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STATUS UPDATE October 9, 2018

Northampton State Hospital Redevelopment & Citizens Advisory Committee

On August 19, 2002, The City of Northampton, acting through the Northampton State Hospital Citizens Advisory Committee(CAC) and Massachusetts Development Finance Agency (MassDevelopment) entered into a Memorandum of Agreement (MOA) relative to the roles and responsibilities for the redevelopment of the former Northampton State Hospital Campus(the “Property”).

The original obligation of the CAC was to oversee the selection of a master developer and to approve the conceptual master plan as defined in the Acts of 1994 Chapter 86 in order to guide the redevelopment of the Property as well as perform oversight as detailed in the MEPA process Section 61 Findings and the MOA. Specifically, once the master developer was selected, the CAC had an interest in guiding the conceptual planning of the redevelopment through much of the buildout of the master plan.

This MOA specifically states that “Under no circumstances shall the CAC’s authority continue once the project is 90% complete”. Based on the following findings, the current build-out of the Property is at 94% complete:

1. The most recent Notice of Project Change approved through the MEPA process EEA #12629 provided for up to 361,000 square feet of commercial development and 327 units of residential buildings and 80 assisted living units.
2. There are 220,000 square feet of commercial space built or permitted.
3. There is potentially up to 140,000 square feet of commercial development that could be permitted on the remaining three development pads.
4. There are 83 assisted living units completed.
5. There are 332 residential units built or permitted and ready for construction.

The CAC has thus successfully completed its role to assist the citizens of Northampton and to guide the redevelopment of the former Northampton State Hospital as authorized through state legislation and MEPA approvals. It has fulfilled its obligation under the MOA, and therefore it will no longer be convened.

As has always been the case, the City of Northampton Planning Board is responsible for overseeing the implementation of the special permit granted by the Planning Board for the buildout of the Property. Further, the Planning Board will continue to be the reviewing authority for all site plans and Smart Growth/40R plans and any necessary special permit amendments, consistent with the City’s Sustainable Northampton Plan and in compliance with the Northampton Zoning Ordinances.

