



Town of Norfolk
Southwood Hospital
Site Re-use and Zoning Analysis

Community Workshop Results
June 6, 2022

Town of Norfolk

Southwood Hospital Site Re-use and Zoning Analysis

Community Workshop Results

- About this study
- Summary of participation
- Feedback – Shared vision
- Feedback – Potential outcomes
- Feedback – Questions or comments

An aerial photograph of the Southwood Hospital campus. The main building is a large, multi-story structure with a flat roof and numerous windows. It is surrounded by several smaller buildings and a large parking lot. The campus is situated in a wooded area with many trees, some of which are bare, suggesting a cooler season. The text is overlaid on the image in a bold, blue font.

Town of Norfolk
**Southwood Hospital
Site Re-use and Zoning Analysis**

About this study

Study Introduction (Process)

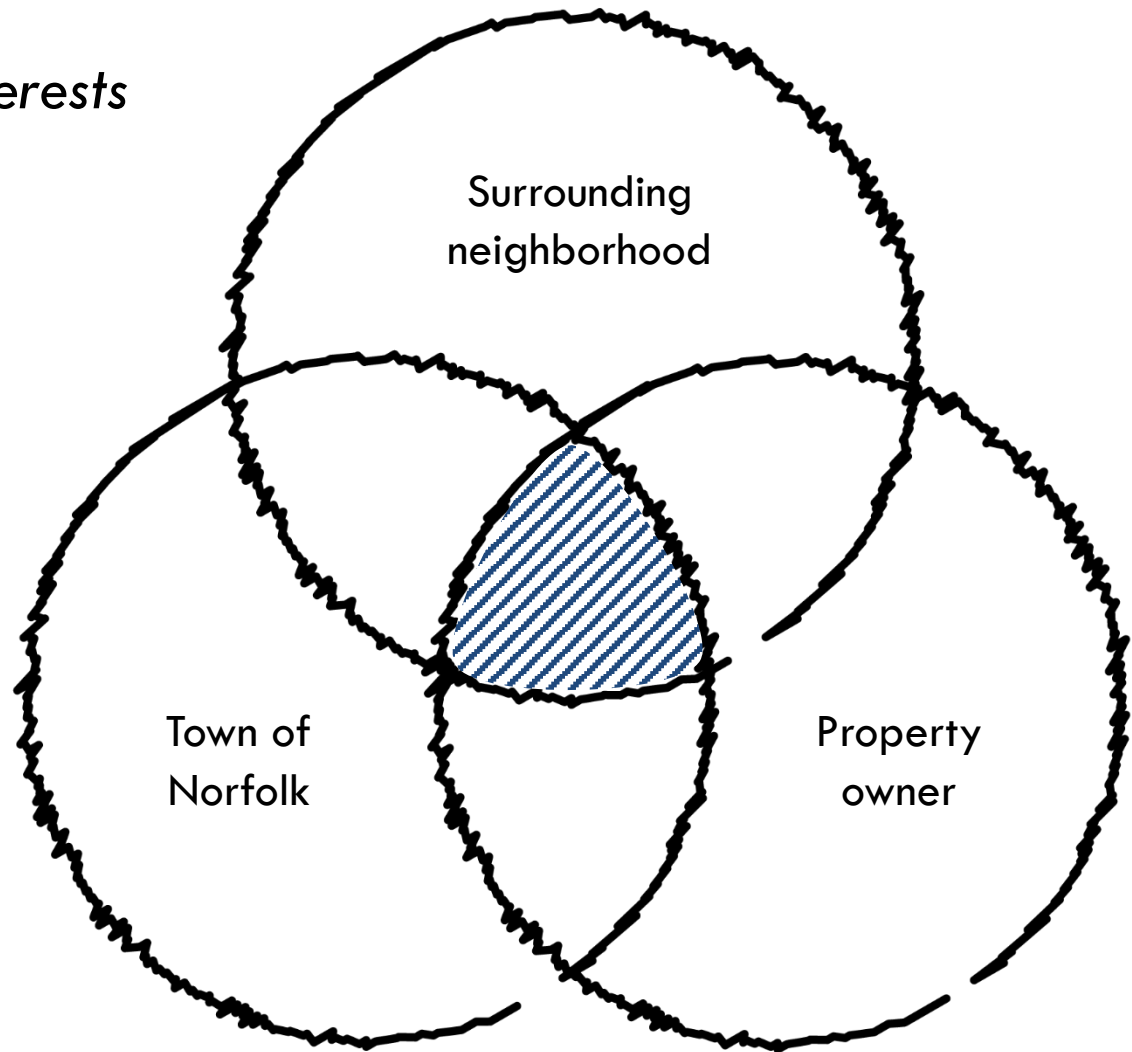
About this study

- Collaboratively exploring the **potential future** of the Southwood property
- Documenting the **community's preferences**
- Identifying **shared goals** for the property
- **Recommending zoning** and other activities to enable positive next steps for the property
- Potentially advance a 40R Smart Growth Overlay District Application (if desired)

Study Introduction (Process)

Study process

Searching for shared interests



Southwood Hospital Property



Image: Google Maps Satellite



Town of Norfolk
**Southwood Hospital
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Summary of participation

Community Workshop 1

Summary of Participation

- **Hybrid (in-person and Zoom) workshop** hosted with the Planning Board on June 6, 2022
- Between 20 to 30 in-person and online attendees
- **Follow-up online survey** available from June 6, 2022 to July 19, 2022
- 381 online survey responses
- 21 (5%) duplicate IP addresses with variation in responses
- Total feedback compiled from about **400 participants**

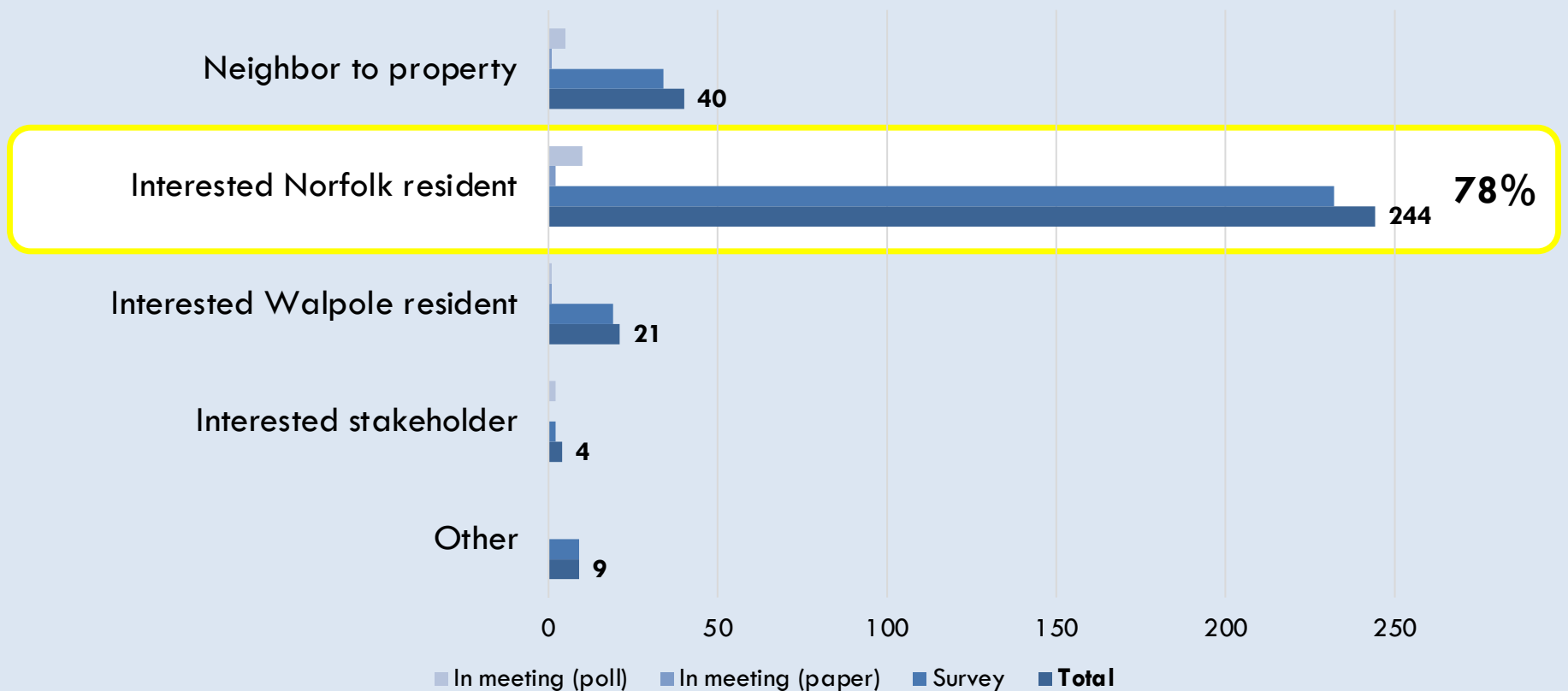
Community Feedback

1 Who is in the audience?

- 1 A. What is your primary relationship to Southwood?
- 1 B. How involved have you been with the Southwood property in the past?
- 1 C. What brought you to tonight's meeting?
- 1 D. What is your top priority for Southwood?

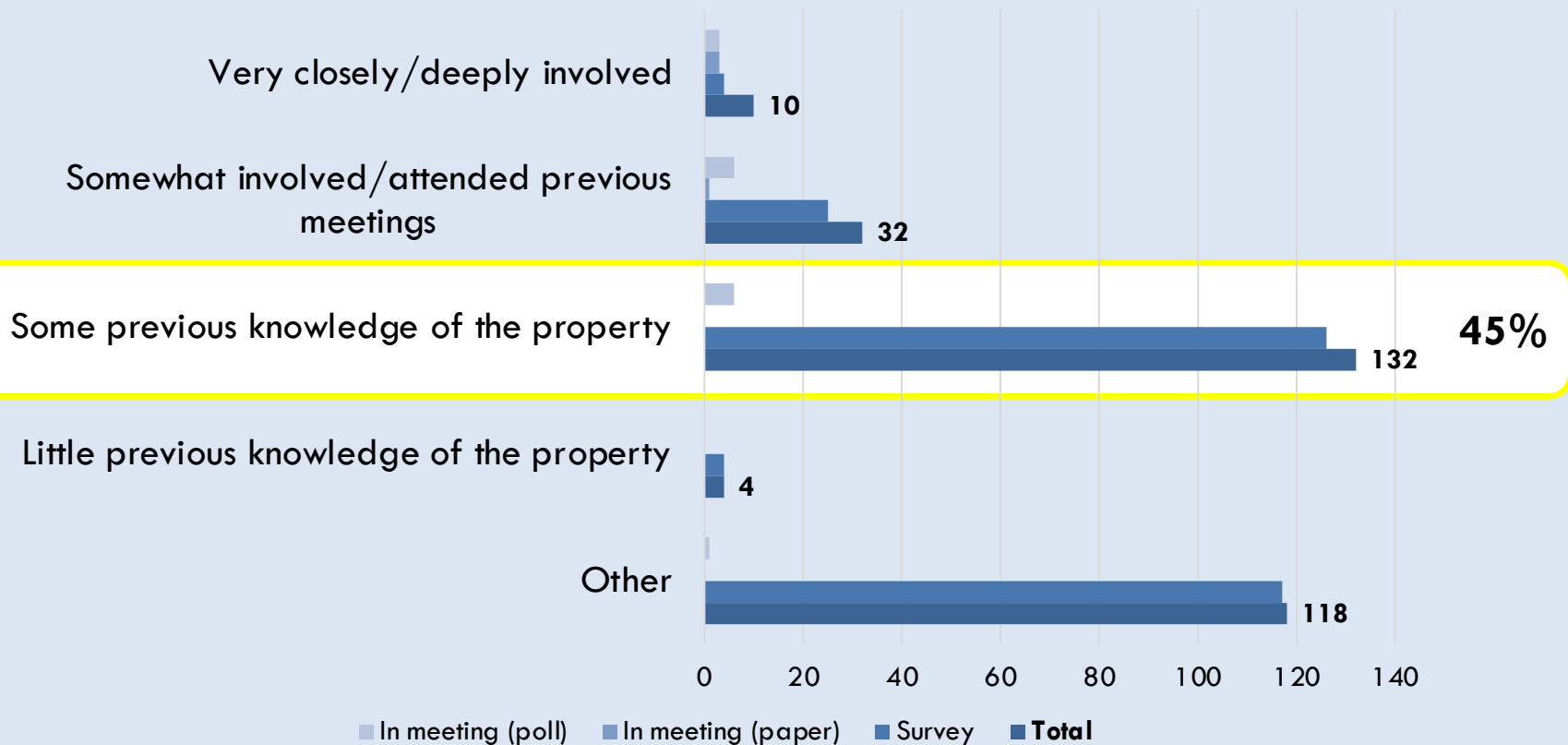
1 Who is in the audience?

