



City of Medford, Massachusetts

Request for Information (RFI)

City-owned Air Rights over Wellington MBTA Station

Issued: September 9, 2022

Proposals Due: October 31, 2022

City of Medford, Massachusetts: Request for Information

The City of Medford is soliciting qualifications from experienced developers to develop and use the City-Owned Air Rights over the Massachusetts Bay Transportation Authority (“MBTA”) in the Wellington area of the City of Medford (the Project”). Responses to this Request for Information (RFI) shall serve to assist the City of Medford’s Mayor and Office of Planning, Development and Sustainability (“City” or “Office”) in understanding the current state of the marketplace with regards to the solicited information or to inform the development of a possible solicitation for a Request for Proposals (RFP) in the future. This RFI does not in any way obligate the City to issue or amend a solicitation or to include any of the RFI provisions or responses in any solicitation. The City of Medford has engaged Cushman & Wakefield to serve as its real estate advisor on this effort.

1. The Relevant Property

In 1969, the Legislature directed the MBTA to “lease to the City of Medford air rights for support, access, utilities and light and air, for a term of years not exceeding ninety-nine years...”. The air rights at issue are located within the Wellington Area of the City of Medford and are more specifically identified in Attachments 1 (Chapter 729 of the Acts of 1969) and 2 (Map prepared by the City identifying the air rights included in Chapter 729 of the Acts of 1969). Attachment 3 includes current existing conditions.

2. Purpose of RFI and Vision for this Project

The City of Medford launched a citywide, community-driven Comprehensive Master Planning Process on June 9, 2021 that will result in a long-range vision for the City with policy and guidance for implementation of the Plan over the next ten years. Initial drafts of the Plan imagine a livable Medford with a wide range of centers and squares for gathering, protected and connected green-blue spaces, and a wider range of housing choices. In particular, the area around Wellington has been identified by the community as a place for higher density development, more employment and mixed-use opportunities, and community amenities. New development should reflect the community’s goals for climate, affordable housing, mobility, recreation, entertainment and arts.

This area has been identified as a priority redevelopment area, leading the City of Medford to issue this RFI. The purpose of the RFI is to engage interested developers in a discussion of the potential for this area. The City of Medford is open to explore the full list of development options available to the City within the area defined by the above noted legislation, including but not limited to possible subleasing of all or a portion of all the property included in the lease between the City and the MBTA.

3. Consistency with the City's Planning Documents and Policies

The City seeks to promote development options within the defined real property (air rights) that should be guided by and consistent with, the City's Comprehensive Plan, Housing Production Plan, Open Space Plan, Climate Action Plan, and other relevant policies and initiatives of the City.

Document Links:

- Comprehensive Plan: <https://www.medfordcompplan.org/>
- Housing Production Plan: <https://medfordma.org/departments/planning-development-sustainability2/housing-production-plan/>
- Open Space Plan: <https://medfordma.org/departments/planning-development-sustainability2/open-space-plan/>
- Climate Action Plan: https://medfordma.org/wp-content/uploads/2022/04/Medford_CAAP_April2022.pdf

In addition, we provide in Attachment 4 guidance from the MBTA regarding air rights development over Wellington Station.

4. Information Solicited

Background. The City seeks responses from qualified real estate developers in order to understand their experience, capabilities and vision for development of the Project.

- a. Please describe the firm's capabilities as they relate to this opportunity and similar projects, specifically those involving the development of air rights, or other public partnerships, that have been successfully completed within the Commonwealth or, to the extent relevant, elsewhere in the United States.
- b. Please provide case studies of similar projects. In your narrative, please include:
 - i. a description of how the redevelopment partnership was structured, including roles and responsibilities of the public agencies involved
 - ii. a timeline for phasing and development
 - iii. a description of the project's approach to sustainability and climate resiliency
 - iv. key lessons learned and relevancy to this Project
- c. Based on the information in this RFI, available public information and the Developer's experience, please provide preliminary site plan concept(s) and visual representations of any redevelopment scenario(s) that you believe may be possible, including proposed land uses, building programs, public open space, and transportation connections. If your vision includes development options in partnership with the MBTA or other agencies, please provide those details. Please provide your preliminary thoughts on the opportunities and challenges for this Project.

5. General Instructions

Please note that this RFI is issued solely for the purpose of obtaining information. Nothing in this RFI shall be interpreted as a commitment on the part of the City to enter a contract with any respondent or to make any procurement.

