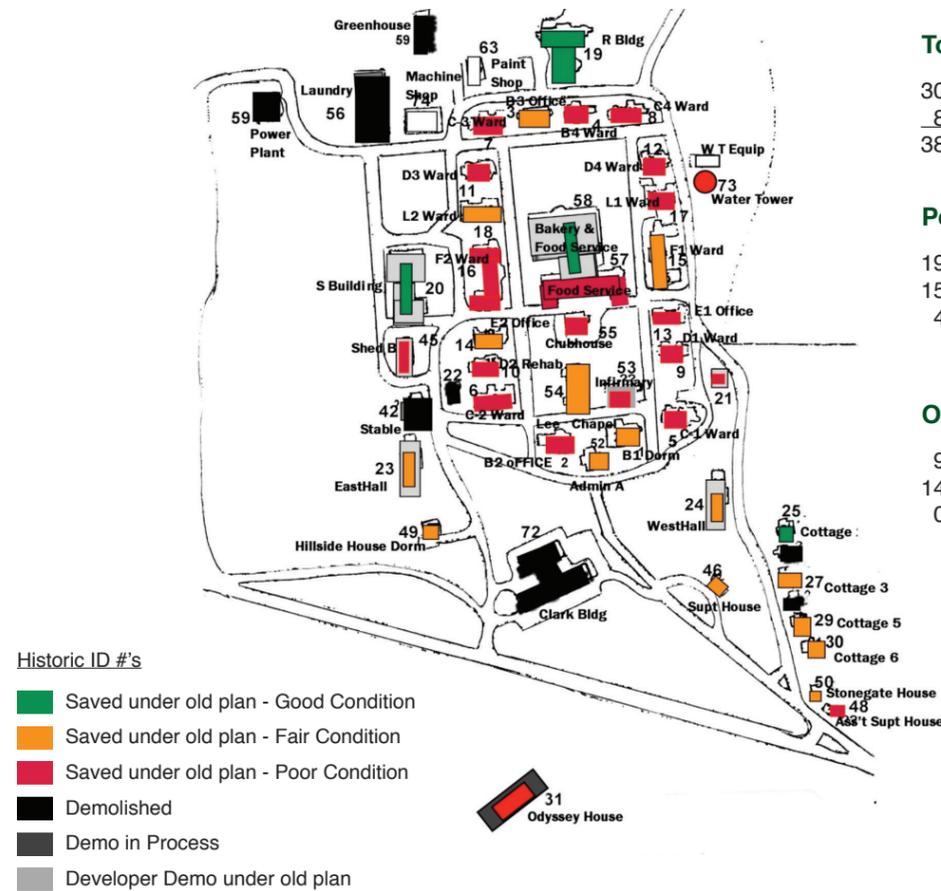


**MSH Buildings: Condition & Planned Re-Use Demolition - 2005 Plan**



**Total Structures At Time of Sale**

30 Buildings at	626,000 sq ft
8 Cottages at	32,000 sq ft
38	658,000 sq ft

**Per 2003 Building Condition Survey**

19 "Poor" at	247,000 sq ft
15 "Fair" at	234,000 sq ft
4 "Good" at	177,000 sq ft
	658,000 sq ft

**Of 23 Quad Buildings:**

9 "Fair" at	212,000 sq ft
14 "Poor" at	223,000 sq ft
0 "Good" at	0 sq ft
	435,000 sq ft



**MEDFIELD STATE HOSPITAL FUTURE REUSE VISIONING WORKSHOP**

Sponsored by the Town of Medfield  
 Hosted by the Medfield State Hospital Advisory Committee (SHAC)

**A Brief History**

Medfield State Hospital (MSH) began operation in 1896 and originally consisted of 25 buildings and a large barn on 425 acres. It was built as a psychiatric hospital to relieve crowding at other facilities throughout the state. During the 1920's through the mid 1950's, the facility had grown and the hospital's patient population exceeded 2,000 people. Since the 1960's, changes in the care of the mentally ill led to a decline in the population at the facility until the state closed MSH's doors completely in 2003.

