



Medford City Council
Medford, Massachusetts

Special Joint Session of the Medford City Council and Community Development Board, March 31, 2026

City Council

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

Community Development Board

Doug Carr, Chair
John Anderson
Sean Beagan
Page Buldini
Dina Caloggero
Ari Gofman Fishman

REVISED AGENDA

This agenda was revised at 1:00PM on Friday, March 27, 2026, to reflect that this meeting will take place via Zoom only.

This meeting will take place at 6:00 P.M. via Zoom only.

Zoom Link:

<https://us06web.zoom.us/j/84770735122?pwd=uHJ9SgKYHUZnsO7YBSqjPw1TObQcjY.1>

Call-in Number: +13092053325,,84770735122#,,,,*366835# US

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

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

CALL TO ORDER & ROLL CALL

ANNOUNCEMENTS, ACCOLADES, REMEMBRANCES, REPORTS, AND RECORDS

Records

The Records of the Special Joint Meeting of March 25, 2026 were passed to Councilor Leming

HEARINGS

26-023 - Offered by Matt Leming, City Councilor

Public Hearing - Proposed Amendments to the Medford Zoning Ordinance, Chapter 94 (Medford Square)

26-058

Submitted by Mayor Breanna Lungo-Koehn

Public Hearing - Proposed Amendments to the Medford Zoning Ordinance, Chapter 94 (Medford Square City Hall Overlay District)

MOTIONS, ORDERS, AND RESOLUTIONS

26-052 - Offered by Matt Leming, City Councilor

Updated Proposed Zoning Meeting Schedule Through June 2026

PUBLIC PARTICIPATION

To participate outside of Zoom, please e-mail REliseo@medford-ma.gov.

Adjournment

MEMORANDUM

To Alicia Hunt, Director of Planning, Development & Sustainability
Danielle Evans, Senior Planner

From Paula Ramos Martinez, Chief Resilience Officer

Date 3/23/2026

Project 25151 – Medford Zoning II

Subject Medford Square District: List of changes

Cc: Emily Keys Innes, AICP, LEED AP ND, President

This memorandum contains the list of changes in the updated Medford Square Rezoning Draft. These changes reflect revisions made to the draft previously referred to the Community Development Board by the City Council. Items highlighted in yellow address specific concerns from the joint public hearing on March 3. The changes considered are as follows.

To address Questions About Uses

Line 14: Proposed changes to Table A, the Table of Use and Parking Regulations:

- Change the name of districts from MX-1B to MS-1, from MX-2A to MS-2, from MX-2B to MS-3 and from MX-3A to MS-4.
- A.4. Three-unit dwelling, detached: N in all districts.
- A.5. Multiplex (4-6 units): Y in MS-1 and MS-2.
- A.6. Multiple dwelling, (> 6 units): Y in all districts.
- Add Note 4 to uses A.5, A.6, A.10 and A.13.
- A.12. Townhouse: N in all districts.
- B.2. Community center or adult recreational center, nonprofit: Y in all districts.
- C.4. Production of crops, horticulture and floriculture: Y in all districts.
- **D.2. Public entertainment or recreation facility: Y in all districts.**
- E.2. Bank and other financial institution: CDB in all districts.
- F.3. Neighborhood retail: Y in all districts.
- F.7. Adult Use Marijuana Establishment — Cultivation: N in all districts.
- F.8. Adult Use Marijuana Establishment — Manufacture and processing: N in all districts.
- F.9. Adult Use Marijuana Establishment —Retail: N in all districts.

- F.10. Adult Use Marijuana Establishment — Independent laboratory: N in all districts.
- F.12. Doggy Daycare: N in all districts.
- I.1. Parking area or garage permitted as principal use. Delete difference between Residential and Nonresidential. CDB for MS-2, MS-3 and MS-4.
- I.1. Add Note 3 to MS-2.
- I.4. Parking area or garage accessory to a principal use which is on the same lot as a nonconforming principal use.
- I.6. Municipal Parking area or garage as a principal use: Y for MS-2 and N for MS-3. Also consider deleting this – the City has existing municipal lots and this is not currently in the Table of Use and Parking Regulations.
- J.6. Research and testing laboratory: CDB for MS-3.
- J.13. Food production facility: Add note 3.
- J.15. Manufacturing, Light: Add note 3.
- K.1. Accessory Dwelling Units (see §94-8.2): Delete Note 1.
- K.5. Family day care home, large: Y in all districts.
- K.11. Keno: CDB in all districts.
- L.1. Mixed-Use, community: N in all districts.
- Add notes 2,3 and 4 to the table of uses.

To address Questions about Dimensional Requirements

Line 29: Proposed changes to Table B, Table of Dimensional Requirements:

- Change name of districts from MX-1B to MS-1, from MX-2A to MS-2, from MX-2B to MS-3 and from MX-3A to MS-4.
- Add height in feet to the Max Base Height and Max Incentive Height.
- Add note 2 to Height in MS-3.
- Add Note 3 to Maximum Building Coverage.

Line 32 and 33: In Note 1, reduce calculation of maximum units from a divisor of 900 sqft to 600 sqft to calculate the maximum units based on the gross floor area of the historic structure.

Line 35: Add Note 2.

Line 37: Add Note 3.

Line 41: Add “; or”

Line 49: Add recommended Building Height definition.

Line 56: Add Historic Conversion definition.

Line 58: Add Multiplex definition.

Line 62: Add Pervious Surface definition.

Line 64: Open Space Landscape definition.

Line 86: Rename Mixed-use 1B Subdistrict to Medford Square 1 Subdistrict.

Line 88: Rename Mixed-use 2A Subdistrict to Medford Square 2 Subdistrict.

Line 90: Rename Mixed-use 2B Subdistrict to Medford Square 3 Subdistrict.

Line 92: Rename Mixed-use 2B Subdistrict to Medford Square 4 Subdistrict.

Line 94: Create two separate sections, one for Dimensional Requirements and another for Waivers

Line 100: Side and Rear Setbacks. Change from 5 units to 3 units or fewer.

Line 103: Height Stepback Requirements. Change MX-1, MX-2, or MX-3 to MS-1, MS-2, MS-3, or MS-4.

Line 119: Ground Floor Active Frontage. Add “an engaging ground floor for pedestrian activity.”

Line 145: Add waivers for Eligible Historic Buildings.

Line 190: Add Use Standards for Historic Conversions.

To Address Questions about Incentives

Line 214: Changes to the Table of Development Incentive Bonuses.

- Incentive 2: Community Amenities (privately maintained).
 - Indoor pedestrian seating or outdoor pedestrian plaza of at least 300 square feet and accessible to the public during business hours. Change to 1 additional half-story.
 - Fountain/ Water element (maintenance and repair for the life of the associated building). Delete from incentives.
 - Low-Income Shared Community Solar: added.
 - Public parking: added.
- Incentive 4: Vibrant Neighborhoods.
 - Parking is concealed below grade or within a building structure. Change to 1 additional half-story.
 - The development project provides a minimum of 50% or the ground floor at rents no less than 15% below market for a minimum tenancy of three years to qualified

nonresidential tenants (nonprofits or local businesses under 10 employees). Change to 1 additional half-story.

- Add an incentive to maintain pre-construction rent for existing ground-floor tenants for two years post-construction.
- Add incentives for the rehabilitation of eligible historic buildings.
- Incentive 5: Environmental Resilience.
 - The development project meets the Ideal Green Score. Change to half-story.
 - The building(s) is/are certified at Net Zero Emissions Building. Delete from incentives.
 - The development project is certifiable as LEED Platinum or equivalent standard. Change to 1 additional half-story.

To Address Questions about Development Standards

Line 252: Sidewalk materials. Add “Sidewalk materials shall follow standards set by the City’s Department of Engineering.”

Line 305: Add Daylight Minimum to the General Building Standards.

Line 355: Fire Exits. Modified text to be clearer.

Line 383: Add Section 94-9.6.9 Reductions to parking space requirements.

Line 427: Add Section 94-9.6.10 Multi-Building Shared Parking.

Suggested Changes Not Addressed in the Proposed MSD Text

Changes with Consequences to Other Sections of the Zoning Ordinance:

Delete I.3. Parking area or garage accessory to a principal use which is within 500 feet of a conforming principal use but not necessarily in the same district.

This is permitted in Medford Square District Section 94-9.6.9 Multi-Building Shared Parking. We recommend that in the general clean-up, this be moved to parking standards and removed from the Table of Use and Dimensional Standards.

Delete K.9. Swimming pool. Again, this would affect all districts. A swimming pool should be treated as an accessory use.

K.11. Keno. Consider whether this should be a use in the Table of Use and Dimensional Standards or it should be regulated by a non-zoning citywide ordinance.

Other Changes

Comments considering new definitions for undefined current land uses. All land use definitions that are not proposed as a new use for Medford Square should be addressed in the general zoning clean-up as a new definition may affect more than just Medford Square.

Comment about changing building coverage to lot coverage. Building coverage includes all principal buildings, accessory buildings, and accessory structures. Lot coverage also includes parking, walkways, patios, etc. This will get confused with the pervious/impervious surfaces requirements. Building coverage is defined in Line 48.

Comment about deleting height waiver and adding it to the building height definition. We recommend separating standards from definitions.

Comment about allowing in all subdistricts the L.1 Mixed-use community. This use was added to allow limited mixed-use development in the commercial nodes located in residential districts. This is not applicable to the Medford Square District, which is a square rather than a commercial node.

