

Medford Square

November 18, 2025



Development Team & Experience



Developer/Proponent: Transom Real Estate



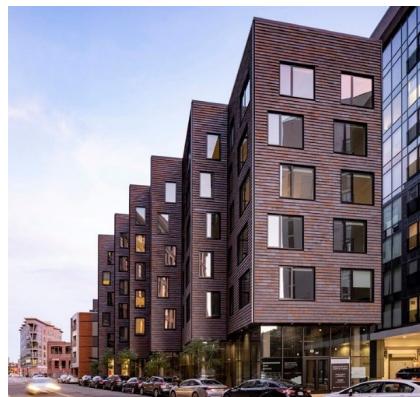
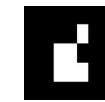
Architect: PCA (Prellwitz Chilinski Associates)
PCA

Landscape Architect: MDLA
MDLA

Placemaking Partner: Beyond Walls
**BEYOND
WALLS**

Permitting Counsel: Nutter (Valerie Moore)
Nutter

Retail Leasing: District Real Estate Advisors





The power of placemaking

“What attracts people most ...
is other people”

– William Whyte



PCA

Our Approach

CHALLENGES and OPPORTUNITIES

Green spaces:

Significantly **reduce** existing asphalt surface parking.

Add robust landscaping and publicly accessible green open spaces.

Celebrating history:

Showcase City Hall and celebrate the City of Medford's rich **history** while creating a **new sense of place**.

Urban campus:

Knit existing buildings with new housing and retail opportunities to add **vibrancy** into the neighborhood.

Community:

Bring the local community **together** with active engagement in the art program and public spaces.



Meeting the Mission

Create Needed Housing

Enhance the Public Realm

Integration of Public Art

Context Sensitive Design

Active Ground Floor

Resilient and Sustainable Buildings

Executable Business Plan



Core of our Proposal

+/- 283 *apartment* homes



+/- 56 *affordable* units



+/- 16,000 sf of *grocery* and local *café* space



+/- 273-space *public parking garage* (+/-
100 parking space for City Hall staff and
visitors)

