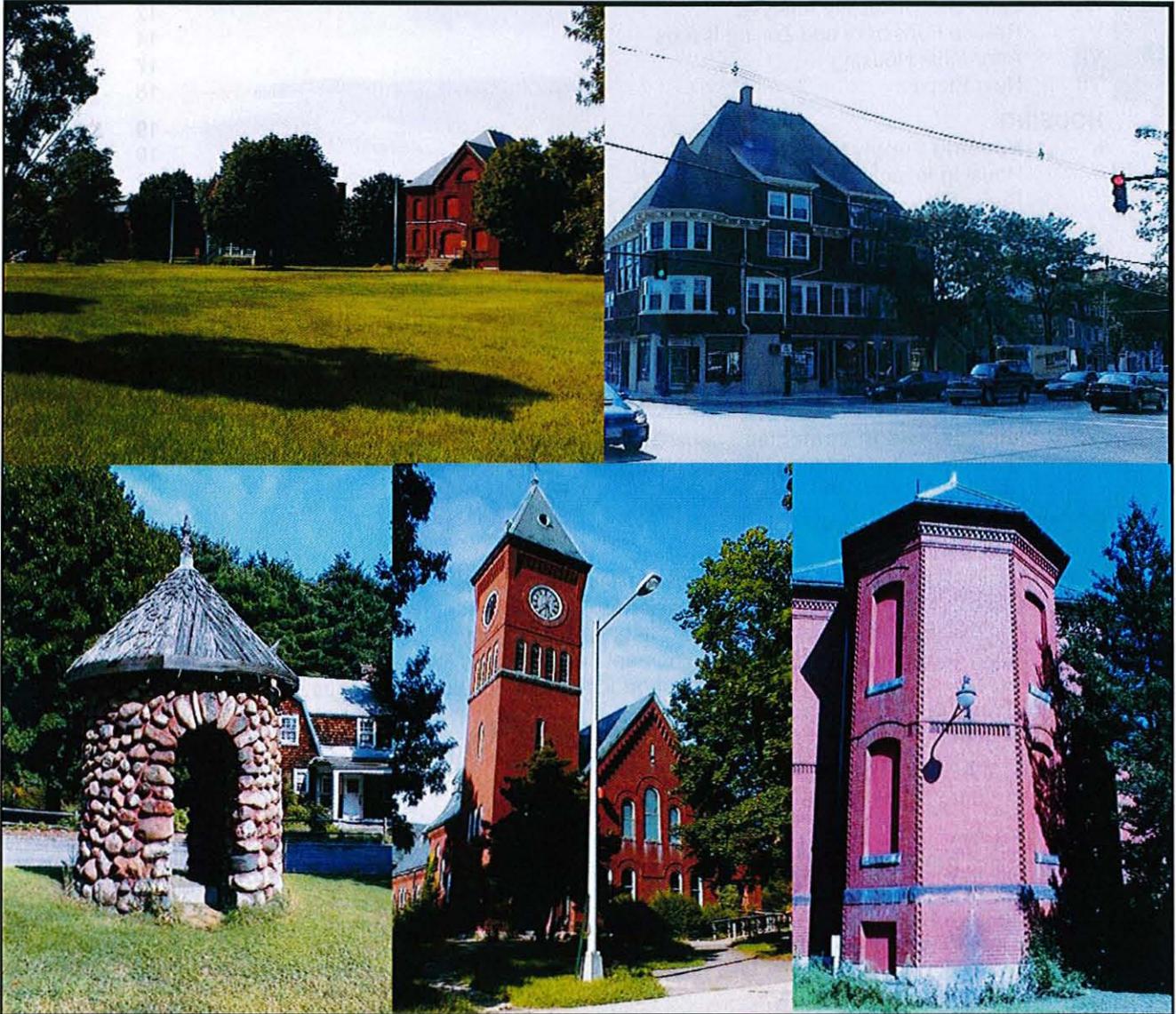


A COMMUNITY DEVELOPMENT PLAN FOR THE TOWN OF MEDFIELD



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This project was funded by a 418 Community Development Grant awarded by the Executive Office of Environmental Affairs, the Department of Housing and Community Development, the Department of Economic Development, and the Executive Office of Transportation and Construction with assistance from the Metropolitan Area Planning Council, and guidance from the Town of Medfield and the Medfield State Hospital Re-Use Committee

TABLE OF CONTENTS

	Page Number
VISION	1
I. Introduction/Background	2
II. Re-Use Constraints and Opportunities	5
III. Medfield State Hospital Re-Use Goals	10
IV. Land Use Suitability Analysis	12
V. Re-use Feasibility and Zoning Issues	14
VI. Affordable Housing	17
VII. Next Steps	18
HOUSING	19
I. Housing Supply Inventory	19
Housing Inventory	19
Projections	21
Regulatory and Physical Environment	22
II. Needs Analysis/Housing Gap	25
Housing Demand	25
Housing Affordability/Availability	27
III. Goals and Objectives	31
Vision Statement	31
Establishing Housing Goals for Medfield	31
Goals and Policies	33
IV. Implementation Strategies	34
Quantifying and Locating Housing Needs	34
Housing Action Plan	35
ECONOMIC DEVELOPMENT	36
I. Needs Assessment	45
Topic 1: Existing Commercial Areas—Visions and Issues	45
Topic 2: Regional Growth/Opportunities for Medfield	47
Topic 3: Economic Development Strategies for Medfield	49
Topic 4: Barriers: Economic Development and Resource Protection Conflicts	51
Topic 5: Economic Development Opportunities at Medfield State Hospital	52
II. Vision and Goals	54
III. Recommendations	55
PUTTING IT ALL TOGETHER: IMPLEMENTATION STRATEGIES	56
I. Building Blocks for a Community Development Plan	57
APPENDICES	61
1 EOE A Buildout Analysis	61
2 Medfield Zoning Summary	62
3 Medfield State Hospital Zoning Summary	65
4 Medfield State Hospital Re-Use Options	66
5 Medfield Town Center Potential Sites for Re-use	68
6 Standards for Affordability	69
7 40B Eligibility Guidelines	70
8 40B Guidelines for Planned Production Regulation	72
9 EO 418 Profile	75
10 Summary of the State/DCAMM Disposition Process of State-owned Lands	76

MAPS

- 1-2 Aerial of Hospital Area and Site
- 3 Prime Agricultural Soils on Hospital Parcel
- 4 Hospital Farm Historic District
- 5 Hospital Area Trails Map
- 6 Hospital Parcels and Zoning
- 7-9 Hospital Redevelopment Alternatives
10. Land Use
11. Regional Housing Land Use
12. Regional Commercial Land Use
13. Local Water Resources
14. Regional Water Resources
15. Habitat and Ecosystems
16. Historic and Scenic Resources
17. Open Space Facilities
18. Transportation
19. Regional Transportation
20. Zoning: Local
21. Zoning: Regional
- 22. Land Use Suitability****
23. Commercial Zones and Environmental Concerns
- 24. Future Land Use Under Existing Zoning****
- 25. Housing Opportunities****
- 26. Economic Development Areas****
- 27. Action Plan****

** Required Maps

TOWN OF MEDFIELD COMMUNITY DEVELOPMENT PLAN

Introduction

The Medfield State Hospital is a 225 acre parcel located at the crest of a hill overlooking the Charles River near the Town boundary lines of Medfield and Dover. This unique property, a former mental hospital built around 1895, has been closed by the Department of Mental Health and is now under the jurisdiction of the Division of Capital Asset Management (DCAMM). The property, located within the town of Medfield, consists of approximately 117 acres of vacant land formerly utilized for agriculture and some 60 structures containing approximately 700,000 gross sq ft of space located on an additional 108 acres.

The re-use of this unique property could have substantial impacts upon Medfield and the surrounding communities. Of major concern to the region is that the adjacent National Valley Storage District, which extends into Millis and provides water for all the four towns, not be impacted. Water quality as well as the available supply for these four towns could be seriously eroded by inappropriate development of this site.

In addition, as one of the largest development sites in the area, the re-use of this property could have a major impact upon housing and economic development in the region. While the site is isolated from major roads and public transit, it has the potential to attract a variety of users. For both these reasons, the Town of Medfield and its neighbors have been interested in ensuring that the development of this site protects water and other important open space resources as well as addresses housing and economic development needs of this rural sub-region.

In response to these concerns, the Town of Medfield joined with the neighboring towns of Dover, Sherborn, and Millis to utilize funding from the 418 Community Development Program. The Towns pooled their resources to fund a vision planning process for the re-use of the Medfield State Hospital. Concurrent with this process, the Town of Medfield utilized this program to carry out a Community Development Plan addressing how the re-use of the Medfield State Hospital could best meet the housing, economic development and open space needs of the town. The following report represents a composite of these various efforts.

MEDFIELD STATE HOSPITAL VISION PLAN

I. Background

The State Division of Capital Asset Management and Maintenance (DCAMM), which now controls the former Medfield State Hospital property on Hospital Road, will be preparing a Developers Kit to solicit competitive redevelopment proposals for the re-use of the hospital property. The property to be offered in this solicitation may include approximately 225 acres: 1) the developed "core campus parcel" which includes 64 buildings containing some 786,000 GSF (80 acres); 2) the "horseshoe parcel", a U-shaped swath of open space surrounding the core campus on three sides which adjoins an oxbow of the Charles River to its west (80 acres); 3) an open space parcel of land (known locally as the site of the "sledding hill") of some 38 acres south of Hospital Road which some in the town had previously hoped to have transferred to the Medfield Parks and Recreation Department by the State, and some adjacent constrained parcels totaling some 29.6 acres consisting of ledge outcropping, a former hospital cemetery, and a former shooting range utilized by area police departments. The entire site including the core campus and horseshoe parcels are designated places of historic significance at the federal, state, and local levels.

Due to recent legislation, DCAMM is no longer obligated to go through a lengthy process of polling State and local governmental bodies to determine their interest in the property as well as a subsequent process of preparing disposition legislation for passage by the General Court and signature by the Governor. Thus the focus of concern is now with DCAMM which has the interest and authority to dispose of the property in a timely manner and on a basis which will generate financial return to the Commonwealth.

In order to maximize developer interest in the property, DCAMM would like to achieve consensus around a set of financially feasible re-use goals and uses for disposition of the property satisfactory to the Town, the Medfield State Hospital Re-use Committee ("Committee") which includes representatives from abutting towns, and the Commonwealth. These goals as well as a range of acceptable re-use options that meet them are to be included in the Developer's Kit so as to give direction to potential bidders as to the preferred uses of the land. It is understood that these goals, in order to be realized, must be tested against the realities of the marketplace and financial feasibility as proposed by potential bidders and then evaluated by DCAMM.

The following Vision Plan, and a discussion of the constraints, opportunities and goal-setting that led to that Vision Plan, summarizes the work of the Medfield State Hospital Re-use Committee which was undertaken primarily between December 2002 and April, 2003. Subsequent work by DCAMM and the Committee has taken place which is not fully incorporated in this report.

The Committee was directed by leadership from the Town of Medfield and includes representatives of the adjacent communities of Sherborn, Dover, and Millis. All these towns are concerned with the potential impacts of Hospital development on the adjacent aquifer upon which they all depend.

The Goals and Vision Plan is followed by a discussion of four key topics:

1. Medfield State Hospital Re-use constraints and opportunities from a local and regional perspective
2. Identification of Medfield State Hospital re-use goals
3. Identification of re-use Alternative Visions that reflect the above-mentioned goals.
4. Identification of re-use trade-off and feasibility issues (i.e., how much development will be required in order to cover the costs of closure and development while minimizing impacts upon the town's resources and tax base).

Local and Regional Re-Use Goals¹

1. *Protect the Charles River Aquifer on which the region depends from pollution and depletion*
2. *Preserve the open space surrounding the Core Campus as a continuing recreation resource providing a wide range of uses and available to all members of the public*
3. *Re-use as many historic buildings within the Core Campus as possible with emphasis on maintaining the "village green"*
4. *Provide a break-even or positive tax return to Medfield with minimal impact on town services, particularly the school system;*
5. *Redevelop the site in a timely fashion to avoid further deterioration of the historic buildings and avoid prolonged public safety issues at the vacant site.*
6. *Develop additional affordable housing*

Vision Plan Re-Use Recommendations

The Committee's final recommendation takes into the account the vote of the June 2003 Medfield Town Meeting and therefore supports two alternative vision concepts:

1. *Development of a residential village on the former grounds of Medfield State Hospital, protecting the surrounding open space and renovating, where feasible, the existing buildings for a mix of housing types including affordable housing*
 - Approximately 80 acres surrounding the campus to be transferred to DEM or remain as open space protected in perpetuity and open to the public
 - Within the 80 acres of the core campus a mix of housing types to be provided in new and renovated buildings with a minimum of 25% of the units to be affordable.
 - As of March, 2004, the Committee is recommending a density of some 200-250 units of which 25% would be affordable. A range of housing unit types including market rate condos, family housing, elderly housing, assisted living, scattered site rental had been considered earlier but are not being recommended at this time.
 - Approximately 50% of the buildings to be demolished based on current condition. Priority should be given to the rehabilitation of buildings which were constructed during 1896-1897 on a cottage plan that forms a cohesive campus core.
 - Chapel to be retained as a regional community resource
 - Clark Building to be demolished
 - 37 acre parcel on South Side of Hospital Road to be retained for Medfield Park and Recreation Department
 - The Water Tower and surrounding acreage should be conveyed to the Town of Medfield's Board of Water and Sewerage.

¹ MSHRC Re-use Goals, May 7, 2003

II. Re-Use Constraints and Opportunities from a Local and Regional Perspective (Maps in appendix)

The Re-Use Committee considered and debated a variety of issues, opportunities and constraints within the context of broader local and regional goals regarding open space and natural resource protection, economic development, housing, transportation, municipal facility needs, and historic/cultural resource protections. These considerations which might impact or facilitate development are summarized below:

2.1 Natural Resources/Open Space

Constraints:

- Topography: Steep slopes of between 8-15% on some portions of the property may restrict areas suitable for new development
- Wellhead Protection Areas (WPAs) Zones I and II restrict a small portion of the far edge of the site nearest the Charles River from development. (WPA Zone III, which covers most of the site, is not restrictive to development as are Zones I and II.)
- River Protection Act Buffer Zones: A small portion of the northwest corner of the site falls within the 200 foot protected buffer zone surrounding the banks of the Charles River in accordance with the Rivers Protection Act – thereby restricting development within that buffer. A stream on the easterly portion of the site may also fall within the jurisdiction of the Conservation Commission and the Wetland and River Protection Acts.
- Site Contamination: The hospital site has pocket(s) of site contamination due to previous oil spills, dumping, and the use of asbestos in buildings and in steam pipelines traversing the campus which may threaten water resources and public safety if not removed or properly remediated in accordance with Chapter 21-e site assessment and remediation requirements. The Town will not assume responsibility for potential clean-up costs and liabilities.
- Regional Trails: A regional system of trails for horseback riding, walking, and skiing traverses a portion of the open space areas surrounding the core campus. These trails have been identified by the Bay Circuit Alliance, the Norfolk Hunt Club, and others. The suggested alignment of the Bay Circuit trail is subject to revision given the re-use of the Hospital property. The alignment is presently shown running along a portion of Route 27 and then on Hospital property adjacent to this roadway (See Map 17 in Appendix). The Medfield Trails Committee is currently considering other options which would take better advantage of the views and open lands of the Hospital property.

Opportunities:

- Opportunities for DEM to establish new permanent protected open spaces on the hospital property exist because portions of the hospital site adjoin the regional system of protected open space - such as DEM's Charles River Reservation and DEM's Medfield State Forest park property - thereby offering the opportunity to expand the region's contiguous open space network.
- The Department of Conservation and Recreation has informed the Committee that Prime Farmland Soils constitute the horseshoe area. Any impacts on this soil will require one to one mitigation. This finding offers an opportunity to re-establish active agricultural use of this area.
- The Town may choose to acquire the "sledding hill" property for town recreation and permanent protected open space if Town Meeting votes to fund such acquisition or as mitigation for development which might take place within the core.

- The newly organized Massachusetts Department of Conservation and Recreation may be able to assume a new role with respect to the MSH property, i.e., acquisition and/or maintenance of additional open space adjacent to their existing park system.

2.2 Recreation

Constraints:

- DECAMM's new authority to pursue the redevelopment of surplus state properties without polling local municipalities has put a constraint on the ability of local governments to impact the development process.
- DCAMM may offer portions of or the entire 225 acre parcel of land for redevelopment to private developers unless state agencies such as DEM or local town(s) offer to acquire portions of the property for recreational or open space purposes.
- The new Department of Conservation and Recreation has a limited amount of Open Space Bond monies as well as funding for maintenance to acquire, upgrade, operate, and maintain property such as Medfield State Hospital lands for public recreational use.

Opportunities:

The Hospital property, both vacant and developed, offers diverse opportunities for indoor and outdoor recreation if funding can be identified:

- Town of Medfield playfields (proposed) if certain hospital parcels are acquired by the Town for the Parks and Recreation Department
- Trails (walking/hiking, equestrian, skiing, trail biking), if redevelopers agree to voluntarily incorporate existing trails and their continued use into their redevelopment plans.
- Indoor recreation (children, youth, adults, elderly) if Medfield and/or surrounding towns agree to fund the construction and operating budget for such facilities and programs.
- Regional boating recreation opportunities along the Charles River
- Golf course, privately constructed.
- Community Center for Drama or Art

2.3 Housing

Constraints:

- Current zoning - Business/Industrial (residential use not permitted), Agriculture (single family permitted at low density) - does not allow for most of the housing re-use options that the Committee is willing to consider. Therefore, local zoning may need to be amended.
- Poor building conditions and high site preparation costs may limit the financial feasibility of renovating buildings compared to other sites available to developers.
- There may be market limitations on the absorption of large numbers of housing units.
- Because the schools are at capacity with school enrollment having increased 67% in the past 10 years, and because the town already has the highest percentage of age 18 and under residents in the Commonwealth, this site is not seen as desirable for the development of family housing by the Town – thereby limiting the site's marketability.
- Some hospital building configurations, layouts, and bearing wall locations may not be well suited for priority housing (i.e., senior, assisted living, over 55).

Opportunities:

- Site could significantly contribute to or fulfill the town's need for 219 additional affordable housing units (10% of housing units which are required to reach State 40B requirement of 10% affordability), particularly if all housing units were offered as rental units. (Affordable Housing = affordable to households earning between 50%-80% of Boston area median income of \$74,200, i.e., between \$37,000 and \$59,000.)
- Potentially excellent location for residential uses within a beautiful natural setting
- There exists a variety of small and large buildings on the hospital grounds, if converted to housing, which could meet diverse housing needs - 9 buildings under 3,300 sq. ft., 6 buildings between 7,500-9,300 sq. ft., 14 buildings between 13,000-20,000 sq. ft., 8 buildings between 21,000-50,000 sq. ft., 2 buildings between 65,000-80,000 sq. ft.
- Site is already supported by utility infrastructure, although much on-site infrastructure is aging and in need of repair or replacement.

2.4 Economic Development/Fiscal Conditions

Constraints:

- The site is isolated and offers only limited access, residential density, and visibility which diminish the possibility for viable retail activity at the site.
- The site lacks convenient public transit and highway access (6-9 miles in all directions to nearest major highway interchange) for many commercial uses such as offices, research facilities, or hotels.
- Substantial predevelopment costs may be required to address 21-e issues, infrastructure, and building stabilization/renovations.
- Commercial activity is a policy priority for the Town but it is constrained by location and market factors. Historically, Medfield has more jobs than Sherborn and Dover, but ranks in a low tier among the towns located in the TRIC region (along side Milton and Millis) for the number of jobs in retail, manufacturing and service occupations. Canton, Norwood and Needham have attracted the bulk of economic activity in the TRIC region.
- During and immediately after the closure period and before a designated developer takes control of the site, responsibility for the security and maintenance of the site may fall, in part, on the locality – thereby exacerbating the Town's fiscal condition. The Town already has 24% of its population in the public school system.
- If the site were allowed to be redeveloped, in whole or in part, for family housing, the additional school children that such housing would generate would exacerbate the Town's fiscal condition.

Opportunities:

- Unique large scale site with infrastructure in center of second fastest growing region in Massachusetts (employment)
- The site is zoned for commercial uses. The hospital site represents approximately 80% of the town's land area zoned Business – Industrial and is the only large scaled, underutilized site available in town for economic development.
- Commercial re-use or non-family housing re-use might broaden the Town's limited tax base and assist the town in lowering its residential taxes (17th highest in the state for FY 2002) and increase proportion of its tax base generated by commercial uses (only 6%).
- Site is already supported by utility infrastructure, although much on-site infrastructure is aging and in need of repair or replacement.

2.5 Historical/Cultural

Constraints:

- **Renovation Cost vs. Market Feasibility:** The cost to renovate or restore many of the site's older historic buildings may not financially be supported by the prices or rents attainable from those redeveloped properties once premium development costs such as site infrastructure reconstruction, site contamination clean-up, and land asking price are factored in.
- **Historic Designations:** The hospital site is within a Local Historic District and is on the list of federal and state historic places. Such designations provide for input by local, state and federal historic preservation commissions and agencies on the means and methods of renovating and restoring properties. Such strictures may add redevelopment premium costs to the normal redevelopment costs of the site's buildings and may limit developers' options for "responding to the marketplace".

Opportunities:

- Properties are listed on the National and State Register as well as designated a Local Historic District. These designations provide a certain degree of protection to preserve the campus' existing historic buildings and landscape – as long as their renovation or restoration can be shown to be financially viable.
- Historic Tax Credits may be available for renovating and restoring the properties.
- The site is an historic and cultural landscape that pays honor to the hospital's many residents over the years.

2.6 Municipal Facilities

Constraints:

- The Town fiscally lacks funds to acquire, renovate, and maintain properties for municipal use at the Hospital site.
- The site is too isolated in the northwest corner of town, away from the town center, as an appropriate location for some municipal uses that had been considered.

Opportunities:

- Obtain certain sites for particular uses (i.e., Police)
- Opportunity to create an arts and cultural center at the old Chapel if funding sources can be identified.

2.7 Infrastructure

Constraints

- High costs to upgrade aging water, sewer, and stormwater systems and to maintain stormwater drainage on site
- High costs to upgrade obsolete road system on site
- Impacts of new development on town water supply and capacity

Opportunities:

- Municipal water, sewer and stormwater services are available to the site.
- Upgrade infrastructure needed by redevelopment of Medfield State Hospital (water, sewer, stormwater, roads, electricity, gas, etc.)
- Protect environment through improvements in infrastructure

2.8 Transportation Issues

Constraints:

- Lack of major highway access (6-9 miles to major highways)
- Existing on-site roadways will need to be rebuilt.
- Site is not served by bus or transit.

Opportunities:

- Lack of traffic congestion in hospital site vicinity

2.9 Closure Issues

Constraints:

- Insufficient funds to seal and “mothball” buildings to prevent further deterioration until a designated developer takes responsibility are not yet identified.
- The State may not have the fiscal resources to stabilize, maintain, secure, and provide continued fire protection to the satisfaction of the town without guarantee of significant future land sale or redevelopment revenues. Therefore, the Town may have to take fiscal responsibility, at least in part, for campus security, fire protection, and maintenance of infrastructure necessary for town water supply and sewer operations.
- DCAMM has announced it will only maintain an on-site presence and site responsibility for services such as security and maintenance for two years.
- Responsibility for maintaining and operating the Hospital water supply tank, which is part of the Town’s water supply, or the water treatment plant pumps on a continuing basis, has not yet been defined.
- Site security responsibilities have not yet been defined.
- Closure costs impact re-uses and redevelopment schedule.
- Clean-up costs of various waste disposal sites

Opportunities:

- DEM may be interested in taking control of the “horseshoe” parcel to permanently maintain and operate it as Prime Farmland Soil and protected open space for the entire state’s benefit.

III. Identification of Medfield State Hospital Re-Use Goals

After the deliberation of Issues and Opportunities, the Committee considered a series of goals for the redevelopment of the Medfield State Hospital site. These goals were refined by subsequent discussions of acceptable re-uses, feasibility, affordable housing, and zoning. Some of the goals listed below may be in conflict with others, or, with possible financial and fiscal realities. The unknown factor to date is the financial feasibility and market demand for the priority re-use options. The discussion which follows is edited from a Committee memo of March 17, 2003.

- A. Water Resources and Open Space Protection
 - Development should be limited to the extent possible to the core campus so as to protect open space, the aquifer and watershed.
 - All proposed re-use plans must assess projected impacts on surface (Charles River) and sub-surface water quality and supply.
- B. Recreation
 - As much open space as possible should be preserved and protected for passive or active recreational use, scenic value, and cultural landscape value by the designated developer.
 - Public access should be clearly delineated.
- C. Housing
 - Core campus to be developed in manner so as to achieve part or all of Town's affordable housing obligations
 - A range of housing choices should be provided in a village setting.
- D. Economic Development and Tax Revenue
 - New uses should be revenue positive or at least revenue neutral.
- E. Setting and Abutting Neighborhoods
 - Integrity of historic core campus to be preserved to the degree possible with many buildings preserved and re-used
 - The landscape features and abutting neighborhoods should be protected
- F. Municipal Facilities
 - Water tower to be retained for town use.
 - The Town of Medfield will encourage redevelopers to set aside the Chapel for arts/cultural uses and possibly Building R or the Administration Building for Police use and/or regional EMS training.
- G. Town Resources and Infrastructure
 - The Town does not have the resources to provide town services such as water, sewer, and stormwater systems to the site.
 - Prospective developer should not depend upon the Town for any infrastructure costs.
- H. Feasibility
 - The re-use of the property should not necessarily go to the highest bidder but to the development proposal which best meets town and State goals.

A. Protection of the aquifer

The 80 acres of open space surrounding the Medfield State Hospital campus is extremely important to the integrity of the aquifer that lies under it and the abutting property. As noted in a Memorandum prepared by SEA Consultants, Inc. regarding their study of the hospital property relative to the area water supply: "The 'horseshoe' parcel of land surrounding the State Hospital core campus should remain open space to protect the water resources of Medfield..." If it is spilled, sprayed, poured, spread, or dumped at Medfield State Hospital it has the potential to end up in the water supply of Medfield, Millis, Dover, and Sherborn. To underscore the importance of this resource and its integrity the Town Meetings of Medfield, Millis, Dover, and Sherborn each passed by overwhelming majorities Warrant articles calling for the preservation of the open space at Medfield State Hospital to insure the integrity of the water supply. Any re-use activity plan must describe all activities that could result in undesirable material being placed "upstream" of the water supply and what policies, procedures, and activities that would be undertaken to prevent or remediate pollutants so as to maintain or enhance the water supply as it now exists. The plan must also describe what demands the proposed re-use activity will have on the water supply including expected annual consumption, peak consumption periods, and water use activities.

B. Recreation

The property at Medfield State Hospital has provided Medfield and residents of the surrounding area with a wide range of passive recreational uses since the inception of the hospital. From equestrian events to cross country skiing, biking, kite flying, birding, wildlife viewing, jogging, sledding, or just walking through the grounds, Medfield State Hospital has been a substantial component in the quality of life in this region. Re-use plans must describe to what extent they will impact on the activities and what policies, plans, or development is proposed to maintain or enhance the passive recreational activities that have taken place at Medfield State Hospital. Included in this description should be maps, drawings, or illustrations describing how the proposed plan will support or enhance passive recreational usage.

C. Housing

The re-use of Medfield State Hospital provides an exceptional opportunity for Medfield to address the crying need for affordable housing. Although Medfield's current percentage of 4.58% affordable housing units exceeds that of surrounding towns (Dover 0.75%, Millis 3.27%, Sherborn 2.35%) it is still substantially below the state mandate. A re-use plan that would address this need in a manner that would not unduly burden schools or town services would be very attractive to not only Medfield but to the region as a whole.

D. Economic Development

The Town of Medfield is interested in ensuring that any development project be at a minimum financially neutral with respect to the town, i.e., the cost of servicing the use should at a minimum cover the tax revenue which will be generated. In addition, the town is interested in the feasibility of development on this site developing positive cash flow in revenue as well as jobs which could employ local residents.

E. Setting and Abutting neighborhoods

Medfield is "Medfield" because of a shared appreciation for the town's distinct rural, small town character and the warmth and vitality of its neighborhoods. The absence of urban sprawl, concentrated development, and the relative abundance of open space give the town and region a unique and highly valued setting. Medfield State Hospital has contributed to the quality and

character of the area. Medfield State Hospital's architectural and arboreal features should be preserved. Any re-use of the Medfield State Hospital property must describe how that re-use would impact the surrounding region, existing open space, setting, and the abutting neighborhoods both qualitatively and quantitatively.

F. Municipal Facilities

The Town of Medfield will encourage redevelopers to set aside the Chapel for arts/cultural uses, possibly Building R or the Administration Building for Police use and/or regional EMS training, and the Water tower for town use.

G. Town Resources and Infrastructure

Municipal resources to subsidize or fund development activities at Medfield State Hospital do not exist and are not likely to be created in the foreseeable future. Potential re-use plans must include a description of expected or potential demands on town services and the income streams that will be created to offset the costs of those demands.

H. Feasibility

In order to meet DCAMM's requirements that any re-use plan be "financially feasible," those interested in submitting re-use plans must include in their proposals business and financial statements (including but not limited to: preliminary marketing, funding, and development plans as well as financial projections) illustrating the key assumptions and business model of the proposed re-use and how that re-use is likely to succeed. These business plans should also illustrate how the developer would insulate the town from future liability and expense should the proposed re-use plan fail. In addition, boarded up decaying hulks are unattractive nuisances as well as fire and health hazards. Re-use plans must itemize the development activities relative to each structure on the property including a schedule for those development activities.

IV. Identification of Re-use Vision Alternatives

4.1 Range of Re-use Options Considered by the Re-use Committee

- A. Committee's List of Acceptable Re-use Options (See Appendix 4, Medfield State Hospital Re-use Options, for the Use Options Matrix)

The Committee considered a range of some 43 uses within the Core and 10 uses outside the Core which might be suitable to the Town. These uses were evaluated in terms of six factors grouped under three headings:

Market

- Use desired by the town
- Market demand

Supply

- Location suitability
- Building suitability

Funding

- Availability of private funding
- Availability of public funding

A qualitative assessment was undertaken of these factors by the committee members. A number of uses were rejected outright and not evaluated further. These are indicated in Appendix 4.

- B. Preferred/Acceptable uses within the Campus Core

Very few uses achieved the objectives of all three factors, i.e., market, supply, and funding. Horseback Riding trails, for example, were a highly desirable use but funding did not appear to be available. Taking into account these various factors, the Committee recommended a narrow range of uses as both potentially desirable and feasible.

Preferred uses: Include mixed income and age-restricted rental housing, recreation center, golf course.

Acceptable uses: The Town is interested in assisted living/congregate care housing but they are unclear as to the market viability of this use. While the Town might be interested in market rate townhouses, mixed income housing, affordable two/three family homes, and market rate condominiums, they are concerned about the potential impact of these uses. This list of acceptable uses was further refined after DCAMM's consultant's presented their building evaluation study. The following additional uses were considered acceptable:

1. Residential Village Community
2. Conference/Retreat/Hotel Complex
3. Long term Assisted Care
4. Technical Office/Incubator Center
5. Recreation/Cultural Community

Unacceptable Uses: The Committee is unanimously opposed to market rate single family homes. The impact of school age children resulting from this use is of great concern to town leaders. A casino or theme park was also viewed as negative.

- C. Preferred/Acceptable uses within the Horseshoe Area

Acceptable Uses: The golf course was found to be a possible acceptable use and this was confirmed by a vote of the June, 2003 Town Meeting.

Unacceptable Uses: A public school use was determined to be unacceptable due to the isolated nature of the site.

V. Identification of Re-use Feasibility and Zoning Issues

The isolated nature of the site, the size and condition of the existing buildings, and the absence of any apparent subsidy for open space makes re-use planning of the Medfield State Hospital property an extremely challenging activity. A number of factors were addressed to begin the discussion of feasibility. These include an analysis of alternative development scenarios within the core and horseshoe areas, an analysis of development feasibility issues, and an assessment of alternative density and re-zoning strategies.

After considering the following factors, the Committee concluded that the most appropriate course was to support the two recommended scenarios identified at the beginning of this analysis.

5.1 Financial Cost and Development Feasibility Issues

The following issues were discussed by the Committee.

1. Financial Feasibility of Re-use and Restoration. Many existing buildings on campus are in extremely poor condition. In all likelihood, these buildings have negative value. In other words, the high cost to renovate them for new uses may not be financially recoverable from the prices or rents attainable from them. As a result, their renovation may require subsidy. Some buildings regarded as too deteriorated to feasibly renovate will need to be demolished. Demolition costs may impose a premium cost on any developer who wishes to redevelop the property. One scenario to allow cross-subsidy to preserve buildings is to allow high-profit *new* development (e.g. new luxury housing, offices, etc.) on the campus to offset the high cost of renovating some existing buildings.

2. Campus infrastructure must be rebuilt to support re-use. Much of the campus' infrastructure needs to be replaced or added (utilities, roads and parking lots for new uses, electrical supply, etc.). Most site utilities are close to one-hundred years old and roads are in poor condition. Water capacity may have to be increased to support feasible re-use. No developer will build anew or renovate buildings without the provision of new and reliable infrastructure. Therefore, significant investment in infrastructure must be undertaken before redevelopment of buildings begins. Such premium costs, if borne by a redeveloper, significantly add to the cost burden of redeveloping the property.

