



Medford City Council  
Medford, Massachusetts

**Committee of the Whole, November 18, 2025**

**City Council**

Isaac B. "Zac" Bears  
Anna Callahan  
Kit Collins  
Emily Lazzaro  
Matt Leming  
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/82581349390?pwd=ewDbtwo26b9rwwgDGSF0INAljKb8gW.1>

Call-in Number: +13092053325,,82581349390#,,,\*680974#

Live: Channel 22 (Comcast), Channel 43 (Verizon), [YouTube](#), and medfordtv.org.

To submit written comments, please email REliseo@medford-ma.gov.

**CALL TO ORDER & ROLL CALL**

**ACTION AND DISCUSSION ITEMS**

**25-178**

**Submitted by Office of Planning, Development, and Sustainability**

Presentation on Medford Square/City Hall Parking Lots Development Project

**Adjournment**

# Medford Square

November 18, 2025



# Development Team & Experience



Developer/Proponent: Transom Real Estate



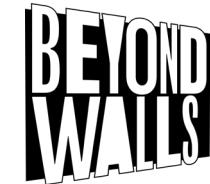
Architect: PCA (Prellwitz Chilinski Associates)



Landscape Architect: MDLA



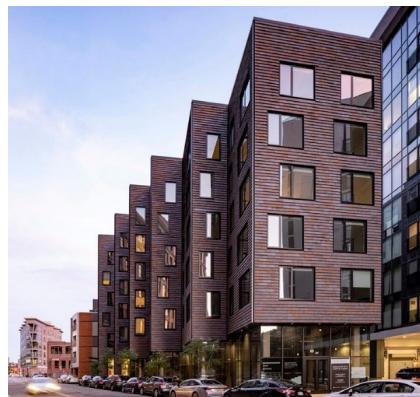
Placemaking Partner: Beyond Walls



Permitting Counsel: Nutter (Valerie Moore)



