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PM ALERT

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In Boston ... \$100M Mixed Use Project On Drawing Board

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Hospital Becomes \$100M Mixed Use Development

By Beverly Ford



(To read more on the *multifamily market*, [click here.](#))

FOXBOROUGH, MA—A long-abandoned former state hospital will be transformed into a \$100 million mixed use project under an ambitious plan to bring an upscale urban development to Boston's traditionally residential suburbs. The project, called Chestnut Green, will put 203 single family homes and condominiums along with 55,000 sf of retail space

and 98,000 sf of office on a 93-acre site just outside Foxborough Center, according to developer Vincent O'Neill.

"With the mixed use zoning (the town) had in place, we thought it was a unique opportunity," says O'Neill, president of Boston-based developer VinCo Properties.

The firm recently broke ground on the 6 Chestnut St. site, which formerly housed the Foxborough State Hospital. Construction is expected to be completed within the next two years.

The former state hospital, built in 1891, is a designated historic site. O'Neill says the development team, which includes The Abrams Group, Intoccia Construction Co., and Douglas A. King Builders Inc., will work to preserve the hospital's Victorian brick façade and incorporate it into the office and condominium buildings. The site has been vacant since the 1990s.

As part of the project, the town will also create a recreational complex with playing fields along with a new police and fire station.

Almost two years before delivery, Chestnut Green's retail buildings are garnering area interest. The retail component will be known as the Shoppes at Chestnut Green. Walgreens, Ming Garden Restaurant, and Postal Center USA have already inked leases on the property, O'Neill says. The firm currently is in negotiations with several other retailers, including a financial institution, daycare center and gourmet coffee shop. O'Neill expects to have the property 75% leased by the end of the year.



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