Additionally, such new infrastructure must be sized and planned for the redevelopment of the entire campus as a whole in a coherent manner. It cannot be designed or constructed in a piecemeal fashion for one building at a time. Therefore a comprehensive infrastructure design and reconstruction effort will have to be undertaken up front. The provision of a new infrastructure network is therefore an up-front cost that may be difficult to amortize if buildings are renovated in phases over many years – the most likely redevelopment scenario.

3. Site and building contamination must be removed. The site and buildings must be cleaned of contaminants. These may include oil spills, asbestos in buildings, and asbestos in site piping. Therefore, significant investment in site clean-up must be undertaken before redevelopment of buildings begins. Such premium costs, if borne by a redeveloper, significantly add to the cost burden of redeveloping the property.

4. Affordable housing will likely require internal subsidies. The Commonwealth will expect a component of affordable housing at the Medfield Hospital site as part of the re-use mix. Affordable units will need to be internally cross-subsidized by the development of market-rate housing.

5. The Town wishes to see net tax benefit from the re-use mix at the Hospital site. The mix of uses at the hospital site should return a *net* positive revenue stream (new property tax revenues

minus cost of new municipal services). Municipal uses, school uses, and community uses may not yield revenue although they may require increased municipal services to varying degrees.

5.2 Alternative Densities

In addition to location, the Committee considered how much density was suitable. They concluded that the previously estimated density of 786,000 gross sq. ft. did not represent a true Floor Area Ratio for zoning purposes. Furthermore, some flexibility should be allowed for in-fill development after the deteriorated buildings are demolished. A density of 400,000 sq. ft. or less depending upon the number of buildings to be demolished would be the maximum square footage which should be considered.

5.3 Alternative Campus Development Scenarios for Consideration to Meet Feasibility Requirements

The Committee considered the following five alternative development concepts – only some of which may enable a developer to obtain sufficient revenue to accommodate the objectives of open space and building preservation. Sites within the core and outside the core were considered for acceptable for “new” development (in rank-order of acceptability) to help cross-subsidize redevelopment of historic buildings *if and only if* such cross-subsidy should prove to be required.

The Committee rejected Alternative V, Power Plant, and recommended Alternative I, All Preservation/Open Space, as most consistent with their goals and Re-Use vision.

Option 1: Subsidized All Preservation / Horseshoe Open Space Plan

All or most worthy buildings on the core campus are restored and adaptively re-used. The surrounding “horseshoe” is transferred to DEM for open space use.

Option 2: Core Preservation Plan with New Development Sites within Core Campus

All or most worthy buildings on the core campus are restored or adaptively re-used. New development is allowed within the core campus on sites where certain buildings such as the Service Building or Clark Building are demolished. The “horseshoe” is retained for open space.

Option 3: Core Preservation Plan with New Development Sites both within Core Campus and Outside Core Campus

All or most worthy buildings on the core campus are restored or adaptively re-used. New development is allowed *both* within the core campus on sites where certain buildings such as the Service Building or Clark Building are demolished, *and* outside the core campus. Most, but perhaps not all, of the “horseshoe” is retained for open space.

Option 4: High End Golf Course Residential Community with Affordable Housing Off-Site on Other Town-owned land.

Many of the core’s historic buildings would be restored and adaptively re-used for high-end residences with a club house and other recreational amenities. The “horseshoe” and the 37 acre DEM property south of Hospital Road would be converted to an 18-hole 150 acre golf course. Affordable housing would be constructed nearby on town-owned land south and east of the Town’s Recreation Department property south of Hospital Road and be “packaged” with the redevelopment of the Hospital site.

Option 5: New Power Plant with Town Acquisition of Remainder of Site for Open Space or Community/Town Use

A new privately-financed and constructed power plant would be built in the vicinity of the existing power plant to generate electricity for the wider area. To be viable to private power generating companies, the site will need to be proximate to high-power transmission lines. The price for land offered by power companies and the property tax revenues it may generate may be sufficient for the Town to purchase the Hospital site for open space or other community and town uses.

5.4 Housing vs. Commercial Development and Maximized Local Property Tax Revenues

The Committee discussed the following issues in an effort to understand how to improve the financial feasibility of the development.

- 1) Is there a market for commercial development?
- 2) How much commercial development would be needed to support up-grading the site?

The general understanding by the consultants and the Committee members was that the market for commercial development was constrained due to the isolated nature of the site, limited access, and the absence of public transportation service. Furthermore, the condition of the site; its infrastructure and buildings, was such that substantial subsidies beyond the capacity of the town and State government would be needed in order to attract substantial commercial and tax generating development. The committee concluded that only a limited amount of housing, much market orientated, might be able to support site development and limit the town's exposure to subsidizing development.

5.5 Zoning

Local zoning is one of the most important tools the Town has to manage the re-use of the hospital property. The existing zoning does not currently reflect the committee's goals for the re-use of the Medfield State Hospital, i.e., the protection of critical open space resources and a focus on various types of housing. Furthermore there are no incentives to reward developers for building preservation and open space protection. The zoning by-law will have to be changed to facilitate open space protection and development on the core campus. The following zoning strategies were considered and rejected by the Committee. Given the uncertainty of market to achieve the committee's goals,-the committee recommended that no zoning take place until after development proposals are received and considered by the Committee. A more detailed assessment of the current zoning is presented in Appendix 3, Medfield State Hospital Zoning.

Possible alternative re-zoning strategies:

- 1) Do not rezone
- 2) Revise base zoning districts to allow acceptable uses and add overlay zone with carrots and incentives
- 3) Make modest changes in zoning now, await developer designation for final zoning

VI. Affordable Housing

The Committee considered a number of development strategies to meet the need for affordable housing as well as address under Chapter 40-B the town's need for 10% affordable housing, i.e., an additional 219 units. The Committee concluded the following:

- 1) Rental was more advantageous than condo developments as the town would be able to count 100 percent of the units of a mixed income development as affordable.
- 2) Off site units on town owned land is a possible option.
- 3) How much affordable housing? The Committee concluded that the Town would be willing to permit approximately 200 units of affordable housing including a mix of family, elderly, and age restricted.

VII. Next Steps

7.1 Possible Town Actions Required

- A. Prepare Re-use Guidelines to be included in DCAMM's RFP to Developers (See attached draft.)
- B. Decide whether the Annual Town Meeting should authorize acquisition monies to bid on parts of the site for town use (e.g., the 37 acres for the Recreation Department) and/or accept this land and possibly the Farm Pond Water rights as an in-kind transfer and mitigation for the development impacts within the Core.
- C. Provide local funding for re-use planning costs?

7.2 Town: Local control over the redevelopment process

- A. Current designation of buildings and site as Local Historic District as well as State and National Historic District (provides protected status to campus as preferred option, however, re-use feasibility will be used as a criterion in maintaining this protected status)
- B. Rezone site for range of desired uses and densities
- C. Possibly direct Town bid for portions of land for public use.

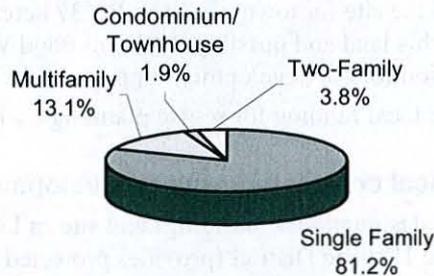
HOUSING: Town of Medfield

I. Housing Supply Inventory

HOUSING INVENTORY

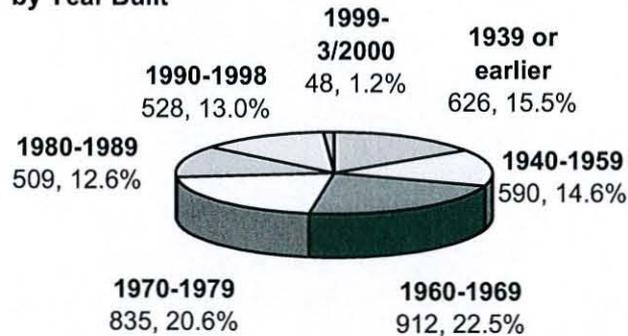
According to the U.S. Census, there were 4,048 housing units in Medfield in 2000, an increase of 620 units since 1990. The Assessor reported a total of 3,335 single family units for FY 2000. The distribution of units by types is shown utilizing data from the 2000 U.S. Census.

Figure 1, Housing Types, 2000



- ◆ The town's housing stock is relatively young; 70% of the homes have been built since 1960.

Figure 2, Homes in Medfield by Year Built



- ◆ The majority of the housing units are owner occupied. In 2000 only 571 units (14.3%) were rental. This is a drop from 596 units, or 17.4% of the total housing units, in 1990.
- ◆ Medfield has a high number of housing units being constructed each year compared to neighboring towns. The rate of new construction for owner-occupied housing was significantly higher over the last decade than for renter-occupied housing.

Housing Cost

The average assessed value of all single family homes in Medfield in FY 2002 was \$379,204, up from \$287,447 in FY 2000. The 2000 U.S. Census reports the average value for owner-occupied housing units to be \$353,000.

In 2000 there were 229 properties sold in Medfield, including 154 single family and 21 condominium residences. The average sales price for single family homes was \$366,500, while the average sales price for condos was \$221,000. Home prices have been rising steadily over the past decade, with a 51% increase between 1990 and 2000 for single family homes, and an increase of 119% for condos. Rents, on the other hand, are not as high as one might expect. The average rent for a one bedroom apartment is approximately \$950 per month; a two bedroom \$975.

Table 1, Housing Growth, 1996-2001

Municipality	Bldg. Permits/Year	Total Units Permitted/Year*
Dover	20	20
Medfield	38	40
Millis	26	26
Sherborn	8	11
Westwood	40	40

*Includes multi-unit buildings

In the current housing market, new homes have higher than average values compared with the town's existing housing stock. There were 44 new single family homes and one three-four family home constructed in FY 2000, and in 2001 there were 14 single family homes constructed and one three-unit building. Local realtors report the average selling price of a new single-family home on the housing market is \$435,000.

Local realtors have estimated that the vacancy rate is very low, with the average home staying on the market for 61 days. There is little available in rental housing on the market. The 2000 U.S. Census reports the vacancy rate to be 1.1%; the homeowner vacancy rate is 0.2% and the rental vacancy rate is 2.1%. This low vacancy rate and the increases in local and regional employment contribute to the escalating sales and rental prices described below.

Affordable/Subsidized Housing Units

- ◆ Medfield has one of the highest percentages of affordable (subsidized) housing units of any of the neighboring communities, trailing only Westwood.
- ◆ Of the 185 units, 60 are located in the Tilden Village rental elderly housing development (includes 8 units for the disabled), 102 rental units are located within the Wilkins Glen family housing development, 17 units at Allandale (family housing), and 6 at the Village at Medfield (55+).
- ◆ According to the standards set by Massachusetts Chapter 40B, Medfield should have 404 subsidized housing units, or 10% of the number of permanent residences counted in the 2000 census.

Table 2, Comparison of Affordable Housing Availability*

	Ch. 40B Units	Total Units in 2000	% Subsidized Units of 2000 Total Units
Dover	14	1,874	0.75%
Medfield	185	4,038	4.58%
Millis	100	3,060	3.27%
Sherborn	34	1,449	2.35%
Walpole	138	8,202	1.68%
Westwood	379	5,218	7.26%

*Does not include Section 8 Mobile Vouchers or Massachusetts MRVP vouchers
Source: State Department of Housing and Community Development

PROJECTIONS

Population

- ◆ Medfield experienced large population growth in the past 20 years, well outpacing neighboring towns. Medfield’s population grew by 2,053 persons (20.1%) to 12,273 residents. Dover and Millis also experienced relatively large population growth.

Figure 3, Population and Household Growth in Medfield

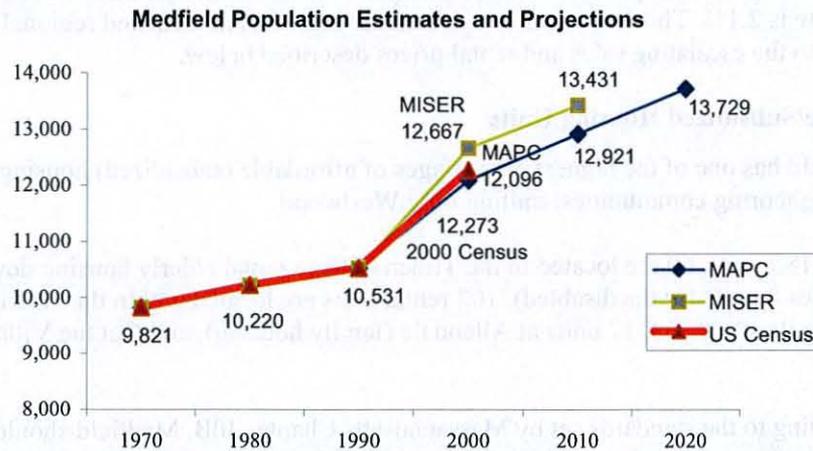


Table 3, Comparison of Population Growth in Medfield and Region

Municipality	Population 2000	Population Increase 1980 - 2000	% Change
Dover	5,558	855	18.2
Medfield	12,273	2,053	20.1
Millis	7,902	994	14.4
Sherborn	4,200	151	3.7
Westwood	14,117	905	6.8

Source: U.S. Census

Buildout Analysis

In 2001, the Executive Office of Environmental Affairs (EOEA) oversaw the preparation of a buildout analysis for the town of Medfield. The buildout analysis estimated that a total of 315 dwelling units could be created, the majority of which would be single family housing, with a small percentage being accessory dwelling units or family apartments. (This did not include re-use of Medfield State Hospital.) Local officials think that this analysis might not fairly represent the amount of available land for development.

A buildout analysis provides an estimate of what might result if all of the remaining land in town were developed under existing zoning regulations. The potential for redevelopment of underutilized properties, or development that does not conform to zoning is not accounted for.

Table 4 provides a summary of the buildout results. More detailed analysis is provided in Appendix 1.

Table 4, Buildout Summary

Buildout Impact	
Additional Developable Land Area	343 acres
Additional Residential Units	315 single family units
Additional Residents	888
Additional Students (K-12)	186
Additional Commercial/Industrial Buildable Floor Space	54,889 sq. ft.
Additional Water Demand	70,660 gpd
<i>Residential</i>	66,543 gpd
<i>Commercial and Industrial</i>	4,117 gpd
Additional Solid Waste	455 tons/year
<i>Recyclable</i>	131 tons/year
<i>Non-recyclable</i>	324 tons/year
Additional Roadway	6 miles

The buildout analysis also finds the potential for an additional 54,889 square feet of commercial and industrial space. This could provide jobs for about 110 new employees, who need to have residence in and around the town of Medfield.

This analysis does not give any indication of the rate of development or the time frame for reaching full buildout. It is likely that residential zoning districts will be built out in a much shorter time frame than commercial and industrial districts, especially given the household projections for 2020.

REGULATORY AND PHYSICAL ENVIRONMENT

Existing Development

- ◆ The Town of Medfield is characterized by its rural nature and its residential atmosphere. The majority of the land in town is dedicated to uses that enhance this vision; over 90% of the land in town is used for residential purposes or is in some sort of natural landscape. (See Land Use Map)

Table 5, Existing Land Use

Land Use Category	Area (Acres)	% of Town Area	% of Developed Area
Residential (Single Family)	2,949.6	31.5	85.3
(Multi-Family)	22.9	0.2	0.7
Commercial	63.8	0.7	1.8
Industrial	73.6	0.8	2.1
Public/Recreation	272.4	2.9	7.9
Transportation/Utilities	73.7	0.8	2.1
Total Developed	3,456.0	36.9	100.0
Agriculture	394.8	4.2	
Vacant	5,466.8	58.3	
Total Undeveloped	5,861.6	62.5	
Water	52.2	0.6	
Total Town Area	9369.8	100.0	

Source: MassGIS (1999 aerial photography), Planning Department, Larry Koff & Associates

Zoning

A table summarizing the Town's Zoning Bylaw is located in Appendix 2.

The Town of Medfield has eight zoning districts, of which five allow residential use. The Agricultural (A), Residential Estate (R-E), Residential Town (R-T), Residential Suburban (R-S),

and Residential Urban (R-U) districts all allow single family homes by right, while the Business district (B) allows single family homes by special permit. Minimum lot sizes are listed in Appendix 2. Two family homes are allowed in the R-U district by right, and the B district by special permit. Multifamily homes (containing three or more units) are allowed only in the R-U district, requiring a special permit and site plan approval from the Planning Board.

Two types of accessory apartments are allowed within the structure of single family homes. A "family apartment" may be created (by right in the R-U district and by special permit in all of the other residential districts) to be occupied strictly by family members of the homeowner. The special permit expires if the house is sold or if the family member who occupied the apartment moves or dies. An "accessory dwelling unit" may be created in an owner-occupied house originally built before 1938, which has a minimum of 2000 square feet, (by special permit in all residential districts except B). The special permit must be renewed if the house changes ownership.

Cluster, or "Open Space Residential Development," is allowed by special permit in the R-E, R-S, R-T, and R-U districts, exempting a proposed subdivision from usual lot size and dimension regulations. The Zoning Bylaw requires that no less than 25% of the land be set aside for open space purposes, of which not more than 25% may be wetlands, or have other development constraints. The total number of units that can be created under OSRD is calculated using the minimum lot size of the underlying district, but may be calculated without accounting for roadways, providing a slight bonus in some cases. The minimum tract of land to submit an OSRD proposal is ten times the minimum lot size in the underlying zoning district. The development must be served by public water and sewer or a shared sewage disposal system. The minimum lot size for OSRD is 12,000 square feet.

A special permit is required for any development in the Flood Plain District and Watershed Protection District. Within the Well Protection District (Zone 1) the minimum lot size is 80,000 square feet, and residential uses must be connected to the Town sewer system. Within the Primary Aquifer Zone (Zone 2), the minimum lot size for residential uses is 40,000 square feet, unless the property is connected to the Town sewer system.

The Business Industrial (B-I) and Industrial Extensive (I-E) districts do not allow any residential uses.

- ◆ 88% of the Town is zoned for residential uses (R-E, R-S, R-T, and R-U), of which approximately 338.7 acres are developable in districts R-E, R-S, and R-T (R-U is at full buildout). An additional 7% is zoned for agricultural uses (A), which allows residential development on 10-acre lots. Approximately 6% of the town is zoned for commercial/industrial use (B, B-I, and I-E), of which 4.3 acres are developable in district IE.

Barriers to Development

- Most of the town is either protected open space or already developed, or is not suitable for development because of wetlands or steep slopes. The buildout analysis prepared by EOEa finds the potential for only 314 additional units (see Land Use Suitability map). There is a greater potential for new development through re-use and infill construction in already developed areas such as at the former Medfield State Hospital site.
- With re-use and intensification of residential density in town, there is a potential for accessory retail uses, perhaps at a greater density than the community desires.
- The availability of water/sewer at the hospital site makes it sensible to focus new housing development here. This infrastructure, if it is upgraded, could accommodate a diverse variety of housing needs assuming rezoning takes place.
- It is well understood in town that homeowners' property taxes do not cover educational costs. Therefore, family housing, even expensive single family homes, is a net loss to the town (See Table 6 below).

Table 6, Cost of Services: Fiscal Impacts of Development

Type of Development	Revenue/General Govt.	Revenue/Education
Positive Revenue Benefits		
<i>Research Office Parks</i>	+	+
<i>Office Parks</i>	+	+
<i>Industrial Development</i>	+	+
<i>High-Rise Garden Apartments (Studio/1BR)</i>	+	+
<i>Age-restricted Housing</i>	+	+
<i>Garden Condominiums (One/Two BR)</i>	+	+
<i>Open Space</i>	+	+
Neutral Revenue Benefits		
Retail Facilities	-	+
Townhouses (2/3 Bedrooms)	-	+
Expensive Single-Family Homes (3-4 BR)*	-	+
Negative Revenue Benefits		
Townhouses (3-4 BR)	-	-
Inexpensive Single-Family (3-4 BR)	-	-
Garden Apartments (3+ BR)	-	-
Mobile Homes (Unrestricted Occupancy)	-	-

*According to Medfield town officials, expensive single family homes typically have a negative impact on education revenue and a positive impact on general government revenue.

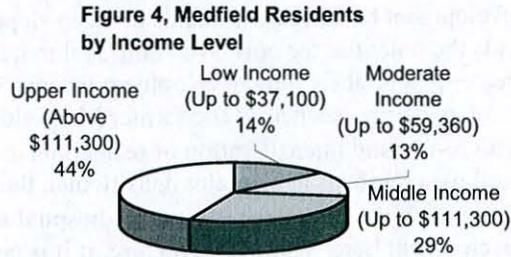
Source: The Growth Impact Handbook, DHCD, p.10

II. Needs Analysis/Housing Gap

HOUSING DEMAND

Income

- ◆ Medfield residents are likely to be middle and upper income. A small percentage are low and moderate income.
- ◆ Income levels are based on the 2000 area-wide median income for a family of four for the Boston MSA (of which Medfield is a part) of \$74,200.²



- Income data is from 2000 U.S. Census.
- Definitions for income levels are taken from EO418 Housing Certification requirements. Low Income is defined as under 50% of median income, Moderate is 80% of median income, and Middle Income is up to 150% of median income.

Employment and Labor Force

Businesses in Medfield employed a total of 3,483 people in 2000. The number of jobs in town falls short of the number of people in the Medfield labor force by approximately half.

Medfield jobs provided an average annual wage of \$40,187 in 2000. Almost 95% of the jobs are in industries where the average annual wage falls within low and moderate income guidelines. (Many employees live in households with more than one income, thus they may fall in a higher income bracket, and/or many residents may not be employees in the town.) None of the jobs available in Medfield are in industries where the average wage exceeds the median income for the Boston MSA.

Table 7

Jobs to Labor Force Ratio	
Medfield jobs	3,483
Medfield resident labor force	<u>6,488</u>
Jobs/Labor Force Ratio	0.54

According to MAPC, the number of jobs in Medfield is expected to grow by 7.6% between 2000 and 2020. Naturally, people who occupy these new positions will need to find housing within the region.

Demographics

- ◆ Medfield experienced a substantial population boom in the past decade of over 16%. The number of households increased proportionally, so that the average household size remains about the same as it was in 1990. Population is not expected to continue to grow as fast in the near future.

² According to HUD, the median income for 2002 is \$80,800 (see Appendix 5). This figure is used for many housing subsidy programs; however, DHCD has chosen to retain the 2000 median income figure for EO418 planning purposes.

Table 8, Population and Household Growth

	Population	% Change	Households	% Change	Persons per Household
1970	9,821		2,230		4.40
1980	10,220	4.1	3,079	38.1	3.32
1990	10,531	3.0	3,428	11.3	3.07
2000	12,273	16.5	4,002	16.7	3.06
2010	12,921	5.3	4,463	11.5	2.90
2020	13,729	6.3	4,898	9.7	2.80

Source: U.S. Census, MAPC

- ◆ Medfield’s population is growing at a slower pace than its households, resulting in smaller household size. This may be due to more non-family households, single-parent households and older households, and/or families having fewer children.
- ◆ The influx has brought many families with children into Medfield. More than 40% of the households in Medfield have children, which is typical in communities near Route 128 and Interstate 495.³
- ◆ The greatest population growth in recent years has been in children (up to age 19) and older adults (age 35-59), reflecting the growth in families. The number of seniors and elderly has also increased, and is expected to form a growing proportion of the total population. Meanwhile, the number of young adults (age 20-34) actually declined in real numbers, perhaps reflecting a dearth of housing options to suit the needs of this group.
- ◆ The population projections for the year 2010 and 2020 shown in Table 9 reflect assumptions made by MAPC demographers about an aging population. Contrary to these assumptions, the present trend is for young families with children to move to Medfield and to leave after their children complete college.

Table 9, Town of Medfield Age Profile, 1980 – 2010

	1980	%	1990	%	2000	%	2010	%	2020	%
0 – 19 years	3,552	34.8	3,082	29.3	4,300	35.1	3,290	25.5	3,118	22.7
20 – 34 years	2,162	21.2	2,179	20.7	1,198	9.8	2,265	17.5	2,571	18.7
35 – 59 years	3,492	34.2	3,983	37.8	5,245	42.7	4,339	33.6	3,955	28.8
60 – 74 years	688	6.7	979	9.3	1,034	8.4	2,151	16.6	2,772	20.2
Over 75	326	3.2	308	2.9	496	4.1	876	6.8	1,313	9.6
Total	10,220		10,531		12,273		12,921		13,729	
Median Age	31.6		35.0		38.0					

Source: U.S. Census, MAPC

School Enrollment

- ◆ There has been a large increase in the percentage of school children in Medfield over the past decade; preprimary and kindergarten enrollment has increased by 84% while elementary and high school enrollment has increased by 154%.
- ◆ Overall school enrollment has increased by 67%, and is expected to continue to increase.

³ "Toy towns" from Commonwealth, Special Issue 2002: Education Reform.

- ◆ The loss in the number of college students over this time period reflects a decline in the number of young adults residing in Medfield.

Table 10, School Enrollment in Medfield, 1990 and 2000

Type of Educational Institution	1990 Enrollment Figures			2000 Enrollment Figures			% change
	Public	Private	Total	Public	Private	Total	
Preprimary				98	341		
Kindergarten				224	24		
Preprimary/Kindergarten	184	190	374	322	365	687	84%
Grades 1-4				1,026	32		
Grades 5-8				836	92		
Grades 9-12				738	174		
Elementary/High School	1,033	106	1,139	2,600	298	2,898	154%
College undergrad.				134	86		
College graduate				13	100		
College	337	502	839	147	186	333	-60%
Total			2,352			3,918	67%

Source: U.S. Census

HOUSING AFFORDABILITY

For a housing unit to be affordable, a household should spend no more than 30% of its household income on housing costs. In Medfield, over one-fifth of all household units spend more than 30% of their incomes on housing costs, making them technically unaffordable. Only 19% of households in owner-occupied housing units spend more than 30% of their incomes on housing, while 37% of households in renter-occupied housing units spend more than 30% of their household incomes (U.S. Census).

Figure 5, Percent of income spent on housing costs for Medfield homeowners

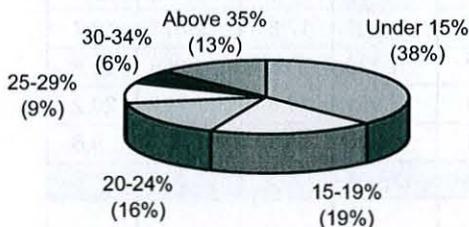
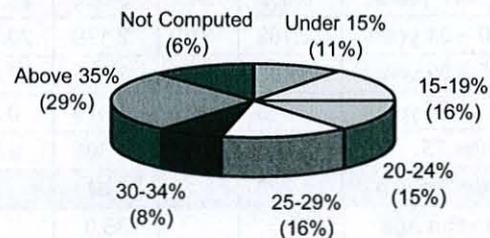


Figure 6, Percent of income spent on housing costs for Medfield renters

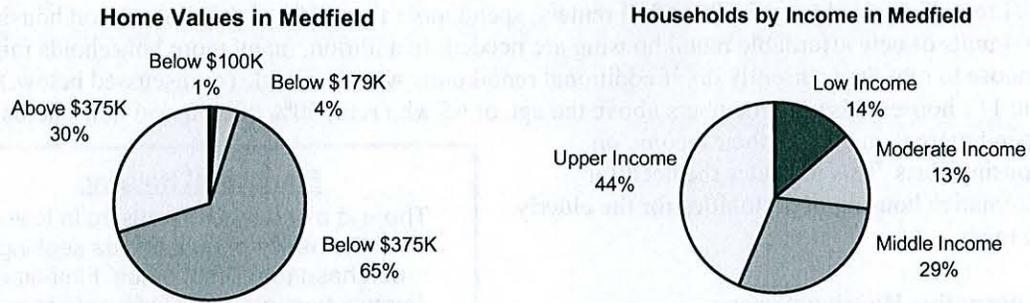


Another indicator of change in housing affordability is to compare the increase in average housing costs to the increase in median income. Between 1990 and 2000, the average price of single family homes rose by 51% (\$242,000 in 1990, \$366,500 in 2000). Over this same period, the median household income in Medfield increased by 48%⁴. This indicates that homeowners have sustained a relative stability in affordability, while renters have enjoyed a relative increase in affordability. Accurate data on rental prices is not available for comparison.

⁴ Home prices from Banker and Tradesman, median incomes from U.S. Census.

In order to afford the average rent in Medfield of \$1,000/month, a household must have an annual income of \$40,000. 14% of Medfield households report annual incomes of less than \$37,000 and so barely meet this threshold. In order to afford the average 2001 selling price of homes in Medfield of \$385,000, a household must have an annual income of \$113,900. Figure 7 illustrates the income thresholds for affordable living units based on household income levels.

Figure 7, Homeowners Affordability Index



Calculated assuming 5% down, 7.5%APR mortgage for 30 years, 30% of income for housing costs and \$300/month for taxes and insurance.

Residents Living in Poverty

173 people, or 1.4% of all Medfield individuals, had incomes below the poverty line in 2000. Of these, nearly 10% are seniors, 27% are under age 18 and 63% are between the ages 18-65 years. This population is affected by the housing affordability gap. Twenty seven families, approximately one-half are female headed households, are living in poverty, the balance are single individuals.

Housing Gap: Homeowners

There is a housing gap between the number of houses available and the number of households with incomes large enough to pay for the available housing. Figure 7 above illustrates this concept. For example, low income households, 14% of all households, can afford the price of a house below \$100,000; however, almost none of the housing stock falls in this price range. By contrast, middle income households are able to afford houses priced up to \$375,000; in this category there are 862 more units than there are middle income households. The chart demonstrates these findings for each income level.

Putting a face on household income

The average Town employee, (including school, fire department, police, or Town administration) earns about \$45,000 per year, or a moderate income by EO418 definitions. Starting salaries for Town employees average \$30,000 per year, which falls in the Low Income household range.

Table 11, Homeowners Housing Gap

Household Income Level	Affordable Housing Cost	% of Households	# of Households	% of Owner-Occupied Housing Stock	# of Owner-Occupied Homes
Low income, <\$37,000	<\$100K	14%	562	1%	31
Moderate income, <\$59,000	<\$179 K	13%	522	4%	125
Middle income, <\$111,300	<\$375K	29%	1,165	65%	2,027
Upper income, >\$111,300	>\$375K	44%	1,767	30%	935
Totals		100%	4,016	100%	3,118

The above exercise demonstrates that there is a large gap in the availability of housing for both low and moderate income residents, or those making less than \$59,000/year. Relative to income guidelines, there is a surplus of "affordable" housing choices for middle income residents and a potential market for additional upper income housing units. The "gap" in upper income housing units is only of concern in that it demonstrates the market potential for developing a mix of upper income units which, under the right conditions, might be mixed with some affordable units.

Housing Gap: Renters

204 rental households, or 37.2% of all renters, spend more than 30% of their income on housing. 204 units of new affordable rental housing are needed. In addition, many more households might choose to rent than currently do, if additional rental units were available (as discussed below.) Of the 112 households with members above the age of 65 who rent, 50% of them (56 households) spend more than 30% of their income on housing costs. This indicates the need for alternative housing opportunities for the elderly in town.

Alternative Housing Types

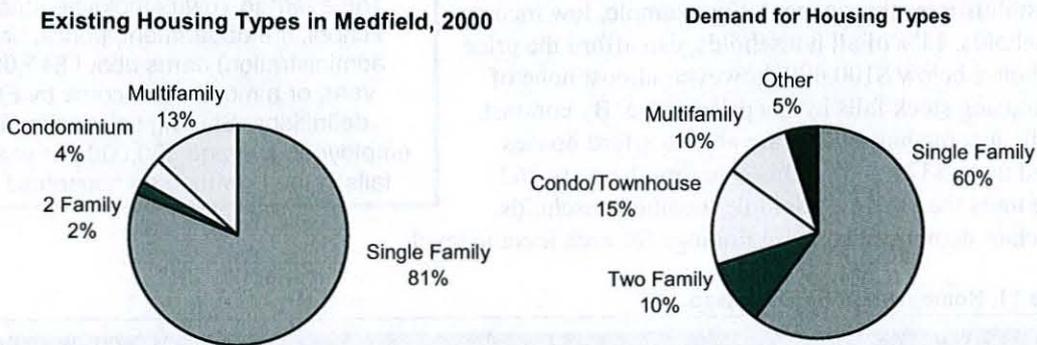
The existing supply of housing types does not meet the current demand. There are many households which would like to have alternative housing types such as condominiums, apartments, and in-law apartments, than currently exist in the housing supply. The current Zoning Bylaw does not allow the construction of all of these alternative housing types.

Entry Level Housing

There is a shortage of housing in town to meet the needs of households seeking to purchase their first homes. First-time homebuyers are at a disadvantage both because they typically are at the lower end of the income scale, and they do not have equity to put toward a down payment. A typical first-time homebuyer earning \$37,000, for instance, could afford a \$111,700 home.* Only 5% of the homes in Medfield are affordable to low and moderate income households.

*National Association of Realtors, 2/03

Figure 8



To complete the pie chart above, an estimation of housing demand among different population groups was made. The following table includes several types of households and housing alternatives. An estimate of what percentage of households in Medfield would desire to live in each type of housing, if it were available, has been provided.

