



Medford City Council
Medford, Massachusetts

Committee of the Whole, November 18, 2025

City Council

Isaac B. "Zac" Bears
Anna Callahan
Kit Collins
Emily Lazzaro
Matt Leming
George A. Scarpelli
Justin Tseng

This meeting will take place at 6:00 P.M. in the City Council Chamber, 2nd Floor, Medford City Hall, 85 George P. Hassett Drive, Medford, MA and via Zoom.

Zoom Link:

<https://us06web.zoom.us/j/82581349390?pwd=ewDbtwo26b9rwwgDGSF0INAljKb8gWV.1>

Call-in Number: +13092053325,,82581349390#,,, *680974#

Live: Channel 22 (Comcast), Channel 43 (Verizon), [YouTube](#), and medfordtv.org.

To submit written comments, please email REliseo@medford-ma.gov.

CALL TO ORDER & ROLL CALL

ACTION AND DISCUSSION ITEMS

25-178

Submitted by Office of Planning, Development, and Sustainability

Presentation on Medford Square/City Hall Parking Lots Development Project

Adjournment

Medford Square

November 18, 2025



Development Team & Experience



Developer/Proponent: Transom Real Estate



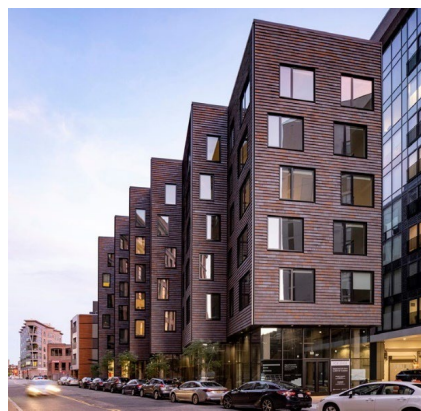
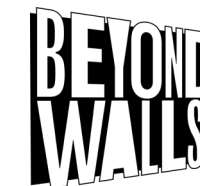
Architect: PCA (Prellwitz Chilinski Associates)

PCA

Landscape Architect: MDLA

MDLA

Placemaking Partner: Beyond Walls



Permitting Counsel: Nutter (Valerie Moore)



Retail Leasing: District Real Estate Advisors





Tuscan Village, Salem NH



Tuscan Village, Salem NH

The power of placemaking

“What attracts people most ...
is other people”

– William Whyte



Market Street, Lynnfield



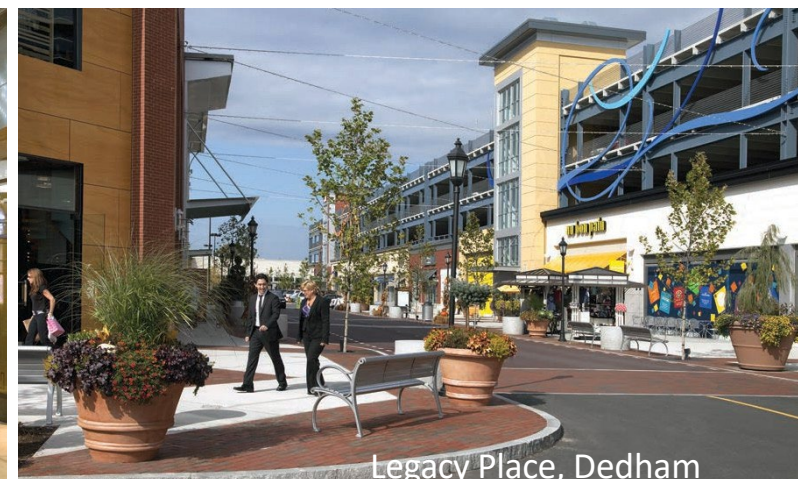
Market Street, Lynnfield



The Street, Chestnut Hill



The Street, Chestnut Hill



Legacy Place, Dedham

CHALLENGES and OPPORTUNITIES

Green spaces:

Significantly **reduce existing asphalt** surface parking.

Add robust landscaping and publicly accessible green open spaces.

Celebrating history:

Showcase City Hall and celebrate the City of Medford's rich **history** while creating a **new sense of place**.

Urban campus:

Knit existing buildings with new housing and retail opportunities to add **vibrancy** into the neighborhood.

Community:

Bring the local community **together** with active engagement in the art program and public spaces.



Meeting the Mission

Create Needed Housing

Enhance the Public Realm

Integration of Public Art

Context Sensitive Design

Active Ground Floor

Resilient and Sustainable Buildings

Executable Business Plan



Core of our Proposal

+/- 283 *apartment* homes

+/- 56 *affordable* units

+/- 16,000 sf of *grocery* and local *café* space

+/- 273-space *public parking garage* (+/-
100 parking space for City Hall staff and
visitors)

