



The Latest on Joint Development Policy Guidance

Panelists

Moderator: Jonathan Davis Deputy General Manager and
Chief Financial Officer Massachusetts Bay
Transportation Authority

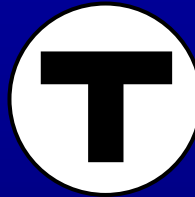
James Blakesley, Attorney-Advisor, Office of Chief
Counsel, Federal Transit Administration, Washington DC

Paul Marx, Interim Director of Planning Studies,
Sacramento Regional Transit District, Sacramento, CA



Joint Development and Intermodal Facilities

The Intermodal Connection



Jonathan R. Davis
Deputy General Manager & Chief Financial Officer
Rail Volution
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MBTA Profile



- Ⓣ 5th largest transit property
- Ⓣ Multimodal public authority
- Ⓣ 175 communities served
- Ⓣ 1.1 million passengers per day
- Ⓣ 55% of all work trips to Boston are made on the MBTA
- Ⓣ 2nd largest land owner in Massachusetts - TOD



MBTA Operations



11 Commuter
Rail Lines



Ferry Lines



1 High-Speed Trolley Line
& 4 Trackless Trolley Lines



Paratransit – THE RIDE



MBTA Operations



3 Heavy Rail Lines



1 Bus Rapid Transit Line



1 Light Rail Line



200 Bus Routes



The Objective: Increase Ridership

- Ⓣ Understand the needs of the customer
- Ⓣ Safe, reliable, frequent, and affordable service
- Ⓣ Think about people not mode

Transit Oriented Development

- Ⓣ Encourages commuting by transit
- Ⓣ Provides environmental benefits
 - Ⓣ More efficient land use
 - Ⓣ Fewer cars on the road
- Ⓣ Encourages private participation in projects
- Ⓣ Provides convenience and flexibility MBTA customers and the public





Transit Oriented Development – North Point



- Ⓣ Large scale development near major highways
- Ⓣ Privately developed high density mixed use project
 - 45 Acres
 - Up to 2700 Residential units
 - 2.2 million sq ft of commercial and retail space
 - Laboratory facilities
- Ⓣ MBTA benefits
 - New and relocated Lechmere station
 - Increased ridership
- Ⓣ Community Benefits
 - Redevelopment of underutilized land
 - 10 acres of clustered parks in and around the Charles river



Transit Oriented Development – Woodland Station



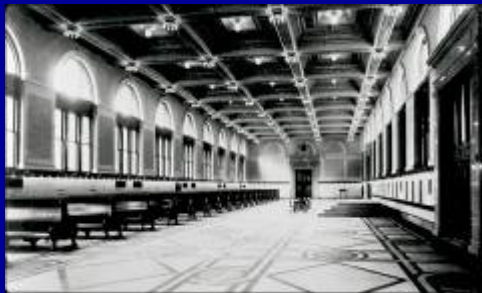
- Ⓣ Smaller scale development
- Ⓣ Privately developed high density mixed use project
 - 480 apartments
 - 25% designated affordable
- Ⓣ MBTA Participation
 - Housing complex was built on the site of existing surface parking lot
 - New 548 space garage facility constructed adjacent to new development
 - Station improvements
- Ⓣ Development benefits MBTA customers and local community



History of South Station



- Ⓣ Boston Terminal Company opened South Station in 1899
 - 1910-1930 - Busiest Station in the United States serving over 35 million riders a year
 - Included restaurants and offices



- Ⓣ 1950s - Fell in to disrepair with post war highway expansion and declining train ridership
- Ⓣ 1965 - Sold to the City of Boston
 - Almost demolished for other development projects



