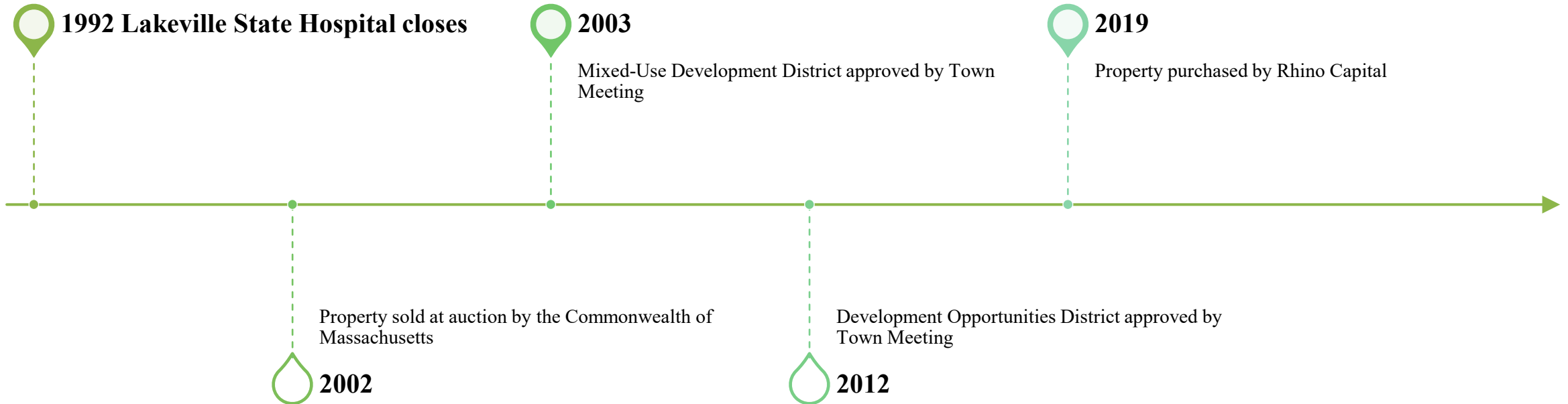


# LAKEVILLE STATE HOSPITAL



# LAKEVILLE STATE HOSPITAL BRIEF HISTORY





# LAKEVILLE STATE HOSPITAL CURRENT PERMITTING HISTORY



- Permitted through the Development Opportunities District (DOD)
  - 2020 Approved by the Planning Board
  - 2020 Appeal filed by residents
  - 2022 Land Court determined that the Property was not properly within the DOD
  - 2022 Decision of Land Court appealed



# LAKEVILLE STATE HOSPITAL PUBLIC BENEFITS

DEMOLITION OF DERELICT BUILDINGS

REMOVAL OF ENVIRONMENTAL CONTAMINATION

PARTICIPATION IN BRIDGE STREET INTERSECTION IMPROVEMENTS

TAX REVENUE (ESTIMATED \$500,000/YEAR)







# Lakeville Hospital Revitalization

October 19<sup>th</sup> Informational Meeting





# Who Is Rhino Capital?

- Boston based real estate development firm who owns and operates properties throughout Massachusetts and Southern New Hampshire
- Our portfolio focuses on land development, value add opportunities, and buy/hold assets
- While the majority of our work has been in the industrial and flex space, we also do lab and multifamily work
- Some examples include:
  - 412,500 sf warehouse in East Bridgewater
  - 100,000 sf precision manufacturing facility in Taunton
  - 87-unit mixed use apartment community in Londonderry NH



## Agenda

1. Who is Rhino Capital
2. Why Are We Here
3. Three Themes
4. Addressing Three Themes
5. Town Meeting vs.  
Proposed Plan
6. Mixed-Use Development  
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# Why Are We Here

- Rhino was approved in March of 2021 to construct a 402,500 square foot warehouse on the Lakeville Hospital site at which time we purchased the site with our equity partner Rockpoint Group. Together we own the property outright.
- Two appeals were filed thereafter against the Town. The appeals named named Rhino Capital given we were the project applicant.
- Both appeals argued the validity of the Development Opportunities District ("DOD") location, not the merits of the warehouse project.
- Given the two appeals were nearly identical, the court ruled to combine them to be heard at the same time by the same judge.
- The judge ultimately ruled in the plaintiffs favor that the DOD needed a Town Meeting to be clearly located on the zoning map.
- Rhino Capital appealed the decision, and the appeal process is currently under way.

