

Medfield State Hospital Reuse and Redevelopment Public Input-Lightning Survey #3

Summary Analysis

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SUMMARY

Medfield State Hospital Reuse and Redevelopment Public Input-Lightning Survey #3

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Background

MSHMPC Survey #3 was conducted via Survey Monkey from August 11th -September 9th, 2015. The survey received 683 responses. This third survey focused on the categories of Hospitality, Arts, Agriculture and Campus/Research.

Like the previous surveys, promotion was done via email newsletters issued by MSHVision, Park and Rec and Cultural Alliance of Medfield. A link to the survey was also listed and shared through the MSHVision Facebook page, Selectman DeSorgher and Selectman Peterson's blogs, and shared with town officials in Dover, Sherborn, Millis, Walpole and Westwood. Flyers were posted at Zullo, Starbucks, Blue Moon, Park Street Books & Toys, Library, and the Council on Aging. Hard copies were made available at the library and at the Council on Aging; none were completed.

Executive Summary

(Note: number in parentheses correspond to answers of the related questions on a scale from 1 (strongly disagree) to 5 (strongly agree) with 3 being neutral)

- With regard function space, respondents:
 - Lean slightly toward function space for special events (3.17)
 - Lean slightly against retreat facilities with housing, conference rooms and large meeting space (2.94)
- With regard to restaurants, respondents
 - Are against fast food establishments (1.82)
 - Lean slightly away from
 - Family style restaurants (2.92)
 - Medium priced adult fare (pub style) (2.99)
 - Gourmet style restaurants (2.78)
- With regard to overnight accommodation, respondents:
 - Lean away from Bed and Breakfast (2.73)
 - Are somewhat against boutique Hotels (2.37)
 - Are against a larger hotel (1.63)
- With regard to retail establishments, respondents:
 - Lean toward locally owned retail establishments (3.39)
 - Are somewhat against small footprint chain markets (2.33)
 - Are against department stores (1.79)

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- With regard to arts and culture, respondents:
 - Believe that Medfield would benefit from expanded cultural activities (3.94)
 - 62% would participate in cultural activities
- With regard to particular venues respondents were somewhat supportive of each of the following:
 - Performing arts venue (3.69)
 - Visual arts exhibition space (3.50)
 - Arts education classrooms and studios (3.55)
 - Outdoor amphitheater (3.57)
 - Outdoor sculptures (3.51)
- Respondents leaned toward
 - Rehearsal and practice space (3.47)
 - Kitchen space for culinary arts (3.34)
 - Artists studios (3.26)
 - A historical museum (3.27)
- Respondents leaned away from
 - A movie theater (2.55)
 - Commercial arts spaces (2.71)
 - A community maker space (2.66)
- With regard to agriculture, respondents were supportive of a space for a farmer's market (4.02)
- Respondents were somewhat supportive of
 - A retail farm stand or store (3.82)
 - Space for Community Supported Agriculture (3.85)
 - Space for community garden plots (3.52)
 - A farm-to-table restaurant (3.56)
 - Orchards (3.59)
 - Agricultural learning for children and young adults (3.71)
 - Growing food to be consumed in school cafeterias (3.61)
 - Growing food to be consumed in local restaurants (3.71)
 - Agricultural use of the state-owned parcels adjacent to the town-owned property (3.61)

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- Respondents leaned toward
 - Including plants throughout the landscape (3.29)
 - Shared use commercial kitchens supporting specialty food makers, bakers, farmers, etc. (3.14)
 - A working farm (3.24)
- Respondents leaned away from
 - A working farm exclusive of animals (2.85)
- With regard to educational uses, respondents leaned away from
 - A non-profit research-based campus (2.65)
 - A satellite college campus occupying a portion of the property (2.66)
- Respondents were against a single college campus occupying the entire space (2.16)
- Respondents were neutral toward a small scale community bases learning center (3.01)
- With regard to business uses:
 - Respondents leaned away from space for an entrepreneurial incubator (2.76)
 - Respondents were somewhat against
 - Having one or more high tech companies (2.34)
 - A medical care provider (2.43)

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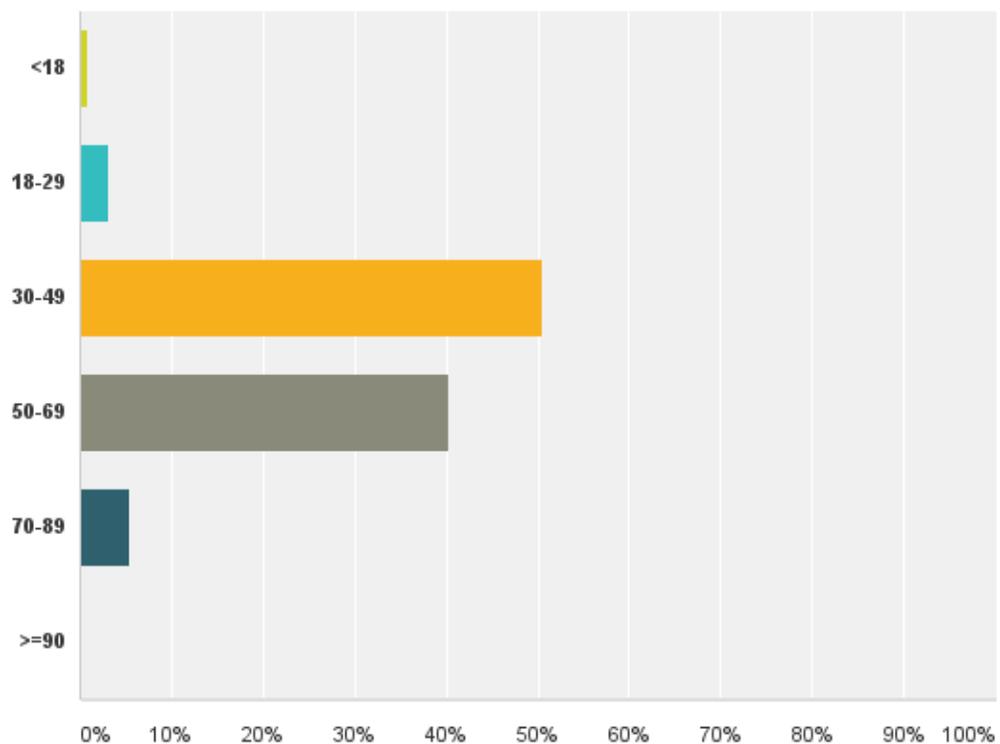
Summary of Responses

Questions 1-5

The first five questions focused on demographic data regarding respondents (683 total). Albeit a smaller sampling than Survey #1 & #2, it still reached a similar age demographic distribution as the prior surveys, corresponding roughly to Medfield's age distribution.

Q1 What is your age bracket?

Answered: 676 Skipped: 7



- 95% were residents of Medfield
- 34% do not receive the MSH newsletter
- 73% had not attended the June 11th session
- 24% had not participated in Lightning Survey #1
- 18% had not participated in Lightning Survey #2
- 84% had not participated in the July 22nd walking tour and group feedback
- 92% had not participated in the August 18th walking tour and group feedback
- - 30% heard about it from a friend/neighbor; 40% from MSHVision Newsletter; 12% MSH Facebook Page; 18% Shared/Forwarded Link; 19% Selectman's Blog/Post; 10% Medfield Press, 10% Other

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Question 6 - "To what extent do you agree with these statements related to HOSPITALITY & RETAIL (Restaurant / Inn / Function Space / Shops)? Rate your answer on a scale of 1 (strongly disagree) to 5 (strongly agree) Note: none of these statements are true or false. We are only soliciting public opinion. These statements are not all inclusive of the many ideas shared nor has the economic feasibility of each of these statements yet been determined."

92% (626) answered

This question asked about preferences for 15 different types of facilities including those for special events, types of restaurants, overnight accommodations, and a range of retail options.

The overall response to Hospitality and Retail options was neutral or negative. Responses were largely consistent across age groups.

Overall there was strong resistance to large scale operations or chains.

- 77% of respondents disagreed with the proposition "The site should include fast food restaurants like pizza, sub, & burrito shops" while only 9% indicated support.
- 84% of respondents disagreed with the proposition "The site should include a hotel (think Marriott)." while only 6% indicated support.
- 78% of respondents disagreed with the proposition "The site should have department store style, retail opportunities" while only 9% indicated support.

"I think it should be more beneficial to the local economy and culture to have small scale, locally owned businesses and avoid all large retailers or businesses."

"I don't think this space should focus on retail at all but rather use retail establishments to enhance what we build. For example if we build a wonderful rec area then maybe a family restaurant or quick service restaurant or family run sports shop to add to the rec area."

"Retail / food options would be OK in support of the local community - local grocery, coffee shop, etc. but should not include businesses looking to attract people from outside the area, and thereby increasing traffic flow to the site."

"If we avoid all commercial uses for the property, the tax burden will remain onerous and the resources for residents will dwindle. We want to give people a reason to come here, and choices of things to do once they arrive. That being said, Medfield is a small town and I don't believe it would be a large draw for a major hotel with Boston and Providence in such close proximity."

"Scale is important; facilities should not be too large. Retail and restaurant facilities should be compatible with the other uses of the property."

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There was also a significant minority of respondents who wish to avoid Hospitality and Retail uses altogether.

- 30% of respondents agreed with the proposition that “The site should avoid any restaurants”, while 46% disagreed and 24% were neutral.
- 39% of respondents agreed with the proposition that “The site should avoid any inns or hotels.”, while 34% disagreed and 27% were neutral.
- 32% of respondents agreed with the proposition that “The site should avoid retail opportunities”, while 38% disagreed and 30% were neutral.

“I cannot get over how much these options could negatively impact our already wonderful community.”

“Please minimize traffic in the area, as well as any disturbances to surrounding neighborhoods.”

“The site should remain a bucolic peaceful oasis and avoid commercial enterprises.”

“The reason Medfield is special is its quaintness; keep business out of the hospital's grounds.”

The only use options to garner modest net support were locally owned retail and a banquet/function space.

- 37% of respondents agreed with the proposition that “The site should have small-scale, locally owned retail establishments.”, while 21% disagreed and 22% were neutral.
- 41% of respondents agreed with the proposition that “The site should include a banquet hall / function space for rent to host special events (i.e. weddings, celebrations, conferences)”, while 24% disagreed and 35% were neutral.

“If there is housing there, then there should be the kind of small retail needed to support it. For example, small shops and or restaurants.”

“Establishments here should be designed to have people come and linger... eat, then go to a cultural event or someplace to get refreshment after being active in nature or at athletic event (skating, bowling, swimming, hiking etc.)”

“I would like to see small restaurants/coffee shops that serve visitors and the people who live there.”

“A boat and canoe, kayak rental nearest building to the ramp. Re-use of large buildings for banquet wedding hall and all other rentals. Another building re-used for an art and cultural building. I don't want to destroy the hospital campus as it's so historic. Use other properties across the street for whatever you want!”

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	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	Total	Weighted Average
▼ The site should include a banquet hall / function space for rent to host special events (ie weddings, celebrations, conferences).	10.82% 66	13.61% 83	34.75% 212	29.34% 179	11.48% 70	610	3.17
▼ The site should have retreat facilities encompassing multiple services (guest housing, speaker rooms, large meeting spaces).	12.32% 75	22.00% 134	33.00% 201	24.30% 148	8.37% 51	609	2.94
▼ The site should include fast food restaurants like pizza, sub, & burrito shops.	53.00% 327	23.99% 148	13.94% 86	5.67% 35	3.40% 21	617	1.82
▼ The site should include family-style sit down restaurants.	22.53% 137	12.34% 75	27.30% 166	26.64% 162	11.18% 68	608	2.92
▼ The site should include medium-priced adult fare restaurants (think pub style).	20.95% 128	12.60% 77	24.22% 148	31.26% 191	10.97% 67	611	2.99
▼ The site should include gourmet-style restaurants.	25.20% 154	13.42% 82	28.31% 173	24.06% 147	9.00% 55	611	2.78
▼ The site should avoid any restaurants.	22.97% 136	23.48% 139	23.99% 142	11.82% 70	17.74% 105	592	2.78
▼ The site should include a boutique hotel.	32.90% 201	21.44% 131	24.22% 148	18.49% 113	2.95% 18	611	2.37
▼ The site should include a bed & breakfast.	21.91% 133	17.13% 104	31.30% 190	24.88% 151	4.78% 29	607	2.73
▼ The site should include a hotel (think Marriott).	60.13% 368	23.53% 144	10.29% 63	4.90% 30	1.14% 7	612	1.63
▼ The site should avoid any inns or hotels.	15.81% 95	17.97% 108	27.45% 165	16.14% 97	22.63% 136	601	3.12

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▼ The site should have small-scale, locally owned retail establishments.	13.66% 84	7.64% 47	21.95% 135	39.51% 243	17.24% 106	615	3.39
▼ The site should have chain markets / retail opportunities as long as they are a small footprint.	37.24% 229	18.21% 112	22.11% 136	18.86% 116	3.58% 22	615	2.33
▼ The site should have department store style, retail opportunities.	54.38% 335	23.38% 144	13.80% 85	5.68% 35	2.76% 17	616	1.79
▼ The site should avoid retail opportunities.	17.77% 107	20.43% 123	29.90% 180	14.12% 85	17.77% 107	602	2.94

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Question 7 - "In Medfield, arts and culture encompasses our history (events, places, people), and a variety of art forms including visual, performing (theater and dance), literary, and culinary. To what extent do you agree with these statements related to ARTS & CULTURE? Rate your answer on a scale of 1 (strongly disagree) to 5 (strongly agree). Note: none of these statements are true or false. We are only soliciting public opinion. These statements are not all inclusive of the many ideas shared nor has the economic feasibility of each of these statements yet been determined. " **87% (595) answered**

This question asked about preferences for 18 cultural options. Respondents indicate strong agreement (75%) that Medfield would benefit from expanded cultural programs and 62% of respondents agreed their families would participate in cultural activities. Nearly half of respondents (48%) indicate they regularly go to other towns to get their "art fix."

61% agreed that local arts adds value to community home properties but they do not feel as strongly that providing cultural organizations with a \$1/year lease to adaptively re-use buildings is a desirable option at MSH (43% agree, with 37% neutral, 20% disagree) with those over age 50 and those ages 18 – 29 more agreeable, those age 30 – 49 were more neutral.

Respondents favor traditional performing and visual arts venues inside and out:

- 65% favor performing arts venues (20% neutral, 15% disagree)
- 60% favor an outdoor amphitheater (23% neutral, 17% disagree)
- 56% favor arts education classrooms and studios (29% neutral, 15% disagree)
- 54% favor visual art/galleries/exhibition spaces (32% neutral, 16% disagree)
- 53% favor outdoor sculptures (31% neutral, 16% disagree)
- 51% favor rehearsal/practice space for both visual and performing arts (32% neutral, 16% disagree)

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Respondents were less enthusiastic about artists living and working at MSH, and about culinary arts and a history museum:

- 46% favor kitchen space for culinary arts (35% neutral, 19% disagree)
- 43% favored a historical museum (35% neutral, 22% disagree)
- 41% favors artist studios (37% neutral, 22% disagree)
- 34% favored artists' live/work studios (38% neutral, 28% disagree)

Artists studios and artists' live/work studios had high neutrality in those ages 30 – 49 and 18 – 29 whereas for those over age 50, that neutrality shifted to agreeing.

Respondents were not supportive of commercial art ventures:

- 51% disagree with a cinema or movie theater (22% neutral, 26% favor)
- 43% disagree with community based maker spaces (36% neutral, 21% favor)
- 40% disagree with commercial arts (architects, film, etc.) (35% neutral, 25% favor)

Community based maker spaces were favored most by those under age 30.

ARTS AND CULTURE (86 of 683 (13%) left additional comments) (FROM SUMMARY OF COMMENTS SUBMITTED ALREADY)

Like the hospitality category above, respondents expressed opposing points of view. For example:

- One believes “Medfield is not an artsy town” contrasted by another who believes “Medfield is a strong supporter of the arts” and another who states Medfield is “sorely lacking in cultural activities”
- One feels arts in Medfield would be “redundant” with options in Boston, another wants “as much arts and culture as possible” and another sees the arts as an opportunity to enhance the schools and historic preservation
- Some suggested models of cultural destinations like Tanglewood, Chautauqua, and Jacob’s Pillow, while others suggested the arts are an enhancement, not the driver for development

There were a few concerns expressed on traffic and tranquility for neighbors and about feasibility and subsidies by the town.

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	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	Total	Weighted Average
Medfield would benefit from expanded cultural activities.	3.04% 18	4.05% 24	17.88% 106	45.87% 272	29.17% 173	593	3.94
The site should include a venue for performing arts such as theater, dance and music events.	4.59% 27	9.86% 58	20.24% 119	43.03% 253	22.28% 131	588	3.69
The site should include visual art galleries / exhibition spaces.	5.59% 33	10.34% 61	30.34% 179	35.93% 212	17.80% 105	590	3.50
The site should include rehearsal/practice space for visual and performing arts.	5.46% 32	10.75% 63	32.42% 190	33.62% 197	17.75% 104	586	3.47
The site should include arts education classrooms and studios.	4.93% 29	9.52% 56	29.08% 171	38.95% 229	17.52% 103	588	3.55
The site should include kitchen space for culinary arts.	7.33% 43	11.58% 68	35.43% 208	31.35% 184	14.31% 84	587	3.34
The site should include an outdoor amphitheater.	6.97% 41	9.69% 57	22.79% 134	40.31% 237	20.24% 119	588	3.57
The site should include outdoor sculptures (temporary or permanent).	6.35% 37	9.26% 54	31.05% 181	34.13% 199	19.21% 112	583	3.51
The site should include artists' studios.	7.82% 46	13.44% 79	37.41% 220	28.06% 165	13.27% 78	588	3.26
The site should include artists' live/work studios.	10.30% 59	17.28% 99	38.05% 218	23.04% 132	11.34% 65	573	3.08
The site should include cinema/movie theater.	27.19% 158	24.44% 142	22.38% 130	18.59% 108	7.40% 43	581	2.55
The site should include a historical museum.	8.40% 49	13.38% 78	35.16% 205	29.33% 171	13.72% 80	583	3.27

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<p>▼ The site should include related commercial arts spaces (architecture, design, film, gaming).</p>	<p>18.35% 107</p>	<p>21.96% 128</p>	<p>34.65% 202</p>	<p>20.58% 120</p>	<p>4.46% 26</p>	<p>583</p>	<p>2.71</p>
<p>▼ The site should include a community-based maker space with equipment found in a machine shop / CNC / 3D printing facility.</p>	<p>18.02% 104</p>	<p>25.13% 145</p>	<p>36.40% 210</p>	<p>14.21% 82</p>	<p>6.24% 36</p>	<p>577</p>	<p>2.66</p>
<p>▼ I regularly go to other towns to get my "fix" for arts.</p>	<p>9.22% 54</p>	<p>15.19% 89</p>	<p>27.82% 163</p>	<p>31.06% 182</p>	<p>16.72% 98</p>	<p>586</p>	<p>3.31</p>
<p>▼ My family would participate in cultural activities (attend a lecture, take a class, etc).</p>	<p>4.59% 27</p>	<p>9.86% 58</p>	<p>22.96% 135</p>	<p>41.16% 242</p>	<p>21.43% 126</p>	<p>588</p>	<p>3.65</p>
<p>▼ Local arts adds value to community home properties.</p>	<p>3.61% 21</p>	<p>9.97% 58</p>	<p>25.60% 149</p>	<p>37.29% 217</p>	<p>23.54% 137</p>	<p>582</p>	<p>3.67</p>
<p>▼ Cultural organizations often provide adaptive re-use of historic buildings for a long-term \$1/year lease. This is a desirable option for the MSH site.</p>	<p>9.61% 56</p>	<p>9.95% 58</p>	<p>36.88% 215</p>	<p>26.24% 153</p>	<p>17.32% 101</p>	<p>583</p>	<p>3.32</p>

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Question 8 - "MSH has a long history as a working agricultural property with cows, chickens, orchards and produce. It was self sufficient and generated enough produce to supply other area hospitals. Much of the land within and surrounding the site is prime agricultural soil. There are two parcels that flank the core campus on the east and west that will be under the State's Department of Conservation and Recreation (DCR) control. Recent legislation has mandated that these two parcels could be used only for passive recreation or agricultural purposes (no buildings) with appropriate authorization. To what extent do you agree with these statements related to AGRICULTURE? Rate your answer on a scale of 1 (strongly disagree) to 5 (strongly agree). Note: none of these statements are true or false. We are only soliciting public opinion. These statements are not all inclusive of the many ideas shared nor has the economic feasibility of each of these statements yet been determined. " **85% (581) answered**

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This question asked about preferences for 14 options for growing, learning about, and consuming food, and about preferences for including animals. Responses across all age groups were consistent.

