



MEDFIELD STATE HOSPITAL PUBLIC FORUM STRATEGIC REUSE MASTER PLAN AND RE-ZONING



Board of Selectmen, MSH Master Planning Committee, MSH Development Committee
Medfield High School Auditorium, October 7, 2019

Objectives for the Information Session

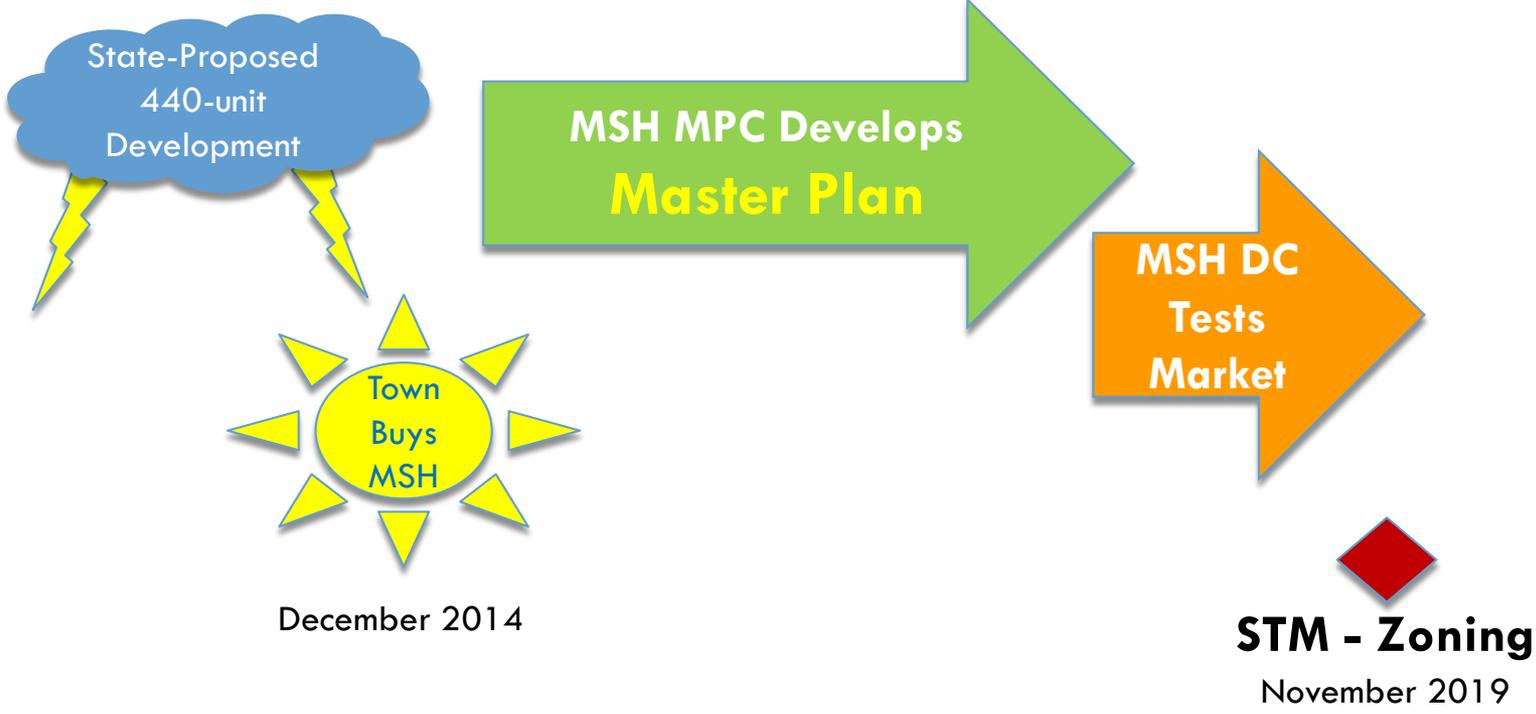
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- Update everyone on where we are in the process of repurposing the State Hospital property
- Explain what the Special Town Meeting is about and the issues you will be voting on
- Place the Special Town Meeting into a broader context of what the town is planning going forward from here
- Answer your questions

