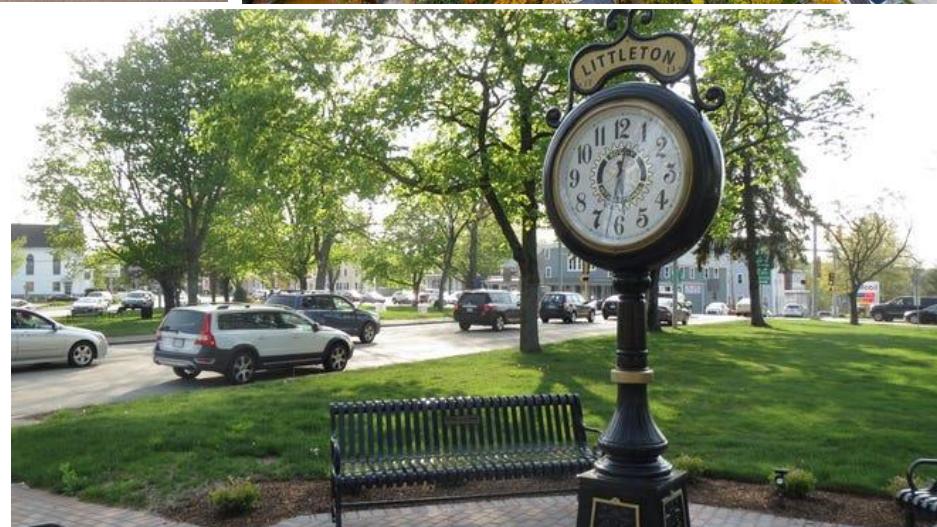


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Littleton/Route 495

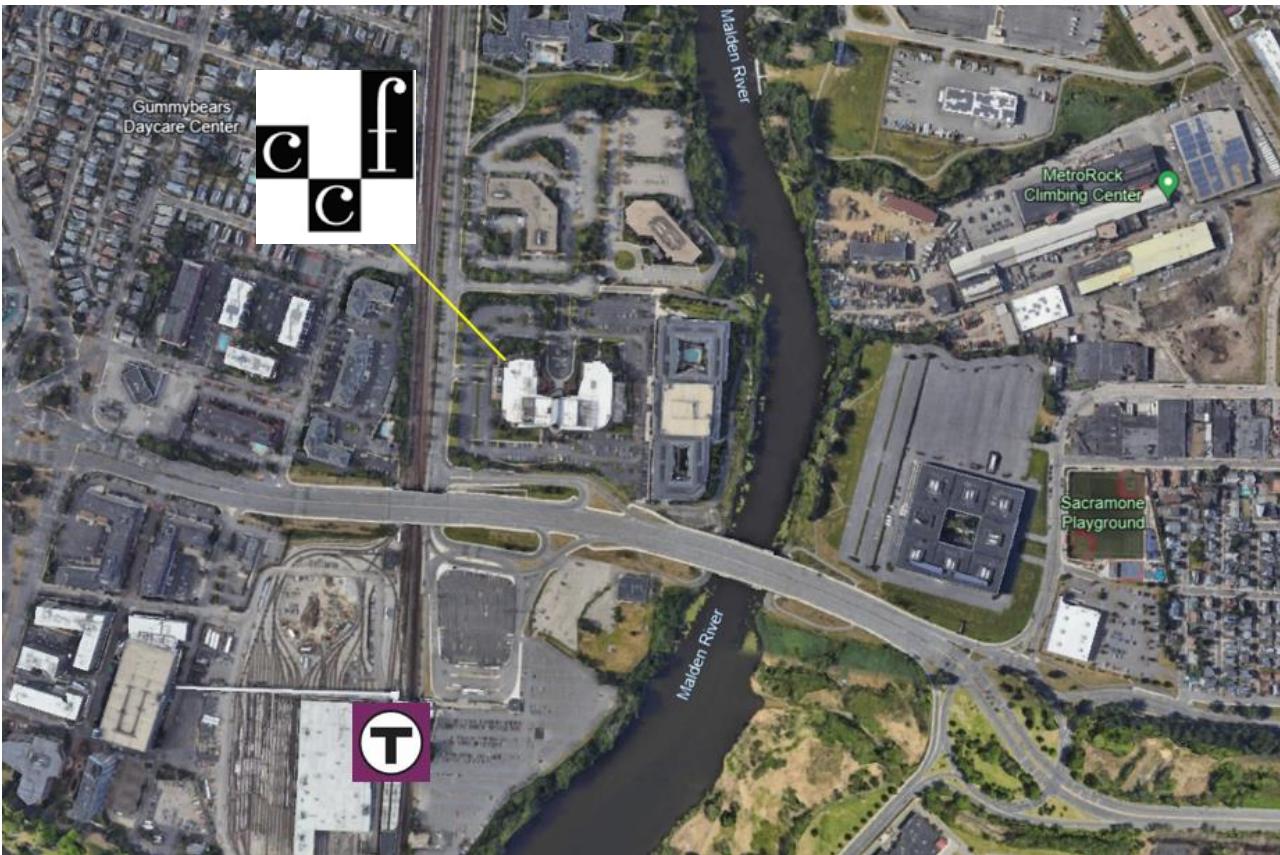


March 7, 2024

Transit-Oriented Development

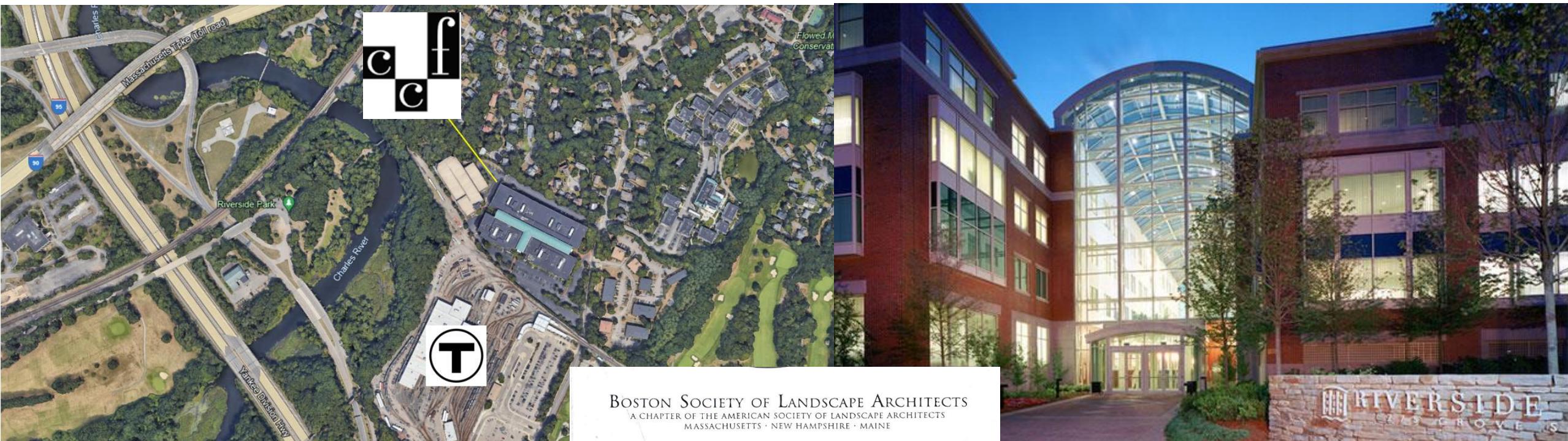
Wellington Business Park

1983



Transit-Oriented Development

Newton Riverside, Newton, MA



BOSTON SOCIETY OF LANDSCAPE ARCHITECTS
A CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS
MASSACHUSETTS • NEW HAMPSHIRE • MAINE

PRESENTS TO
Riverside Center
Newton, Massachusetts

MERIT AWARD
for Commercial Design



J. Shadley
Signature of Smith
March 7, 2002

Carol R. Johnson Associates, Inc.
Cabot, Cabot & Forbes
Equity Office Properties Trust
Ellis Manfredi Architects
Rizzo Associates, Civil and Traffic Engineers

