

Inner Belt Land Acquisition

Presentation to MBTA Board of Directors

12-13-23

Richard Henderson

Chief Real Estate Officer

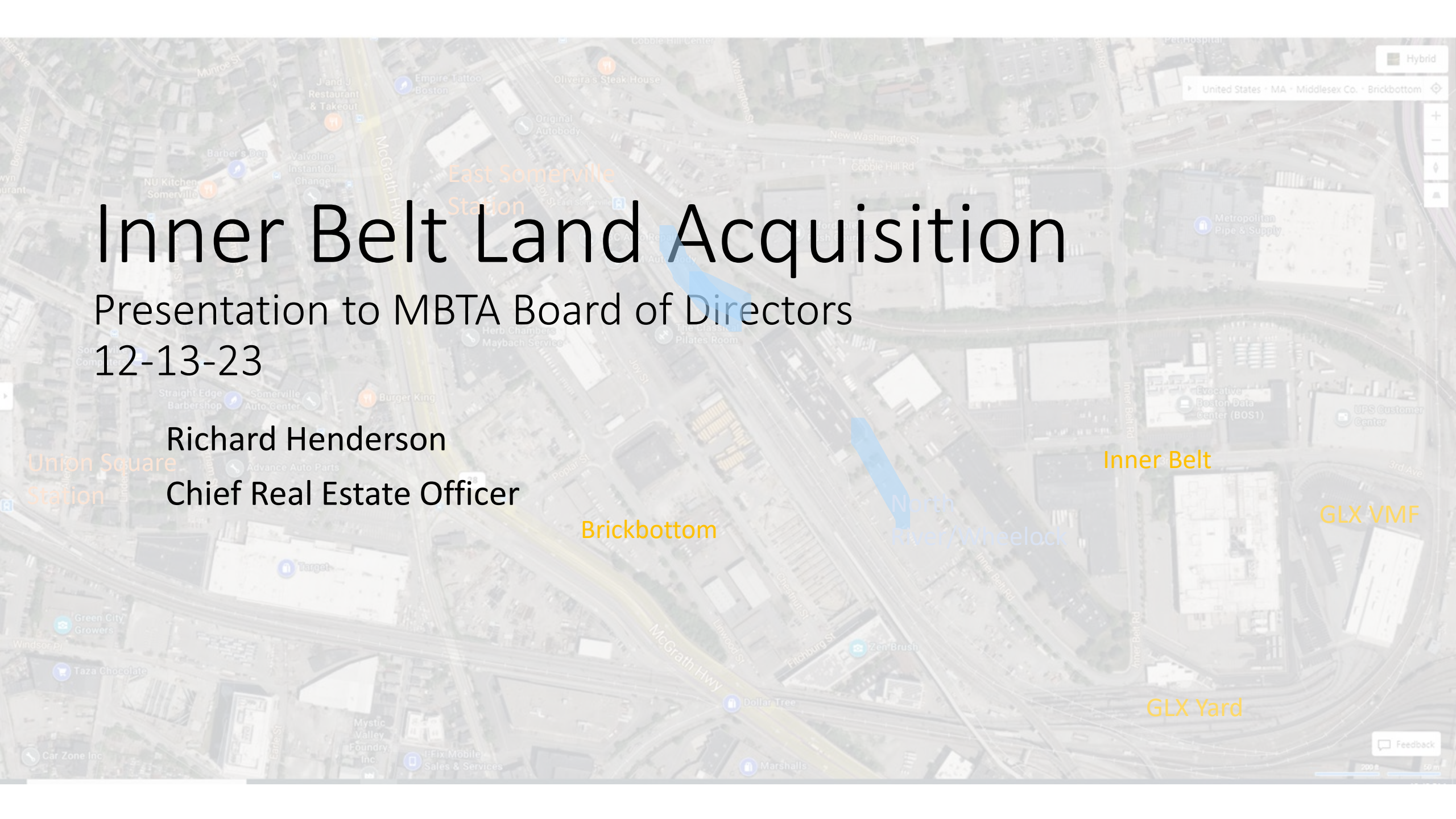
Brickbottom

North
River/Wheelock

Inner Belt

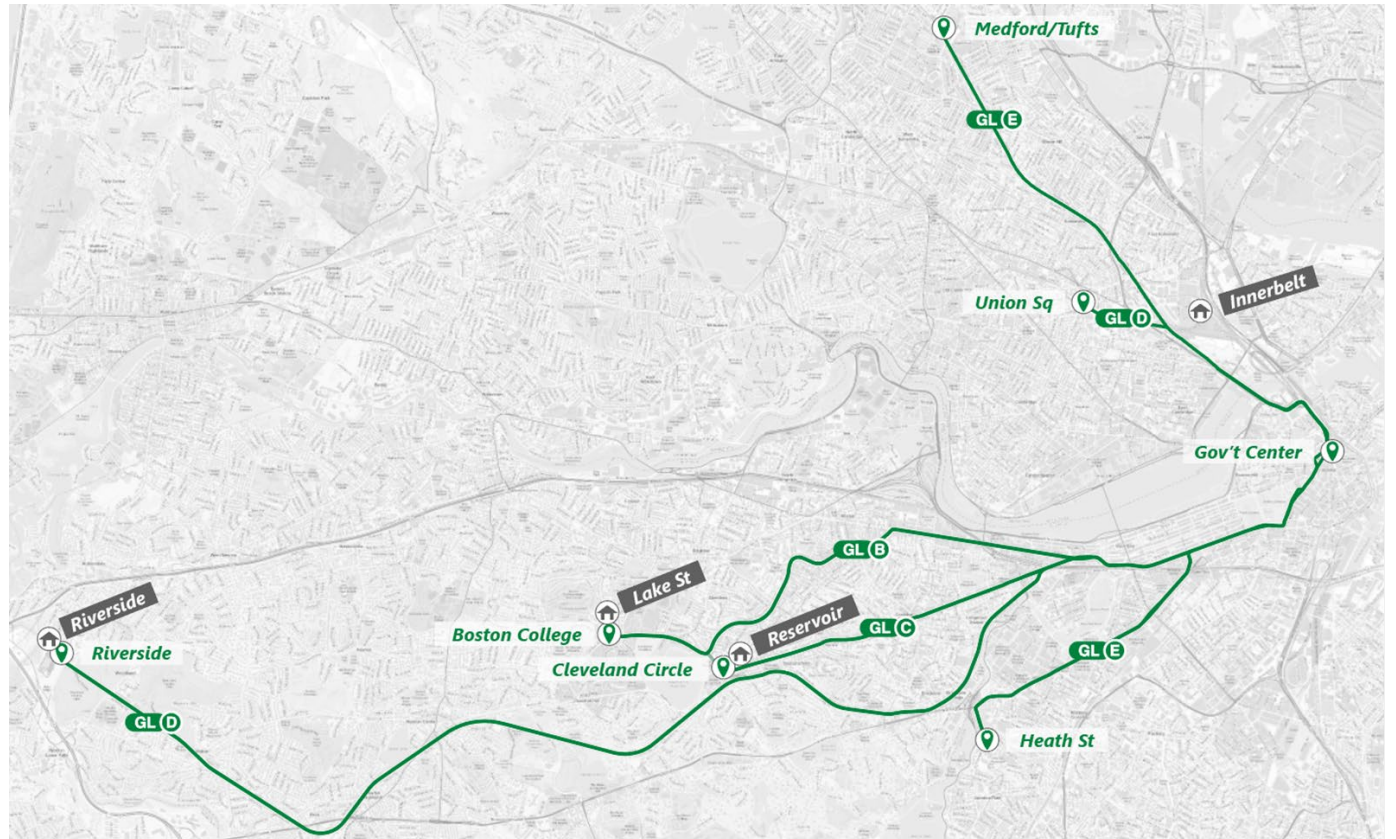
GLX VMF

GLX Yard



Need for an expanded yard for Type 10 cars

- Current yard capacity at GLX Inner Belt cannot accommodate vehicle storage for planned double Type 10 service
- Not expanding the yard would require running vehicles from Riverside in non-revenue hours to GLX, preventing necessary overnight maintenance





