

## Commuter Rail FAQs

**Q** How much will the Town be assessed by the MBTA?

**A** If assessment begins in FY17, the amount would be about \$48,000.

**Q** How much parking will be required?

**A** Ridership projections suggest that, initially, 120 parking spaces will be required. Existing lots can be reconfigured to accommodate that number.

**Q** Can commuter parking be controlled to save spaces for local businesses and residents?

**A** Yes. Parking meters might be required along with aggressive enforcement, including towing.

**Q** How will increased traffic impact travel on Main Street? On other nearby streets?

**A** Traffic flow will likely be slowed during a 30 minute period in the morning and a 15 minute period in the late afternoon. The biggest impacts will be at the entrance to the parking lot and at the intersection of Main Street and St. Margarets Street.

**Q** Will commuter rail block access to Taylor's Point and the MMA?

**A** State law prohibits blocking a road for more than 5 minutes. If a new platform is built west of Academy Drive, then there should be no blockage.

**Q** Will Bourne's Downtown experience any economic impact?

**A** Downtown businesses can expect to see increased activity as new residents move to the area. New residents will, in turn, attract more commercial activity.

**Q** What kind of new development might be attracted to Bourne's Downtown?

**A** One projection (prior to the commuter rail studies) shows a potential of 800,000 sq. ft. of new commercial activity and up to 500 new residential units, most likely for young professionals and empty-nesters. With the new Downtown District Zoning Bylaws and Architectural standards, the Town can manage this growth to benefit Bourne.

**Q** Will the Town need to provide new services or infrastructure to support such growth?

**A** Young professionals and empty-nesters will not impact the schools. Buzzards Bay now needs an expanded capacity to treat wastewater, and that is even without commuter rail.

*(over)*

*Q* How will commuter rail impact property values?

*A* Experience in other towns shows an increase in property values between 24 and 44 percent within 1/2 mile of the station. Certainly resale values will increase.

*Q* How much new tax revenue might the Town expect from new development?

*A* Anticipated development and redevelopment could add at least \$2 million in new revenues from commercial and residential growth.

*Q* How would commuter rail impact property taxes and assessments?

*A* While tax rate changes would not be significant on existing properties, increased revenues from redevelopment and new development could help the Town pay for needed capital improvements and avoid future overrides.

*Q* What steps does the Town need to take to join the MBTA.

*A* A "yes" vote on the May 19 ballot means joining the MBTA on January 1, 2016. It would signal to the state that the Town wants to see the existing infrastructure used to bring commuters to Buzzards Bay.

The Transportation Advisory Committee, in its meeting on May 7, 2015, unanimously voted the following: Our research has convinced us that bringing commuter rail service to Buzzards Bay will provide the catalyst needed to trigger redevelopment of underutilized properties along Main Street and create a vibrant downtown for Bourne. There are enormous benefits to be gained by the entire town from this action, with very little financial liability and few potential problems. The Transportation Advisory Committee supports a positive vote to join the MBTA in order to send a strong signal to our elected officials and potential developers and investors that Bourne wants commuter rail service.