Respondents favored

- 77% agree with a farmer's market (18% neutral, 5% disagree)
- 68% favor space for a Community Supported Agriculture (CSA) (24% neutral, 7% disagree)
- 68% favor a retail farm stand or store (26% neutral, 6% disagree)
- 62% favor educational opportunities (31% neutral, 7% disagree)
- 62% favor growing food for local restaurants (28% neutral, 10% disagree)
- 56% favor growing food for school cafeterias (31% neutral, 13% disagree)
- 55% favor community garden plots (27% neutral, 18% disagree)
- 55% favor a farm to table restaurant (29% neutral, 16% disagree)
- 54% favor orchards (36% neutral, 10% disagree)
- 53% favor the town pursuing agricultural use from the state of abutting parcels (35% neutral, 11% disagree)

Respondents were more neutral about:

- 52% neutral about including edible plants throughout the landscape (34% favor, 14% disagree)
- 42% neutral about a culinary incubator with shared commercial kitchens (35% favor, 23% disagree)

Respondents are either neutral or in favor of a working farm that includes animals

- 39% are both neutral and positive that a farm should include animals (22% disagree)
- 54% are neutral that a farm should exclude animals, and 28% disagree (18% agree)

AGRICULTURE: 52 of 683 (8%) left additional comments

- Comments are generally more supportive overall for the concept of agricultural uses ("I see this as a long term benefit"), than opposed. Though concerns exist for the neighbors around pesticides, views, and odors
- Contrasting opinions exist like "this is not a farming community," others express concern about the feasibility, and another thinks it's a nice feature that shouldn't limit the project
- One supports small scale farming over commercial farming

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	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	Total	Weighted Average
▼ The site should include space for a farmer's market.	2.26% 13	3.30% 19	18.43% 106	42.43% 244	33.57% 193	575	4.02
▼ The site should include a retail farm stand or store.	4.00% 23	2.43% 14	26.09% 150	42.78% 246	24.70% 142	575	3.82
▼ The site should include space for a Community Supported Agriculture (CSA) where one buys a "share" of vegetables from a local farmer.	3.12% 18	4.16% 24	24.26% 140	41.77% 241	26.69% 154	577	3.85
▼ The site should include space for community garden plots for individuals to grow their own produce.	5.44% 31	12.46% 71	27.02% 154	34.74% 198	20.35% 116	570	3.52
▼ The site should include a farm to table restaurant.	7.68% 44	8.20% 47	28.80% 165	31.06% 178	24.26% 139	573	3.56
▼ The site should include edible plants throughout the landscape.	4.72% 27	9.44% 54	51.92% 297	20.28% 116	13.64% 78	572	3.29
▼ The site should support a culinary incubator with shared use commercial kitchens supporting specialty food product makers, bakers, caterers, farmers, personal chefs and nutritionists.	8.77% 50	14.56% 83	41.58% 237	24.56% 140	10.53% 60	570	3.14

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▼ The site should include a working farm inclusive of animals.	7.02% 40	15.09% 86	38.60% 220	25.26% 144	14.04% 80	570	3.24
▼ The site should include a working farm exclusive of animals.	10.85% 61	16.73% 94	54.45% 306	12.81% 72	5.16% 29	562	2.85
▼ The site should have orchards.	3.16% 18	6.85% 39	36.38% 207	35.15% 200	18.45% 105	569	3.59
▼ The site should include educational opportunities focused on agricultural learning for children and young adults.	2.81% 16	4.39% 25	30.58% 174	43.41% 247	18.80% 107	569	3.71
▼ The site should focus on growing food that would be consumed in the school cafeterias.	5.67% 32	7.09% 40	31.21% 176	32.62% 184	23.40% 132	564	3.61
▼ The site should focus on growing food that would be consumed locally by partnering with local restaurants.	4.42% 25	5.66% 32	28.14% 159	37.88% 214	23.89% 135	565	3.71
▼ The town should pursue agricultural use from the state of the abutting parcels on the east and west.	6.29% 36	4.90% 28	34.97% 200	29.20% 167	24.65% 141	572	3.61

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Question 9 - "To what extent do you agree with these statements related to CAMPUS & RESEARCH? Rate your answer on a scale of 1 (strongly disagree) to 5 (strongly agree). Note: none of these statements are true or false. We are only soliciting public opinion. These statements are not all inclusive of the many ideas shared nor has the economic feasibility of each of these statements yet been determined. " **83% (566) answered**

This question asked about preferences for seven types of campus or research facilities. In general, respondents do not favor these types of functions at MSH.

A smaller scale, community-based learning center received the highest amount of support at 39% with 32% neutral on this (29% disagree). Ages 30 – 49 had the lowest favorability, but the highest number of respondents. All other age groups had stronger agreement.

- 65% disagree with a single college campus (18% neutral, 16% agree)
- 54% disagree there should be high tech companies at MSH (28% neutral, 18% favorable)
- 53% disagree with providing medical facilities (32% neutral, 15% agree)
- 43% disagree with a satellite college on a portion of MSH (29% neutral)
- 41% disagree with a non-profit research based campus (40% neutral, 19% agree)
- 38% disagree with an entrepreneurial maker space (38% neutral, 24% agree)

Respondents age 50 and over were more favorable to a satellite college on a portion of MSH.

CAMPUS & RESEARCH 50 of 566 (9%) left additional comments with generally conflicting statements about the need to generate tax revenue, but wanting to maintain public access for community based uses.

- "Community based is best. Definitely do not sell this off to one group."
- "Make sure the space is open to Medfield residents, not just the college or high tech companies."
- "Educational institutions do not pay taxes, and the idea of one single educational tenant would not support town's housing needs (40B)"
- "A college or university would add significant value to the town by helping to expand the downtown as business are attracted to serve such an entity..."
- "Companies, large stores, colleges do not want to be here."
- "Bring some tax generating business into Medfield"
- "This should be for profit enterprise to give back to the town to fund cultural entities, reduce tax rates, fund educational programs and support our historical properties."

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	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	Total	Weighted Average
The site should run as a non-profit, research-based campus with various organizations and supporting facilities.	16.43% 92	24.82% 139	39.82% 223	14.82% 83	4.11% 23	560	2.65
The site should have space for an incubator, entrepreneur or maker space.	16.25% 91	22.14% 124	37.50% 210	17.68% 99	6.43% 36	560	2.76
The site should return to its historical roots and provide medical care of some form.	22.24% 125	30.60% 172	32.21% 181	11.39% 64	3.56% 20	562	2.43
The site should be a single college campus occupying the entire space.	39.89% 225	25.35% 143	18.44% 104	10.99% 62	5.32% 30	564	2.16
The site should have an outpost or satellite college occupying a portion of the space.	25.23% 140	17.48% 97	29.01% 161	22.52% 125	5.77% 32	555	2.66
The site should have a smaller scale, community-based learning center facility.	14.75% 82	13.67% 76	32.19% 179	34.17% 190	5.22% 29	556	3.01
The site should have one or more high tech companies.	34.52% 194	19.57% 110	28.11% 158	13.35% 75	4.45% 25	562	2.34

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Question #10 asked for recommendations for other institutions and businesses shared with the Catalyst sub-committee for follow-up.

SUMMARY

Medfield State Hospital Reuse and Redevelopment Public Input-Lightning Survey #3

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Question #11 Additional Comments / Thoughts

(Note: this was an open ended question; categories were created from the comments)

Answered by 67 of 683 who took Survey #3 (10%)

- 16% (11) commented on open space
- 15% (10) commented on park and recreation
- 14% (9) commented on arts and culture
- 14% (9) commented on financing and taxes

The rest of the categories (business/commercial, culinary, farm/agriculture, housing for and against, mixed use, preservation, restaurants, and retail) each received 8 or fewer comments.

Comments on open space, park and rec, and arts and culture echo supportive comments in past surveys and provide ideas about these opportunities (planetarium, museum, learning experiences).

Comments on financing and taxes raise concerns about increased taxes in general and about financing of public uses, some of which were tested in this survey.

"All uses should provide income to the town and be operated [at] the users expense."

"It is very difficult to answer the questions without some knowledge of the impact on town finances."

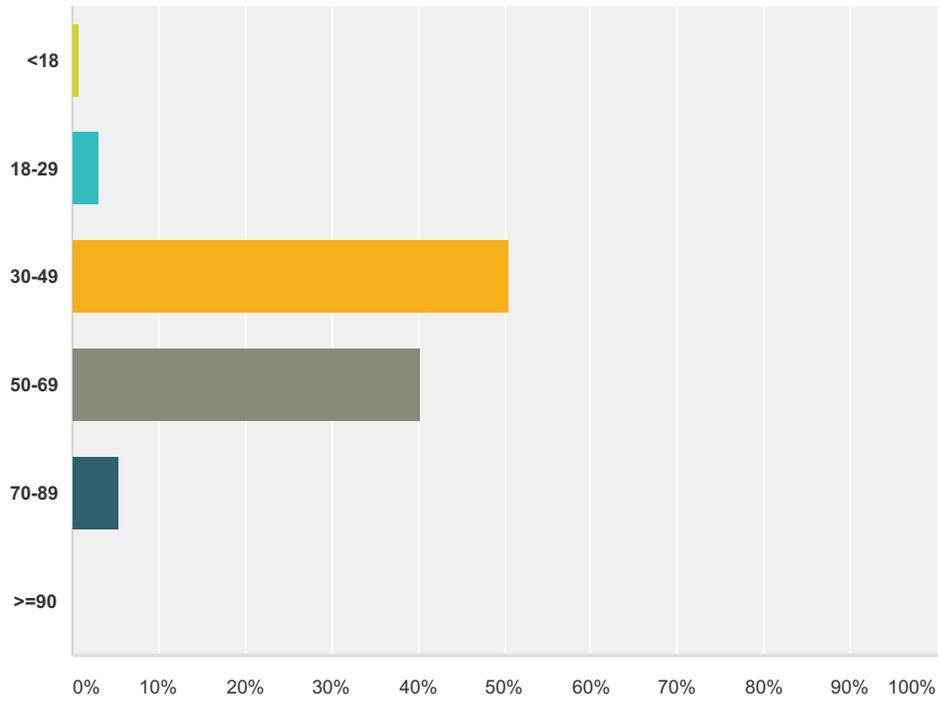
"[Developing] something that would attract people from other communities and provide some tax revenue would be great."

ADDENDUM

(direct export of summary data and open-ended responses from Survey Monkey)

Q1 What is your age bracket?

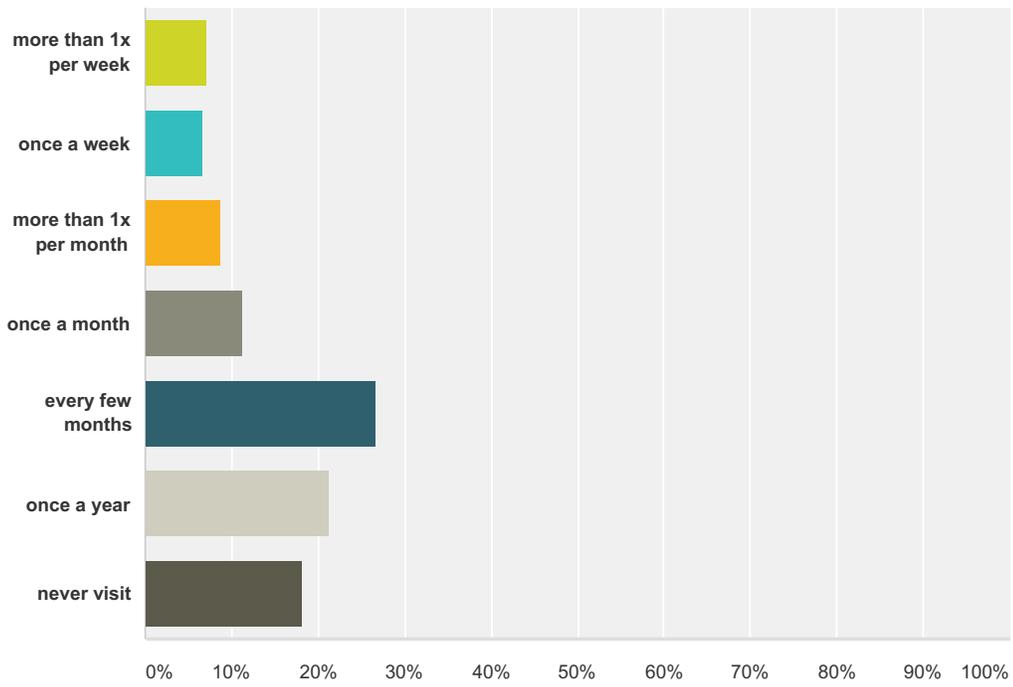
Answered: 676 Skipped: 7



Answer Choices	Responses
<18	0.89% 6
18-29	3.11% 21
30-49	50.44% 341
50-69	40.24% 272
70-89	5.33% 36
>=90	0.00% 0
Total	676

Q2 How often do you visit the Medfield State property today?

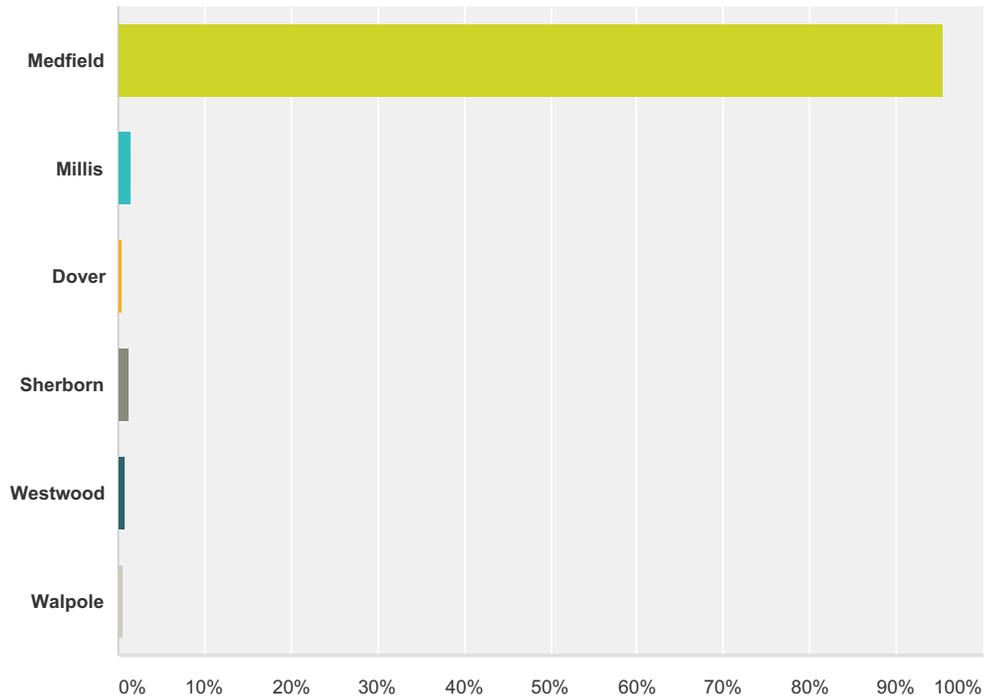
Answered: 667 Skipped: 16



Answer Choices	Responses
more than 1x per week	7.20% 48
once a week	6.60% 44
more than 1x per month	8.85% 59
once a month	11.24% 75
every few months	26.69% 178
once a year	21.29% 142
never visit	18.14% 121
Total	667

Q3 You are a resident of?

