

Jackson Square Station | Roxbury, MA

Client: Massachusetts Bay Transportation Authority

Project Description: MBTA contributed a 60,000 sq. ft. parcel for a joint development project involving state, city and community organizations to enable the creation of a multi-phase mixed-use transit oriented development in the Jamaica Plain Neighborhood of Boston adjacent to the MBTA Jackson Square Station. The multi-phase program is planned to contain a total of 438 units including 291 affordable units plus retail and community space. TRA, as the MBTA's representative, assisted the Boston Redevelopment Authority with efforts to maximize a feasible development plan with significant affordable housing and community benefits.

The MBTA parcel directly supported the Phase 1 development of 103 affordable and market rate apartments. The Phase 1 program entailed approximately 95,000 square feet of residential development and 15,000 square feet of retail space.

Transit Service	MBTA Orange Line
Project Status	Closed
Total Price	\$1.15 M up Front Lease Payment
Development Cost	\$46.8 M
Developer	Jackson Square Partners LLC

TRA's Role:

- Identified the development opportunity and defined business terms
- Participated in community planning process.
- Facilitated the collaborative effort between the MBTA, MHD (now MassDOT) and the BRA.
- Created and implemented a unique public solicitation that integrated market opportunity with community guidelines.
- Designed and participated in the evaluation process and designation.
- Negotiated the long-term lease agreement.
- Closed the transaction.

Client Benefits:

Creation of TOD and key mixed-use neighborhood revitalization project; generation of \$1.15 million in non-fare revenue.

Status:

Closed 85 year ground lease with single up-front payment of \$1.15.M; Phase 1 project completed and occupied.