Proposed Medford Square Zoning

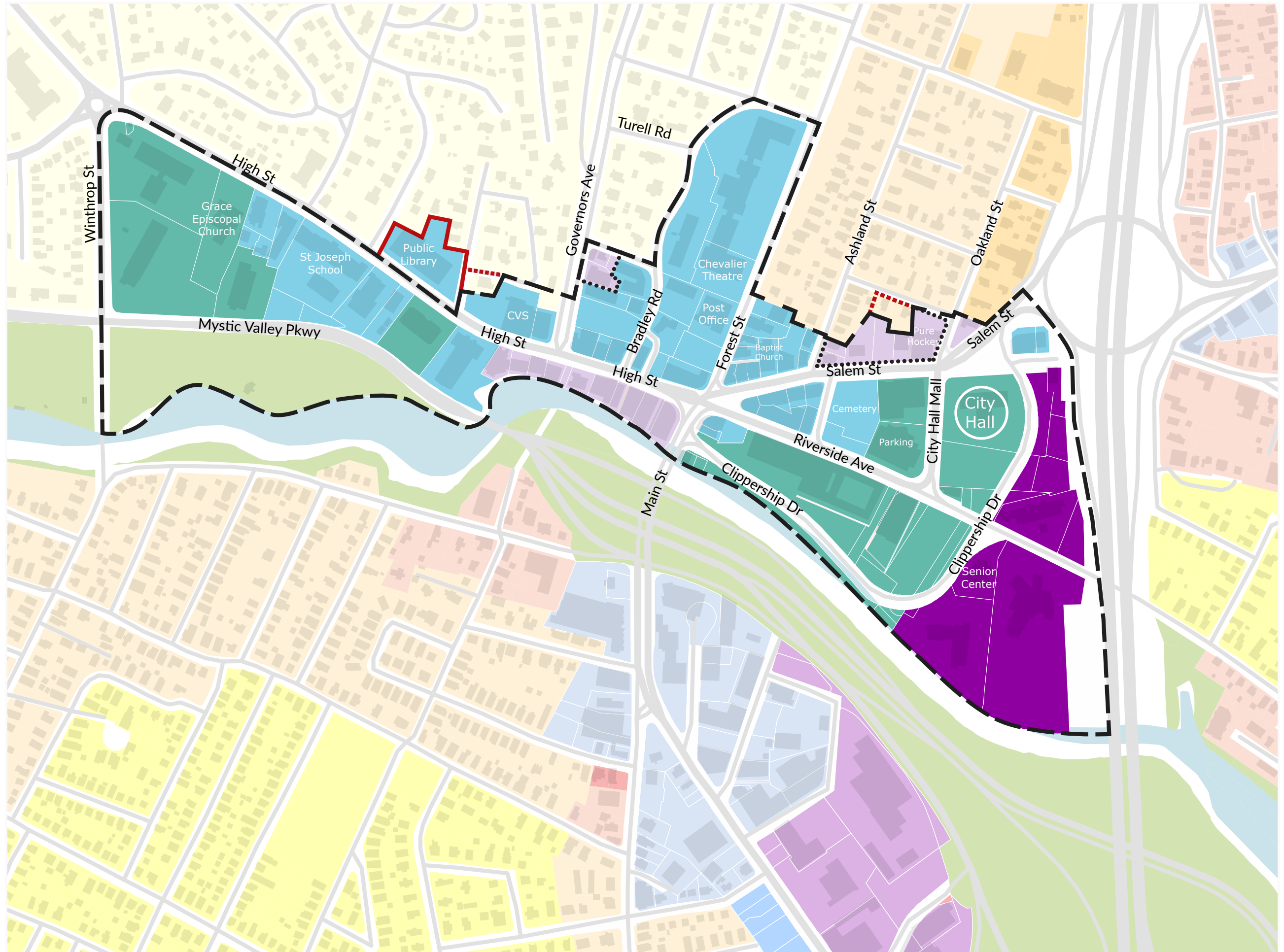


LEGEND

3/23/2026

- Medford Square 1
4 stories by right + 1 IZ
- Medford Square 2
5 stories by right + 2 IZ
- Medford Square 3
7 stories by right + 2 IZ
- Medford Square 4
8 stories by right + 5 IZ

- Medford Square Current Proposed Boundary
- Added Parcels to Current Proposed Boundary
- Subtracted Parcels to Current Proposed Boundary
- Zoning District Change from MS2 to MS1



This map was produced in March 2026 by Innes Associates for the City of Medford using data from MassGIS: "Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services".



1 MEMORANDUM

2

To Alicia Hunt, Director of Planning, Development & Sustainability
Danielle Evans, Senior Planner

From Paula Ramos Martinez, Chief Resilience Officer

Date 3/23/2026

Project 25151 – Medford Zoning II

Subject Medford Square District

Cc: Emily Keys Innes, AICP, LEED AP ND, President

3

4 Medford Square District Zoning Amendment

5 This memorandum contains draft text for the following proposed zoning changes:

Amend Section 94-2.1. Division into districts.	Page 2
Amend Section 94-3.2. Table of Use Regulations (Table A)	Page 3
Amend Section 94-4.1. Table of Dimensional Requirements (Table B)	Page 13
Amend Section 94-12.0. Definitions	Page 16
Insert Section 94-9.6. Medford Square District	Page 17

6

7 [the remainder of this page is blank]

8

9 **Amend** Section 94-2.1. Division into districts.

10 Add the following row to the table of zoning districts, as shown below:

Full Name	Classification	Abbreviation
Medford Square District	Residential, Office, and Commercial	MSD

11

12 [the remainder of this page is blank]

13

14 **Amend** Section 94-3.2 c (Table A) by incorporating the following table into the existing table
 15 and renumbering as appropriate:

	Medford Square District				PC ⁵	LC
	MS-1	MS-2	MS-3	MS-4		
A. RESIDENTIAL USES						
1. Detached one-unit dwelling	N	N	N	N	2 per Dwelling Unit	NA
2. Attached one-unit dwelling (Rowhouse)	N	N	N	N	1.5 per Dwelling Unit	NA
3. Detached two-unit dwelling (Duplex)	N	N	N	N	1.5 per Dwelling Unit	NA
4. Three-unit dwelling, detached.	N	N	N	N	1.5 per Dwelling Unit	NA
5. Multiplex (4-6 units)	Y	Y	N	N	1.5 per Dwelling Unit ⁴	NA
6. Multiple dwelling (>6 units)	Y	Y	Y	Y	1.5 per Dwelling Unit ⁴	NA
7. Dormitory, fraternity or sorority house	N	N	N	N	1 per 4 beds	1/15,000 s.f.
8. Lodging or boarding house	CDB	CDB	CDB	CDB	1 per Guestroom	1/15,000 s.f.
9. Senior housing facility	CDB	CDB	CDB	CDB	1 per 2 Units	1/15,000 s.f.
10. Co-housing.	CDB	CDB	CDB	CDB	1.5 per Dwelling Unit ⁴	NA

	Medford Square District					
	MS-1	MS-2	MS-3	MS-4	PC ⁵	LC
11. Congregate Housing.	N	N	N	N	1.5 per Dwelling Unit	NA
12. Townhouse	N	N	N	N	1.5 per Dwelling Unit	NA
13. Historic Conversion	Y	Y	Y	Y	1.5 per Dwelling Unit ⁴	NA
B. COMMUNITY USES						
1. Museum	Y	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.
2. Community center or adult recreational center, nonprofit	Y	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.
3. Use of land or structures for religious purposes on land owned or leased by a religious sect or denomination	Y	Y	Y	Y	1 per 140 s.f.	NA
4. Use of land or structures for educational purposes on land owned or leased by the Commonwealth or any of its agencies, subdivisions or bodies politic or by a religious sect or denomination or by a nonprofit educational corporation	Y	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.
5. Child care center or school aged child care program	Y	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.
6. Public fire station	Y	Y	Y	Y	1 per 2 employees	1/50,000 s.f.
7. Public library	Y	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.

	Medford Square District					
	MS-1	MS-2	MS-3	MS-4	PC ⁵	LC
8. Other municipal uses	Y	Y	Y	Y	NA	NA
9. Essential services	CDB	CDB	CDB	CDB	NA	NA
10. Hospital, nonprofit	N	N	N	N	1 per 4 beds	1/15,000 s.f.
11. Other Institution	CDB	CDB	CDB	CDB	1 per 750 s.f.	1/15,000 s.f.
C. OPEN RECREATIONAL AND AGRICULTURAL USES						
1. Private open recreational uses, available to the public	Y	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.
2. Public open recreational uses	Y	Y	Y	Y	1 per 750 s.f.	NA
3. Exempt agriculture	Y	Y	Y	Y	NA	NA
4. Production of crops, horticulture and floriculture	N	N	N	N	NA	1/15,000 s.f.
5. Keeping and raising of livestock, including animal stable or kennel	N	N	N	N	NA	1/15,000 s.f.
D. COMMERCIAL USES						
1. Private entertainment or recreation facility excluding adult uses	Y	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
2. Public entertainment or recreation facility	Y	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
3. Private nonprofit members only recreational club or lodge	Y	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.
4. Trade, professional, or other school operated for profit	Y	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.
5. Hotel	Y	Y	Y	Y	1 per Guestroom	1/15,000 s.f.

	Medford Square District					
	MS-1	MS-2	MS-3	MS-4	PC ⁵	LC
6. Mortuary, undertaking or funeral establishment	N	N	N	N	1 per 140 s.f.	1/15,000 s.f.
7. Adult use	N	N	N	N	1 per 350 s.f.	1/15,000 s.f.
8. Brewery or taproom ¹	Y	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
9. Artisanal Fabrication.	Y	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
10. Artistic/Creative Production.	Y	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
11. Work-Only Artists' Studio.	Y	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
12. Co-working Space.	Y	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
13. Retail Store or Shop for Sale of Custom Work or Articles Made on the Premises.	Y	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
E. OFFICE USES						
1. Business, professional, or government office	Y	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
2. Bank and other financial institution	CDB	CDB	CDB	CDB	1 per 350 s.f.	1/15,000 s.f.
3. Neighborhood Medical Office	Y	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
4. Medical Office	CDB	CDB	CDB	CDB	1 per 350 s.f.	1/15,000 s.f.
5. Clinic	CDB	CDB	CDB	CDB	1 per 350 s.f.	1/15,000 s.f.
F. RETAIL AND SERVICE USES						

	Medford Square District				PC ⁵	LC
	MS-1	MS-2	MS-3	MS-4		
1. Retail sales	Y	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
2. Convenience retail	Y	Y	Y	Y	1 per 500 s.f.	1/15,000 s.f.
3. Neighborhood retail	Y	Y	Y	Y	1 per 750 s.f.	1/15,000 s.f.
4. Drive through retail sales and consumer service	N	N	N	N	1 per 350 s.f.	1/15,000 s.f.
5. Consumer service establishment	Y	Y	Y	Y	1 per 350 s.f.	1/50,000 s.f.
6. Body art establishment	Y	Y	Y	Y	1 per 850 s.f.	1/15,000 s.f.
7. Adult Use Marijuana Establishment — Cultivation	N	N	N	N	1 per 350 s.f.	1/50,000 s.f.
8. Adult Use Marijuana Establishment — Manufacture and processing	N	N	N	N	1 per 350 s.f.	1/50,000 s.f.
9. Adult Use Marijuana Establishment —Retail	N	N	N	N	1 per 350 s.f.	1/15,000 s.f.
10. Adult Use Marijuana Establishment — Independent laboratory	N	N	N	N	1 per 350 s.f.	1/15,000 s.f.
11. Doggy Daycare	N	N	N	N		
G. EATING, DRINKING, AND ENTERTAINMENT ESTABLISHMENTS						
1. Eating place, without drive through	Y	Y	Y	Y	1 per 350 s.f.	1/50,000 s.f.
2. Eating place, with drive through	N	N	N	N	1 per 350 s.f.	1/15,000 s.f.