Table 12, Housing Demand: Alternative Housing Types

Household Types	Total Households	% of Households	Housing Type ¹				
			Single Family	Two Family	Condo	Multi-family	Other ²
Single Individuals or Couples, Age 85 +	81	2%	- (0%)	- (0%)	- (0%)	24 (30%)	57 (70%)
Single Individuals or Couples, Age 65-85	405	10%	82 (20%)	20 (5%)	101 (25%)	101 (25%)	101 (25%)
Single Persons or Couples, age 34 to 65	486	12%	243 (50%)	50 (10%)	110 (23%)	83 (17%)	- (0%)
Young Adults, up to age 34 (childless)	405	10%	40 (10%)	100 (25%)	143 (35%)	122 (30%)	- (0%)
Households with Children, 2 Parents	2,307	57%	1,962 (85%)	75 (3%)	155 (7%)	115 (5%)	- (0%)
Single Parent Families	364	9%	181 (50%)	35 (11%)	100 (26%)	48 (13%)	- (0%)
Total (% of total)	4,048	100%	2,508 (61%)	280 (7%)	609 (16%)	493 (12%)	158 (4%)

(1) Approximately half of the two-family homes and all of the multi-family homes are assumed to be rental units. Condos and single family homes are assumed to be for ownership.

(2) May include in-law apartment, nursing home, assisted living, or other group living arrangement.

III. Goals and Objectives

The vision, goals, and strategies which follow are developed to meet the requirements for housing plans under both Chapter 40B and Executive Order 418. While EO 418 is concerned with the creation of housing that is affordable to households earning up to 150% of the median income, Chapter 40B has more restrictive requirements for units to be counted as affordable. Targets for the number and types of units to be created differ between the two mandates; however, many of the same strategies will satisfy both.

VISION STATEMENT

Medfield will accommodate residential development that is consistent with the Town's character and its ability to provide high quality services while ensuring that units that are affordable to a range of incomes are also developed.

ESTABLISHING HOUSING GOALS FOR THE TOWN OF MEDFIELD

Chapter 40B: New Requirements

- ◆ According to the standards set by Massachusetts Chapter 40B, Medfield should have 404 subsidized housing units, or 10% of the number of permanent residences counted in the 2000 census. Utilizing this standard, Medfield should consider encouraging the development of an additional 219 units of affordable housing to meet its local housing needs. There are currently 185 units of affordable housing in town.
- ◆ There are 78 elderly households in Medfield earning less than \$15,000/year. If all of these households wanted to live in age-restricted subsidized units (e.g. Tilden Village), there would be a gap of 26 housing units; there are currently 52 units for the elderly at Tilden Village.

In December 2002, the Department of Housing and Community Development's Housing Appeals Committee issued revised regulations with respect to the administration of Chapter 40B. Amongst the changes adopted was a provision that allows a local Board to deny or grant a comprehensive permit with conditions if the community has adopted an affordable housing plan approved by DHCD to which there is an increase in its number of low or moderate income housing units by at least three-fourths of one percent of total units every calendar year until that percentage exceeds 10% of total units. In subsequent years, the community will have to demonstrate continued progress toward implementing the housing plan, i.e., for Medfield, the creation of at least 30 affordable housing units per year.

A Local Board may deny a Comprehensive Permit if the community has an affordable housing plan approved by DHCD, and succeeds in increasing the number of low or moderate income housing units by at least three-fourths of one percent per calendar year.

The affordable Housing Plan shall address the following:

1. A mix of housing opportunities for families, individuals, persons with special needs, and the elderly that are consistent with local and regional needs and feasible within the housing market in which they will be situated
2. Strategies by which the municipality will achieve its housing goals established by its comprehensive needs assessment (See Appendix 9)
3. A description of the use restrictions which will be imposed on low or moderate income housing units to ensure that each unit will remain affordable long term and will be occupied by low or moderate income households (See end of Appendix 8)

To meet Chapter 40B requirements, Medfield needs to develop a plan to construct 30 units of affordable housing per year (0.75% of total 2000 housing units) until it achieves a total of 404 units, or 10% of its 2000 housing stock.

Populations that should be served by affordable housing include:

- Families
- Individuals
- Persons with special needs
- Elderly

The following are some types of housing that now qualify as affordable under Chapter 40B:

- Local, state or federally subsidized units
- Privately funded units in a variety of building types, renovated or new housing, assuming costs are within affordable housing cost limits (80% of median income) and there are use restrictions to maintain affordability (Local Initiative Program).
- Units created through Community Preservation Act funding that serve low and moderate income households
- Group homes
- Accessory apartments created after July, 2002

The Affordable Housing Plan shall include one or more of the following, but shall not be limited to:

1. The identification of zoning districts or geographic areas which will permit the proposed residential uses
2. The identification of specific sites for which the municipality will encourage the filing of comprehensive permit applications
3. Characteristics of proposed developments that would be preferred by the municipality (cluster, mixed-use, etc)
4. Municipally owned parcels for which the municipality commits to issue request for proposals to develop low or moderate income housing.

An approved plan shall take effect only when the Department certifies that the municipality has approved permits resulting in an initial annual increase in its low or moderate income housing units of three-quarters of one percent of total housing units.

GOALS AND POLICIES⁵

Goal: Medfield will accommodate residential development that is consistent with the Town's character and its ability to provide high quality services

Policies:

- a. Residential development should be concentrated in areas that can accommodate development without jeopardizing the environment and town character.
- b. Medfield should ensure that zoning densities reflect planned municipal service levels and natural resource constraints.

Goal: New housing development will continue to include the variety of lot sizes, unit sizes and housing costs that contribute to Medfield's diverse community

Policies:

- a. The Town should plan for and support the development of a wide range of housing options in order to accommodate households with diverse housing needs, as well as changing family structures.
- b. The Town should take a direct role in the provision of affordable housing in order to protect the character of the community while meeting identified needs and targets.
- c. The Town must accommodate the housing needs of its aging population.

⁵ The Goals and Policies are taken from the Goals and Policies Statement, Town of Medfield Revised Master Plan, 1997.

IV. Implementation Strategies

Quantifying and Locating Housing Needs: A Summary

The gap analysis and the community development needs and constraints discussed above provide a context for developing a housing strategy which will identify the location, types, and quantity of affordable housing units that Medfield would like to see developed. A draft housing strategy follows on Table 13. The following locations have been identified for addressing the town's housing needs:

- Medfield State Hospital
- Town owned land, @ 15 acres
- Within the Residential Urban (RU) district.

Under the recent amendment of 40B guidelines, DCHD established the option of regulating the production of 40B units through the submission and certification of an affordable housing plan and the production of a minimum number of units. While the details of this approval process are still being worked out, the Town now has the opportunity of metering the production of affordable housing and thus protecting itself from undesirable 40B projects. See Appendix 9 for further details.

In preparing a housing strategy which seeks to provide at least 10% of the town's housing as affordable as defined by Chapter 40B, there are incentives in seeking to achieve the maximum number of units from a given development. A rental project, for example, enables the town to count all the units as if they were affordable even though only 25% of the units might in fact be affordable. Table 13 accounts for these differences in three columns: Market Units, 40B credit units, and total units. See Appendix 8 for a discussion of various standards or definitions of housing affordability that the town might use in defining its goals for affordable housing creation.

A. Housing Suitability Map (Map 18)

B. Action Plan Map (Map 20)

Table 13, Medfield Housing Action Plan

Unit Type	Market Units	Affordable Units	Total Units (40B credit)	Household Type	Location
Total Rental Units	223	74	297 (222)		
• Apartment	98	32	130 (130)	young adults, families, single-parent families, special needs, older adults	Medfield State Hospital
• MHA Elderly		30	30 (30)	elderly, special needs	Medfield State Hospital
• Assisted Living Nursing Home	75		75 units 40 Beds	elderly, special needs	Medfield State Hospital
• Mixed Residential/ Commercial	50	12	62 (62)	elderly, older adults, young adults, single-parent families	Bayer property (currently zoned industrial; need to rezone commercial)
Total Ownership Units	61	49	110 (49)		
• Family Cottages		14	14 (14)	Family Housing	Medfield State Hospital
• Townhouse Condominiums*	61	20	81 (20)	young and older adults, families, single-parent families, special needs, Age restricted	Medfield State Hospital
• Open Space Cluster (Single family/ townhouse)		15	15 (15)	families, single parent families	Town property
Total units	284	123	407 (271)		
Total Medfield State Hospital site	234	96	330 (194)		

*Note: A percentage of these units could be Age Restricted.

ECONOMIC DEVELOPMENT: Town of Medfield

I. ECONOMIC PROFILE: HIGHLIGHTS

Centrally located but constrained regional access

- ◆ 19 miles southwest of Boston, 29 miles north of Providence
- ◆ Northwest/Southeast access on Route 27
- ◆ Northeast/Southwest access on Route 109
- ◆ Limited Proximity to Interstates 95 and 93
- ◆ Commuter rail service in neighboring towns of Walpole, Natick, Norfolk, Framingham and Wellesley (6 miles from the Medfield State Hospital)

Resident labor force is greater than local employment opportunities.

A balanced community has a relatively equal proportion of jobs to working residents. Westwood and Wellesley, for example, have ratios of 1.50 and 1.40 jobs/resident of the labor force. Suburban commuter towns, on the other hand, have a limited number of local jobs available in proportion to the number of working residents. As a consequence, there are more working residents in the town than the number of jobs available and residents must travel longer distances to seek employment.

The town of Medfield's ratio of jobs to labor force is less than one. For every resident in Medfield, there exists only 0.54 jobs; this ratio has decreased since 1990 by 0.06. This means that the town is providing a diminishing number of employment opportunities.

The majority of Medfield's workforce seeks employment opportunities outside of the town. This is likely because 1) residents are drawn by the higher wages available elsewhere, and 2) there is an absence of major employment opportunities in this primarily residential community.

Table 14, Jobs to Labor Force Ratio

	1990	2000
Medfield jobs	3,509	3,483
Medfield resident labor force	5,881	6,488
Jobs/Labor Force Ratio	0.60	0.54

Source: Mass Division of Employment and Training (DET)

- ◆ In the last decade Medfield has experienced a slight decline in the number of jobs available: there were 26 more jobs in 1990 than in 2000, a 0.7% decrease. This decrease contrasts with the 10.5% increase of new jobs during the same decade throughout the MAPC region.
- ◆ Employment in Medfield is heavily geared toward the trade, manufacturing, government, and service sectors, which account for over 75% of all jobs in the town. Over 32% of these jobs are in the trade sector, which has the lowest average annual wage in town.
- ◆ Between 1985 and 2001, there has been an increase in the number of businesses in town by 122 (from 229 to 351) while the number of people employed in town increased by only 29 (Mass. DET). More businesses are employing the same amount of people today than 15 years ago.
- ◆ A listing of the town's 9 largest employers identified a total of 1202 jobs in the year 2002. Four of these firms are either closed or likely to close within the year for a loss of 900 jobs or 75% of the employment from the town's largest employers.

Job Opportunities in Medfield: Do Medfield residents have access to the jobs and wage rates they want?

Figure 9, Employment in Medfield, 2000

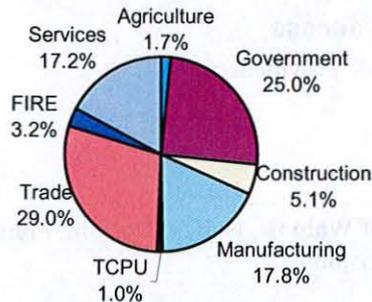


Table 15, Employment and Average Wage by Industry in Medfield, 2000

Industry	# of employees 2000	Avg. Annual Wage 2000	Avg. Wage Statewide, 2000
Agriculture, Forestry and Fishing	59	\$34,108	\$27,590
Government	870	\$36,220	\$39,284
Construction	176	\$41,183	\$46,921
Manufacturing	619	\$57,435	\$57,255
TCPU	34	\$35,259	\$46,921
Wholesale Trade	184	\$66,801	na
Retail Trade	823	\$25,603	na
Trade Total	1,007	\$33,131	\$30,757
FIRE	112	\$33,474	\$78,154
Services	598	\$41,833	\$43,304
Total/Average Annual Wage	3,475	\$40,187	\$44,329

TCPU: Transportation, Communication and Public Utilities
 FIRE: Finance, Insurance and Real Estate
 Source: Mass DET

Table 16, Largest Employers in Medfield

Employer	# of Employees
Medfield State Hospital	450
Bayer	260
Potpourri Collection	150
Shaw's	125
Arrow Business Forms	67
Form Centerless Grinding, Inc.	49
Decelle (vacant)	40
Comark Corporation	27
ESCO Technology	34

Source: Official Statement, Town of Medfield

- ◆ Over the past decade there has been a steady loss in manufacturing jobs, with an increase in trade, service and FIRE (Finance, Insurance and Real Estate) positions.
- ◆ The town's wage rates are lower than or equal to statewide rates in all categories except Agriculture, Forestry and Fishing. Although someone working in the Agricultural sector in Medfield could earn over 20% more than the Massachusetts state average, the percentage of Medfield residents in this sector (1.7%) is relatively low, and thus this high annual wage does not significantly impact the Town's average wage rate.
- ◆ In all other areas except trade and manufacturing, the jobs available in Medfield provide lower wages than the state averages. The most extreme example is that someone working in a FIRE position in town would find they could earn almost \$45,000 more in another community. Construction jobs and Transportation, Communication and Public Utilities (TCPU) positions offer wages significantly below the state average.

Journey to Work

Who works in Medfield?

- ◆ 30% of employees in Medfield in 1990 were residents of the town. Given the relatively low wage rates and high housing costs, this percentage likely decreased between 1990 and 2000, for which data is currently not available.
- ◆ Residents of the adjacent towns of Millis and Medway have traditionally contributed the largest percentage of the local labor force, 7% and 4% of total workers, respectively (1990 data). Other communities whose residents contribute to Medfield's workforce include Bellingham, Franklin, Walpole and Boston.

Where do Medfield residents travel to find work?

- ◆ Medfield is part of a sub-economic area of Greater Boston. About 22% of residents work in Medfield, while 17% find work in Boston. The remaining 61% of Medfield's resident labor force find work in neighboring communities (1990 US Census).
- ◆ Journey to Work data for 2000 is reported at a less detailed level. It is reported that 18.9% of Medfield workers (aged 16 and above) find employment in town – a decrease of about 3% since 1990.

How far do Medfield residents travel to work and by what means?

- ◆ Trends of the past decade show that workers in Medfield are traveling further to get to their place of work: the mean travel time has increased by 6.7 minutes (Table 4). In the past decade there has been a near 60% increase in the number of residents traveling more than 45 minutes to get to work.

People are looking beyond Medfield to find available jobs of the quality they want.

- ◆ The percentage of people who work at home has increased over the past decade while the percentages of people traveling to work by autos, bicycles, carpools, motorcycles, and walking have all decreased (Census Transportation Planning Package 2000).

Table 17, Travel Time to Work

	1990 Census		2000 Census		Change 1990 to 2000	
	Number	%	Number	%	Number	%
Workers who did not work at home	5,368	100.0	5,351	100.0	-17	-0.03
Less than 5 minutes	176	3.3	194	3.6	18	10.2
5 to 9 minutes	572	10.7	377	7.0	-195	-34.1
10 to 14 minutes	514	9.6	413	7.7	-101	-19.6
15 to 19 minutes	535	10.0	394	7.4	-141	-26.4
20 to 29 minutes	1,021	19.0	791	14.8	-230	-22.5
30 to 45 minutes	1,414	26.3	1,370	25.6	-44	-3.1
More than 45 minutes	1,136	21.2	1,812	33.9	676	59.5
Mean travel time to work (minutes)	27.9		34.6		6.7	

Source: Census Transportation Planning Package 2000

If economic growth is desired in Medfield, the Town must develop a strategy to attract businesses.

- ◆ There are three zoning districts that allow commercial uses: Business, Business-Industrial and Industrial-Extensive. These districts comprise only 1%, 2%, and 3% of the total town area, respectively.
- ◆ There are limited opportunities for commercial and industrial uses to locate in Medfield. Currently only approximately 30% of the land zoned Industrial Extensive is used for industrial and commercial uses, and 35% of the land zoned Business Industrial is used for commercial purposes. Possibly, the largest opportunity for economic development is the Medfield State Hospital property.
- ◆ In order to attract the kinds of businesses that provide desirable job opportunities for Medfield residents, especially for those of low and moderate income, the town needs to actively develop a plan to pursue increased economic activity.

Buildout Analysis: Impacts on the commercial and industrial districts

- ◆ A buildout analysis conducted by the Executive Office of Environmental Affairs (EOEA) in 2001 concluded that the Business (B) and Business Industrial (BI) areas were at development capacity. It was assumed that there would be no more development on the state-owned properties associated with the Hospital Historic District (Medfield State Hospital).
- ◆ The buildout analysis determined there was 189,272 square feet of developable space in the Industrial Extensive (IE) District, resulting in 54,889 square feet of commercial/industrial floor area.
- ◆ The future development in the IE District was assumed to be 50% wholesale (in two story buildings) and 50% warehouse (one story buildings). Developing the land available for commercial and industrial uses in the IE District to full buildout will result in an increase of 110 jobs (assuming 1 job/500 square feet of developable floor area).

Indicators of Medfield's economic strengths

Unemployment

- ◆ The 2001 unemployment rate for Medfield is 2.2%, compared to 3.7% for the state of Massachusetts. These percentages are up from the 2000 rates of 1.5% and 2.6%, respectively.

Medfield's Household Incomes

- ◆ A comparison of the 2000 overall average annual wage to the median household income indicated that the median household income was \$97,748 while the average annual wage in Medfield was \$40,672. This indicates that many households have more than one wage earner and/or a large percentage of residents commute to communities where they earn higher wages.
- ◆ Medfield's median income in 2000 of \$97,748 was almost double the statewide median household income of \$50,502.

Educational Achievement

- ◆ The amount of schooling one has directly affects the earning potential of that individual.
- ◆ In Massachusetts, in 1979, a family headed by a college graduate earned 2.2 times more than families headed by a high school dropout; the ratio stands at 3.1 in 1999.
- ◆ During the past 20 years the average incomes of high school dropouts have decreased 21%, for high school graduates the median incomes have decreased by 1%, and for college graduates the incomes have increased by 11%.

- ◆ The Medfield Senior Public High School reports a 0% dropout rate and a 97% participation rate in the SAT standardized tests. Post graduation plans for students of the high school include college (94%) [2-year public institution (2%), 4-year public institution (32%), 4-year private institution (60%)], military (1%), and work (5%) (Source: Boston Magazine, Sept. 2002).

Changing family structure and importance of dual family incomes and related social services

- ◆ Medfield has 3,316 families; 88.4% are married couples, 2.4% are male headed households, and 9.3% are female headed households (2000 Census).
- ◆ Of the 2,930 married couples, both husband and wife work in 64.4% of the households, husband or wife (1 worker) works in 26.5% of the households, neither works 6.0% of the time, and 3.1% of the households have more than two earners.
- ◆ 27 families in Medfield fall below the poverty line; 11 are married couples and 16 are female-headed households.
- ◆ The average income for a male in Medfield is \$66,467; for a female this figure drops to \$24,823. For full time workers, the difference spans more than \$35,000/year, with men reporting a median income of \$82,634 and women earning an average wage of \$47,500.
- ◆ Medfield’s family structure reflects statewide trends. Statewide the typical married couple earned \$45,000 more than the typical female headed family; in Medfield this figure is over \$70,000 (MassINC, “The State of the American Dream in Massachusetts, 2002”).
- ◆ Families are working longer hours to reach the middle and upper classes; increased time away from families, especially children, necessitates that proper social services be in place to compensate for the lack of parental supervision (MassINC).

Table 18, Median Household Incomes by Family Type and Presence of Children in Medfield

	Married-couple family	Other family types		All types
		Male-headed family (no wife)	Female-headed family (no husband)	
With children under 18	\$123,696	\$70,417	\$51,750	
Without children under 18	\$105,983	\$101,185	\$58,295	
Average	\$116,592	\$86,651	\$52,750	
Total average	\$116,592	\$55,769		\$108,926

Regional Market

- ◆ Medfield has relatively few retail trade, service and manufacturing establishments and employment opportunities. The Town consistently ranks near the bottom among communities in the Three Rivers Subregion with respect to commercial development (see Table 6).

Growth Projections

- ◆ MAPC projects an employment growth rate of approximately 9.4% by 2025, reaching a total of 4,032 jobs. (Projections from 1999, and are based on 1998 employment of 3,687 for Medfield.)
- ◆ There is very little land zoned for commercial development, which limits the amount of commercial growth the town can experience. There is currently one potential commercial development project proposed in the Industrial Extensive District. The development, a health center/private club facility, would be constructed on land leased from the town. If created, this project would increase the amount of employment in town.

Figure 10, Three Rivers Subregion

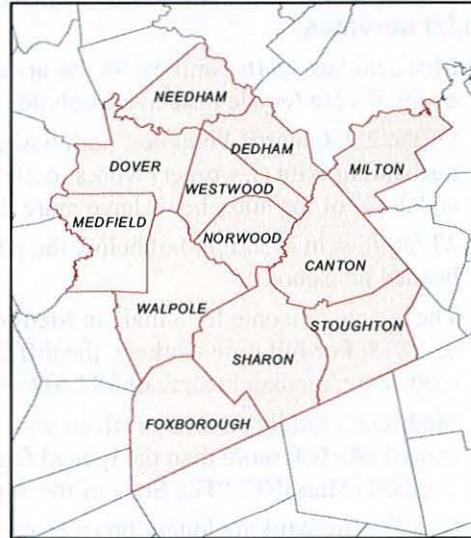


Table 19, Retail, Trade, and Manufacturing Establishments and Sales in the Three River Region*

Town	Retail Trade				Professional, Scientific and Technical Service Trade				Educational Services Trade				Accommodation and Food Service Trade			Manufacturing Establishments	
	Estab.	Sales (\$000)	Payroll (000)	Empl.	Estab.	Receipts (\$000)	Payroll (000)	Empl.	Estab.	Receipts (000)	Payroll (000)	Empl.	Estab.	Sales (000)	Payroll (000)		Empl.
Norwood	173	931,035	76,965	2,875	122	162,956	78,327	1,473	8	2,272	698	47	78	43,988	13,654	1,215	74
Dedham	152	429,781	40,330	2,355	104	52,351	26,208	453	3	330	149	8	56	62,165	17,428	1,442	n/a
Needham	131	288,132	39,410	1,599	204	198,521	73,593	1,388	9	3,289	1,289	35	48	n/a	n/a	f	41
Stoughton	120	361,522	32,309	1,693	74	45,558	18,503	406	10	2,272	743	39	64	47,726	13,380	1,298	64
Canton	101	312,411	28,597	1,335	97	213,977	73,099	1,921	4	n/a	n/a	b	52	33,287	10,158	788	69
Walpole	78	111,349	11,136	777	61	27,414	11,133	244	5	1,179	405	121	39	19,244	5,776	698	38
Sharon	65	241,846	23,368	1,031	82	36,511	15,386	312	5	1,035	228	14	30	18,005	4,586	392	17
Foxborough	62	193,491	17,645	806	65	50,724	21,649	444	1	n/a	n/a	a	35	28,767	7,775	698	19
Milton	39	33,493	5,289	300	49	17,676	7,599	219	n/a	n/a	n/a	n/a	20	n/a	n/a	e	n/a
Medfield	37	96,819	11,987	661	42	13,471	6,204	140	2	n/a	n/a	a	13	5,662	1,644	174	19
Westwood	28	150,606	17,126	839	58	38,242	17,442	383	3	496	406	5	23	n/a	n/a	c	16
Avg of TRIC communities*	90	286,408	27,651	1,297	87	77,946	31,740	671	5	1,553	560	35	42	32,356	9,300	728	40

*Data for Millis, Sherborn, and Dover unavailable; U.S. Census does not collect/release economic data for communities with fewer than 10,000 people.

- a = 0-19 employees
- b = 20-99 employees
- c = 100-249 employees
- e = 250-499 employees
- f = 500-999 employees
- n/a: not available

Source: 1997 U.S. Economic Census of Retail Trade

Tax Base is heavily dominated by residential uses

Open space, commercial, industrial, and personal property uses represent only 6.24% of the total assessed valuation.

Table 20, Medfield Tax Base (FY 02)

Tax Classification	Assessed Valuation	% of Total Valuation
Residential	\$1,394,860,000	93.76%
Open Space	\$3,832,050	0.26%
Commercial	\$41,033,250	2.76%
Industrial	\$32,312,750	2.17%
Personal Property	\$15,691,487	1.05%
Total Taxable Property	\$1,487,729,537	100.00%
Exempt	0	

Note: Chapter 61 lands, included under the commercial classification, are primarily used for agricultural purposes, forestry, or recreation, and are taxed at less than full value; these properties comprise \$2,580,000 or about 1.8% of the total valuation.

Source: Massachusetts Division of Local Services

Total tax revenue from commercial/industrial/personal property (CIP) uses comprises almost 6% of the tax levy which is raised by local property taxes. Medfield has no CIP shift, meaning that it taxes homeowners the same as all other property owners.

Table 21, Medfield Tax Revenue (FY 03)

Tax Classification	Tax Rate	Tax Levy	% of Total Tax Levy
Residential	15.96	\$22,261,965.60	93.76%
Open Space	15.96	\$61,159.52	0.26%
Commercial	15.96	\$654,890.67	2.76%
Industrial	15.96	\$515,711.49	2.17%
Personal Property	15.96	\$250,436.13	1.05%
Total		\$23,744,163.41	100.00%

Source: Massachusetts Division of Local Services

Regional Position – Average Commercial Tax Rate

- ◆ In 2002, Medfield ranked second out of the four towns in the region in the percentage of commercial/industrial/property (CIP) valuation (see Table 9). In spite of this ranking, Medfield is not generating sufficient revenue from these uses.
- ◆ None of the four communities have a CIP shift; all communities have one tax rate for residential property as well as commercial, industrial and personal property. CIP shifts are common in many communities in Massachusetts, as it tends to take some of the tax burden off the residential property owners. However, in communities like Medfield, a CIP shift may provide insignificant benefits for residents while discouraging new commercial/industrial development or driving out existing businesses.

Table 22, Valuation, Tax Rates and Shifts for Commercial, Industrial, and Personal (CIP) Property

		CIP Shift	Actual CIP Tax Rate
Dover	1.8	-	9.80
Medfield	6.0	-	14.91
Millis	10.5	-	15.14
Sherborn	3.2	-	14.96
Average of four communities	4.8	-	13.70
Average of TRIC region	15.4	5.76	19.42

Source: Massachusetts Division of Local Services, FY 02

The table below shows that total tax revenues represent 63.6% of municipal revenues, which is relatively low among neighboring towns, but higher than communities in the TRIC region and significantly higher than the statewide average.

- ◆ Compared to 3 neighboring towns, Medfield receives the second highest percentage of state aid: just over 17% in contrast to a low of 4.1% for Dover and a high of 23.1% for Millis.
- ◆ Of the neighboring towns, Medfield has the second largest percentage of its revenue from Local Receipts. Local receipts account for motor vehicle excise tax, "other charges for services" such as revenue from nursing homes, ambulance services, and municipal light services, and charges for water services, penalties, interest on taxes, payment in lieu of taxes, water, sewer and trash revenue, licenses and permits and investment incomes.

Table 23, Municipal Revenues by Source (FY 02)

	<u>Tax Levy as % of Total Revenue</u>	<u>State Aid</u>	<u>Local Receipts</u>	<u>All Other</u>
Dover	83.8	4.1	8.8	3.3
Medfield	63.6	17.1	13.8	5.6
Millis	56.0	23.1	14.9	5.9
Sherborn	81.1	6.4	6.6	5.9
Average of four communities	71.1	12.7	11.0	5.2
Average of TRIC region	61.5	14.3	18.9	5.4
State Averages	49.4	28.1	17.0	5.6

Source: Massachusetts Department of Revenue Division Of Local Services Municipal Data Bank

- ◆ Medfield's 2002 expenditures were \$36,007,081 while the town's revenue was \$33,172,091; a total deficit of \$2,834,990 was incurred.
- ◆ The 2002 average family tax bill in Medfield was \$5,654, the 17th highest in the state. The median statewide average family tax bill was \$2,577.

It is essential that a community maintain a balanced mix of land uses as well as ensure the highest reasonable revenue to guarantee sufficient taxes to cover the expense of municipal services and education.

II. Needs Assessment

Topic 1: Existing Commercial Areas—Visions and Issues

Table 24, Business District Visions

Location	District type	Vision	Issues
Downtown: Intersection of Rtes 27 and 109, farther east on Rte. 109	Business	Diversity of businesses; Increased retail; mixed use	How to increase vitality of downtown
Intersection of West Mill Street and Mill Street	Business		Built out; no issues
Northwestern Medfield along Rte. 27	Industrial Extensive	Retain for mixed commercial use	40B development; Protect Zone II Re-use of Potpourri property
Medfield State Hospital Site, and two zones near Rtes 27 and 109 (near Brook St Bayer Property) and Park St.)	Business Industrial	Residential Village at MSH Bayer Property mixed use development	State support for town's MSH re-use goals Re-use planning for Bayer property

Land use patterns in commercial districts

Business District (56 acres)

- This district has the most concentrated commercial development in town.

Industrial Extensive District (246 acres)

- The only industrial area in town

Business Industrial District (146 acres)

- This area is composed of three separate zones. The largest area surrounds the site of the Medfield State Hospital. The other two areas are in the center of Town, east of Route 27 near the intersection with Routes 109; one is the 9.2 acre Bayer industrial property along Brook Street north of Route 109, and the other is along Park Street south of Route 109.
- The Medfield State Hospital parcel is almost entirely zoned BI. The eastern 33 acres of the parcel is zoned Agricultural and there is approximately 125 acres zoned BI. This section has over 730,000 square feet of developed floor space located in 46 buildings. The buildings are in various conditions, discussed below in Topic 5.
- Although the EOEA buildout analysis does not predict any future commercial development in this site, the redevelopment of the Hospital area could potentially create numerous job opportunities and spur economic development.
- The Hospital site has an existing system of infrastructure, including water, sewage and drainage systems. There is a water pump west of the site adjacent to Route 27. These systems (see Utilities Map in Appendix 1) would need to be upgraded to accommodate new development.

Key Questions to Address:

- *Is there enough commercial development to support the residents of Medfield?*
- *Do the commercial districts meet the employment and tax base needs of Medfield's low and moderate income residents?*
- *How much commercial development is appropriate?*
- *How might the Medfield State Hospital property fit into this strategy?*

Determining the appropriate amount of commercial development requires looking at both the needs of the Town and the available locations for businesses. The buildout analysis concludes that the only developable space in Medfield is in the Industrial Extensive District, south of Route 27. It is of interest to explore other possibilities that EOEА did not consider. The area in the IE District north of Route 27 also has potential, as there are no environmental concerns or absolute development constraints. (See Map 23.)

The Medfield State Hospital property might offer opportunities for commercial development.

In addition, the 9.2 acre Bayer property located in the Downtown off Brook Street (Appendix 5) may soon be available for redevelopment. This property consists of some 11 buildings containing about 200,000 square feet of industrial, warehouse, and office space. A mix of new and development and building rehabilitation could easily convert this property into a mixed use area of retail, residential, and research and development space offering a range of job opportunities for those of low, moderate, and middle income.

Table 25, Summary of Commercial/Industrial Zoning Districts Uses and Functions

Zoning District	Current Primary Function	Primary Allowed Uses as of Right	Primary Allowed uses by Special Permit Only
Business	Retail, commercial	Cemetery, Church/religious use, non-profit recreation, agricultural uses	Residential uses, Retail stores, offices, repair stores, membership clubs, day care, municipal use, retail auto uses, recreational use, planned business development
Business Industrial	Medfield State Hospital	Church/religious use, non-profit recreation, agricultural uses	Day care, municipal use, retail uses, retail auto uses, offices, repair stores, membership clubs, recreational use, planned business development, manufacturing, warehousing, wholesale
Industrial Extensive	Industrial, open land	Church/religious use, non-profit recreation, agricultural uses	Day care, municipal use, hotel/motel, auto repair, membership clubs, recreational uses, personal wireless communications facilities, manufacturing, manufacturing (including metal industries), warehousing, wholesale, storage of construction supplies and equipment
Agriculture	Agriculture	Single family residence, religious and educational uses, agriculture, day care	Accessory dwelling units, family apartments, municipal uses

For a detailed listing of zoning uses and regulations, see Appendix 2, Medfield Zoning Summary.

Topic 2: Regional Growth/Opportunities for Medfield

- ◆ Regional assets to attract commercial and industrial business include:
 - Large, experienced labor force
 - Proximity to Eastern Massachusetts regional markets

Regional Job Growth⁶

The Massachusetts DET report, *SDA Long-Term Job Outlook Through 2008*, predicts regional trends in 16 regional sections of Massachusetts. Medfield is considered a part of the Metro South/West SDA (Service Delivery Area, created for the purpose of allocating federal job training funds), the second largest SDA in the state. It is expected that in the region, 62,950 new jobs will be created and 124,900 replacement jobs will open up by the year 2008. This region, after Boston, is expected to have the second largest job growth in the State.

