



TRINITY  
FINANCIAL

ICON  
ARCHITECTURE

kmdg

Bergmeyer

LOOKING SOUTH ON WEST ST. AT BUILDING 9



Medfield State Hospital Development Committee  
April 6, 2022 | Medfield High School Library

# Goals for Tonight

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- Update everyone on status of efforts to redevelop the State Hospital property
- Explain what the Special Town Meeting is about and what you will be voting on
- Solicit questions and comments to guide future public meetings and the Town's due diligence efforts
  - ▣ Address questions and comments in future public meetings

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## HOW DID WE GET HERE?

# How Did We Get Here?

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- 2003: Commonwealth closes MSH (est. 1892)
  - DCAMM retains a development consultant
  - Calls for up to 600 housing units
  - DCAMM ultimately comes up with a 440-unit proposal
- 2013: Town gets opportunity to purchase
  - Goal → Control our destiny on MSH property
- 2014: Town acquires portions of MSH for \$3.1 million
  - STM ~unanimous vote <https://youtu.be/OpcBe4ft91U>
  - Redevelopment subject to legal agreements
  - Future sale or lease profits subject to sharing agreement

# How Did We Get Here?

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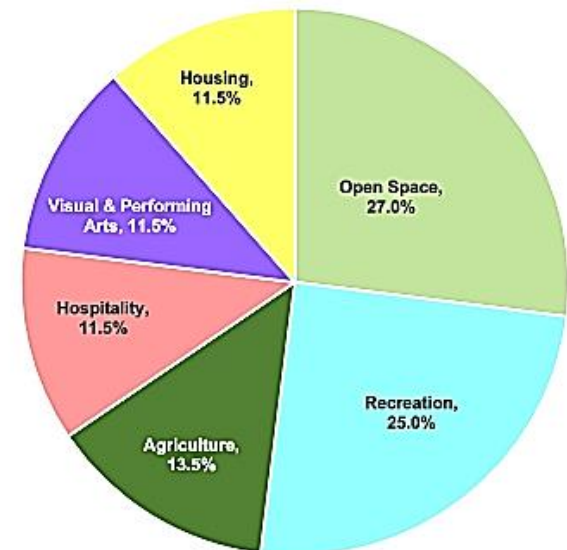
- 2015-2018: Award-winning Master Plan developed
- 2018: MSHDC formed and charged with testing market feasibility of Master Plan
- 2019: Rezoned as MSH District (formerly Business-Industrial) by 2/3 Yes vote of nearly 1,000 attendees at STM
- 2021: MSHDC issues RFP and evaluates proposals
  - ▣ Compliant-with 30B rules (sale of municipal property)
  - ▣ November 2021, Board of Selectmen designates Trinity proposal as “most advantageous”
- March 2022 – Board of Selectmen executes provisional development agreement (PDA) with Trinity Financial
  - ▣ Kicks off due diligence/study period for both parties
  - ▣ Targets timing of Special Town Meeting for June 2022

# 2015 Community Survey (+3,000 responses)

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## 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”

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## WHAT PROPERTY IS PROPOSED TO BE SOLD?