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# Three Themes from the Appeal

## **Theme One:**

- There was a feeling that the DOD was invalid because of the lack of clarity surrounding how/where it could be applied, this was the basis of the appeal, not the warehouse itself.

## **Theme Two:**

- Lakeville residents should get to vote on what happens on the Hospital site.

## **Theme Three:**

- Rush Pond Rd residents are concerned about the loading docks on the Southwest side of the proposed building. This was evident more from one-on-one conversations and planning board hearings than the appeal itself.

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# Addressing Themes from the Appeal

## **Theme One (DOD Invalid):**

- Article 14 on the November 14<sup>th</sup> Warrant Article to be voted at Town Meeting proposes to remove the DOD from the Zoning By-Laws.

## **Theme Two (Residents Should Get To Vote):**

- The Town has proposed Article 15 on the November 14<sup>th</sup> Warrant Article to Town Meeting which amends the existing Mixed-Use District by-laws. Details of Article 15 will be discussed later in the presentation.

## **Theme Three (Loading Dock Location):**

- A new proposal has been developed which is shown on the next slide. All the changes are focused at addressing abutter concerns.

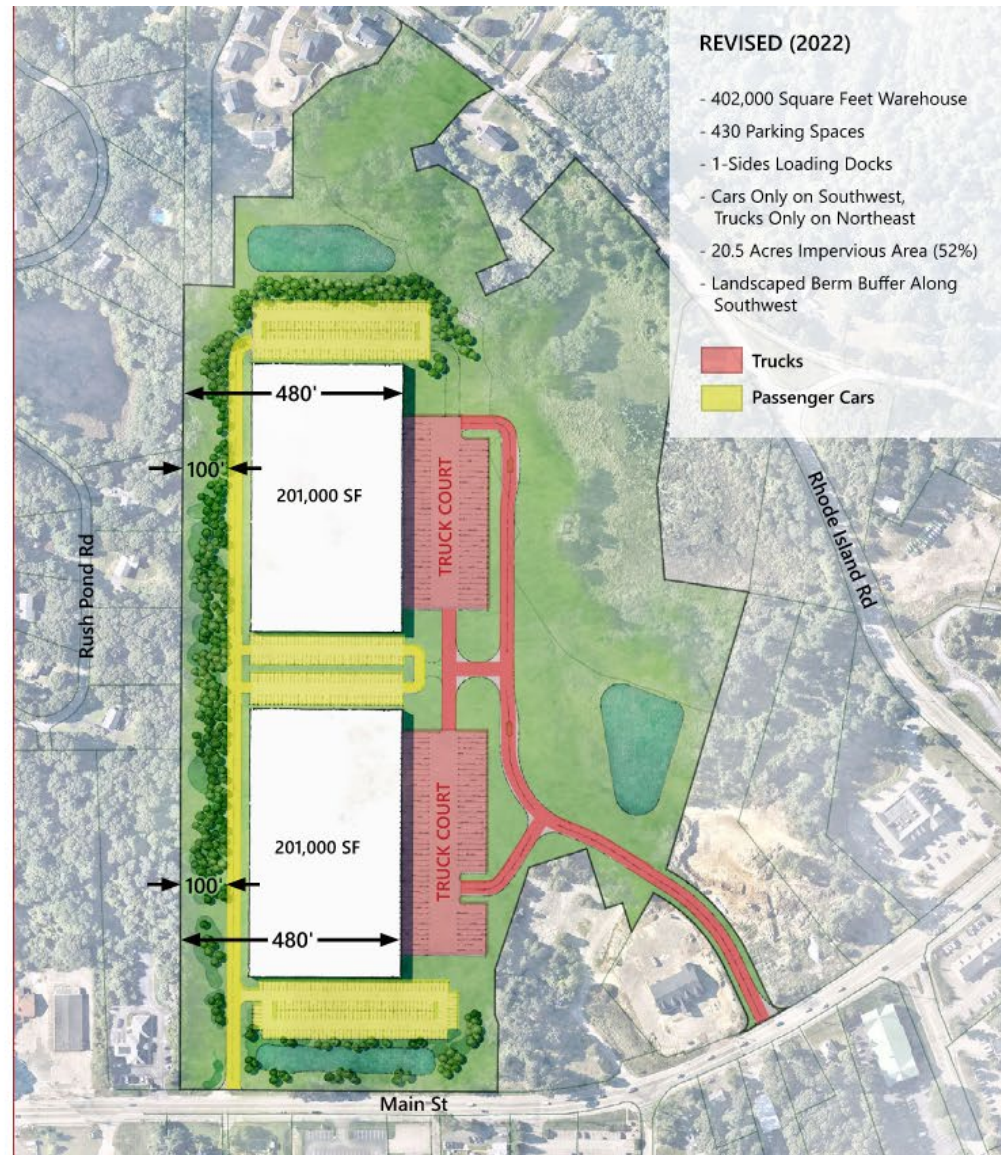
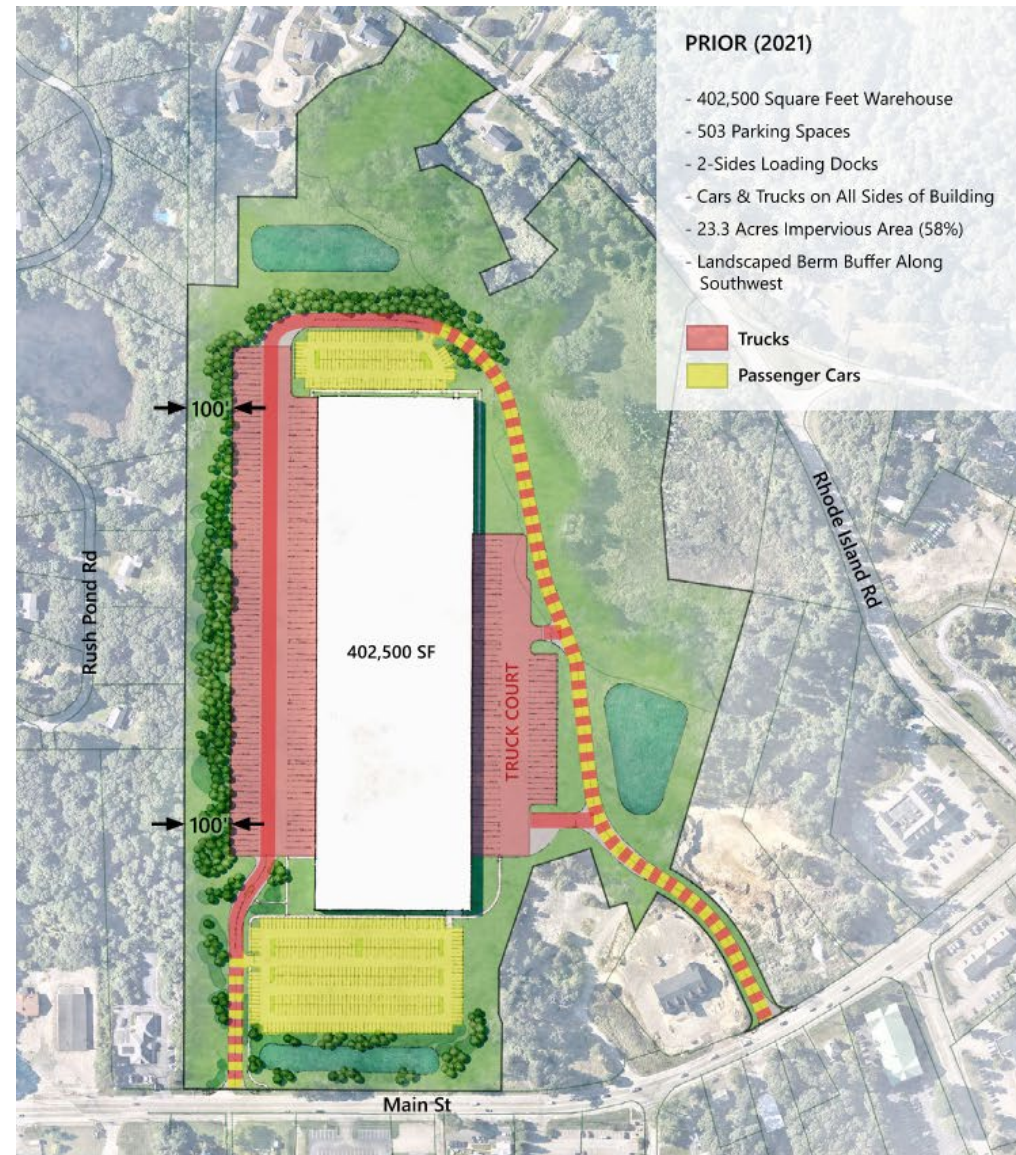
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# Addressing Themes from the Appeal

