

An aerial photograph of a city street scene, likely in Waterfield, showing a mix of residential and commercial buildings, a large parking lot, and a green field. A large green overlay covers the left and center portions of the image, with the text 'WATERFIELD LOT REDEVELOPMENT' in white, bold, sans-serif font. The background image shows a street with a large parking lot, a building with a red roof, and a green field in the distance. The text is centered on the green overlay.

WATERFIELD LOT REDEVELOPMENT

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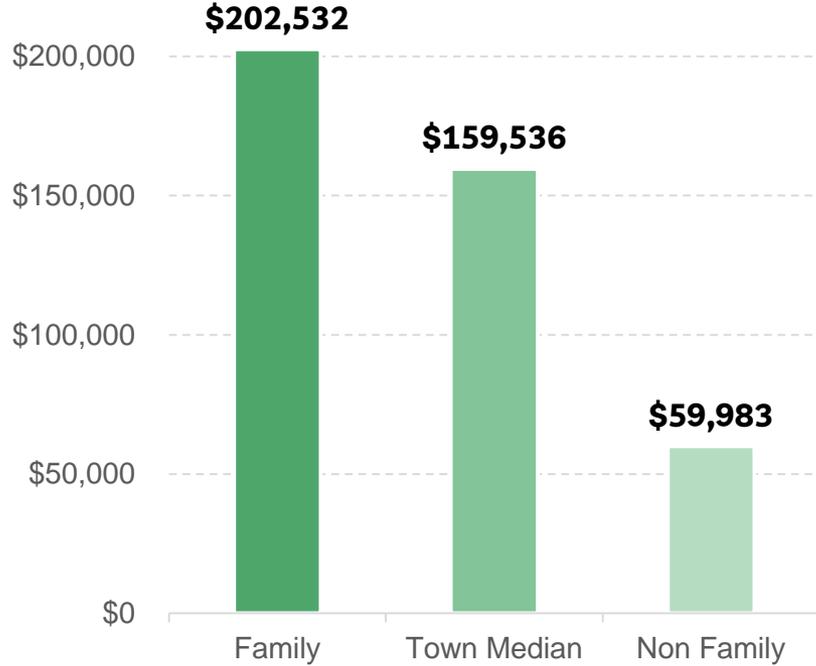


ABOUT THE PROJECT

- **Partnership** between the Town of Winchester and MassHousing, the Massachusetts Housing Finance Agency
- Impetus for project based on housing need and strategies identified by the **Housing Production Plan**

HOUSING NEED

Median Income by Household Type



Single seniors who
are **low income**

58.5%

Homes in Winchester
that are **affordable**

1.9%

Median price of a
single-family home

\$1.2 million

HOUSING PRODUCTION PLAN

Goal 1 Greater diversity of housing types

For seniors, younger households, and other smaller households including families

Goal 2 Increased supply of housing in Smart Growth locations

Housing near mixed-use centers and transit to reduce traffic; increase walkability, community vitality, and economic opportunities

Strategy 1 Commit suitable public land for housing

Consider, develop, and issue an RFP that addresses community concerns and ensures maximum affordability

Strategy 4 Engage + partner with housing developers

Proactively facilitate mixed-income housing and mixed-use development by promoting development opportunities and partnering with developers

2017-2018

Housing Production Plan engagement and adoption

2019

Partnership between Town + MassHousing; RFQ launch

PROJECT TIMELINE



2020

- Jan 2020 RFQ Review
- Public Meeting
- Feb 2020 RFP Draft
- Mar 2020 RFP Launch
- May 2020 RFP Closed
- June 2020 Public Meeting
- Nov 2020 Land Disposition



2021

Construction



WATERFIELD'S PAST

- Parking garage (10+ years ago)
- Design charrettes (8 years ago)
- Center Business District rezoning (5 years ago)
 - Potential for.....
 - Mixed-use
 - Incorporation with existing buildings
 - Incorporation with train station



REQUEST FOR QUALIFICATIONS FOR SELECTION OF DEVELOPERS

Town of Winchester

October 30, 2019



WATERFIELD RFQ

- RFQ draft developed by JM Goldson with input from **Select Board, Planning Board, Town Manager, Planning Department, Engineering Department**
- Launched October 30, 2018, responses submitted on January 6, 2020



WATERFIELD RFQ Permitting

- 40B Comprehensive Permit (Affordable Housing)
 - Zoning Board of Appeals
- Center Business District
 - Planning Board
 - Special Permit
 - Planned Unit Development
 - Flexible provisions
 - No max height
 - No max FAR

RFQ EVALUATION CRITERIA



DOWNTOWN DEVELOPMENT

Experience with residential/mixed-use development in suburban communities that is transit and pedestrian friendly



FINANCIAL CAPABILITY

Financially able to complete project



LOCAL EXPERIENCE

Familiarity with local and regional real estate markets



LOCAL PARTNERSHIPS

Success working with local communities, including residents, local businesses, committees, and officials



DESIGN + PLANNING

Proven ability to create a sense of community and place, embracing local town character



ENVIRONMENTAL SUSTAINABILITY

Success embracing and implementing high standards of environmental sustainability

RFQ SUBMISSIONS

CIVICO

**Diamond Sinacori &
Urban Spaces**

Just-A-Start

MANZO

**Mary McKenna &
Associates**

**MPZ Development &
Capstone Communities
Development**

NOAH

Pennrose

WinnDevelopment



Next Steps

1 RFQ PUBLIC MEETING

Monday, Feb 10
6:30 pm

2 RFP + DEVELOPER SELECTION

Spring-Fall

3 TOWN MEETING

Fall

RFP

Additional Components



**DOWNTOWN
DEVELOPMENT
EXPERIENCE**



**FINANCIAL
CAPABILITY**



**LOCAL/REGIONAL
EXPERIENCE**



**LOCAL
PARTNERSHIPS**



**DESIGN +
PLANNING**

Proven ability to create a sense
of community and place,
embracing local town character

+

Proposed Use

+

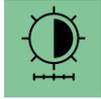
Concept Drawings

+

Zoning/Permitting Plan



**ENVIRONMENTAL
SUSTAINABILITY**



CLEAR LOCAL DEVELOPMENT OBJECTIVES

Describe town's preferences.
What characteristics would rank higher?

- Affordability
- Unit Types
- Mixed/Use
- Parking
- Design/Massing
- Regulatory Approach
- Disposition Terms
- Purchase Price

THANK YOU

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