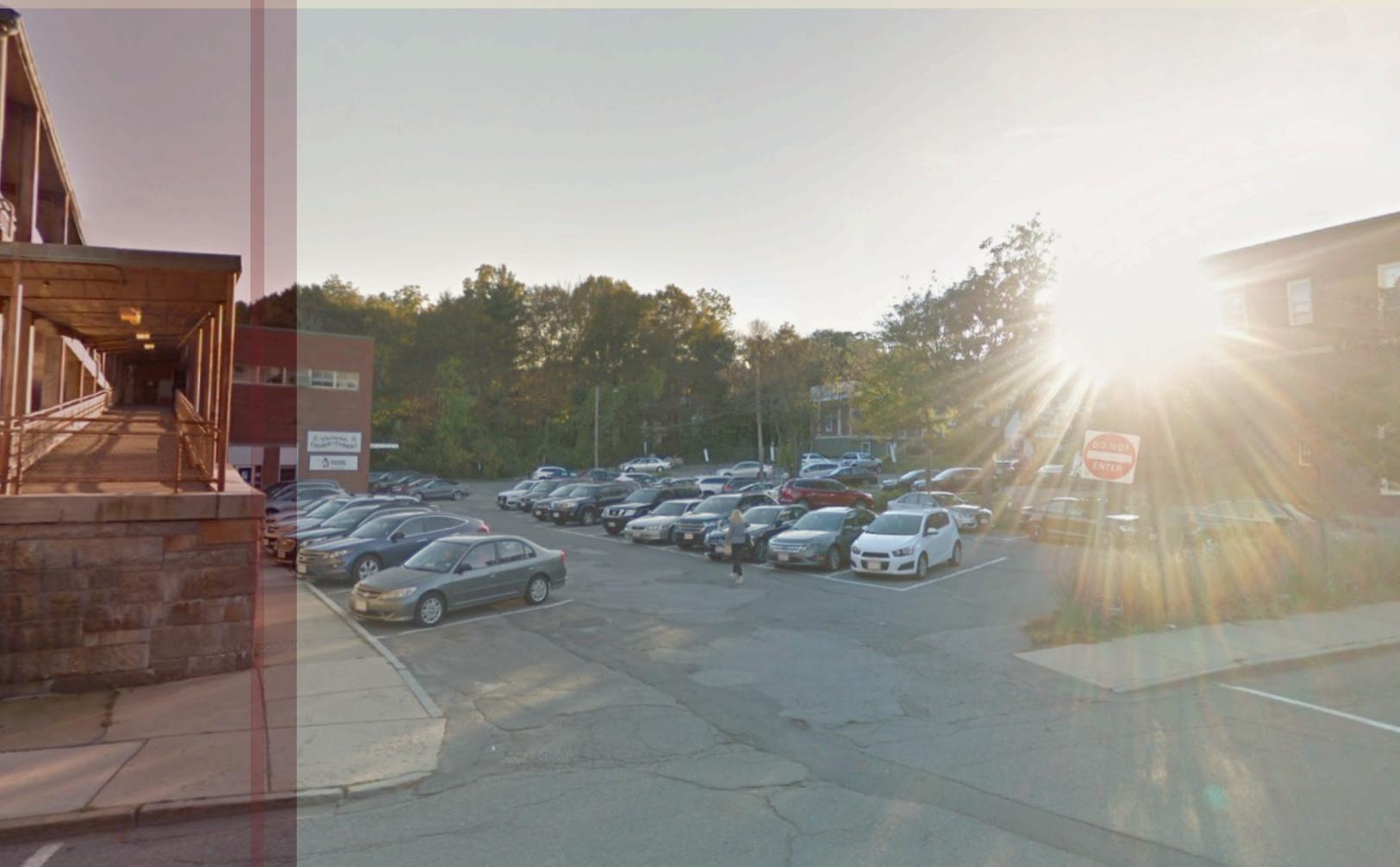




# REQUEST FOR QUALIFICATIONS FOR SELECTION OF DEVELOPERS

## Town of Winchester

October 30, 2019



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The Town makes no representations or warranties, express or implied as to the accuracy and/or completeness of the information provided in this RFQ. This RFQ, including all attachments and supplements is made subject to errors, additions, omissions, withdrawal without prior notice, and different interpretations of laws and regulation. The proposer assumes all risk in connection with the use of the information, and releases the Town from any liability in connection with the use of the information provided by the Town. Further, the Town makes no representation or warranty with respect to the Property, including without limitation, the value, quality or character of the Property or its fitness or suitability for any particular use and/or the physical and environmental condition of the Property. The Property will be leased in "AS-IS" condition.

# WATERFIELD SITE DEVELOPMENT



## Introduction

The Town of Winchester, Massachusetts, a mature suburban town located eight miles northwest of Boston, is issuing this Request for Qualifications (RFQ) to pre-qualify developers and developer teams (Developer) to create a pool of developers from which it will choose to request formal proposals for the redevelopment of a town-owned parking lot in Winchester Town Center.

The property encompasses just under one acre of downtown space. The site provides the opportunity for residential, mixed-income development, commercial, and/or mixed-use. The redevelopment of this property presents the opportunity to enhance the economic vitality of Winchester's Town Center and provide housing options including affordable housing to help meet the town's documented need.

The Town, per MGL c. 30B §16, will select developers from its pool of qualified developers to prepare proposals for the redevelopment of the site. The selected Developer will then enter into a Land Disposition Agreement with the Town for the property.

Specifically, the Town's objectives are for the redevelopment of mixed-income housing units, mixed-use, and/or commercial use on the Town-owned property called the Waterfield Parking Lot located on Waterfield Street (the "Property"). The subject Property is currently used as public parking lot and a two-story masonry building that would be demolished/redeveloped. At least 10 percent of the housing units shall be eligible for inclusion in the state's Subsidized Housing Inventory. Per a 2018 Massachusetts Housing Partnership feasibility analysis, one rough concept estimated a yield of 58 residential units on the Property.

The Town intends to enter a long-term (99-year) lease with the selected Developer, whereby the Developer shall be responsible for construction, redevelopment, operation, and possible operation of a public parking area. Note, state public bidding requirements may be triggered for construction of public parking and access replacement.

The Town will select a Developer with demonstrated experience in completing and capacity to develop mixed-income housing that best addresses the needs and goals of the Town. Details regarding Developer capacity and qualifications, the Property, and the development objectives are incorporated in this RFQ.

**To respond to this RFQ, submit one bound hardcopy and a USB flash drive with files in PDF format on or before 12:00pm on 12/2/19 to:**

**Lisa Wong, Town Manager**  
**Town Hall**  
**71 Mount Vernon Street, 2nd Floor**  
**Winchester, MA 01890**

At which time and place the responses will be opened and recorded. Responses submitted after this time will not be accepted.