Public art murals in partnership with
Beyond Walls

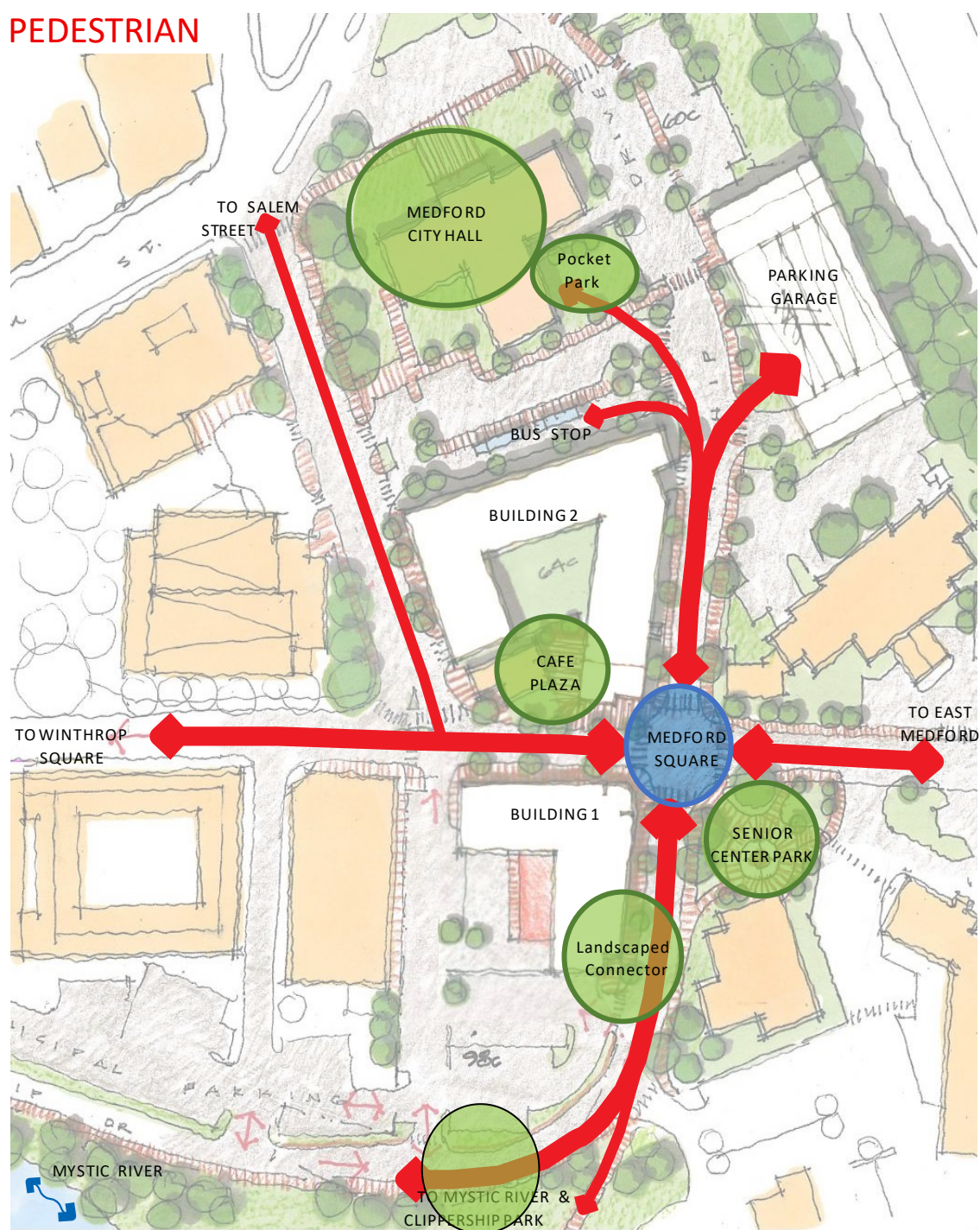
Elevated design and enhanced *green* spaces
with increased *pedestrian* connectivity