How We Got Here

3

2014	2015	2016	2017	2018	2019	2020
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Special Town Meeting Articles

4

MSH Zoning

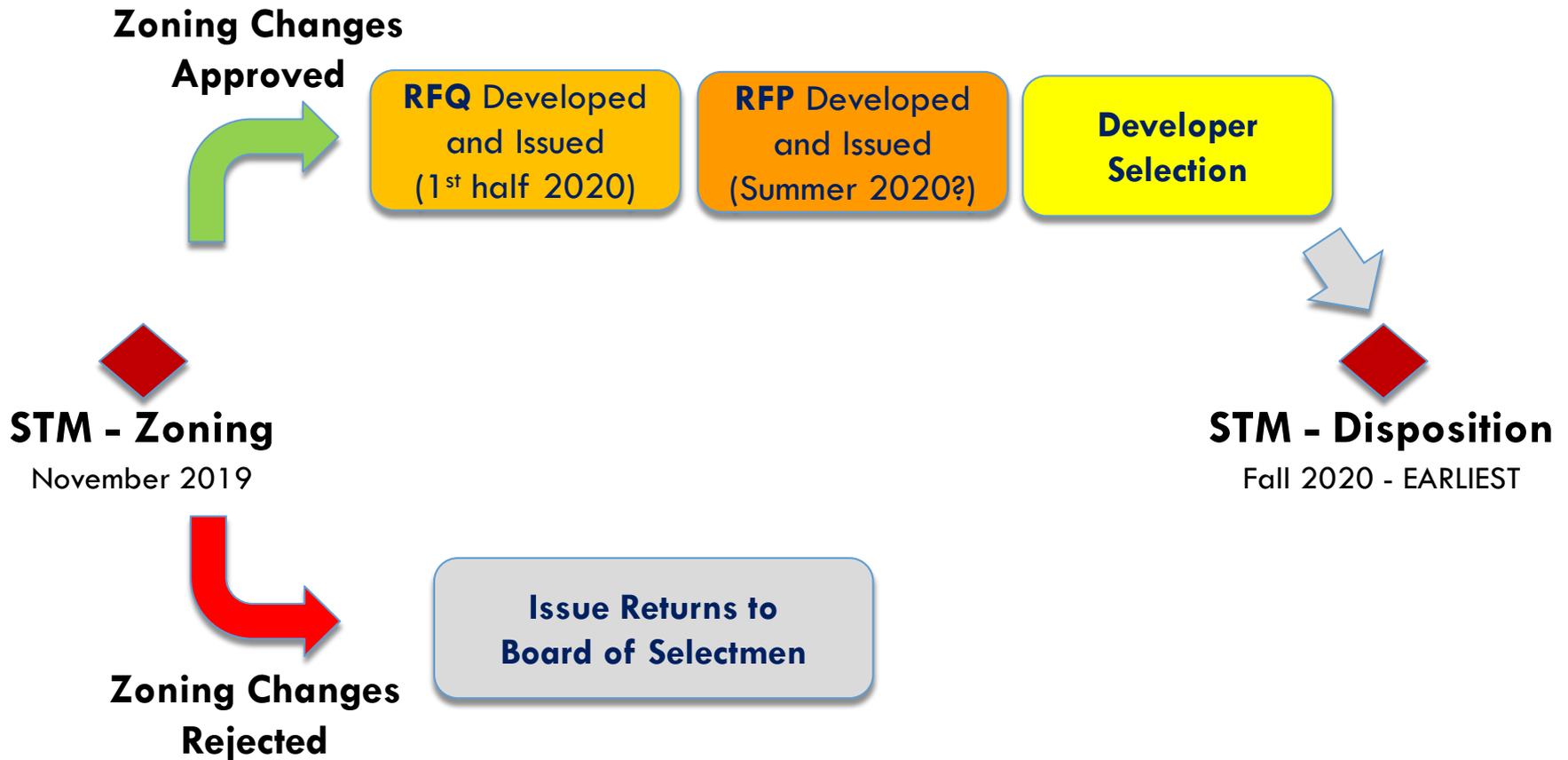
- Item 1: Creation of a new “Medfield State Hospital District”
- Item 2: Designates specific parcels within the new zoning district in order to create a new zoning map

