

MEDFIELD STATE HOSPITAL.

GENERAL VIEW FROM GROUNDS, MEDFIELD, MASS.

Developing A Strategic Reuse Master Plan: 2 Alternative Scenarios

Our Town, Our Land, Our Future

MSHMPC Community Workshop, May 24, 2017

Purpose of This Evening

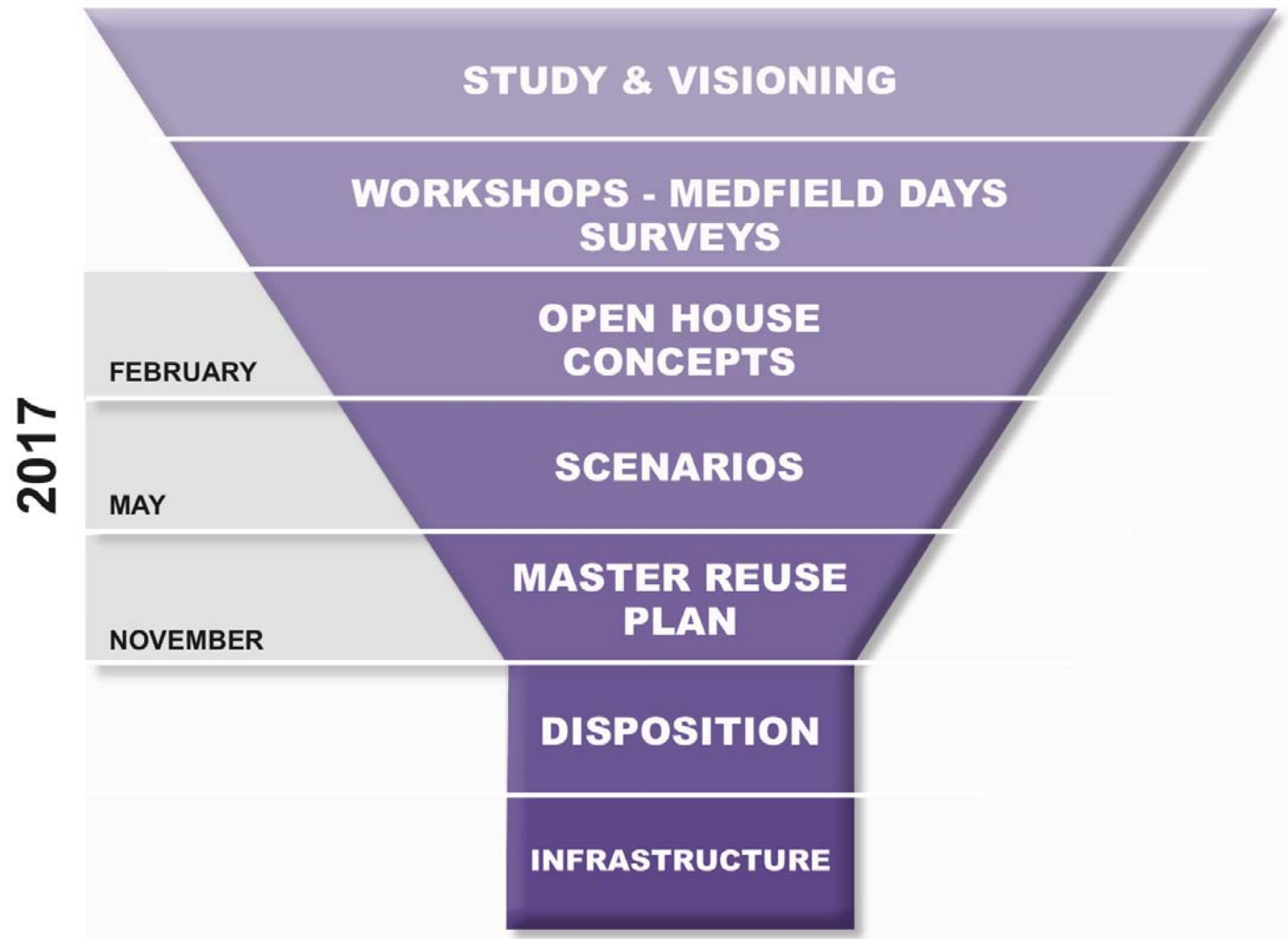
February 2017

- Open House – presented & input on 4 concepts
 - Parkland
 - Open Space Community
 - Public Destination
 - Care & Community
- General Direction on Uses
 - A lot of similarity

