

# *Wellington Air Rights Request for Information Response Review*

*December 2022*





In September, the City released a Request for Information for city-controlled air rights over approximately 28 acres of MBTA-owned land at Wellington Station. Eight highly qualified developers submitted proposals, expressing their interest in the opportunity and their vision for redeveloping the nearly 28 acres into a transit-oriented, mixed-use district. The proposed uses for the area include multi-family residential, hotels, commercial office, entertainment, ground floor retail, and parking (replacement, commuter, and public), in addition to public open space amenities, including bike and pedestrian connections providing access to an activated waterfront and beyond.

The City hired real estate firm Cushman and Wakefield to assist with the administration of the RFI and evaluation of responses. Information gathered from the responses will inform a future Request for Proposals and any additional planning that is necessary to act on the air rights.

Summary descriptions of each proposal are provided on the following slides. The full proposals can be viewed at <https://bit.ly/air-rights>.

Questions and/or public comments may be directed to the Office of Planning, Development, & Sustainability at (781) 393-2480 or [econdev@medford-ma.gov](mailto:econdev@medford-ma.gov).

# Able Company



- Development Team: Stantec, Howard Stein Hudson
- Potential Uses: Housing, Life science/office, medical/clinical, hospitality, retail, open space, public parking
- Potential Square Feet: Not Provided
- Potential Units: Not Provided



**GROUND FLOOR USES**

- RETAIL
- HOTEL
- LOBBY & AMENITY
- OFFICE
- DWELLINGS
- CENTRAL GARAGE
- MECHANICAL

**GREEN SPACES**

- 1 - CONCOURSE
- 2 - EVENTS FIELD
- 3 - COURTYARD
- 4 - STATION PLACE
- 5 - PLAZA LAWN
- 6 - FILTER PARK
- 7 - RIVER ACCESS
- 8 - RIVER WALK



# The Davis Companies



- Development Team: Elkus Manfredi
- Potential Uses: Mixed-use residential, public parking
- Potential Square Feet: 124,050-134,250 sf (residential), 23,400-36,600sf (parking)
- Potential Units: 130-141



Link to full proposal: <https://bit.ly/Davis-Companies>



- Development Team: Cube3
- Potential Uses: Residential, public parking
- Potential Square Feet: Not Provided
- Potential Units: 1,200-1,450





- Development Team: DREAM Collaborative, Agency Landscape + Planning, Beals + Thomas, enviENERGY, VHB, Howard Stein Hudson, McNamara Salvia, Goulston & Storrs
- Potential Uses: Mix of commercial, retail, residential, public parking, open space
- Potential Square Feet: Not Provided
- Potential Units: Not Provided

