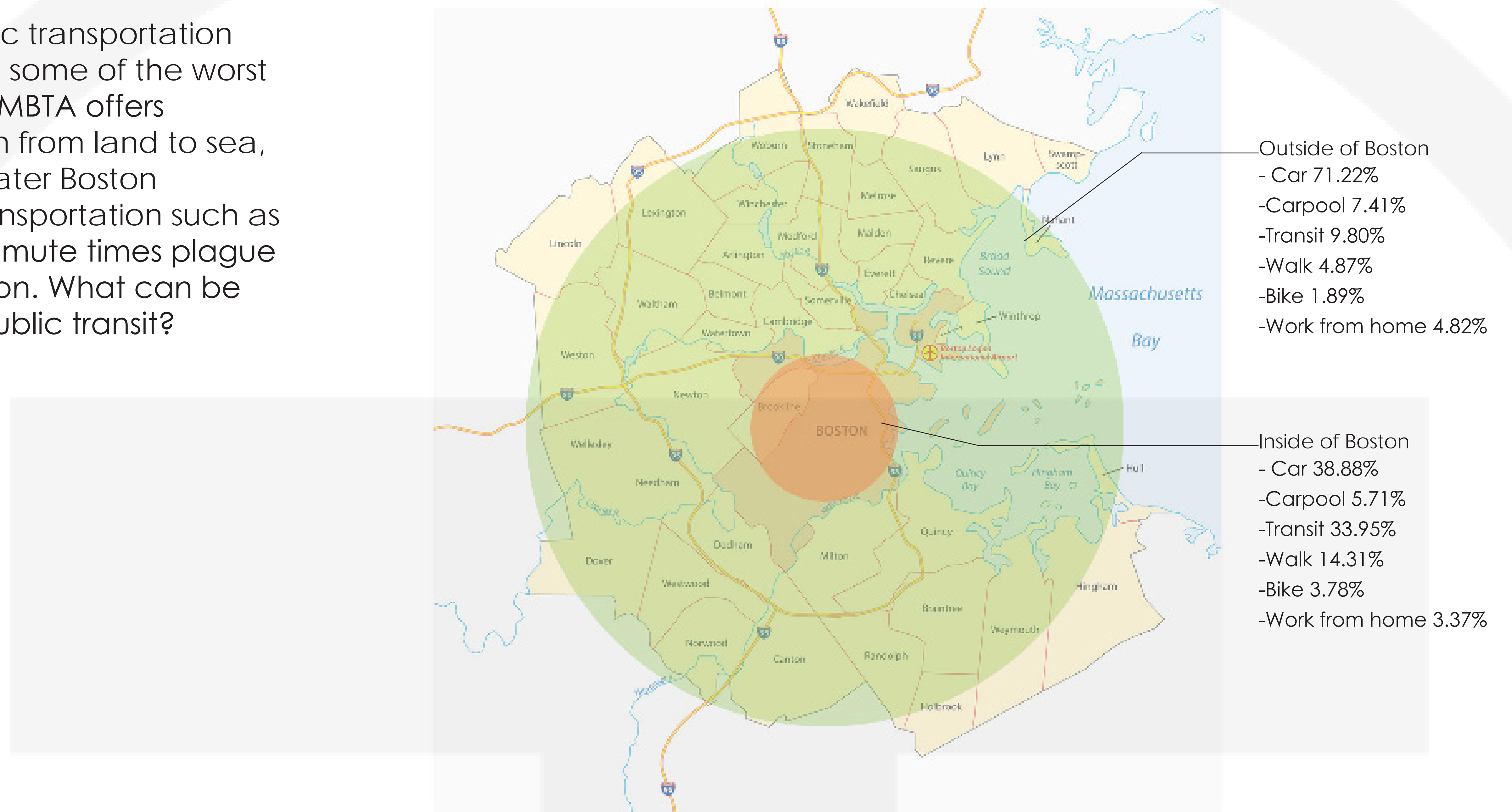


# Incentivising Public Transit Through Mixed Use Development

Boston has the 4th largest public transportation system in the country, yet it has some of the worst traffic as well. Why is that? The MBTA offers several modes of transportation from land to sea, but a large majority of the Greater Boston population prefers personal transportation such as cars. Because of this, long commute times plague the population of Greater Boston. What can be done to draw more traffic to public transit?



## Thesis Statement

We can incentivise people to use public transportation more by utilizing existing transit infrastructure via interventions, to make stations comunal nodes of amenities and resources for their surroundings communities.