Retail Leasing: District Real Estate Advisors

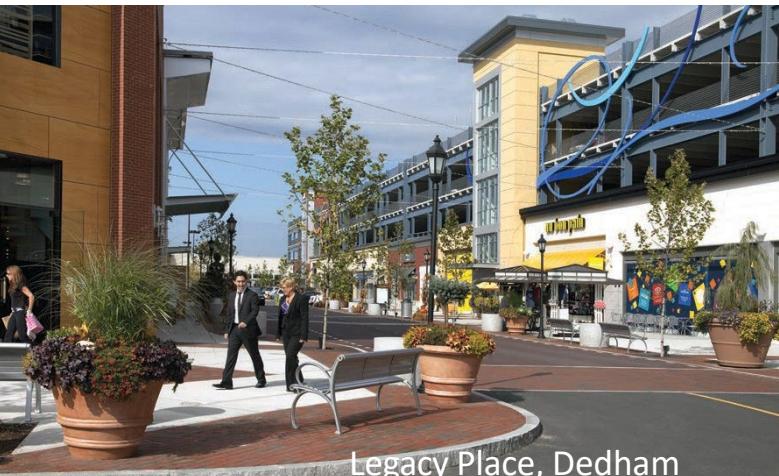




## The power of placemaking

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

– William Whyte



# 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)

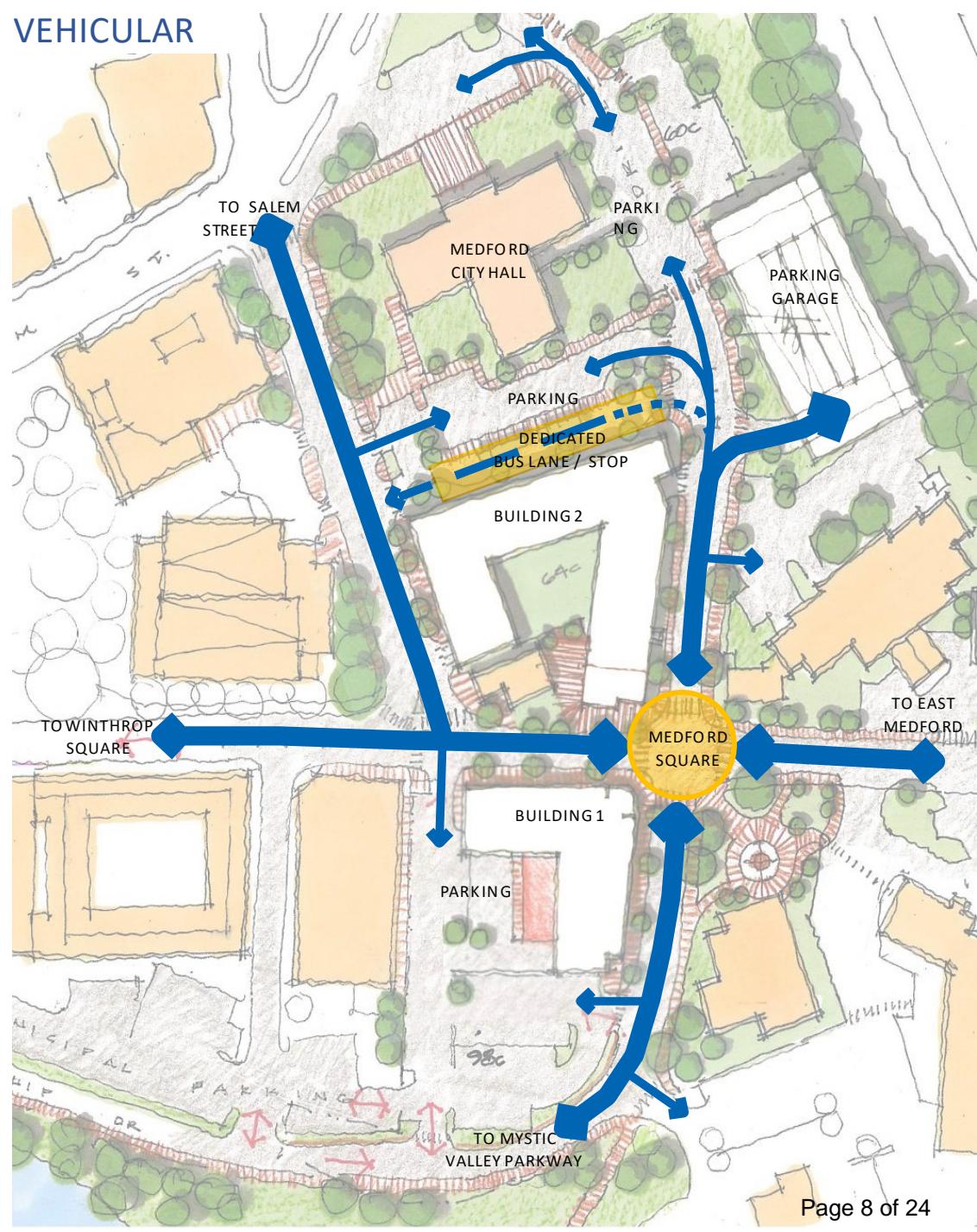
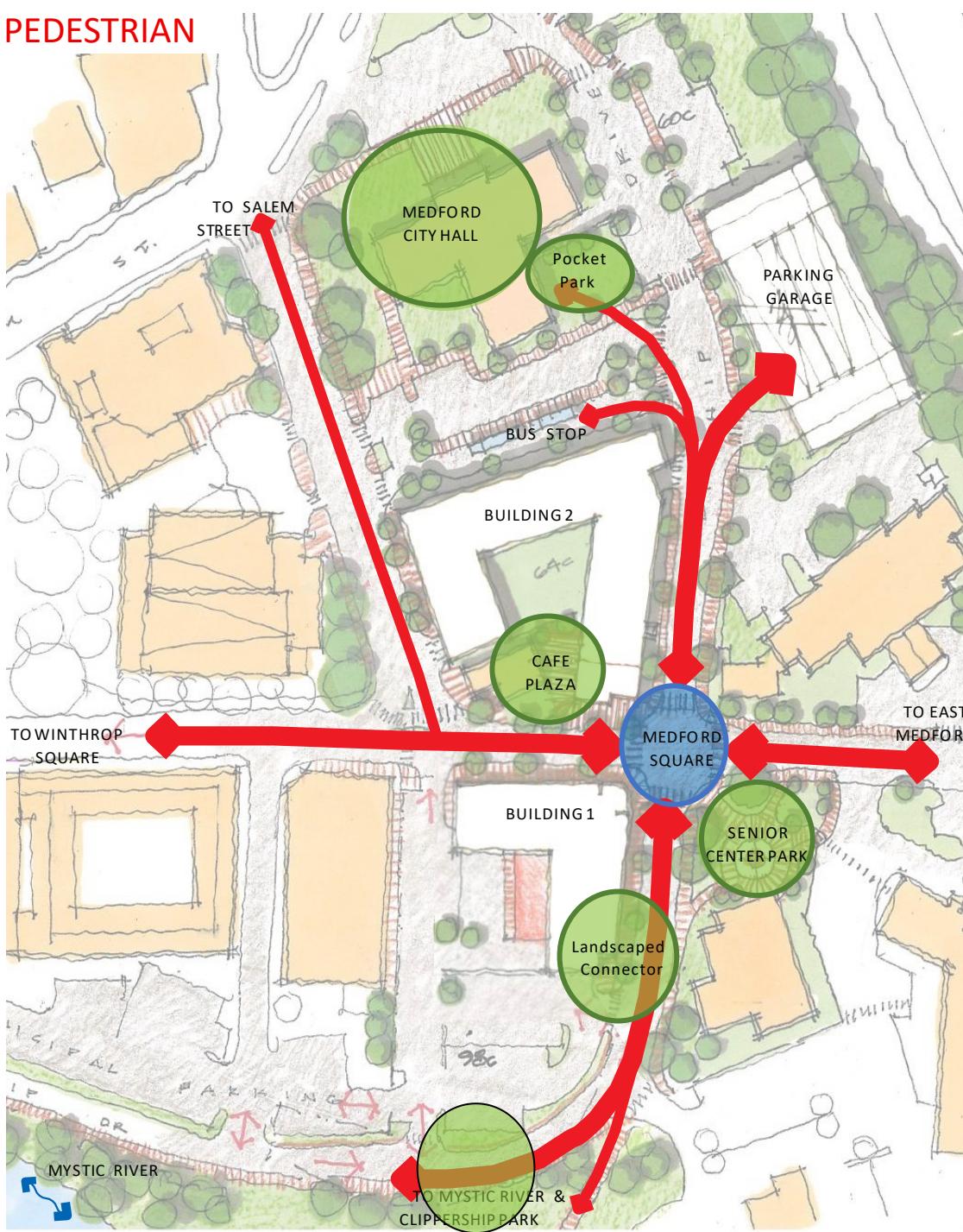


*Public art murals* in partnership with  
*Beyond Walls*

*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.