Sustainability and *Resiliency*

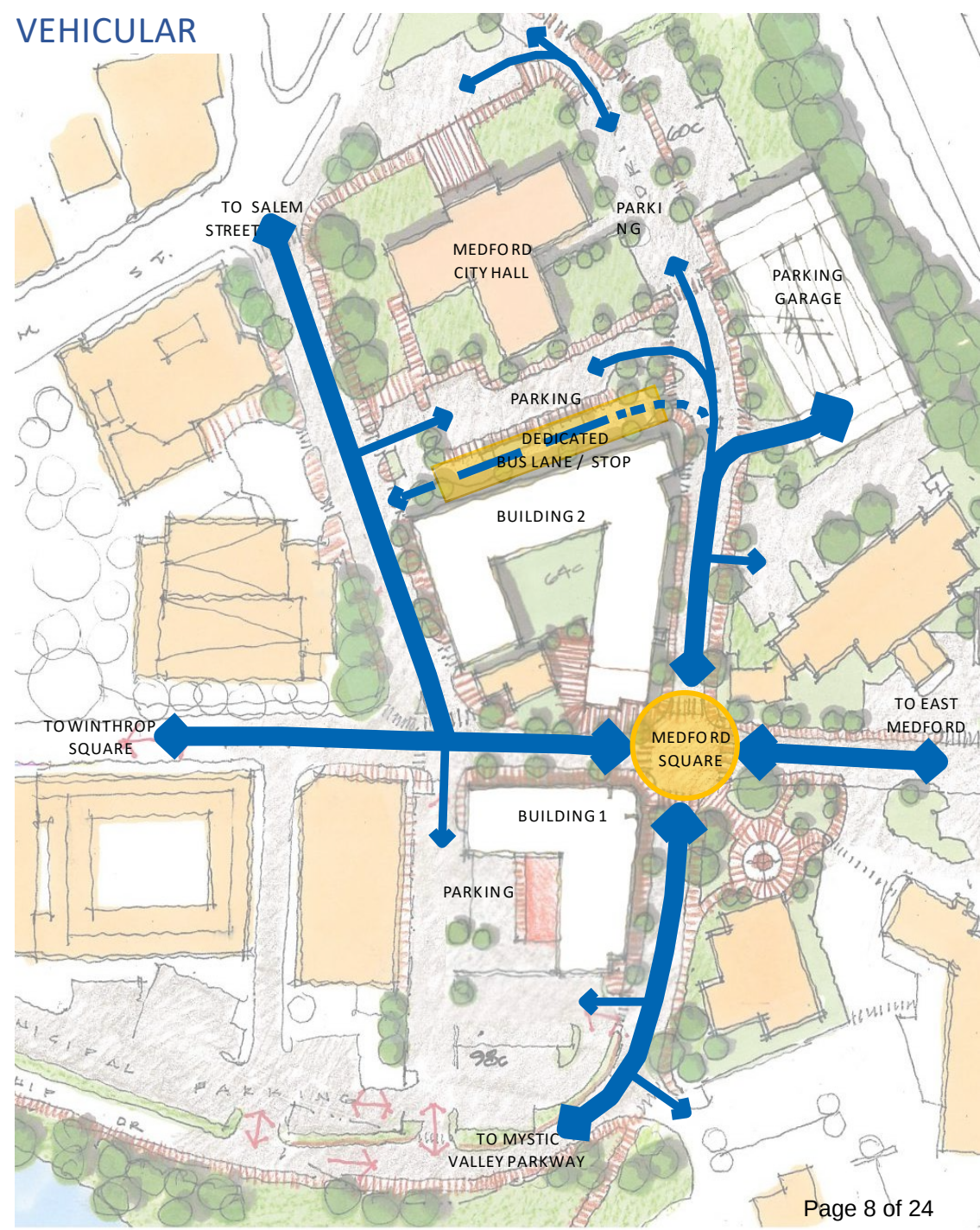


Connections

PEDESTRIAN



VEHICULAR



Conceptual Site Plan

New entry gateway

The intersection of Riverside Ave and Clippership Drive has been raised for a curbless entry into the new campus with an opportunity for welcoming art at the intersection.

Direct connection to the river walkway.

