

Arboretum Place | Boston, MA

Client: Massachusetts Bay Transportation Authority

Land sale for a mixed-use office and retail development at MBTA multi-modal station.

Project Description: The Forest Hills Station is a multi-modal transportation facility located at the end of the MBTA Orange Line in the Jamaica Plain section of Boston, MA. It is also a major bus terminus and a Commuter Rail station on the Shore Line.

The property is part of the remaining land after the development of the Southwest Corridor project, which includes the replacement of the former elevated Orange Line corridor, Amtrak Northeast Corridor Service and Commuter Rail service to Providence, RI and Needham, MA. In 2008, the Boston Redevelopment Authority, with the participation of the MBTA and local community groups, completed the Forest Hills Improvement Initiative. The goals of the initiative included promoting a mix of residential and business growth, preservation of open space, and developing use and design guidelines for the targeted area.

Transit Service	MBTA
Mode	Heavyrail, Bus, Commuter Rail
Project Status	Completed
Total Area	1.5 Acres
Total Sale Price	\$835,000
Total Cost of Development	\$9M+/-
Use	1 st floor retail, 2 nd and 3 rd floor office
Total Building	44,300 SF
Parking Spaces	40

TRA's Role:

- Identified the development opportunity
- Participated in community planning process
- Assisted in preparation of City of Boston Design and Use Guidelines
- Wrote and coordinated the public bid process
- Negotiated the Purchase and Sale Agreement
- Closed the transaction

Client Benefits: The first phase of development within the Forest Hills Initiative, Parcels V and W, was awarded to WCI Realty in April of 2009 and closed in 2010 for \$835,000.

Status: The 44,300 sf commercial development has been completed by WCI Realty. A 9,000 sf neighborhood market, Harvest Co-op opened in 2013. The project is in lease-up phase.

