

Medfield State Hospital Redevelopment Presentation to Warrant Committee

June 6, 2022



TRINITY
FINANCIAL

Order of Discussion

- **Proposed Redevelopment Program**
- **Update on Due Diligence**
- **Feedback from Warrant Committee**

Proposed Redevelopment Program

Redevelopment Goals

- Creates 334 apartments, mix of unrestricted and affordable (up to 80% Area Median Income) available to individuals and families
- Restores all contributing historic buildings in Core Campus
- Collaboration with Cultural Alliance of Medfield for artist programming
- Campus remains accessible and programmed for public enjoyment
- Town retains Green, North Field and Arboretum



Proposal Program - Updated May 2022

Income Category	Number of Units
Market	249
Affordable at 80% AMI*	85

Income Category	Studio Rent	1 BR Rent	2 BR Rent	3 BR Rent
Market	\$1,950	\$2,450	\$2,950	\$3,800
Affordable at 80% AMI*	\$1,782	\$1,901	\$2,265	\$2,612

Income Category	Studio	1 BR	2 BR	3 BR	Total
Market	34	116	74	25	249
Affordable at 80% AMI*	11	39	26	9	85
Total	45	155	100	34	334

**Affordable Rents cited from HUD Boston MSA 2021 Rents with plug utility allowance deduction

Distinctive Features of MSH Redevelopment

- Rehabilitation of historic assets of Town of Medfield - Preserving the character of the Town
- Creation of high-quality housing that is a net financial benefit to the Town of Medfield
- Provides desired access to open spaces across the campus
- Team with experience redeveloping multi-phased historic campuses and working collaboratively with artists groups
- Pro Forma that reflects the realities of current construction environment and site challenges

SITE OPEN SPACES



EXISTING BUILDINGS



CLUBHOUSE



PROPOSED PERSPECTIVE



PROPOSED PERSPECTIVE



PROPOSED PERSPECTIVE



Due Diligence Update

Discipline	Consultant	Scope of Work
Developer	Trinity Acquisitions LLC	<ul style="list-style-type: none">• Mutual agreement with Town on strategy for gun range• Conversation with Town and relevant state agencies (EOHED, MHC, DCAMM) regarding project• Agreement with CAM on scope of work and program
Fiscal Analysis	Mark Fougere	<ul style="list-style-type: none">• Update fiscal impact report
Market Study	Kenilworth Market Advisors	<ul style="list-style-type: none">• Rental market study
Noise/Gun Range	Acentech	<ul style="list-style-type: none">• Feasible plan for gun range mitigation
Hazardous Materials Assessment	Vertex	<ul style="list-style-type: none">• Test four (4) buildings for lead paint, asbestos, and hazardous materials
Environmental	McPhail Associates	<ul style="list-style-type: none">• Environmental Assessment Report
Existing Conditions	Existing Conditions	<ul style="list-style-type: none">• As-built survey of all major buildings

Due Diligence Update

Discipline	Consultant	Scope of Work
Design	ICON	<ul style="list-style-type: none">• Schematic plans
Utilities, Access, Easements, Flood Zone, & Traffic	VHB	<ul style="list-style-type: none">• Updated Traffic study• Updated water and sewer capacity study
Permitting	Fort Point Associates	<ul style="list-style-type: none">• Review of existing permitting documents• Updated list of all required federal, state, and local permits
Historic	Public Archaeology Laboratory	<ul style="list-style-type: none">• Coordination with Town officials on compliance with MOA and preservation of building eligibility for historic tax credits• MHC and NPS Part I submission and approval
Legal & Title	Robinson and Cole	<ul style="list-style-type: none">• PDA, Term Sheet, LDA, Title Report

