



Massachusetts Bay  
Transportation Authority

# 440 Riverside Avenue Medford, MA

MBTA Board Public Session

12 August 2025

# Executive Summary

- MBTA Bus Facility Modernization Program is seeking approval to acquire 440 Riverside Avenue to develop a new maintenance facility for battery-electric buses.
- Property is **20.85 acres** with existing structures that can support MBTA operations.
- This acquisition will help **modernize and consolidate** outdated bus maintenance facilities.

## Strategic Benefits:

- Supports replacement of outdated Lynn and Fellsway facilities.
- Supports electrification of 50%+ of MBTA's fleet.
- Provides flexibility for additional MBTA use or potential resale.



# Need for a North Side Bus Facility



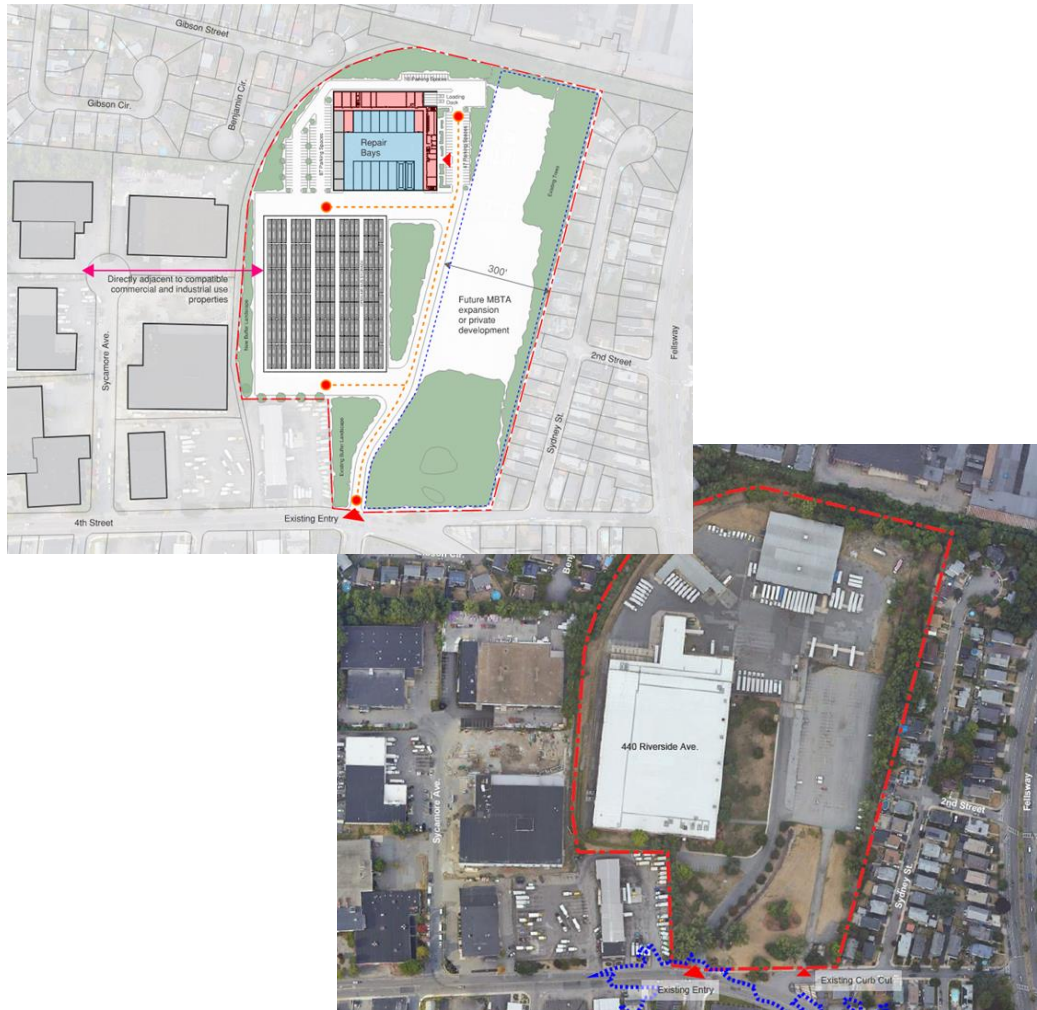
Fellsway  
BMF



Lynn BMF

- *Why This Facility is Needed:*
  - Existing Lynn (1930) and Fellsway (1960/1922) facilities are functionally obsolete.
  - Too small and outdated for modern battery-electric buses.
  - A single, state-of-the-art facility at 440 Riverside is the best path forward for efficiency and modernization.

# Why 440 Riverside?



- Proximity to key routes ensures efficient bus deployment.
- Existing Fellsway site is too small & irregularly shaped.
- Wellington parking lot has air rights challenges & would require parking replacement.
- 440 Riverside is the only site that fits MBTA's full program needs.



# Property Overview



- 20.85-acre site
- Key Buildings:
  - 163,667 SF climate-controlled warehouse with office space.
  - 7,865 SF truck maintenance building with 4 bays.
  - 35,422 SF canopy storage structure.
- Potential for additional MBTA use or long-term redevelopment.

# Next Steps and Board Vote

- Next Steps:
  - Continue property evaluations & planning.
  - Develop a strategy for future MBTA operations on-site.
- Board Vote: Approval to complete the acquisition of 440 Riverside Avenue, including payment of purchase price and execution of closing documents, per the Purchase and Sale Agreement.



# Proposed Vote

- **VOTED:** That the General Manager be, and hereby is, authorized to pay the purchase price and execute, in the name of and on behalf of the Authority, any documents associated with the acquisition of 440 Riverside Avenue, Medford, MA, in accordance with the terms of that certain Purchase and Sale Agreement, dated May 7, 2025, as amended, and as described in the materials provided to and reviewed by the Board, and to take any and all actions necessary and/or advisable associated therewith.