Answered: 660 Skipped: 23



Answer Choices	Responses
Medfield	95.30% 629
Millis	1.52% 10
Dover	0.45% 3
Sherborn	1.21% 8
Westwood	0.91% 6
Walpole	0.61% 4
Total	660

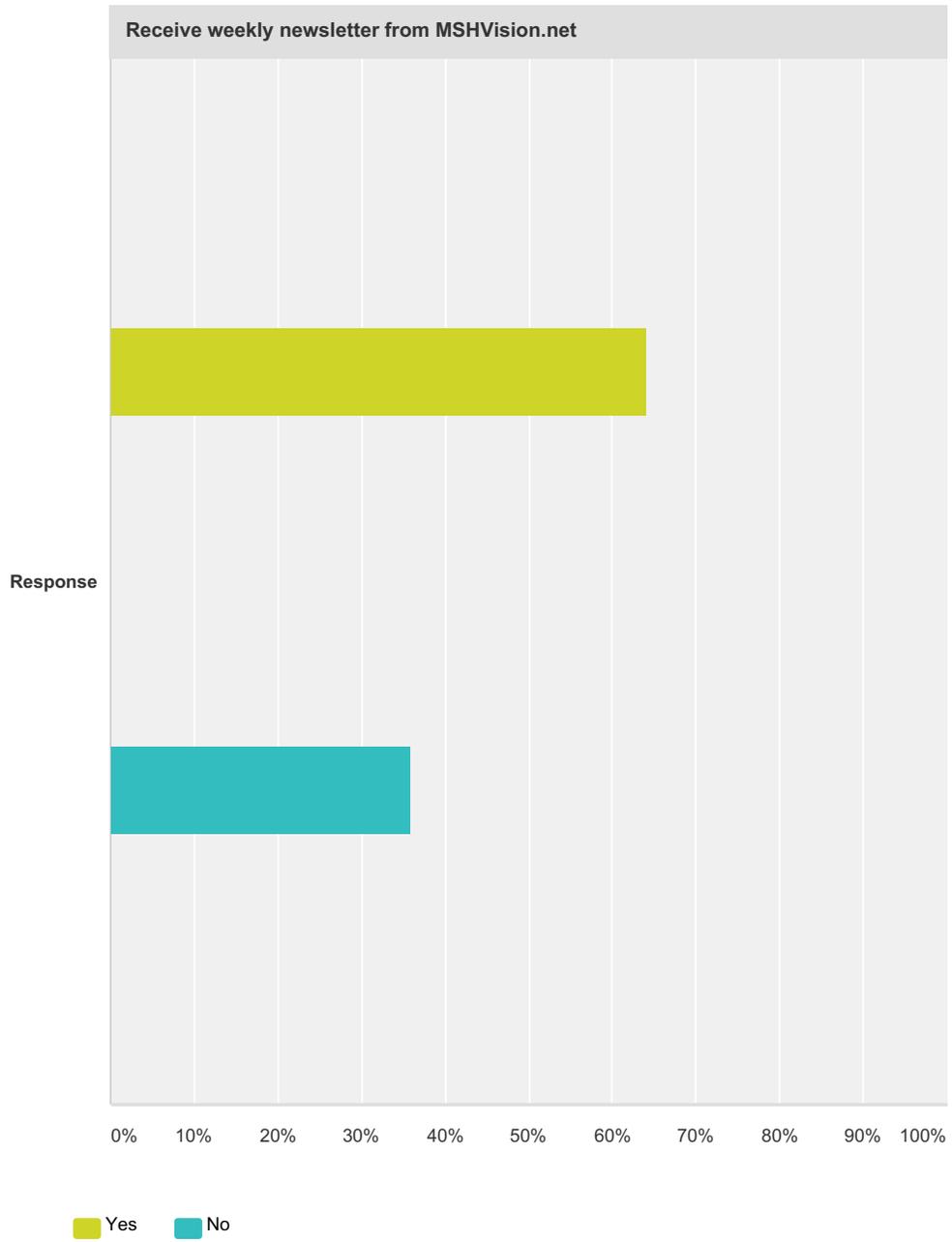
#	Other (please specify)	Date
1	Sharon	9/8/2015 11:54 AM
2	Franklin	9/7/2015 11:33 AM
3	Norwood	9/5/2015 6:31 AM
4	Natick	9/3/2015 10:19 PM
5	Franklin but lived in Medfield for many years and go there often	9/3/2015 3:04 PM
6	Ashland	9/3/2015 3:03 PM
7	Mattapan	9/3/2015 2:19 PM
8	Milford	9/3/2015 11:35 AM
9	Canton	9/3/2015 10:36 AM

Medfield State Hospital Reuse and Redevelopment Public Input-Lightning Survey #3

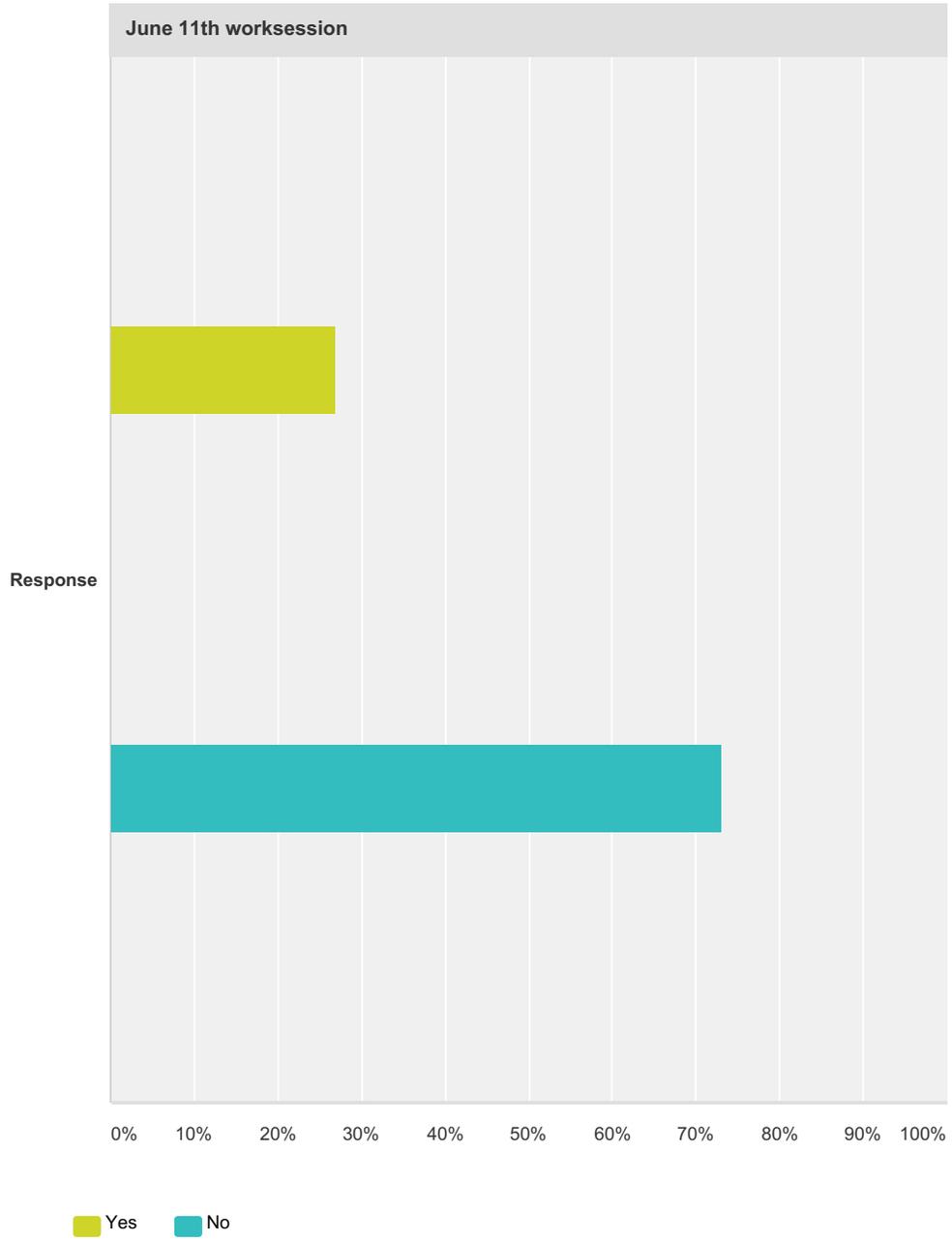
10	Needham	9/3/2015 10:09 AM
11	away for walking tours below	8/31/2015 11:47 AM
12	Cambridge	8/29/2015 2:26 PM
13	Bellingham	8/27/2015 6:02 PM
14	Florida but still own property & houses in Medfield	8/27/2015 1:25 PM
15	Rehoboth	8/27/2015 1:08 PM
16	Providence	8/27/2015 9:55 AM
17	Norfolk	8/27/2015 9:41 AM
18	Florida	8/27/2015 9:09 AM

Q4 Which outreach activities have you participated in?

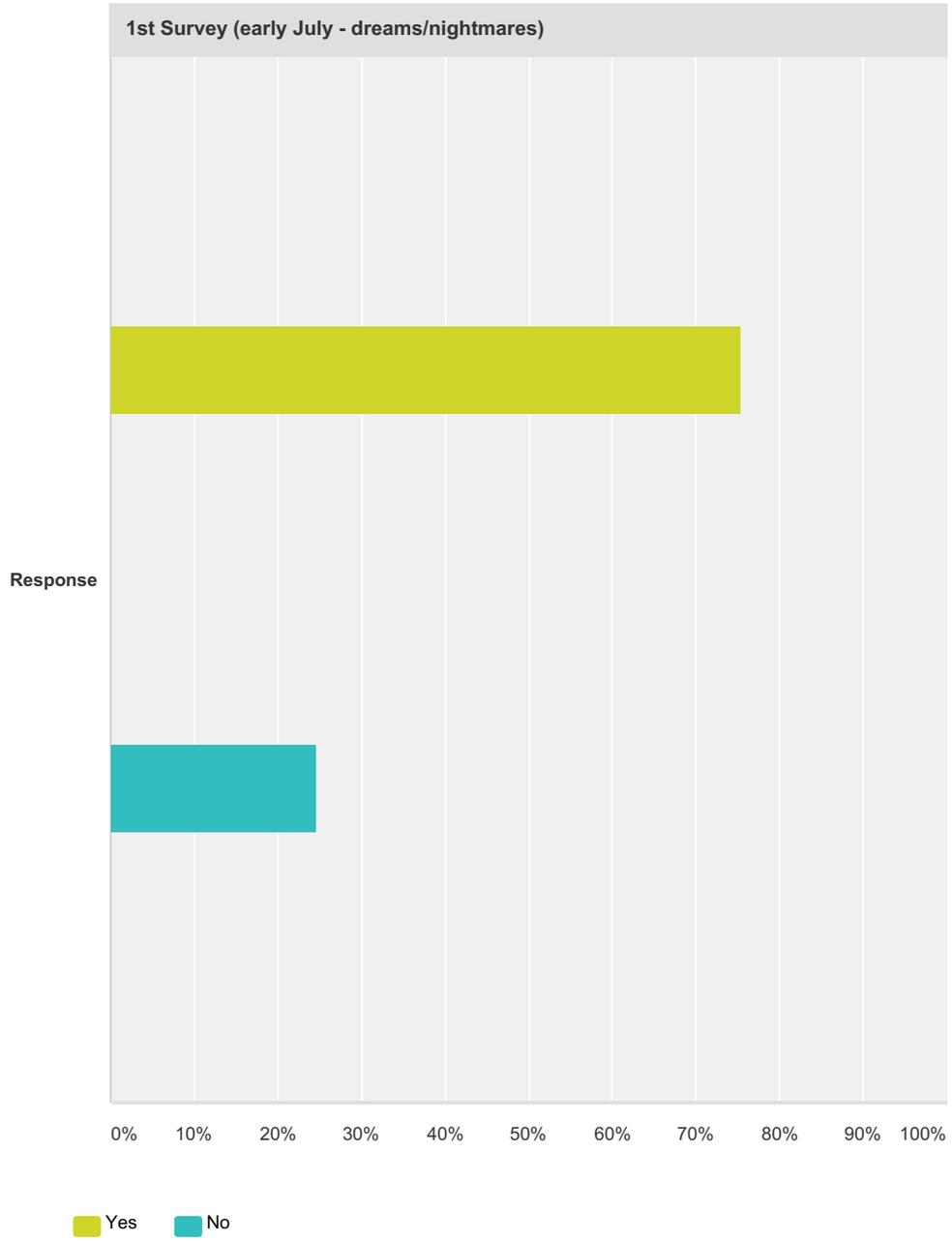
Answered: 557 Skipped: 126



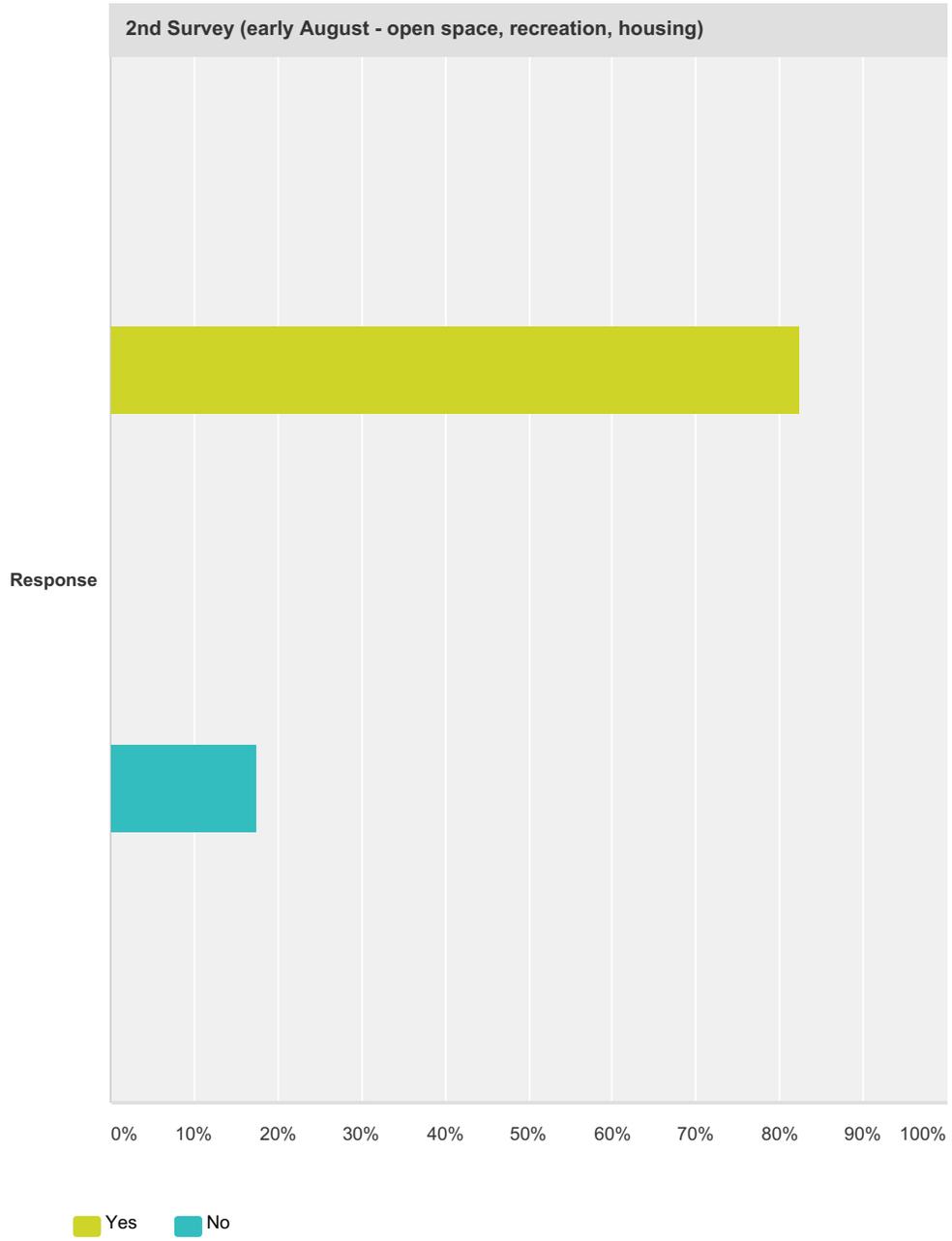
Medfield State Hospital Reuse and Redevelopment Public Input-Lightning Survey #3



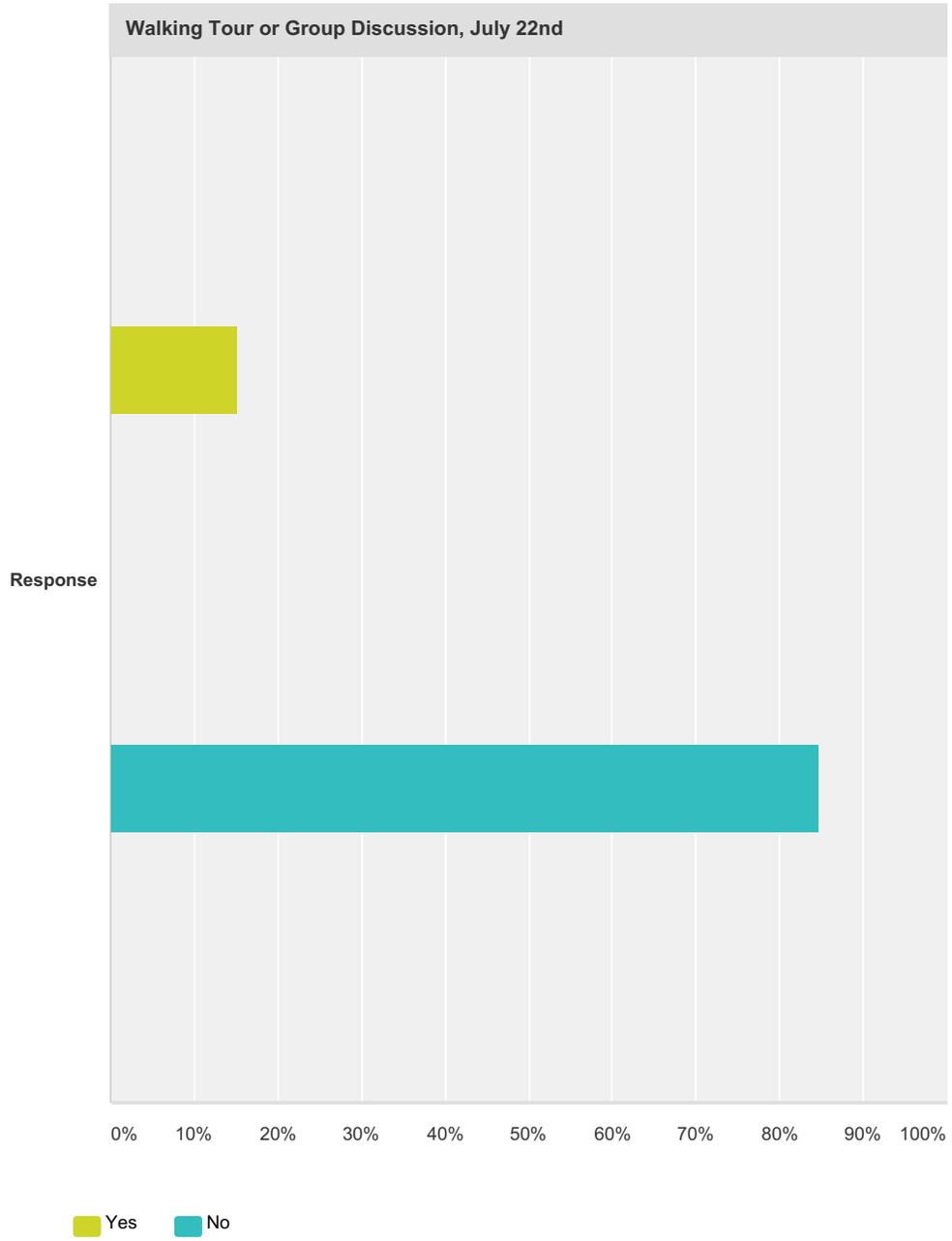
Medfield State Hospital Reuse and Redevelopment Public Input-Lightning Survey #3



