



SHATTUCK CAMPUS PLANNING COMMUNITY MEETING 1



Executive Office of
Health and Human Services



DIVISION OF
CAPITAL ASSET
MANAGEMENT &
MAINTENANCE



Health Resources in Action
Advancing Public Health and Medical Research

MCCABE ENTERPRISES
Working your way to reality your future photography

CRJA
PAUL LUKEZ
ARCHITECTURE

PARE
CORPORATION

Meeting agenda

- 1 Welcome**
- 2 Planning process overview**
- 3 Small group discussions**
- 4 Gallery walk and group reactions**
- 5 Next steps and wrap-up**



Meeting objectives

1. **Orient community members and interested persons to the Shattuck Campus Planning Process, planning parameters and planning considerations**
2. **Introduce key people and their roles in the process to the community**
3. **Present key health indicators**
4. **Engage community members in a dialogue to gather input/ questions/ comments to incorporate and explore during the process**



Planning Process Goals



- Ensure effective strategies for convening interested members of the public and incorporating their perspectives into the recommendations.
- Be consistent with the statutory land use restrictions which require the Campus be used for public health purposes.
- Account for the City of Boston's related planning efforts and initiatives to ensure alignment and minimize duplication.
- Account for, and be consistent with, the proposed development of at least 75 to 100 supportive housing units on the site.
- Recognize not only the public health needs of today, but also anticipated needs of tomorrow; account for the potentially changing needs and populations.
- Provide recommendations for the future use of the Campus that will provide benefits to the surrounding neighborhoods, as well as the City and Commonwealth.



Guiding principles



Data driven: Using an engaged approach, collect primary and secondary data to inform the planning process and the recommendations;



Transparency: Articulate clear processes for data gathering, what data will inform recommendations, how decisions will be made and the mechanisms for communicating back to key stakeholders;



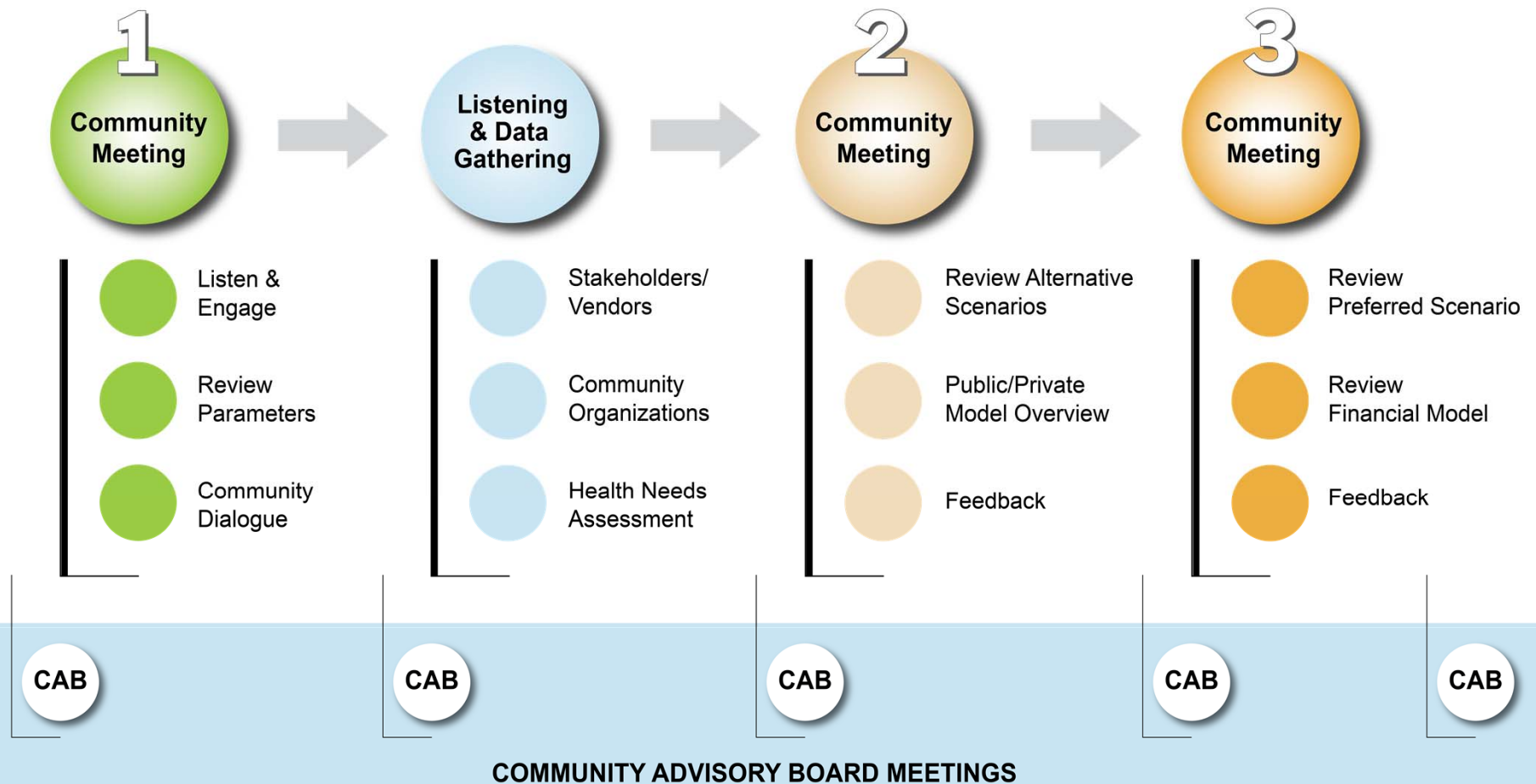
Community engagement: Identify and meaningfully include community members, and governmental and organizational partners throughout the process to elicit feedback on needs, planning and recommendations.