# What Does the Town Own?

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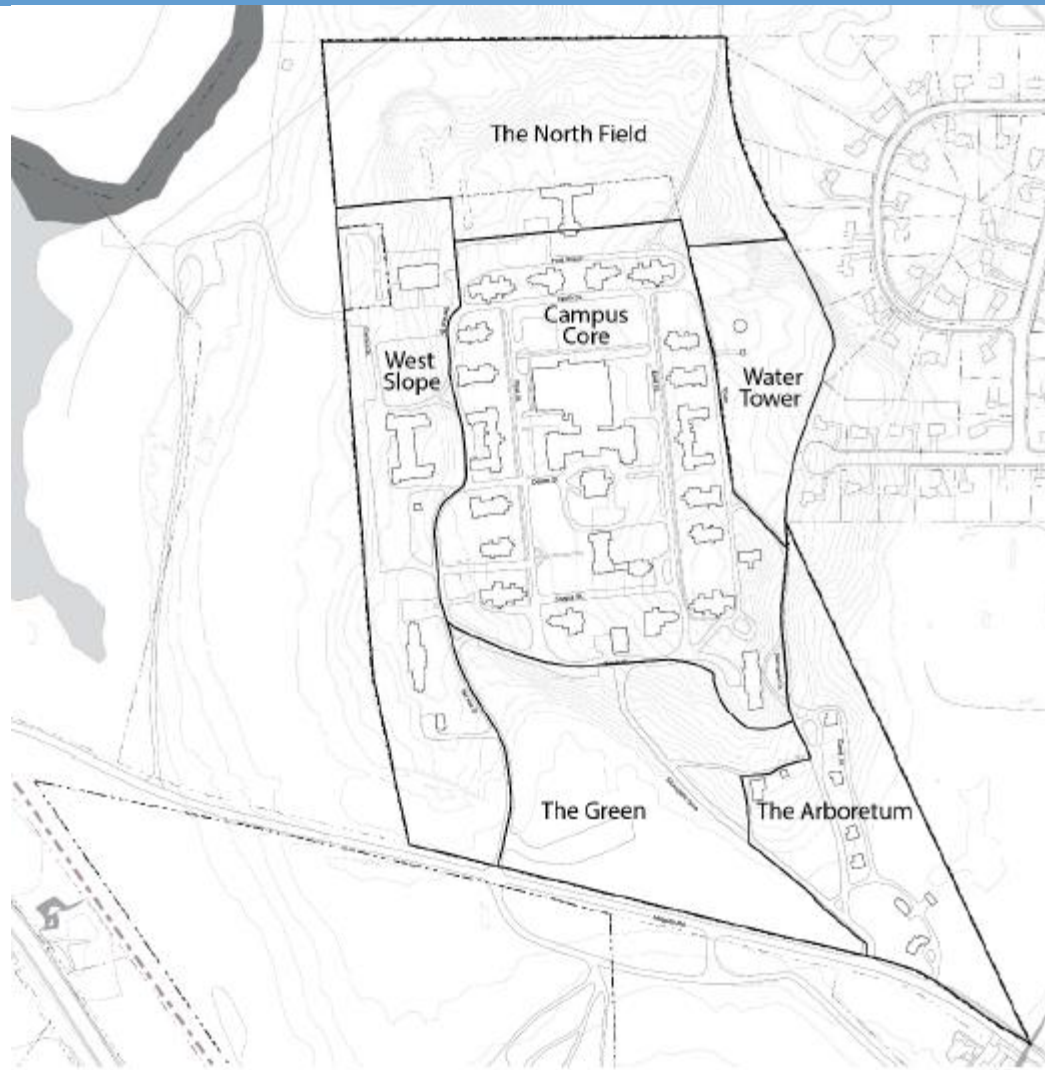
- Town acquired Parcels A and B in 2014 (~127 acres)
- State agencies own adjacent parcels (~106 acres)