## Precedents



Grand Central Station

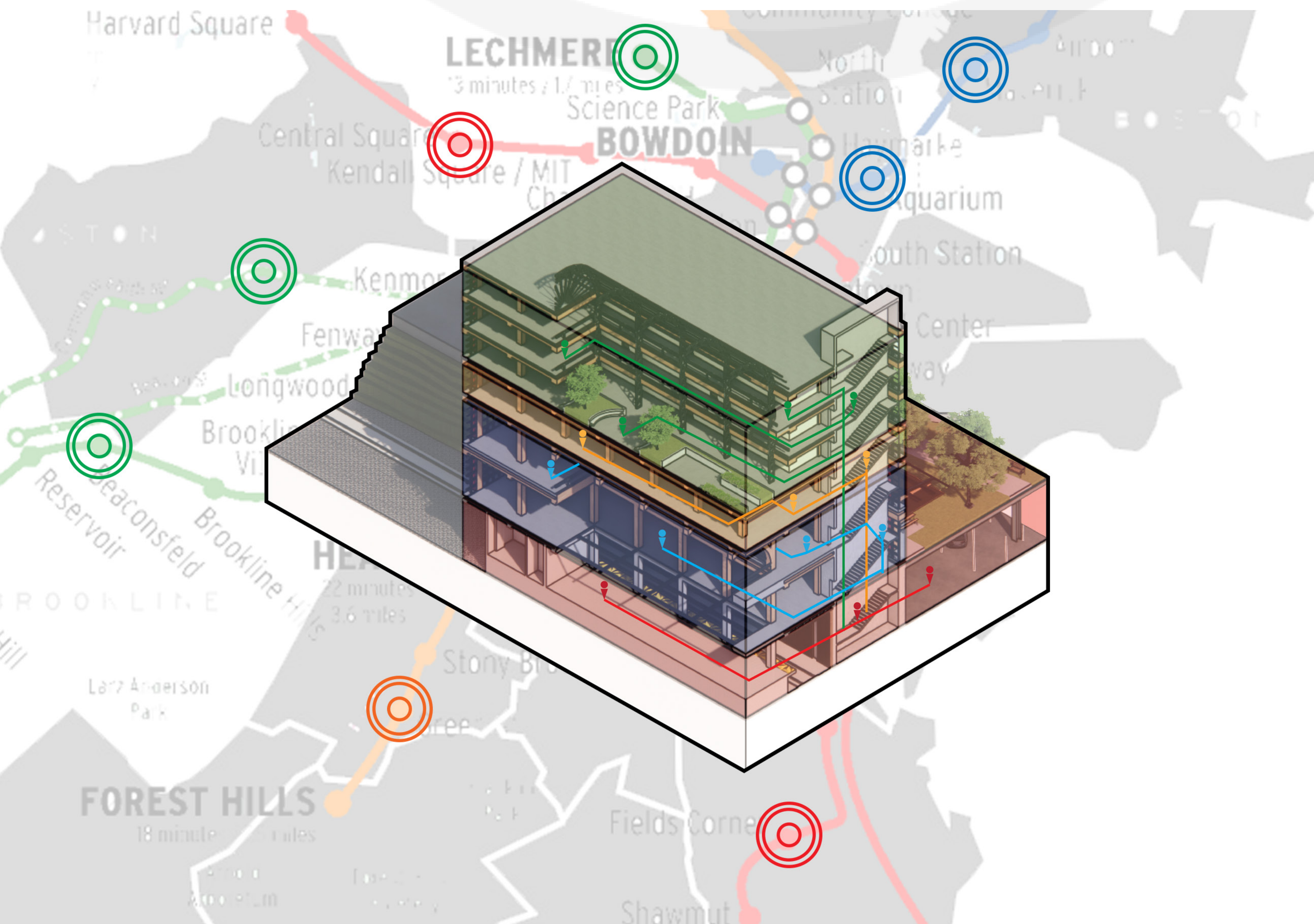


South Station Boston



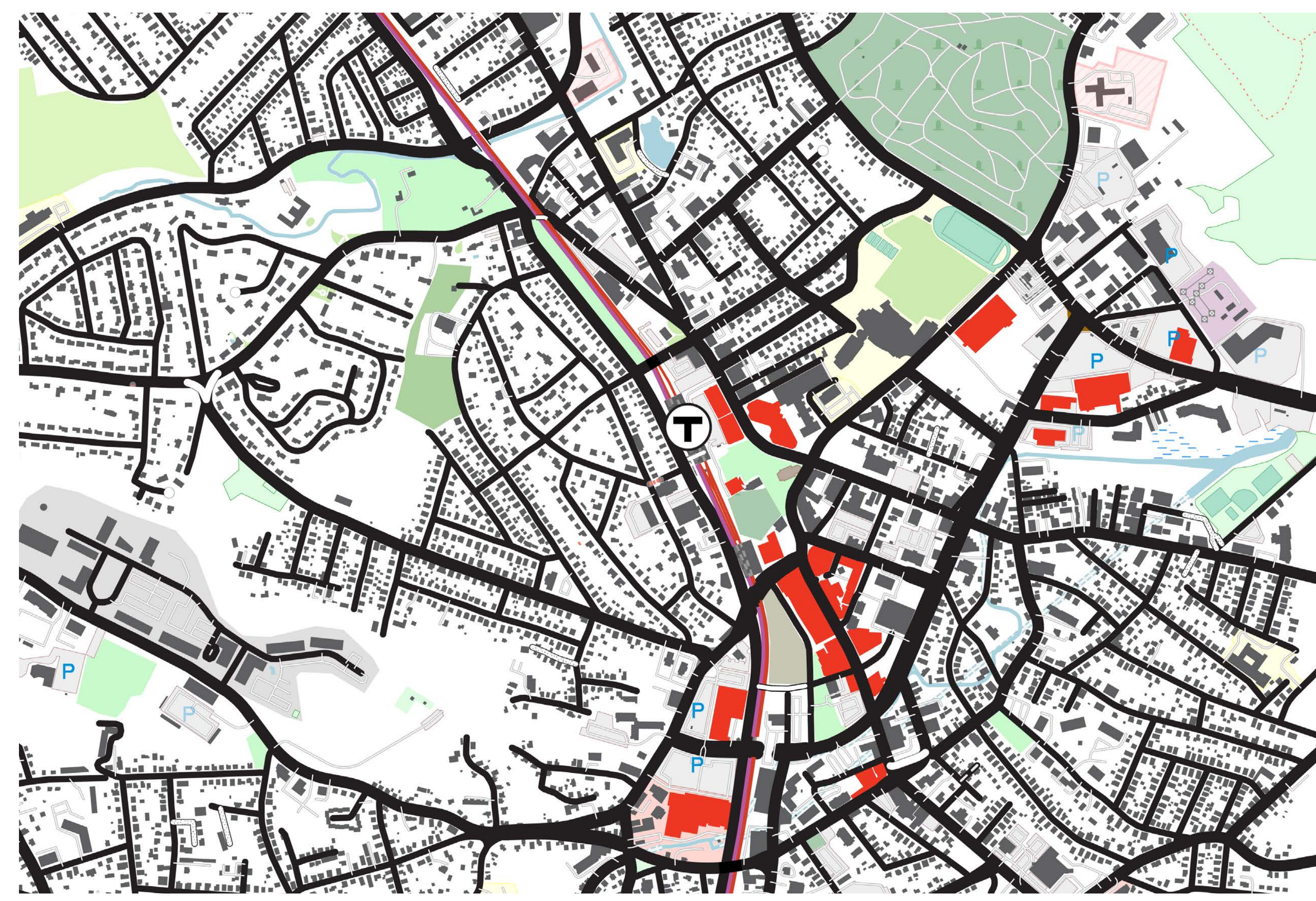
Japan Transit System

## Core Principles



# Systemic Site Analysis

The population density within a one mile proximity of a station in relation to the availability of resources within that one mile proximity via public transit.



