



Medford City Council
Medford, Massachusetts

Committee of the Whole, May 26, 2026

City Council

Isaac B. “Zac” Bears
Anna Callahan
Emily Lazzaro
Matt Leming
Liz Mullane
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/89389612733?pwd=zrz08JpOtbXXgkT4hkea95R2woPRAb.1>

Call-in Number: +13052241968,,89389612733#,,,,*567576#

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

ACTION AND DISCUSSION ITEMS

26-095

Submitted by Office of Planning, Development, and Sustainability

Presentation on Wellington Transformation Study

26-053

Submitted by Mayor Breanna Lungo-Koehn

Litigation Strategy - Chertok v. City of Medford - Request to Enter Executive Session
per MGL Ch. 30A, Sec, 21(a)(3) [Votes May Be Taken]

Adjournment



WELLINGTON TRANSFORMATION STUDY

Visioning Study
May 2026

Agency
Landscape + Planning | Innes LSG | Bowman | RKG Associates





INTRODUCTION

PROJECT OVERVIEW



As a recommendation from the Medford Comprehensive Plan, the City is conducting the Wellington Transformation Planning Study to...

- **Help guide the future** of the Wellington neighborhood as community needs, development interest, and regional trends evolve.
- **Work with the community**, key stakeholders, and City leadership to create an implementable plan for the neighborhood that aligns with local values and outlines a vibrant future for this area.
- **Integrate land use/zoning, economic development, and mobility** into one unified plan for a connected and thriving neighborhood.

SCOPE AND PROCESS

JUN | JUL | AUG | SEP | OCT | NOV | DEC | JAN | FEB | MAR | APR | MAY | JUN |

PROJECT KICK-OFF



UNDERSTANDING TODAY



VISIONING STUDY



BRINGING IT ALL TOGETHER



PUBLIC ENGAGEMENT



We are here!

Community Development Board Meeting



Community Development Board Meeting



City Council Meeting



Data Request



Study Goals + Policy Statement
Draft Existing Conditions Report
Presentation



Draft Vision
Presentation of Strategies,
Targets + Guidelines



Final Report

Summer 2025

Fall 2025

Winter 2026

Spring 2026



UNDERSTANDING TODAY



STUDY AREA


MEDFORD

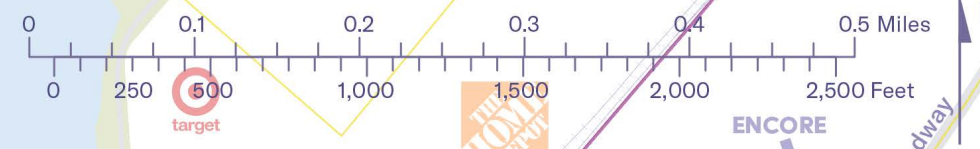
MALDEN

EVERETT

SOMERVILLE

LEGEND

-  Study Area
-  MBTA Bus
-  MBTA Subway
-  MBTA Commuter Rail
-  Bicycle Lane
-  Trail
-  Wetland
-  Open Space
-  Woodland
-  Water

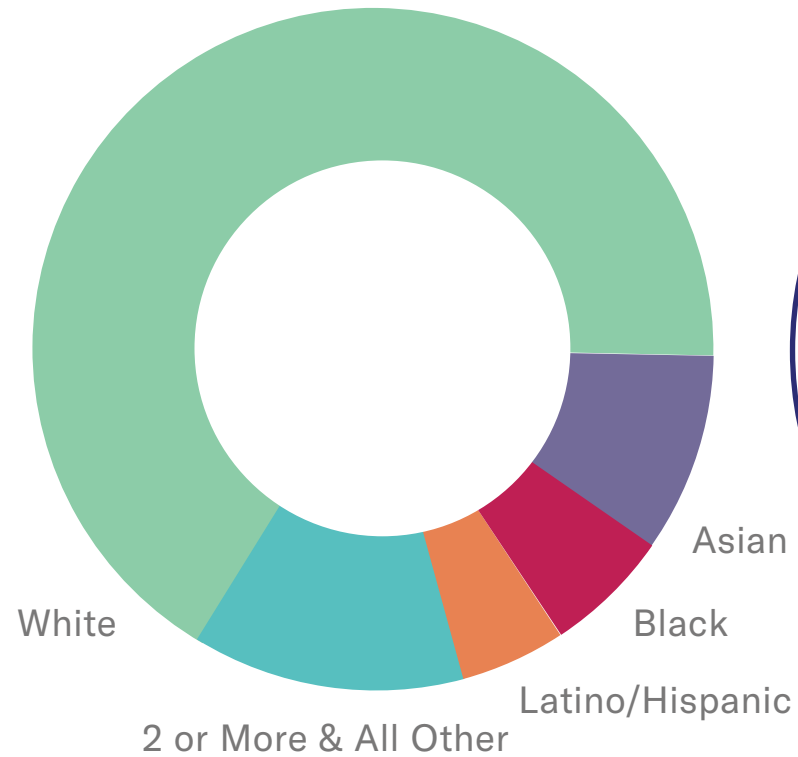




MEDFORD
AT A GLANCE

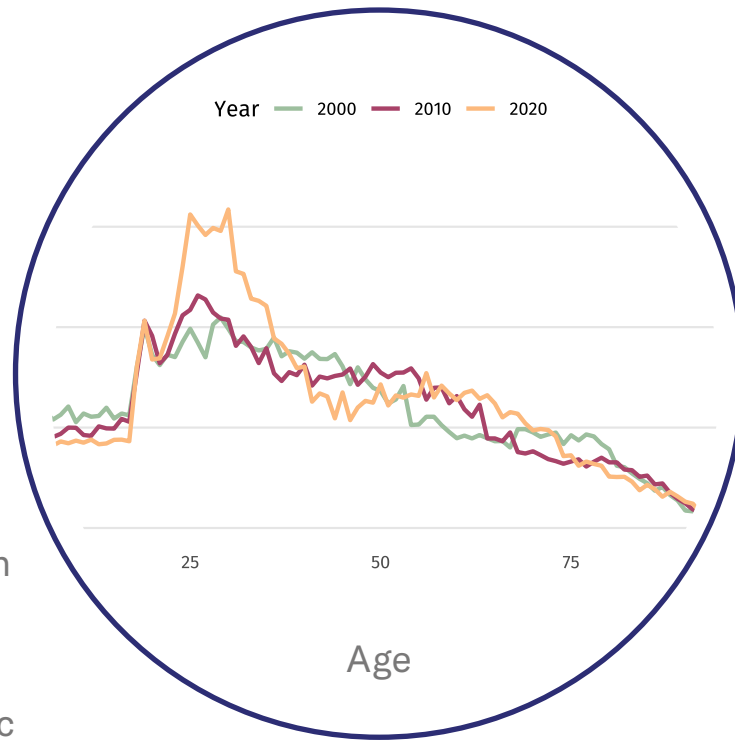


CURRENT DEMOGRAPHICS



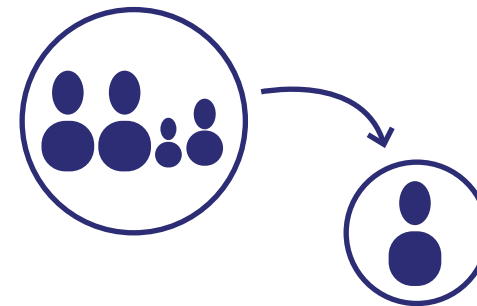
1 of 3 of residents identify as people of color

Nearby, Somerville and Belmont share similar demographic percentages.



Surge of 25-34 year-old professionals

This cohort is reshaping the city, providing options those looking to live in close proximity to major job centers and anchor institutions.



Household size is decreasing

While the number of housing units are increasing, the number of people living in each household is decreasing.



More high-earning households

Higher-earning households are growing, it may also be a result of higher housing costs in the Boston.

KEY OPPORTUNITIES



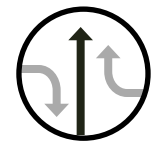
Economic Development

Encourage growth of industry sectors that are unique to Medford or that Wellington is uniquely positioned to support.



Land Use

Partner to support a balance of housing and jobs that creates a more complete neighborhood



Mobility

Make every method of movement around the neighborhood pleasant, safe, and accessible.



Vibrancy & Comfort

Leverage Wellington's proximity to the Mystic River and surrounding nature experiences, the Orange Line, and new retail and housing developments.



