



TRINITY
FINANCIAL

E-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

2

- 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

HOW DID WE GET HERE?

How Did We Get Here?

4

- 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?

5

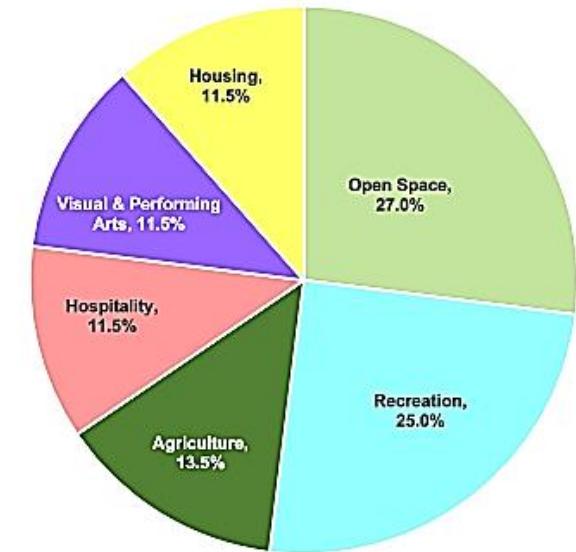
- 2015-2018: Award-winning Master Plan developed
- 2018: MSHDC formed and charged with testing market feasibility of Master Plan
- 2019: Rezoned as MSH District (formerly Business-Industrial) by 2/3 Yes vote of nearly 1,000 attendees at STM
- 2021: MSHDC issues RFP and evaluates proposals
 - Compliant-with 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)

6

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”

WHAT PROPERTY IS PROPOSED TO BE SOLD?

What Does the Town Own?