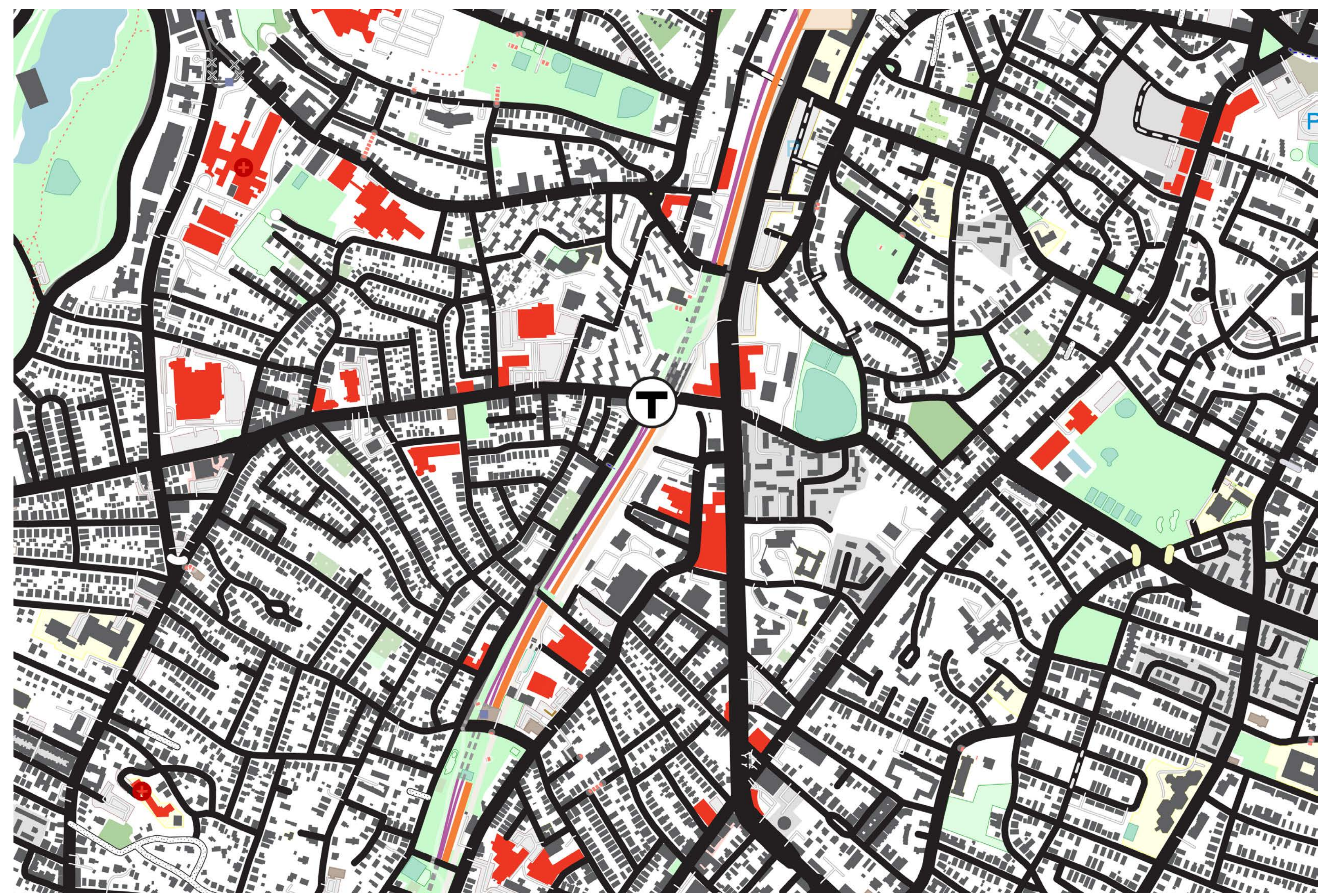
Quincy Center (Red Line)



Maverick Station (Blue Line)



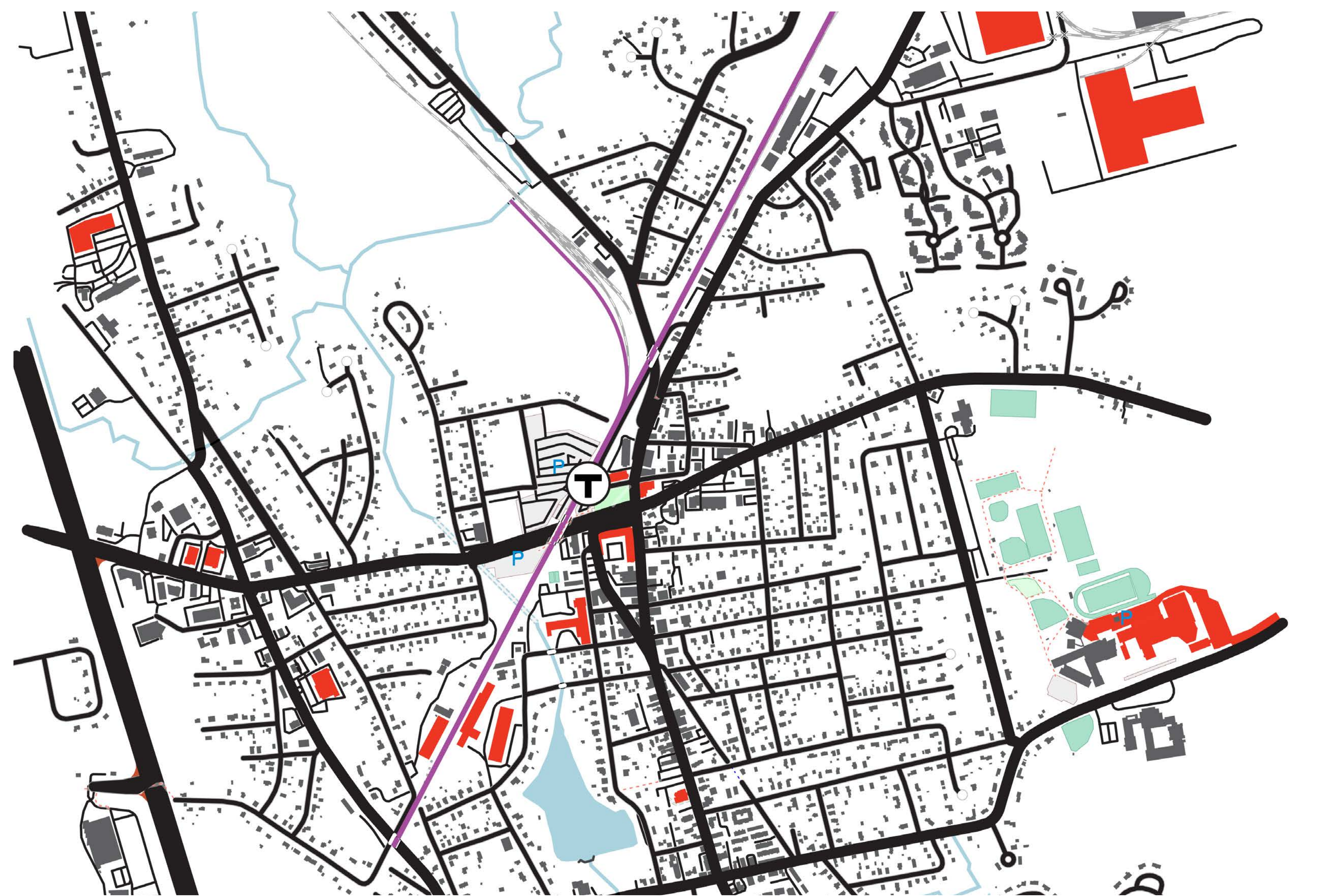
Park Street (Red Line)



