

Scenario Dashboards

Scenario 1 Overall Dashboard

Financials		
Total Development Cost*	\$175 million	
Property Valuation (at 5 yr. stabilization)	\$ 122 million (new growth)	
Annual Real Estate Taxes to Medfield (at stabilization)	\$ 2.1 million	
Non-Residential Uses		
Commercial Space	90,000 sf	
Arts Spaces (includes Chapel)	20,000 sf	
South of Hospital Road* Parks & Recreation	60,000 sf	
Total Housing Units		
Total Housing Units	268 units	
Market Rate	189 units	71%
Affordable	70 units	29%
Breakout of Housing Units by Type		
Senior Housing (on the Quad)	24 units	9%
Senior Housing at Hinkley	42 units	16%
Group Home (5 persons/ unit)	1 unit	0.4%
Housing – general	201 units	75%
Artist Live/Work	0	0%
Buildings Demolished		
Buildings Demolished	12 Total	
Demolished, no reconstruction	6	
Demolished for new construction sites	6	
Other		
Land Reserved for Future Development	1.6 acres	

Scenario 2 Overall Dashboard

Financials		
Total Development Cost*	\$208 million	
Property Valuation (at 5 yr. stabilization)	\$141 million	
Annual Real Estate Taxes to Medfield (at stabilization)	\$2.4 million	
Non-Residential Uses		
Commercial Space	167,000 sf	
Arts Spaces (includes Chapel)	17,000 sf	
South of Hospital Road* Barn & Greenhouses	15,000 sf	
Total Housing Units		
Total Housing Units	291 units	
Market Rate	201 units	69%
Affordable	90 units	31%
Breakout of Housing Units by Type		
Senior Housing (on the Quad)	78	27%
Senior Housing at Hinkley/ Lot 3	15 Hinkley 42 Lot 3	5% 14%
Group Home (10 persons)	1 building/ 2 units	1%
Housing – general	138	47%
Artist Live/Work	16	5%
Buildings Demolished		
Buildings Demolished	9 total	
Demolished, no reconstruction	8	
Demolished with partial new construction	1	
Other		
Land Reserved for Future Development	no set-aside	

*Space for Parks & Recreation is part of Scenario 1. This could be a municipal initiative or a private sector project, or a mix. The cost of a Parks & Recreation facility, whether public or private, is not included in these initial projections. Similarly, Scenario 2 provides for a barn and greenhouses. The costs and benefits of agricultural uses are not included in the dashboard above. Like Parks & Recreation, an agricultural initiative could be public, private or nonprofit.

Artist live/work housing is indicated on the plan as an arts/ cultural use, however it is counted under housing units on the table above.

All estimates are based on preliminary cost estimating based on planning scenarios, and not detailed plans. Thus, there could be a wide variation in costs, and they are subject to change. They are included here to provide the reader with an order of magnitude understanding of cost issues related to MSH development.



Medfield State Hospital Strategic Reuse Master Plan

Medfield State Hospital Master Plan Committee, Town of Medfield, MA

McCabe Enterprises Team

McCabe Enterprises | CRJA - IBI Group | PARE Corporation | Paul Lukez Architecture | Project Management & Cost

