

# 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

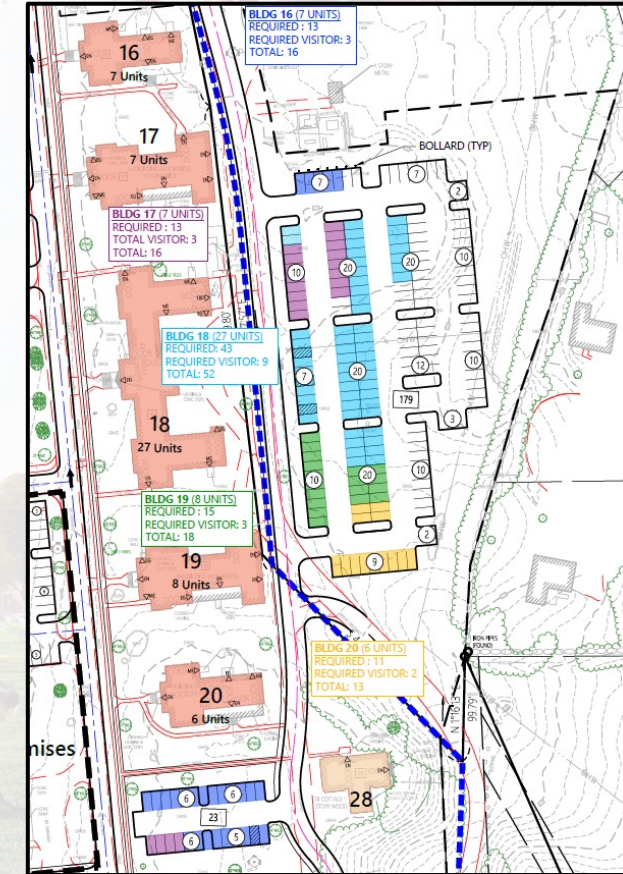
- Concept-level drawing
- 72 spaces



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

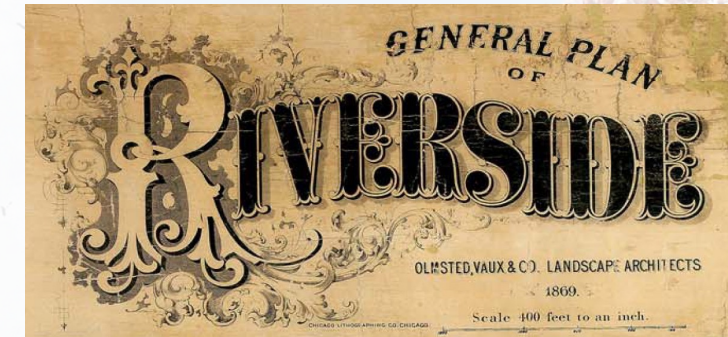
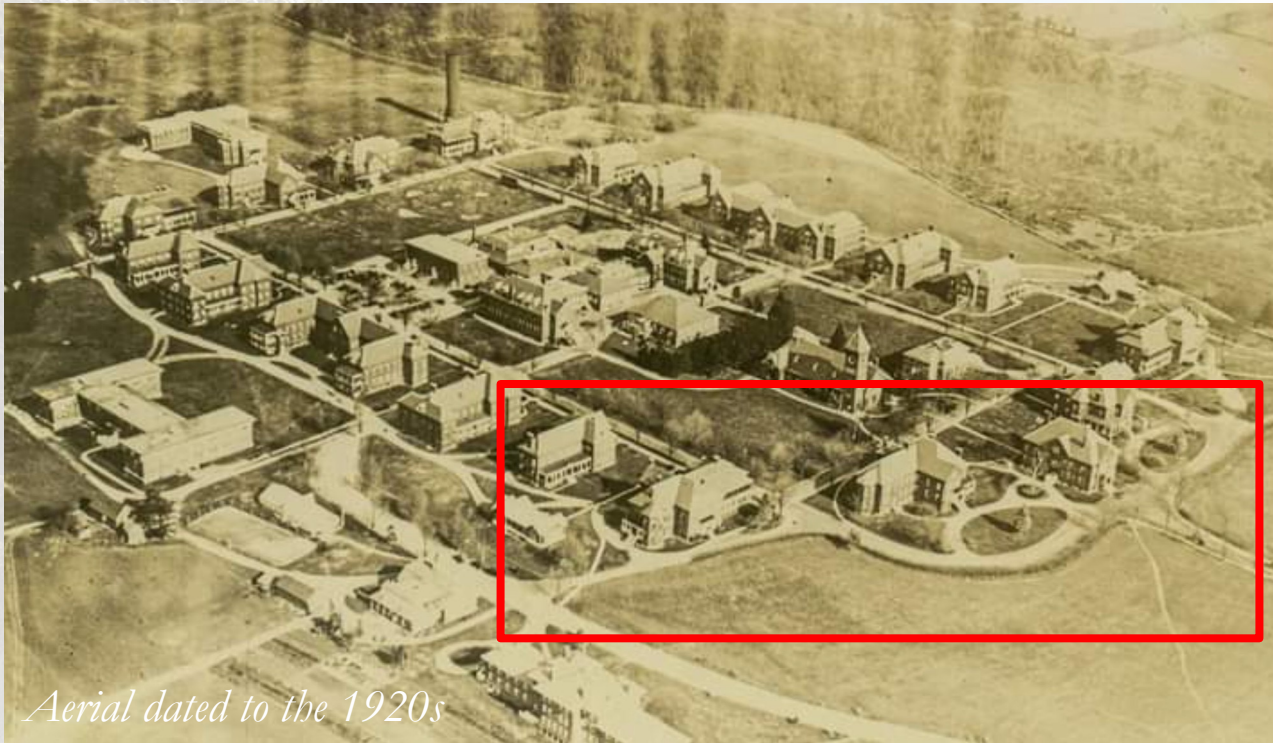
| *KMDG*