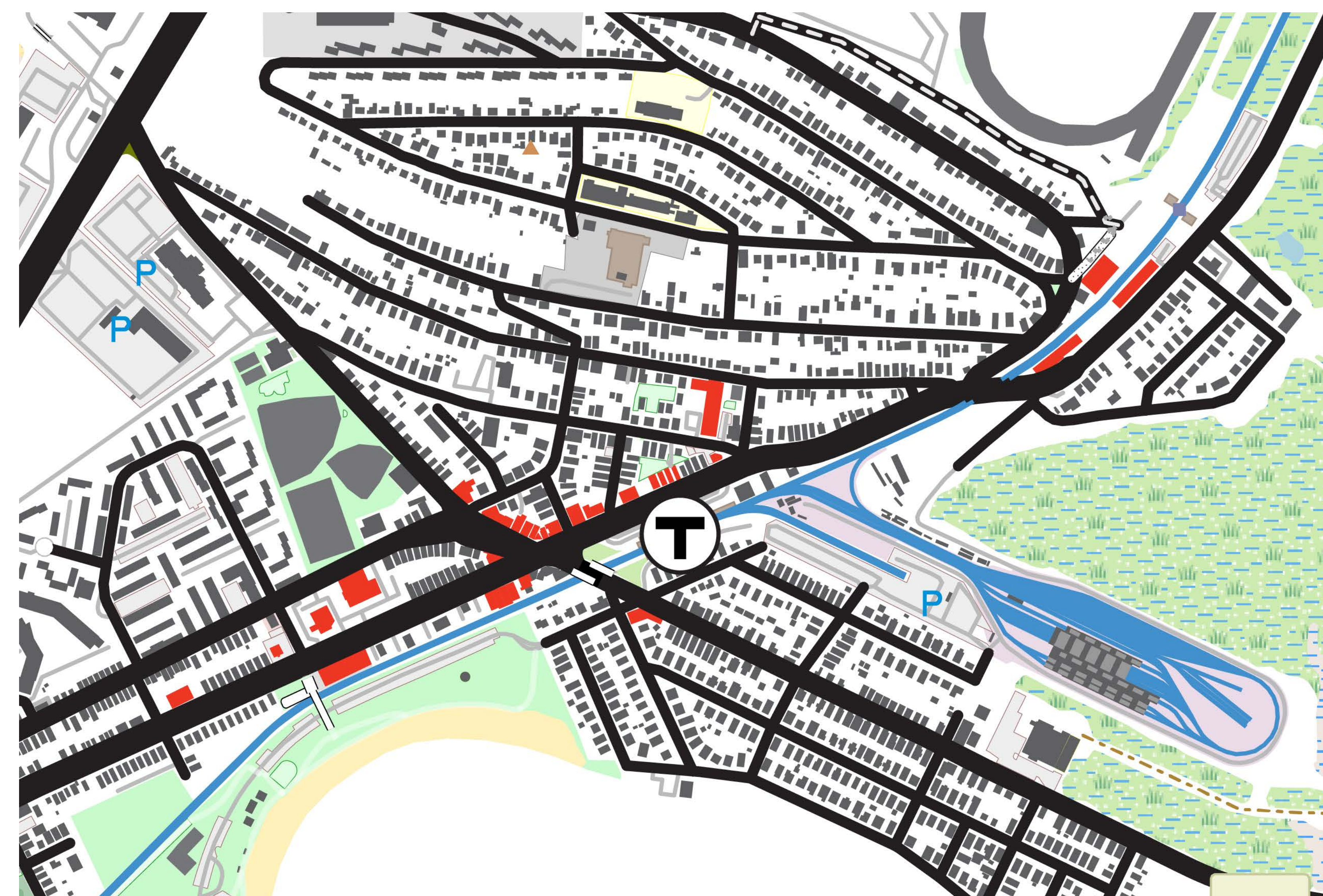
Jackson Square (Orange Line)



Mattapan Line (Red Trolley Line)



Mansfield (Commuter Rail)



Orient Heights (Blue Line)