March 7, 2024

CC&F Regional TOD Housing

The Overlook at St. Gabriel's-Awards

St. Gabriel's,
Brighton

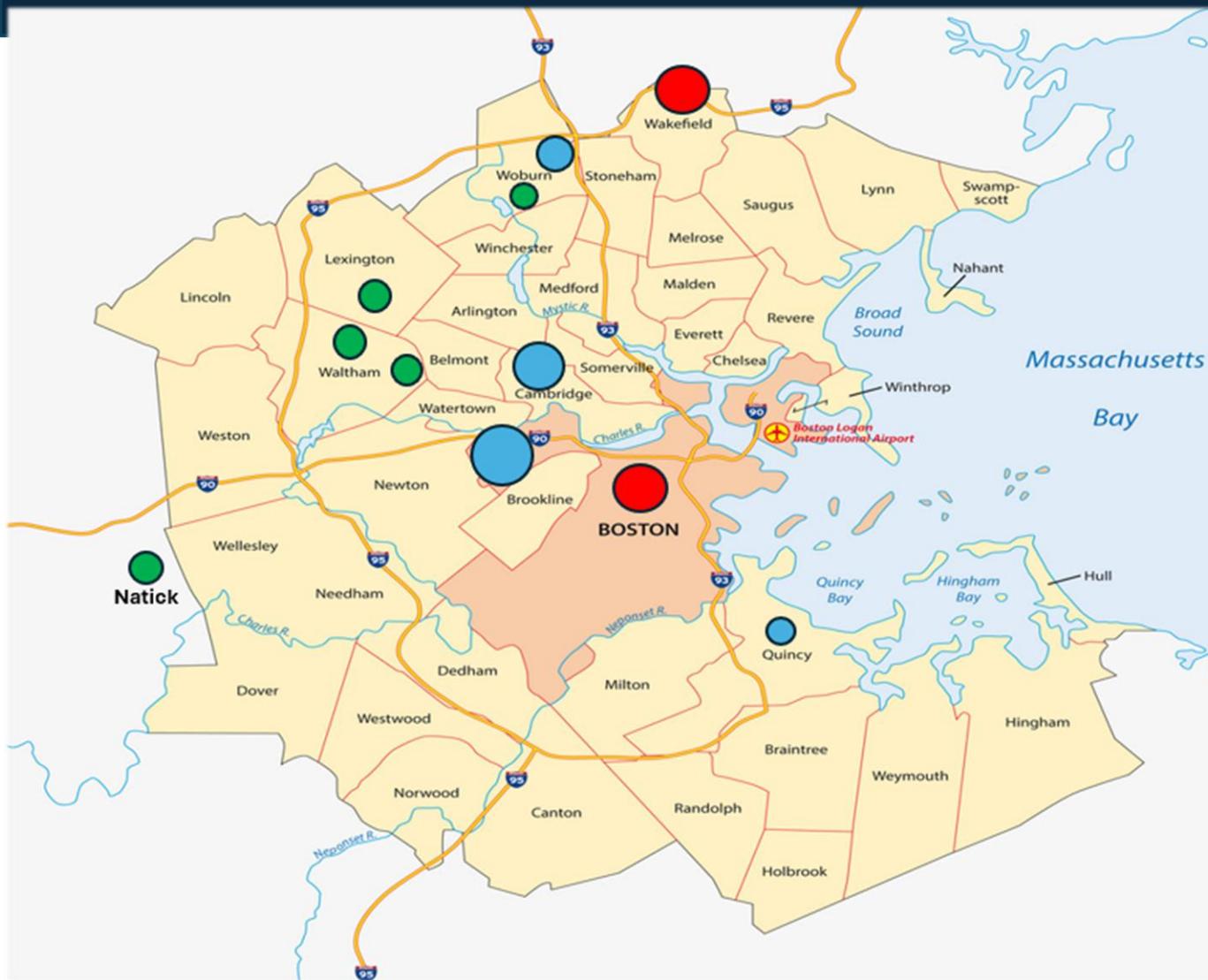


2021
Mayor Thomas M. Menino
Legacy Award Winner



Cabot, Cabot & Forbes

Greater Boston Multifamily TOD Map



Blue :Completed Projects

Municipality Completed 2015-2022	Unit Count	Municipality	Unit Count
Brighton	683	Fenway	365
Cambridge	428	Wakefield	440
Woburn 120	289		
Quincy	180		
	Total: 1,580		Total: 805

Red: Under Construction

Green: New Projects

Municipality	Estimated Unit Count
Zero New Boston, Woburn	250
Natick	200
Waltham Downtown	240
Waltham Brandeis	200
Lexington	204
Total:	1,044