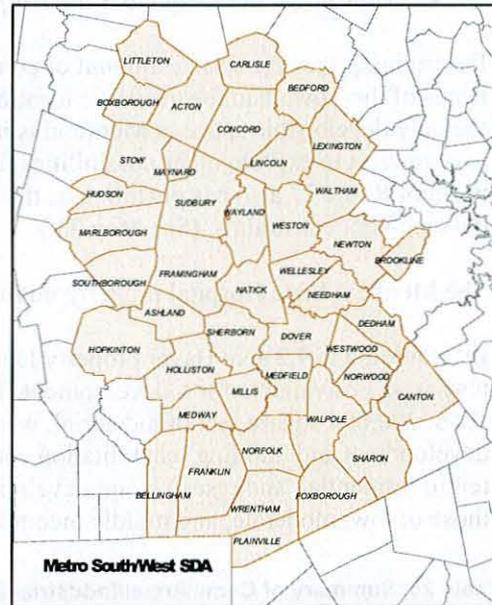


Table 26, Projected Wage and Salary Job Openings by SDA and Industry

	1998 Wage and Salary Jobs	Projected 2008 Wage and Salary Jobs	Projected New Jobs	Growth Rate
Total Nonfarm	509,830	568,340	58,510	11%
Construction	17,070	17,700	630	4%
Manufacturing	85,180	76,080	0	-11%
TCU	16,650	17,820	1,170	7%
Trade	120,450	127,330	6,880	6%
FIRE	28,030	30,060	2,030	7%
Services	192,480	245,880	53,400	2%
Government	49,970	53,470	3,500	7%

TCU = Transportation, Communications & Utilities, FIRE = Finance, Insurance & Real Estate
 Source: Mass DET

⁶ Much of the data in this section is collected from the Massachusetts Division of Employment and Training's report titled: "SDA Long-Term Job Outlook Through 2008".

- Employment is expected to grow by 11%, and 18% of the total new jobs in the state are expected to be generated in this region.
- Services are expected to account for 71% of the new wage and salary jobs in the region. Of those services, 21% are predicted to be in the health and social services, 49% in business, 15% in engineering and management services, and 15% in other services. This trend follows patterns of the last decade: in the 1990s service industries created 66% of all new jobs in the Metro South/West SDA, and now accounts for the largest employment sector in the region.
- Wholesale and retail trade is expected to diminish relatively in the amount of new jobs it creates, but these sectors are expected to remain the SDA's second largest employer.
- Construction jobs are slowing in all SDAs, and are expected to account for 1 to 3% of all regions' new job growth.
- Local and state government growth is predicted to follow growth in population and business, while federal government job growth is expected to decline.
- Manufacturing is expected to decline in the decade, although not as rapidly as it has been in the past years. The highest predicted job losses are expected in the Metro South/West SDA, where 9,100 manufacturing jobs are expected to be lost. However, the region will continue to be an important center of high-tech manufacturing as defense spending increases and continued advances are made in computer, semiconductors, telecommunications and pharmaceuticals take place.
- TCU jobs are expected to generate 2 to 4% of all SDA's new growth, mainly due to increased transportation-related jobs.
- FIRE jobs are expected to increase moderately, and Metro South/West's proximity to Boston helps ensure the continued growth of this occupation.

1998 data show that the distribution of employment by occupation in the Metro South/West region is as follows:

Managerial:	10%	Services	15%
Prof/Tech:	30%	Prec. Prod Ops*	7%
Sales:	13%	Laborers	9%
Clerical	16%		

*Includes construction trade workers, mechanics, repairers and installers, and precision production workers

Impact on Workers

- ◆ Demand for professional and technical workers should increase the fastest and create the most jobs, accounting for 64% of the forecasted new jobs in the Metro South/West region.
- ◆ 30% of the professional and technical workers are expected to be for computer professionals.
- ◆ Demand for service workers will create the second highest number of new jobs in the Metro South/West SDA.
- ◆ Much of the service-related growth is fueled by health service workers.
- ◆ Marketing and sales should gain the third largest amount of new jobs in the region, with much of the growth accounted for by managerial and administrative workers rather than by sales workers.

Topic 3: Economic Development Strategies for Medfield

In order to compete with surrounding communities in attracting business and professional development in Medfield, the Town has to assess its regional strengths and weaknesses for attracting commercial and industrial growth. Medfield is one of the only towns in the area with an economic development/industrial commission. However, it is one of the few towns without direct rail or interstate highway connection. It is the only town to not have a telecom system. Although all towns desire and attract different types of business, the table below is a useful tool to assess the regional competitiveness of the town to attract business.

Table 27, Sub Region-Indices of Competitiveness for Commercial/Industrial Zoned Land

Towns	INFRASTRUCTURE					INCENTIVES					
	Direct Rail Connection	Interstate Highway Connection	Public Water	Public Sewer	Telecom	Tax Increment Financing	Staff Econ. Dev. Planner	Econ. Dev./ Indust. Commission	Streamlined Permitting	Training/ Labor Retention	Public Industrial Park
Canton	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No	No
Dedham	Yes	Yes	Yes	Yes	Yes	No	No	No	No	No	No
Dover	No	No	No	No	Yes	No	No	No	No	No	No
Foxborough	Yes	Yes	Yes	No	Yes	No	No	No	No	No	No
Medfield	No	No	Yes	Yes	No	No	No	Yes	No	No	No
Milton	No	Yes	Yes	Yes	Yes	No	No	No	No	No	No
Needham	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes	No	No
Norwood	Yes	Yes	Yes	Yes	Yes	No	No	Yes	No	No	No
Sharon	No	Yes	Yes	No	Yes	No	No	No	No	No	No
Stoughton	No	No	Yes	Yes	Yes	No	No	No	No	No	Yes
Westwood	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	No	No
Walpole	Yes	Yes	Yes	Yes	Yes	No	No	Yes	No	No	No

Source: Larry Koff & Associates

Infrastructure capacity is crucial in the economic development of an area. The Town lacks major infrastructure abilities and public transportation that many other towns in the region have. In order to mitigate the effects of these drawbacks, the town needs to increase the incentives for businesses to locate in Medfield. The Economic Development Commission should take the lead in assessing the following strategies:

- Tax Increment Financing:** The Town of Medfield could, with the support of the State Director of Economic Development and the Economic Assistance Coordinating Council, designate the Medfield State Hospital as an “Exceptional Opportunity” Area. This designation would permit a company that is relocating to Massachusetts or expanding its existing operations within the Commonwealth to obtain a State 10% Abandoned Building Tax Deduction for costs associated with renovation as well as a 5% State Investment Tax Credit for tangible, depreciable investments in the development. In addition, the Town could negotiate a Special Tax Assessment or a Tax Increment Financing (TIF) Agreement for 5-20 years to cover some of the private infrastructure or related costs. The proposed development would need to stimulate job creation. In addition, a bill which will be re-filed for this session of the legislature would permit the use of this tool for mixed use residential/commercial projects.

- **Re-use Plan for Medfield State Hospital to Streamline Permitting Process:** The redevelopment of the Medfield State Hospital property will be facilitated by a specially crafted zoning strategy to make possible the proposed changes. A re-use plan will need to be adopted before this zoning strategy can be developed.
- **Cost/Benefit Analysis:** A key issue to consider in the revitalization of the Medfield State Hospital property is for the town to consider the following issues:
 - *How much commercial development is needed to positively impact the town's tax base?*
The town is not interested in encouraging a great deal of commercial development, and prefers to preserve its rural character.
 - *Is the Town willing to underwrite any of the short term closure/revitalization costs of Medfield State Hospital in exchange for long term economic benefits?*
No.

Topic 4: Barriers to Economic Development: Economic Development and Resource Protection Conflicts

The Commercial Zones and Environmental Concerns Map in Appendix 1 locates the natural resources relative to the town's commercial zoning districts. The Development Constraints Map illustrates what land is protected as well as developed. There are two major constraints on development: natural resources and historic zoning.

Industrial Extensive The land in the Industrial Extensive District all falls within a DEP Zone II Primary Aquifer Zone. Additionally, much of the land is in the Flood Plan District. Approximately half of the land lies above a high yield (>300 gallons per day) or medium yield (100-300 gallons per day) aquifer. Industrial uses require a Special Permit or are permitted by right, in which case a Special Permit indicating Site Plan Approval from the Planning Board is required.

Vacant land located east of Route 27 is a possible site for new industrial development.

Consideration should be given to rezoning the portion of the IE District which is unbuildable due to resource protection issues; this is a way to ensure the conservation of these resources.

Business A small percentage of the land in the Business District overlays the Flood Plain District. The Title 5 Required Setback Area runs through the Central Business District at Routes 109 and 27. There are also two identified 21-e brownfield sites in this district.

Business Industrial (Medfield State Hospital) The northwestern tip of the Business Industrial District lies atop a medium yield aquifer zone. The western edge (roughly 20% of the district) is located within a Supporting Natural Landscape for Rare Species and Natural Habitats (NHESP) district. Where the Charles River buffers this zone, there is a 200' River Setback Protection Zone. Title 5 Required Setback Areas runs along the western boundary of this district, and there is one identified 21-e brownfield site. Furthermore, the entire district is located within a Zone III protection district, i.e., a Contributing Watershed for Medfield's Public Water Supply Well #6. This zone does not result in an absolute constraint on development, as demonstrated by the adjacent residential subdivisions, but the presence of this zone is of concern when contemplating the type and scale of development for the Hospital property.

A major concern with economic development at the Hospital site is its potential impact upon water quality. If the existing infrastructure is upgraded to include an improved stormwater system, the town's water supply could be protected while simultaneously accommodating economic development. Another concern is that the hospital site is a local historic district, which further constrains potential development and re-use options.

Topic 5: Economic Development Opportunities at Medfield State Hospital

The Medfield State Hospital site is composed of approximately 160 acres of land in northwestern Medfield, of which 80 acres is in the primary core campus. The site contains 64 named assets, 42 of which are considered major. The total building square footage consists of approximately 733,342 square feet. The Charles River runs along the northwestern edge of the site, providing scenic views from the campus.

The following chart gives the physical conditions of the buildings on the Medfield State Hospital Campus. (This data was from Medfield State Hospital Re-Use Study, Lozano, Baskin,& White, February, 24, 2003.) The building square footages are approximate as various features such as basements were sometimes included or excluded and in addition there are a small number of additional buildings on the property not shown on this list.

Table 28, Summary of Campus Buildings Characteristics

Building Description	Quantity	Approximate sq. ft./building	Building Condition
Cottages 1, 3, 5, 6	4	3,654	Good, Fair, Fair, Fair
CX1 and CX2 (21, 22)	2	2,300	Poor, Poor
Stonegate, Hillside and Lindburg	3	3,300	Fair, Fair, Fair
Garage (42)	1	3,800	Poor
Power plant	1	7,500	Fair
Old Research Building (former infirmary)	1	8,310	Poor
D1, 2, 3, 4	4	9,300	Poor, Poor, Poor, Poor
Canteen (55)	1	11,800	Poor
Odyssey House (3)	1	13,300	Poor
B1, 2, 3, 4	4	15,200	Fair, Poor, Fair, Poor
A1(52)	1	15,400	Fair
Lee Building (54)	1	15,600	Fair
Garage Fleet	1	15,600	Good
E1, 2	2	16,900	Poor, Fair
L1, 2	2	17,500	Poor, Fair
C1, 2, 3, 4	4	17,700	Poor, Poor, Poor, Poor
Carpentry/Machine(74)	1	18,600	Good
G1, 2, 3, 4	4	21,600	Poor, Poor, Good, Good
East & West Halls(23.24)	2	29,648	Fair, Fair
F1, 2	2	29,400	Fair, Poor
R Building (19)	1	34,500	Good
S Building Training (20)	1	47,900	Good
Service Building (58)	1	66,500	Good
Clark Building (72)	1	79,800	Poor
Total	46	@ 733,300	

The re-use of Medfield State Hospital offers the opportunity for Medfield to capitalize on its resources and provide economic development for the region as well as its residents. While it is logical to continue campus-like activities at the site, a variety of re-use options might be possible.

While most of the hospital site is zoned Business Industrial, the Town must decide what mix of commercial and possibly residential development it is willing to accommodate. The Re-use Committee has identified the following types of institutional and commercial development which would bolster economic development:

- Offices
- Research and development space
- Business incubator space
- A conference center/retreat space (with guest rooms)
- A spa/resort
- Private secondary school
- Private college campus
- Other educational facility (special needs school, nursery school)
- Outpatient clinic
- Rehabilitation center
- Senior daycare
- Arts and cultural venues
- Over 55 Housing
- Assisted Living

For a complete listing of re-use options, see Appendix 4.

Another option for the re-use of the site is to allow for a mix of commercial and residential uses. A number of residential uses have been identified, as shown on Appendix 3. Some of these could easily be accommodated with commercial and institutional uses.

The majority of the above uses described by the Re-use Committee are desired by the Town, although it is unknown if there is a market demand for all of them. Providing new commercial opportunities would enhance the Medfield tax base and provide more jobs in the community, with the possibility for meeting the employment needs of both blue collar and professional employment.

Infrastructure capacity is a critical factor in attracting economic development to an area. The Existing Utilities Map for the Medfield State Hospital Site can be seen in Appendix 1. While in need of upgrading, the site has sewer, water, and drainage systems, making it attractive to a broad range of re-use options.

III. VISION/GOALS

VISION

Encourage and promote business development that is of high quality, services local needs, and is consistent with the Town's character and compatible with surrounding land uses.

GOALS/OBJECTIVES⁷

Goal: Medfield's local economy will be maintained and enhanced with an emphasis on serving the shopping, service, and employment needs of local residents (Med MP 1997).

Policies:

1. The Town should develop business retention strategies in order to maintain the existing tax base and available services.

Goal: The Town will continue to maintain its fiscal health, including a strong bond rating, and will incorporate fiscal analysis into all areas of its decision-making process (Med MP 1997).

Policies:

1. The Town should evaluate the fiscal consequences of land use policies. Decisions concerning new or expanded services or facilities should take into account their effects on the tax rate and the cost of living for all Town residents including those of low and moderate income.

Goal: The Town should identify the mix of uses at the Medfield State Hospital Property which will promote the town's needs for jobs and economic growth.

Policies:

1. Achieve a consensus plan for disposition of the property satisfactory to the Town and the Commonwealth
2. Plan for redevelopment which is financially feasible (self funding)
3. Redevelop sites in a timely fashion, to minimize costs
4. Preserve town functions on site, such as water distribution, sewerage management, and water storage system
5. Support uses that encourage long term economic health, jobs, economic activity, housing, and recreational opportunities
6. Provide support for the programs and activities of the agency that formerly held the property
7. Preserve the environmental integrity of the site
8. Preserve the historic and architectural integrity of the campus as long as that proves to be financially and fiscally viable
9. Stabilize the property and prevent further deterioration
10. Ensure that closure costs include sufficient funds to maintain critical town services at the site, such as water supply, distribution, and public safety

⁷ Municipal Growth Planning Study: Towns of Westwood, Dedham, Canton and Norwood, Phil Herr and Sarah James, 1998, p.9.

IV. RECOMMENDATIONS

Strategies for Economic Development

The following table identifies those areas which are being recommended for economic development. The type of development, job opportunities, and tax benefits are estimated. Strategies to promote this growth are identified in the recommendations.

Table 29, Future Development Opportunities

Location of possible development	Type of development	Type of job opportunity	Square footage available	Possible additional employees	Tax benefits
IE District, north of Route 27	Mixed use	Not available for re-development			
Medfield State Hospital Site	Housing	Office use limited to one building, balance of site proposed for mix of housing			
IE District, south of Route 27	Potpourri (moving)	Office, warehouse, *r/d	21.7 acres 2 buildings 81,000 sf	160	moderate
Agricultural Land/Medfield State Hospital	Agriculture/ Open space	farming	Vacant land +/- 50 acres	5	limited
Bayer Property	Hi Tech	Office, r/d	211,000 9.2 acres	400	substantial
30 acres of Town-owned land	Kingsbury Club	Recreation management	90,000 sf	10	limited

Note: Bayer Industries (See Appendix 5)) r/d= research and development

See Proposed New Commercial and Agricultural Development Action Plan Map.

1. Revitalize the Medfield State Hospital property
 - A. Identify a viable re-development strategy which includes commercial uses to replace some portion of the 450 low, moderate and middle income jobs which were lost.
 - B. Work with DCAMM on preparing a feasible re-use proposal
 - C. Obtain state infrastructure funding to assist in carrying out this plan
 - D. Revise the zoning to conform with the plan
2. Facilitate the retention and attraction of quality industrial users to the IE District: Potpourri property providing jobs for a mix of low, moderate, and middle income workers to replace the 150 jobs which were lost.
3. Foster additional economic growth within the Downtown under the leadership of the Downtown Study Committee.
 - A. Work with the owner of Bayer property on a re-use plan which will provide jobs for those of low, moderate, and middle income to replace the 260 jobs which were lost.
 - B. Undertake a workshop on Downtown issues and opportunities; prepare scope of work
 - C. Carry out a planning study of the Downtown
4. Protect Agriculture
 - A. Change zoning to allow ancillary uses that will support the economic viability of farms
 - B. Protect prime agricultural land through land acquisition, purchase by DEM, a land trust or by encouraging land owners to place conservation restrictions

“PUTTING IT ALL TOGETHER”: IMPLEMENTATION STRATEGIES

Building on the visioning process for the re-use of the Medfield State Hospital, a series of six strategies have now been identified. Taken together these efforts will assist in carrying out a comprehensive Community Development Plan for the Town of Medfield in addressing issues of resource protection, affordable housing, economic development, and transportation identified in this visioning process.

In preparing the Community Development Plan, the following questions posed by the guidebook, Building Vibrant Communities, were considered.⁸

- Does the housing plan address housing needs across a broad range of incomes and propose a variety of housing to respond to identified needs?
- Does the plan provide the land protection needed to sustain the water supply for the intended growth of the community?
- Does the community’s plan for future land protection help connect open space parcels to create larger tracts of land for recreation, scenic landscapes, or resource protection?
- Does the new development require additional municipal services?
- Is the development “in the right place” (e.g., is there access to infrastructure and services, transit, shopping, etc)?
- Does the CD Plan match quality of life objectives inherent in the community’s Vision Statement?
- Does new development require automobile dependency? Is it or could it be accessible through pedestrian walkways or bike paths?
- Do any identified transportation improvements benefit more than one municipality?
- Are proposed transportation improvements in keeping with the community’s vision (i.e., scenic roads, stone bridge versus metal bridge)?
- How will the plan affect other communities in the region and is it consistent with the Regional Policy Plan?

⁸ Building Vibrant Communities: Linking Housing, Economic Development, Transportation and the Environment, EOE, DHCD, EOTC, DED, September, 2000., p.F-20²

BUILDING BLOCKS FOR A COMMUNITY DEVELOPMENT PLAN

In addressing the preceding questions, the various planning committees identified the following eight community improvement strategies identified on the Community Development Plan Map. These strategies are consistent with Metroplan2000 which identified the Medfield State Hospital as located within a Multi-Service Area⁹. Goals for this type of area (areas that are supplied with public sewer service) include providing for “medium density residential development and some mixed use areas” as well as “protection of open space”.

1. Protect the Water Supply of the Charles River Basin

A principal objective of the Hospital re-use planning effort is the protection of the Charles River aquifer. As water supply is a limiting factor for the sustainability of each of the four adjacent communities (Medfield, Dover, Sherborn, and Millis), protection of the Zone III Water Resource Protection District surrounding the Hospital site is a first priority. Any new development must ensure that the aquifer is protected from pollution and depletion.

2. Encourage the Sound Re-use of the Medfield State Hospital preferably for a mix of housing around the former “Town Green”

There are limited options for new residential development in Medfield given the current zoning and prevalence of resource areas. Development of a residential village on the former grounds of Medfield State Hospital, protecting the surrounding open spaces, and renovating, where feasible, the existing buildings for a mix of housing types (including affordable housing) has been the preferred option of the Planning Committee.

A number of alternative hospital site re-use strategies are currently being considered by the Committee. Neither the Town nor the State is prepared to subsidize development costs such as building demolition, renovation of historic structures, site remediation, and infrastructure improvements. A successful re-use plan, therefore, will have to be self-financing. Of the re-use options being considered, a residential community option is limited by the availability of substantial subsidies to cover the high costs of renovating the deteriorated buildings and installing the necessary infrastructure (water, sewer, heat, roads, etc.). A Golf Course community could protect existing open spaces and provide a mix of affordable and market housing within the core area.

A mix of housing on the Medfield State property in concert with the development of other private and town owned sites as identified on Table 13 has the potential to meet a variety of local housing needs including the provision of affordable housing.

3. Pursue Economic Development

While the town and the resident workforce could utilize an improved tax and job base, a number of barriers, identified below, limit the potential for economic growth. These barriers include limited vehicular access, lack of public transportation, wetlands and the water resource Zone II designation which encompasses the only area zoned for Industrial Extensive, and the pressure under the 40B process to convert industrial space to residential use. The Community Development Plan suggests that the Town recognize those limitations by pursuing the following strategies:

⁹ Metroplan 2000, Metropolitan Area Planning Council, p. 8.

- Concentrate economic development activities in three designated growth areas as indicated in the Action Plan map: 1) along North Meadows Road, 2) at the former site of the Medfield State Hospital, and 3) within the Downtown.
- Pursue economic development activity that is oriented towards research and development, office, and service uses. For example, there may possibly be an opportunity to develop office, hospitality and health related extended care uses at the Medfield State Hospital site. These activities might generate additional business activity within the Downtown. Jobs for those of low, moderate, and middle income could be provided to replace those recently lost at MSH and in the downtown.
- Consider the cultivation of high end agricultural products such as organic vegetables on existing farm land as well as former farm land at the Medfield State Hospital site. These products might be sold to restaurants and specialty grocers in the Boston region.
- Require and maintain adequate landscape buffers and setbacks where commercial uses abut residential uses.

4. Improve the commercial vitality of the Downtown

Undertake Planning

The Downtown Committee should undertake the preparation of a scope of work for a Downtown Revitalization study. The re-use of the Bayer property will be a key element of this initiative.

1. Downtown Committee, with the support of the Selectmen and the Assistant Town Administrator, to meet with representative of Bayer property to discuss their participation in a re-use planning/Downtown planning initiative.
2. Downtown Committee to carry out a Charrette to clarify issues/opportunities and goals.
 - a. Break into working groups, concentrating on housing, economic development, streetscape, re-use of the Bayer property, and other priority issues of concern
 - b. Share the ideas of each working group with the whole
 - c. After the charrette, compile the information from the public process into an issues/opportunities work plan
 - d. Prepare a draft scope of work based upon workshop and discussions.
 - e. Identify timeframe and funding sources
3. Seek funding to develop the plan.
4. The members of each working group from the charrette can be the framework for the formation of Downtown subcommittees.

Funding Strategies

- Support of the Private Sector
Local property and business owners must take the initiative to “jump start” the planning process as well as ensure that there is private funding to match local and state planning funds.
- Community Development funding
The Department of Housing and Community Development (DHCD) has a number of funding sources which, along with other state agencies, could be utilized for the development of a comprehensive revitalization plan of public parking, streetscape improvements, commercial development, and affordable and market housing. The conversion of former mill structures into affordable and market housing and offices has been carried out in a variety of municipalities.

- **Downtown Public Works Economic Development Project (PWED)**
Funding requires a commitment of private investment which will then leverage public investment for streetscape and possibly parking improvements
- **Massachusetts Development Fund**
If the Downtown Committee is able to work with a private owner on a realistic re-use plan for the Bayer site, a state supported feasibility study might be funded to assist the developer gain private funding and public support.

5. Protect Agriculture

The protection of agriculture can provide diverse economic benefits to the town. If this is a priority of local farmers and the citizens, a number of strategies as identified below could be pursued.

- Facilitate coordination within the farming community
- Protect prime agricultural land through land acquisition, purchase by DEM, a land trust or by encouraging land owners to place conservation restrictions
- Form a local Agricultural Committee to work with the farmers and the town to identify incentives which will foster protection and enhancement of local agriculture. Obtain assistance from the Massachusetts Department of Agriculture

6. Maintain a regional trail system

A regional system of walking and equestrian trails that runs through Medfield and adjacent towns has been identified by the local Trails Committee as well as Norfolk Hunt Club (Trails Map).

- This greenbelt also includes several alternative alignments for the Bay Circuit Trail. There is the potential to traverse the hospital property and join this parcel with adjacent public open spaces and trails. Wherever possible, in the Planning Board's site plan review of new development, provision should be made to account for this trail as it traverses the Medfield State Hospital site.

7. Modification of the Zoning Bylaws

- Most of the Medfield State Hospital site was zoned as Business Industrial. This zoning does not accommodate the desired mix of uses considered for this property nor does it provide incentives for developers who might consider preparing plans for the re-use of the Hospital site. New zoning for this site is currently being considered for implementation after the State completes its initial developer solicitation.
- In order to encourage the development of affordable housing, the town should consider the following zoning amendments:
 1. **Inclusionary Housing By-law:** At no cost to the town, developers building subdivisions or developments that exceed a certain minimum threshold, i.e., six units, would be required to provide affordable housing units equal to 10 or 15% of the number of market units. Often developers are given the option of contributing to a fund established by the town which can be used to leverage the construction of town sponsored affordable housing developments.
 2. The Accessory Dwelling Unit By-law could be amended so that the Town could get 40B credit for approved accessory units where the rent is set within the affordability limits established by the state.

8. Board of Appeals to Adopt rules and regulations for managing 40B development projects

The 40B development process can often be utilized to develop the mix of housing desired by a town. Towns that are successful at working with the 40B process have often done the following:

- Have the Board of Appeals adopt rules and regulations which detail the town’s review process and which put the burden on the developer to fund independent consultants to assist the town in review of their submissions.
- Establish a Housing Committee to assist the town in the following:
 1. Review of the plans re: site planning issues
 2. Review of developer’s plans for affordable housing, i.e., type, location, terms, tenant/owner selection, etc.
 3. Development of other strategies for affordable housing, i.e., zoning, First Time Homebuyers program, etc.

APPENDIX 1: EOEA Buildout Analysis

Summary of Buildout Capacity

Zoning District	Single Family (dwelling units)	Future Residents	Future Students	Commercial/Industrial (sq. ft.)	Potential Employees	Additional Roads (miles)
Agricultural						
Residential Estate	35	99	21			0.9
Residential Town	171	483	101			3.4
Residential Suburban	51	142	30			0.7
Residential Urban						
Business						
Business-Industrial						
Industrial-Extensive				54,889	110	
<i>Units approved but not yet built</i>	58	164	34			0.9
Total	315	888	186	54,889	110	5.9

Note: Potential employees based on 1 employee per 400 square feet for commercial use and 1 employee per 500 square feet for manufacturing/warehousing uses.
 Source: EOEA Buildout Analysis, 2001

APPENDIX 2: Town of Medfield Zoning Summary

Residential Zoning Uses

Use/District	Agricultural (A)	Residential Estate (RE)	Residential Town (RT)	Residential Suburban (RS)	Residential Urban (RU)	Business (B)	Business-Industrial (BI)	Industrial-Extensive (IE)
One family dwelling	Yes	Yes	Yes	Yes	Yes	SP	No	No
Accessory dwelling unit in one family dwelling	SP	SP	SP	SP	SP	No	No	No
Two family dwelling	No	No	No	No	Yes	SP	No	No
Family apartment	SP	SP	SP	SP	Yea	SP	No	No
Alteration of two- or multi-family dwelling	No	No	No	No	SP	SP	No	No
Multi-family dwelling, including public housing for the elderly	No	No	No	No	PB	No	No	No
Open space residential development (cluster)	No	SP	SP	SP	SP	No	No	No
Accessory residential building	Yea	Yes	Yes	Yes	Yes	No	No	No
All, fence, hedge or similar enclosure (6 feet maximum height)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Storage only of a camper, trailer, house trailer or boat within a building	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Trailers	SP	SP	SP	SP	SP	SP	SP	SP

Yes = A use permitted by right in the District

SP = A use which may be permitted in the District by a Special Permit from the Board of Appeals in accordance with Section 14.

PB = A use which is permitted by right in the District but which requires a Special Permit indicating Site Plan Approval from the planning Board in accordance with Section 14.

No = A use which is not permitted in the District.

Commercial and Industrial Uses

Use/District	A	RE	RT	RS	RU	B	BI	IE
Retail and Service Zoning Use								
Store selling retail items whose sale is not regulated below	n	n	n	n	n	pb	Pb	n
Establishments primarily selling food and drink for home preparation and consumption or for on premises consumption (not drive-throughs nor takeout windows)	n	n	n	n	n	sp	Sp	n
Sales by vending machines	sp	sp	sp	sp	sp	y	Y	y
Sales of autos (new and used), tires and accessories, aircraft, boats, motorcycles and household trailers	n	n	n	n	n	sp	Pb	n
Hotels and motels	n	n	n	n	n	n	N	sp
Trailer camp	n	n	n	n	n	n	N	n
Lodging house	n	n	n	n	sp	n	N	n
Personal service establishments	n	n	n	n	n	pb	Pb	n
Tattoo parlors/body piercing establishments	n	n	n	n	n	n	N	sp
Funeral home/mortuary establishment	n	n	n	n	sp	pb	Pb	n
Convalescent or nursing homes and medical/dental offices	n	n	n	n	sp	sp	Sp	n
Membership club	n	sp	sp	sp	sp	pb	Pb	n
Miscellaneous business offices and services	n	n	n	n	n	pb	Pb	n
Home occupation	sp	sp	sp	sp	sp	n	N	n
Auto service stations (gasoline and oil)	n	n	n	n	n	sp	Sp	n
Automotive repair, services and garages (not a junkyard or auto graveyard)	n	n	n	n	n	sp	Sp	sp
Automotive graveyard or other junkyard	n	n	n	n	n	n	N	n
Miscellaneous repair service	n	n	n	n	n	pb	Pb	pb
Indoor motion picture establishment	n	n	n	n	n	sp	Sp	sp
Outdoor motion picture establishment	n	n	n	n	n	n	N	n
Amusement and recreation services	n	n	n	n	n	sp	Sp	sp
Commercial communications and television towers	n	n	n	n	n	n	N	n
Personal wireless communications facilities	n	n	n	n	n	n	N	sp
Airfield or landing area for fixed-wing aircraft	n	n	n	n	n	n	N	n
Helicopter landing area (not gyrocopters)	n	n	n	n	n	n	N	sp
Commercial parking lot or structure	n	n	n	n	n	pb	Pb	n
Planned business development	n	n	n	n	n	sp	Sp	n
Filling of land or watercourse, water body or wetlands	sp							
Construction of drainage facilities or damming or relocating any water course, water body or wetlands	sp							
Appliance and furniture repair service	n	n	n	n	n	sp	Sp	sp
Commercial or membership tennis courts or clubs, including squash and paddle tennis	n	n	n	n	n	pb	Sp	sp
Community residences for rehabilitation of mentally and physically handicapped	n	sp	sp	sp	sp	n	N	n
Parking of commercial vehicles of greater than GVW of 10,000 pounds	y	n	n	n	n	y	Y	y
Adult uses								
Bed and breakfast	sp	sp	sp	sp	sp	sp	N	n
Wholesale and Manufacturing Zoning Uses								
Mining and quarrying	N	N	N	N	N	N	N	N
Storage of construction supplies and construction equipment	N	N	N	N	N	N	N	SP
Manufacturing:								
Furniture, lumber and wood products	N	N	N	N	N	N	SP	PB
Primary metal industries	N	N	N	N	N	N	N	SP
Fabricated metal industrial	N	N	N	N	N	N	SP	PB
Machinery, electrical machinery, equipment and supplies	N	N	N	N	N	N	PB	PB
Motor vehicle equipment	N	N	N	N	N	N	PB	PB
Transportation equipment	N	N	N	N	N	N	PB	PB
Other durable goods	N	N	N	N	N	N	SP	SP
Food and kindred products	N	N	N	N	N	N	PB	PB
Textile and mill products	N	N	N	N	N	N	SP	SP
Apparel and other fabricated textile products	N	N	N	N	N	N	PB	PB

Printing, publishing and allied industries, except paper manufacturing	N	N	N	N	N	SP	SP	PB
Chemicals and allied products	N	N	N	N	N	N	SP	SP
Other nondurable goods	N	N	N	N	N	N	SP	SP
Railroads and railway express service	N	N	N	N	N	N	Y	Y
Trucking service and warehousing	N	N	N	N	N	N	PB	PB
Taxicab stands and public transportation ticket sales	N	N	N	N	N	Y	Y	Y
Wholesale trade	N	N	N	N	N	N	PB	PB
Earth removal, transfer or storage	SP							
Parking of commercial vehicles of greater than GVW of 10,000 pounds	N	N	N	N	N	Y	Y	Y
Recycling facility	N	N	N	N	N	SP	SP	SP
Low-level radioactive waste disposal facility	N	N	N	N	N	N	N	N

Zoning Districts: Agricultural (A), Residential Estate (RE), Residential Town (RT), Residential Suburban (RS), Residential Urban (RU), Business (B), Business Industrial (BI), Industrial Extensive (IE)

Yes = A use permitted by right in the District

SP = A use which may be permitted in the District by a Special Permit from the Board of Appeals in accordance with Section 14.

PB = A use which is permitted by right in the District but which requires a Special Permit indicating Site Plan Approval from the planning Board in accordance with Section 14.

No = A use which is not permitted in the District

Table 4, Zoning Characteristics

Zoning District	% of Town covered by this zoning district	Minimum Lot Size
Agricultural	7%	10 acres
Residential Estate	5%	80,000 sq. ft.
Residential Town	64%	40,000 sq. ft.
Residential Suburban	16%	20,000 sq. ft.
Residential Urban	3%	
<i>One-family Dwelling</i>		12,000 sq. ft
<i>Two-family Dwelling</i>		20,000 sq. ft
<i>Multi-family Dwelling (3 Units)</i>		24,000 sq. ft. +
<i>Per additional unit</i>		6,000 sq. ft
<i>Public Housing for the Elderly (1st unit)</i>		12,000 sq. ft. +
<i>Per additional unit</i>		2,000 sq. ft
<i>Convalescent or nursing home</i>		40,000 sq. ft
<i>Funeral home or mortuary establishment</i>		40,000 sq. ft
<i>Any other permitted community facility, structure or principal use</i>		12,000 sq. ft
Business	1%	
<i>Business Use</i>		40,000 sq. ft.
<i>Residential Use</i>		10,000 sq. ft.
Business-Industrial	2%	10,000 sq. ft.
Industrial-Extensive	3%	40,000 sq. ft.