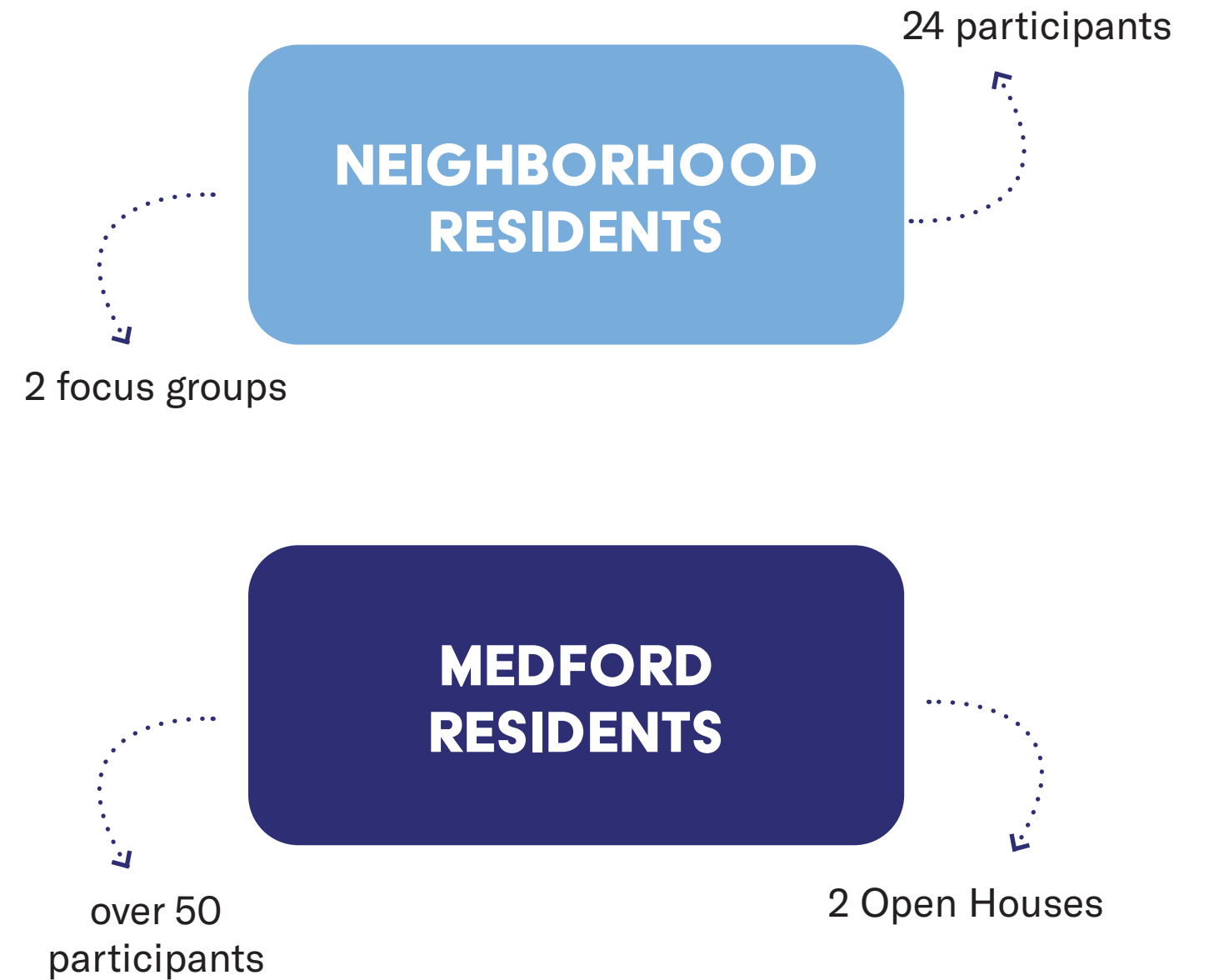
COMMUNITY & STAKEHOLDER ENGAGEMENT

ENGAGEMENT SUMMARY

FOCUSED CONVERSATIONS



PUBLIC ENGAGEMENT



FEEDBACK: CHALLENGES

- Traffic and transportation are pain points, for both getting around (within the neighborhood and outside of it) and management between different ownership.
- Open space is abundant on the edges but access is difficult.
- Potential future issues with sewage, water lines, and storm water resulting from development must be mitigated.
- Creative and consistent solutions to parking are needed to fulfill variety of needs.

Traffic in and around the Circle



Arduous pedestrian mobility



Flooding from rainfall or storm surges



Rethink commercial and residential parking

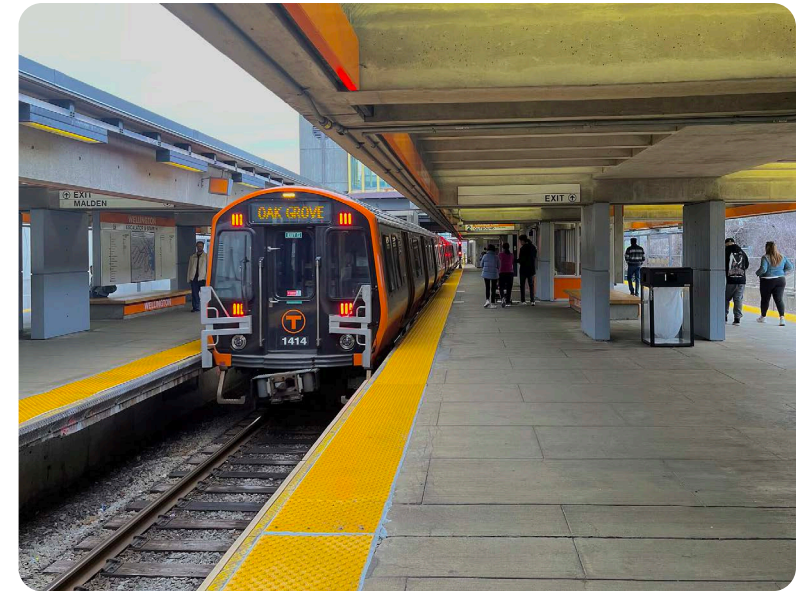
FEEDBACK: OPPORTUNITIES

- A larger scale plan that includes more housing near the T and provides large-scale transportation of the public realm and amenities
- Added density and optimized lots in underutilized areas, with potential for parcel aggregation.
- Transit-oriented development.
- Connections within the neighborhood and to open space.
- Preservation of wetland as open space and for sewer and stormwater systems.
- Fostering a welcoming and supportive community in the neighborhood through communications and programming.

Connection to and expansion of open space network



Large scale plan around T station



Adding gentle density where appropriate.



Optimizing lot usage, and potential for parcel aggregation

FEEDBACK: FUTURE VISION

Wellington is a gateway into the city that Medford is proud of.

It is a thriving neighborhood with a vibrant and comfortable public realm that people want to be in.

It supports many different experiences for residents and visitors.

This vision includes...

- A **walkable and bikeable mixed-use** neighborhood that is easy to get around for all modes.
- A **balance of retail** (both large destination and local neighborhood-focused small businesses) **and amenities** for residents and neighbors.
- Development that is paired with **investment in public realm improvements** (e.g. enhanced mobility, open space access, and infrastructure).
- A **variety of housing options**, including affordable.





TRANSPORTATION STUDY

TRANSPORTATION OPPORTUNITIES



Wellington

STUDY AREA TODAY

Unbroken arterial roads provide access for cars to come and go through Wellington, but pose challenges for navigating within the neighborhood.



Wellington

STUDY AREA POSSIBLE FUTURE

Smaller blocks and additional connection points can significantly increase mobility and access within the neighborhood.



Central Square



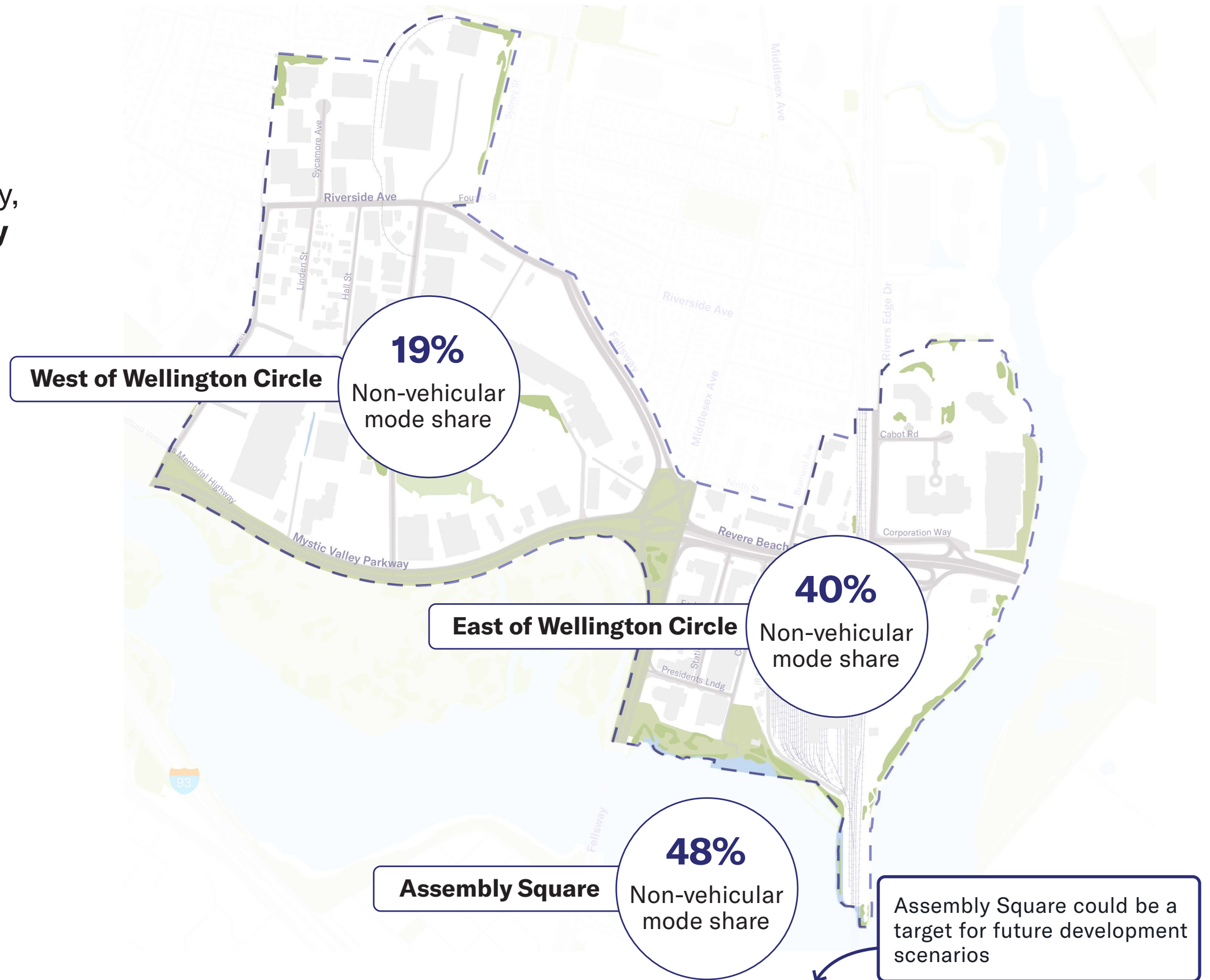
Assembly Square



Medford Square

TARGETING MODE SHARE SHIFT

With added density and improved pedestrian, bicycle, and bus connectivity, **non-vehicular mode share in the study area has the potential to increase significantly**, particularly in the areas closest to Wellington Station.



