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

- 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

<table>
<thead>
<tr>
<th>Year</th>
<th>Event</th>
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<tr>
<td>2014</td>
<td>State-Proposed 440-unit Development</td>
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<td>2014</td>
<td>December 2014 - Town Buys MSH</td>
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<td>2015</td>
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<td>2016</td>
<td>MSH MPC Develops Master Plan</td>
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<td>2017</td>
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<td>2018</td>
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<td>2019</td>
<td>STM - Zoning</td>
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<td>2020</td>
<td>MSH DC Tests Market</td>
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November 2019
Special Town Meeting Articles

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

STM - Zoning
November 2019

Zoning Changes
Approved

RFQ Developed and Issued (1st half 2020)

RFP Developed and Issued (Summer 2020?)

Developer Selection

STM - Disposition
Fall 2020 - EARLIEST

Issue Returns to Board of Selectmen

Zoning Changes Rejected
KEY DRIVERS & TAKEAWAYS
Gil Rodgers
Key Driver - Medfield Board of Selectmen

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
Key Driver – Community Feedback

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

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
Key Driver - Economic Feasibility

Three Criteria:

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

- Long-Term Vision and Planning
- Cultural and Arts Center
- Phased implementation
- Medfield’s housing needs
- Publicly accessible
- Recreational and athletic uses
- Flexibility
THE PREFERRED USE SCENARIO
Brandie Erb & Lucille Fisher
Sense of Place

Creating a place to Live-Work-Play

Zoning is the key
Housing

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

MEDFIELD STATE HOSPITAL PROPOSED CONSERVATION AREAS

- Proposed Open Space
- Open Space Area (Arboretum & Community Garden Areas)
- Property Line
- Scenic View from MSH
- Scenic View Setback
Zoning Purpose

- 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

Town Meeting Vote

Master Plan
Zoning Bylaw
Seek Development Partner
Execute Dev. Agreement
Review & Permit Approval
Enforcement

Sets Goals & Vision
Regulatory Framework to Reinforce Master Plan Goals
Development Agreement Negotiations, Design Guidelines, Planning Board Review & Local Permitting Provide Detailed Oversight
MSH Development Committee

- 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)

- 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

- 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)

- 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
Balanced Approach For Best Financial Future

**Town**
- Strengthens Town Financially Long-term
- $2.5 to $2.7 million net Town revenue after Education Costs

**Taxpayer**
- Estimated cost per household of $122/year for early years
- Nil with rehab & reuse

**Developer**
- Reasonable Return But Tight
- Market Tested by RFI
- Town to ask Developers to Pay for Infrastructure
Key Financial Considerations

- Historic Tax Credits
- Low Income Tax Credits
- Development Grants

Developer Profit

- Infrastructure Cost
- Development Cost
- Rent/Sales

Town Budget

- Taxes
- Municipal Services
- School Costs

Taxpayers

Infrastructure

Housing Units

Taxpayers