

Medfield State Hospital Redevelopment

Presentation to the Town of Medfield Planning Board

February 6, 2023



Order of Discussion

- Project Overview | *Abby Goldenfarb, TFI*
- Approach to the Site | *Mark Klopfer, KMDG*
- Regulatory Overview | *Matt Lawlor, R+C*
 - Planning Board Q&A
 - Public Comment Opportunity
- Inclusionary Zoning | *Matt Lawlor, R+C*
 - Planning Board Q&A
 - Public Comment Opportunity
- Parking/Access/Circulation | *Jeff Koetteritz, VHB*
- Parking Waivers | *Matt Lawlor, R+C*
 - Planning Board Q&A
 - Public Comment Opportunity

Project Overview

| *Trinity*

Company Background

- Real estate developer specializing in affordable, mixed-income, and market rate properties
- Headquarters in Boston and Manhattan
- \$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 cities and towns on complicated and transformative community developments

The Project Team

- Developer/Applicant – Trinity Acquisitions LLC
 - Abby Goldenfarb, Kevin McCarthy & Amanda Alberda
- Civil Engineer, Stormwater & Transportation – VHB
 - Jeffrey Koetteritz, Diane Tran & Ryan Dale
- Architect – ICON Architecture
 - Kendra Halliwell & Bethany Moody
- Landscape Architect – Klopfer Martin Design Group
 - Mark Klopfer & Emily Scarfe
- Legal – Robinson + Cole
 - Matt Lawlor & Jess Bardi

Medfield State Hospital Proposed Redevelopment

- Rehabilitation of all 27 contributing historic buildings within Core Campus
- Single-phase project, anticipated Closing March 2024
- 334 units of mixed-income housing
 - 25% Affordable apartments (85) at 80% AMI
 - 75% Market Rate apartments (249)
 - 100% units eligible for Subsidized Housing Inventory
- Collaboration with the Cultural Alliance of Medfield on the *Bellforge Arts Center*
- Maintained Public Access to natural amenities; Norfolk Hunt Club



Change in Water Tower Parcel Parking Lot

Proposed at Town Meeting, June 2022

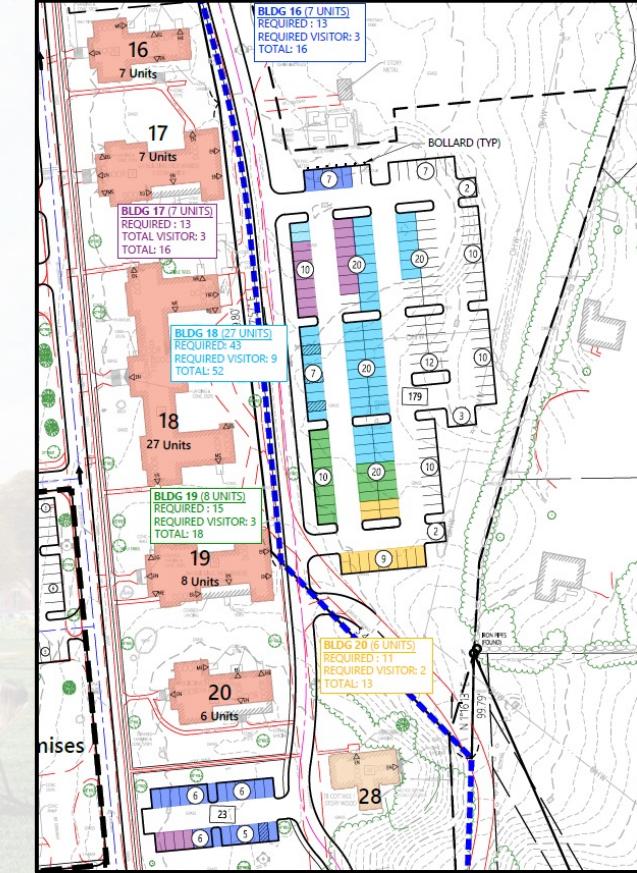
- Concept-level drawing
- 72 spaces



Currently Proposed**, February 2023

**** PLAN UNDER REVIEW ****

- Schematic-level drawing
- 179 spaces
 - Existing trees
 - Grade changes
 - Historic Limitations
 - CAM Events
- Reallocation of Spaces
 - Trinity: +34
 - CAM: +73



Progress to Date & Schedule

- Trinity submitted response to Request for Proposals | July 2021
- Trinity named as Designated Developer | November 2021
- Project received near-unanimous support at Medfield Special Town Meeting | June 2022
- NPS/MHC Part I Historic Approval | June 2022