Healthy and sustainable development: Advance public health and adhere to Commonwealth goals/policies for health, housing, sustainability, transportation and others.



AT LARGE COMMUNITY PROCESS



Healthy Community Characteristics

- Equity
- Good Economy & Job Opportunities
- Health Care + Preventative Health
- Housing/ Shelter
- Active Living Choices
- Sustainable Ecosystem & Environment
- Safety
- Education
- An Empowered Population
- Healthy Child Development
- Healthy Public Policy

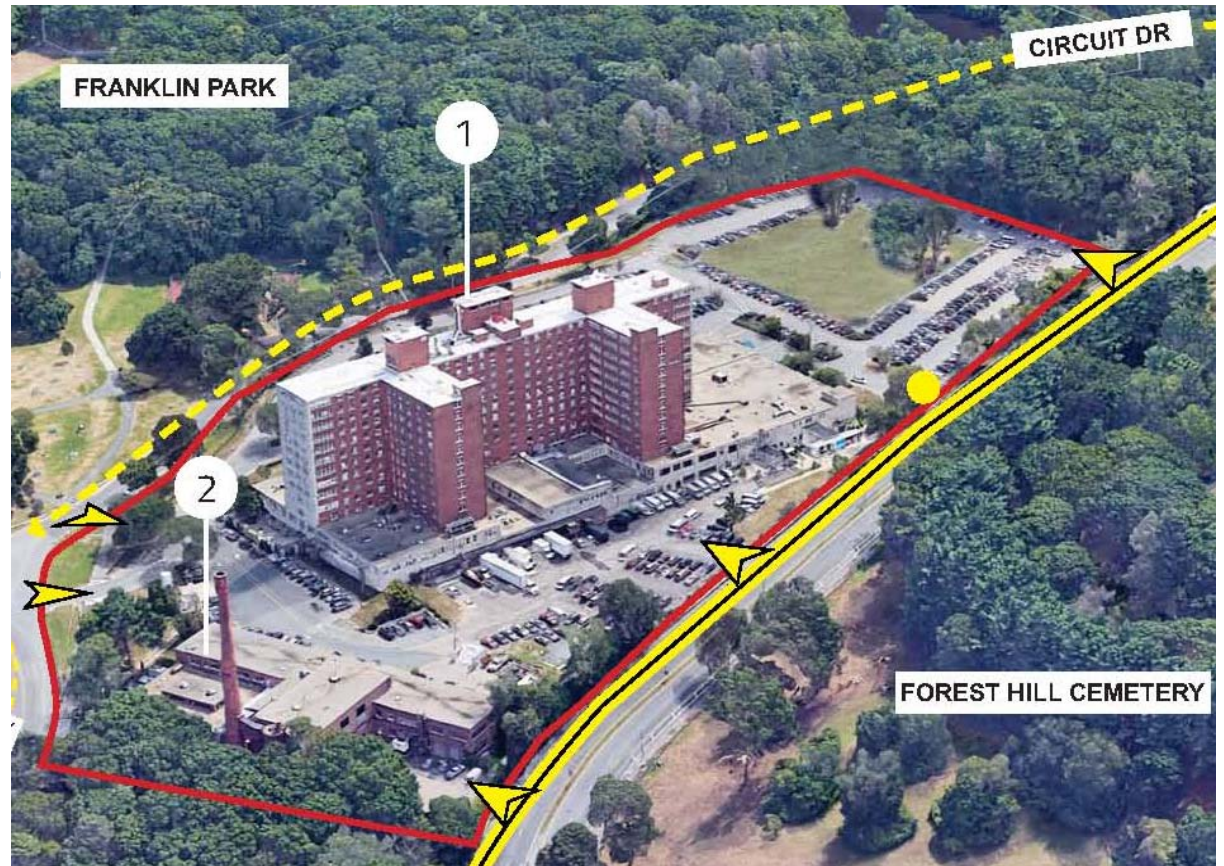
Healthy Community Process

- Inclusive, Equitable, Broad-Based Involvement
- Collaboration Between Partners
- Capacity to Assess & Address Its Own Health Concerns
- Civic Engagement

- Engage Multi-sector Participation
- Employ Environmental Strategies
- Use Data to Guide & Measure Efforts

Shattuck Campus

- **13.4 acres**
- **1. Main Hospital Building:**
12 stories, 428,790 SF
- **2. Power Building:**
33,480 SF; home to the Pine Street Inn shelter & power generation for entire site
- **572 Parking Spaces**



Shattuck Hospital Campus Current Uses

- Public Health
- Mental Health
- Corrections
- Pine Street Inn
- Women's Hope
- Victory Program
- Community Substance Abuse Center
- LARC
- 700 employees



Shattuck Campus Services: Relocation Overview

- **Shattuck Hospital is relocating to the South End in 2021**
 - **117 Inpatient Medical/ Surgical Beds**
 - **28 Medical/Surgical Beds with Dept of Corrections**
 - **115 Psychiatric Beds**