Hybrid
United States MA Middlesex Co. Brickbottom
+
-
Feedback

East Somerville Station

Union Square Station

35 Charlestown St

North River

Brickbottom

North River/Wheelock

Inner Belt

GLX VMF

GLX Yard

Community path

200 ft 50 m

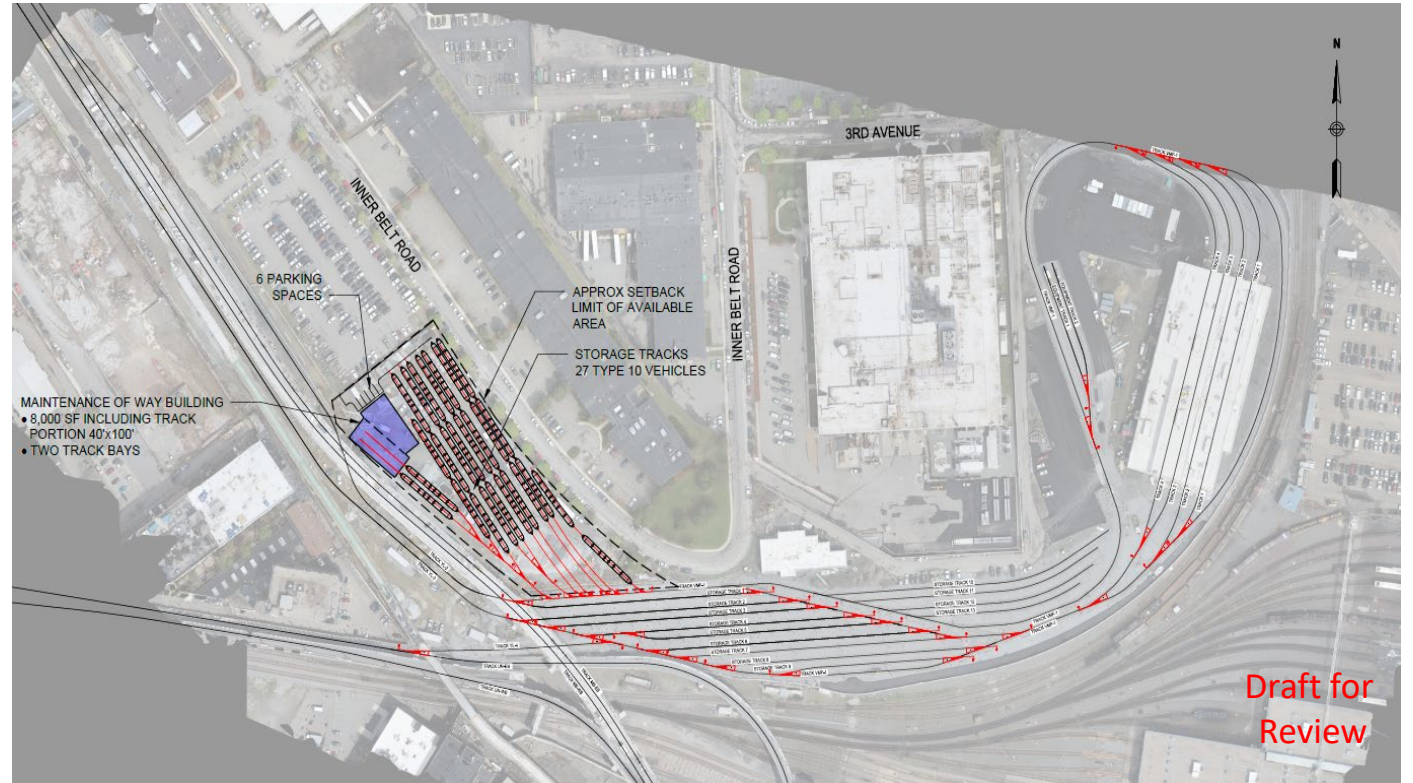
Site to be Acquired

- 93,365 Square feet, bordered by Inner Belt Road, parking for neighboring building, and GLX facilities
- Leased for use as laydown area by GLX Constructors, who still occupy the site
- Owned by North River/Wheelock Partners