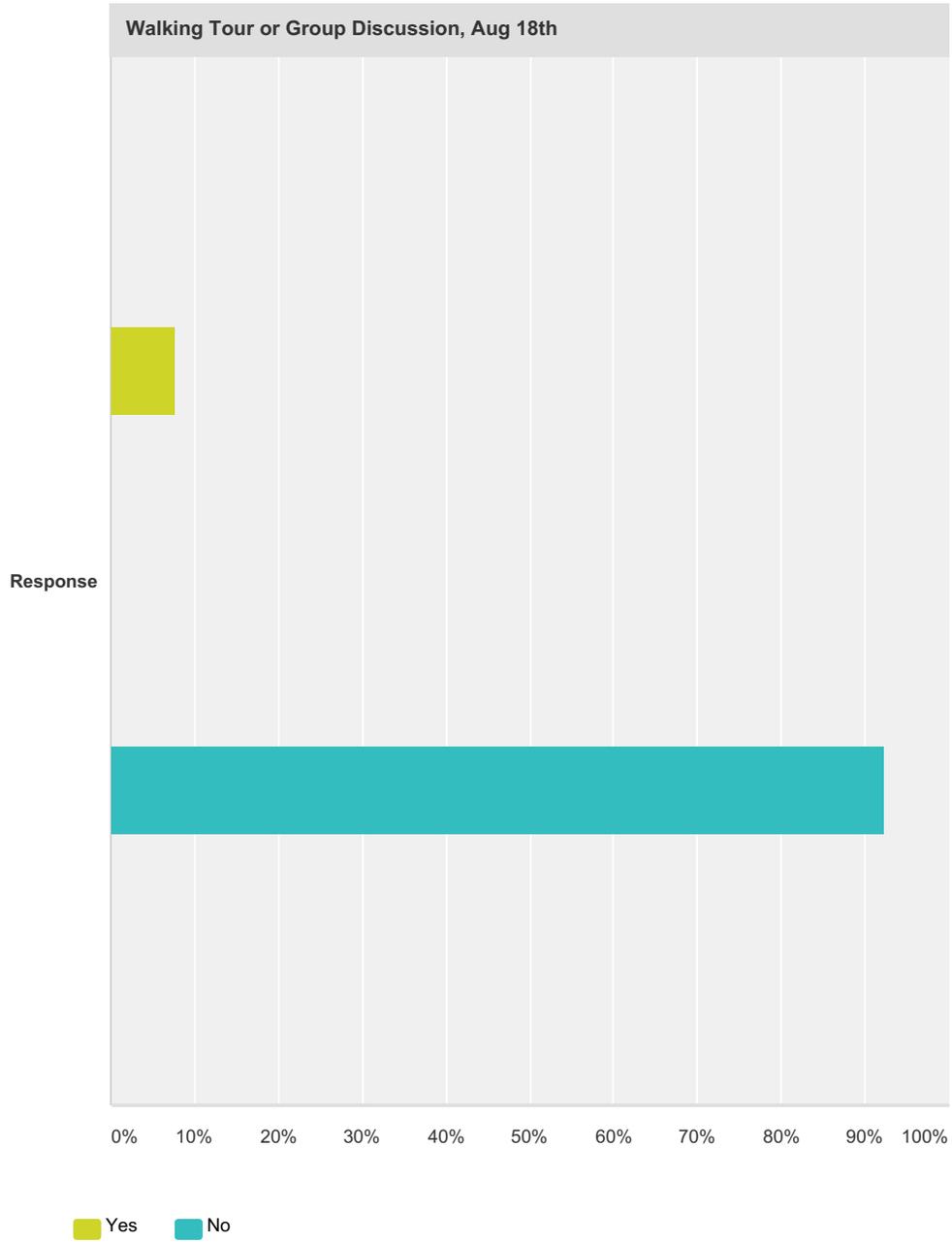
Medfield State Hospital Reuse and Redevelopment Public Input-Lightning Survey #3



Medfield State Hospital Reuse and Redevelopment Public Input-Lightning Survey #3



Medfield State Hospital Reuse and Redevelopment Public Input-Lightning Survey #3



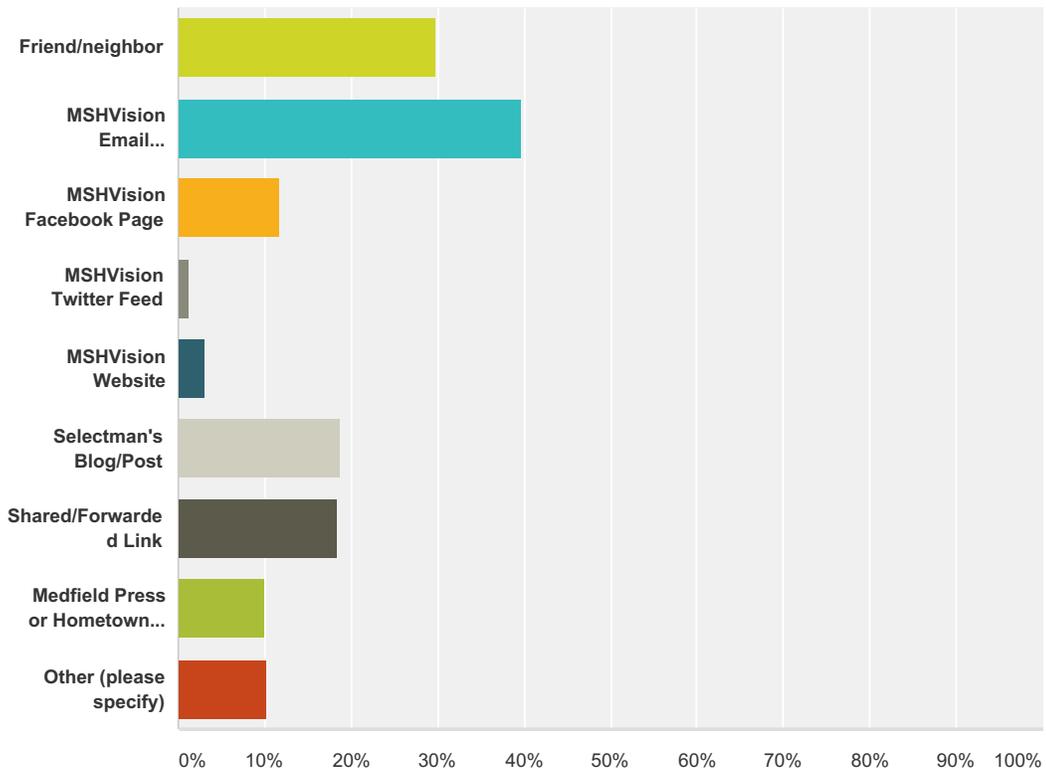
Receive weekly newsletter from MSHVision.net			
	Yes	No	Total
Response	64.04% 285	35.96% 160	445
June 11th worksession			
	Yes	No	Total
Response	26.88% 93	73.12% 253	346
1st Survey (early July - dreams/nightmares)			
	Yes	No	Total
Response	75.28% 338	24.72% 111	449

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2nd Survey (early August - open space, recreation, housing)			
	Yes	No	Total
Response	82.45% 357	17.55% 76	433
Walking Tour or Group Discussion, July 22nd			
	Yes	No	Total
Response	15.33% 46	84.67% 254	300
Walking Tour or Group Discussion, Aug 18th			
	Yes	No	Total
Response	7.80% 22	92.20% 260	282

Q5 How did you hear about the survey? (check all that apply)

Answered: 668 Skipped: 15



Answer Choices	Responses
Friend/neighbor	29.79% 199
MSHVision Email Newsletter	39.67% 265
MSHVision Facebook Page	11.68% 78
MSHVision Twitter Feed	1.35% 9
MSHVision Website	3.14% 21
Selectman's Blog/Post	18.71% 125
Shared/Forwarded Link	18.41% 123
Medfield Press or Hometown Weekly	10.03% 67
Other (please specify)	10.18% 68
Total Respondents: 668	

#	Other (please specify)	Date
1	Word of Mouth Wife	9/9/2015 5:20 AM
2	MSH MPC on the committee!	9/8/2015 3:31 PM
3	received email	9/8/2015 10:35 AM

Medfield State Hospital Reuse and Redevelopment Public Input-Lightning Survey #3

4	Working on site, work in Medfield	9/7/2015 11:33 AM
5	Park and Rec Med Park & Rec	9/7/2015 10:20 AM
6	Park and Rec Medfield park & rec email	9/7/2015 9:40 AM
7	email from the town	9/6/2015 9:31 AM
8	Cultural Alliance cultural council	9/5/2015 8:01 PM
9	Facebook non MSH Facebook	9/5/2015 6:31 AM
10	Word of Mouth Sr Center	9/4/2015 4:13 PM
11	received email	9/4/2015 1:18 PM
12	Park and Rec Parks and rec	9/4/2015 10:18 AM
13	Park and Rec park & rec	9/4/2015 10:13 AM
14	Park and Rec Park and Recreation	9/4/2015 9:54 AM
15	Park and Rec Medfield Park & Rec email	9/4/2015 9:35 AM
16	Park and Rec Parks & Rec email	9/4/2015 8:55 AM
17	Park and Rec Park and Rec	9/4/2015 8:11 AM
18	Facebook	9/4/2015 7:49 AM
19	Park and Rec Email from park and rec	9/4/2015 7:06 AM
20	Facebook non MSH Concerned citizens of Medfield Facebook page	9/4/2015 6:48 AM
21	Park and Rec Park & Recemail	9/3/2015 10:34 PM
22	No clue can't remember!	9/3/2015 9:57 PM
23	Park and Rec Park and Rec email	9/3/2015 9:16 PM
24	Park and Rec Medfield park and Rec email	9/3/2015 9:04 PM
25	Park and Rec Medfield Parks & Rec email	9/3/2015 9:01 PM
26	Park and Rec Park and Rec	9/3/2015 8:32 PM
27	Park and Rec Park and Rec email	9/3/2015 7:52 PM
28	Park and Rec park & rec	9/3/2015 7:42 PM
29	Park and Rec MPR	9/3/2015 5:28 PM
30	Park and Rec Park & Rec email	9/3/2015 5:01 PM
31	Email	9/3/2015 4:26 PM
32	Newspaper/Patch Patch	9/3/2015 4:14 PM
33	Park and Rec Parks and Rec	9/3/2015 3:50 PM
34	Park and Rec Parks and rec	9/3/2015 3:44 PM
35	Park and Rec Medfield Parks and Recreation Department	9/3/2015 3:44 PM
36	Park and Rec Pfaff	9/3/2015 3:30 PM
37	Park and Rec Email from Medfield Parks & Rec	9/3/2015 3:24 PM
38	Email sent to Ms. Raposa	9/3/2015 3:21 PM
39	Park and Rec Medfield Parks and Rec email	9/3/2015 3:07 PM
40	Park and Rec Park and Rec	9/3/2015 3:04 PM
41	Email	9/3/2015 3:04 PM
42	Park and Rec Medfield Parks & Rec	9/3/2015 3:02 PM
43	It was email to me	9/3/2015 3:00 PM
44	Word of Mouth Medfield Green Moms email list	9/3/2015 10:50 AM

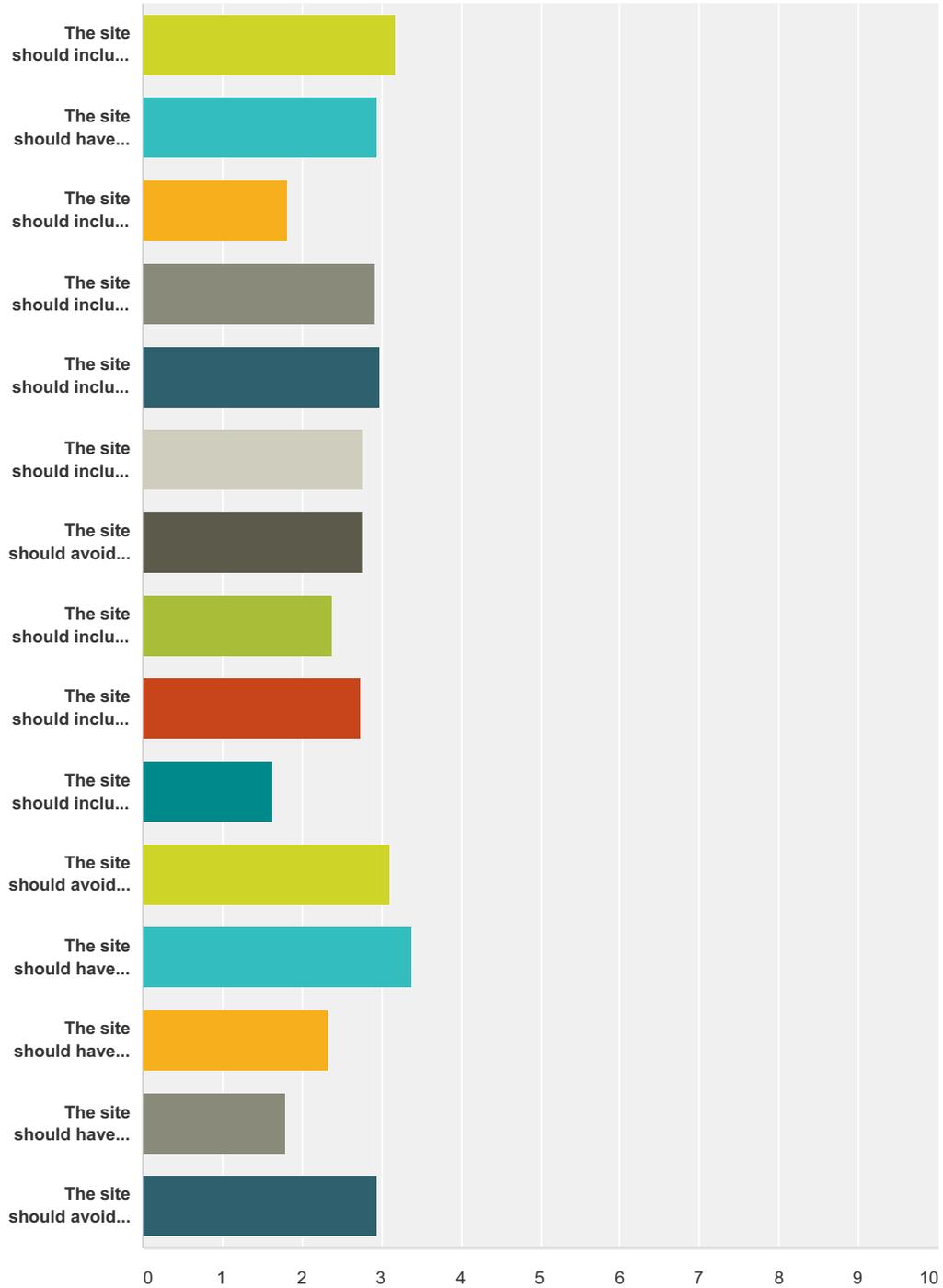
Medfield State Hospital Reuse and Redevelopment Public Input-Lightning Survey #3

45	Word of Mouth Trolly tour with Richard in June	9/3/2015 10:13 AM
46	Millis home page link	9/3/2015 8:07 AM
47	Newspaper/Patch read about tour in free Medfield newspaper	9/2/2015 4:37 PM
48	Word of Mouth Medfield Green	9/2/2015 4:13 PM
49	Word of Mouth medfield professionals link	9/2/2015 9:00 AM
50	Word of Mouth Bill W email	9/2/2015 8:35 AM
51	Word of Mouth spouse forwarded the email to me	9/1/2015 7:20 PM
52	you emailed me	8/31/2015 9:54 PM
53	Town of Millis Website	8/31/2015 7:19 PM
54	Word of Mouth Medfield Green	8/31/2015 6:41 PM
55	never received or heard anything about the survey	8/31/2015 1:27 PM
56	Word of Mouth Work	8/29/2015 2:26 PM
57	Word of Mouth My dad	8/28/2015 8:23 PM
58	MSH MPC town committee member	8/28/2015 8:46 AM
59	Park and Rec Heard about original survey from Medfield Parks and Rec	8/27/2015 9:47 PM
60	Cultural Alliance CAM	8/27/2015 8:57 PM
61	Facebook non MSH Concerned Citizens of Medfield Facebook Group	8/27/2015 3:55 PM
62	Cultural Alliance Medfield Cultural Council newsletter	8/27/2015 10:06 AM
63	Cultural Alliance Medfield Cultural enewsletter	8/27/2015 9:46 AM
64	Park and Rec Recreation Center Emails	8/27/2015 9:25 AM
65	Facebook non MSH Neighborhood facebook page	8/27/2015 8:28 AM
66	Cultural Alliance Medfield Cultural Council	8/27/2015 8:25 AM
67	MSH MPC MSH Redevelopment Committee Member	8/26/2015 2:29 PM
68	MSH MPC Email from Teresa	8/22/2015 8:29 PM

Q6 To what extent do you agree with these statements related to HOSPITALITY & RETAIL (Restaurant / Inn / Function Space / Shops)? Rate your answer on a scale of 1 (strongly disagree) to 5 (strongly agree)note: none of these statements are true or false. we are only soliciting public opinion. these statements are not all inclusive of the many ideas shared nor has the economic feasibility of each of these statements yet been determined.

Answered: 626 Skipped: 57

Medfield State Hospital Reuse and Redevelopment Public Input-Lightning Survey #3



	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	Total	Weighted Average
The site should include a banquet hall / function space for rent to host special events (ie weddings, celebrations, conferences).	10.82% 66	13.61% 83	34.75% 212	29.34% 179	11.48% 70	610	3.17
The site should have retreat facilities encompassing multiple services (guest housing, speaker rooms, large meeting spaces).	12.32% 75	22.00% 134	33.00% 201	24.30% 148	8.37% 51	609	2.94
The site should include fast food restaurants like pizza, sub, & burrito shops.	53.00% 327	23.99% 148	13.94% 86	5.67% 35	3.40% 21	617	1.82
The site should include family-style sit down restaurants.	22.53% 137	12.34% 75	27.30% 166	26.64% 162	11.18% 68	608	2.92

Medfield State Hospital Reuse and Redevelopment Public Input-Lightning Survey #3

The site should include medium-priced adult fare restaurants (think pub style).	20.95% 128	12.60% 77	24.22% 148	31.26% 191	10.97% 67	611	2.99
The site should include gourmet-style restaurants.	25.20% 154	13.42% 82	28.31% 173	24.06% 147	9.00% 55	611	2.78
The site should avoid any restaurants.	22.97% 136	23.48% 139	23.99% 142	11.82% 70	17.74% 105	592	2.78
The site should include a boutique hotel.	32.90% 201	21.44% 131	24.22% 148	18.49% 113	2.95% 18	611	2.37
The site should include a bed & breakfast.	21.91% 133	17.13% 104	31.30% 190	24.88% 151	4.78% 29	607	2.73
The site should include a hotel (think Marriott).	60.13% 368	23.53% 144	10.29% 63	4.90% 30	1.14% 7	612	1.63
The site should avoid any inns or hotels.	15.81% 95	17.97% 108	27.45% 165	16.14% 97	22.63% 136	601	3.12
The site should have small-scale, locally owned retail establishments.	13.66% 84	7.64% 47	21.95% 135	39.51% 243	17.24% 106	615	3.39
The site should have chain markets / retail opportunities as long as they are a small footprint.	37.24% 229	18.21% 112	22.11% 136	18.86% 116	3.58% 22	615	2.33
The site should have department store style, retail opportunities.	54.38% 335	23.38% 144	13.80% 85	5.68% 35	2.76% 17	616	1.79
The site should avoid retail opportunities.	17.77% 107	20.43% 123	29.90% 180	14.12% 85	17.77% 107	602	2.94

#	Comment:	Date
1	As much as I would love a burrito restaurant, the site seems like a poor one for any sort of retail.	9/8/2015 5:46 PM
2	i don't think the town should squander this land on private establishments	9/8/2015 4:37 PM
3	The retail opportunities should be tied in with other uses, such as arts/culture or recreation, or corner store for residents. It should not be a retail destination on its own.	9/8/2015 1:24 PM
4	Strongly opposed to putting any kind of strip plaza there. The only "business" I'd like to see is of a recreational nature such as a town pool or ice rink.	9/5/2015 9:04 AM
5	The more options to visit the location the better to draw local visitors to the site.	9/5/2015 7:59 AM
6	I think it should be more beneficial to the local economy and culture to have small scale, locally owned businesses and avoid all large retailers or businesses	9/4/2015 10:55 PM
7	Develop for park space or over 55 housing.	9/4/2015 5:19 PM
8	Want open space	9/4/2015 1:20 PM
9	As large as the hospital grounds are, they are not big enough to accommodate having large overnight conferences without having to tear down most of what is there. The buildings are almost all very charming and it would be nice to keep them.	9/4/2015 10:08 AM
10	Adamantly against big box retail & fast food chains. A casual bistro type restaurant that has a great patio area with outdoor seating that is family friendly would be ideal.	9/4/2015 9:01 AM
11	bring in some tax money to this town	9/4/2015 8:58 AM
12	With both 109 and 27 congested during peak hours, I strongly discourage large scale retail outlets, hotels and banquet facilities.	9/4/2015 7:20 AM
13	We would be agreeable to have a portion of the land be developed that way but at least half of the land should be kept green for bike trails, etc	9/4/2015 6:57 AM
14	I don't think this space should focus on retail at all but rather use retail establishments to enhance what we build. For example if we build a wonderful rec area then maybe a family restaurant or quick service restaurant or family run sports shop to add to the rec area.	9/3/2015 11:40 PM
15	I cannot get over how much these options could negatively impact our already wonderful community.	9/3/2015 9:57 PM