	Medford Square District					
	MS-1	MS-2	MS-3	MS-4	PC ⁵	LC
3. Neighborhood Café	Y	Y	Y	Y	1 per 350 s.f.	1/50,000 s.f.
H. MOTOR VEHICLE RELATED USES						
1. Motor vehicle light service station	N	N	N	N	1 per 350 s.f.	1/50,000 s.f.
2. Motor vehicle repair establishment	N	N	N	N	1 per 350 s.f.	1/50,000 s.f.
3. Motor vehicle sales or rental of new vehicles only, accessory storage entirely within enclosed structure	N	N	N	N	1 per 1,040 s.f.	1/50,000 s.f.
4. Outdoor motor vehicle sales and storage accessory to H.3	N	N	N	N	NA	NA
5. Motor vehicle sales and storage, outdoors	N	N	N	N	NA	NA
6. Class II used motor vehicle sales	N	N	N	N	NA	NA
7. Motor vehicle wash within enclosed structure	N	N	N	N	1 per 350 s.f.	1/50,000 s.f.
I. MISCELLANEOUS COMMERCIAL USES						
1. Parking area or garage not accessory to permitted principal use	N	CDB ²	CDB	CDB	N/A	N/A
2. Parking area or garage accessory to a principal use which is on the same lot as a conforming principal use	Y	Y	Y	Y	NA	NA
3. Parking area or garage accessory to a principal use which is within 500 feet of a conforming principal use but not necessarily in the same district	Y	Y	Y	Y	NA	NA

	Medford Square District					
	MS-1	MS-2	MS-3	MS-4	PC ⁵	LC
4. Parking area or garage accessory to a principal use which is on the same lot as a nonconforming principal use	Y	Y	Y	Y	NA	NA
5. Parking area or garage accessory to a principal use which is within 500 feet of a conforming principal use in the same MUZ district ³	N	N	N	N	NA	NA
6. Municipal Parking area or garage as a principal use.	N	Y	N	Y	NA	NA
7. Open Storage	N	N	N	N	1 per 1,400 s.f.	1/15,000 s.f.
8. Moving of land	N	N	N	N	NA	NA
9. Radio and television tower	N	N	N	N	NA	NA
10. Solar energy system	Y	Y	Y	Y	NA	NA
J. WHOLESALE, TRANSPORTATION, INDUSTRIAL USES						
1. Fuel and ice sales	N	N	N	N	1 per 1,400 s.f.	1/50,000 s.f.
2. Motor freight terminal	N	N	N	N	NA	NA
3. Printing and publishing	N	N	N	N	H	B
4. Railroad right-of-way	Y	Y	Y	Y	NA	NA
5. Manufacturing	N	N	N	N	1 per 2 employees	1/50,000 s.f.
6. Research and testing laboratory	N	N	CDB	N	1 per 2 employees	1/50,000 s.f.

	Medford Square District				PC ⁵	LC
	MS-1	MS-2	MS-3	MS-4		
7. Plumbing or carpentry shop, and other similar service or repair shops	N	N	N	N	1 per 350 s.f.	1/15,000 s.f.
8. Wholesale bakery or food processing plant	N	N	N	N	1 per 2 employees	1/15,000 s.f.
9. Wholesale laundry, cleaner, dyer or similar use	N	N	N	N	H	1/50,000 s.f.
10. Warehouse, Wholesale establishment	N	N	N	N	1 per 1,400 s.f.	1/15,000 s.f.
11. Mini or self-storage warehouse	N	N	N	N	1 per 1,400 s.f.	1/15,000 s.f.
12. Distillery or winery	Y	Y	Y	Y	1 per 350 s.f.	1/15,000 s.f.
13. Food production facility ³	Y	Y	Y	Y	1 per 2 employees	1/50,000 s.f.
14. Life science facility	N	N	N	N	1 per 2 employees	1/50,000 s.f.
15. Manufacturing, Light ³	Y	Y	Y	Y	1 per 2 employees	1/50,000 s.f.
16. Maker space	Y	Y	Y	Y	1 per 2 employees	1/50,000 s.f.
17. Shared-use kitchen	CDB	CDB	CDB	CDB	1 per 1,000 s.f.	1/15,000 s.f.
K. ACCESSORY USES						

	Medford Square District				PC ⁵	LC
	MS-1	MS-2	MS-3	MS-4		
1. Accessory Dwelling Units (see §94-8.2)	N	N	N	N	Per §94-8.2	NA
2. Home occupation (see § 94-3.4)					1 per 350 s.f.	NA
As of right	Y	Y	Y	Y		
By special permit	Y	Y	Y	Y	1 per 350 s.f.	NA
3. Accessory child care center or school aged child care program	Y	Y	Y	Y	Y	
4. Family day care home	Y	Y	Y	Y	1 per 2 employees	NA
5. Family day care home, large	Y	Y	Y	Y	1 per 2 employees	NA
6. Adult day care home	CDB	CDB	CDB	CDB	1 per 2 employees	NA
7. Renting of one or two rooms without separate cooking facilities to lodgers within a dwelling unit to one or two total lodgers	Y	Y	Y	Y	1 per Guestroom	NA
8. Noncommercial greenhouse, tool shed, or similar accessory structure	N	N	N	N	NA	NA
9. Swimming pool	Y	Y	Y	Y	NA	NA
10. Scientific research and development, as provided at section 94-3.3.3.1	Y	Y	Y	Y	NA	NA
11. Keno	CDB	DCB	CDB	CDB	NA	NA
12. Open storage	N	N	N	N	NA	NA

	Medford Square District					
	MS-1	MS-2	MS-3	MS-4	PC ⁵	LC
13. Heavy repair operations	N	N	N	N	1 per 1,400 s.f.	1/15,000 s.f.
L. OTHER PRINCIPAL USES						
1. Mixed-Use community	N	N	N	N		
2. Mixed-Use development	Y	Y	Y	Y		

16 Some uses in this table may be subject to Site Plan Review. For more information see § 94-
17 11.7.2(9)

18 Notes:

19 ¹ For Breweries operating with seven barrels or under - Y.
20 For Breweries operating with more than seven barrels - BA.

21 ² Parking as a principal use is only permitted north of High Street, between Hillside Ave. and
22 Forest St.

23 ³ 15,000 or less Gross Floor Area (GFA) – Y.
24 More than 15,000 GFA – CDB

25 ⁴ This parking requirement can be reduced to 0.8 per dwelling unit by meeting the requirements
26 in Section 94.6.9

27 [the remainder of this page is blank]

28

29 **Amend** Section 94-4.1 Table of Dimensional Requirements (Table B) by incorporating the
 30 following table:

	Medford Square District			
	MS-1	MS-2	MS-3	MS-4
Lot Area sf (Min)	3,000	3,000	4,000	4,000
Frontage (Min)	30	40	40	40
Façade Build Out (Min)	80%	80%	80%	80%
Active Ground Floor (Min)	60%	60%	60%	60%
Residential Density (Units per lot) (Min-Max)	-	-	-	-
Historical Conversion (Max) ¹	Y	Y	Y	Y
Height				
Max Base Height.				
Stories	4	5	7 ²	8
Feet	50	62	86²	98
Max Incentive Height (Stories)				
Stories	+1	+2	+2	+4
Feet (total height)	62	86	110²	146
Setbacks (ft)				
Front (Min/Max)	0/20	0/20	0/20	0/20
Side	0	0	0	0
Rear	0	0	0	0
Stormwater and Landscaping				
Building Coverage (Max)	80% ³	80% ³	90% ³	90% ³
Green Score ⁴	25	25	25	25
Pervious Surface (Min)	20%	20%	10%	10%
Open Space Landscape (Min)	15%	15%	10%	10%

31 ¹ The maximum permissible number of dwelling units is determined by dividing the Gross Floor
 32 Area of the existing principal structure by **600** sqft. Each unit within the existing building must
 33 have a minimum area of **600** sqft. Additions and expansions to the existing building shall not
 34 increase the number of units allowed.

35 ² Along High Street, the maximum base height shall be 6 stories (74 feet), and the maximum
 36 Incentive Height shall be +2 stories (98 feet)

37 ³ The Maximum Building Coverage can be increased to 100% if the development achieves the
 38 minimum Green Score.

39 ⁴ The Green Score only applies to the construction of any new principal building or major
 40 renovation that:

- 41 a) is located within the FEMA National Flood Hazard Layers; **or**
- 42 b) requires Site Plan Review.

43 In those cases, Pervious Surface requirement does not apply.

44 **Amend** Section 94-12.0 Definitions

45 *Building Coverage:* The maximum area of a lot that is permitted to be covered by the
46 combination of principal buildings, accessory buildings, and accessory structures. The building
47 coverage of a structure is measured from the outside of the exterior walls at the ground story,
48 including covered porches and other building components.

49 *Building Height:* The vertical distance measured from the uniform finished grade to the highest
50 point of the roof surface for flat roofs; to the deck line of mansard roofs, and to the average height
51 between the highest eaves and ridge for gable, hip and gambrel roofs. Where a building is located
52 on sloping terrain the height shall be measured from the average ground level of the grade at the
53 building wall. Average ground level shall be determined by locating the mean between the extreme
54 upper and lower finished grades per building elevation.

55
56 *Historic Conversion:* The conversion of an existing structure, a minimum of seventy-five (75)
57 years old, originally designed for one-unit use, to a two-unit or multi-unit dwelling.

58 *Multiplex:* A residential building that contains four, five or six primary dwelling units on one lot.
59 In order to qualify as a multiplex, at least one dwelling unit must be entirely or partially above
60 another. Multiple units built side-by-side would generally be considered a townhouse or a semi-
61 detached house.

62 *Pervious Surface:* A surface that allows water to infiltrate the soil beneath it. Also known as
63 permeable surface.

64 *Open Space Landscape:* Open space designed and planted with trees, shrubs, ground cover and
65 grass. Such space may not include lot area used for parking, loading, access drives, other areas
66 with hard surfaces, or usable open space.

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68

69 Section 94-9.6 Medford Square District

70 94-9.6.1 Purpose

71 The purpose of the Medford Square District (MSD) is to allow a mix of uses, including
72 residential, multifamily, and commercial, to meet the following goals:

- 73 1. Wider variety of uses and building types to support jobs and economic development near
74 established residential neighborhoods, providing options for living within walking
75 distance of jobs, goods, and services.
- 76 2. Mixed-use, multifamily, and commercial uses at a density appropriate to the historic
77 walkable, economic centers.
- 78 3. Development standards to buffer abutting neighborhoods from the higher intensity of
79 uses and reinforce the identity of the square as a local and regional destination.

80 94-9.6.2 Applicability

81 The MSD replaces the existing zoning districts and is shown on the Zoning Map, City of
82 Medford, Massachusetts, as amended. An applicant may develop within this district in
83 accordance with the provisions of Section 94-9.X and other relevant sections of the Zoning
84 Ordinance.

85 1. The MSD is comprised of the following subdistricts:

- 86 a. **Medford Square 1.** The Medford Square 1 Subdistrict allows a mix of residential
87 and commercial uses at a lower scale of building size and massing.
- 88 b. **Medford Square 2.** The Medford Square 2 Subdistrict allows a mix of residential
89 and commercial uses at a medium scale of building size and massing.
- 90 c. **Medford Square 3.** The Medford Square 3 Subdistrict allows a mix of residential
91 and commercial uses at a medium-high scale of building size and massing.
- 92 d. **Medford Square 4.** The Medford Square 4 Subdistrict allows a mix of residential
93 and commercial uses at a higher scale of building size and massing.

94 94-9.6.3 Dimensional Requirements.

95 The following additional dimensional requirements apply to the MSD.

- 96 1. **Front Setbacks.** The building façade must be set back from the lot line at a distance
97 sufficient to create a 12-foot sidewalk in conjunction with an existing City sidewalk. A
98 maximum setback of 20 feet is allowed to create an active public plaza.
- 99 2. **Side and Rear Setbacks.** If the proposed development is adjacent to an existing lot with
100 a residential use of **3 units or fewer**, the applicant shall provide a landscaped buffer of at

101 least 10 feet from the lot line. The property owner shall maintain the buffer and
102 landscaping.

