

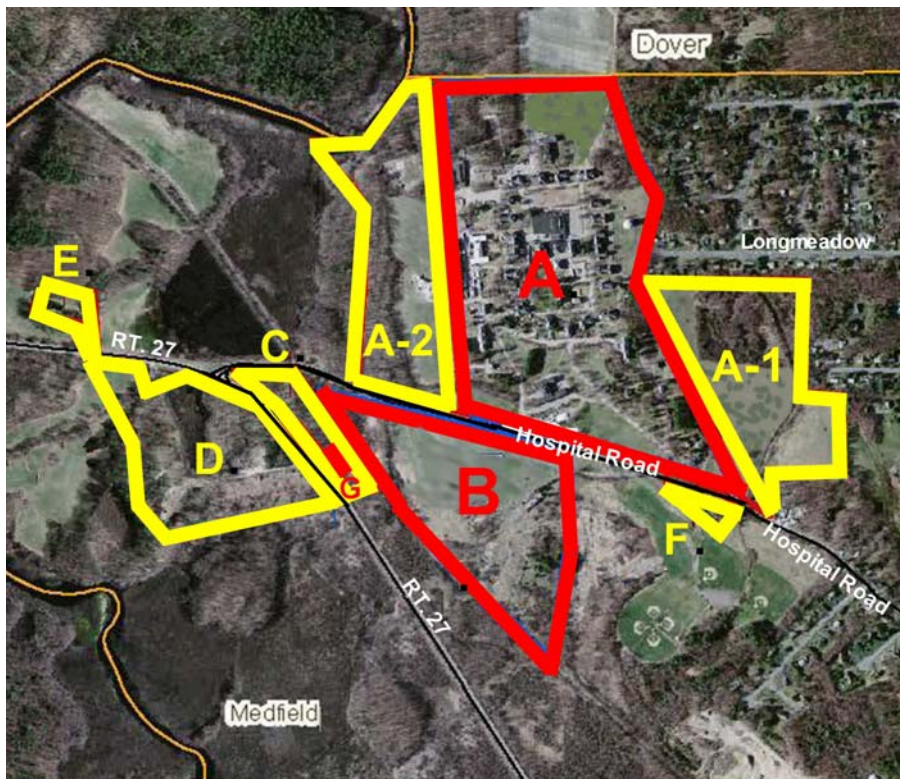


TOWN OF MEDFIELD

MEDFIELD STATE HOSPITAL ADVISORY COMMITTEE (SHAC)

Special Town Meeting: 7:30 PM on Monday, March 10th Medfield High School Gymnasium

The Town of Medfield has the potential opportunity to purchase two major parcels of the Medfield State Hospital (MSH) property – containing 134 acres – from the state for \$3.1 million. Since MSH closed in 2003, the Town has been involved with the State defining the next chapter for this property, including an original redevelopment plan for 440 housing units. That plan has not reached fruition. The Town has worked diligently over the years to encourage the State to remediate the hazardous conditions that exist on the site, exclusive of hazardous materials in the buildings. Major site environmental issues have now either largely been remediated or specific plans are in place to ensure their remediation by the State.



115 Acres Retained by State

134 Sale Acres

TERMS OF SALE

Sale Parcels (~134 acres)

- Parcel A (~94 acres) – Core Campus
- Parcel B (~40 acres) – Sledding Hill and adjacent field

**Cost: \$3.1 million
payable over 10 years
(\$310,000 per year)**

- Use Restrictions:
 - Parcel A – no use restrictions
 - Parcel B – limited to a maximum of one municipal building
- Re-Sale Provisions:
 - The State will share 50% of the net proceeds upon the sale of any portion of the property
- Closing:
 - The sale must close on or before December 31, 2014

State-Retained Parcels

- Parcel A-1 (~36 acres) – Fields east of Core Campus to be transferred to Dept. of Conservation & Recreation
- Parcel A-2 (~38 acres) – Fields west of Core Campus to be transferred to Dept. of Conservation & Recreation
- Parcels C, D, E, F (~41 acres) – Land to be transferred to other state agencies

COST CONSIDERATIONS

There are a number of cost considerations related to the purchase of this property. Below is a summary of them.

- **Purchase price and ongoing expenses**
 - The price of the property is \$3.1 million, payable over 10 years at \$310,000 per year.
 - Until disposition, the Town will bear the expense of securing and maintaining the property. The state spent \$350,000/year. The Town is in the process of developing a budget for carrying the property.
 - The State has estimated the cost of abatement and demolition of MSH buildings at \$11-\$14 per square foot. There are ~600,000 square feet of MSH buildings, resulting in an estimated cost of \$6.6 - \$8.4 million for all buildings. Avalon Bay, the developer of the former Danvers State Hospital, reported to a member of the SHAC that abatement and demolition costs there were ~\$10 million.
- **Mitigating factors**
 - Under the Town's current vision (described below), a master plan for the core campus would be developed and portions of the core campus would be sold for development per the master plan. The developers would bear the cost of demolishing or rehabilitating buildings, which would reduce the payment that the Town would ultimately receive for parcels of the property, but would also reduce any direct cost to the Town to fund the demolition or rehabilitation of buildings.
- **Other Town priorities and commitments**
 - The Town is in the process of constructing a new DPW facility and may soon face the costs of financing construction of a new public safety building and a new water tower and associated water system improvements.