Source: 2020-2024 American Community Survey 5-Year Estimates

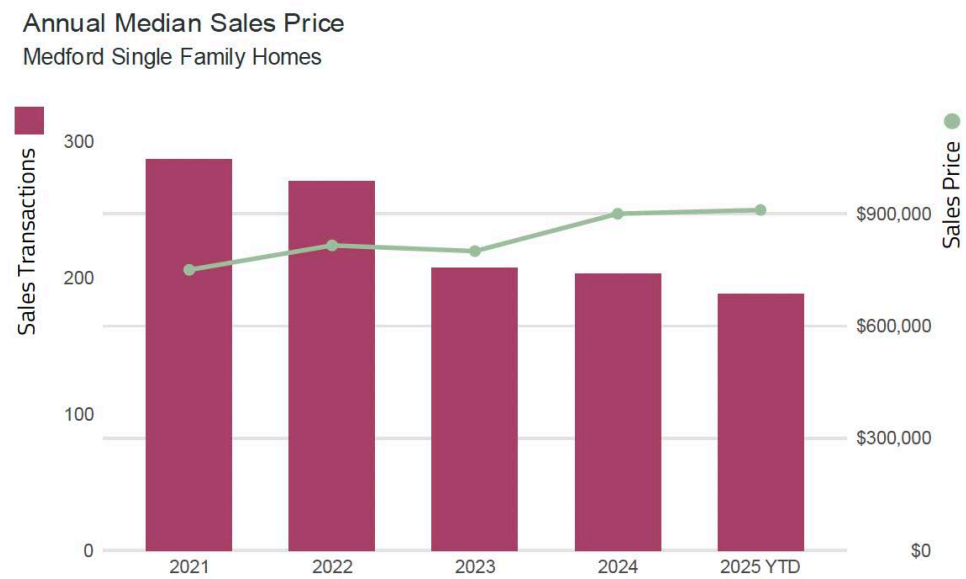


MARKET ANALYSIS

CURRENT REALITIES

HIGH HOME PRICES

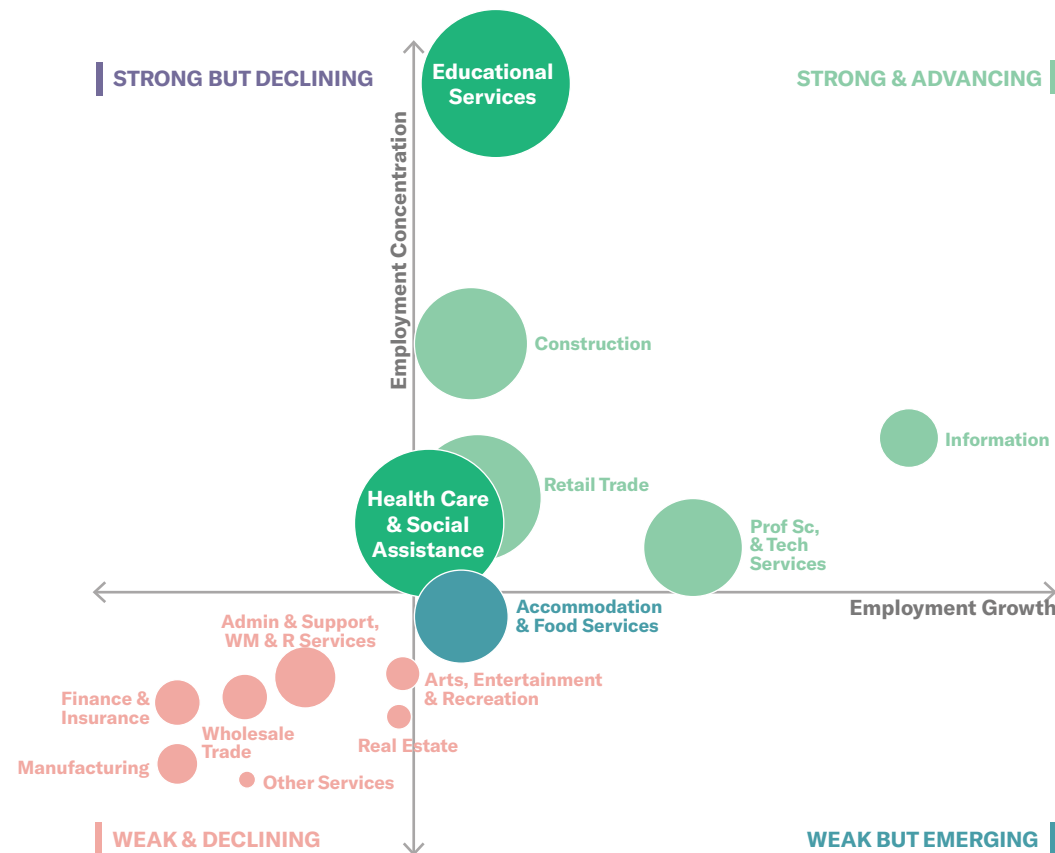
Fewer homes are available for sale, high interest rates have reduced turnover, and home prices in Medford are higher than regional averages.



Sources: Redfin, Lightcast

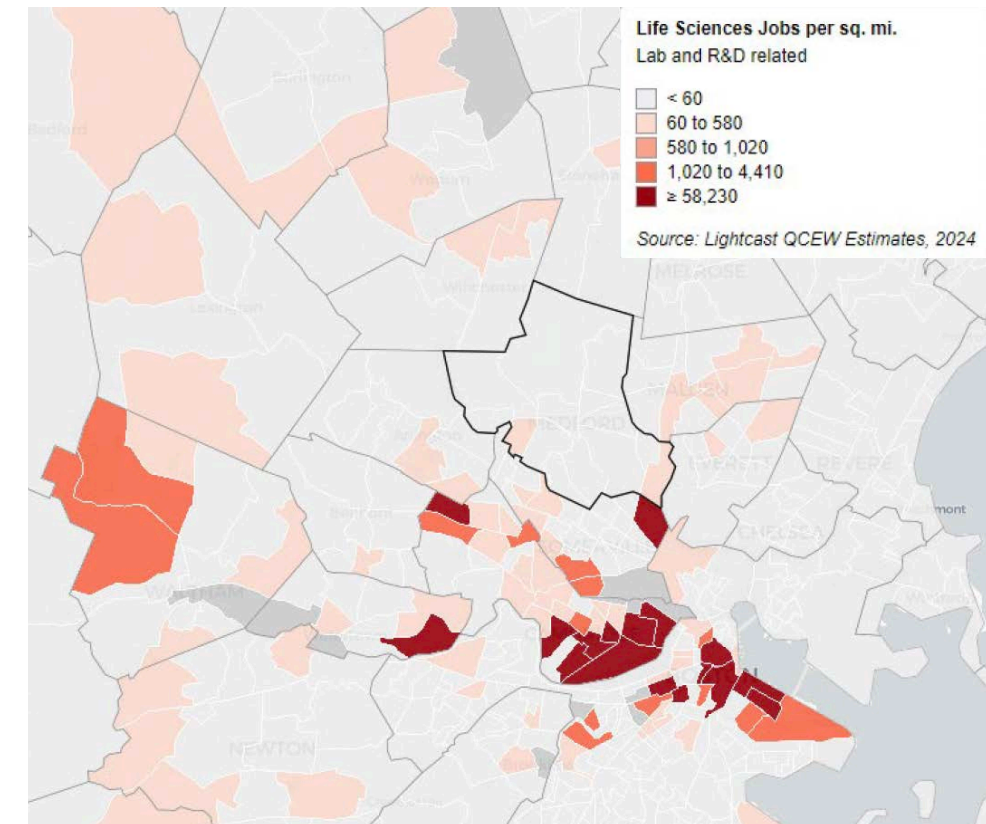
STRONG JOB ACCESS

Medford functions primarily as a residential community with strong regional job access. Health care and education provide stability as other sectors face slower growth.



LIFE SCIENCES MARKET HAS COOLED

The lab market expanded too quickly and is now correcting, giving tenants more choice. Most lab interest at present will focus on established hubs, delaying recovery in smaller submarkets.



NEAR-TERM POSSIBILITIES

MULTI-FAMILY RENTAL

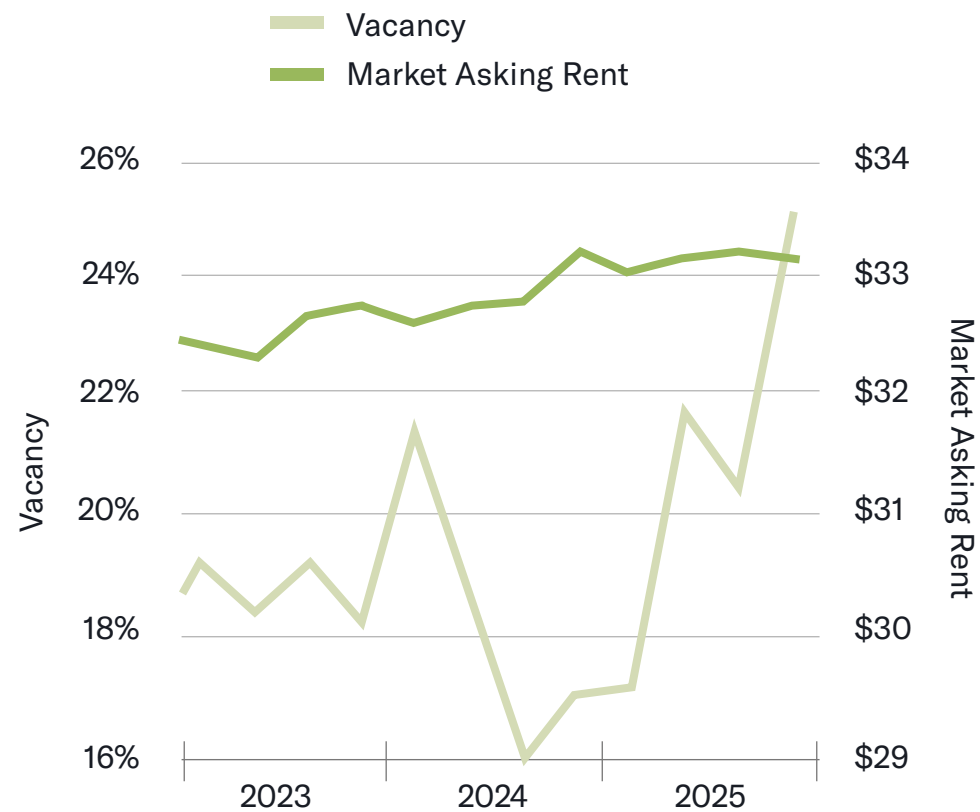
Strong demand and limited supply are keeping home prices high and unattainable for young households. New housing rental supply is coming online, and units in multi-family buildings are being rented quickly, reducing and leveling off vacancy rates.

+1,150
Total New Units
Expected in
Wellington
2025 & 2026

Sources: CoStar, Lightcast

LIMITS TO OFFICE MARKET

The office market has more space than tenants currently need. Tenants have the advantage in lease negotiations.



RETAIL MARKET

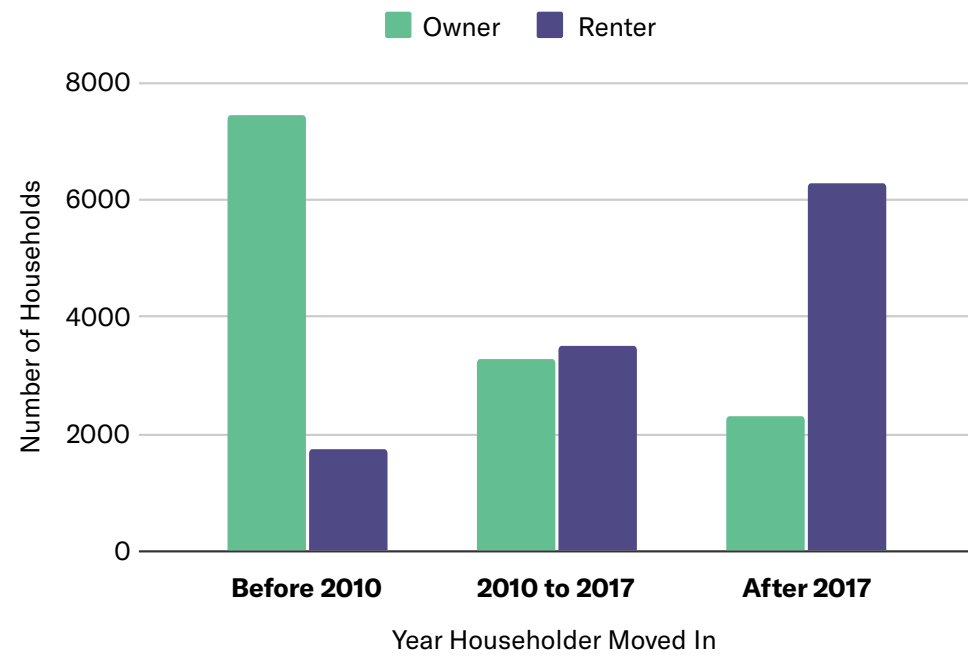
Strong incomes are helping retail remain stable despite economic uncertainty. Retail success will depend on services and experiences, not traditional storefronts.



