

Medfield State Hospital
Master Planning
Committee

February 2017
Public Open House
Survey Results
Summary

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Consensus Building Institute

Information about the survey

Methodology

- This survey was developed by the Medfield State Hospital Planning Committee in preparation for the February 2017 Public Open House
- Total responses: 574
- Received February 7 – February 24, 2017
- Most responses were received through an online portal hosted by SurveyMonkey. 132 responses were received via paper surveys. The results summarized here are inclusive of both paper and electronic survey responses.

Survey Questions (1 of 3)

- 1) Which elements in any of the concepts do you LIKE the most and why?
- 2) Which elements in any of the concepts do you NOT LIKE and why?
- 3) Is there a redevelopment or reuse idea missing from ALL of the concepts that you would like to see considered?
- 4) Which of the concepts is closest to your ideal vision of the future of the Medfield State Hospital site and why?
- 5) What would you change about the concept you selected in #4 to make it your "ideal" plan?
- 6) The concepts propose different phasing or implementation strategies. What implementation strategy appeals the most to you and why?

Survey Questions (2 of 3)

7) If your taxes were to increase to pay for public expenditures related to redevelopment at the hospital, what kinds of things would be worth it to you?

No additional taxes. I want the hospital redevelopment to bring in net tax revenue.

Education. I would support taxes to support new school children who might move to the site.

Recreation. I would support taxes for new public facilities, fields, etc.

Historic Preservation. I would support taxes for rehabilitating buildings, keeping archives, etc.

Cultural Activities. I would support taxes for the arts, community education, nature education, free or low-cost public events and programs, etc.

Subsidized Housing. I would support taxes to help the town meet its 10% affordable housing target.

Public Services. I would support taxes to build and maintain utilities and provide public services to future residences or businesses at the site.

Other*

8) For the combination of amenities/services you circled in #7, how much of an increase in your local taxes would feel reasonable to you?

n/a 1% 2% 3% 4% 5% 6-10% more than 10%

9) Is there anything else you want to tell the Master Planning Committee?

* The paper survey included Open Space as an option. The option was inadvertently left off of the electronic survey.

Survey Questions (3 of 3)

OPTIONAL DEMOGRAPHIC QUESTIONS

Age : Under 18 18 – 25 26 – 40 41 – 55 55+

How many people currently live in your household? 1 2 3 4 >4

Current annual household income? <\$50K/yr \$50K - \$80K/yr \$81K – \$140K/yr
\$141K - \$200K/yr >\$200K/yr I don't know

How long have you lived in Medfield? I don't <3 yrs 3–5 yrs 6-10 yrs 10-20 yrs >20 yrs

Do you now, or have you ever had children in the Medfield public school system?
Yes No I am currently a Medfield student

Concept Boards

Concepts (1 of 4)



PARKLAND

A concept dedicated to maximizing public open space for active and passive recreation and possible future development

ELEMENTS:

- Demolish all buildings
- Improve roads leading into the property and include a parking lot
- Add several multi-use paths for walking and dog-walking
- Hinkley Farm and Lot #3: Sold for commercial uses
- All other land owned and maintained by the Town of Medfield
- Future development possible

IMPLEMENTATION:

- The demolition of the buildings would take place as soon as possible
- The sale of Hinkley Farm and Lot #3 would take place as soon as possible
- Improvement of the grounds, roads, and parking area would take place as funds become available

FINANCES:

- Town pays to demolish buildings, repave some roads and the parking lot, and maintain the grounds. No cost for rehabilitating or mothballing buildings
- Potential total net COST to the town (over 15 years): \$11M +/- 30%
- Potential average annual tax increase (across 15 years, per \$100,000 in home value): \$36

Concepts (2 of 4)



PUBLIC DESTINATION

A mission-driven concept that establishes a regional cultural and historic center to bring social and economic diversity to Medfield (builds on the promising findings of a 2016 cultural feasibility study of the hospital site)

ELEMENTS:

- **Lee Chapel:** Performance and events center. All buildings in the core dedicated to public or public/private partnership uses, including the arts and education; a welcome center and museum dedicated to King Philip's War and telling the history of the hospital; small shops; non-profit offices; maker's spaces; a large public market; and places to eat
- **East Hall:** Privately-run boutique hotel
- **Great Lawn:** Amphitheater and outdoor public programming
- **Sledding Hill:** Remains open for recreation day and night; the area between the sledding hill and McCarthy Park dedicated to historical agriculture/horticulture with a new barn/farm operations center
- **Historic Preservation:** All buildings rehabilitated and reused, if possible
- **West Hall:** Rehabilitated and expanded for the Parks and Rec facility
- **North end:** Educational campus (could be vocational, higher ed, secondary, etc.)
- **Hinkley Farm:** Multi-family condos; Lot #3: Medical and other offices
- **Retreat Center:** Cottages near the arboretum on the southeast corner rented for short-term artist retreats