1A. What is your primary relationship to Southwood? *(Choose one)*



1 Who is in the audience?

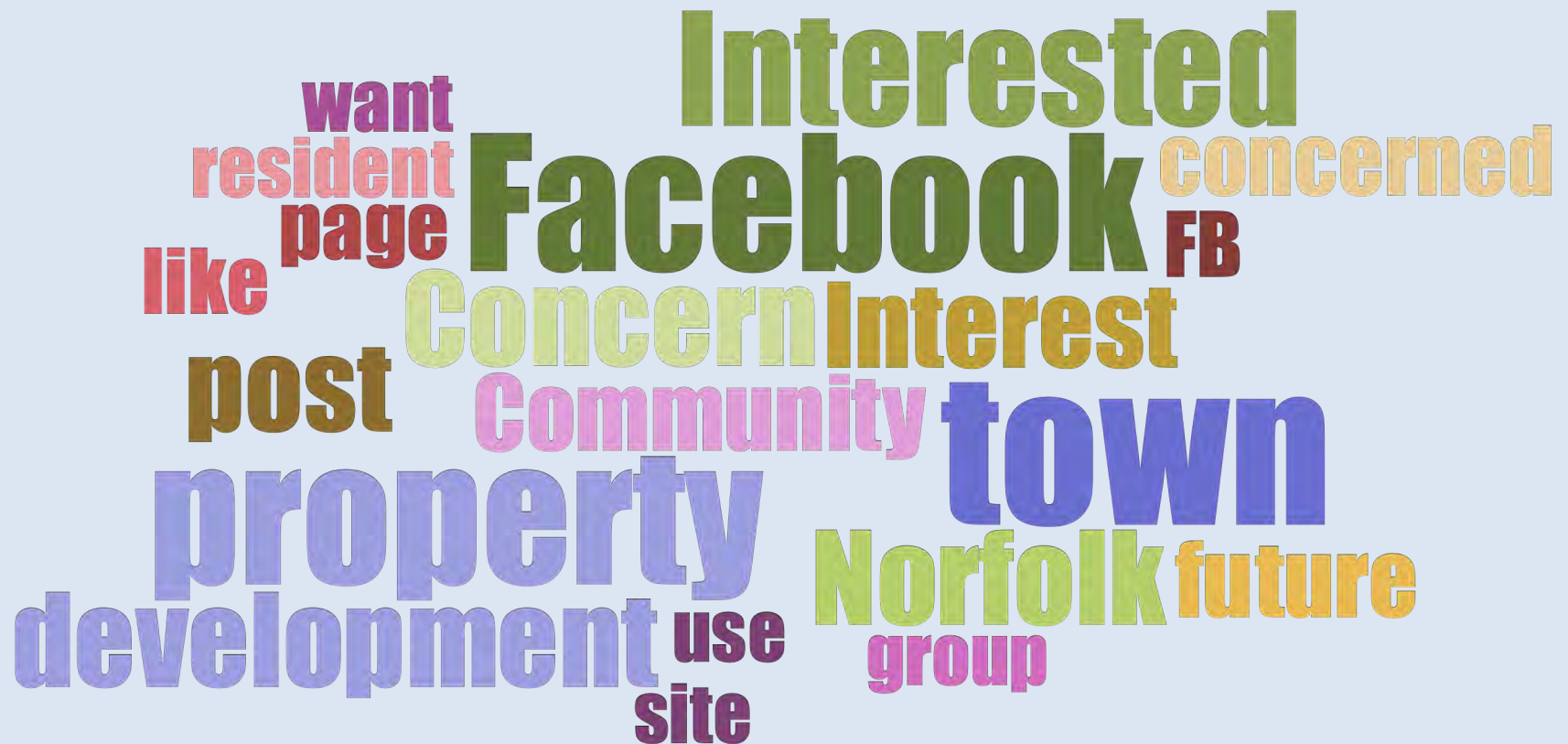
1B. How involved have you been with the Southwood property in the past? *(Choose one)*



1 Who is in the audience?

1C. What brought you to tonight's meeting?

(20 most frequently used words from all responses)



1 Who is in the audience?

1C. What brought you to tonight's meeting?

(A selection of quotes from the responses)

Very concerned about toxic and radiation clean up and density of the project. Property owner

Interested in contamination cleanup. Downstream water resources

Care about future land use

Town FB page link

Give feedback on what a resident would like in the town

Importance of right development for benefit of the town and developer

I don't want a Amazon warehouse violating my town.

Ad in local paper.

Interested in what is going to happen

Interested in thoughts of use

Staying informed about developments

Preserving interests of the town

Have been around Southwood for many years and would like to see land effectively decontaminated

Staying informed. Specifically cleanup and future plans / potential traffic

Curious what is planned usage of the property. Close neighbor to the property. Do not want Amazon warehouse!!!

PIP GROUP, Metacomet Greenway, abutter, former employee SCH

Need to keep abreast of developments

Link from Town Facebook group

Would like to see something of value to the town developed there

Concerned about remediation and density of project

Concern over development of property

1 Who is in the audience?

1D. What is your top priority for Southwood?

(20 most frequently used words from all responses)



1 Who is in the audience?

1D. What is your top priority for Southwood?

(A selection of quotes from the responses)

That Amazon doesn't build a warehouse

Assessment and cleanup

Responsible development, contamination issues.

A meaningful development that aligns to Norfolk's master plan and includes necessary cleanup

Community space

Full cleanup and restore land

The Town meeting its +10% affordable housing requirement to prevent future, unfriendly, 40b development

To not impact near by neighborhoods

Remove contamination, remove abandoned buildings

Safe, appropriate use that fits into town goals.

Contamination cleanup with responsible development.

Assess and clean up

Remediation

To maximize benefit to the town residents

That whatever goes in there is a good neighbor to the close neighbors in both Norfolk but also South Walpole

Top priority assessment and clean up No zoning change until full assembly of contaminants and if they will be removed

Careful, well planned development

Mixed use to accommodate some of the needs

A spacious residential development with open space

Smart development that benefits town and buyer

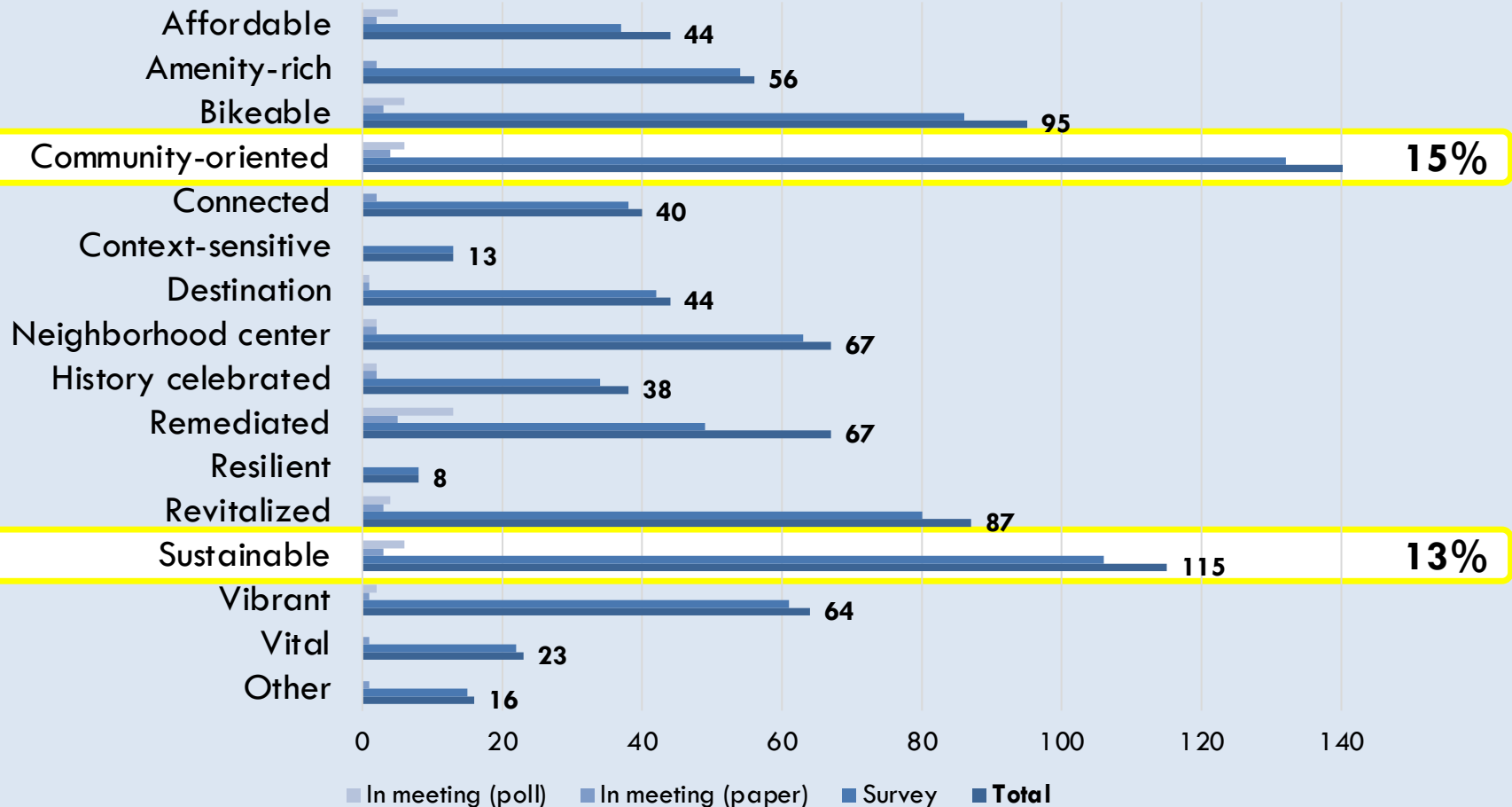
An aerial photograph of the Southwood Hospital campus in Norfolk, Virginia. The image shows several large, multi-story brick and concrete buildings with flat roofs, surrounded by extensive parking lots and a dense forest of trees. The text is overlaid on the central part of the image.

Town of Norfolk
**Southwood Hospital
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Feedback – Shared vision

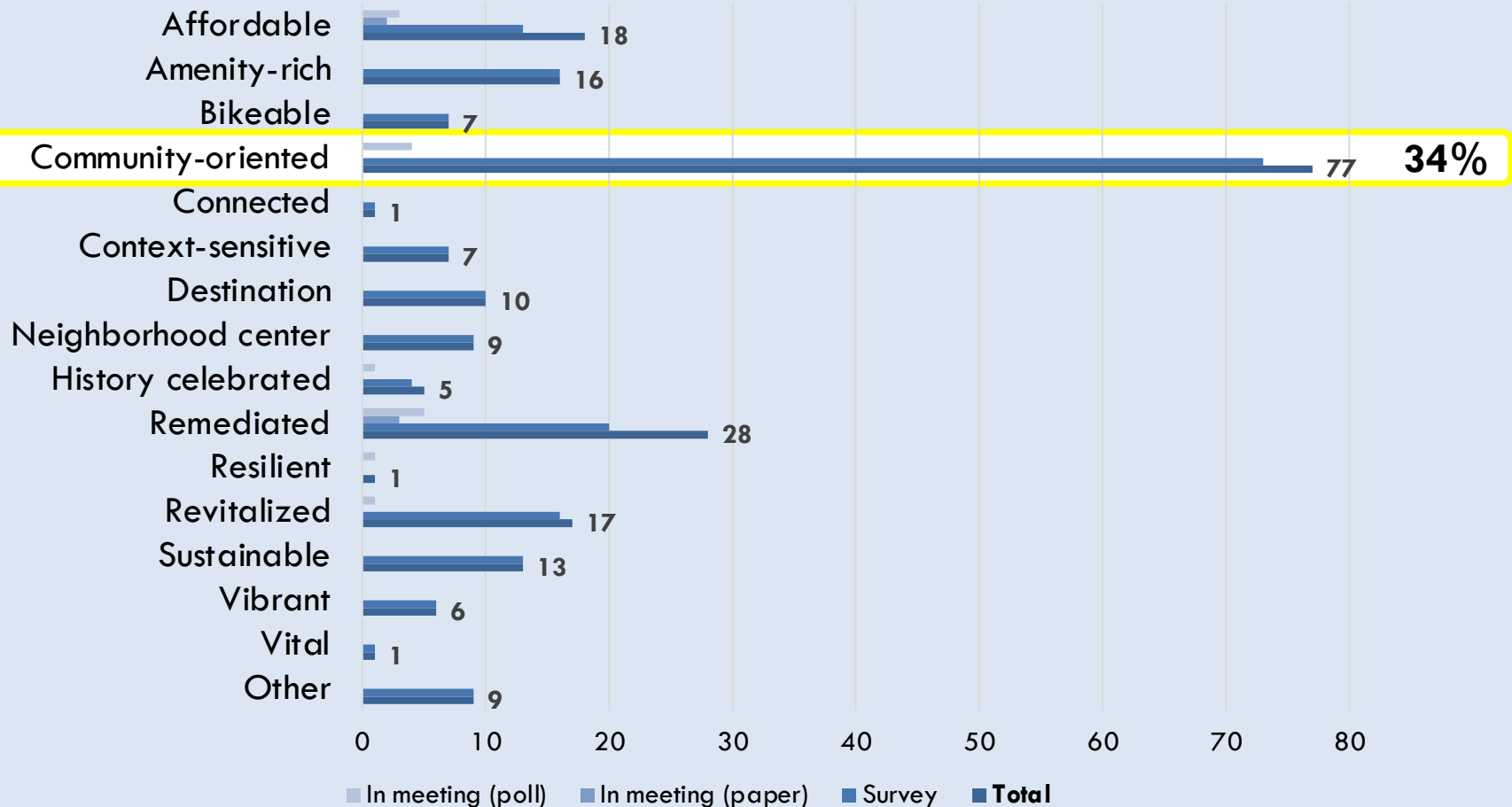
2 Developing a shared vision

2A. What words would describe characteristics of your vision for the property? *(Choose all that apply)*



2 Developing a shared vision

2B. What one word would best describe your top priority for the property? *(Choose one)*



2 Developing a shared vision

2C. How would you describe your vision or ideal outcome for the property?