# 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



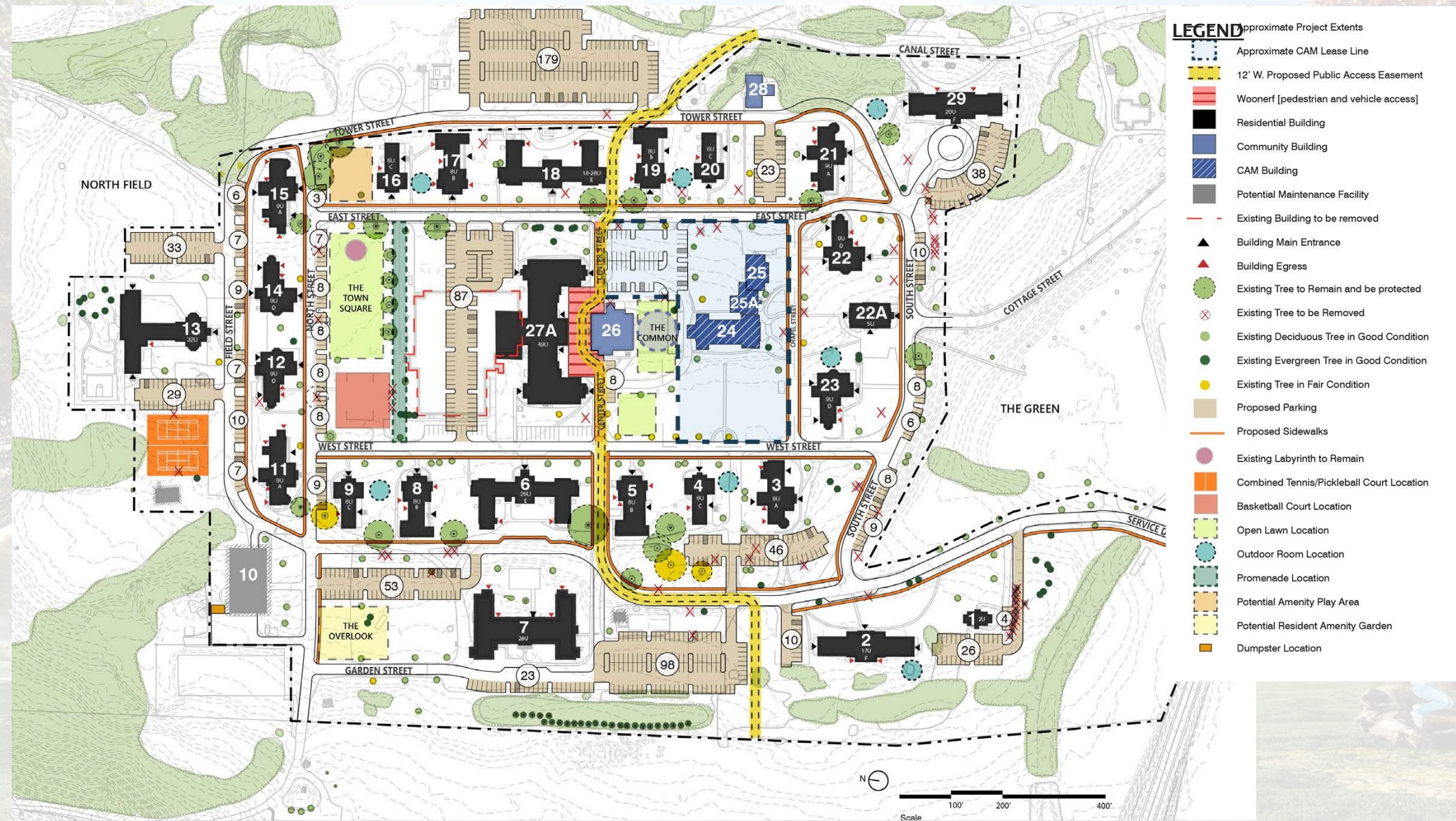


# SITE PLANNING OBJECTIVES

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
<b>Total</b>	<b>45</b>	<b>155</b>	<b>100</b>	<b>34</b>	<b>334</b>