8

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



MSH District Zoning Map ~ 87 acres

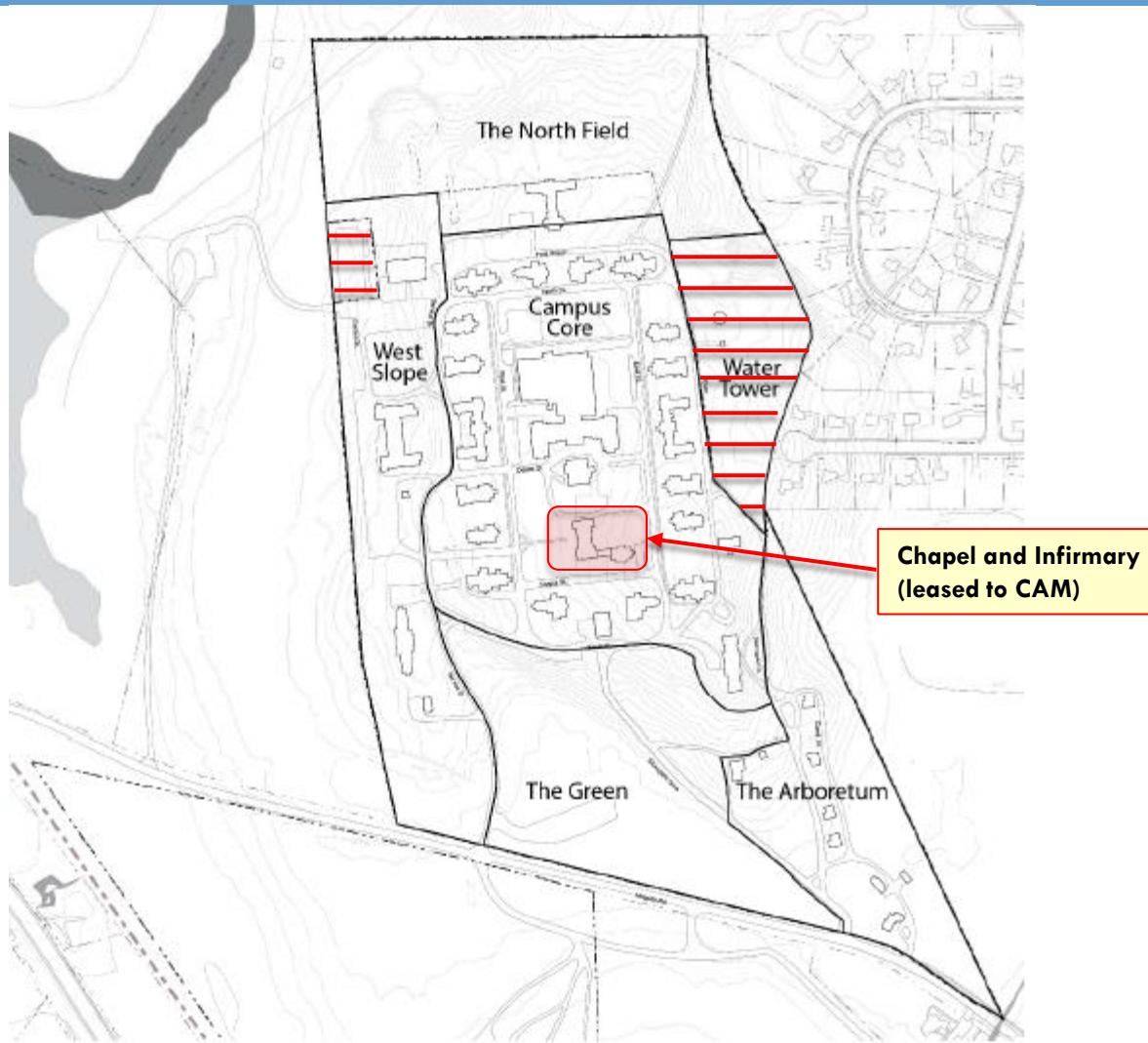
9



Land Subject to RFP ~ 87 acres

(excludes areas marked in red)

10



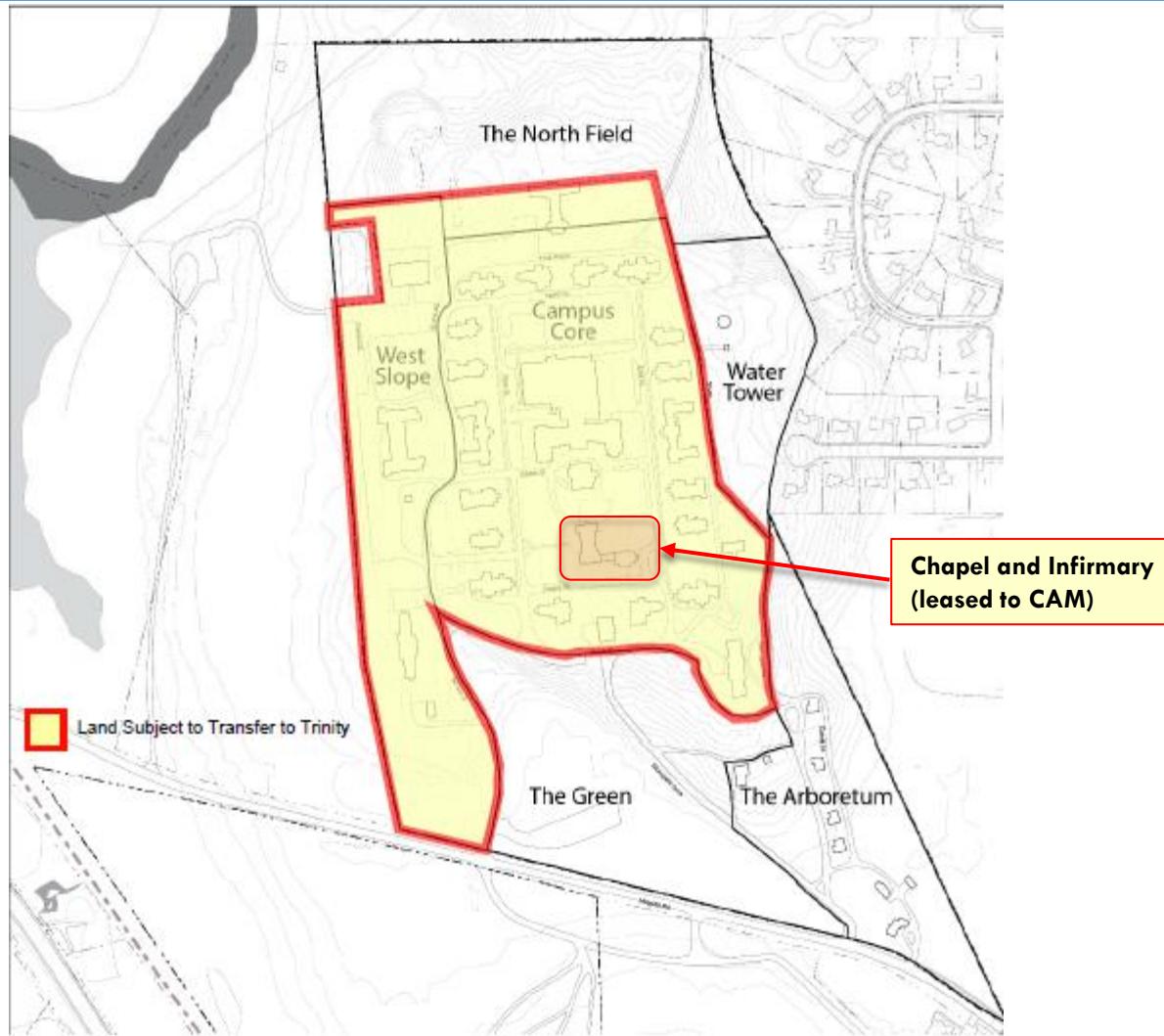
What Is Now Proposed to be Sold?