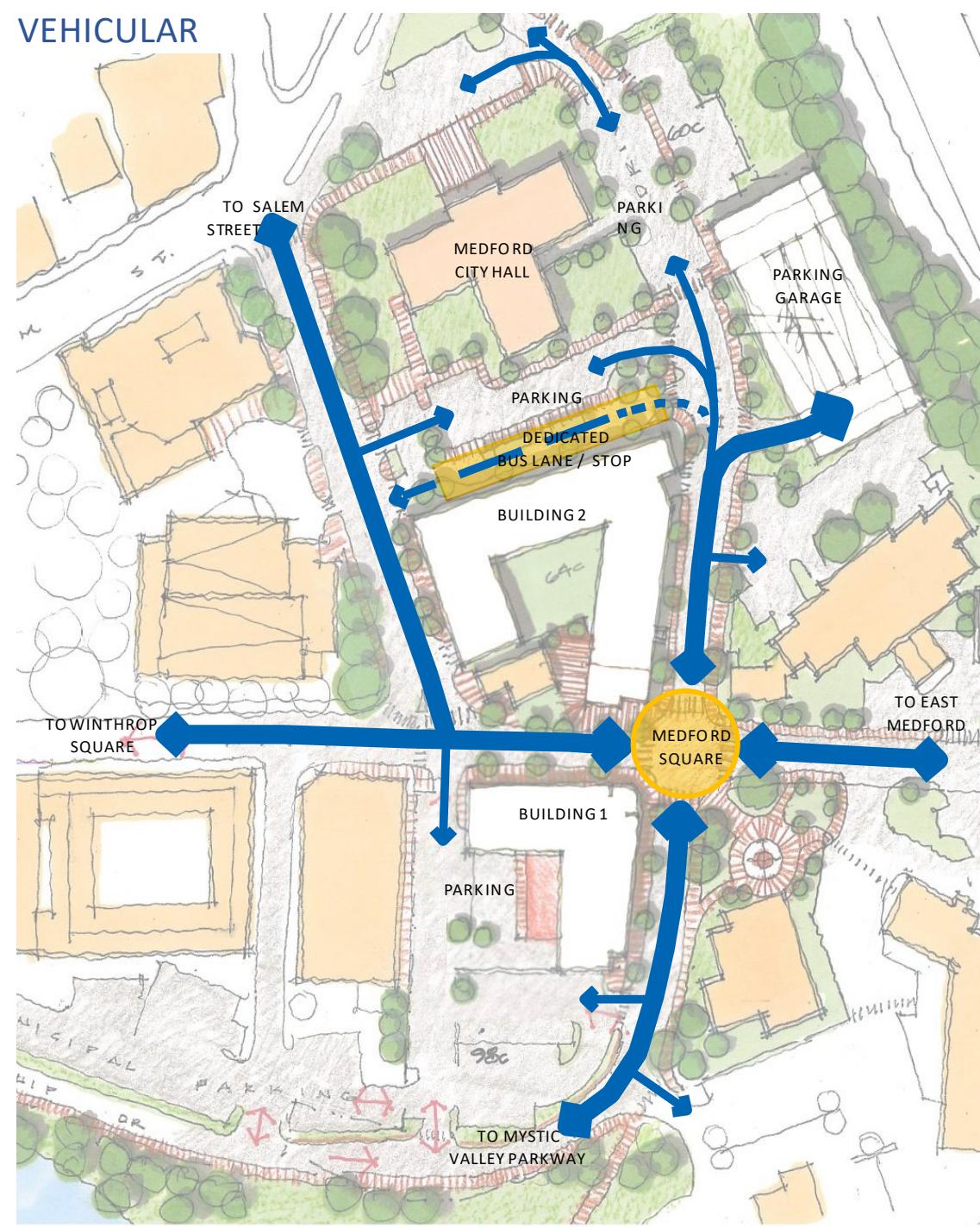
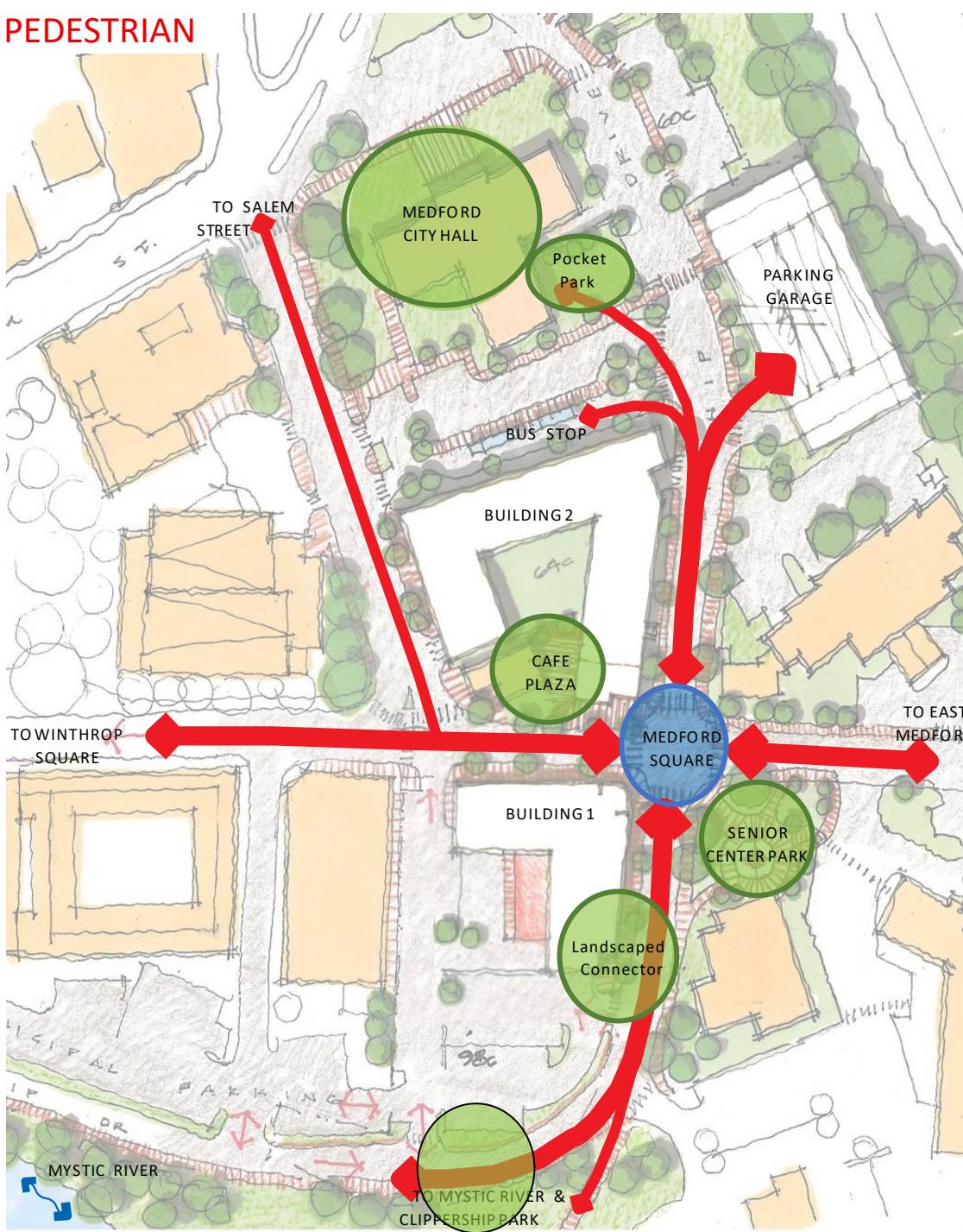


Public art murals in partnership with
Beyond Walls

Elevated design and enhanced *green* spaces
with increased *pedestrian* connectivity

Sustainability and *Resiliency*

Connections



Conceptual Site Plan

New entry gateway

The intersection of Riverside Ave and Clippership Drive has been raised for a curbless entry into the new campus with an opportunity for welcoming art at the intersection.