Medfield Cable TV

- Article: Transfers funding to Medfield Cable TV to comply with new laws

Where We Go From Here

5



6

KEY DRIVERS & TAKEAWAYS

Gil Rodgers

Key Driver - Medfield Board of Selectmen

7

Objectives:

- ❑ BOS original charter, guidance and specific objectives
- ❑ Extensive community feedback through surveys, workshops, internet, videos, etc.
- ❑ Signed government agreements with Medfield, State, and Federal
- ❑ Economic feasibility criteria



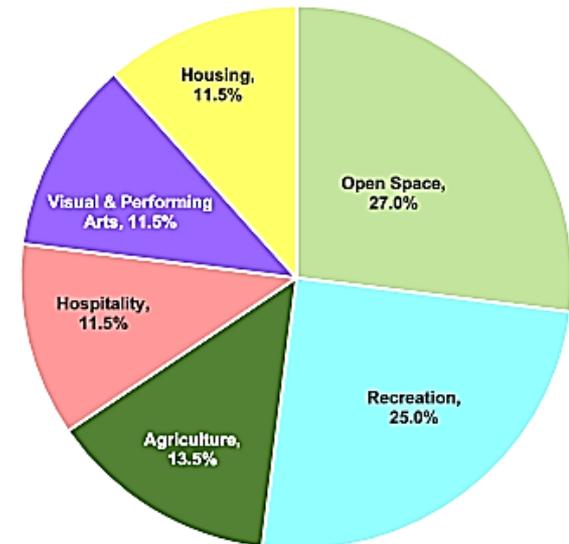
Selectmen Richard DeSorgher, Pete Peterson, and Mark Fisher

Key Driver – Community Feedback

8

Clear Messages:

- Preserve beauty and openness
- Keep historic buildings and landscape
- Maintain “The Green” in front
- Reuse Lee Chapel for cultural and arts center
- Provide for sports, recreation, and exercise
- Connect with agriculture



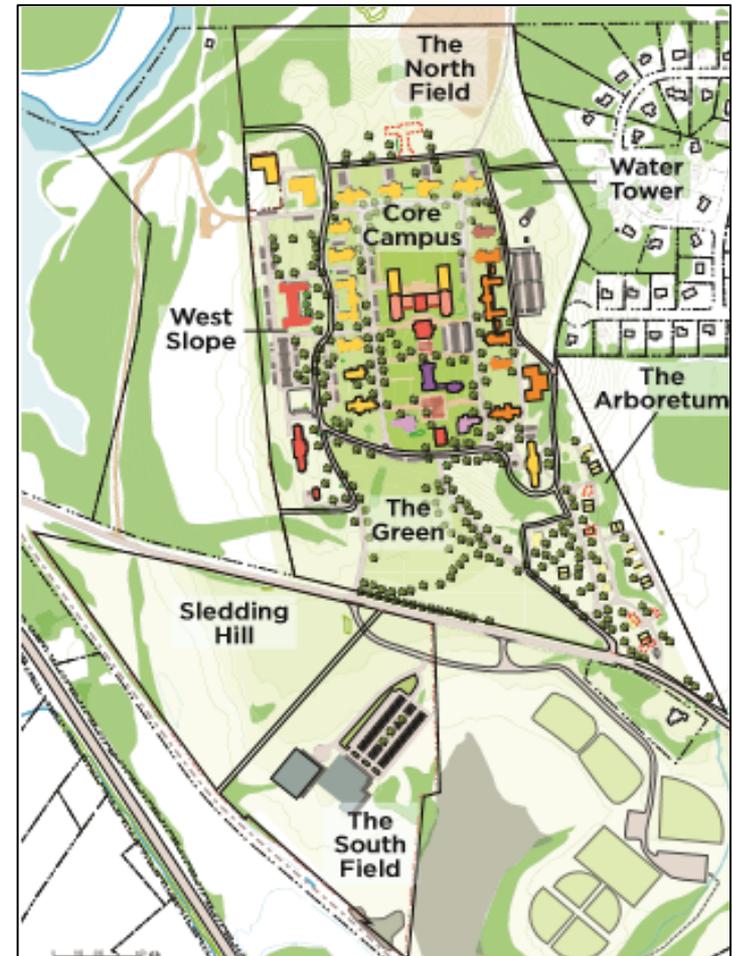
2015 survey results on “Ideal Land Allocations”