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16	I realize the housing options are off the table now, but I was under the impression that was a given and we just had to work out HOW it would work.	9/3/2015 9:00 PM
17	I feel as though the suggestions above would only add grid lock along route 109 and are extremely short sighted. Yes, we need some sort of commercial tax base but I don't think these suggestions are viable for the location.	9/3/2015 7:55 PM
18	The town really needs something that generates some tax income to help offset the cost of acquiring the property.	9/3/2015 7:51 PM
19	Banquet Hall = no Versatile Space for performances, workshops, classes, functions and possibly wedding-type functions = yes	9/3/2015 7:12 PM
20	Retail / food options would be OK in support of the local community - local grocery, coffee shop, etc. but should not include businesses looking to attract people from outside the area, and thereby increasing traffic flow to the site.	9/3/2015 5:15 PM
21	Please minimize traffic in the area, as well as any disturbances to surrounding neighborhoods.	9/3/2015 5:03 PM
22	retail would be a good use for this space . 128 station was a good thing for Westwood.	9/3/2015 4:51 PM
23	Lets make this beautiful site classicly modern.	9/3/2015 4:16 PM
24	I would love to see a Target Store go in along with other anchor stores. Similar to Dedham Legacy but smaller.	9/3/2015 3:33 PM
25	A new parks and recreation center would be best	9/3/2015 3:17 PM
26	Sports complex. Including a hockey rink and indoor soccer/multi sport facilities. It would draw commerce and minor traffic to the region, yet be utilized by a vast majority and enjoyed	9/3/2015 12:38 PM
27	If we avoid all commercial uses for the property, the tax burden will remain onerous and the resources for residents will dwindle. We want to give people a reason to come here, and choices of things to do once they arrive. That being said, Medfield is a small town and I don't believe it would be a large draw for a major hotel with Boston and Providence in such close proximity.	9/3/2015 12:17 PM
28	If we don't include some revenue generating facilities, the tax burden will remain onerous for residents. Also, we want to give people in the are a reason to come to Medfield, and a variety of things to do once they get here. That being said however, Medfield is a small town and I don't see it becoming a major destination for long distance travelers.	9/3/2015 12:07 PM
29	Offerings should be unique as a destination-- not just another chain. Something distinctive and not cookie cutter	9/3/2015 12:00 PM
30	I like the idea of pub or gourmet restaurant in conjunction with a boutique hotel. But not so much retail and eateries that would compete with the downtown area	9/3/2015 10:32 AM
31	Are there no open space options??	9/3/2015 8:09 AM
32	The site should remain a bucolic peaceful oasis and avoid commercial enterprises.	9/2/2015 10:51 PM
33	Medfield needs commercial businesses to offset tax burden on its citizens. I am envisioning a location similar to derby street in hingham. Please consider!	9/2/2015 9:05 PM
34	I think small scale "shops" would be perfect in this site...no BIG retail stores, no HOTELS, no BIG RESTAURANTS...small coffee shops / dessert shops...etc... "Mom and Pop" privately owned.	9/2/2015 7:23 PM
35	Scale is important; facilities should not be too large. Retail and restaurant facilities should be compatible with the other uses of the property.	9/2/2015 6:58 PM
36	this site should have a disc golf course	9/2/2015 4:38 PM
37	The site should focus on residence. A significant portion of which should be for "empty nesters" who no longer need 3000 sqr feet but want to stay in Medfield or nearby town. Two bedroom, single level with garden, garage and lots of footpaths. Condominiums with association dues so residence have a nice yard etc. but do not have to do the work themselves. Retail would be nice but, lets face it, retail on Hospital Hill will be used by the people who live there. Very unlikely someone in South Medfield or even in town would drive to get pizza or shop on Hospital Hill. The higher the number of residences the more chance a business will establish and flourish.	9/2/2015 8:42 AM
38	Would love to see a microbrewery... think Harpoon Brewery in Boston.	9/1/2015 7:22 PM
39	Site should focus on high tech research firms or higher education. Keep food and lodging away from the site.	9/1/2015 11:30 AM
40	We owe the community an opportunity to create a tax paying base of business that increases the opportunities for economic growth in Medfield.	9/1/2015 8:50 AM
41	I don't want a strip mall. Refurbishing the existing buildings, something that would bring income to the town, but would not take away the charm, open public space that would draw folks all year long, an art facility that folks could rent for functions. it would also be ideal if our town met the criteria of low income housing.	8/31/2015 9:41 PM

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42	I have enjoyed the space many times for walks in all seasons. Mostly x-country in the winter. I personally always thought the best use of the space would be a trade school with an on campus setting. There are Colleges everywhere, but time for our youth to also have the ability to learn many trades in a a beautiful setting like that. Opportunity for learning things not available at other colleges. Everyone is not college bound. It would also be nice for people living locally to have access to areas of the property for sports and out door activities. Theater?? Personally I am not too into the stores and restaurant and hotel aspects mentioned above.	8/31/2015 8:05 PM
43	The reason Medfield is special is its quaintness; keep business out of the hospital's grounds.	8/31/2015 6:33 PM
44	If there is housing there, then there should be the kind of small retail needed to support it. For example, small shops and or restaurants.	8/31/2015 6:25 PM
45	Although it would be lovely to have an upscale banquet hall in our town, I would hate to see other restaurants or retail shops open that would compete with our existing offerings. I also feel that a hotel would be unnecessary in our area.	8/31/2015 3:41 PM
46	With due respect for all the troubled souls that linger there, an agriculture farmland would be more appropriate. Just saying.	8/31/2015 3:17 PM
47	I think some small amount of these sorts of uses would be good to add to the level of interest at the site.	8/31/2015 1:38 PM
48	A small (not much bigger than Lord's) retail department store would be great, not not a Macy's or Kohl's.	8/31/2015 12:49 PM
49	Recreational space	8/31/2015 8:00 AM
50	Too beautiful a space to cloud with strip malls and hotels. It should be used to make places for people to call home and to preserve the serene nature of the property as much as possible.	8/31/2015 1:16 AM
51	This is a tough one. I hate the thought of the character of this area changing - anything retail would need to be small scale and it is an area off the beaten path-so would want to be sure wvwn a viable option. Not sure if a study could be done if a conf center is viable in this area	8/30/2015 10:33 AM
52	This a tough one-	8/30/2015 10:26 AM
53	we should concentrate retail establishments in the downtown area	8/29/2015 9:34 PM
54	We have plenty of eating and shopping opportunities available in the metro-west area. Also, it is difficult for a retail establishment to be successful in Medfield. The hospital area doesn't seem to be in a good location to attract retail business. I would prefer focusing on housing, recreation, and open space.	8/29/2015 3:12 PM
55	Please put in a chipotle or qdoba it would be splendid to have a Mexican restaurant or if that doesn't work a Burger King would work out perfect. Medfield has no Mexican restaurants.	8/28/2015 8:32 PM
56	The Town's commitment should be to environmental positives - open space, paths for walking and biking, Park and Recreation fields for youth sports. The property's upper side and rear should be considered for a limited number, perhaps thirty market priced senior housing units. Efforts to mitigate 40B requirements should be addressed at Tilden and at Hinkley locations.	8/28/2015 5:00 PM
57	"should have"?	8/28/2015 9:32 AM
58	"should have"?	8/28/2015 9:30 AM
59	local shopping only. medfield things maybe.	8/27/2015 10:08 PM
60	I would hate to see any large stores or chains in the space. One of my favorite things about Medfield is the opportunity to shop "small" and "local." I think Starbucks and Dunkin Donuts are enough.	8/27/2015 6:37 PM
61	The key word is "quaint"	8/27/2015 4:09 PM
62	Having a mix of uses will make the site more of a 24-hour, vibrant community.	8/27/2015 1:05 PM
63	I envision a small, quaint boutique hotel or B&B, a non-chain restaurant with character and some locally owned retail shoppes.	8/27/2015 11:42 AM
64	establishments here should be designed to have people come and linger... eat, then go to a cultural event or someplace to get refreshment after being active in nature or at athletic event (skating, bowling, swimming, hiking etc.)	8/27/2015 10:31 AM
65	If an inn is approved, a small gourmet restaurant as part of it would be ok.	8/27/2015 10:24 AM
66	These types of things help bring revenue to the town and can be tastefully done. If you there are recreation activities where families are going to be spending extended periods of time, it only makes for those families to feel that they can eat. as a business traveler, I feel that lodging will be more attractive if there are retail and food establishments located within walking distance of the hotel. This town needs chain options that are familiar yet tasteful like a Panera Bread.	8/27/2015 9:33 AM

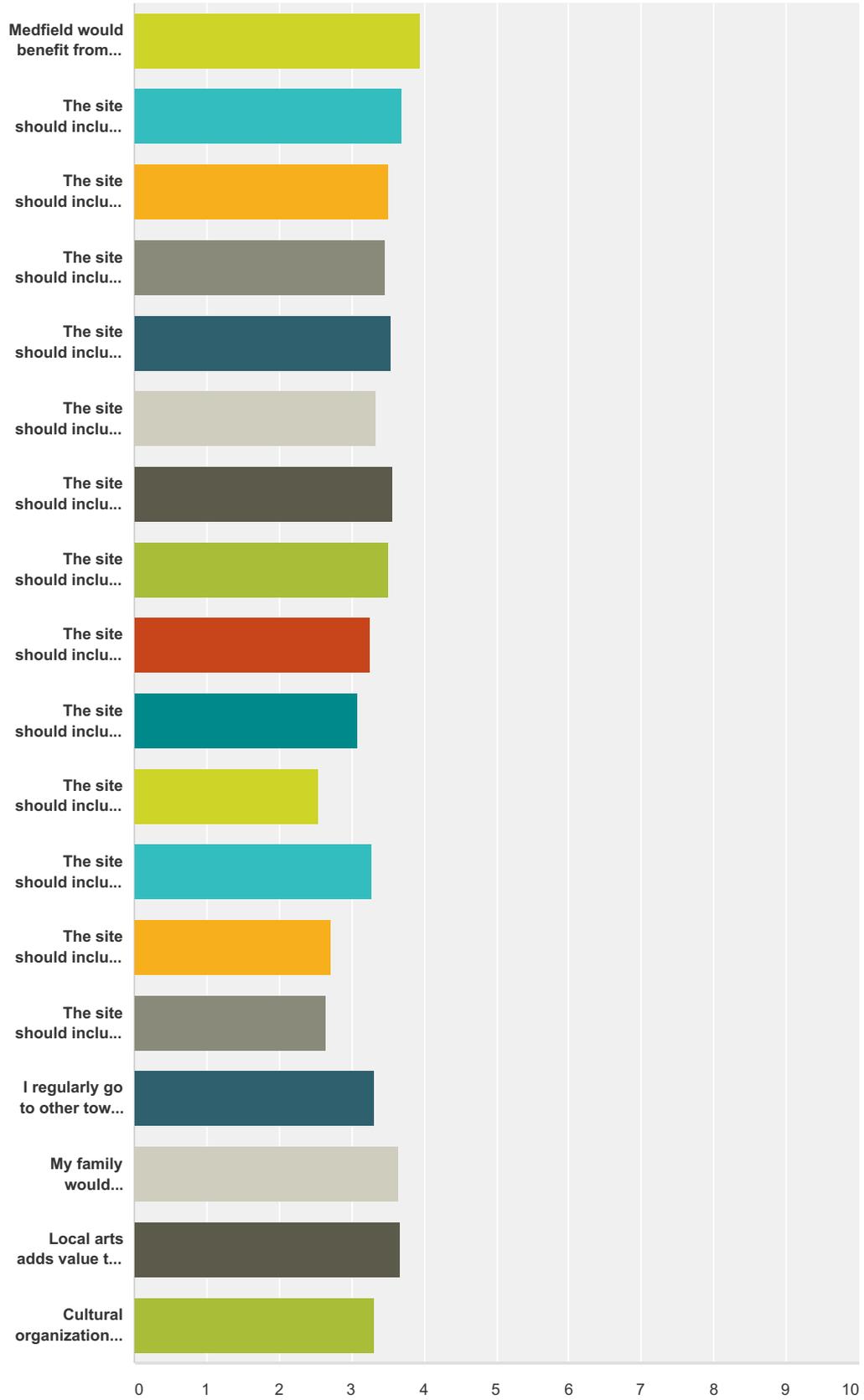
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67	To me, the essential question is balance - affordable housing, senior housing, some limited high end housing for the tax revenue, lots of recreational/environmentally protected space, and the housing choice should PARTLY DRIVE the retail and hotel choices...I do think local retail, some limited chains, and lots of varied food choices are quite supportable...I do not think a large hotel or conference center is supportable unless there is a tie to an educational institution....	8/27/2015 8:30 AM
68	The site shall be primarily recreation and open space for all to enjoy. The site could be maintained by a TTOR type of group to defer any costs of care.	8/26/2015 9:41 PM
69	I think any retail/restaurants/inns should be locally owned (NOT chain) and more upscale.	8/26/2015 9:11 PM
70	Do not think the rural area can successfully support retail/hotel businesses. Depending on the final layout of the space, maybe some small eating establishments could be successful. I feel that the MSH area should remain majority open space. I think any structures should be located on Lot 3 and Hinckley only.	8/26/2015 9:01 PM
71	Town is over crowded and takes forever to get around as it is traffic is awful on 109 and 27	8/26/2015 7:41 PM
72	I prefer mainly a recreational site with some luxury, market rate and senior housing with limited retail. A key concept is to maintain the central square quad, maybe keep some buildings on the corners and the chapel, demo the rest.	8/26/2015 6:57 PM
73	Retail, restaurants, meeting space, lodging all need to fit residential plan and/or bigger picture for property. In general, I'm against chain store/chain restaurants and would like to see a "cottagy" feel to the property, i.e., local establishments, mom & pop stores, inns/b&bs, etc. -- much like Concord, MA.	8/26/2015 5:02 PM
74	A boat and canoe, kayak rental nearest building to the ramp. Re-use of large buildings for banquet wedding hall and all other rentals. Another building re-used for an art and cultural building. I don't want to destroy the hospital campus as it's so historic. Use other properties across the street for whatever you want!	8/26/2015 4:48 PM
75	I can't imagine that this location (off the beaten path) would attract much traffic for these 'hospitality' venues.	8/26/2015 3:54 PM
76	1] GOLF COURSE 9 HOLES ..TOWN OWNED, WITH SNACK AREA..FUNCTION AREA 2] ESPLANADE APPROXIMATELY LEFT FRONT OF OLD CLARK HOUSE FACING DUE EAST..CROWDS UPHILL WATCHING SUNSETS, ETC..FACING WEST	8/26/2015 3:13 PM
77	Small retail, dining, or guest accomodations ok	8/26/2015 3:04 PM
78	Most shops and food establishments should be boutique style weather chain or non chain making it a select and unique shopping and dinning experience. This does not mean to exclude upscale modern establishment but limit them. I think we want diversity with style and class within the character of the campus.	8/26/2015 2:43 PM
79	Although I would prefer to see smaller scale developments in hotels, restaurants & retail, I feel that some inclusion of larger developments in the mix could increase traffic which would benefit smaller local establishments.	8/26/2015 2:42 PM
80	the shopping, dining and other traditional service needs of future residents or other such permanent users need to be considered for both marketing and practicality reasons	8/26/2015 2:33 PM
81	Last question is not a good one-what if you support small local but not large chain stores-how would you answer?	8/26/2015 2:14 PM
82	I would like to see small restaurants/coffee shops that serve visitors and the people who live there.	8/22/2015 8:35 PM

Q7 In Medfield, arts and culture encompasses our history (events, places, people), and a variety of art forms including visual, performing (theater and dance), literary, and culinary. To what extent do you agree with these statements related to ARTS & CULTURE? Rate your answer on a scale of 1 (strongly disagree) to 5 (strongly agree). note: none of these statements are true or false. we are only soliciting public opinion. these statements are not all inclusive of the many ideas shared nor has the economic feasibility of each of these statements yet been determined.