- **Services at Shattuck Campus today that are not part of move to the South End**
 - **Residential Treatment Services**
 - **Outpatient Psychiatric Services**
 - **Pine Street Inn Shelter – 120 beds for men**
 - **Methadone Clinic**



Shattuck Campus Planning Process

Planning Parameters

- **Deed condition: Site must be used for Public Health Purpose**
- **Space for at least 75 to 100 units of Supportive Housing on site**
 - MA Asset Management Board voted to pause the supportive housing process until this planning study is complete
- **Phased approach to account for timing of the Hospital moves in late 2021**
- **Plan needs to be financially feasible**



Concurrent Planning Initiatives

- **City of Boston Parks Department is launching Franklin Park Master Planning process late 2018-2019**
- **The City of Boston is working on a plan for Long Island to include addiction services and a recovery campus on Long Island after a new bridge is completed**
 - **Representatives of EOHHS are coordinating/ participating with the City to avoid duplication with Shattuck Campus Planning**



Mobility and Access to Shattuck Today

- **Primary Mode to Shattuck Campus: Car**
 - 572 on-site parking spaces
 - 52 additional parking spaces to be constructed on site in 2018-19
- **DPH runs shuttle from off-site surplus parking site to Shattuck Campus***
- **DPH runs shuttle from Forest Hills to Shattuck ***

*Shuttles cease operations when Hospital moves to South End in 2021.