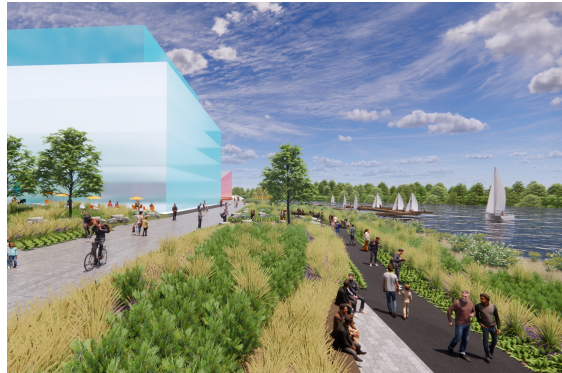


Link to full proposal: <https://bit.ly/HYM>

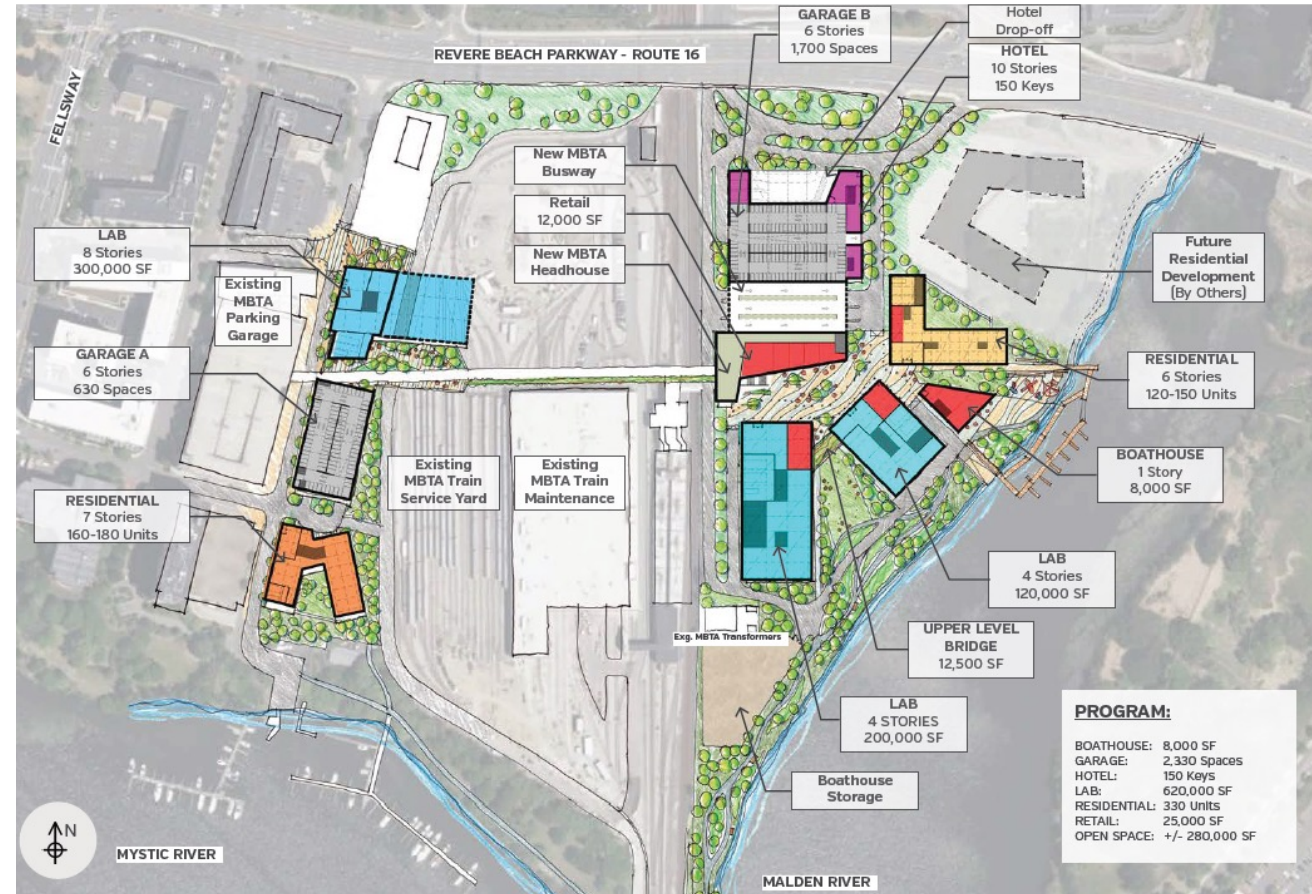


# New England Development

- Development Team: VHB, Howard Stein Hudson, Stantec, Copley Wolff Design Group
- Potential Uses: Residential, retail, life-science office/lab, marina, boathouse, hotel, open space, public parking
- Potential Square Feet: 25,000 sf(retail), 420,000 sf (lab), 8,000 sf (boathouse), residential sf not provided
- Potential Units: 280-330