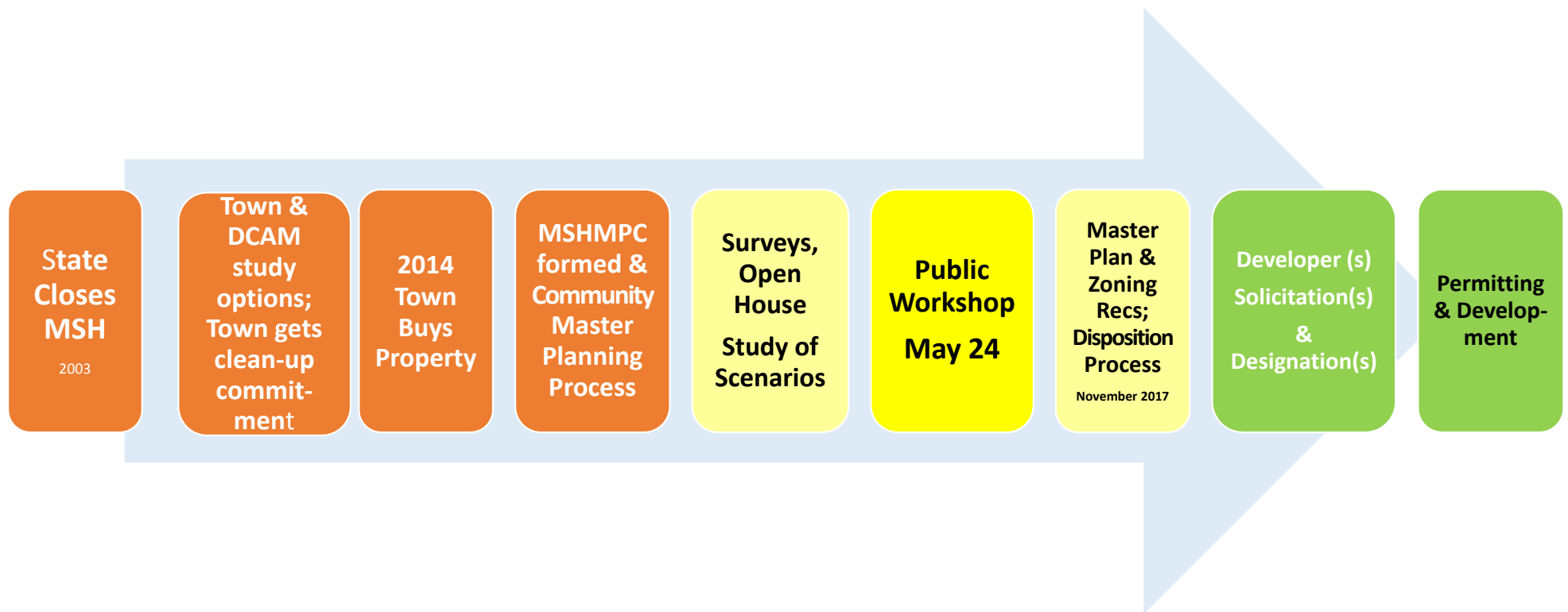
Tonight, May 24, 2017 focus on Uses

- MSH Quad
- South of Hospital Road
- Lot 3
- Hinkley Site
- Integrated feedback & comments from February
- Two scenarios
 - Subtle Difference
 - Looking at Uses & Approach
 - Need your input on each and the elements of each approach

The Decision Funnel



Timeline/ Process



What We/MSHMPC Heard from You

Priorities from Public Input

- **Balance**

- Uses
- Scale of Development
- Types of Housing (including Affordable)

- **Open Space, Views & Vistas Important**

- **Public Access, Public Uses, Arts, Recreation**

- **Historic Preservation**

- Buildings
- Landscape

- **Low/Moderate Level of Density**

- **400+** people at Open House
- **574** people survey in February 2017
- Arts Survey– **472** responses
- 3 surveys in 2014 – **2,843** responses
- Newsletter readers
- Medfield Days
- 14+ public events since purchasing property in 2014

Four Sites in MSHMPC Planning Focus

SITE	Size acres	# of Bldgs Today	Town Owned + Revenue shared with State	
MSH Quad & Main Campus	87	35	✓	 
MSH South of Hospital Road	39.8	0	✓	
Hinkley* 	9.7	0		
Lot 3*	11.2	0		 

* Only 40% of area is buildable due to wetlands.

Landscape Character



Pastoral Landscape Character

Topographic Character

Views & Vistas

How Landscape Forms Places



Historic Landscape



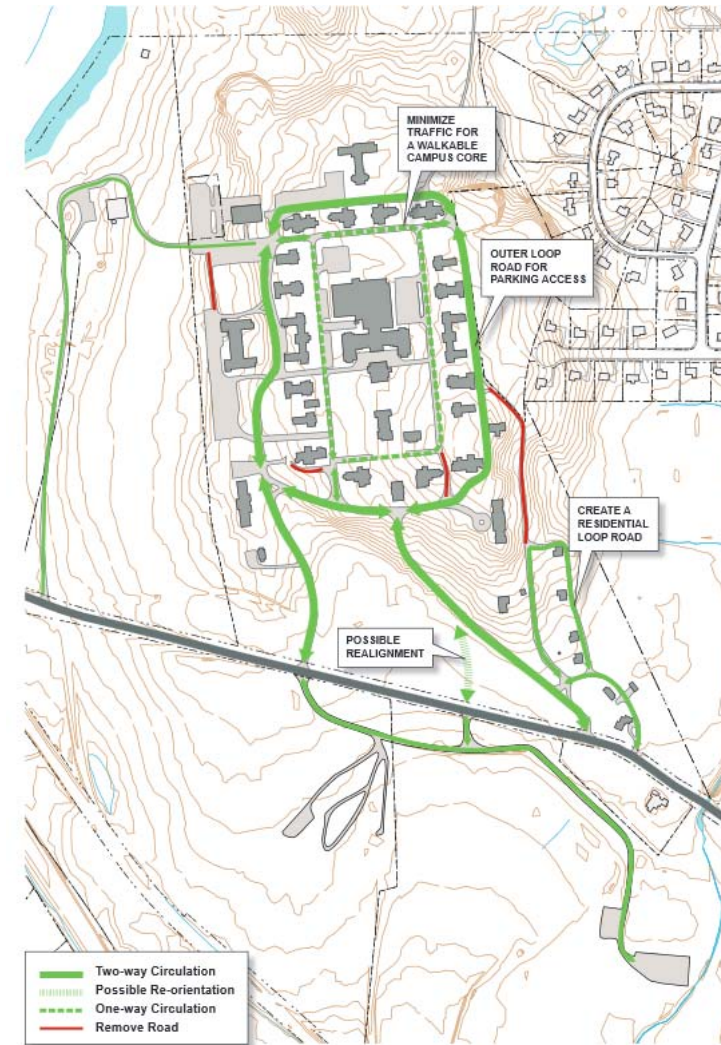
Role of Buildings in the Landscape

Private Space & Public Spaces



Traffic & Circulation

- Maintain Two Entry Roadways
 - Two-Direction
- Two Loop System
- Outer Loop
 - Two-Direction Circulation
 - Higher Vehicle Volumes
- Inner Loop
 - One-Direction Vehicular Circulation
 - Pedestrian Oriented
- Removal of Excess Roadways
- Pedestrian Pathways