0.6 miles to Forest Hills T Station

- **Bike Path Connections** planned from Forest Hills to Franklin Park

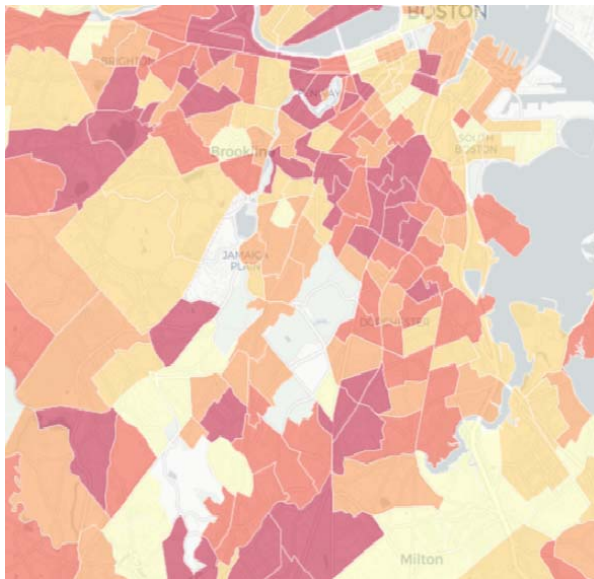
Bus Service

- **#16 bus via Jewish War Veterans Pkwy**
- **#21 and #31 buses on Morton Street**



Social Determinants of Health

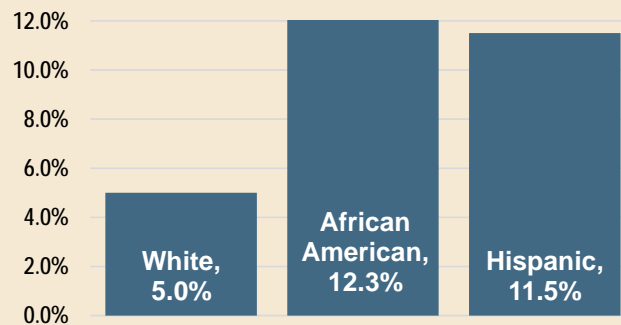
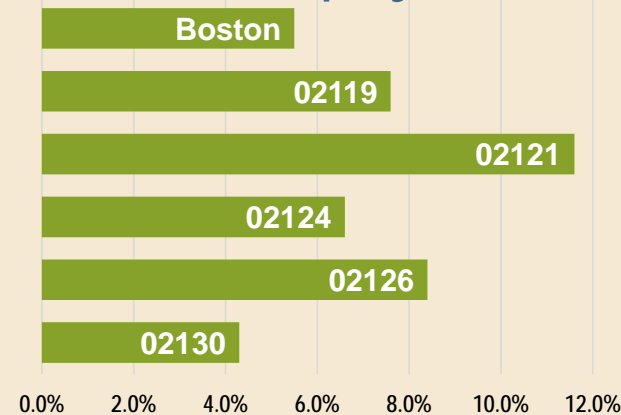
Housing



41% of residents spend more than a third of their household incomes on rent

--2016 BMC CHNA

Jobs: Unemployment Rate



2016 American Community Survey, 5 yr est.

Income

A higher percentage of Boston adult residents with a household income less than \$25,000 had asthma, diabetes, hypertension, obesity, persistent anxiety, and persistent sadness compared with those with a household income of \$50,000 or more.

Mental Health Indicators

Persistent Sadness: Increase in self-reported persistent sadness by public high school students from 25% in 2011 to 30% in 2013.

Persistent Anxiety: 1 in 5 Boston residents report persistent anxiety.

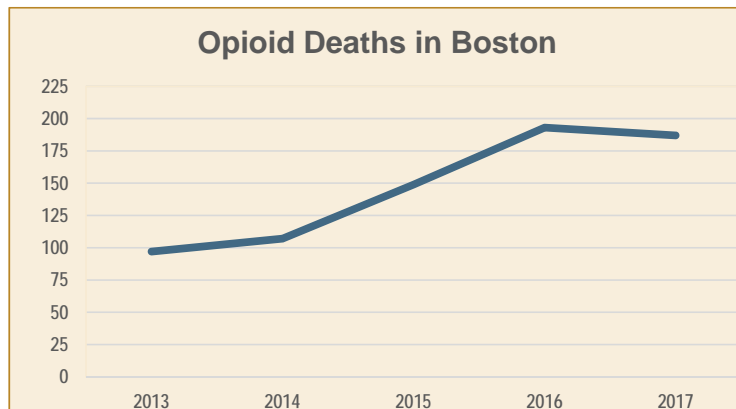
- Interview participants described how **chronic trauma**—especially for youth—exacerbated mental health issues among Boston residents.
- Mental health intersects with health issues, including addiction, cancer, cardiovascular disease, and HIV/AIDS, requiring **common services and resource mobilization** effort.
- Integrated treatment is critical for treating people with co-occurring diagnoses, & can ultimately achieve better health outcomes + reduce costs.