LONG-TERM POSSIBILITIES

RENTAL DEMAND WILL STAY HIGH

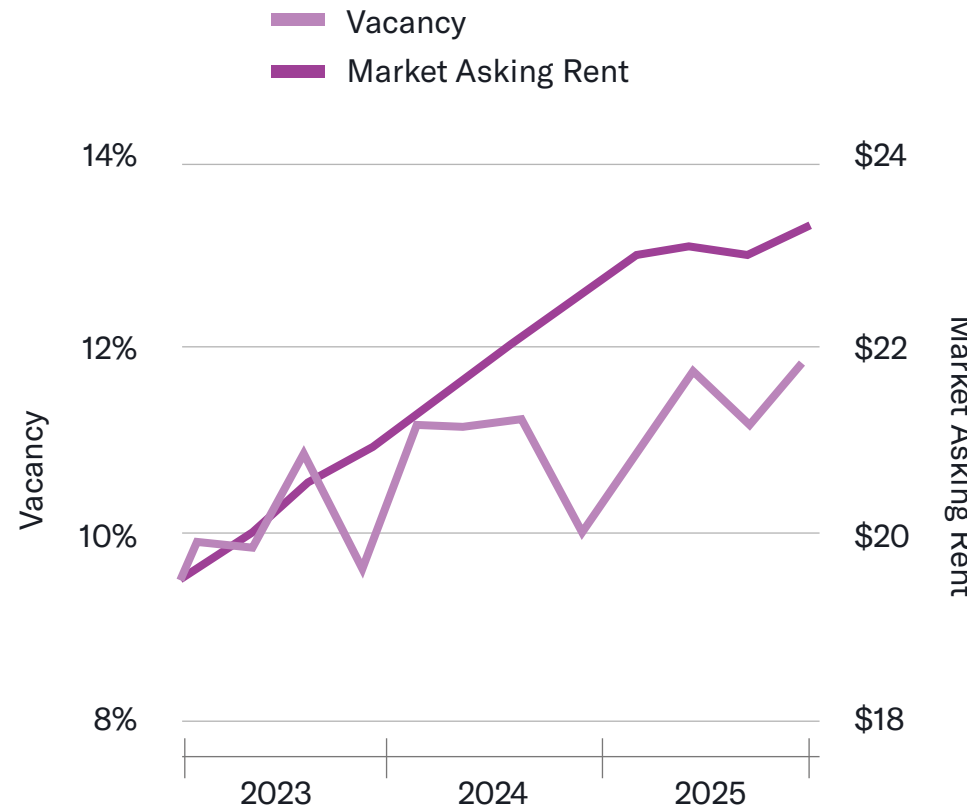
Limited access to homeownership is sustaining long-term rental demand in multi-family developments.



Sources: 2018-2023 American Community Survey 5-Year Estimates, CoStar, Lightcast

INDUSTRIAL MARKET

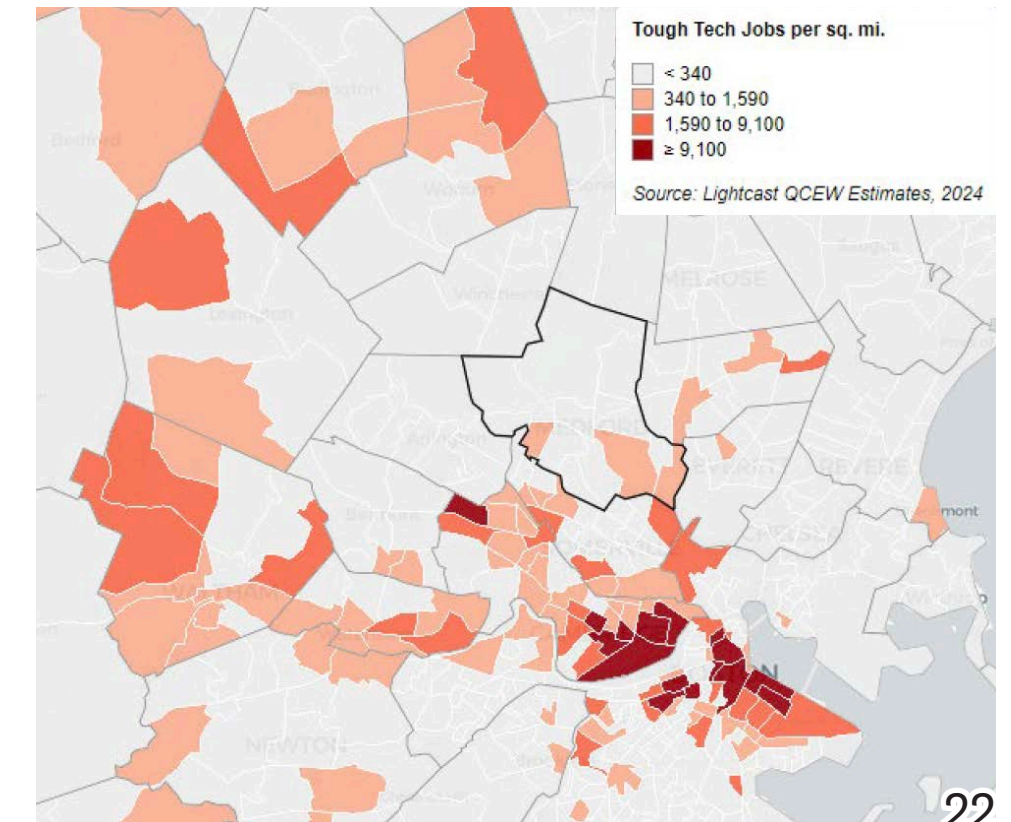
Industrial space remains in demand despite higher-than-normal vacancies. Specialized and well-located industrial space commands higher rents.



TOUGH TECH

companies in industries that make complex physical products
(e.g. advanced manufacturing, clean energy, robotics, hardware, aerospace, materials, and medical devices)

Tough tech is a long-term growth opportunity, not a near-term driver of large-scale demand. The biggest barrier is the lack of flexible, infrastructure-ready space.





PLANNING FOR
TOMORROW



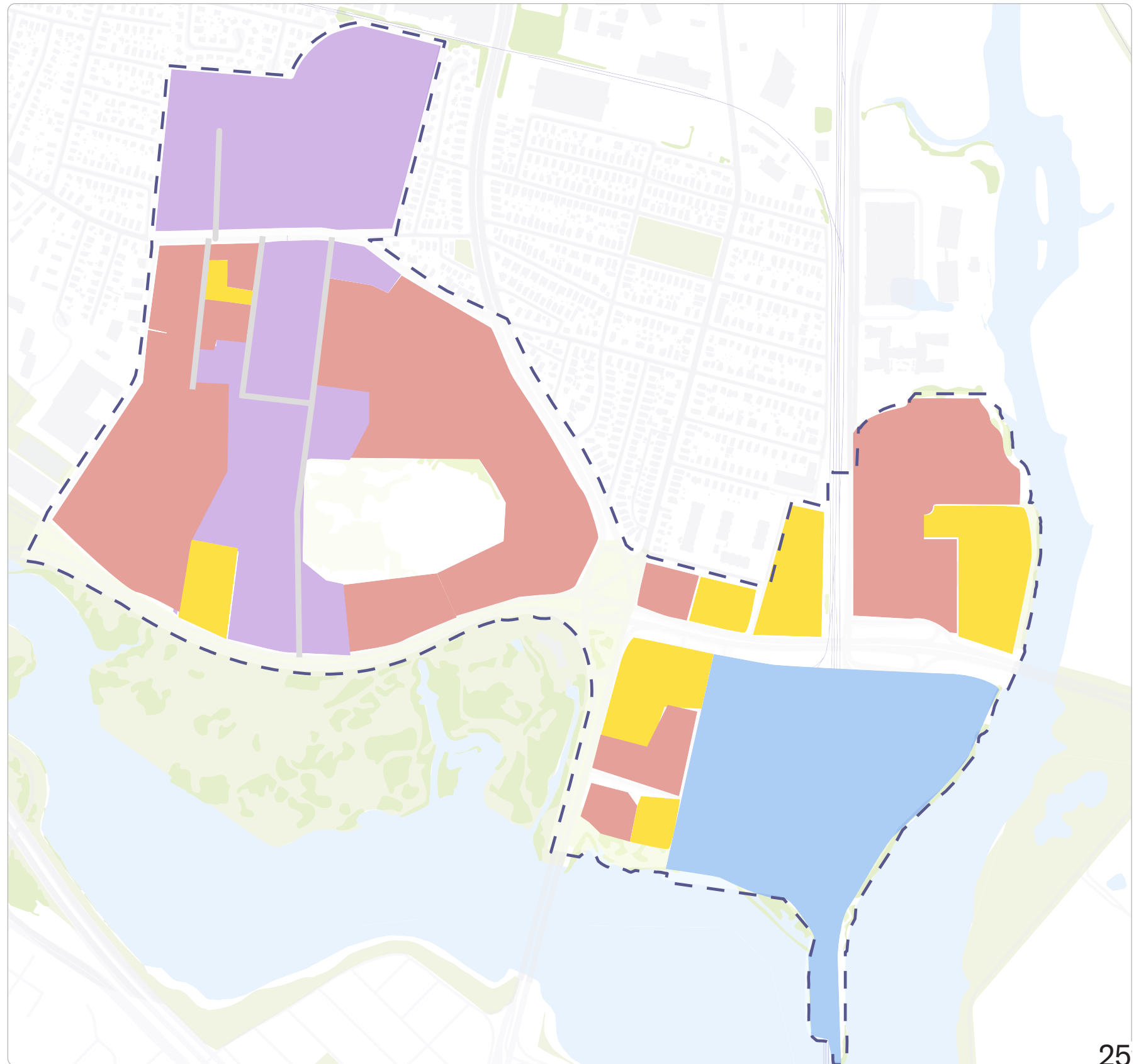
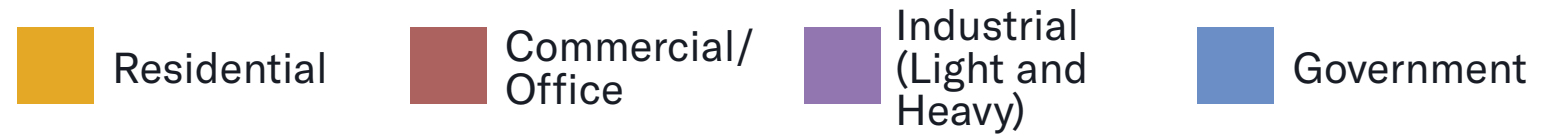
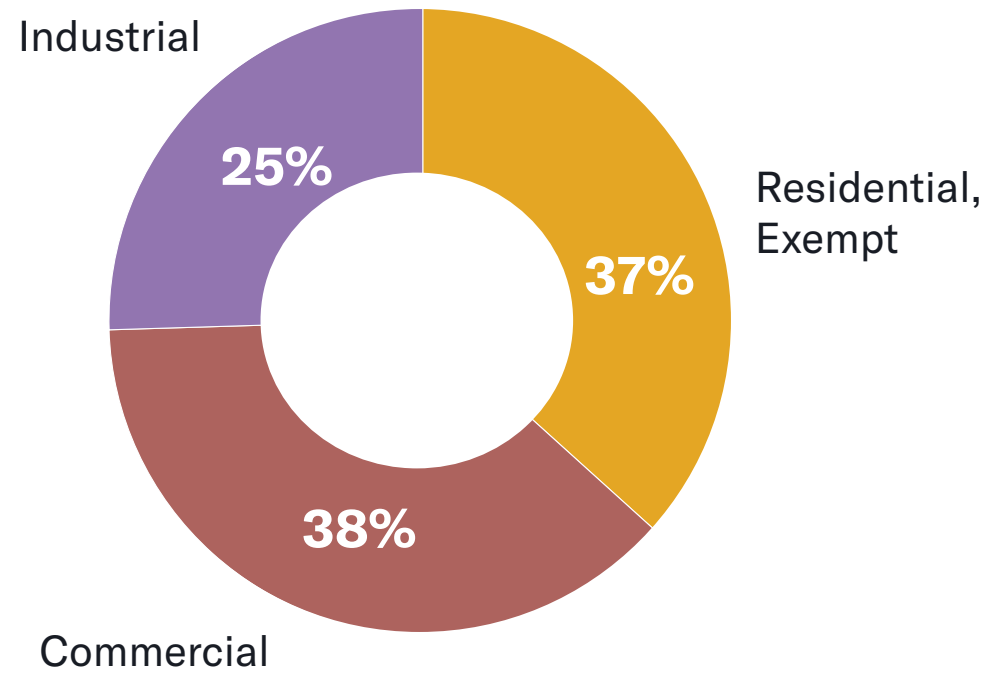