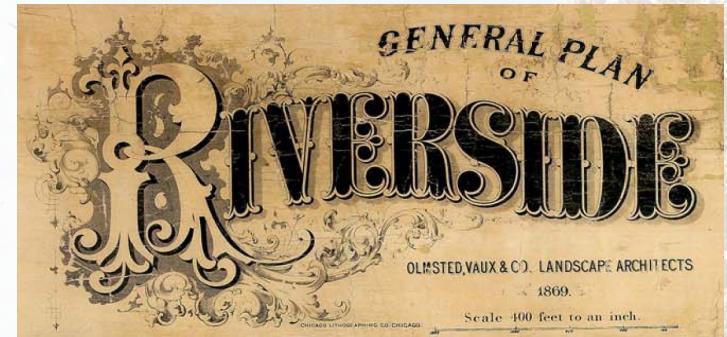
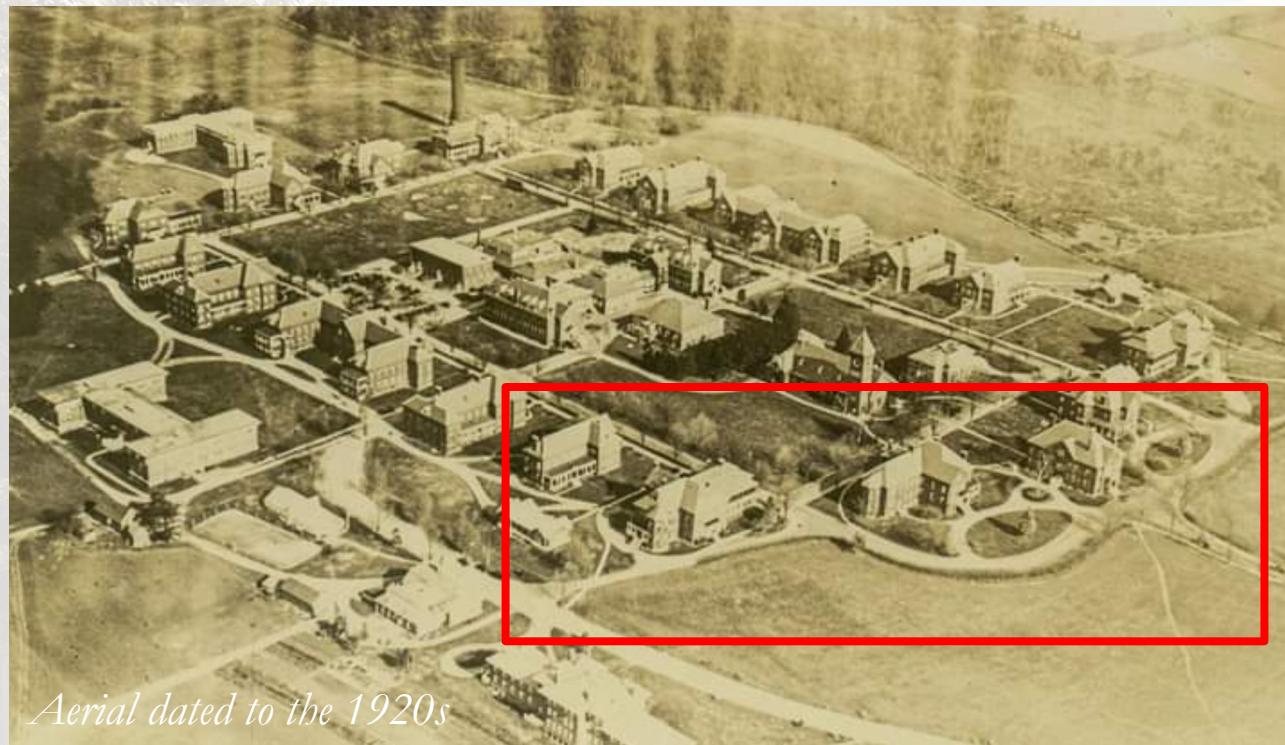
Date	Milestone
July 2022 – June 2023	Community Outreach and Design Development
August 2022 – June 2023	Completion of Due Diligence and Major Permitting
February 2023 – March 2023	MassWorks Expression of Interest; NPS/MHC Part II Historic Submission; Planning Board Public Process
Spring 2023	MEPA Notice of Project Change; MassWorks Full Application
Fall/Winter 2023	Secure Private Equity and Debt and other sources of funding
March 2024	Construction Commencement
March 2026	Construction Completion

Approach to the Site

| *KMDG*

Site Overview







An aerial view of the Medfield State Hospital on Nov. 29, 1965. (Joe Runci/The Boston Globe via Getty Images)



Image from Feasibility Study, Paul Lukez Architecture

THE LANDSCAPE DESIGN ENDEAVORS TO FOLLOW THE NPS HISTORIC PROPERTIES GUIDELINES FROM THE TREATMENT OF CULTURAL LANDSCAPES TO RETAIN THE LANDSCAPE CHARACTER AND CONTRIBUTING SITE ELEMENTS ON THE MEDFIELD STATE HOSPITAL SITE



Guidelines for the Treatment of C x +

← → C nps.gov/Tps/standards/four-treatments/landscape-guidelines/index.htm

NATIONAL PARK SERVICE
US Department of the Interior

INTRODUCTION PRESERVING REHABILITATING RESTORING RECONSTRUCTING

The Secretary of the Interior's Standards for the Treatment of Historic Properties +
Guidelines for the Treatment of Cultural Landscapes

Overview
Preservation Planning
Factors to Consider
Special Requirements
Using the Standards + Guidelines
Organization of the Guidelines
Terminology
Bibliography
Acknowledgments

Aerial view over taro fields at Ke'anae, Maui, Hawaii. (Elizabeth Anderson)

The Secretary of the Interior's Standards for the Treatment of Historic Properties and the Guidelines for the Treatment of Cultural Landscapes provide guidance to cultural landscape owners, stewards and managers, landscape architects, preservation planners, architects, contractors, and project reviewers prior to and during the planning and implementation of project work.

The Secretary of the Interior is responsible for establishing professional standards and providing advice on the preservation of cultural resources listed on or eligible for listing in the National Register of Historic Places. In partial fulfillment of this responsibility, the Secretary of the Interior's Standards for Historic Preservation Projects were developed in 1976. They consisted of seven sets of standards for the acquisition, protection, stabilization, preservation, rehabilitation, restoration, and reconstruction of historic buildings.