Key Driver – Government Agreements

9

Constraints:

- Buildings and Grounds Registers: Federal, State, and Local
- Disposition Agreement with DCAMM
- Memorandum of Agreement with Massachusetts Historical Commission, Medfield Historic District Commission, and DCAMM
- Agricultural Use Agreement for Sledding Hill



Subzones in Zoning Amendment

Key Driver - Economic Feasibility

10

Three Criteria:

- Minimize burdens on Town resources
- Minimize increased property taxes
- Provide opportunities for profitable development





Takeaways

11

- Long-Term Vision and Planning
- Cultural and Arts Center
- Phased implementation
- Medfield's housing needs
- Publicly accessible
- Recreational and athletic uses
- Flexibility

12

THE PREFERRED USE SCENARIO

Brandie Erb & Lucille Fisher

Campus Area Sub-Districts

- Use Legend
- Single Family/ Duplex
 - Residential (3+ units/ bldg.)
 - Senior Housing
 - Commercial
 - Arts/Culture
 - Mixed Use
 - Arts (live/work)
 - Group Home



Sense of Place

14

Our Town, Our Land, Our Future

Creating a place to **Live-Work-Play**



Zoning is the key

Housing

15



- Approximately $\frac{3}{4}$ of the Housing Units targeted to be **Market Rate**
- Approximately $\frac{1}{4}$ of the Housing Units targeted to be **Affordable (40B) Units**
- Housing types to strive for a broad mix of **Senior and Millennial-Appropriate, CCRC, and Artist Live/Work Space.**
- DCAMM Plan rejected by the Town included 440 Units
- Total Number of Units projected to be 312-355