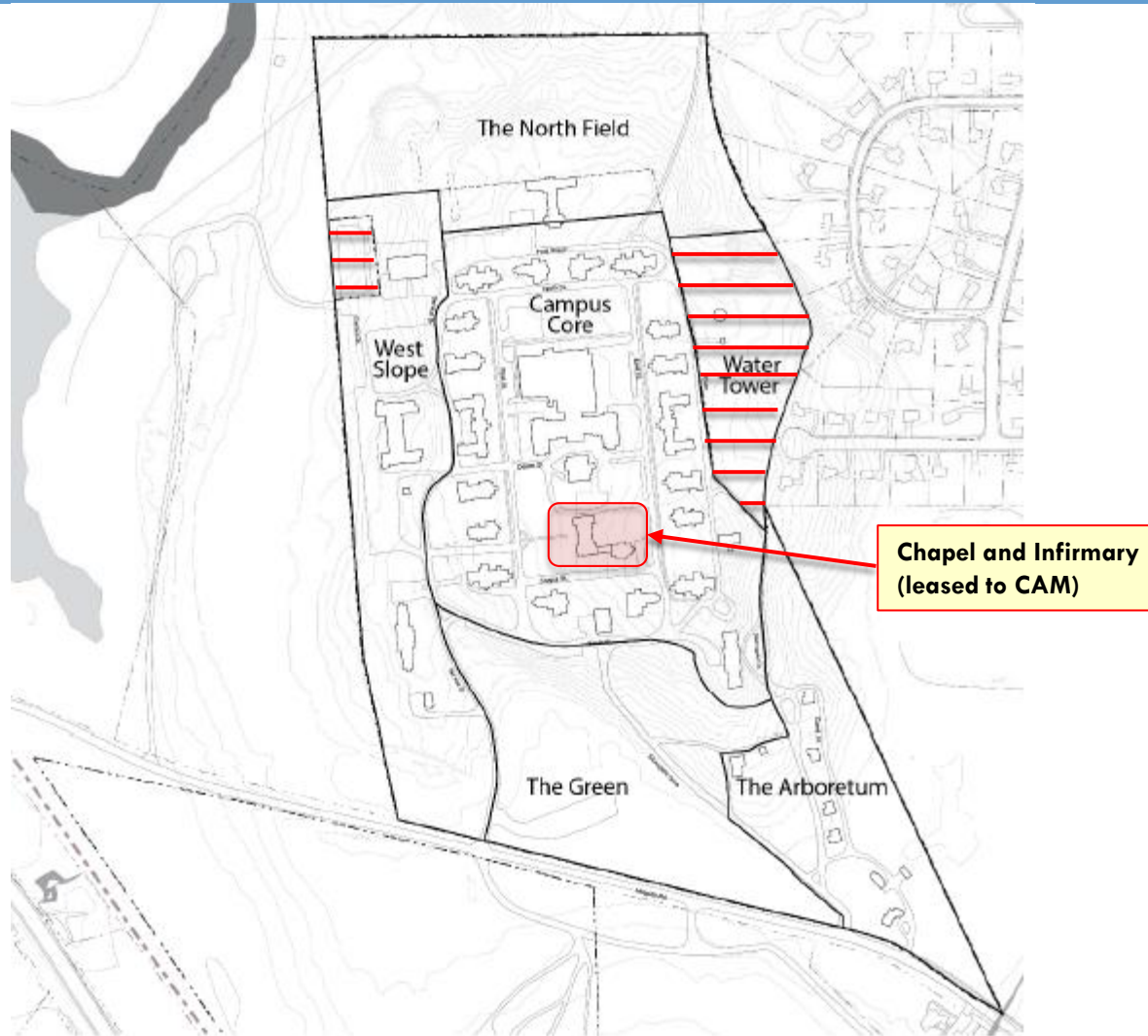
# MSH District Zoning Map ~ 87 acres

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# Land Subject to RFP ~ 87 acres (excludes areas marked in red)