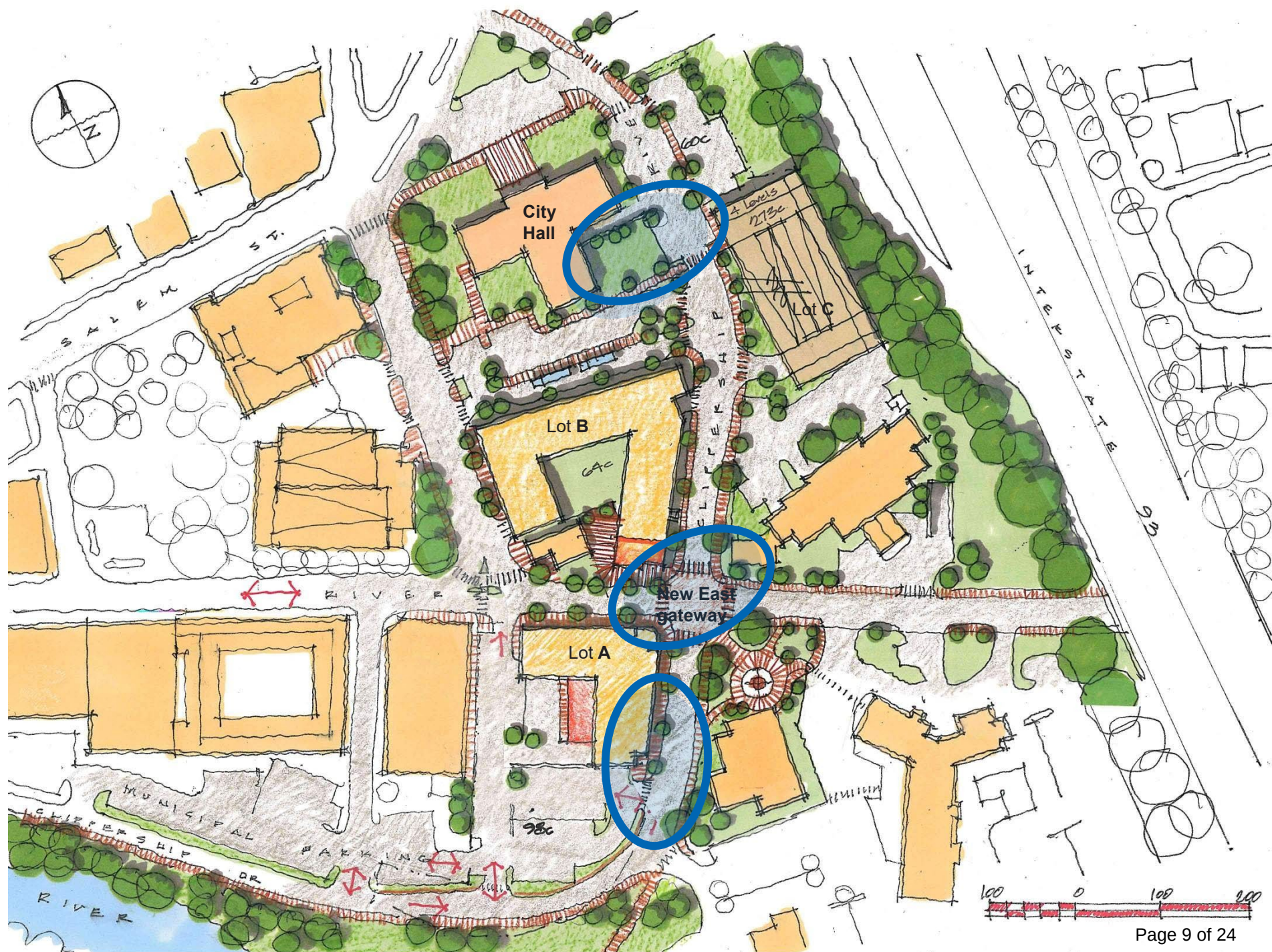
City Hall

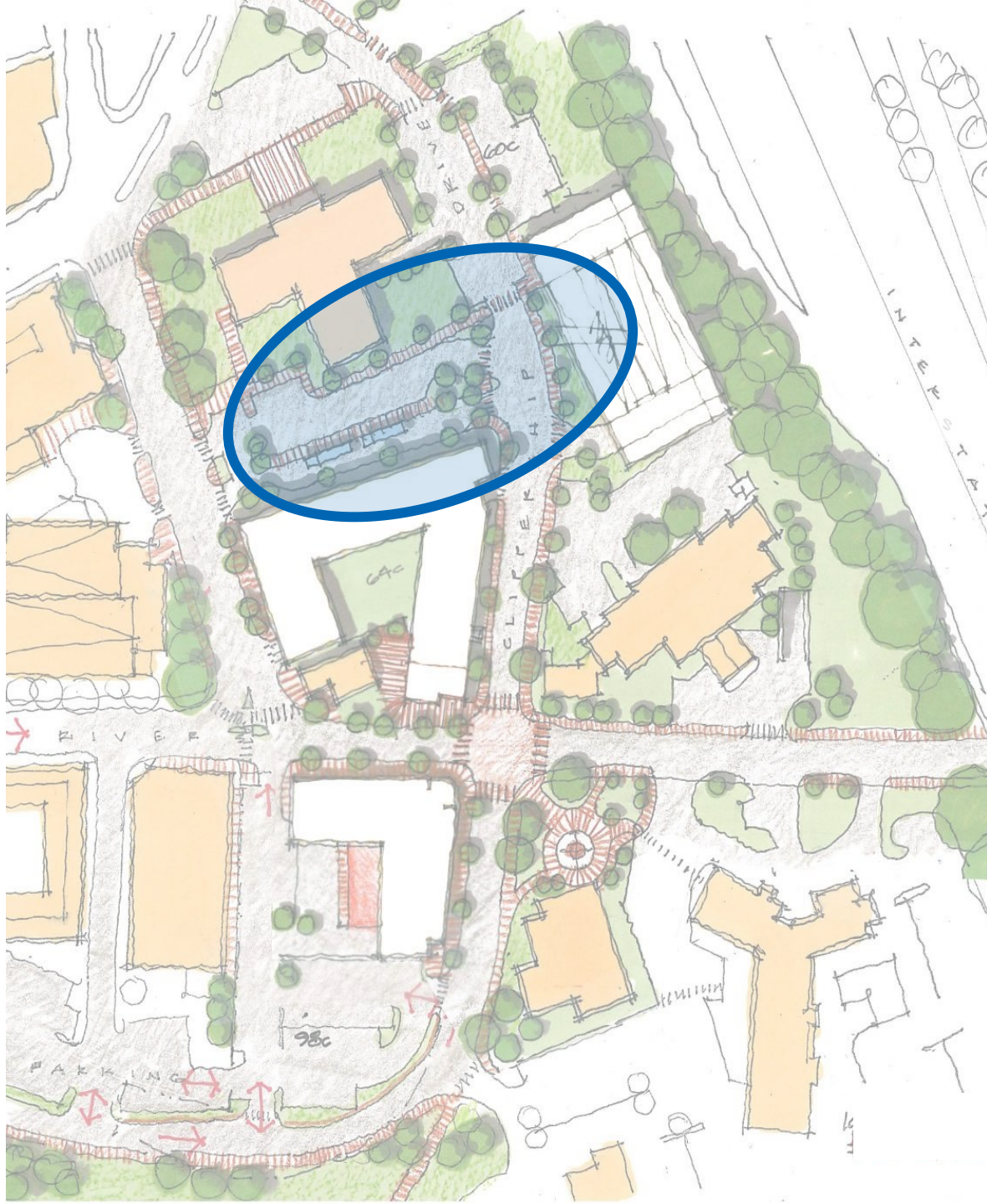
New expanded green space on all sides of City Hall replacing existing parking.

New landscaped island and bus shelters to improve existing bus stop.

Merge Clippership and George Hassett Drives near City Hall to eliminate redundant roads.

Garage set back to give prominence to the classic architecture of City Hall.