Two Scenarios



Scenario 1

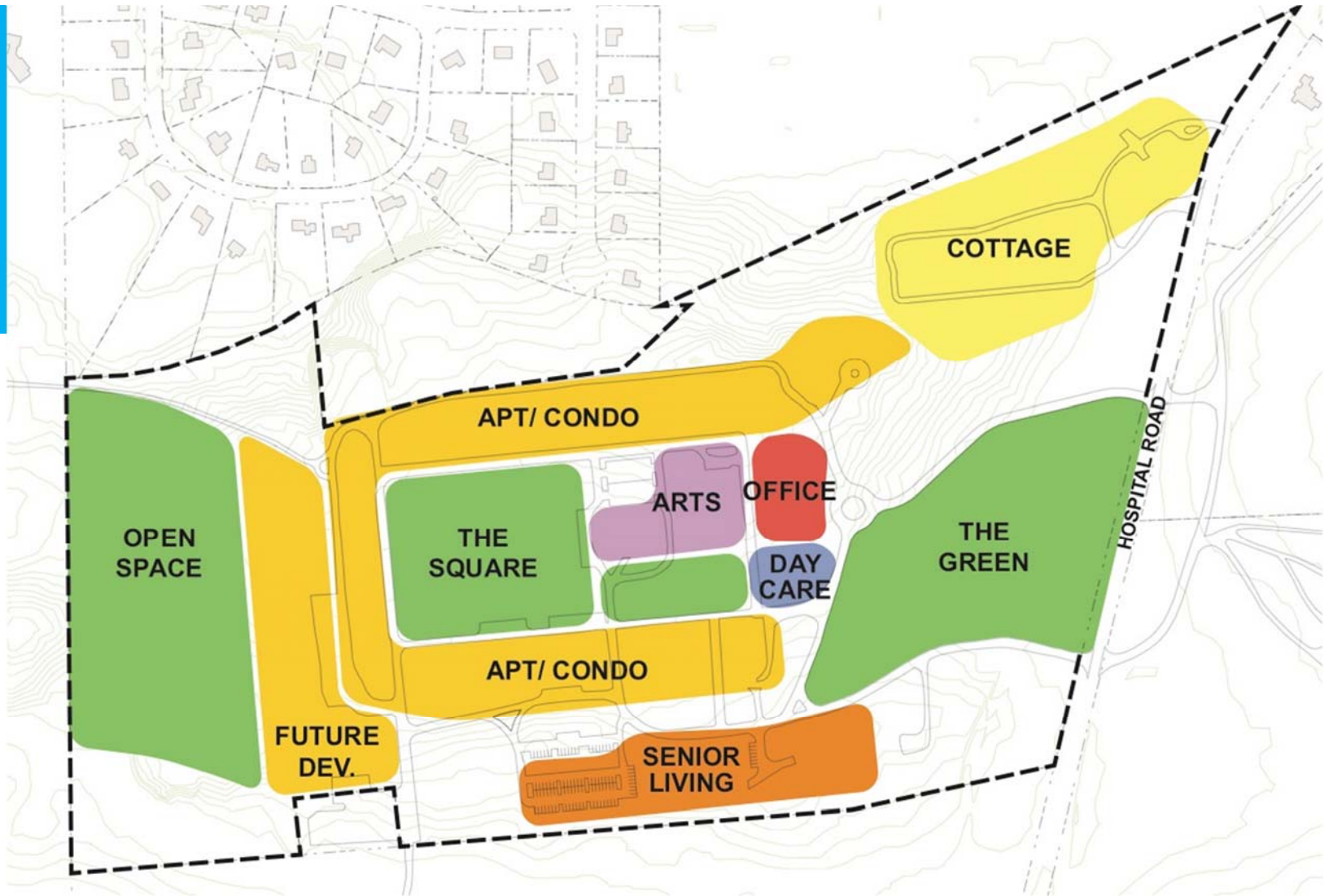


Scenario 2

Option 1

Preliminary

Town Square



Option 1

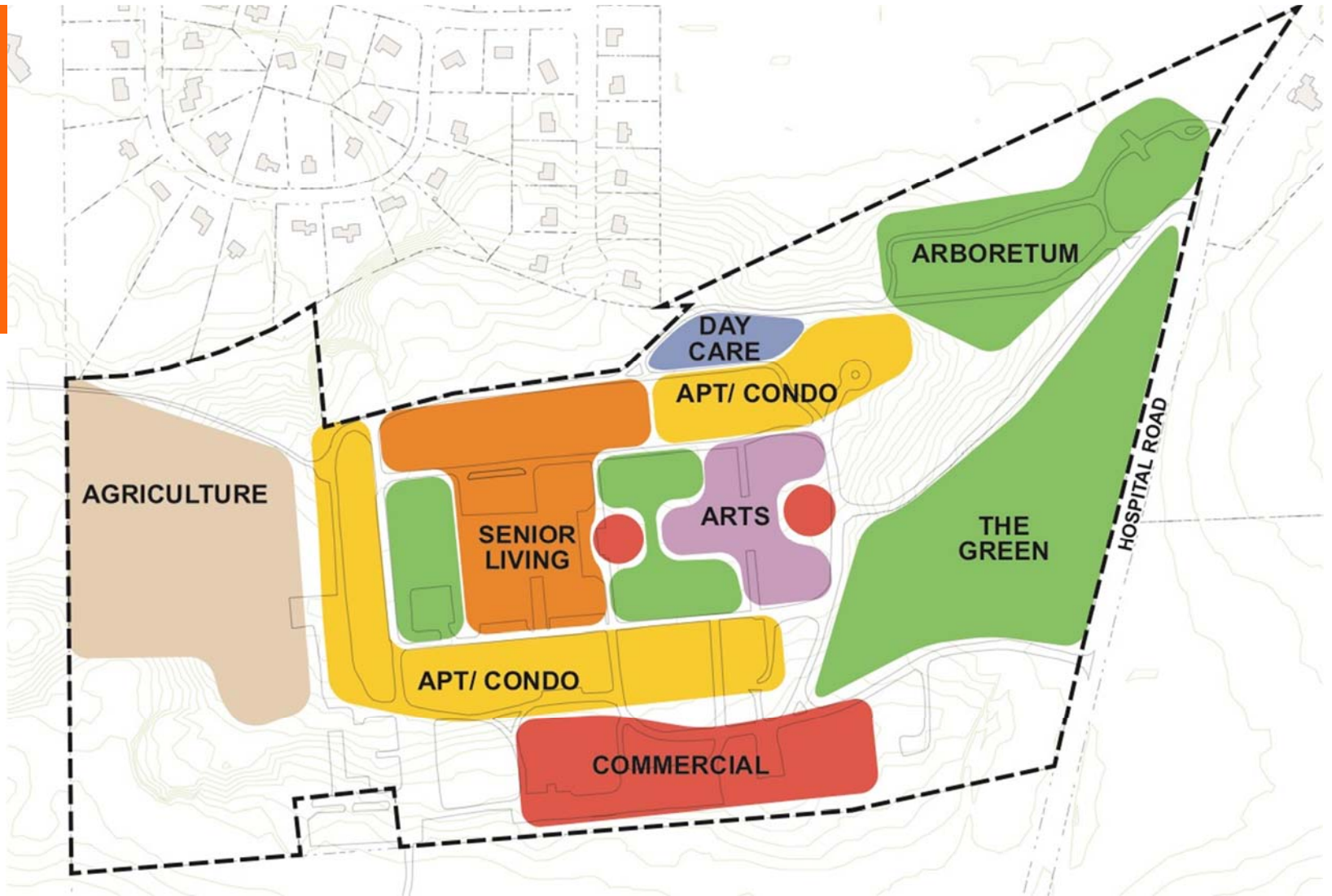
Preliminary



Option 2