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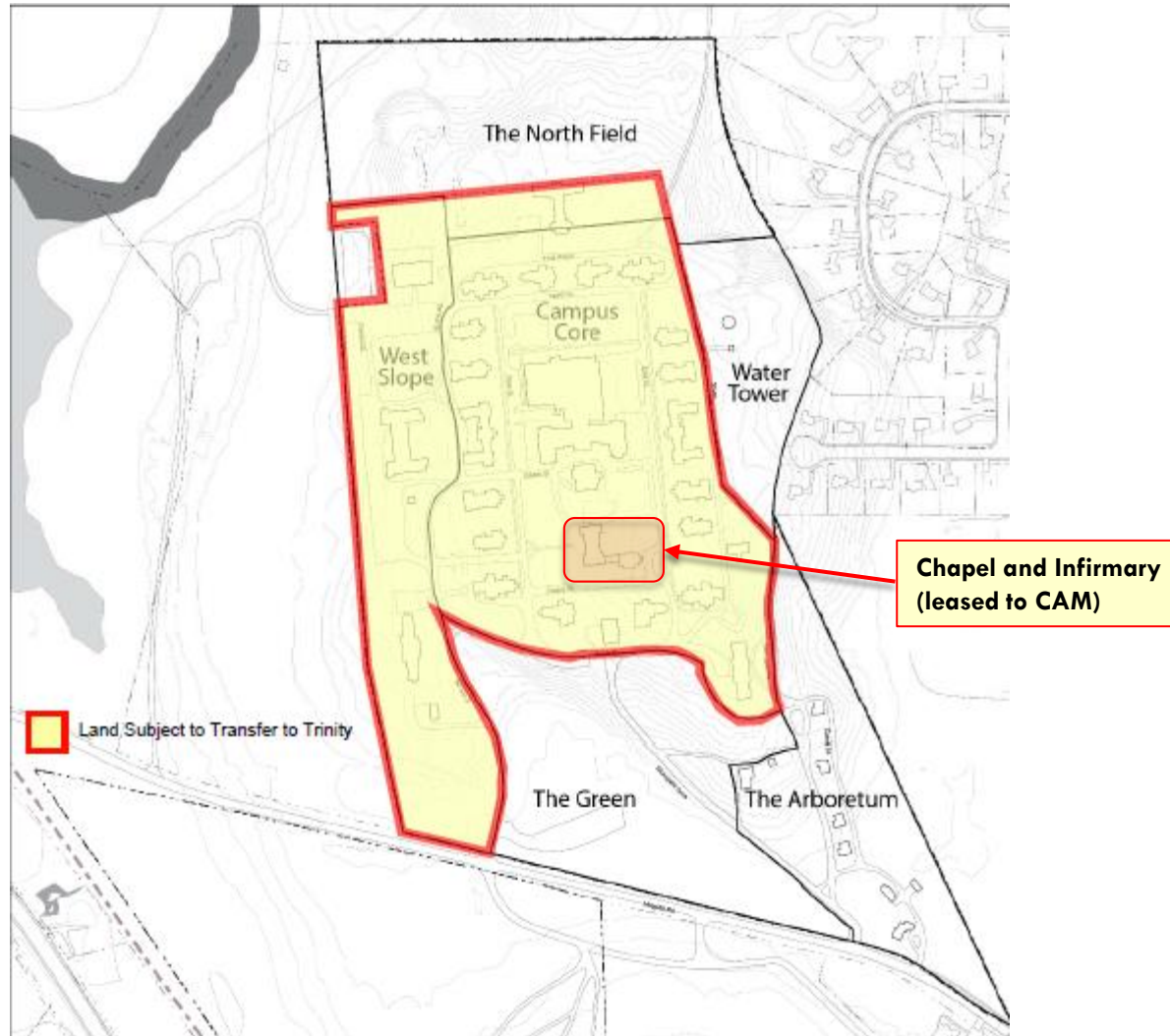
# What Is Now Proposed to be Sold?

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- Town retained right to sell all, some, or no land in RFP
- Trinity proposed acquisition of all ~87 acres in RFP
- But Board of Selectmen have since indicated Town will retain:
  - ▣ The Green – 2019 zoning allows only Open Space
  - ▣ The North Field (unimproved portion) – 2019 zoning allows Open Space, Agriculture, Floriculture, Horticulture
  - ▣ The Arboretum – 2019 zoning allows Residential, Senior Housing, Arboretum, and Open Space

