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# ULI Boston Technical Assistance Panel (TAP) Program Westborough State Hospital



## **Mission**

To provide leadership in the responsible use of land and in creating and sustaining thriving communities worldwide.

**ULI is a research and education institution with over 35,000 members worldwide representing the entire spectrum of land use and real estate development disciplines, working in private enterprise and public service.**

## **ULI at the local level**

- Boston District Council covers nearly all of New England
- 1,200 Members—developers, architects, planners, public officials, financiers, students, etc.

## Technical Assistance Panels (TAPs)

A Technical Assistance Panel (**TAP**) brings together of a group of ULI members with a range of professional expertise to provide focused, collaborative consultation to a local government or qualifying non-profit organization.

ULI Boston's TAP program is sponsored by



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### **This TAP**

- Sponsored by the Town of Westborough
- This panel looked at the full range of options from an unbiased perspective.
- Panelists include experts in the fields of architecture, development, engineering, and economic development.
- **Panelists have donated their time**
- Final Deliverable – Written report (in 8 weeks) will be available at <http://boston.uli.org>

# TAP Panelists

## TAP Co-Chairs

Larry Spang - Arrowstreet

## TAP Panelists

Colin Ahearn – TDC, LLC

Matt Mrva – Bohler Engineering

Beth Murphy – MassDevelopment

Mike Nowicki – Stantec

Randy Watterson – TDC, LLC

Michelle Landers – ULI Boston

Tania Hartford - MassDevelopment



# The Process

## Site Visit:

- Lake Chauncy
- Soccer Fields
- State Hospital Grounds
- Administration Building
- Office Building



## Panel interviewed stakeholders today including:

Public Officials and Board Members, Local Business Owners,  
Town Staff

# The Panel's Assignment

The Panel was asked to provide recommendations on

1. Marketing and Developing the Site
2. Planning and Design Issues
3. Cost/ Benefit Analysis



## Stakeholder Input - Mike

- Maintain Lakefront character
- Recreation uses should be maintained/expanded
- Open spaces should be maintained/expanded
- Preserve Administration Building if feasible
- Other buildings need not stay
- Development should be confined to northern end of property
- Meeting space is needed in town
- Recreational space is needed in town
- Connect to existing trail network

## Strengths of Site - Mike

- Significant Recreational Amenity already in Place
- Hub of Trail Network
- Close Proximity to DCR and other open spaces
- Lake Chauncy
- View Sheds
- Access
- Reusable Infrastructure in place



## Site Constraints - Mike

- Allen Building/Detention Facility
- Surrounding State Buildings
- State of Disrepair of existing structures/High Cost of Demolition  
(preliminary estimate of \$8m)
- Water issues – MWRA
- Lack of support for residential development
- Desire to keep Administration Building
- Potential Wetlands
- No connection to downtown or Route 9 commercial corridor
- Saturated retail use on Route 9 precludes retail development