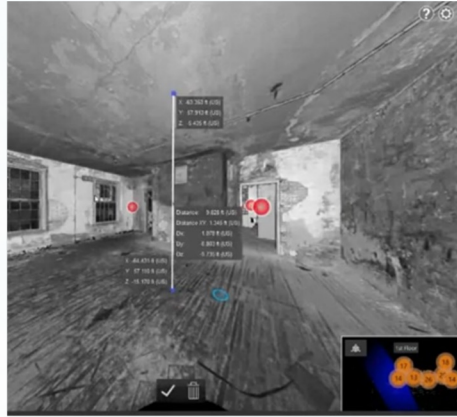






Due Diligence Update

Existing Conditions

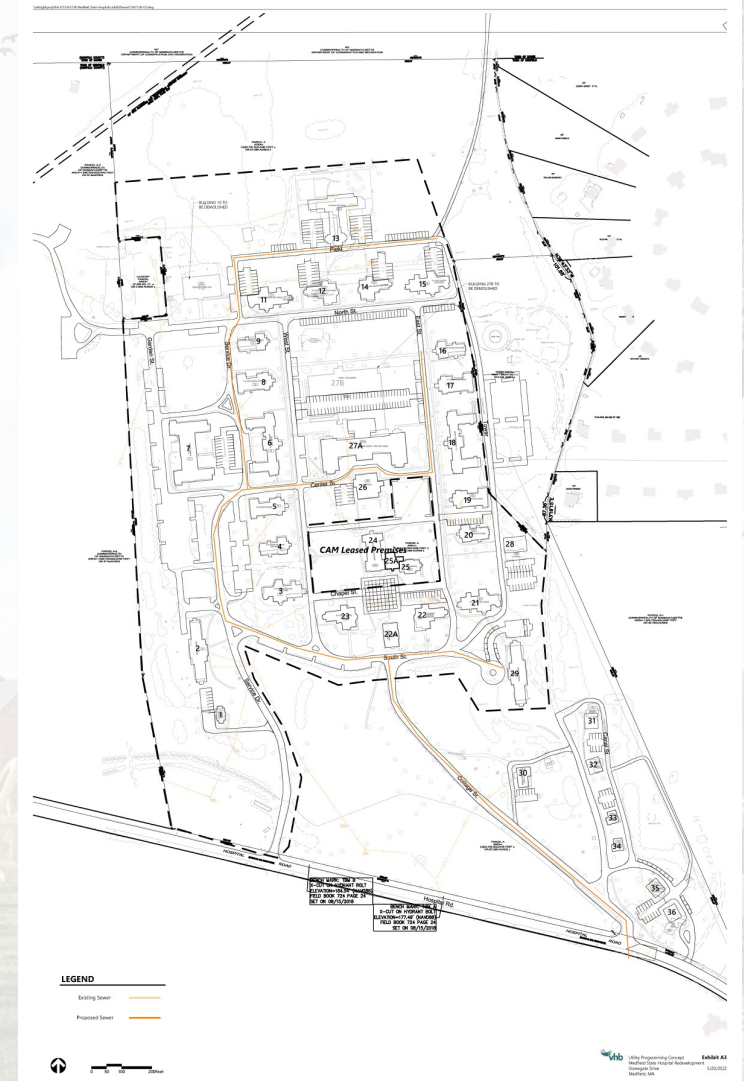
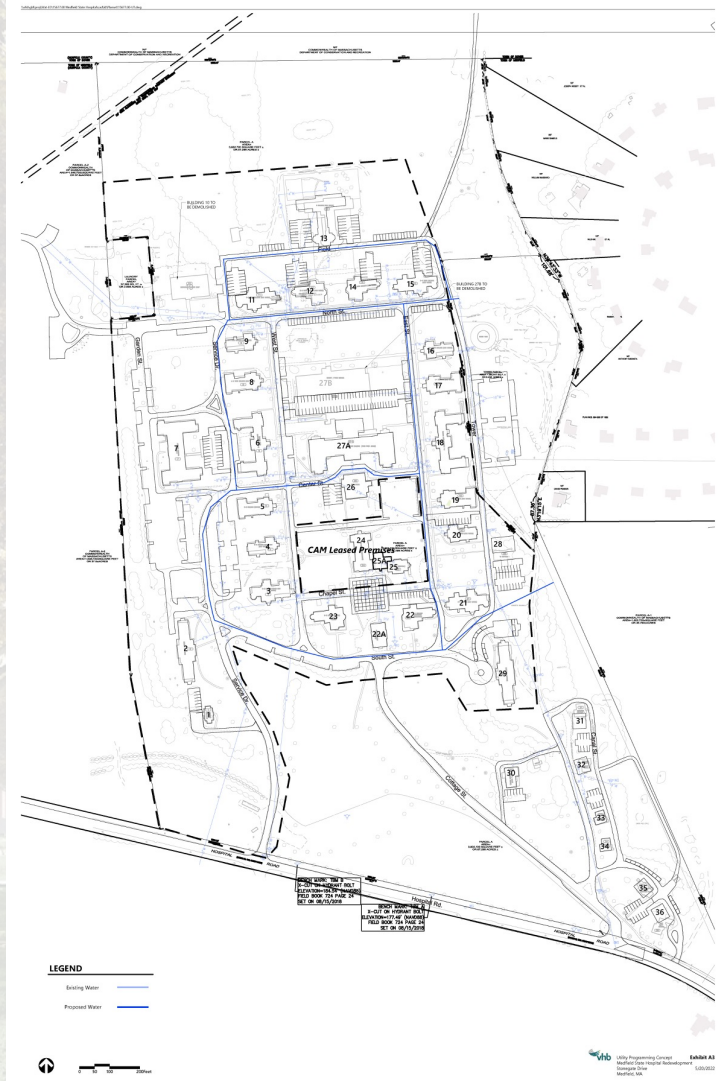


Environmental and Hazardous Materials

- Environmental Site Assessment Report | McPhail Associates
 - Visual reconnaissance and review of site history and available records
 - Recommends soil management and off-site disposal
- Hazardous Materials Survey | Vertex Companies
 - Expected findings of Asbestos-Containing Materials and Lead Based Paint
 - Recommends proper disposal and oversight during construction

Water and Sewer Utilities

- Analysis performed by VHB Engineers
- Found sufficient Water and Sewer Capacity
- In discussions with Town Staff and Peer Reviewers



Traffic Study

- Study Intersections:
 - N. Meadows Road (Route 27) at Hospital Road
 - Hospital Road at Service Drive/McCarthy Park Driveway
 - Hospital Road at Stonegate Drive
 - Hospital Road at Harding Street
 - Harding Street at West Mill Street
 - Harding Street at West Street
 - Harding Street at North Street
- New traffic generated by Project will not significantly impact traffic operations in the study area
- Implementation of intersection improvements recommended in Town's previous traffic study
 - Harding Street at North Street
 - Harding Street at West Street
 - Hospital Road at Harding Street

Proposed Parking Count

Initial Estimate- 698 Parking Spaces

- 586 for Residents – 1.75 parking space per residential unit ratio
- 112 additional parking spaces for campus visitors

Updated – 680 Total Parking Spaces

- 568 for Residents
 - Studios-1.5 parking space
 - 1 BR – 1.5 parking space
 - 2 BR – 2 parking spaces
 - 3 BR- 2 parking spaces
- 112 additional parking spaces for Campus Visitors

Annual Fiscal Impact to Town

Revenues	High Estimate	Low Estimate
Total Revenues	\$1,319,824	\$1,319,824
Costs	High Estimate	Low Estimate
Police	-\$37,800	-\$37,800
Fire	-\$75,454	-\$75,454
Outreach	-\$4,770	-\$4,770
Council on Aging	-\$14,352	-\$14,352
DPW	-\$52,727	-\$52,727
General Impacts	-\$33,400	-\$33,400
Schools	-\$332,640	-\$535,8400
Total Costs	-\$551,143	-\$754,343
Net Positive Fiscal Impact	\$768,681	\$565,481

Annual Fiscal Impact to Town

RFP Response vs. Updated Educational Costs

RFP RESPONSE UNIT MIX

ESTIMATED SCHOOL CHILDREN 47-67

COST PER CHILD \$3,700- \$4,200

TOTAL COST TO TOWN \$197,400 - \$281,400

UPDATED UNIT MIX

ESTIMATED SCHOOL CHILDREN 61-66

SPECIAL EDUCATION COSTS: \$153,840

ADDITIONAL TEACHER COSTS:\$342,000

ADDITIONAL BUS ROUTE: \$40,000

TOTAL COST TO TOWN: \$332,640 to \$535,000

Historic Strategy

- National Register Historic District
- Rehabilitation of buildings using state and federal historic tax credits
- Work will meet Secretary of the Interior Standards for Rehabilitation and Historic District guidelines
 - Submission of single Part I Application to MHC Submitted April 26, 2022 and Resubmitted 27 Separate Applications May 19, 2022
 - NPS (single Part I Application) Submitted April 26, 2022
- Medfield Historic District Commission
- Medfield Historical Commission
- Archaeology