**On-going and Interrelated Town Interests:**

1. **Environmental Clean-up** – The lengthy mediation process regarding cleanup of the former power plant (Parcel A-2) has been resolved and clean-up should be completed by October 2015.
2. **Water Tower and Wellfields** – As part of the environmental clean-up mediation process, the State will transfer the land that surrounds the existing water tower site (located on a portion of Parcel A) so the Town may replace it and provide much needed public water storage capacity.
3. **The potential purchase of the Core Campus (Parcel A) and Sledding Hill (Parcel B)** – The Town has entered a Preliminary Agreement, (PA), with the State to purchase ~134 acres for \$3.1 million, plus a percentage of the net sales proceeds from future sales or leases.

**Ultimate Reuse**

Given deadlines that are included in the PA, the Town will need to schedule an early Special Town Meeting (STM) to consider the MSH land purchase and we will not have a full opportunity to vet out all of the desired and feasible future uses with the public. The PA requires the Town to decide whether to buy the site before a concrete plan as to what the Town will do with the land is fully prepared. The visioning process will lead the Town to a general consensus on the broad concepts of what the Medfield community will want to do with the property in the event that the citizens vote to approve the purchase.

**Prior Reuse Efforts and Investigations**

After the State closed the facility; the Town and State initiated reuse assessments and preliminary plans:

**2003** - A Vision Plan was prepared focusing on the reuse of the Medfield State Hospital Core Campus in the context of a regional assessment of housing, economic development, open space, and transportation. Reuse alternatives were considered which concentrated development in the Core Campus area and incorporated some new construction while aspiring to retain approximately half of the existing structures on site. The remaining portions of the property were reserved for conservation, recreation, and/or agricultural use.

**2005** - The Board of Selectmen adopted a Reuse Plan for the Core Campus developed by the Medfield State Hospital Reuse Committee (MSHRC) that included 440 housing units with a mix of condos, apartments, and assisted living, plus approximately 30,000 square feet of office space. Twenty-five percent (25%) of the housing units were planned to be "affordable", and the plan was amended from a previous plan with 340 units with a goal of satisfying the Town's affordable housing requirement.

**Other Reuse Considerations**

Other commercial, recreational, and institutional uses have been considered, however the lack of access to major highways and relatively weak market for commercial development in this location led to the conclusion that residential use would be most feasible for this location. A market analysis completed in 2012, by Jones Lang LaSalle (JLL), a nationally recognized real estate services and investment management firm (see summary below), reconfirmed that residential use has greatest potential, along with healthcare, a continuing care retirement community, and recreation. According to this study, the local market is currently strongest for multifamily use.

**2014 Building Assessment Study Update (in progress):**

- As a follow up to the comprehensive building evaluation completed in 2003, a new assessment is underway to analyze four (4) sample buildings on the Quad to better understand any further deterioration of the buildings due to the lack of stabilization recommended at that time.
- The updated information provided on the 4 existing buildings, specifically those on the National Historic Register, will help determine if they are in stable condition, the extent of disrepair, and whether they are structurally unsound.



■ Retained By Commonwealth ■ For Disposition

### Other Existing Factors in Future Reuse Scenarios

- The zoning around the State Hospital is 'Business Industrial' and 'Agricultural.'
- The State Hospital is on the State and National Register of Historic Places which is a factor if public funds are used in the restoration and reuse of buildings on site.
- The Hospital Farm Historic District was enacted by Town Meeting in 1994 that requires review by the local Historic District Commission to ensure changes are in harmony with the original landscape.
- Water withdrawal permits restrict the Town to 1.5 millions of gallons of water per day regardless of any future development throughout the town.
- Capacity exists at the wastewater treatment plant for future reuse.
- A new utilities (sewer, water, drainage, etc.) infrastructure would be necessary to accompany any future developments.

