



## FREQUENTLY ASKED QUESTIONS

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**RE:** Redevelopment of the Shattuck Campus at Morton Street – Project Proposal

**DATE:** June 2021

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### **What is the vision for the future of the Shattuck Campus at Morton Street? Does it include supportive housing? Public health services? Increased open space?**

*Yes, the community-shaped vision for the redevelopment of the campus includes public health services, supportive housing and increased open space.*

*From the Vision Plan:*

*“The vision for the Campus is a person-centered place, designed to promote health, reduce barriers to treatment and integrate care across physical and behavioral health and housing systems, while also prioritizing connections with the natural environment that are compatible with neighboring Franklin Park.”*

*“Planning Principles:*

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

*To read more about Planning Principles and Design Goals, the complete Vision Plan is linked below.*  
<https://www.mass.gov/doc/vision-plan-redevelopment-of-the-shattuck-campus-at-morton-street/download>

### **How has the Commonwealth arrived at the vision for the campus?**

*The Commonwealth began the planning process in the early part of 2018. The Commonwealth had proposed a supportive housing project for the Shattuck Campus, and hosted two public hearings to receive feedback. At that time, we heard, overwhelmingly, from the community that – before moving forward with the supportive housing project, we needed to put together a vision for the future of the whole campus.*

*As a result, we brought on public health experts, architects, landscape architects and others, to complete a Health Needs Assessment and design a meaningful, participatory planning process to shape the vision. We held three large, well-attended community meetings – as well as several meetings with a Community Advisory Board, also known as the CAB – a group carefully assembled to help us understand a variety of public health perspectives and to advise the Commonwealth on future redevelopment. The CAB is comprised of neighbors, users, public health experts, and housing and open space advocates, as well as leadership from the City of Boston housing, parks and public health departments and staff from the offices of local elected officials.*

**What is supportive housing?**

*Supportive housing is permanent housing with wrap around services for the chronically homeless and those at risk of homelessness . To learn more about examples of Supportive Housing, please follow the link to the Vision Plan below and navigate to Part 1 of the Appendix titled “Case Studies”.*

*<https://www.mass.gov/doc/vision-plan-redevelopment-of-the-shattuck-campus-at-morton-street/download>*

**Will the redevelopment of Shattuck Campus change the size of Franklin Park?**

*No. The project will not reduce the size of Franklin Park; all proposed redevelopment will happen within the current 13 acre Commonwealth owned parcel that the Lemuel Shattuck Hospital, the Services Building, and adjacent parking lot currently occupy. However, the redevelopment will result in increased open and green space within the 13 acre parcel, as well as increased access to and across the site, making it easier to connect to Franklin Park.*

**Is the Commonwealth Shattuck Campus Planning team coordinating with related City of Boston planning efforts?**

*Yes, the Commonwealth has worked closely with the City of Boston throughout the Health Needs and Services Assessment and Vision Plan process.*

*The Community Advisory Board (CAB) for the Shattuck campus planning effort includes leadership from the City’s health and human services, housing, and parks departments as well as the staff of local elected officials. The CAB has met at regular intervals to shape the process and the vision for the project since the summer of 2018.*

*The Commonwealth continues to meet with the team working on the Franklin Park Action Plan which is expected to result in substantial investment to Franklin Park. For more information, please visit the project page. <https://franklinparkactionplan.com/>*

*Representatives from the State have collaborated with the City of Boston on the planning underway for the City-led effort to revitalize Long Island; the State and the City will continue to work together on this effort.*

**How does a long term lease work?**

*The Commonwealth's Asset Management Board (AMB) can authorize State agencies to pursue public-private partnerships where the Commonwealth has an ongoing interest in the site. In the case of the Shattuck Hospital, the Commonwealth has an interest in continuing to make public health services available, including supportive housing and behavioral health services, which are typically provided by private entities. These partnerships are structured as a long-term lease so that the Commonwealth can continue to closely monitor any requirements and conditions placed on the developer. The AMB is authorized to waive public bidding laws and other requirements that are placed on the State for State projects, in recognition of the fact that a private entity will be procuring the construction. To learn more about the AMB, click on the following link. <https://www.mass.gov/service-details/asset-management-board-amb>*

**Will this project go through the Article 80 process or similar?**

*Given the expected public/private development structure and redevelopment program for the site, the Commonwealth expects that the project will go through a City of Boston permitting process that will include Article 80 reviews and the associated public process.*

**Can the health and housing program elements envisioned for the future of the Shattuck Campus be located at the MBTA Arborway site instead?**

*We have received inquiries about siting some or all of the uses described in the Vision Plan at a nearby lot known as the "Arborway lot" which is owned by the MBTA –so that the Shattuck Campus may be used strictly for park and open space. The Shattuck Campus is an important public health resource for the Commonwealth and it is the Commonwealth's intention that the site continue to be used in a manner that is consistent with the statutory and deed use restrictions that require the site be used for public health purposes (Chapter 770 of the Special Acts of 1949). Furthermore, our discussions with the MBTA have indicated that the Arborway lot is not a viable option at this time or for the foreseeable future.*

*In addition, through the public process, we heard the urgent need for supportive housing and more treatment services. Proposed plans to change site locations would add significant delays to the redevelopment and provision of these urgently needed services.*

**How will the campus be maintained in the future? How will the redevelopment approach address security concerns?**

*It is anticipated that prior to the move of the current Shattuck Hospital operations in 2024, the Department of Public Health will continue to maintain and provide security on the campus.*

*Following the Hospital move to the South End, as well as the selection of a development partner, maintenance and security of the future redevelopment will shift over time as a phased redevelopment plan is implemented. As is typical of public/private partnership agreements, the selected development team will be responsible for a centralized campus operational plan to address management,*

*maintenance and security issues –and provide a point of contact for neighborhood relations, both during the construction period and after occupancy.*

**What uses are allowed for the redevelopment?**

*The Campus will continue to be used for public health purposes in accordance with the statutory and deed use restrictions. Consistent with the Health Needs and Services Assessment, the vision for the campus is a people-centered place, designed to promote health, reduce barriers to treatment and integrate care across physical and behavioral health and housing systems, while also prioritizing connections with the natural environment that are compatible with neighboring Franklin Park. The Campus could also include additional complementary and ancillary uses consistent with the public health restrictions.*

**Will proposed responses to the Request for Proposals (RFP) be available?**

*A robust public engagement process is expected as part of the City of Boston’s permitting of the redevelopment at this site. The Commonwealth has not yet made a determination about making portions of the proposals available to the public prior to selecting a development team.*

**Where is the best place to keep track of the project?**

*To follow the project proposal, Asset Management Board, and Request for Proposals process, please visit the following direct link.*

<https://www.mass.gov/service-details/shattuck-campus-redevelopment-at-morton-street-proposal>

*For background information about the Vision Plan and prior planning process, please visit the following direct link.*

<https://www.mass.gov/shattuck-campus-at-morton-street-planning>

**What is the anticipated project timeline?**

*A meeting of the Asset Management Board (AMB) is scheduled for June 29, 2021. The AMB will take a vote on the project proposal; an approval enables the Commonwealth to proceed with the writing and preparation of the Request for Proposals (RFP). It is anticipated that the RFP will be released during calendar year 2021.*