THREE FUTURE SCENARIOS

SCENARIOS

THE EXISTING CONDITION

Strong commercial and industrial areas define district identities. However, much of the area's current uses are concentrated in sectors with limited growth potential.



SCENARIOS

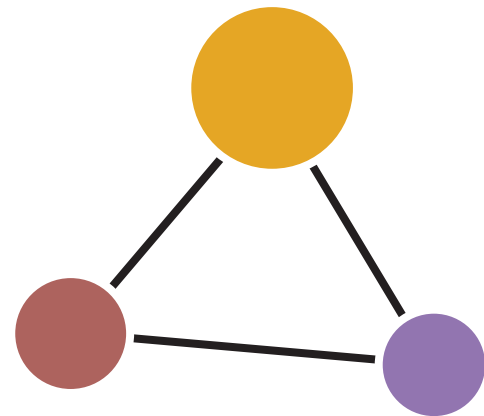
SCENARIO DEVELOPMENT

Residential

Commercial/
Office

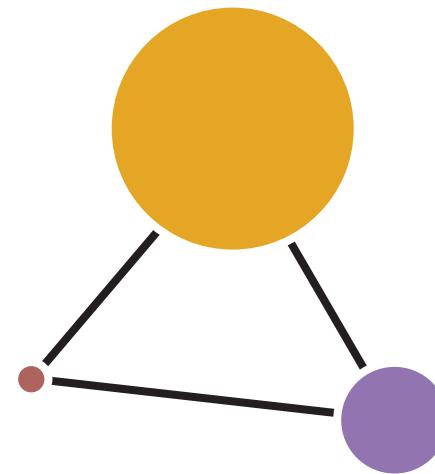
Industrial
(Light and
Heavy)

COMMERCIAL HUB



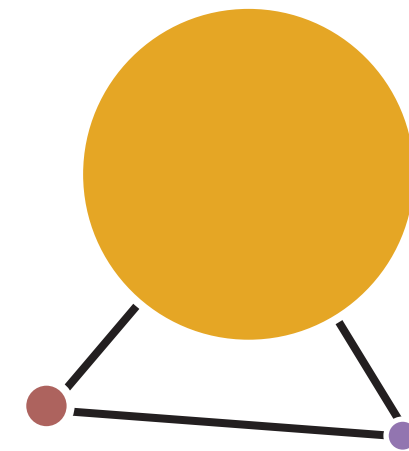
Right-sizing and reorienting commercial space, plus industry and housing

INDUSTRIAL HUB



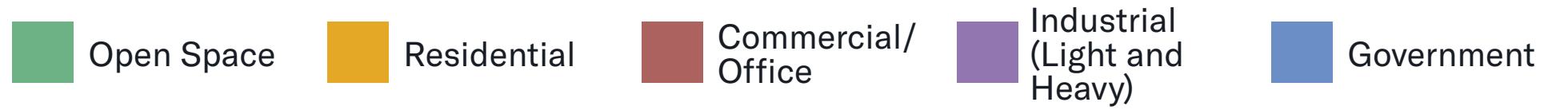
Repurposing some commercial places for light industrial use, plus mixed-use housing

HOUSING HUB



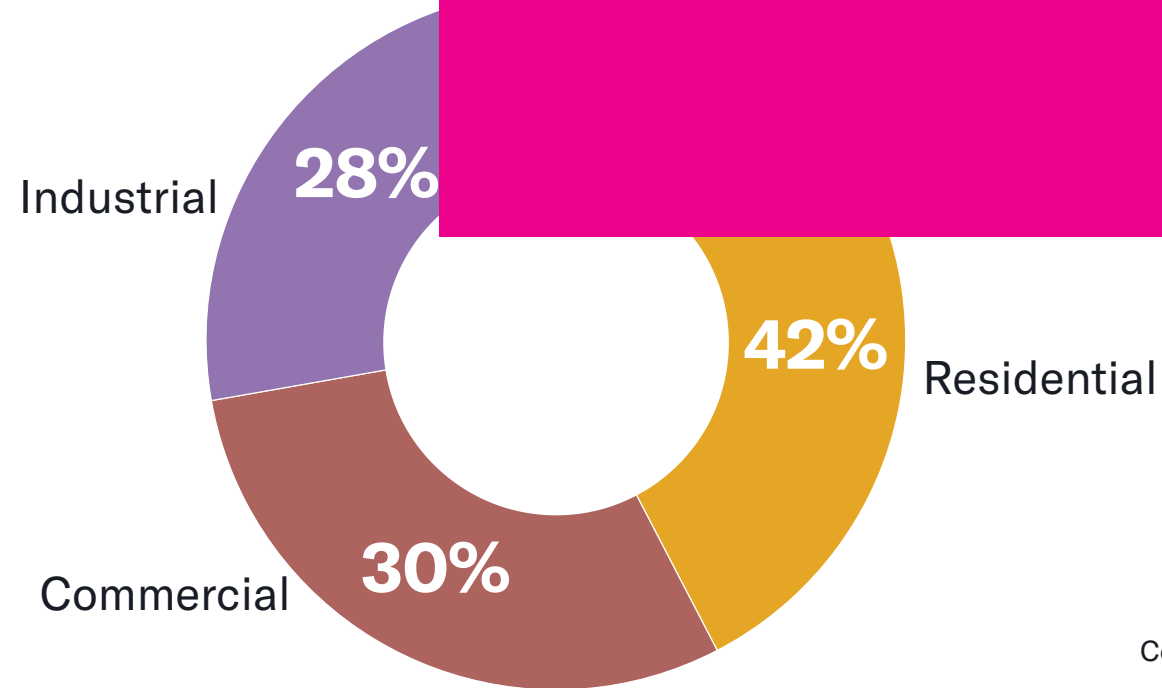
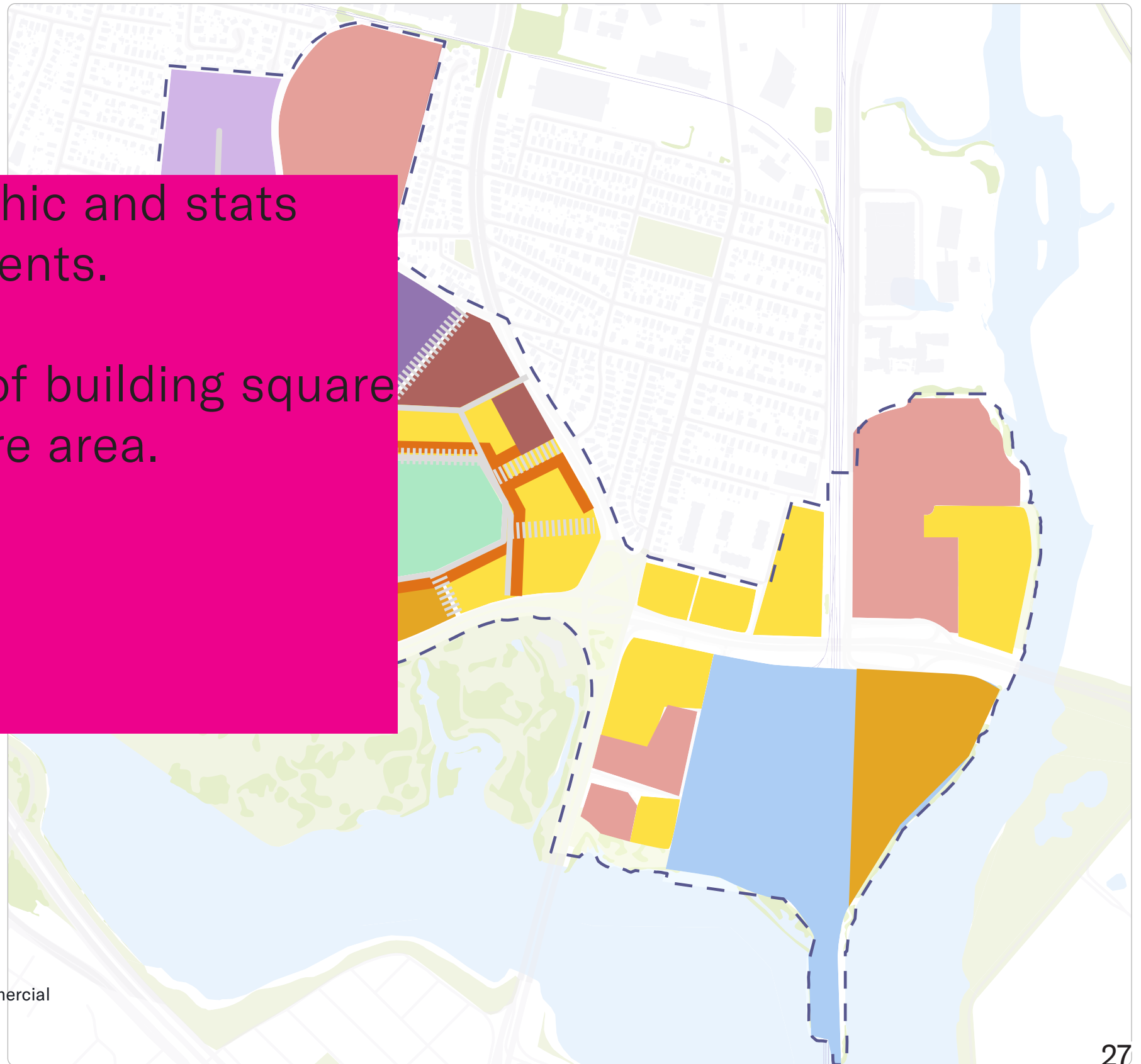
All in on housing, including mixed-use, with some parts reserved for dedicated commercial areas and industrial use

