

Chestnut Green - Foxborough

Site Details: 105,000 ft² total, including 60,000 ft² of retail, 203 residential units, and 40 acres of community playing fields and walking trails.

Date(s): Phase 1 and 2 - 2007-2008. Phase 3 - still in progress.

Zoning: Mixed-Use Zoning

Funding: Developer funded. PWED grant for road improvements.

Goals: State hospital renovation; reuse of an abandoned site.



Background

Built in the 1880's, the former Foxborough State Hospital is characterized by Queen Anne Victorian architecture and surrounded by one hundred year old oak, maple and beach trees. The site was closed in 1975 with the deinstitutionalization of mental health care and quickly became a decaying eyesore. Various agencies used the complex until the state declared it surplus in 1993. After being shuttered for more than two decades, the state sold the land at auction in 2005 for development under a state approved plan.

Site Development

The 115 year old site, listed on the National Register of Historic Places, presented a unique opportunity to deviate from the look and feel of typical suburban subdivisions. As part of the state's master plan, VinCo Properties, Inc., a Boston-based real estate development firm, bought 98 acres of the site and sold 40 of those to Douglas A. King Builders Inc. and Intoccia Construction Co. for the development of 73 single family homes and 40 townhouses. VinCo Properties undertook the rehabilitation of the state hospital, transforming it into a self-contained, mixed-use community called Chestnut Green. As part of the master plan, a new public safety building for Foxborough's police and fire departments were built as well as community playing fields, playgrounds and a nature trail around the property.



The main building, 2004 (source: opacity.us, 2004), and 2010.



The new Foxborough Public Safety building, 2010.

Development Process



Future 55 and older condos. Phase three is still in the permitting process, 2010.

VinCo Properties used the mixed use zoning the town already had in place to develop the village-style mix of stores, offices, and homes. Renovation of the hospital included asbestos remediation and demolition to break up the hospital's small rooms. All restoration was completed in accordance with The National Park Service Historic Guidelines. State lawmakers supported the redevelopment by passing a bill authorizing the sale of an additional piece of state land needed for a wastewater treatment plant. Traffic improvements were funded partly by the developer and partly by a PWED grant the town received, allowing the use of state highway aid to be avoided. The recession has slowed but not stalled the project.

Chestnut Green and MetroFuture Goals



Single-Family homes by Douglas A. King Builders, Chestnut Green, 2010

Housing Choices

Chestnut Green offers single-family homes, townhouses, condominiums, and apartments. Fourteen of the units are set aside for tenants earning 80% of area median income. Phase Three renovations will provide condos for residents that are 55 and older.

Community Vitality

While only a mile from Foxborough's downtown, Chestnut Green has its own 'downtown' feel with the old buildings being turned into offices and apartments and a cluster of pedestrian-oriented stores, restaurants, a pub, playing fields, single-family homes and a police and fire station on the periphery. Many apartment tenants work in the offices on site.

Transportation Choices

Chestnut Green is close to Routes 1, 95, 140 and 495 and just nine minutes from the Mansfield MBTA commuter rail, with service to Providence and Boston suburbs. During Patriot's football games, there is an additional commuter option at Gillette Stadium, located only a mile down the road.

Healthy Environment

Residents had long expressed a desire for the site to become an active and utilized portion of the community. In addition to commercial and residential development, this project established forty acres of community playing fields and walking trails on a previously blighted and inaccessible site.

Contact Information

For more information about the development of Chestnut Green contact Eric Seitz, Program Manager, VinCo Properties at eseitz@vincoproperties.com.



Pedestrian friendly commute between offices and apartments, Chestnut Green, 2010.



Playground at Chestnut Green, 2010.

"The redevelopment of the state hospital site offered a great opportunity to deviate from cookie-cutter style development to create a unique live, work, and play community. You could spend your whole week here without needing to leave." –Eric Seitz, Program Manager of Chestnut Green.



Retail and housing at Chestnut Green, 2010.