

Progress Report from the Plymouth County Hospital (PCH) Reuse Committee

June 14, 2016



General info about PCH Grounds

- ▶ 55 acres total
- ▶ Frontage on High Street and Pierce Avenue
- ▶ Hanson obtained the land in 1999
- ▶ 5-6 studies of property over a 16-year period. Results combined in Old Colony Planning Council feasibility report.
 - ▶ Includes 2015 community survey
- ▶ Several town committees have grappled with what to do with this property.

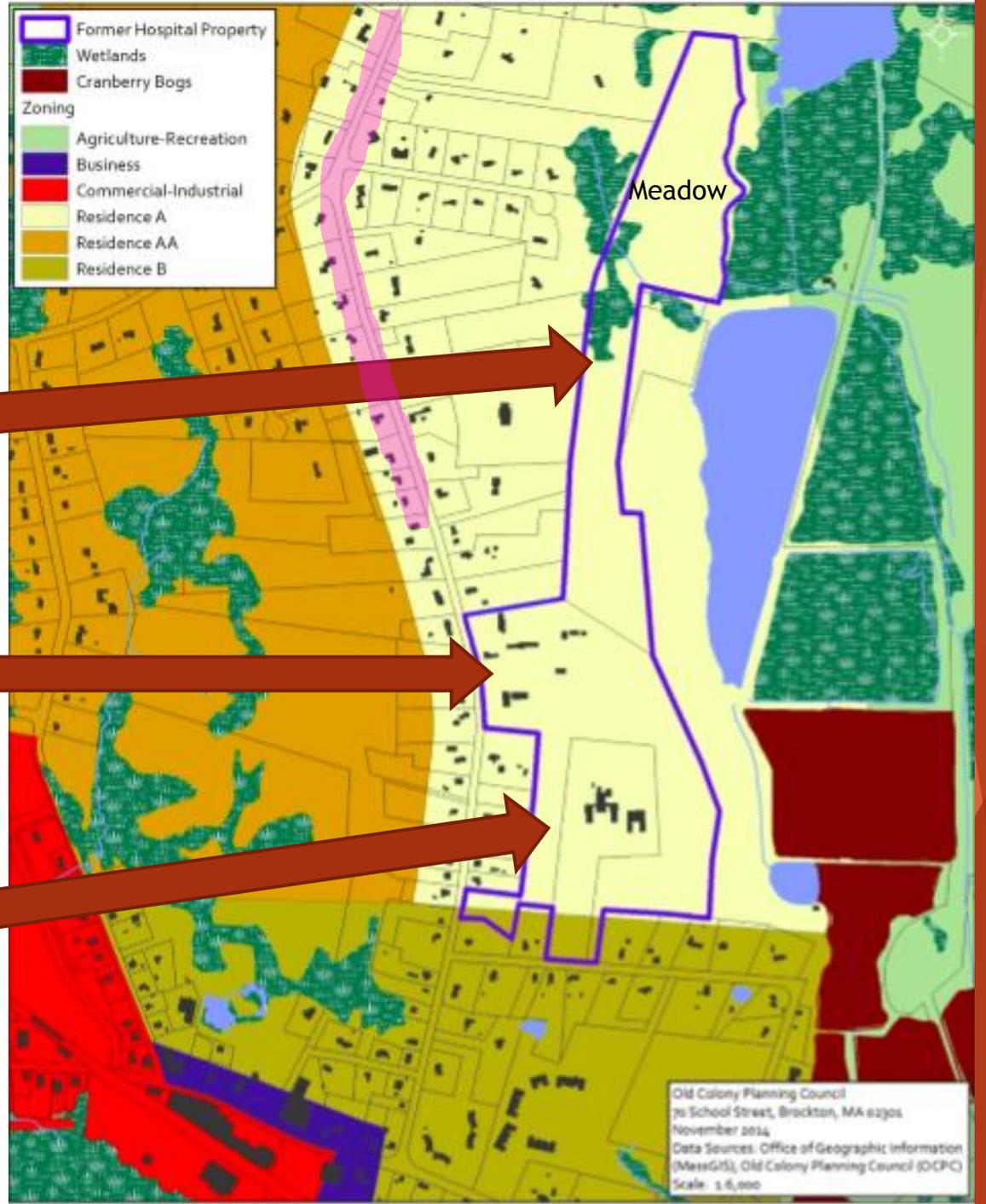
Map of PCH site

Parcel 3 - trails and meadows

Parcel 2 existing buildings and land (plus u-shape around parcel 1)