Since their publication in 1976, the Secretary's Standards have been used by State Historic Preservation Officers and the National Park Service to ensure that projects receiving federal money or tax benefits were reviewed in a consistent manner nationwide. The principles embodied in the Standards have also been adopted by hundreds of preservation commissions across the country in local design guidelines.

In 1992, the Standards were revised so that they could be applied to all historic resource types included in the National Register of Historic Places—buildings, structures, sites, objects, districts, and landscapes. The revised Standards were reduced to four sets by incorporating protection and stabilization into preservation, and by eliminating acquisition, which is no longer considered a treatment. Re-titled *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, this new, modified version addresses four treatments: preservation, rehabilitation, restoration, and reconstruction. The *Guidelines for the Treatment of Cultural Landscapes* illustrate how to apply these four treatments to cultural landscapes in a way that meets the Standards.

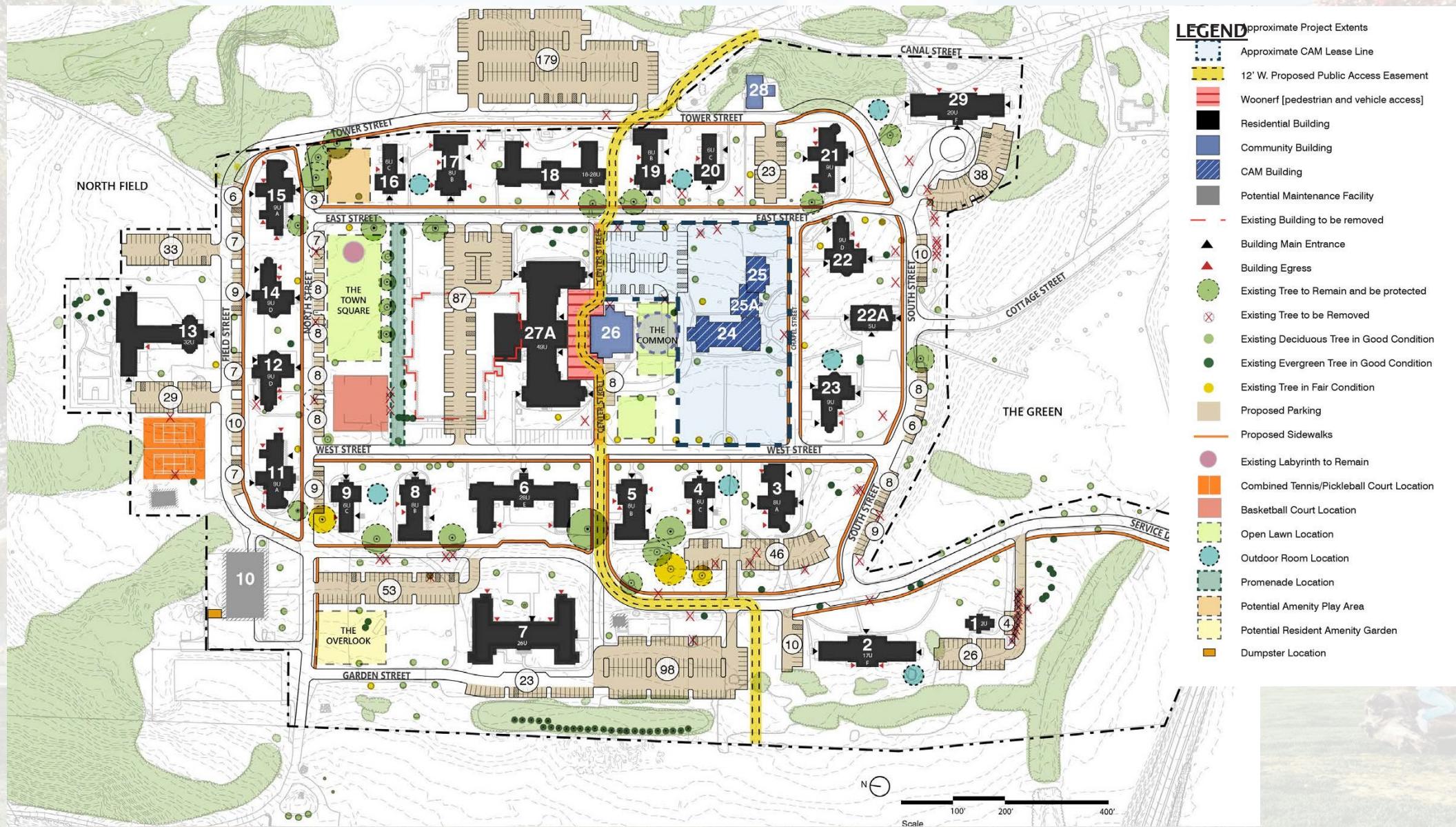
Of the four, *Preservation* standards require retention of the greatest amount of historic fabric, including the landscape's historic form, features, and details as they have evolved over time. *Rehabilitation* standards acknowledge the need to alter or add to a cultural landscape to meet continuing or new uses and requirements. *Restoration* standards involve the removal of significant evidence of a landscape at a particular time in its history by preserving materials from the period of significance and removing materials from other periods. *Reconstruction* standards establish a framework for re-creating a vanished or non-surviving landscape with new materials, primarily for interpretive purposes.

