

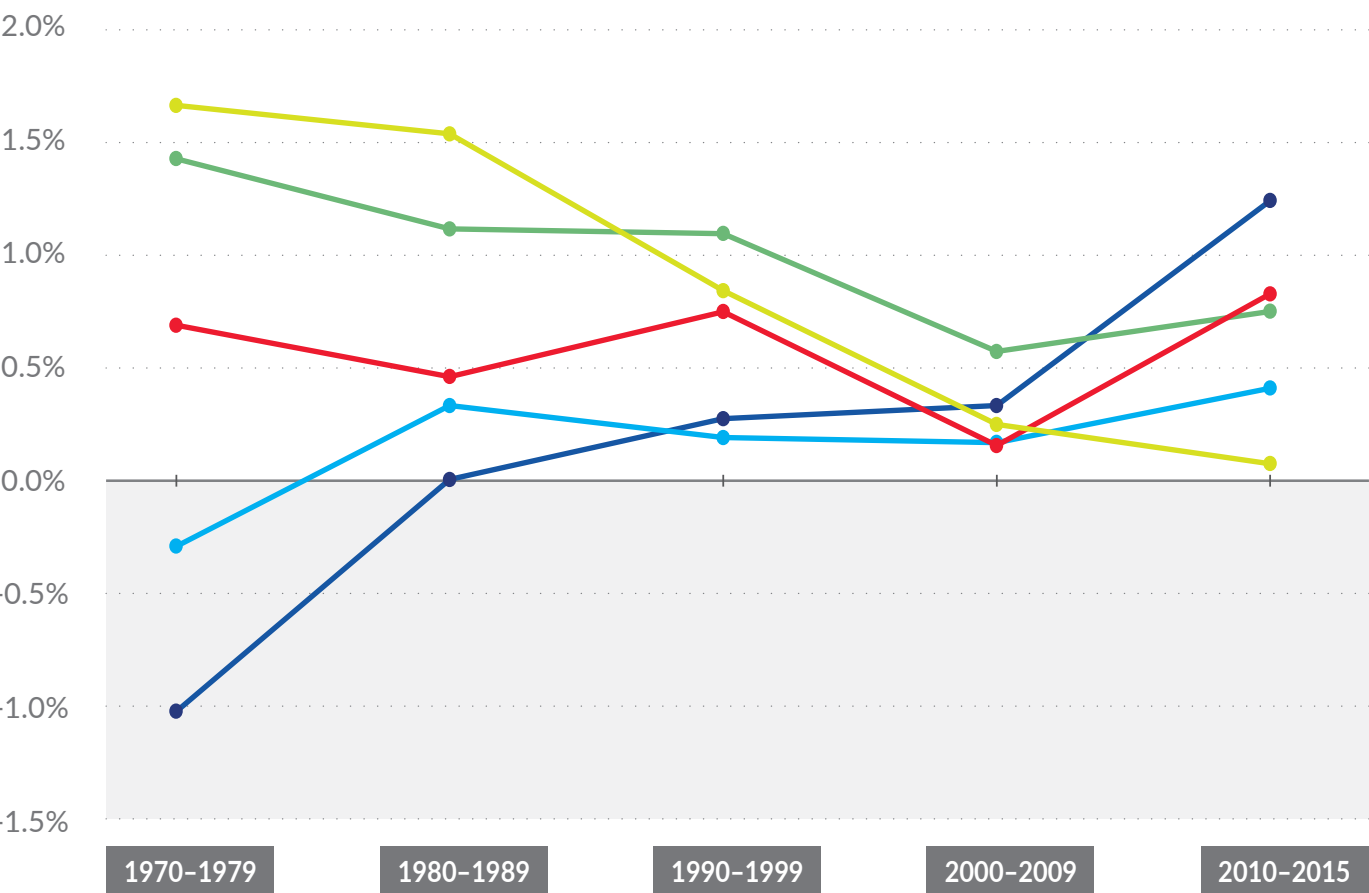
URBANIZATION

Over the last decade, Boston's Inner Core region has experienced substantial growth, particularly around MBTA stations (see Development Near Transit Map below). Growth in the number of residents and jobs within the catchment area of the MBTA drives demand for MBTA service, provided that capacity exists to absorb those new riders and the existing services provide the right kinds of mobility. The continuation of recent growth in both residents and jobs within the MBTA service area—particularly within the area covered by rapid transit—provides a huge opportunity for the T to capture new riders. Despite many indicators for continued growth in urban areas, the aging of the millennials – the largest age cohort – is raising questions of whether this urban growth will continue long-term.

MBTA IMPACTS

As the past half-century has shown, urban and regional demographics ebb and flow in response to many factors, not all of them directly tied to Boston or Massachusetts. However, an acceleration or even just a continuation of this trend will have major implications for the MBTA, as it will serve to concentrate new demand for transit in exactly those portions of the network where capacity is already constrained. The potential for an aging population in the denser urban core of the metro Boston area underscores the need to make the system as accessible as possible to as many potential riders as possible. More generally, existing MBTA infrastructure is insufficient in a variety of ways to be able to attract and retain new riders who may have other options. For all of these reasons, understanding and being prepared to respond to underlying demographics trends are of great importance as the MBTA looks to serve an increasingly dynamic region.

