

Mystic Valley Parkway Green Line *Community Visioning Process*

Boston Region MPO

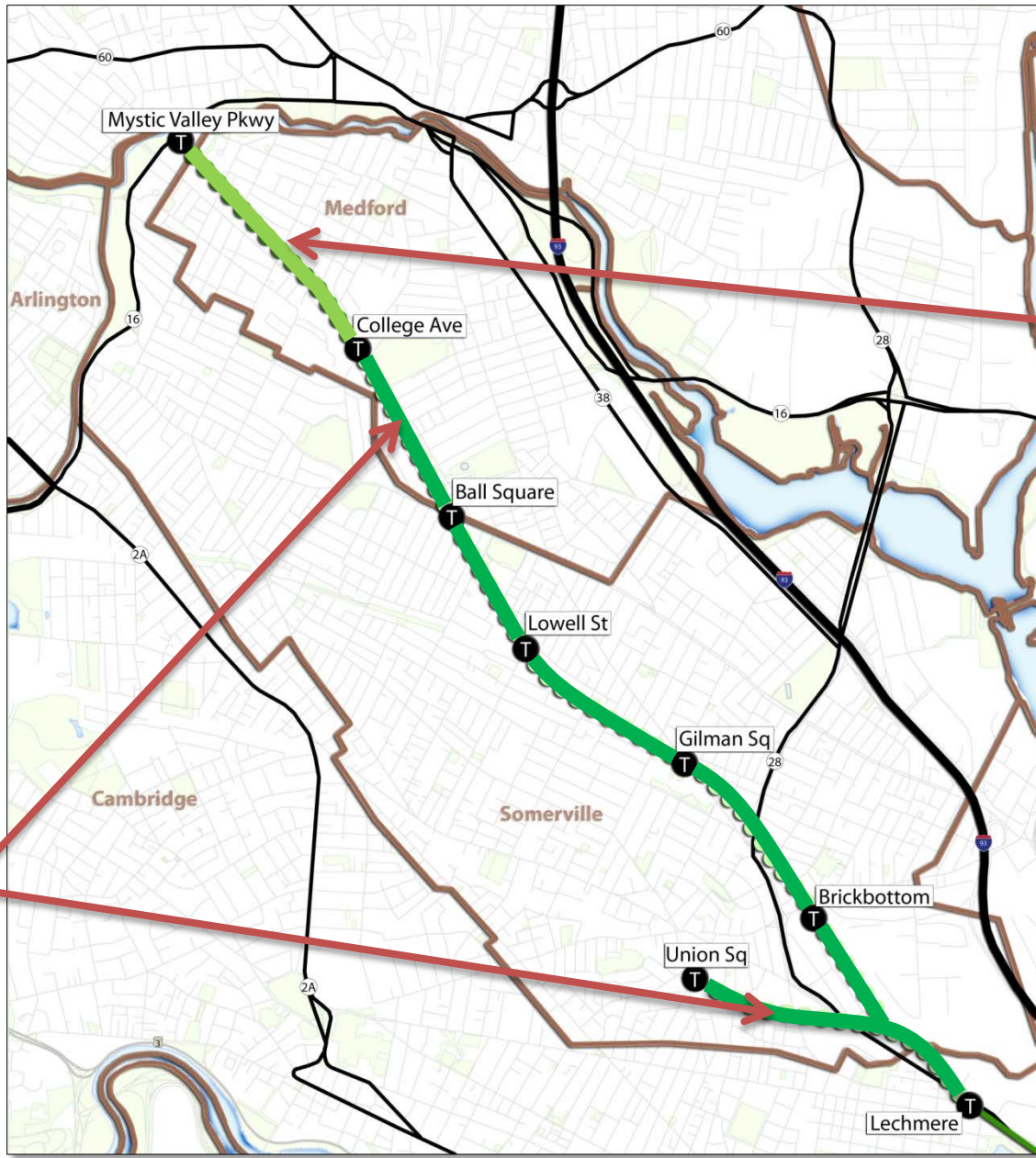
March 15, 2012

Presentation Will Cover:

- Background on Green Line Extension
- Public Engagement Process
- Opportunities for the Future
- Potential Impacts