# 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

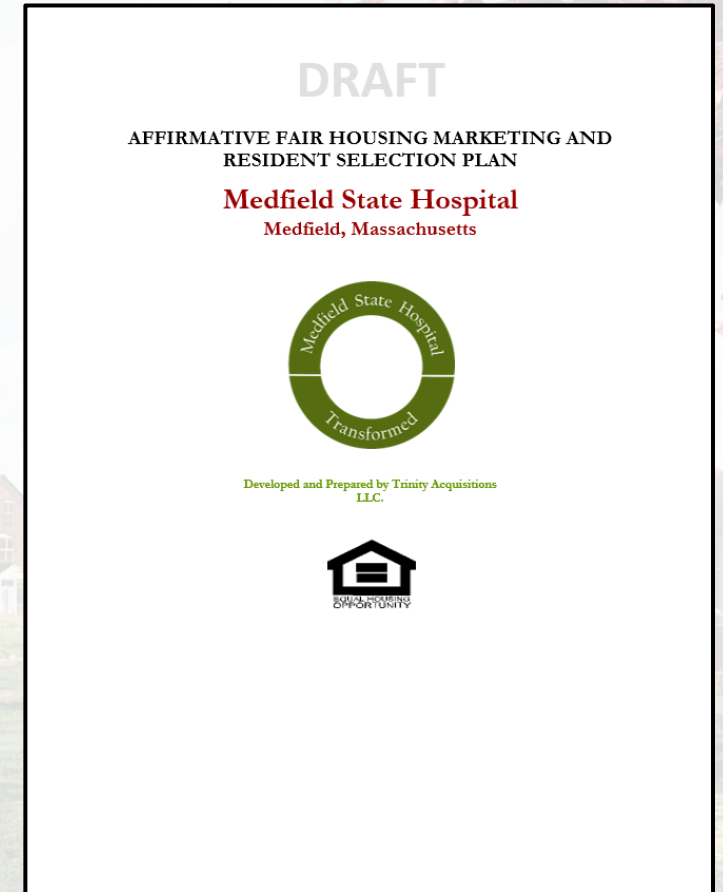
Bedrooms	Studio	1-Bed	2-Bed	3-Bed
Electric (Heat Pump)	\$ 31	\$ 42	\$ 57	\$ 70
Electric (Cooking)	\$ 6	\$ 7	\$ 11	\$ 13
Electric (Water Heating)	\$ 31	\$ 42	\$ 52	\$ 62
Water	\$ 9	\$ 17	\$ 36	\$ 62
Sewer	\$ 7	\$ 14	\$ 29	\$ 50
Refrigerator	\$ 3	\$ 3	\$ 3	\$ 3