- a. This RFI has been posted on September 7, 2022.
- b. Registration. Potential respondents are encouraged to register with the City by emailing the contact listed in (h) below prior to the submission deadline. Registration is not a submission requirement.
- c. Respondent Questions. Potential respondents who have questions regarding this RFI may e-mail them to the contact listed in (h) below on or before September 23, 2022. Respondents may only make inquiries and request clarification concerning this RFI by written questions via e-mail. Responses to written questions will be compiled and answered in a FAQ format provided to all respondents.
- d. Informational Sessions. The City may hold an information session to discuss the requirements of this RFI. Registered respondents will be contacted in advance of information sessions.
- e. Response Submission. All responses to this RFI are due no later than 4:30 p.m. on October 31, 2022. Respondents should submit one (1) electronic copy via e-mail and may, if they choose, also submit a hard copy to contact listed in (h) below. All responses must include on the first page the official name (if any) of the firm or entity submitting the response. Please consecutively number all pages of the response.
- f. Response Content. Vendors should include a response to each of the questions set forth in Section 4 and Section 9 of this RFI.
- g. Response Format. All responses should be submitted with specific responses to each numbered subsection set forth in Section 4 and Section 9. If a respondent opts not to respond to any item(s) of a subsection, please note and if possible, include an explanation for the lack of response.
- h. City Contact Information. Please direct all communications, questions, and responses to the following contact: econdev@medford-ma.gov. Hard copy submissions will be accepted by the Office of Planning, Development and Sustainability, Room 308, 85 George P Hassett Drive, Medford, MA 02155.
- i. Additional Information. The City retains the right to request additional information from respondents. The City may, at its sole discretion, elect to request formal presentations from certain vendors and/or create an RFR, RFQ or RFP which may include suggestions, ideas, plans, concepts or criteria generated from responses received from this RFI. The City may request further explanation or clarification from any and all respondents during the review process.

6. Costs.

By submitting a response, respondents agree that any cost incurred in responding to this RFI, or in support of activities associated with this RFI, shall be the sole responsibility of respondent. The City shall not be held responsible for any costs incurred by respondents in preparing their respective responses to this RFI.

7. Review Rights.

Responses to this RFI may be reviewed and evaluated by any person(s) at the discretion of City, including independent consultants retained by City now or in the future.

8. Public Record.

All responses to this RFI are deemed a public record pursuant to G.L. 66 s. 10, regardless of confidentiality notices set forth on such writings to the contrary.

9. Information Requested.

- a.** Company Name (please list parent company as well)
- b.** Company Address
- c.** Principal(s) contact information (e-mail address required)
- d.** Any additional consultants that the Developer has engaged in preparation of this response to the RFI.
- e.** Demonstrated ability to secure capital for a development of this scope.
- f.** Provide a description of your company and the basis of your expertise in offering a response to this RFI.
- g.** Please provide responses to requests identified in Section 4 of this RFI.

Chap. 729. AN ACT AUTHORIZING AND DIRECTING THE MASSACHUSETTS BAY TRANSPORTATION AUTHORITY TO GRANT TO THE CITY OF MEDFORD THE AIR RIGHTS OVER ITS PROPERTY IN THE WELLINGTON AREA OF SAID CITY.

Be it enacted, etc., as follows:

The Massachusetts Bay Transportation Authority is hereby authorized and directed to lease to the city of Medford air rights including rights for support, access, utilities, and light and air, for a term of years not exceeding ninety-nine years over a certain parcel of land owned by said Authority in the Wellington area of said city as shown on plans of land entitled "Massachusetts Bay Transportation Authority, Haymarket — North Extension Contract No. HN-Wellington Area — Land Takings — Col. S. H. Bingham Asso. Inc. Consulting Engineers —

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ACTS, 1969. — CHAP. 730.

Boston, Massachusetts, dated June 13, 1968 and identified as Plan No. M — a — 22863, and Plan No. M — a — 22864".