## NEW ENGLAND DEVELOPMENT

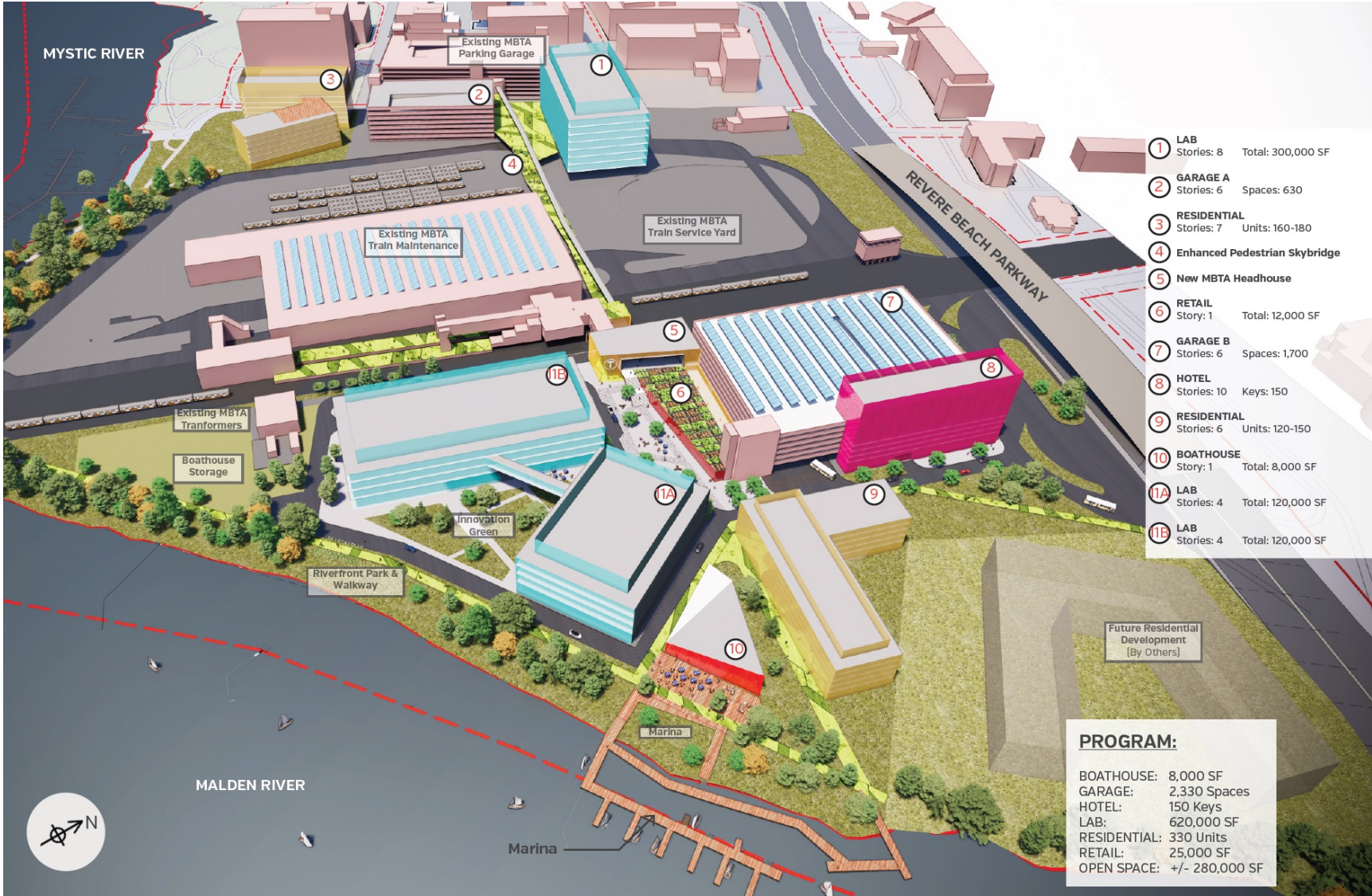


Link to full proposal: <https://bit.ly/New-England-Development>