Public Open Space and Paths

16

MEDFIELD STATE HOSPITAL OPEN SPACE & PEDESTRIAN CIRCULATION

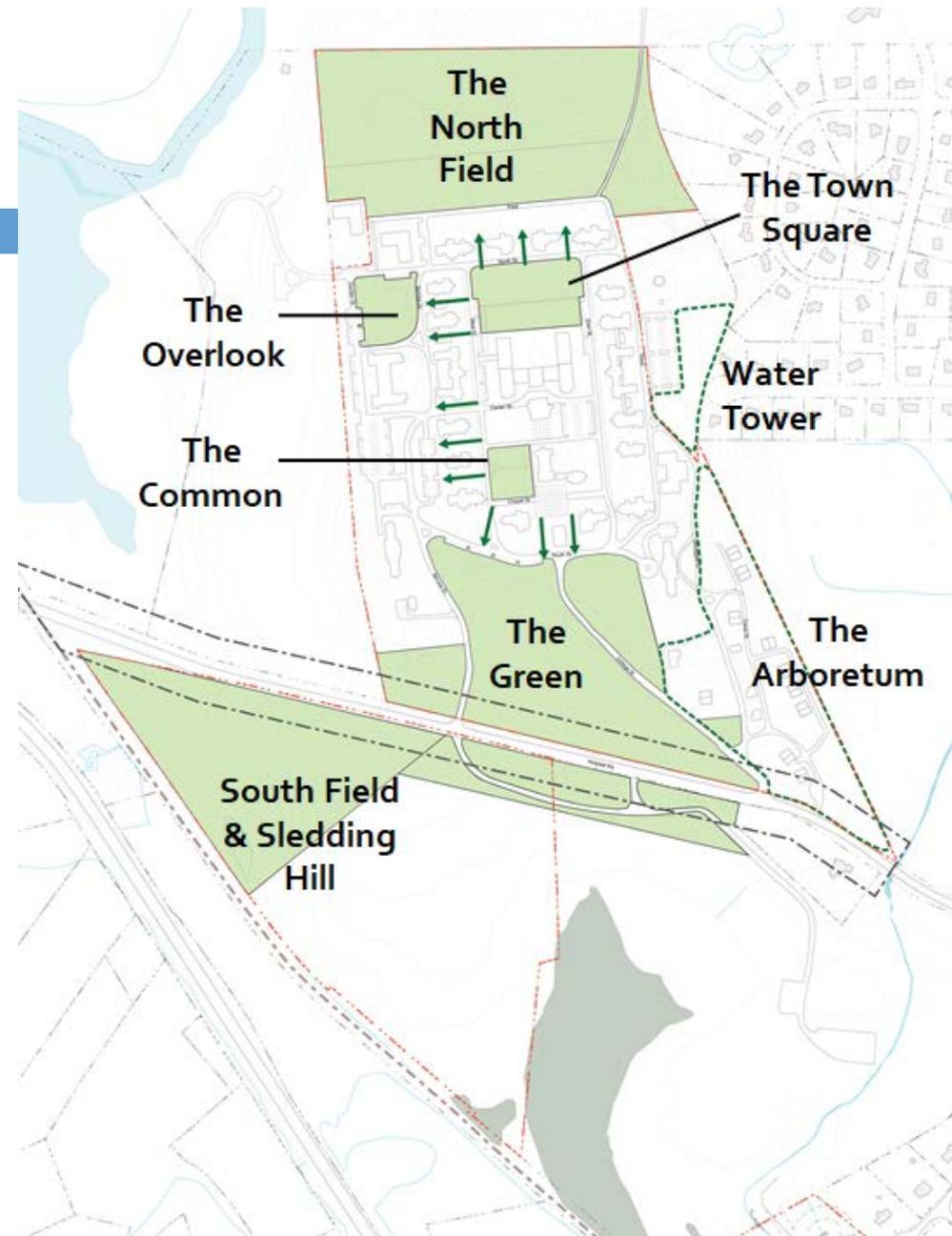
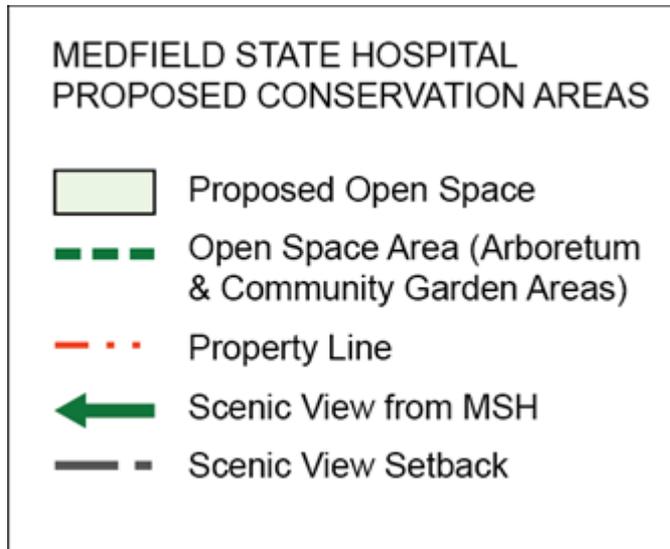
-  Dedicated Open Space
-  Public Realm
-  Existing Sidewalk
-  New Sidewalk
-  Public Plaza
-  Local Link Trails
-  Charles River Link Trail
-  Bay Circuit Trail
-  Property Line