<b>TOTAL</b>	<b>\$ 87</b>	<b>\$ 125</b>	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

*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. 2<sup>nd</sup> 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





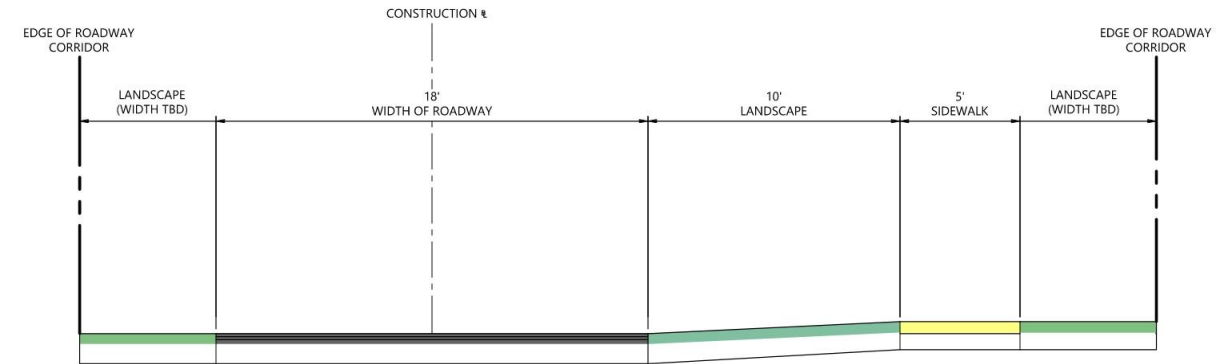
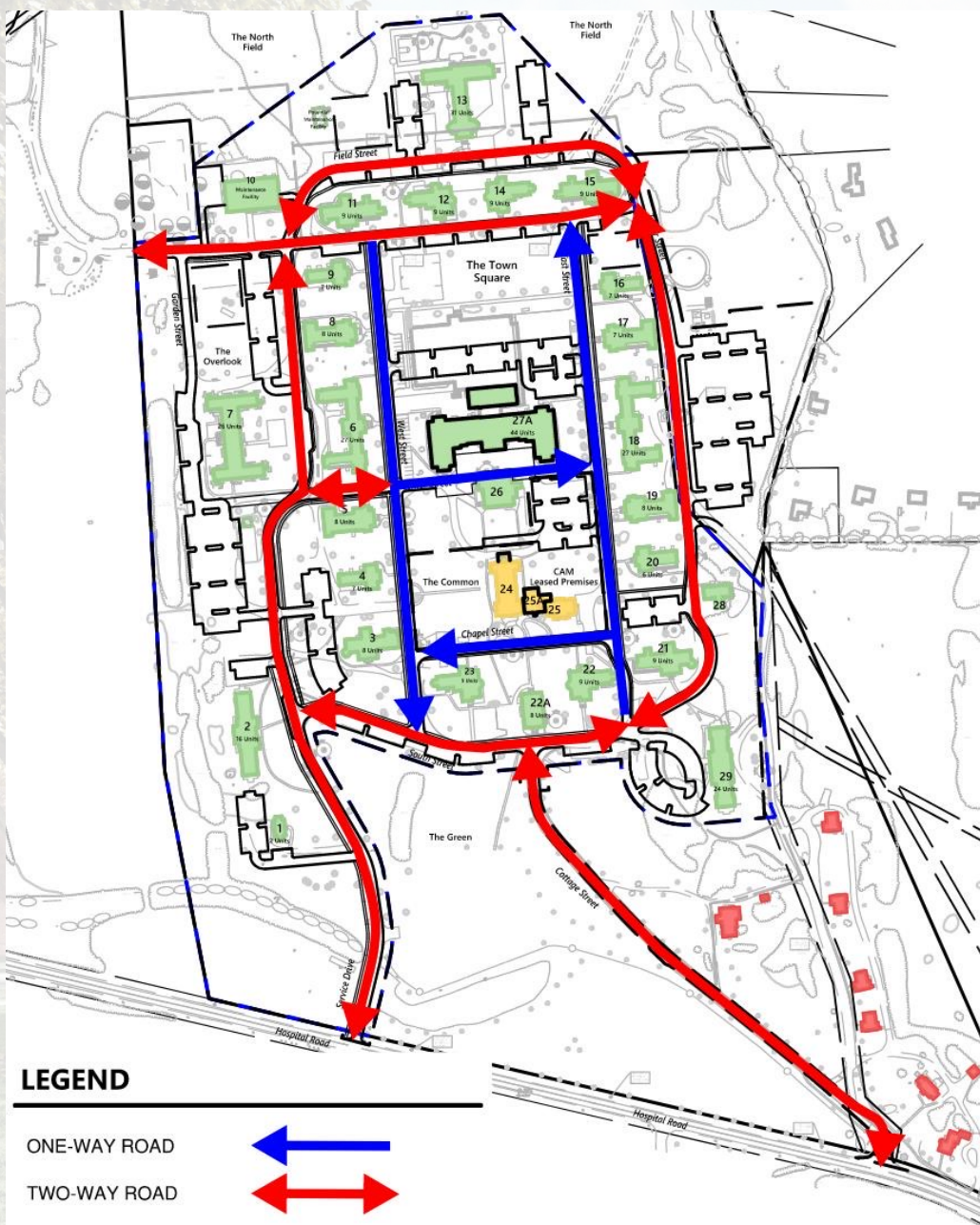
# Public Comment Opportunity



