



North Quincy MBTA Station Garage Project Q & A's

Q1: What are your plans for handling the increased volume of traffic around Wollaston station when people start parking there?

Police details will be provided for traffic management.

Q2: Will you be increasing the frequency of the buses if people do start parking more at Wollaston and taking the shuttles?

Additional buses will be provided to serve shuttle passengers.

Q3: How will general concerns about Red Line reliability be addressed?

Red Line reliability will be improved with the investment of more than \$900 million dollars in capital over the next few years.

Q4: Will the increased busses at Wollaston be MBTA or Yankee Shuttle buses?

Yankee buses.

Q5: Can we get reassured from the MBTA that these busses will be ADA compliant and equipped with lifts and staff trained on how to use them?

Yes, the buses are ADA compliant and are staffed by trained operators.

Q6: Which walkway areas will be accessible to the public during construction?

Public access to both North and South headhouses will be maintained, including access from West Squantum Street, Hancock Street, and Sagamore Street.

Q7: Will all of the pedestrian access and bus drop-offs remain?

Public access to both North and South headhouses will be maintained, including access from West Squantum Street, Hancock Street, and Sagamore Street. Bus drop-off at West Squantum Street and off Hancock Street will continue.

Q8: Has the MBTA looked at non-MBTA sites for parking availability?

Yes. We've done extensive outreach to non-MBTA landowners in and around North Quincy station. Unfortunately, there isn't available land for parking in the area.

Q9: If there is snow, will it take up the available parking spaces?

We will make every effort to keep the available parking spaces fully available and remove snow as needed.

Q10: Are they going to increase the amount of buses that go from Squantum to North Quincy?

No. The number of Yankee shuttle buses between Wollaston, Quincy Center and N. Quincy will be increased.

Q11: Are there any plans to accommodate or improve the West Squantum Street pick-up and drop-off area, as far as this new plan for parking?

The West Squantum Street area is being studied. The highest priority for this area is accommodating bus drop off and pick up.

Q12: What is being done for the safety of the kids at North Quincy High School to make sure nobody gets hurt there?

Police details will be provided for traffic management.

Q13: Any follow-up regarding a shuttle bus from Marina Bay Point?

We are reviewing various parking mitigation options, including a shuttle bus from Squantum Point, and will provide updates as soon as we have them.

Q14: Are you aware there are no sidewalks on Commander Shea Boulevard?

Improvements to Commander Shea Boulevard will be made as part of the project.

Q15: Can you clarify the exact number of spaces being taken away during construction and the number of spaces and locations of available parking?

There are currently 852 spaces in the Hancock Street lot and 350+ spaces in the Newport Avenue lot. Of the 852 spaces in the Hancock Street lot, 260 spaces will be maintained in the north portion of the Hancock Street lot during Phase 1 construction (approx. 18 months). The 592 spaces in the south portion of the Hancock Street lot will be closed, to provide the most efficient and expedient construction of the garage and Phase 1 of the project. The 350+ spaces in the Newport Avenue lot will remain open during construction, for a total of 600+ spaces available at North Quincy Station during Phase 1.

At the completion of Phase 1 (approx. 18 months), the garage will open with 852 spaces for MBTA commuters, fully replacing all of the existing 852 spaces in the Hancock Street lot. The 350+ spaces in the Newport Avenue lot will remain, for a total of 1200+ spaces available at the completion of Phase 1, throughout the remainder of construction, and after construction is complete.

Q16: Why not wait until school is out and where you can utilize the North Quincy High School lot?

The project was to commence in February 2019 to ensure garage finishing by Fall of 2020. The NQ High School can be looked as an option for additional parking capacity during the project.

Q17: Why are you starting in the winter?

The project was to commence in February 2019 to ensure garage finishing by Fall of 2020 and not entering into a delay extending into another winter.

Q18: Why do all four Quincy stations simultaneously?

We are trying to roll these projects out in an orderly way while we have the funding support and also minimize long term project timeline in impacting customers.

Q19: If people are having to add so much time to their morning commute, why not just drive into Boston? Will they really be losing any time or money by doing that?

We recognize that this temporary construction is disruptive to the morning commutes of some. We hope that once the construction is complete, and we have new state-of-the-art parking facilities, it will ultimately be worth the inconvenience.

Q20: Of the housing units in the residential development, what percentage is going to be affordable housing?

The developer has committed \$4.88 million to the City's Affordable Housing Trust in support of off-site affordable housing.