Direct connection to the river walkway.

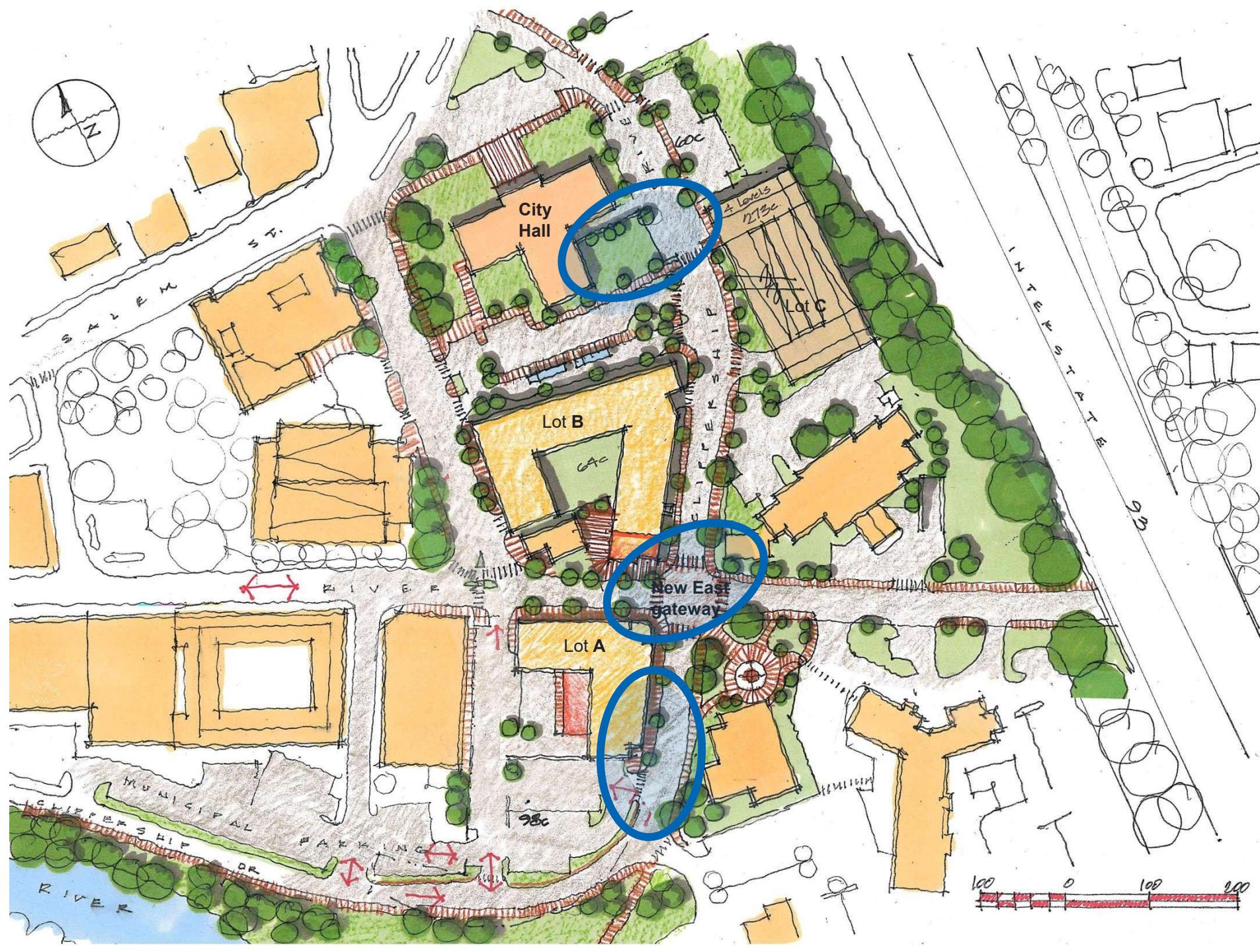
City Hall

New expanded green space on all sides of City Hall replacing existing parking.