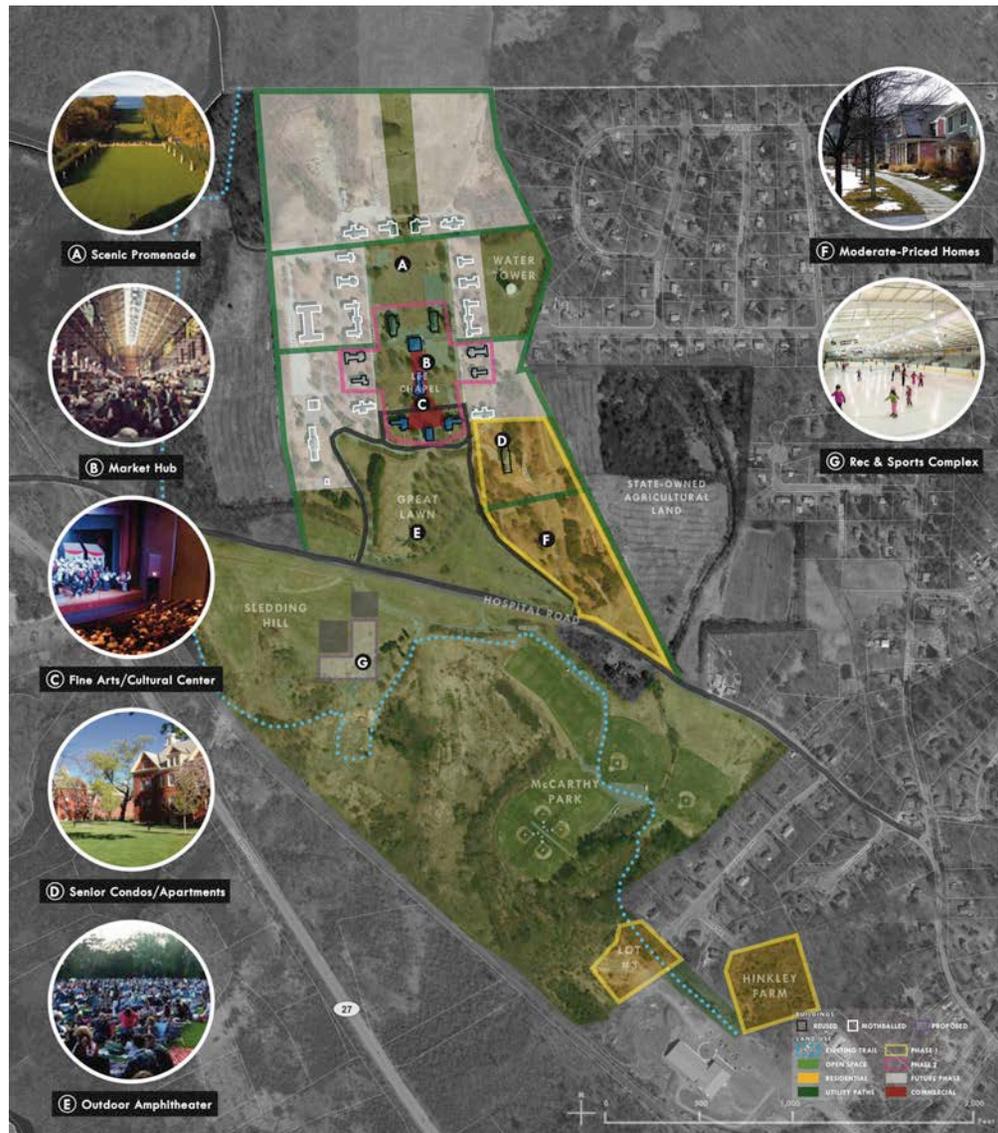
IMPLEMENTATION:

- **Phase I:** Sell Hinkley and Lot #3. Improve the Great Lawn and build the amphitheater; rehab West Hall and construct the addition for the Parks and Rec Center; Rehabilitate Lee Chapel for the Performance and Events Center; rehab and sell or lease East Hall for the boutique hotel. Matchball other buildings for future rehabilitation
- Other development happens as quickly as the market allows and grants or other funding can be secured

FINANCES:

- The Town retains ownership of all the buildings and all the land except Hinkley and Lot #3. Buildings are leased for use (primarily to non-profit or social enterprise organizations). Strategy keeps rehabilitated assets in long-term, town control for future generations. Infrastructure (~\$8 million) would be town-funded. Financial projection does not include potential revenue from programmed events/activities or lessors
- **Potential total net COST to the town** (over 15 years): \$6M +/- 30%
- **Potential average annual tax increase** (across 15 years, per \$100,000 in home value): \$18

Concepts (3 of 4)



OPEN SPACE COMMUNITY

A phased development strategy to create a “sense of place” with a mix of moderate-priced and affordable housing and a strong social and market hub around the core campus; priority to open space and recreation, and keeping options open for the future

ELEMENTS:

- **Lee Chapel and surrounding buildings:** Market hub and cultural center; rehabilitation of some buildings for events space
- **Great Lawn:** Outdoor events, such as concerts, antique car shows, festivals, etc.
- **Sledding Hill:** Open for recreation, with a new public/private sports complex between the hill and McCarthy Park
- **Open Space:** Large corridor of public open space preserved from southern to northern ends of property
- **Historic Preservation:** 10 buildings rehabilitated and reused in Phase 2; 16 mothballed; 13 demolished
- **Hinkley and Lot #3:** market-rate and affordable senior housing
- **Other housing:** New townhomes; condos/apartments in rehabilitated buildings

IMPLEMENTATION:

- **Phase I:** Sell Hinkley Farm and Lot #3 for senior housing; demo cottages and build new townhomes in the southeastern segment; rehabilitate East Hall for condos; dedicate utility corridor easements; demolish existing buildings that are beyond repair or out-of-character; mothball other buildings for potential future development
- **Phase II:** Rehabilitate Lee Chapel and several other buildings around the core campus and dedicate to the arts, events, offices, a café, and other market-appropriate uses; add the sports complex; enhance the open space corridor from south to north.
- **Future phase(s):** To be determined based on market response; possibilities include independent living, continuing care retirement community, light industrial, and commercial

FINANCES:

- Tests the idea of phasing the development to prioritize “low-hanging fruit” and mothball many of the most promising buildings for future decision-making. Also includes dedicated utility corridors
- **Potential total net COST to the town** (over 10 years): \$0 +/- \$3M (breaks even)
- **Potential average annual tax increase** (across 10 years, per \$100,000 in home value): \$0

Concepts (4 of 4)



CARE & COMMUNITY

A redevelopment concept with a diverse mix of housing; multiple private enterprises, including senior and disability care; and a small commercial center. The goal of this concept is to maximize the economic potential of the property in a community setting

ELEMENTS:

- Multiple housing types, including 55+ bungalows, affordable rental units for families and seniors, market-rate townhomes, and an inclusive group home. Contributes to meeting Town's affordable housing requirements
- **Hinkley and Lot #3:** Affordable senior housing
- **Lee Chapel:** Cultural Hall surrounded by small retail and other commercial, such as a restaurant and small shops
- **Historic Preservation:** Lee Chapel is the only building rehabilitated. All other buildings are demolished. Could incentivize developers to observe footprints and/or seek to re-create the "look and feel" of the former buildings or architectural layout of the campus
- **Great Lawn:** Public open space
- **Other Open Space:** Sledding Hill, common area around Lee Chapel, Playground, and public access to the Charles River Gateway
- **Sledding Hill:** Remains open for recreation; area between hill and McCarthy Park dedicated to Parks and Rec building and a privately owned indoor sports complex
- Senior Complex at northern end of property includes a nursing home, assisted living, and medical offices

IMPLEMENTATION:

- All land designated for private development is sold as soon as possible to one or more developers to implement the master plan as quickly as the market allows. The town maintains ownership of all areas designated here as "open space"

FINANCES:

- Nearly all redevelopment costs are borne by private developers after the Town sells the land, including demolition, rehabilitation, and the construction of utilities. The Town remains responsible for the Parks and Rec building and maintaining all open space
- **Potential total net REVENUE to the town (over 15 years):** \$18M +/- 30%
- **No projected tax increase.** Positive annual revenues could pay for town services or result in a decrease in property taxes

Survey Results

Question 1 (1 of 4)

What people like most – big ideas

In the first question, we asked respondents to tell us what specific elements or ideas they liked in any of the concepts. The question was open-ended and no options were provided.