**Phase 1:
2018-2020**

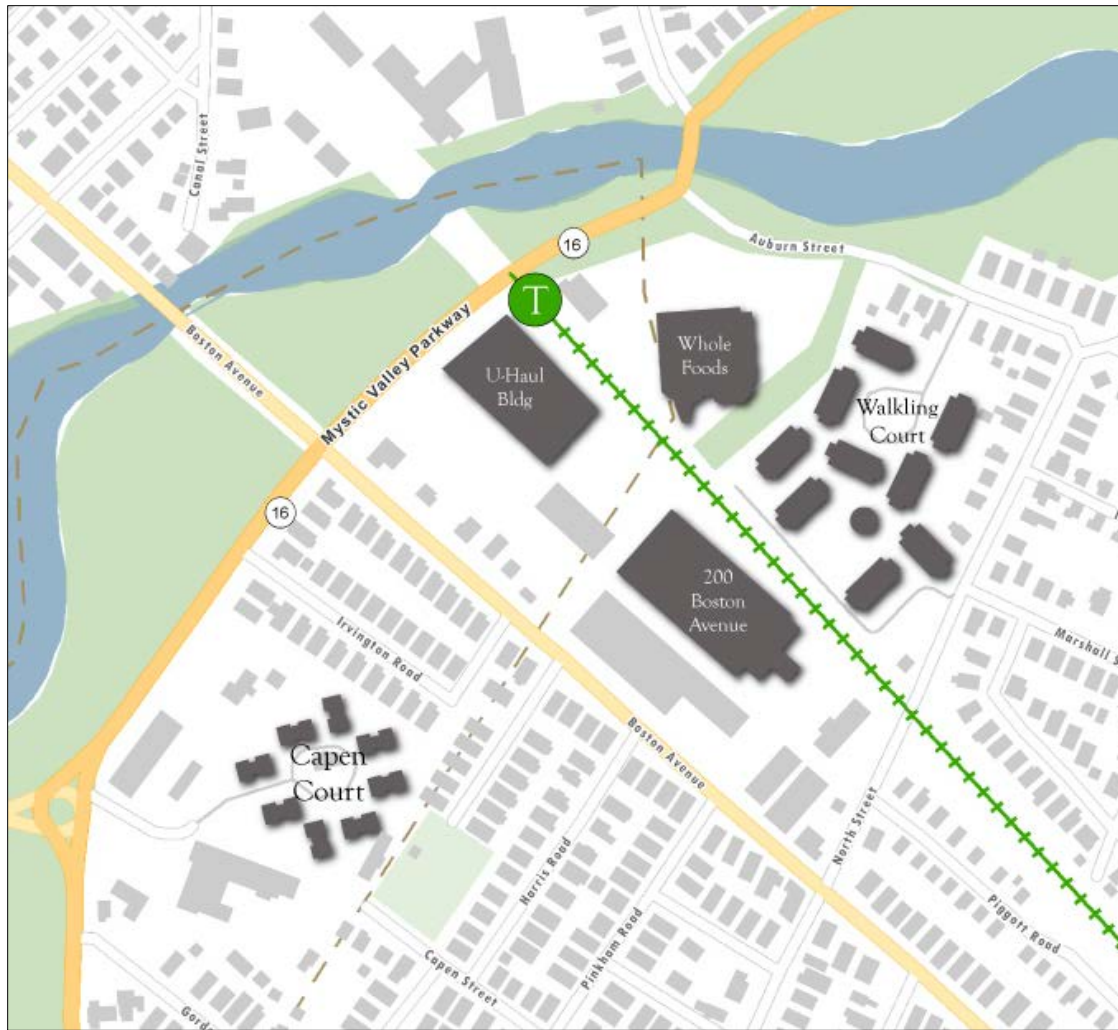


**Phase 2:
Post-2018**

Route 16 by the Numbers:

- Estimated Daily Ridership – 2,000 riders
- Reduced auto-dependency
 - Projected to shift almost 600 drivers to transit
- Travel Time Improvements
 - Estimated 30 minutes from Route 16 to Park St.
 - Existing transit 35-60 minutes (depending on connections and headways)

Station Area



Background

Public Engagement

Opportunities

Impacts

Large Public Meetings

February 16
Public Meeting #1
Kick-Off and Topic
Identification

March 30
Public Meeting #2
Community Questions

May 17
Public Meeting #3
Community Assets
and Preferences

June 23
Public Meeting #4
Community Visioning

November 2
Public Meeting #5
Recommendations

Neighborhood-Scale Public Meetings

September 7
West Medford
Community Center

October 19
West Medford
Community Center

November 10
Walking Court

Engaged over 550 people throughout the planning process.