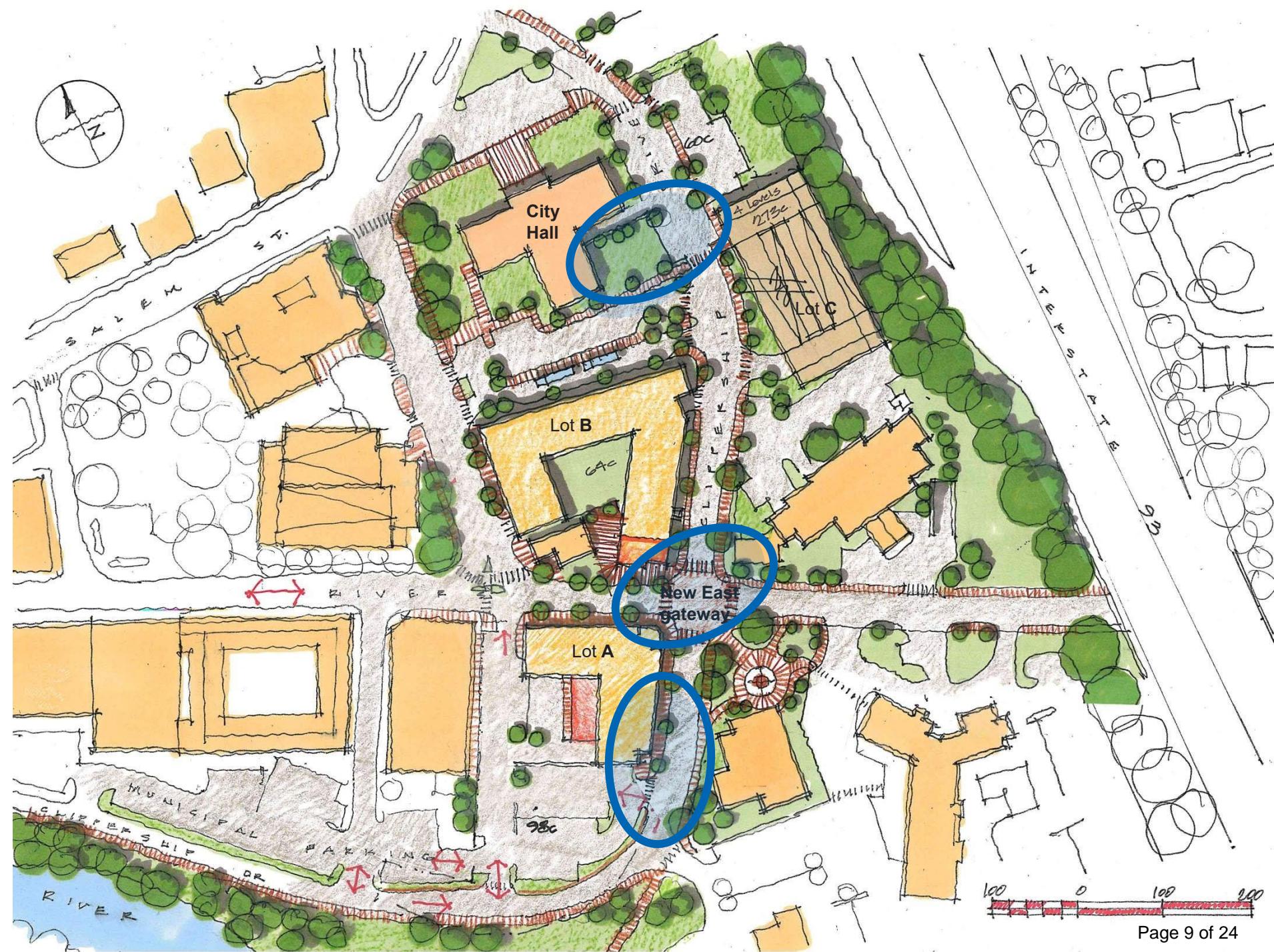
## City Hall

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

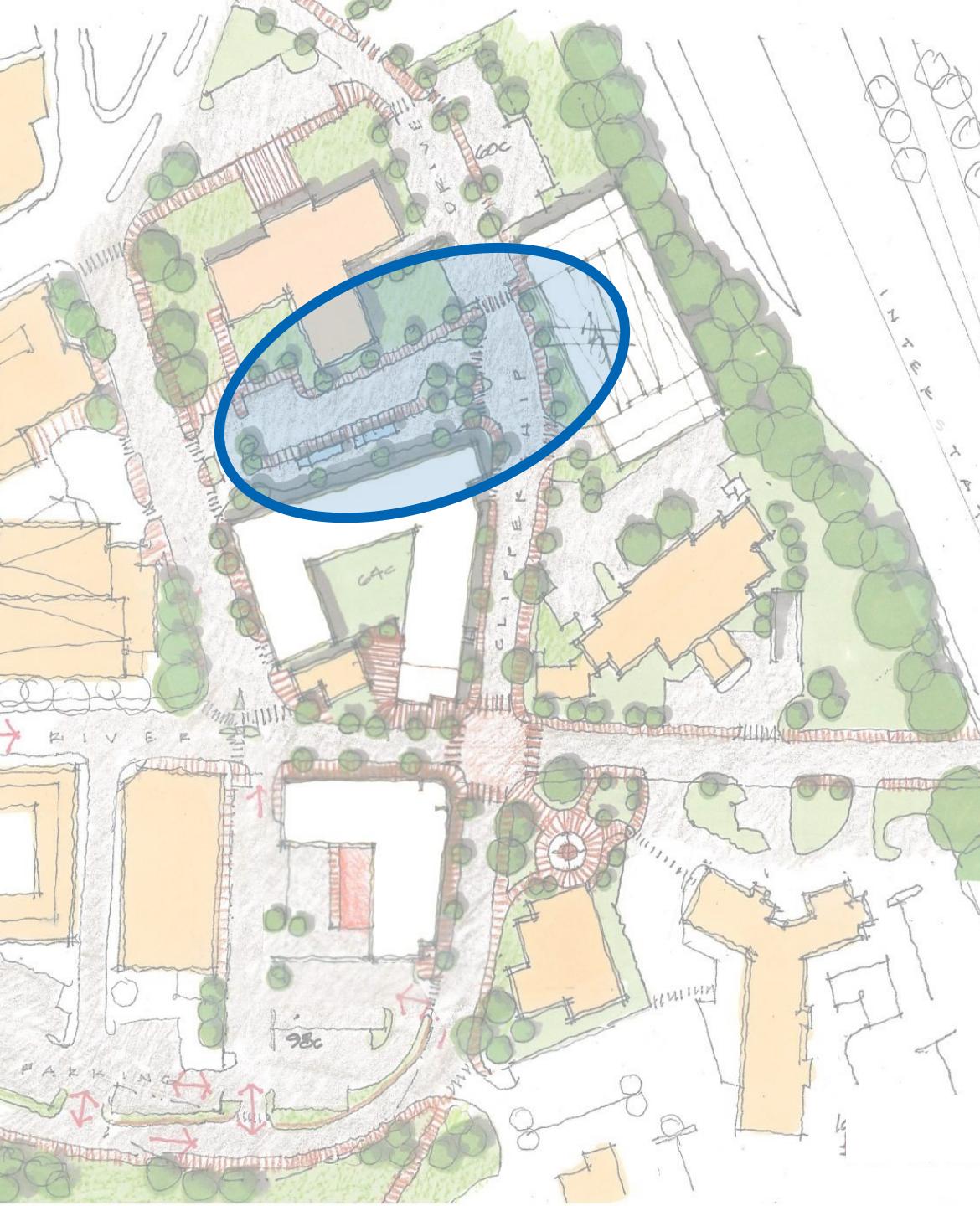
New landscaped island and bus shelters to improve existing bus stop.