- Ⓣ 1978 - Sold to MBTA for development of intermodal transportation center

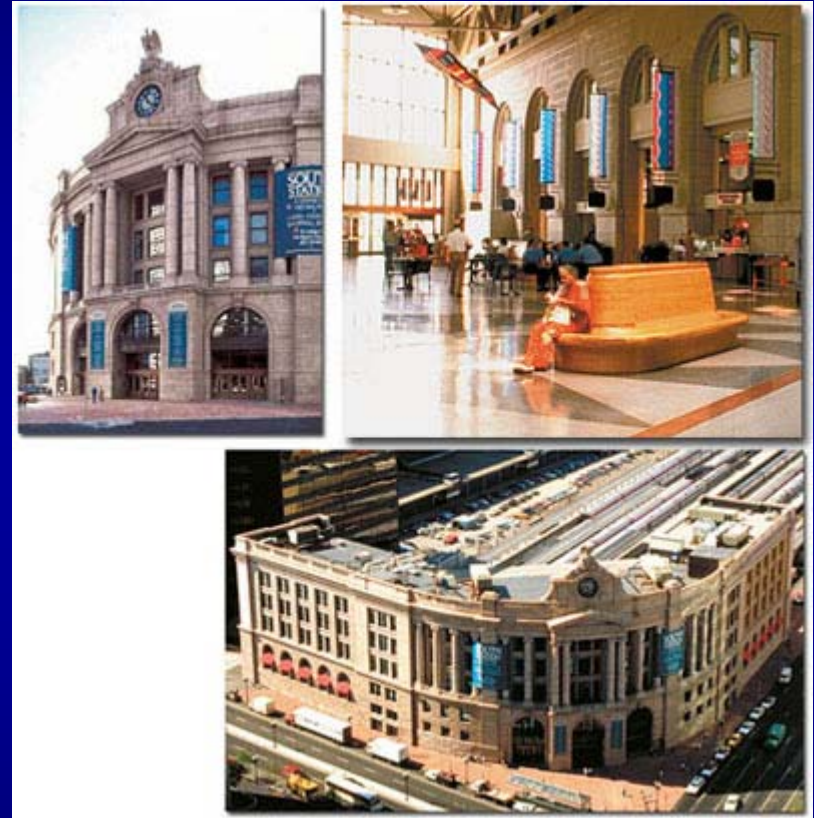


Genssedy, Hicks & Kookmatzis Architects



South Station Development – South Station Project Model

- ⓘ MBTA purchased South Station from city of Boston
 - MBTA was already managing transit and commuter rail
- ⓘ Funding from Federal government and private equity partner
 - Private partner developed and manages commercial space inside headhouse
 - Long-term lease allows for equity payback
 - Five stories of office space
 - Revenue sharing with MBTA
- ⓘ Much needed headhouse rehabilitation
 - Award winning public space
 - New subway station
- ⓘ MBTA retains ownership control
- ⓘ Over 120,000 commuters daily





South Station Intermodal Facility – Amtrak and Commuter Rail



- Ⓣ Thirteen shared platforms
- Ⓣ Northern terminus for Amtrak Northeast corridor service
 - Acela high speed rail service to New York and Washington D.C.
 - Regional train service
- Ⓣ City terminus for seven commuter rail lines
 - Serves points west and south of Boston
 - Including service to Rhode Island (Soon to be expanded)