Lake Quannapowitt - Abandoned Office

200 Quannapowitt, Wakefield, MA



CC&F Regional TOD Housing

200 Quannapowitt, Wakefield, MA



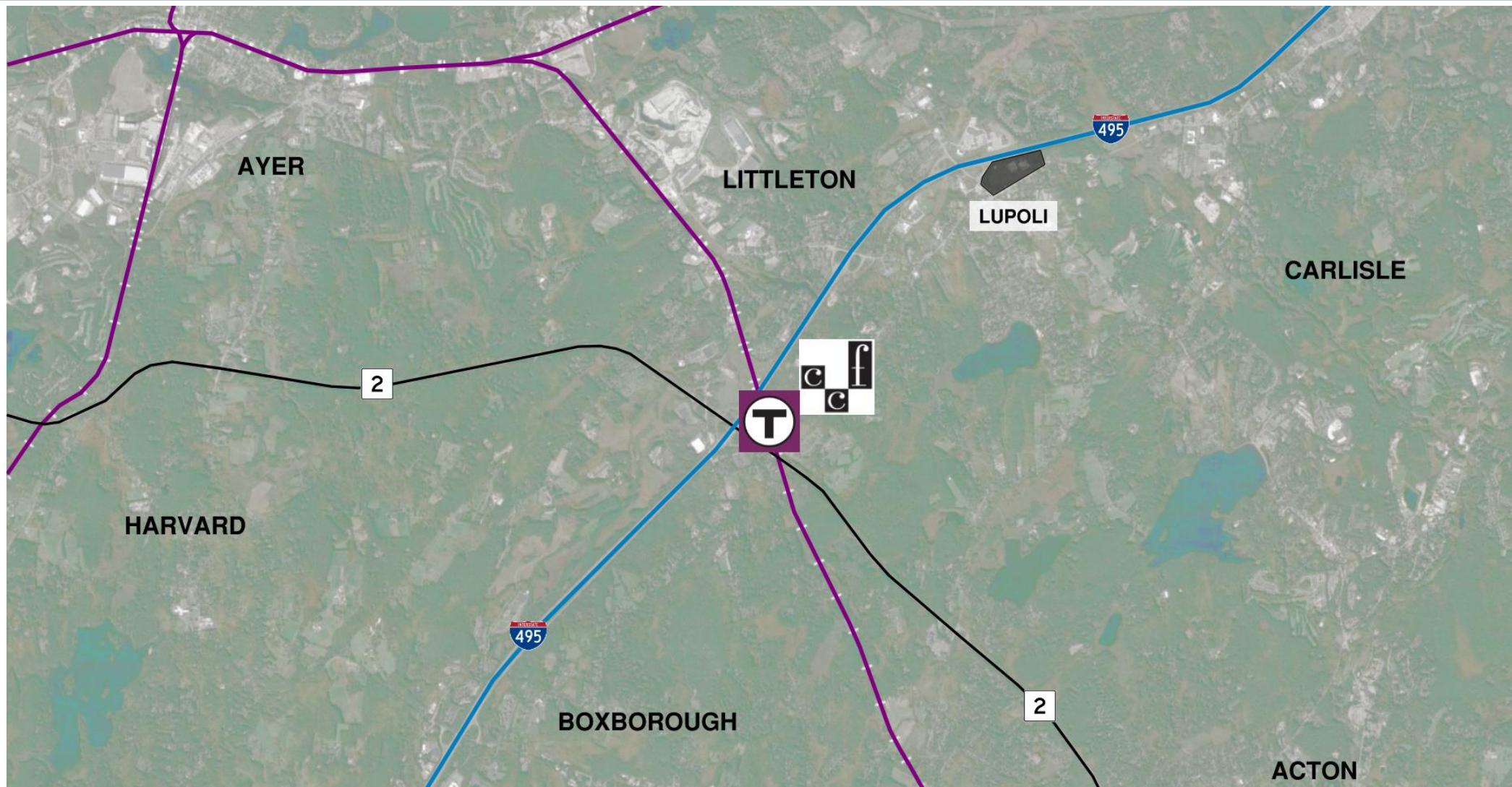
CC&F Regional TOD Housing

200 Quannapowitt, Wakefield, MA
\$215,000,000



March 7, 2024

245 Foster St
Littleton



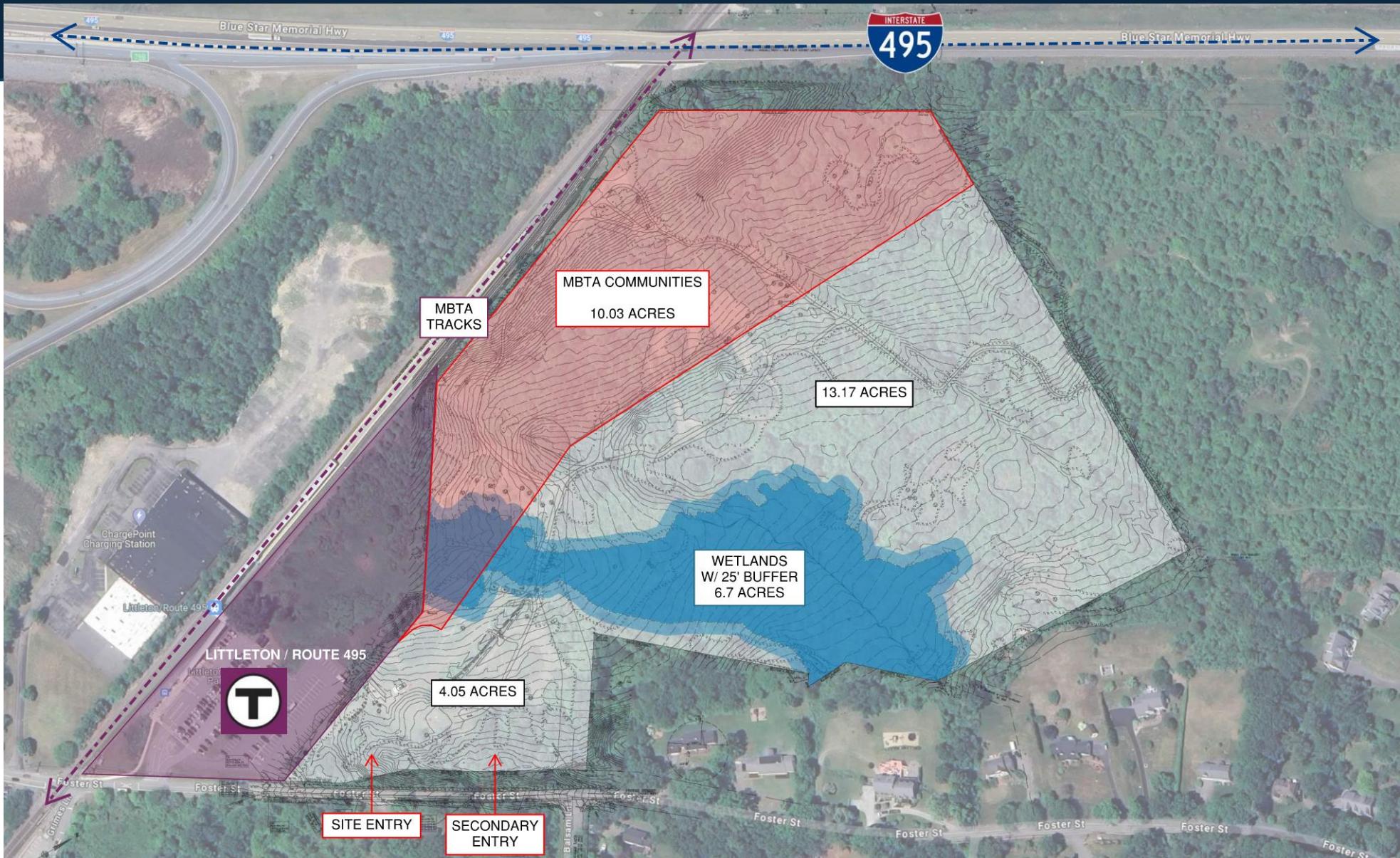
245 Foster St

MBTA Commuter Rail



Site Constraint Plan