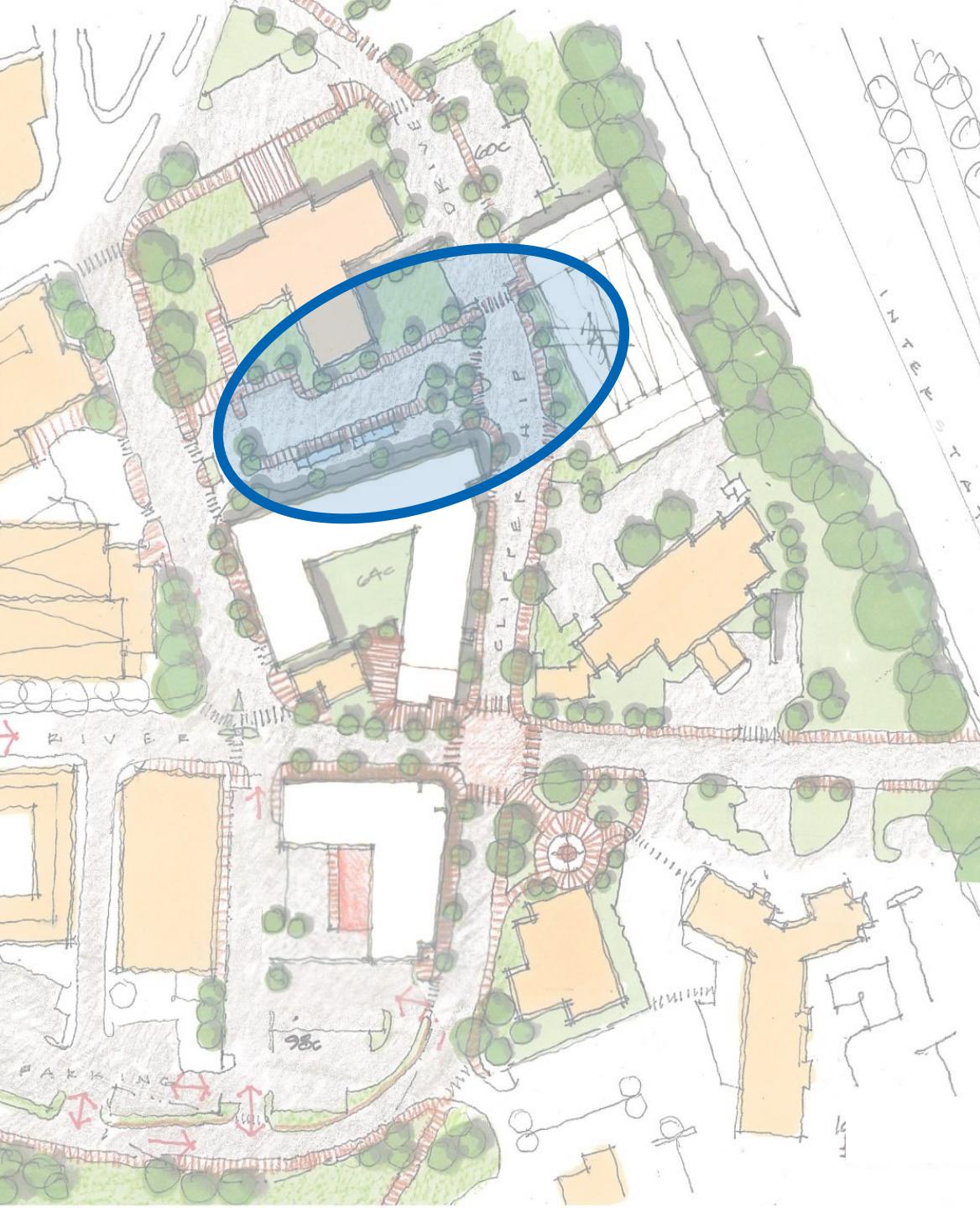
New landscaped island and bus shelters to improve existing bus stop.

Merge Clippership and George Hassett Drives near City Hall to eliminate redundant roads.

Garage set back to give prominence to the classic architecture of City Hall.