COMMERCIAL HUB



update scenario graphic and stats based on miro comments.

add whether %s are of building square footage or land square area.



PRECEDENTS

ARSENAL YARDS

Watertown, MA — Mixed-use redevelopment, with retail/dining, residential units, office/lab space, and hotel.

Mixed-use new residential development complementing what's already there



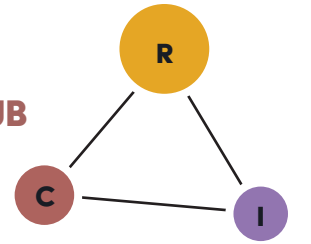
Redesigned streets with planters and parking that invite multi-modal activity

Adaptive Reuse of historic buildings

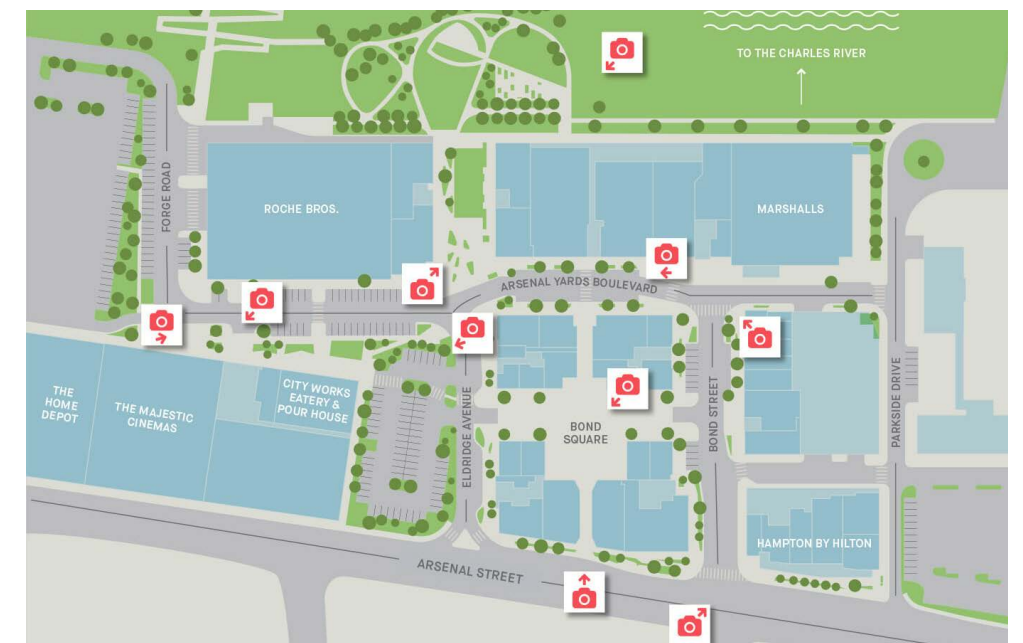


Fine-grain detail invite people to linger

COMMERCIAL (& HOUSING) HUB



Day and nighttime activities available



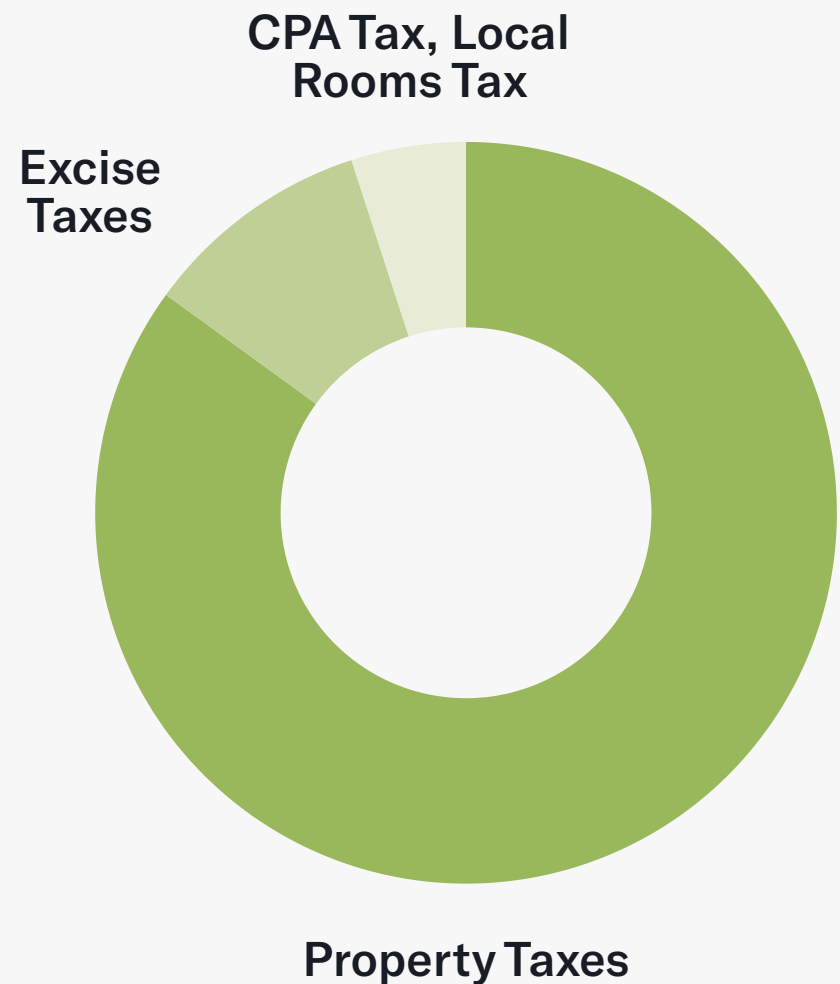
A decorative graphic consisting of a horizontal band of diagonal lines on the left and radiating lines on the right, framing the text.

FISCAL ANALYSIS

HOW DO CITIES BRING IN AND SPEND MONEY?

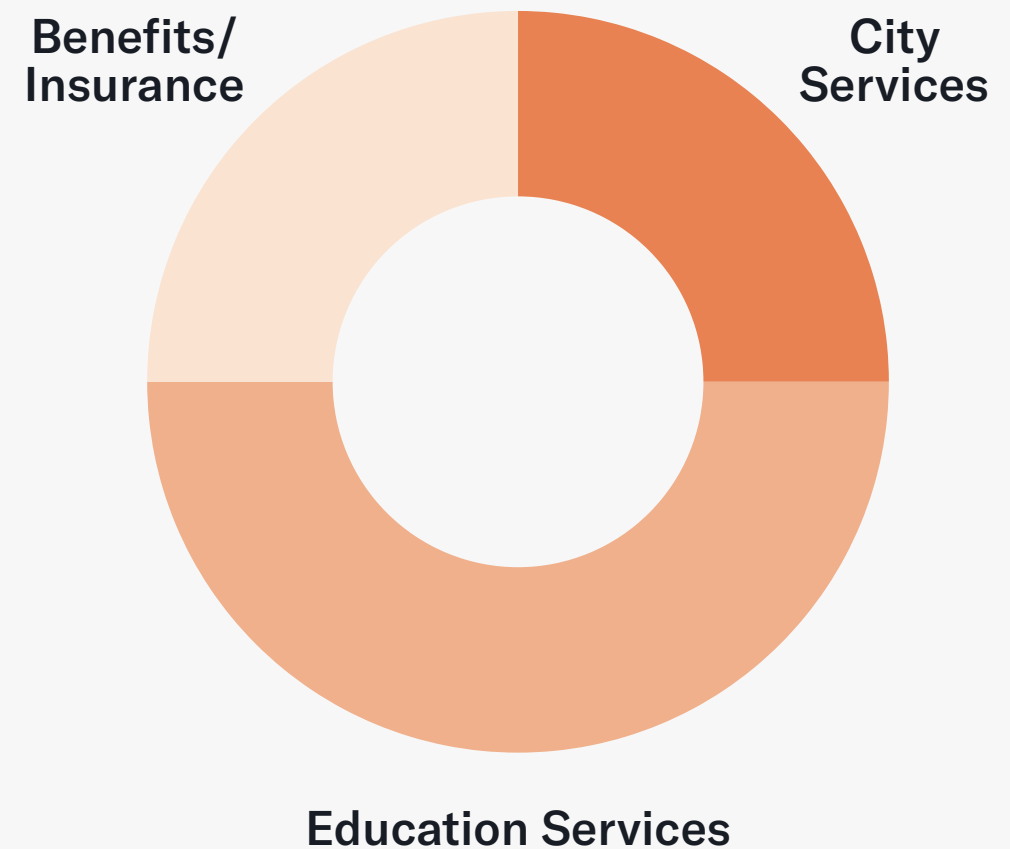
| Cities bring in money through things like local taxes, fees, and other payments.

Revenue sources for Medford include...



| Cities spend money by providing municipal services for its residents, like public safety, education, public works, and governance.

Costs for Medford include...



**illustrative examples*

WHAT IS A FISCAL IMPACT ANALYSIS?

| The impact that growth or a development has on the City can be **positive or negative**.