To understand the responses better, we have synthesized them into themes or “big ideas” and “specific elements.” The themes are presented below in no particular order, as they are all commonly mentioned. The specific elements are then listed in rank order.

- Balance
 - ❖ The concept of balance comes up in many comments in terms of land use (housing + commercial + recreation + public space/programming + open space, etc.), housing type (senior, affordable, market rate), and range of people being served.
- Control
 - ❖ A notable number of comments refer to the town “controlling” the development. Some of them specifically say they do not want developers or the state to decide what is going to happen at MSH. These comments reveal, however, that the mechanisms by which the town maintains control are not well-understood.
- Pace of Development
 - ❖ A handful of comments make reference to the pace of development. Of those, most cite a slower-paced, phased approach as preferable, while a smaller number support “get the job done as quickly as possible.” See Question #6 for additional insight.

Question 1 (2 of 4)

What people like most – big ideas

- Cost issues

- ❖ Many responses to this question do not mention cost at all, and cost preferences are best understood by looking at the responses to Questions #7 and #8. That said, of those who mention cost in their response to Question #1, a small handful cite revenue as a key priority. A few cite the idea of “breaking even” as appealing. By contrast, many responses to Question #2 note the high cost of maintaining the Parkland concept as unacceptable.

- Historic preservation

- ❖ “Keep as many buildings as possible” mentioned many, many times.
- ❖ Many comments indicate the desire to maintain the original architecture and landscaping (or sense/integrity of them).

- Housing

- ❖ The desire for senior housing is emphasized strongly in both the number of comments about it, and the passion with which it is expressed.
- ❖ Strong support for fulfilling the Town’s 40B commitment.
- ❖ Many call for a mix of housing so people of different ages and abilities can live at the state hospital site.

Question 1 (3 of 4)

What people like most – big ideas

- Concepts

- ❖ Many responses to Question #1 state their preferred concept. Most of these data are duplicated by Question #4, which specifically asks people to choose their preferred concept, and the distribution is similar: roughly equal “votes” among Open Space Community (38%) and Care & Community (32%). This was followed by Public Destination (18%) and Parkland (12%).
- ❖ Many suggest combining Open Space Community and Public Destination and cite specifically the lower-density, mixed housing options of Open Space Community with the arts, public spaces, recreation, and commercial features of Public Destination.
- ❖ There are a handful of comments that suggest adding elements from Public Destination to Care & Community, as well.

- Tension around the Hinkley Property and Lot #3

- ❖ In general, senior housing or a sports complex are acceptable uses at these locations, but several comments also reveal public concern that these properties are isolated, distinct from the rest of the planning process, and/or not being given proper consideration.

Question 1 (4 of 4)

What people like most – specific elements

The most commonly mentioned specific elements that people like are listed below in rank order. The two elements noted most frequently are senior housing and open space.

Overwhelmingly popular

1. Senior Housing
2. Open Space
3. Cultural Space/Performing Arts Center (and specifically using Lee Chapel for this)
4. Parks and Recreation building
5. Other housing, including affordable, mixed, smaller housing in relatively equal numbers
6. Public market/small retail/shopping

Also mentioned more than a few times

1. Trails
2. Private Sports Complex
3. Amphitheater
4. Hotel
5. Promenade
6. Group Home
7. Studio/Maker's Spaces
8. Retreat Center

Question 2 (1 of 3)

What people DON'T like – big ideas

In the second question, we asked respondents to tell us what specific elements or ideas they DID NOT LIKE in any of the concepts. The question was open-ended and no options were provided.

Again, to understand the responses better, we have synthesized them into themes or “big ideas” and “specific elements.” The themes are presented below in no particular order, except as noted in the text. The specific elements are then listed in rank order.

All open space

- ❖ By far the element mentioned most often as undesirable is complete open space. The reasons given include: 1) loss of history/historic buildings; 2) high cost and need for town investment for maintenance over time; 3) a sense that the town does not need that much open space; 4) the need to revisit the planning in the future; 5) missed opportunity to meet Town needs

High Density Development

- ❖ On the other hand, the second most common complaint is about high-density development. The underlying concerns here are not always expressed, as if it is self-evident why high-density is undesirable.

Question 2 (2 of 3)

What people DON'T like – big ideas

Risk

- ❖ Many comments express concern about the feasibility of success of various ideas. Many state that some of the commercial and cultural elements are great, but “not realistic,” or “too risky.” Some also said housing is risky.
- ❖ A few comments express some concern that small retail or other “destination” elements at the hospital could draw business away from downtown.
- ❖ The idea of mothballing buildings indefinitely is also mentioned in this context. A few responses complain that mothballing buildings simply “kicks the can down the road.”

Frustration with pace of planning

- ❖ A handful of comments express impatience with the planning process and hope that decisions will be made soon.

Question 2 (3 of 3)

What people DON'T like – specific elements

The most commonly mentioned specific elements that people DO NOT LIKE are listed below in rank order. The two elements noted most frequently are ALL open space and demolishing ALL buildings.

1. All Open Space
2. Demolishing all buildings
3. High cost of majority open space
4. Boutique Hotel
5. Educational Campus
6. Welcome Center
7. Group Home

Question 3 (1 of 5)

Missing Development Ideas

We asked respondents to tell us what specific elements or ideas were missing from ALL of the concepts. The list reveals the wide diversity of activities and uses Medfield residents can imagine taking place at the hospital site in the future. The suggestions are presented here in categories, but otherwise in no particular order.