103 3. **Height Stepback Requirements.** For any lot within the MS-1, MS-2, MS-3, or MS-4
104 district that abuts a residential district, a height setback is required along the lot line
105 abutting the residential district. The height stepback is calculated by a 45-degree angle
106 beginning at the third floor and extending to the highest floor of the building in the MS-2,
107 MS-3, or MS-4 district. The fourth floor and above shall not break the plane of that 45-
108 degree angle.

109 4. **Multi-Building Lots.** In the MSD, lots may have more than one principal building.

110 5. **Ground Floor Active Frontage.** Active uses are required on the ground floor of any
111 building with its principal façade parallel to Salem Street, High Street, Riverside Avenue,
112 and Clippership Drive (in the MSD) subject to the Active Frontage percentages set forth
113 in Section 94-4.1 Table of Dimensional Requirements (Table B). Active uses include
114 retail, restaurant, and cafés, personal services, other active commercial uses, publicly
115 accessible office or residential lobbies, and active building amenity spaces (e.g., gym,
116 residential common space). Where active commercial uses are not feasible, the following
117 may be substituted: residential stoops; a setback of landscaped open space or public space
118 with seating; public art, such as a mural or sculpture; or any other use that provides an
119 engaging ground floor for pedestrian activity.

120 6. **Transition to adjacent residential districts.** Buildings adjacent to a residential zoning
121 district shall step down to the base height required by the subdistrict of the MSD in which
122 the project is located for any buildings between twenty and thirty feet of the rear or side
123 setback abutting a parcel within that residential zoning district. If the side or rear setback
124 is adjacent to an active public way, no stepback is required.

125 7. **Setbacks for Infill Lots.** If the adjacent buildings are set back at a distance that exceeds
126 the minimum front yard requirements, infill buildings shall meet the requirements of
127 Section 94-4.1 Table of Dimensional Requirements. Otherwise, infill buildings may
128 match the setback line of either adjacent building or an average of the setbacks of the two
129 adjacent buildings to provide consistency along the street.

130 8. **Drop-off zone.** The required setback distances may be waived to allow for a cut-out
131 along the curb for loading and short-term parking for deliveries or drop-off/pick-up
132 zones. Such a cut-out must be coordinated with City staff. The required setback distances
133 may also be waived to allow a development to meet the requirements of Chapter 91.

134 94-9.6.4 Waivers.

135 The following waivers are available to the Site Plan Review or Special Permit Authority for
136 projects within the MSD.

137 1. **Height Waiver.** The limitation on the height of buildings shall not apply to chimneys,
138 ventilators, towers, silos, spires, or other ornamental features of buildings, which features

139 are in no way used for living purposes and do not constitute more than 25% of the ground
140 floor area of the building.

141 2. **Stepback Waiver.** If a building is subject to a front stepback and rear or side stepbacks,
142 the Community Development Board may waive the strict dimensional requirement of any
143 of the stepbacks, provided that priority is given to retaining the stepback(s) in 94-9.6.3.c
144 Height Stepback Requirements.

145 3. **Eligible Historic Buildings.** The Community Development Board may, by special
146 permit, waive the following requirements to incentivize the reuse of eligible historic
147 structures.

148 a. **Dimensional Standards.** Structures and sites determined to be an eligible historic
149 building shall be exempt from one or more of the following dimensional
150 requirements, provided that the exterior is rehabilitated to the Secretary of the
151 Interior’s Standards for the Treatment of Historic Properties: lot size, frontage,
152 building coverage, green score, pervious surface, and open space landscape
153 requirements.

154 b. **Parking Waiver.** A structure or site determined to be an eligible historic building
155 shall be exempt from all use-based parking space requirements provided that the
156 exterior is rehabilitated to the Secretary of the Interior’s Standards for the
157 Treatment of Historic Properties.

158 c. **Definition of Eligible Historic Building.** For the purposes of this section, an
159 “Eligible Historic Building” is any building or structure that satisfies one or more
160 of the following criteria:

161 i. Listed on the National Register of Historic Places, either individually listed or
162 designated as a contributing structure in a National Register Historic District;
163 or

164 ii. Listed on the State Register of Historic Places; or

165 iii. Has been designated by the Medford Historical Commission as a historically
166 significant building or structure, following a finding by the Commission that
167 such building or structure:

168 1. Is associated with one or more historical persons or events,
169 or with the cultural, economic, social or political history of
170 the Town or Commonwealth; or

171 2. Possesses architectural value or significance in terms of
172 period, style, method of construction, or association with a
173 historically prominent architect or builder, either by itself or
174 in conjunction with a group of buildings or structures.

175 d. These waivers apply to the existing gross floor area of the eligible historic building.
176 Any addition, expansion, or new construction that increases the gross floor area of
177 the structure shall not benefit from these waivers.

178 e. **Effect of Ineligibility Determination.** If the Medford Historical Commission
179 determines that a building or structure does not qualify as an Eligible Historic
180 Building, such building or structure shall not be subject to the City's demolition
181 review process.

182 4. **Energy-Efficiency.** The Site Plan Review Authority or Special Permit Granting
183 Authority may waive the height and setbacks in 94-9.6.8 Development Standards to
184 accommodate the installation of solar photovoltaic, solar thermal, living, and other eco-
185 roofs, energy storage, and air-source heat pump equipment. Such installations shall not
186 create a significant detriment to abutters in terms of noise or shadow and must be
187 appropriately integrated into the architecture of the building and the layout of the site.
188 The installations shall not provide additional habitable space within the development.

189

190 **94-9.6.5 Use Standards.**

191 **1. Historic Conversion.**

192 a. No new dwelling unit created by the conversion of an existing dwelling into a
193 greater number of units or by addition or enlargement of an existing dwelling shall
194 be permitted unless the requirements of minimum lot area, maximum building
195 coverage, and minimum pervious surface requirements of the district in which the
196 structure is located are satisfied after the conversion or enlargement.

197 b. The required yards shall be those of the structure existing at the time of the
198 conversion. However, any construction occurring outside the limits of the existing
199 structure shall be subject to the yard requirements of the district in which the
200 structure is located.

201 c. The maximum height shall be that height permitted in the district in which the
202 structure is located, or the existing building height, whichever is greater.

203 d. Open space requirement shall be as required in the district in which the structure is
204 located.

205 e. Off-street parking shall be provided as required in Section 94-3.2 Table of Use
206 Regulations (Table A).

207 f. There shall not be any changes to the exterior of the structure other than those
208 required by building code.

209 g. Each unit has an independent entrance directly from outside the building or through
 210 a common vestibule.

211 h. Fire escapes and outside stairways leading to a second or higher floor shall, shall
 212 where feasible, be located on the rear of the building and shall not be located on
 213 any building wall facing a street.

214 94-9.6.6 Development Incentives

215 In exchange for incorporating certain provisions that further the City’s goals for affordability,
 216 economic development, environmental sustainability, and climate resiliency, Applicants may
 217 receive Development Incentive Bonuses that allow for additional stories beyond the base number
 218 of stories that are allowed as of right under Section 94-4.1 Table of Dimensional Requirements.
 219 However, the total number of stories is limited to the maximum number of stories allowed in
 220 each subdistrict, as shown in Section 94-4.1 Table of Dimensional Requirements. Additional
 221 stories must comply with any setback, stepback, or other dimensional requirements and the
 222 development and design standards in 94-9.6.3 Dimensional Requirements and 94-9.6.8
 223 Development Standards.

Table of Development Incentive Bonuses.						
Incentive 1: Affordability						
Incentive 1A: Deeper Affordability:						
	# of Lots or Units in Proposed Project	Required Minimum/Total Percentage of Affordable Units at 80% AMI	For One Additional Floor		For Two Additional Floors	
			Minimum Percentage of Affordable Units at 80% AMI	Minimum Percentage of Affordable Units at 65% AMI	Minimum Percentage of Affordable Units at 80% AMI	Minimum Percentage of Affordable Units at 65% AMI
1	10-24	10%	8%	2%	5%	5%
2	25-49	13%	8%	5%	6%	7%
3	50 +	15%	10%	5%	8%	7%
Incentive 1B: More Affordable Units:						
	# of Lots or Units in Proposed Project	Required Minimum Percentage of Affordable Units at 80% AMI	For One Additional Floor		For Two Additional Floors	
			Additional Percentage of Affordable Units at 80% AMI	Total Percentage of Affordable Units at 80% AMI	Additional Percentage of Affordable Units at 80% AMI	Total Percentage of Affordable Units at 80% AMI
1	10-24	10%	3%	13%	5%	15%
2	25-49	13%	3%	16%	5%	18%
3	50 +	15%	3%	18%	5%	20%
Incentive 2: Community Amenities (privately maintained)						

Table of Development Incentive Bonuses.	
Indoor pedestrian seating or outdoor pedestrian plaza of at least 300 square feet and accessible to the public during business hours.	1 additional half story
One of the following neighborhood open spaces: <ul style="list-style-type: none"> • Pocket Park • Garden • Playground • Skate Park 	1 additional half-story
The development solar installation provides 50% of its output in the form of electricity or net metering credits to community-shared solar programs, low-income solar programs and municipal or other governmental entity owned solar programs.	1 additional story
The development makes at least 20% of its parking space available to the public whether paid or shared with nearby developments. This incentive covers accessory structured parking only.	1 additional half story
Incentive 3: Community Amenities (publicly maintained)	
Streetscape Improvements along a public street.	1 additional half-story
Incentive 4: Vibrant Neighborhoods	
Parking is concealed below grade or within a building structure.	1 additional half-story
The development project provides a minimum of 50% or the ground floor at rents no less than 15% below market for a minimum tenancy of three years to qualified nonresidential tenants (nonprofits or local businesses under 10 employees).	1 additional half-story
A rehabilitation project maintains the pre-construction rent for existing ground-floor tenants for two years after the post-construction Certificate of Occupancy has been granted.	1 additional half-story
A new development rehabilitates an eligible historic building, or integrates its historic façade(s) visible from a public right-of-way within the new development, provided that the building/façades are rehabilitated to the Secretary of the Interior’s Standards for the Treatment of Historic Properties.	1 additional story
A new development rehabilitates the principal street-facing façade of an eligible historic building, or its key architectural elements, provided that the façade or architectural elements are rehabilitated to the Secretary of the Interior’s Standards for the Treatment of Historic Properties.	1 additional half-story
Incentive 5: Environmental Resilience	
The development project meets the Ideal Green Score.	1 additional half story
The development project is certifiable as LEED Platinum or equivalent standard.	1 additional half-story

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227 94-9.6.7 Design Guidelines and Applicability of Development Standards

- 228 1. **Design Guidelines.** The Community Development Board may adopt and amend, by
229 simple majority vote, Design Standards which shall be applicable to all rehabilitation,
230 redevelopment, or new construction submitted under this SSNCD. Such Design
231 Guidelines may address the scale and proportions of building, the alignment, width, and
232 grade of streets and sidewalks, the type and location of infrastructure, the location of
233 building and garage entrances, off-street parking, the protection of significant natural site
234 features, the location and design of on-site open spaces, exterior signs, and buffering in
235 relation to adjacent properties. Design Guidelines may contain graphics illustrating a
236 particular standard or definition to make such standard or definition clear and
237 understandable.
- 238 2. **Applicability of Development Standards.** Section 94-9.6.8 Development Standards
239 shall apply to all projects submitted under this MSD. These standards, along with any
240 Design Guidelines adopted under paragraph 1, above, are components of the Site Plan
241 Review and Special Permit processes as defined in this Zoning Ordinance.