**Market Potential** – Results of the 2012 Jones, Lange, LaSalle (JLL) Market Study:

### Most Viable Uses

- **Housing:** Single family, condominium and multifamily rental, with multifamily being the strongest due to current economic issues.
- **Recreation:** Scale of the property and demand for indoor and outdoor recreation space make this one of the most interesting uses.
- **Healthcare and/or Continuing Care Retirement:** Aging population and local demographics make this an attractive location.

### Moderately Viable Uses

- **Institutional Use (Satellite Campus or Retreat/Conference Center):** Attractive site but demand for institutional use is limited.
- **Life Sciences:** This business sector tends to build ("cluster") around already existing major research institutions.
- **Retail:** Poor location for large scale retail, but may be demand for new retail space for local small and specialty businesses.

### Least Viable Uses

- **Commercial Office:** Poor opportunity for large office developments (>50,000 sf). Possible small scale multiple businesses demand as part of a multi-use retail, recreation, and residential development
- **Hospitality:** Unlikely site for commercial scale, but smaller scale is possibility as part of a mixed use development.
- **Industrial:** Weakest of the reuse types. Possible small scale, multi-tenanted buildings catering to businesses operating in Medfield and nearby towns.

### Anticipated Time-Line for MSH Legislative Process:

EVENT	SCHEDULE	COMMENTS
Public Visioning Workshop	January 11, 2014	Documentation of Public Views
Prepare for Warrant Committee and Special Town Meeting	Complete by February 14, 2014	Economic, financial, and impacts analyses of alternative plans
Warrant Committee Meetings	January/February	Position on Warrant Article prior to Special Town Meeting
Special Medfield Town Meeting to Vote on Acquisition of Property	No later than March 17, 2014	Date not yet finalized by Town
Draft Purchase & Sales Agreement and Transfer Legislation	Complete drafts by March 28, 2014	Medfield takes lead then reviewed by DCAMM
Special Town Election to Proceed with Acquisition	By March 28, 2014	May not be necessary -- depends on financial plan, Board Of Selectmen and legislators requests
DCAMM Review P&S and Legislation	Target Completion by April 21, 2014	Allow one month; Do not anticipate any problems
Annual Town Meeting	April 28, 2014	Date not yet scheduled
Approval by Mass House and Senate	Allow 2 months (May - June); Target completion by June 30, 2014	Need to schedule on legislative agendas, conduct hearings, legal review
Send to Governor for Signature and Enactment into Law	July 1, 2014	Target date prior to recess in light of election year
Senate and House Summer Recess	July - August, 2014	
State and Federal Elections	November 4, 2014	Governor and many high-level officials will be changing

### MEDFIELD STATE HOSPITAL PROPERTY Site Context Map / Parcels and Considerations



Map Credit: William Massaro 12.29.13

### STATE-RETAINED PARCELS (~115 acres)

#### Parcel A1

Fields to be transferred to Dept of Conservation and Recreation / Dept of Agricultural Resources (~36 acres)

#### Parcel A2

Fields & Riverside to be transferred to Dept. of Conservation and Recreation / Dept. of Agricultural Resources (~38 acres)

- Clay Containment Area: Removal Completed
- C&D Area (Construction Debris): Mediated Cleanup & Restoration begins June 2014 / Complete October 2015
- Power Plant: Cleanup proposal due March 2014
- CVOC's: Remediation in Process

#### Parcel C

Former Lift Station Area (~ 6 acres) (Conservation)

- Deactivated & Connections Closed

#### Parcel D

Firing Range to be transferred to Dept. of Public Safety (~ 30 acres)

- Former Sewer Beds: Tested. No issue reported

#### Parcel E

Cemetery to be transferred to Dept. of Mental Health (~ 3 acres)

#### Parcel F

Active transitional home and will remain as such (~ 3 acres)

### SALE PARCELS (~94 acres)

#### Parcel A

Core Campus (~94 acres)

- Salvage Yard: Removal Completed
- CVOCs (chlorinated volatile organic compounds): Remediation in Process
- Underground Tanks: Removed. Likely Location for New Water Tower

#### Parcel B

Field & Sledding Hill (~40 acres)

- Debris Areas: Debris Removed & Soil Tested