Findings from BMC Community Health Needs Assessment & BPHC Office of Health Equity Focus Groups & Health of Boston Report



Substance Use

- 1 Bostonian died every 48 hours from opioid overdose in 2017



- Risk of opioid death 30 times higher if homeless
- Opioid epidemic increasingly affecting young people

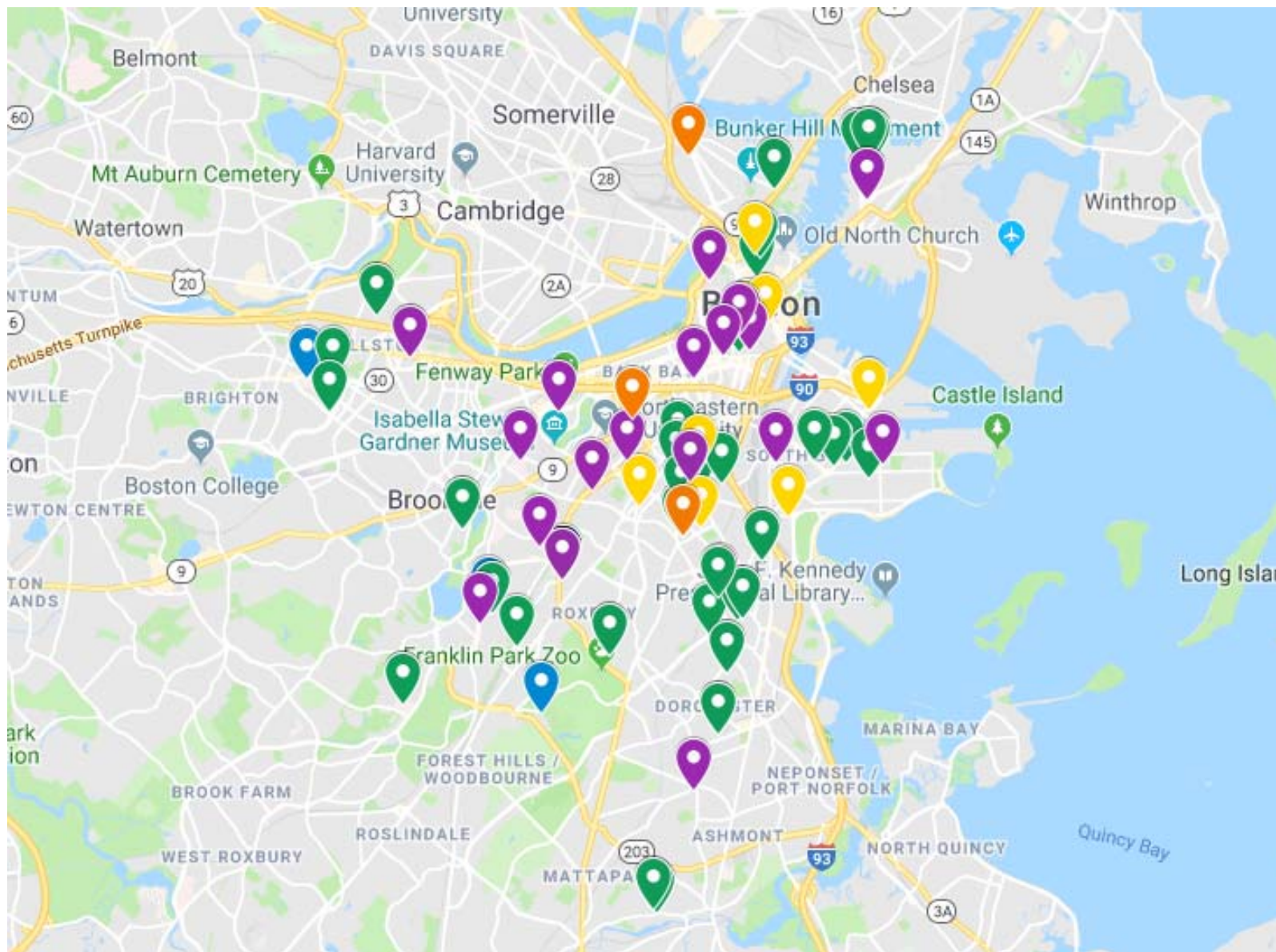
- South Dorchester, Jamaica Plain and Charlestown have highest rate of unintended opioid overdoses
- Mattapan, South End & South Boston have highest rate of Substance Use ER visits
- Residential treatment program near capacity (90%)
 - 23 day waiting period (can be up to 118 days)
 - Need detox facilities & transitional housing