Parcel 1 - old hospital building

High Street



Three Parcels

- ▶ Old hospital building plus land (8 acres)
 - ▶ building is beyond repair and needs to be demolished
- ▶ U-shaped land surrounding the hospital plus additional buildings and land (24 acres)
 - ▶ Building with Hanson Food Pantry and Beekeeper's Association
 - ▶ Hanson Community Garden
 - ▶ Water tower and smaller buildings
 - ▶ A variety of community-oriented uses suggested
- ▶ A thin strip of land leading to 3 large meadows (22 acres)
 - ▶ In back of property heading north toward Wampatuck Pond
 - ▶ Most studies recommend this land for open space or conservation

Parcel 1 - Old hospital building (8 acres)



Parcel 2 - Food pantry, community garden, water tower, other buildings (24 acres)



Parcel 2 (con't)



Parcel 3 - trails and meadows (22 acres)



Parcel 3 -trail and meadows (con't)



Committee focused on hospital parcel first

- Prior studies indicate building needs to be demolished.
- Demolition is expensive
- Exploratory options to benefit town of Hanson and limit taxpayer cost



Exploring options for 8-acre PCH parcel

Committee actions to date:

- ▶ Reviewed feasibility report from Old Colony Planning Council
- ▶ Requested and received info on cost of demolition
- ▶ Met with Teresa Santalucia, Hanson Housing Authority (HHA)
- ▶ Met with Laura Kemmett, Community Preservation Committee (CPC)
- ▶ Met with Josh Cutler, State Representative

Exploring options for 8-acre PCH parcel (con't)

- ▶ Invited and toured property with nonprofit developers
 - Michael Mattos of Affordable Housing and Services Collaborative (AFSC)
 - Jeremy Wilkins of Urban Edge
- ▶ Looked into Recovery Centers of America (suggested by property abutter)
- ▶ Urban Land Institute call - nonprofit provides customized team of experts for community projects
- ▶ Held several walks on property for community members

Lessons learned to date

- ▶ Demolition costs = \$1.5 million plus (2015 estimate)
- ▶ Housing Authority:
 - ▶ Reorganized and is well-positioned to play a role as needed
 - ▶ 'ground lease' approved at town meeting about ten years ago
 - ▶ Hanson could retain property but lease to HHA for 99 years to manage development
- ▶ CPC funding for demolition possible. Could combine with other funding (grants or taxes)
- ▶ Developers note limited public funds for elderly or over 55 housing. Funding more readily available if some workforce or affordable housing units included.

Lessons learned to date (con't)

- ▶ Better potential if linked to “transit-oriented development” district (close to commuter rail)
- ▶ Recovery Centers of America built a treatment center in Danvers
 - ▶ Benefits include low traffic and tax revenue potential
 - ▶ Negatives include concerns about impact on community
- ▶ Urban Land Institute
 - ▶ Provides customized team of experts to do site visit, interviews, research
 - ▶ Submits recommendations to Hanson - no strings attached
 - ▶ Small cost but they usually can find sponsors to fund cost

Possible options to fund demolition of PCH

- ▶ Seek developer proposal to demolish/incorporates cost into project
- ▶ Seek developer proposal to demolish in exchange for 8 acres of land
- ▶ Use a combination of funds
 - ▶ Community Preservation Act (CPA) funds
 - ▶ CPA funds plus grants
 - ▶ CPA funds or grants plus tax
- ▶ Pay for demolition through taxes
 - ▶ \$1.5+ million cost

Next Steps

- ▶ Present options and request guidance from Selectmen (today)
- ▶ Further develop options and/or requests for proposals (RFP)
- ▶ Consider applying for ULI expert team visit
- ▶ Review options for remaining two parcels
- ▶ Other?