11

- 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

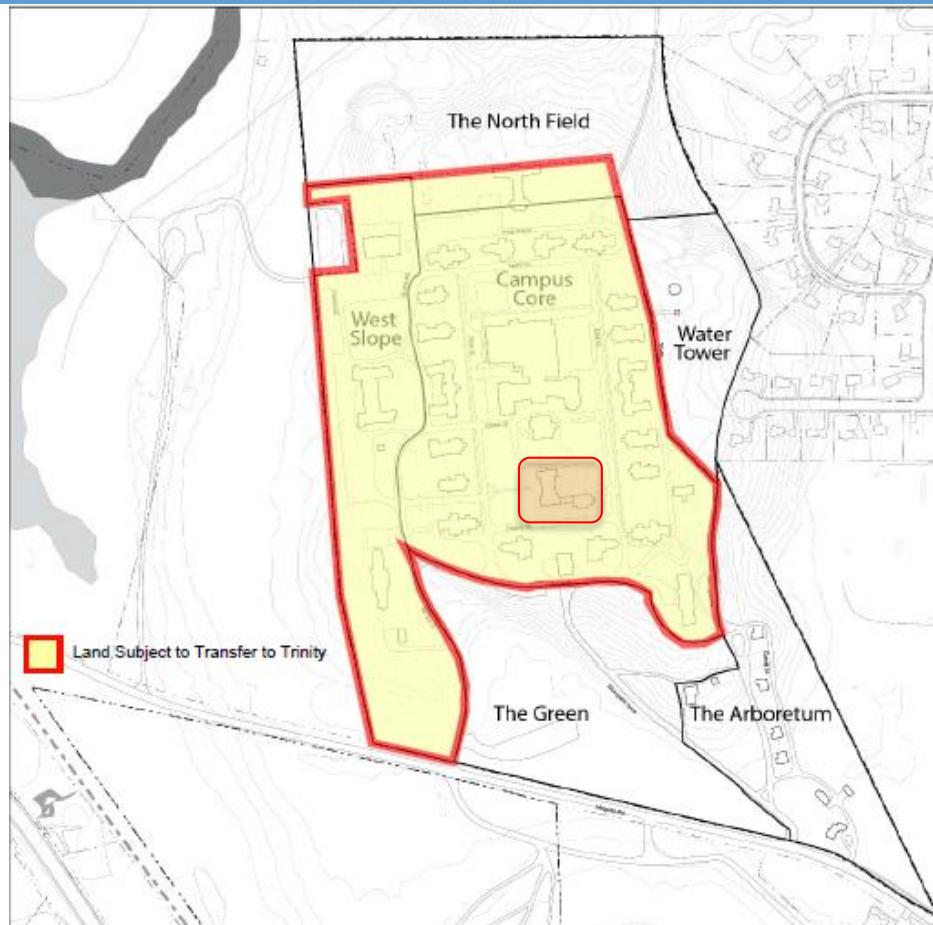
Proposed Disposition Acreage ~46 acres

12



Sale Area = 36% of Town MSH Parcels

13



Medfield State Hospital District SubZones

14



TRINITY FINANCIAL PROPOSAL (8/2/21)

Trinity Proposal (main points)

16

- 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)