Legal and Title

- Finalizing LDA with Town
- Received Title for Property



Permitting

Agency	Permit/Approval
Federal	
Environmental Protection Agency (EPA)	NPDES Construction General Permit for Stormwater Discharge
State	
Massachusetts Environmental Policy Act (MEPA)	<ul style="list-style-type: none"> • Notice of Project Change • Single Environmental Impact Report
Department of Environmental Protection (DEP)	<ul style="list-style-type: none"> • Notice of Construction • Notice of Demolition
Department of Public Safety	<ul style="list-style-type: none"> • Approval of Elevator Inspectors
Massachusetts Historical Commission (MHC)	<ul style="list-style-type: none"> • Design Review (Finding of No Adverse Effect) • Approval of Historic Tax Credits
Local	
Medfield Planning Board	<ul style="list-style-type: none"> • Plan Approval
Medfield Historic District Commission	<ul style="list-style-type: none"> • Demolition Delay • Certificate of Appropriateness
Medfield Building Department	<ul style="list-style-type: none"> • Demolition Permit Application • Medfield Building Permit Application - Commercial & Multi-Family • Application to Alter an Existing Building Permit <ul style="list-style-type: none"> ○ Debris Affidavit ○ MA State Final Construction Control Affidavit ○ MA State Initial Construction Control Affidavit • Contractor Control Form • Certificate of Occupancy
Medfield Highway Department	<ul style="list-style-type: none"> • Medfield Street Opening Permit • Medfield Trench Permit
Office of Water and Sewer Board	<ul style="list-style-type: none"> • License to Install Water • Sewer Installation and Inspection Permit
Water and Sewer Department	<ul style="list-style-type: none"> • Sewer Connection Application Permit • Water Connection Application Permit

Project Schedule

Date	Milestone
November 2021	Developer Designation
December 2021- May 2022	Due Diligence
June 2022	Special Town Meeting Vote
July 2022 – November 2022	Community Outreach and Design Development
August 2022 – June 2023	Major Permitting and Financing Secured
March 2024	Construction Commences
December 2026	Construction Completes

The background is a soft, painterly illustration of a university campus. In the foreground, a man sits on a stool painting a landscape on an easel. To his right, a group of people sits on a blanket on the grass. Further back, a woman sits in a striped chair, and a man lies on a lounge chair. On the far right, a child sits on a large log. The middle ground features a large, multi-story brick building with a central tower. The sky is filled with birds flying. The overall tone is peaceful and artistic.

We want to hear from you...

QUESTIONS or COMMENTS?