Placemaking



POCKET PARK ADJACENT TO CITY HALL



MODERN AND INVITING BUS STOP

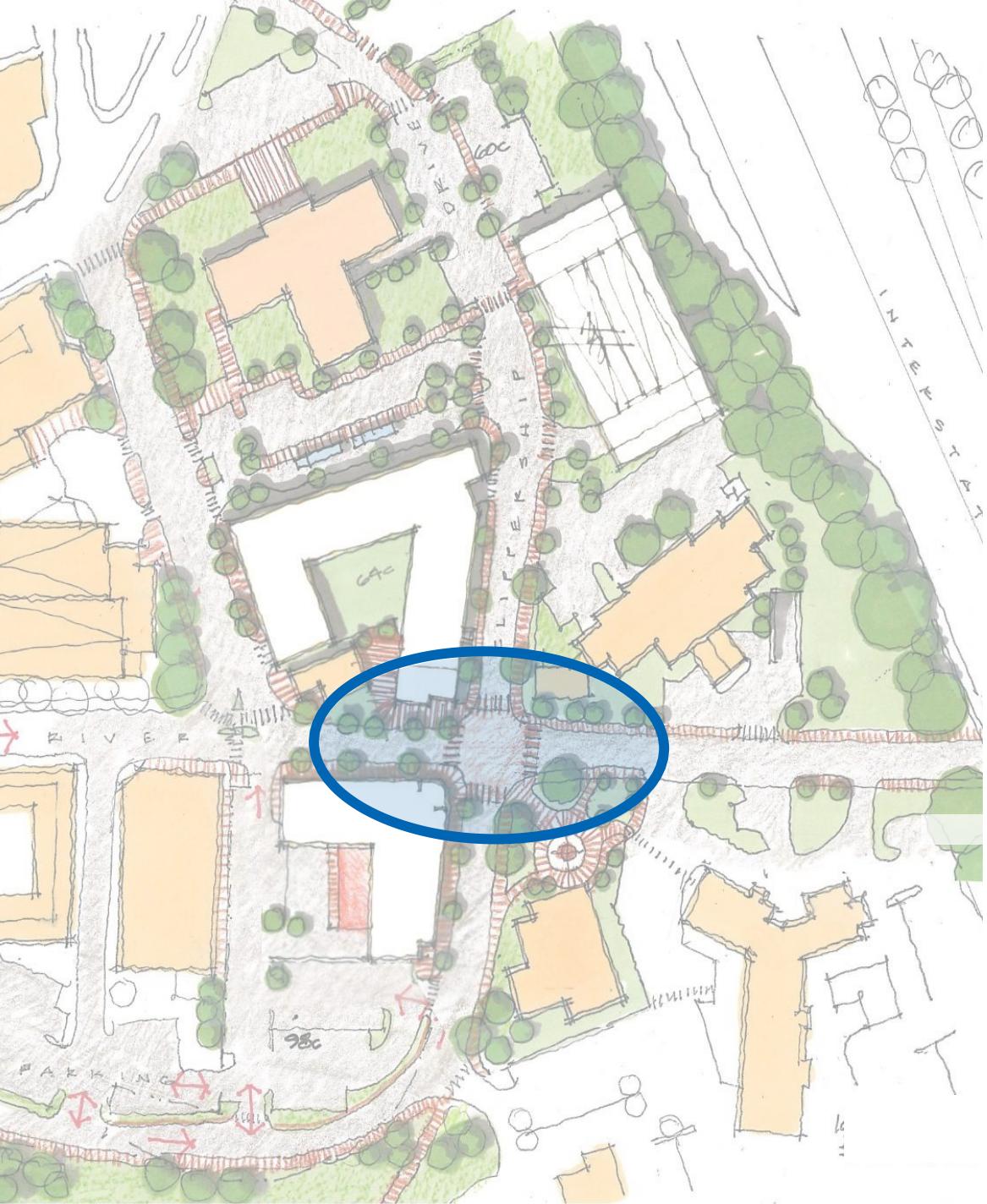


GREEN SPACE EXPANSION



PEDESTRIAN FIRST PARKING LOT DESIGN

Placemaking



POCKET PARK & CAFE PLAZA



SPECIALTY PAVING WITHIN INTERSECTION

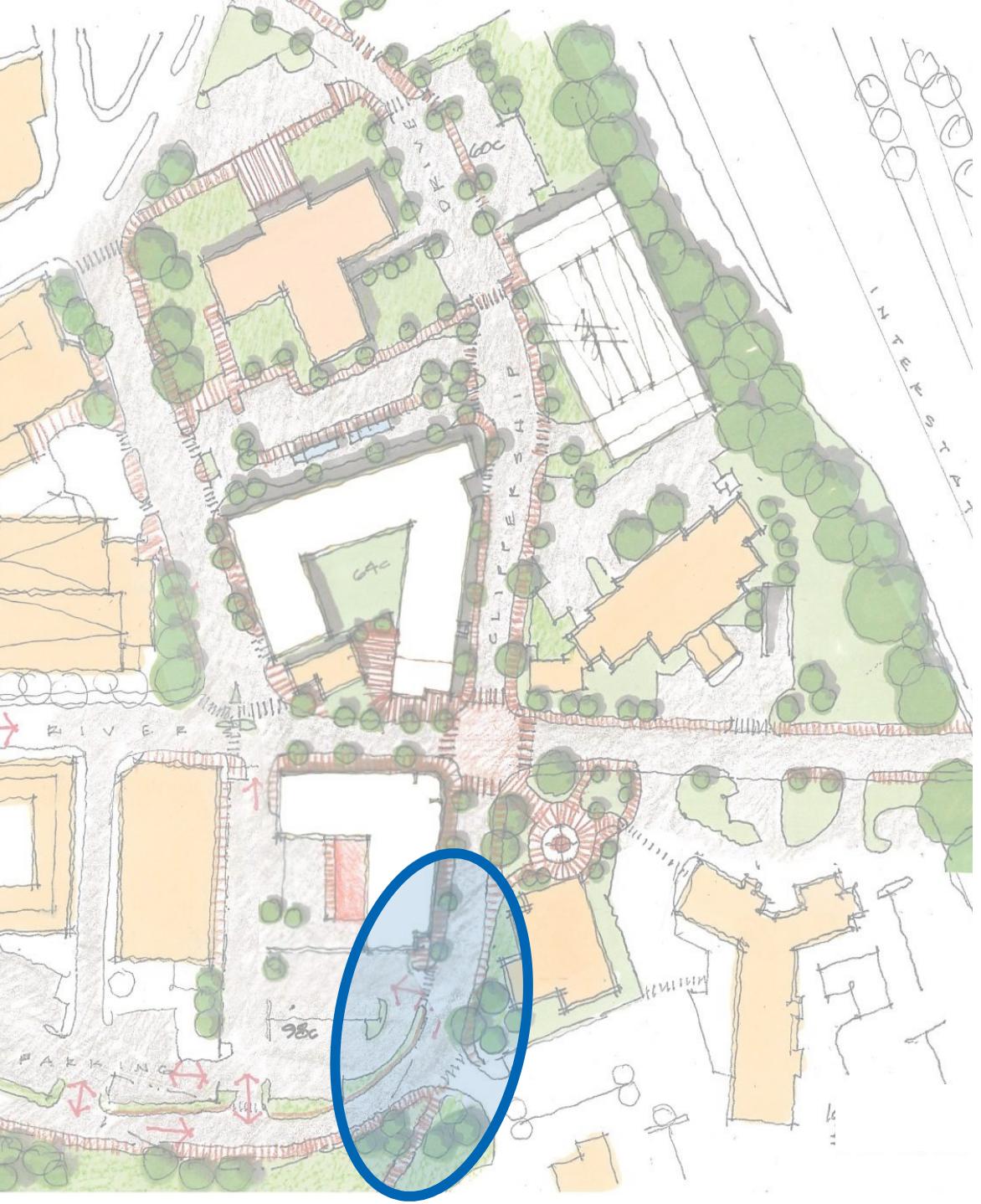


ENGAGING STREETSCAPE



ACTIVATED PEDESTRIAN EXPERIENCE

Placemaking



VIBRANT CONNECTIVITY



ENHANCED PUBLIC REALM

RETAIL NARRATIVE



Strategic Retail To Create A Vibrant Place

Local Cafe: a community gathering place

Neighborhood Grocery: meeting a demonstrated demand



Curation of Public Art

ART in Partnership with Beyond Walls

Leveraging Beyond Walls' expertise in community-driven mural projects, we will:

- Co-curate a series of murals: reflecting Medford's unique identity, history, and aspirations.
- Engage local artists and residents: ensuring diverse perspectives and fostering a sense of ownership.
- Facilitate workshops and events: promoting artistic expression and community building.

Energize the project visually

Create an **inspiring destination** that celebrates **Art, Culture and Community**



PARKING

+/- 575 parking spaces

Lot C

+/- 273 stall public garage
and +/ - 105 surface parking
spots.