# Proposed Disposition Acreage ~46 acres

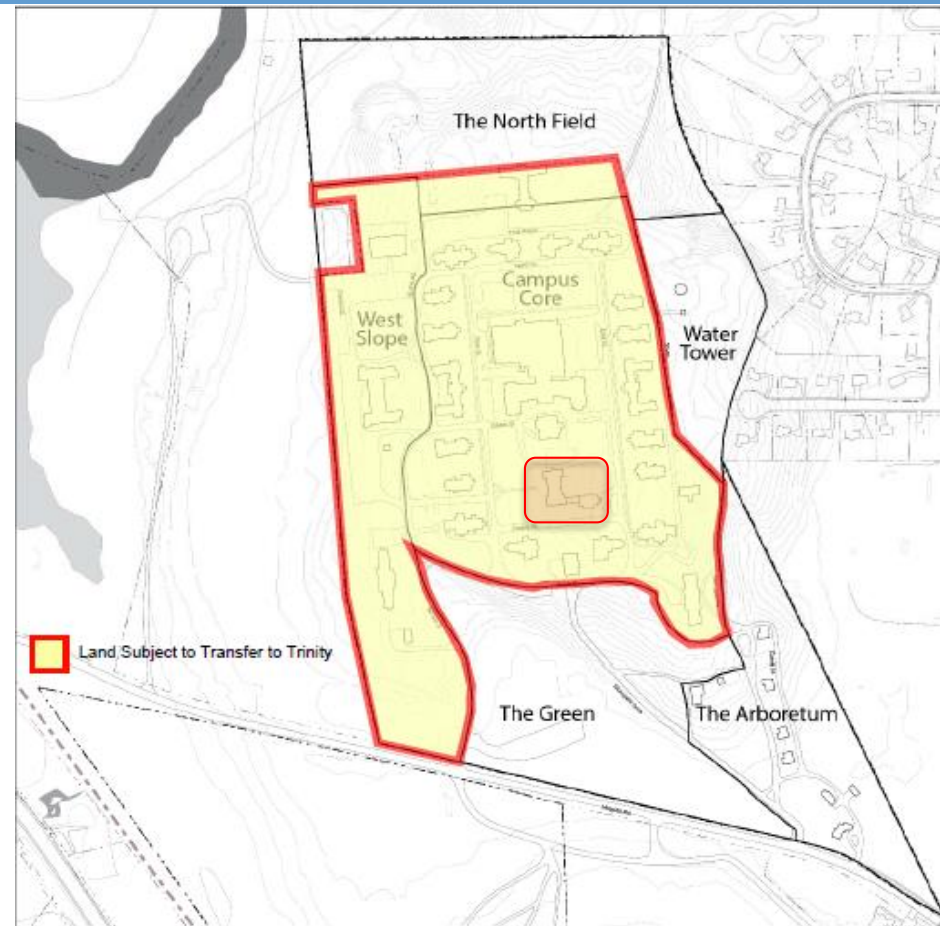
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# Sale Area = 36% of Town MSH Parcels

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# Medfield State Hospital District SubZones

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## TRINITY FINANCIAL PROPOSAL (8/2/21)

# Trinity Proposal (main points)

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- Restore 26 of 28 buildings using Historic Tax Credits
- Create up to 334 rental apartments
  - 75% market, 25% affordable (Town Inclusionary Zoning bylaw)
  - Within the existing footprint – no new construction
  - Sustainability and green measures
  - As rentals, the town gets SHI credit for the full 334 units
- Absorb infrastructure and environmental remediation costs in the project
  - \$0 Town cash contribution
  - Indemnify Town and assume key obligations

# Trinity Proposal (main points)

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FINANCIAL PROPOSAL TO TOWN	
\$2,000,000	Purchase Price - subject to due diligence (confirmed before STM)
\$ 500,000	Contribution to Town to cover town incurred redevelopment/project management costs
\$ 25,000	Reimbursement of costs associated with the RFP process

OTHER TRINITY CONTRIBUTIONS – “COMMUNITY BENEFITS”	
\$1,000,000	Direct contribution toward historic rehabilitation of Chapel and Infirmary (Cultural Arts Center)
\$ 250,000	Future donation to Cultural Arts Center for programming

# Trinity Financial – Design Concepts

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MEDFIELD STATE HOSPITAL



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ARCHITECTURE

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Bergmeyer

LOOKING SOUTH ON NORTH STREET AT PASSIVE OPEN SPACE



# Trinity Financial – Design Concepts

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MEDFIELD STATE HOSPITAL



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LOOKING SOUTH ON WEST ST. AT BUILDING 9

# Trinity Financial – Design Concepts

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# Trinity Financial – Design Concepts

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TRINITY  
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# Trinity Financial – Design Concepts

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# Trinity Financial – Design Concepts