Preliminary

Rural Village



Option 2

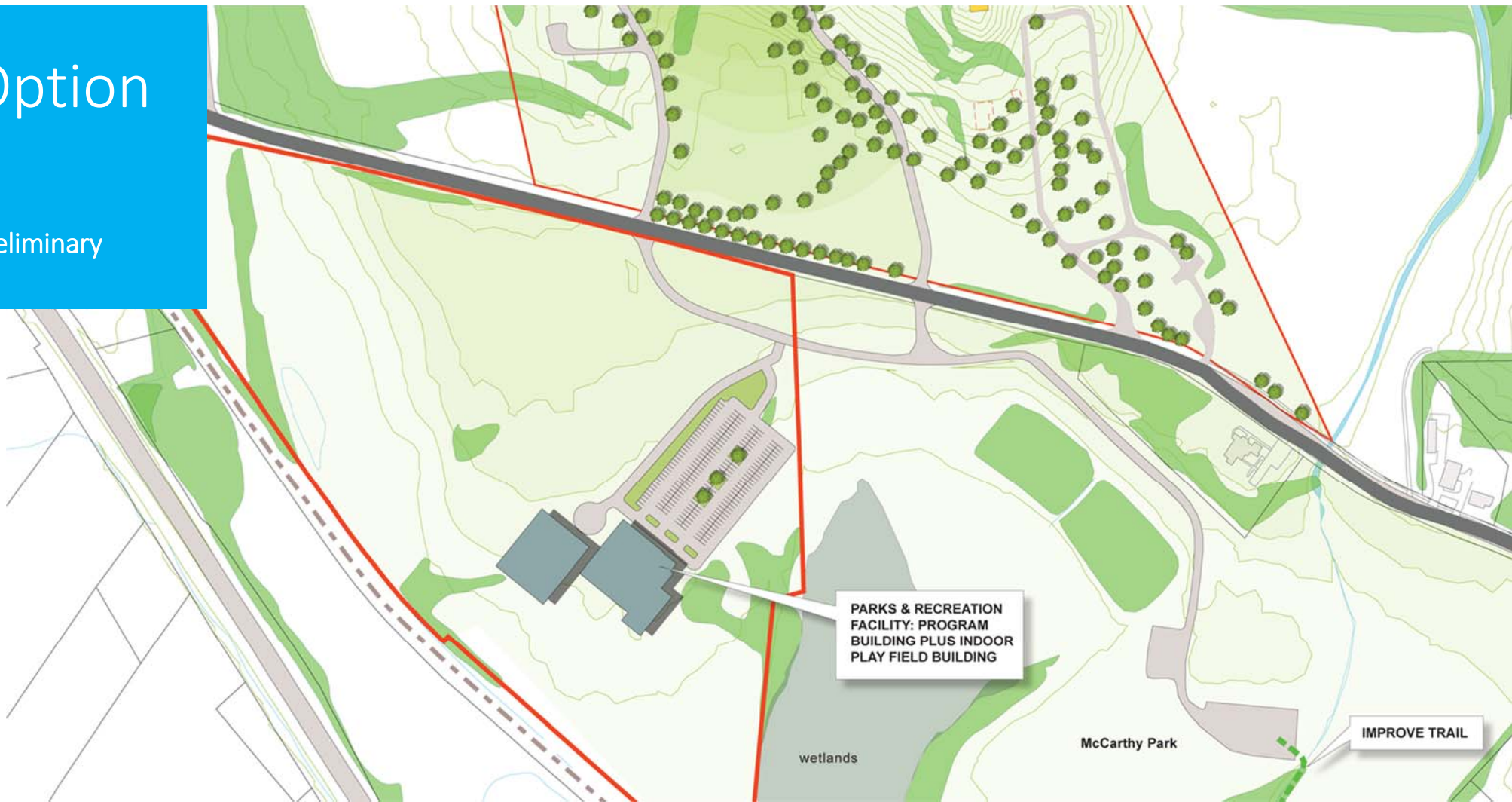
Preliminary



McCabe Enterprises Team -- PARE, Paul Lukez Architecture, CRJA|IBI Group, Project Management & Cost, May 24, 2017