(20 most frequently used words from all responses)



2 Developing a shared vision

2C. How would you describe your vision or ideal outcome for the property?

(A selection of quotes from the responses)

Remediate the property before anything is considered

Residential/ restaurant community that is a destination

Affordable community living

Economically feasible

Cleanup, mixed residential with Greenway incorporated

Mixed use w/ diverse housing options (rental, townhouses, small multifam (approx 8-12 units) adequately served by water and sewer.

Something that fits with the character and history of the area and Town

No warehouses

Remediate first. Mixed use community friendly location

Sustainable business with some affordable senior housing, sustainably remediated

Residential, affordable living with some mixed use for community-centered area, since it's near proposed bike path

I thought deed stated a certain percent needs to stay a medical facility

Predominantly housing, with apartments, assisted living and some business

Remediated mixed use with elder care with assisted living

Remediated with future planning incorporating deed restrictions

Determine extent of contamination before changing any zoning

Mixed use to accommodate some of the needs

Residential (townhomes) with open space

Remediated mixed use with elder care with assisted living

Perhaps some 55+ housing and retail

Study context **Other examples**

**Northampton State
Hospital (Village Hill)**



**Foxborough State
Hospital (Chestnut
Green)**

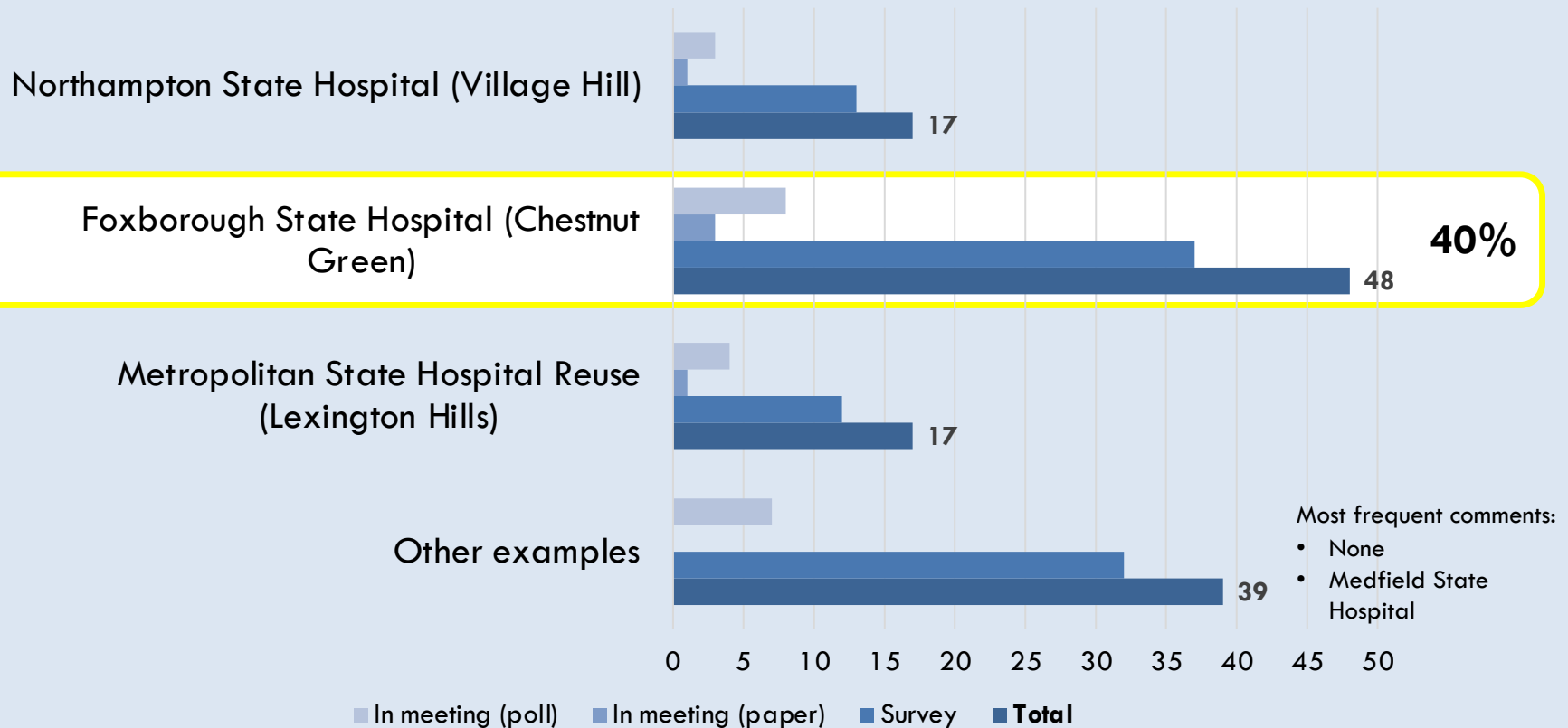


**Metropolitan State
Hospital Reuse
(Waltham/Lexington,
Lexington Hills)**



2 Developing a shared vision

2D. Select the examples you feel offer a relevant model for the property?

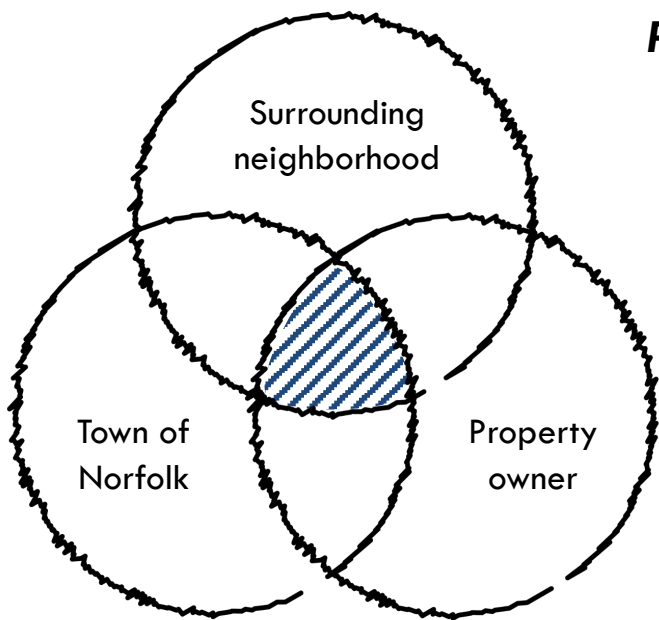




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**Feedback –
Potential outcomes**

Considering potential outcomes



Potential Use



Potentially acceptable to:

- Neighborhood/Community
- Town of Norfolk
- Property owner

Physically possible:

- Accommodate potential uses on the property

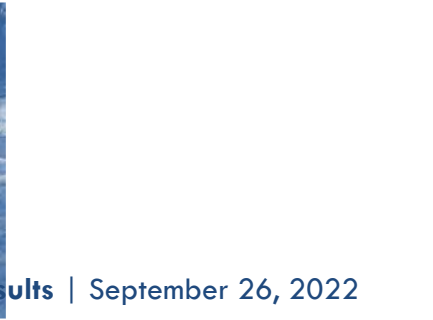
Legally permissible:

- Potential zoning changes
- Potential deed restriction modifications
- Compatible with remediation

Financially feasible:

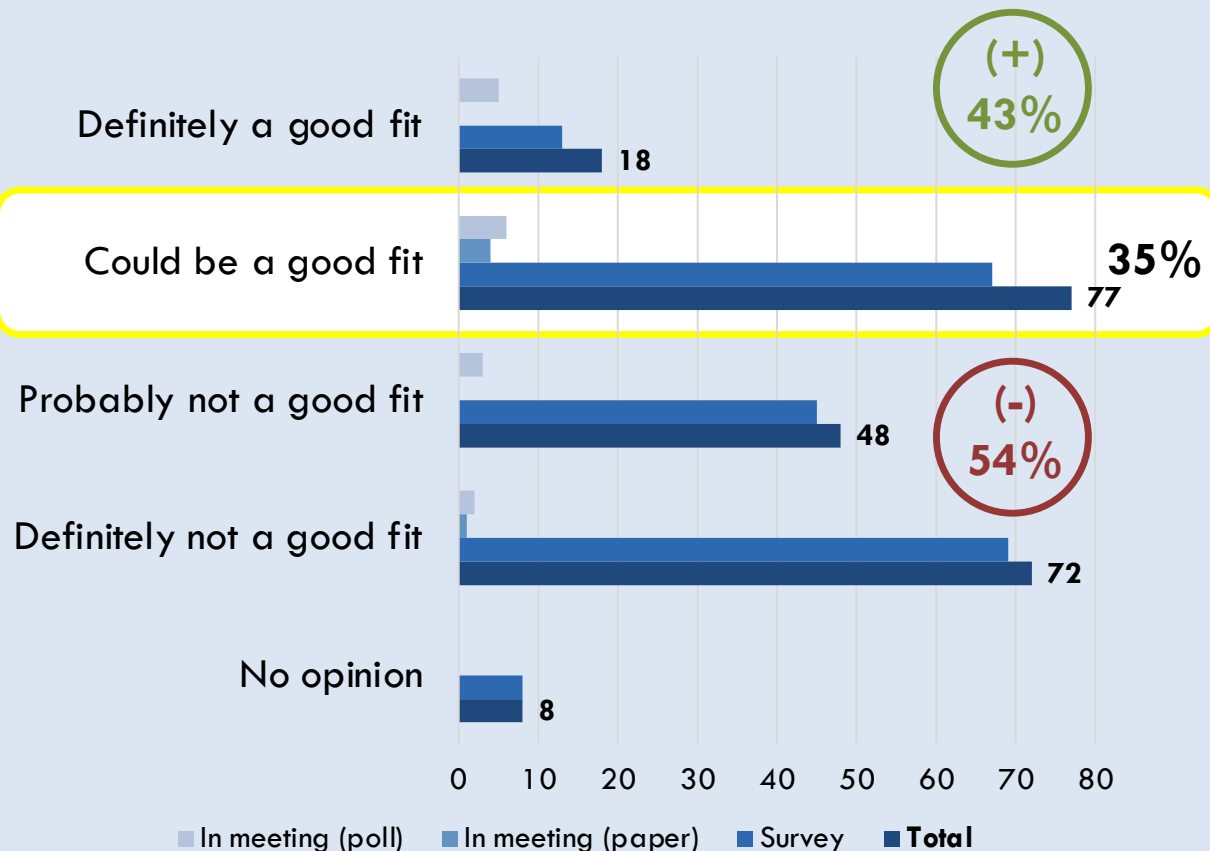
- Compatible with remediation
- Market context

Considering potential outcomes



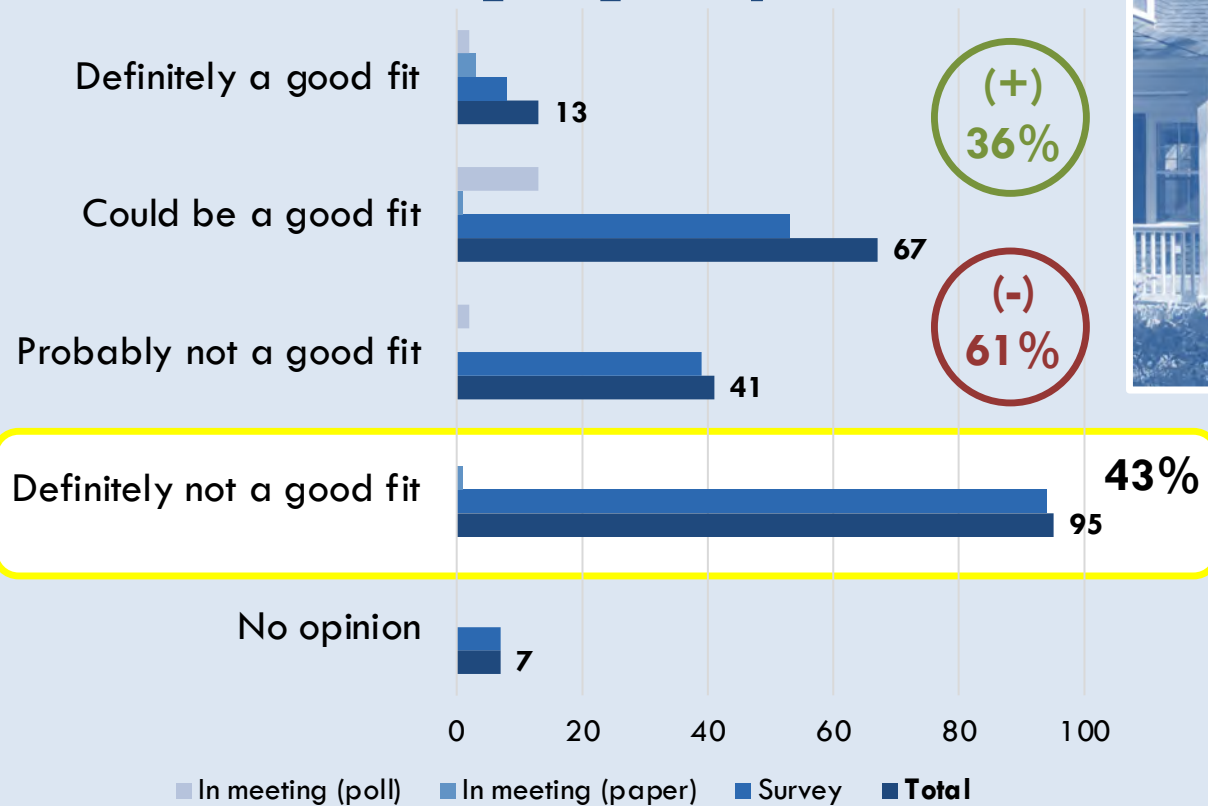
3 Exploring potential outcomes

3A. How appropriate do you feel **single family homes** would be for the Southwood property?