South Station Intermodal Facility – Subway, Intercity Bus Service, and More

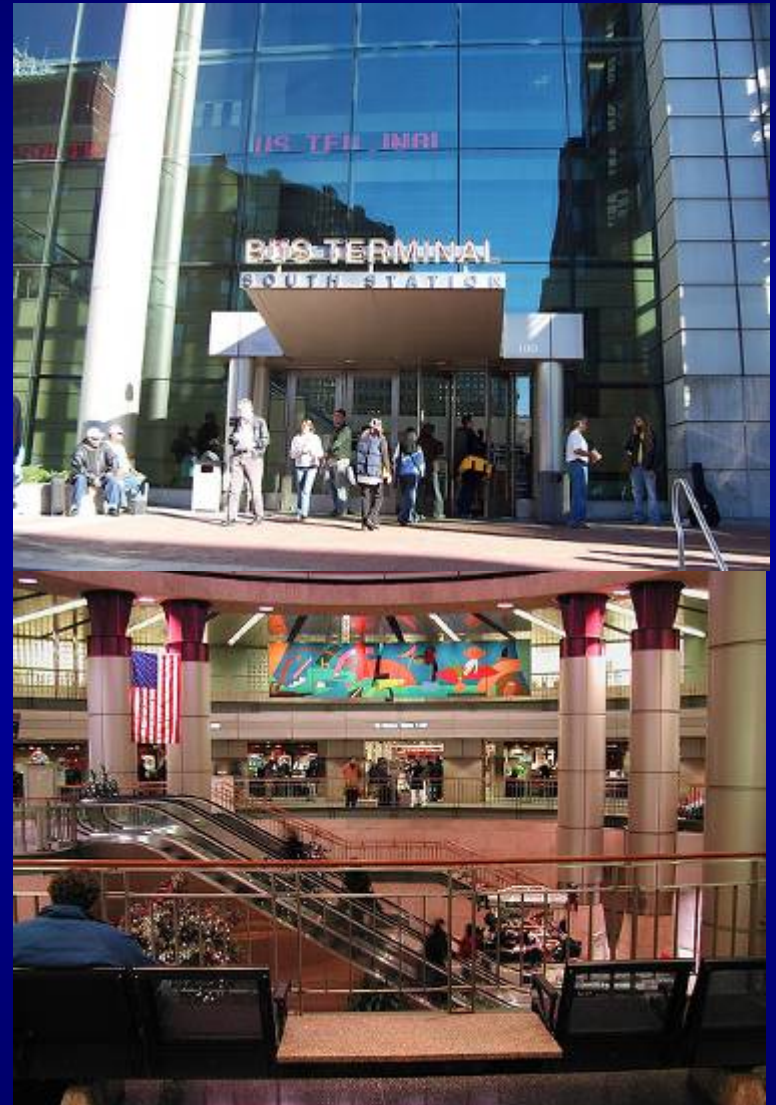
- ⓘ South Station Bus Terminal serves several intercity bus companies with destinations across the country
 - Built over existing commuter rail tracks
 - Expanding further in the near future to meet increasing demand
- ⓘ Red Line subway connection
 - Downtown and points north and south
- ⓘ Local MBTA inner city bus service
- ⓘ Parking garage
- ⓘ Taxi stand





South Station Development – Bus Terminal Project Model

- T** Privately managed bus terminal
 - Maximizes retail
- T** Private carriers benefit
 - Consolidated operations
 - Clean, modern facility attracts customers
 - Strong demand for intercity bus services reflected in the waiting list for existing bays
- T** City of Boston benefits
 - Idle buses are off the road
 - Direct bus connection to major highways
 - Reduced congestion on local streets
- T** Future expansion will improve link between commuter rail platform and bus terminals
 - Expanded mezzanine level retail and customer amenities
 - 16 additional bus bays to add needed capacity
 - MBTA retains ownership control of facility





South Station Intermodal Facility – Silver Line

① Silver Line – Bus Rapid Transit

- Inexpensive connection to Airport
- Serves growing South Boston Seaport district
- 20,000 riders per day along Washington Street
- 15,000 riders per day along South Boston Waterfront
- Airport ridership has grown 75% since opening in 2005 increasing from 2000 to 3500 daily boardings
- Recently increased Sunday service by 50% to accommodate growing ridership
- Silver Line Phase III project in preliminary engineering and Federal new starts approval process





South Station Development – The Federal Role



- Ⓣ Participation of FTA and FRA critical to success of the project
 - Grant agreement provided funding necessary to make project viable
- Ⓣ South Station as intermodal “poster child”
 - Joint development guidance
- Ⓣ Silver Line grant agreements
 - Connection to Airport
- Ⓣ Transit Oriented Development
 - Station built to support future building expansion over tracks
 - (Note concrete footings in top picture)