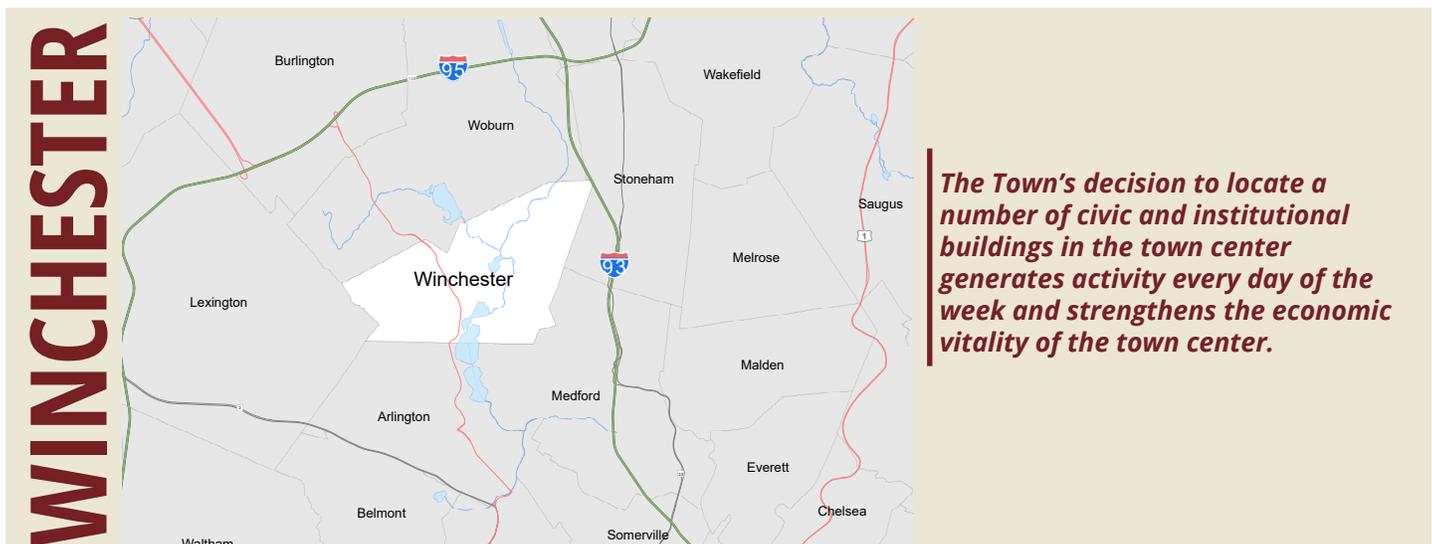
Responses shall be marked "Waterfield Property Redevelopment Qualifications" and must include all required documents. Faxed or electronically mailed (e-mailed) proposals will be deemed non-responsive and will not be accepted.

The Town has determined that this RFQ is subject to the Uniform Procurement Act, MGL c. 30B. Therefore, the provisions of MGL c. 30B are incorporated herein by reference.

Responses to this RFQ must include all required documents, completed and signed as required. The Town reserves the right to reject any or all responses or to cancel this RFQ if it is in the Town's best interests. The Town also reserves the right to accept responses despite minor errors, omissions, or inconsistencies with the submission requirements of the RFQ.

### Important Dates

- RFQ available:  
October 30, 2019
- Pre-submission meeting:  
November 12, 2019
- RFQ Questions due:  
November 25, 2019
- Responses to RFQ due:  
December 2, 2019 by 12:00pm



## Community Characteristics

Winchester is bordered by the municipalities of Arlington, Medford, Lexington, Stoneham, and Woburn and is an 18-minute trip to North Station from Winchester Center on the MBTA Lowell commuter rail line. The town also has MBTA bus service. As a town-form of government, Winchester's local legislative body is a representative town meeting; its chief executive body is the Select Board; and it is administered by a town manager. The population, which is just under 22,500, is projected to grow over the coming years.

Winchester is an attractive suburban community with a variety of coherent residential neighborhoods, including a well-preserved stock of historic buildings. The community's households largely consist of affluent families, many with school-age children. Winchester's estimated median household income is \$152,196 and median family income is \$189,271.<sup>1</sup>

The housing market in Winchester is strong. Winchester is a highly desirable town with attractive residential neighborhoods, historic housing stock, high-quality public amenities, good accessibility to regional job markets, public transportation options, and a vibrant town center.

This market desirability is borne out by the substantial increase in median sales price for all housing sales (including single-family and condominium sales) of over 144 percent between 2000 and 2018 from a median of \$399,000 to \$975,000. In the same period, median sales price for single-family houses rose about 140 percent from \$489,450 to \$1,175,500.

<sup>1</sup>2013-2017 American Community Survey, Table S1903

Winchester's Town Center thrives as the cultural, historic, and commercial hub of the town drawing residents and visitors alike. The town center benefits from the confluence of several major roadways that cut through Winchester, as well as the Winchester Center MBTA Commuter Rail station.

Winchester has been successful in attracting and cultivating highly educated residents creating a community with great human and financial capital. Amenities like the thriving Town Center, multi-modal connectivity to the Greater Boston region via highways and public transit, and a mixture of residential, retail, office, and industrial uses can be attractive to businesses.

### **Town's Redevelopment Objectives for the Site**

The Town objectives for the subject Property are for multi-family residential, mixed-income development of either rental or condominium units, mixed-use, or commercial development. The Waterfield Block is an important strategic location but underused. It is currently a town-owned commuter rail parking lot that services some town center employees/visitors, and delivery trucks for commercial businesses in town center.

The Town has been planning to redevelop this block for many years and this objective is incorporated in studies and key policy and regulatory documents. The Town would highly prefer a redevelopment that could be permitted through the Town's existing zoning provisions through a Planned Unit Development Special Permit, with particular attention to the design guidelines, which are described more to follow, but will consider a redevelopment that would require a Comprehensive Permit per MGL c.40B.



## Redevelopment Phasing and Timing

Development teams that are prequalified as a result of the RFQ process will be invited by the Town to prepare proposals for the redevelopment of the property. Once a preferred developer for the site has been selected by the Town both parties will enter into a Land Disposition Agreement (LDA). The LDA will establish the parameters of the project as well as its terms and conditions.

In all instances, the selected Developer should be responsible for performing due diligence, design, redeveloping the property per the proposal, securing zoning approvals, securing all permits, submitting regular progress reports to the Town, coordinating community dialogue, securing needed financing/subsidies, and adhering to the project schedule. The selected Developer will be expected to start construction no later than 24 months after selection.

## The Development Site

### Addresses/Parcel IDs:

1. 25-27 Waterfield Road/9 148 0
2. 0 Waterfield Road/9 175 0
3. 0 Waterfield Road/9 150 0

**Acreage:** +/- 0.98 acres (+/- 43,389 s.f. as recorded)

**Existing Improvements:** Paved parking lot and a two-story masonry building that currently houses the Winchester Chamber of Commerce.

**Zoning District:** CBD

**Owner:** Town of Winchester

### Key Development Constraints

- MWRA (MDC) easement for sewer line, cannot be built on / 20' wide, can have parking, access over
- Site change in elevation approx. 5'
- Legally abandoned section / clean title by taking by town
- Easement northwest corner (private Waterfield Realty trust) limits access
- Possible water table issues

Source: Susan Connelly, Massachusetts Housing Partnership, *Town of Winchester - Waterfield Road Presentation Slides*, July 10, 2018, based on assessment by J. Peznola, Hancock Engineering



## Zoning

Note: The following zoning summary is intended for convenience only, and proposers should rely on the Zoning Bylaw, which is superior to this RFQ. The Developer will be responsible for compliance with the Bylaw.