Answered: 595 Skipped: 88

Medfield State Hospital Reuse and Redevelopment Public Input-Lightning Survey #3



	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	Total	Weighted Average
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Medfield State Hospital Reuse and Redevelopment Public Input-Lightning Survey #3

Medfield would benefit from expanded cultural activities.	3.04% 18	4.05% 24	17.88% 106	45.87% 272	29.17% 173	593	3.94
The site should include a venue for performing arts such as theater, dance and music events.	4.59% 27	9.86% 58	20.24% 119	43.03% 253	22.28% 131	588	3.69
The site should include visual art galleries / exhibition spaces.	5.59% 33	10.34% 61	30.34% 179	35.93% 212	17.80% 105	590	3.50
The site should include rehearsal/practice space for visual and performing arts.	5.46% 32	10.75% 63	32.42% 190	33.62% 197	17.75% 104	586	3.47
The site should include arts education classrooms and studios.	4.93% 29	9.52% 56	29.08% 171	38.95% 229	17.52% 103	588	3.55
The site should include kitchen space for culinary arts.	7.33% 43	11.58% 68	35.43% 208	31.35% 184	14.31% 84	587	3.34
The site should include an outdoor amphitheater.	6.97% 41	9.69% 57	22.79% 134	40.31% 237	20.24% 119	588	3.57
The site should include outdoor sculptures (temporary or permanent).	6.35% 37	9.26% 54	31.05% 181	34.13% 199	19.21% 112	583	3.51
The site should include artists' studios.	7.82% 46	13.44% 79	37.41% 220	28.06% 165	13.27% 78	588	3.26
The site should include artists' live/work studios.	10.30% 59	17.28% 99	38.05% 218	23.04% 132	11.34% 65	573	3.08
The site should include cinema/movie theater.	27.19% 158	24.44% 142	22.38% 130	18.59% 108	7.40% 43	581	2.55
The site should include a historical museum.	8.40% 49	13.38% 78	35.16% 205	29.33% 171	13.72% 80	583	3.27
The site should include related commercial arts spaces (architecture, design, film, gaming).	18.35% 107	21.96% 128	34.65% 202	20.58% 120	4.46% 26	583	2.71
The site should include a community-based maker space with equipment found in a machine shop / CNC / 3D printing facility.	18.02% 104	25.13% 145	36.40% 210	14.21% 82	6.24% 36	577	2.66
I regularly go to other towns to get my "fix" for arts.	9.22% 54	15.19% 89	27.82% 163	31.06% 182	16.72% 98	586	3.31
My family would participate in cultural activities (attend a lecture, take a class, etc).	4.59% 27	9.86% 58	22.96% 135	41.16% 242	21.43% 126	588	3.65
Local arts adds value to community home properties.	3.61% 21	9.97% 58	25.60% 149	37.29% 217	23.54% 137	582	3.67
Cultural organizations often provide adaptive re-use of historic buildings for a long-term \$1/year lease. This is a desirable option for the MSH site.	9.61% 56	9.95% 58	36.88% 215	26.24% 153	17.32% 101	583	3.32

#	Comment:	Date
1	Obviously, by saying agree or strongly agree to multiple categories above does not mean the desire is for all of them to come to fruition. A subset of the many options chosen above could do the trick!	9/8/2015 1:27 PM
2	I love the idea of a community-based maker space. I also love the idea of some place like ELIOT SCHOOL in Jamaica Plain (http://www.eliotsschool.org/) where people can take arts/crafts/trades classes such as in woodworking, agriculture/farming/animal husbandry, archery, pottery, painting, theatre etc. That would be awesome, especially if it offered sessions/classes/programs for different ages: kids, teens, and adults.	9/8/2015 11:40 AM
3	This is toughest part of surveys for me. I think would need to know more about feasibility and likelihood of area being able to sustain retail/hotel/function type activities. Nothing would be worse than boarded up failed businesses!	9/7/2015 6:53 AM
4	Long term \$1/year lease on a very limited basis would be ok if the cultural organization would add value, but this should be done minimally, because the town could use the taxes/revenue from commercial or housing alternatives.	9/6/2015 10:28 PM
5	We strongly oppose any use that might create sounds, smells, etc... that could impact abutting neighbors.	9/5/2015 9:09 AM

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6	Let's call it like it is, Medfield is not an artsy town. It would be silly and wasteful to promote anything other than a small amount to cultural performances. Maybe a small amphitheater of sorts for some shows, but there is no need to artists space. The hospital space should be designed that the whole town can use it. Not a small group of middle-aged or older couples who like to look at art. If they like that, they are already going to Boston or other towns to enjoy it. And it will only be an evening thing leaving the place empty in the day. Medfield is for families.	9/4/2015 10:14 AM
7	It would be nice to earn some tax revenue!	9/4/2015 9:59 AM
8	Cultural development would be much more preferable to restaurant & retail development.	9/4/2015 7:01 AM
9	This would be better suited if Medfield was an older community but seeing as young families gravitate to town to raise families a rec and sports multi use area makes more sense.	9/3/2015 11:42 PM
10	Don't know if these are economically viable or sustainable.	9/3/2015 9:45 PM
11	The property is beautiful and a cultural piece would be ideal. The ?'s not answered or w/neutral answers, not sure what is being suggested. Is it for commercial tenants in those fields?	9/3/2015 8:07 PM
12	I'm not sure if there is a demand for art studios in the area, or if it could generate income, but it certainly seems like a nice idea. I think in general I would prefer special events space - amphitheater, dance hall, etc. that might draw an occasional large crowd to more constant things like a movie theater that would create a constant increase in traffic.	9/3/2015 5:20 PM
13	Proposed activities should not adversely affect traffic and should not disturb the tranquility and state of local neighborhoods.	9/3/2015 5:06 PM
14	Fantastic suggestions!	9/3/2015 3:57 PM
15	Would like a new parks and rec center.	9/3/2015 3:47 PM
16	movie theater only if it's small, like the Dedham Community Theater	9/3/2015 3:39 PM
17	An excellent example of reuse locally is the Motherbrook Arts and Community center in Dedham. see the link here: https://www.motherbrookarts.org/	9/3/2015 3:10 PM
18	I love the idea of a theater, and I go to theater in Cambridge the Newton frequently. However, with the recent sad closing of the Woodland Theater at the high school, I do not think it is viable for Medfield to build a theater facility with no prospect of a theatrical company to use it. Are there perhaps during groups which could be booked in Medfield?	9/3/2015 2:40 PM
19	This is flat out dumb. The Zullo barely gets traffic as it is	9/3/2015 12:39 PM
20	There is a viable but disjointed arts community already here. While many artists live and work locally, there is little communication and overlap among them. Locating an arts complex in one place would build a greater sense of community overall for all of Medfield, not just for those who favor the arts.	9/3/2015 12:20 PM
21	We have a thriving, but disjointed arts community in Medfield. By making spaces available for a variety of the arts in a common area, we promote a more cohesive community for all residents, not just those interested in the arts.	9/3/2015 12:10 PM
22	as much arts and culture as possible whether managed by a local non-profit, or in partnership with existing institutions	9/3/2015 10:37 AM
23	How about a museum dedicated to the rise and fall of state hospitals in MA ?- they are disappearing (and the old-timers who worked in them) and were a huge piece of the mental health care picture for decades.	9/3/2015 8:15 AM
24	I believe Medfield has had more cultural arts projects lately, although I'm not a fan of some....especially the pink tutu's on the MSH trees. I think historical/museum and learning areas relating to the STATE HOSPITAL and MEDFIELD would be perfect, but expanding beyond that not important.	9/2/2015 7:27 PM
25	build a disc golf course	9/2/2015 4:41 PM
26	The old hospital site is really cool.. But - the reality is the re-use options are limited and very expensive. Keep the old chapel building. Keep that as the "center" of a re-use of the property. Build residences, small retail, art studios, fitness club, coffee shops etc. around the old chapel building. All other building should be demolished - the sooner the better. The chapel building will stand as a monument to the old State Hospital. That's all that is needed. It's a very cool building and can be used for performances, cafe, art shows, boy/girl scout gatherings. Put referbishing efforts into one good building and tear the rest down. Sorry. I love old building. But they have to go. Start with a clean slate. The ideas for the 21st century will become much easier and more sensible once the old buildings are gone.	9/2/2015 8:51 AM
27	I can't foresee a culture/arts facility being an economically feasible option for the site. We recently lost the amateur theatrical productions at the state of the art high school auditorium - what does that tell us about the need for an additional venue in Medfield? I do not want my taxes to go up to support an unsustainable arts facility that will be a drag on the community in the future. These survey questions appear to be highly biased towards an art/culture outcome.	9/2/2015 7:38 AM
28	Keep any art in line with the historical architecture of the buildings.	9/1/2015 11:33 AM

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29	Medfield could have the opportunity to provide an arts culture similar to Tanglewood or Chautauqua. Both provide a creativity that allows the town to develop in a more unique and attractive way than the typical and boring cookie cutter retail chains. The financial value of the town would increase due to the societal demographics of the type of clientele it would bring to Medfield. Could be a win win on all fronts.	9/1/2015 12:46 AM
30	Whatever use is made of former Medfield SHS, the uses cannot be subsidized by the Town.	8/31/2015 9:58 PM
31	BRILLIANT ways to use this space: our version of http://assemblestudio.co.uk/ and jacob's pillow and all the funky fun stuff we have to leave town for. All these creative ideas would be utter BLISS!	8/31/2015 9:46 PM
32	Again, maybe the possibility of certain buildings being used for teaching other trades, not easily accessible locally....	8/31/2015 8:08 PM
33	Combining the natural beauty of the area with art could work if implemented correctly; outdoor performing spaces seem feasible.	8/31/2015 6:35 PM
34	With due respect for all the troubled souls that linger there, an agriculture farmland would be more appropriate. Just saying.	8/31/2015 3:18 PM
35	If "gaming" is a euphemism for gambling, my answer is NOOOOOOOOOO!!!!	8/31/2015 12:53 PM
36	Medfield is a strong supporter of the arts, but performing arts groups must compete for the limited practice and performance space available at the high school (including our high school music and drama groups that are often displaced by fee-paying outside groups who use the high school spaces). More venues are needed to allow Medfield's variety of performing arts groups to flourish and to allow others to develop, which will benefit the community as a whole.	8/31/2015 10:31 AM
37	Reuse should focus on the demands for space. "Build it and they will come" is not an acceptable alternative for a public space. There should be a commitment to use of any development.	8/31/2015 10:14 AM
38	Knew	8/31/2015 8:04 AM
39	Medfield is sorely lacking in cultural activities and opportunities. Would be great to add theatre, art studios, etc.	8/30/2015 4:45 PM
40	I am in support of additional cultural opportunities in town but wonder if we are using the current facilities we have in the schools, Zullo Gallery, churches, etc. I would need to see a plan in order to understand how the above named facilities would be incorporated in the MSH site.	8/29/2015 9:42 PM
41	Retail sports such as hiking, fishing, bikes, canoes, kayaks, cross country skiing. Fitness yoga etc. Farm to table.	8/29/2015 2:38 PM
42	Noble cultural interests and aspirations may warm the spirits but they yield inevitably, without initial and on-going deeply founded financial benevolence, to punishing fiscal realities. There are far too many obstacles to success for a town of Medfield's size and status for it to contemplate a "culture" center effort.	8/28/2015 5:17 PM
43	(1) "should have"? (2) i'd need more info re the last question.	8/28/2015 9:34 AM
44	I've loved adaptive reuse since the 70's: it preserves our history while also facilitating future growth and diversification. A strong arts community would enrich our lives and make the town a more desirable place to live.	8/27/2015 1:07 PM
45	Arts and Culture is tricky in Medfield since much of the town is away during the Summer. This obviously limits the value of some types of investment. That said, we do need a better place than the library gazebo for concerts and theater! Medfield also needs more retail (including restaurants), but the MSH's isolated location is not really conducive to "foot traffic" required for small boutique shops, and most "destination" establishments are usually less desirable chains/big box stores.	8/27/2015 1:02 PM
46	I strongly feel like Medfield is missing a cultural arts component. I recently attended the Woodland Theater's production of "Titanic" and it was one of the best shows I have ever seen. My four young children still talk about the show, as it had quite an impact on them. Unfortunately, the company is no longer able to put on productions because attendance was low, and therefore not financially feasible. I have lived in Medfield for ten years, and unfortunately, this was the first time that I had heard about this particular theater company. If Medfield had a central location for performing arts productions, I assume that marketing would be more visible and small companies, like Woodland would have a home from which to thrive. We often see productions and my children have taken classes at the Franklin School for Performing Arts and the Black Box Theater in Franklin. Spaces such as these would be wonderful to have in Medfield and would add a great deal to our community.	8/27/2015 11:50 AM
47	\$1/year is foolish.	8/27/2015 10:33 AM
48	Senior housing	8/27/2015 9:10 AM
49	Given the proximity to Boston, much of this, other than space for artists, and some limited arts learning spaces, this feels redundant...To me, this is a "nice to have", but I would not devote a great deal of space and energy to it...Again, our efforts here are likely, except for space for artists, to be very redundant with those in close proximity....	8/27/2015 8:54 AM
50	No outdoor functions (tents, amphitheater). Preserve the peacefulness of the site.	8/27/2015 8:33 AM

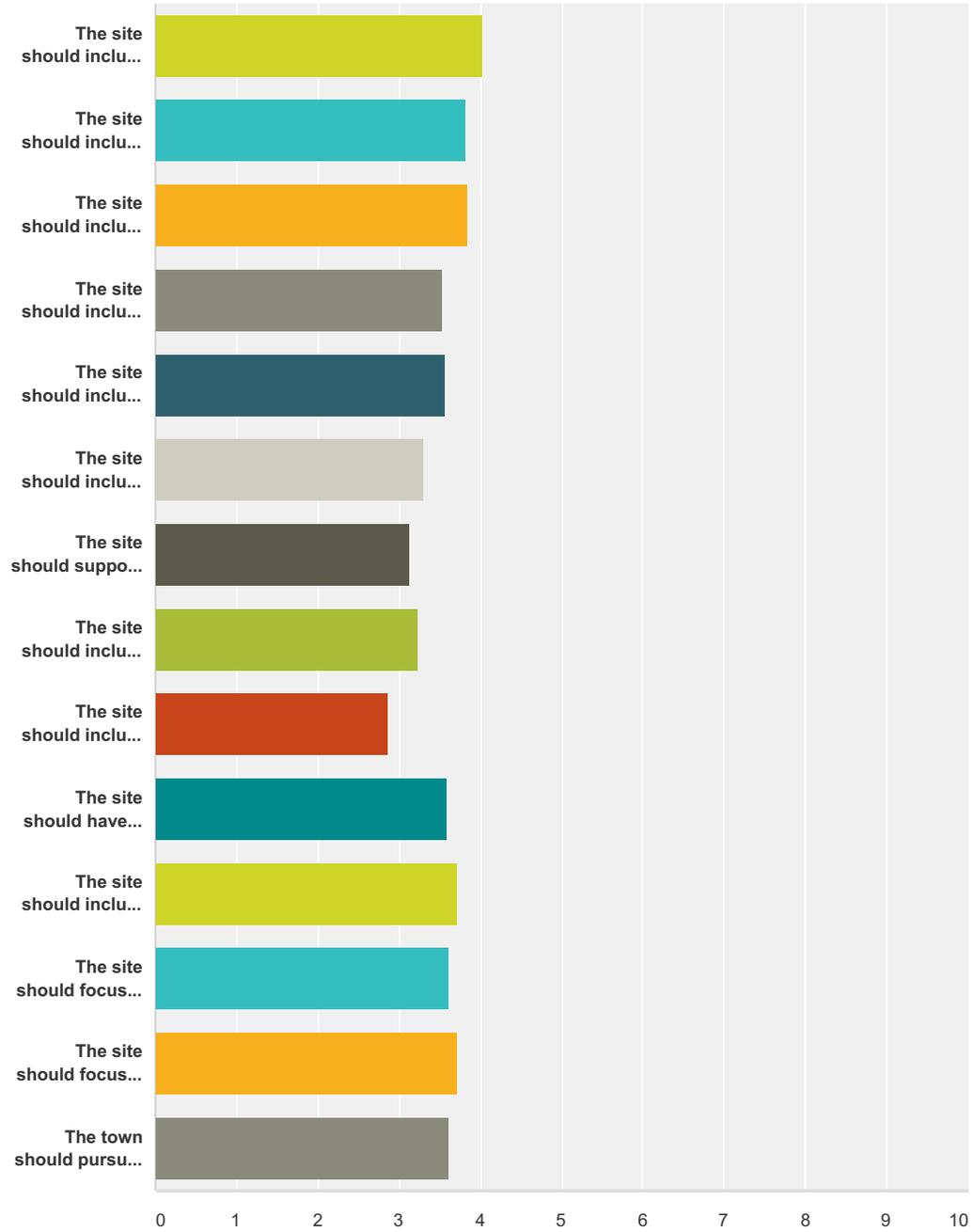
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51	Medfield has that rare opportunity to create something very special through the arts (think MassMOCA, DeCordova, etc.) - a regional - possibly statewide - draw for all ages while also supporting its schools (providing access to materials and opportunities that don't exist now), building off our impressive work in historic preservation - which is already a distinguishing factor for Medfield that can be improved, enhancing property values, providing stimulating activities, and keeping public access to this bucolic property. Don't rush this and get some professional expertise.	8/27/2015 7:55 AM
52	I am pro-arts and cultural activities and these programs should be expanded but in the main down town area not the remote MSH site. We must use caution and protect our significantly important and emerging downtown. I want to see expansion of cultural arts etc. in this location.	8/26/2015 9:46 PM
53	The last question is not really clear....	8/26/2015 9:13 PM
54	Based on questions, perhaps we need to have a small tech/arts college at the site, using some of the existing historical buildings.	8/26/2015 9:06 PM
55	The site as great potential, and historical precedent for farm to table agricultural pursuits.	8/26/2015 7:00 PM
56	Outdoor performance space is very important but it does not need to be an amphitheater.	8/26/2015 5:04 PM
57	PLEASE re-use buildings for all of above!!!	8/26/2015 4:50 PM
58	Re cinema: Independent along the lines of Dedham, West Newton, Kendall square.	8/26/2015 3:26 PM
59	If the intent is to make this a place for everyone then we have to be diverse in the offerings. This means a smattering of everything and not a high concentration in any one area. I think initially offering short term leases to non-profits at a low rental rate is a good idea. It would facilitate establishing early activity and interest while the rest of the plan is being implemented. Short term leases would give flexibility to determine the direction for the future.	8/26/2015 3:15 PM
60	ESPLANADE APPROXIMATELY LEFT FRONT OF OLD CLARK HOUSE FACING DUE EAST..CROWDS UPHILL WATCHING SUNSETS, ETC..FACING WEST	8/26/2015 3:13 PM
61	Facilities for the arts are a nice enhancement but shouldn't drive the project	8/26/2015 3:06 PM
62	Cultural elements are very desirable but they must be viewed along with the appurtenant economic considerations. Consideration should be given to both privately funded & supported cultural sponsors and publicly backed endeavors and the financial projections need to be analyzed and communicated.	8/26/2015 2:51 PM
63	Sculptures -- it DEPENDS on how they look -- they can be fine and they can be terrible.	8/26/2015 2:11 PM
64	All affluent towns with educated people need arts and culture. But I am not talking about the type of programs run by a Park and Rec.	8/26/2015 12:06 PM
65	Only \$1 per year?! Can't pay for the infrastructure costs of the site with such a low rent.	8/23/2015 8:13 AM
66	Too many questions in this section. Could be consolidated.	8/22/2015 8:43 PM

Q8 MSH has a long history as a working agricultural property with cows, chickens, orchards and produce. It was self sufficient and generated enough produce to supply other area hospitals. Much of the land within and surrounding the site is prime agricultural soil. There are two parcels that flank the core campus on the east and west that will be under the State's Department of Conservation and Recreation (DCR) control. Recent legislation has mandated that these two parcels could be used only for passive recreation or agricultural purposes (no buildings) with appropriate authorization. To what extent do you agree with these statements related to AGRICULTURE? Rate your answer on a scale of 1 (strongly disagree) to 5 (strongly agree). note: none of these statements are true or false. we are only soliciting public opinion. these statements are not all inclusive of the many ideas shared nor has the economic feasibility of each of these statements yet been determined.