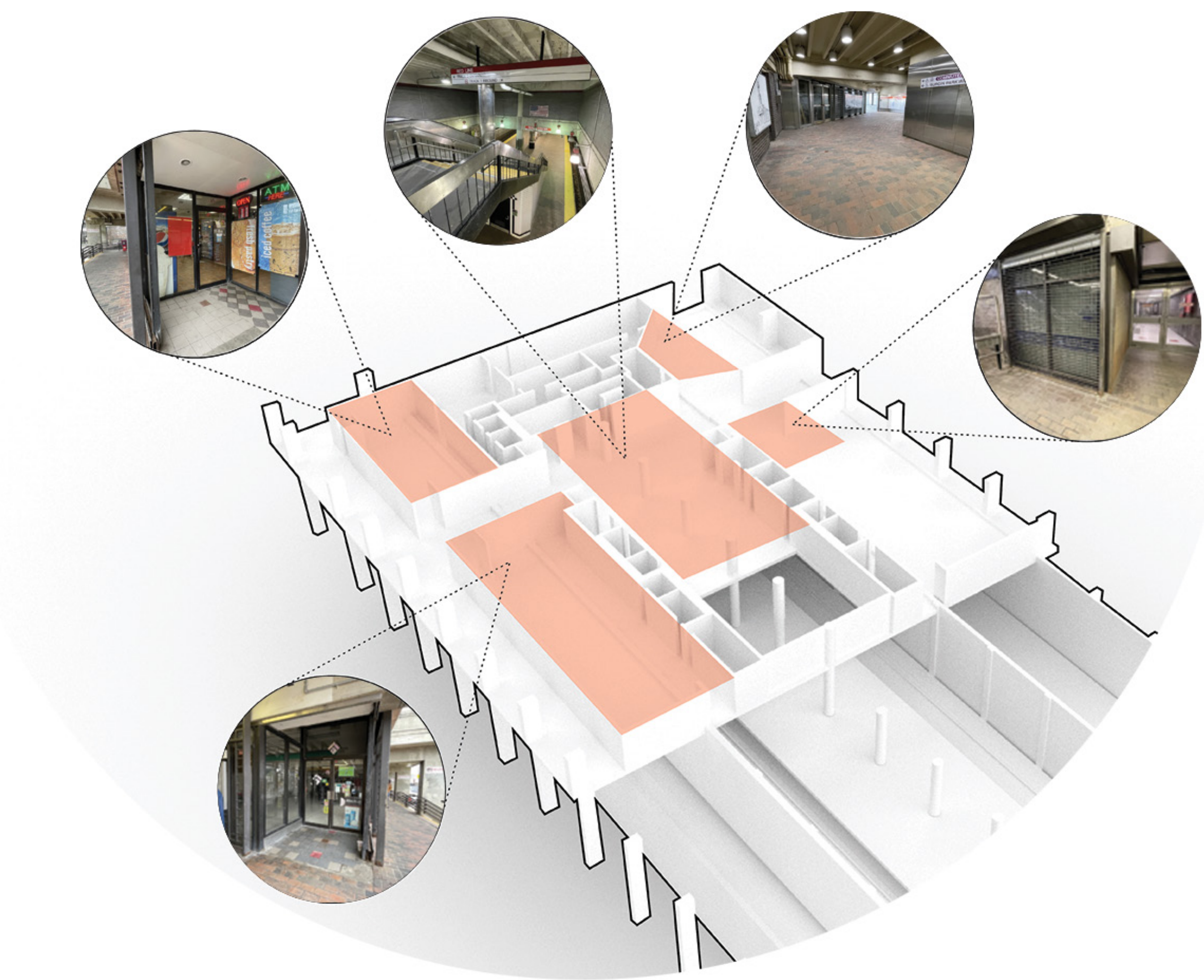
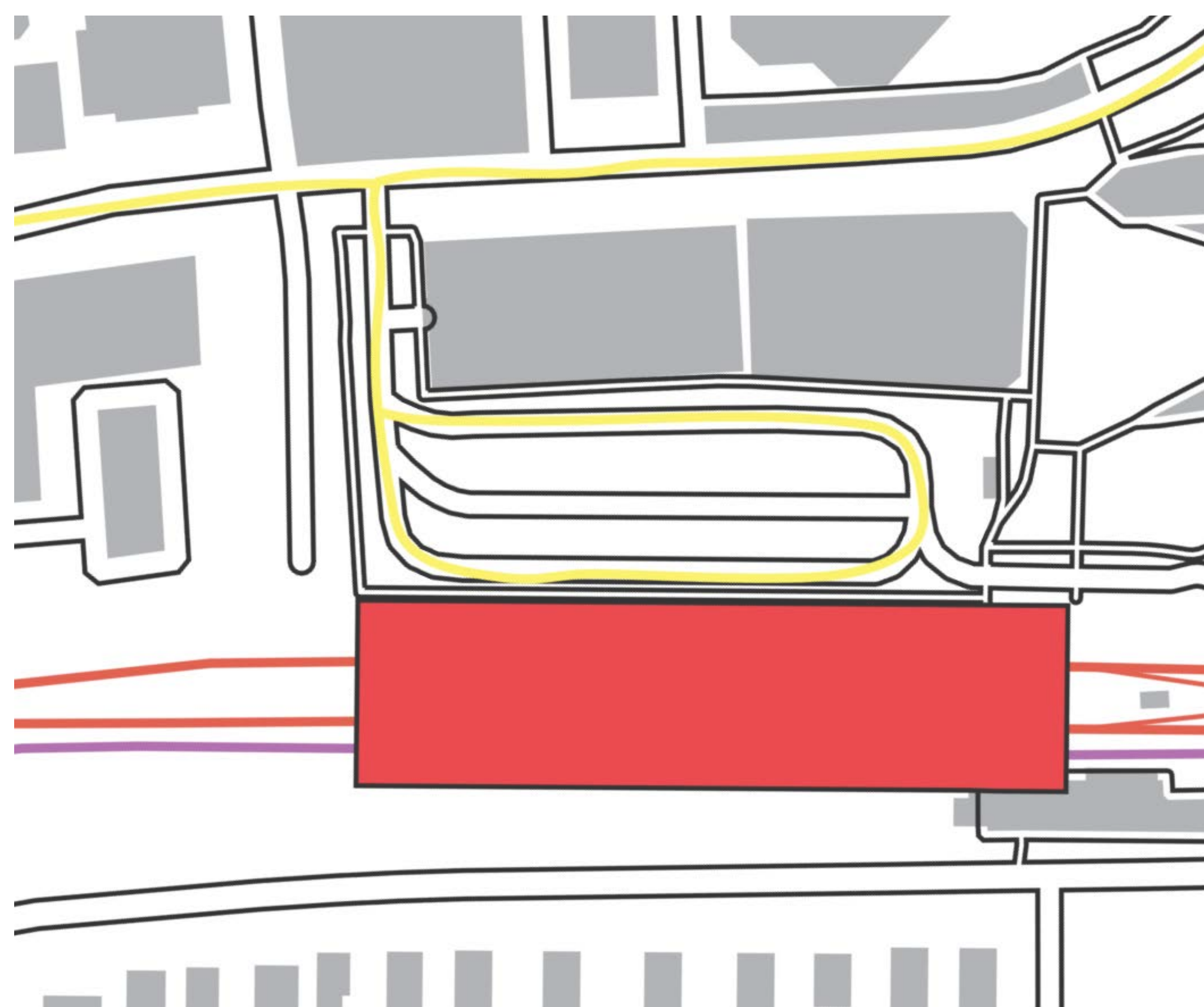


Riverside (Green Line)