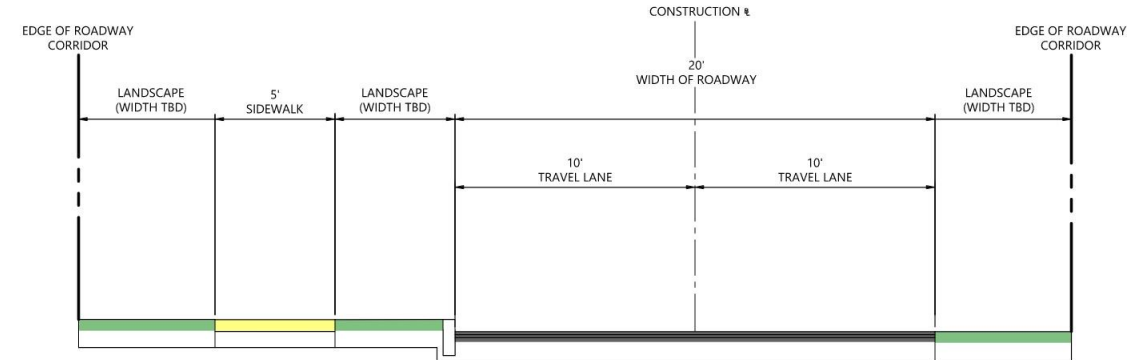
Parking/Access/Circulation

| *VHB*





Typical One-Way Road

