



Mattapan Station

Proposed Transit Oriented Development

Public Meeting

June 9, 2015



Tonight's Agenda

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Station History

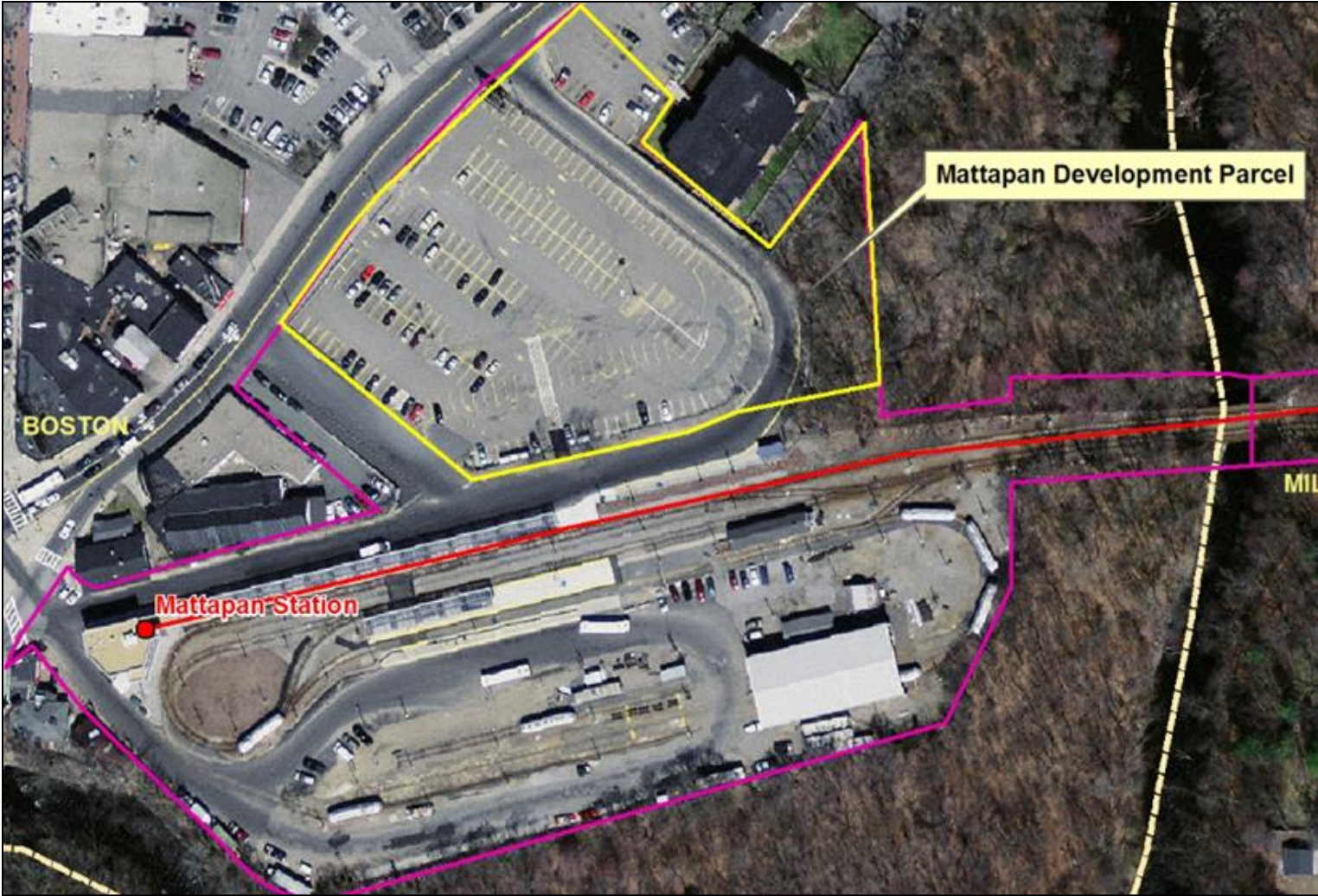


- Mattapan Station has been open for rail service since 1929.
- In 2007, as part of a large-scale rehabilitation of the High Speed Line, the MBTA completed a \$10 million improvement program at Mattapan Station, including trolley restoration and a new accessible building platform with overhead canopies and a Transit Police substation.
- With 4,586 daily riders, the High Speed line serves as a vital transportation link for the residents of Boston's southern neighborhoods.
- The MBTA has issued Invitations to Bid, or "ITBs" for the station's parking lot at three different times in the past including 2006, 2008 and most recently in 2011.