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

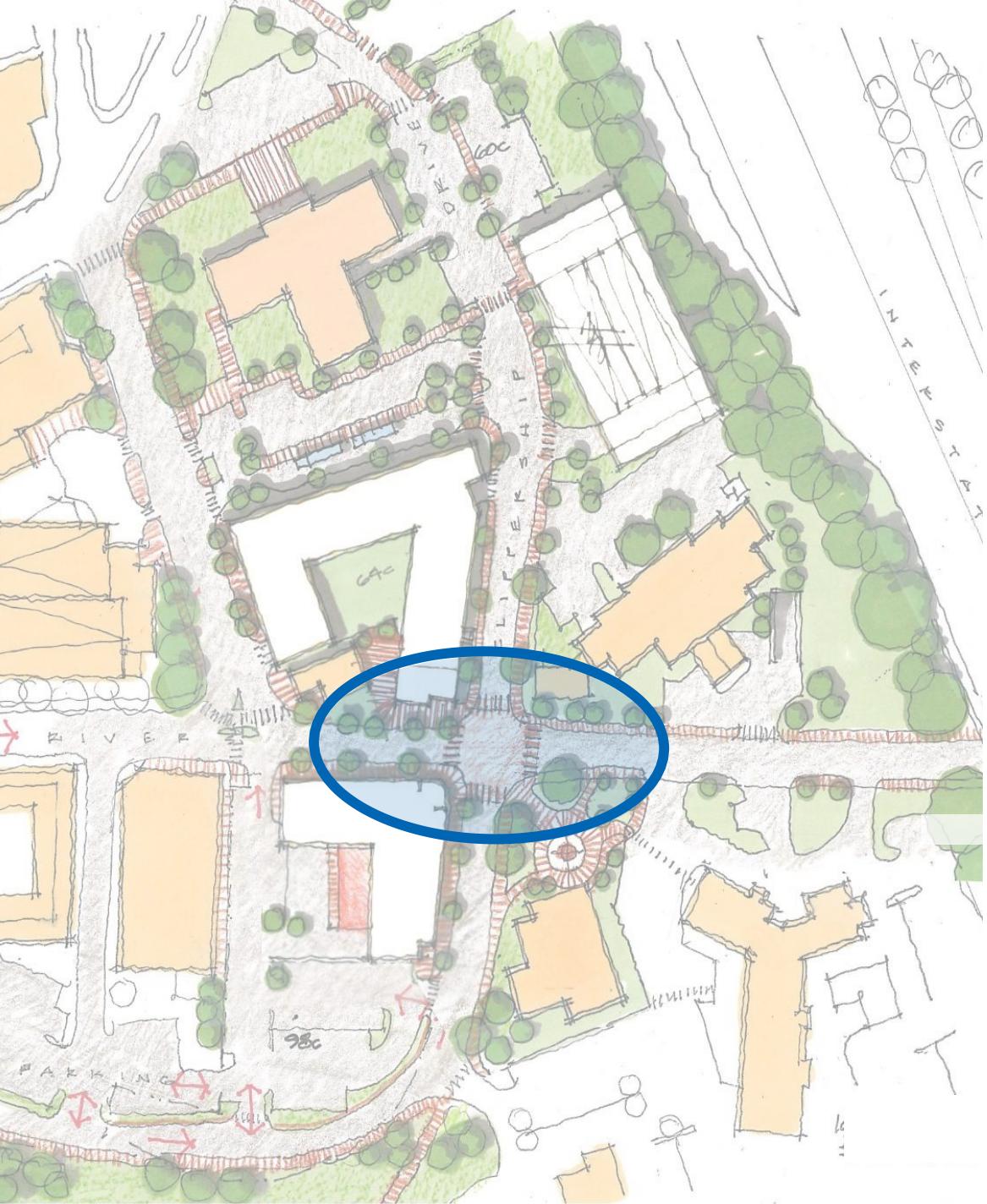


GREEN SPACE EXPANSION



PEDESTRIAN FIRST PARKING LOT DESIGN

# Placemaking



POCKET PARK & CAFE PLAZA



SPECIALTY PAVING WITHIN INTERSECTION

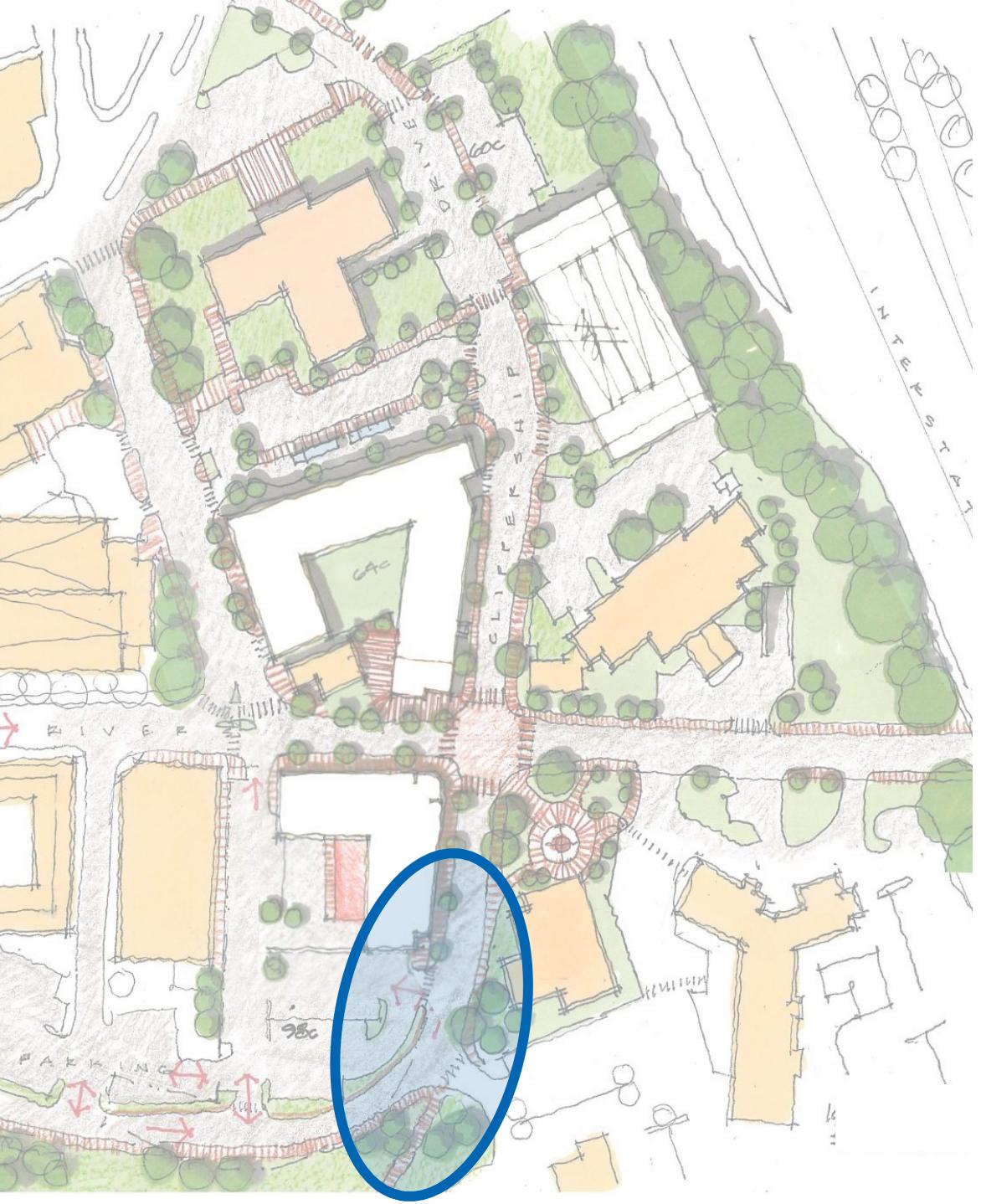