The *Secretary of the Interior's Standards for the Treatment of Historic Properties*, revised in 1992, were codified as 36 CFR Part 68 in the 12 July 1995 Federal Register (Vol. 60, No. 133) with an "effective" date of 11 August 1995. The revision replaces the 1978 and 1983 versions of 36 CFR 68 entitled *The Secretary of the Interior's Standards for Historic Preservation Projects*.

SITE PLANNING OBJECTIVES

1. RETAIN HISTORIC CHARACTER OF THE LANDSCAPE INCLUDING VEGETATION, TOPOGRAPHY, PATHS/ROADWAYS AND CONTRIBUTING ELEMENTS, WHERE POSSIBLE.
2. PROVIDE FOR PUBLIC ACCESS THROUGH THE ROAD AND PATH NETWORK ON SITE.
3. PRESERVE THE CHARACTER OF CIRCULATION SYSTEMS (PEDESTRIAN AND VEHICULAR) ON THE SITE.
4. ROADWAY WIDTHS WILL BE RETAINED AT THEIR EXISTING WIDTHS WITH PROVISIONS FOR TURNING RADII OF WB-40 TRUCKS, AS GENERALLY REQUESTED BY FIRE DEPARTMENTS.
5. APPROPRIATELY SCREEN UTILITY, SERVICE, AND PARKING AREAS WITH CHANGES IN GRADE, VEGETATION, OR ARCHITECTURAL SCREENING.

MSH SITE PLAN



Regulatory Overview

| *R+C*

Planning Board Hearings – Topics to be Discussed

- February 6, 2023 – Opening of the Public Hearing
 - Overview of the Project
 - Inclusionary Zoning
 - Parking/Access/Circulation
 - Parking Waiver Requests
- March 6, 2023
 - Building Descriptions and Floor Plans
 - Historic Resources
- March 20, 2023
 - Landscaping and Lighting
 - Infrastructure (water, wastewater, stormwater)
 - Energy Conservation Studies
 - Offsite Improvements



Regulatory Framework

Medfield State Hospital District Plan Approval under Section 300-20 of the Zoning Bylaw

- The project, as a residential development involving the rehabilitation of structures within the Medfield State Hospital District, requires Plan Approval from the Planning Board.
- Plan Approval granted where Planning Board finds that the proposed project:
 1. Meets all requirements and standards and applicable design guidelines set forth in Section 300-20 of the Zoning Bylaw (unless a waiver has been granted therefrom);
 2. Any extraordinary adverse potential impacts of the proposed project on nearby properties have been adequately mitigated;
 3. Has received written confirmation from the Board of Selectmen that the project meets the affordability requirements of Section 300-20.6 of the Zoning Bylaw; and
 4. The Applicant has submitted the required fees and information set out in the Plan Approval Rules and Section 300-20 of the Zoning Bylaw.

Regulatory Framework (cont.)

- Trinity is seeking two waivers, pursuant to Section 300-20.11.D of the Zoning Bylaw with respect to parking standards under the Zoning Bylaw.
- The Planning Board “may waive dimensional and other requirements set forth in the MSHD in the interests of design flexibility and overall project quality, and upon a finding that such variation is consistent with the overall purpose and objectives of the MSHD and advances the goals and objectives of the Medfield State Hospital Strategic Reuse Master Plan, or if it finds that such waiver will allow the proposed project to achieve the density, affordability, mix of uses, and/or physical characteristics allowable under the provisions of the MSHD.”

Regulatory Framework (cont.)

Inclusionary Zoning/Special Permit Approval under Sections 300-14.15 & 300-14.16 of the Zoning Bylaw

- The project requires inclusionary zoning/special permit approval from the Planning Board because it will result in a net increase of six or more dwelling units, as measured over a ten-year period, and because the project requires site plan approval.
- Inclusionary zoning/special permit approval may be granted when the Planning Board finds that approval is warranted by the application and evidence produced at the public hearing, and where it finds that the project meets the nine criteria set out in Section 300-14.15.E of the Zoning Bylaw, which include things such as design compatibility with the neighborhood; traffic flow and pedestrian safety; adequacy of infrastructure; environmental impacts; and public safety or health impacts.

Regulatory Framework (cont.)

Site Plan Approval under Section 300-14.12 of the Zoning Bylaw

- The project requires site plan approval from the Planning Board because it involves the development of a multi-family use.
- Site plan approval shall be granted when the Planning Board finds that the site plan conforms to the standards set out in Section 300-14.12.C of the Zoning Bylaw, including things such as appropriateness of building locations on the site and compatibility with its surroundings; access and egress; internal circulation and pedestrian-friendly streetscapes; vehicular traffic; noise, light and odor; drainage.

Regulatory Framework (cont.)

Stormwater Management Approval required under General Bylaw Chapter 235

- The project requires stormwater management approval because it will result in a land disturbance of more than one acre.
- Stormwater management approval shall be granted by the Planning Board when the stormwater management plan conforms to the provisions of General Bylaw Chapter 235, including that the control of stormwater runoff meets the requirements of Medfield's Subdivision of Land Stormwater Management Regulations and meets the performance standards for both flood control and nonpoint source pollution reduction as defined in the Massachusetts Stormwater Management Policy and Handbook, current edition, as amended.

Regulatory Framework (cont.)