Annual Population Growth Rates by Community Type, Metro Boston 1970-2015



- Inner Core
- Regional Urban Centers
- Maturing Suburbs
- Developing Suburbs
- Rural Towns

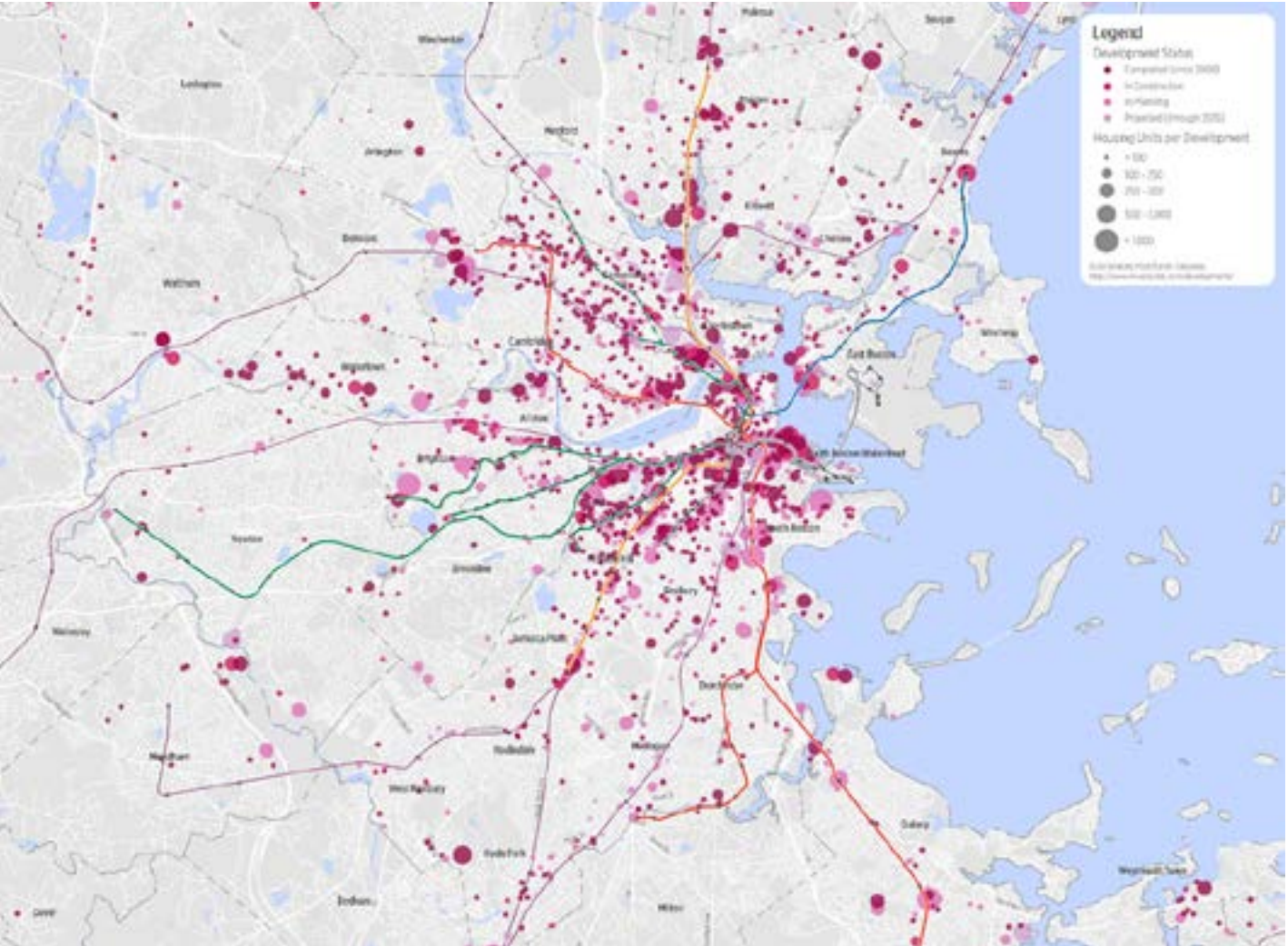
Population growth rates are now fastest in the Inner Core, a sharp contract to the 1990s and prior years. Between 2000 and 2015, the region's Inner Core population grew by 7.8% to 1.37 million residents, while the rest of the state experienced a 5.6% growth in total population.