### Center Business District

The property is located in the Center Business District (CBD). The CBD covers most of the area known as Winchester Town Center. This district was substantially revised and updated by Town Meeting in 2015. The most recent version of the Town's Zoning Bylaw is effective as of November 15, 2018 (Section 7.3 details provisions of the Center Business District). The purpose of this district includes:

1. Ensure the economic vitality and vibrancy of Winchester's Town Center
2. Enhance the commercial and residential tax base within the CBD
3. Improve and reinforce the livability and aesthetic qualities of the town center
4. Promote and protect Winchester Center's historic resources and small-town character while encouraging selective development to promote "smart growth"
5. Promote more diverse housing alternatives to accommodate the various population needs of the Winchester community and to support business activity
6. Provide for an expanded mix of allowable land uses where public transportation and public services are in close proximity to housing and retail services
7. Create a more efficient and effective permitting process for the CBD

The Planning Board is the Special Permit Granting Authority, as well as the Site Plan Review Authority, and conducts design review for development identified in the Zoning Bylaw as requiring those reviews. In 2017, the Planning Board adopted The Regulations Governing Section 7.3 Center Business District of the Town of Winchester. These regulations include provisions related to the application and review process. It also includes guidelines for: new construction; Planned Unit Developments (PUD) in the CBD; historically significant buildings; and inclusionary housing. Information regarding forms and fees is detailed within the regulations as well.

These changes and new CBD regulations are intended to create, improve, and enhance the quality and vitality of the town center by allowing for and encouraging mixed uses, diverse housing, and an expanded commercial tax base.

The CBD is divided into four core areas –East Core, Town Common, North Core, and Museum, allowing each core area to adopt various zoning regulations that reflect the core's existing characteristics. The subject Property is located in the Town Common area. In this area, multi-family uses are allowed by right on upper floors and by special permit on ground floors. Retail, indoor restaurants, and other commercial uses as specified in Section 7.3.11.3 are allowed by right on ground floors.

In the Town Common area per Section 7.3.12.2, the dimensional requirements include:

- 40 foot maximum height by right, up to 50 foot height by special permit, and higher with a PUD Special Permit
- 1.5 FAR by right, up to 2.5 by special permit, and higher within a PUD special permit
- 0 foot front setback by right and 10 foot with special permit for entryway to main commuter rail egress
- 0 foot side yard unless bordering a free-standing historic structure, and if so, 5 feet
- 20 foot rear yard setback by right and 15 foot by special permit
- minimum open space 10 percent

Three subareas of the CBD were zoned as Planned Unit Development Districts (PUDs), designed to encourage mixed use developments. PUD 1 includes the subject Property and surrounding properties (See Map 7.3.3 in the Zoning Bylaw and Section 4 in the town center Rules and Regulations).

Per the PUD provisions, project plans and designs are carefully reviewed—creating development flexibility—rather than each project adhering to a standardized set of regulations. The CBD bylaw also includes design guidelines. Protection of historic resources and the provision of affordable housing through an inclusionary housing requirement are part of this district. Specific parking requirements for different uses, including bicycle parking, are also included in the bylaw.

The PUD dimensional requirements per Section 7.3.14.6 permit the allowance of additional height and FAR by special permit for projects that offer more diverse housing opportunities which meet local needs. Also note that Map 7.3.4 indicates which structures in the CBD are designated as historic resources (triggering preservation considerations per the bylaw). The subject property is not within the Winchester Center National Register District, however some of the structures nearby are considered historic resources.

Per Section 7.3.19, the CBD specifies inclusionary housing requirements for housing components of projects in the CBD. The requirements include 10 percent of units for projects with six or more units be affordable to households at or below 80 percent AMI and for projects with 25 or more units an additional 5 percent of units shall be affordable to households with 80-120 percent AMI.

## **Selection Process**

The selection process for the Pre-Qualified Developer and Developer Teams will be a two-phase process. The first phase will be a qualifications-based evaluation to identify an expected short-list of qualified finalists. The short-listed firms may be invited to interview with the Town and submit proposals for the project as described below. The Town encourages all interested parties to assemble teams including developers and designers and submit responses to this RFQ.

It is anticipated that upon receiving the responses to this RFQ, the Town will review submissions and select a set of finalists for further review and an interview based upon the extent to which those submissions meet the standards and qualifications stated in this RFQ including the Qualifications Evaluation Criteria. The responses will be rated using the Qualifications Evaluation Criteria with the following rating: Highly Advantageous, Advantageous, and Not Advantageous. The Town does not intend to limit the number of prequalified Developers.

Proposals will be reviewed by a Selection Committee. At the conclusion of the review process, the Town may designate several prequalified development teams from whom the Town will request proposals. Developers that fail to meet the minimum qualifications in their first submission may be invited to submit additional information to become qualified developers at the Town's sole discretion. The Town reserves the right to reject any or all responses or to cancel this RFQ if it is in the Town's best interests.

## **Request for Qualifications and Submission Requirements**

The following are the terms and conditions of the Request for Qualifications (RFQ). The prospective Developer team responding to this RFQ shall be led by a firm or individual who is proposing to enter into a real property transaction with the Town for the project. Responses must also identify members of the proposed design team that would be responsible for creating the plan for the redevelopment. Designers may include urban designers, architects, landscape architects, and engineers. Designers must hold all required registrations in the Commonwealth of Massachusetts to perform the work proposed.

### **Project Coordinator**

Brian Szekely, Town Planner of the Town of Winchester, will act as the project coordinator between the Developer and the Town. Inquiries and correspondence shall be directed to Mr. Brian Szekely, Planning Board Office, 71 Mt. Vernon St, Winchester, MA 01890 or email: bszekely@winchester.us.

### **RFQ Availability**

Copies of the RFQ are available beginning on October 30, 2019. The RFQ may only be obtained directly from the Town, so that any addenda and notices can be distributed to all interested parties. Responses submitted by firms that have not obtained the RFQ directly from the Town will not be accepted. Email Brian Szekely at bszekely@winchester.us to obtain a copy of the RFQ.

### **Questions and Answers**

Questions must be submitted in writing only via mail or email and received no later than at 12:00pm Eastern Time on November 25, 2019. Telephone or in-person questions will not be accepted. All answers and questions will be provided in writing to all parties who have obtained copies of this RFQ as addenda to the RFQ.

### **Pre-Submission Meeting**

There will be a pre-submission meeting held at the Winchester Town Hall, 71 Mt. Vernon Street, Winchester, MA, in the Mystic Valley Room on the Lower Level on Tuesday, November 12, 2019 from 10:00am to 12:00pm. All interested parties are invited to attend. Weather permitting, Representative(s) from the Town will offer a site tour and be available to address any additional questions following the in-office meeting.

### **Cost Liability and Revisions to the RFQ**

The Town assumes no responsibility and no liability for costs incurred relevant to the preparation of responses to this RFQ by prospective Developer teams. In the event it becomes necessary to revise any part of this RFQ, revisions

will be provided to all who received the RFQ. The Town shall bear no responsibility or liability due to copies of revisions lost in mailing or not delivered to a prospective Developer due to unforeseen circumstances.

### **Response Date**

In order to be considered for selection, signed responses to this RFQ should arrive at the Town, directed to the attention of the Lisa Wong, Town Manager on or before 12:00PM Eastern Time on December 2, 2019. Prospective Developers mailing responses should allow for normal mail delivery time to ensure timely receipt of their proposals.

No exceptions to this deadline will be made for weather, poor courier service, transportation problems, or any other reason, unless issued by formal addendum from the issuing authority. All responses submitted to the Town shall become the property of the Town.

In order to be considered for selection, prospective developers should submit a complete response to the RFQ. **Submit by mail one (1) bound hardcopy and a USB flash drive with files in PDF format to the attention of the Town Manager.** The prospective Developer shall make no other distribution of the responses. Responses shall be marked "Waterfield Property Redevelopment Qualifications" and must include all required documents. Faxed or electronically mailed (e-mailed) proposals will be deemed non-responsive and will not be accepted.