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## Existing Conditions

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## Proposed Conditions 2021 Design





# What is the correlation between the Town Meeting vote and the proposed plan?

- **Article 15 contains six provisions**

- Three items are focused on allowing warehouse as a primary use in the mixed-use district.
- Three items are for further resident protections (noticing, buffer zone, clerical edit to tie it to the latest bylaws)

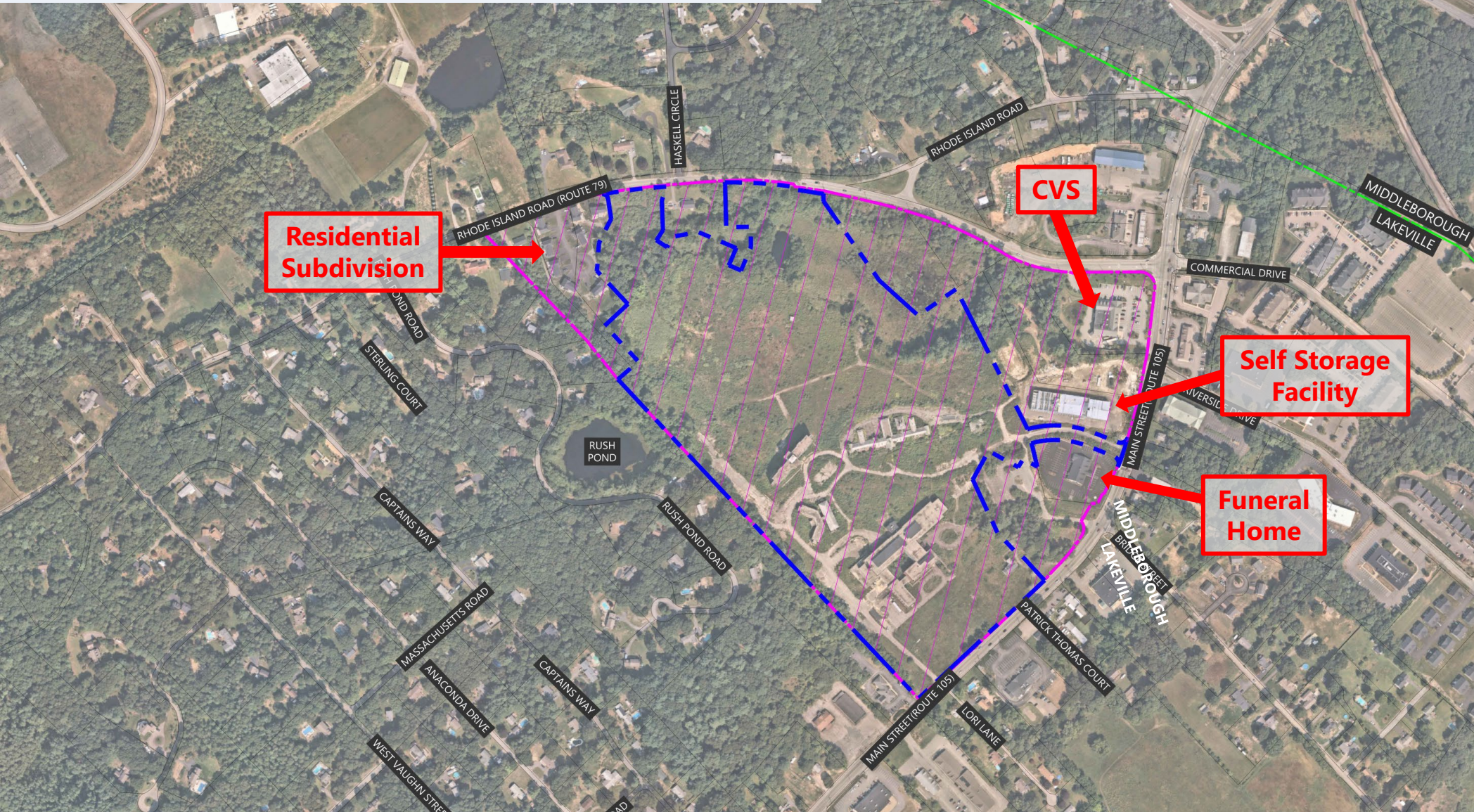
- The passing of this article will allow Rhino Capital to return in front of the planning board to go through a typical site plan approval process, similar to the 2021 approval process.
- We plan to submit a detailed version of the plan that was previously shown if successful.