Appendix

Bellforge Arts Center

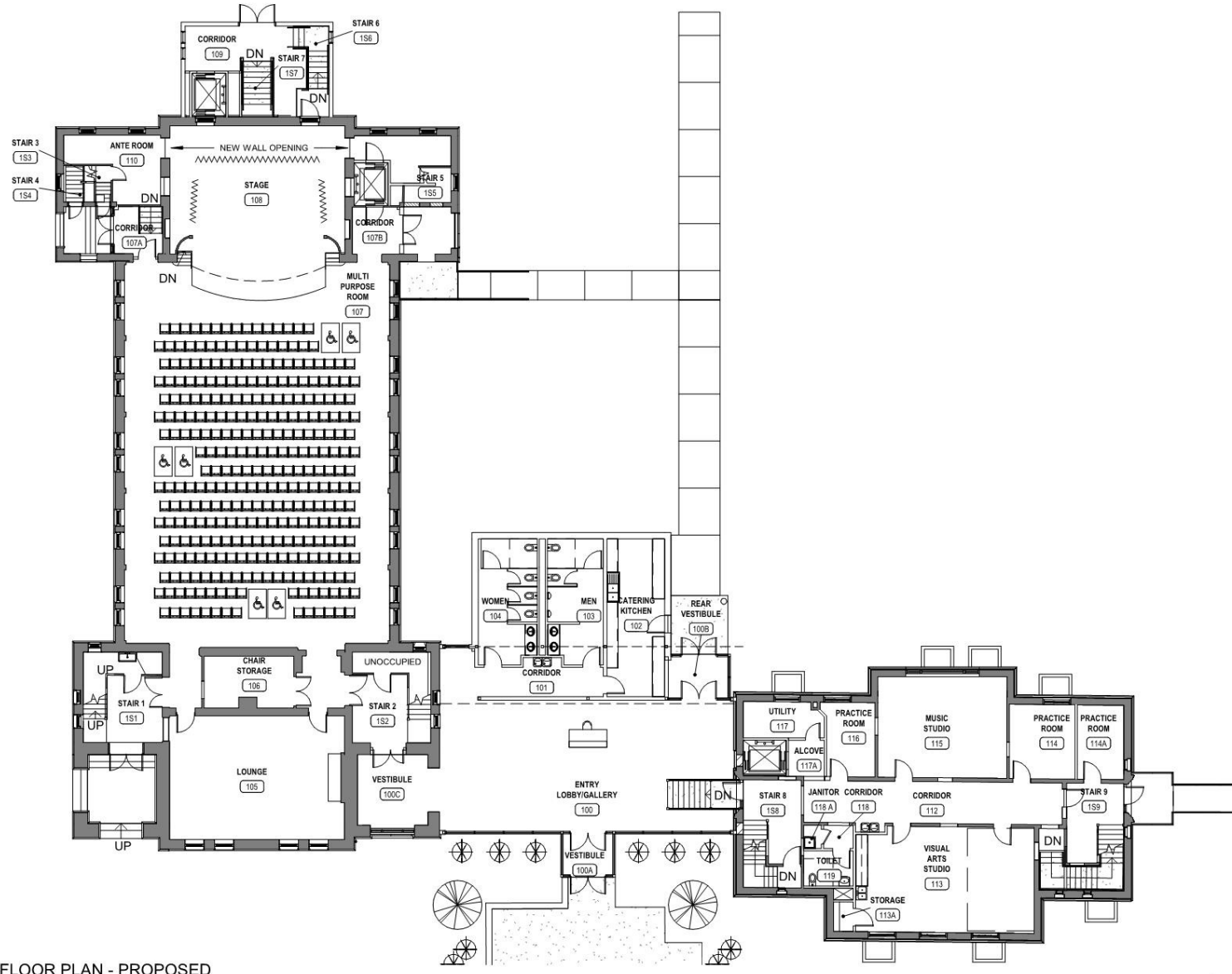


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DBVW
ARCHITECTS

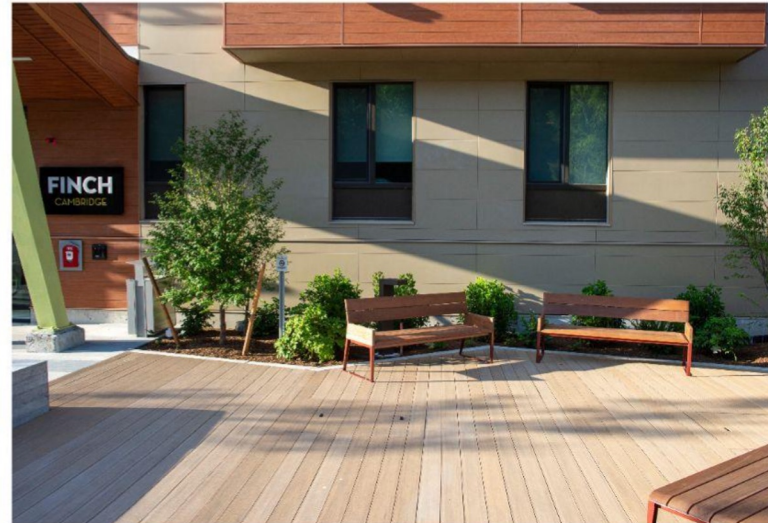
June 6, 2022

Bellforge Arts Center



1 FIRST FLOOR PLAN - PROPOSED
1/16" = 1'-0"







Boston East – East Boston., MA
200 apartment homes – Market Rate
6 Artist Live-Work Units + Community Art Gallery



boston | east





Introduction to Project Team | *TRINITY*

Company Background

- Real estate developer specializing in affordable, mixed-income, and market rate properties
- \$3.0 billion in development
 - Developed 9,500+ units of multi-family housing
 - Manage 7,600 units of housing
- Expertise with programs including federal and state historic tax credits, infrastructure grant programs and public and private financing
- Over three decades of experiencing working with Massachusetts cities and towns on complicated community developments

TRINITY
FINANCIAL

TRINITY
MANAGEMENT

Project Team

- **Developer** - Trinity Financial
- **Architect** - ICON Architects
- **Interior Designer** - Bergmeyer
- **Acoustic Consultant** –Acentech
- **Fiscal Consultant** - Mark Fougere
- **Legal** - Robinson & Cole
- **Landscape Architect** - Klopfer Martin (WBE)
- **Permitting** - Fort Point Associates
- **Sustainability Consultant** - New Ecology
- **Property Management** - Trinity Management
- **Historic Consultant** – Public Archaeology Laboratory (PAL)
- **Environmental Engineer**- McPhail
- **Hazmat** - Vertex
- **Transportation and Civil Engineer** - VHB
- **Accountant** - Cohn Reznick

Proposed Redevelopment Design | *ICON/KDMG*

Proposal Program-RFP Response

Income Category	Number of Units
Market	249
Affordable at 80% AMI*	85

Income Category	Studio Rent	1 BR Rent	2 BR Rent	3 BR Rent
Market	\$1,875	\$1,989	\$2,595	\$3,102
Affordable at 80% AMI*	\$1,782	\$1,901	\$2,265	\$2,612

Income Category	Studio	1 BR	2 BR	3 BR	Total
Market	9	138	94	8	249
Affordable at 80% AMI*	4	46	32	3	85
Total	13	184	126	11	334

**Affordable Rents cited from HUD Boston MSA 2021 Rents with plug utility allowance deduction

Budget Assumptions

\$300 per square foot hard cost construction estimate

Construction debt – interest only at 3.5%

Permanent debt – 1.20 DSCR, 4% interest, 30-year amort

Federal HTC - - \$0.85 credit pricing

State HTC - \$0.92 credit pricing

Rent trending – 3%

Expense trending – 2%

Operating expenses - \$11,000 per unit annually



Budget-RFP Response

Uses	Amount
Acquisition	\$2,000,000
Hard Costs	\$126,000,000
Soft Costs	\$26,000,000
Total Costs	\$154,000,000