### **Required Response Submission Content**

Qualifications along with statements of understanding of the project and a description of why the Town should select your team for the short-list of qualified finalists shall be included in the submission to be considered for selection. The Town requires that each prospective Developer follow the guidelines for response format and content so that the evaluation and selection process can occur in an orderly, timely, and equitable manner.

**The response must include the following items in the following order and identified by the number listed below:**

1. A statement in concise terms of the respondent's understanding of the nature and scope of this redevelopment project as well as the responsibilities of the Developer Team.
2. A narrative description of how your team would approach redevelopment of this site. What uses would your team consider? What would your vision be for redevelopment the site?
3. A detailed description of the Developer Team qualifications to carry out the requirements set forth in the RFQ including all firms and/or individuals that make-up the Developer Team.
4. A description demonstrating the extent to which all members of the Developer Team have successfully worked together on similar development projects
5. The assignment of specified personnel with the required skills for each area of responsibility. For each individual with identified responsibilities, the proposal must include a complete resume.
6. Identify the specified personnel who will be responsible for directing the work to be performed as part of the project.
7. A list of the resources, personnel data, or other assistance which the Developer expects and requires from the Town order to complete the project.
8. A company background statement for the lead development entity to include:
  - Name of Legal Entity;
  - Addresses and telephone numbers of all entity offices;
  - Structure of entity, i.e., individual, partnership, corporation, LLC;
  - Size of entity;
  - Years entity has been in business;
  - Current financial statement and balance sheet and lender commitments to the project;
  - Names of principals in firm;
  - Educational and experiential background of principals and those who will be working on the project;
  - Names of those in the firm who will be working on the project and copies of their licenses, registrations or certifications (if applicable);
9. Documentation of qualifications based on the Qualifications Evaluation Criteria on the following page(s) including examples of the Development Team's comparable past development projects;
10. Name of individuals familiar with the Developer's work on similar projects who can be contacted as references;
11. Listing of any actions taken by any regulatory agency or litigation involving the entity or its agents or employees with respect to any past development projects;

The qualifications proposal need not include specific proposals for the redevelopment of the site, beyond the narrative requested per #2 above.

## Qualifications Evaluation Criteria

Evaluation Criteria	Highly Advantageous (+2)	Advantageous (+1)	Not Advantageous (0)
Experience with downtown commercial development or residential/mixed-use downtown/Main Street projects in suburban communities that incorporate affordable/mixed-income housing and commercial/office uses in pedestrian-friendly, transit-oriented development.	Qualifications proposal includes three or more examples of completed well-designed and successful comparable projects.	Qualifications proposal includes at least one example of a completed well-designed and successful comparable project.	Qualifications proposal does not include examples of comparable completed projects or projects included are not well-designed.
Financial capacity to complete project.	Financial statements along with prequalification commitments and letters of reference from lenders and potential equity investors clearly illustrate capacity to complete all phases of the project.	Financial statements along with letters of reference from lenders and potential equity investors illustrate capacity to complete all phases of the project.	Letters of interest from lenders and potential equity investors suggest potential capacity to complete all phases of the project.
Familiarity and experience with the local and regional development climate and Greater Boston area real estate markets.	Narrative provided and resumes of key individuals on the proposed development team document specific experience which provides a clear and thorough understanding of applicable real estate market conditions in Eastern Massachusetts.	Narrative provided documenting clear and thorough understanding of applicable real estate market conditions in Eastern Massachusetts.	Narrative provided illustrates only a general understanding of regional real estate market conditions.
Past successes in working constructively with town officials, municipal/project advisory committees, and local businesses and residents.	Three or more examples of success in development projects on publicly-owned property. Proposal includes at least three strong letters of reference from municipal officials in communities where the development team has previously worked.	At least one example of success in development projects on publicly-owned property. Proposal includes at least one strong letter of reference from municipal officials in communities where the development team has previously worked.	Proposal does not include examples of success in development projects on publicly-owned property or narrative and other written material assert this ability but without corroboration from municipal partners.
Urban design and planning skills, along with the proven ability to create a sense of community and place, as well as embracing the character-defining elements that help to define the neighborhood and town.	Resumes of key individuals on the proposed development team clearly demonstrate these skills which are also illustrated by examples of well-designed past projects.	Overall firm profile of the proposed developer clearly demonstrates these skills through illustrative examples of well-designed past projects.	Narrative and other written material asserts that the development team possesses these skills but without presenting well-designed examples.
Demonstrated success in embracing and implementing the highest standards of sustainability and environmental sensitivity.	Three or more examples of success in development projects that incorporate the highest standards of sustainability and environmental sensitivity.	One to two examples of success in development projects that incorporate the highest standards of sustainability and environmental sensitivity.	No examples of success in development projects that incorporate the highest standards of sustainability and environmental sensitivity.

## **Appendices**

Previous Studies and Plans

# Town of Winchester – Waterfield Road



**Massachusetts  
Housing  
Partnership**

MHP is a quasi-public agency started in 1985

**MISSION: Use private investment to bring more  
affordable housing to Massachusetts**

Susan Connelly  
Director, Community Assistance  
[sconnelly@mhp.net](mailto:sconnelly@mhp.net)

Winchester July 10, 2018



# Massachusetts Housing Partnership

**MISSION: Use private investment to bring more affordable housing to Massachusetts**

## Lending

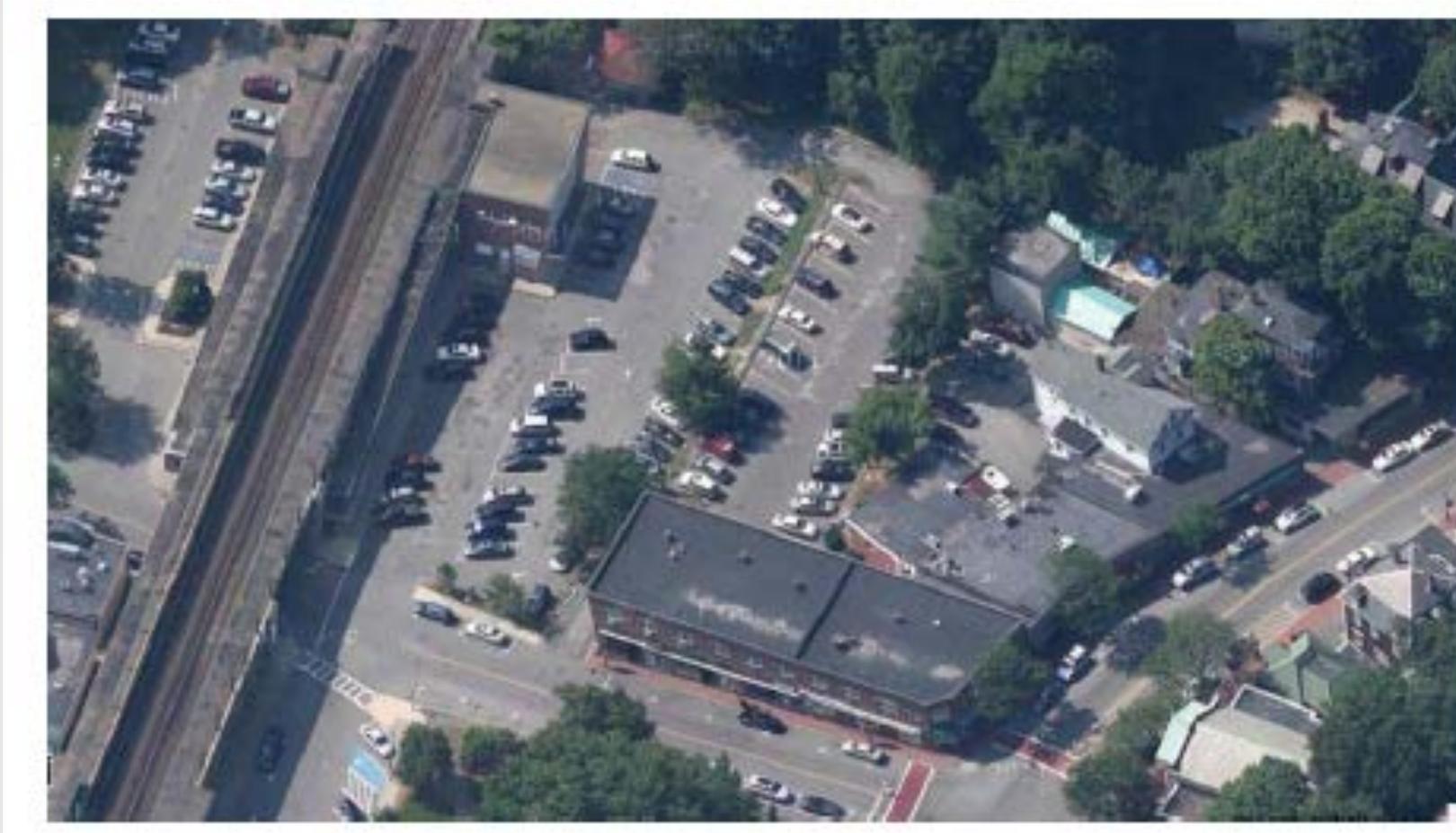
- Permanent financing for affordable rental housing
- We have provided over \$1.1 billion for the financing of 22,000 rental units

