

Lockwood Development closes deal for former Memorial Hospital site

Updated at 4:38 p.m. on Jan. 26, 2021.

By **Chris Bergenheim** - January 26, 2021 3:50 pm



MEMORIAL HOSPITAL MASTER PLANNING

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LOCKWOOD DEVELOPMENT PARTNERS has closed on a deal to acquire a portion fo the former Memorial Hospital site and redevelop it into a housing and education center for veterans. Above, a rendering of the proposed project. / COURTESY CITY OF PAWTUCKET

PAWTUCKET – A developer has finalized a deal to acquire the former Memorial Hospital site from Care New England Health System, Mayor Donald R. Grebien announced on Tuesday.

The purchaser, Lockwood Development Partners LLC, will redevelop the acquired site into a housing and education center for veterans, Grebien said. The company will develop the site into a 390,000 square foot campus that will include over 200 apartments prioritized for senior veterans, an adult day care health care facility for therapy and social services and a career training and education program for newly transitioned veterans. The project will also feature dormitory space for veterans participating in

career training and education with an emphasis on medical careers.

Property records show the company acquired the site, which includes the main hospital building, for \$250,000. The deal, approved by the R.I. Superior Court, did not include the entire hospital campus, allowing The Memorial Hospital to split the lot into multiple parcels, retaining one and selling another parcel to Lockwood.

The parcel retained by CNE is 5.72 acres, including The Family Care Center on Brewster Street, the city said.

Lockwood's redevelopment project is expected to cost \$70 million and create 60 permanent jobs, as well as 500 jobs during construction.

The city said the deal is the culmination of over 18 months of work and thorough review, with the completion of an approval process by the attorney general, using the "Cy Prés" doctrine, releasing the property from restrictions, requirements and obligations affecting the land.

"For our senior veterans, our goal is to create affordable housing with therapeutic amenities. Our staff will strive to instill a positive spirit while aiming to enhance a better quality of life for every resident," said Lockwood Development Partners President Charles Everhardt. "For our younger veterans, our goal is to provide training and education to carefully position them into the health care workforce, enabling each veteran to excel and shine with their passion to serve others."

The company said that all buildings on the acquired site will be retained and enhanced as part of the project. The zoning and permitting process is expected to begin by mid-2021, with interior demolition scheduled for later in the year. On that timeline, construction is expected to begin in 2022, with a completion date set for 2023.

"The city ... has long supported the redevelopment of the underutilized former Memorial Hospital site to a project that benefits and meets the community's needs," said

Grebien in a statement. "We thank Charles and his team for their transformational vision to bring a veterans' facility and the ancillary economic development that it will create to our community."

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1/26/2021

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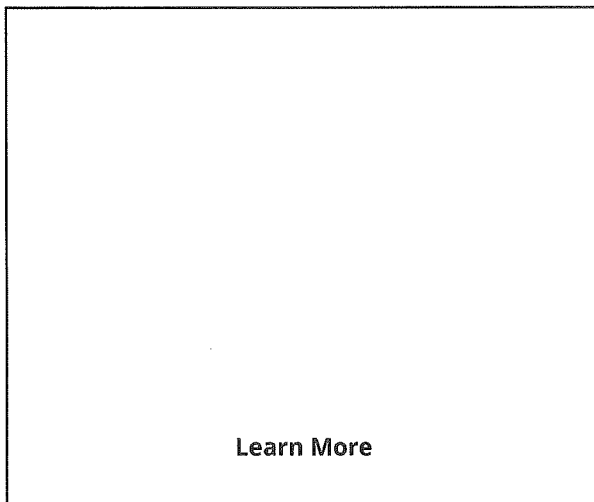


PAWTUCKET – Eighteen months after Lockwood Development Partners signed a purchase and sale agreement on the former Memorial Hospital property on Brewster Street, the developer has closed the deal with Care New England.

Lockwood is planning a housing complex for veterans and an education center, according to an announcement circulating among lawmakers this week from Pawtucket Mayor Donald Grebien and Lockwood President Charles Everhardt.

“The city of Pawtucket has long supported the redevelopment of the underutilized former Memorial Hospital site to a project that benefits and meets the community’s needs,” said Grebien, who originally introduced Lockwood officials to representatives at Care New England, in a statement. “We thank Charles and his team for their transformational vision to bring a veterans’ facility and the ancillary economic development that it will create to our community. The city will also continue to fiercely advocate for medical services for the community as a whole.”

Officials did not immediately disclose the final purchase price. The purchase isn't for the entirety of the campus, leaving room for a



possible return of emergency services and maintaining existing medical offices.

Lockwood and Veteran Services USA are designing a revitalization plan with the view to transform the vacant hospital into a safe, clean, and enjoyable place to live for Rhode Island's aging veteran community.

"For our senior veterans, our goal is to create affordable housing with therapeutic amenities. Our staff will strive to instill a positive spirit while aiming to enhance a better quality of life for every resident," said Everhardt. "For our

younger veterans, our goal is to provide training

and education to carefully position them into the health care workforce, enabling each veteran to excel and shine with their passion to serve others."

Lockwood's purchase of the site, which includes the main hospital building, is the culmination of more than 18 months of work and thorough review, with the completion of an approval process by the Rhode Island attorney general, using the "Cy Prés" doctrine.

Lockwood and VSUSA will develop the site into a 390,000-square-foot campus to include more than 200 apartments prioritized for senior veterans, an adult day health facility for therapy and other social services, a career training and education program for newly transitioned veterans intent on re-skilling or up-skilling for the civilian workforce, and medical and lab space to address veterans' as well as the community's whole health needs. The development will also include dorm space for veterans participating in the career training and education program with an emphasis on medical careers.

The economic development project is expected to cost \$70 million and create up to 500 jobs during construction, which includes third-party consultants and construction workers, and up to 60 permanent jobs in the community after the project is complete.

All buildings on the site will be retained and enhanced as part of a historic preservation project. Lockwood is committed to following sustainable practices in the redevelopment of this project and will include extensive landscaping and other amenities within the campus.

The zoning and permitting process is set to begin by the middle of this year, with interior demolition anticipated for late 2021. Construction for the project is slated to commence in 2022 with completion in 2023. As part of what officials say will be a transparent process, there will be opportunities for community input. Lockwood representatives say they plan to conduct community outreach throughout the redevelopment process and look forward to working with the city and the neighborhood in transforming Memorial Hospital into a new community asset.