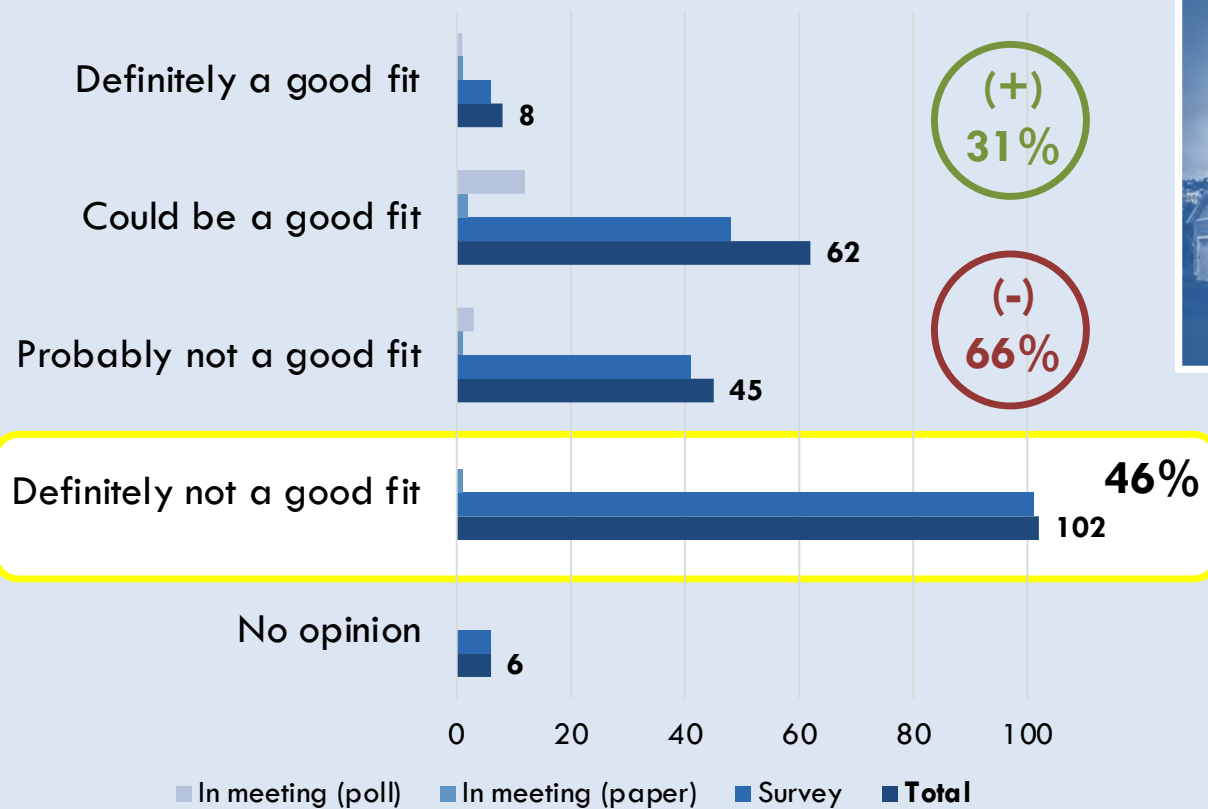
3 Exploring potential outcomes

3B. How appropriate do you feel **single family homes (compact/cluster)** would be for the Southwood property?



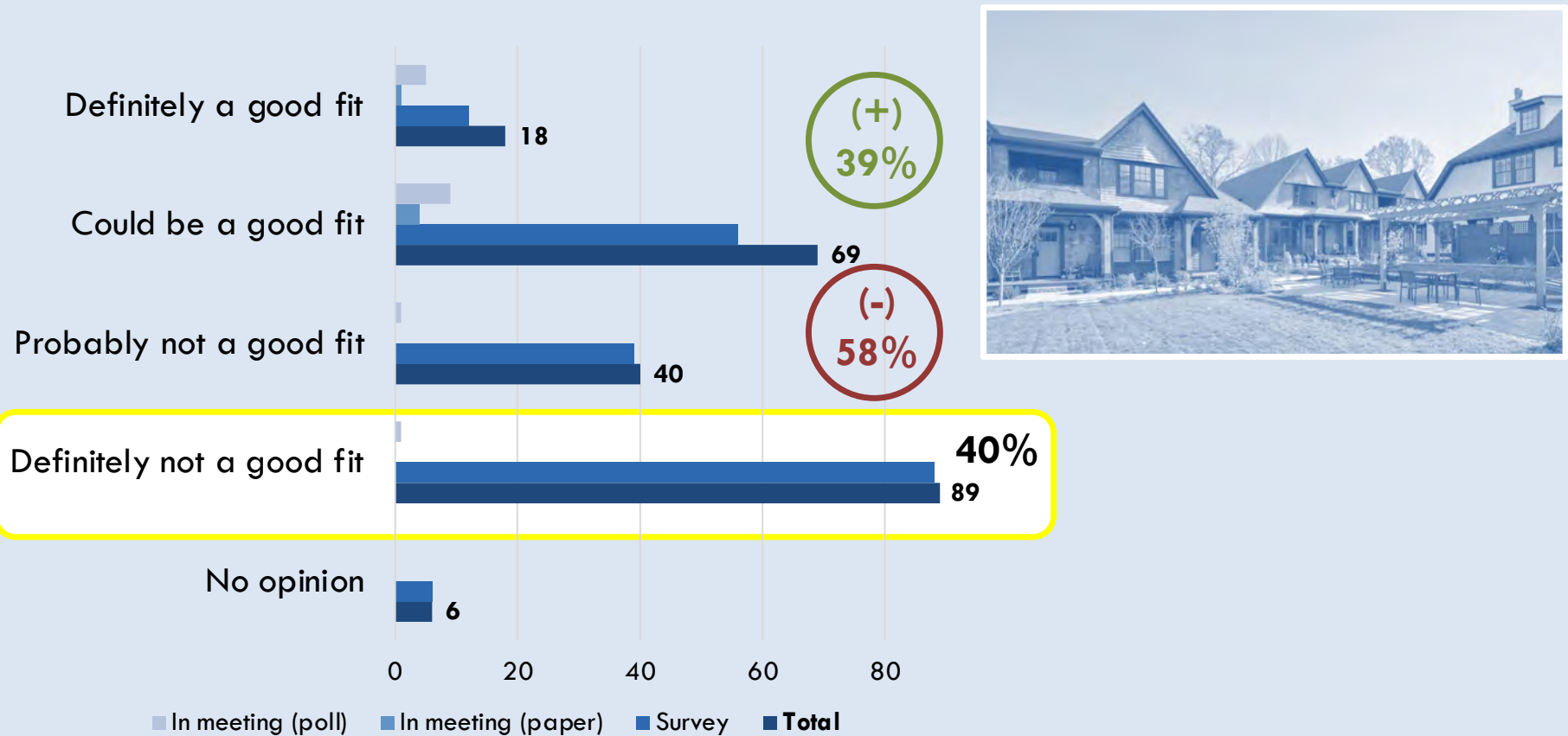
3 Exploring potential outcomes

3C. How appropriate do you feel **two family homes** would be for the Southwood property?



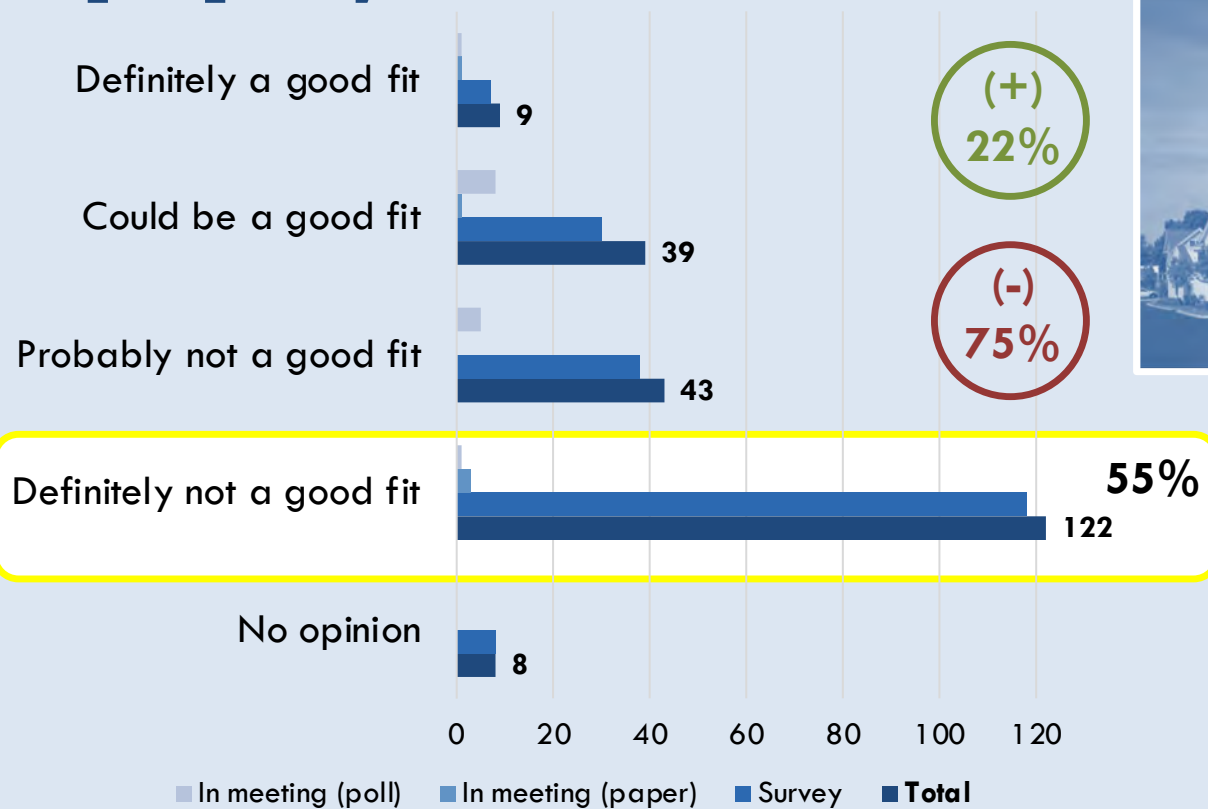
3 Exploring potential outcomes

3D. How appropriate do you feel townhouses would be for the Southwood property?