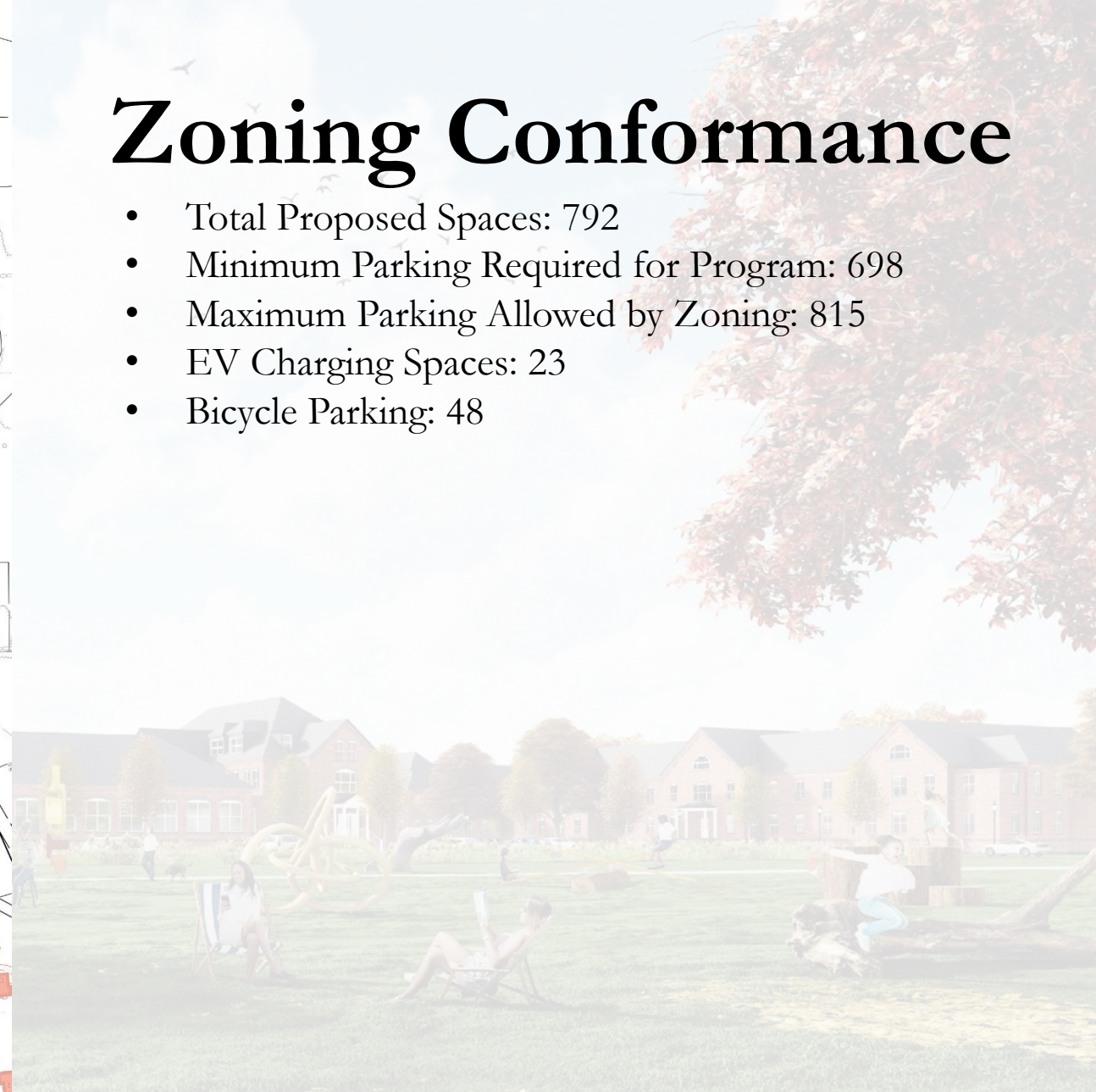
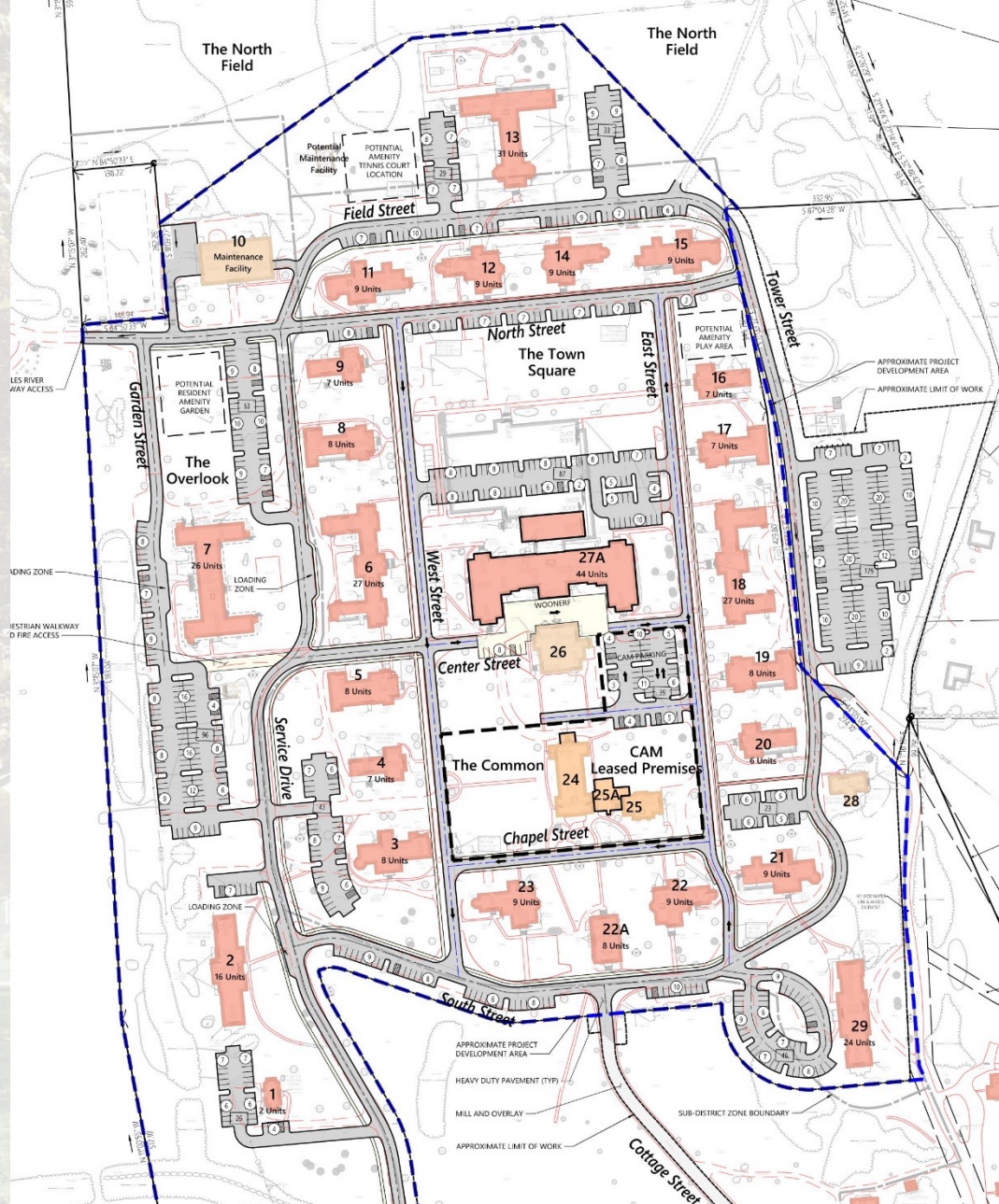