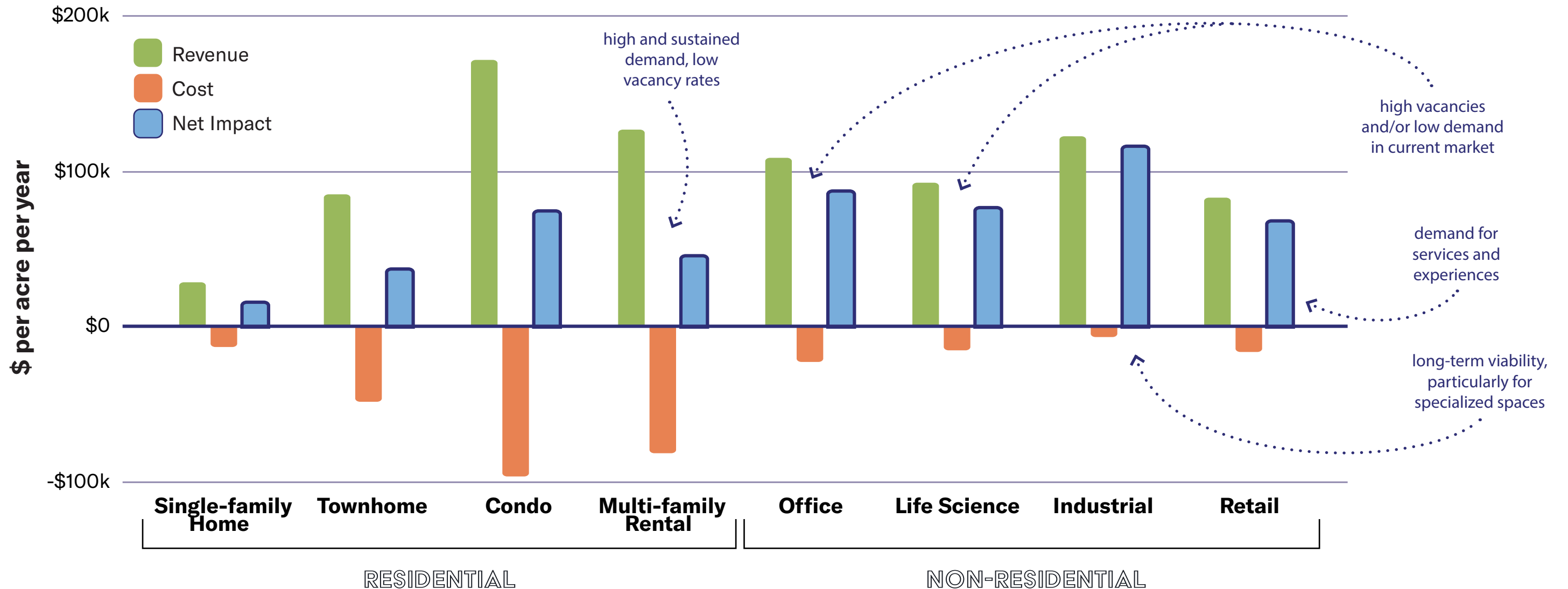
It can be calculated in a **fiscal impact analysis** using recent data on revenues and costs for the City.



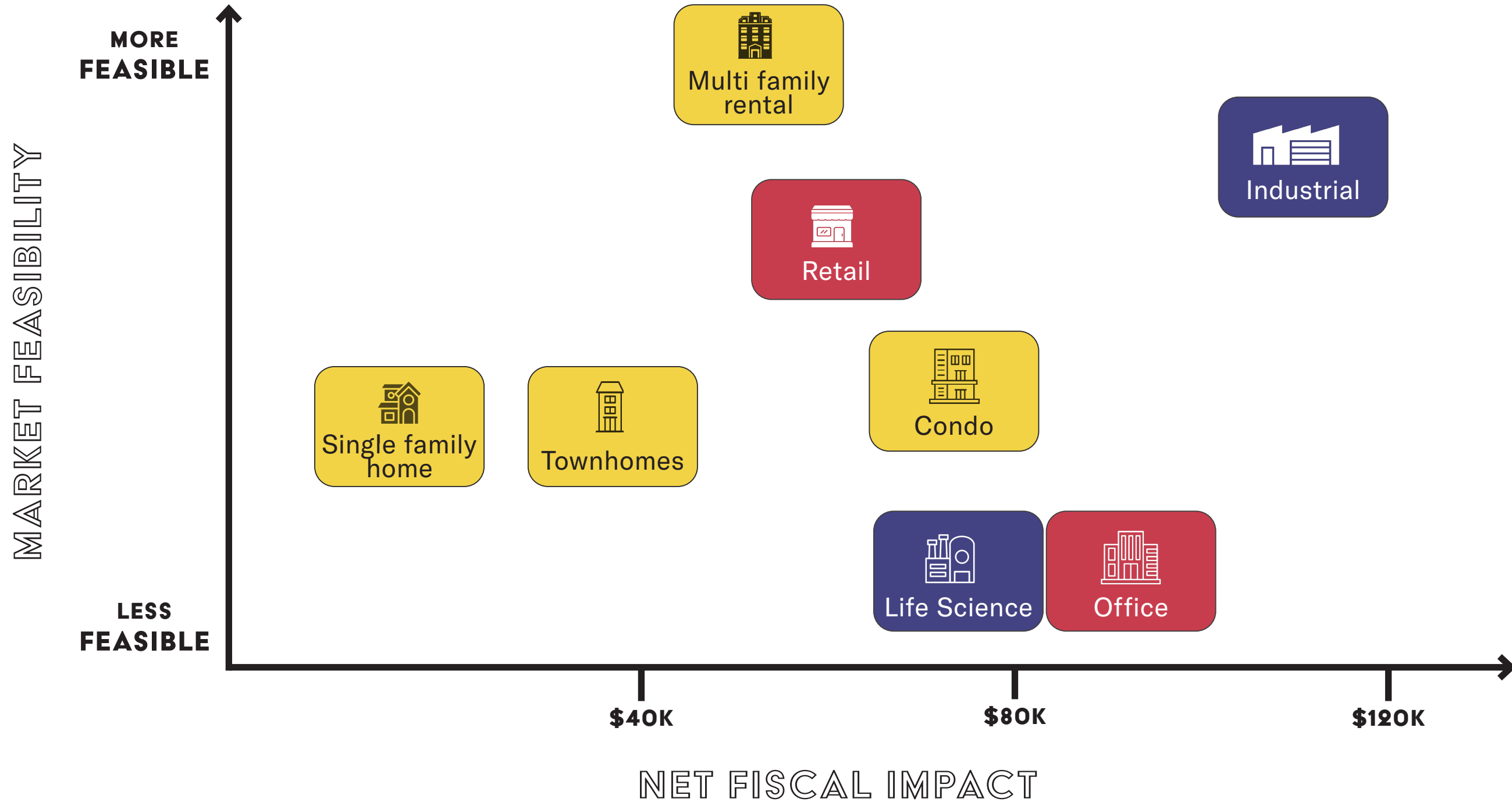
HOW MIGHT DIFFERENT LAND USES PERFORM FISCALLY IN MEDFORD?

All uses modeled in this analysis produce a positive fiscal impact in Medford, but **some perform better than others.**

These estimated impacts assume full occupancy and use, which **may not be feasible based on market conditions.**



FACTORING IN FEASIBILITY



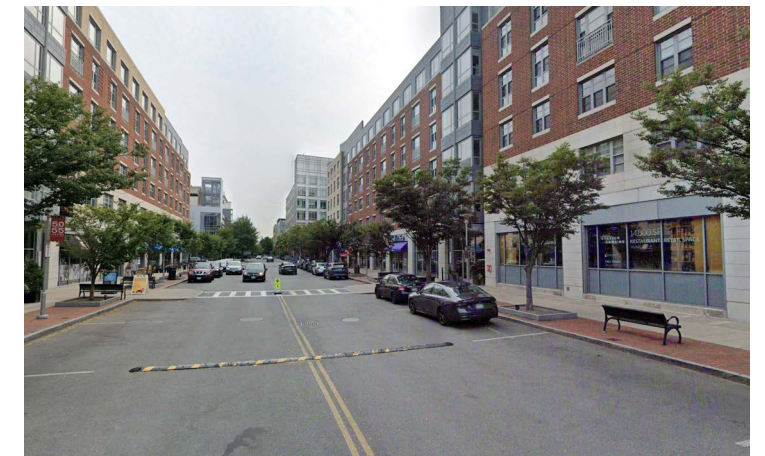


DESIGN GUIDANCE

WHAT IS DESIGN GUIDANCE?

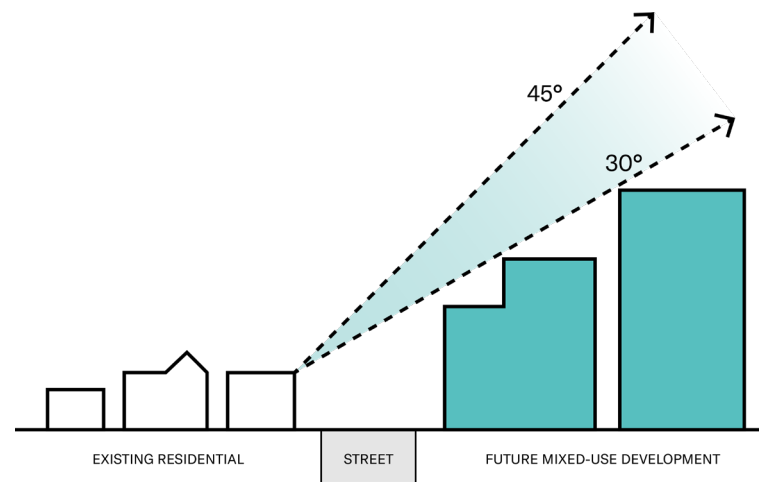
| Design guidance describes the **desired look, feel, and quality of a neighborhood or district**. It responds to the desires of the people who live, work, go to school or gather in the neighborhood to ensure the guidance **creates spaces that make people feel safe and welcome**.

Design guidance is **not required by zoning** — it is a series of suggestions to guide how development can **fit into the existing community fabric and help transform** the Wellington neighborhood.