Development Offering

- Of the 217 parking spaces, only about 40 are utilized on a daily basis. Thus the MBTA has a financial loss on the parking lot while still having to shoulder the cost of maintenance.
- Given Boston's exceptionally strong real estate market, the MBTA would like to place the parking lot out to bid again this summer.
- The MBTA has offered this property twice for development before. Most recently the MBTA received a credible bid from a Charter School. The MBTA is re-bidding to allow for additional developer interest.
- What the MBTA is envisioning is an approximately 2.5 acre site that includes a compact, walkable mixed-use development in keeping with the character of the Mattapan Square neighborhood. This development could possibly be comprised of commercial, retail, and residential uses centered around the Mattapan Station.

Development Offering (continued)



Offering Details

- While the MBTA has not yet committed to any specifics on this potential sale, certain conditions that may be included are:
 - Any Bidder must preserve 50 of the station's 217 parking spots
 - Access for vehicular drop off and bus circulation must be maintained
 - Pedestrian access to River Street will likely be enhanced
 - Pedestrian and bicycle access to the DCR recreation area must be maintained

BRA Guidelines for Mattapan Square

- The Boston Redevelopment Authority (BRA), in conjunction with the community of Mattapan, has developed guidelines for the development of Mattapan Square
- These guidelines are intended to provide developers with a roadmap while they craft their ideas for the redevelopment of the site.
- They also reflect the new zoning developed in coordination with the Mattapan Economic Development Initiative
- Current Zoning:
 - Maximum building height of 55', which is approximately 5 stories.
 - Residential Development Incentive allows for an increase in height of up to an additional 10', which could allow for a 6 story building. To achieve this additional height
 - 50% of project must be residential
 - 15-20% of residential units must be affordable

BRA Guidelines for Mattapan Square

- The guidelines promote the following goals:
 - Increase the social and economic vibrancy of the neighborhood by adding to residential base and promoting employment
 - Enhance the character of the neighborhood and promote connectivity to the neighborhood
 - Utilize the transportation components of the site by promoting density and circulation without hampering transit operations
 - Address community housing needs by providing a variety of housing