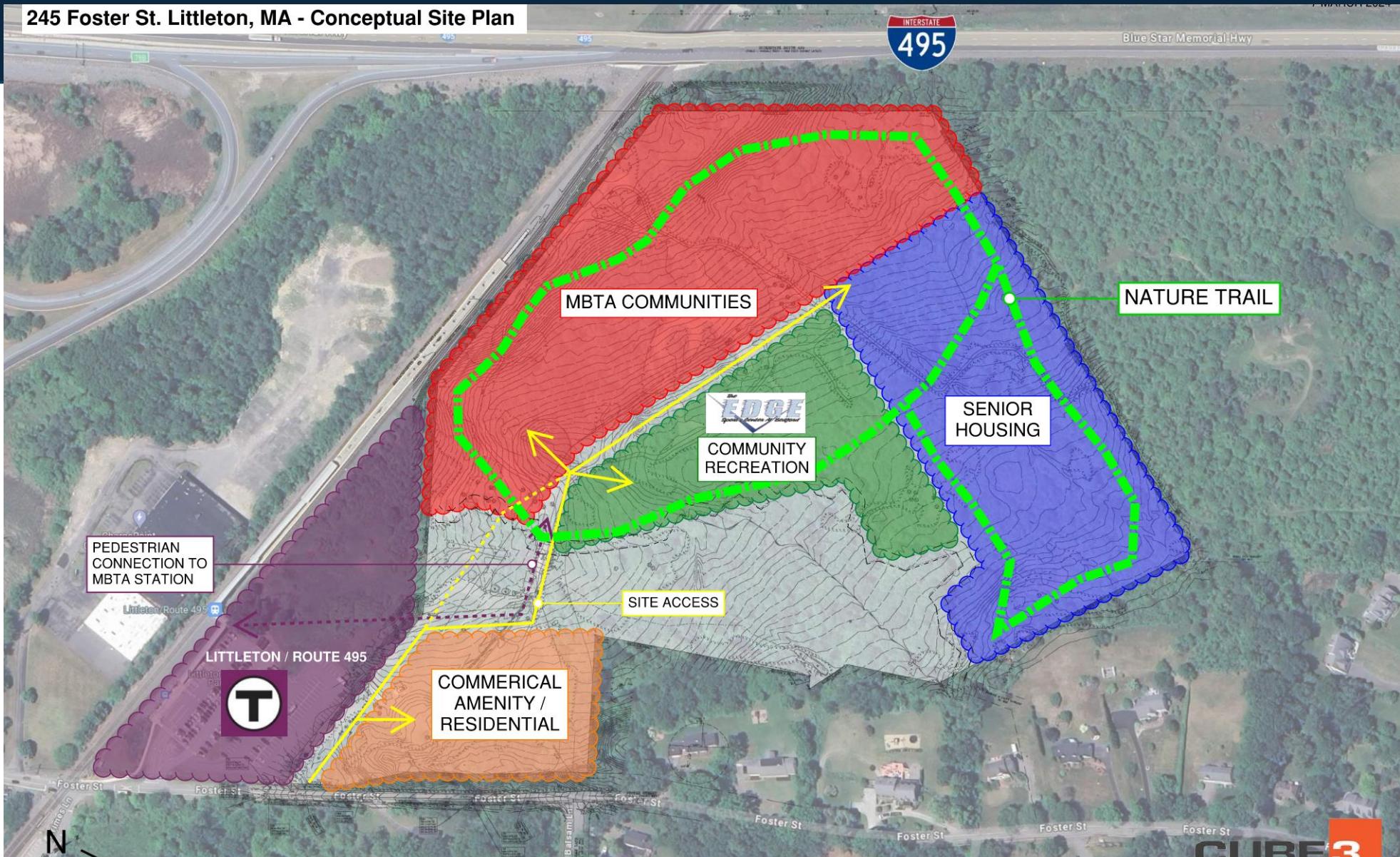
Cube 3



March 7, 2024

Proposed Site Plan

Cube 3



Precedent Studies

CC&F Regional TOD Housing

200 Quannapowitt, Wakefield, MA



March 7, 2024

Amenities



Professional Property Management

St. Gabriel's Staffing



March 7, 2024

Recreation & Nature Trails



EDGE Sports



Boston Sports Institute

A STEWARD FAMILY FACILITY



Boston Sports Institute is a 136,000 SF recreational facility in Wellesley, MA boasting twin NHL ice surfaces, two pools, turf / court field house, multiple auxiliary service areas for the benefit of the student athletes, along with Boston Sports Performance Center - a Steward Medical Group Sports Medicine / Strength & Conditioning center.

EDGE Sports Group developed the facility in partnership with the Town of Wellesley and now manages all day to day operations.