APPENDIX 3: Medfield State Hospital Zoning

Overview

Local zoning is one of the most important tools the Town has to manage the re-use of the hospital property. The existing zoning does not currently reflect the committee's goals for the re-use of the Medfield State Hospital, i.e., the protection of critical open space resources and a focus on various types of housing. Furthermore there are no incentives to reward developers for building preservation and open space protection. The zoning by-law will have to be changed to facilitate open space protection and development on the core campus.

Existing Zoning Districts

The Medfield State Hospital property is sub-divided into three parcels. Most of the "horseshoe" as well as the "core area" is zoned Business-Industrial (119.6 acres). The vacant area (38.3 acres) east of the hospital property adjacent to the Harding Estates residential sub-division is zoned Agriculture, as is the 37.7 acre parcel south of Hospital Road.

Summary of Permitted Uses and Density

The **Business-Industrial District** (B-I) does not permit any of the residential uses being considered for the hospital property, i.e., affordable housing, senior housing, assisted living, condominiums, townhouses, or mixed income rental housing. Effectively all commercial uses in this district require a special permit by either the Planning Board or the Board of Appeal. The B-I district has a minimum lot size of 10,000 sq ft. and a maximum height limit of 30 feet (2 stories).

The **Agriculture District** (A) discourages most of the residential uses contemplated for the hospital property. While single family uses are allowed by right, a special permit is required for other residential uses, and cluster residential development is prohibited. The A District has a minimum lot size of 10 acres, with a maximum density allowable of 30,000 square feet dedicated to farm residential uses and 20,000 square feet for farm related retail and parking uses on any lot. Height limits are 35 feet, or 2 1/2 stories.

The adjacent **Residential-Town District** has a minimum lot size of about 1 acre (40,000 sq. ft.). There is a special provision for Planned Unit Development, Bonuses, Inclusionary Housing, Transfer of Development Rights.

The existing zoning by-law does not provide any of the above tools to facilitate a planned unit development, to encourage the transfer of density from un-built areas to development areas, to encourage or require affordable housing, or to provide density bonuses for public benefits. Some of these special provisions are summarized in the Appendix.

Density Analysis

The existing zoning regulates density by maximum Floor Area Ratios (including accessory buildings) and Maximum Lot Coverage. The BI District has FAR of 0.75, and a Maximum Lot Coverage of 90%. The Agricultural District accounts for density based on the maximum lot coverage of farm residential and retail uses described above.

The Medfield State Hospital site covers approximately 196 acres or 8.5 million sq. ft. The buildings that currently occupy the site make up some 700,000 square feet, resulting in a floor area ratio of 0.08. If that development was limited to the Core Campus, the FAR of this site would be 0.2, i.e., 700,000 sq. ft. on 80 acres. This contrasts with the 0.75 FAR currently allowed under B-I district zoning. If the B-I District was developed to the current FAR, there could be 2.2 million square feet of development¹⁰; this figure is three times the existing development on the campus.

¹⁰ 80 acres-12 acres (to account for roads and other infrastructure) x 43,560 square feet per acre x 0.75.

APPENDIX 4: Medfield State Hospital Re-use Options

Medfield State Hospital "Core Campus" Re-use Options: Evaluation Matrix

January 9, 2003 Revision 1 by Committee	Demand		Supply		Funding	
	Desired Use by Towns?	Market Demand?	Locational Suitability?	Building Suitability? *	Private Funding Available?	Public Funding Available?
POSSIBLE RE-USE OPTIONS						
A. Residential						
Affordable 2 & 3 family housing/multiple family	0	+	+	+	0	0
Senior Housing (over 50/age restricted) w/retail	+	+	0	0	0	0
Assisted Living or Continuing Care Community	+	0	0	-	0	-
Market Rate Condominiums	0	+	+	+	+	N/A
Market Rate Townhouses	0	+	+	-	+	N/A
Rental Mixed Income Housing [Helps meet 40B requirements]	0	+	+	+	+	0
Special Needs Housing	+	0	0	0	0	0
B. Open Space/Resource Conservation						
Hiking/Walking Trails	+	+	+	N/A	-	+
Riding Trails	+	+	+	N/A	-	0
Water Recharge Protection Zone	+	N/A	+	N/A	N/A	N/A
C. Active Recreational Uses						
Recreation Center/Gymnasium	+	0	0	+	+	0
Golf Course	0	0	+	N/A	+	0
Boat House/Pavilion (at Pump Station?)	+	+	+	0	-	0
D. Arts/Cultural Venues (Public/Private)						
Arts Exhibition & Teaching Center	+	0	0	+	0	0
Community Theater	+	0	0	+	-	0
Museum of State Hospital Asylums	+	0	+	+	-	-
Artists' Live/Work Studios	0	+	0	+	-	-
Historical Society Building	+	+	+	+	0	-
E. Commercial Uses						
Offices	+	0	0	0	-	-
R&D	+	0	-	-	0	-
Business Incubator Space	+	0	0	0	-	-
Conference Center / Retreat (w/ guest rooms)	+	0	+	+	0	-
Spa/Resort	+	0	+	0	0	-
F. Municipal Uses						
Multi-purpose Town Bldg. (archives, meeting rooms, offices)	+	+	0	+	N/A	0
Water Tower	+	+	+	+	N/A	0
EMT Training Center	0	0	+	+	-	-
G. Educational Private School/Campus						
Private Secondary School	+	0	0	0	0	N/A
Private College Campus	+	0	0	0	0	N/A
Other Schools/Special Needs School/Pre-School	+	0	0	0	0	N/A
H. Medical Clinic/Campus						
Outpatient Clinic	0	0	0	0	0	-
Rehabilitation Center	0	0	0	0	0	-
Senior Daycare	+	+	0	0	0	0
I. State Uses						
DMH Continued Use of One or More Buildings?	+	+	+	+	-	0
J. Other						

+ Positive; 0 Maybe/Unknown; - Unlikely; * = Existing Buildings

Medfield State Hospital "Horseshoe Area" Use Options: Evaluation Matrix

January 9, 2003 Revision 1 by Committee	Demand		Supply		Funding	
	Desired Use by Towns?	Market Demand ?	Locational Suitability?	Building Suitability ?	Private Funding Available?	Public Funding Available?
POSSIBLE USE OPTIONS						
A. Passive Open Space/Resource Conservation						
Hiking/Walking Trails/Cross Country Trails	+	+	+	N/A	-	+
Riding Trails	+	+	+	N/A	-	0
Water Recharge Protection Zone/ Conservation Lands	+	N/A	+	N/A	N/A	N/A
B. Active Recreational Uses						
Golf Course	0	+	+	N/A	+	0
Athletic Playfields and Sports Fields	+	+	0	N/A	-	0
Boat House/Pavilion at Pump Station	+	+	+	0	-	0
C. Active Agricultural/Gardening Uses						
Active Farming	+	0	+	N/A	0	-

+ Positive; 0 Maybe/Unknown; - Unlikely

APPENDIX 5: Medfield Town Center Potential Sites for Re-use

Bayer Property , Brook Street

Parcel #	Current usage	# stories	Area (sq. ft.)	Valuation	Potential Re-use			
					Industrial	Commercial	Retail	Residential
43-029-1	Office building	2	55,139	\$3,675,000				
43-029-2	Industrial, Light Mftg.	1	27,768	\$708,000				
43-029-3	Industrial, Light Mftg.	1	10,000	\$298,000				
43-29-4	Industrial Engineering	1	9,379	\$173,000				
43-29-5	Industrial, Light Mftg.	1	9,650	\$143,000				
43-29-6	Storage Warehouse	1	2,420	\$26,000				
43-29-7	Storage Warehouse	1	24,194	\$817,000				
43-29-8	Industrial, Light Mftg.	1	33,240	\$427,000				
43-029-9	Industrial Engineering	1	33,499	\$2,576,000				
43-029-10	57% Multiple Residential (Low rise) 43% Retail	2	3,639	\$94,000				
43-030	76% Multiple Residential (Low rise) 24% Office Building	2	1,716	\$103,000				
Total			210,644	\$9,040,000				

APPENDIX 6: Standards for Affordability

What is affordable housing?

There are now two State standards for identifying what is considered affordable housing. Executive Order 418 has provided a broader benchmark for communities so as to include the substantial unmet needs for providing middle income housing which would support teachers, public safety personnel and other residents currently living and working in our communities.

Low/Moderate Income Standard

Standards for subsidized affordable housing typically target low and moderate income households earning up to 80% of the median family income. Various housing subsidy programs have their own requirements for affordability and income eligibility, but for the most part housing that meets 40B requirements serves households in this income group. Medfield is in the Boston Metropolitan Statistical Area (MSA), for which the median family income in 2002 was estimated to be \$74,200. Under this standard, low/moderate income households earn up to \$59,360. Households with this income are assumed to afford a maximum monthly rent of \$1,484, or 30% of their income.

Middle Income Standard

Some state programs which do not rely on subsidized housing allow for a higher income standard in their definition of affordability. Executive Order 418 states that rental units are considered affordable if they cost a middle-income household earning 100% of median family income no more than 30% of the household income or \$1,855/month (in 2001). Owner-occupied housing units have been defined as affordable if they can be purchased by middle-income households earning up to 150% of the median income, or \$111,300 (in 2001). Homes valued at up to \$375,123 are considered to be affordable under this standard.

Town vision, another standard for assessing housing needs.

What type of community do the residents of Medfield vision for themselves? Should there be a mix of housing types, affordable to individuals and families with a range of incomes? Are there locations where density can be accommodated in order to meet the housing needs of individuals or families who do not need to live in single family homes? Are those with disabilities offered opportunities to live in town? Are there housing choices for young families, the elderly, public employees? Are there opportunities for inclusive patterns of housing occupancy regardless of race, color, religion, sex, familial status, disability and national origin? What role should local government and local non-profit organizations play in protecting and improving the mix of housing to retain town character?

APPENDIX 8: 40B Eligibility Guidelines

Draft

1/23/03

Housing Types Credited under 40B
(The State Housing Inventory List)

Housing can be affordable without being subsidized under a specific State or Federal program, and most low income families do not live in subsidized housing. However, to count as affordable under the definition of Chapter 40B there are a number of income eligibility guidelines as noted below.¹¹

Income Eligibility Guidelines

Income eligibility varies from program to program. Examples of some of the programs using these standards include:

- Public housing is restricted to households earning no more than 80% of median. Generally, at least 40% of new admissions must earn no more than 30% of median.
- Federal Section 8 rental assistance is typically restricted to households with incomes at or below 50% of median.
- State rental assistance—the MA Rental Voucher Program—serves households whose net income does not exceed 200% of the federal poverty level.¹²
- Rental housing created using the federal Low Income Housing Tax Credit Program must reserve at least 20% of the units for households earning less than 50% of the area median or 40% for households earning up to 60%.
- HUD’s Community Development Block Grant Program requires that activities it funds primarily benefit households earning no more than 80% of median. The State Housing Inventory (40B List) also counts as affordable subsidized housing serving households up to 80% of median.
- The Community Preservation Act can serve households with incomes up to the median.
- The state’s Affordable Housing Trust Fund provides funding for projects that serve households earning up to 110%.
- Executive Order 418 gives priority for state housing assistance and other discretionary grants to communities that take steps to expand the availability of affordable housing for households earning up to 150% of the area median.

Source: U.S. Department of Housing and Urban Development, as of 10/12/02.

Metro Area/County	100% of Area Median Income (family of four)	80% of Area Median Income (“low income”) by family size	50% of Area Median Income (“very low income”) by Family Size	30% of Area Median Income (“extremely low income”) by Family Size
Boston MSA	\$74,200	4 \$58,300	4 \$37,100	4 \$22,250
		3 \$52,500	3 \$33,400	3 \$20,050
		2 \$46,650	2 \$29,700	2 \$17,800
		1 \$40,800	1 \$25,950	1 \$15,600

¹¹ Taking the Initiative; A Guidebook on Creating Local Affordable Housing Strategies, Citizens Housing and Planning Association, 12/2002.

¹² The federal Department of Health and Human Services sets poverty thresholds nationally. They are the same for all states in the continental U.S. Currently the poverty level is \$8,860 for a single person and \$18,100 for a family of four.

Housing type	Number of Eligible 40B Units	40B Credit Guidelines
Adult Community (Age 55 and older)	Only those that are affordable	<ol style="list-style-type: none"> 1. Parcel must be 5 acres or larger 2. Minimum of 25% of units must be affordable* 3. For affordable units, at least one of occupants must be over age 55 4. Equity requirements must not exceed Federal definition of Moderate Income household 5. Deed restriction on affordability for a minimum of 30 years for new units and 15 years for renovated units
Assisted Living	Only those that are affordable	Same as above
Mixed Income Rental	100% of the total number of Units	<ol style="list-style-type: none"> 1. A minimum of 25% of the total units must be affordable to families at or below 80% of area median income (moderate income)* 2. For affordable income units, only 30% of monthly income can go to rent 3. Deed restriction on affordability for a minimum of 30 years for new units and 15 years for renovated units
Mixed Income Sales	Limited to number of affordable units	<ol style="list-style-type: none"> 1. Only those units for sale at affordable level with deed restrictions limiting resale can be counted 2. Owners age 62 years and older do not have to be first time homebuyer 3. A minimum of 25% of the total units must be affordable to families at or below 80% of area median income (moderate income)*
Mixed income sales first time homebuyers		Owners must meet area median income limits and have no more than \$50,000 in assets
Mass Housing 80/20 program	100% of the total number of units	A Mass Housing financed program where 20% of the units are limited to low income renters

*Affordability can be reduced to 20% if units marketed a low income levels

APPENDIX 9: Chapter 40B Guidelines for Planned Production Regulation¹³

According to these guidelines, the local Zoning Board of Appeals may deny comprehensive permit applications during a period of certified compliance as long as the municipality meets the following requirements:

- Development and adoption of an affordable housing plan, which then must be approved by DHCD
- Demonstrate production of an increase in at least $\frac{3}{4}$ of 1% of total year round housing units in low and moderate income units that are eligible for inclusion on the Subsidized Housing Inventory

A community certified to be in compliance with an affordable housing plan may deny comprehensive permit applications for a one year period following certification that it has produced $\frac{3}{4}$ of 1% of total year round housing units, or two years if it has produced 1.5% of total housing units.

Affordable Housing Plan

For DHCD approval, the affordable housing plan must be consistent with the following regulations.

1. The affordable housing plan must be based upon a comprehensive housing needs assessment that includes:
 - An analysis of the most recent census data for the municipality's demographics and housing stock
 - An analysis of development constraints and the municipality's ability to mitigate them
 - An analysis of the municipality's infrastructure
2. The affordable housing plan must address
 - A mix of housing that is consistent with local and regional needs and feasible within the housing market
 - The strategy by which the municipality will meet its housing goals
 - A description of use restrictions that will be imposed to ensure the long-term affordability and occupation of these units by low or moderate income households
3. The affordable housing plan must address one or more of the following:
 - The identification of zoning districts or geographic areas in which land use regulations will be modified for low and moderate income housing developments
 - The identification of specific sites for which comprehensive permits will be sought
 - Preferred characteristics of proposed developments, i.e., cluster developments, transit-oriented housing, mixed use developments)
 - Municipally owned parcels for which comprehensive permits will be sought

Summary Document

Affordable housing plans must be accompanied by a document that summarizes the plan elements, identifies the specific location of any materials cited in the planning documents, and states why the community believes the submitted materials meet DHCD's requirements. This summary document must be submitted in the following format.

Section 1. Comprehensive Housing Needs Assessment (see 760 CMR 31.07(1)(i)(1))

Section 2. Affordable Housing Goals (see 760 CMR (31.07(1)(i)(2)(a))

Section 3. Affordable Housing Strategy (see 760 CMR 31.07(1)(i)(2)(b) and 760 CMR 31.07(1)(i)(3))

Section 4. Description of Use Restrictions (see 760 CMR 31.07(1)(i)(2)(c))

Approval of Affordable Housing Plan

All affordable housing plans must be submitted by the municipality's chief elected official. DHCD will approve or disapprove the plan within 90 days of submission. If DHCD disapproves a plan, the notification will include a

¹³ M.G.L. 760 CMR 31.07(1)(i)

See also MGL Chapter 40B Guidelines for Planned Production Regulation, Department of Housing and Community Development.

statement of reasons for disapproval. If a plan is disapproved, a municipality may submit a new or revised plan at any time. Communities may also amend a plan at any time if DHCD approves the amendment.

Certification of Compliance with Affordable Housing Plans

Communities with an approved affordable housing plan may request DHCD certification of compliances by submitting evidence that housing units have been produced in the calendar year for which certification is requested that are eligible to be counted on the Subsidized Housing Inventory and total at least $\frac{3}{4}$ of 1% of the total housing units in the community. DHCD will determine whether a community is in compliance with its plan within 30 days of receiving the request for certification.

An approved plan shall take effect only when DHCD certifies that the municipality has approved permits resulting in an initial annual increase in its low or moderate income housing units of $\frac{3}{4}$ of 1% of total housing units in accordance with its plan. In order for the units to be counted as part of the municipality's affordable housing stock, the municipality must submit evidence and certify to DHCD that building permits have been issued for those units.

For the initial certification period, qualifying housing units produced between August 1, 2002 and December 31, 2002 shall be credited toward the municipality's low and moderate income housing stock for the first year of planned production regardless of the date the plan is submitted to or certified by the Department. In subsequent certifications, compliance will be determined based on production of qualifying housing units within the calendar year for which certification is requested.

Plan Submission

Communities should submit the plan to:
Jane Wallis Gumble, Director
MA Department of Housing and Community Development
Office of Sustainable Development
1 Congress Street
Boston, MA 02114
MaryJane.Gandolfo@ocd.state.ma.us

The Department would prefer an electronic copy of the plan for its review, submitted via e-mail attachment or on disc.

Sample Chronology

March 15, 2003

Step 1: Completion and submittal of affordable housing plan to DHCD.

Community X completes an affordable housing plan and submits it to DHCD for approval.

Prior to June 15, 2003 (within 90 days)

Step 2: DHCD review period.

DHCD determines that the plan is complete, reviews it and approves Community X's housing plan and notifies the community.

November 8, 2003

Step 3: Municipal request for certification of compliance with plan for first year.

Community X requests DHCD certification of compliance with their plan based on permitting and/or production of units within calendar year 2003, that are

- *Eligible to be counted on the Subsidized Housing Inventory*
- *In accordance with the approved plan, and*
- *Total more than $\frac{3}{4}$ of one percent of their total housing units.*

Prior to December 8, 2003 (within 30 days)

Step 4: DHCD certification review period for first year.

DHCD certifies that Community X is in compliance with its approved plan based on production of housing within calendar year 2003 and from August 1, 2002 through December 31, 2002, retroactive to November 8, 2003 and effective until November 7, 2004.

January 2, 2004

The Zoning Board of Appeals in Community X denies an applicant for a comprehensive permit based upon their certification. If appealed, the HAC will uphold the denial.

May 11, and June 6, 2004

The ZBA in Community X approves two comprehensive permits for projects with units that are eligible for inclusion on the inventory and that total at least 3/4 of one percent of their total housing units.

November 8, 2004

Step 5: Municipal request for certification of compliance with plan for second year.

Community X requests DHCD certification of compliance with their plan based on permitting and/or production of units within calendar year 2004 that are

- Eligible to be counted on the Subsidized Housing Inventory
- In accordance with the approved plan, and
- Total more than 3/4 of one percent of their total housing units.

Prior to December 8, 2004 (within 30 days)

Step 6: DHCD certification review for second year.

DHCD certifies that Community X is in compliance with its approved plan based on production of housing within calendar year 2004, retroactive to November 8, 2004 and effective until November 7, 2005.

Planned Production Unit Timeline (Draft Schedule for first two years of certification)

		2002	2003	2004	2005
First Year	Plan Submission and Approval (90 days)		Aug. 30, 2003- Nov. 30, 2003 ↔		
	Certification of compliance Submission and Approval (30 days)			Nov. 30, 2003- Dec. 30, 2003 ↔	
	Local discretion over 40B proposals			● Nov. 30, 2003- Nov. 29, 2004 →	
	Units Counted on Subsidized Housing Inventory		← Aug. 1, 2002- Dec. 31, 2003 →		
Second Year	Certification of compliance Submission and Approval (30 days)			Nov. 30, 2004- Dec. 30, 2004 ↔	
	Local discretion over 40B proposals			● Nov. 30, 2004- Nov. 29, 2005 →	
	Units Counted on Subsidized Housing Inventory			← Jan. 1, 2004- Dec. 31, 2004 →	

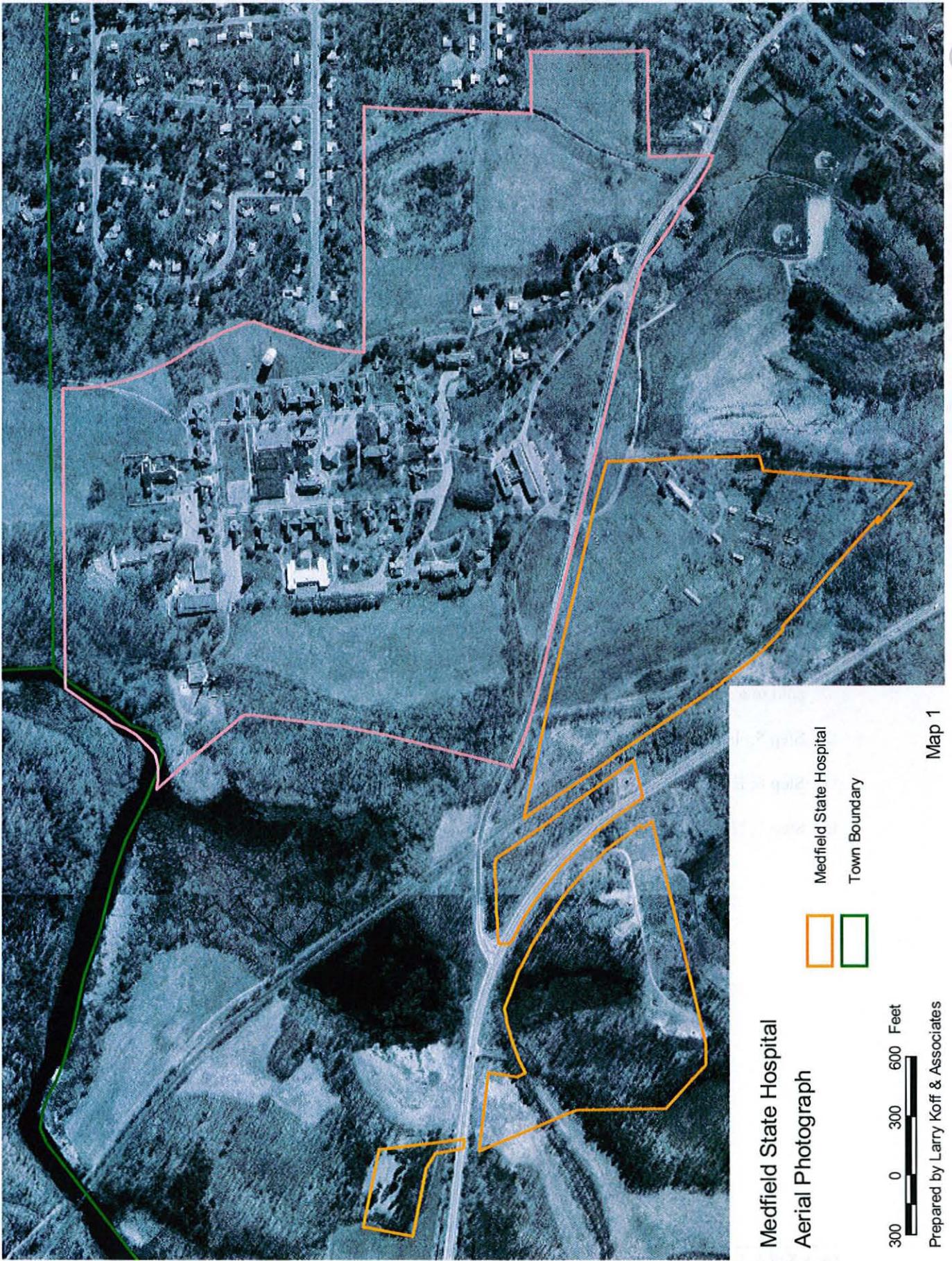
APPENDIX 10: Medfield Profile for EO 418

		Massachusetts	Community
A	Total households, 2000 Census	2,443,580	4,016
B	Total households, 1990 Census	2,247,110	3,428
C	Total household growth, 1990 – 2000	8.7%	17.2%
D	Average annual household growth, 1990 - 2000	0.9%	1.7%
		C=(A/B)-1	
		D=C/10	
E	Total housing units, 2000 Census	2,621,989	4,048
F	Total housing units, 1990 Census	2,472,711	3,501
G	Total housing unit growth, 1990 – 2000	6.0%	15.6%
H	Average annual housing unit growth, 1990 - 2000	0.6%	1.6%
		G=(E/F)-1	
		H=G/10	
I	Total occupied year-round ownership units, 2000 Census	1,508,052	3,431
J	Total occupied year-round ownership units, 1990 Census	1,331,493	2,832
K	Growth in year round ownership units, 1990-2000	13.3%	21.2%
		K=(I/J)-1	
L	Total occupied year-round rental units, 2000 Census	935,528	571
M	Total occupied year-round rental units, 1990 Census	915,617	596
N	Growth in year round rental units, 1990-2000	2.2%	-4.2%
		N=(L/M)-1	
O	Vacancy rate for year-round ownership units, 2000 Census	0.7%	0.2%
P	Vacancy rate for year-round rental units, 2000 Census	3.5%	2.1%
Q	Vacancy rate for year-round ownership units, 1990 Census	1.7%	1.1%
R	Vacancy rate for year-round rental units, 1990 Census	6.9%	3.6%

APPENDIX 11: Summary of the State/DCAMM Disposition Process of State-Owned Lands

DCAMM is the State agency responsible for managing and disposing of State lands and properties which are declared surplus. That disposition process is undertaken with the advise and input of the host localities. The disposal and transfer of State lands to private investors requires state legislation. A summary outline of the State's land disposition process is outlined below.

- ❑ Step 1: State lands such as the Medfield State Hospital property which are no longer needed by user agencies, such as the Department of Mental Health (DMH), are declared surplus by that agency and are transferred to DCAMM for ongoing management and eventual disposition.
- ❑ Step 2: DCAMM undertakes a "polling process" by which it first queries other State agencies whether they have need for the surplus land or parts of the land. If no State agency expresses interest, local towns are then polled as to whether they wish to acquire all or portions of the land for local use. This polling process is scheduled to be undertaken in the summer and fall of 2003.
- ❑ Step 3: DCAMM works with the local town(s), relevant State agencies having jurisdiction, and, in the case of the Medfield State Hospital property, the Massachusetts Historic Commission (MHC) and the Local Historic District Commission to reach a set of consensus goals and preferred re-use options for the land within the parameters of financial and environmental feasibility.
- ❑ Step 4: State Legislation, including the set of consensus goals for the preferred use of the land, is drafted and then passed authorizing the both the sale of the land and closure cost monies for the temporary maintenance and stabilization of the properties until the property is sold to a redeveloper, or, for a limited period of time, whichever is shorter.
- ❑ Step 5: Issuance of a Request for Development Proposals
- ❑ Step 6: Evaluation of Development Proposals and Selection of a Designated Developer
- ❑ Step 7: Negotiation of Development Agreement and Transfer of Land to Redeveloper



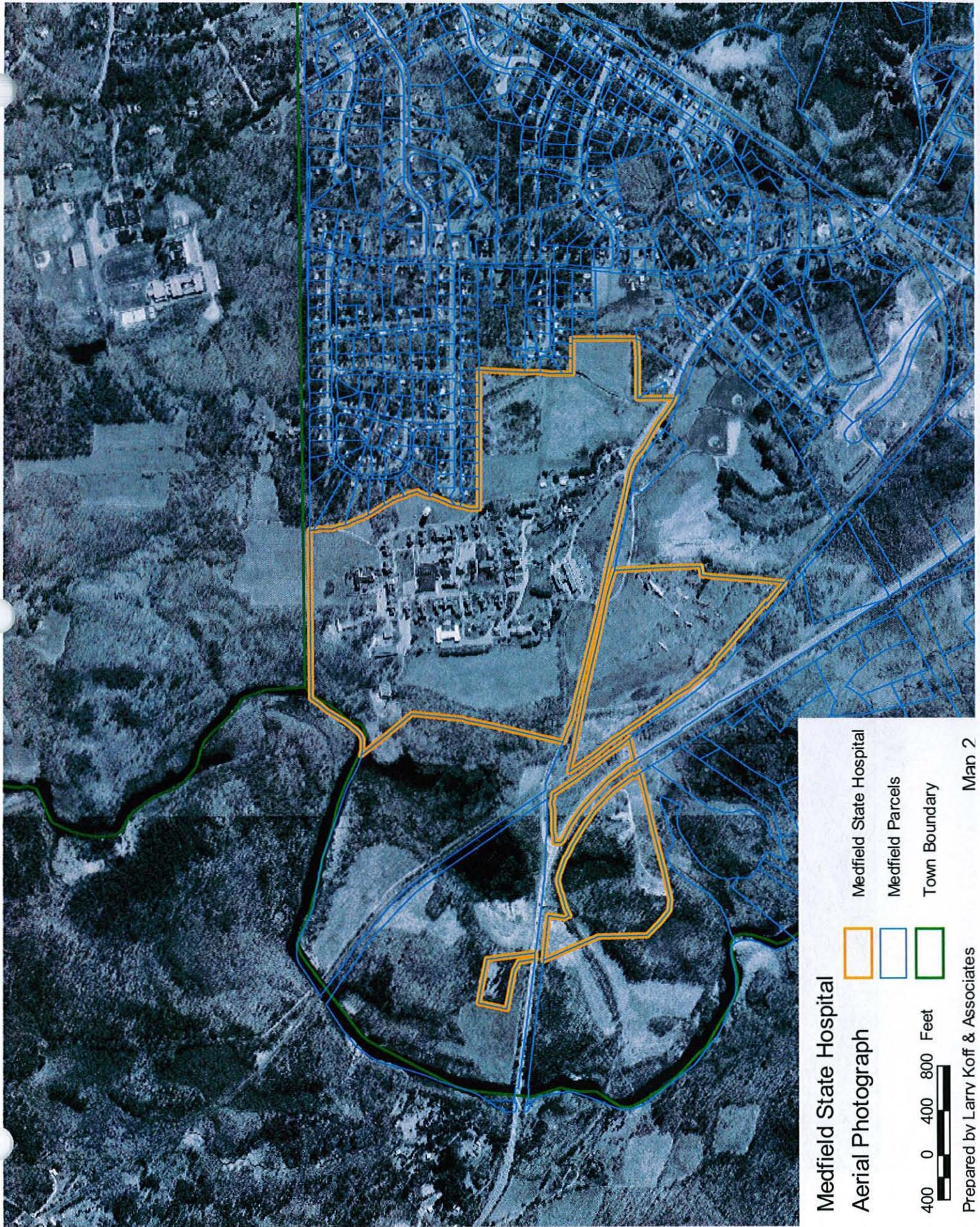
Medfield State Hospital
Aerial Photograph

-  Medfield State Hospital
-  Town Boundary



Prepared by Larry Koff & Associates

Map 1



Medfield State Hospital

Aerial Photograph

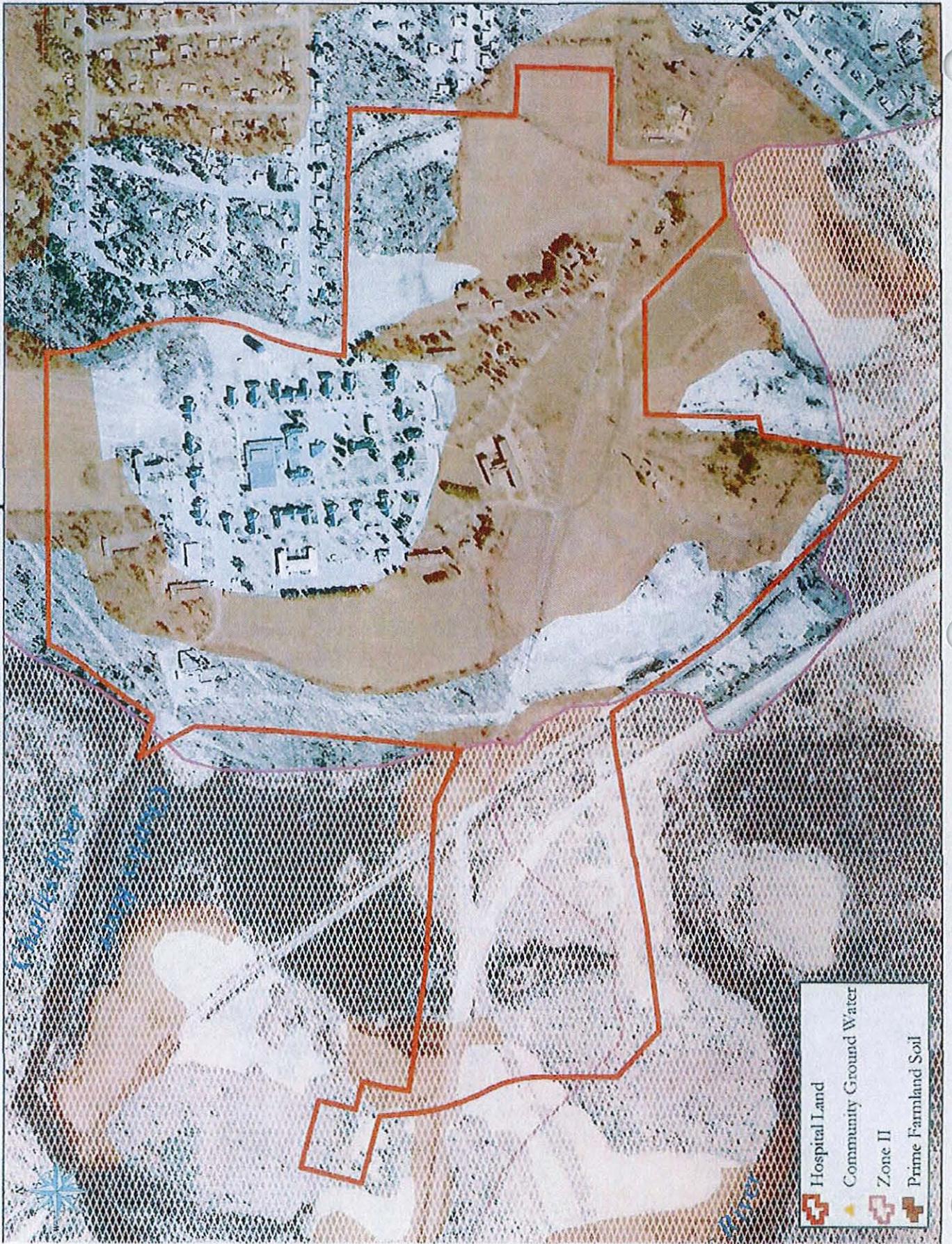
- Medfield State Hospital
- Medfield Parcels
- Town Boundary

