

# Bartlett Yard | Roxbury, MA

*Client: Massachusetts Bay Transportation Authority*

Land sale for neighborhood mixed use transit oriented development.

**Project Description:** The property is the former MBTA Bartlett Yard bus facility located in the Roxbury neighborhood of Boston near Dudley Square. The project is located within ¼ of a mile of Dudley Station, the terminus of the MBTA Silver Line and a bus route hub.

Transit Service	MBTA Silver Line, Bus Terminal
Mode	Bus/BRT
Project Status	Permitting/ In Progress
Developer	Bartlett Place LLC
Total Area	8.55 Acres
Sale Price	\$3.5 M
Building Program	323 Units of Housing, 241 Units of Affordable Housing, 60,000 SF of Commercial Space

### **TRA's Role:**

- Identified development opportunity.
- Managed public bid process, site walk, wrote bid documents and developed evaluation.
- Negotiated final terms.
- Closed the transaction.

### **Project Highlights:**

- A community process held in partnership with the Boston Redevelopment Authority determined reuse and design guidelines for the sale of the facility.
- Designated developer, a community development corporation has received permits and has begun clean-up of the environmental conditions on site.
- Creative financing included mortgage held by the MBTA to allow the project to be taken down in phases.

### **Client Benefits:**

- Generated \$3.5m in non-fare revenue plus disposed of surplus property.
- Will facilitate neighborhood housing commercial space and amenities from an underutilized property.
- Land sale for neighborhood housing.