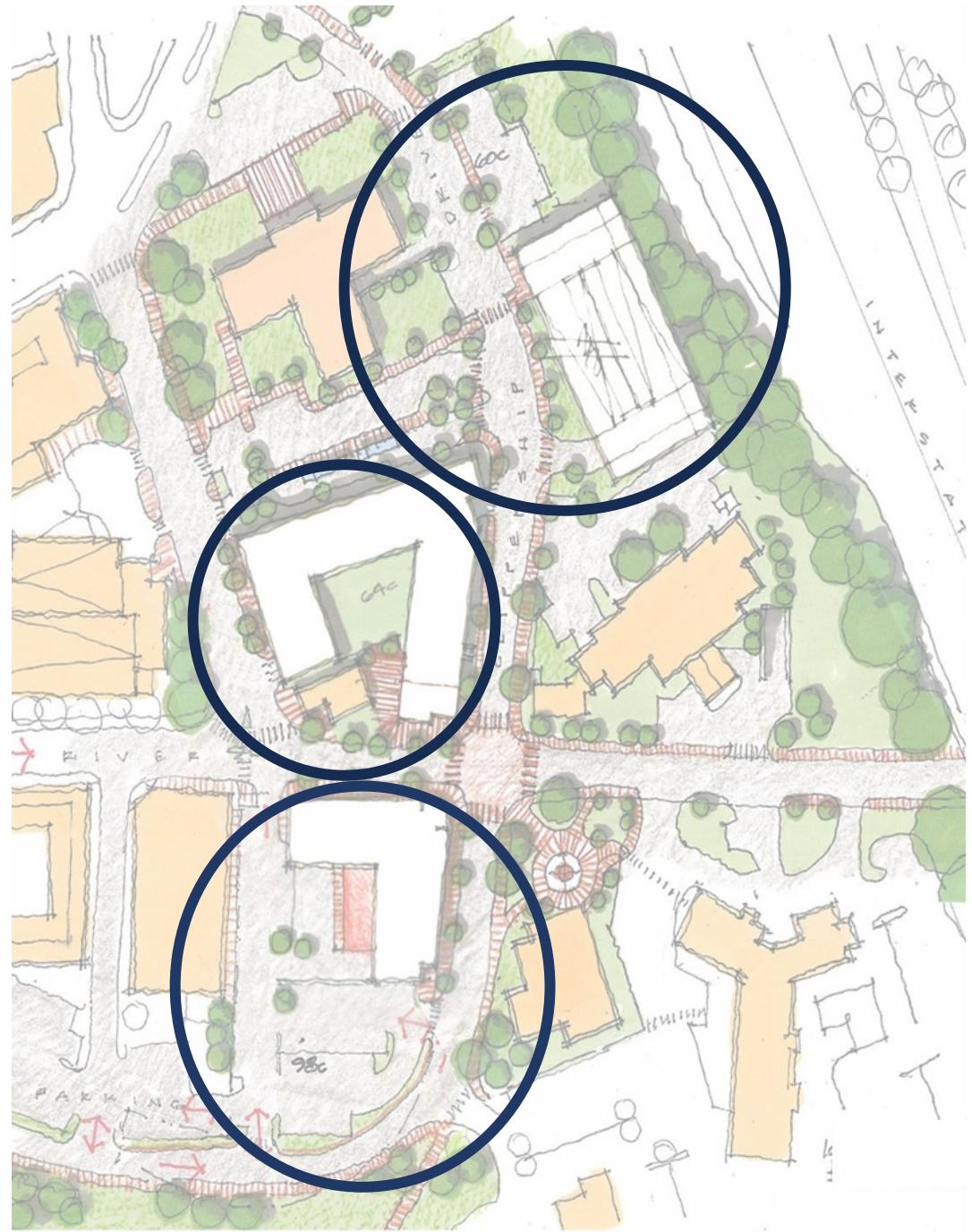
Lot B

+/- 64 podium parking
spaces.



Lot A

+/- 98 surface parking
spaces.



Sustainability

**Passive House
Construction**



Multimodal Transit

Resilient Site Plan

**Expanded EV
Charging Offerings**

**Reduction of Urban
Heat Island Effect**





Medford Center



MEDFORD

HYATT PLACE

Preliminary Schedule

Preliminary Development Schedule:

Finalize Land Development Agreement with City	2026 Q1
Community Discussion and Permitting	2026 Q2
Construction Commencement	2027 Q3
Construction Completion / Opening	2029 Q4

