

# Progress and Achievements

## The Master Planning Process

- Surveys
- Public meetings
- Meetings with Medfield clubs/organizations
- Walking tours
- Weekly e-mail updates
- Twice monthly open meetings
- Medfield Day booth
- History Day booth
- Subcommittee meetings
- Medfield TV Series
- Website: [www.mshvision.net](http://www.mshvision.net)
- Facebook: [www.facebook.com/MSHVision](http://www.facebook.com/MSHVision)
- Instagram
- Twitter

## Achievements to Date

- Goals, objectives, and concept principles
- Understanding community needs and preferences
- Framework parcel plan
- Preliminary alternative study concepts
- Creative ideas for potential uses
- Detailed economic/financial analysis tool
- Discussions with Department of Agricultural Resources (DAR) regarding Parcels A1 and A2
- Hosted a “developer’s roundtable” to assess market interests

**Expected completion:  
Fall 2017**

# Goals, Objectives, & Concept Principles

*A set of guiding principles for developing concepts, and criteria for evaluating them.*

## **Maintain and enhance the character and values of the Town of Medfield and its residents**

- Scenic, natural features
- Passive and active recreation
- Cultural and historic significance
- Architectural significance
- Agricultural history and prime agricultural land
- Innovative, sustainable and environmentally responsible

## **Upgrade Town housing inventory and address underserved housing needs.**

### **Options include:**

- Smaller market-rate condos, townhomes and/or apartments
- Homes with amenities that appeal to the 55+ demographic
- Affordable housing to maintain or boost our current percentage
- Mixed affordable and market rate units
- Housing for persons with disabilities

## **Achieve reasonable economic and financial impacts on Medfield residents and Town services**

- Include a rigorous economic and financial analysis
- Account for any expected increases in public expenditures
- Account for any expected increases in tax revenue
- Allow for economic analysis of expenses and revenues over time
- Leverage federal and state funding and tax incentives
- Research potential commercial, retail and industrial interests
- Account for other costs and plans in the Town of Medfield
- Consider risks and unintended consequences of alternative plans

# Emerging Themes in Preliminary Study Concepts

- Retain the Lee Chapel for cultural/historical/market center
- Maintain the front lawn along Hospital Road as open space
- Provide housing on the Hinkley Farm and Ice House Road Lot #3
- Preserve the Sledding Hill area for town use



# Concept: Safe and Clear

*No immediate build scenario*

- Leave entire site open for passive recreation and other uses
- Clear site of all hazardous structures and materials (demolish most or all buildings)
- Backfill basement and tunnel cavities
- Maintain lawns and vegetation
- Ensure public safety and security
- Town maintains control and stewardship of property



# Concept: Go Slow

*Development over a phased timeframe*

- Demolish four hazardous buildings
- Mothball other buildings for possible future reuse
- No new town roads, infrastructure, or trails
- Address immediate senior and affordable housing (likely on Hinkley Farm, Ice House Road Lot #3, and southeast side of campus)
- Proceeds from sales to mitigate yearly maintenance, financial, and security costs
- Don't rush into a complete development plan now, but wait for community and market responses



# Concept: PATHFinder

(Public Access: Trees - Trails - History)

*Create a regional destination for culture, history and recreation*

- Extensive cultural programming including concerts, creative space, and exhibitions
- History museum to commemorate King Philip's War, mental health, and natural resources
- Preserve as many of the buildings as practical
- Expansive interconnections through trail networks
- Seek partnerships to fund and develop programs
- Explore collaboration with federal, state and other public agencies



# Concept: Connected Living

*Focus on creating a sense of place for interaction and connectedness*

- Retain and create open space corridor and sense of connectedness
- Create a “destination” such as a community market and/or cultural center in Lee Chapel
- Address market and affordable housing needs
- Mothball buildings on much of the campus for future uses
- Provide buildings/land for inclusive homes and developmental center



# Concept: Live and Play

*Focus on creating a vibrant and diverse neighborhood*

- Provide a variety of housing: senior, Continuing Care Retirement Community, affordable housing, and empty nester town houses
- Provide space for small retail and light industrial uses
- Provide space for an inclusive needs center
- Encourage continued use of open space for items such as dog park and community gardens
- Keep some space undeveloped for future uses and needs



# Concept: Medfield Crossroads

*Inclusive, innovative model of housing redevelopment with options for everyone and onsite work opportunities*

- Housing Options to include 55+, single family cluster condos, affordable rental units, townhouses and an inclusive group home
- Senior Complex to include assisted living, skilled nursing, rehab, memory care unit and medical offices
- Restaurant, Café and Bakery
- Privately operated indoor sports complex, soccer, track or hockey
- Minimize tax impact
- Involve a Master Developer

# Creative Ideas and Concepts

- **Historic Restoration**
  - Local firms specializing in restoration of historic buildings
- **Continuing Care Retirement Community**
  - Organizations in area looking for expansion
- **Agriculture/Horticulture**
  - Local farms
  - Local industries
- **Inclusion**
  - Center for adults with developmental disabilities
- **Culture and Recreation**
  - Arts and cultural centers
  - Recreation organizations
- **Other possibilities**
  - Medical facilities
  - High-tech incubators
  - Education institutions

**Your Suggestions?**