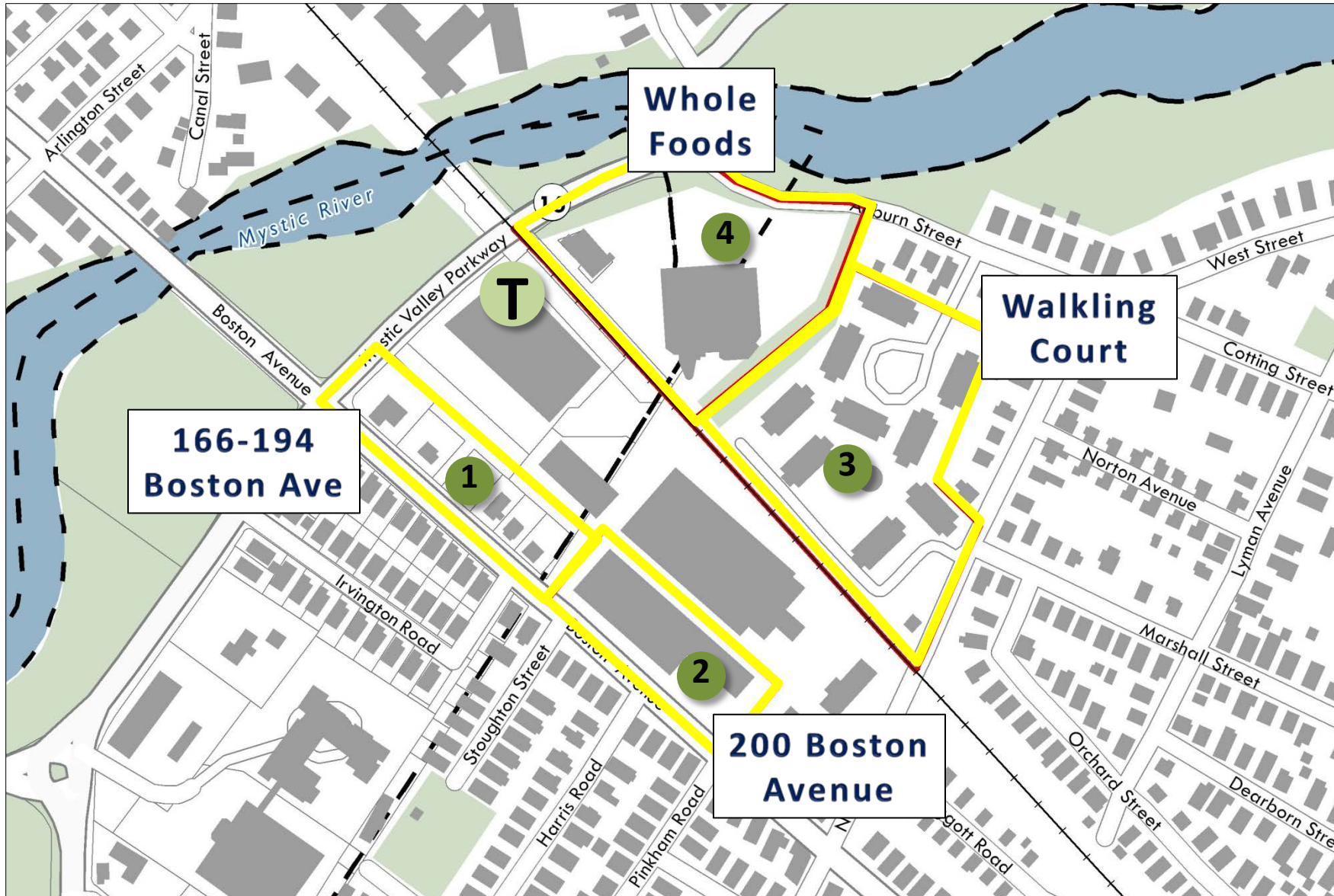
Public Engagement and Techniques



Multiple Engagement Techniques



Focus Area Sites



Background

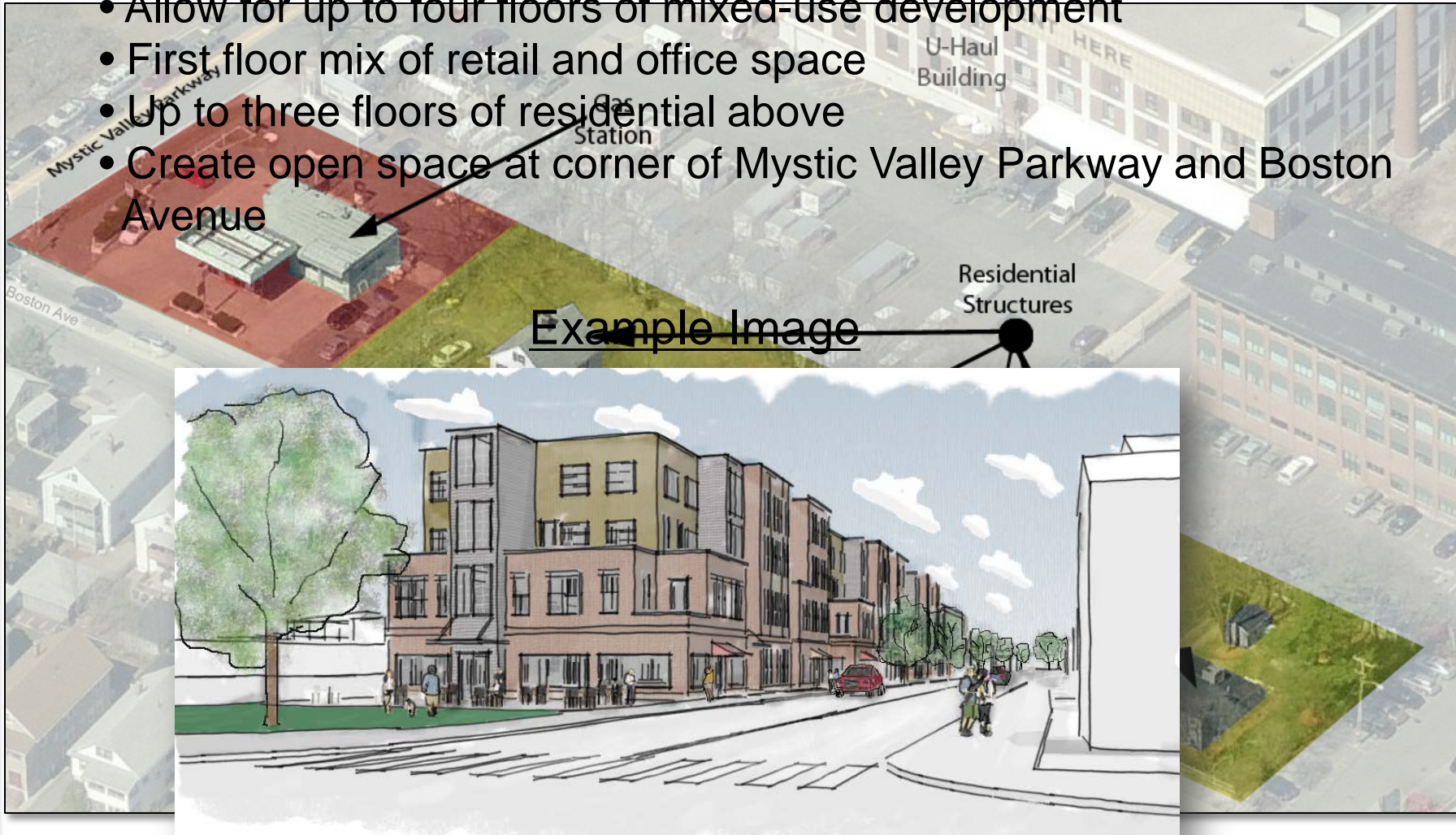
Public Engagement

Opportunities

Impacts

Vision for Potential Changes:

- Allow for up to four floors of mixed-use development
- First floor mix of retail and office space
- Up to three floors of residential above
- Create open space at corner of Mystic Valley Parkway and Boston Avenue



Vision for Potential Changes:

- Allow for up to three floors of office/R&D development
- First floor could include small café/restaurant space
- Smaller parking structure to support new development

Example Image



Vision for Potential Changes:

- Allow for up to four floors of senior affordable housing
- Allow for construction of affordable townhomes on site
- Consolidate senior units into fewer buildings, more open space
- Reconstruct new community center for residents on site

Example Image



Vision for Potential Changes:

- Allow for up to six floors of mixed-use development
- Ground floor Whole Foods and small retail space
- Up to four floors of residential above
- Mix of underground and surface parking



Potential Benefits

Potential New Housing Units:

- 117 market-rate units
- 55 new senior affordable units
- 4 new low-income family townhome units

Potential Sq.Ft. of Office/Commercial:

- 50,000 Sq.Ft. of commercial
- 67,000 Sq.Ft. of office

Potential Economic Development:

- 240 new jobs
- \$435,000 in new tax revenue

Potential Homeowner Equity:

- \$25 million in added home equity

Potential Impacts

Concern expressed by some residents about potential station raising property values and property taxes in the area:

- MAPC's draft report lays out potential strategies/policies for mitigating displacement
 - Inclusionary Zoning
 - Condo Conversion Ordinance
 - Circuit Breaker Policy
- Another way is to create more housing, provides more opportunities

Concluding Points

- Green Line Extension to Mystic Valley Parkway will create new transportation choices and increase access to jobs and housing
- Vision for the station area has the potential to create additional housing units, jobs and tax base for both cities and their residents
- Extension is not without impacts. Vehicle trips are likely to increase with new development and property taxes in the area are likely to increase
- Strategies and policies can be put in place to mitigate impacts to the extent possible

Thank You!

Questions?

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