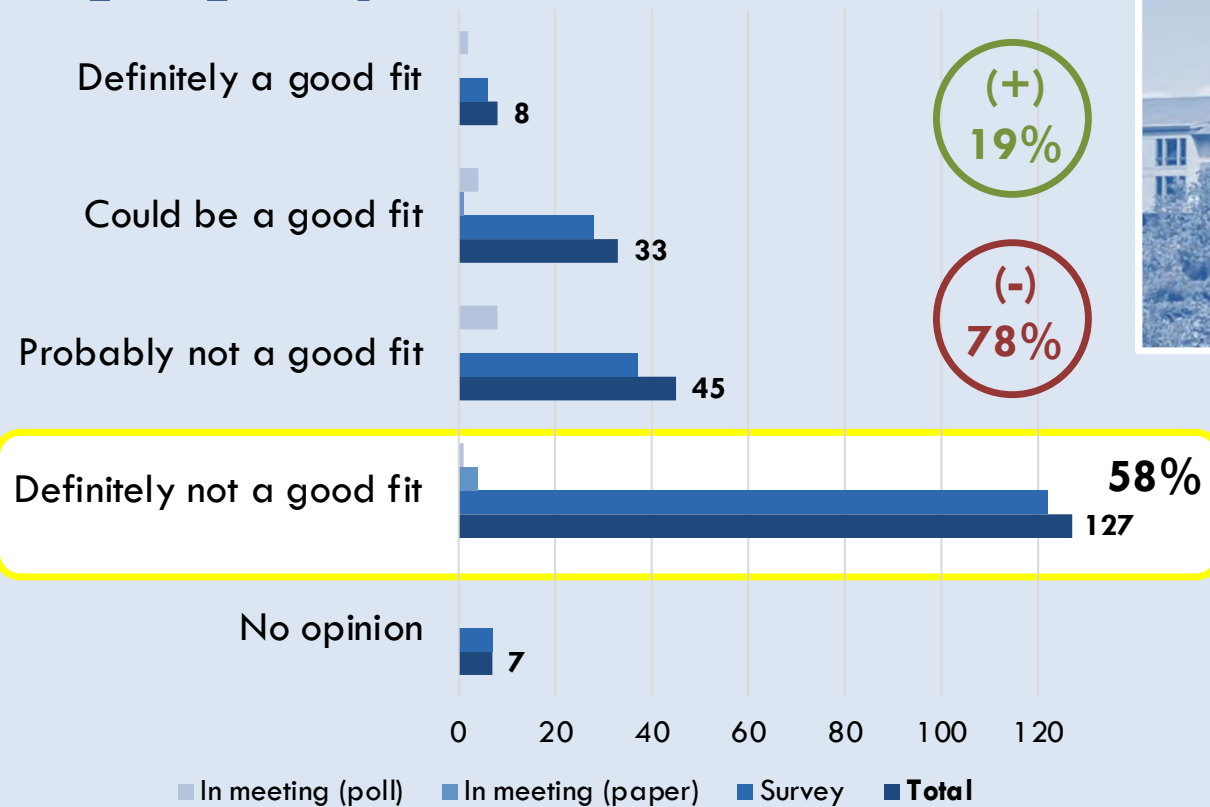
3 Exploring potential outcomes

3E. How appropriate do you feel **multifamily (small scale)** would be for the Southwood property?



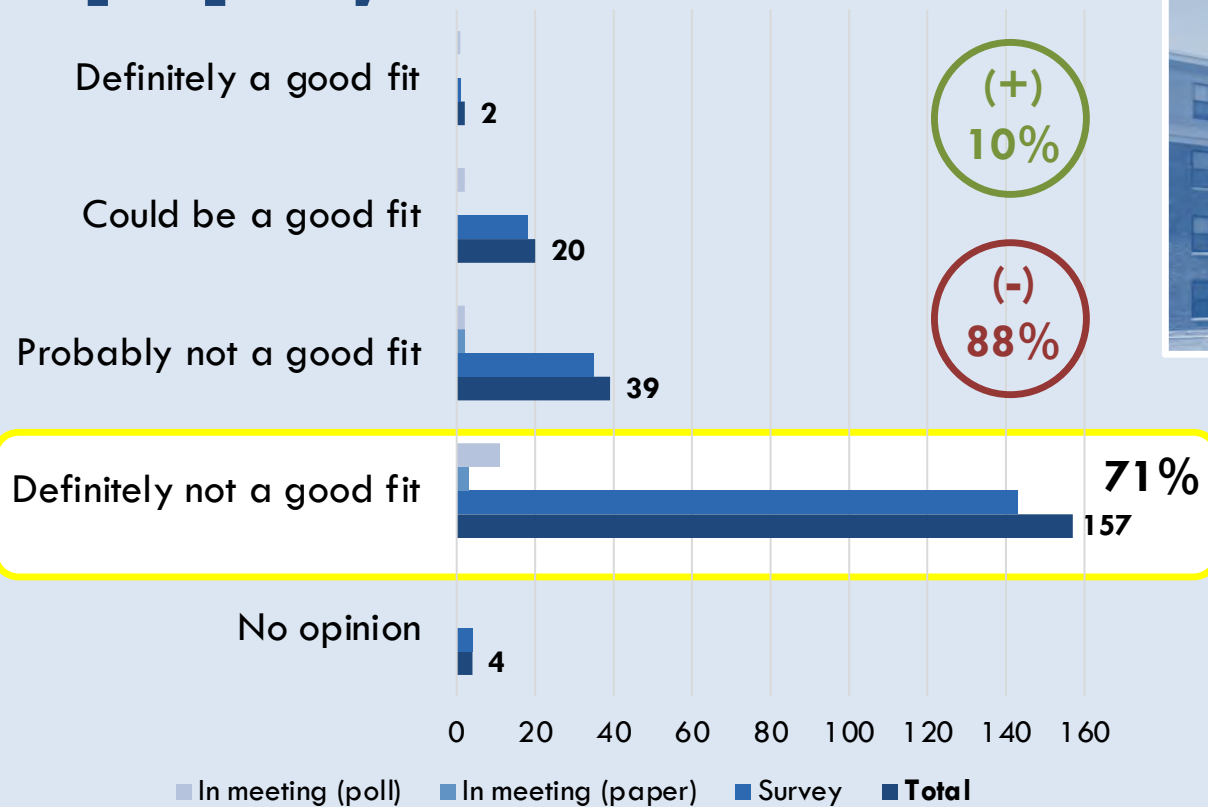
3 Exploring potential outcomes

3F. How appropriate do you feel **multifamily (medium scale)** would be for the Southwood property?



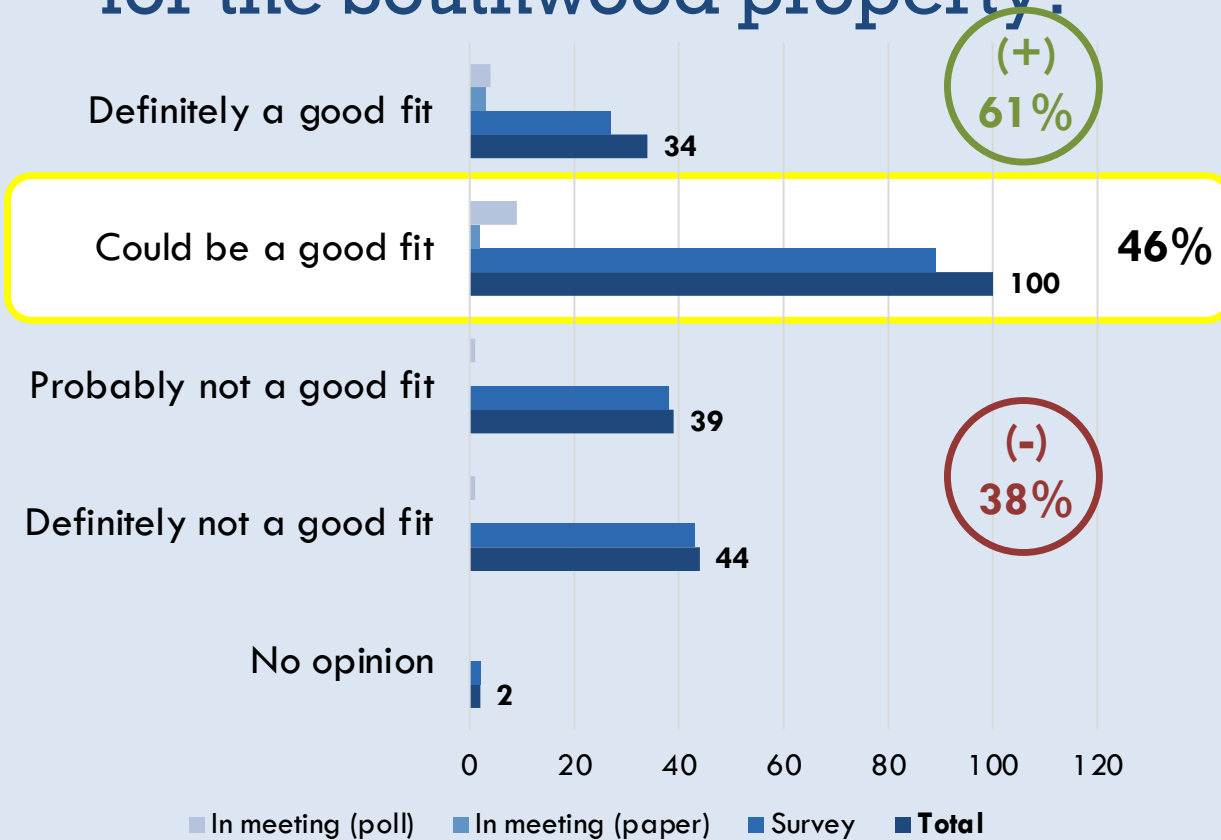
3 Exploring potential outcomes

3G. How appropriate do you feel **multifamily (large scale)** would be for the Southwood property?



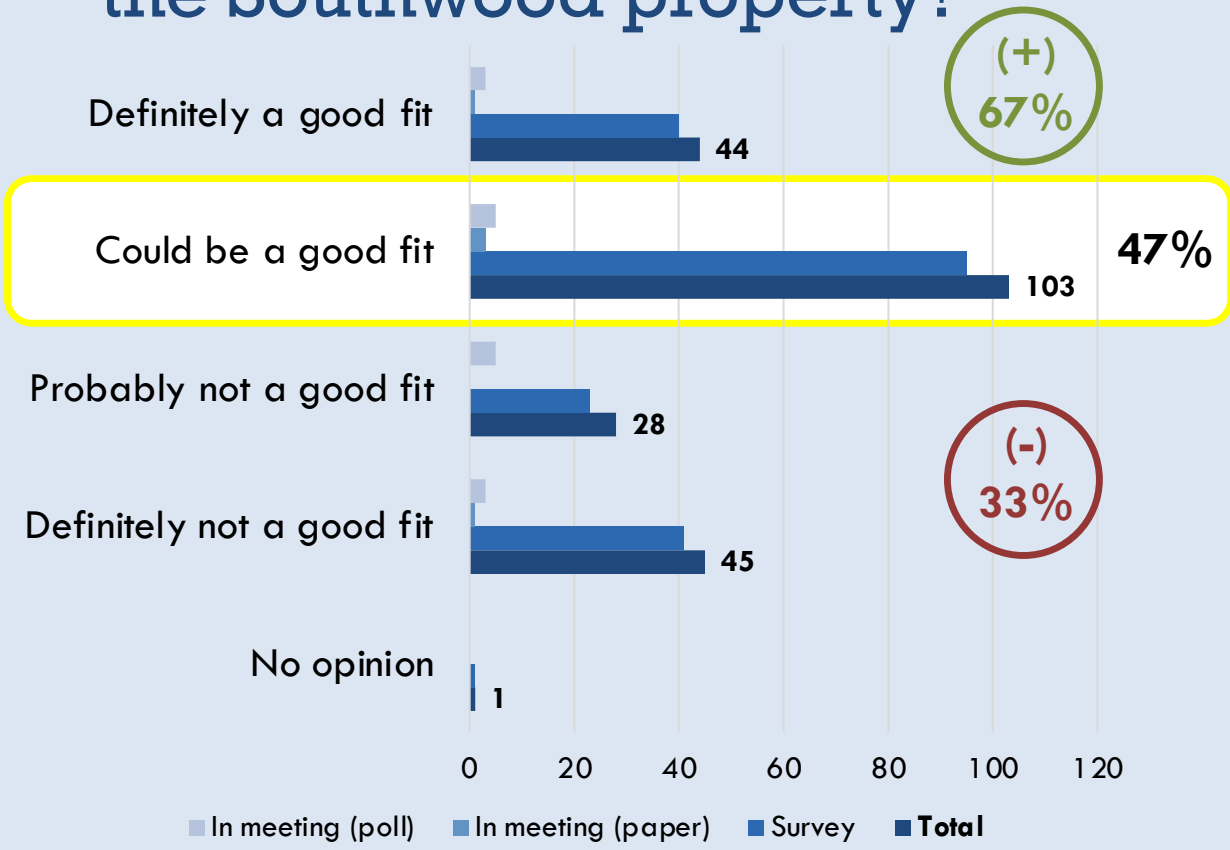
3 Exploring potential outcomes

3H. How appropriate do you feel **senior living/continuum of care facility** would be for the Southwood property?