Typical Two-Way Road



# 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





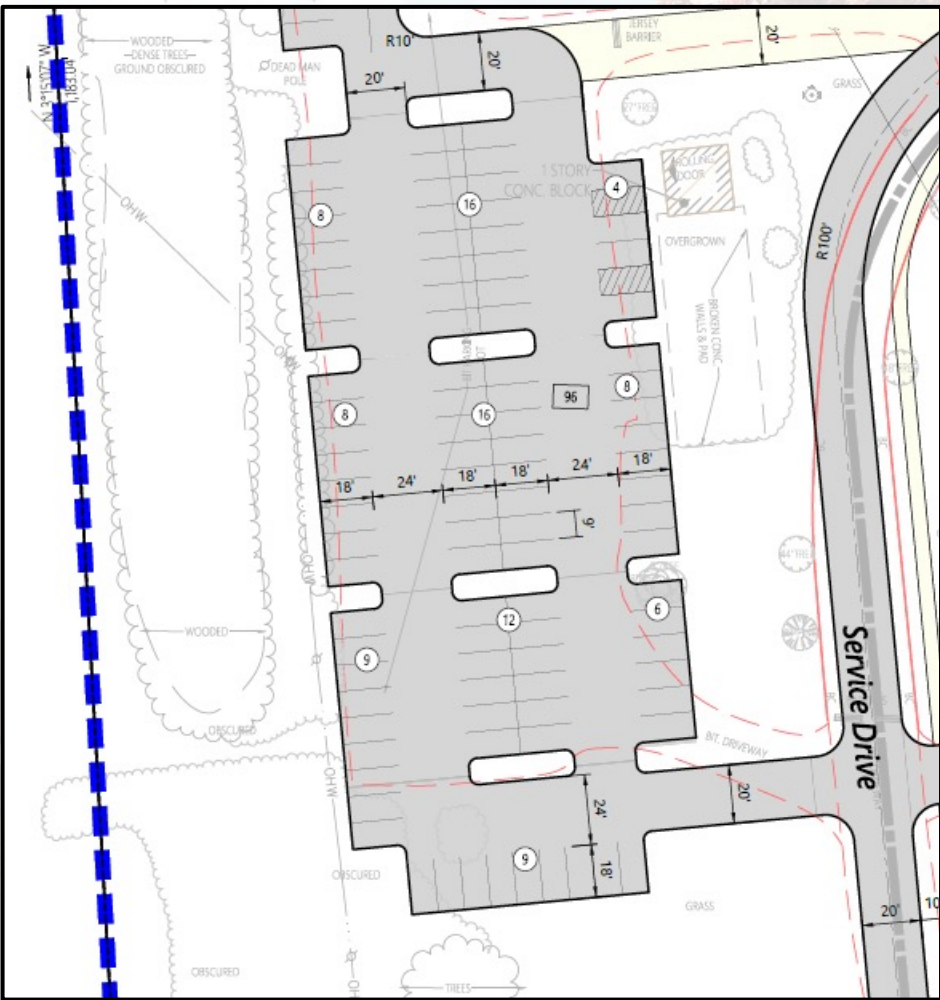
# Parking Waiver Requests

| *R+C*



# Parking Waiver Requests

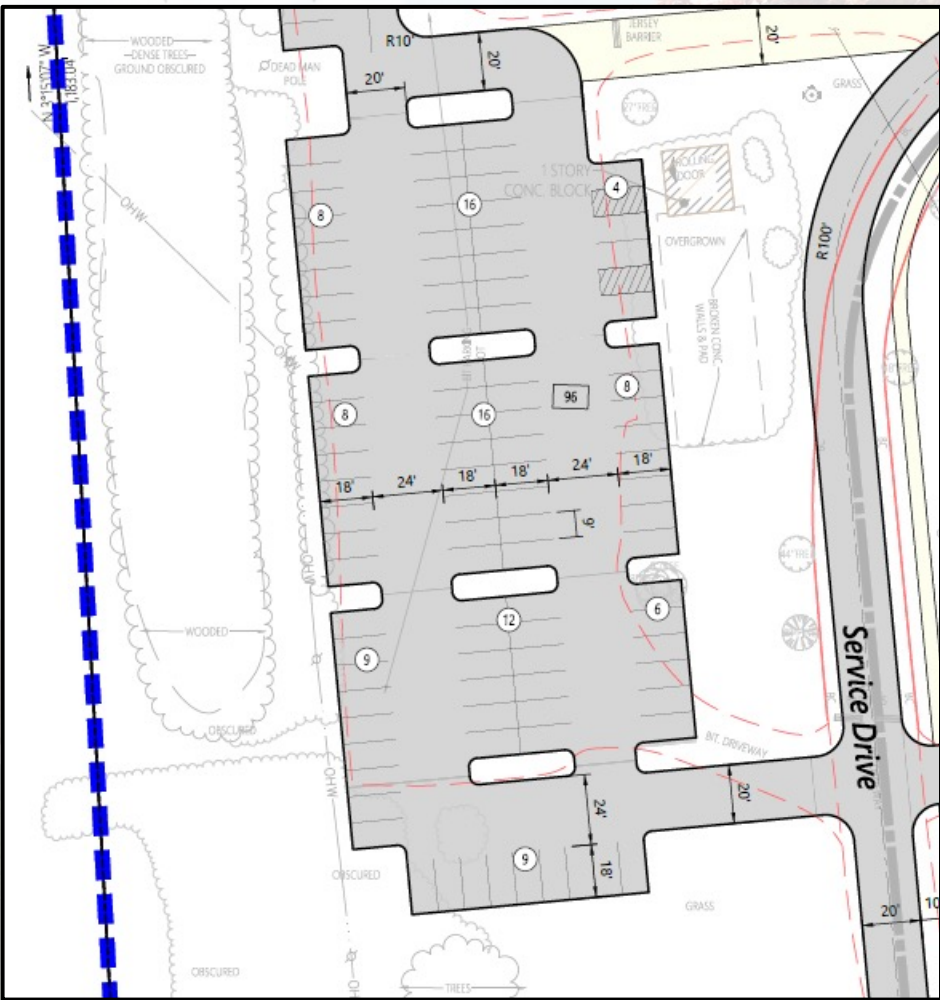
- Applicant seeks a waiver from the dimensional standard for off-street parking spaces which requires that off-street parking spaces be 9.5' wide by 18' long.
- The project proposes to keep off-street parking spaces in parking lots to a more traditional 9' width by 18' long.
- Intended to minimize impervious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