Expanded Yard Concept

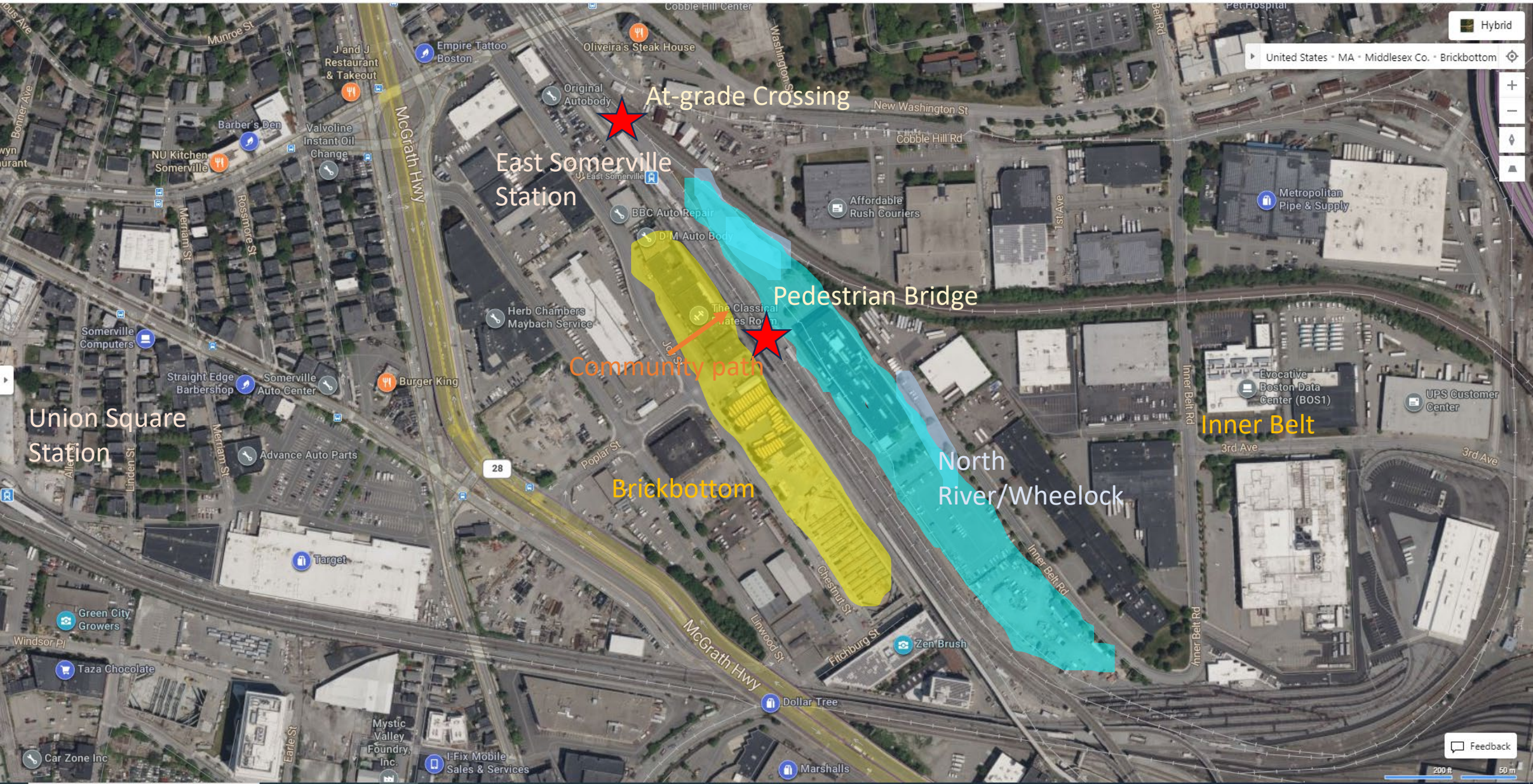
- Initial concept accommodates 27 Type 10 vehicles
- This accommodates the estimated required storage to run double Type 10s on the D and E Branches
- Also accommodates an 8,000 square foot Maintenance of Way facility with direct track access for high rail vehicles



Proposed Taking and Settlement

- MBTA appraisal of the parcel has been approved by FTA
- Tentative Settlement with landowner will also resolve outstanding litigation over drainage and valuation of prior taking
- GLX has sufficient funds set aside and budgeted
- Settlement would include enabling new pedestrian connections from East Somerville Station to Inner Belt:
 - Interim at-grade connection on north end of East Somerville Station,
 - Later bridge connection from the Community Path and Brickbottom to Inner Belt

Proposed Pedestrian Crossings



Vote

- That the General Manager, or his designee, is authorized to execute in the name of and on behalf of the MBTA, an Order of Taking and such other instruments and documents as he shall determine, in consultation with the General Counsel, to be necessary or desirable to effectuate the acquisition of the Properties;
- That the General Manager, or his designee, is authorized to make payment for damages for such Order of Taking to the Owners of the Properties in a total amount not to exceed the amount of the appraisal of the Properties commissioned by the MBTA and concurred in by the FTA, plus any such additional amount for the settlement of claims from the Owners not to exceed the general delegation of authority from this Board to the General Manager.