute vision &amp; other programmatic elements</li> </ul>	<p>Collective vision</p> <ul style="list-style-type: none"> <li>• Health and service needs</li> <li>• Process</li> <li>• Recommendations for: <ul style="list-style-type: none"> <li>• Program and service model</li> <li>• Guiding principles</li> <li>• Design goals</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Background</li> <li>• Context / Current State</li> <li>• Commonwealth's vision</li> </ul> <p>Proposal Elements:</p> <ul style="list-style-type: none"> <li>• Proposed Development, Services Provided &amp; Buildout Plan</li> <li>• Proposer's Team, Qualifications, &amp; Financial Capacity &amp; Financial Plan</li> <li>• Benefits to State &amp; Community</li> <li>• Bid</li> </ul>
<b>Timeline</b>	<p>Release April 2019</p> <p>Responses May 2019</p>	<p>Final date TBD August/September 2019</p>	<p>TBD: 2020</p> <p>After AMB approval obtained</p>



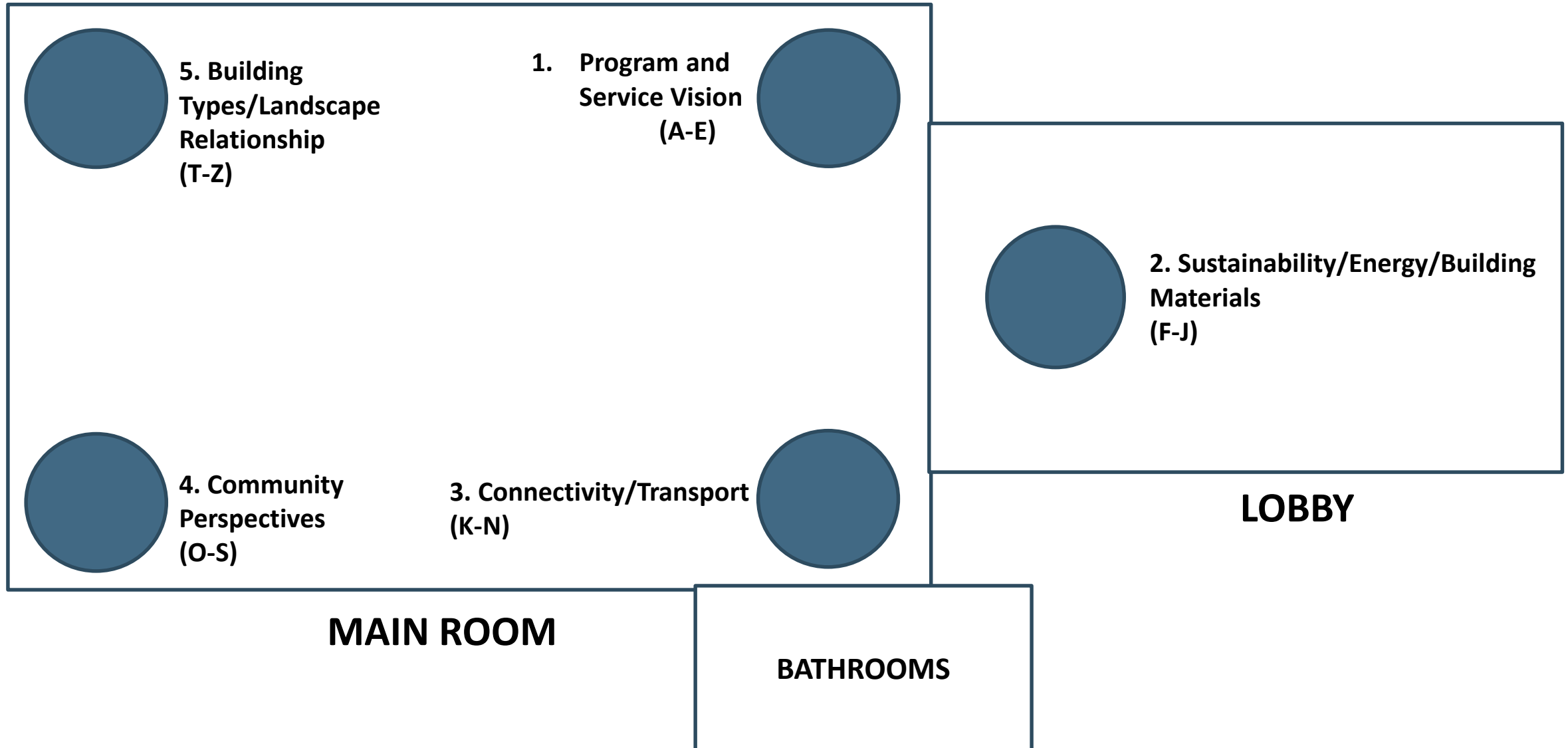
# Feedback stations

Number	Station	Last Name Begins With
1	Program and Service Vision	A-E
2	Sustainability/Energy/Building Materials	F-J
3	Connectivity / Transport	K-N
4	Community Perspectives	O-S
5	Building Types/Landscape Relationship	T-Z





# STATION LOCATIONS FOR BREAKOUT GROUPS



Regroup and Summarize

Thank you and Adjourn



# **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**



# Health Resources In Action Consultant Team:

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- **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:

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[www.mass.gov/shattuck-campus-planning](http://www.mass.gov/shattuck-campus-planning)

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# Thank you for coming!

## We value your participation and input!