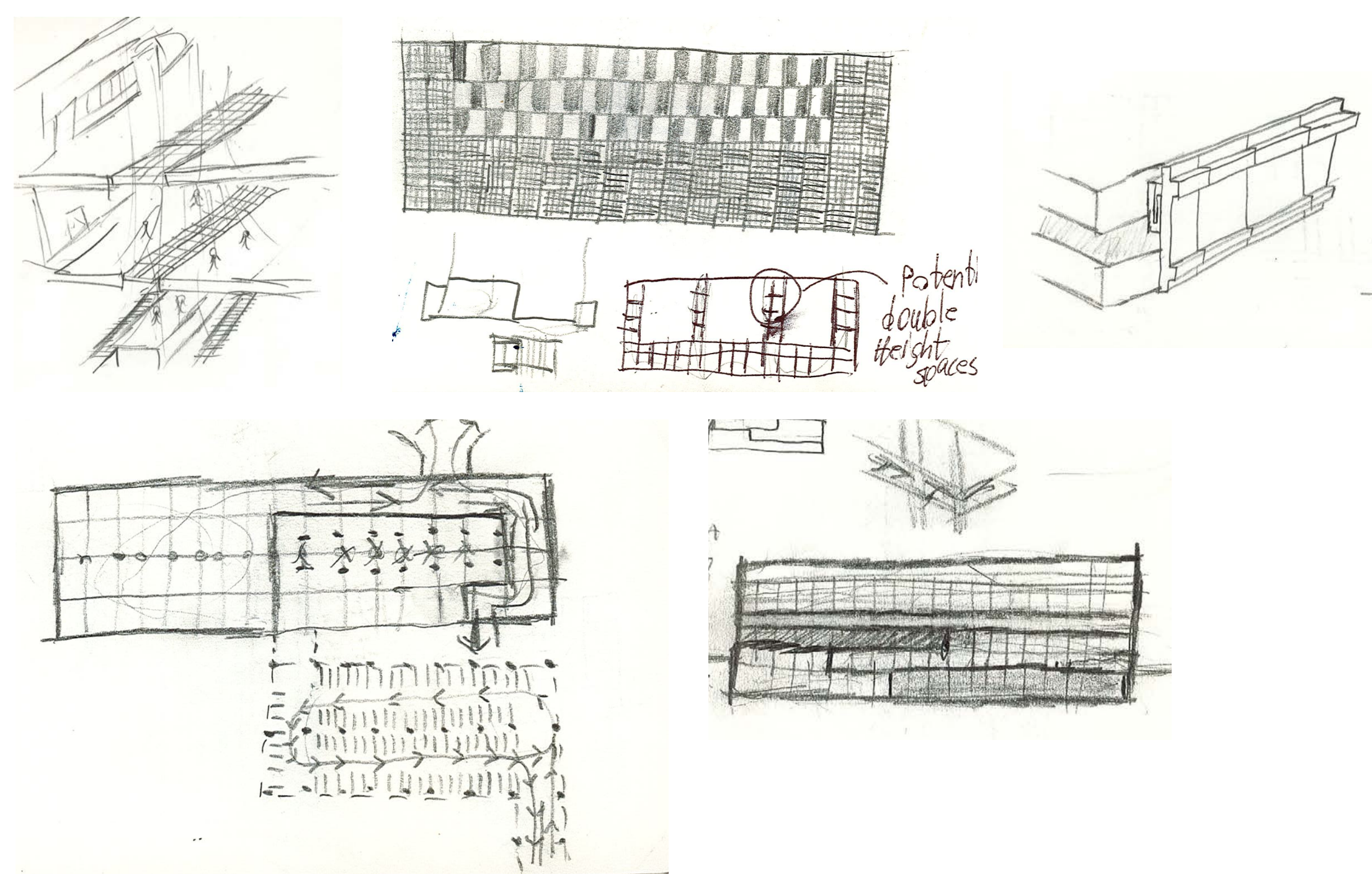
# Quincy Center Site Analysis



## Existing Conditions