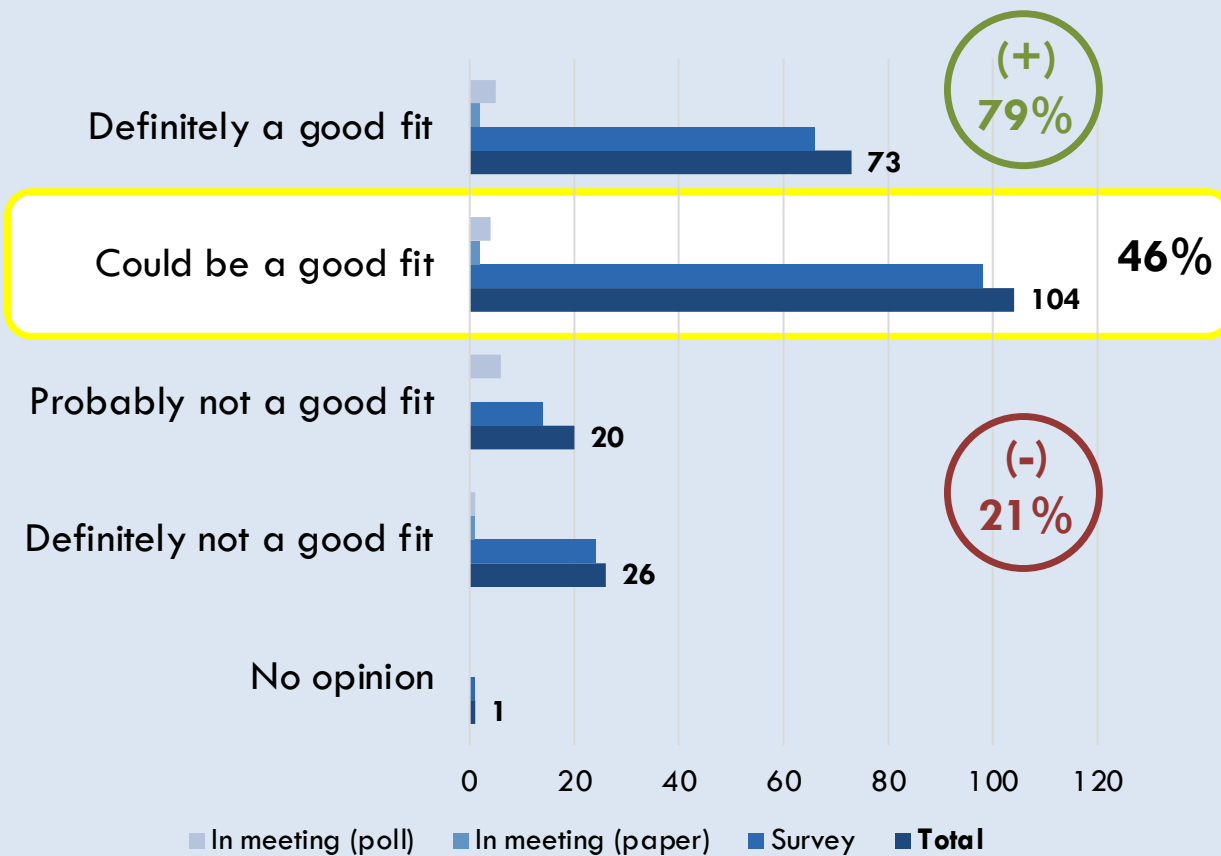
3 Exploring potential outcomes

3I. How appropriate do you feel **mixed use (nonresidential ground floor)** would be for the Southwood property?



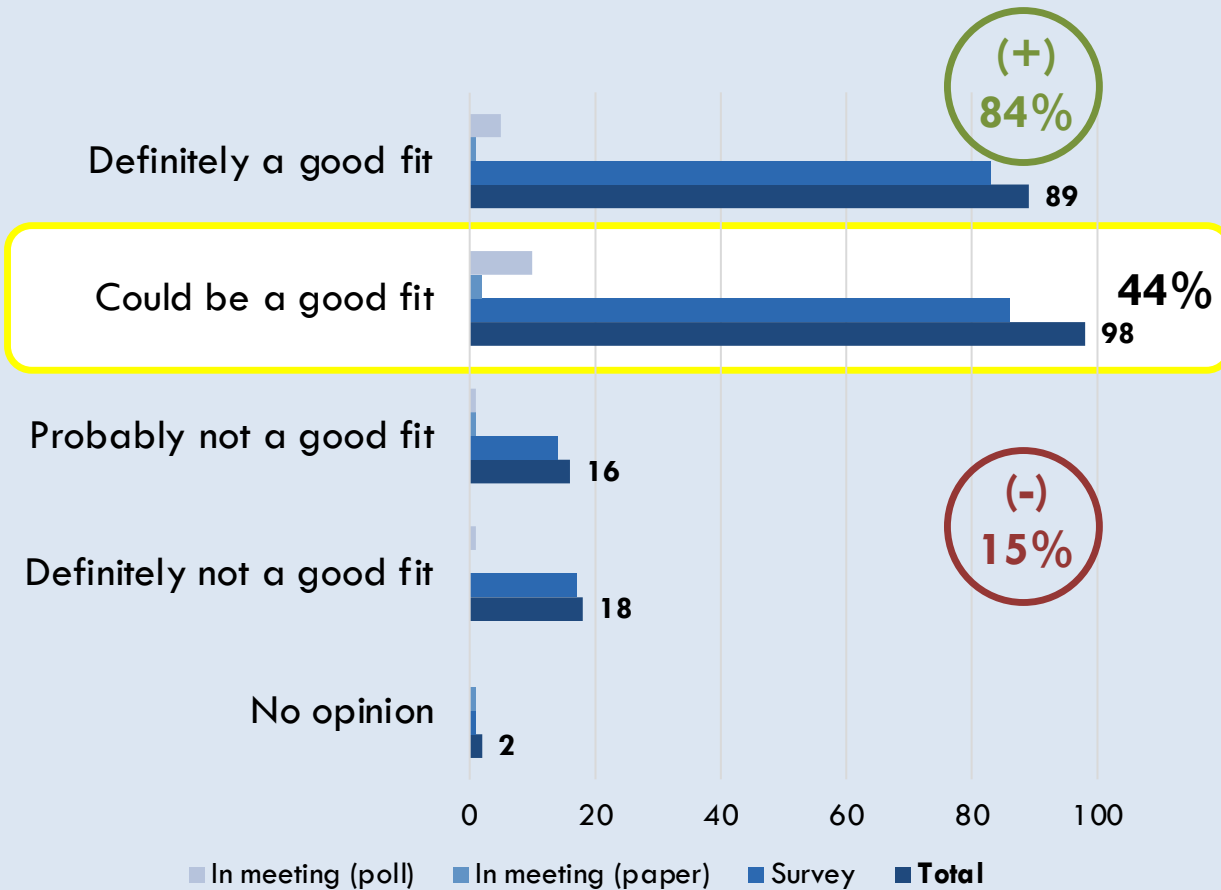
3 Exploring potential outcomes

3J. How appropriate do you feel retail uses would be for the Southwood property?



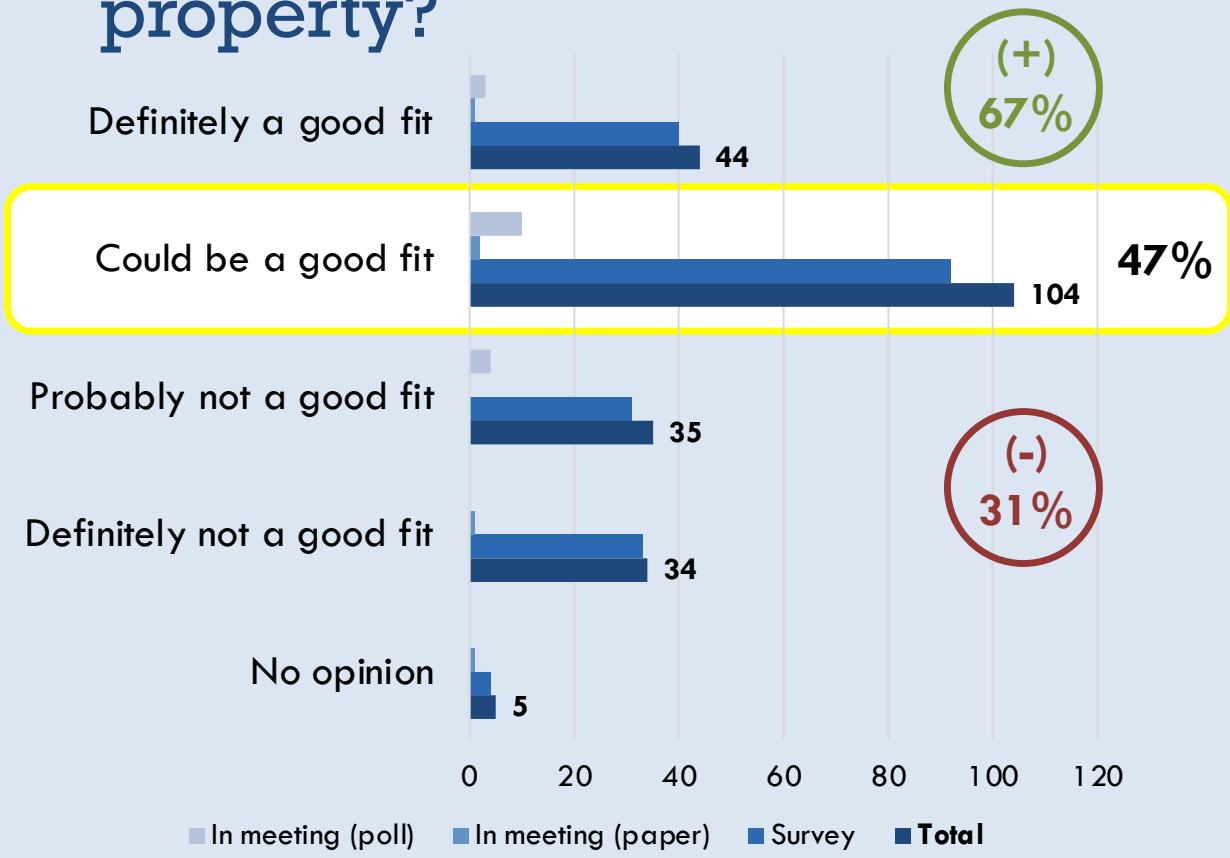
3 Exploring potential outcomes

3K. How appropriate do you feel **restaurant uses** would be for the Southwood property?



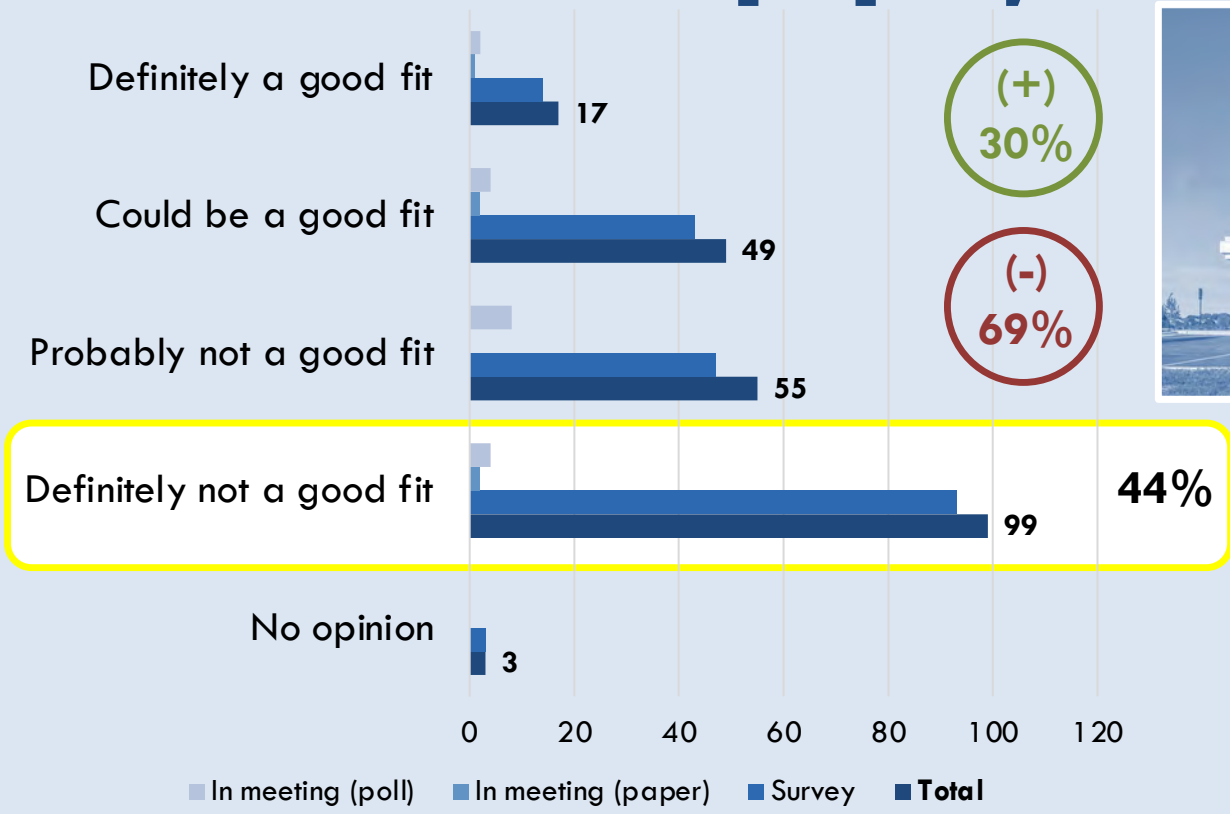
3 Exploring potential outcomes

3L. How appropriate do you feel **office and commercial uses** would be for the Southwood property?