SCENARIO 1

Town Square

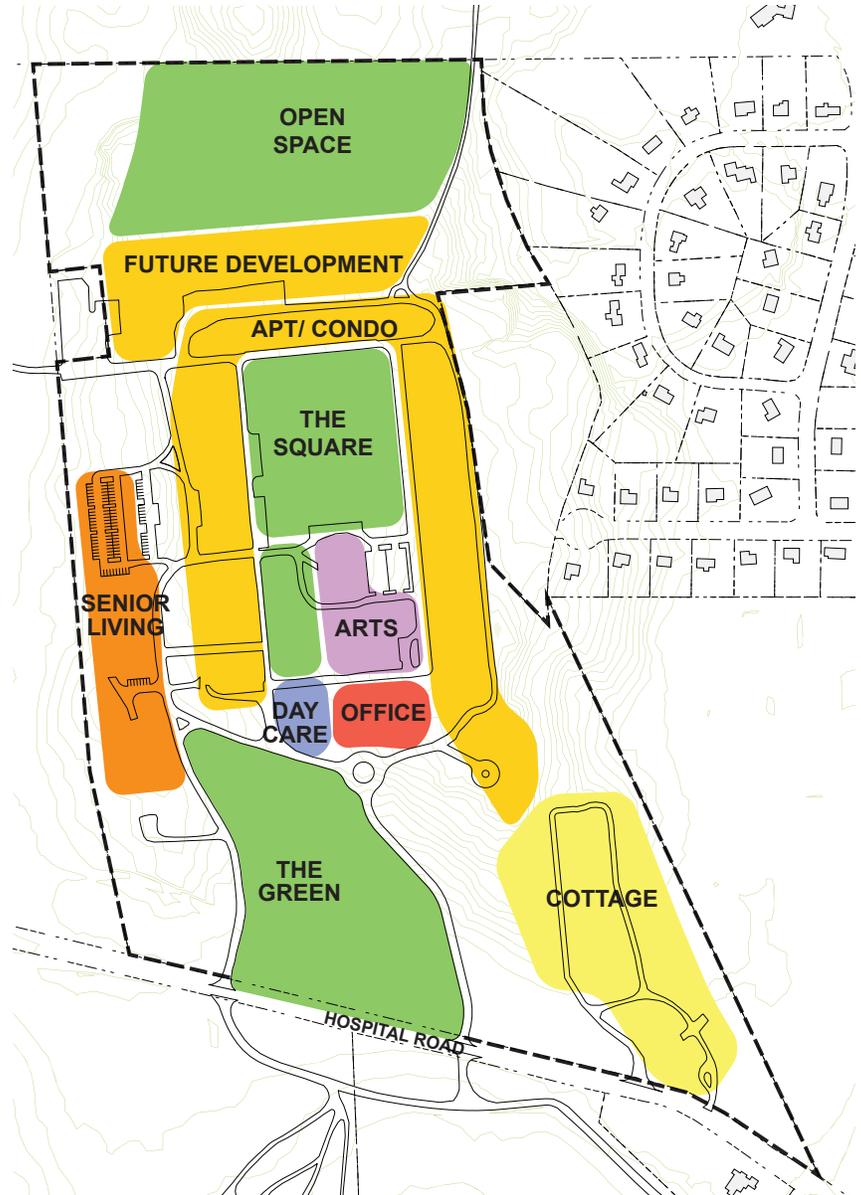
Scenario 1 preserves buildings surrounding the main campus quad as a ring of residential housing around a large central park, “The Square”. The southern side of The Square is activated by reuse of the Chapel and Infirmary buildings as an arts center, commercial/ office space and a daycare center. The existing historic common west of the Chapel is preserved.

A new senior living facility is sited on the western slope, where residents can enjoy views of the Charles River reserve.

At the front entry to the campus, the entry road is re-oriented to create clear circulation and to provide a larger buffer area between activities on “The Green” and the southeast portion of the site, where a cottage-style development is nested in the southeast corner increases housing options by providing single-family residences.

At the northern side of the site, area is reserved for future development along the existing northern road loop. This area would be restricted to preserve the natural beauty of the northern area as open space.

This scenario also includes the development of 42 units of affordable housing in four clustered elevator-service, senior-friendly buildings on the Hinkley site on Ice House Road. Lot 3 could be a parking area with solar shade structures, which could be an interim or permanent use. South of Hospital Road, the Parks & Recreation Department wishes to erect 60,000 sf of facilities, including an indoor turf field.