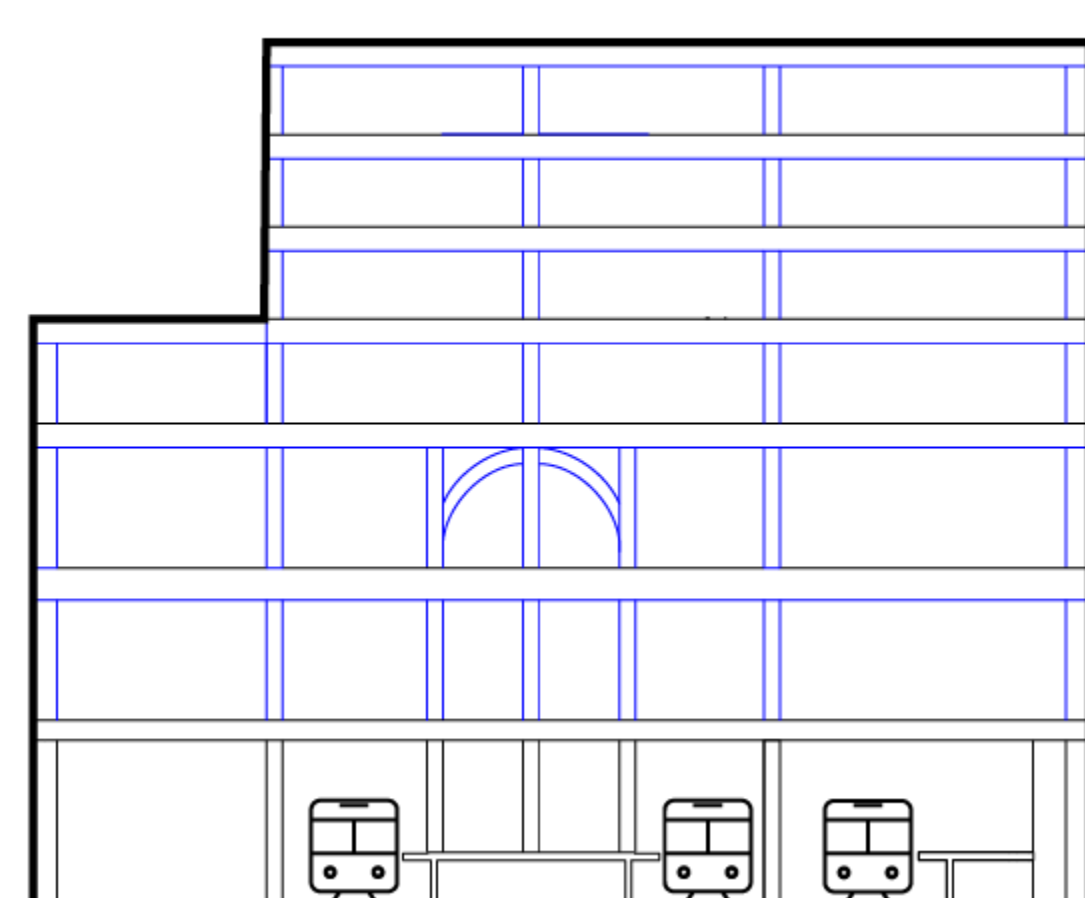
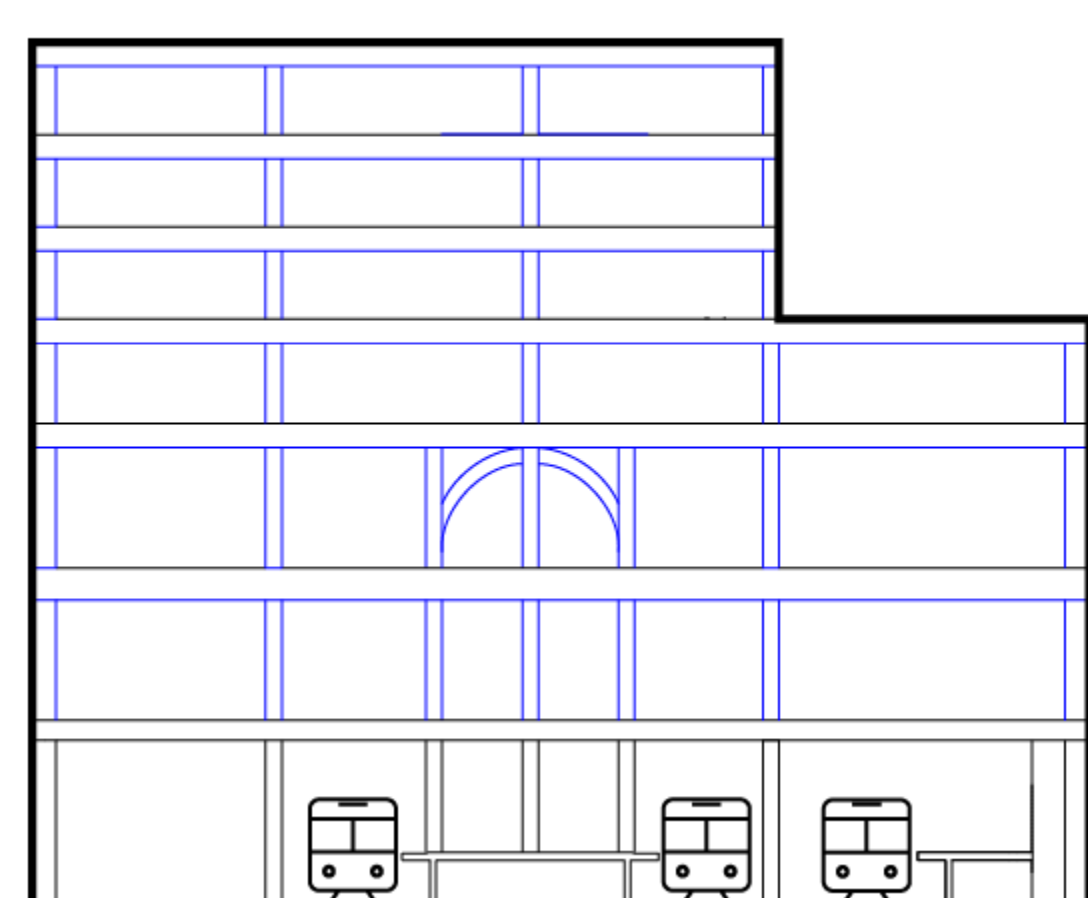
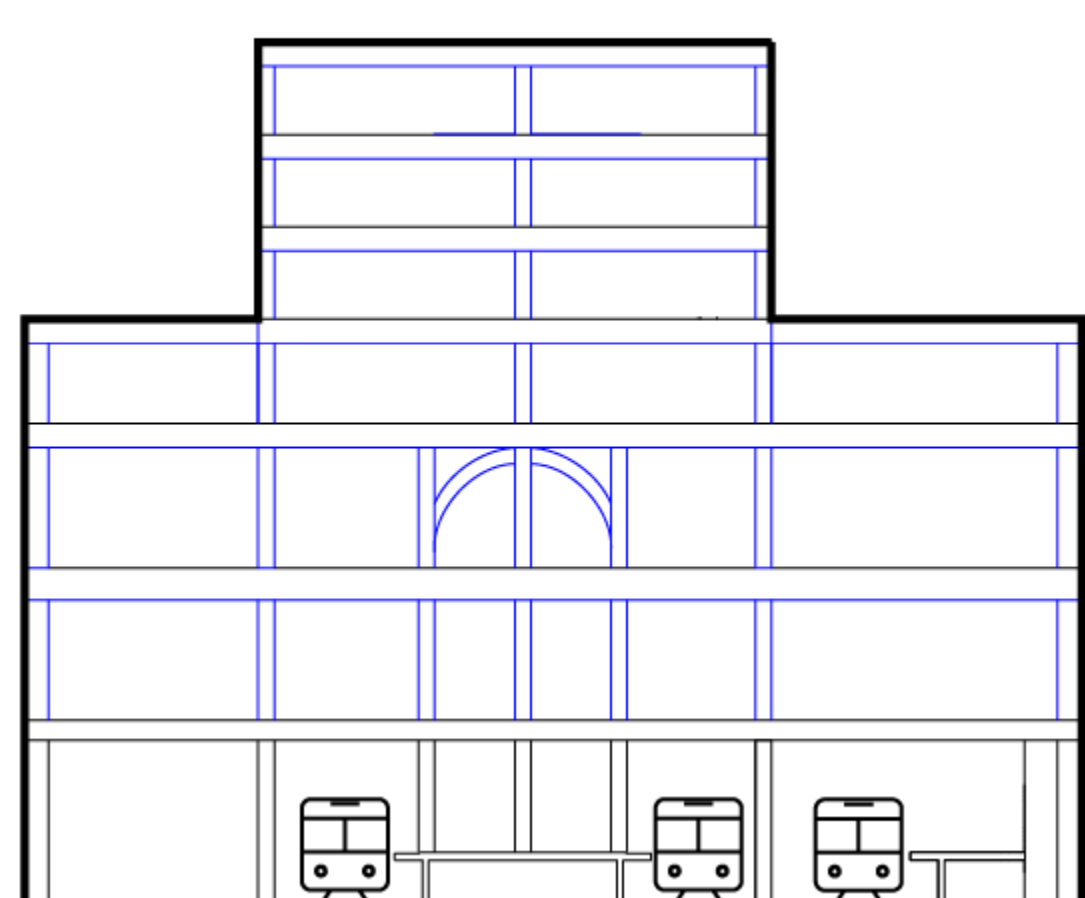