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245 94-9.6.8 Development Standards

246 1. Site Standards.

247 a. **Connections.** Sidewalks shall provide direct connections among building
248 entrances, the public sidewalk (if applicable), bicycle storage, and parking.

249 b. **Sidewalk width.** Along the streets named in Section 94-9.X.3.f, for any lot abutting
250 a public sidewalk that is less than twelve (12) feet in width, the frontage area must
251 be paved to provide a sidewalk that is at least twelve (12) feet in total width.

252 c. **Sidewalk materials.** Sidewalks shall be continuous across driveways, using the
253 same materials and grade and level as the sidewalk on either side of the driveway.
254 Sidewalk materials shall follow standards set by the City's Department of
255 Engineering.

256 d. **Vehicular access.** Where feasible, curb cuts shall be minimized, and shared
257 driveways encouraged. Curb cuts for one-way access shall be no more than twelve
258 (12) feet in width, while curb cuts for two-way traffic shall be no more than twenty
259 (20) feet in width. Designated drop-off and pick-up areas for deliveries and ride-
260 sharing companies should be incorporated to reduce conflicts associated with
261 double-parking and blocking of bicycle lanes, crosswalks, and bus stops. These
262 areas should be clearly marked with signs and conveniently located near entrances
263 to buildings and major destinations.

264 e. **Circulation.** Parking and circulation on the site shall be organized to reduce the
265 amount of impervious surface. Where possible, parking and loading areas shall be
266 connected to minimize curb cuts onto public rights-of-way.

267 f. **Open space.** Open Space shall be contiguous, to the greatest extent feasible, and
268 connected to the pedestrian network. Isolated pockets of space that cannot be
269 accessed for maintenance are prohibited. Open Space may be either private or
270 public. Public open space shall be in the front or side setback. A minimum third of
271 the required open space, permeable, shall be landscaped.

272 g. **Screening for surface parking.** Surface parking adjacent to a public sidewalk shall
273 be screened by a landscaped buffer of sufficient width to allow the healthy
274 establishment of trees, shrubs, and perennials, but no less than [6 (six)] feet. The
275 buffer may include a fence or wall of no more than three feet in height unless there
276 is a significant grade change between the parking and the sidewalk. Chain-link and
277 vinyl fences are prohibited.

278 h. **Parking materials.** The parking surface may be concrete, asphalt, decomposed
279 granite, bricks, or pavers, including pervious materials but not including grass or
280 soil not contained within a paver or other structure.

281 i. **Plantings.** Plantings shall include species that are native or adapted to the region.
282 Plants on the Massachusetts Prohibited Plant List, as may be amended, shall be
283 prohibited.

284 j. **Lighting.** Light levels shall meet or exceed the minimum design guidelines defined
285 by the Illuminating Engineering Society of North America (IESNA) and shall
286 provide the illumination necessary for safety and convenience while preventing
287 glare and overspill onto adjoining properties and reducing the amount of skyglow.

288 k. **Mechanicals.** Mechanical equipment at ground level shall be screened by a
289 combination of fencing and plantings. Rooftop mechanical equipment shall be
290 screened if visible from a public right-of-way.

291 l. **Dumpsters.** Dumpsters shall be screened by a combination of fencing and
292 plantings. Dumpsters or other trash and recycling collection points located within
293 the building are preferred.

294 m. **Stormwater management.** Strategies that demonstrate the compliance of the
295 construction activities and the proposed project with the most current versions of
296 the Massachusetts Department of Environmental Protection Stormwater
297 Management Standards, the Massachusetts Stormwater Handbook, Massachusetts
298 Erosion Sediment and Control Guidelines, and the City of Medford's Stormwater
299 Management Rules and Regulations. The applicant shall also provide an Operations
300 and Management Plan for both the construction activities and ongoing post-
301 construction maintenance and reporting requirements.

302 2. General Building Standards.

303 a. **Position relative to the principal street.** The primary building shall have its
304 principal façade and entrance facing the principal street.

305 b. **Daylight Minimum.** New developments shall be designed to minimize impacts on
306 sunlight access for existing residential buildings. The goal of this standard is to
307 protect the well-being of residents and preserve the energy efficiency of existing
308 buildings.

309 i. The minimum daylight standard requires that any existing building impacted by
310 a new development shall receive a minimum of two hours of sunlight per day
311 during the period of February 19 through October 21 (8 months). Where an
312 existing building already receives less than two hours of sunlight per day, no
313 further reduction shall be permitted.

314 1. The following shall be considered for the sun study:

315 2. The two hours of sunlight do not need to be consecutive.

- 316 3. For calculations the sun's altitude shall exceed 10°.
- 317 4. For each façade the surveyed area shall be measured over 3
318 feet above grade.
- 319 5. The total daily sunlight duration shall be calculated by
320 combining the sunlight received on all façades of the
321 impacted building.
- 322 ii. The standard applies to the following types of development:
- 323 1. Any development subject to Site Plan Review
- 324 2. Any development adjacent to a residential zoning district.
- 325 c. **Entries.** Where feasible, entries shall be clearly defined and linked to a paved
326 pedestrian network that includes the public sidewalk.
- 327 3. Multiple buildings on a lot.
- 328 a. **Location of Mixed Uses.** For a mixed-use development, uses may be mixed within
329 the buildings or in separate buildings.
- 330 b. **Orientation.** The orientation of multiple buildings on a lot should reinforce the
331 relationships among the buildings. All building façade(s) shall be treated with the
332 same care and attention in terms of entries, fenestration, and materials.
- 333 c. **Position relative to the street.** Building(s) adjacent to a public street shall have a
334 pedestrian entry facing that public street.
- 335 4. Mixed-use development.
- 336 a. **Access.** In a mixed-use building, access to and egress from the residential
337 component shall be clearly differentiated from access to other uses. Such
338 differentiation may occur by using separate entrances or egresses from the building
339 or within a lobby space shared among different uses.
- 340 b. **Connections.** Paved pedestrian access from the residential component shall be
341 provided to residential parking and amenities and to the public sidewalk, as
342 applicable. Paved surfaces may include pervious paving materials.
- 343 c. **Material Storage.** Materials for non-residential uses shall be stored inside or under
344 cover and shall not be accessible to residents of the development.
- 345 d. **Shared Outdoor Space.** Multi-family housing and mixed-use development shall
346 have common outdoor space that all residents can access. Such space may be in any

347 combination of ground floor, courtyard, rooftop, or terrace. All outdoor space shall
348 count towards the project’s minimum Open Space requirement.

349 5. **Corner Lots.** A building on a corner lot shall indicate a primary entrance either along
350 one of the street-facing façades or on the primary corner as an entrance serving both
351 streets.

352 a. **Connections.** Such entries shall be connected by a paved surface to the public
353 sidewalk, if applicable.

354 b. **Façade Design.** All façades visible from a public right-of-way shall be treated with
355 similar care and attention in terms of entries, fenestration, and materials.

356 c. **Fire Exits.** Exterior emergency staircases and emergency-only exit doors serving
357 more than one story shall not be located on either of the street-facing façades. If
358 emergency-only exit doors must be located on a street-facing façade, the door shall
359 be inset into the façade so that outward-swinging doors do not obstruct pedestrian
360 access.

361 6. **Parking.** Parking shall be subordinate in design and location to the principal building
362 façade.

363 a. **Surface parking.** Surface parking shall be located to the rear or side of the principal
364 building. Parking shall not be in the setback between the building and any lot line
365 adjacent to the public right-of-way.

366 b. **Integrated garages.** The principal pedestrian entry into the building shall be more
367 prominent in design and placement than the vehicular entry into the garage.

368 c. **Parking structures.** Above-grade parking structures (stand-alone or within a
369 residential, commercial, or mixed-use building) shall be subordinate in design and
370 placement to the primary uses. Ground-floor parking levels shall be wrapped with
371 active uses such as commercial/retail, community spaces, or residential amenity
372 spaces. Exposed facades of upper parking levels shall incorporate design treatments
373 such as public art installations, vertical planting, or other architectural features for
374 visual interest and to disguise the parking uses within. Vehicular openings shall
375 have doors.

376 d. **Electrical Vehicle (EV) charging spaces.** One EV charging space is required for
377 every twenty (20) parking spaces, rounded up to the next highest number of EV
378 stations.

379 7. **Waivers.** Upon the request of the Applicant, the Site Plan Review Authority may waive
380 the requirements of 94-9.6.7 Development Standards in the interests of design flexibility
381 and overall project quality and upon a finding of consistency of such variation with the
382 overall purpose and objectives of the MSD.

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94-9.6.9 Reductions to parking space requirements.

This section supersedes 94-6.1.9 Shared Parking of the City of Medford Zoning Ordinance.

1. Purpose.

- a. To support the efficient use of land area for productive uses that contribute toward the City’s tax base;
- b. To help prevent land from being unnecessarily devoted to the parking of motor vehicles, and help preserve green space and other valuable ecological, historic and cultural resources;
- c. To encourage the efficient use of existing parking resources;
- d. To allow parking to be shared between uses on the same lot or between buildings on the same block when the actual demand for parking is less than the total number of spaces required by this Ordinance for each individual use;
- e. To help reduce stormwater management costs, water pollution and heat island effects.
- f. To improve walkability.

2. Residential Parking. The residential parking requirement may be reduced to 0.8 parking spaces per unit if:

- a. The development is an addition or expansion that increases the existing gross floor area of an eligible historic building, or
- b. The development meets the following conditions:
 - i. Provide one bicycle parking space per unit. A minimum of 50% of the required bicycle spaces shall be covered or integrated into the structure of the building(s).
 - ii. Provide a loading zone for commercial vehicles.
 - iii. Provide a 15 min pick-up/drop-off space.
 - iv. Join a local Transportation Management Association. The development shall pay a base membership fee on an annual level.

3. Dual Use for Mixed-Use Developments. Dual-use parking may be used for any mixed-use development that includes uses with parking demands peaking at different times of the day.

414 a. The Table 94.9.6.8-1 provides the method for calculating dual use parking for
415 buildings with more than one use type within the same lot.

416

Table 94.9.6.8-1 Dual Use Parking Ratios

Use 1	Use 2	Sharing Factor
Residential	Office	0.7
Residential	Commercial	0.8
Residential	Lodging	0.9
Lodging	Commercial	0.75
Office	Commercial	0.8
Office	Lodging	0.7

417
418 b. The parking required for any two functions on a lot is calculated by multiplying the
419 number of spaces required by the lesser of the two uses by the appropriate ratio
420 from the Table 94.9.6.8-1 and adding the result to the greater use parking
421 requirement.

422 c. Example: For a building with a Residential Use requiring 100 spaces and a
423 Commercial Use requiring twenty (20) spaces, the 20 spaces multiplied by the
424 sharing factor of 0.8 would reduce the total requirement to 100 plus 16 spaces or
425 116 spaces instead of 120 spaces.

426 d. This reduction may be used in addition to other reductions in parking requirements.