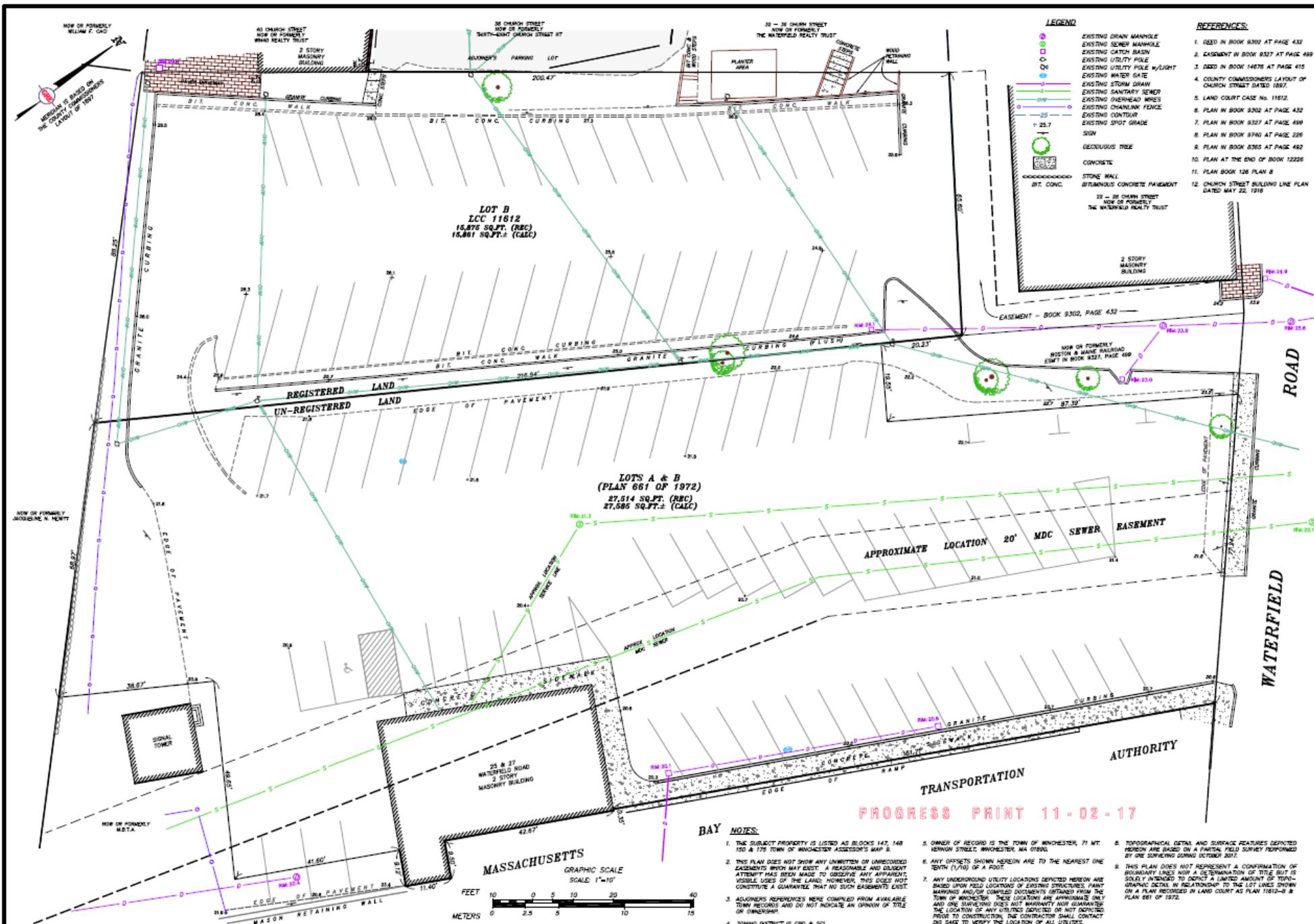
## ONE Mortgage

- First time homebuyer program
- Over 19,300 low- and moderate-income families have purchased their first homes with over \$3.1 billion in private financing

# Context – local

# Waterfield Road





**LEGEND**

- EXISTING DRAIN MANHOLE
- EXISTING SEWER MANHOLE
- EXISTING CATCH BASIN
- EXISTING UTILITY POLE
- EXISTING UTILITY POLE w/LIGHT
- EXISTING WATER GATE
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD WIRES
- EXISTING CHAINLINK FENCE
- EXISTING CONTOUR
- EXISTING SPOT GRADE
- SIGN
- DECIDUOUS TREE
- CONCRETE
- STONE WALL
- BIT. CONC. BITUMINOUS CONCRETE PAVEMENT

**REFERENCES**

1. DEED IN BOOK 9302 AT PAGE 432
2. EASEMENT IN BOOK 9327 AT PAGE 489
3. DEED IN BOOK 14678 AT PAGE 415
4. COUNTY COMMISSIONERS LAYOUT OF CHURCH STREET DATED 1887
5. LAND COURT CASE NO. 11812
6. PLAN IN BOOK 9302 AT PAGE 432
7. PLAN IN BOOK 9327 AT PAGE 489
8. PLAN IN BOOK 8740 AT PAGE 228
9. PLAN IN BOOK 6385 AT PAGE 482
10. PLAN AT THE END OF BOOK 12226
11. PLAN BOOK 126 PLAN 8
12. CHURCH STREET EASEMENT LINE PLAN DATED MAY 22, 1916



REVISIONS	DESCRIPTION
DATE	

**RECORD CONDITIONS PLAN**  
**WATERFIELD PARKING LOT**  
**WINCHESTER, MASSACHUSETTS**  
 (MIDDLESEX COUNTY)  
 PREPARED FOR  
**TOWN OF WINCHESTER**