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## SITE PLAN

SITE OPEN SPACES



EXISTING BUILDINGS



CLUBHOUSE



PROPOSED PERSPECTIVE



PROPOSED PERSPECTIVE



PROPOSED PERSPECTIVE





# Trinity Financial – Design Concepts

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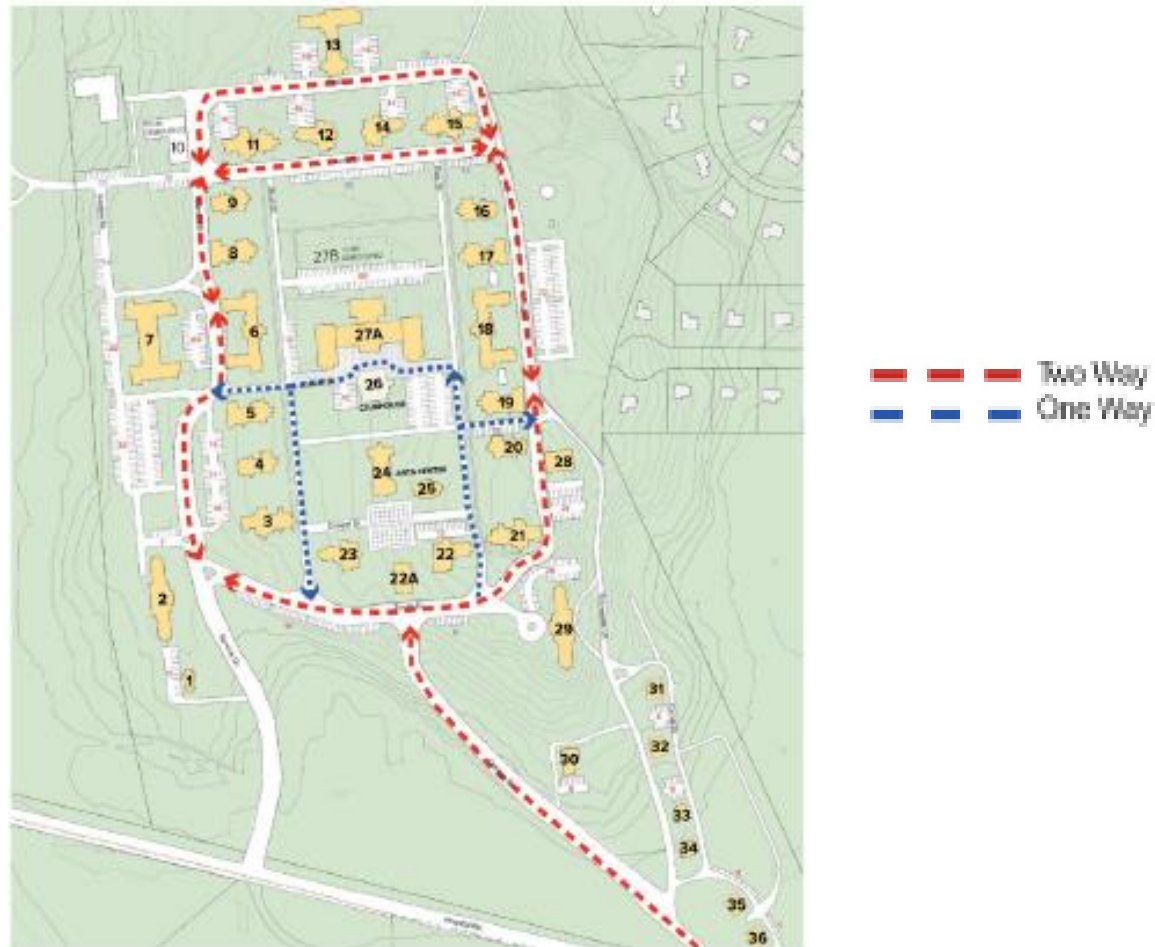
## LANDSCAPE PLAN



# Trinity Financial – Design Concepts

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## CIRCULATION PLAN





# Trinity Financial – Representative Projects

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Newport Heights - Newport, RI



Enterprise Center - Brockton, MA



One Canal Street - Boston, MA



# Trinity Financial – Representative Projects

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The Mattapan Campus - Mattapan, MA