427

428 94-9.6.10 Multi-Building Shared Parking

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430 1. Purpose and Intent.

431 a. To allow parking to be shared between buildings on the same block or within five
432 hundred (500) feet of the building which they are to serve, when the actual demand
433 for parking is less than the total number of spaces required by this Ordinance for
434 each individual use.

435 b. To allow development that cannot cost-effectively park itself on site to use parking
436 at a municipal or private commercial parking facility.

437

438 2. **Applicability.** Shared parking is allowed by a special permit from the Planning Board for
439 any application in the MSD.

440 **3. Requirements for Shared Parking.**

441 a. **Assigned Stalls.** Parking stalls that have been assigned to individual tenants or
442 occupants shall not be eligible for shared parking.

443 b. **Access.** Parking facilities are accessible during the required hours of usage.

444 **4. Distance.**

445 a. Accessory parking facilities for residential uses shall be located within five hundred
446 (500) feet of the building which they are to serve, measured along the access route
447 with a safe walking path.

448 b. Accessory parking facilities for nonresidential uses shall be located within one
449 thousand feet, measured along the access route with a safe walking path.

450 c. The access route is measured from the front door of the building to the pedestrian
451 access point at the parking facility.

452 5. **Joint Use Agreement.** The right of joint use of shared accessory parking shall be
453 demonstrated through a binding agreement that is tied to the land or similar written
454 instrument establishing the joint use. The binding agreement may restrict future changes
455 to the use of the property. All agreements are subject to review and approval of the
456 Community Development Board to have accessory parking reduced pursuant to this
457 section.

458 **6. Shared Parking Agreements.**

460 a. Shared parking requires a written agreement among all owners of record.

462 b. An attested copy of the agreement between the owners of record shall be submitted
463 to the Building Department and approved by the Director of Planning and
464 Economic Development in a form deemed acceptable by the City Solicitors Office
465 prior to and as a condition of the issuance of a building Permit.

466 c. Revocation of an existing parking agreement will only be accepted if the required
467 accessory parking spaces are provided in accordance with the standards for the
468 district where each property is located.

469 d. Failure to maintain a Shared Parking Agreement is a violation of the Special Permit
470 and may result in a fine and the revocation of certificates of occupancy.

471

472

7. Signage. Shared parking facilities shall provide signage identifying the permitted users.



City of Medford

Office of Planning, Development and Sustainability
City Hall - Room 308
85 George P. Hassett Drive
Medford, Massachusetts 02155

781)393-2480
Fax: (781)393-2342
ocd@medford-ma.gov

JOINT PUBLIC HEARING NOTICE
Medford Community Development Board
Medford City Council
March 31, 2026
6:00 p.m.

RECEIVED
CITY CLERK
MEDFORD, MASS
2026 MAR 17 PM 1:16

The Medford Community Development Board (“CDB”) and City Council shall conduct a joint public hearing on **March 31, 2026 at 6:00 p.m.** via Zoom relative to the following proposed amendment to the City of Medford Zoning Ordinance and Zoning Map:

- Amendment to the text of the Zoning Ordinance to create an overlay district known as the Medford Square City Hall Overlay District which will allow the as-of-right re-development of certain City-owned parcels of land to include multifamily housing, a grocery store, café, retail uses and a parking garage, subject to site plan review and associated dimensional and design requirements.
- An amendment to the Zoning Map of the City of Medford is proposed to apply the Medford Square City Hall Overlay District to Assessors’ Parcels M-09-21, M-09-22, M-10-01A, M-09-17, M-09-20, M-09-13A, M-09-15, M-09-16, O-10-8, O-10-4, O-10-4A, O-10-4B, M-09-6B, M-09-6C, M-09-6D and those portions of Clippership Drive and the land adjacent to Clippership Drive which are within the above-listed parcels.

The Zoom link will be posted on the City website calendar no later than 48 hours prior to the meeting. Project materials can be viewed in the Office of Planning, Development, & Sustainability, Room 308, or on the City’s website at <https://www.medfordma.org/boards-commissions/community-development-board> and clicking on ‘Current CD Board Filings.’

Email ocd@medford-ma.gov or call 781-393-2480 with questions, please submit written comments to the CDB via the new public comment form: <https://tinyurl.com/MedfordCDB>



If you need a reasonable accommodation to attend/participate in this meeting, please contact the ADA Coordinator: Frances N. Nwajei at 781-393-2439 or via email at fnwajei@medford-ma.gov. Please note that while the City will make every effort to fulfill the request, some requests may not be fulfilled due to the hiring and availability of outside contractors.



**MEDFORD, MASSACHUSETTS
MAYOR BREANNA LUNGO-KOEHN**

March 4, 2026

Via Electronic Delivery

To The Honorable President and
Members of the Medford City Council
Medford City Hall
Medford, MA 02155

Re: Medford Square City Hall Overlay District Zoning Amendment

Dear President Bears and Members of the City Council:

Please see the enclosed proposed Medford Square City Hall Overlay District Zoning Amendment for the parcels that are the subject of the Medford Square Parcel Redevelopment Request for Proposals issued in the fall of 2024. This overlay will facilitate the project presented by Transom Real Estate, LLC (Transom). Also enclosed is a letter from Nutter McClennen & Fish LLP, which represents Transom.

Director of Planning, Development & Sustainability Alicia Hunt, Attorneys Shirin Everett and Robin Stein of KP Law and Transom Principal Peter Spellios will be available to answer any questions.

Thank you for your kind attention to this matter.

Respectfully submitted,


Breanna Lungo-Koehn
Mayor

Enclosures

Medford Square City Hall Overlay District Zoning Amendment

This memorandum contains draft text for the following proposed zoning changes:

Amend Section 94-2.3. Overlay and Special Districts	page 2
Amend Section 94-3.2. Table of Use Regulations (Table A) Dimensional Standards	page 3
Amend Section 94-4.1. Table of Dimensional Requirements (Table B)	page 9
Amend Section 94-12.0. Definitions	page 10
Insert Section 94-9.6. Medford Square City Hall Overlay District	page 11

Amend Section 94-2.3. Overlay and Special Districts.

Add the following row to the list of overlay and special districts:

Medford Square City Hall Overlay District	MSO
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Amend Section 94-3.2 c Table of Use Regulations (Table A) by incorporating the following table into the existing table and renumbering as appropriate:

		Medford Square City Hall Overlay District	
		MSO	
			PC ⁵ LC
A. RESIDENTIAL USES			
1. Detached one unit dwelling	N		2 per Dwelling Unit NA
2. Attached one-unit dwelling (Rowhouse)	N		1.5 per Dwelling Unit ⁴ NA
3. Detached two unit dwelling (Duplex)	N		1.5 per Dwelling Unit ⁴ NA
4. Three-unit dwelling, detached	Y		1.5 per Dwelling Unit ⁴ NA
5. Multiplex (4-6 units)	Y		1.5 per Dwelling Unit ⁴ NA
6. Multiple dwelling, (> 6 units)	Y		1.5 per Dwelling Unit ⁴ NA
7. Dormitory, fraternity or sorority house	N		1 per 4 beds 1/15,000 s.f.
8. Lodging or boarding house	CDB		1 per Guestroom 1/15,000 s.f.
9. Senior housing facility	CDB		1 per 2 Units 1/15,000 s.f.
10. Co-housing	CDB		1.5 per Dwelling Unit ⁴ NA
11. Congregate Housing	N		1.5 per Dwelling Unit ⁴ NA
12. Townhouse	Y		1.5 per Dwelling Unit ⁴ NA
13. Historic Conversion	Y		1.5 per Dwelling Unit ⁴ NA
B. COMMUNITY USES			
1. Museum	Y		1 per 750 s.f. 1/15,000 s.f.
2. Community center or adult recreational center, nonprofit	CDB		1 per 750 s.f. 1/15,000 s.f.
3. Use of land or structures for religious purposes on land owned or leased by a religious sect or denomination	Y		1 per 140 s.f. NA
4. Use of land or structures for educational purposes on land	Y		1 per 750 s.f. 1/15,000 s.f.

owned or leased by the Commonwealth or any of its agencies, subdivisions or bodies politic or by a religious sect or denomination or by a nonprofit educational corporation				
---	--	--	--	--

	MSO	PC ⁵	LC
5. Child care center or school aged child care program	Y	1 per 750 s.f.	1/15,000 s.f.
6. Public fire station	Y	1 per 2 employees	1/50,000 s.f.
7. Public library	Y	1 per 750 s.f.	1/15,000 s.f.
8. Other municipal uses	Y	NA	NA
9. Essential Services	CDB	NA	NA
10. Hospital, non-profit	N	1 per 4 beds	1/15,000 s.f.
11. Other Institution	CDB	1 per 750 s.f.	1/15,000 s.f.
C. OPEN RECREATIONAL AND AGRICULTURAL USES			
1. Private open recreational uses, available to the public	Y	1 per 750 s.f.	1/15,000 s.f.
2. Public open recreational uses	Y	1 per 750 s.f.	NA
3. Exempt Agriculture	Y	NA	NA
4. Production of crops, horticulture and floriculture	N	NA	1/15,000 s.f.
5. Keeping and raising of livestock, including animal stable or kennel	N	NA	1/15,000 s.f.
D. COMMERCIAL USES			
1. Private entertainment or recreation facility excluding adult uses	Y	1 per 350 s.f.	1/15,000 s.f.
2. Public entertainment or recreation facility	N	1 per 350 s.f.	1/15,000 s.f.
3. Private nonprofit members only recreational club or lodge	Y	1 per 750 s.f.	1/15,000 s.f.
4. Trade, professional, or other school operated for profit	Y	1 per 750 s.f.	1/15,000 s.f.
5. Hotel	Y	1 per Guestroom	1/15,000 s.f.
7. Mortuary, undertaking of funeral establishment	N	1 per 140 s.f.	1/15,000 s.f.
8. Adult use	N	1 per 350 s.f.	1/15,000 s.f.