ENGAGING STREETSCAPE



ACTIVATED PEDESTRIAN EXPERIENCE

# Placemaking



# 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.



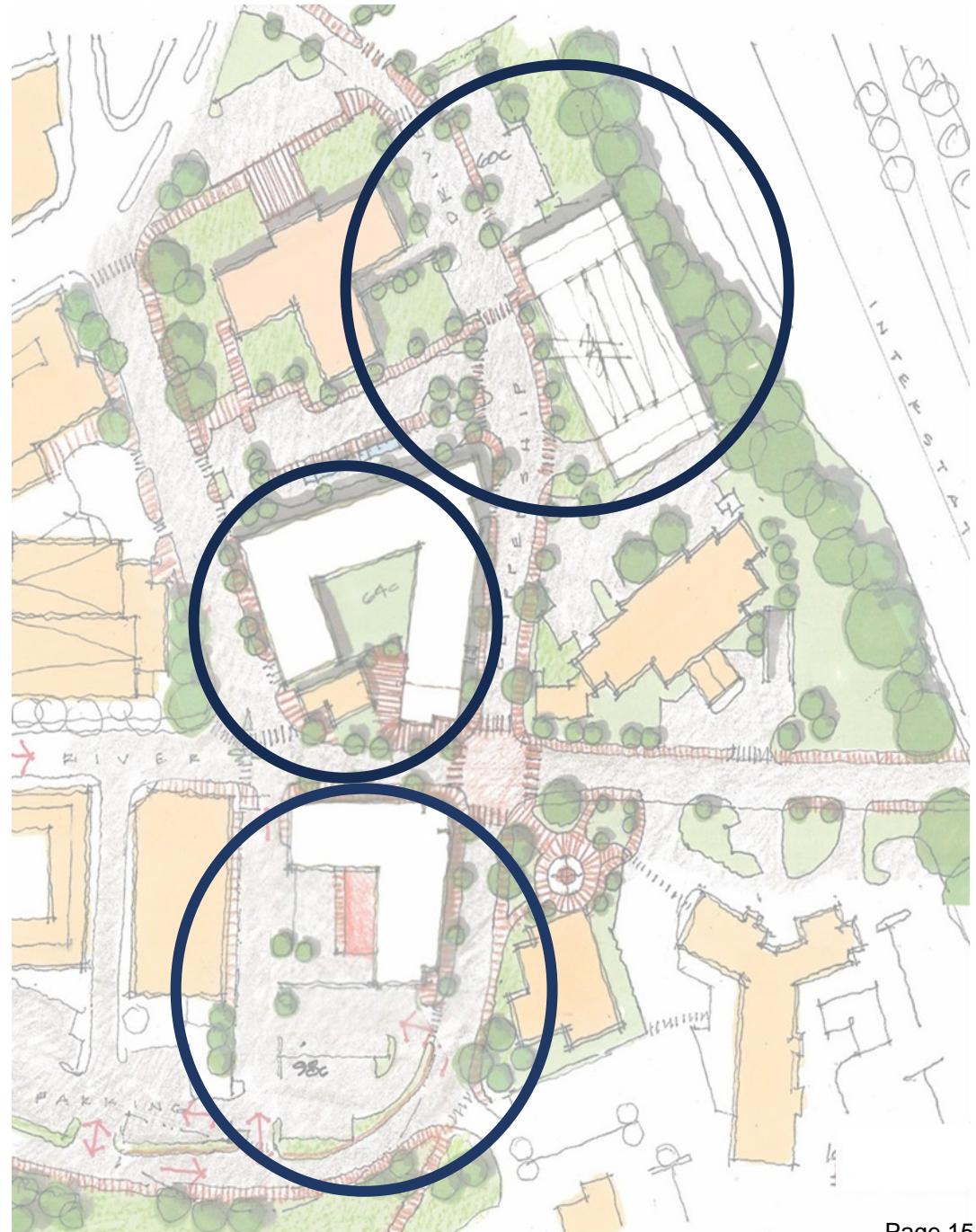
**Lot B**

+/- 64 podium parking  
spaces.



**Lot A**

+/- 98 surface parking  
spaces.