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# Where is the Mixed-Use District



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# Frequently Asked Questions

## 1. Why are you proposing warehouse and not mixed-use?

- Mixed-Use is expected to generate between 7,500 and 10,250 vehicle trips per day
  - Proposed warehouse facility expected to generate 682 vehicle trips per day
  - Included in the 682 trips are 122 truck trips per day
- Mixed-Use creates a large draw on Town utilities and generates large amounts of waste- water
- Mixed-Use is not economically viable, and feedback from grocers has been discouraging
- The high barrier to entry of \$10 million, which includes remediation of the buildings and the removal of the 1.12 acre landfill

## 2. What is the tax revenue and job creation from a warehouse project?

- An estimated \$500,000 in net new tax revenue
- An estimated 402 new jobs created in Lakeville
- Drive commercial activity, and remove a blighted eyesore

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# Frequently Asked Questions

## 3. Does this mean warehouse can go anywhere in Town?

- No, this change only applies to the Mixed-Use district, which exists only in the area previously shown

## 4. Who is the tenant and why is it speculative?

- Tenants in the warehouse market look for clear schedules and 12 month or less timelines for occupancy
- To attract a tenant, construction needs to be under way
- Our other projects have had interest from: electrical suppliers, hydroponics, paper goods, government contractors
- Smaller building sizes allow for a more diverse tenant market and can be further subdivided

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# Closing Comments

## The site cannot continue to exist in its current state

### ■ Crime

- Thrill Seekers
- Drug Users
- Breaking & Entering
  - 4 separate B&E's last weekend alone (reportedly all teens), one of which resulted in arrests
  - Site walk incident involving a firearm

### ■ Environmental issues

- Clean up costs estimated to be \$10 million
- Documented asbestos in all 6 existing building
- 1.12 acre Solid Waste Disposal Area ("SWDA") in the rear of the property
  - Environmental due diligence determined the SWDA contains high levels of lead, arsenic, and asbestos

### ■ Hazard for first responders

- Asbestos presents unique challenges to first-responders
- 7-story dormitory building was deemed structurally unsound for abatement activity

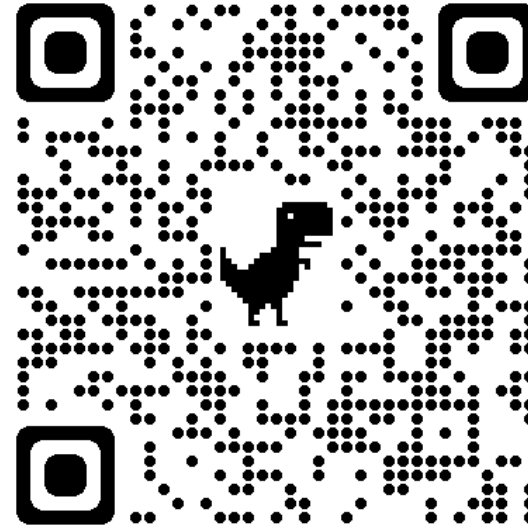
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## Learn More

- **October 24th**– Select Board review of all Town Meeting Warrant Articles
- **October 27<sup>th</sup>** – Planning Board Hearing Presentation
- **November 14<sup>th</sup>**– Town Meeting
- Please visit our **Website** for updates!

■ **Get Out to Vote!**



<https://43mainstreetrevitalization.com/>

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# LAKEVILLE STATE HOSPITAL ZONING REVISIONS

- 
- Six amendments to the Mixed-Use Development District regulations
    - Changes would allow “warehouse, offices or facilities for distributing merchandise” as a principal use
    - Adds lot coverage requirements similar to other uses
    - Other technical changes

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# LAKEVILLE STATE HOSPITAL DEVELOPMENT AGREEMENT HIGHLIGHTS

- 
- Includes many provisions of the previous Planning Board approval
  - Requires clean up and removal of all hazardous materials
  - Demolition of all buildings
  - Removal of solid waste disposal area
  - Continued traffic monitoring of Bridge Street for 5 years
  - Fund engineering costs for Bridge Street intersection