



Commonwealth of Massachusetts

Secretary Jay Ash FMCB Testimony

Foxboro Commuter Rail Pilot

February 27, 2017



Our Commitment to Vibrant Regions

- On behalf of Gov. Baker, EOHEC is working to create a platform for broad-based economic growth by:
 - Partnering with communities to advance priority local development opportunities,
 - Growing innovation jobs across Massachusetts,
 - And delivering a skilled workforce.
- EOHEC is committed to building stronger, economically diverse regions across the Commonwealth.
- And EOHEC is working with local and regional stakeholders to increase the number of significant, development-ready, marketable sites.
- EOHEC has been successful in using public infrastructure interventions to accelerate regional economic development.
- A pilot commuter rail service to Foxboro represents a unique opportunity to unlock the economic potential of this portion of southeastern Massachusetts.





Unlocking Foxboro's Potential

- EOHED's ability to grow economically vibrant regions outside the Boston core depends on our ability to partner with local stakeholders to activate high-potential sites.
- With 1.5M sf of first-class, pre-permitted commercial development potential, Foxboro represents a significant regional economic development opportunity.
- This opportunity is unique in Southeastern Massachusetts, and it is immediate.
- The private market's preference for multi-modal transportation access has limited our ability to deliver on Foxboro's economic development potential.
- New public infrastructure, in the form of pilot commuter rail service, will allow Foxboro to become a regional economic anchor.
- This potential is broader than the immediate stadium area.
- Commuter rail service will unlock development at roughly two dozen sites, up and down Route 1, from Walpole to Wrentham and Plainville.



Public Infrastructure Delivers Private Investment

- Public infrastructure investment is a core component of EOHEd's work to promote regional economic development.
- EOHEd regularly partners with Administration agencies, and local and regional stakeholders, to create or expand public infrastructure that generates private investment and grows jobs in communities.
 - EOHEd's MassWorks Infrastructure Program demonstrates the power of public infrastructure to unlock new private investment and economic development opportunities.
 - Over the past two years, EOHEd has awarded \$179M in competitive infrastructure grants, to communities from Pittsfield to Provincetown.
 - These public investments in roadway improvements, water and sewer systems, and electric utilities, create a platform for private sector growth.
 - The 2015 and 2016 MassWorks grant rounds will deliver 3,000 new housing units.
 - The 2015 and 2016 MassWorks grant rounds unlocked a total of \$1.7B in immediate private investment.
- Public infrastructure plays a critical role in creating market-ready development sites, and building vibrant regions outside the Boston core.



Case Study: Union Point, Weymouth

- A modest public infrastructure investment helped jump-start the redevelopment of the former South Weymouth Naval Air Station.
- Prior to a recent infrastructure intervention, development on the 1,500-acre property was stalled.
- A 1.3-mile, \$6.7M parkway extension, funded by MassDOT, has opened up the site to development, allowing for:
 - The immediate construction of 800 new housing units, and
 - The construction of a \$38M manufacturing plant, and the creation of 150 new jobs, by the robotics manufacturer ProDrive.
- MassDOT's parkway investment will unlock a total of 3,900 new housing units, 6M sf of commercial and retail development, and \$2B in private investment.
- Union Point's marketability rested on the new parkway, and on proximity to the existing South Weymouth commuter rail station.





Case Study: Cordage Park, Plymouth

- A modest public infrastructure investment is allowing Plymouth to revitalize its waterfront.
- Plymouth rezoned a dilapidated 55-acre industrial property in 2006 for 675 housing units and commercial space, but the project faced significant market headwinds.
- A \$2M MassWorks infrastructure grant is providing new roadways, utilities, and pedestrian walkways at the project site.
- These public infrastructure improvements have enabled construction on the project's first phase to commence, demolishing an abandoned Wal-Mart, and erecting 204 new housing units along Plymouth Harbor.
- Cordage Park's location, at the end of the Kingston/Plymouth commuter rail line, has given the project significant transit-oriented development potential.