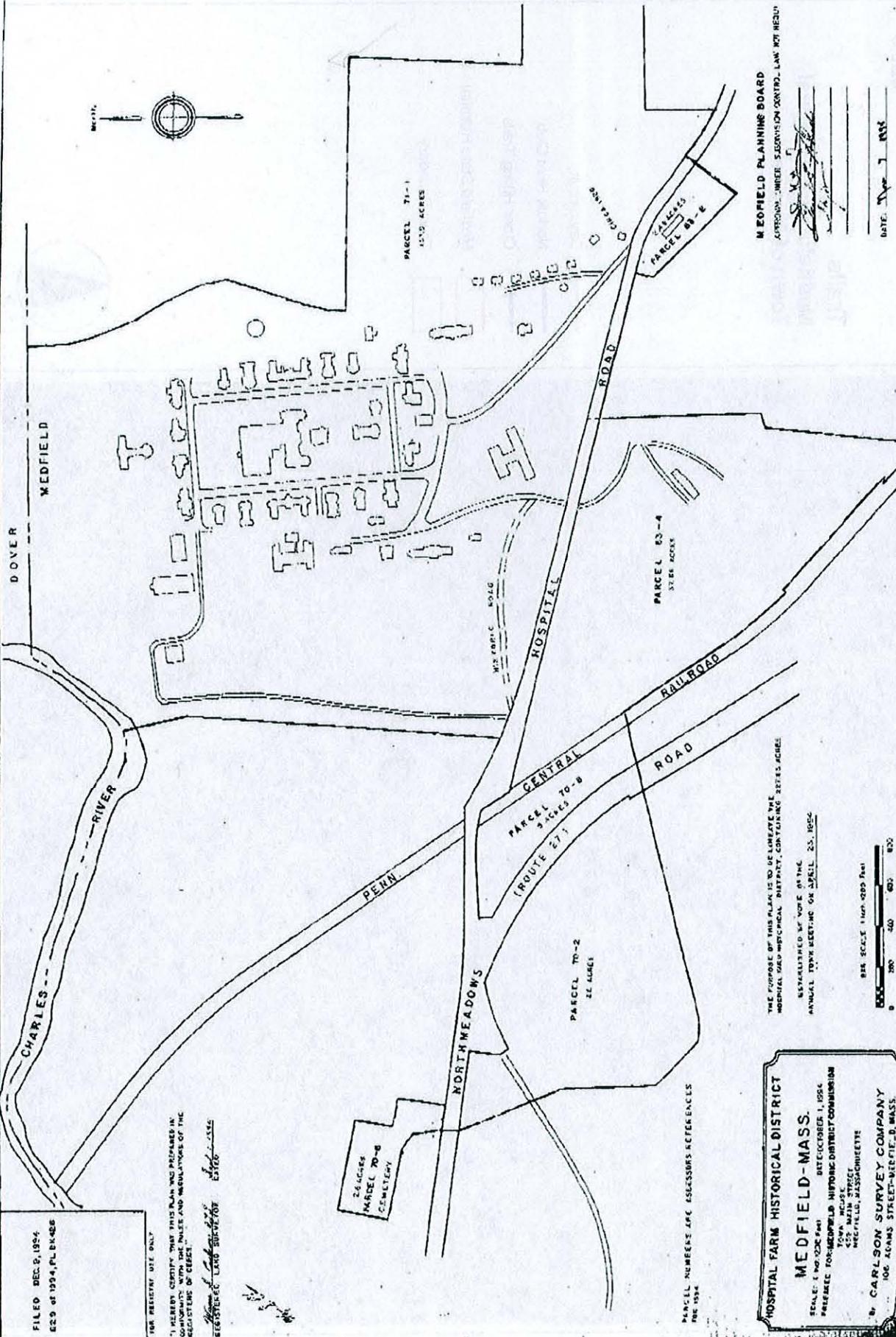


Prepared by Larry Koff & Associates

Mar 2

Medfield State Hospital



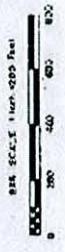


FILED DEC. 9, 1904
 629 OF 1904, P.L. 64-26

FOR RESIDENTS USE ONLY
 I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN
 CONFORMANCE WITH THE RULES AND REGULATIONS OF THE
 REGISTERED LAND SURVEYOR EST. 1866

MEDFIELD PLANNING BOARD
 APPROVAL UNDER SUPERVISION CONTROL LAW 871 RES. 19
 [Signature]
 [Signature]
 DATE: Nov 7 1905

THE PURPOSE OF THIS PLAN IS TO DELINEATE THE
 HISTORICAL GEOGRAPHICAL DISTRICT, CONTAINING 24.46 ACRES
 ESTABLISHED BY MAP NO. 1814
 ANNUAL TOWN MEETING ON APRIL 25, 1905



PARCEL NUMBERS ARE ASSESSORS REFERENCES
 FOR 1904

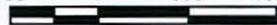
HOSPITAL FARM HISTORICAL DISTRICT
MEDFIELD - MASS.
 SCALE: 1 inch = 400 Feet
 PREPARED FOR: MEDFIELD HISTORICAL DISTRICT COMMISSION
 TOWN: MEDFIELD
 COUNTY: NORFOLK
 STATE: MASSACHUSETTS
 BY: CARLSON SURVEY COMPANY
 106 ACAMS STREET - WILFIE, D. MASS.

Trails Medfield State Hospital Town of Medfield

-  Bay Circuit
-  Norfolk Hunt Club
-  Other Hiking Trails
-  Medfield State Hospital
-  Town Boundary

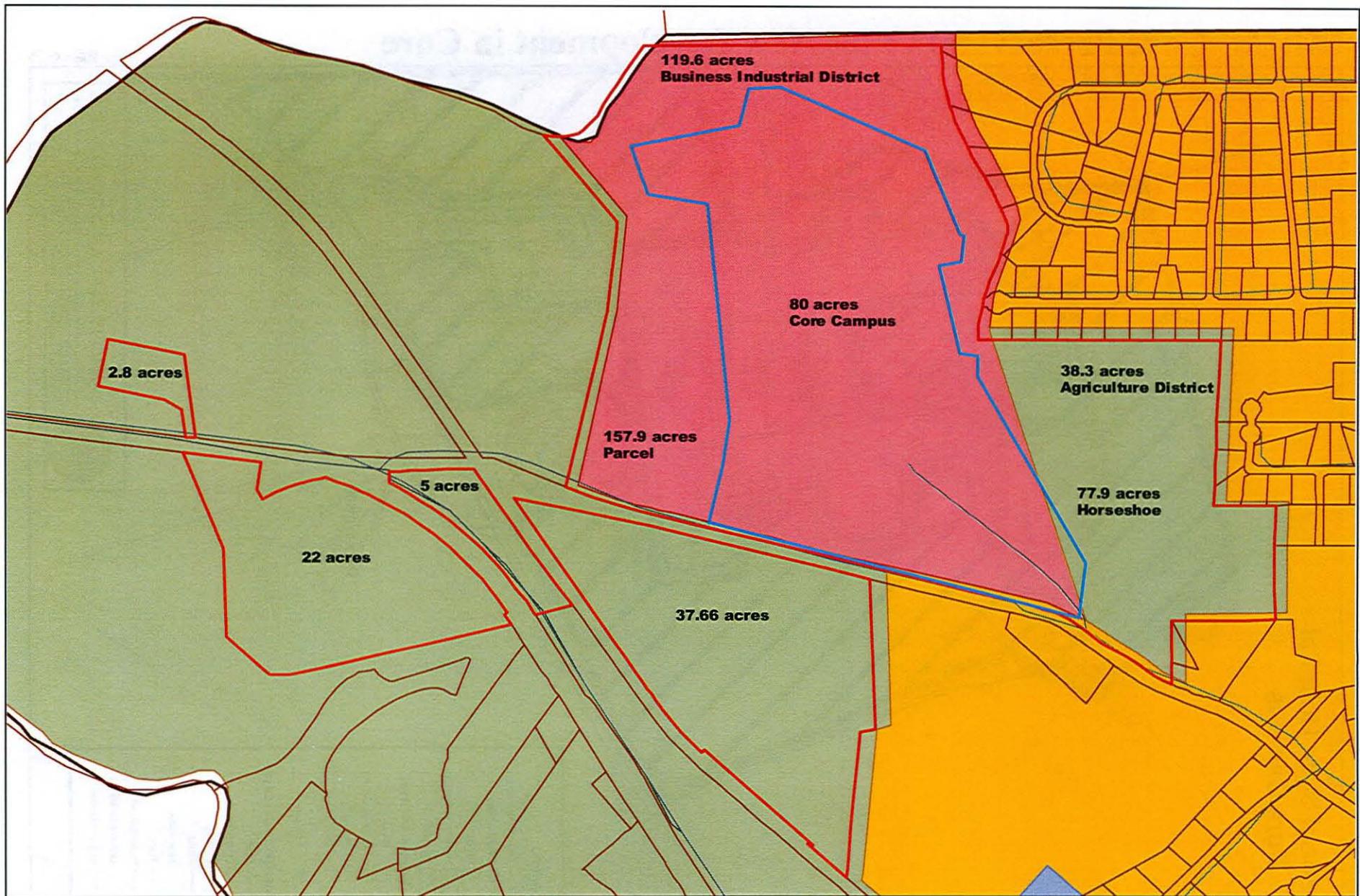


500 0 500 1000 Feet



Prepared by Larry Koff & Associates





Hospital Zoning

Medfield State Hospital
 Prepared by Larry Koff & Associates



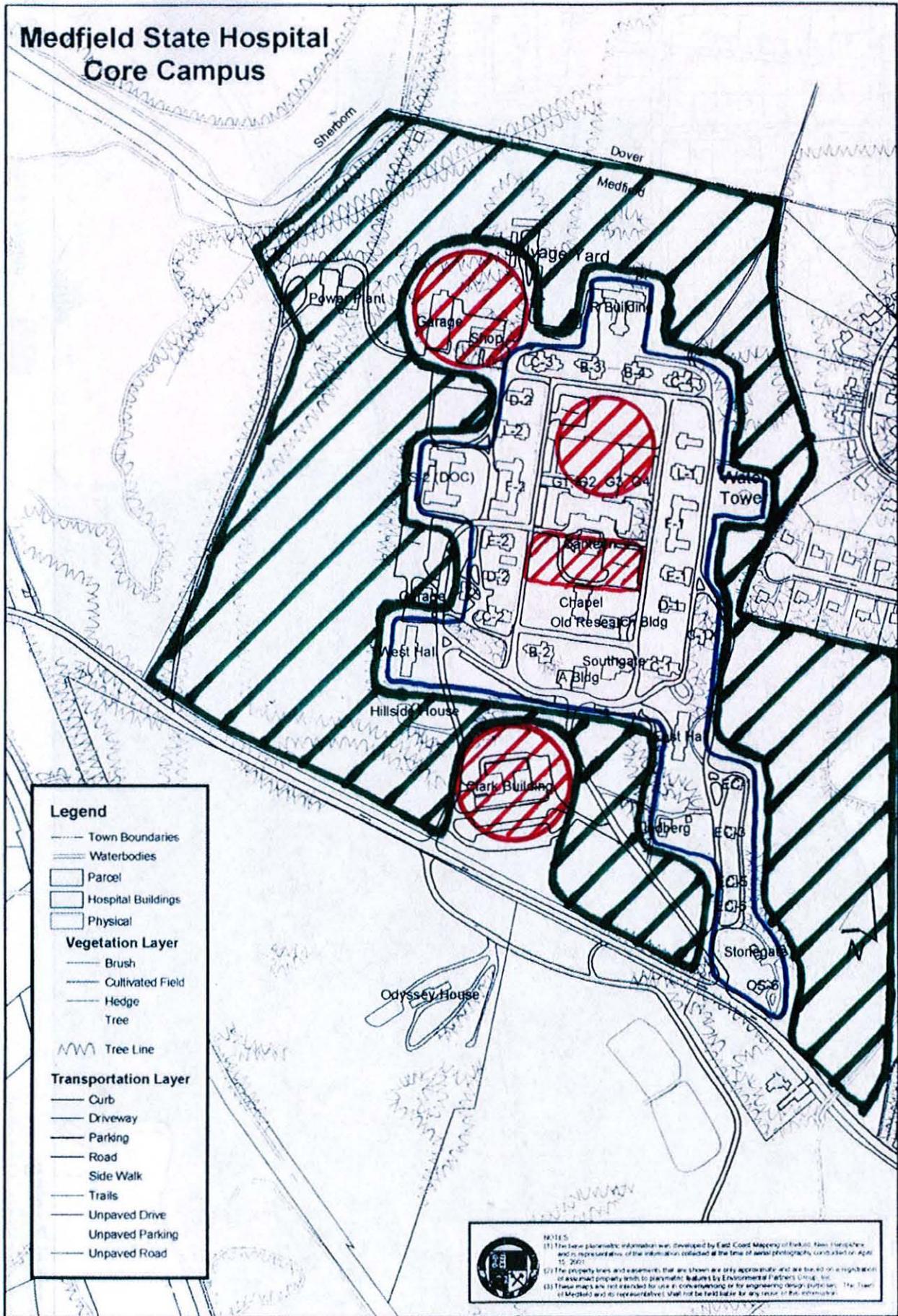
- Business Industrial
- Residential Town
- Agriculture

Map 6



Medfield State Hospital Core Campus

Alt. 1: Core Preservation Plus New Development in Core



Legend

- Town Boundaries
- Waterbodies
- Parcel
- Hospital Buildings
- Physical

Vegetation Layer

- Brush
- Cultivated Field
- Hedge
- Tree
- Tree Line

Transportation Layer

- Curb
- Driveway
- Parking
- Road
- Side Walk
- Trails
- Unpaved Drive
- Unpaved Parking
- Unpaved Road

NOTES

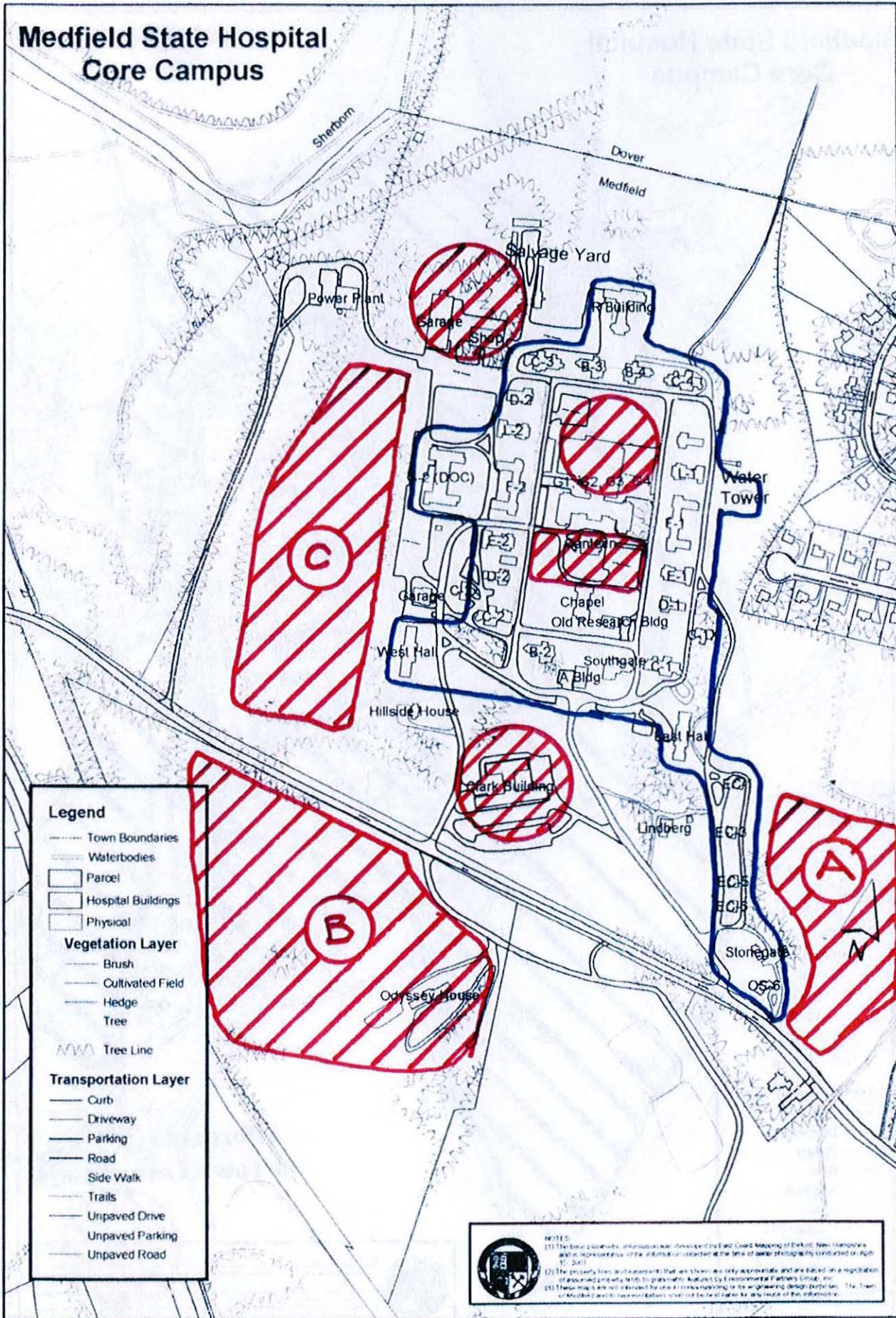
(1) These planimetric information was developed by East Coast Mapping of Rockville, Mass. 01866 and is representative of the information collected at the time of aerial photography conducted on April 15, 2001.

(2) The property lines and easements that are shown are only approximate and are to be used only as a general guide of assumed property lines. No warranty is made by Environmental Factors Limited, Inc.

(3) These maps are not intended for use in connection with or for engineering design. The Town of Medfield and its representatives shall not be held liable for any error in this information.

3-26-03

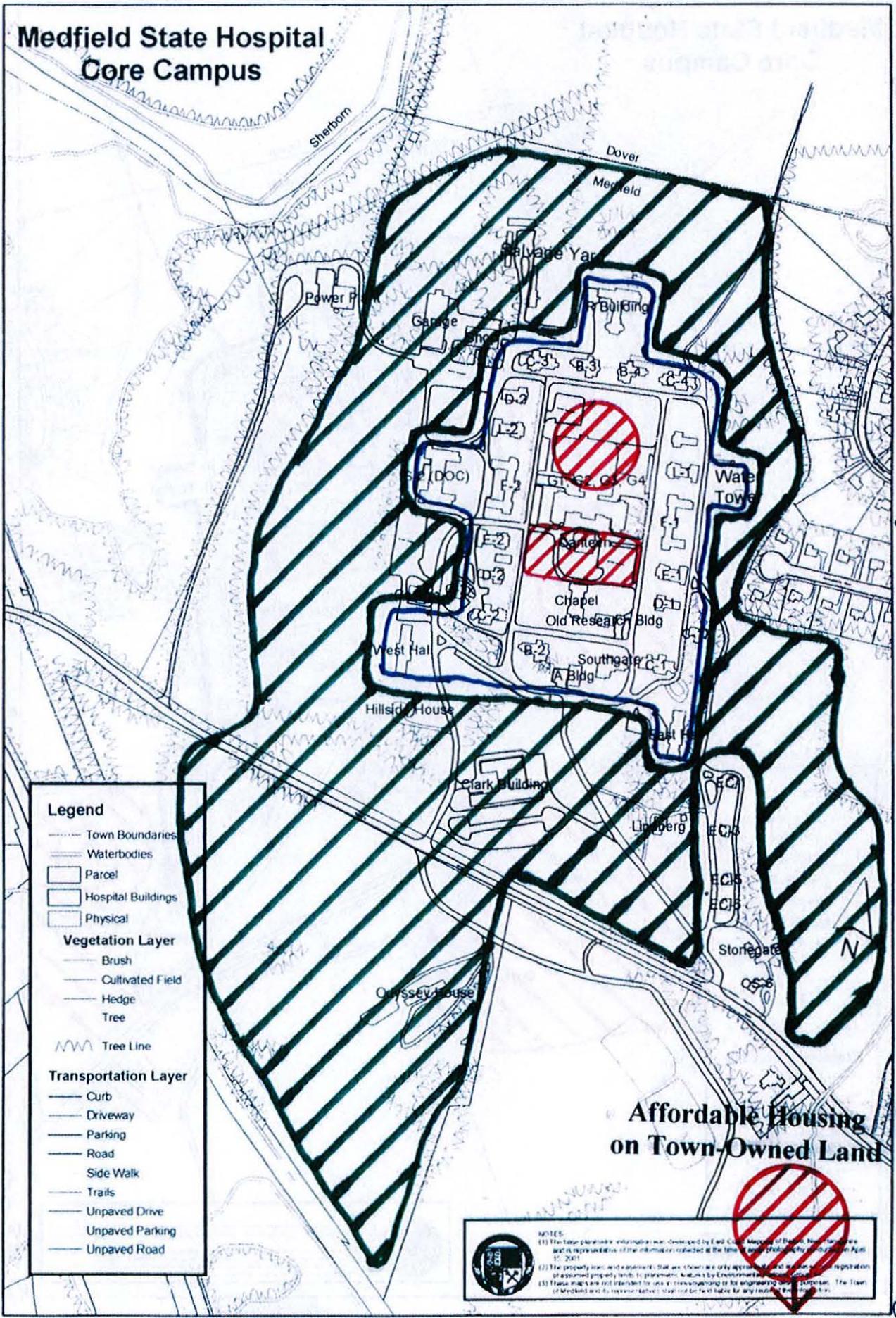
Medfield State Hospital Core Campus



Alt. 2: Core Preservation Plus New Development in Core & Outside Core 3-26-03

NOTES:
 (1) The base geographic information was developed by the Esri/Corporation Mapping of the City of Medfield, Massachusetts and is representative of the information collected at the time of aerial photography conducted on April 15, 2001.
 (2) The property lines and easements that are shown are only approximate and are based on a registration of recorded public records. Boundary locations by environmental features (fence, etc.) are not shown.
 (3) These maps are not intended for use in construction or for engineering design purposes. The Town of Medfield and its representatives shall not be held liable for any use of the information.

Medfield State Hospital Core Campus



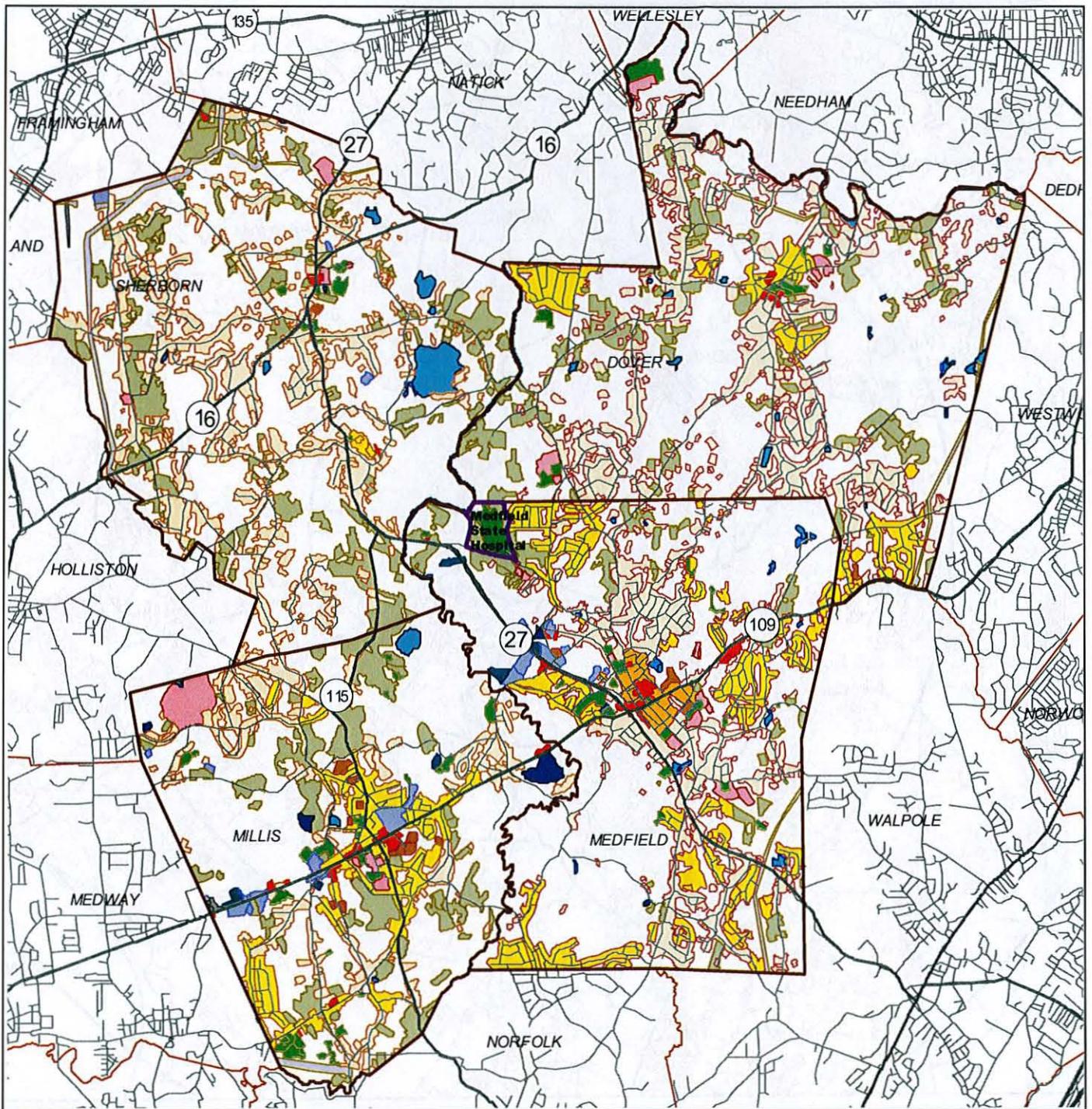
- Legend**
- Town Boundaries
 - Waterbodies
 - Parcel
 - Hospital Buildings
 - Physical
 - Vegetation Layer**
 - Brush
 - Cultivated Field
 - Hedge
 - Tree
 - Tree Line
 - Transportation Layer**
 - Curb
 - Driveway
 - Parking
 - Road
 - Side Walk
 - Trails
 - Unpaved Drive
 - Unpaved Parking
 - Unpaved Road

**Affordable Housing
on Town-Owned Land**

NOTES:

- (1) This base plan and information was developed by East Coast Mapping of Boston, New Hampshire and is representative of the information collected at the time of field photography on August 15, 2001.
- (2) The property lines and easements that are shown are only approximate and do not constitute registration of assumed property lines, to permit actions by Environmental Planning Associates, Inc.
- (3) These maps are not intended for use in engineering or for engineering design purposes. The Town of Medfield and its representatives shall not be held liable for any errors or omissions.

Alt. 3: Golf Course Community with Residential Reuse within Core 3.26.03



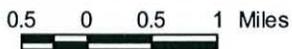
Map 10

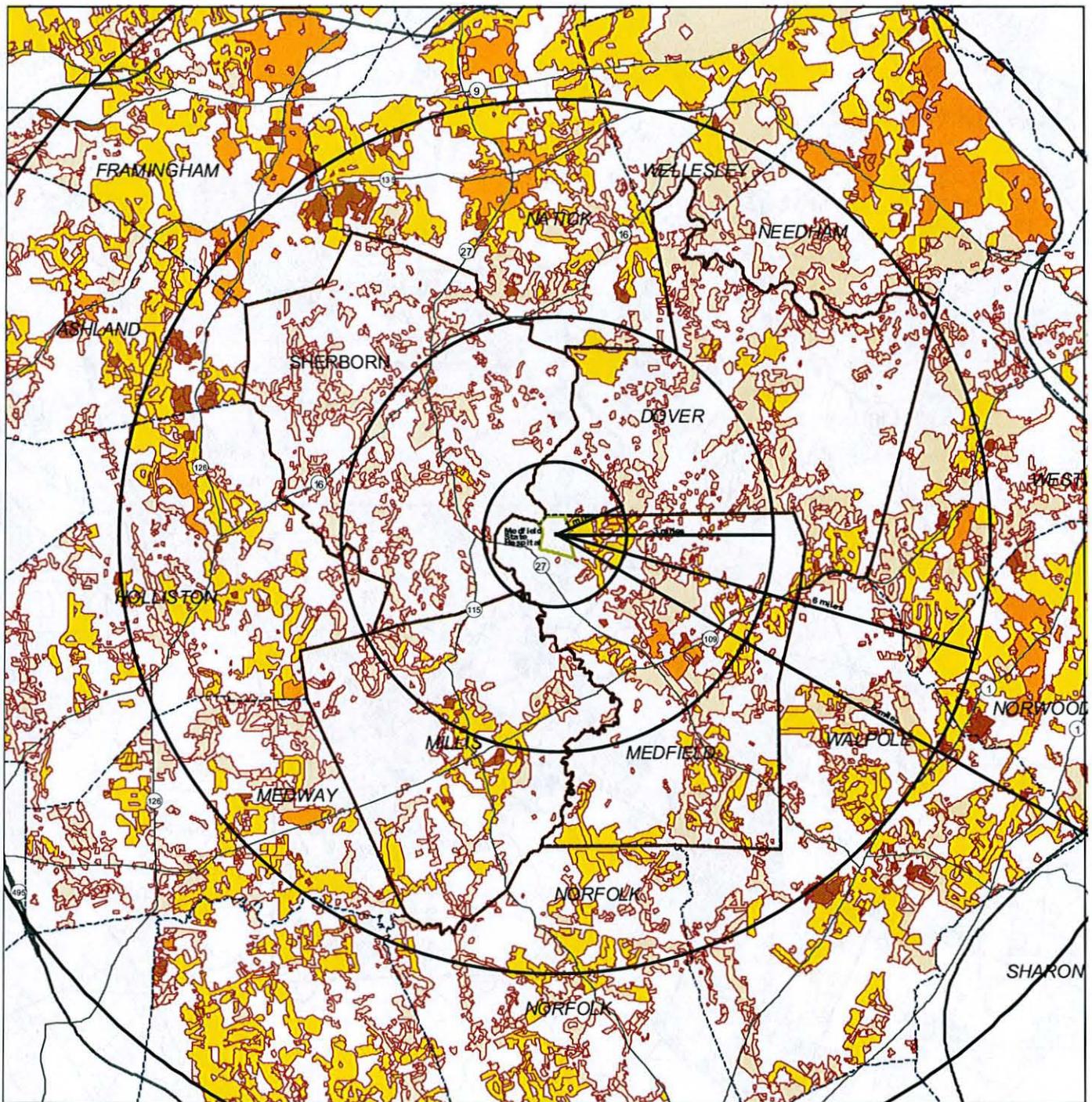
**Regional Land Use
Town of Medfield**

- | | | | |
|---|------------------------------|---|--------------------------|
|  | Multi-family Residential |  | Participation Recreation |
|  | High Density Residential |  | Water Based Recreation |
|  | Moderate Density Residential |  | Power Lines |
|  | Low Density Residential |  | Public/Institutional |
|  | Commercial |  | Mining |
|  | Industrial |  | Agriculture |
|  | Transportation |  | Water |
|  | Waste Disposal | | |



