



Medfield State Hospital- 7

EXISTING CONDITIONS

The Medfield State Hospital is located on Hospital Road 2 miles north of Medfield's town center. The former psychiatric hospital was established in 1892 and is a unique representation of buildings of that era.

In December of 2014, the Town of Medfield acquired **128 of the 241 acres** of the campus, including an 88-acre "core campus" and 40 acres south of Hospital Road known as the "Sledding Hill."

- There are currently **39 buildings** on the core campus (approximately **676,000 sq. ft.** in total).
- Most of the buildings and campus-style layout are on the **National Historical Register**. The site is also protected by the **Hospital Farm Historic District**.

MSH Costs 2014-2019	
\$3.1 Million	Purchase Price
\$741,673	Operations and Maintenance
\$514,515	Planning Costs
\$309,743	Revenue



The core campus buildings are being mothballed (protected from long-term deterioration while they are unoccupied).



School buses are currently parked overnight in a parking area of the campus.

Loose dogs and waste are a significant problem on the campus as many people, including from surrounding towns and professional dog walkers, use the campus to walk their dogs.

The Charles River and the Charles River Overlook and trails

WHAT DOES IT MEAN?

- MSH reuse represents an opportunity for the Town of Medfield to preserve and adaptively reuse the historic buildings and campus to manage future growth and meet town goals over time.
- Dog walkers and the school buses will need a new location as they will be displaced once the campus is redeveloped.
- The campus when occupied by the Department of Mental Health generated its own heat, light and power. Since these are no longer operational, the campus will have to be serviced by Town utilities and therefore, the impacts on public facilities and services will need to be determined once a specific proposal is finalized.

MEDFIELD STATE HOSPITAL MASTER PLAN

A **Master Plan** for reuse of the campus was completed in 2018. Priorities for reuse are identified as follows¹:

- Achieve acceptable **economic and financial impacts** on Medfield residents and Town services
- Address Town **housing needs** (including the need for affordable appropriate housing for older adults and housing that brings more diversity to the housing stock and aligns with Medfield'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 active and passive recreation, and the site's historic, agricultural and architectural significance.

The **Medfield State Hospital District**, which passed at Town Meeting in 2019 with 68.8% of the votes, rezones the Medfield State Hospital area. The Plan sets out a broad list of permitted uses for each of the six subzones on the main campus; zoning for the land south of Hospital Road was not changed.

The proposal includes a set of design guidelines that outline the footprint, frontage, height, and architectural style of buildings in each of the subzones. While these provide flexibility for what developers or other organizations can propose, they prevent uses that are against the wishes of the community as expressed in the Master Plan (e.g. high-rise apartment building, etc.)

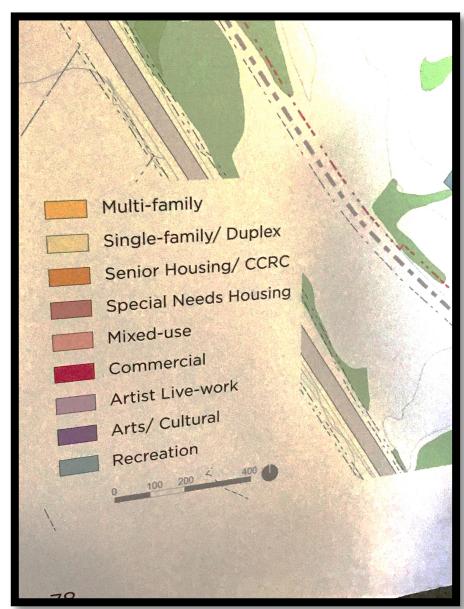


Proposed reuse of the chapel as an arts and cultural center (Cultural Alliance of Medfield)



Proposed Reuse Plan, State Hospital Master Plan

A **Development Committee** has been formed to work with developers to test the feasibility of these ideas and initiate the solicitation of proposals from qualified developers.



Proposed Uses, State Hospital Master Plan

¹ "Medfield State Hospital Strategic Reuse Plan", Town of Medfield, 2018.