Answered: 581 Skipped: 102

Medfield State Hospital Reuse and Redevelopment Public Input-Lightning Survey #3



	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	Total	Weighted Average
The site should include space for a farmer's market.	2.26% 13	3.30% 19	18.43% 106	42.43% 244	33.57% 193	575	4.02
The site should include a retail farm stand or store.	4.00% 23	2.43% 14	26.09% 150	42.78% 246	24.70% 142	575	3.82
The site should include space for a Community Supported Agriculture (CSA) where one buys a "share" of vegetables from a local farmer.	3.12% 18	4.16% 24	24.26% 140	41.77% 241	26.69% 154	577	3.85
The site should include space for community garden plots for individuals to grow their own produce.	5.44% 31	12.46% 71	27.02% 154	34.74% 198	20.35% 116	570	3.52
The site should include a farm to table restaurant.	7.68% 44	8.20% 47	28.80% 165	31.06% 178	24.26% 139	573	3.56

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The site should include edible plants throughout the landscape.	4.72% 27	9.44% 54	51.92% 297	20.28% 116	13.64% 78	572	3.29
The site should support a culinary incubator with shared use commercial kitchens supporting specialty food product makers, bakers, caterers, farmers, personal chefs and nutritionists.	8.77% 50	14.56% 83	41.58% 237	24.56% 140	10.53% 60	570	3.14
The site should include a working farm inclusive of animals.	7.02% 40	15.09% 86	38.60% 220	25.26% 144	14.04% 80	570	3.24
The site should include a working farm exclusive of animals.	10.85% 61	16.73% 94	54.45% 306	12.81% 72	5.16% 29	562	2.85
The site should have orchards.	3.16% 18	6.85% 39	36.38% 207	35.15% 200	18.45% 105	569	3.59
The site should include educational opportunities focused on agricultural learning for children and young adults.	2.81% 16	4.39% 25	30.58% 174	43.41% 247	18.80% 107	569	3.71
The site should focus on growing food that would be consumed in the school cafeterias.	5.67% 32	7.09% 40	31.21% 176	32.62% 184	23.40% 132	564	3.61
The site should focus on growing food that would be consumed locally by partnering with local restaurants.	4.42% 25	5.66% 32	28.14% 159	37.88% 214	23.89% 135	565	3.71
The town should pursue agricultural use from the state of the abutting parcels on the east and west.	6.29% 36	4.90% 28	34.97% 200	29.20% 167	24.65% 141	572	3.61

#	Comment:	Date
1	I would be concerned about consuming food grown ones property due to toxic chemical dumping so close by.....	9/8/2015 9:26 PM
2	It was a farm before, it should be a farm again!	9/8/2015 3:47 PM
3	In general some educational community resource related to agriculture is a great idea. A good example of this is the Natick Community Organic Farm: http://www.natickfarm.org/	9/8/2015 11:42 AM
4	See prior comments regarding opposition to commercial development and concerns for abutting neighbors. Regarding agricultural/farming development, there's been too much environmental contamination there already, I would not want additional fertilizers and pesticides used on the property.	9/5/2015 9:15 AM
5	I love the idea of providing health and local food experiences to residents. You could also involve the schools in educational projects and instruction.	9/5/2015 8:05 AM
6	This is what the purchase of the hospital grounds is about! Community and leading better lives! Access to fresher produce from our own town is great! Just remember farm to table restaurants are expensive, and there should be all levels of restaurant types available. Working farm great, maybe just a few cows for milk for cheese, not too many animals.	9/4/2015 10:17 AM
7	Organic would be GREAT	9/4/2015 8:57 AM
8	Creating a holistic organic and healthy food destination would be a great long-term benefit for Medfield. We should be a hub for health and fitness education and resources. Offerings such a classes and seminars on healthy food, cooking classes, youth education and "realistic" healthy food options, fitness education and classes, a health and fitness newsletter, etc.	9/4/2015 8:01 AM
9	Seriously??? This is not a farming community. Go to sherborne for that not Medfield.	9/3/2015 11:44 PM
10	Not sure of the economic viability or sustainability	9/3/2015 9:45 PM
11	The property should without doubt be utilized as a working farm with CSA barns, kitchen teaching, etc. Farm stand & retail would go hand in hand...the farmers market would not be needed . If there were more support for this type of re-use, Medfield could have a sort of "Omega Institute" type facility utilizing the beauty of the site.	9/3/2015 8:14 PM
12	I like the idea of small scale agriculture - community garden plots, or small scale farm to support a farm stand or CSA - not large scale commercial farming or orchards.	9/3/2015 5:24 PM
13	Any agricultural activities should minimize disturbance of local neighborhoods and should ban the use of chemical pesticides and fertilizers.	9/3/2015 5:08 PM
14	Plenty of open space along North Meadows that could be filled in and deveoloped	9/3/2015 4:21 PM
15	I don't see a need for us to tell the State what to do with the east and west parcels...	9/2/2015 7:31 PM

Medfield State Hospital Reuse and Redevelopment Public Input-Lightning Survey #3

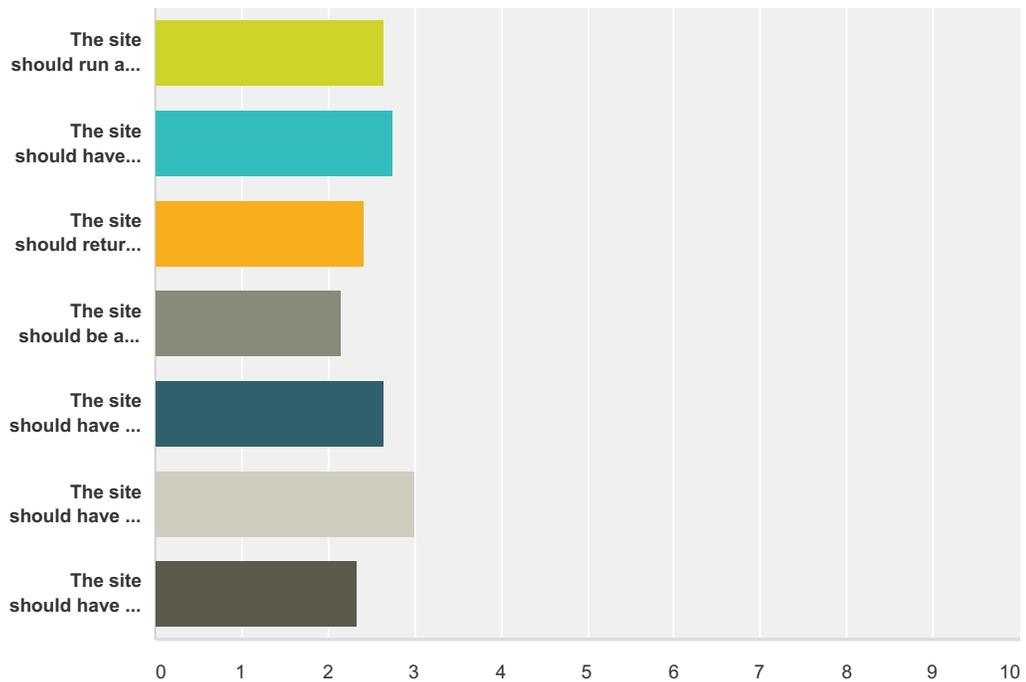
16	I like the idea of a CSA or working farm, but these can be unsightly - with plastic and deer netting and compost heaps. It is important that they be located where they do not impair views or generate unpleasant odors.	9/2/2015 7:10 PM
17	I like the idea of community garden plots. Can someone weigh in and comment on the popularity of the community garden plots on Plain St. Involving youth in community gardens could include a local FFA chapter.	9/2/2015 6:15 PM
18	this is all nice, as long as a disc golf course is still built	9/2/2015 4:43 PM
19	A farm to-table restaurant is a good idea. But it's hard to do. Requires the right person/people to run it. I have seen this done well and it's a beautiful thing.	9/2/2015 8:54 AM
20	Farm-to-table combined with a culinary arts facility would be a home-run.	9/1/2015 3:00 PM
21	Trying to grow food for the schools is too complicated and too uncertain. Not realistic.	8/31/2015 10:00 PM
22	Well, I think that we are surrounded by wonderful well-run CSAs: Powisset and Tangerini's, that although I am into the small farm movement, I don't think a large chunk should be devoted to it. An parcel for an orchard, kitchen for classes, etc all sound wonderful.	8/31/2015 9:50 PM
23	If a portion of the land was used for farming, a pipeline to the schools and local restaurants for the fresh produce would be a great use of the resources.	8/31/2015 8:19 PM
24	Hard to answer these because I don't picture the town wanting to use much of the space for agriculture. I wish the section were worded more in terms of "if the town uses the space for agriculture, I'd support this agricultural use over another." I know it's about our dreams but saying it "should" include these can uses feels too strongly worded to me.	8/31/2015 6:58 PM
25	Using the existing agricultural spaces is a novel idea. I believe that this would be easy to implement and the benefits would immediately make Medfield a much healthier and sustainable place.	8/31/2015 6:37 PM
26	I'm neutral on this issue.	8/31/2015 3:46 PM
27	With due respect for all the troubled souls that linger there, an agriculture farmland would be appropriate. Just saying.	8/31/2015 3:18 PM
28	I would like to see the agricultural uses located on the adjoining DCR lands, rather than have those agricultural uses take up the buildable core campus or sledding hill lands.	8/31/2015 1:44 PM
29	I'd like to see native plant gardening. I've been gradually replacing many of the ornamental plants on my property with equally attractive native species and it's very rewarding. I'd like to see native species gardens and resources on gardening with native species.	8/31/2015 1:01 PM
30	try to include agricultural in the area as it is important versus pure consumerism	8/31/2015 12:46 PM
31	There is not enough access to locally grown produce in Medfield, especially with the closing of Jane & Paul's farm in Norfolk. This is something that is surprisingly lacking in our area. Using the MSH property as a farm, as it was historically used, is fitting and needed in our community, and would be well-supported.	8/31/2015 10:34 AM
32	Our food systems are in jeopardy due to climate change. Not only is small-scale agriculture coming back to the Northeast, but people are beginning to educate themselves about the skills needed to grow food, to supplement what markets offer. CSAs and farmers' markets are on the rise everywhere. Medfield could become an attractive destination for these activities.	8/31/2015 10:16 AM
33	I like having the weekly Farmer's Market in the center of town, in a central location. I do like having other agricultural uses at the MSH site.	8/29/2015 9:46 PM
34	The Town is not a commercial effort nor should it contemplate activities beyond those regularly attributed to local government.	8/28/2015 5:24 PM
35	I think so many of these ideas are fantastic. I would be so pleased if any of them were a part of the project.	8/27/2015 6:43 PM
36	New England is rediscovering our agricultural roots. This would place Medfield squarely in this exciting trend!	8/27/2015 1:09 PM
37	I think the Farmer's Market in the center of town is sufficient and I like the central location better than one that would be held at the State Hospital Grounds. Many residents can also walk to the Farmer's Market which would be difficult to do for one located at MSH. There are many CSA opportunities around such as Tangerini's, Volante's, Ward's and Powisset Farm. We go to Powisset and love it there. Although, using the space for agricultural purposes would be beneficial, I think it is important not to saturate the local area with multiple CSA/farming locations. I like the idea of town plots and opportunities for kids and the schools to learn from and use some of the space, similar to the "Victory Garden" at Wheelock School. If there is room, I like the idea of a small apple/pumpkin orchard, as there are not many of those in the area.	8/27/2015 12:29 PM
38	If we can use the abutting parcels for agriculture, we should do so and save the land under discussion for other uses.	8/27/2015 10:40 AM
39	Medfield climate doesn't support a year round farm.	8/27/2015 9:12 AM

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40	Theses are largely a good set of suggestions, particularly if we can make our agricultural efforts part of a larger effort using state owned land....	8/27/2015 8:57 AM
41	Great ideas, this range of options creates something different for Medfield and builds on the property's strengths and history as an agricultural site.	8/27/2015 7:58 AM
42	I support a CSA farm (to grow vegetables), however I believe that the sale of farm items should be sold at an in-town location as is presently done. Produce the farm goods on the agricultural land, but sell the goods in a downtown location.	8/26/2015 9:51 PM
43	Want land to be left open, as it is now for wildlife to use. If agriculture is chosen, I feel it must be sustainable, ie no pesticides, herbicides, preferably organic. And not all of the space, at least some should remain accessible to wildlife movement (no fencing or other barriers).	8/26/2015 9:15 PM
44	I like the idea of a farmers market, maybe on the Green at the north side of the core campus, surrounded by the living spaces, and the cultural center by the chapel	8/26/2015 7:27 PM
45	Again, re-use is best use and will maintain historic hospital appearance	8/26/2015 4:53 PM
46	There is a lot of land and projects to manage for the time being. I would not over extend ourselves with new ventures like pursuing more land from the State. We can always cross that bridge when we come to it.	8/26/2015 3:36 PM
47	Agricultural uses or tie-ins could be a nice feature but shouldn't limit the project	8/26/2015 3:07 PM
48	I love this time of year when my family can partake in all that our local farms, as well as our own backyard, have to offer. However, all of our purchases and visits happen outside of Medfield. I would love to see a farm stand of Medfield grown produce as well as pick your own orchards. Should also consider farm related entertainment, such as Davis Farmland in Sterling, that would provide a draw to the area.	8/26/2015 2:57 PM
49	nothing additional	8/26/2015 2:52 PM
50	Agricultural use on the east and west parcels depends on how it looks -- keep them as hay fields except for parcels out of general view.	8/26/2015 2:12 PM
51	I like the idea of a modern facility like Volante Farms in Medfield. This operation recycles water and does not draw on town water. It does not use chemicals so the food is healthy and organic. This is the way of the future and Medfield should follow its lead.	8/26/2015 12:12 PM
52	Keep the farming out of sight of the core campus	8/23/2015 8:14 AM

Q9 To what extent do you agree with these statements related to CAMPUS & RESEARCH? Rate your answer on a scale of 1 (strongly disagree) to 5 (strongly agree). note: none of these statements are true or false. we are only soliciting public opinion. these statements are not all inclusive of the many ideas shared nor has the economic feasibility of each of these statements yet been determined.

Answered: 566 Skipped: 117



	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	Total	Weighted Average
The site should run as a non-profit, research-based campus with various organizations and supporting facilities.	16.43% 92	24.82% 139	39.82% 223	14.82% 83	4.11% 23	560	2.65
The site should have space for an incubator, entrepreneur or maker space.	16.25% 91	22.14% 124	37.50% 210	17.68% 99	6.43% 36	560	2.76
The site should return to its historical roots and provide medical care of some form.	22.24% 125	30.60% 172	32.21% 181	11.39% 64	3.56% 20	562	2.43
The site should be a single college campus occupying the entire space.	39.89% 225	25.35% 143	18.44% 104	10.99% 62	5.32% 30	564	2.16
The site should have an outpost or satellite college occupying a portion of the space.	25.23% 140	17.48% 97	29.01% 161	22.52% 125	5.77% 32	555	2.66
The site should have a smaller scale, community-based learning center facility.	14.75% 82	13.67% 76	32.19% 179	34.17% 190	5.22% 29	556	3.01

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#	Comment:	Date								
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 45%;">The site should have one or more high tech companies.</td> <td style="width: 10%; text-align: center;">34.52% 194</td> <td style="width: 10%; text-align: center;">19.57% 110</td> <td style="width: 10%; text-align: center;">28.11% 158</td> <td style="width: 10%; text-align: center;">13.35% 75</td> <td style="width: 10%; text-align: center;">4.45% 25</td> <td style="width: 10%; text-align: center;">562</td> <td style="width: 10%; text-align: center;">2.34</td> </tr> </table>			The site should have one or more high tech companies.	34.52% 194	19.57% 110	28.11% 158	13.35% 75	4.45% 25	562	2.34
The site should have one or more high tech companies.	34.52% 194	19.57% 110	28.11% 158	13.35% 75	4.45% 25	562	2.34			
1	We need more Substance Use Disorders treatment facilities in the state. Medfield would be a good location for many to get needed services. We also need some for profit smaller companies to come in to bring revenue into the town.	9/7/2015 11:06 PM								
2	Any building on site should be mandated to fit into the area. No high buildings. so far as medical goes with the population aging would a skilled nsg facility, assisted living facility be an option scaled to fit the area and space?	9/7/2015 6:59 AM								
3	I would not like to see the entire area devoted to a tax exempt option. The town will incur additional costs with activity at the site, and should acquire additional town revenue.	9/6/2015 10:35 PM								
4	I would have to consider which option would provide the most support in keeping the area strong and utilized but available for local use as well.	9/5/2015 8:08 AM								
5	Again, community based is best. Definitely do not sell this off to one group. Haven't the first two surveys already shown this? Don't go too big towards having companies. Maybe just smaller groups, not large corporations.	9/4/2015 10:19 AM								
6	Bring some tax generating business into Medfield	9/4/2015 9:03 AM								
7	The site should generate revenue and contribute to our taxes is done way. Town cannot support all non profit.	9/4/2015 6:00 AM								
8	This is as bad as the agriculture section. No way.	9/3/2015 11:44 PM								
9	Mental health services would be nice.	9/3/2015 9:12 PM								
10	I think assisted living & senior living would work well.	9/3/2015 8:16 PM								
11	Any activity should not disturb or adversely affect surrounding neighborhoods in any way, including traffic volume, noise, other pollutants, property value, cut-throughs, etc.	9/3/2015 5:10 PM								
12	If we could attract a high-tech company, that would be great. My only concern with a college campus is that we may be forgoing an opportunity for ongoing tax revenue if we go in that direction. I think we should use this plot of land to try and diversify our tax revenue base.	9/3/2015 3:36 PM								
13	since I was a kid growing up here - before the hospital even closed I thought it should have been turned in to a small college	9/3/2015 3:17 PM								
14	I am not sure what was meant by the first two options.	9/3/2015 2:43 PM								
15	The space should NOT have any LARGE SCALE businesses at all....	9/2/2015 7:32 PM								
16	If you had the right institutions, several of these ideas could work.	9/2/2015 7:13 PM								
17	It would be great if the space could generate some tax income for the town	9/2/2015 1:18 PM								
18	I work in the entrepreneur/innovation space and getting people to Medfield will be very difficult. Cambridge, Seaport - these are where young millenials want to live and work. Sorry, Medfield is not for 20 somethings. It's for families and the 55+ community that want to have a place in Medfield and a place on the Cape. Use that. Medfield is awesome. But not for a high-tech start-up. I am afraid the same can be said for college campus. Unless it's highly specialized like some top secret anti-terrorism school. (no seriously). Something that benefits from being in...well..the middle of nowhere.	9/2/2015 8:58 AM								
19	Most of these would be great for the property, but may not be practical.	9/1/2015 3:01 PM								
20	This is the best use of this site!!!!!!	9/1/2015 11:36 AM								
21	I am open to options that bring in tax revenue, and if a college campus would, then that would be agreeable - but if that college gets tax credits from the state, that relate to real estate and town taxes, I would be opposed.	9/1/2015 10:46 AM								
22	High tech or educational use would be very good.	8/31/2015 10:01 PM								
23	I would love some sort of facility that would bridge its mission with the community: access to space, lectures, etc.	8/31/2015 9:51 PM								
24	Maybe a boarding school?	8/31/2015 6:38 PM								
25	With due respect for all the troubled souls that linger there, an agriculture farmland would be more appropriate. Just saying.	8/31/2015 3:19 PM								
26	1. College uses add interest, but should be avoided because they add no tax revenue. 2. Some educational uses aimed at or geared to residents living in town is desirable. 3. I think that inclusion of an incubator space could be a big draw for the housing, and therefore should be included.	8/31/2015 1:49 PM								

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27	But do we want a football stadium for Medfield State University?	8/31/2015 12:59 PM
28	we do not need a non-usable office park.(The Potpourri campus sat in town for years without it being used fully nor eye-catching.) If somehow businesses could be integrated-great.	8/31/2015 12:50 PM
29	Site should serve a demonstrated demand for space. Town should not be involved in speculative building projects.	8/31/2015 10:17 AM
30	Again, leave the big stuff for areas already equipped for it. I have always loved Medfields untainted small town appeal. It is becoming ever so rare these days.	8/31/2015 1:20 AM
31	All studies to date have failed to support business entities or a campus for educational institutions. The location and access thereto have been cited as limiting development opportunities to housing.	8/28/2015 5:31 PM
32	It would be great to have a community center with classrooms and facilities. I don't feel that I have educated myself well enough on the benefits/drawbacks of some of these suggestions.	8/27/2015 6:46 PM
33	We don't need a college up there that does not pay property taxes.	8/27/2015 1:42 PM
34	I'm dubious that tech companies might be drawn here (but, what the heck, there are ag-tech startups in Somerville, so why not here?	8/27/2015 1:10 PM
35	After recently walking the space, I felt that I could be on a college campus. The foundation is there. It would be wonderful if one of our major universities was approached to consider this space as a satellite campus (Boston College, Brandeis, North Eastern). This setup would fit naturally for some of the other considered uses (hotels, retail, food)	8/27/2015 9:41 AM
36	Generate tax revenue projects!	8/27/2015 9:13 AM
37	Please remember that Medfield is in the middle of no where. Companies, large stores, colleges do not want to be here.	8/27/2015 9:04 AM
38	Given the proximity of higher education in our area, this seems redundant, unless needed to attract some incubator/high tech companies....This one is not easy to do, and would not be an exceptionally high priority for me...	8/27/2015 9:00 AM
39	I like the idea of smaller-scaled options and multiple uses vs. say a single college/business/institution - seems far safer than putting all the eggs into one kind of basket and devastating the town when that industry/use picks up and leaves. While employees would support our downtown and cultural offerings, the parent companies just aren't obligated to stay when opportunities are presented elsewhere. And I just don't see the connection to existing assets - build on Medfield's (and the site's) strengths of open space, agriculture, and the arts/history instead.	8/27/2015 8:05 AM
40	A college or university would add significant value to the town by helping to expand the downtown as business are attracted to serve such an entity, however I believe the site should be shared with other activities and remain open to the public for passive recreation.	8/26/2015 9:56 PM
41	Medical care for this site should be something more holistic, like yoga/retreat center. If there were higher education/colleges/tech schools interested in the site, it should be considered.	8/26/2015 9:18 PM
42	With a history of electroshock and lobotomy, I don't think a company would want this as part of the legacy on the site that they operate. Its putting the EPA offices on a Superfund site.	8/26/2015 7:30 PM
43	All types of non invasive uses would work PLEASE re-use existing buildings as lots of space in the large buildings	8/26/2015 4:56 PM
44	This should be for profit enterprise to give back to the town to fund cultural entities, reduce tax rates, fund educational programs and support our historical properties. There should be an independent non-profit volunteer board of trustees to determine which organizations and programs are in need and should be funded.	8/26/2015 3:38 PM
45	To have the buildings be in compliance with all the building codes necessary to function as a small college would cost a fortune and not worth it economically in the end.	8/26/2015 3:29 PM
46	Educational institutions do not pay taxes, and the idea of one single educational tenant would not support town's housing needs (40B). Some offices or retail/commercial on a small scale are acceptable.	8/26/2015 3:09 PM
47	...if campus or research concerns want to purchase some land or provide a sustainable long term lease revenue to the Town that would be fine as long as it "fits" with the other agreed upon eventual uses	8/26/2015 2:55 PM
48	Make sure the space is open to Medfield residents, not just the college or high tech companies.	8/26/2015 2:14 PM
49	I do think the site should return to its historical roots but not providing care for the sick. I think we can do that in other ways like growing organic food, honoring MSH in some other way etc.	8/26/2015 12:14 PM
50	I am open to all possibilities.	8/22/2015 8:50 PM

Q10 Do you know a contact at an institution or business in ANY category that you would like to see operating at these sites? If so, please provide your contact information below or feel free to reach out directly to a member of our Committee to discuss an outreach.