Prepared by Larry Koff & Associates





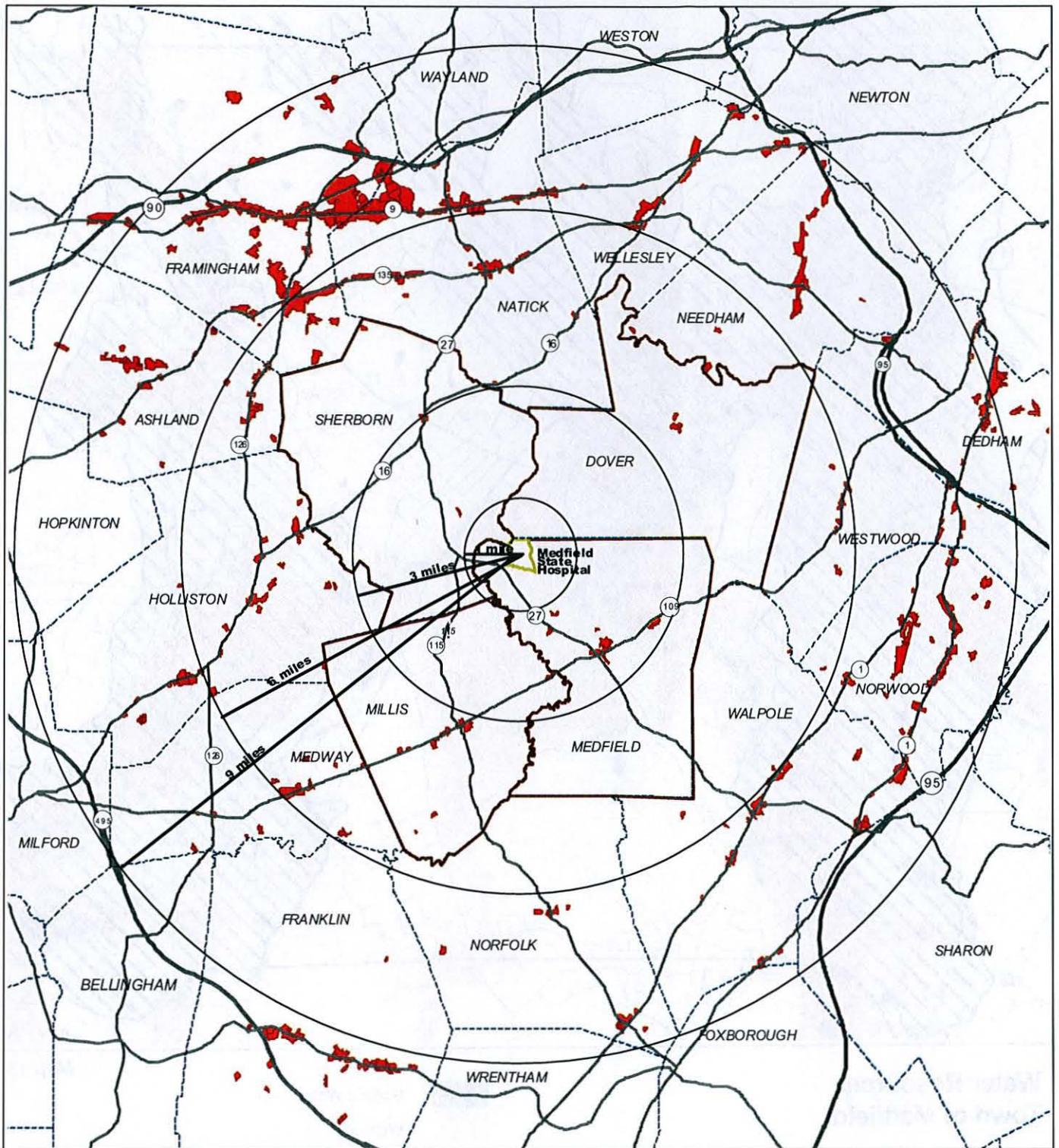
Map 11

Regional Housing Land Use



Medfield State Hospital
 Prepared by Larry Koff & Associates

- Multi-Family Residential
- High Density Residential (<math><1/4</math> acre lots)
- Moderate Density Residential ($1/4$-$1/2$ acre lots)
- Low Density Residential (>$1/2$ acre lots)



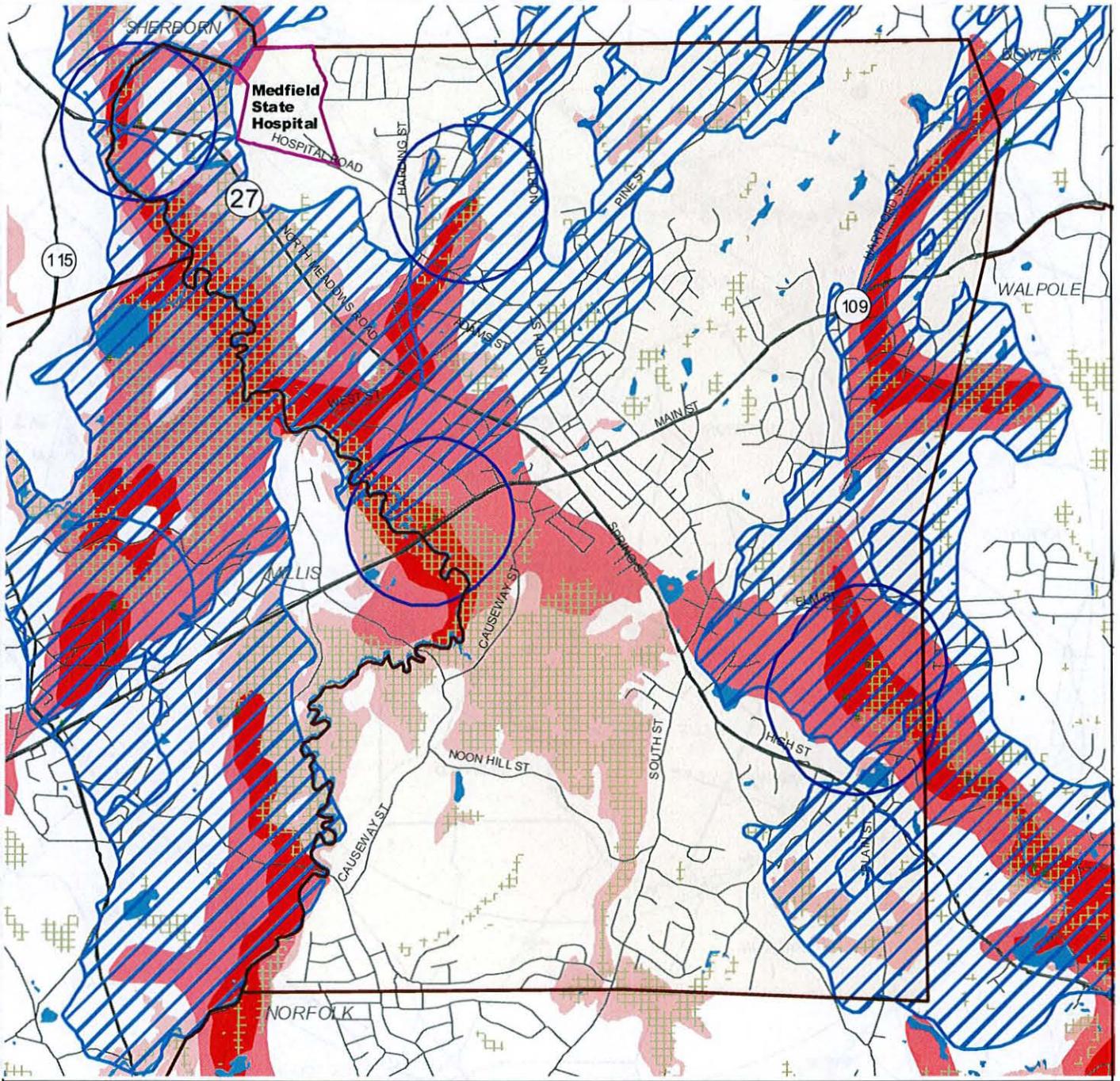
**Regional Commercial Land Use
Town of Medfield**

Map 12



Prepared by Larry Koff & Associates

- Commercial Nodes
- State Route
- Interstate Highway



Map 13

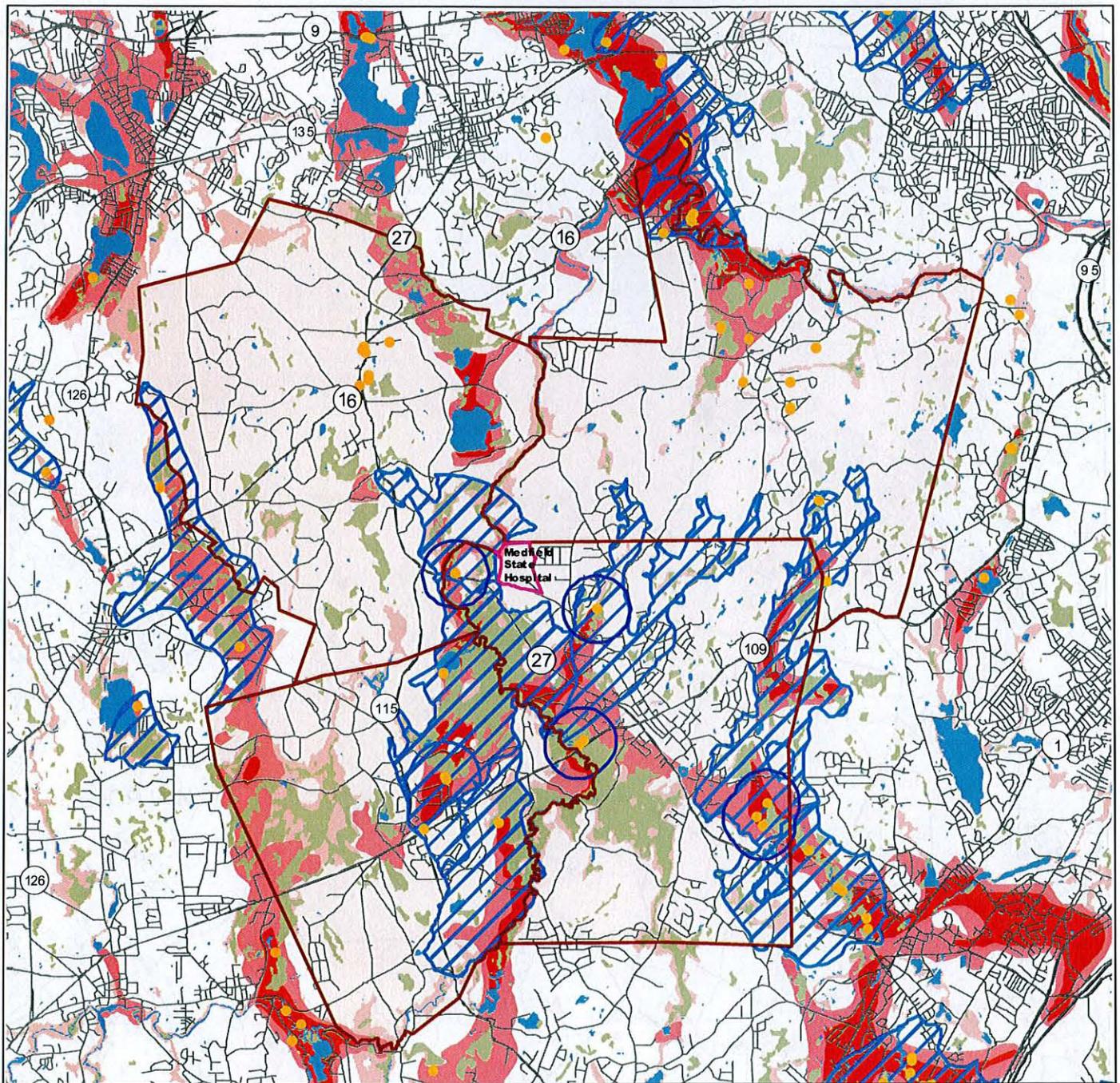
**Water Resources
Town of Medfield**



Prepared by Larry Koff & Associates



-  Surface Water
-  Wetland
-  Flood Zone (FEMA)
-  Public Water Supply Points
-  Well Protection District
-  DEP Zone IIs (Wellhead Protection Area)
-  High Yield Aquifer (>300 gallons per minute)
-  Medium Yield Aquifer (100-300 gpm)



Map 14

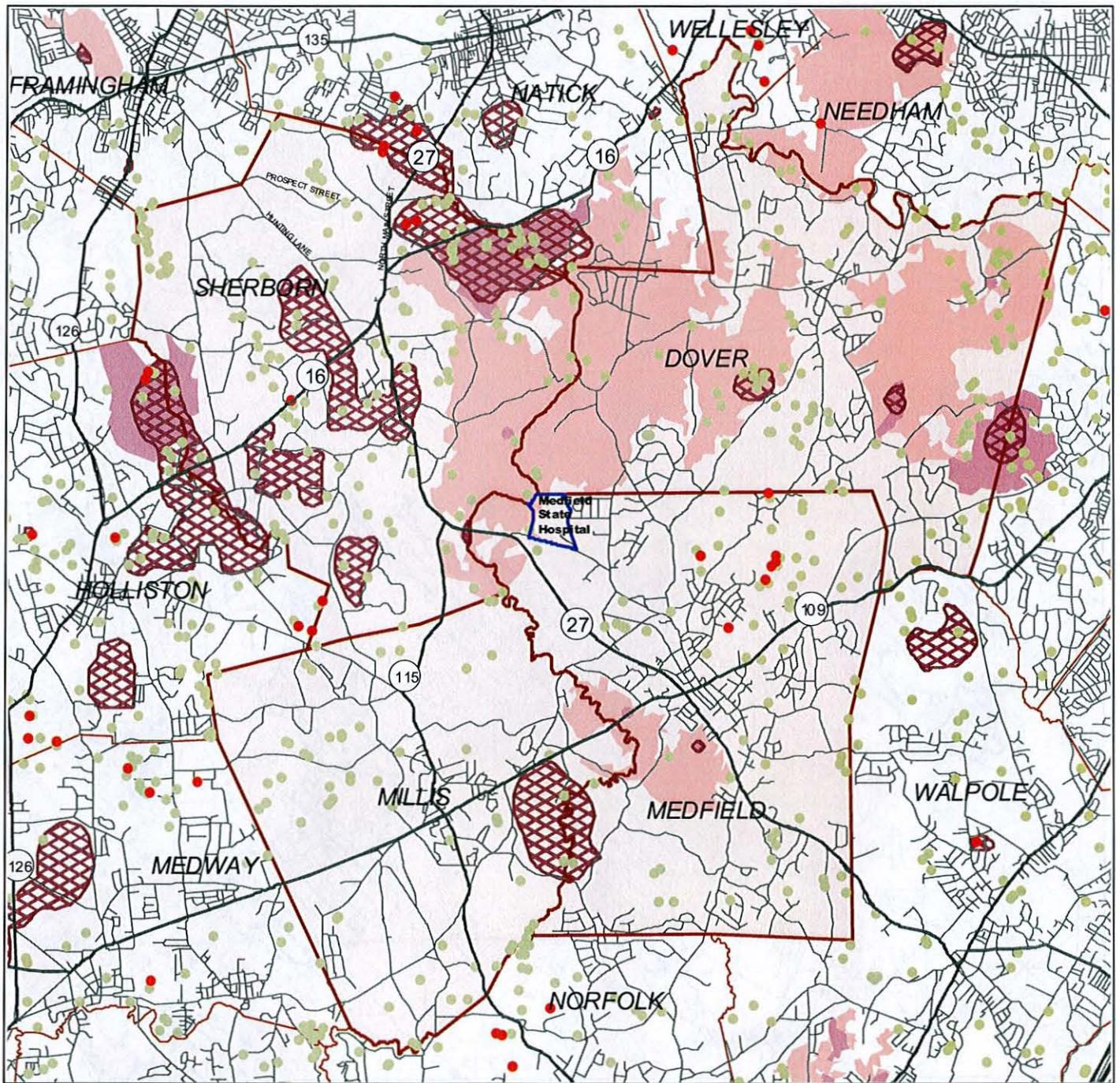
Regional Water Resources Town of Medfield

-  Surface Water
-  Wetland
-  Flood Zone (FEMA)
-  Public Water Supply Points
-  Medfield Well Protection District
-  DEP Zone IIs (Wellhead Protection Area)
-  High Yield Aquifer (>300 gallon per minute)
-  Medium Yield Aquifer (100-300 gpm)



Prepared by Larry Koff & Associates





Map 15

Regional Habitats and Ecosystems Town of Medfield

- NHESP Potential Vernal Pools: NOT equivalent to Certified Vernal Pools
- NHESP 1999-2001 Massachusetts Certified Vernal Pools



"NHESP 1999-2001 Priority Habitats for State-Protected Rare Species: NOT equivalent to 'Significant Habitat' as designated under Massachusetts Endangered Species Act"



Prepared by Larry Koff & Associates

NHESP BioMap

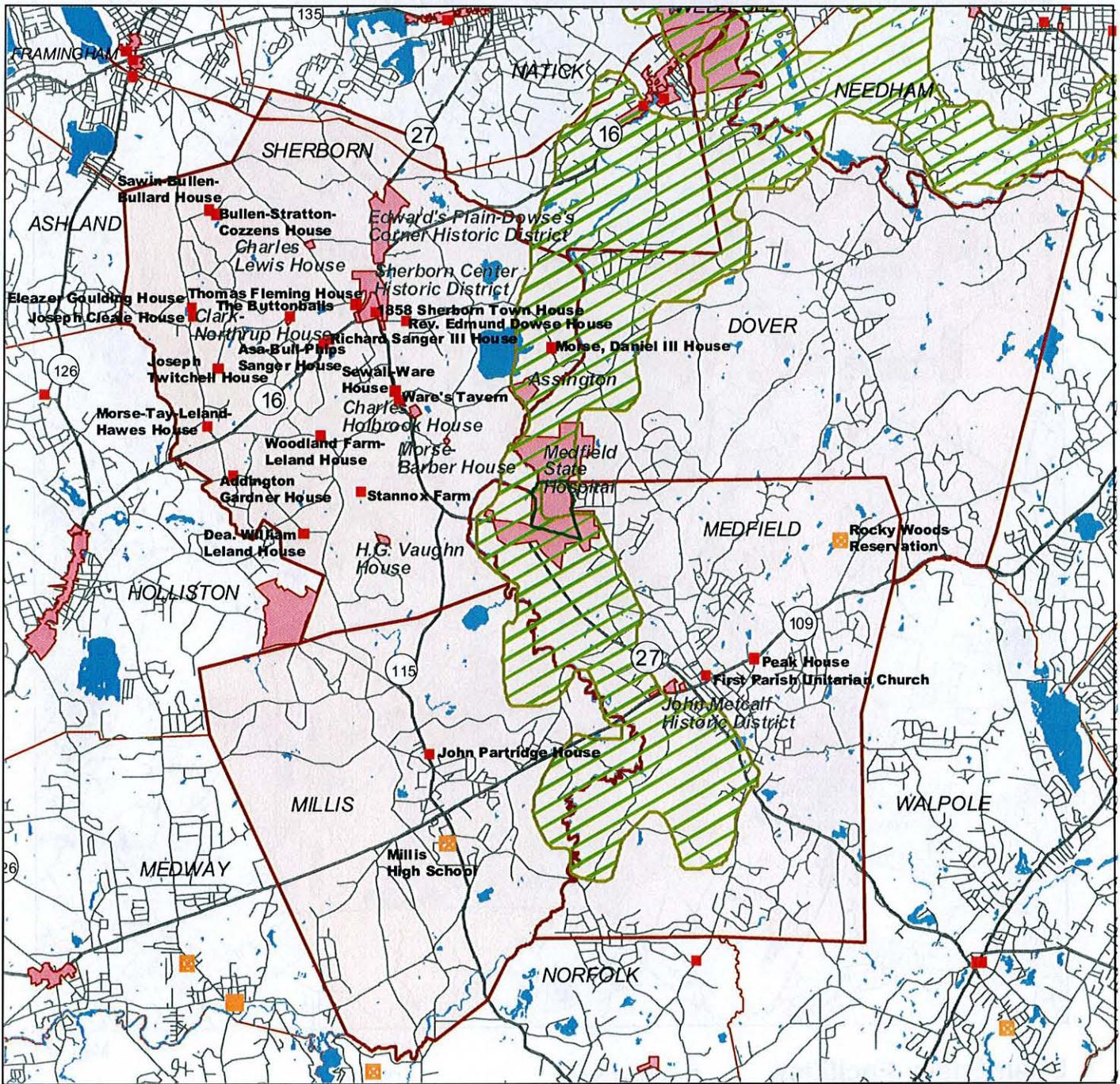


Supporting Natural Landscape



Core Habitat for Rare Species and Natural Communities





Map 16

Historic and Scenic Resources



Medfield State Hospital

Prepared by Larry Koff & Associates

0 3 Miles



Landmark



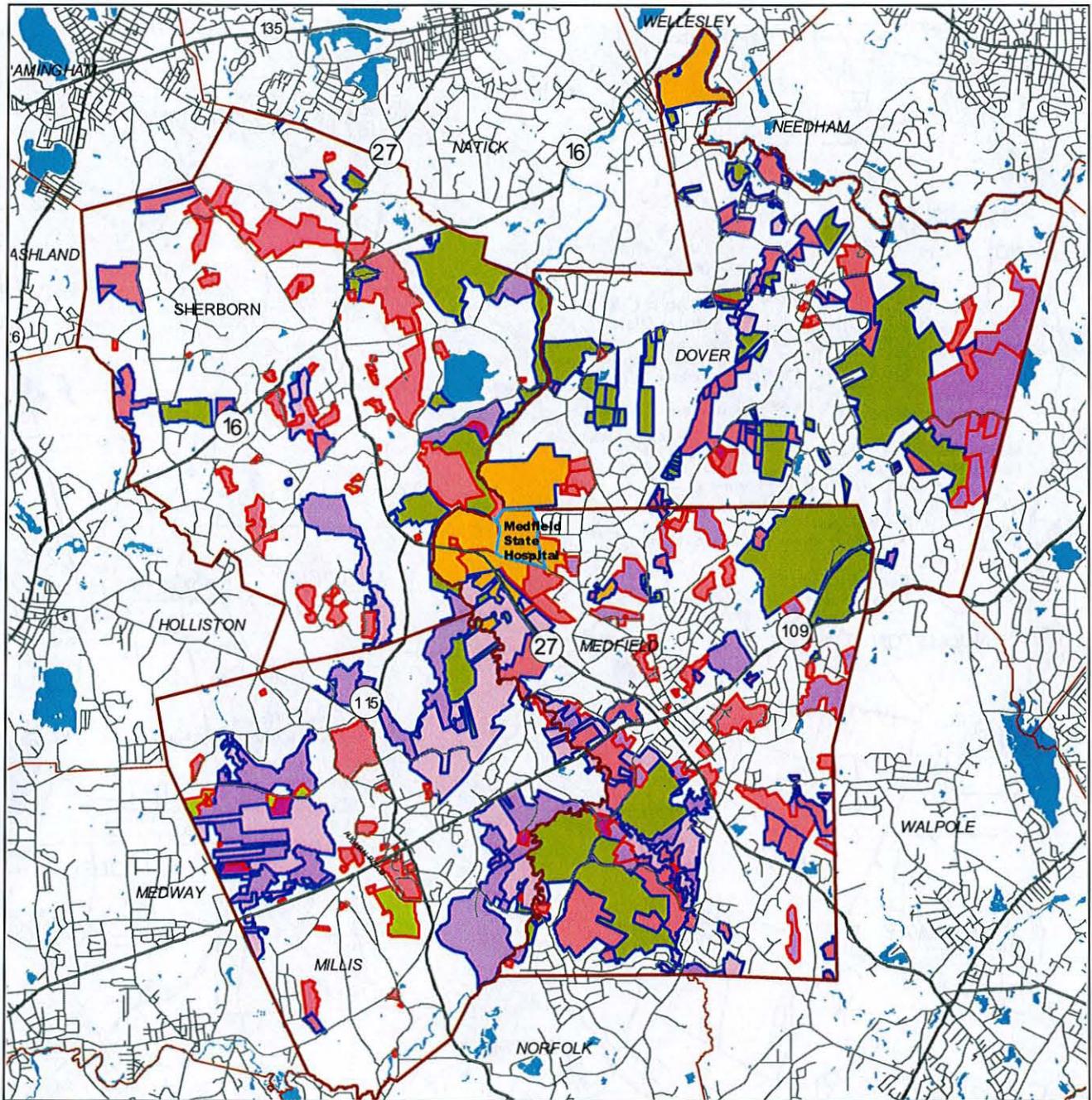
Properties on the Massachusetts State Register of Historic Places



Scenic Landscape



"Historic Districts - Massachusetts Historical Commission: This is a beta version and does not reflect listings past 1997. Users should consult the most recent State Register of Historic Places (available at the State House Bookstore) for updates. Listings are regularly updated in the weekly State Register."



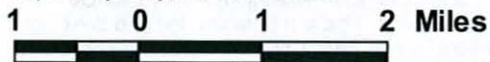
Map 17

Open Space Facilities



Medfield State Hospital

Prepared by Larry Koff & Associates

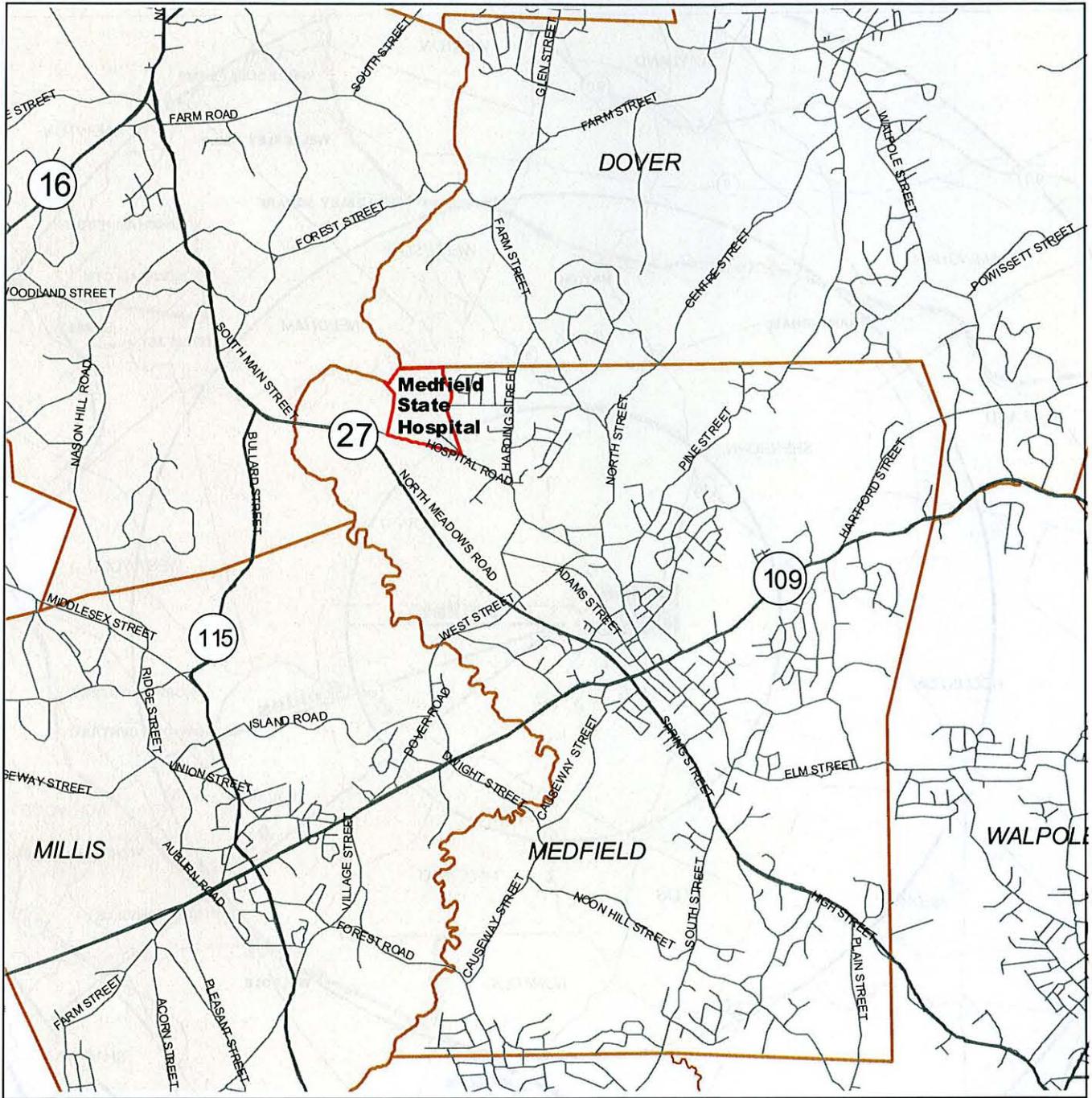


Protection Status

- Permanently Protected
- Not Permanently Protected

Owner

- Federal Government
- Inholding (Unprotected land surrounded by Open Space/Recreational land)
- Municipal Government
- Private, Nonprofit
- Private, For Profit
- State of Massachusetts
- Unknown



Map 18

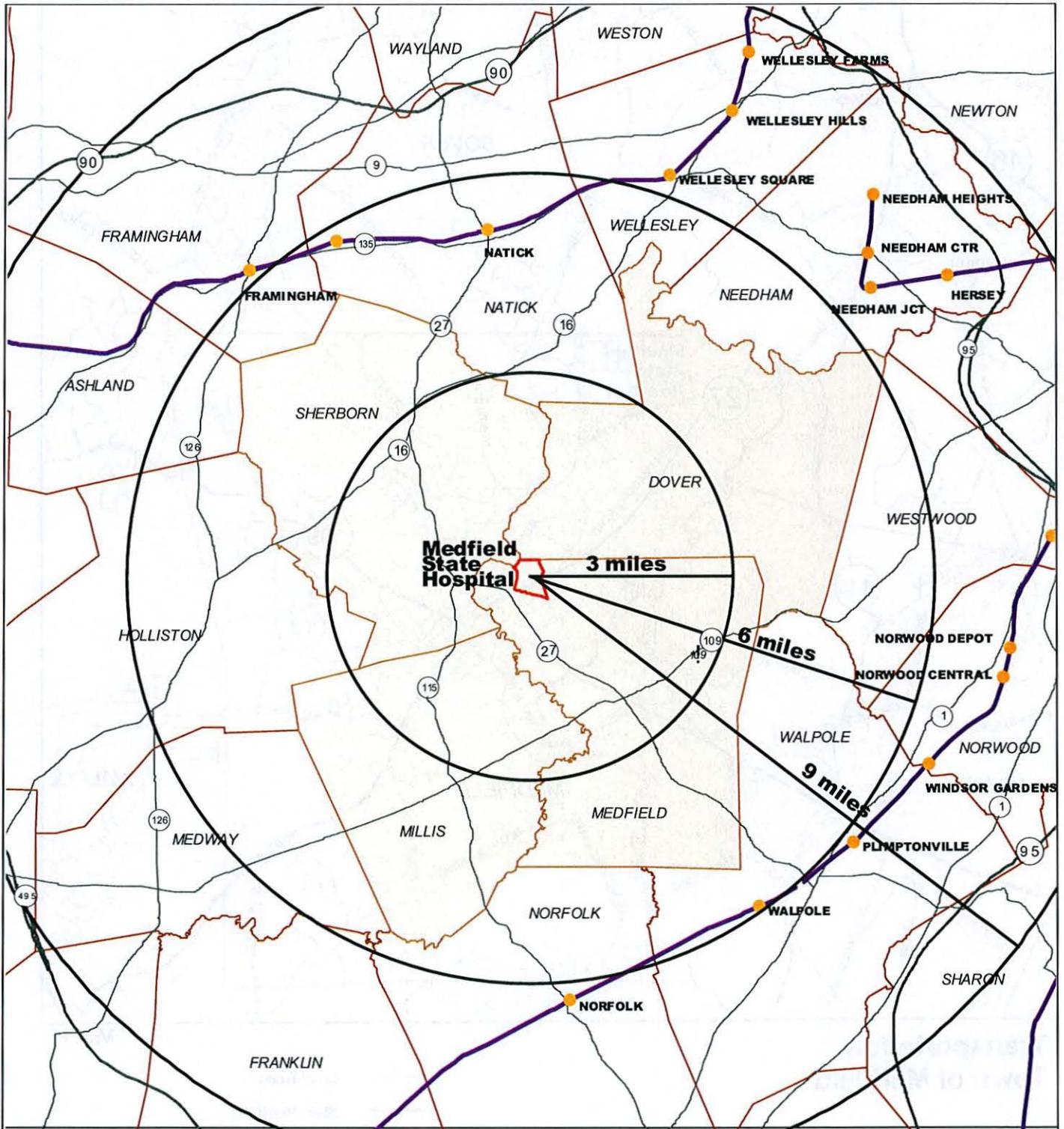
**Transportation
Town of Medfield**

-  Local Road
-  State Route
-  Interstate Highway



Prepared by Larry Koff & Associates





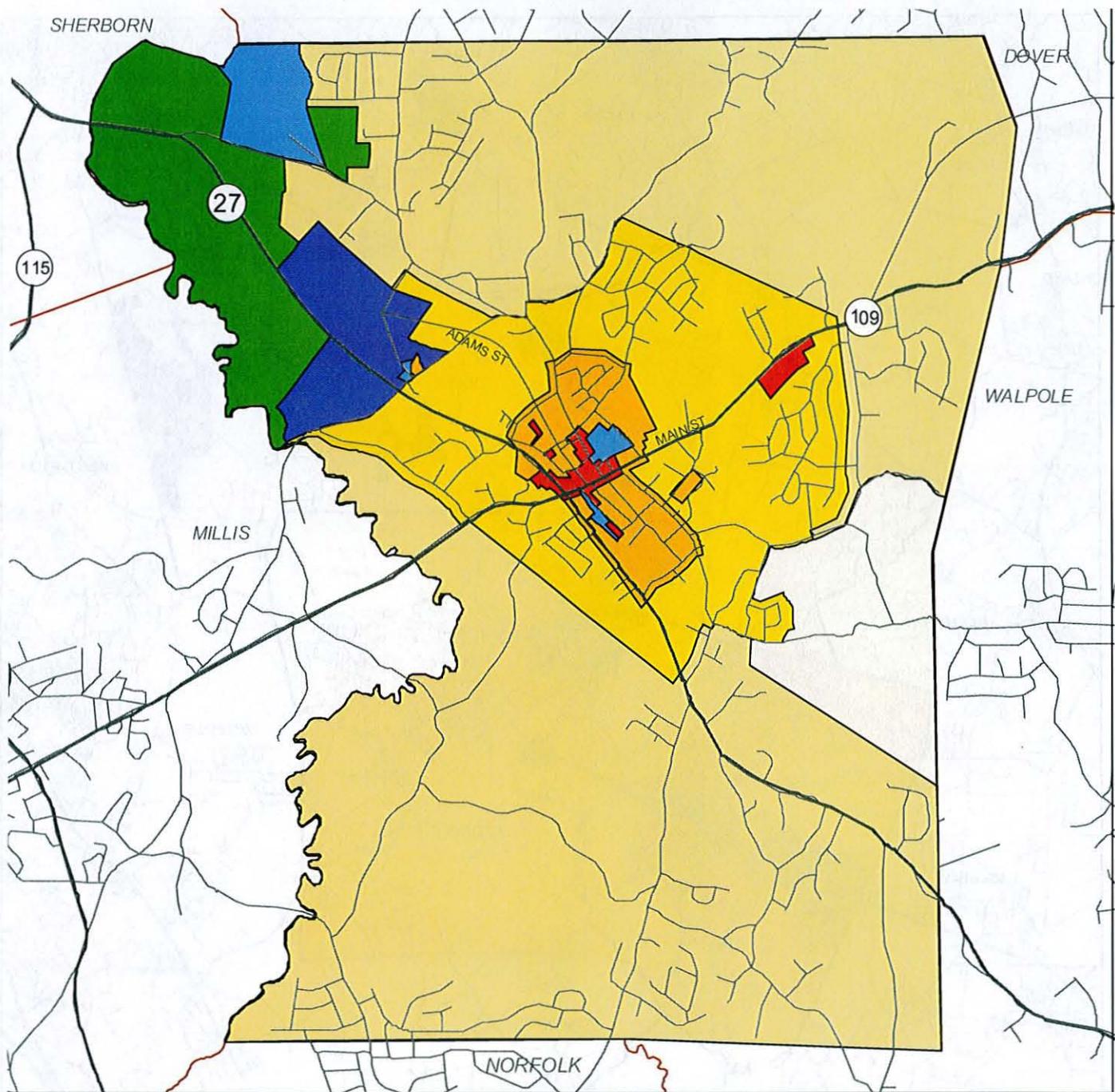
**Regional Transportation
Town of Medfield**