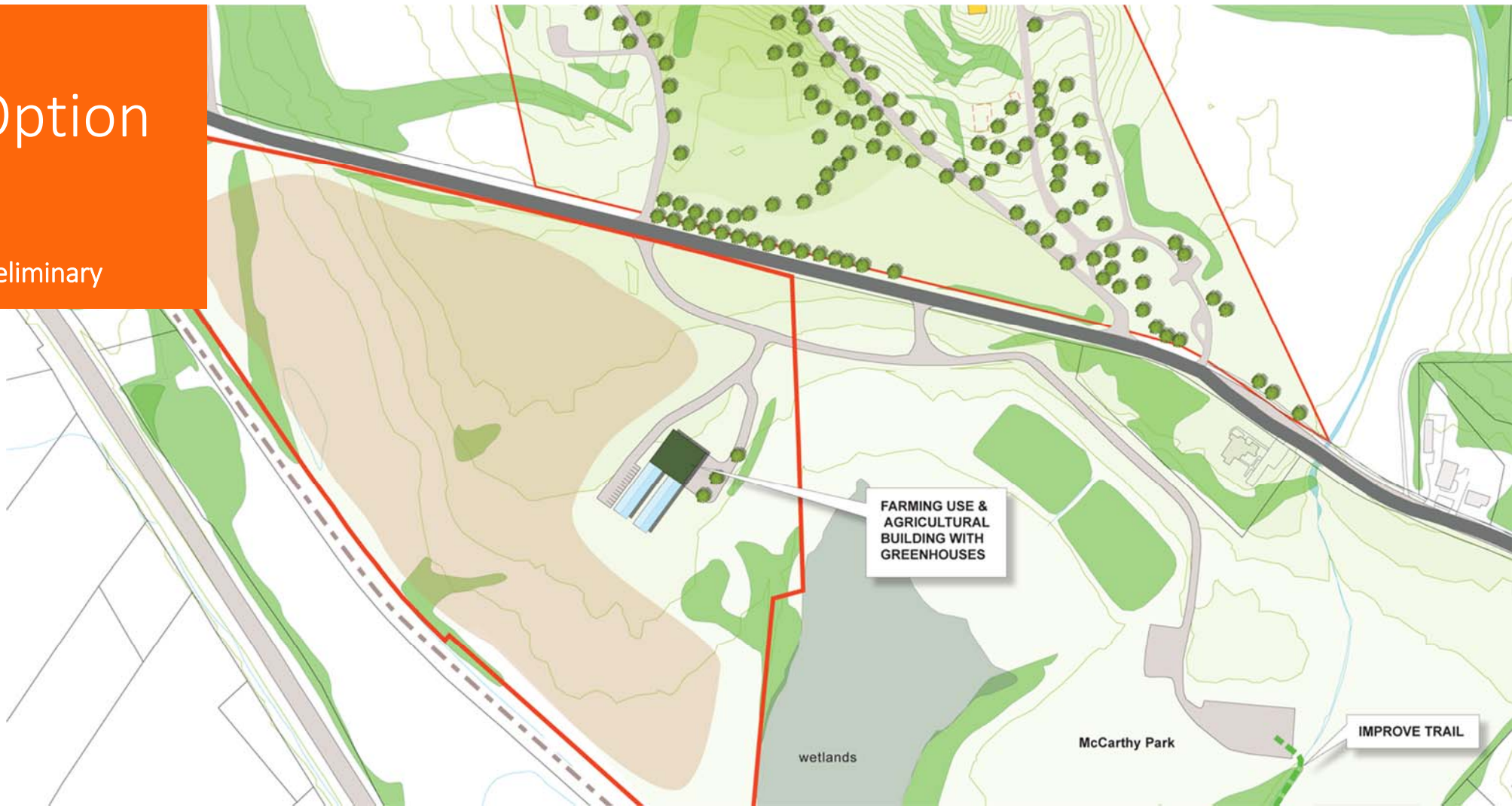
Option 1

Preliminary

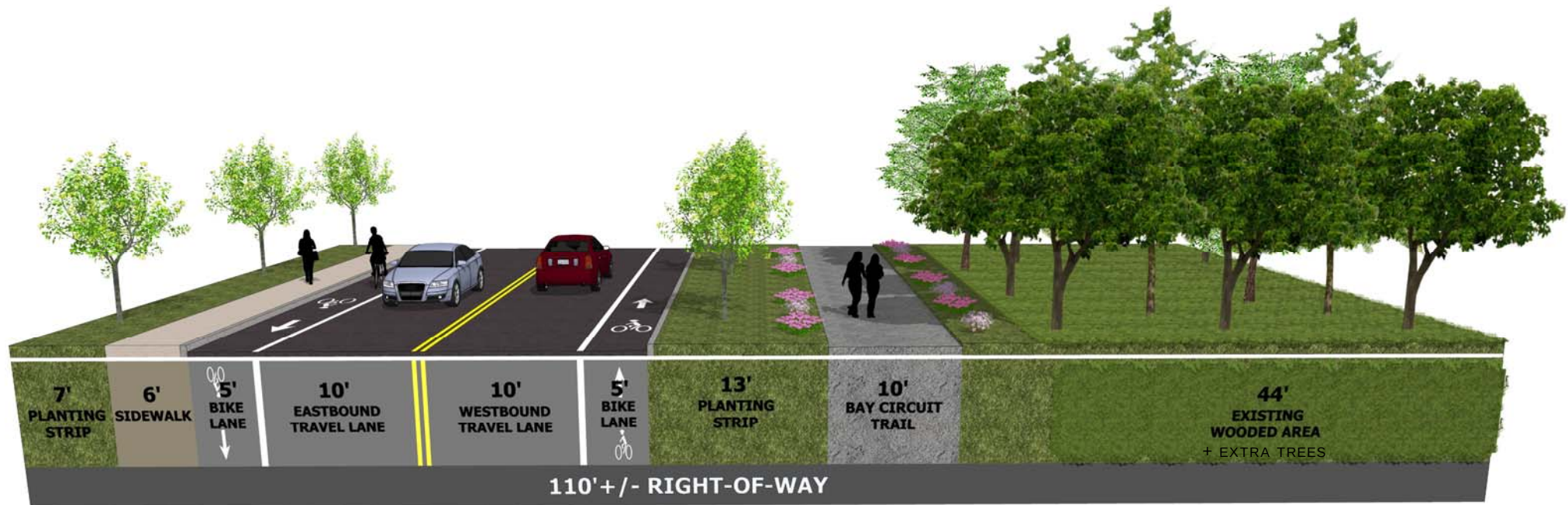


Option 2

Preliminary

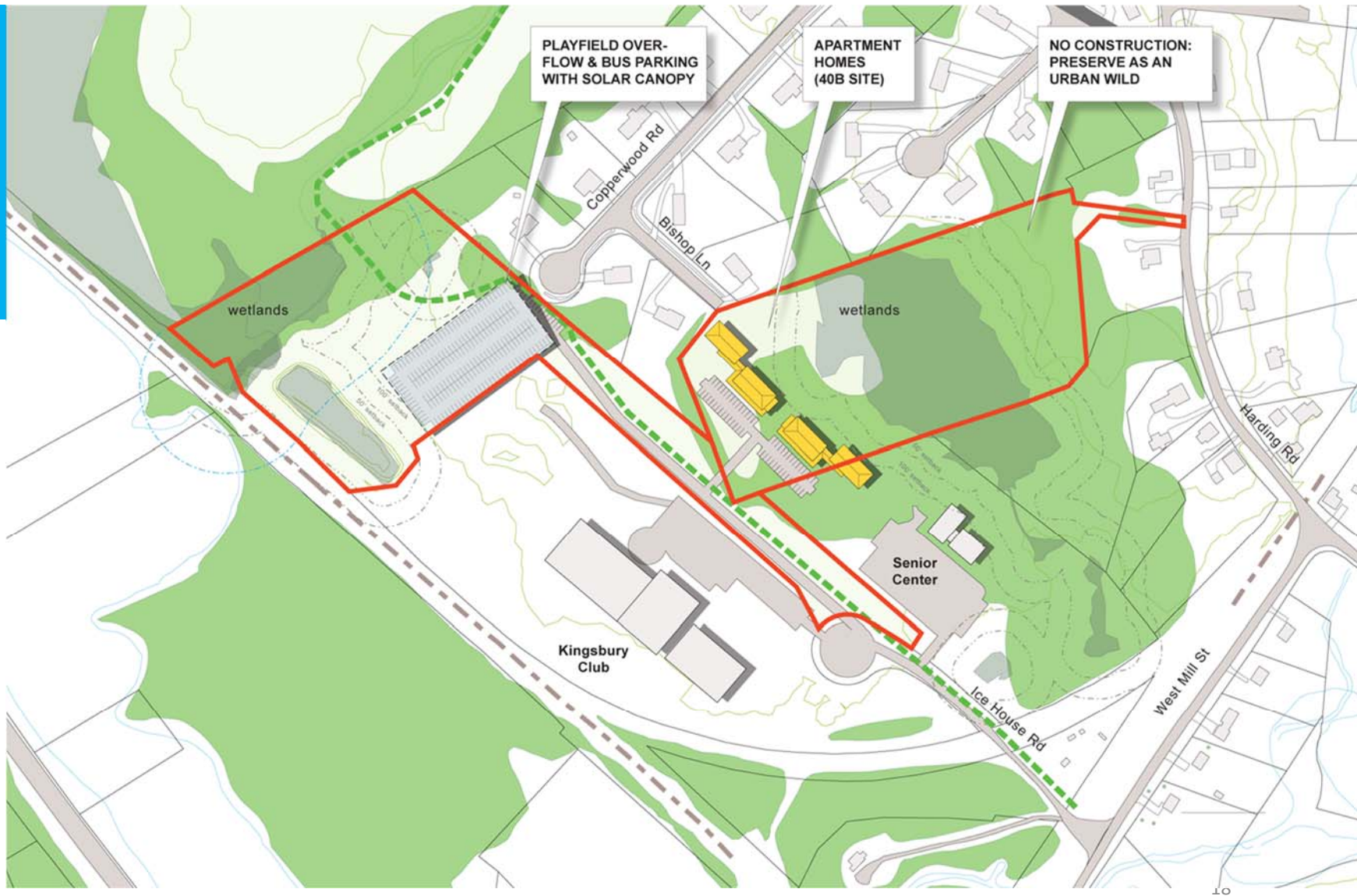


Extend Ice House Road to Lot 3 & Hinkley



Option 1

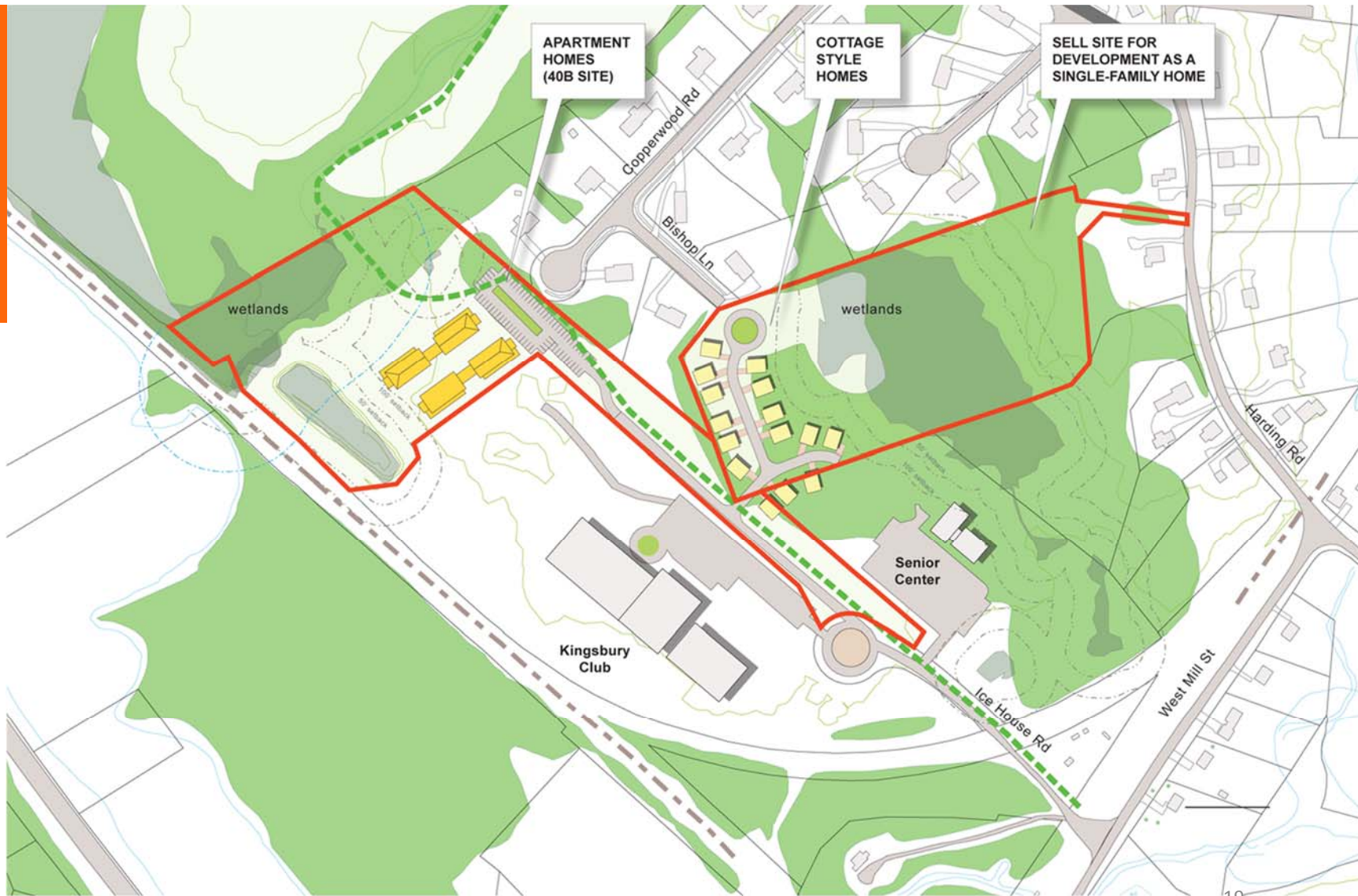
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McCabe Enterprises Team -- PARE, Paul Lukez Architecture, CRJA|IBI Group, Project Management & Cost, May 24, 2017

Option 2

Preliminary



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Utility Availability

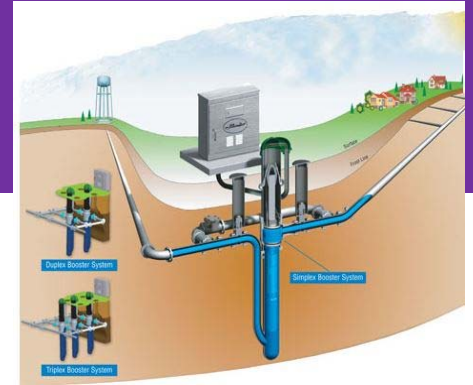
	MSH QUAD	MSH QUAD	So of Hospital Rd	So of Hospital Rd	Hinkley	Hinkley	Lot 3	Lot 3
Water*	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Sewer**	No	No	No	No	No	No	No	No
Electric	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Gas	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Telecommunications	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

*Supply capacity exists for average demand, but there are supply limitations in the summer. These supply limitations might be eased if the Town could bring Well Number 5 and MSH Well on-line.