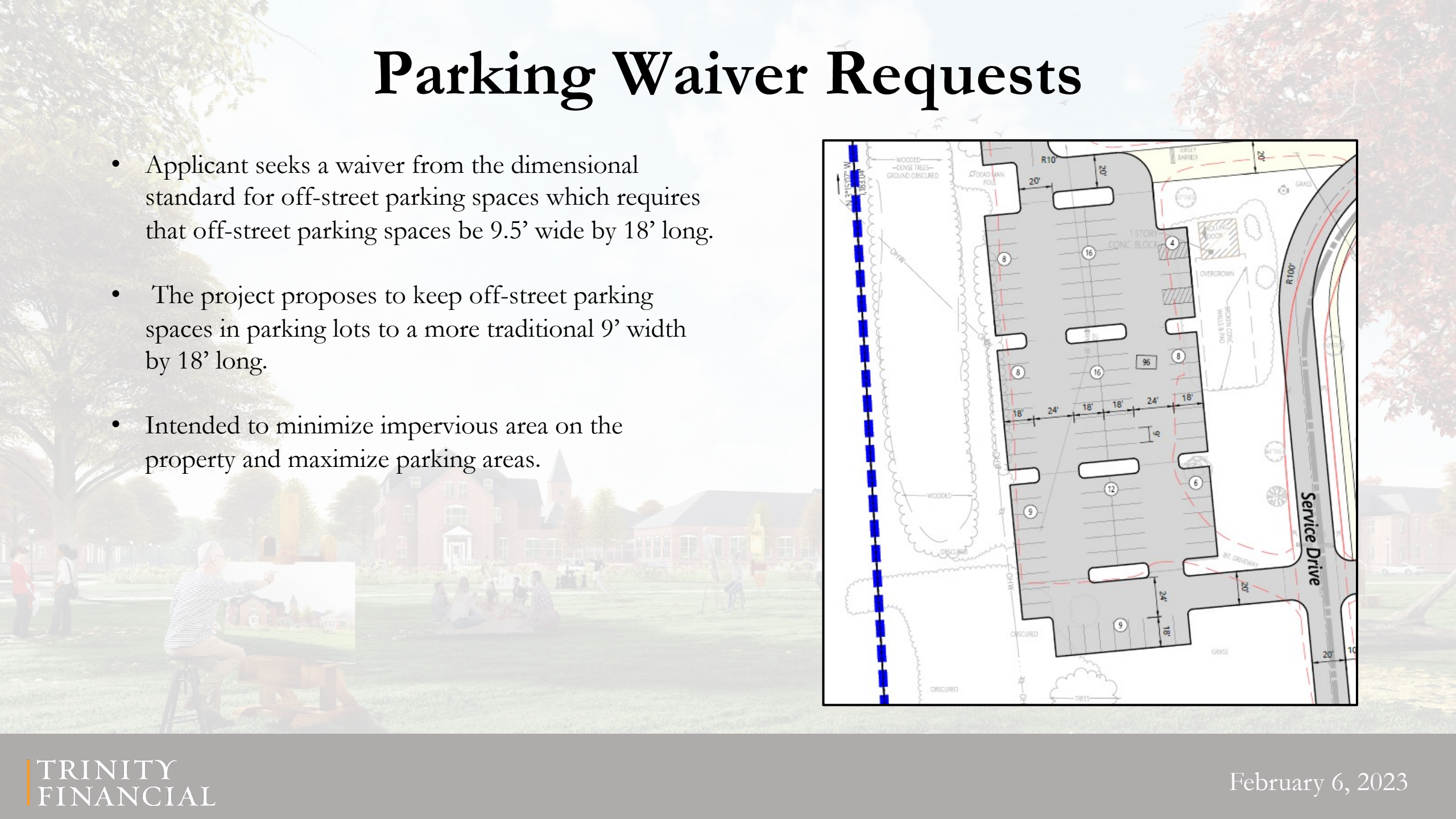


The diagram is a detailed site plan for a parking lot. It shows a central paved area with several rows of parking spaces. The spaces are rectangular, with dimensions of 18' by 9' indicated. The layout is irregular, following the shape of the property. To the left of the parking lot is a wooded area with a dashed line indicating a boundary. To the right is a road labeled 'Service Drive' with a curve radius of R100'. A 'BIT DRIVEWAY' is also shown. Various other features are labeled, including 'WOODED', 'OVERGROWN', 'GRASS', and 'TREES'. The plan includes numerous dimension lines and numbers to specify the layout and spacing of the parking areas.

TRINITY  
FINANCIAL

February 6, 2023

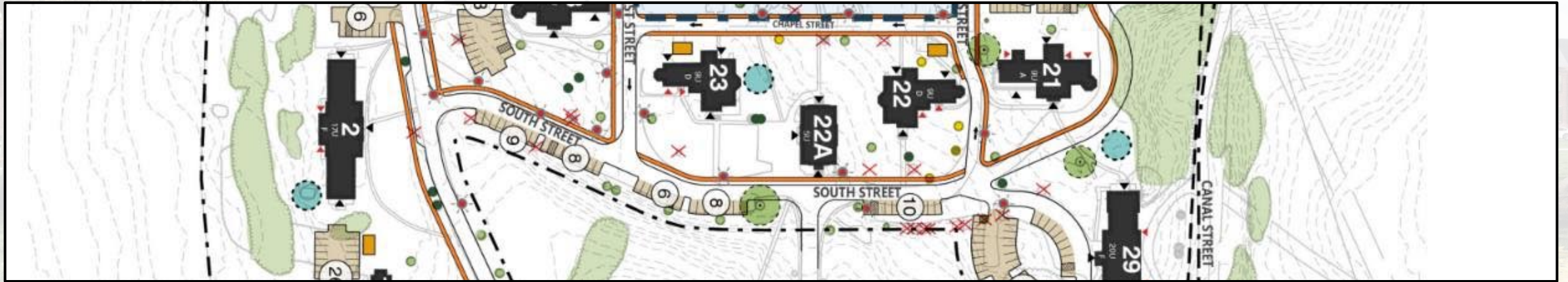
- # Parking Waiver Requests
- Applicant seeks a waiver from the dimensional standard for off-street parking spaces which requires that off-street parking spaces be 9.5' wide by 18' long.
  - The project proposes to keep off-street parking spaces in parking lots to a more traditional 9' width by 18' long.
  - Intended to minimize impervious area on the property and maximize parking areas.
- 
- The diagram is a detailed site plan for a parking lot. It shows a central paved area with several rows of parking spaces. The spaces are rectangular, with dimensions of 18 feet by 9 feet indicated. The lot is bordered by a blue dashed line on the left, which represents a property boundary or a road. To the right of the parking lot is a road labeled 'Service Drive'. The plan includes various landscape features such as 'WOODED - DENSE TREES', 'GRASS', and 'OVERGROWN'. There are also labels for '1 STORY CONC. BLOCK' and 'BIT. DRIVEWAY'. The overall layout is designed to maximize the use of the available space while maintaining a traditional parking space configuration.
- TRINITY  
FINANCIAL
- February 6, 2023





# 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



A vibrant autumn scene in a park. In the foreground, a man sits on a stool painting a landscape on an easel. To his left, two women stand near a large tree. In the middle ground, a group of people sits on a picnic blanket, and others are playing on a large, abstract sculpture. A woman is sitting in a deck chair reading a book. In the background, a large, multi-story brick building with a central tower and many windows is visible. The sky is blue with white clouds and several birds flying. The trees are in various stages of autumn foliage, with some showing bright red leaves. The overall atmosphere is peaceful and communal.

# THANK YOU!