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SCENARIO 2

Rural Village

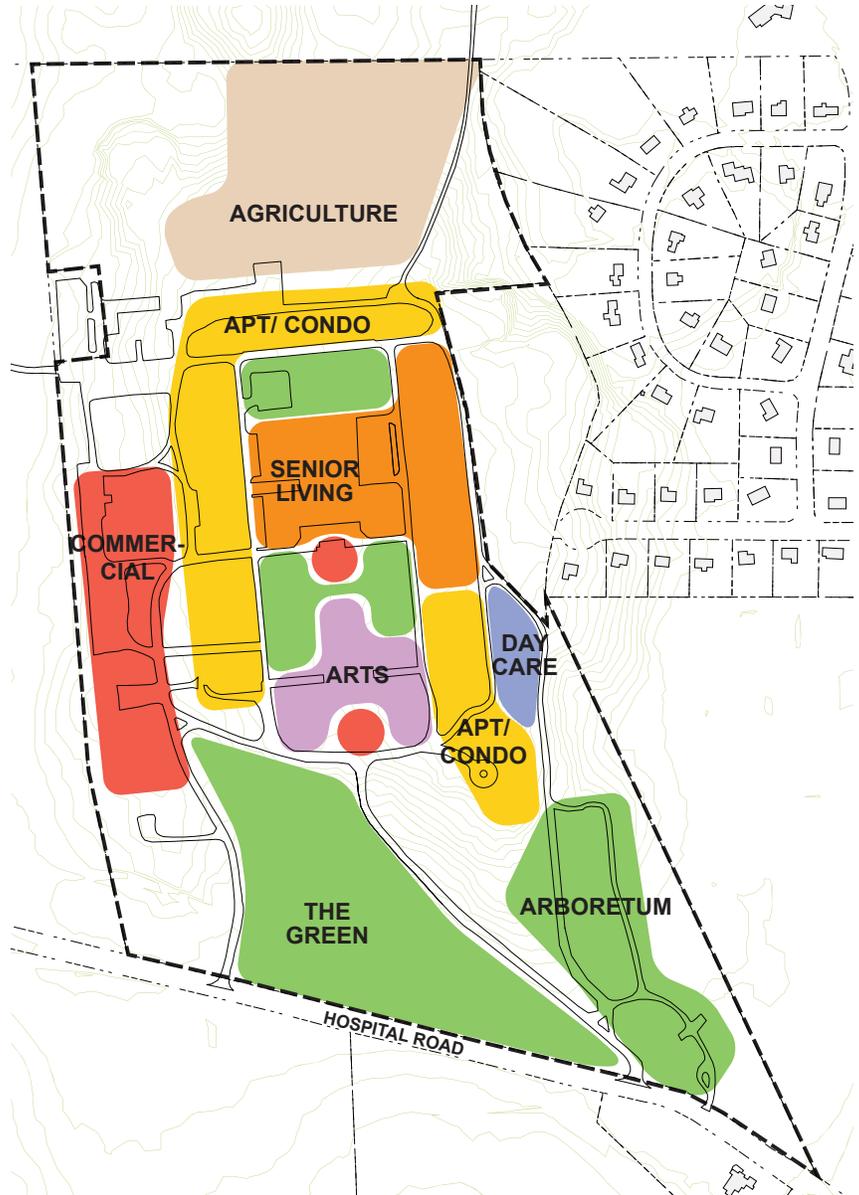
Scenario 2 preserves buildings of the main campus quad with a mix of residential and public uses. The existing historic common west of the Chapel is preserved and series of open spaces in the main quad are activated by a café use, an arts center in the Chapel and Infirmary, artist live/work space and office uses. A new senior living center (assisted living/nursing care) replaces the more recent structure on the north quad, creating a village atmosphere with easy access to café and arts programs.

Commercial uses are sited on the western slope, with direct access to Hospital Road. Here existing buildings could be redeveloped as a small inn and restaurant, or offices could be attracted to the site by views of the Charles River reserve.

At the front entry to the campus, the entry approach is preserved and, as in Scenario 1, “The Green” serves as a place for public activities. The southeast corner of the site has an excellent tree collection, and in this scenario residences are removed so that trees and plantings can be preserved in a public arboretum setting.

At the northern side of the site, area is reserved for possible agricultural use, to best preserve the natural beauty of the northern area as open space.

This scenario also includes the development of 15 cottage-style homes on the Hinkley site on Ice House Road. Lot 3 development of 42 units of affordable housing in four clustered elevator-service, senior-friendly buildings. South of Hospital Road, excellent soils indicated the land could be leased for agricultural use, and a small barn and greenhouse facility built to support this use.



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