POCKET PARK ADJACENT TO CITY HALL



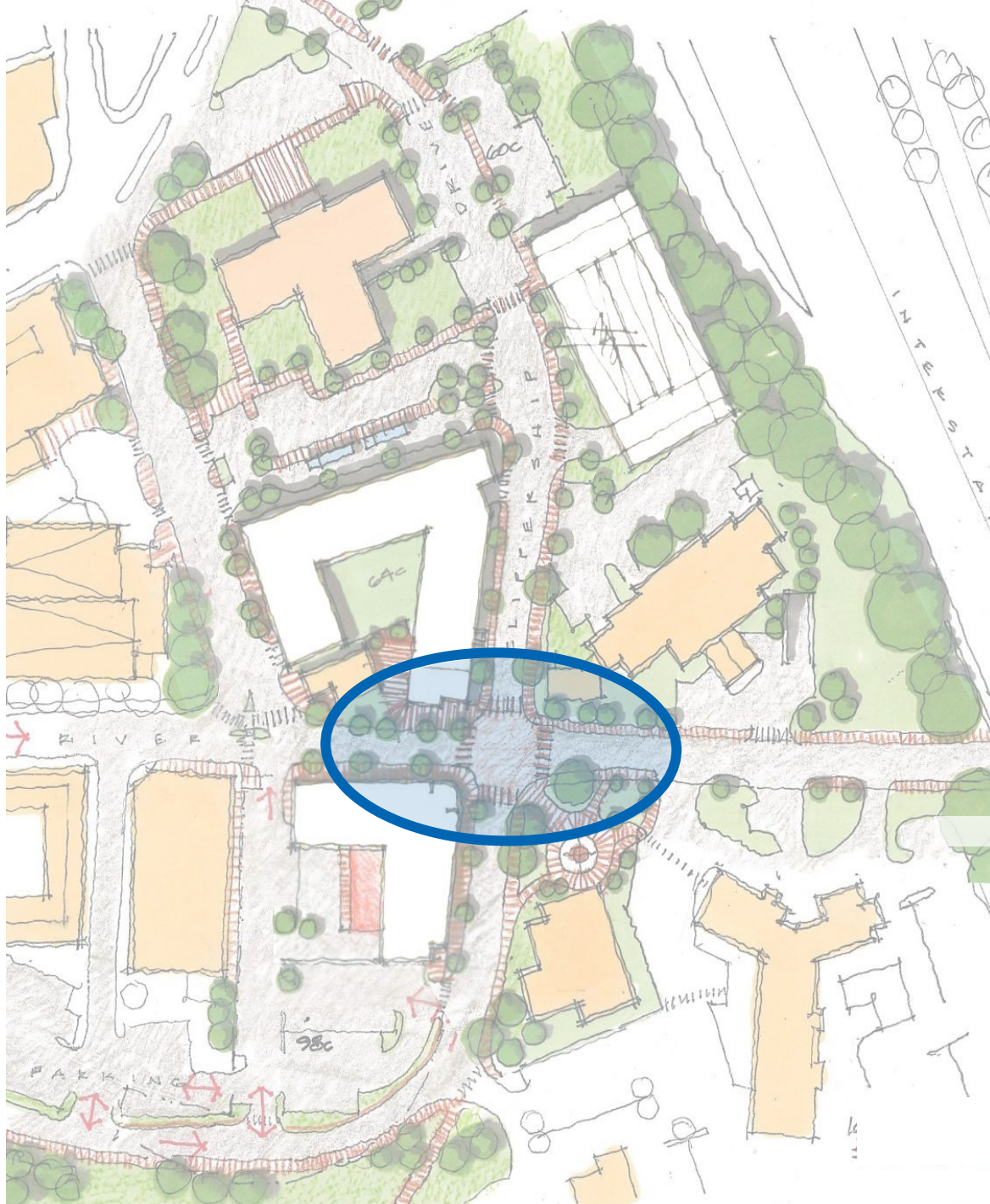
MODERN AND INVITING BUS STOP



GREEN SPACE EXPANSION



PEDESTRIAN FIRST PARKING LOT DESIGN



POCKET PARK & CAFE PLAZA



SPECIALTY PAVING WITHIN INTERSECTION

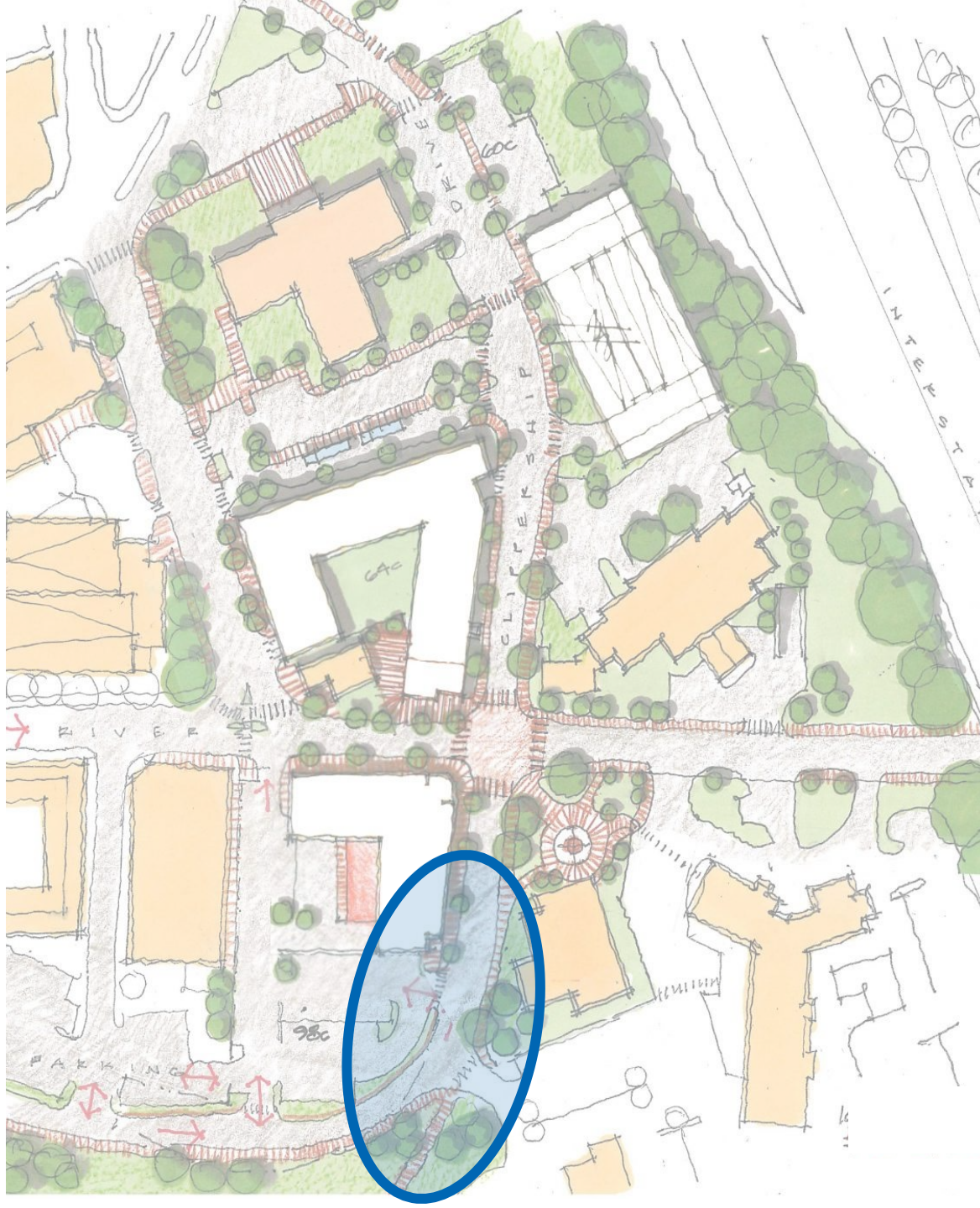


ENGAGING STREETSCAPE



ACTIVATED PEDESRIAN EXPERIENCE

Placemaking



Strategic Retail To Create A Vibrant Place

Local Cafe: a community gathering place

Neighborhood Grocery: meeting a demonstrated demand



ART in Partnership with Beyond Walls

Leveraging Beyond Walls' expertise in community-driven mural projects, we will:

- Co-curate a series of murals: reflecting Medford's unique identity, history, and aspirations.
- Engage local artists and residents: ensuring diverse perspectives and fostering a sense of ownership.
- Facilitate workshops and events: promoting artistic expression and community building.

