

NSH Land Preserved as Open Space and Land to be Redeveloped

536 Acres	Original NSH Property
405 Acres (75%)	Land Permanently Preserved in Agriculture, Open Space, and Recreation
86 Acres	Land Area Actually to be developed by Community Builders & MassDevelopment on the Main Campus and Ice Pond parcels
10 Acres	Public Housing (Housing Authority, Grove St. Shelter)
35	Other Public Uses (Jail, DMH/Haskell Bldg., Earle St. Parking/Drainage)

City Redevelopment Goals

- Encourage traditional pedestrian scale neighborhood patterns with integrated land uses
- Economic expansion/stability and job creation
- Diversify the Northampton economy
- Minimize adverse fiscal impacts
- Minimize traffic congestion
- Preserve open space
- Protect ecological values
- Provide housing opportunities
- Preserve buildings with historic significance to extent feasible
- Reuse site and existing infrastructure to extent feasible

Goals of the Act to Authorize Redevelopment of NSH

- Seek economic development opportunities and job creation
- Seek a mix of low income, affordable, and market rate housing
- Promote preservation of open space
- Target 15% of housing for Dept. of Mental Health Clients
- Target 15% of jobs for Dept. of Mental Health clients

Redevelopment Objectives in Request for Proposals

- 750 well-paying permanent jobs
- 100-150 housing units
- Create a mix of housing that reflects the diversity of Northampton, a variety of ownership and unit size, and accommodates underserved sectors
- Encourage preservation of historic buildings and landscapes to extent possible
- Encourage preservation of open space
- Employ contractors paying prevailing wages and give priority to Northampton residents for jobs
- Memorialize the patients that have passed through the hospital

TCB/MassDevelopment Master Plan

- 207 Housing Units – 50% affordable, 50% market rate
 - 100 home ownership lots (26 Ice Pond/74 Village), single-family and townhouse
 - 107 rental units
- 250,000 square feet of commercial industrial space
- 75,000sf/60-80 units of assisted living (taxed as commercial property/creates jobs)
- Phased development over 10-15 years

Economic Benefits

- 400-800 new or retained jobs
- Potential space to accommodate the expansion needs of existing Northampton businesses that likely cannot be accommodated elsewhere in the City
- Net annual tax revenue from the project is expected to be a minimum of \$400,000 annually over and above the school costs associated with the housing units. This does not include personal property taxes to be generated by the businesses. The City has very little other land for new growth to expand the tax base.
- Will support a diverse economic base in the City that is sustainable over the long-term. Service sector jobs account for 45% of the jobs in the City followed by retail at 23% and government at 18%. The project will target additional high skill high wage manufacturing, research and development, and technology related jobs.
- The Northampton State Hospital was a major economic driver in the City at one time providing 500-800 jobs – the project will replace those jobs lost to the community.
- The costs of this project (\$28million) cannot be supported in the private market and could not be undertaken without public involvement. This project is a partnership between the Commonwealth, the City, and non-profit developers all with a strong public benefit mission.
- The project is expected to leverage approximately \$40million in commercial/industrial private investment in land, construction, and equipment.