

The logo features a stylized graphic on the left consisting of a light blue triangle pointing up and to the right, a light blue trapezoid below it, and a dark blue horizontal bar at the bottom. To the right of this graphic, the words "Columbia" and "Point" are written in a dark blue, italicized serif font. Below "Point", the words "MASTER PLAN" are written in a light blue, all-caps, sans-serif font.

Columbia
Point
MASTER PLAN

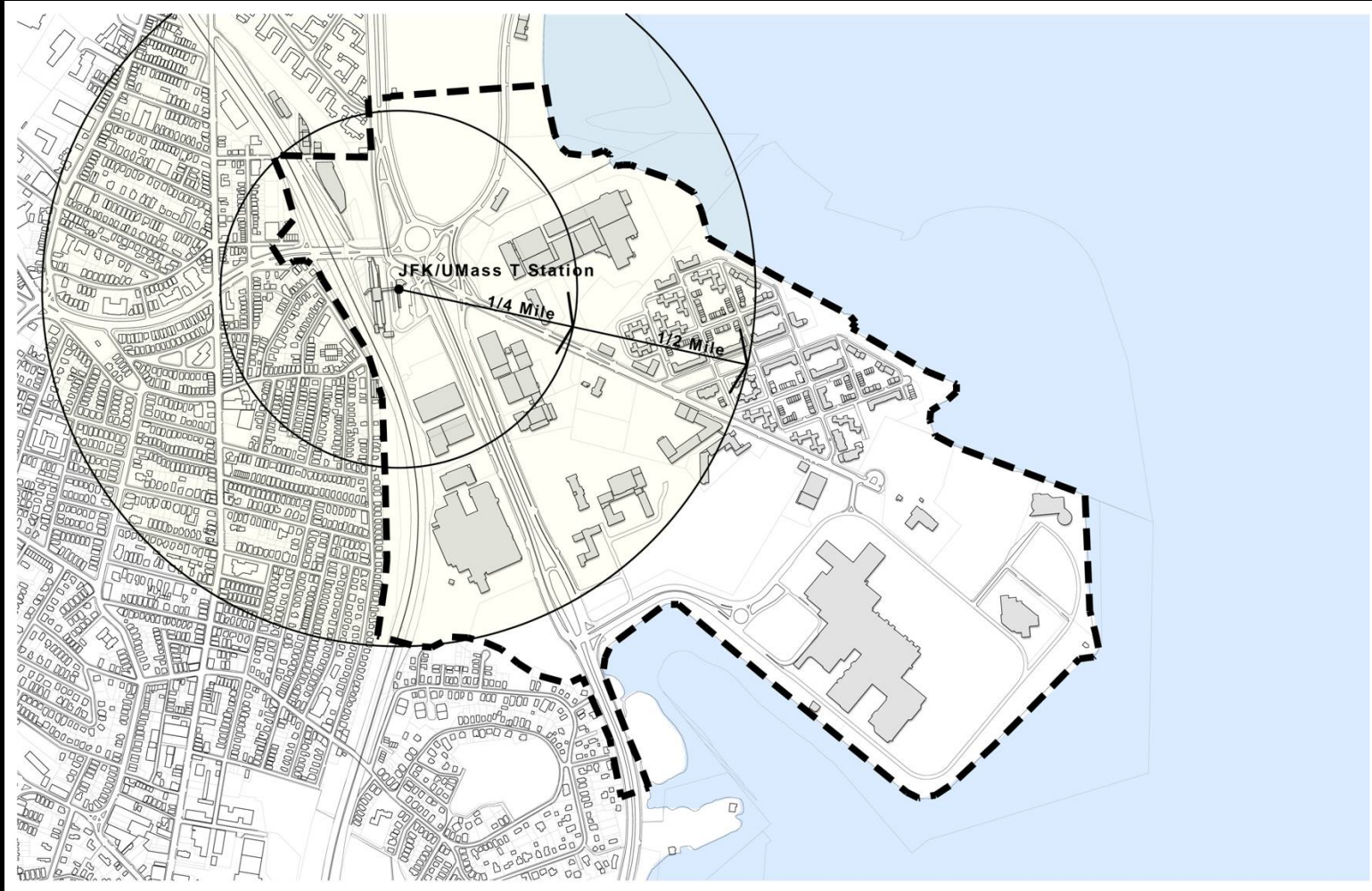
Task Force Meeting #4
April 3, 2008

Understanding the Air Rights Parcel @ JFK/UMass Station

Why is this Site Important to the Master Plan?