Recreation ideas

- Trail around perimeter of property
- Golf course/driving range
- Frisbee golf course
- Mini-golf
- Summertime sledding hill (?)
- Bocci
- Facility for renting kayaks ,etc. to increase use of Charles River
- Splash pad
- Movie theater
- Big pavillion with grills (like butterybrookpark.org)
- Indoor pool (one specific idea: olympic-sized salt water pool)
- Large community playground (skate park, basketball park, toddler playground)
- More sports fields
- Clear link to Sherborn
- Ice rink
- Town zoo (Capron Park in Attleboro)
- "My son would like a log flume ride ;)"

Question 3 (2 of 5)

Missing Development Ideas

Agriculture/Education and Nature/Food

- Greenhouse
- Orchard
- Explicit plan to keep the trees
- Apiary
- Brewery/Distillery/Vodka makers (?)
- Community gardens
- Community-supported agriculture

- Teaching garden and pollinator/butterfly meadow
- Farming co-ops
- Farm-to-table restaurant
 - ❖ In hotel
 - ❖ With programming to connect disabled or other folks to live and work at MSH

Housing

- Very large homes at back (top) of land
- Co-housing

Question 3 (3 of 5)

Missing Development Ideas

Education/ Community Space

- Move all the schools to this site to consolidate and free up space in town for commercial
- Private school
- Community college
- Culinary/hotel management school
- Library
- Space for the Medfield Historical Society

- Dedicated area for community meetings and storage (i.e. scouts)
- Healing arts
- Preschool

Private ventures

- Film studio
- Country club
- Event space for weddings
- Bed and Breakfast
- Office space

- Spooky house in October
- Day program/rehab complex for mentally ill adults (Crossroads Clubhouse in Hopedale)
- Alternative energy generation (solar, windmills)
- Fireworks show on Great Lawn

Question 3 (4 of 5)

Missing Development Ideas

- Policy/Development process
 - ❖ Deed restrictions on land
 - ❖ Development criteria/guidelines to control look of development
 - ❖ Promote competition among developers
 - ❖ Clarity on how the plan satisfies 40B
 - ❖ Explanation of how the land will be sold off and how much control the Town has in managing the development
- ❖ More focus on preserving the original intent of the property in the housing (disabled, etc.)
- ❖ Attention to impacts on surrounding community, including roads, sidewalks
- ❖ More clarity on parking plans

Question 3 (5 of 5)

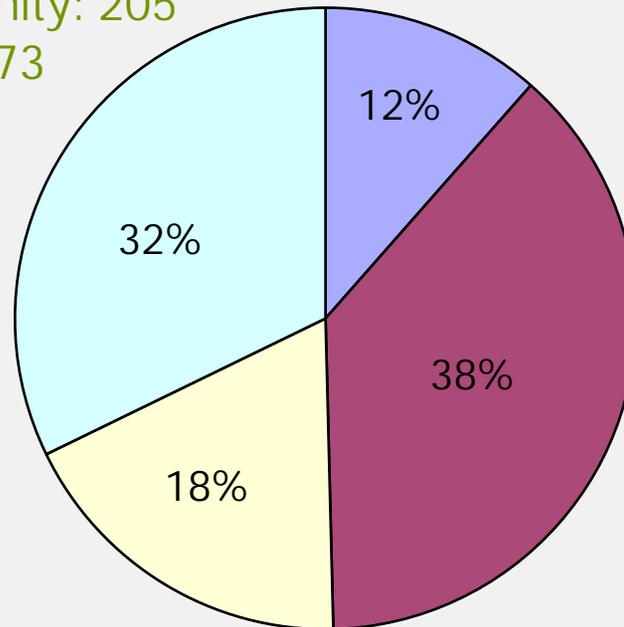
Missing Development Ideas

- Programming
 - ❖ Surveillance/security
 - ❖ Connection to town center: sidewalk, path, shuttle buses
 - ❖ Connecting disability/ special needs residents lives to the development (i.e. farm-to-table restaurant)
 - ❖ Paths for golf carts as a more sustainable way for people to get around the site without cars
- Additional information
 - ❖ Estimated purchase prices for senior housing
 - ❖ More detail in general

Question 4 (1 of 3)

Which of the concepts is closest to your ideal vision of the future of the Medfield State Hospital site and why?

538 responses total
Open Space Community: 205
Care & Community: 173
Public Destination: 98
Parkland: 62



- Parkland
- Open Space Community
- Public Destination
- Care & Community

Question 4 (2 of 3)

Why is [X concept] closest to your ideal?

Feedback on the concepts is listed in rank order, based on how frequently the idea is expressed in the responses.

Care & Community

1. Diversity and Density - something for everyone - seniors, disabled, youth; village feel: walkable, diverse community; saves some buildings or historic feel of campus; sports centers for youth
2. No taxes/net revenue generator
3. Takes care of seniors
4. Affordable homes
5. Meet 40B requirement
6. Implementation happens fast
7. Most realistic
8. Shows Medfield cares about people

Caveats:

- Too dense; needs more open space

Open Space Community

1. Balance - open space/development; market/affordable housing; serves residents and others in town
2. Open space and recreation
3. Phasing - leave open options for the future; is responsive to market
4. Costs break even
5. Historic preservation
6. Affordable senior housing
7. Other housing
8. Community feel/sense of place

Caveats:

- Uncertain future
- A lot of suggestions to combine with elements from Public Destination

Question 4 (3 of 3)

Why is [X concept] closest to your ideal?

Parkland

1. Open space available to all – unique in its natural beauty and opportunity for recreation.
2. Enjoyment of the property is linked to good health.
3. Preserves for future generations (“Once it’s gone, it’s gone.”)
4. Maintains town control of the property.

Caveat:

- Keep at least some buildings (Lee Chapel in particular)

Public Destination

1. “Breathes life” into Medfield – provides something different, a “selling point,” a “differentiator” for the Town.
2. Everyone can enjoy it and provides opportunities for social interaction, recreation, learning, etc.
3. Reuses the buildings, other historical aspects.
4. Opportunity for revenue.

Caveats:

- Is it feasible?
- Traffic concerns
- Too much at once

Question 5 (1 of 2)

Changes to your ideal?

We asked respondents to tell us what they would change about the concept they selected as "closest to their ideal" in Question #4. These responses are presented in no particular order.