# Sustainability

**Passive House  
Construction**

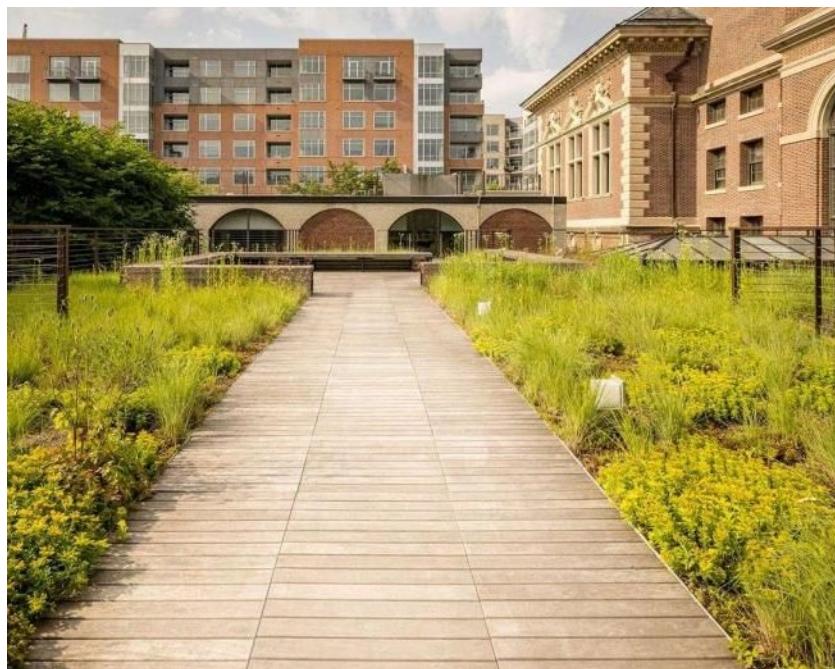


**Multimodal Transit**

**Resilient Site Plan**

**Expanded EV  
Charging Offerings**

**Reduction of Urban  
Heat Island Effect**