** No infrastructure is available on-site, but believe there is capacity at the WWTP for future development

Utility Overview

- **Water:** Some infrastructure Available, Summer Demand Concern
 - \$1.2 Million for Replacement and Expansion of Piping
- **Sewer:** Proposed Flow would be under NPDES Permit Threshold
 - \$4.5 Million for new piping and Pump Station
- **Electric:** Available
 - Upgrades to Eversource's transmission and distribution system may be required
- **Gas:** Available
 - Gas is present in the area immediately surrounding the MSH, but upgrades may be required to accommodate added demand
- **Telecommunications:** Numerous Providers

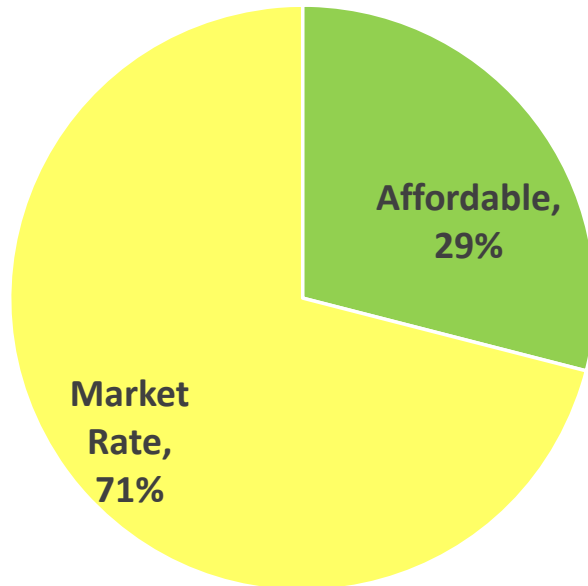


Comparing the Scenarios

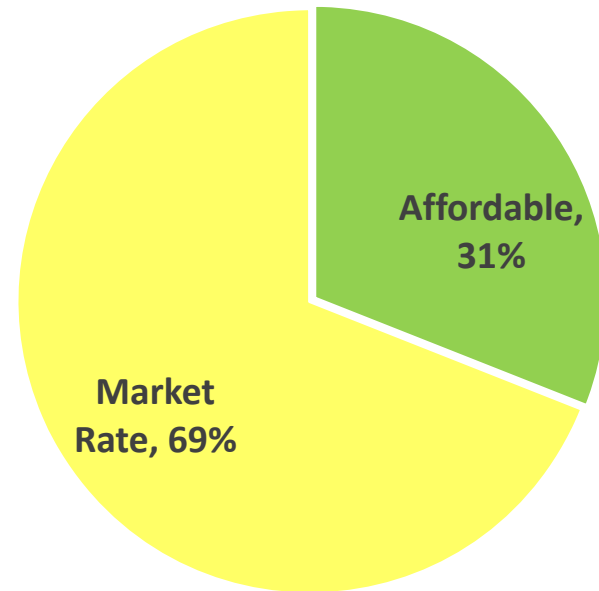
	Scenario 1	Scenario 2
Total Development Cost	\$ 175 million	\$ 208 million
Property/Bldg Valuation (after 5 years – stabilization)	\$ 122 million	\$ 141 million
Projected New Real Estate Taxes on buildings to Medfield	\$ 2.1 million annually	\$ 2.4 million annually
Acquisition Fees (cost share)	\$ 5 million estimated gross	\$5.4 million estimated gross
Demolition	6 buildings demolished – no-rebuild 6 demolished for new construction	9 buildings demolished – no-rebuild 1 demo/reconstruction
Commercial Space	90,000 sf	167,000 sf
Arts Spaces (includes Chapel)	20,000 sf	17,000 sf
Land Reserved for Future Development	1.6 acres	No Set-a-side

Comparing the Scenarios -- Housing

Scenario 1 – 268 units

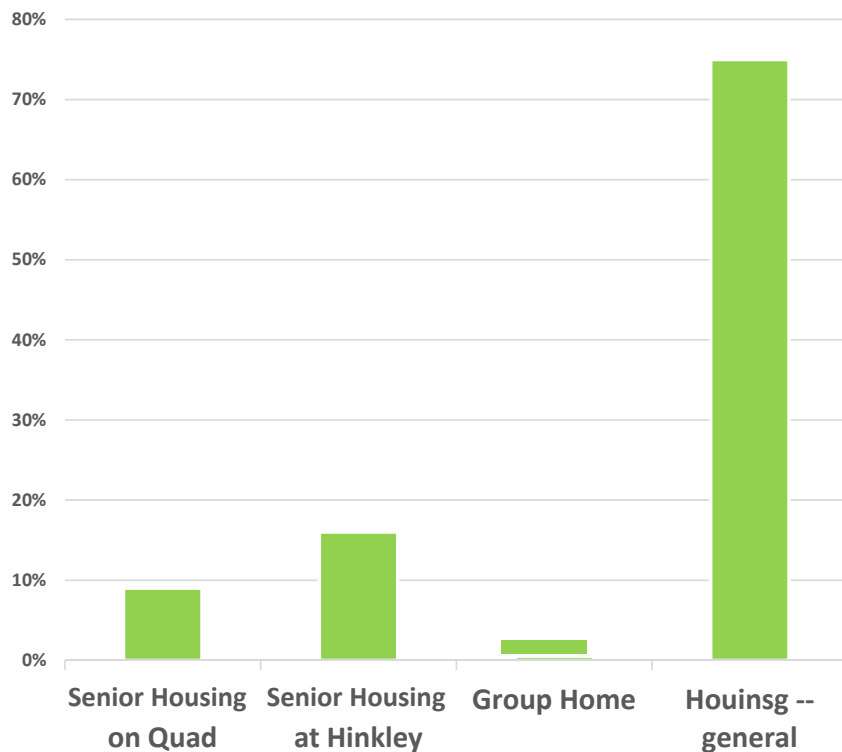


Scenario 2 -- 291 units



Comparing the Scenarios -- Housing Mix

Scenario 1 -- 268 units



Scenario 2 -- 291 units



Small Group Discussion