Care & Community

- More open space
- More preservation of historic buildings
- More high-end housing
- More/fewer options for families and young people
- NO indoor sports facility
- Leave some area undeveloped for future

Open Space Community

- Meet the 40B requirements
- More clarity on what will happen beyond Phase 1 and when
- Add in [my favorite element(s)] from Care & Community or Public Destination
 - ❖ Hotel
 - ❖ Museum
 - ❖ Assisted living center
 - ❖ Agriculture
 - ❖ Playground, etc.

Question 5 (2 of 2)

Changes to your ideal?

Parkland

- Keep Lee Chapel (and a few other buildings)
 - ❖ Or mothball the buildings for now
- Add recreation center
- Add [my favorite element(s)] from another concept:
 - ❖ Senior housing
 - ❖ Hotel
 - ❖ Sports complex
 - ❖ Pool
 - ❖ Farm

Public Destination

- Some housing, particularly 40B, senior housing, longer-term artist residences
- Something for pure profit to balance risk
- Variety of suggestions about how to make it work, i.e. hire an executive director to manage the implementation, apply for grants, etc.
- A number of ideas listed here under "missing," such as the healing arts and a preschool

Question 6 (1 of 2)

Phasing or implementation

Question: The concepts propose different phasing or implementation strategies. What implementation strategy appeals the most to you and why?

A summary of the responses follows, but a caveat is worth noting here. The responses to this question demonstrate a lot of misunderstanding or lack of certainty about how to answer it. Far more people skipped this question than any other (174 of 574 total respondents skipped it). Some of those who did respond said they had no opinion or didn't have enough expertise to state an opinion.

In the next phase of public engagement in the planning process, greater clarity should be provided about how phasing and implementation are determined, and what is at stake with any particular strategy.

Question 6 (2 of 2)

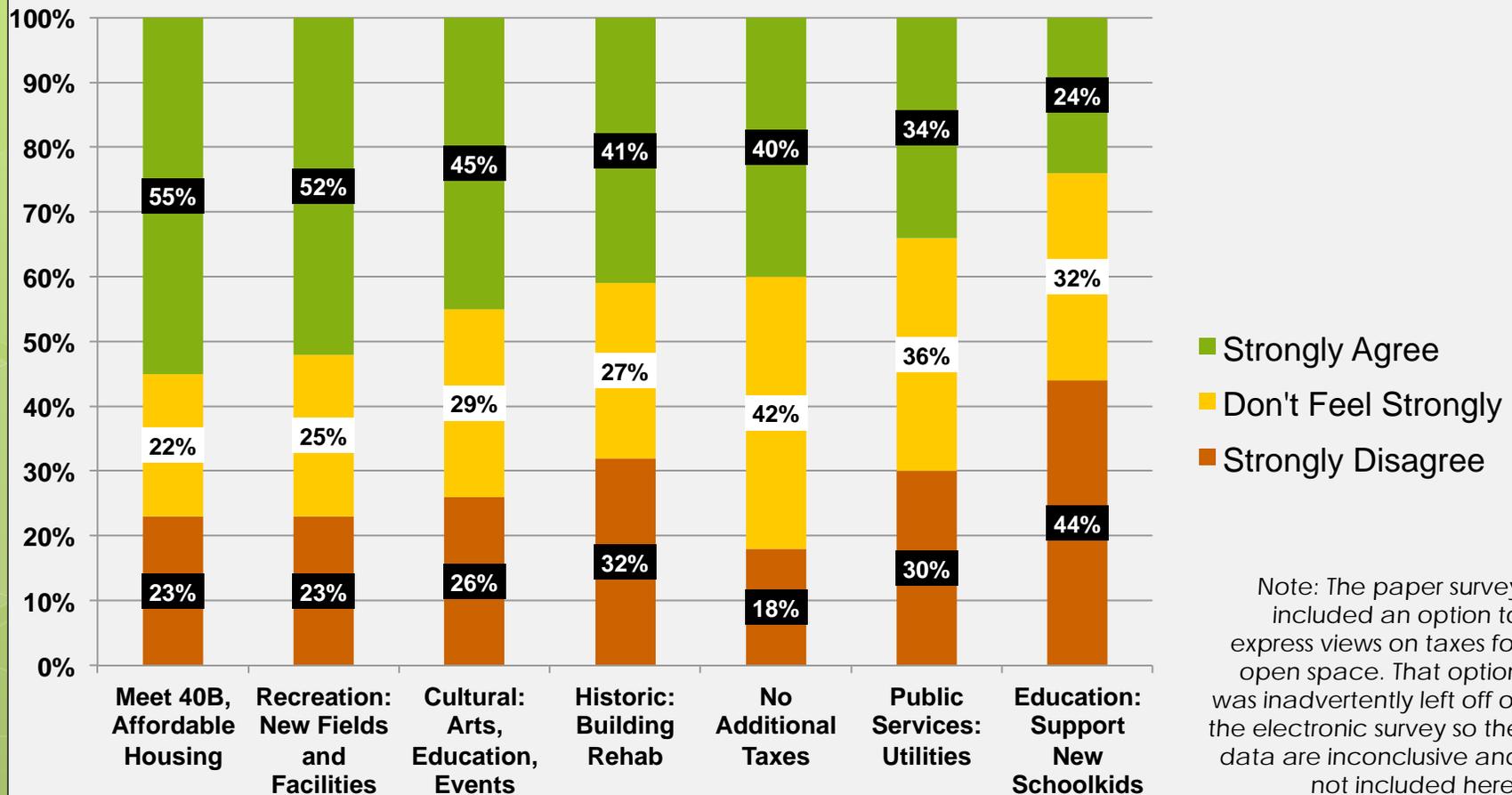
Phasing or implementation

- Of the 400 responses to this question, approximately 330 addressed phasing or implementation. Of those 330:
 - ❖ Nearly 200 indicated support of some kind of slower-paced phasing and/or made reference to the specific phasing strategies in Open Space Community or Public Destination
 - ❖ Roughly 75 said something like, "Just get it done ASAP."
 - ❖ Most of those remaining stated their first priority, but gave no other guidance. These included: Sell Hinkley and Lot #3 first; Build senior housing/senior services first; Take care of 40B first; or Start with the Parks and Rec building.
 - ❖ A handful of comments stated implementation principles rather than specific strategies, including:
 - Let the market dictate the rate of implementation
 - Whatever strategy will give the Town the greatest control over the implementation
 - Use the revenue from the sale of some land at first to fund the development of the rest of the site.