Arlington Point - Lawrence, MA



Appleton Mills - Lowell, MA



# Development Team – “Who’s Who”

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- Trinity Financial (Developer)
  - Founded in 1987 in Boston
  - Proven track record of complex projects
  - More than \$3.3 billion in development activity
    - More than 9,500 residential units
    - More than 600,000 sf commercial or retail
  - National leader in historic/adaptive reuse
- Trinity Management, LLC (Property Management)
  - Affiliate created in 2012
  - Manages more than 6,000 residential units and more than 538,500 sf commercial or retail



# Development Team – “Who’s Who”

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Architect	ICON architecture (WBE)
Interior Designer	Bergmeyer
Landscape Architect	Klopper Martin (WBE)
Acoustic Consultant	Acentech
Accountant	Cohn Reznick LLP
Permitting Consultant	Fort Point Associates
Fiscal Consultant	Fougere Planning & Development
Environmental Engineer	McPhail Associates
Sustainability Consultants	New Ecology, Inc. (NEI)
Historic Consultant	Public Archaeology Lab (PAL)
Legal Counsel	Robinson & Cole
Transportation Engineer	Vanasse Hangen Brustlin, Inc. (VHB)
Civil/Survey	Vanasse Hangen Brustlin, Inc. (VHB)
Building HazMat	The Vertex Companies

# Development Team – “Who’s Who”

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## LIST OF RECENT DESIGN AWARDS



2020 Best Affordable Community  
Arlington Point | Lawrence, MA  
BRAGB - PRISM Awards



2020 Best Rental Community  
The Graphic | Cambridge, MA  
BRAGB - PRISM Awards



2020 Best Affordable Community  
Finch Cambridge | Cambridge, MA  
BRAGB - PRISM Awards



2020 Best Clubhouse: Community  
The Buckley | Framingham, MA  
BRAGB - PRISM Awards



2019 Best Affordable Community  
Overlook Terrace | Boston, MA  
BRAGB - PRISM Awards



2019 Best Club Room Space  
Beach House | Revere, MA  
BRAGB - PRISM Awards

2018 Best Mixed-Use Community Development  
Boston East | Boston, MA  
BRAGB - PRISM Awards

2018 Best Multi-Unit For-Sale Community  
Port 43 | Boston, MA  
BRAGB - PRISM Awards

2017 Boston's Best New Building  
Boston East | Boston, MA  
CURBED, Boston

2017 Best Mixed-Use Community Development  
One Canal | Boston, MA  
BRAGB - PRISM Awards

2017 Best Net-Zero/Passive House  
The Distillery North | Boston, MA  
BRAGB - PRISM Awards

2015 Paul E. Tsongas Award  
110 Canal | Lowell, MA  
Preservation Awards Massachusetts

2015 Paul E. Tsongas Award  
Simpkins School Residences | Yarmouth, MA  
Preservation Awards Massachusetts

2014 Jack Kemp Award  
The Box District | Chelsea, MA  
Urban Land Institute (ULI)

2014 Best Historical Renovation  
Appleton Mills | Lowell, MA  
BRAGB - PRISM Awards

2013 Best Affordable Community  
Washington Beach | Roslindale, MA  
BRAGB - PRISM Awards

2013 Best Rental Community  
Maxwell's Green | Somerville, MA  
BRAGB - PRISM Awards

2013 Preservation Award  
Appleton Mills | Lowell, MA  
The Massachusetts Historical Commission

2013 Best of Boston Real Estate - Residential  
Oak Grove Village | Malden, MA  
Boston Business Journal (BBJ)

2012 Housing Design Award  
Appleton Mills | Lowell, MA  
Boston Society of Architects (BSA)

2011 Clancy Award for Socially Responsible Housing  
Maverick Landing | Boston, MA  
Boston Society of Architects (BSA)

2011 Timmy Award for Excellence in Historic Rehab  
Appleton Mills | Lowell, MA  
The National Housing + Rehabilitation Society

2011 Builder's Choice Design Award  
Appleton Mills | Lowell, MA  
BUILDER Magazine

2011 AGC Build New England Award  
Avenir | Boston, MA  
AGC Boston

2011 Award for Excellence in Heritage Preservation  
Appleton Mills | Lowell, MA  
Lowell National Historic Park + Heritage Partnership

2010 Builder's Choice Design Award, Grand Award  
Avenir | Boston, MA  
BUILDER Magazine

2010 Community Milestone Award  
Avenir | Boston, MA  
The Downtown North Association

2009 Turner Prize for Innovation + Leadership Housing  
Maverick Landing | Boston, MA  
College of Environmental Design, UC Berkeley

ICON Architecture, Inc.