Energize the project visually

Create an **inspiring destination** that celebrates **Art, Culture** and **Community**



PARKING

+/- 575 parking spaces

Lot C

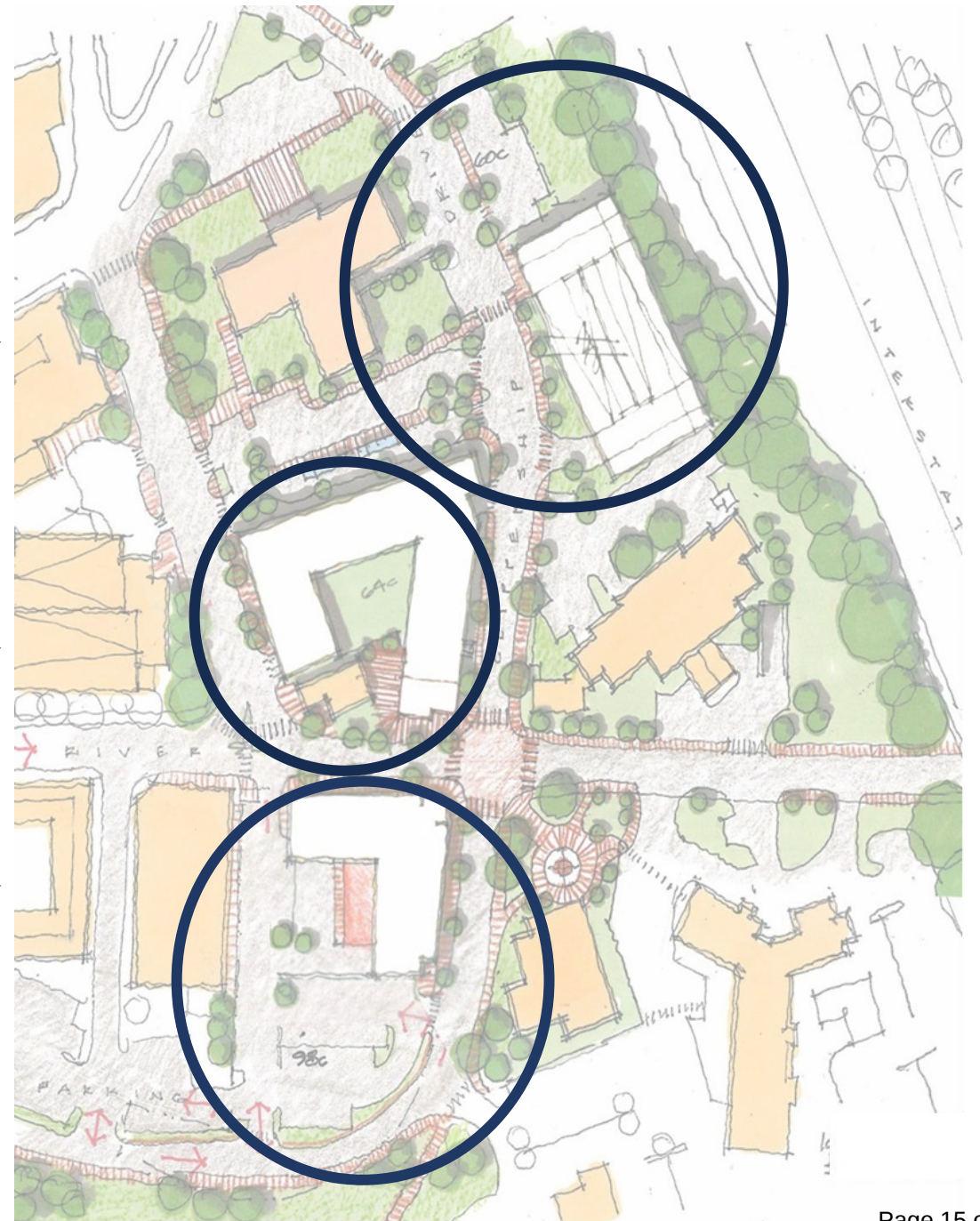
+/- 273 stall public garage
and +/- 105 surface parking
spots.

Lot B

+/- 64 podium parking
spaces.

Lot A

+/- 98 surface parking
spaces.