DRAWN BY	20127
SCALE	1" = 10'
PROJECT NO.	171001
SHEET NO.	1 OF 1

**BAY NOTES:**

1. THE SUBJECT PROPERTY IS LISTED AS BLOCKS 147, 148, 150 & 175 TOWN OF WINCHESTER ACCESSORS MAP 2.
2. THIS PLAN DOES NOT SHOW ANY UNWRITTEN OR UNRECORDED EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
3. ALIQUOTS REFERENCES WERE COMPILED FROM AVAILABLE TOWN RECORDS AND DO NOT INDICATE AN OPINION OF TITLE OR OWNERSHIP.
4. ZONING DISTRICT IS Q2D & S2.
5. OWNER OF RECORD IS THE TOWN OF WINCHESTER, 71 MT. NEWTON STREET, WINCHESTER, MA 01890.
6. ANY DIPSETS (SHOWN HEREIN ARE TO THE NEAREST ONE TENTH (1/10) OF A FOOT.
7. ANY UNDERGROUND UTILITY LOCATIONS DEPICTED HEREON ARE BASED UPON FIELD LOCATIONS OF EXISTING STRUCTURES, PAINT MARKINGS AND/OR COMPILED DOCUMENTS OBTAINED FROM THE TOWN OF WINCHESTER. THESE LOCATIONS ARE APPROXIMATE ONLY AND ONE SURVEYING DOES NOT WARRANT ANY GUARANTEE THE LOCATION OF ANY UTILITIES INDICATED OR NOT INDICATED PRIOR TO CONSTRUCTION; THE CONTRACTOR SHALL CONTACT DIG SAYS TO VERIFY THE LOCATION OF ALL UTILITIES.
8. TOPOGRAPHICAL DETAIL AND SURFACE FEATURES DEPICTED HEREON ARE BASED ON A PARTIAL FIELD SURVEY PERFORMED BY ONE SURVEYING DURING OCTOBER 2017.
9. THIS PLAN DOES NOT REPRESENT A CONFIRMATION OF BOUNDARY LINES NOR A DETERMINATION OF TITLE BUT IS SOLELY INTENDED TO INDICATE A LIMITED AMOUNT OF TOPOGRAPHICAL DETAIL IN RELATIONSHIP TO THE LOT LINES SHOWN ON A PLAN RECORDED IN LAND COURT AS PLAN 10181-B & PLAN 981 OF 1972.

