



**REVISED ARTICLE 6.**

*2/3 Vote Required*

To see if the Town will vote to authorize the Select Board to enter into a land development agreement and lease for the land identified on plan entitled “Plan of Land, Waterfield Parking Lot, Winchester, Massachusetts: Progress Print” dated November 2, 2017 (the “Waterfield Lot”), in substantially the form on file with the Town Clerk and available on the Town’s website; or take any other action in relation thereto.

(Select Board)

**MOTION:**

**MOVED AND SECONDED** that the Select Board be authorized to enter into a land development agreement with Winchester Waterfield MM LLC, or another subsidiary or affiliate of Civico Development, LLC, in substantially the form approved by the Select Board on *April 16, 2021*, as posted on the Town’s website at <https://www.winchester.us/DocumentCenter/View/6139/LDA-Winchester-Waterfield-MM-LLC> and on file with the Town Manager’s office, and to enter into a lease in accordance with such agreement.

**BACKGROUND:**

The Town of Winchester issued a Request for Proposals (RFP) for the redevelopment of a surface parking lot known as the Waterfield Lot, which is comprised of about one acre directly adjacent to the Winchester Center commuter rail MBTA station. The project will be a rental mixed-income project with at least 25% deed restricted Affordable units and ground level commercial space. The Select Board has selected Civico (WINCHESTER WATERFIELD MM LLC) as the developer based on a robust community feedback exercise, along with review of the six qualifying proposals by the Planning Board and Housing Partnership Board. Last fall, Town Meeting authorized the Select Board to negotiate a Land Development and Access Agreement (LDA) and terms of a Ground Lease that is now back in front of Town Meeting for final approval. The LDA outlines the terms of the disposition, including the due diligence period, process for design and permitting, and approvals. The terms of the Ground Lease are outlined in Exhibit C of the LDA and outline the additional base rent payment of \$1 million to the Town, an annual rent, permitted uses, maintenance and capital requirements and other provisions. Though the final start date is based on financing, the project is expected to break ground in 2024 or 2025.