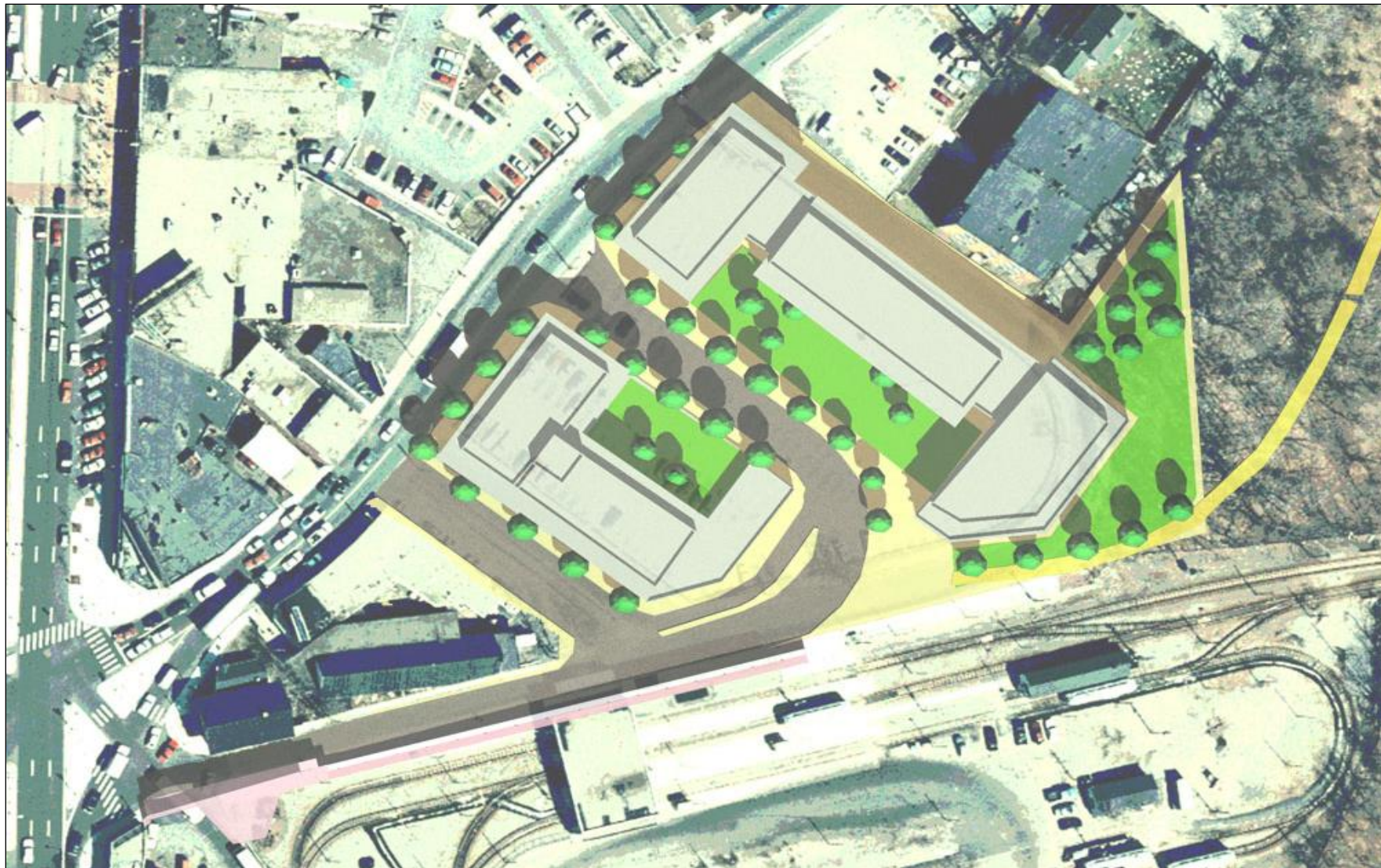
BRA Guidelines for Mattapan Square

- Specifically, the BRA guidelines allow for the following uses:
 - Ground floor commercial or retail
 - A range of residential units, including studio, 1BR, and 2BR
 - 15% of units should be priced to allow for residents at 80-120% AMI to occupy
 - Service and/or supporting uses
 - Health care, social services, day care, etc.
 - Open space, and connectivity to and use of the adjacent Neponset River Green Way

BRA Guidelines for Mattapan Square

- Urban Design Guidelines
 - Improve circulation within the site and its relationship to the connecting streets
 - Provide for pedestrian access,
 - Enhance streetscape
 - Brick and stone building materials
 - Removal of the billboard on the site
 - Shared parking for residents and businesses (0.75-1 space per unit; 0.75-1 space per 1000 SF)
 - Incorporate sustainable development and design principles

Possible Concept Design



MBTA Selection Process

- The MBTA will enter into either a ground lease or a partial sale of land with a selected developer. The selected developer will offer either lease payments or proceeds towards a sale, in addition to any other consideration that might be beneficial to the MBTA.
- MBTA statute requires that when disposing of land or entering into a ground lease with a proposed bidder, the MBTA must select “the highest responsive bidder” in order to ensure fairness and transparency.
- “Highest responsive bidder” means the bidder that offers the most financial value to the MBTA, and who also meets the non-financial requirements set forth in the bid. Typically these requirements are:
 - Evidence of a qualified and competent team
 - Sound financial references
 - A track record of successful projects
 - Evidence of a feasible development program

Development Process & Timeline