Sources: [Health of Boston, 2016-2017](#), Boston Public Health Commission, Research & Evaluation Office, Boston, MA, 2016-2017 and MA Dept of Public Health: Number of Opioid-Related Overdose Deaths, All Intents by City/Town 2013-2017, August 2018.



DPH-funded Substance Use Services: Boston

-  **Detox Services**
-  **Recovery Services**
-  **Medication Assisted Treatment**
-  **Recovery Support**
-  **Youth Services**
-  **Family Services**



The Setting of Shattuck Campus

Open space & the outdoors are linked with health – places for recreation & movement, places of respite and relaxation, clean air & rejuvenation.

“The perfect antidote to stress and the artificialness of urban life was a nice stroll through a pastoral park.”

-- Frederick Law Olmsted

Campus Setting



Campus Design



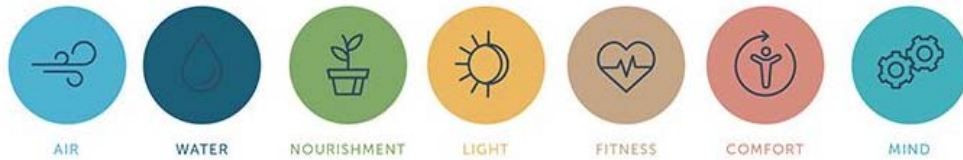
Landscape | Health & Wellness

Landscape, both indoors and outdoors, can nourish the soul, support a sustainable environment and healthy people.



Design Creates Quality Places & Well Being

➤ Healthier Buildings with WELL Certification

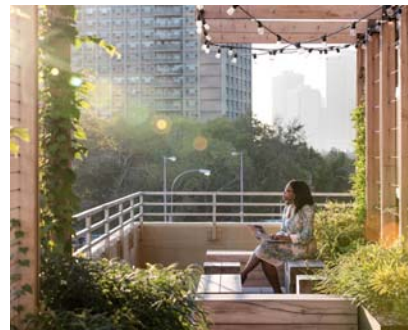


➤ LEED Certification for Sustainability by US Green Building Council

➤ Living Buildings use regenerative design fostering a healthy planet and healthy people



Living Buildings for the Future



Net Zero Energy for Multi-Family & Affordable Housing – The Family Village

Creative, Healthy Work Environments

Health facilities designed to lower your blood pressure as arrive.

Housing First Provides a Foundation for Services

- **Supportive Housing** helps people live stably in affordable housing with integrated services
- **Proven, cost-effective strategy**
- **At least 75 to 100 units to be included in Shattuck campus' future**



