



# TOWN OF MEDFIELD

## MEDFIELD STATE HOSPITAL DEVELOPMENT COMMITTEE

### ARTICLE 30

The Town recently completed a four-year planning effort culminating in the Medfield State Hospital Strategic Reuse Master Plan, winner of a 2018 MA-APA Planning Project Award as well as a 2019 an American Planning Association Small Town and Rural (STaR) Planning Division award winner for planning initiatives. As the Town prepares for an expected Special Town Meeting to secure the votes necessary to move forward with actual redevelopment efforts, it has become clear that additional due diligence is critical to fully understanding and disclosing to the community potential costs that may be borne by the community in reactivating this site that has been dormant since it was closed by the Commonwealth in 2003. The Town also seeks to understand whether and how some or all of these redevelopment costs may be shared with one or more developers eventually selected by the Town and thereby reduce the financial burden on the same Medfield residents who will be asked to authorize redevelopment of MSH at the proposed Special Town Meeting. It is also clear that an informed and sophisticated RFP process will be critical to achieve success for a redevelopment undertaking as large and complex as MSH.

A summary of the Preferred Redevelopment Scenario from the Master Plan is attached for your reference. The Town understands the multitude of steps in the land disposition and development process and has the benefit of preliminary financial modeling completed as part of the Master Plan; however, it has become clear from informational developer outreach conducted since the release of the Master Plan that the Town must secure a better technical understanding of various front-end development costs and cost-sharing opportunities before advancing the Master Plan in the community. Accordingly, the Town seeks additional assistance in the following areas:

- Additional professional investigation of expected utility infrastructure costs and payment mechanisms. The water and sanitary sewer lines that served MSH while it was operational are defunct and an entirely new water and sewer distribution and collection system serving anticipated near-term and future needs must be engineered and permitted. The Master Plan financial model conservatively estimated these costs, however some informational interviews with the development community since release of the Master Plan have indicated that these estimates may be substantially overstated while others have indicated these costs are prohibitive and a roadblock to completing the project. Actual expected costs need to be better understood by the Town.
- Additional professional investigation of environmental remediation associated with existing structures on the site. Similarly, the Town seeks an updated and improved understanding of potential environmental remediation costs associated with redevelopment and reuse (or alternatively, demolition) of existing buildings on site. These costs may or may not be borne in part or in total by the Town but, like infrastructure costs, this is an area of substantial upfront cost associated with the redevelopment effort that it is critical to refine prior to any Special Town Meeting.
- Zoning and Drafting an RFP/Q. The Town requests assistance in preparing the draft MSH zoning for Planning Board public hearings in advance of the special town meeting as well as the subsequent drafting of a Developer Request for Proposal package to implement the Town's vision and preferred reuse scenario for MSH. We are aware that development of RFPs for projects of the size and character of MSH often entail a two-step procurement process and professional assistance would enable the Town to fully understand how to optimize this process for MSH to secure the best redevelopment outcomes for the Town.

## THE MASTER PLAN

The Medfield State Hospital Master Planning Committee (MSHMPC) published the Master Plan in August, 2018. The Master Plan represents four years of work by the MSHMPC to develop a comprehensive and coordinated vision of the sustainable redevelopment and reuse of the MSH property. The MSHMPC conducted extensive outreach to the community in order to discern the priorities and desires of the citizens of Medfield. This was an iterative process involving numerous public interactions in which different concepts were tested with the community. The Master Plan attempts to balance these community desires with the economic and financial objectives of minimal impacts on school and Town services, minimal effects on property tax rates, and the potential for profitable development from the real estate developer's perspective. Medfield's reuse priorities for MSH may be summarized as follows:

- **Achieve acceptable economic and financial impacts on Medfield residents and Town services**, assuring that the Master Plan is in the Town's economic best interests.
- **Address Town housing needs**, which may include smaller-footprint housing that is affordable for Medfield residents who are downsizing and would like to stay in the area, or any housing that brings more diversity into Medfield's housing stock in alignment with the Town's Housing Production Plan.
- **Maintain and enhance the character and value of the Town of Medfield and its residents**, including the site's scenic and natural features, spaces for passive and active recreation, and the site's historic, agricultural, and architectural significance.

