Alternative Sites for the Remaining Services on the Shattuck Hospital Campus

Prepared for The Emerald Necklace Conservancy
By Randall Gilbert, John Lovett, and Alexandra Sullivan-Muniz
Introduction
Introduction

● Non-profit providers
  ○ Victory Programs, Pine Street Inn, Bay Cove Human Services, Health Care Resource Centers, and High Point Detox

● Services
  ○ Homeless shelter, methadone clinic, substance use treatment, a variety of behavioral and mental health services, plus (additional) 75-100 housing units

● Land and Building Size Requirements
  ○ 2 acres of land that could support 200,000 sq ft of building space
<table>
<thead>
<tr>
<th>Site Name</th>
<th>Owner</th>
<th>Site Address</th>
<th>Public Ownership</th>
<th>Parcel Size</th>
<th>Public Transportation</th>
<th>Commercial Space/ Surrounding Businesses</th>
<th>Neighborhood Access</th>
<th>Grade</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mattapan Hospital</td>
<td>Commonwealth of Massachusetts</td>
<td>170 Morton St. Jamaica Plain, MA 02130</td>
<td>Green</td>
<td>Green</td>
<td>Green</td>
<td>Green</td>
<td>Red</td>
<td>C</td>
</tr>
</tbody>
</table>

**Recommended Sites (Tier 1)**

| Site 1: Arborway Yard Subsite 1—Corner of Washington St. and the Arborway | MBTA | 3600-3592 Washington St. Boston, MA 02130 | Green             | Green       | Green                 | Green                                  | Green               | A     |
| Site 2: Arborway Yard Subsite 2—500 Arborway                              | MBTA | 500 Arborway Street, Jamaica Plain, MA | Green             | Green       | Green                 | Green                                  | Green               | A     |
| Site 3: Arborway Yard Subsite 3—Corner of Washington St. and Brookley Rd. | MBTA | 3600-3592 Washington St. Boston, MA 02130 | Green             | Green       | Green                 | Green                                  | Green               | A     |
| Site 4: 271 South Street                                                  | Mass/DPH | 271 South St, Jamaica Plain, MA | Green             | Green       | Green                 | Green                                  | Green               | A     |

**Key Findings Matrix**
Recommend Site #1: Arborway Yard Subsite 1
Recommend Site #2: Arborway Yard Subsite 2
Recommend Site #3: Arborway Yard Subsite 3
Recommend Site #4: 271 South Street
Shattuck Hospital Site
Capstone Reflection

- Challenges Encountered
  - The vagueness of the Shattuck Hospital relocation process
  - Urban planning project, but all our group members are public administration students

- Value-Added
  - Able to connect with key players as students, instead of as a special interest group
  - Access to academic journals through Snell Library

- What We Learned
  - Jack: Land-use planning/real estate analysis is as much an art as a science
  - Randy: The slowness of democracy and the land-use decision-making process
  - Alex: The importance of community acceptance in the site selection process
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Thank You

Any Questions?