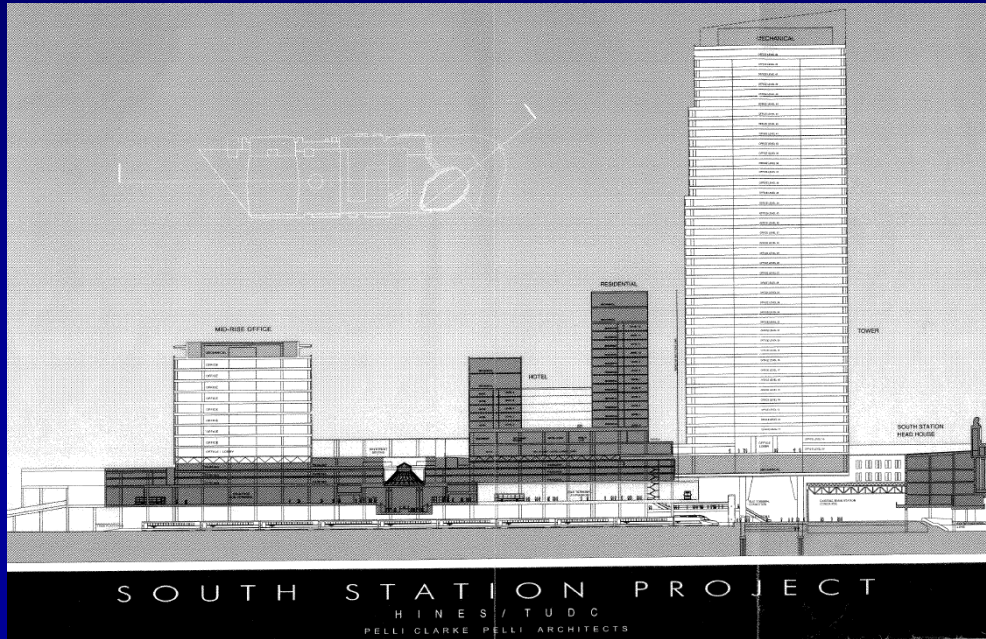
Real Estate Development at South Station – Private Benefits



- Ⓣ Forty-one story office tower
 - Received air rights from MBTA and City of Boston in exchange for \$50 million in station improvements
 - Approximately 195,000 square feet
 - Fully permitted
 - Possible phase II hotel and adjacent development
- Ⓣ Developer benefits from proximity to multi-modal transit
 - Permits more density in development
 - Proximity to transit beneficial to tenants and employees
 - Highly marketable property
 - Higher rents



Real Estate Development at South Station – Public Benefits



- Ⓣ Economic and environmental benefits
 - Transit oriented development
 - Creation and preservation of jobs downtown
 - Smart growth development model
 - Increased use of mass transit
 - “Green” tower design

- Ⓣ MBTA also benefits

- \$50 million in renovations and expansion of current facilities
- Creates integrated multimodal intermodal transportation center
- Critically needed non-fare revenue
- Increased ridership
- Improved overall customer experience and handicapped accessibility



Improving the Customer Experience is not a New Idea

Boston's
SHORT
SUBJECT
THEATRE

MAKE WAITING A PLEASURE
in the comfortable
STATION THEATRE
OPPOSITE TRACK 27

FREE CHECKING
TWO SYNCHRONIZED CLOCKS
SMOKING LOUNGES
CALL SERVICE to remind you of
your train.

In The South Station

Open 9:30 AM—11:30 PM
Sunday 1:00—11:00 PM

ADMISSION 30c
CHILDREN 10c

THE PROGRAM IS ON
THE OTHER SIDE

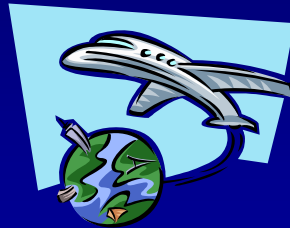
A program of selected newsreels and short-
subjects. Each subject lasting only ten or
fifteen minutes.

STS



Who Knew?

T MBTA vehicles travel the equivalent of 5 trips around the world each day



T Only cemetery in N. America traversed by Light Rail Rapid Transit (Cedar Grove Cemetery in Dorchester on the Red Line)



T Each day, the bus fleet carries the equivalent of 10 times the capacity of Fenway Park



T **Red** – Harvard University Crimson

T **Orange** – Original line ran over Washington St, formerly known as Orange Place or Orange Way

T **Blue** – Waters of the Atlantic

T **Green** – Serves Frederick Law Olmsted's "Emerald Necklace", a 6 mile linear park in Boston and Brookline

T **Purple** – European monarchs used the color on their private trains

T **Silver** – Symbolizes speed and high performance