A Housing First Strategy

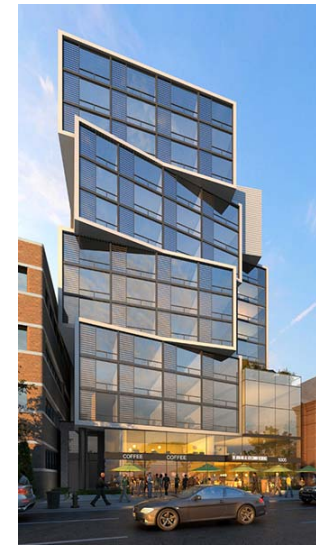
Supportive Housing



Historic Rehab



Mixed-use Developments



Larger scale, mid-rise projects

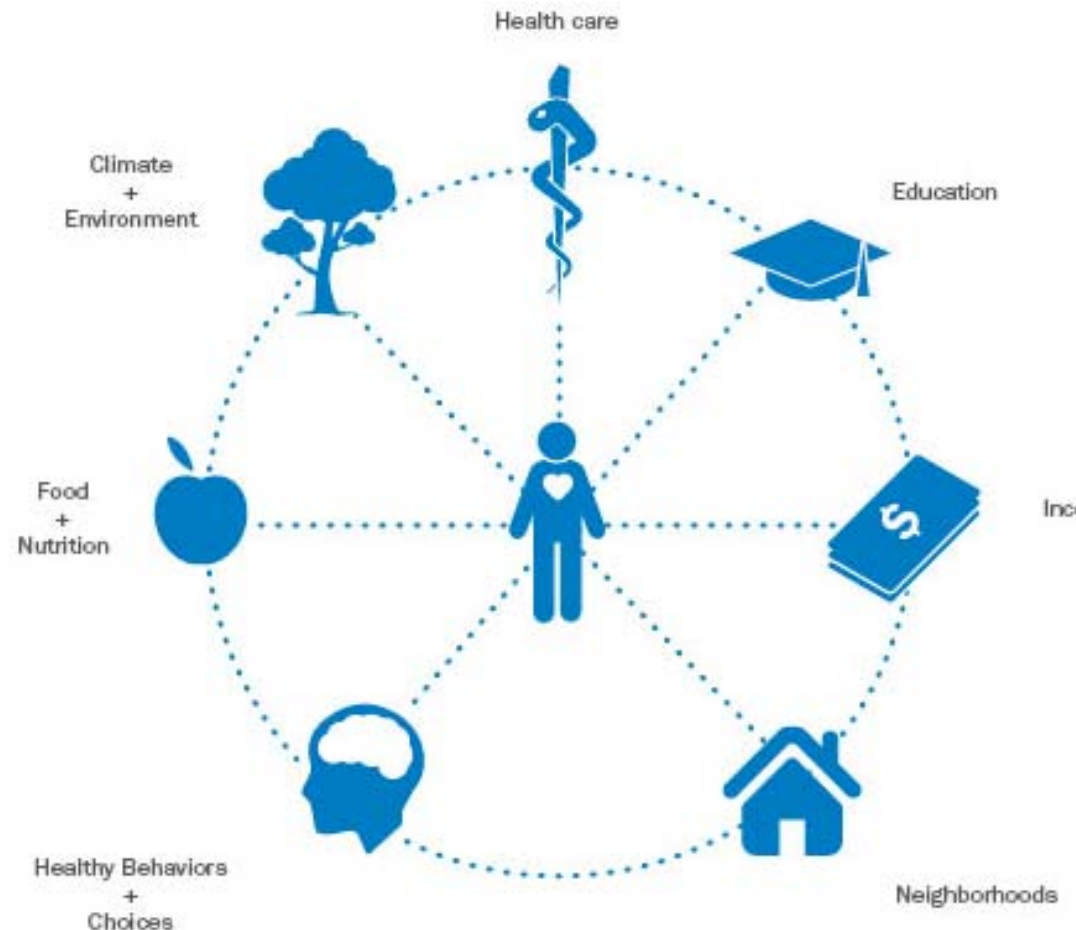
What is public health?

Public health promotes and protects the health of people and the communities where they live, learn, work and play.

– *American Public Health Association*

Health is a state of complete physical, mental and social well-being and not merely the absence of disease or infirmity

-- *World Health Organization*



Overview of Perspectives

Health Services

- Services at campus should be integrated with the community.
- Community hospital.
- Support Community Mental Health 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

- Create a recovery campus.
- Detox center.
- Long-term housing for persons leaving detox.
- Need a Hospital with Similar Services to The Shattuck.

Neighborhood Impacts

- Roxbury residents abutting Franklin Park should be engaged.
- Address parking impacts.
- Health services need to be equitably distributed in the city.

