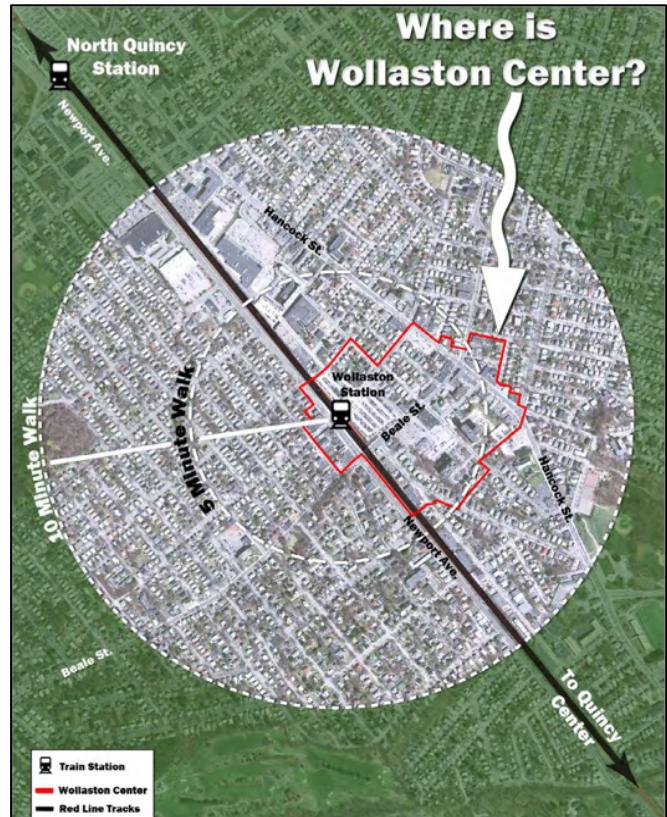


Wollaston Center Red Line Station

Nestled at the border of the South Shore and the Greater Boston Area, the city of Quincy has quickly become one of the most popular municipalities in the state. This popularity can be largely attributed to the four Red Line subway stops located there: Quincy Adams, Quincy Center, Wollaston Center and North Quincy. These combined stations have a typical weekday ridership of 25,000 people (as of FY 2013)¹, with Wollaston Center accounting for 19%. Wollaston Center was taken offline in late 2017 while undergoing construction and is scheduled to reopen in the summer of 2019. The vision for the new station and the surrounding area will be designed to sustain a connected and walkable neighborhood that will prioritize mixed-use development, diversifying the current housing stock and selection of businesses there. Many of the existing commercial properties are widely separated from the station and in a state of disrepair or vacant. Metropolitan Area Planning Council and the City of Quincy conducted a station area re-envisioning in September of 2013. The area is currently zoned for industrial, business and multiple residential.

Conclusionary items derived from the analysis were as follows²:

- Formation of a city working group with community stakeholders is largely beneficial
- Completion of a parking study is mandatory when evaluating high-traffic station areas
- Implement of zoning changes based on findings in the parking study
- Address temporary transportation improvements that can be addressed now
- Then move on to other short-term, but permanent transportation improvements i.e. crosswalk re-striping
- Prioritize public realm improvements that are easier to implement and are cost-effective
- Plan community-engagement events to gather feedback, focusing on short-term public improvements while construction is underway
- Develop a Business Improvement District, perhaps from an existing partnership
- Work with developers, the MBTA, and the city to coordinate a separate zoning overlay district for parking
- Form a strategic partnership for assisting the developer in specific areas it is needed i.e. a public-private partnership
- Consider asking adjacent properties if they have an interest in redevelopment or sale, rather than selling off individual parcels
- Utilize strategic street elements to improve the overall look of the area i.e. bike racks and street furniture
- Use different funding sources for permanent roadway changes such as federal or state funding options



¹ *Ridership and Service Statistics Fourteenth Edition*, Massachusetts Bay Transportation Authority, 2014, CH 02 P 05.

² *Re-Envisioning Wollaston: A Station Area Plan for Wollaston Center*, Massachusetts Area Planning Council, September 2013, P07-P46



FACT SHEET³

POPULATION: 93,824

DEMOGRAPHICS:

- White: 60,027
- Black: 5,634
- Asian: 28,032
- American Indian and Alaska Native: 553
- Native Hawaiian and Other Pacific Islander: 284
- Latino: 2,908
- Other: 1,230
- Two or More Races: 1,900
- Male: 45,432
- Female: 48,392
- Under 18: 14,551
- 18 and Over: 79,273
- 65 and Over: 14,310
- Median Age: 39

LABOR FORCE

- Civilian labor force: 56,622
- Employed: 53,338
- Unemployed: 3,284

EMPLOYMENT

- Unemployment Rate: 5.8%
- Service occupations: 10,526
- Management/business/science/arts: 24,677
- Sales/office: 11,528
- Natural resources/construction/maintenance: 2,752
- Production/transportation/material moving: 3,855

INCOME

- Median Household Income: \$71,808
- Mean Income: \$88,675
- Median Earnings: \$42,417
- Per Capita Income: \$38,631

EDUCATIONAL ATTAINMENT

- Percent high school graduates or higher: 88.7%
- Percent bachelor's degree or higher: 43.7%

COMMUTING TO WORK

- Car/truck/van alone 29,816
- Car/truck/van carpooled: 4,731
- Public transportation: 14,706
- Bicycle: 194
- Walk: 1,463
- Other: 360
- Worked at home: 946
- Mean travel time to work: 35.6 minutes

HOUSING:

- Homeowner vacancy rate: .3%
- Renter vacancy rate: 1.8%
- Total Housing Units: 42,889
- 1-unit: 16,900
- 2-4 units: 10,548
- 5+ units: 15,381
- Mobile homes: 20
- Median Sales Price: \$375,000⁴
- Median Gross Rent: \$1,370

³ U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates, DP05, Quincy City, MA

⁴ Median Sales Price, "Town Stats," *Banker and Tradesman*, 2019