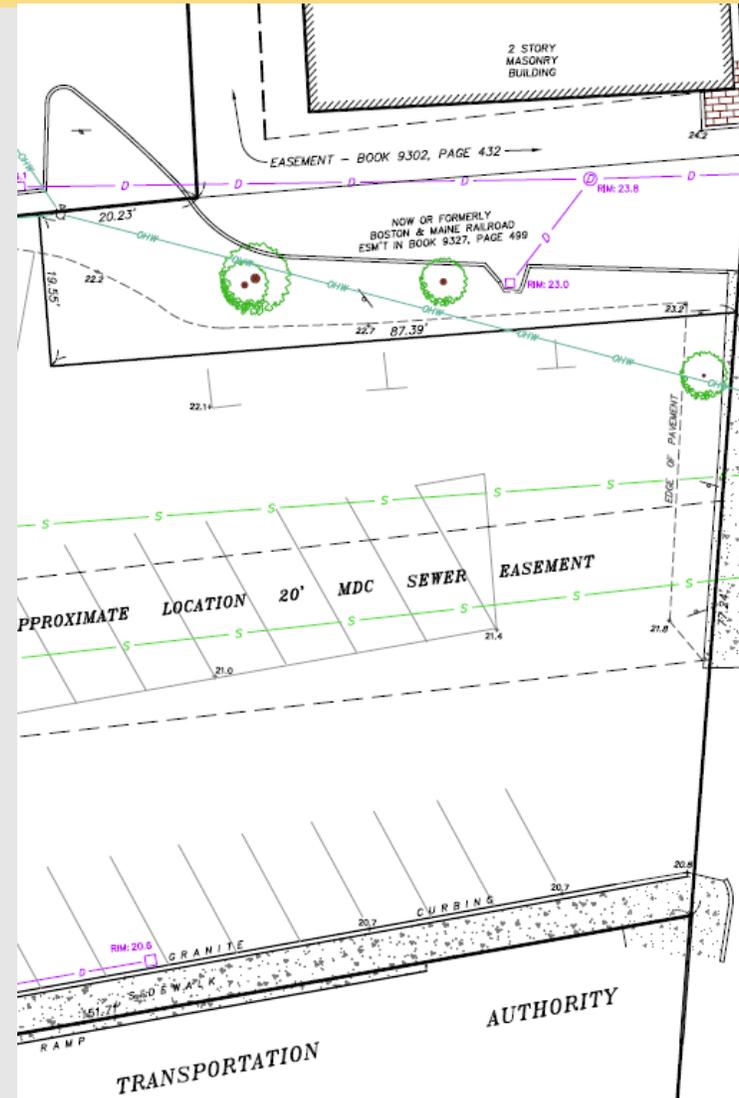


PROGRESS PRINT 11-02-17

# What do we know about the site and how we determine conceptual feasibility of multi-family residential?

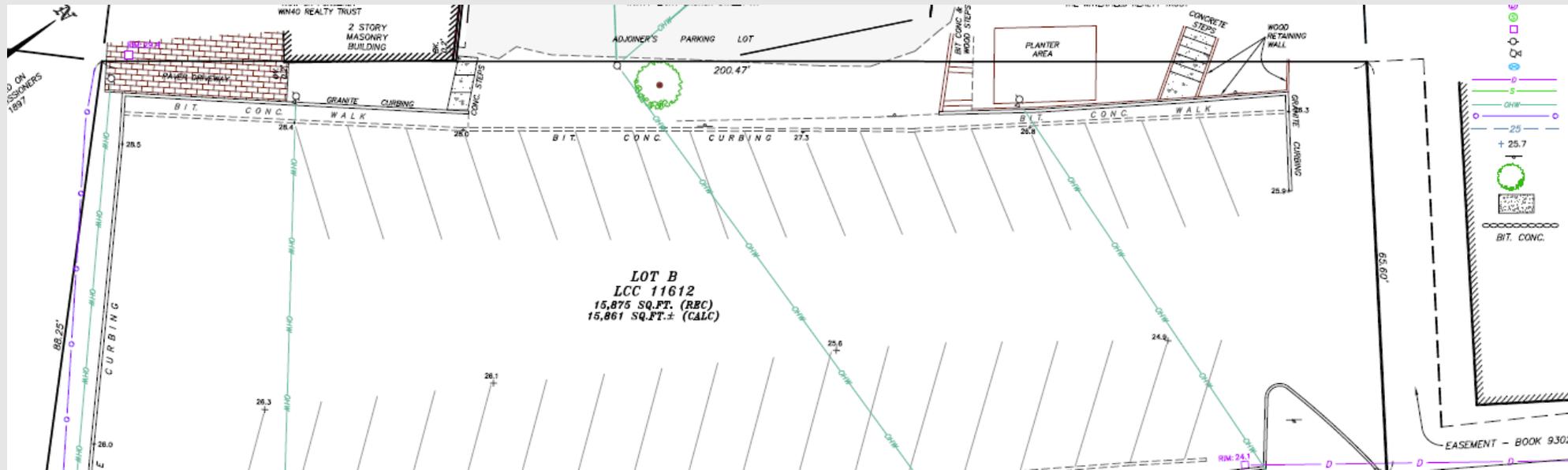
*J. Peznola, Hancock Engineering*

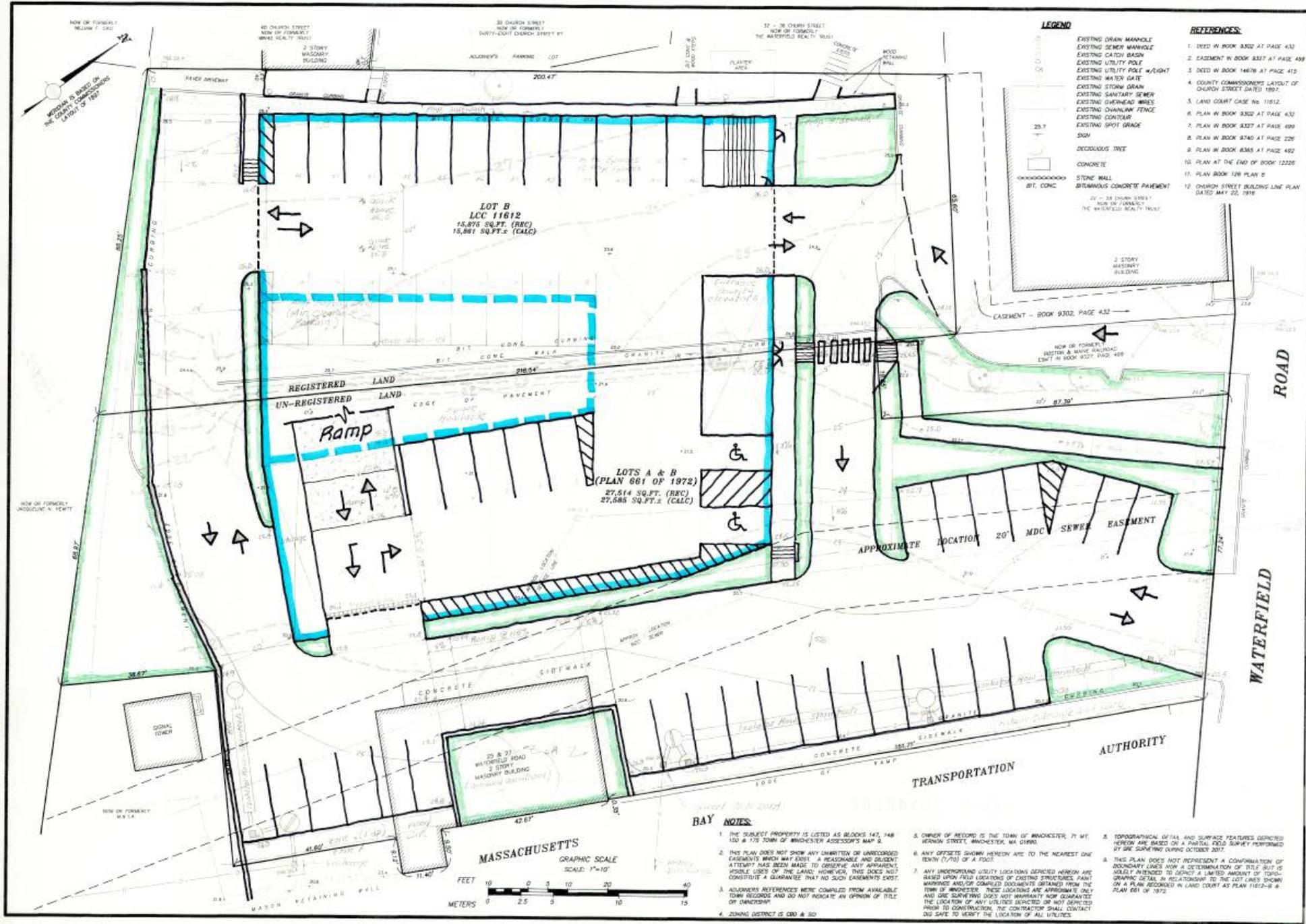
1. MWRA (MDC) easement for sewer line, cannot be built on / 20' wide, can have parking, access over
2. Lot B to Lot A change in elevation approx. 5'
3. Legally abandoned section / clean title by taking by town
4. Easement northwest corner (private Waterfield Realty trust) limits access
5. Boring information; using grade changes to offset below grade parking costs....(Jacobs borings, MBTA)



# What are the goals of the town?

- Support affordable housing
- Provide public parking and service access
- Promote a fiscally feasible development that works with its surroundings ‘reflects local design vernacular’
- Extend commercial along Waterfield Rd.





**LEGEND**

- EXISTING DRAIN MANHOLE
- EXISTING SEWER MANHOLE
- EXISTING CATCH BASIN
- EXISTING UTILITY POLE
- EXISTING UTILITY POLE w/LIGHT
- EXISTING WATER GATE
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING CHIMNEY BRICK
- EXISTING CHAINLINK FENCE
- EXISTING CONTOUR
- EXISTING SPOT GRADE
- SIGN
- DECIDUOUS TREE
- CONCRETE
- STONE WALL
- BIT. CONC.
- 2" - 3" CONC. CURB
- NOV. OF FORMERLY THE WATERFIELD REALTY TRUST

**REFERENCES**

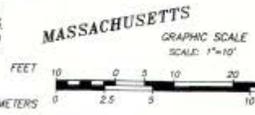
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7. PLAN IN BOOK 3327 AT PAGE 499
8. PLAN IN BOOK 9740 AT PAGE 226
9. PLAN IN BOOK 4385 AT PAGE 492
10. PLAN AT THE END OF BOOK 12226
11. PLAN BOOK 129 PLAN B
12. CHURCH STREET BUILDING LINE PLAN DATED MAY 22, 1916

*Unit Calculation*

1. 45% 1.00 @ 940sf = 26  
 45% 2.00 @ 100sf = 26  
 20% 3.00 @ 100sf = 6  
 Units required = 99  
 with 76,875 SF given  
 2. 45,875 SF / 4.5 units =  
 10,194 SF / Unit  
 3. Avg. Unit Size =  
 [45,875 SF / 99 Units]  
 = 458.8 SF  
 4. SF required =  
 99 units x 458.8 SF =  
 45,421 SF  
 5. Efficiency =  
 45,421 SF / 76,875 SF =  
 59.1% OK  
 6. Parking Area/Unit =  
 = 58 Units x 0.75 / Unit  
 = 44 Spaces

**NOTES**

1. THE SUBJECT PROPERTY IS LISTED AS BLOCKS 147, 148, 150 & 178 TOWN OF WINCHESTER ASSESSOR'S MAP 9.
2. THIS PLAN DOES NOT SHOW ANY LIMITATION OR UNRECORDED EASEMENTS WHICH MAY EXIST. A REASONABLE AND OBLIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
3. ALIENANCE REFERENCES WERE COMPILED FROM AVAILABLE TOWN RECORDS AND DO NOT INDICATE AN OPINION OF TITLE OR BOUNDARY.
4. ZONING DISTRICT IS C80 & S0.
5. OWNER OF RECORD IS THE TOWN OF WINCHESTER, 71 W. VERMONT STREET, WINCHESTER, MA 01890.
6. ANY OFFSETS SHOWN HEREON ARE TO THE NEAREST ONE TENTH (0.100) OF A FOOT.
7. ANY UNDERGROUND UTILITY LOCATIONS SHOWN ARE BASED UPON FIELD LOCATIONS OF EXISTING STRUCTURES, PAINT MARKINGS AND/OR COMPILED DOCUMENTS OBTAINED FROM THE TOWN OF WINCHESTER. THESE LOCATIONS ARE APPROXIMATE ONLY AND ONE SURVEYOR DOES NOT WARRANT NOR GUARANTEE THE LOCATION OF ANY UTILITIES EXISTING OR NOT DETECTED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT DGS SALES TO VERIFY THE LOCATION OF ALL UTILITIES.
8. TOPOGRAPHICAL DATA AND SURFACE FEATURES SHOWN HEREON ARE BASED ON A PARTIAL FLD SURVEY PERFORMED BY GRC SURVEYING DURING OCTOBER 2017.
9. THIS PLAN DOES NOT REPRESENT A COMBINATION OF BOUNDARY LINES NOR A DETERMINATION OF TITLE BUT IS SOLELY INTENDED TO DETECT A LIMITED AMOUNT OF TOPOGRAPHIC DATA IN RELATIONSHIP TO THE LOT LINES SHOWN ON A PLAN RECORDED IN LAND COURT AS PLAN 11612-B & PLAN 661 OF 1972.