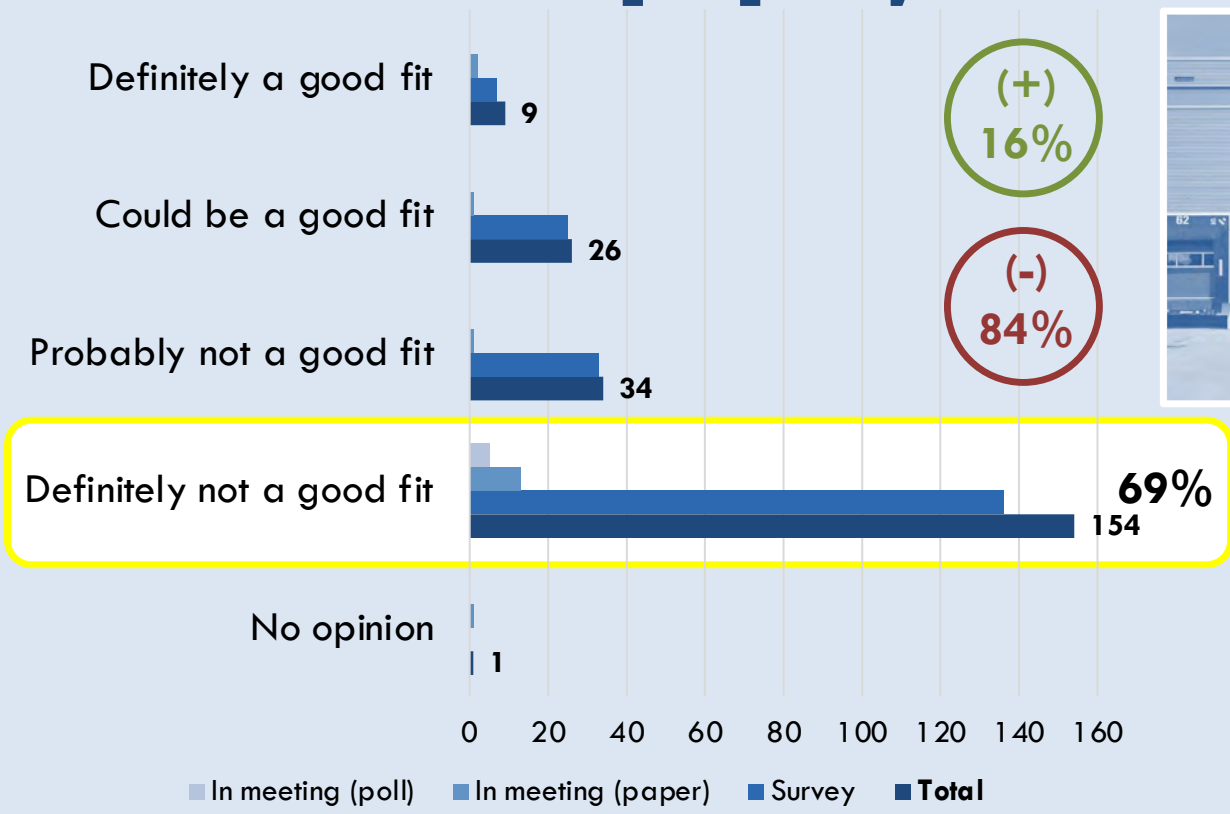
3 Exploring potential outcomes

3M. How appropriate do you feel **light industrial and manufacturing uses** would be for the Southwood property?



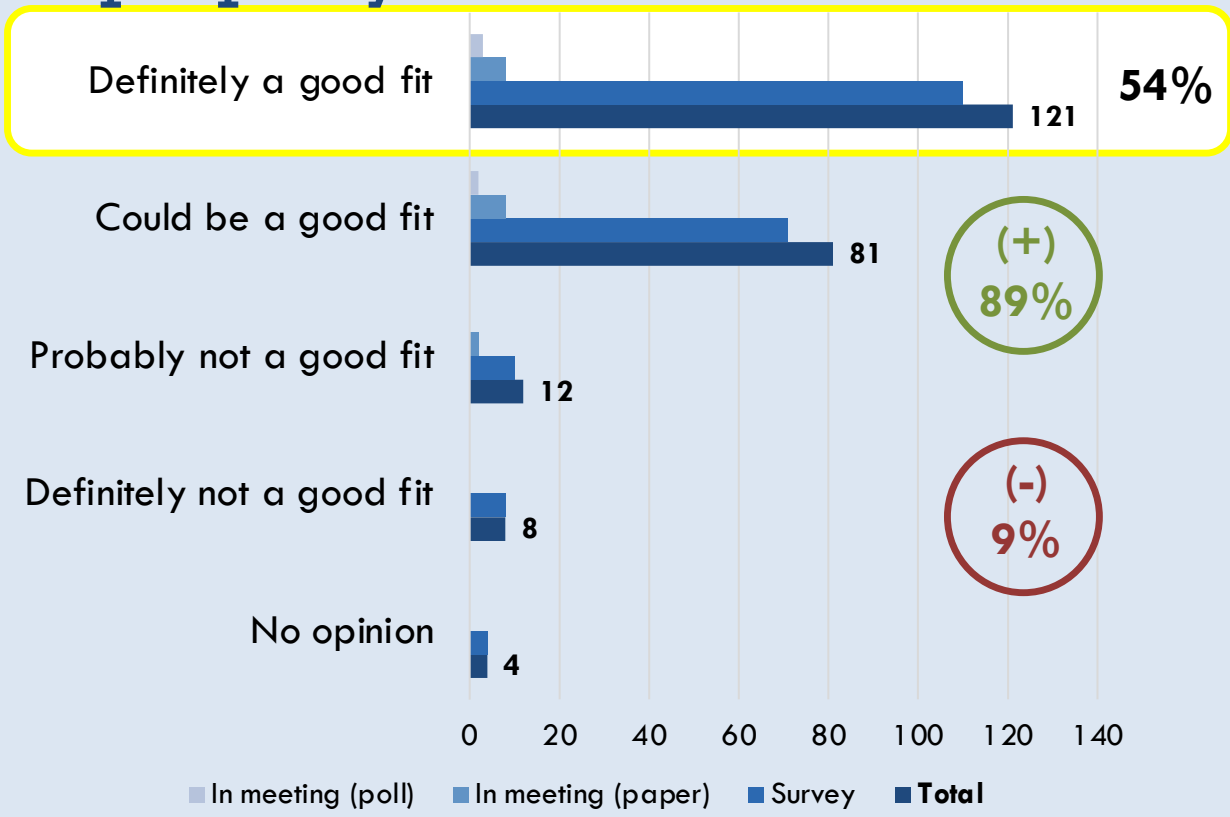
3 Exploring potential outcomes

3N. How appropriate do you feel **warehouse and distribution facility** uses would be for the Southwood property?



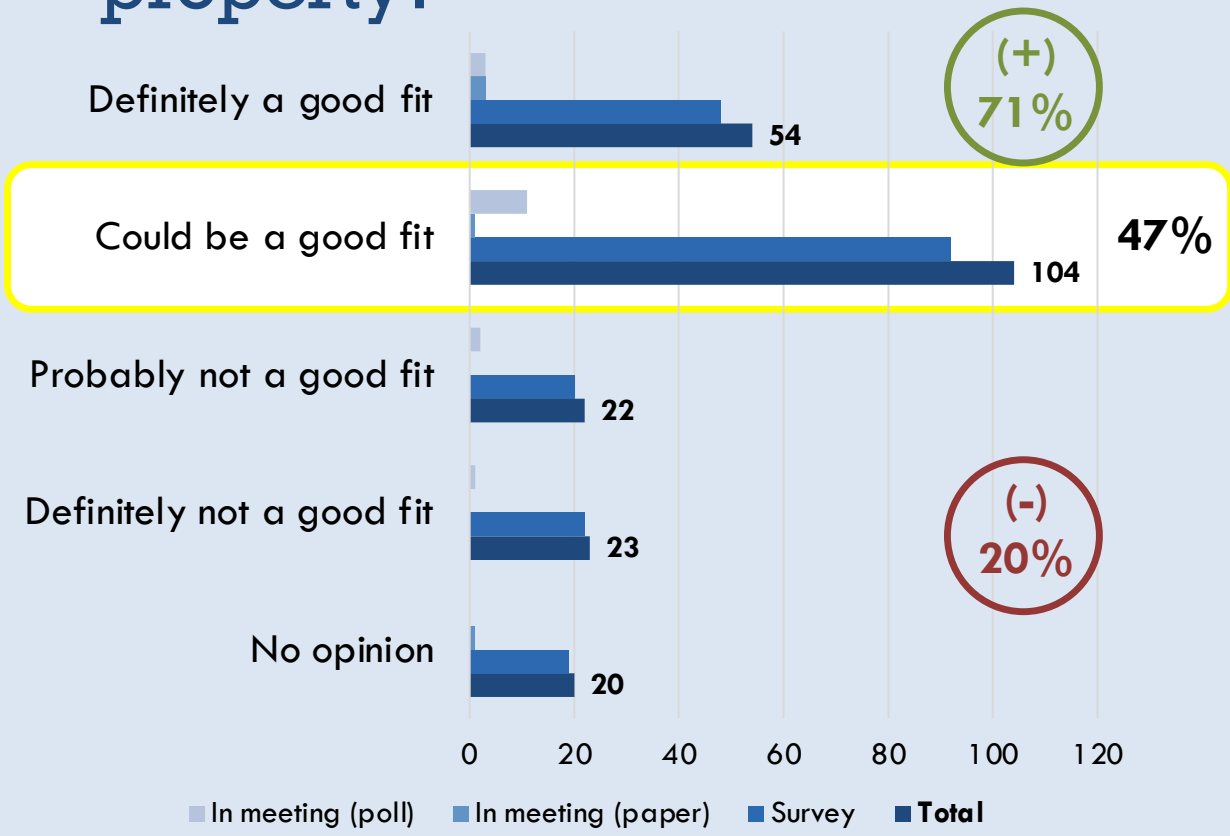
3 Exploring potential outcomes

3O. How appropriate do you feel **protected open space uses** would be for the Southwood property?



3 Exploring potential outcomes

3P. How appropriate do you feel **clean energy production uses** would be for the Southwood property?



3 Exploring potential outcomes

- **Ranking perceived appropriateness of all potential uses**
 - **Protected open space uses** (89% support/9% don't support)
 - **Restaurant uses** (84% support, 15% support)
 - **Retail uses** (79% support/21% don't support)
 - **Clean energy production uses** (71% support/20% don't support)
 - **Mixed uses (nonresidential ground floor)** (67% support/33% don't support)
 - **Office and commercial uses** (67% support/31% don't support)
 - **Senior living/continuum of care facility** (61% support/38% don't support)

 - **Single family homes** (43% support/54% don't support)
 - **Townhouses** (39% support/58% don't support)
 - **Single family homes (compact/cluster)** (36% support/61% don't support)
 - **Two family homes** (31% support/66% don't support)
 - **Light industrial and manufacturing uses** (30% support/69% don't support)
 - **Multifamily (small scale)** (22% support/75% don't support)
 - **Multifamily (medium scale)** (19% support/78% don't support)
 - **Warehouse and distribution facility uses** (16% support/84% don't support)
 - **Multifamily (large scale)** (10% support/88% don't support)

3 Exploring potential outcomes

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3 Exploring potential outcomes