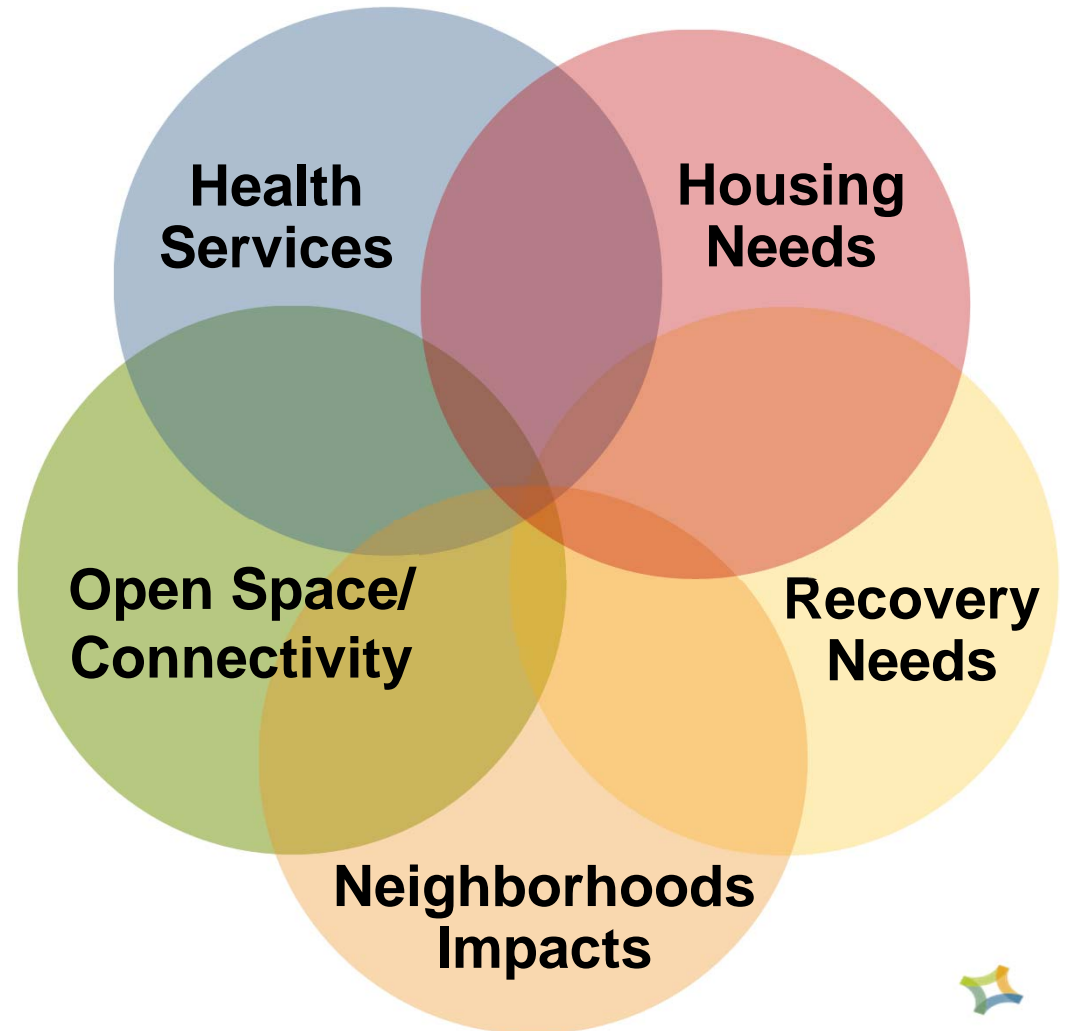
Housing Needs

- Address homelessness, and the disabled population.
- Boston needs supportive housing.
- Housing for homeless families.
- Veterans housing.
- Affordable housing.

Developing a Unified Vision

Community Meetings Goal:

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



Small Group Exercise

Using the information you've heard thus far (health data, planning goals and parameters), consider various perspectives as you discuss as a group how the Shattuck Campus might be used to promote:

- » Physical and Mental Health
- » Housing Stability
- » Open Space & Connectivity
- » Recovery & Support Services
- » Other _____ (your group decides)

After considering these 5 different perspectives, what is your small group's vision for the Shattuck Campus?

List any questions or additional information your group feels the community planning process needs to address.



