

FOXBOROUGH STATE HOSPITAL FOXBOROUGH, MA

The redevelopment of FSH is a mixed-use, multi-generation development consisting of a combination of new construction and renovation of historic buildings. It is the culmination of over 10 years of public and private planning and is a true “live, work and play” project. The project will include 203 single-family, multi-family, condominium and rental residential units; approximately 50,000 square feet (sf) of retail space, approximately 100,000 sf of office and medical office space, and a recreation complex that includes running trails, soccer, football, baseball, basketball and softball fields. The housing and commercial space will be located in new construction and in 13 of the existing buildings totaling about 232,000 sf that will be redeveloped and adapted for the new uses.

About 5,000 lf of new roadways will be constructed to serve the campus. A new 40,000 gpd wastewater treatment facility as well as an upgraded storm water management system will be constructed. A new traffic management design was implemented that involved the construction of two new signals as well as a modern roundabout that will improve what was called the worse intersection in Foxborough.

The entire project was built with Smart Growth principals in mind in that the reuse of the existing buildings were emphasized far beyond anything projected. The project also used a cluster development approach on the single-family component that will maximize the amount of open space retained. Reuse of demolished buildings as fill material was used throughout the project. Total build-out cost will be approximately \$100 million.

Bay Colony Group, Inc. was the project manager responsible for the master planning of the project, obtaining all government site design permits, design of all infrastructures, including water, sewer, storm water management and coordination with other utilities. The project involved the surveying and mapping of over 150 acres of land, that included buildings built from the late 1800's to the 1970s as well as the underground infrastructure that was built over a century and never fully mapped. Construction layout was also performed for multiple contractors on the project site as well as construction verification surveys. The project is ongoing and a completion date is undetermined.