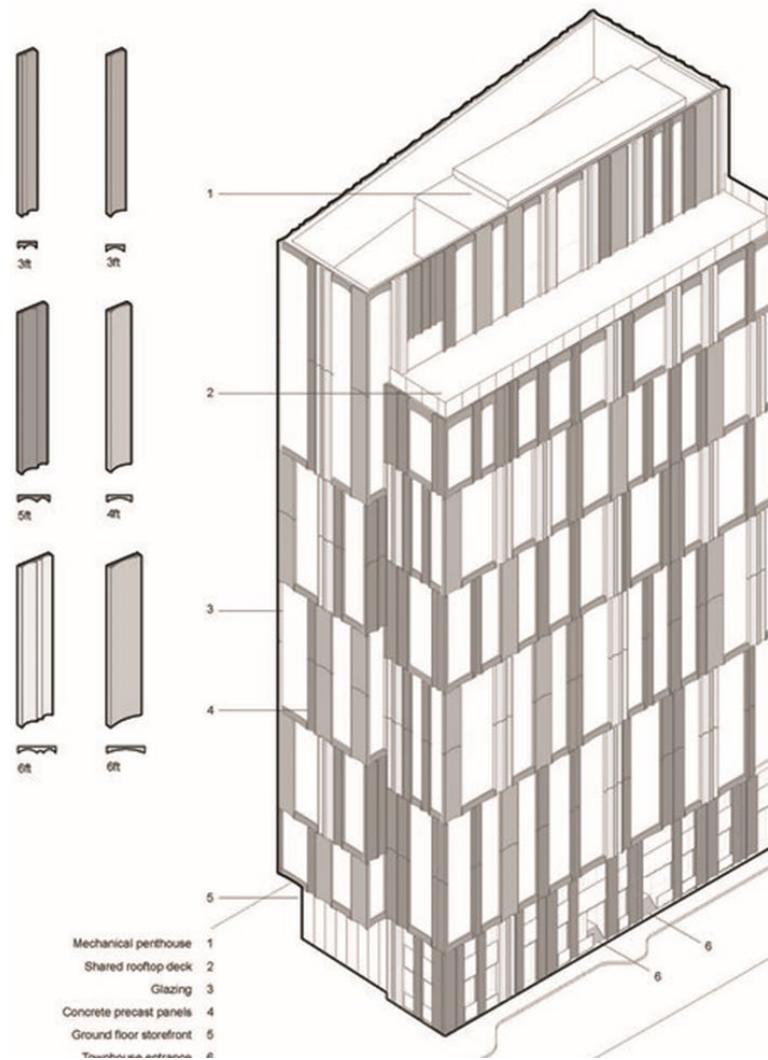


TRANSOM

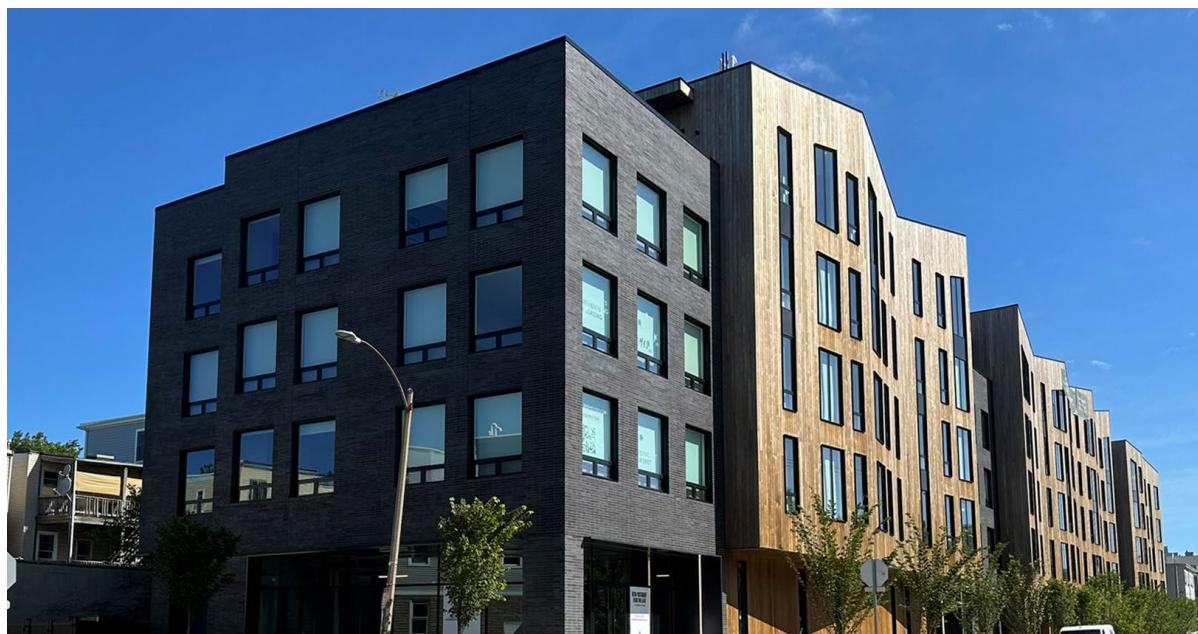
- Established in 2015
- 60 years of combined real estate development experience
- New England focused
- Design Centric



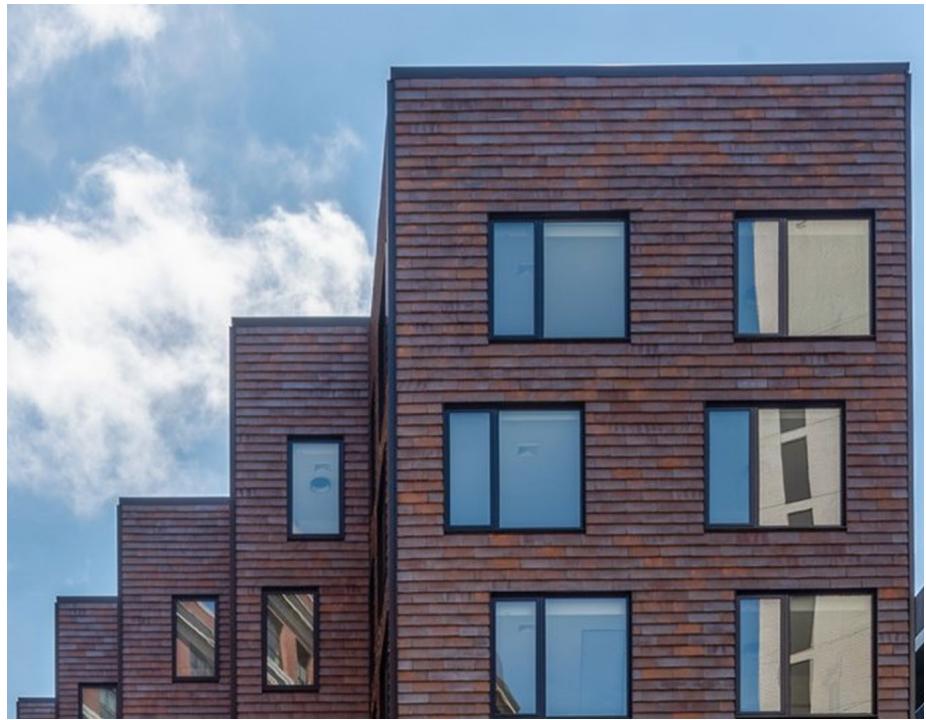
212 STUART STREET, BOSTON



282 BREMEN, EAST BOSTON



ZERO ATHENS, SOUTH BOSTON



THANK YOU