# New England Development

## NEW ENGLAND DEVELOPMENT

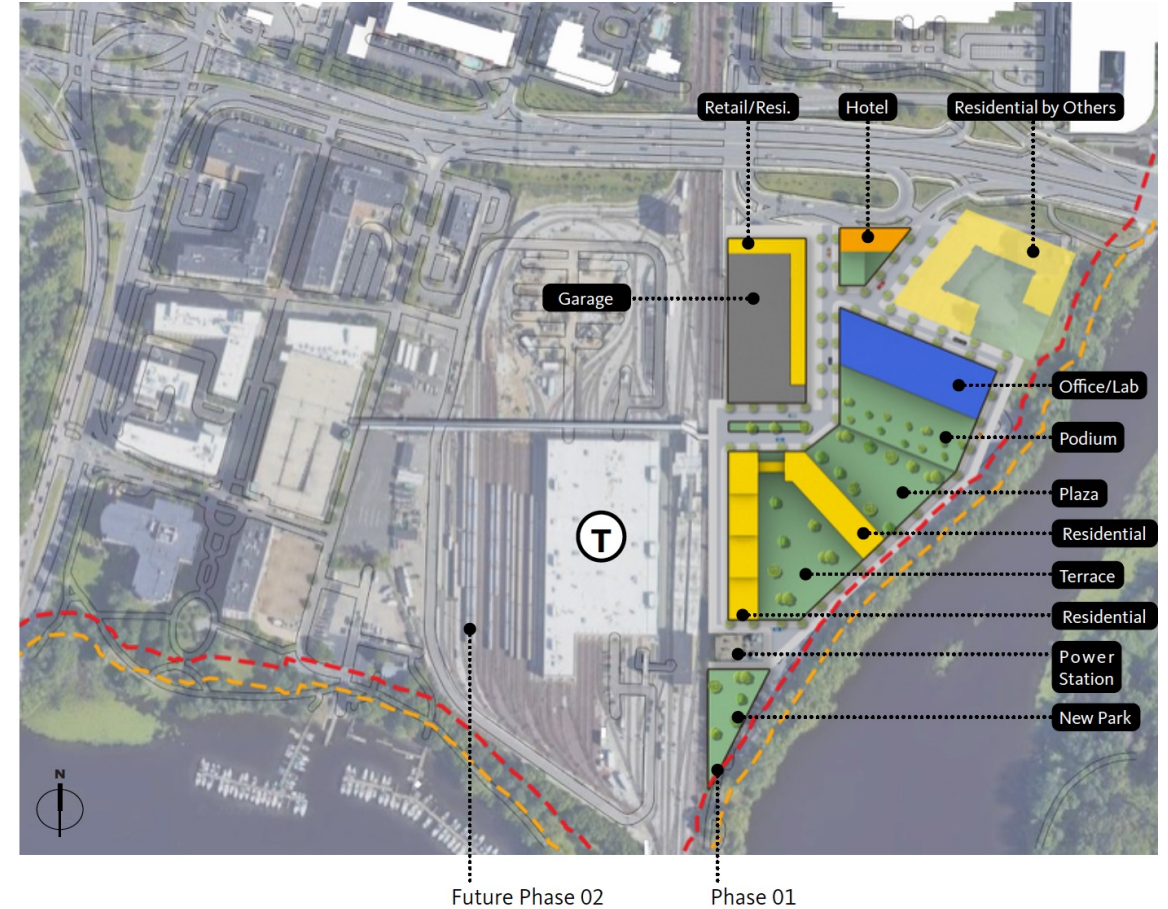
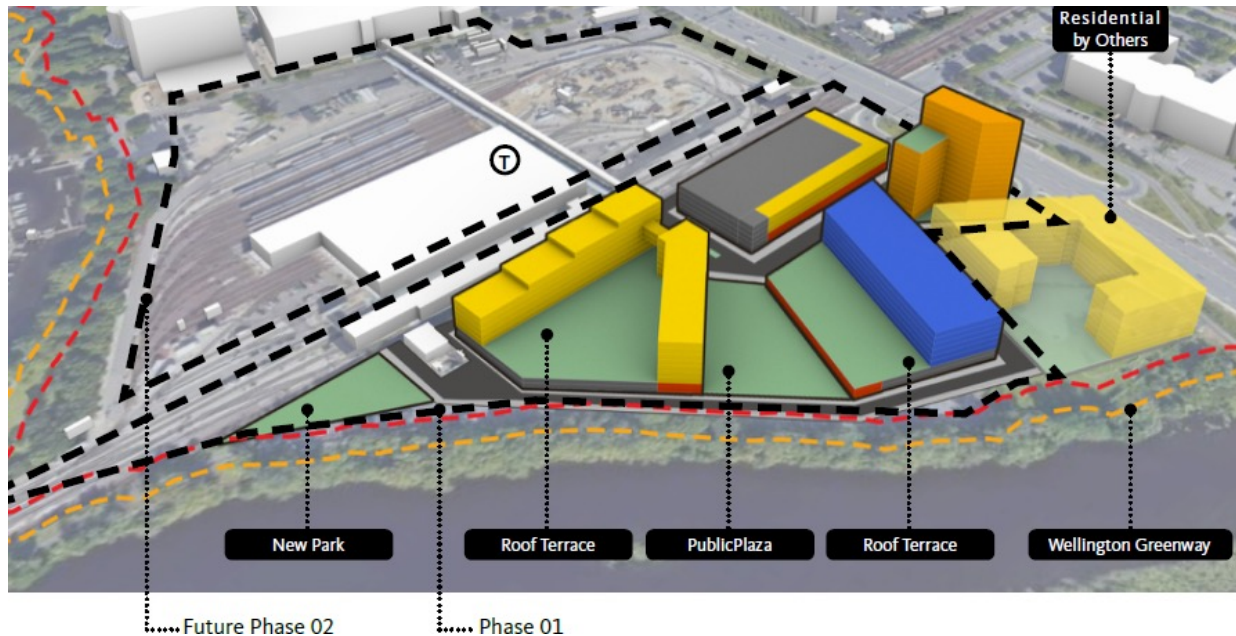