For more information regarding the Master Plan including extensive community input, please refer to the following documents which may be downloaded from the Town of Medfield Master Plan Webpage (<http://medfield.civicplus.com/556/Medfield-State-Hospital>):

- Executive Summary ([tinyurl.com/y9c6ey2f](http://tinyurl.com/y9c6ey2f))
- Medfield State Hospital Strategic Reuse Master Plan ([tinyurl.com/yd29lvtz](http://tinyurl.com/yd29lvtz))
- Map of the Preferred Scenario ([tinyurl.com/y7bk79x5](http://tinyurl.com/y7bk79x5))
- Appendix ([tinyurl.com/y8xj8ccx](http://tinyurl.com/y8xj8ccx))
- Draft MSH District Zoning ([tinyurl.com/ycya2ewk](http://tinyurl.com/ycya2ewk))

## PREFERRED REDEVELOPMENT SCENARIO

Section VIII of the Master Plan describes a preferred redevelopment scenario that embraces Medfield's priorities of redevelopment while respecting various legal agreements the Town has entered into with the Commonwealth of Massachusetts, the Massachusetts Historical Commission, and the Massachusetts Department of Agricultural Resources. The preferred redevelopment scenario:

- Preserves and rehabilitates as many historic buildings as is financially feasible, retaining the site's historic architectural character and the historic landscape of MSH while updating for ADA accessibility and allowing for some selected demolition of non-contributing buildings;
- Provides a diversity of housing opportunities for seniors and for persons of all ages and incomes while advancing the Town's housing production goals;
- Uses a mixed-use approach to redevelopment by creating new commercial spaces for businesses, offices and shared work space on the core campus, featuring space for a café and a restaurant that can showcase local foods with farm to table offerings;
- Embraces the importance of health, fitness, sports and recreation for all and provides a site for a new Parks and Recreation facility;
- Maintains and creates spaces and trails for walking, dog walking, hiking, horseback riding riverfront access, enjoying the outdoors and appreciating the incredible vistas overlooking the Charles River;
- Creates a cultural center to be a destination and focal point involving and serving the entire Medfield community;
- Connects with agriculture and provides opportunities for community gardens and nature education; and,
- Dedicates over half the land to open space and agriculture.

The preferred redevelopment scenario described in the Master Plan suggests the rehabilitation of 28 historic buildings and construction of 16 new buildings encompassing 661,000 SF, provides for development of 191,000 SF of new commercial space and a 26,000 SF cultural center, and preserves 76 acres of open space for trails, walking paths, and agriculture while reserving up to 12 acres for a public parks and a recreation facility and other appropriate commercial/agricultural use south of Hospital Road. The housing plan envisions up to 334 units including market-rate, affordable, senior, and other uses with some for-sale units as well as rental housing, assisted living, live-work, and special needs housing.

The land north of Hospital Road is currently zoned Business-Industrial and the land south of Hospital Road is currently zoned as Agricultural. Prior to the issuance of an RFQ or RFP, it is anticipated that necessary zoning changes will be made to support the proposed uses described in the Master Plan.

## **FOCUS AREAS**

For purposes of discussing the preferred redevelopment scenario as well as architectural, design, and other considerations, the Master Plan divides the site into the eight focus areas below.

- **The Green**
  - Vision: Rehabilitation and expansion of the grassy area to retain the bucolic vista from Hospital Road (Hospital Farm Historic District)
    - Possible setting for special events, natural amphitheater
- **The Core Campus**
  - Vision: Active center of the redevelopment. Mixed use, including residential community with food, gathering places, services, arts and culture.
    - Historic rehabilitation, mix of residential unit types and affordability, including housing for millennials, senior housing, and a possible continuing care retirement community with independent living or assisted living.
    - Includes supporting commercial uses, offices, café, restaurant and cultural uses
- **The Arboretum**
  - Vision: Adjacent residential housing set on a site that preserves the historic treescape while offering more modern housing. Historic rehabilitation of the Superintendent's house with additional new construction of accessible homes
  - Preservation of tree collection identified as making up the "Arboretum".
- **Water Tower Area (not developable)**
  - Vision: Continued use as water supply tower in accordance with existing agreements with the Commonwealth
    - Parking and community gardens
- **North Field**
  - Vision: Agriculture and public access
    - Demolition of existing buildings
    - Possible future residential use (long-term site for future use maintained for the time being as open fields, potentially available for haying or other similar uses)
- **West Slope**
  - Vision: Primary area projected for commercial use
    - Public, residential, and commercial uses (e.g. welcome center, management office, inn with restaurant and fitness center) Maintain viewshed of Charles River Gateway
- **The South Field**
  - Vision: Municipal Recreation, Agriculture
    - Possible recreation facility
    - Possible commercial agriculture facility
    - Possible leasing of fields for agriculture
- **Sledding Hill**
  - Vision: Maintain winter sledding activities in accordance with clear preferences voiced by Town residents
    - Agriculture (haying) in summer