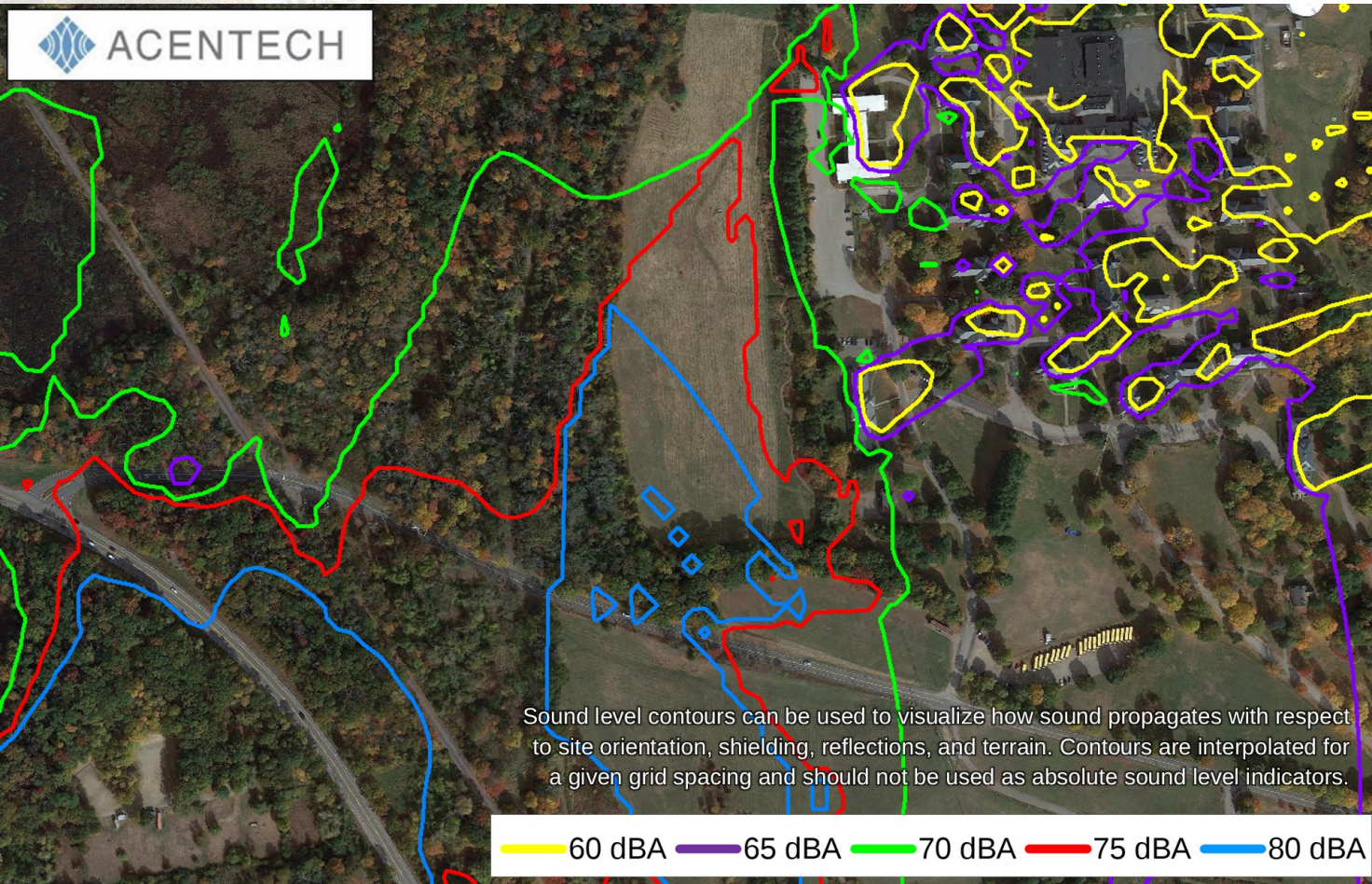
Sources	Amount
Private Equity	\$24,000,000
MassHousing Workforce*	\$9,000,000
MassWorks	\$19,000,000
Historic Tax Credits	\$30,000,000
Debt	\$72,000,000
Total Sources	\$154,000,000

Annual Fiscal Impact to Town-RFP Response

Revenues	Amount
Property Taxes	\$1,041,1802
Vehicle Excise Taxes	\$160,800
Total Revenues	\$1,201,980
Expenses	Amount
School	-\$281,400
Police	-\$91,800
Fire	-\$60,247
Outreach & Council on Aging	-\$18,828
Other General Fund Impacts	-\$33,400
Total Expenses	-\$485,675
Net Annual Tax Revenue	\$716,305

