

# Transit-Oriented Development



MASSACHUSETTS BAY  
TRANSPORTATION AUTHORITY

# MBTA TRANSPORTATION FACTS

- The MBTA is a leading development agency and is the 2<sup>nd</sup> largest landowner in the Commonwealth
- Real estate inventory consists of 4,000 parcels of land, with the smallest parcel measuring 9 square feet and the largest measuring 3 million square feet
- 450 miles of right-of-way
- 130 commuter rail stations
- 141 transit stations
- 31 miles of active subway tunnels
- 3 water transportation routes
- Over 43,000 paid parking spaces, the largest parking network in New England



# WE'RE THE IN TOD

- Provide **TRANSIT** connections through:
  - Parcel Sales
  - Ground Leases
  - Air Rights
  - Access Easements
- Sold or leased rights for 54 development projects over the past 5 years.
- Work in cooperation with other agencies to promote TOD:
  - Department of Transportation, Department of Housing and Economic Development
  - Massachusetts Turnpike Authority
  - City of Boston/Boston Redevelopment Authority(BRA)
  - Municipal Planning Departments



# BENEFITS-GOALS of TOD

## *For MBTA*

- Increased Revenue
- Increased Ridership
- Infrastructure – Asset Improvements

## *For State-Local Communities*

- Environmental (air quality, traffic, etc.)
- Increased Supply of Housing (including **“affordable”** housing)
- Economic Development (jobs)
- Tax Revenue



# PERMITTED/UNDER CONSTRUCTION

## *Bulfinch Avenir* *Trinity Financial/Archstone*

- Boston – North Station – Commuter Rail – Orange and Green Lines
- Parcel 1A, located on Canal Street in the Bulfinch Triangle section of Boston over the North Station Super Station.
- One of two remnant parcels resulting from the demolition of the elevated Green Line structure in the North Station area.
- The project, known as “Avenir”, will contain 241 rental apartment units with 17 affordable housing units, 27,750 square feet of ground floor retail space, and 116 structured parking spaces.
- First phase units available now for occupancy. Completion is expected in 2010.
- Total Revenue to the MBTA: \$213 million



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# PERMITTED/UNDER CONSTRUCTION

## *Wellington Station Landing National Development*

- Medford – Orange Line- Wellington Station
- Includes over 30 retail stores and restaurants, luxury condominiums, spacious contemporary apartments, a 50,000 square foot fitness facility, and office space.
- Will ultimately include over 1 million square feet of retail, commercial, office, and residential space.
- Skywalk connects the development to the adjacent station to facilitate direct pedestrian access to trains.
- Designed with wide, brick-lined sidewalks, outdoor cafes, waterfront park, and over 500 acres of walking paths next door.



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# COMPLETED PROJECTS

## *Arborpoint at Woodland Station National Development*

- Newton – Green Line –Woodland Station
- 40b Transit-Oriented Development that comprises 180 rental apartment units with 25% affordable units and a structured parking garage.
- Prepayment of the \$4,300,000 ground lease payments allowed for the construction of a 548 unit parking garage, new entrance road, and redesigned handicapped accessible station platform, expanding the overall parking by 100 spaces.
- New facilities for the MBTA have been developed while providing for housing located at the transit location.
- Station improvements included lengthening the platform, accessibility, new shelters, and landscaping.



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# PERMITTED/UNDER CONSTRUCTION

## *Hingham Shipyard Samuels, Avalon, Roseland, Lennar, Joint Venture*

- Hingham – Hingham Terminal – Commuter Ferry
- Mixed-use development project includes restaurants, local and national retailers, entertainment destinations, and marina. The project includes 479 residential units, 24 units affordable housing units, and mixed-use office space.
- The MBTA ferry operating from the Shipyard and MBTA bus line shuttle thousands of commuters to and from Boston, daily. A new 1600-space parking facility opened in 2008.
- Congressman William Delahunt secured \$7.5 million for improvements to the Hingham Ferry Terminal facilities at the Hingham Shipyard and for commuter parking, bus and vehicular access.
- The project includes a second signalized intersection onto Route 3A, as well as a pick-up/drop-off area close to the ferry dock.



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