Subdivision Approval

- New development lots must be created since portions of the property will remain within the Town's ownership and not be used by Trinity for the project.
- Because the existing roadways on the property are not public ways, subdivision approval from the Planning Board will be required to confirm that the reconfigured roadway network will provide sufficient access to the project's new lots.
 - **Note:** This approval will be sought at a later date.

Planning Board Q&A

Public Comment Opportunity

Inclusionary Zoning

| R+C

Inclusionary Zoning – Zoning Bylaw Requirements

- For projects with 50 or more units, at least 25% must be affordable units
- Units must be affordable to households earning up to 80% Area Median Income (AMI)
- Affordable housing restriction and regulatory agreement(s)
- Housing Marketing and Resident Selection plan
- Monthly rent payment, including utilities and parking, shall not exceed 30% of the maximum monthly income permissible for an eligible household
- Written confirmation from Board of Selectmen that project complies with affordability requirements

ZONING BYLAW

TOWN OF MEDFIELD
MASSACHUSETTS

ADOPTED APRIL 5, 1938

REVISED TO APRIL 24, 2017

*Zoning Amendments Approved
by Attorney General on
April 27, 2017 (Art. 49) and
June 28, 2017 (Arts. 39, 40, 41, 42, 43, 44, 45, 46, 47)*

MEDFIELD PLANNING BOARD

WRIGHT C. DICKINSON
TERESA JAMES
SARAH T. LEMKE
GEORGE N. LESTER
PAUL McKECHNIE

Compliance with the 25% Unit Requirement

MSH Unit Mix

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

80% AMI Household Income Limits

Household Size	80% AMI
1 Person	\$ 78,560
2 Person	\$ 89,760
3 Person	\$ 100,960
4 Person	\$ 112,160

Source: Novogradac, 2023

Compliance with the 80% Affordability Requirement

Bedrooms	80% AMI Unit Rents
Studio	\$ 1,964
1-Bed	\$ 2,104
2-Bed	\$ 2,524
3-Bed	\$ 2,917

Source: Novogradac, 2023

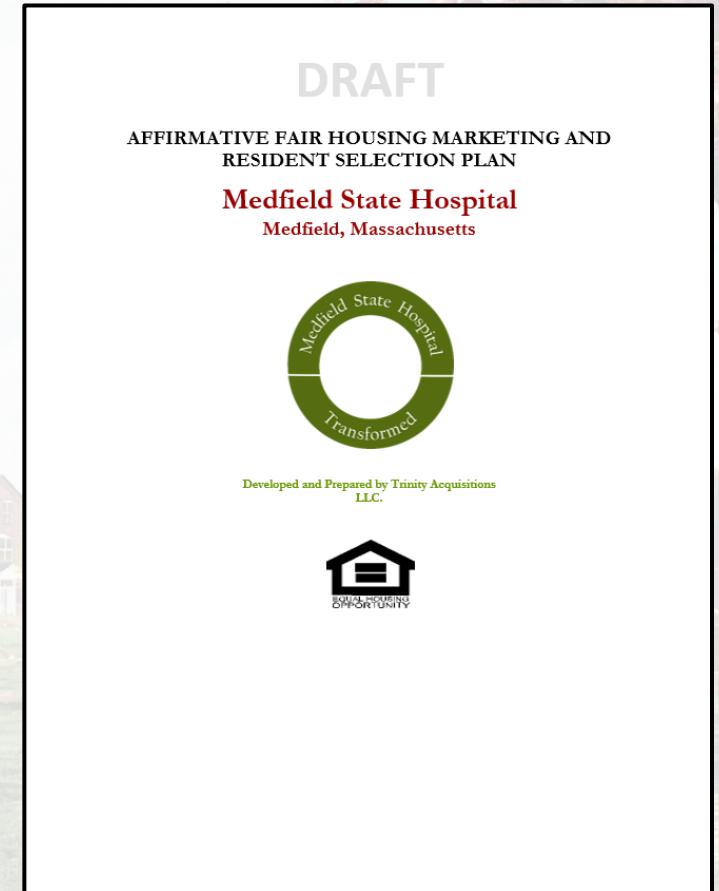
Compliance with 30% Spending Cap

Bedrooms	Studio	1-Bed	2-Bed	3-Bed
Electric (Heat Pump)	\$ 31	\$ 42	\$ 57	\$ 70
Electric (Cooking)	\$ 6	\$ 7	\$ 11	\$ 13
Electric (Water Heating)	\$ 31	\$ 42	\$ 52	\$ 62
Water	\$ 9	\$ 17	\$ 36	\$ 62
Sewer	\$ 7	\$ 14	\$ 29	\$ 50
Refrigerator	\$ 3	\$ 3	\$ 3	\$ 3
TOTAL	\$ 87	\$ 125	\$ 188	\$ 260

Source: *Walpole Housing Authority, 2022*

Inclusionary Zoning – Project Compliance

- Application includes draft housing marketing and resident selection plan
- Application includes draft forms of the Affordable Housing Restriction and Agreements for the general affordable units and the proposed artist housing units
- The Applicant will be seeking approval from DHCD to allow for 10% of the affordable housing units to have a preference for artists
- Information on the project was shared with the Affordable Housing Trust at its Feb. 2nd public hearing
- The Board of Selectmen will review the project at its Feb. 7th public hearing



Inclusionary Zoning – Project Compliance

Local Action Unit Status

- Pending the Board of Selectmen's written confirmation, the Town has confirmed that the project meets the requirements to permit the Town to submit an application to DHCD for Local Action Unit approvals.