# Preotle, Lane & Associates

# PREOTLE, LANE & ASSOCIATES

- Development Team: Gensler, Shadley Associates Landscape Architects, Nangle Consulting Associates, Tetra Tech
- Potential Uses: Residential, Office, Retail, Hotel, open space, public parking
- Potential Square Feet: 142k sf (residential), 54k (retail), 196k (hotel), 675k (parking), 68k sf (open space)
- Potential Units: 380





# Quaker Lane

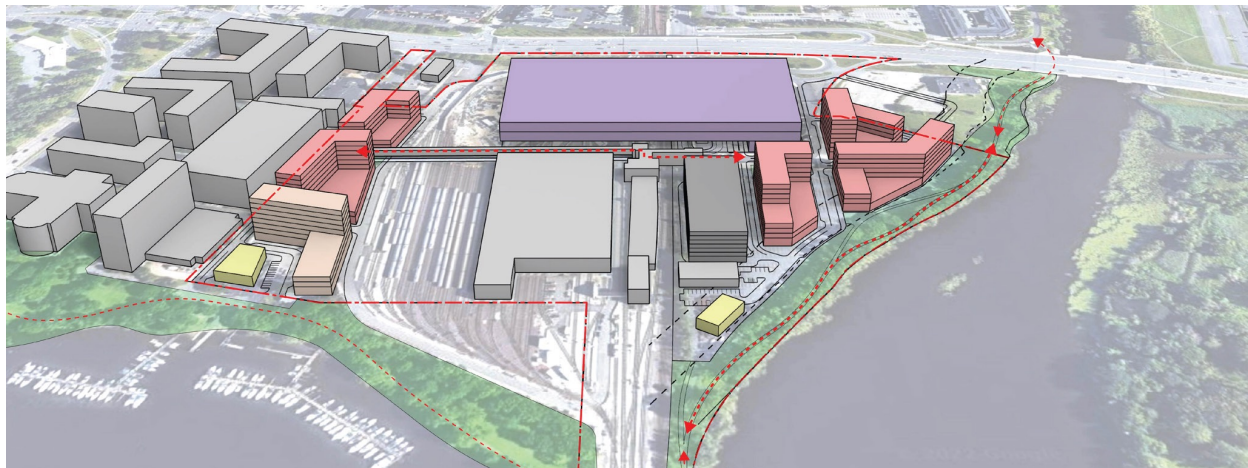


- Potential Uses: high- and low-rise residential, commercial (office and R&D/Lab), retail space, public parking
- Potential Square Feet: Not Provided
- Potential Units: Not Provided

Renderings/plans not provided



- Development Team: AECOM, Jacobs
- Potential Uses: Residential, hospitality, community/open space, public parking
- Potential Square Feet: 963,000 sf
- Potential Units: Not Provided



Link to full proposal: <https://bit.ly/RISE-Together>



# RISE





# RISE