101 Summer Street  
Boston, MA 02110



# MSHDC Review of Trinity Proposal

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- Puts MSH on the tax rolls for the first time
  - ▣ Trinity estimate is +\$716,000 annually (net)
  - ▣ Town will soon recover more than \$4.5 million spent so far
  - ▣ No cash outlay by the Town/taxpayers
- Resolves environmental and physical condition of buildings at no cost to Town
  - ▣ and removes liability
- Adds housing consistent with Town objectives
  - ▣ Puts Town over 40B threshold for foreseeable future
- Leaves open space open and in Town control



# MSHDC Review of Trinity Proposal

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- Complementary with proposed Cultural Arts Center
  - ▣ Contributions toward construction and programming
  - ▣ Lend development expertise
- Generally consistent with 2018 Master Plan
  - ▣ Specifically attempting to meet Town's stated goals
  - ▣ Fewer housing units than alternative proposals
- Intended to comply with zoning adopted by Special Town Meeting in 2019 by more than 2/3 vote.
  - ▣ Campus setting
  - ▣ Historic preservation; building design and massing
  - ▣ Landscaping and improved streetscape

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STILL UNDER REVIEW PRIOR TO JUNE STM

# Still Under Review Prior to June STM

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- Trinity: updated assessments
  - ▣ fiscal impact
  - ▣ traffic impact
  - ▣ water/sewer/storm water sufficiency
  - ▣ permitting requirements and plan
- Trinity: conducting real estate due diligence
  - ▣ title, buildings, environmental, etc.
- Trinity: ongoing discussions with regulating agencies and funders
- See due diligence matrix posted to webpage

# Still Under Review Prior to June STM

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- Town: resolve gun range issue (noise)
- Town: review of Trinity updates/reports
  - ▣ including peer reviews and consultant reports
  - ▣ funded by ATM allocations and MassDevelopment
- Town: Board and Committee review as applicable
  - ▣ MSHDC outreach to solicit feedback, answer questions
  - ▣ Public meetings
- Town: draft proposed Land Disposition Agreement
  - ▣ Will establish sale terms and timeframes for permitting, construction, and actual transfer of property to developer
  - ▣ Town will review permit applications, construction activity



# June 2022 Special Town Meeting Vote

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## □ Town Meeting Vote will:

- ▣ Authorize the Board of Selectmen to sell the property in accordance with the Land Disposition Agreement with Trinity
  - Agreement will be negotiated and approved prior to Town Meeting
  - Agreement will include all terms and conditions to be met before any property is transferred

## □ Town Meeting Vote will:

- ▣ Not allow the Board of Selectmen to sell the campus to a different developer
- ▣ Not allow Trinity to sell the property to a different developer
- ▣ Not allow Trinity to increase the number of housing units above 334 (would require a return to Town Meeting)
- ▣ Not result in an immediate transfer of land to Trinity



# Timeline and Next Steps

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- April – June: public meetings and information sessions
- If the sale/land disposition authorization request is approved at the June STM, anticipate:
  - July, 2022 – December, 2023 - completion of permitting, regulatory, financing approvals
  - December, 2023 – sale closing and transfer to Trinity
  - January, 2024 - start of construction
  - December, 2025 - completion of construction (24 months)
- Time extensions available as merited



# Learn More / Public Comment

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- Learn more:
  - ▣ Visit the Town website for additional information
  - ▣ <http://www.town.medfield.net/556/Medfield-State-Hospital-information>
- To submit public comments / questions / concerns:
  - ▣ Google Form available on the Town website
  - ▣ Email: [MSHDevelopmentCommittee@medfield.net](mailto:MSHDevelopmentCommittee@medfield.net)
- Additional public meetings will be posted on the Town website and social media pages





<http://www.town.medfield.net/556/Medfield-State-Hospital-information>