9. Brewery or taproom ¹	Y	1 per 350 s.f.	1/15,000 s.f.
10. Artisanal Fabrication	Y	1 per 350 s.f.	1/15,000 s.f.

	MSO	PC ⁵	LC
11. Artistic/Creative Production	Y	1 per 350 s.f.	1/15,000 s.f.
12. Work-Only Artists' Studio	Y	1 per 350 s.f.	1/15,000 s.f.
13. Co-working Space	Y	1 per 350 s.f.	1/15,000 s.f.
14. Retail Store or Shop for Sale of Custom Work or Articles Made on the Premises	Y	1 per 350 s.f.	1/15,000 s.f.
E. OFFICE USES			
1. Business, professional, or government office	Y	1 per 350 s.f.	1/15,000 s.f.
2. Bank and other financial institution	Y	1 per 350 s.f.	1/15,000 s.f.
3. Neighborhood Medical Office	Y	1 per 350 s.f.	1/15,000 s.f.
4. Medical Office	CDB	1 per 350 s.f.	1/15,000 s.f.
5. Clinic	CDB	1 per 350 s.f.	1/15,000 s.f.
F. RETAIL AND SERVICE USES			
1. Retail Sales	Y	1 per 350 s.f.	1/15,000 s.f.
2. Convenience retail	Y	1 per 500 s.f.	1/15,000 s.f.
3. Neighborhood retail	Y	1 per 750 s.f.	1/15,000 s.f.
4. Drive through retail sales and consumer service	N	1 per 350 s.f.	1/15,000 s.f.
5. Consumer service establishment	Y	1 per 350 s.f.	1/50,000 s.f.
7. Body art establishment	Y	1 per 850 s.f.	1/50,000 s.f.
8. Adult Use Marijuana Establishment—Cultivation	ZBA	1 per 350 s.f.	1/50,000 s.f.
9. Adult Use Marijuana Establishment—Manufacture and processing	ZBA	1 per 350 s.f.	1/15,000 s.f.
10. Adult Use Marijuana Establishment—Retail	ZBA	1 per 350 s.f.	1/15,000 s.f.
11. Adult Use Marijuana Establishment—Independent laboratory	ZBA	1 per 350 s.f.	1/15,000 s.f.
12. Doggy Daycare	Y		

	MSO	PC ⁵	LC
G. EATING, DRINKING, AND ENTERTAINMENT ESTABLISHMENTS			
1. Eating place, without drive through	Y	1 per 350 s.f.	1/50,000 s.f.
2. Eating place, with drive through	N	1 per 350 s.f.	1/15,000 s.f.
3. Neighborhood Café	Y	1 per 350 s.f.	1/50,000 s.f.
H. MOTOR VEHICLE RELATED USES			
1. Motor vehicle light service station	N	1 per 350 s.f.	1/50,000 s.f.
2. Motor vehicle repair establishment	N	1 per 350 s.f.	1/50,000 s.f.
3. Motor vehicle sales or rental of new vehicles only, accessory storage entirely within enclosed structure	N	1 per 1,040 s.f.	1/50,000 s.f.
4. Outdoor motor vehicle sales and storage accessory to H.3	N	NA	NA
5. Motor Vehicle sales and storage, outdoors	N	NA	NA
6. Class II used motor vehicle sales	N	NA	NA
7. Motor vehicle wash within enclosed structure	N	1 per 350 s.f.	1/50,000 s.f.
I. MISCELLANEOUS COMMERCIAL USES			
1. Parking area or garage not accessory to permitted principal use:		NA	NA
Residential	Y		
Nonresidential	Y	NA	NA
2. Parking area or garage accessory to a principal use which is on the same lot as a conforming principal use	Y	NA	NA
3. Parking area or garage accessory to a principal use which is within 500 feet of a conforming principal use but not necessarily in the same district	Y	NA	NA
4. Parking area or garage accessory to a principal use which is on the same lot as a nonconforming principal use	N	NA	NA

	MSO	PC ⁵	LC
5. Parking area or garage accessory to a principal use which is within 500 feet of a conforming principal use in the same MUZ district ³	N	NA	NA
6. Municipal Parking area or garage as a principal use	Y	NA	NA
7. Open Storage	N	1 per 1,400 s.f.	1/15,000 s.f.
8. Moving of land	N	NA	NA
9. Radio and television tower	N	NA	NA
10. Solar energy system	Y	NA	NA
J. WHOLESALE, TRANSPORTATION, INDUSTRIAL USES			
1. Fuel and ice sales	N	1 per 1,400 s.f.	1/50,000 s.f.
2. Motor freight terminal	N	NA	NA
3. Printing and publishing	N	1 per 1,400 s.f.	1/50,000 s.f.
4. Railroad right-of-way	Y	NA	NA
5. Manufacturing	N	1 per 2 employees	1/50,000 s.f.
6. Research and testing laboratory	N	1 per 2 employees	1/50,000 s.f.
7. Plumbing or carpentry shop, and other similar service or repair shops	N	1 per 350 s.f.	1/15,000 s.f.
8. Wholesale bakery or food processing plant	N	1 per 2 employees	1/15,000 s.f.
9. Wholesale laundry, cleaner, dyer, or similar use	N	1 per 1,400 s.f.	1/50,000 s.f.
10. Warehouse, Wholesale establishment	N	1 per 1,400 s.f.	1/15,000 s.f.
11. Mini or self-storage warehouse	N	1 per 1,400 s.f.	1/50,000 s.f.
12. Distillery or winery	Y	1 per 350 s.f.	1/15,000 s.f.
13. Food Production Facility	Y	1 per 2 employees	1/50,000 s.f.
14. Life Sciences Facility	N	1 per 2 employees	1/50,000 s.f.
15. Light Manufacturing	Y	1 per 2 employees	1/50,000 s.f.

16. Maker Space	Y	1 per 2 employees	1/50,000 s.f.
17. Shared-use Kitchen	CDB	1 per 1,000 s.f.	1/15,000 s.f.

	MSO	PC ⁵	LC
K. ACCESSORY USES			
1. Accessory Dwelling Units (see § 94-8.2) ¹	Y	Per § 94-8.2	NA
2. Home occupation (see § 94-3.4) As of right	Y	1 per 350 s.f.	NA
By special permit	Y	1 per 350 s.f.	NA
3. Accessory child care center or school aged child care program	Y	1 per 2 employees	
4. Family day care home	Y	1 per 2 employees	NA
5. Family day care home, large	CDB	1 per 2 employees	NA
6. Adult day care home	CDB	1 per 2 employees	NA
7. Renting of one or two rooms without separate cooking facilities to lodgers within a dwelling unit to one or two total lodgers	Y	1 per Guestroom	NA
8. Noncommercial greenhouse, tool shed, or similar accessory structure	N	NA	NA
9. Swimming pool	Y	NA	NA
10. Scientific research and development, as provided at section 94-3.3.3.1	Y	NA	NA
11. Keno	N	NA	NA
12. Open Storage	N	1 per 1,400 s.f.	1/15,000 s.f.
13. Heavy repair operations	N	1 per 350 s.f.	1/15,000 s.f.
L. OTHER PRINCIPAL USES			
1. Mixed-Use, Community	Y		
2. Mixed-Use, Development	Y		

¹Subject to change with the revision of the new ADU ordinance.

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Amend Section 94-4.1 Table of Dimensional Requirements (Table B.3) by incorporating the following table:

Dimensions	MSO
Lot Area sf (Min)-under review	4,000
Frontage (Min)	40
Façade Build Out (Min)	80% ³
Active Ground Floor (Min)	60% ³
Residential Density (Units per lot) (Min-Max):	-
Historical Conversion (Max) ¹	Y
Max Base Height (Stories)	8
Max Incentive Height (Stories)	5
Front (Min/Max)	0/20
Side	0
Rear	0
Building Coverage (Max)	90%
Green Score ²	25
Pervious Surface ² (Min)	10%
Open Space (Min)	10%

¹Maximum permissible number of units is determined dividing the Gross Floor Area of the existing principal structure by 900 sf. Each unit within the existing building must have a minimum area of 900 sf. Additions and expansions to the existing building shall not increase the number of units allowed.

²The Green Score only applies to the construction of any new principal building or major renovation that:

- a) Is located within the FEMA National Flood Hazard Layers; or
- b) Requires Site Plan Review

In those cases, Pervious Surface requirement does not apply.

³ Active Ground Floor and Façade Build Out requirements shall not apply to parking garage structures not accessory to a permitted principal use.

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Amend Section 94-12.0 Definitions by amending the following definitions:

Building Coverage: The maximum area of a lot that is permitted to be covered by the combination of principal buildings, accessory buildings, and accessory structures. The building coverage of a structure is measured from the outside of the exterior walls at the ground story, including covered porches and building components.

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94-9.6 MEDFORD SQUARE CITY HALL OVERLAY DISTRICT

94-9.6.1. Purpose. The purpose of the Medford Square City Hall Overlay District (MSO) is to allow a mix of uses, including lower-scale residential, multifamily, and commercial to meet the following needs for the square:

1. Wide variety of uses and building types to support jobs and economic development near established residential neighborhoods, providing options for living within walking distance of jobs, goods, and services.
2. Mixed-use, multifamily, and commercial uses at a density appropriate to walkable, urban corridor.
3. To facilitate the redevelopment of multiple City-owned parcels of land within Medford Square.

94-9.6.2. Applicability. The MSO establishes an overlay district to apply over the existing zoning districts and is shown on the Zoning Map, City of Medford, Massachusetts, as amended. An applicant may develop within this district in accordance with the provisions of Section 94-9.6 and other relevant sections of the Zoning Ordinance. Any land contained within the MSO shall be subject to all of the provisions of this Section and only to other sections of this Ordinance where specifically incorporated by reference herein. The provisions of Sections 6.2 (Signs), 6.1 (Parking and Loading), 8.1 (Inclusionary Housing), and 11.0 (Administration and Enforcement) shall apply to the MSO.

94-9.6.3. Dimensional Requirements.

1. Side and Rear Setbacks. If the proposed development is adjacent to an existing lot with a residential use of fewer than 5 units, the applicant shall provide a landscaped buffer of at least 10 feet wide. The property owner shall maintain the buffer and landscaping.
2. Multi-Buildings Lots. In the MSO, lots may have more than one principal building.
3. Ground Floor Active Frontage. Active uses are required on the ground floor of any building with its principal façade parallel to Salem Street, High Street, Riverside Avenue, and Clippership Drive subject to the Active Frontage percentages set forth

in Section 94-4.1 Table of Dimensional Requirements (Table B). Active uses include retail, restaurant and cafés, personal services, other active commercial uses, publicly-accessible office or residential lobbies, and active building amenity spaces (e.g. gym or residential common space). Where active commercial uses are not feasible, the following may be substituted: residential stoops; a setback of green, open space or public space with seating; landscaping; public art, such as a mural or sculpture; or any use that provides an engaging ground floor.

4. **Energy-Efficiency.** The Site Plan Review Authority or Special Permit Granting Authority may waive the height and setbacks in 94-9.6.6 Development Standards to accommodate the installation of solar photovoltaic, solar thermal, living, and other eco-roofs, energy storage, and air-source heat pump equipment. Such installations shall not create a significant detriment to abutters in terms of noise or shadow and must be appropriately integrated into the architecture of the building and the layout of the site. The installations shall not provide additional habitable space within the development.
5. **Waivers of Dimensional Requirements.** The following waivers are available to the Site Plan Review or Special Permit Authority for projects within the MSO
 - a. **Height Waiver 1.** The limitation on height of buildings shall not apply to chimneys, ventilators, towers, silos, spires, or other ornamental features of buildings, which features are in no way used for living purposes and do not constitute more than 25% of the ground floor area of the building.
 - b. **Height Waiver 2.** The minimum height requirement may be waived by a Special Permit from the Community Development Board for projects that are consistent with the purpose of the district and the goals of the Medford Comprehensive Plan.
 - c. **Drop-off zone.** The required setback distances may be waived to allow for a cut-out along the curb for loading and short term parking for deliveries or drop-off/pick-up zones. Such a cut-out must be coordinated with City staff. The required setback distances may also be waived to allow a development to meet the requirements of Chapter 91.

94-9.6.4. Development Standards and Design Guidelines.