Prepared by Larry Koff & Associates

- # Commuter Rail Station
- Commuter Rail
- State Route
- Interstate Highway

Map 19



Map 20

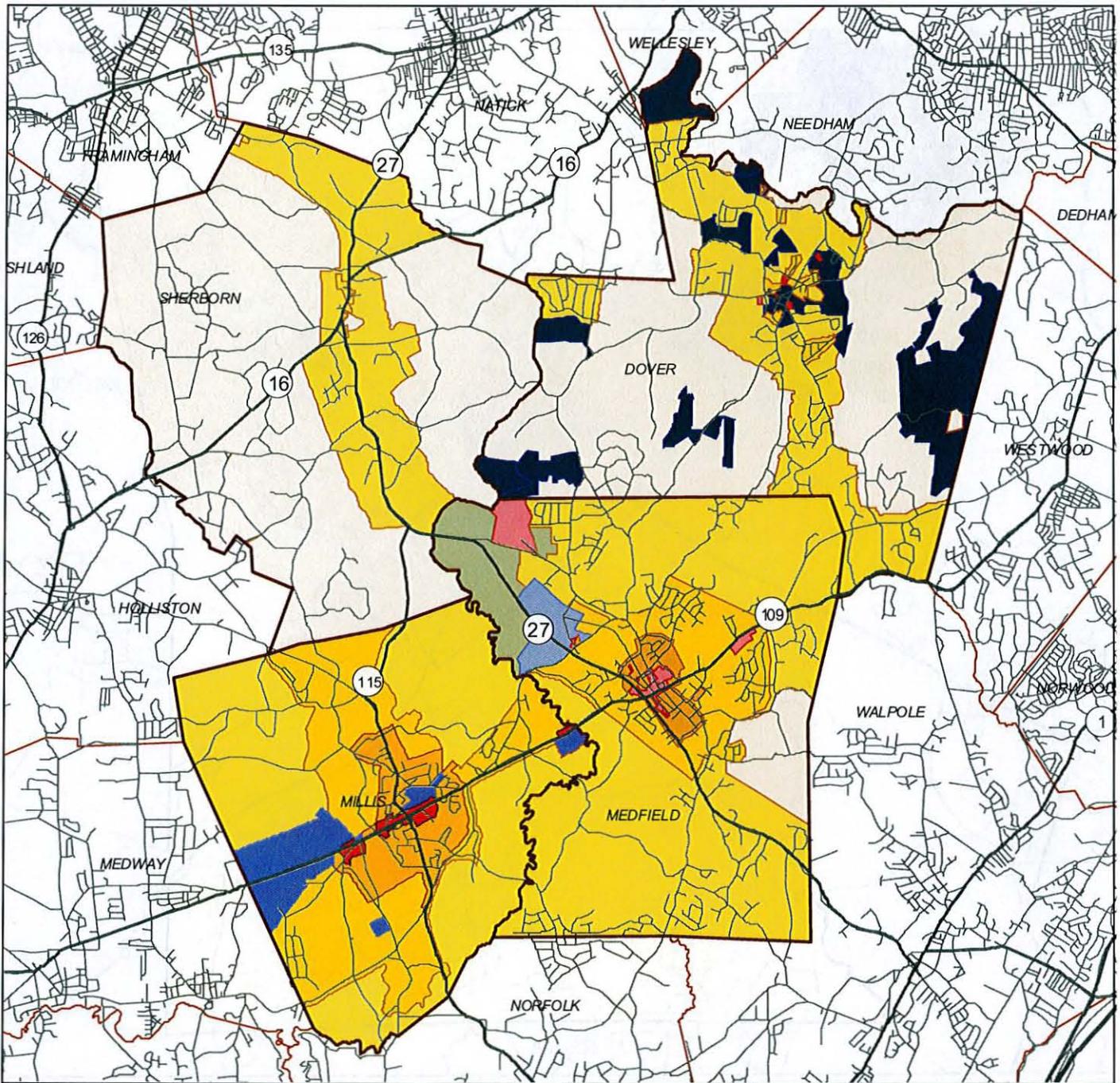
**Zoning
Town of Medfield**

- Agriculture (>10 acres)
- Residential Estate (>80,000 sq. ft.)
- Residential Town (>40,000 sq. ft.)
- Residential Suburban (>20,000 sq. ft.)
- Residential Urban (>12,000 sq. ft.)
- Business
- Business Industrial
- Industrial Extensive



Prepared by Larry Koff & Associates





Map 21

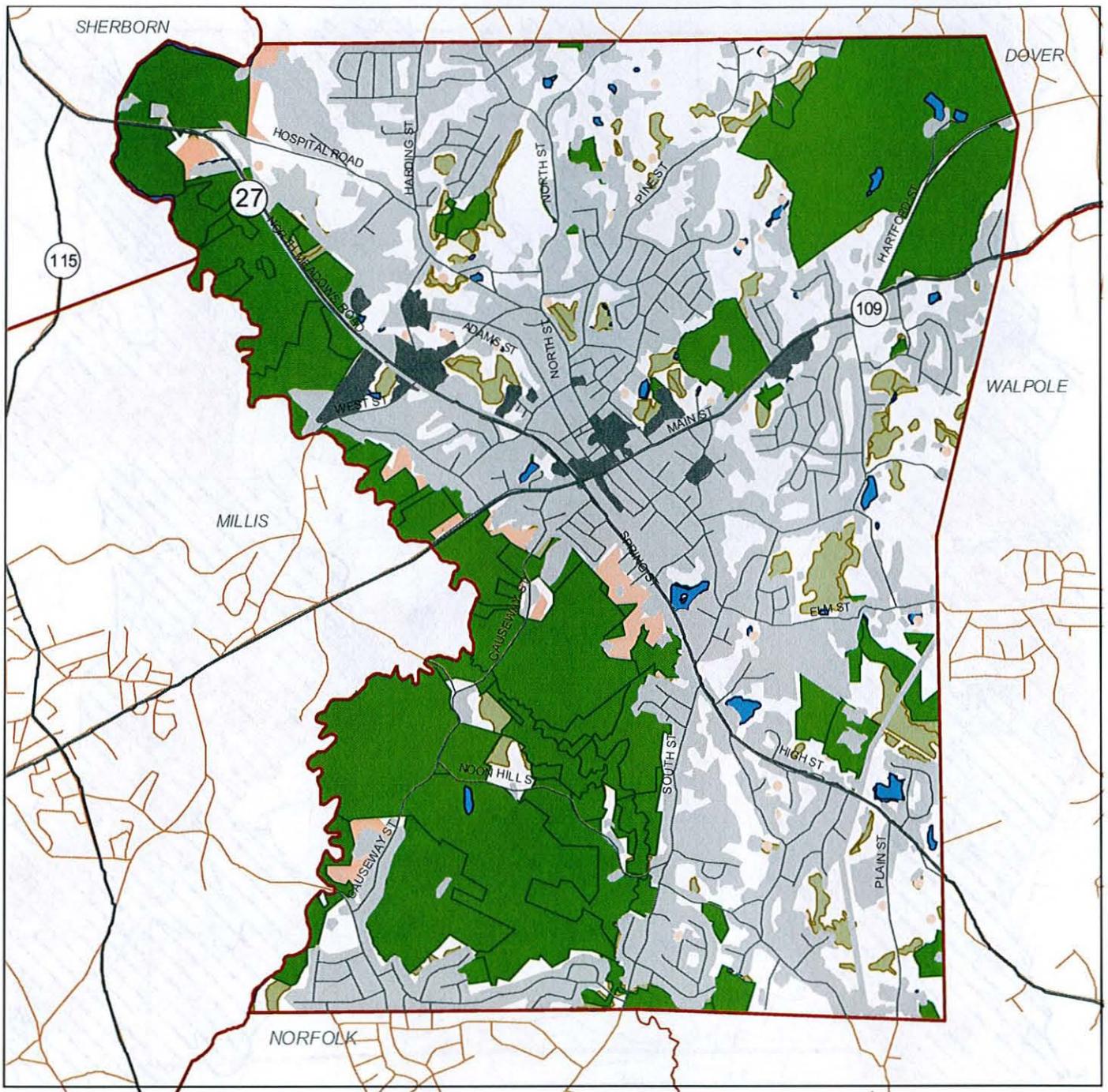
Regional Zoning Town of Medfield



Prepared by Larry Koff & Associates

1 0 1 2 Miles

- Residential/Agricultural (10 acres)
- Lowest Density Residential (80,000 sf +)
- Low Density Residential (40,000-79,999 sf)
- Medium Density Residential (20,000-39,999 sf)
- High Density Residential (15,000-19,999 sf)
- Highest Density Residential (5,000-14,999 sf)
- Institutional
- Limited Business
- General Business
- Light Industrial
- General Industrial



Map 22

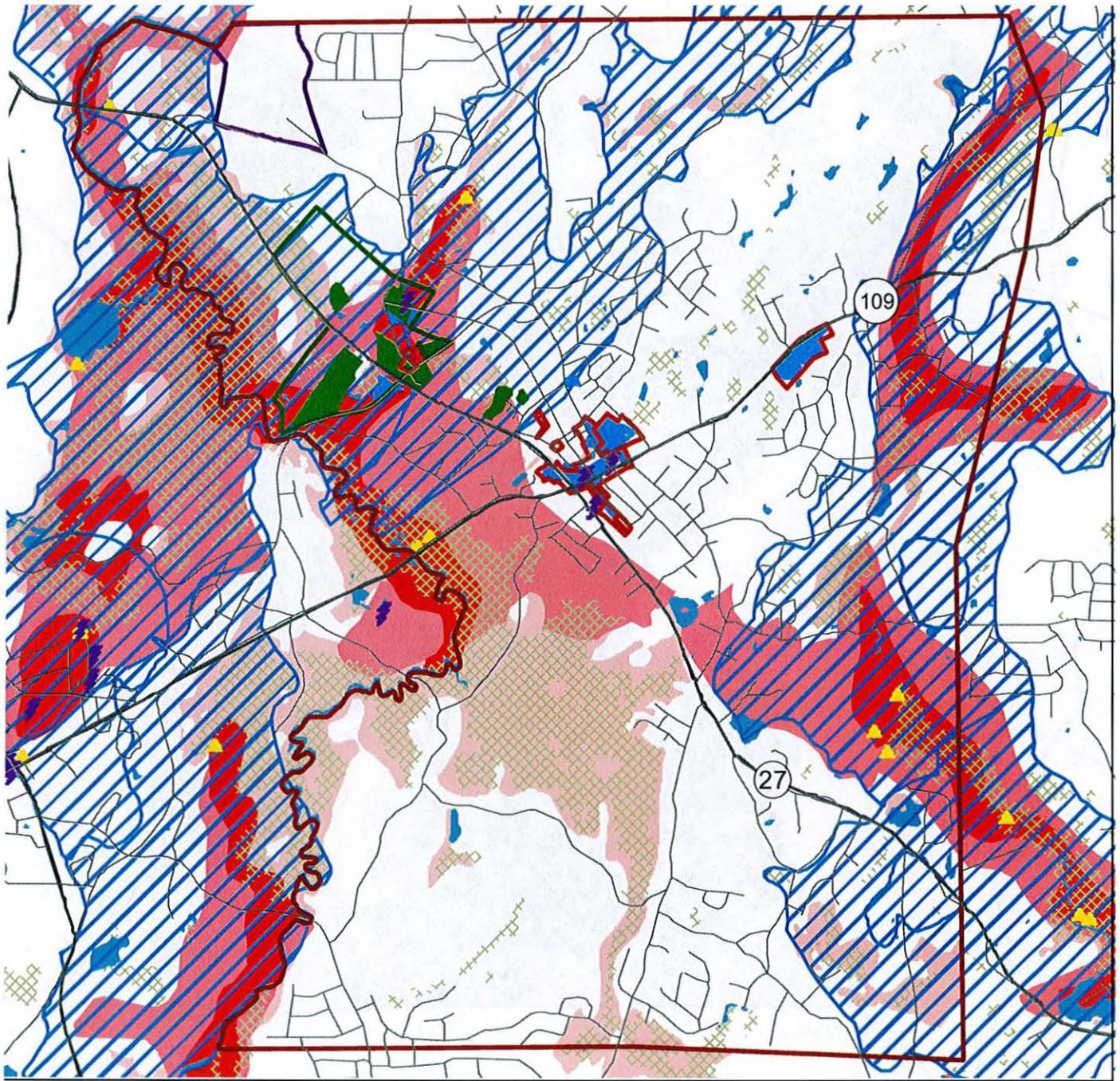
**Land Use Suitability
Town of Medfield**



Prepared by Larry Koff & Associates



-  Existing Development
-  Intensive Development
-  Developable Land
-  Protected Open Space
-  Sensitive Environmental Areas, Little or no Regulatory Protection (NHESP Biomap, Priority Habitats, Potential Vernal Pools)
-  Natural Resource Areas with Regulatory Protection (includes wetlands, need to add FEMA)
-  Surface Water



Map 23

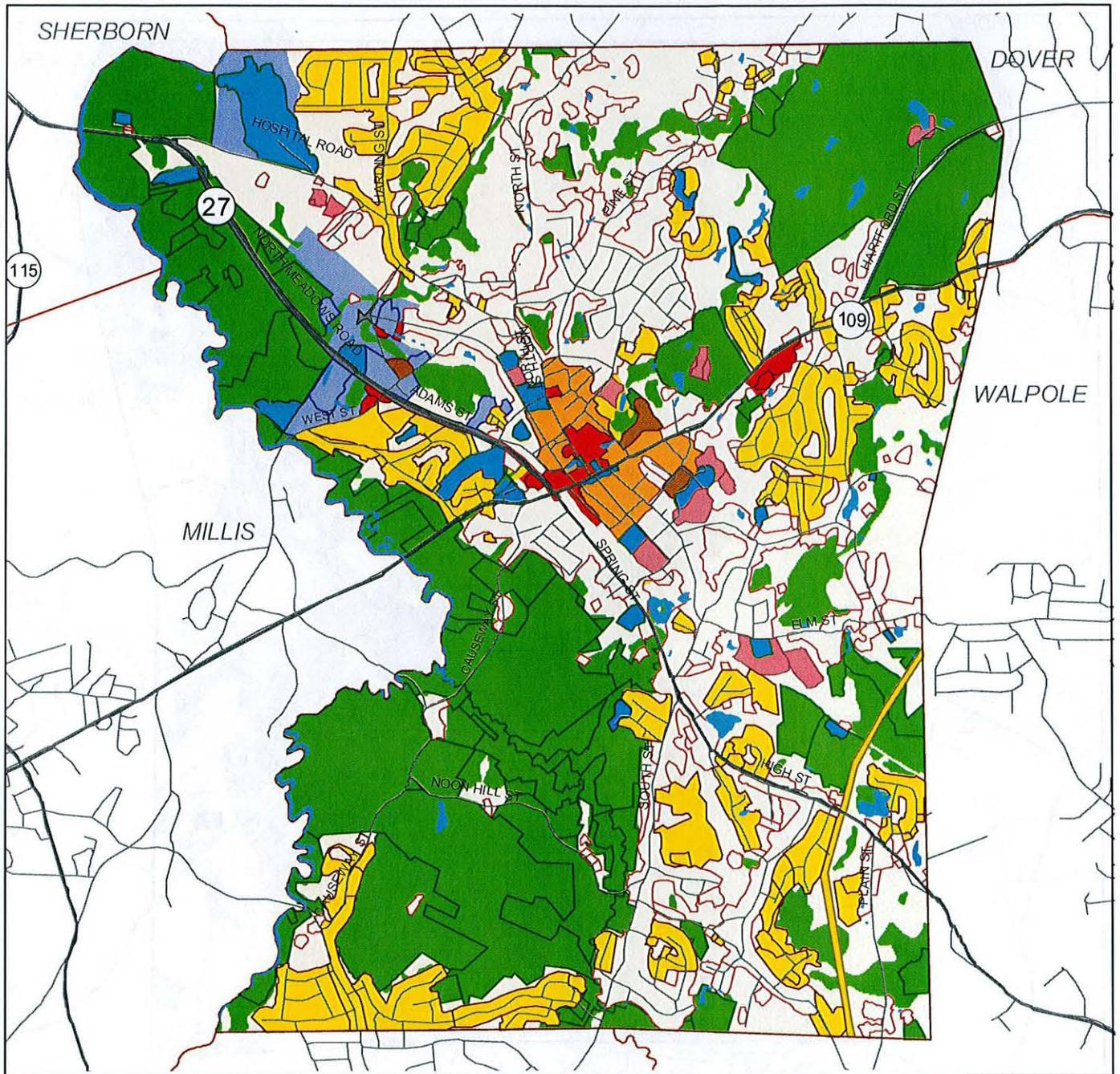
Commercial Zones and Environmental Concerns

- | | | | |
|---|-------------------------|---|--|
|  | Existing Industrial Use |  | Surface Water |
|  | Existing Commercial Use |  | Wetland |
| Zoning Districts | | | |
|  | Business Industrial |  | Flood Zone (FEMA) |
|  | Limited Business |  | Public Water Supply Points |
|  | Light Industrial |  | Well Protection District |
| | |  | DEP Zone IIs (Wellhead Protection Area) |
| | |  | High Yield Aquifer (>300 gallons per minute) |
| | |  | Medium Yield Aquifer (100-300 gpm) |
| | |  | 21-e Site |



Medfield State Hospital
Prepared by Larry Koff & Associates





Map 24

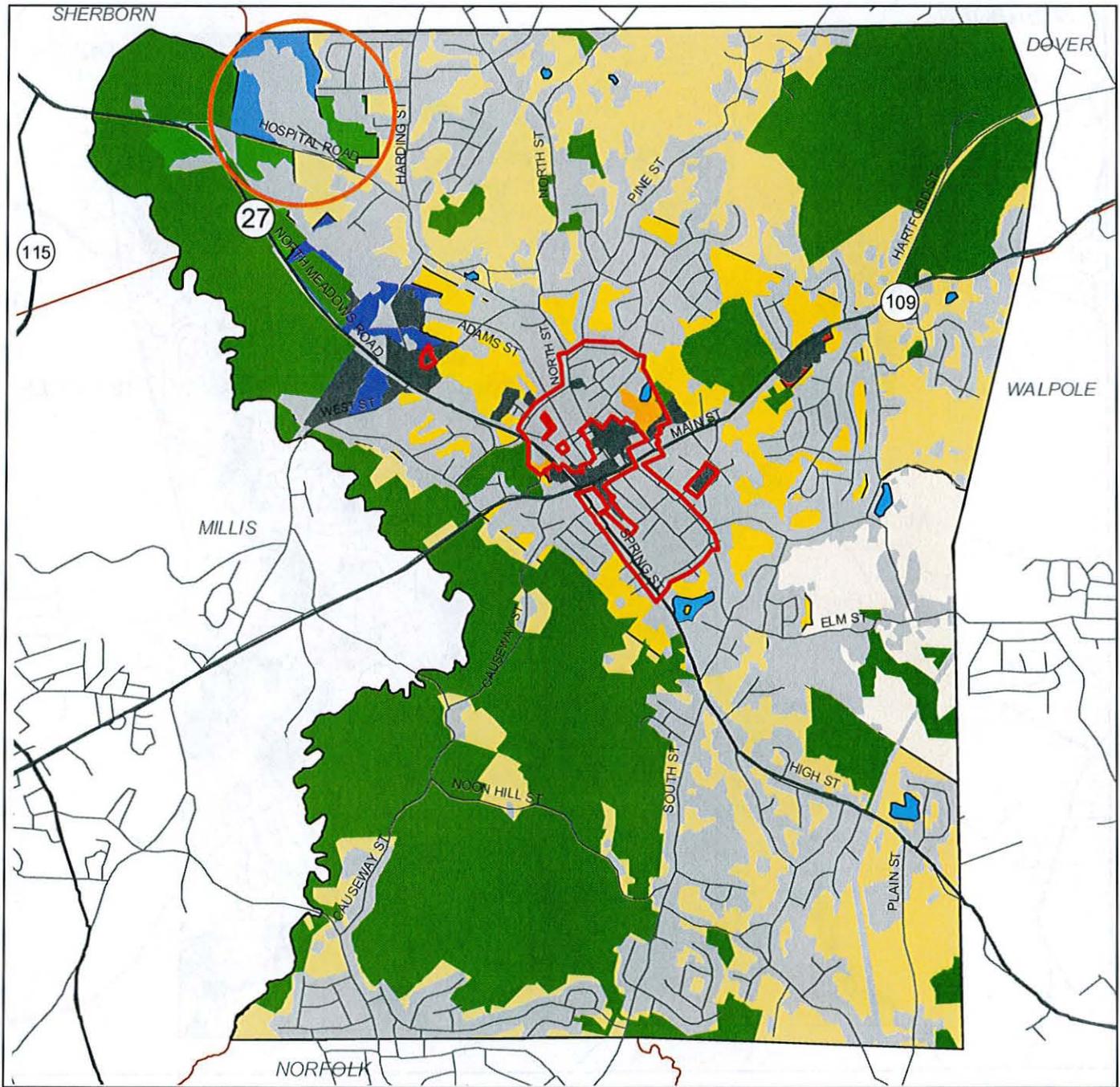
Future Land Use Under Existing Zoning



Medfield Community Development Plan

Prepared by Larry Koff & Associates

- Business
- Industrial
- Low Density Residential (more than 1/2 acre)
- Moderate Density Residential (1/4 to 1/2 acre)
- High Density Residential (less than 1/4 acre)
- Multi-family Residential
- Public/Institutional
- Transportation
- Recreation
- Open Space
- Water
- Developed Land



Housing Opportunities Town of Medfield



Prepared by Larry Koff & Associates

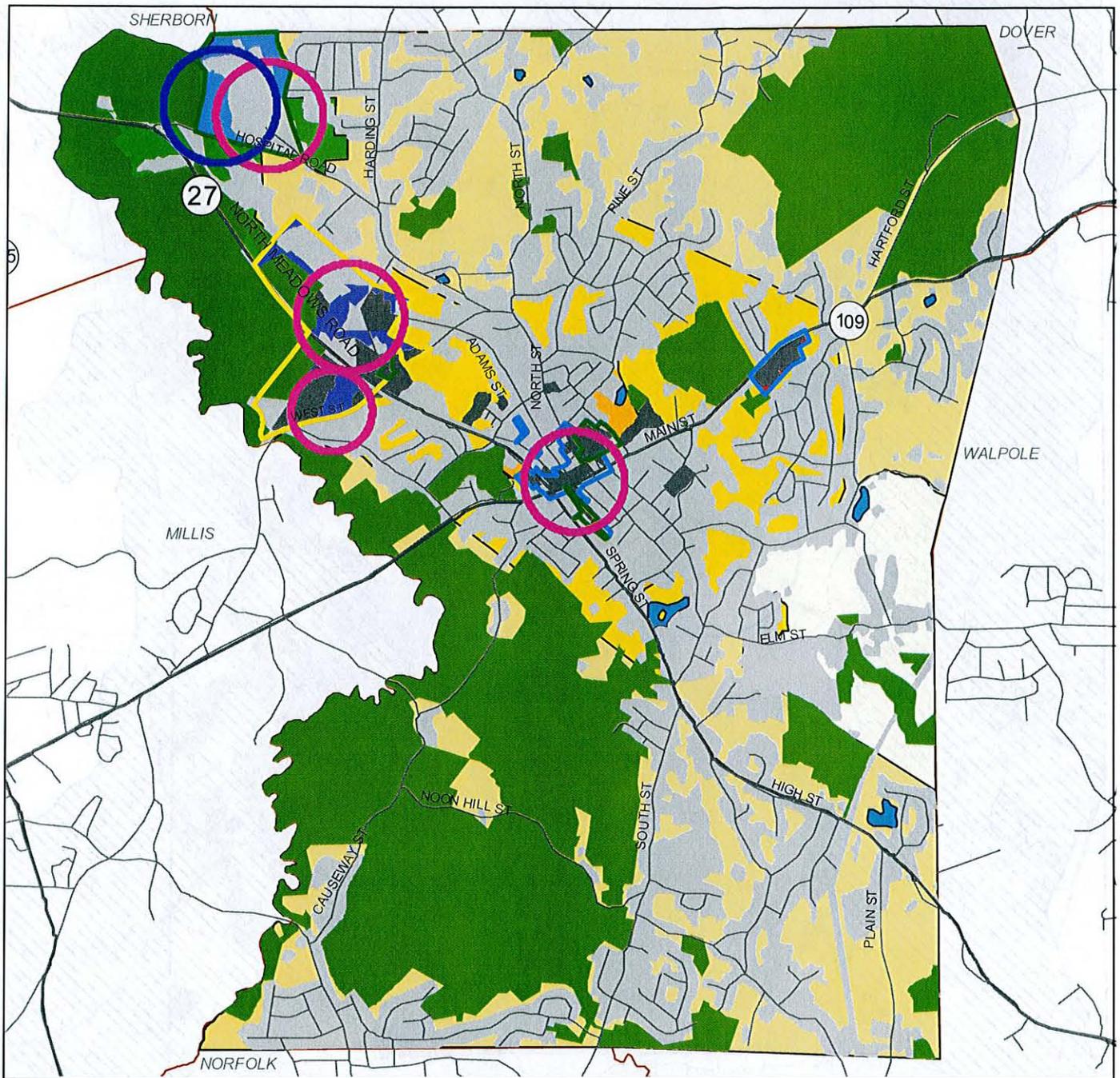


- Medfield State Hospital
- Residential Urban Boundary
- Existing Development
- Intensive Development
- Protected Open Space

Vacant Land by Zoning District

- Agriculture
- Residential Estate (>80,000 sq.ft.)
- Residential Town (>40,000 sq. ft.)
- Residential Suburban (>20,000 sq. ft.)
- Residential Urban (>12,000 sq. ft.)
- Business
- Business Industrial
- Industrial Extensive

Map 25



Commercial Development and Agricultural Use Opportunities Town of Medfield

Map 26



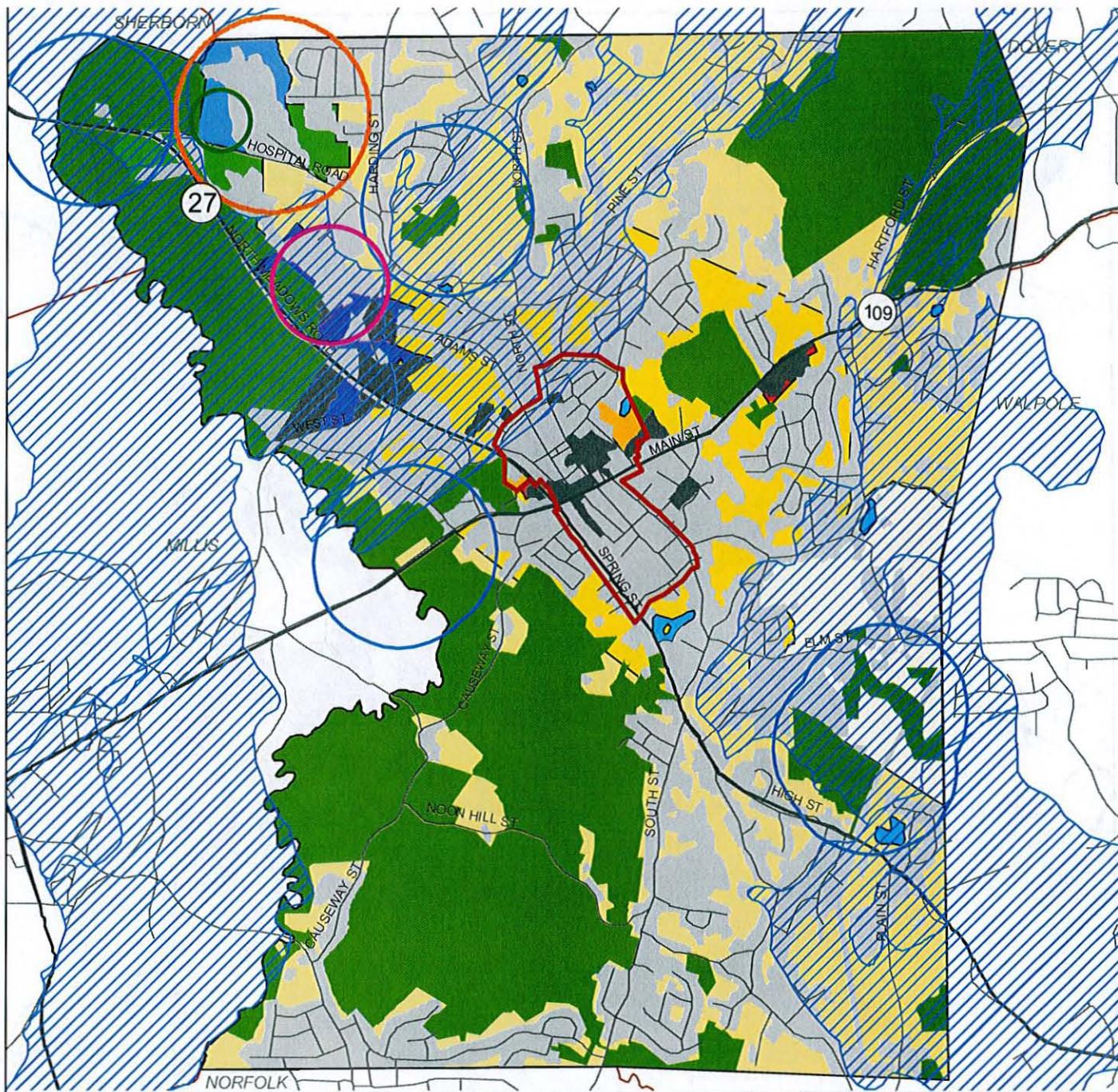
Prepared by Larry Koff & Associates



- Possible New Commercial Development
- Possible New Agricultural Use
- Zoning District Borders
- Business
- Industrial Extensive
- Business Industrial
- Protected Open Space
- Existing Development
- Intensive Development

Vacant Land by Zoning District

- Agriculture
- Residential Estate (>80,000 sq.ft.)
- Residential Town (>40,000 sq. ft.)
- Residential Suburban (>20,000 sq. ft.)
- Residential Urban (>12,000 sq. ft.)
- Business
- Business Industrial
- Industrial Extensive



Community Development Plan Town of Medfield

Map 27

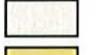


Prepared by Larry Koff & Associates
0.6 0 0.6 Miles



-  Medfield State Hospital Housing Re-use
-  Town Center Mixed Use Study Area
-  Economic Development Study Area
-  Water Resource Protection Area
-  Agricultural Use
-  Existing Development
-  Intensive Development
-  Protected Open Space

Vacant Land by Zoning District

-  Agriculture
-  Residential Estate (>80,000 sq.ft.)
-  Residential Town (>40,000 sq. ft.)
-  Residential Suburban (>20,000 sq. ft.)
-  Residential Urban (>12,000 sq. ft.)
-  Business
-  Business Industrial
-  Industrial Extensive