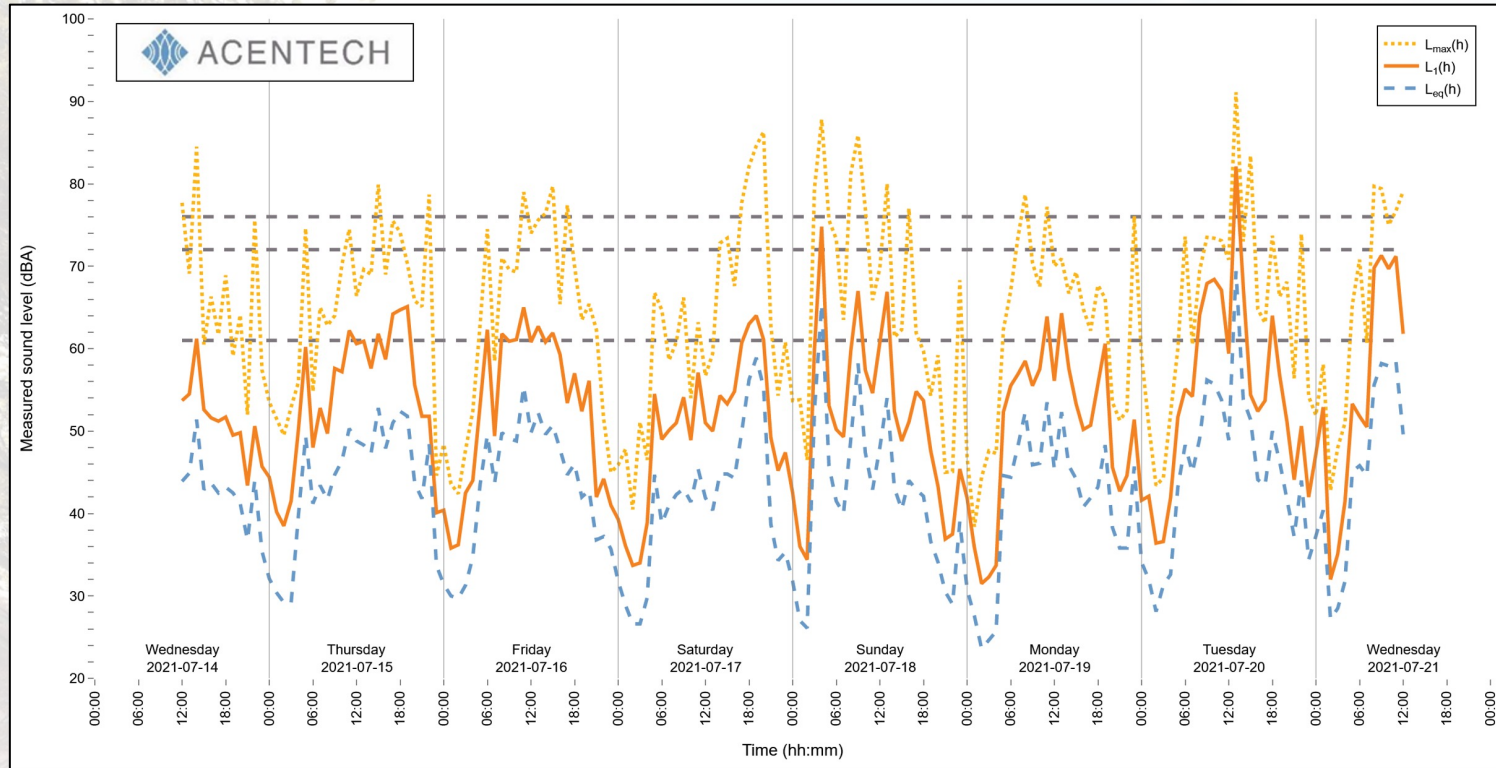
Sound Study

Acoustic propagation model

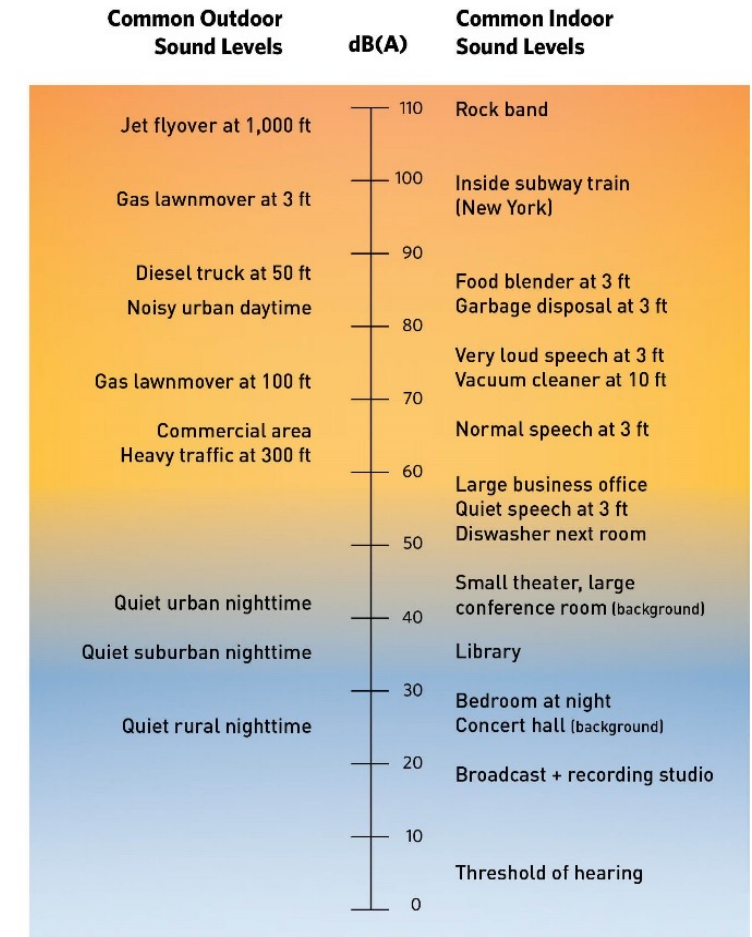


- Modeled effect of mitigation alternatives
- Preliminary recommendations:
 1. Underground firing range
 2. Indoor firing range
- Sound barrier wall not recommended – likely ineffective for these sources

Sound Study



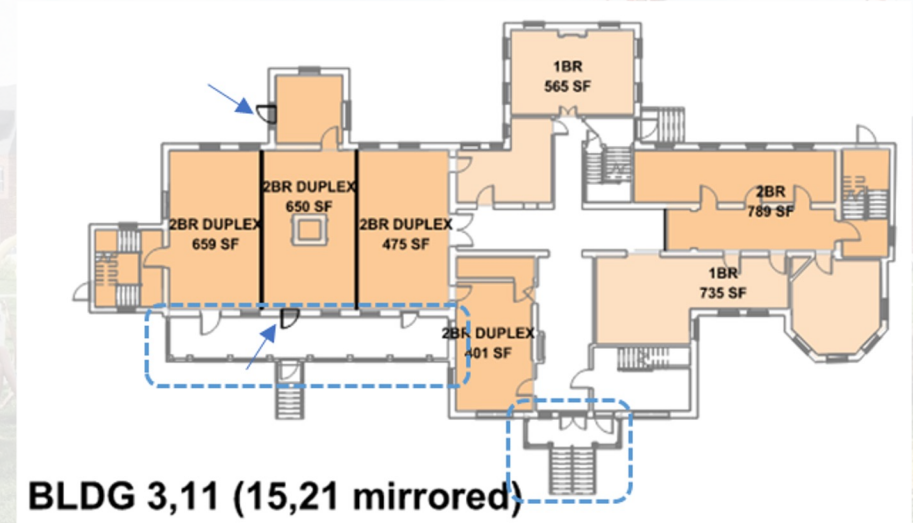
- Firing range gunshot sounds audible when facility is active
- 60 decibels or louder 390 times per active hour
 - 71+ decibels 40 times per hour
 - 76+ decibels 8 times per hour
 - Up to 90 decibels infrequently





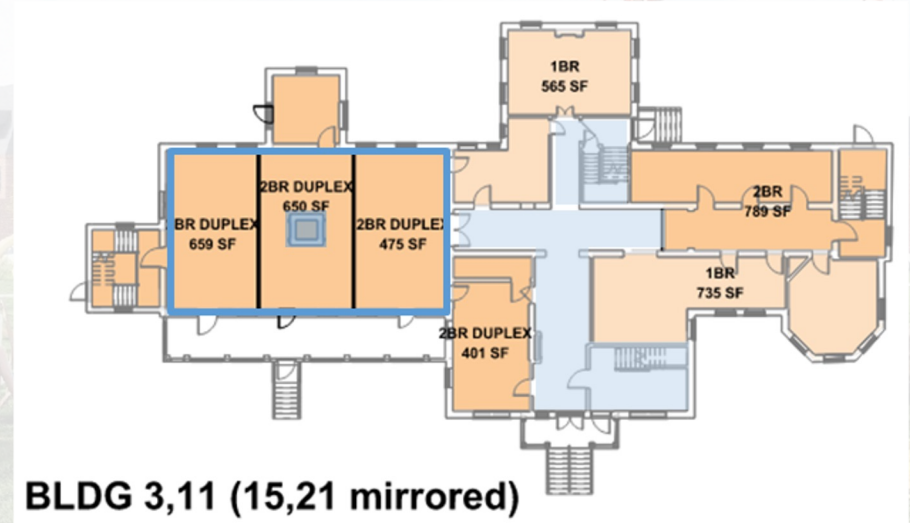
Preservation Approach

- Preserve & restore existing historic facades and exterior details to the maximum extent possible – proposed interventions will be sensitively introduced as needed
- Preserve critical interior spaces – primary entries, central corridors & stairs, dayrooms
- Preserve character defining interior elements – doors & millwork, fireplaces