1. **Design Guidelines.** The Community Development Board may adopt and amend, by simple majority vote, Design Standards which shall be applicable to all rehabilitation, redevelopment, or new construction submitted under this MSO. Such Design Guidelines may address the scale and proportions of building, the alignment, width, and grade of streets and sidewalks, the type and location of infrastructure, the location of building and garage entrances, off-street parking, the

protection of significant natural site features, the location and design of on-site open spaces, exterior signs, and buffering in relation to adjacent properties. Design Guidelines may contain graphics illustrating a particular standard or definition to make such a standard or definition clear and understandable.

2. **Applicability of Development Standards.** The below Development Standards shall apply to all projects submitted under this MSO but are waivable by the Community Development Board in the interests of design flexibility and overall project quality and upon a finding of consistency of such variation with the overall purpose and objectives of the MSO. These standards, along with any Design Guidelines adopted under paragraph 1, above, are components of the Site Plan Review and Special Permit processes as defined in this Zoning Ordinance and are waivable within those processes.
3. **Site Standards.**
 - a. **Connections.** Sidewalks shall provide direct connections among building entrances, the public sidewalk (if applicable), bicycle storage and parking.
 - b. **Sidewalk Materials.** Sidewalks shall be continuous across driveways, using the same materials and grade and level as the sidewalk on either side of the driveway.
 - c. **Vehicular access.** Where feasible curb cuts shall be minimized, and shared driveways encouraged. Curb cuts for one-way access shall be no more than twelve (12) feet in width, while curb cuts for two-way traffic shall be no more than twenty (20) feet in width. Designated drop-off and pick-up areas for deliveries and ride-sharing companies should be incorporated to reduce conflicts associated with double-parking and blocking of bicycle lanes, crosswalks, and bus stops. These areas should be clearly marked with signs and conveniently located near entrances to buildings and major destinations.
 - d. **Circulation.** Parking and circulation on the site shall be organized to reduce the amount of impervious surface. Where possible, parking and loading areas shall be connected to minimize curb cuts onto the public rights-of-way.
 - e. **Open Space.** Open Space shall be contiguous and connected to the pedestrian network. Isolated pockets of space that cannot be accessed for maintenance are prohibited. Open Space may be either private or public. Public open space shall be in the front or side setback. A minimum third of the requested open space, permeable, shall be landscaped.

- f. Screening for Surface Parking. Surface parking adjacent to a public sidewalk shall be screened by a landscaped buffer of sufficient width to allow the healthy establishment of trees, shrubs, and perennials, but no less than [six (6)] feet. The buffer may include a fence or wall of no more than three feet in height unless there is a significant grade change between the parking and the sidewalk. Chain-link and vinyl fences are prohibited.
- g. Parking Materials. The parking surface may be concrete, asphalt, decomposed granite, bricks, or pavers, including pervious materials but not including grass or soil not contained within a paver or other structure.
- h. Plantings. Plantings shall include species that are native or adapted to the region. Plants on the Massachusetts Prohibited Plant List, as may be amended, shall be prohibited.
- i. Lighting. Light levels shall meet or exceed the minimum design guidelines defined by the Illuminating Engineering Society of North America (IESNA) and shall provide the illumination necessary for safety and convenience while preventing glare and overspill onto adjoining properties and reducing the amount of skyglow.
- j. Mechanicals. Mechanical equipment at ground level shall be screened by a combination of fencing and plantings. Rooftop mechanical equipment shall be screened if visible from a public right-of-way.
- k. Dumpsters. Dumpsters shall be screened by a combination of fencing and plantings. Dumpsters or other trash and recycling collection points located within the building are preferred.
- l. Stormwater management. Strategies that demonstrate the compliance of the construction activities and the proposed project with the most current versions of the Massachusetts Department of Environmental Protection Stormwater Management Standards, the Massachusetts Stormwater Handbook, Massachusetts Erosion Sediment and Control Guidelines, and the City of Medford's Stormwater Management Rules and Regulations. The applicant shall also provide an Operations and Management Plan for both the construction activities and ongoing post-construction maintenance and reporting requirements.

4. General Building Standards

- a. Position relative to the principal street. The primary building shall have its principal façade and entrance facing the principal street.

- b. Entries. Where feasible, entries shall be clearly defined and linked to a paved pedestrian network that includes the public sidewalk.
- 5. Multiple buildings on a lot.
 - a. Location of Mixed Uses. For a mixed-use development, uses may be mixed within the buildings
 - b. Orientation. The orientation of multiple buildings on a lot should reinforce the relationships among the buildings. All building façade(s) shall be treated with the same care and attention in terms of entries, fenestration, and materials.
 - c. Position relative to the street. Building(s) adjacent to a public street shall have a pedestrian entry facing that public street.
- 6. Mixed-use development.
 - a. Access. In a mixed-use building, access to and egress from the residential component shall be clearly differentiated from access to other uses. Such differentiation may occur by using separate entrances or egresses from the building or within a lobby space shared among different uses.
 - b. Connections. Paved pedestrian access from the residential component shall be provided to residential parking and amenities and to the public sidewalk, as applicable. Paved surfaces may include pervious paving materials.
 - c. Material Storage. Materials for non-residential uses shall be stored inside or under cover and shall not be accessible to residents of the development.
 - d. Shared Outdoor Space. Multi-family housing and mixed-use development shall have common outdoor space that all residents can access. Such space may be in any combination of ground floor, courtyard, rooftop, or terrace. All outdoor space shall count towards the project's minimum Open Space requirement.
- 7. Corner Lots. A building on a corner lot shall indicate a primary entrance either along one of the street-facing façades or on the primary corner as an entrance serving both streets.
 - a. Connections. Such entries shall be connected by a paved surface to the public sidewalk, if applicable.

8. Parking. Accessory parking shall be subordinate in design and location to the principal building façade.
 - a. Surface parking. Surface parking shall be located to the rear or side of the principal building. Parking shall not be in the setback between the building and any lot line adjacent to the public right-of-way.
 - b. Integrated garages. The principal pedestrian entry into the building shall be more prominent in design and placement than the vehicular entry into the garage.
 - c. Parking structures. Accessory above-grade parking structures (stand-alone or within a residential, commercial, or mixed-use building) shall be subordinate in design and placement to the primary uses.
 - d. Electric Vehicle (EV) Charging Spaces. One EV charging space is required for every twenty (20) parking spaces, rounded up to the next highest number of EV stations.
 - e. Bicycle parking. For a multi-family development or a mixed-use development, a minimum of 50% of the required bicycle spaces shall be covered or integrated into the structure of the building(s). E-bike storage is only permitted in an area that is separated from the dwelling units by a fire-rated structure.

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The City of Medford Zoning Map is hereby amended to apply the Medford Square Overlay District to the parcels numbered, M-09-21, M-09-22, M-10-01A, M-09-17, M-09-20, M-09-13A, M-09-15, M-09-16, O-10-8, O-10-4, O-10-4A, O-10-4B, M-09-6B, M-09-6C, M-09-6D and those portions of Clippership Drive and the land adjacent to Clippership Drive which are within the above-listed parcels.

7871820.1



Valerie A. Moore

Direct Line: (617) 439-2233

Fax: (617) 310-9233

E-mail: vmoore@nutter.com

March 3, 2026

127460-1

Via Electronic Mail

Medford City Council
City Clerk's Office
85 George P. Hassett Drive
Medford, MA 02155

Re: Petition for Medford Square Overlay District Zoning Amendment and Zoning Map Amendment

Dear Members of the City Council:

Nutter McClennen & Fish LLP represents Transom Real Estate, LLC ("Applicant"). With the consent of the City of Medford as owner of the underlying parcels of land ("Petitioner"), pursuant to M.G.L. c. 40A, § 5, the Applicant and the Petitioner request that the City Council amend the text of the Medford Zoning Ordinance to create the Medford Square Overlay District as proposed in the enclosed text amendment and amend the Medford Zoning Map to apply the Medford Square Overlay District to the parcels of land listed on the enclosed map amendment.

Following a competitive request for proposals process, the Applicant was selected by the City of Medford as the successful bidder for the redevelopment of certain City-owned parcels of land in Medford Square. The Applicant presented a vision for the parcels, including multifamily housing, a new grocery store, a café, a parking garage and public art (the "Project").

In order to facilitate the construction of the Project, the Applicant proposes to amend the City's Zoning Ordinance to create an overlay district which will allow the proposed uses and the structures as-of-right, subject to site plan review by the Community Development Board. The proposed overlay is generally consistent with the draft zoning that is undergoing a public hearing process for Medford Square. We have proposed an overlay so that if changes to the proposed zoning are made during that public hearing process, the Applicant's project will not be impacted by those changes. As the Applicant and the City advance their discussions and thus the Applicant advances its plans, the proposed overlay will provide certainty to both the Applicant and the City as to what is allowed and what requirements must be met for the development.



March 3, 2026

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We look forward to discussing the Applicant's vision for the site further with you and are happy to provide any additional information you require.

Very truly yours,

A handwritten signature in blue ink that reads "Valerie A. Moore".

Valerie A. Moore

VAM:

Enclosures

cc: Peter Spellios
Maxwell Cassidy
Alicia Hunt

7871832.1

Upcoming Zoning Updates Project Meeting Schedule

as of 3.26.26

Date & Time	Location	Event	Subject	Status
25 Mar 2026 18:00	City Hall	Joint CC/CDB	Medford Square	Happened
31 Mar 2026 18:00	City Hall	Joint CC/CDB	Medford Square (Transom)	Confirmed
7 Apr 2026 19:00	City Hall	CC Regular		Confirmed
8 Apr 2026 19:00	City Hall	CC P&P	Boston Ave (confirm boundaries)	Confirmed
15 Apr 2026 18:30	City Hall	CDB	Medford Square (refer to CC)	Confirmed
22 Apr 2026 18:00	City Hall	CC P&P	Tufts/Boston Ave	Confirmed
28 Apr 2026 19:00	City Hall	CC Regular	Medford Square (final vote)	Confirmed
29 Apr 2026 18:00	City Hall	CC P&P	Building/PDS	Confirmed
30 Apr 2026 18:00	Library	Public Info Session	Tufts/Boston Ave	Confirmed
5 May 2026 18:00	City Hall	CC P&P	Tufts/Boston Ave (review draft)	TBD
6 May 2026 18:30	Zoom	CDB	Building/PDS	Confirmed
12 May 2026 19:00	City Hall	CC Regular	Tufts/Boston Ave (refer to CDB)	Confirmed
13 May 2026 18:00	City Hall	Joint CC/CDB	Tufts/Boston Ave	TBD
20 May 2026 18:30	Zoom	CDB		Confirmed
26 May 2026 19:00	City Hall	CC Regular		Confirmed
27 May 2026 18:00	City Hall	Joint CC/CDB	Tufts/Boston Ave	TBD
1 Jun 2026 18:00	TBD	Public Info Session	Tufts/Boston Ave	TBD
3 Jun 2026 18:30	Zoom	CDB		Confirmed
9 Jun 2026 19:00	City Hall	CC Regular		Confirmed
10 Jun 2026 18:00	City Hall	Joint CC/CDB	Tufts/Boston Ave (refer to CC)	TBD
17 Jun 2026 18:30	Zoom	CDB	Tufts/Boston Ave (in case)	Confirmed
23 Jun 2026 19:00	City Hall	CC Regular	Tufts/Boston Ave (final vote)	Confirmed