Develop in phases

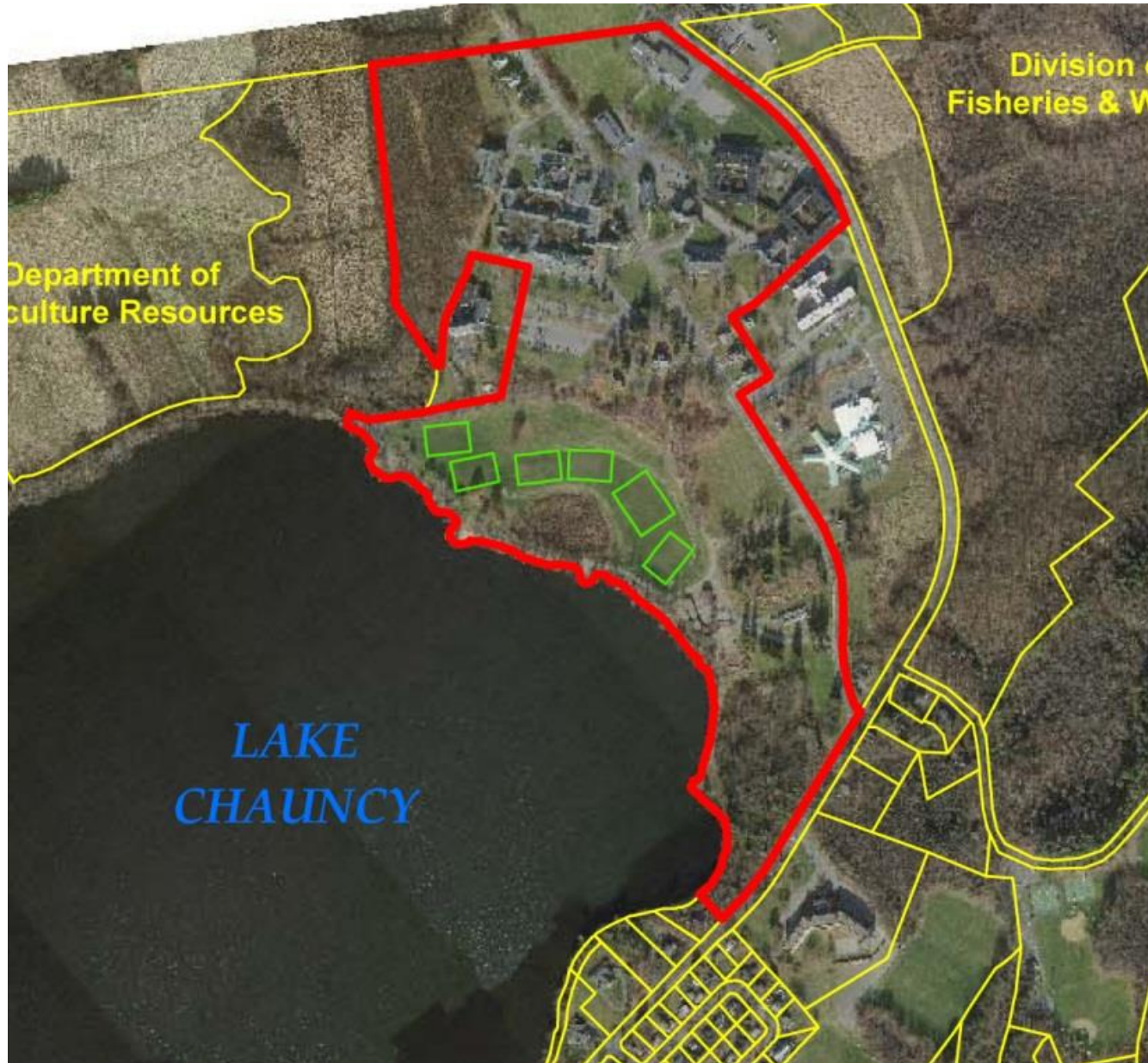
Demolition funded and completed up front to attract developers

Amenities enhance marketability of site – Lake, Trails, Fields, Views

DCAMM Agreement

- Formalize State Commitment to move Allen Building offsite within five years
- Create pre-development budget prior to conveyance of site
- Seek funding from DCAMM for pre-development activities

# Current Conditions - Matt







**Incubator Office** 12  
 acres – 100,000 –  
 150,000 sqft

**Residential**  
 13 acres (150 units)

**Recreation/Parking**  
 5 acres

**Hotel/Conference**  
 7 acres – 40-60 rooms

# Implementation Considerations - Beth

## Ensure Adequate Pre-Development Funding

- Security/Maintenance of buildings
- Legal Costs
- Masterplanning & Engineering
- Permitting/Approvals
- Demo funding plan
- Seek funding for Infrastructure Costs (DIF, Massworks, I<sup>3</sup>)



## Cost/Benefit Analysis - Beth

- Balance competing interests
- Development is necessary to underwrite expanded open space & recreation
- Institutional use or satellite campus use may necessitate more residential or commercial development

## Next Steps – Beth

- Review terms of sale with DCAMM
- Ensure coordination with Northborough
- Begin masterplanning during the due diligence phase of the DCAMM sale
- Market Study





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# Questions?