17

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

18

MEDFIELD STATE HOSPITAL



TRINITY
FINANCIAL

ICON
ARCHITECTURE

kmdg

Bergmeyer

LOOKING SOUTH ON NORTH STREET AT PASSIVE OPEN SPACE

Trinity Financial – Design Concepts

19

MEDFIELD STATE HOSPITAL



TRINITY
FINANCIAL

E-ICON
ARCHITECTURE

kmdg

Bergmeyer

LOOKING SOUTH ON WEST ST. AT BUILDING 9

Trinity Financial – Design Concepts

20



Trinity Financial – Design Concepts

21



TRINITY
FINANCIAL

Trinity Financial – Design Concepts

22



TRINITY
FINANCIAL

Trinity Financial – Design Concepts

23

SITE PLAN



Trinity Financial – Design Concepts

24

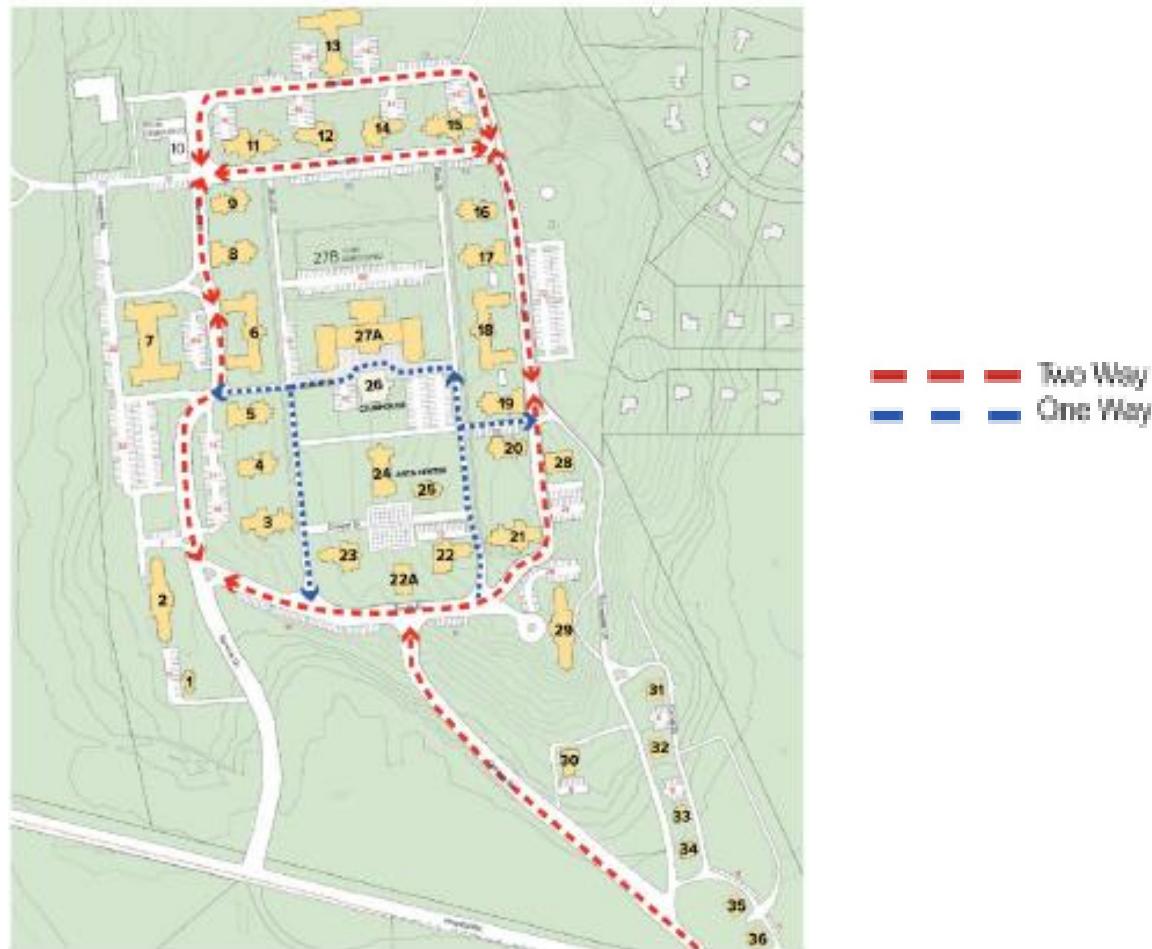
LANDSCAPE PLAN



Trinity Financial – Design Concepts

25

CIRCULATION PLAN



Trinity Financial – Representative Projects

26

Newport Heights - Newport, RI



TRINITY
FINANCIAL

Enterprise Center - Brockton, MA



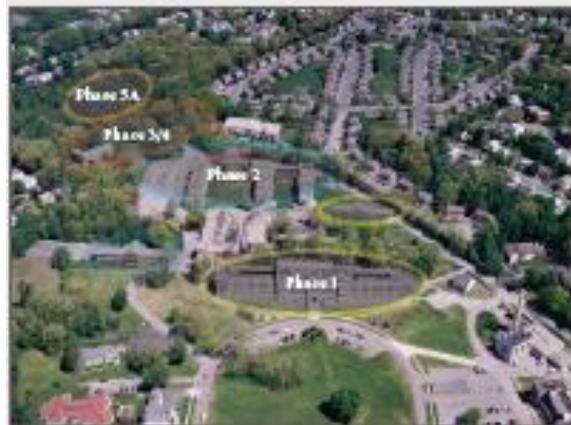
One Canal Street - Boston, MA



Trinity Financial – Representative Projects

27

The Mattapan Campus - Mattapan, MA



Arlington Point - Lawrence, MA



Appleton Mills - Lowell, MA



Development Team – “Who’s Who”

28

- **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”

29

Architect	ICON architecture (WBE)
Interior Designer	Bergmeyer
Landscape Architect	Klopfer 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”

30

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 Terner 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

MSHDC Review of Trinity Proposal

32

- 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

33

- 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

STILL UNDER REVIEW PRIOR TO JUNE STM

Still Under Review Prior to June STM

35

- 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

36

- 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

37

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

Timeline and Next Steps

39

- 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

40

- 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
- Additional public meetings will be posted on the Town website and social media pages



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