Open Space & Viewsheds

17

- Approximately 60% of the land will be **OPEN SPACE**



18

ZONING

Randy Karg

Campus Area Sub-Districts

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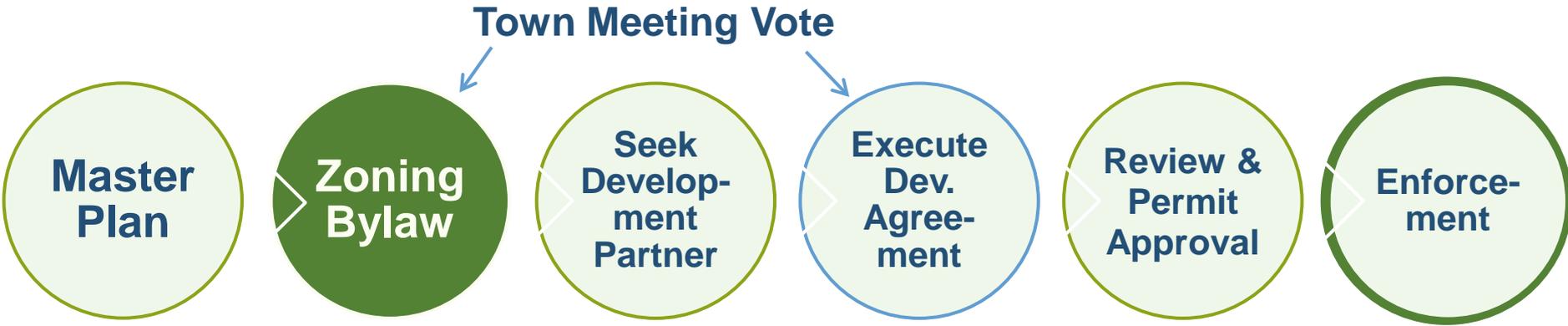
Zoning Purpose

20

- Legal guidelines for management and control
 - ▣ Permitted Uses and Design Guidelines
 - ▣ Governing Bodies, Roles and Procedures
- Gateway to the future of MSH
 - ▣ Approval necessary to engage Developer Community
 - ▣ Approval does not commit the Town to any specific development or activity
 - ▣ “No” vote will not result in a ‘Do Nothing’ strategy

Zoning Enables Plan Implementation

21



**Sets
Goals &
Vision**

**Regulatory
Framework
to Reinforce
Master Plan
Goals**

**Development Agreement
Negotiations, Design Guidelines,
Planning Board Review & Local
Permitting Provide Detailed
Oversight**

22

IMPLEMENTATION

Todd Trehubenko

MSH Development Committee

23

- Created by BOS in August, 2018
- Real estate professionals unaffiliated with MSH Master Planning Committee
- Engage the broader real estate development community regarding viability of “Preferred Scenario”
- Recommend to BOS what, if anything, should be presented to Town Meeting

Request for Information (Oct. 2018)

24

- Outreach to developers and interested parties
- Master Plan as a vision, not the plans and specs
- What are the opportunities and challenges, possibilities and impossibilities, of the Preferred Scenario? Would your firm be interested?
- Five detailed RFI responses received, followed by individual interviews with all respondents

RFI Responses

25

- Three responses from nationally-recognized, Boston-based developers well-versed in historic preservation:
 - ▣ Well-established (each founded 30-50 years ago)
 - ▣ Collectively have completed hundreds of projects
 - ▣ Own and/or manage over 100,000 apartments nationally

- Master Plan is “a realistic approach”, and should be “feasible” and “buildable” with Town flexibility during the process. Adopting proposed zoning is critical.