# 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

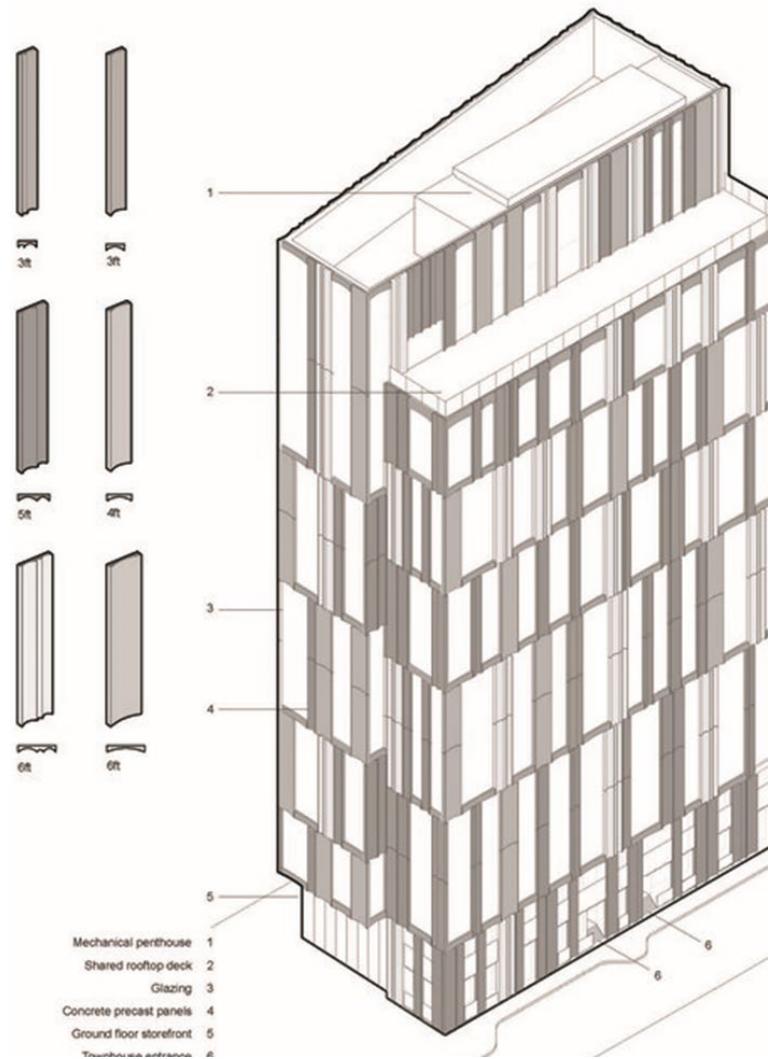


# TRANSM

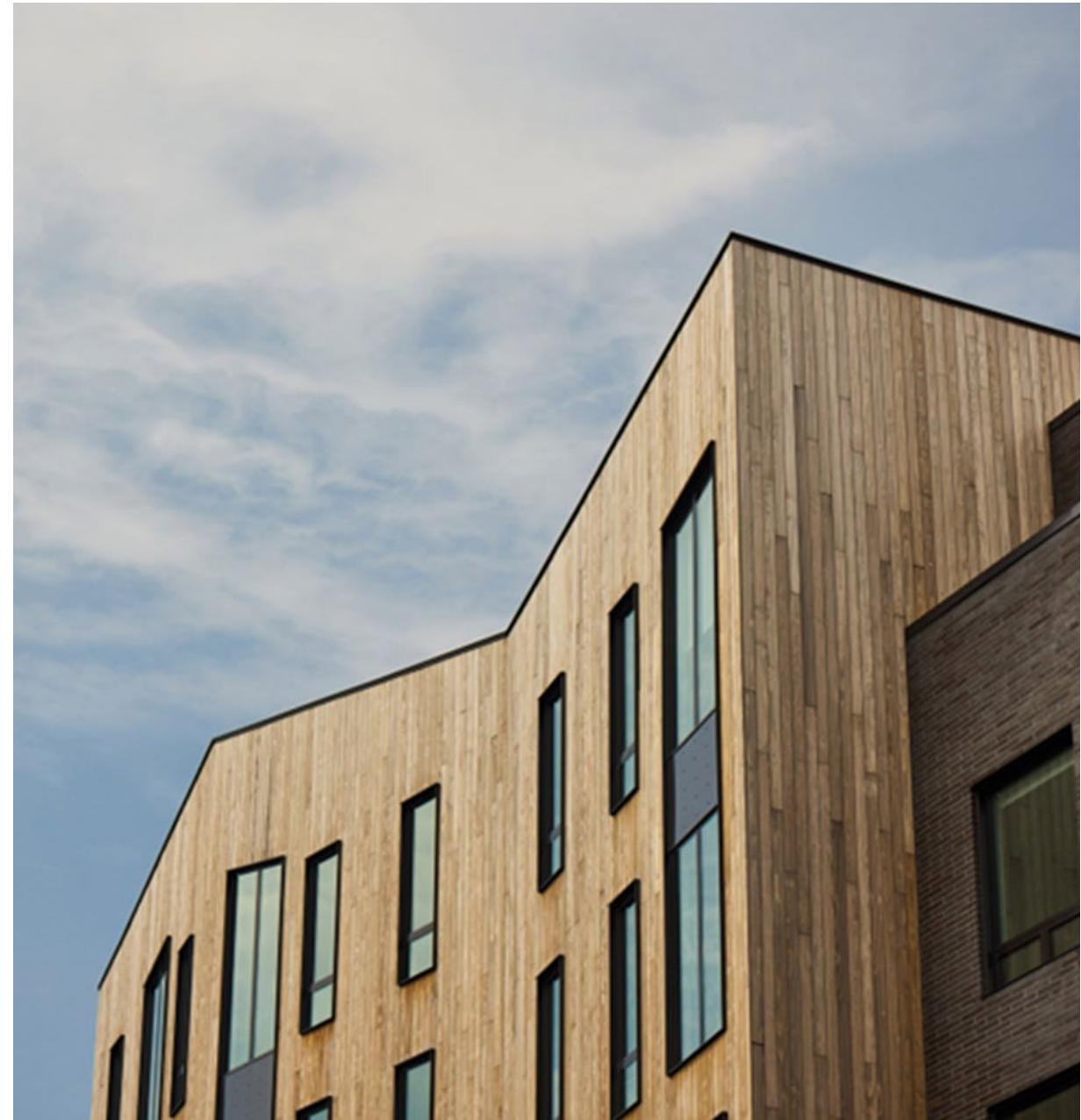
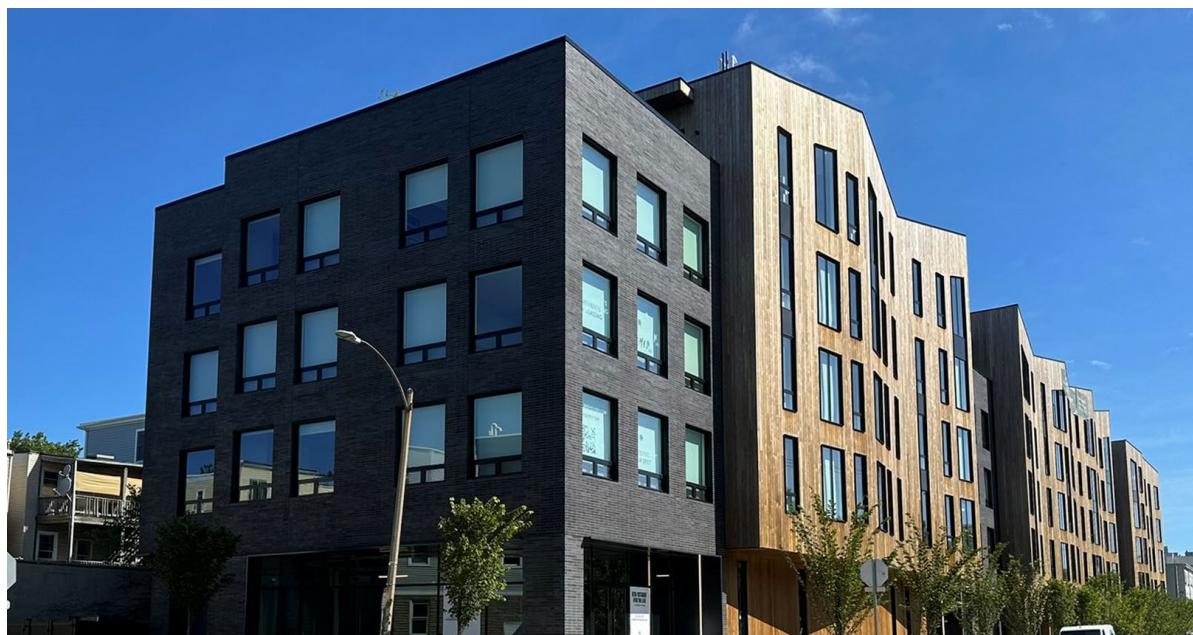
- Established in 2015
- 60 years of combined real estate development experience
- New England focused
- Design Centric



