

An aerial photograph of a city area. In the top left, there is a large green field with a running track and a baseball field. To the right of the field is a parking lot filled with cars. Further right, there are several buildings, including a large red brick building, and more parking lots. The area is surrounded by trees and a road. A green semi-transparent box is overlaid on the left side of the image, containing the title and date.

# WATERFIELD LOT REDEVELOPMENT

Request for Proposals – Select Board Meeting

28 September 2020



## 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**

## 2017-2018

Housing Production Plan  
engagement and adoption

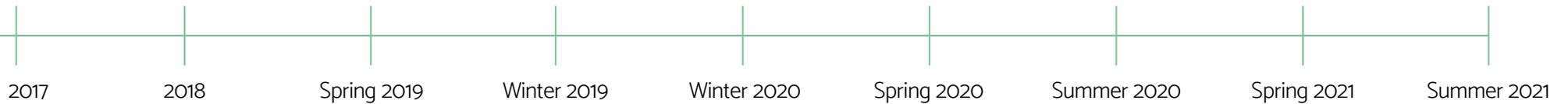


## 2019

Partnership between Town +  
MassHousing; RFQ launch



# PROJECT TIMELINE



## 2020

- Jan 2020      RFQ Review
- Public Meeting
- June 2020      RFP Draft
- Public Meeting
- RFP Launch
- Aug 2020      RFP Closed – 6 responses
- 5 met minimum criteria
- Spring 2020      Land Disposition

## 2021+

- Design
- Permitting
- Financing
- Construction





## **MIXED-INCOME HOUSING**

- Preference towards rental housing
- Majority of units for households earning 30% to 120% of AMI
- At least 25% of units reserved for households earning < 80% of AMI
- 10% of units include 3 bedrooms (to ensure inclusion on Town's SHI)



## **DESIGN CONSIDERATIONS**

- Integration of the building and site with the neighborhood
- Careful consideration of scale and style of the structure
- Public amenities and access for neighboring businesses

# **REDEVELOPMENT OBJECTIVES**



## **ENVIRONMENTAL SUSTAINABILITY**

- Minimize, if not eliminate, the use of fossil fuels through all-electric construction
- Incorporate other non-energy features to achieve resilience

# CRITERIA

## **MINIMUM (yes or no)**

- Conformance with requirements
- Minimum 5 years affordable housing experience
- Minimum 25% of units affordable
- Successful track record - 3 or more projects
- Financial capacity - 2x predevelopment budget

## **COMPARATIVE (with scoring)**

- Affordability
- Design and Scale
- Site Layout
- Sustainability
- Parking
- Collaboration
- Cultural/Public Amenities
- Traffic mitigation, bike/pedestrian
- Land Disposition and Lease
- Pre-development timeline
- Property Management
- Construction Management

# THE 5 TEAMS

Development Team	CIVICO	NOAH	PENNROSE	WATERFIELD PRESERVATION	WINN
<b>Developer</b>	Traggorth / Civico	NOAH	Pennrose, LLC	Diamond Sinacori / POAH / Urban Spaces	WinnDevelopment
<b>Architect</b>	Union Studio Architects	Prellwitz Chilinski Associates	The Architectural Team	Tise Design Associates	CUBE3 Studio
<b>Landscape Architect</b>	Ryan Associates	Verdant	Crowley/Cottrell	Offshoots	
<b>Contractor/Engineer</b>	Traggorth / Civico	Peterson Engineering Odeh Engineering	NEI General Contracting	TBD (list of options provided)	Cranshaw Construction (or other - examples in RFP)
<b>Civil Engineering</b>	Horsley Witten	Nitsch Engineering	Nitsch Engineering	McPhail Associates	Vanasse Hangen Brustlin, Inc.
<b>Property Manager</b>	TBD	Corcoran Management	Pennrose Management Co.	POAH Communities	WinnResidential
<b>Legal</b>	Robinson + Cole	Hackett Feinberg P.C. Smolak Vaughan, LLP	Klein Hornig Blatman, Bobrowski & Haverty	Klein Hornig, Hemenway & Barnes, Freeman Law Group	Murtha Cullina
<b>Retail/Commercial</b>	Street Light Ventures				
<b>Sustainability</b>	Sustainable Comfort	Mabbett Associates		Building Evolution	
<b>Community Outreach</b>	CoUrbanize				
<b>Other</b>		LDS Consulting	Vanasse & Associates, Inc.	Vanasse & Associates, Inc.	Housing Partners, Inc.

# THE 5 CONCEPTS

CIVICO – View from Waterfield Road



WATERFIELD PRESERVATION PARTNERS – View from Waterfield Road



WINN – View from Waterfield Road



NOAH – View from Waterfield Road



PENNROSE – View from Waterfield Road



# THANK YOU

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