Question 7: Taxes

If your taxes were to increase to pay for public expenditures related to redevelopment at the hospital, what kinds of things would be worth it to you?

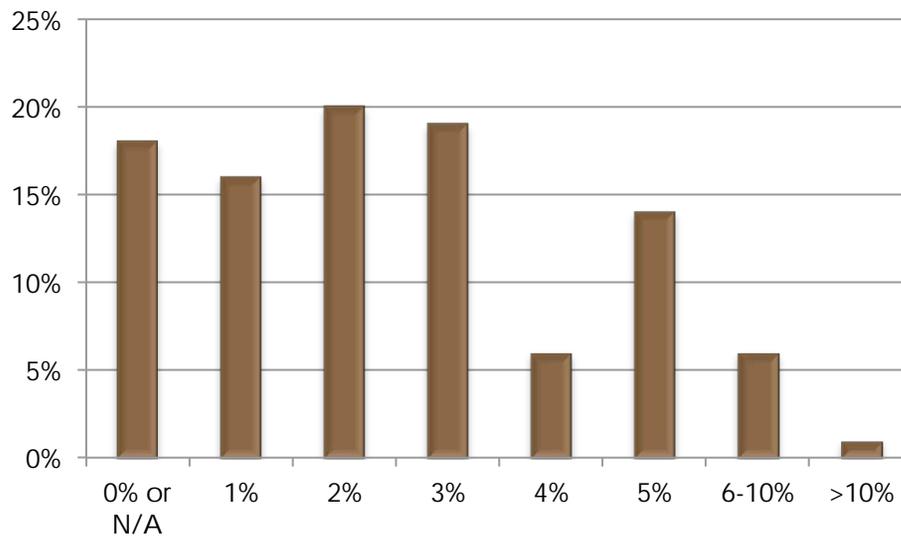
More Agreed ← → More Disagreed



Question 8

Willingness to pay

For the combination of amenities/services you chose in #7, how much of an increase in your local taxes would feel reasonable to you?



82% of the responses indicated a willingness to see an increase in taxes of at least 1% for the services they supported in question 7. Nearly half (47%) said they would support an increase of at least 3%. About 18% said they would not support any increase.*

"n/a": 94, or 18% of total responses*
 1% increase: 81 people, or 16%
 2% increase: 102, or 20%
 3% increase: 97, or 19%
 4% increase: 33, or 6%
 5% increase: 74, or 14%
 6-10% increase: 31, or 6%
 10% or more: 6, or 1%

*94 people, or 18% chose "n/a," which was provided for those who chose "no new taxes" in the previous question. There was some internal inconsistency, however, as many who chose "no new taxes" in question 7 chose a percent increase in question 8.

Question 9 (1 of 2)

Other feedback for the committee

- Thanks to the committee, good job, keep up the good work, etc.
 - ❖ A lot of work; good presentation of the material, nice website, thanks for the opportunity to weigh in, good range of options.
- Consider traffic, street remediation, sidewalks
- Consider the impacts on the adjacent neighborhood
- Land and buildings uninsured. Work fast to reduce liability
- Speed up/get it done "Pick up your pace. I'm getting older."
- Keep in mind the large commitments the Town has recently made (highway shed, safety building, new rec center, schools). Be realistic about our resources and what's possible
- Use the guidance from Jones Lang LaSalle's professional market analysis as a guide
- Better clarity on the financial pieces, including share with state
- Better clarity on the implementation
- Eliminate consultants

Question 9 (2 of 2)

Other feedback for the committee

- Do something to honor Medfield State Hospital's original purpose
- If a museum on King Philip's war, integrate native perspective, not just colonists
- Transparency in the process
- Much easier to view the boards on my computer. Wish I had them before attending the meeting.
- Make contacts with obvious potential allies (conservation foundations, Mass Development, local legislators, leaders in abutting communities)
- When a decision is made, explain the pros and cons
- Look into the Irvine Company in Southern California (interesting developer)
- Learn from other towns who have been in this situation.
- Don't forget the teenagers! They need things to do in this town.

Demographics: Age (539 responses)