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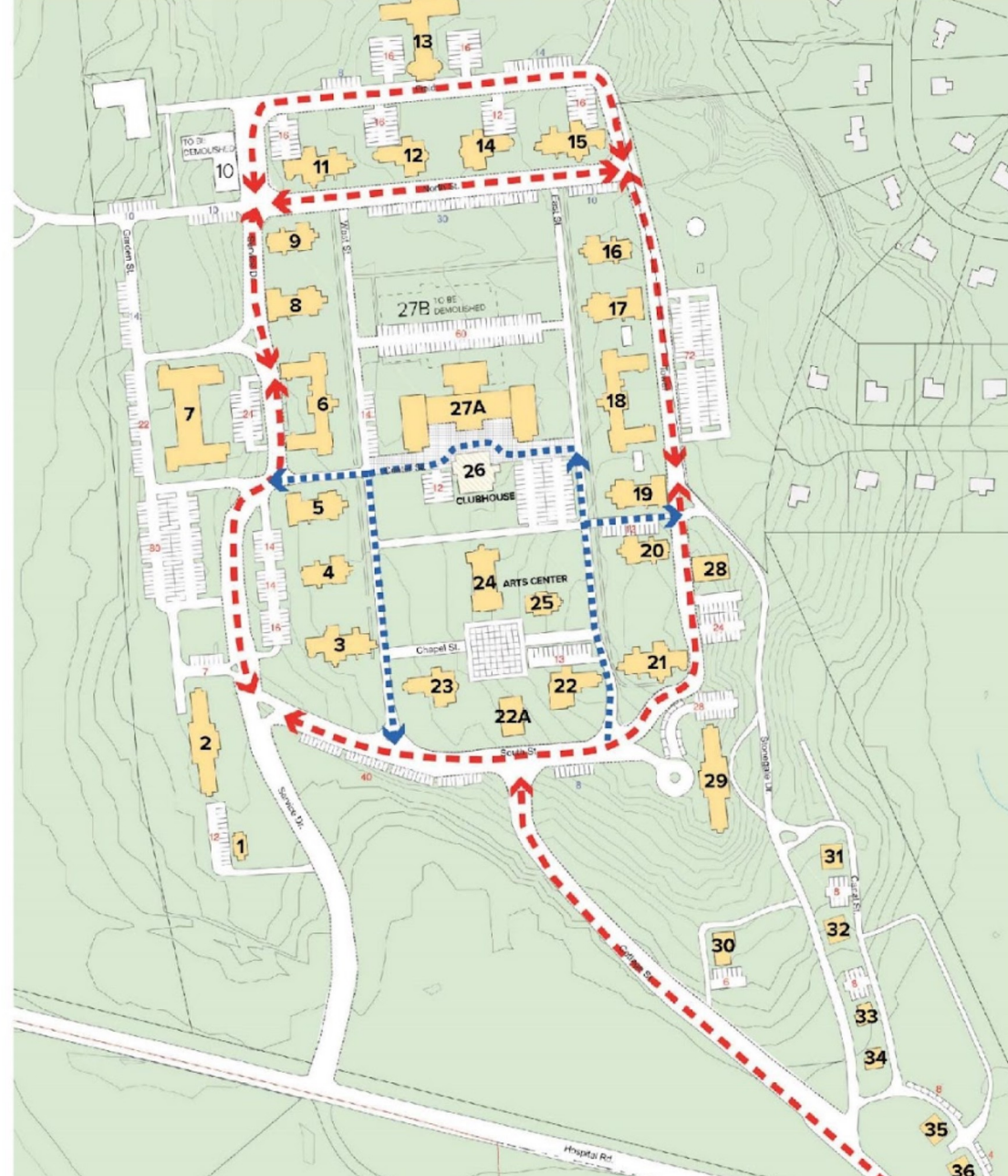
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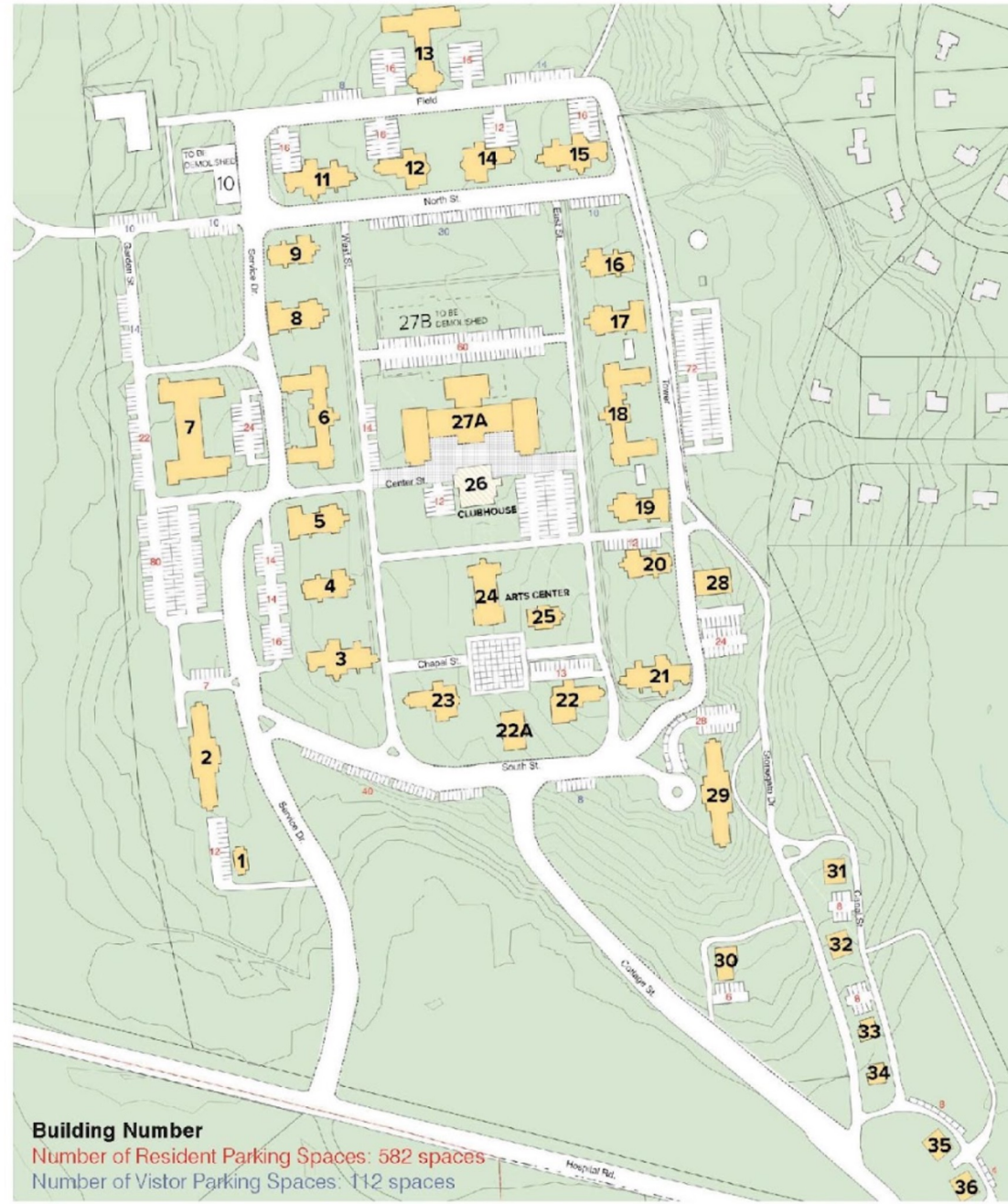