OPPORTUNITIES AND CONCERNS

There are opportunities and concerns inherent in a Town Meeting decision to purchase or not to purchase the Medfield State Hospital property.

- **Opportunities if Town votes to purchase the property**
 - Control over scale, size and type of development
 - Parcels A-1 and A-2 remain as open space
 - Ability to address specific goals and objectives of Medfield, including development of revenue generating assets and community facilities
- **Concerns if Town votes to purchase the property**
 - Unanticipated remediation costs
 - Unforeseen costs and carrying costs, including potential costs of building stabilization
 - Possible liabilities associated with ownership of the property in its current condition
 - Lack of consensus on ultimate use
- **Opportunities if Town votes not to purchase the property**
 - No short term financial burden to Medfield
- **Concerns if Town votes not to purchase the property**
 - Loss of control over development, including density and aesthetics
 - Possibility of a large 40B development (440 units were previously proposed)
 - Annual costs of Town services may exceed tax revenue from State-controlled development
 - No Town influence on legislation pertaining to Parcels A-1 and A-2
 - Town not likely to gain control over Parcel B, thereby losing a potential asset to support Town needs

VISION

During a public visioning session held on January 11, 2014 over 100 Medfield residents participated in a day-long meeting devoted to developing a vision for the reuse of the property. The vision described below synthesizes the recurring themes in the scenario building session. *A diagram of the vision will be available at Town Meeting.*

The Core Campus (Parcel A)

- Reasons for Development
 - The resale of a portion of the property would help to defray the Town's purchase price.
 - Development could address some of the residential, commercial, and cultural needs of the Town.
 - The preservation of parcels A-1 and A-2 by the State provides enough open space to allow thoughtful development of the core campus.
- Framework
 - Any development should be kept to a scale that fits in with the existing size of the buildings on the property.
 - Any development should be designed to retain the historic "campus" feel that exists on the property and, to the extent possible, to preserve some of the core campus buildings, especially the Chapel.
 - Any development should include a number of pathways through the parcel encouraging pedestrian connections with the broader Medfield community.
 - Any development should preserve the open vista to the campus at the front of the property where the Clark Building used to be.
- Proposed Development Ideas
 - Reasonably priced senior housing, linked to possible assisted living and continuing care retirement community.
 - Variety of housing options and a range of affordability (single family, townhouses, including 40B options).
 - Preservation of the Chapel for a public space dedicated to meetings, events or the arts.
 - Light retail, commercial, and professional space should be considered at a scale that fits with and supports the residences developed on the property.

The Sledding Hill Property (Parcel B)

- Keep the Sledding Hill as it is and maintain open vistas on this portion of the purchased land.
- Site the construction of a Town recreation building near the current site of the Odyssey House, consistent with the limitation that only one building may be built on this parcel of prime agricultural land.

State-Retained Parcels A-1 and A-2

- Work to ensure the preservation of this property for open space and passive recreation.
- Monitor DCAMM's plan for a boat launch on the Charles River.

RECOMMENDATION

The State Hospital Advisory Committee has been studying the MSH property and its potential re-use for almost two years. It has prepared this mailing to convey information in a condensed format in order to inform voters on the important decision to be made at the **Special Town Meeting on March 10**. This document is a synthesis of a broad range of viewpoints on the Committee. The Committee will be making a recommendation on the proposed purchase to the Selectmen and to the March 10 Special Town Meeting.

Additional details about the purchase can be found at www.MSHVISION.net

**Mark your
Calendars!
March 10
Special Town
Meeting**



Important Dates		
Friday, February 28	Last day to register to vote at the Special Town Meeting for MSH Purchase	8:30 am – 1:00 pm Town Hall 1:00 pm – 8:00 pm Police Station
Monday, March 3	Public Information Session	7:30 pm Middle School Auditorium
Saturday, March 8	MSH Walking Tour	11:00 am Meet at Main Gate
Monday, March 10	Special Town Meeting (Two-thirds majority required for Purchase Approval)	7:30 pm High School Gym
Tuesday, March 11	Last day to register to vote in Annual Town Election and for override question allowing MSH purchase	8:30 am – 8:00 pm Town Hall
Friday, March 28	12:00 noon- last opportunity to pick up absentee ballot for Annual Town Election	8:30 am – 12:00 noon Town Hall
Monday, March 31	Annual Town Election and override question allowing MSH purchase	6:00 am – 8:00 pm The Center

For more information please visit: www.MSHVISION.net



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