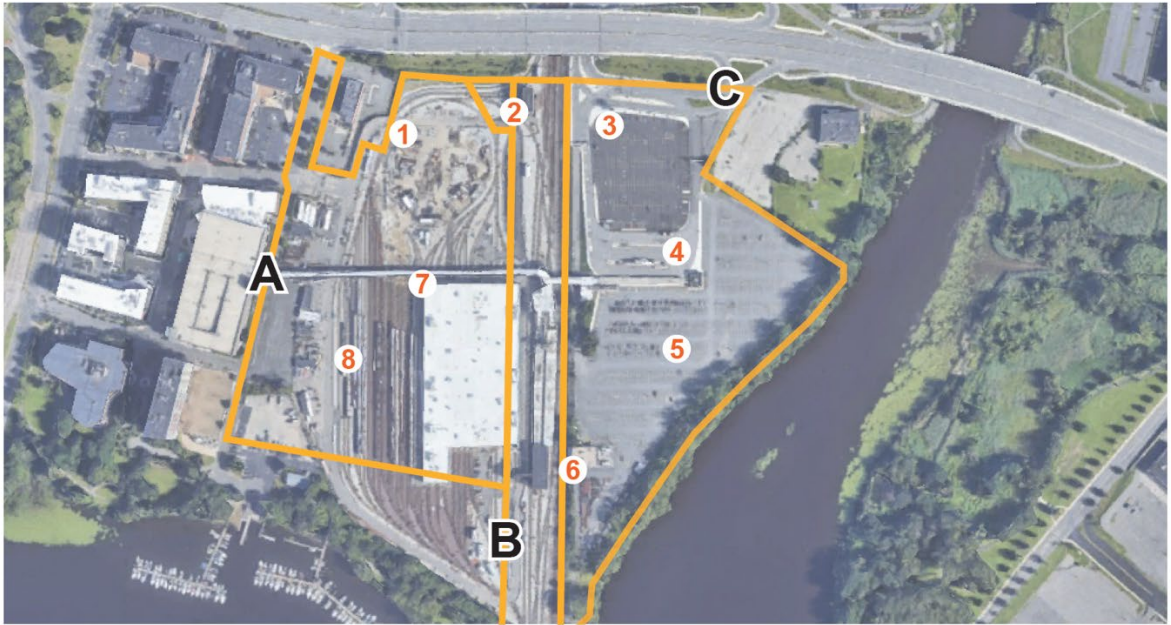
The foregoing description is intended to include all the Massachusetts Bay Transportation Authority property located in the Wellington Area of the city of Medford. The leasehold estate created by such lease may be subleased in whole or in part, assigned, pledged or mortgaged, and any pledge or mortgage may be foreclosed by appropriate action. The construction or occupancy of any building or other thing erected or affixed under any lease under this act shall be subject to the building, fire, garage, health and zoning ordinances, by-laws, rules and regulations of the city of Medford. Any building or other thing erected or affixed under any such lease shall be taxed to the lessee thereof or his assigns in the same manner and to the same extent as if such lessee or his assigns were the owners of the land in fee; provided that no part of the value of the land shall be included in any such assessment. Any such leasehold estate may be sold or taken by the collector of taxes of said city for the nonpayment of any taxes assessed as aforesaid in the manner provided by law for the sale or taking of real estate for nonpayment of local taxes. Said collector shall have for the collection of taxes assessed under this act all remedies provided by the General Laws for the collection of taxes by collectors of cities and towns. No billboards shall be erected under the provisions of this act. The premises authorized to be leased under the provisions of this act shall be leased by said Authority to said city for a nominal rental. The provisions of paragraph (c) of section five of chapter one hundred and sixty-one A of the General Laws shall not apply to any lease made under the provisions of this act.

Approved August 18, 1969.


Attachment 2 - Map prepared by the City identifying the air rights included in Chapter 729 of the Acts of 1969



Attachment 3 – Existing Conditions



1. MBTA staff parking/ equipment storage
2. MBTA signal tower
3. LAZ parking (~300 spaces)
4. Kiss & Ride/ Bus drop-off
5. Commuter parking (~800 spaces)
6. Transformer
7. MBTA maintenance & repair shop
8. Storage yards

	City of Medford Air Rights
A	West Parcel, 17.3 acres approx.
B	Rail Line
C	East Parcel, 10.75 acres approx.

Attachment 4 – Guidance from the MBTA

The MBTA has provided the following guidance regarding this RFI to the City of Medford:

- The MBTA’s intent is to replace its Fellsway garage at Wellington by 2029.
- Any potential air rights development should accommodate the future Wellington Bus Maintenance Facility.
- The MBTA’s evaluation of the area suggests that a new bus facility could be designed to allow significant housing, commercial or mixed-use development in conjunction with the MBTA’s needs.
- Any modification/relocation of customer parking to allow for air rights development should not result in a loss of net income to the MBTA or result in a negative customer experience.
- Any air rights development should not result in increased costs to the MBTA.