Sustainability

Passive House Construction

Multimodal Transit

Resilient Site Plan

Expanded EV Charging Offerings

Reduction of Urban Heat Island Effect







Preliminary Schedule

Preliminary Development Schedule:

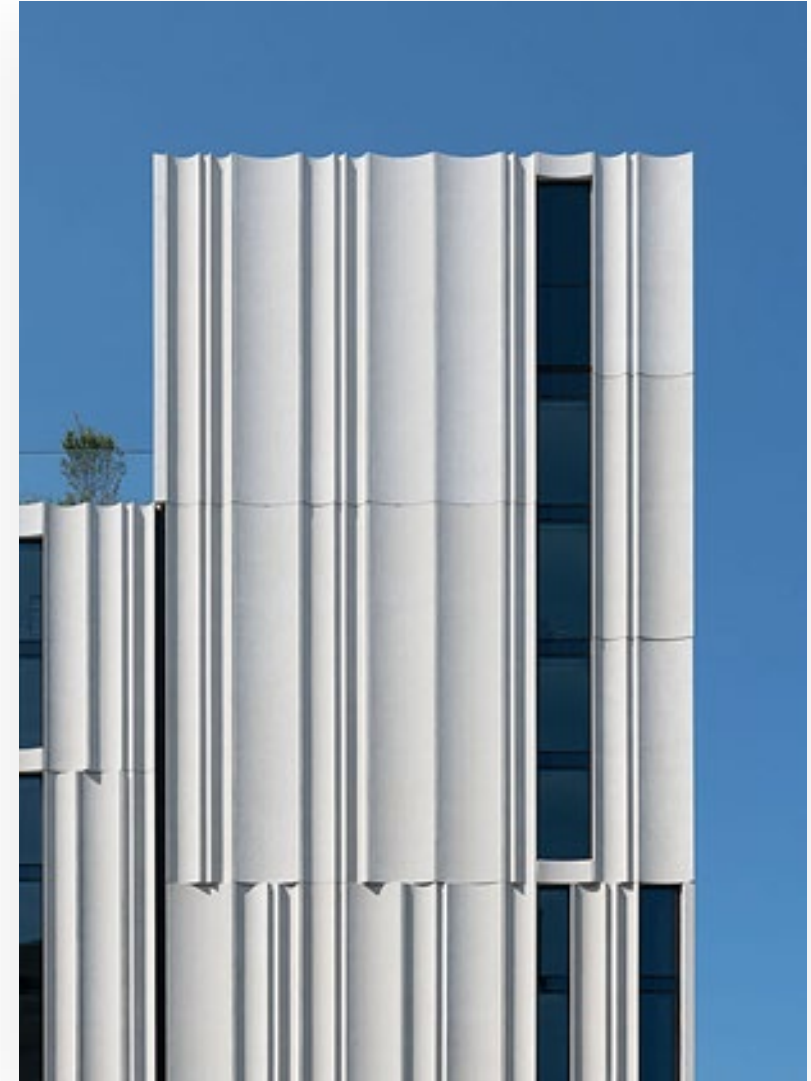
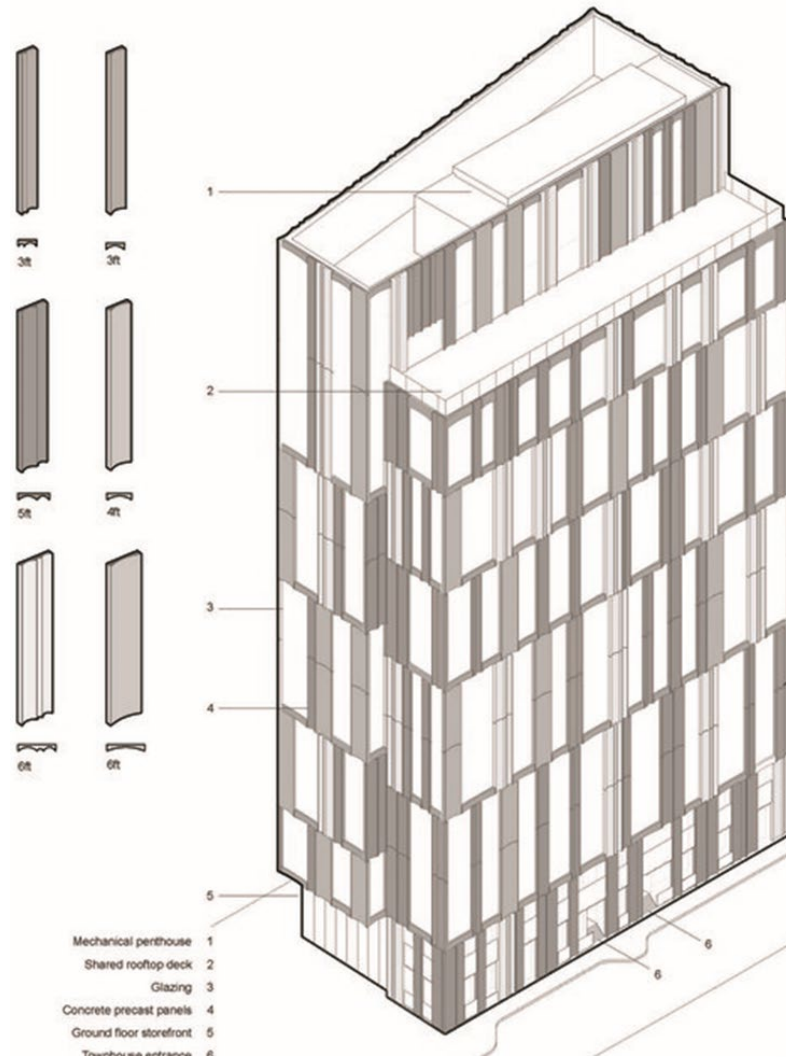
Finalize Land Development Agreement with City
Community Discussion and Permitting
Construction Commencement
Construction Completion / Opening