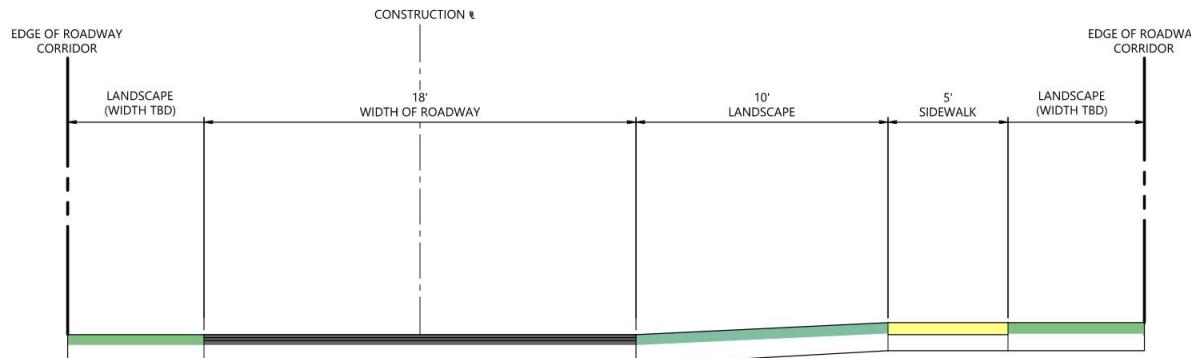
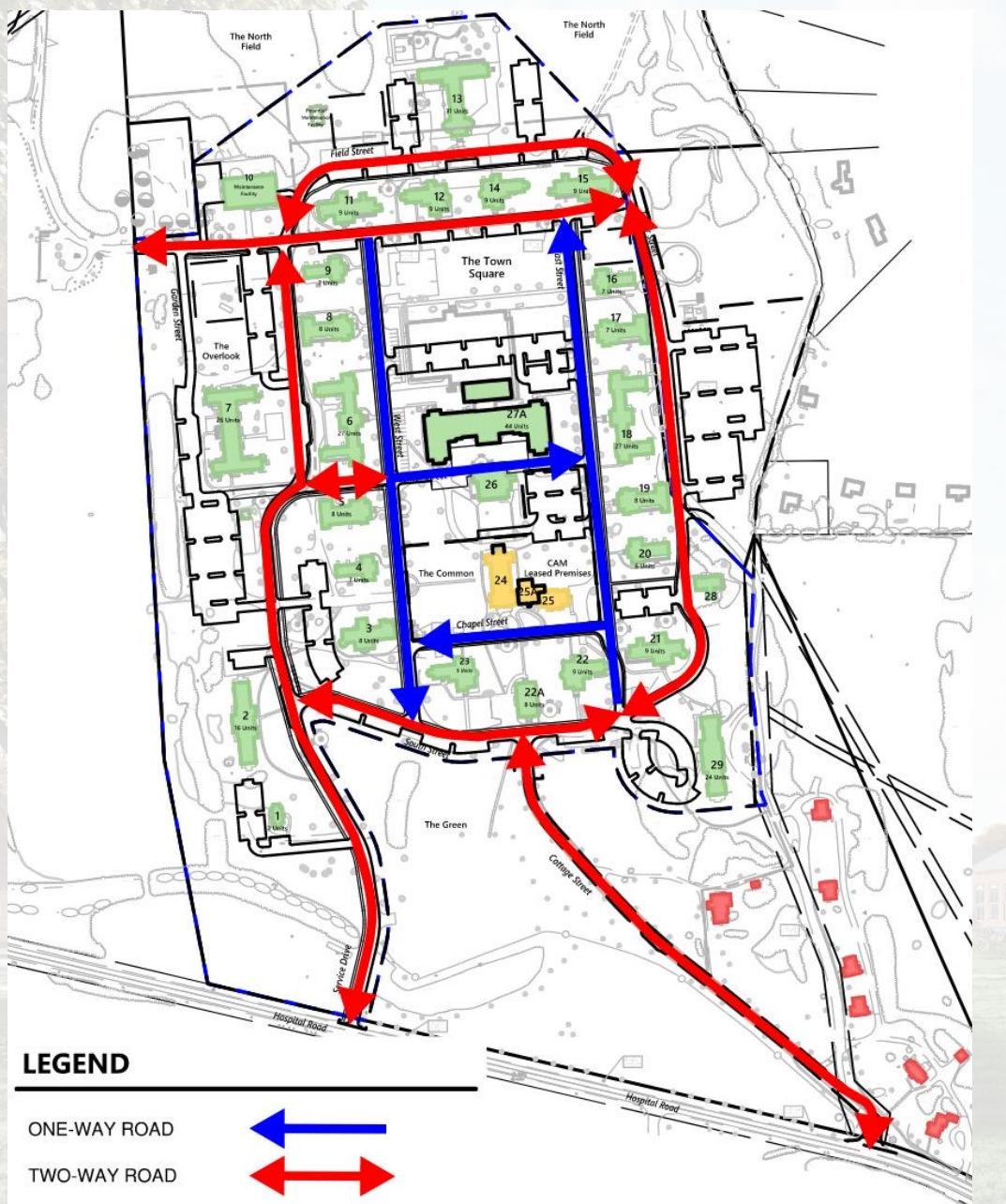
Planning Board Q&A