- Major Multi-Modal Transit Center
- Gateway to Columbia Point
- Heart of Potential TOD

TOD Radius



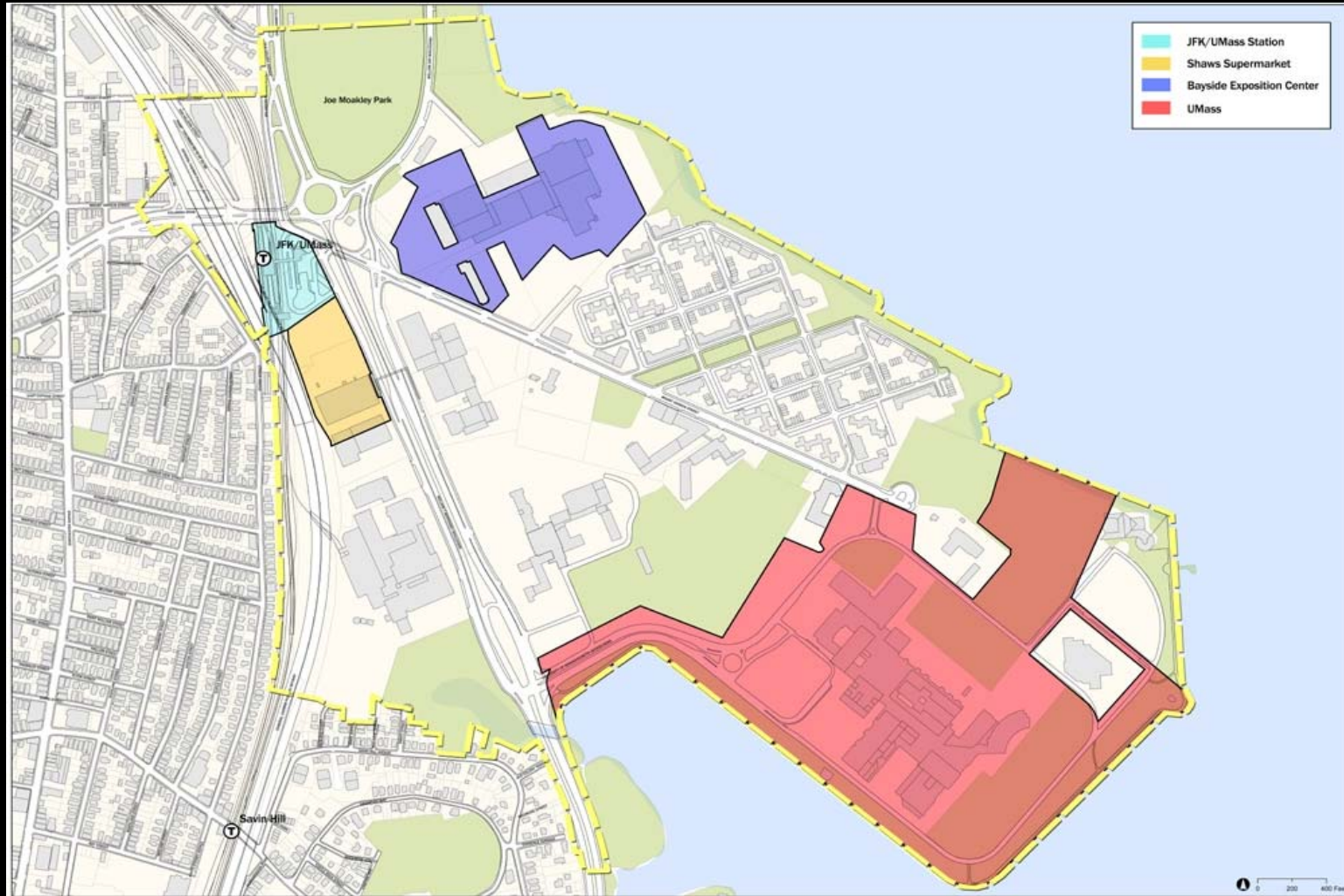
Why is the T offering the site for lease?

- Augment non fare revenues
- Interest on the part of private development community

**Must maintain existing operations*

Orientation and Uses

Locus Map



Parcel Boundaries



Existing Public Transportation Uses

- Subway (Red Line)
- Commuter Rail
- Buses (#5 ,#8, #16, #18, #41)
- Bus Operations and Staging
- Shuttles (UMass, LMA)
- Taxis
- Passenger Pick Up and Drop Off
- Parking (6 handicap; 18 employee)
- MBTA operations office
- Signals control center

Bus Traffic



Kiss & Ride, Handicapped Parking



MBTA Operations Office



View from Mt. Vernon Street



Access from Columbia Road



Access from Morrissey Boulevard



Access from Sydney Street



Key MBTA Requirements

MBTA Requirements Affecting Development

- Maintain all existing operations (Subway, Bus, Parking, Kiss & Ride, Taxi, etc.)
- Preserve Right-of-Way for Additional Commuter Rail Track
- 22' Clearance above existing and future tracks and platforms
- 19' Clearance above parking lot & bus operations

Zoning

Zoning

CC-Community
Commercial 3F-5000

Site Area ~160,000 sf ~47,000 sf

FAR 2.0 0.5

Max.
Height 45' 35'

Requirements Affecting Buildable sf

- Right-of-Way for additional commuter rail track
- 22' Clearance above existing and future tracks and platforms
- Space for bus operations, bus storage, parking, taxis, kiss and ride, shuttles, T offices
- 19' Clearance above parking lot & bus operations

Summary

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- Importance of JFK/UMass Air Rights site to Master Plan
- Imperative to maintain all “T” operations on site
- Effect of “T” operational and clearance requirements on buildable square footage under current height and FAR limits