Your Age

539 total responses

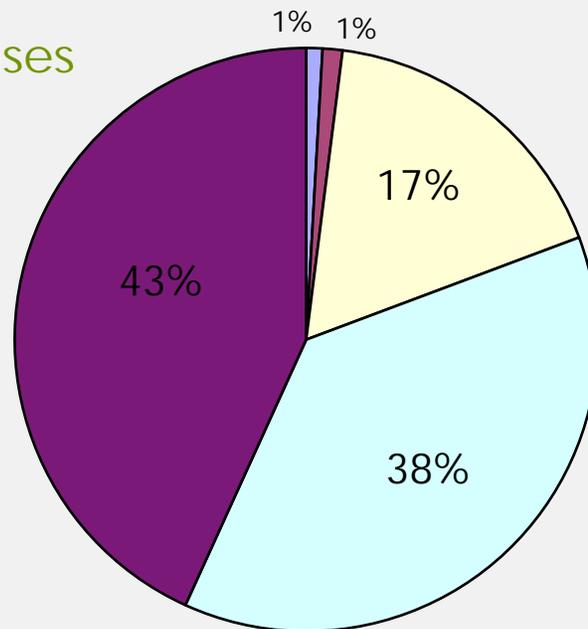
Under 18: 5

18 - 25: 6

26 - 40: 93

41 - 55: 202

55+: 233



Under 18

18 - 25

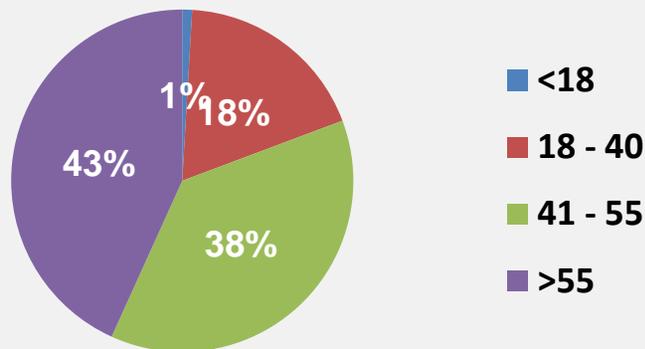
26 - 40

41 - 55

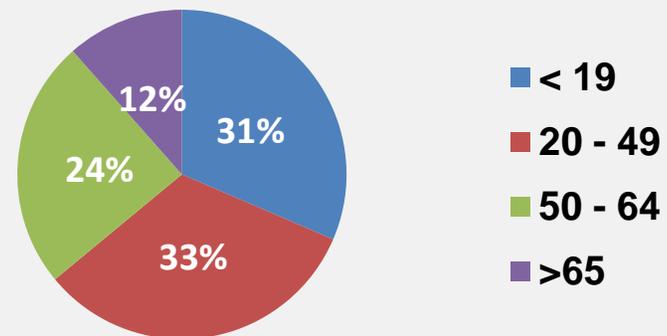
55+

Comparison of age distribution of survey respondents to Medfield's overall population

**Survey
Age Distribution**



**Medfield Population
Age Distribution**



A higher representation of an older population completed the survey than Medfield's overall population.

Sources: Medfield Population -- Housing Production Plan, October 17, 2016, Table 2, p.6
Survey -- February 2017 Public Open House Survey Results Summary, March 24, 2017

Demographics: Length of time in Medfield (540 responses)

How long have you lived in Medfield?

540 total responses

I don't: 10

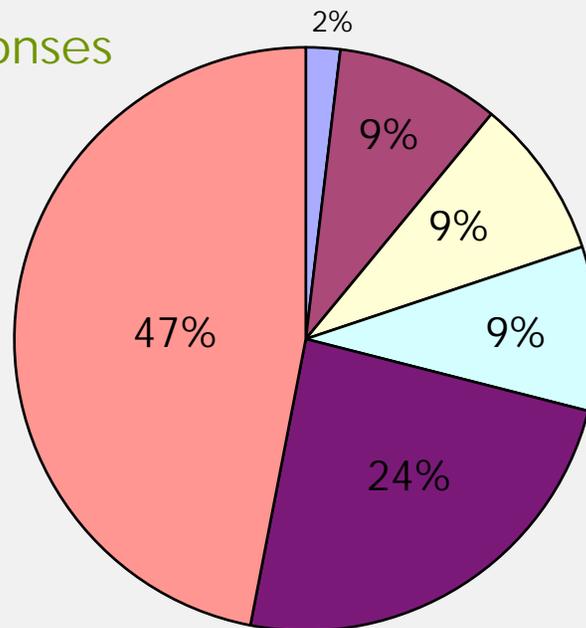
<3 years: 49

3-5 yrs: 48

6-10 yrs: 49

10-20 yrs: 130

>20 yrs: 254



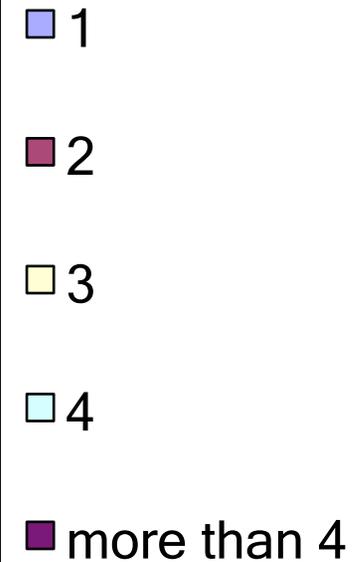
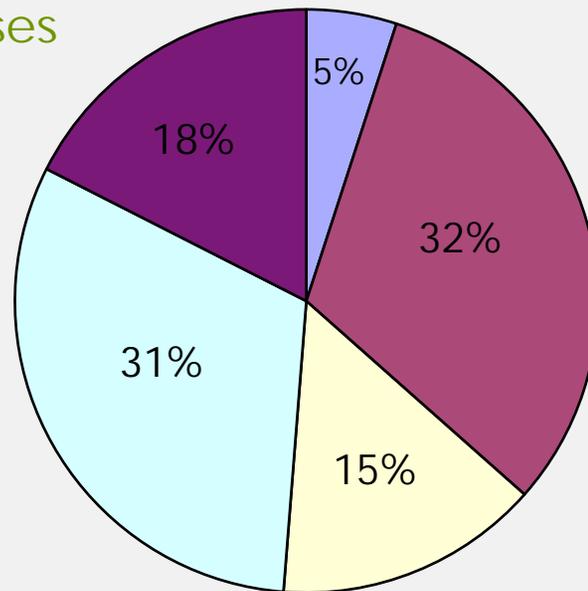
- I don't
- less than 3 years
- 3 - 5 years
- 6 - 10 years
- 10 - 20 years
- more than 20 years

Demographics: # of people in household (536 responses)

How many people currently live in your household?

536 total responses

1: 27
2: 169
3: 79
4: 167
>4: 94



Demographics: Children in Medfield Public Schools (537 responses)

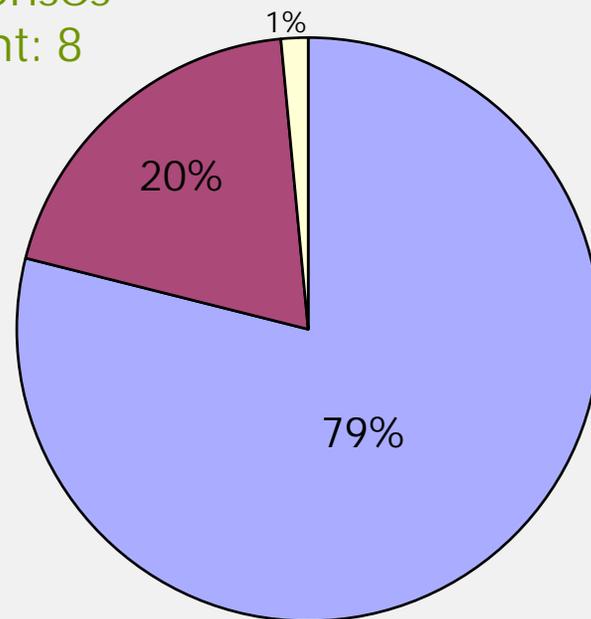
Do you now, or have you ever had children in
the Medfield public school system?