CORE USER GROUPS

- Wellesley High School (Hockey & Swim)
- Wellesley Youth Lacrosse Club
- Wellesley United Soccer Club
- Wellesley Swim Association
- Wellesley Youth Hockey
- Boston Jr. Eagles Hock
- Dana Hall School
- NANorth American Hockey Academy
- Elite Edge Skating Club
- Middlesex Magic Basketball
- Boston Bolts Soccer Club
- Charles River Aquatics
- Power Play Hockey
- 3Step Sports
 - 3d Lacrosse
 - Zero Gravity Basketball

COMMUNITY BENEFIT

- Privately Financed Sports Center
- Preferred Ice / Pool / Turf Time
 - Secured through Entitlement Docs.
- Preferred Rates
- Ground Lease & Tax Revenue
- Community Resource
- Diverse Economic Impact
- A True "Home" for Athletic Programs
- Asset at the end of the Ground Lease Term
- Athletic Ecosystem to Serve Growing Community Needs

1,000,000+

Visitors Annually
3.4 Hr Average Visit
3.2 Visits Per Week

EDGE Sports



FACILITIES IN OPERATION & DEVELOPMENT



Essex Sports Center
Middleton, MA
Opened: Fall 2016

Two NHL regulation Ice Surface, Indoor Turf Field, Strength & Conditioning, Physical Therapy, and Multiple Restaurants



Worcester Ice Center
Worcester, MA
Opened: Fall 2017

Two NHL regulation Ice Surface, Strength & Conditioning, Physical Therapy, and Multiple Restaurants



Boston Sports Institute
Wellesley, MA
Opened: Summer 2019

Two NHL regulation Ice Surface, Indoor Field House, Competition Pool, Warm Pool, Indoor Walking Track, Strength & Conditioning, Physical Therapy, and Academic Coaching Center



Thayer Sports Center
Braintree, MA
Opened: Summer 2019

NHL regulation Ice Surface, One-Half NHL Ice Surface, Four Multi Surface Courts, Strength & Conditioning, and Private Reception Area



Foxboro Sports Center
Foxborough, MA
Acquired: Winter 2022

Three NHL regulation Ice Surface, Strength & Conditioning, Physical Therapy, Pro Shop, and Food & Beverage Options



Boch Ice Center
Dedham, MA
Acquired: Winter 2022

Once NHL regulation Ice Surface, One-Half NHL Ice Surface, Strength & Conditioning, and Food & Beverage Options



Hobomock Arenas
Pembroke, MA
Acquired: Winter 2022

Two NHL regulation Ice Surface, Food & Beverage Options



Kino Sports
Tucson, AZ
Opening: Summer 2024

Two facilities one featuring Three NHL regulation Ice Sheets and Supporting Elements, the second housing Eight Multi-use Courts and a 20,000 SF Convention Center



Braintree Sports Center
Braintree, MA
In Negotiations

Two NHL regulation Ice Surface, Indoor Turf Field, Strength & Conditioning, Physical Therapy, and Multiple Restaurants



The Downs Sports Center
Scarborough, ME
In Design

Two NHL regulation Ice Surface, Strength & Conditioning, Physical Therapy, and Multiple Restaurants

CC&F Senior Housing

Fox Hill Village, Westwood



CC&F Solar



Project Studies

Traffic & Roadways

Sewer & Wastewater

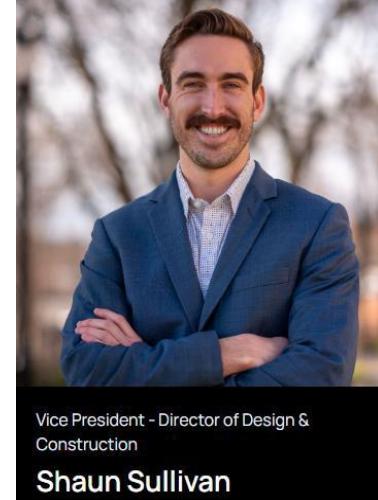
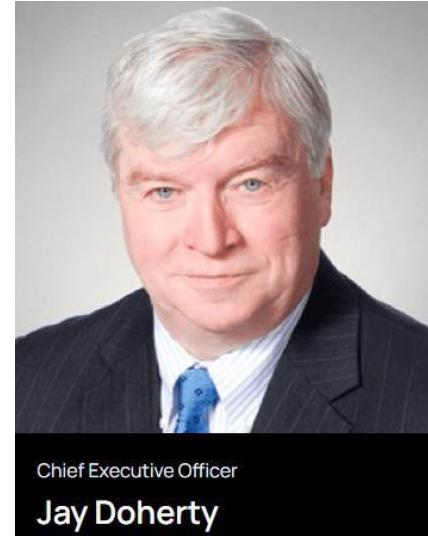
Public Safety

Municipal Electric & Water

National Grid Issues

Cabot, Cabot & Forbes

Thank you!



Cabot, Cabot & Forbes

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THANK YOU, LITTLETON!

Greater Boston Housing Crisis