- Two responses with alternative proposals, firms are not specialists or experienced in re-use of historic buildings. Favor new construction (demolition) and more units.

Findings for BOS (May, 2019)

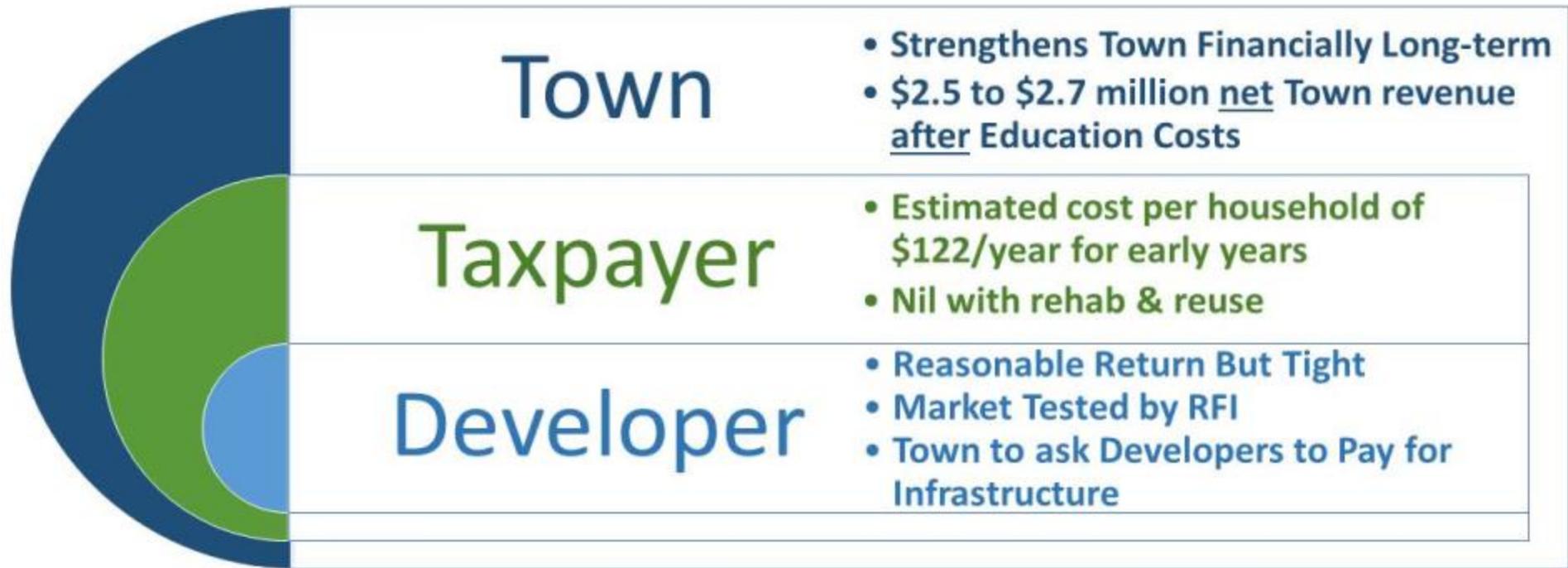
26

- Blue chip developers interested in the Master Plan Preferred Scenario. No changes necessary to attract sufficient interest.
- Critical to adopt flexible zoning prior to formal and binding Request for Qualifications/Request for Proposals. Otherwise do not expect to get desired participation from highest quality firms.
- Continue to refine potential development costs prior to subsequent disposition stage:
 - ▣ Ensure Town is well prepared for developer negotiations
 - ▣ Ensure critical questions are answered before any future Town Meeting to vote to convey specific MSH parcels



www.town.medfield.net/556/Medfield-State-Hospital

Balanced Approach For Best Financial Future



Key Financial Considerations