537 total responses

Current student: 8

Yes: 424

No: 105



■ Yes

■ No

■ I am currently a
Medfield public
school student

Demographics: Annual Household Income (493 responses)

What is your annual household income?

493 total responses

<\$50K/yr: 18

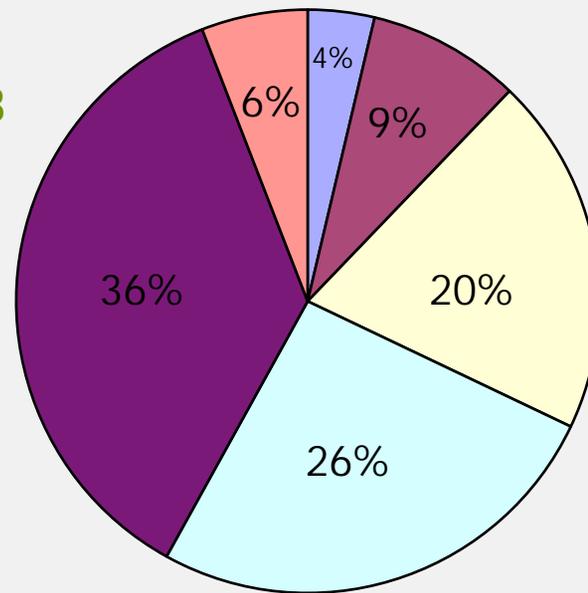
\$50-80K/yr: 42

\$81-140K/yr: 98

\$141-200K/yr: 128

>\$200K/yr: 178

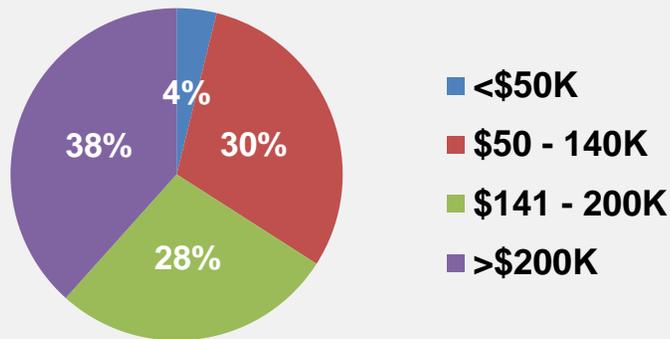
I don't know: 29



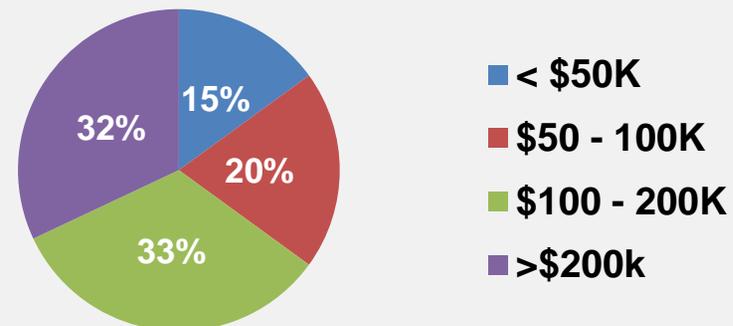
- less than \$50K a year
- \$50K - \$80K/yr
- \$81K - \$140K/yr
- \$141K - \$200K/yr
- More than \$200K/yr
- I don't know

Comparison of annual household income of survey respondents to overall Medfield population

**Survey
Household Income**



**Medfield Population
Household Income**

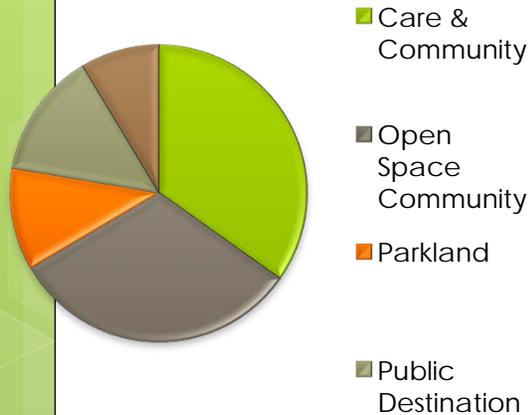


Survey respondents' income distribution roughly mimics that of Medfield's overall population, with lower income households being the least well represented.

Sources: Medfield Population -- Housing Production Plan, October 17, 2016, Figure 1, p.7
Survey -- February 2017 Public Open House Survey Results Summary, March 24, 2017

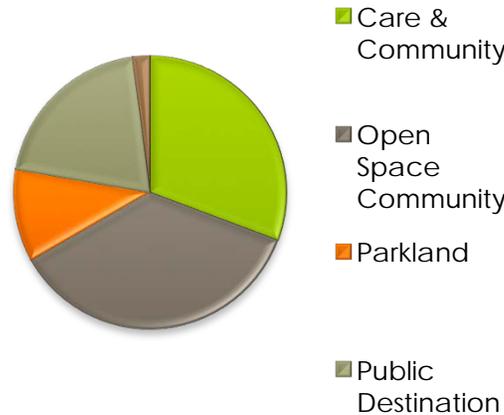
Comparison of preferences for one of the four concepts by age of respondent

55+ Concept Preferences



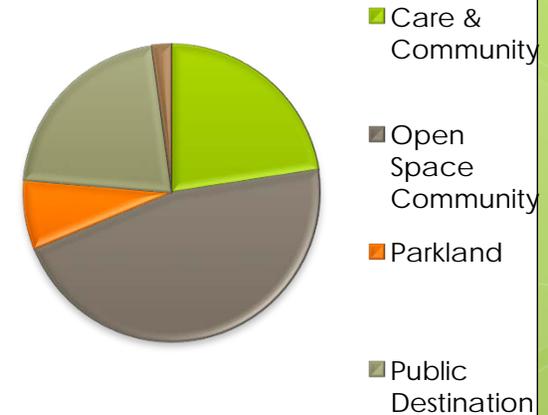
Care & Community	81
Open Space Community	74
Parkland	26
Public Destination	32
None	20
Total	233

41-55 Concept Preferences



Care & Community	62
Open Space Community	73
Parkland	22
Public Destination	41
None	4
Total	202

26 - 40 Concept Preferences



Care & Community	21
Open Space Community	43
Parkland	7
Public Destination	20
None	2
Total	93