Geographies based on Metropolitan Area Planning Council definitions: http://www.regionalindicators.org/topic_areas/7#definitions-and-geographies

Source: U.S. Census, Decennial Census and Population Estimates

Development Near Transit

Housing Development in Greater Boston



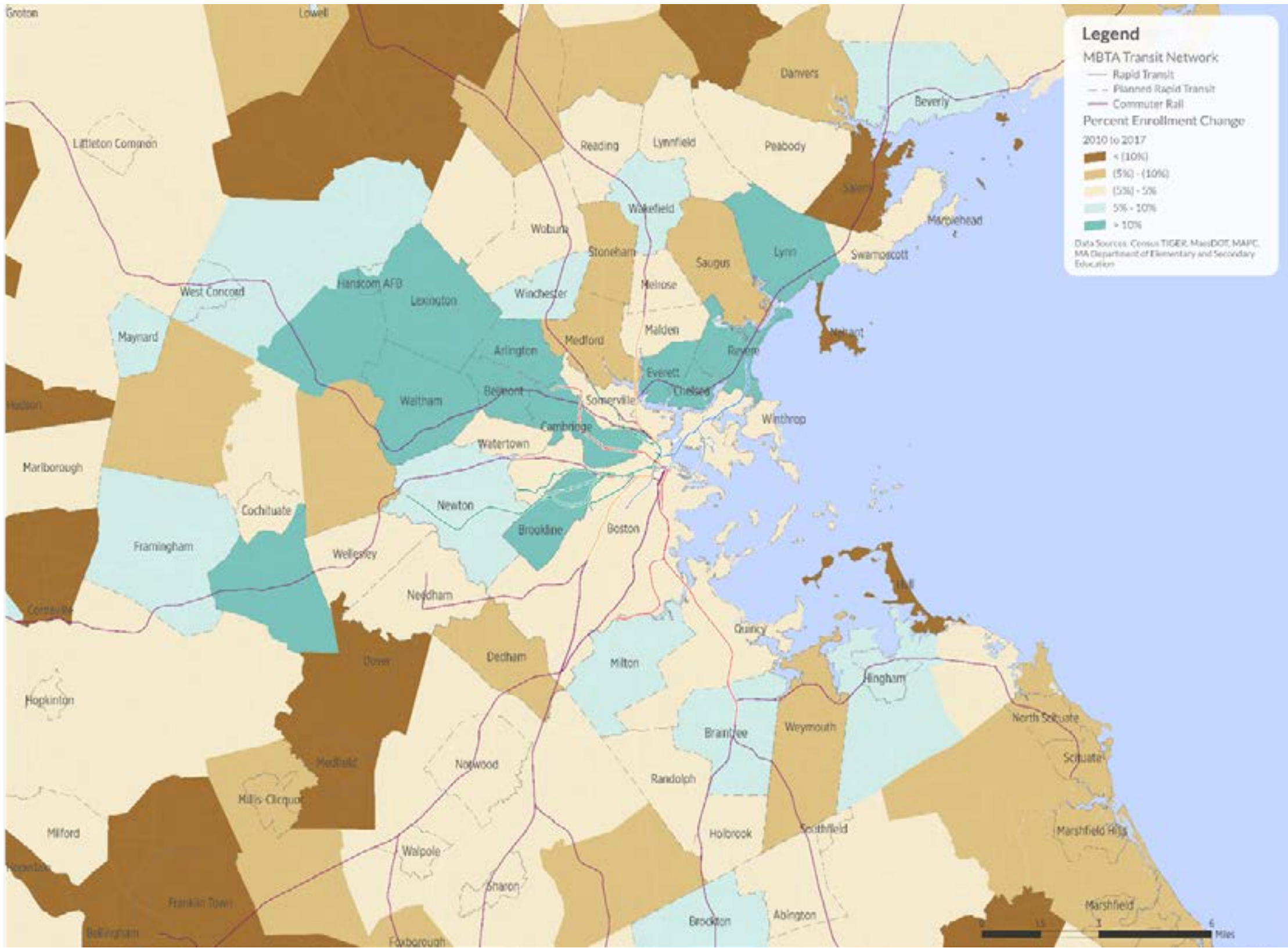
	Developments within ½ mile of Rapid Transit or CR Station	All developments	Percent within ½ mile of Rapid Transit or CR Station
Completed	893	2323	38.4%
In progress	174	434	40.1%
In planning	475	1008	47.1%
Projected	198	307	64.5%
All	1,740	4,072	42.7%

Note: This table includes housing and commercial development

Since 2010, over 4,000 housing and commercial developments have been completed, are in construction or planning stages, or unites are projected to be developed. Over 40% of these developments will be within a half mile of an MBTA rapid transit or commuter rail station. There is a trend of locating new development near transit stations, with close to 50% of planned developments located within a half mile of a transit station and close to 65% of projected developments located within a half mile of a transit station.

Source: MAPC's Massbuilds Database, <http://www.massbuilds.com/developments/>

Families With Schoolchildren Growth Map



Families with schoolchildren are growing fastest in urban/ near-urban school districts. Between 2009 and 2017, high rates of enrollment growth were more common in urban communities, while most suburbs saw moderate or even declining enrollment. Districts in the Inner Core saw average enrollment growth rates of 8%.

Source: MassGIS, MA Department of Elementary and Secondary Education