DESIGN GUIDANCE FOR WELLINGTON

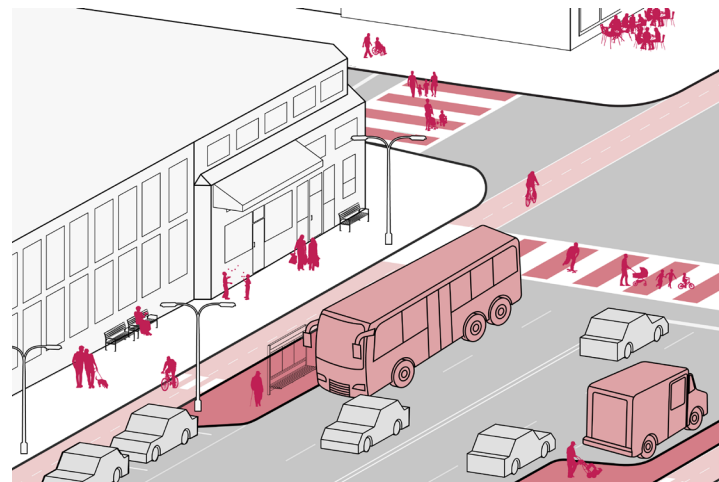
1



Transitions

Transition building form to relate to neighborhood

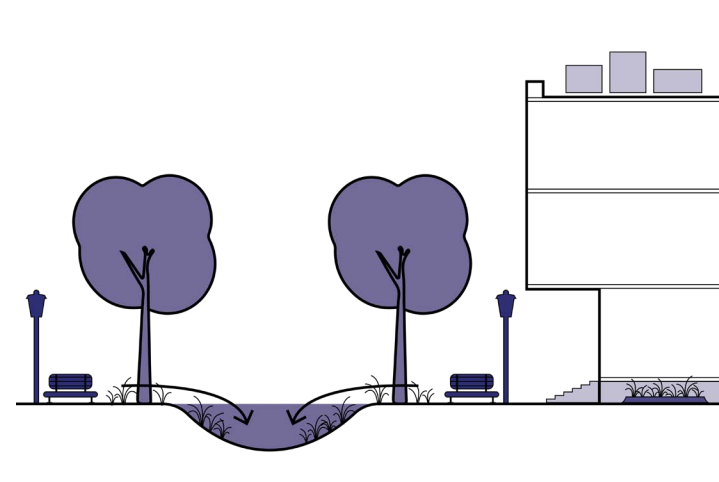
2



Connectivity & Access

Prioritize walkable, rollable connectivity and manage vehicle access

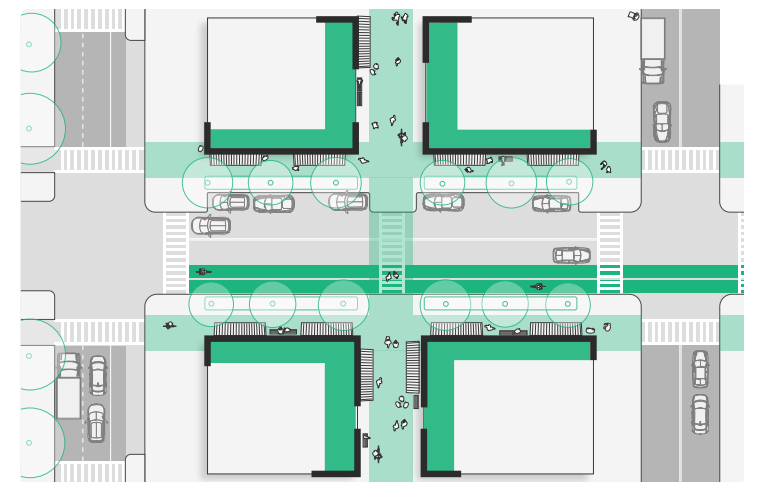
3



Neighborhood Resilience

Encourage neighborhood-wide resilience

4



Prioritize Vibrancy

Prioritize vibrancy and comfort in public realm decisions

DESIGN GUIDANCE: HOW IT IS IMPLEMENTED

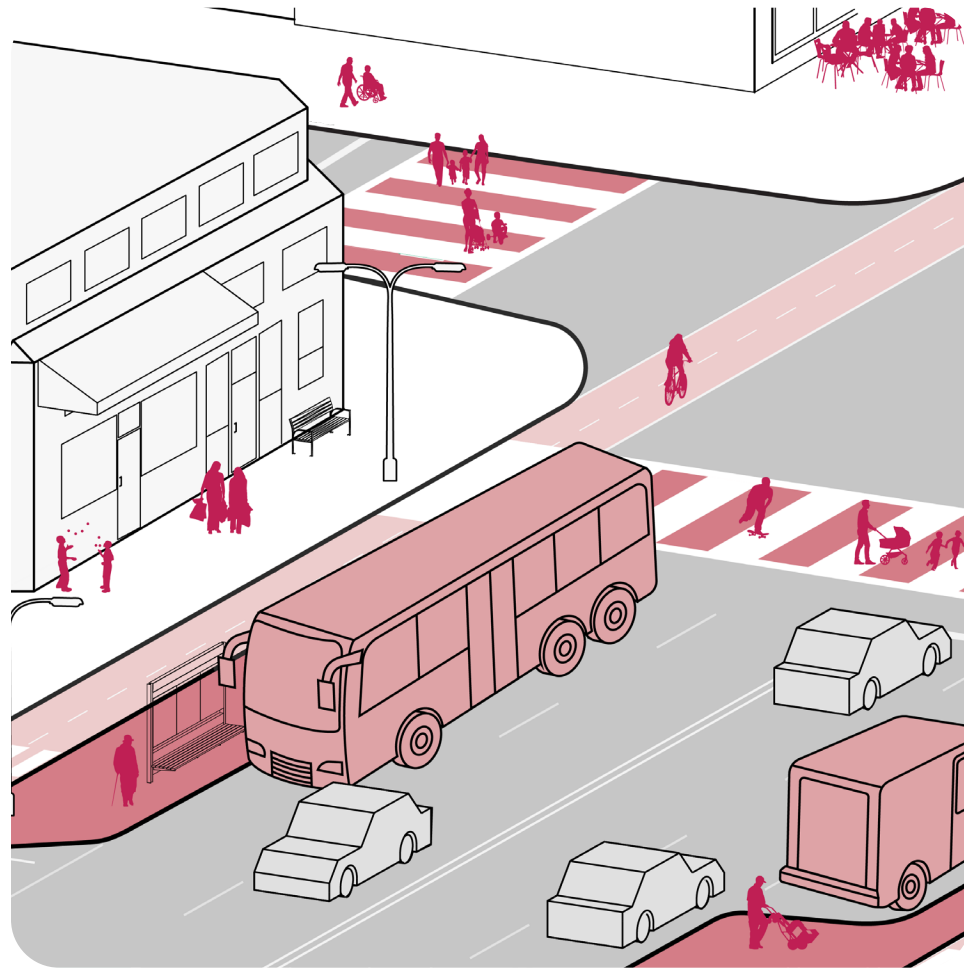
- 1.** Consider how standards are applied holistically versus for different land uses (e.g. industrial land use considerations that support truck movement and protect pedestrians).
- 2.** Confirm how the guidance will be applied, whether it will be in a specific area or across the City.
- 3.** Ensure alignment with community aspirations and city policy, especially zoning code.



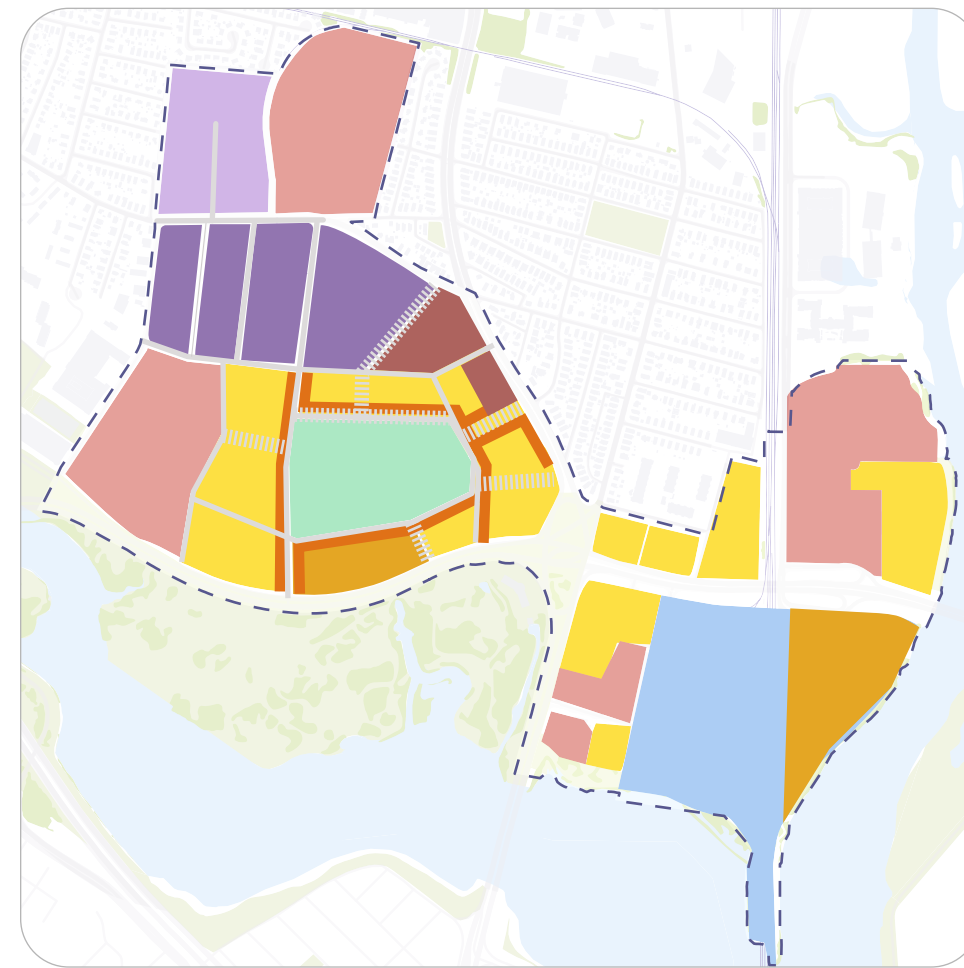
NEXT
STEPS

The text "NEXT STEPS" is rendered in a white, double-outlined, sans-serif font. The letters are filled with a fine, horizontal hatching pattern. To the left of the word "NEXT", there are three short, green, diagonal lines radiating outwards. Below the word "STEPS", there are three short, green, diagonal lines radiating outwards, mirroring the ones above.

NEXT STEPS



Implementation Study



Propose draft zoning recommendations



QUESTIONS?
**WHAT MORE DO YOU WANT TO
KNOW ABOUT SCENARIOS?**





Medford City Council
Medford, Massachusetts

MEETING DATE

May 26, 2026

SPONSORED BY

AGENDA ITEM

26-053 - Litigation Strategy - Chertok v. City of Medford - Request to Enter Executive Session per MGL Ch. 30A, Sec, 21(a)(3) [Votes May Be Taken]

FULL TEXT AND DESCRIPTION

Executive Session pursuant to G.L. c. 30A, § 21(a)(3) (Purpose 3): discuss strategy with respect to litigation where an open meeting may have a detrimental effect on the litigating position of the City - Chertok v. City of Medford et al., U.S. District Ct. 1:26-cv-10589 (2026).

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None