Answered: 28 Skipped: 655

#	Responses	Date
1	Mass General Hospital	9/7/2015 11:11 PM
2	no	9/7/2015 9:06 PM
3	I would like to see an new park and rec building or something similar to support the children in this town.	9/7/2015 8:06 AM
4	yes, Kylee Eagles, 4mamaeagles@gmail.com	9/5/2015 4:27 PM
5	No	9/4/2015 8:54 AM
6	I am the owner of a local business, Reebok CrossFit Medfield. I am obviously biased, but I do see health and fitness education as a critical piece in the long term success of Medfield. My team would embrace the opportunity to support health and fitness education and classes.	9/4/2015 8:05 AM
7	no	9/3/2015 8:11 PM
8	Medfield parks and recreation	9/3/2015 3:18 PM
9	Thomas.scotti@verizon.net 508-359-6439 I have a contact who was intimate with the development of the Motherbrook Arts center in Dedham.	9/3/2015 3:13 PM
10	Park where you can have outdoor weddings in one area or a farm where you can have outdoor movies in the summer. A dog park.	9/3/2015 3:10 PM
11	You should consult with Bill Pope at the Zullo gallery when considering any of the arts options. He seems to have a very good sense of the artistic endeavors throughout the neighboring towns and the needs and wants of the artists.	9/3/2015 2:46 PM
12	no	9/3/2015 10:44 AM
13	A long shot but MathWorks is expanding and may have an interest in this location for expansion.	9/2/2015 6:18 PM
14	I currently run a Farm Stand and CSA program at a local farm. I'd be willing to talk more about this if the property is going o be used for agriculture and/or culinary purpose related to farm to table.	9/1/2015 9:39 PM
15	DeCordova?	8/31/2015 8:04 PM
16	no	8/31/2015 1:45 PM
17	no	8/31/2015 9:22 AM
18	Would love to see a farm similar to Natick Community Organic Farm.	8/30/2015 4:48 PM
19	Medfield purchased this land of true grandeur for at a marvelously low expense. It should value it as a remarkable, quite incomparable asset. Banish all thought of selling any significant portion.	8/28/2015 5:43 PM
20	I would like to tour the main kitchen facility. I believe our school food services can utilize this facility as a commissary and then deliver the food to the schools. This would minimize the current occupying space of the kitchens opening this space up for additional Class rooms without having to build additional classrooms please email me a contact to set up an appointment thank you dougpollard@verizon.net	8/28/2015 11:44 AM
21	Preservation Architect: gwolf@wolfarchitects.com Gary Wolf, AIA Principal 98 North Washington Street, Suite 304 Boston MA 02114 Phone: 617-742-7557 Fax: 617-742-7656 gwolf@wolfarchitects.com www.wolfarchitects.com	8/27/2015 11:04 AM
22	Anything to produce tax revenue. No non profits.	8/27/2015 9:14 AM

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23	On Board of Bryant University, and could make a contact there, but I suspect they may not be interested...Jack Wolfe, !7 Harding Street, 617-899-1182, email below	8/27/2015 9:05 AM
24	The Trustees of Reservations, contact Rob Warren. TTOR may have options for how we can leave more open space and get some revenue or benefit from it, aside for the obvious benefits of having this bucolic property.	8/26/2015 9:25 PM
25	Berklee College of Music New England Conservatory Boston University	8/26/2015 5:07 PM
26	GOLF BUSINESS, TOWN OWNED/OPERATED WILL REACH OUT TO A COMMITTEE MEMBER...FOR ADDITIONAL INFO	8/26/2015 3:20 PM
27	I do know that if the site would like to entertain the creation of a Disc Golf course, many companies would be interested in working with MSH in order to help bring it to fruition. I do not know any contact information for the Committee in order to discuss, please reach out to me, Brian Lively, at b.p.lively@gmail.com or 508-816-1835. Thank you	8/26/2015 2:15 PM
28	Not at this time	8/22/2015 8:52 PM

Q11 Additional comments/thoughts?

Answered: 67 Skipped: 616

#	Responses	Date
1	Good models of what could be done on part of the property: http://www.natickfarm.org/ http://www.eliotsschool.org/ tech oriented Maker-space also very cool idea.	9/8/2015 11:48 AM
2	I would like to see an new park and rec building or something similar to support the children in this town	9/7/2015 8:06 AM
3	I think if the space were used for large retail or housing it would not be beneficial to property owners in the area.	9/6/2015 9:46 AM
4	Farm and sports complex would be the most beneficial for the health and welfare of the community. we do not need industry or shopping.	9/5/2015 4:27 PM
5	It would be great to provide local resources to our town on the site and supplement it with options that provide ongoing income and sustain the location. Perhaps the business or educational institution during the day with evening opportunities for arts. A school would be fine - I'd have to consider what providing onsite campus housing would mean and how it would impact the area.	9/5/2015 8:13 AM
6	sorry I missed replying to survey number 2. From what I understand, it fit my vision better than these 4 prospects.	9/4/2015 7:53 PM
7	What about park and rec? There needs to be a space for park and rec!	9/4/2015 5:33 PM
8	Just remember this is about the community at large. It is important to remember the children of the town because happy kids, happy life.	9/4/2015 10:20 AM
9	We have to be careful not to "kill" the businesses in the center of town with any new retail options on Hospital Road. Also, it is very difficult to answer the questions without some knowledge of the impact on town finances. For instance, how would cultural entities be funded? Does that town support some of that? We also have to have some idea of the impact on traffic flows and how that will change the whole landscape of Hospital Road and Rt 27.	9/4/2015 9:03 AM
10	The world has woken up to the benefits of health eating and exercise. The physical, social and mental benefits of fitness and health are undeniable. What better way to honor the history of the Medfield State Hospital then to be progressive in our mindset of developing our community via fitness and health.	9/4/2015 8:05 AM
11	Again, STRONGLY encourage green recreational space. Medfield desperately needs safe, visually pleasing bike paths for summer & winter use. Medfield roads are dangerous for biking&running.	9/4/2015 7:15 AM
12	The MetroWest area is in dire need of shared commercial kitchen space those with Servsafe certifications can work out of. Kitchen Local in Amesbury, Commonwealth Kitchen (formerly Crop Circle Kitchen) in Dorchester & The Stock Pot in Malden are great examples of shared culinary incubators. A Culinary School would be fantastic if you're looking for the campus atmosphere.	9/3/2015 10:29 PM
13	Can you share the results of the previous surveys and a summary of what the current thoughts are?	9/3/2015 10:03 PM
14	I'd like to think about making Medfield more open, affordable and welcoming to diverse families.	9/3/2015 9:12 PM
15	no	9/3/2015 8:11 PM
16	My family would love a new parks/rec center and a community pool and newer tennis courts	9/3/2015 6:47 PM
17	Please do not adversely affect surrounding neighborhoods in any way.	9/3/2015 5:11 PM
18	The town needs to use land business or something that would be taxed to pay for there wild spending habits.....	9/3/2015 5:00 PM
19	As I have said before, lets make this like Foxboro's State Hosp. with beautiful offices, restaurants, and stores.	9/3/2015 4:24 PM
20	I just want to reiterate that I have been speaking with other Medfield residents about this and I have not found a single person who wants this space to be used for housing. In fact, that is a nightmare scenarios for most of the people.	9/3/2015 4:03 PM
21	Would like a new parks and recreation center.	9/3/2015 3:48 PM
22	Most of these ideas are greatly preferable to just adding housing to the property. Something that would attract people from other communities and provide some tax revenue would be great.	9/3/2015 3:44 PM
23	Parks and Rec building??	9/3/2015 3:11 PM

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24	I would love to see the bulk of the property be able to be used for agriculture whether it be leased to local farmer(s), and or used as a csa or put in agricultural use program to allow you farmer opportunity to present a business plan for a viable agricultural business.	9/3/2015 2:50 PM
25	There are multiple community theaters in the area that don't have their own dedicated performing space. I would love to see a space where multiple groups could perform and draw on audiences from a vareity of local communities.	9/3/2015 12:35 PM
26	no	9/3/2015 10:44 AM
27	I'm sorry that I missed the previous surveys! I strongly support the idea of a good size and nice public park, similar to Wilcox Park, Westeryly, RI.	9/3/2015 12:09 AM
28	The "campus" feel of that core area and the "mirror" layout is perfect for a combination small retail on street level, maybe apartments above, and walking throughout...maybe including professional offices as well (doctors/lawyers/real estate).....and recreational areas on the outskirts.	9/2/2015 7:34 PM
29	BUILD A DISC GOLF COURSE	9/2/2015 4:48 PM
30	Thanks you for doing this. The outreach to the community on this project has been fantastic. Plenty of opportunity to voice ones opinion. One last point - I am not worried about the schools getting overwhelmed with new students as a result of development. As long as it's gradual. Spread out new housing over 5-10 years and include lots of over 55 housing and the schools and Medfield will be fine.	9/2/2015 9:01 AM
31	Medical device companies could be an option as they would generate less biohazardous waste than a biotech.	9/2/2015 8:10 AM
32	Our primary desire for the MSH property and surrounding areas would be OPEN SPACE. To support this financially, we support retail and restaurants, which would add conveniences to Medfield. If farms or cultural prospects would provide revenue, then those would be desirable, however RETAIL & RESTAURANTS would offset the tax implications the most. Medfield already has enough housing options (including starter homes and apartments) so HOUSING IS NOT DESIRED. THANK YOU FOR YOUR TIME IN THIS ENDEAVOR, AND THANK YOU FOR SEEKING INPUT FROM THE MEDFIELD RESIDENTS!!!!	9/1/2015 8:46 PM
33	The list of options is inappropriate for the hospital land. The land should be left as open space with athletic activities and a modest number of resident units.	9/1/2015 4:51 PM
34	While I answered positively on many of the uses, not all would need to be included to make the redevelopment of the site a success. Some mix of these uses would be a good complement to residential uses at the property.	9/1/2015 3:02 PM
35	This is a rare opportunity we have here, something really great, positive, creative and earth friendly can happen here...this is a gift!	8/31/2015 9:54 PM
36	Although the ideas relating to agriculture seem ideal, it is difficult to predict whether these ideas would benefit Medfield in the long run or simply be fleeting novelties. The history of Medfield makes the town very special, so a small museum on MSH property could work, however opting for more open park space seems to be the best option.	8/31/2015 6:42 PM
37	Thanks for these surveys and the open mindedness to consider unique opportunities for Medfield while promoting the MHS property as a destination site for the arts/culture, the environment, wellness, and social advancement.	8/31/2015 6:26 PM
38	Despite my enthusiasm for the idea of Medfield College, traffic problems and lack of highway access would probably doom it. We need mixed housing and recreational/cultural facilities.	8/31/2015 1:04 PM
39	Look at the Gazebo in Garden City Shopping Plaza, it is built in the center and on a raised platform for small mini groups. People gather their chairs around it to listen. Also, I was just at the Short Pump Mall in Richmond, VA. Look at the outdoor model but view it as a smaller version. There should be walking along the water parts open to all. If there are home sales viewing the water, the homes should not be placed directly on the water preventing the public from enjoying the water. People do not need more stuff. They need experiences more than stuff. (Volante Farms in Wellesley or Sweet Basil's in Needham or Siena's on Federal Hill in Providence as a restaurant...)	8/31/2015 12:59 PM
40	Build fun family recreation businesses too... Seasonal carnival; Halloween activities... Christmas light displays, etc.	8/31/2015 11:56 AM
41	I would create a space that is open to the public but avoids commercial development. Use the space for varied learning experiences with classroom and lecture opportunities in the arts, sciences and history, a museum of local history, perhaps a satellite college with all courses open to the public, perhaps a planetarium. Provide artist studios, exhibition, rehearsal and practice space. Cultivate respect of the land with gardens, orchards, farming as an educational tool and respect of our natural habitat with a trail system and education regarding our grand resource of water in the Charles River. For all your time and good work, thank you MSHMPC.	8/31/2015 11:14 AM

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42	I would create a space that is open to the public but avoids commercial development. Use the space as an educational resource of varied learning experiences. Provide space for lectures and classroom discussion of the arts, sciences, history, etc., include artist studios, rehearsal/ practice space, exhibition space, a museum of local history, (perhaps a satellite college that would provide courses open to the public, perhaps a planetarium) and a space that cultivates our respect of the natural world with gardens, farming as an education, orchards, a trail system, and encouragement to protect natural habitats and our grand resource of waters within the Charles River water system. For your time and good work, thank you MSH Committee!!!	8/31/2015 10:23 AM
43	Publish a true cost of the site acquisition by the town. \$3 million plus the obligation to restore/demolish any and all buildings. This has not been provided to date.	8/31/2015 10:19 AM
44	How about low- and moderate-income housing?	8/31/2015 9:55 AM
45	I would prefer to see the site experience as little change as possible	8/30/2015 11:13 PM
46	Taxable business only	8/30/2015 9:07 PM
47	Retail would not work at this location. Our town basically only has two retailers and these rely primarily on out of town support.	8/30/2015 4:48 PM
48	If mid to larger retail is brought in, it should be very targeted on what Medfield needs. Suggestions: Target, another grocery store, sports store, etc. Massive need for family and mid-range restaurants in Medfield.	8/29/2015 9:00 AM
49	Thank you for asking for feedback from the residents. I am impressed with the process thus far! On the last survey I strongly agreed with the idea of building a town recreation department facility on the site. A recreation department facility would partner well with a performing arts center, small community based continuing education type facility, farm to table restaurant with the opportunity for culinary classes, a garden, etc. Having all of these types of venues in one place would foster a symbiotic relationship where one would benefit from the other and vice versa.	8/27/2015 12:36 PM
50	There should be preservation architects and contractors involved in this project. The Massachusetts Historical Commission has a list mhc@sec.state.ma.us or christopher.skelly@sec.state.ma.us	8/27/2015 11:04 AM
51	I think you should have an indoor track and pool.	8/27/2015 10:04 AM
52	Some of the land should be for plus 55 housing generating taxes for the town and also a 10 year plan for any other opportunities to develop the parcel. ie tearing down the buildings will be a cost to the town ect.	8/27/2015 9:57 AM
53	Again, my priorities are mixed housing (senior, affordable, and high end) with commensurate retail and agricultural, and lots of recreational/environmentally protected space..	8/27/2015 9:05 AM
54	This survey's questions were not as neutrally worded as those of the previous surveys.	8/27/2015 8:17 AM
55	These surveys identify A LOT to consider, we need to take our time to fully explore, discuss, and evaluate options.	8/27/2015 8:07 AM
56	Medfield may want to look into what Westport did with the Trustees - lease land to Trustees for 90 years. ??	8/26/2015 9:25 PM
57	Keep it simple.	8/26/2015 7:31 PM
58	Lots of exciting possibilities. Great job gathering ideas!	8/26/2015 6:02 PM
59	My vision is open space and preservation. Once gone we can never have that wonderful community/farm feeling. PLEASE leave all current open space open and re-use the many intact buildings. I recognize, some buildings must come down, but use the bricks and beautiful stone work to replace them or leave as open space	8/26/2015 5:01 PM
60	All uses should provide income to the town and be operated and the users expense.	8/26/2015 3:57 PM
61	over 55 housing -- rental, condo, or small, attached houses	8/26/2015 3:57 PM
62	My bias is toward cultural and arts institutions, institutions of learning and gardens. Small, boutique hotels, B&B's, farm to table restaurants ok as well. I think the town has a lot of recreational space and playing fields; don't know how much more it needs. Whatever, you do, hope it is self-supporting and does not add to tax burden.	8/26/2015 3:30 PM
63	I am disappointed that recreation is not part of the list of DREAMS on this survey. Several other families agree with us that Medfield absolutely needs to have a town pool!	8/26/2015 3:19 PM
64	none	8/26/2015 3:11 PM
65	Thank you to the reuse committee for their efforts.	8/26/2015 3:09 PM
66	Housing?	8/26/2015 2:37 PM

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67	<p>In the last MSH newsletter, I was surprised to see that Mr. Costello, a real estate developer, is leading the information gathering and planning around potential housing/residential development at the MSH site. There is a direct conflict of interest in his leadership if Mr. Costello as a developer has not stated publicly that he will NOT bid on or develop land. Has this conflict of interest been addressed? Has Mr. Costello recused himself from bidding on or developing land? I shared this potential conflict of interest with numerous Medfield friends and neighbors and they were surprised to learn of it. I, and they, would like the MSH Vision committee to address this potential conflict of interest in a subsequent newsletter and in the local newspaper. Thank you.</p>	8/26/2015 2:32 PM
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