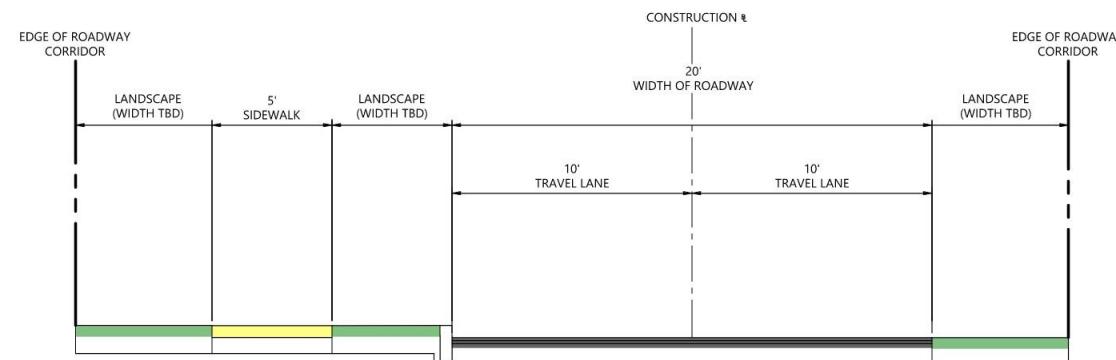
Public Comment Opportunity

Parking/Access/Circulation

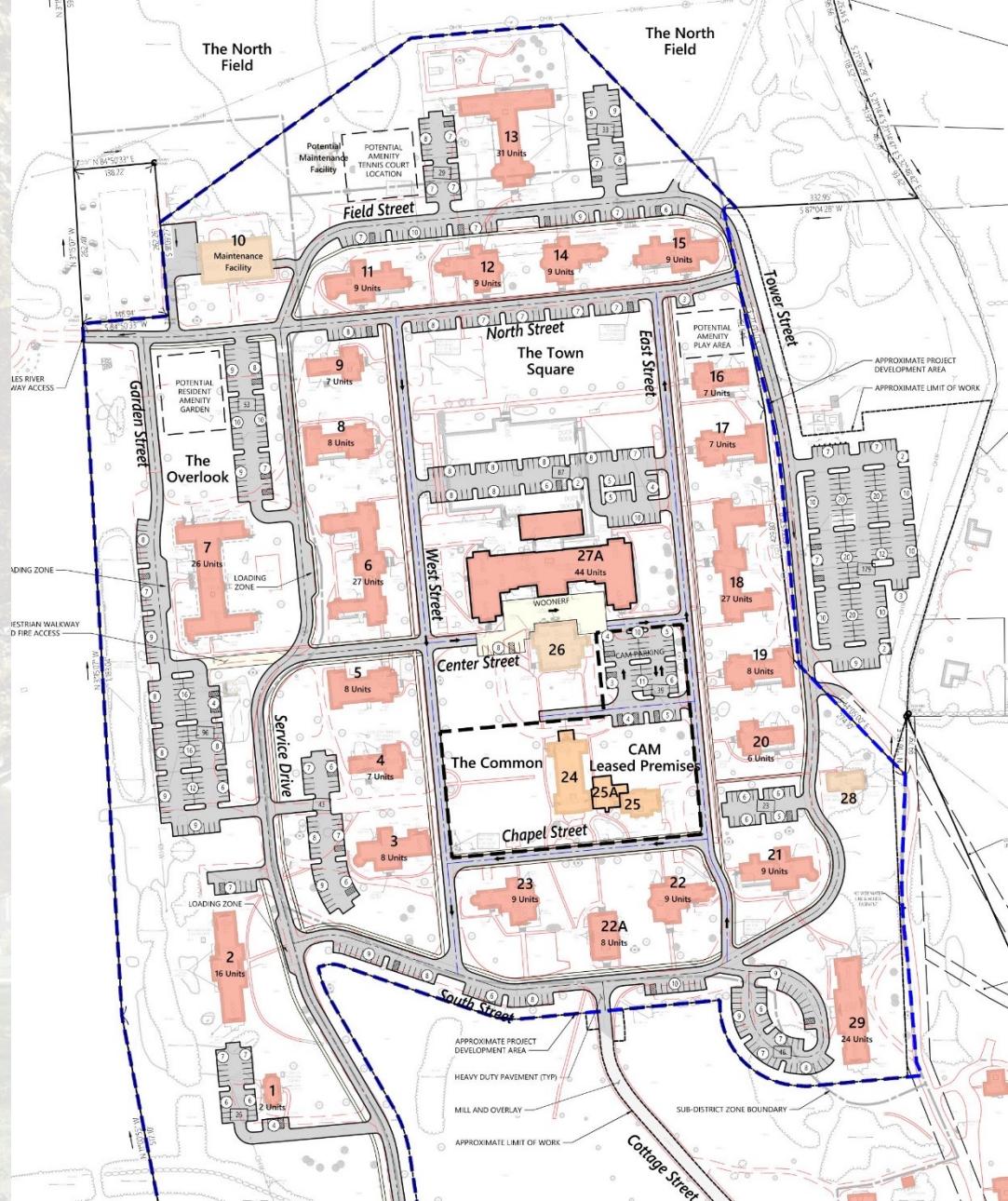
| *VHB*



Typical One-Way Road



Typical Two-Way Road



Zoning Conformance

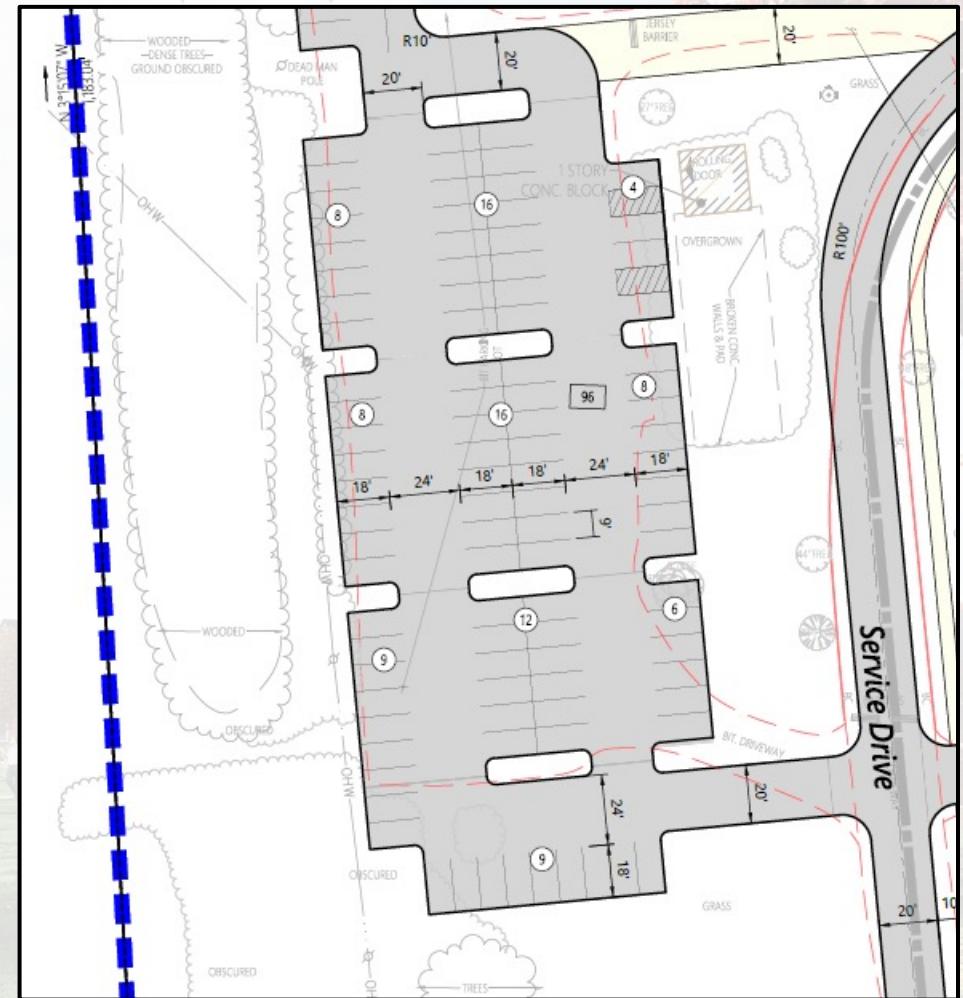
- Total Proposed Spaces: 792
- Minimum Parking Required for Program: 698
- Maximum Parking Allowed by Zoning: 815
- EV Charging Spaces: 23
- Bicycle Parking: 48

Parking Waiver Requests

| *R+C*

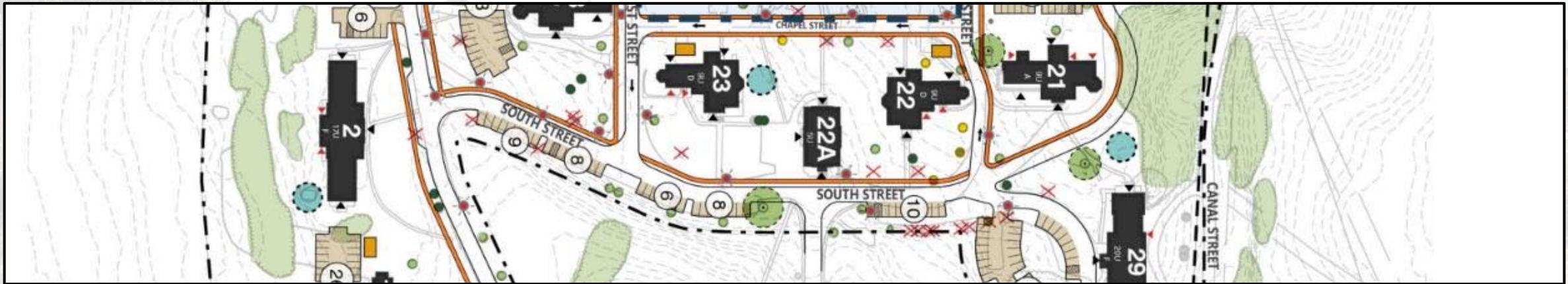
Parking Waiver Requests

- Applicant seeks a waiver from the dimensional standard for off-street parking spaces which requires that off-street parking spaces be 9.5' wide by 18' long.
- The project proposes to keep off-street parking spaces in parking lots to a more traditional 9' width by 18' long.
- Intended to minimize impervious area on the property and maximize parking areas.



Parking Waiver Requests

- Applicant seeks a waiver from the standards for off-street parking which requires that off-street parking spaces be arranged so as to not permit the backing of automobiles onto any street.
- The project proposes head-in off-street parking spaces along North Street and South Street.
- Intended to better accommodate the residential uses served by the parking spaces.



Planning Board Q&A

Public Comment Opportunity



THANK YOU!