— Two Way
— One Way





Community Input and Vision

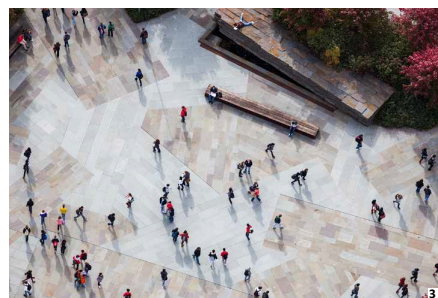
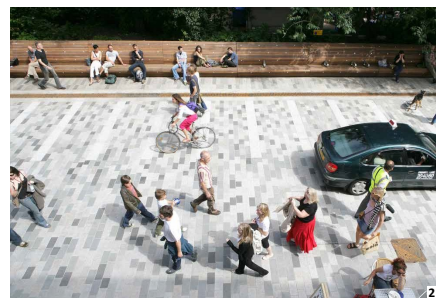
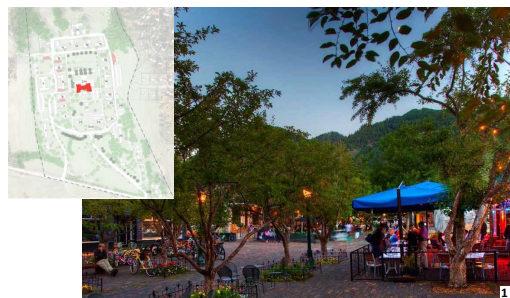


What places are important to you?

What places are important to Medfield?

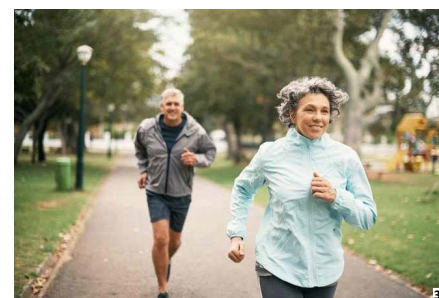


ACTIVITY PLAZAS



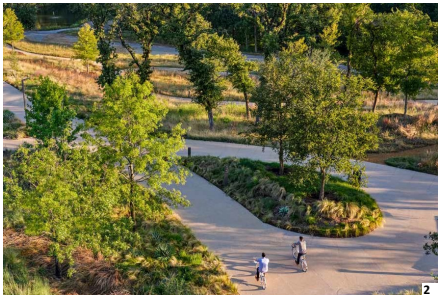
CENTRAL GREEN

PLAY

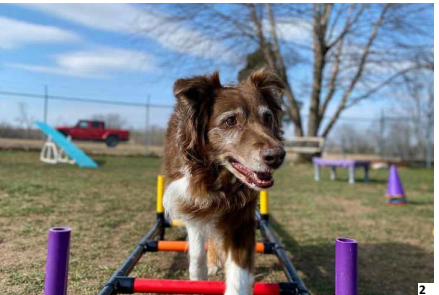


FITNESS

MULTI-USE TRAILS



COMMUNITY EVENTS

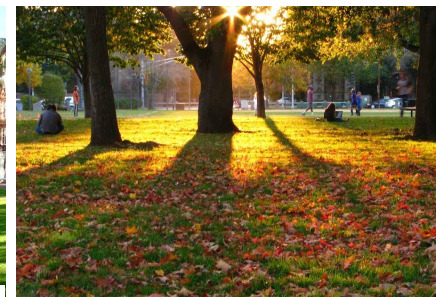


DOG PARK



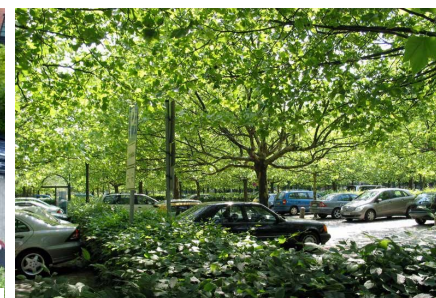
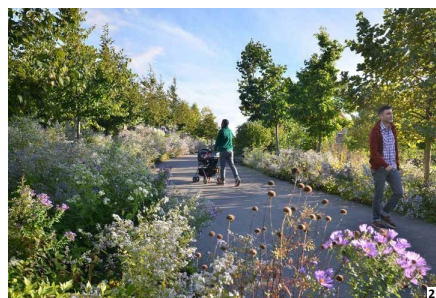
SPORT COURTS

COMMUNITY GARDEN



CANOPY TREES

MEADOWS



PARKING AND DRIVE COURTS

