Transit and Economic Development
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Overview

• Transit -> Economic Development

• Silver Line Gateway -> Mobility – Economic Development, Quality of Life

• Transit Oriented Development – Unprecedented Demand
**Silver Line Gateway Overview**

**1997-2010:** Urban Ring planning efforts identified the need for improved transit connections between Chelsea and the Blue and Orange Lines. Urban Ring project was suspended in 2010.

**2012:** Silver Line Gateway planning process commenced.

**2015:** Construction began in early 2015, starting with dedicated bus lanes.

**2018:** Revenue service started in April 21, 2018
- Silver Line Gateway (SL3) is the third branch of the Waterfront service
- Follows route of SL1 to Williams Tunnel but bypasses Logan terminals to provide Blue Line transfer at Airport Station
- Service continues on Coughlin Bypass Road in East Boston and new 1.1 mile fully-dedicated busway to Chelsea
Opportunities for Economic Development

Since construction began in 2015, 650 units of housing, 420 hotel rooms and a new FBI headquarters have been built in the corridor.
Project Purpose and Need

Chelsea Station—Opportunities for economic development.

Commercial Triangle—150 acre area recently rezoned for mixed use by the City of Everett.

Mystic Mall—Market Basket exploring TOD potential of 25 acre site.

Chelsea Clock—former factory site permitted for 700 units.
Potential Development Site

Development Site:
• 86,680 sqf. for retail space
• 501 Residential Units
• 1,066 parking spots available
Transit Oriented Development –
Unprecedented Demand and Universal Benefits
Project Details:
• 610 apartment rentals.
• 50,000 sqf. of vibrant retail.
• 1,013,125 sqf. combined building/parking spaces.
• Public improvements include parking area & red line station.
• 1,600 parking spaces across the site, including 852 spaces for the MBTA commuter parking.
• 295,000 sqf. in total this parcel.
North Station

Project Details:

- 210,000 sqf. of multi-level retail/restaurant space.
- 175,000 sqf. of office space
- 64,000 sqf. of TD Garden expansion space.
- 10,000 sqf. of outdoor space, including a new entrance to TD Garden and North Station.
- Total building space with the HUB expansion is 457,772 sqf.
- Total land size of parcel 121,968 sqf.
South Station

Project Details:
- 321,000 sqf. of residential space
- 1,203,000 sqf. of office space
- 360-room hotel
- Building on top of an active station required innovative thinking
- Improved Bus terminal and 895 parking spaces
- Total land size of parcel 361,076 sqf.
Project Details:
• 600 housing units in Total
• 15% of total units are designated as Affordable housing
• Land to build on is 226,512 sqf.
• Public value coming from this development include, improved streetscape and station concourse.
• 1,371,480 sqf. of building space.
Newburyport

Project Details:
• 95 housing units in Total
• 19 units are considered Affordable housing units
• Minco worked with the Town of Newburyport to establish a 40R Smart Growth Overlay District.
• 483,951 sqf. in total of Housing & Parking
Riverside Station

Project Details:
• 630 housing units
• 550,000 sqf. of office space
• Consolidated parking structure/New Streetscape for housing units
• 1,428,572 sqf. in total of business/housing