**CONCEPT PLAN**  
 WATERFIELD RD.  
 RESIDENTIAL  
 WINCHESTER, MA  
 GROUND LEVEL  
 HANCOCK  
 ASSOCIATES  
 APRIL 20, 2018  
 1"=10'  
 SHEET 1 OF 3  
 JH 18172



# Feasibility Assumptions

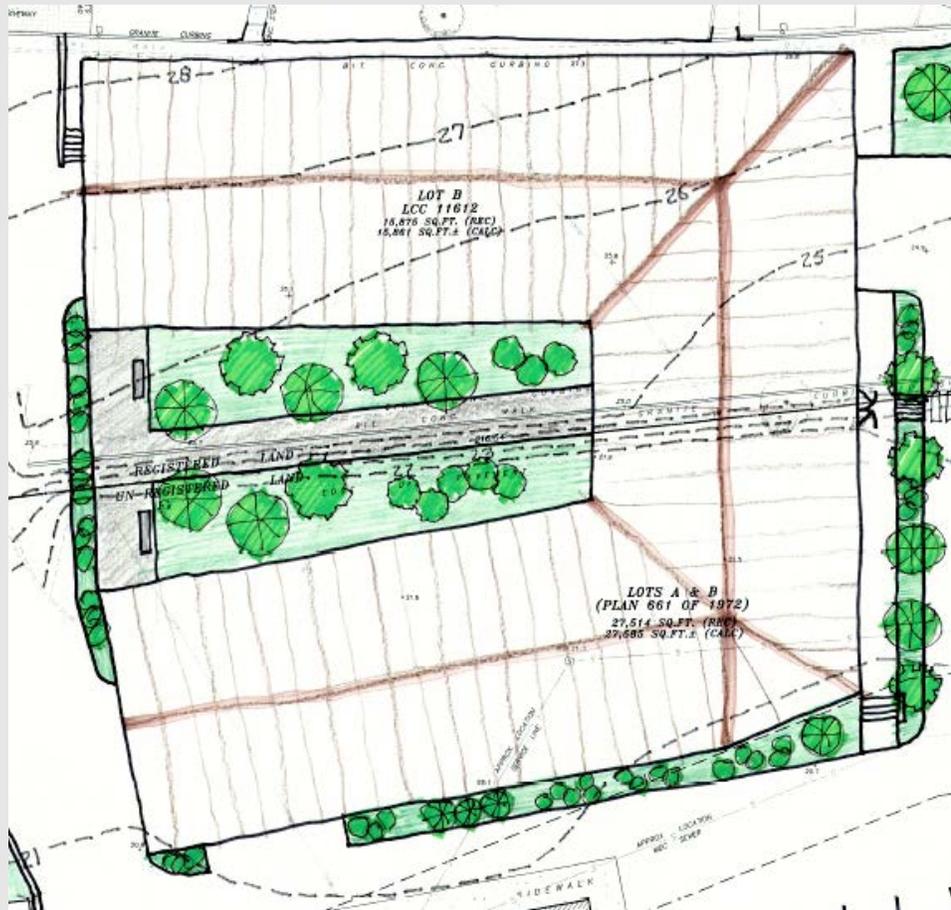
- Public access to parking at NW edge of site for parking and service access
- Change in grade (about 5 feet) from Lot B to Lot A
- Possible water table issues
- Town required .75 spaces for unit

All of the above support podium parking with some sub service parking at Lot B

- Concerns regarding T progress, funding/timing
- Limited land area with MDC easement
- Need for public access / site circulation
- Scale

Given above, extension of commercial corridor along Waterfield Rd. not fiscally feasible

# The site's physical and fiscal realities create project parameters



## Unit Calculation

1. 45% 1 BR @ 950 SF = 26  
 45% 2 BR @ 1100 SF = 26  
 10% 3 BR @ 1300 SF = 6  
 Units required = 58  
 with 75,875 SF Gross.
2. 75,875 SF / 4 stories =  
 18,969 SF / Floor.
3. Avg. Unit Size =  

$$\frac{(.45 \times 950) + (.45 \times 1100) + (.1 \times 1300)}{1}$$
 = 1052.5 SF.
4. SF required =  
 58 units x 1052.5 SF =  
 61,045 SF
5. Efficiency =  

$$\frac{61,045 \text{ SF}}{75,875 \text{ SF}}$$
 = 80.5% OK
6. Parking Req'd/Provided  
 = 58 Units x 0.75 sp/Unit  
 = 44 Spaces

Play with balance between requirements and feasibility:

Approximately 19,000 sf floor plate

- 4 stories over podium parking
- 58 units
  - 26 1 br
  - 26 2 br
  - 6 3 br (10%)
- 44 parking spaces (.75/unit)
- Avg apartment size; 1,050 sf



Existing



Proposed

# Keep in mind for Waterfield Road

- Determine how to legally procure public parking and access replacement – public bid portion (town legal)
- Timeline from the T that the developer can rely on
- Recommend additional borings where building and sub-surface parking is proposed for both water levels and soil structural analysis
- Identify zoning vehicle for developer
- Disposition vehicle

## No timeline on North Quincy T project after AG decision

By Sean Philip Cotter  
The Patriot Ledger



Posted Apr 20, 2018 at 1:38 PM  
Updated Apr 20, 2018 at 2:57 PM



QUINCY — There is no new construction schedule for the massive mixed-use complex on North Quincy T station land, after the state Attorney General this week said the T must go through a public bidding process for a parking garage there.

North Quincy Partners, a development company created as a joint venture between Boz D.C., and Atlantic Development of Hingham, intended to begin work next month on a apartments and 50,000 square feet of commercial space on T land.

Bozzuto spokeswoman Julie Perlman, speaking on behalf of North Quincy Partners, said still working out a new schedule for the project, which will take about three years after

The work was pushed back for at least a few months after Massachusetts Attorney Gen had broken the law by not bidding out the work on a large parking garage that would b

Two weeks ago, an MBTA spokeswoman said the T parking lot at the North Quincy st earlier than July." T spokesman Joe Pesaturo said this Friday the MBTA's various depar ruling, so the state agency is declining comment until it makes further decisions.

North Quincy Partners received approval nearly a year ago to build the six-story mixed-a seven-story garage, which will hold 852 of the 1,600 spots planned for the seven-acre site. Because the the garage ultimately will be operated by the T, which will receive the revenue from it, the carpenter's union successfully petitioned the attorney general's office to intervene when the state agency did not go through a public bidding process for the garage work.

Healey's office ruled Tuesday that the T — or the developers on its behalf — have to put the garage work out to bid before work can move forward.



▲ HIDE CAPTION

A rendering of the project planned for the site of the North Quincy MBTA station.