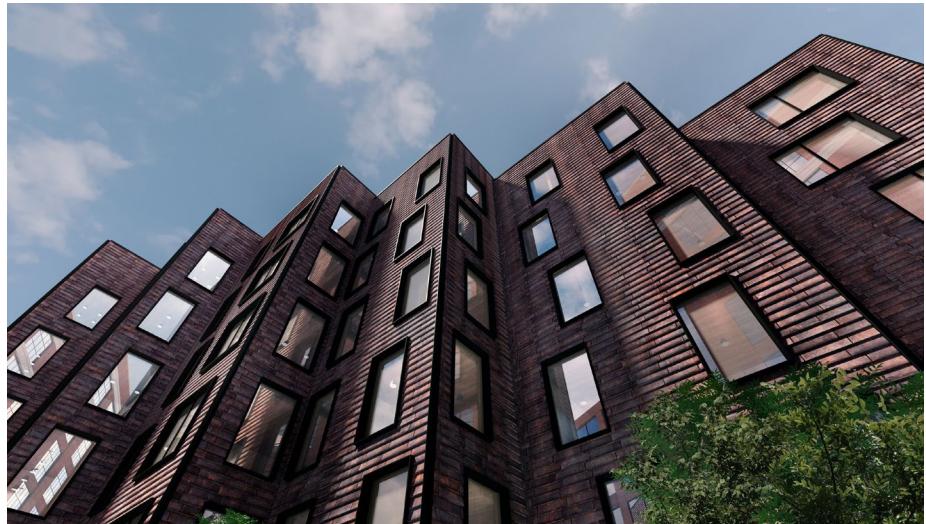
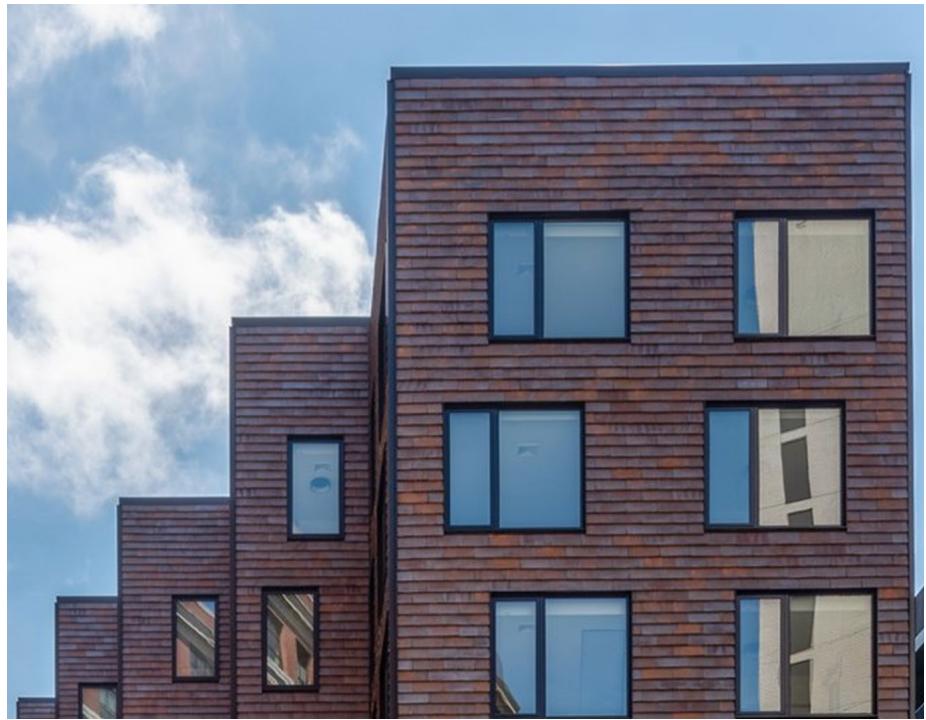
# 212 STUART STREET, BOSTON



# 282 BREMEN, EAST BOSTON



## ZERO ATHENS, SOUTH BOSTON



# THANK YOU