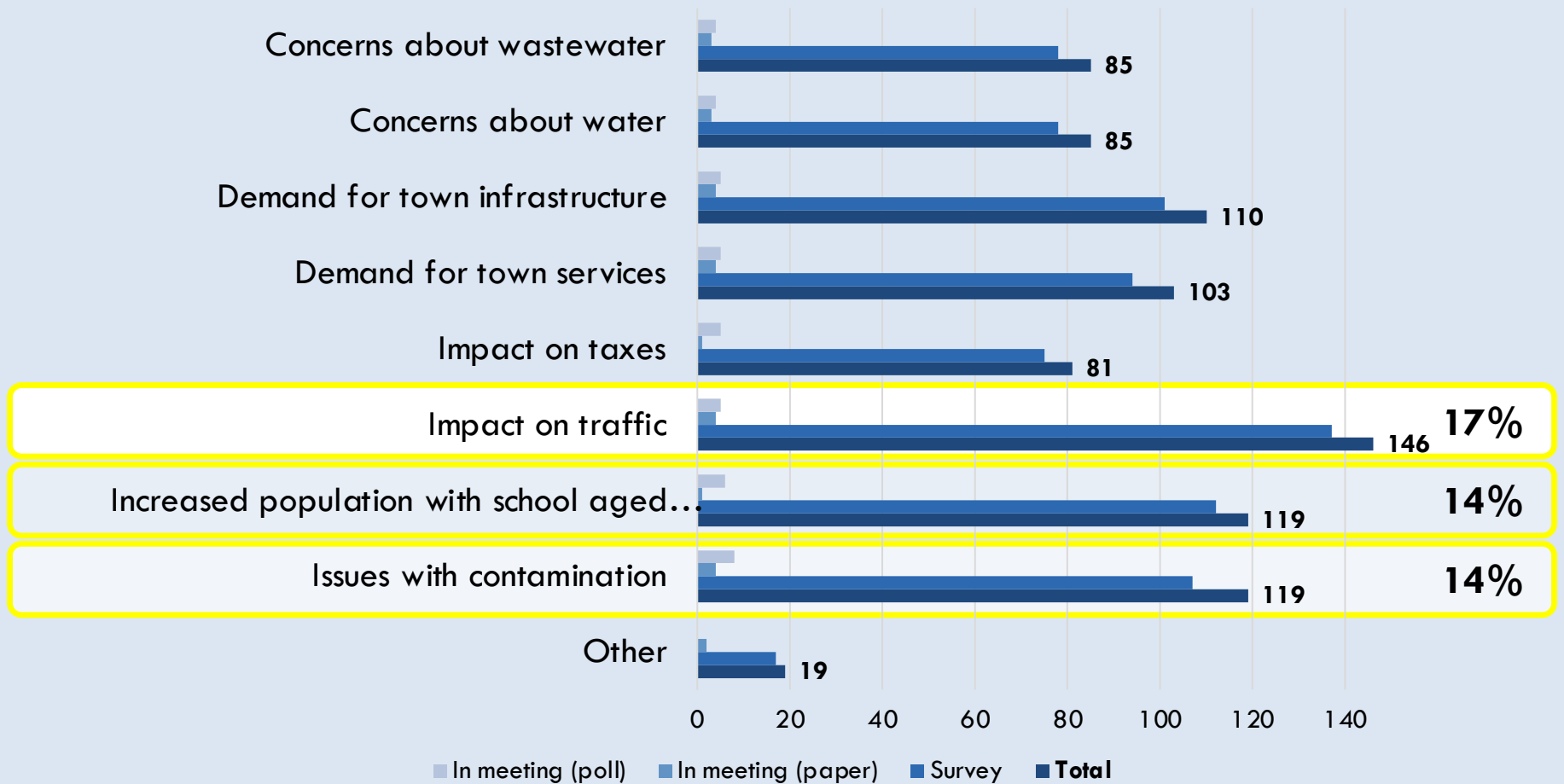
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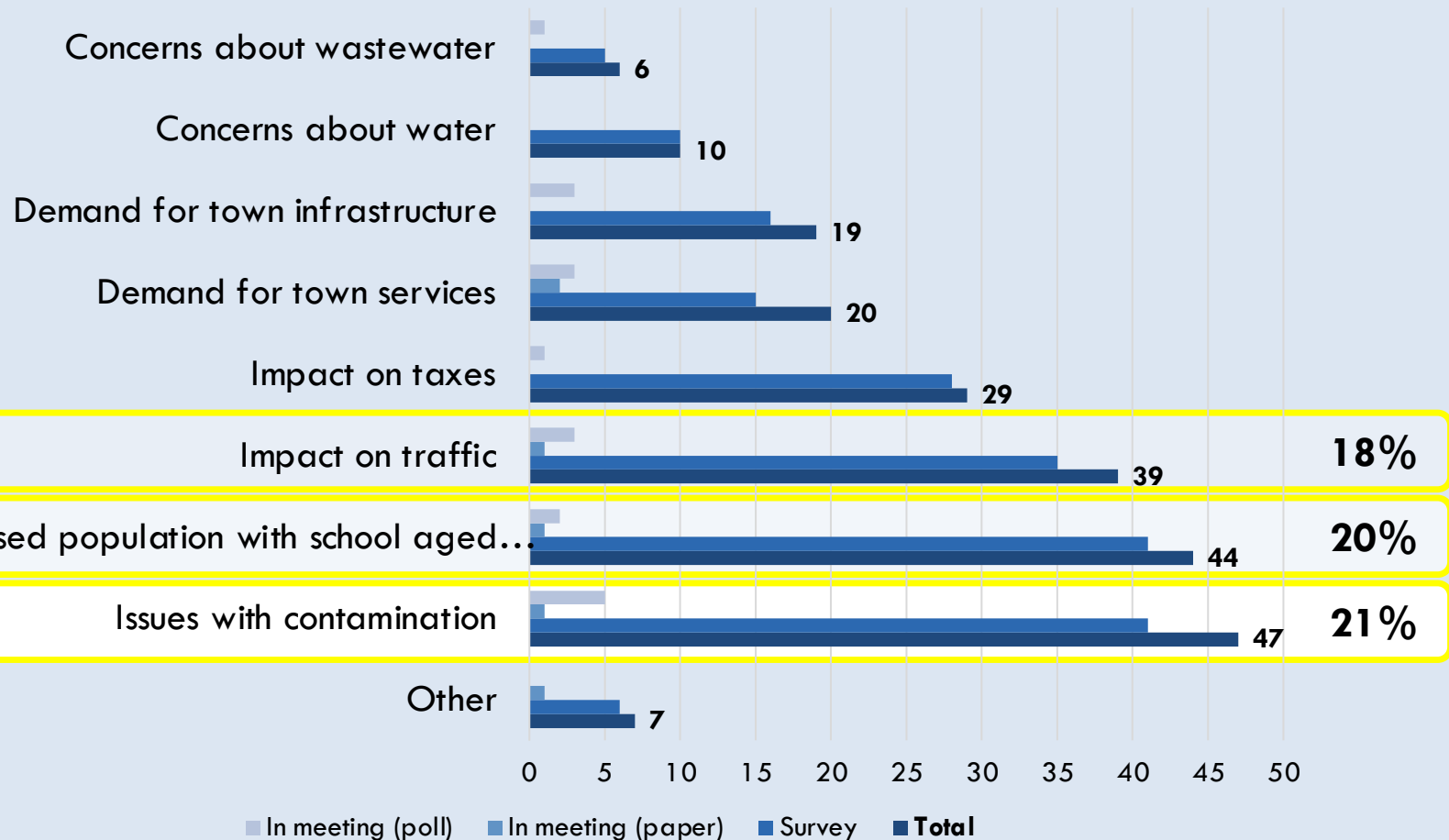
3 Exploring potential outcomes

3Q. What potential impacts are your biggest concerns? *(Choose all that apply)*



3 Exploring potential outcomes

3R. What is your #1 concern for potential impacts? *(Choose one)*

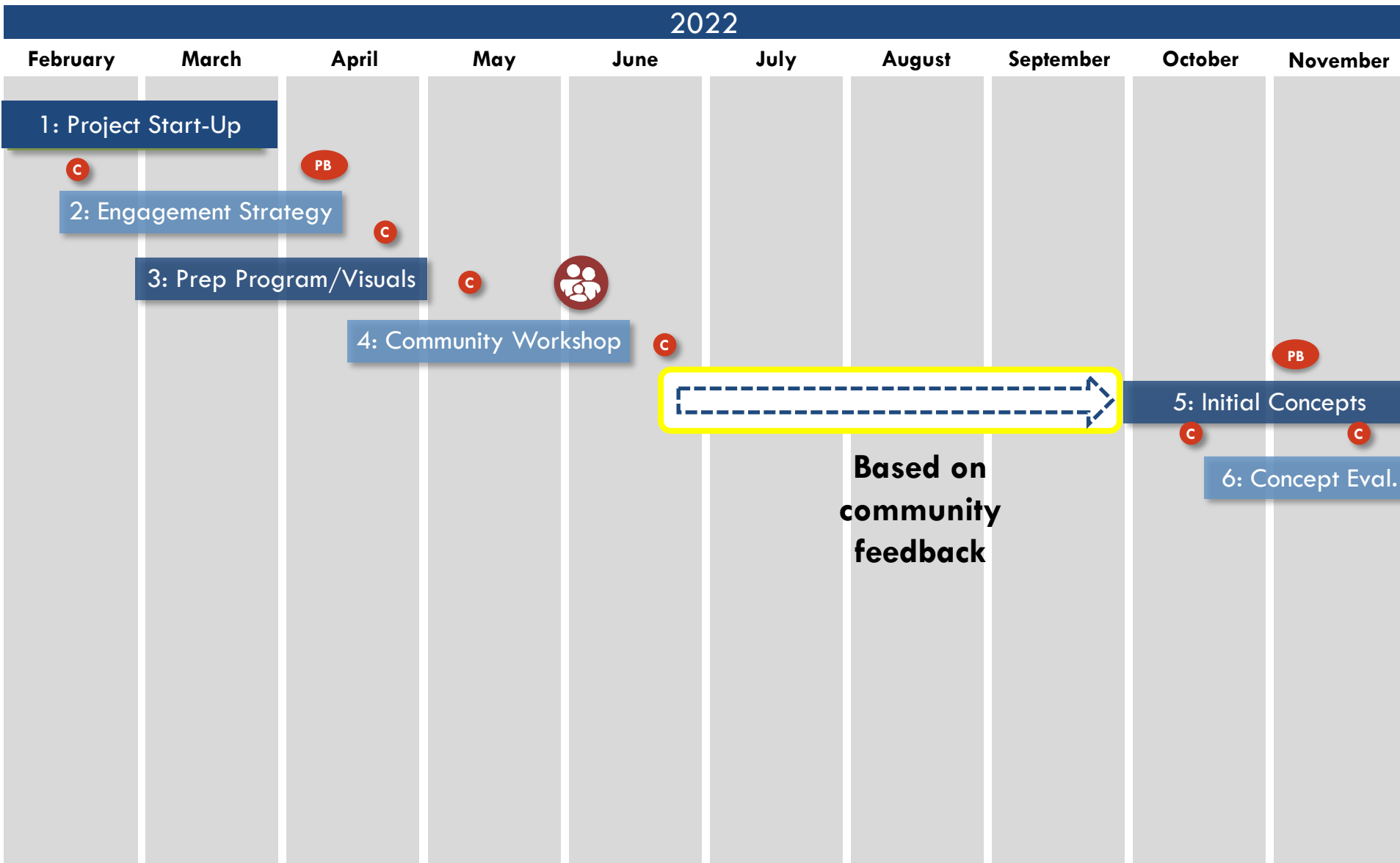




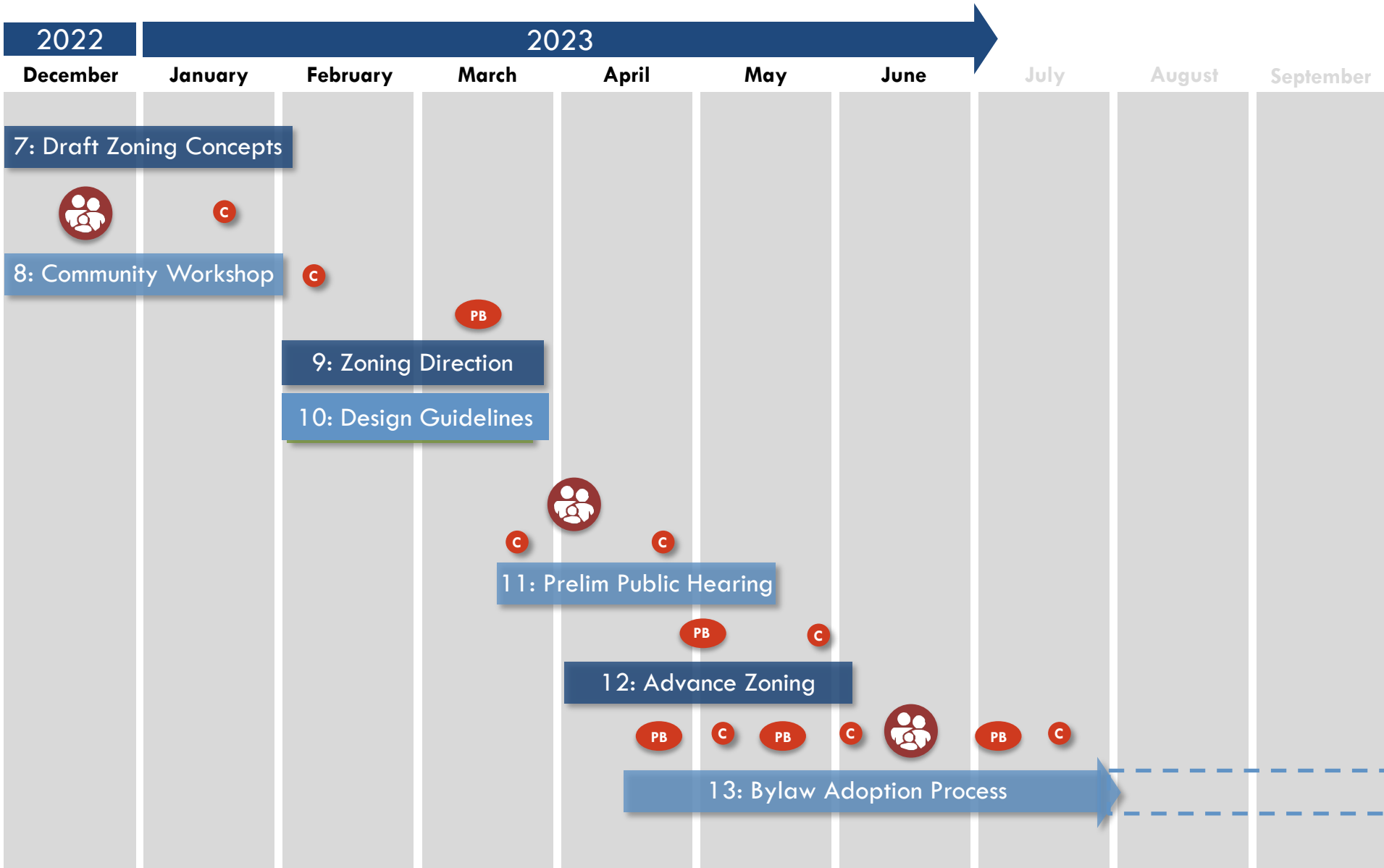
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Next Steps

Southwood Hospital Re-use and Zoning Analysis



Southwood Hospital Re-use and Zoning Analysis





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Southwood Hospital
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