Q21: North Quincy has a big problem with rodents. With you building this garage and everything, is there anything being done about that?

Rodent control will be provided during construction.

Q22: Is there an official groundbreaking ceremony set-up?

There is no groundbreaking ceremony set up at this time.

Q23: Would there be an increase to parking rates after we open the garage?

We don't have any plans to increase rates at this time. The MBTA updates parking prices on a rolling basis based on a variety of factors.

Q24: Have you guys done any studies into traffic patterns during rush hours?

A complete traffic study was performed as part of the project planning and permitting process.

Q25: Has the MBTA given thought to a pilot program? There should be a pilot program. We have a dock, a pier, a parking lot. Let's put it to use. A pilot program with a stipend could give the commuters here today an option to use that boat to alleviate traffic on Neponset Bridge in the morning, and on the congested streets in North Quincy.

We are reviewing various parking mitigation options, including a shuttle bus from Squantum Point, and will provide updates as soon as we have them.

Q26: Have you looked at any numbers or crunched any numbers as a fallback plan if this doesn't work out?

We are reviewing various parking mitigation options, including a shuttle bus from Squantum Point, and will provide updates as soon as we have them.

Q27: Why can't the developer wait 5 months?

The Developer has certain large material orders in place for production and other contracts. Delaying would put aspects of the project beyond five months and possibly require canceling orders and reentering the production schedule process for some long lead items.

Q28: Are the contractors that working with the garage subject to a project labor agreement and if not, are they responsible contractors?

The garage contractor is complying with MBTA requirements including paying prevailing wage rates.

Q29: With Quincy growing exponentially, why didn't the MBTA plan for growth, or plan for the increased cars that are going to happen 3 years from now when this garage opens?

Historical parking occupancy data shows that when North Quincy and Wollaston stations are both open, both parking facilities do not fill.

Q30: Why is it 852 now and we're only doing 852? Are those 700 additional spots in the completed garage going to be available to someone like me?

See above for space rationale. The other 700 spots in the completed garage are for the use of the project's tenants, renters, and retail customers.

Q31: Is Wollaston going to accommodate all the spots that are missing?

400 spaces will be available at the Wollaston Station parking lot.

Q32: Are you going to accommodate the fact that all those people are going to be parking at Wollaston now and you have two shelters there?

The maximum number of shelters that can be accommodated at this location are being provided.

Q33: I don't agree with your assessment on is that North Quincy is not always full. I never parked at Wollaston, but I did hear about Wollaston filling up all the time. North Quincy, just as much. How did you do your assessment?

We looked at historical occupancy at a time (2016 and 2017) when both Wollaston and North Quincy were open. In particular, the North Quincy Newport Avenue lot rarely filled.

Q34: Is there a possibility of making the lot on this side Quincy residents only?

The MBTA serves the entire Greater Boston area, and cannot provide exclusive parking for residents of a single municipality.

Q35: Will the buses change coming in from Hancock Street?

The Wollaston shuttle buses will continue to come in from Hancock Street to drop off / pick up at the North headhouse.

Q36: Who are the people that say yes or no about delaying construction?

Final decision is made by Bozzuto.

Q37: Can you delay the start of construction?

A Bozzuto decision to delay construction would materially impact all phases of the project and push the garage deliver into winter 2020/2021.

Q38: Why wasn't there more notice for the Public meeting?

A two-week notice was given in order to continue on a path of ensuring the garage completion in Fall of 2020 and allow the Developer to commence with materials ordering and project set up.

Q39: Will there be an additional public meeting for this?

Additional public meetings will take place to update the public on the project as Wollaston Project did.

Q40: When you guys did the assessment of the parking lots of when they're filled up, because apparently there's tons of spaces, when did you do that assessment? Did you do it after Wollaston happened? Because if you did it after Wollaston happened, you would know that North Quincy fills up by 8AM.

We looked at historical occupancy at a time (2016 and 2017) when both Wollaston and North Quincy were open. In particular, the North Quincy Newport Avenue lot rarely filled.

Q41: I thought the Wollaston lot was completely closed, there are construction vehicles and debris all over, can you clear those up?

Yes, 400 spaces will be available at the Wollaston Station parking lot.

Q42: Will you provide project updates on this project and all other projects?

Yes, project updates are available on the MBTA website at:

<https://www.mbta.com/projects/north-quincy-garage-and-development>

There is also an email distribution list, and a dedicated project email address for inquiries:

northquincygarage@mbta.com



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