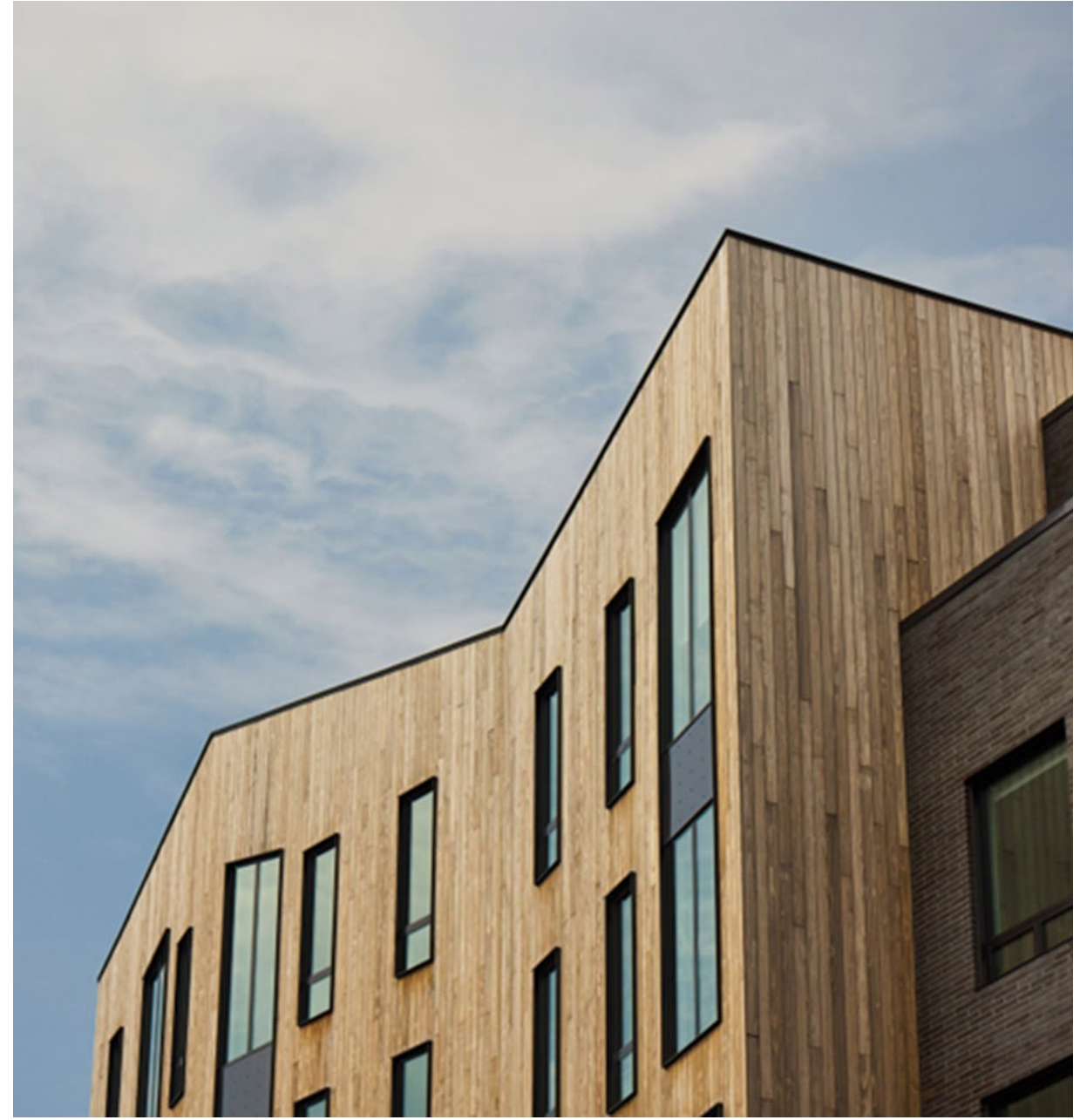
2026 Q1
2026 Q2
2027 Q3
2029 Q4

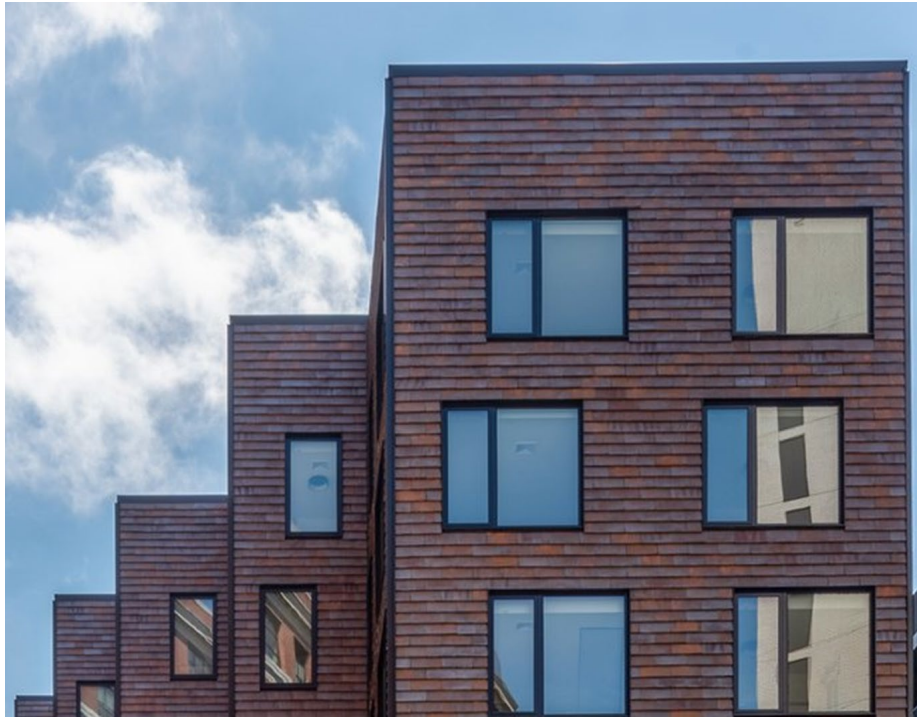


- Established in 2015
- 60 years of combined real estate development experience
- New England focused
- Design Centric

212 STUART STREET, BOSTON







THANK YOU