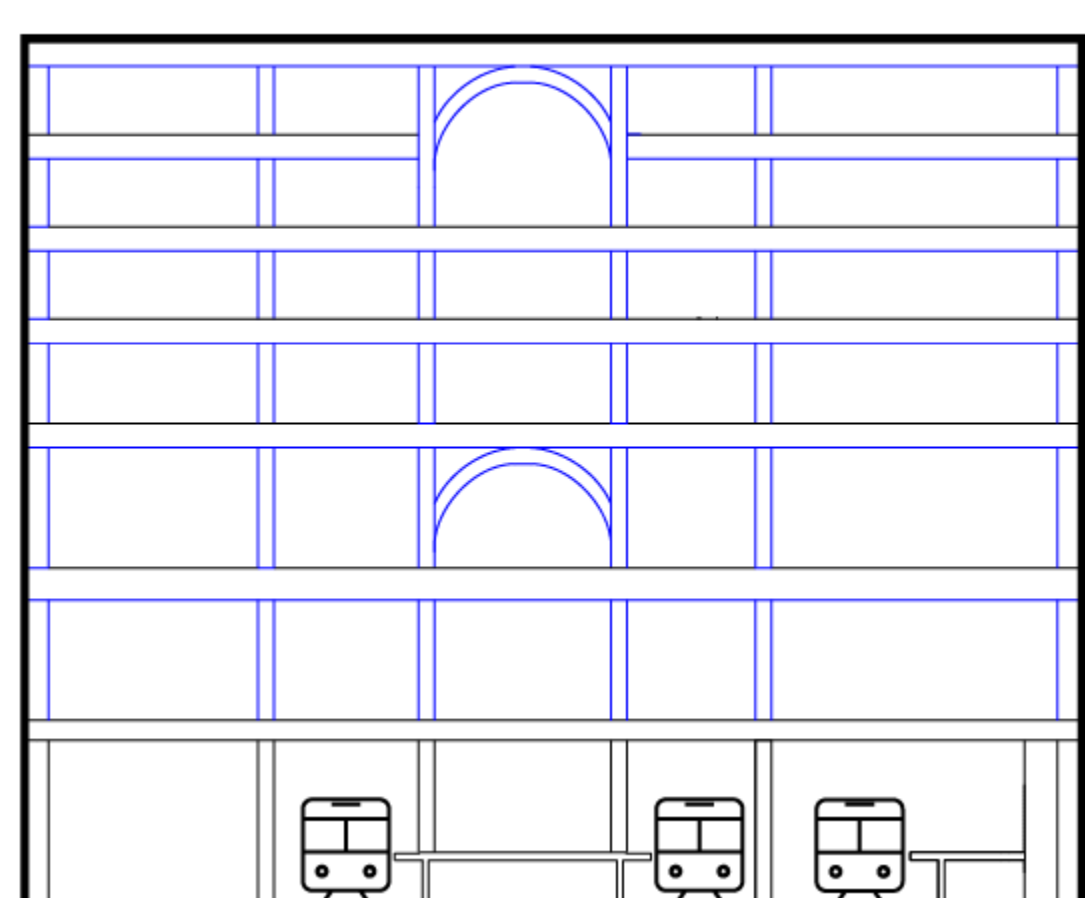
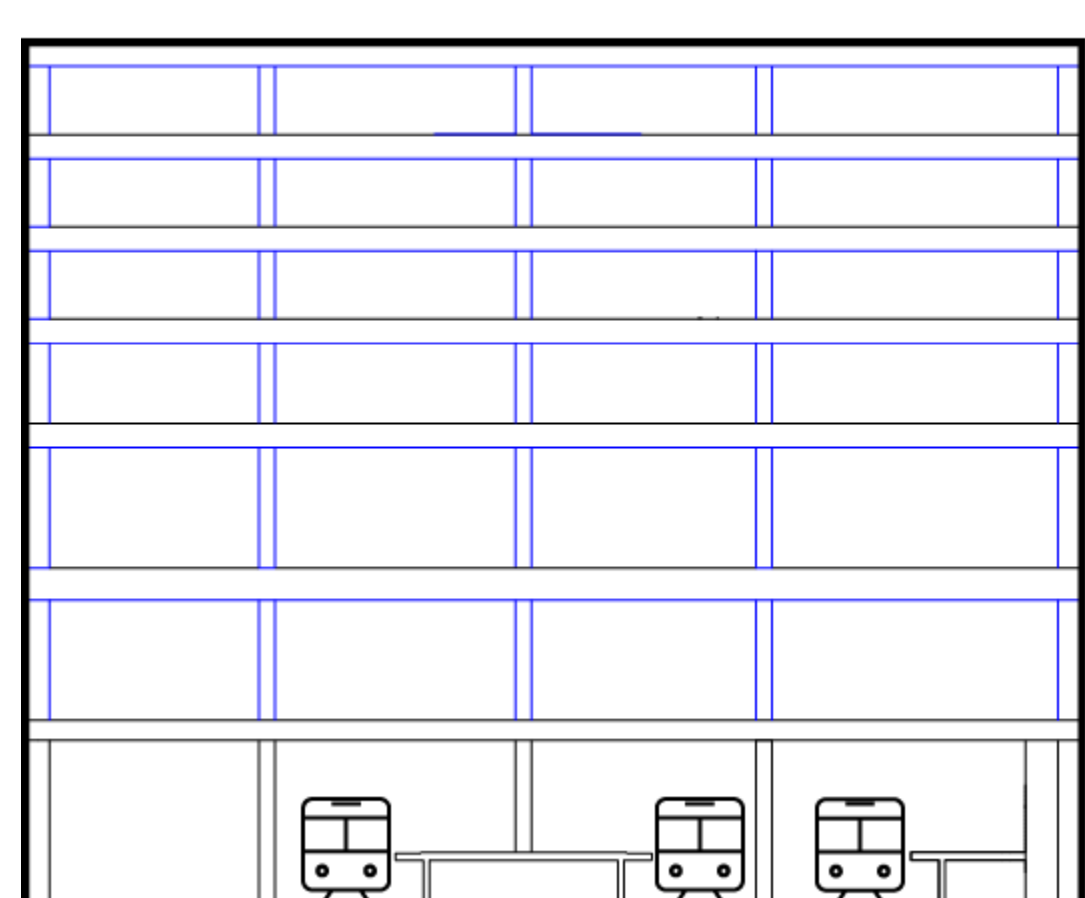
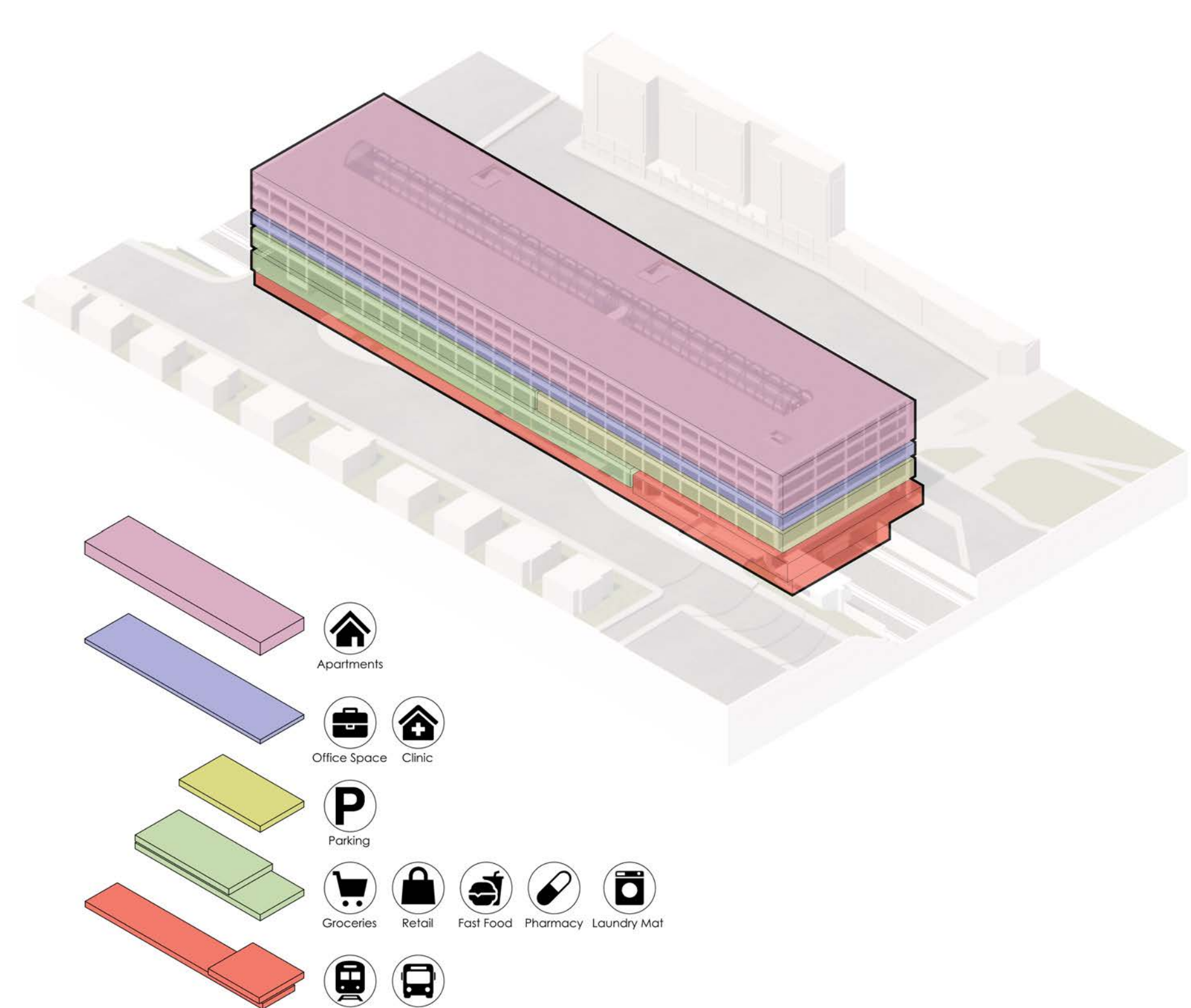
## Process



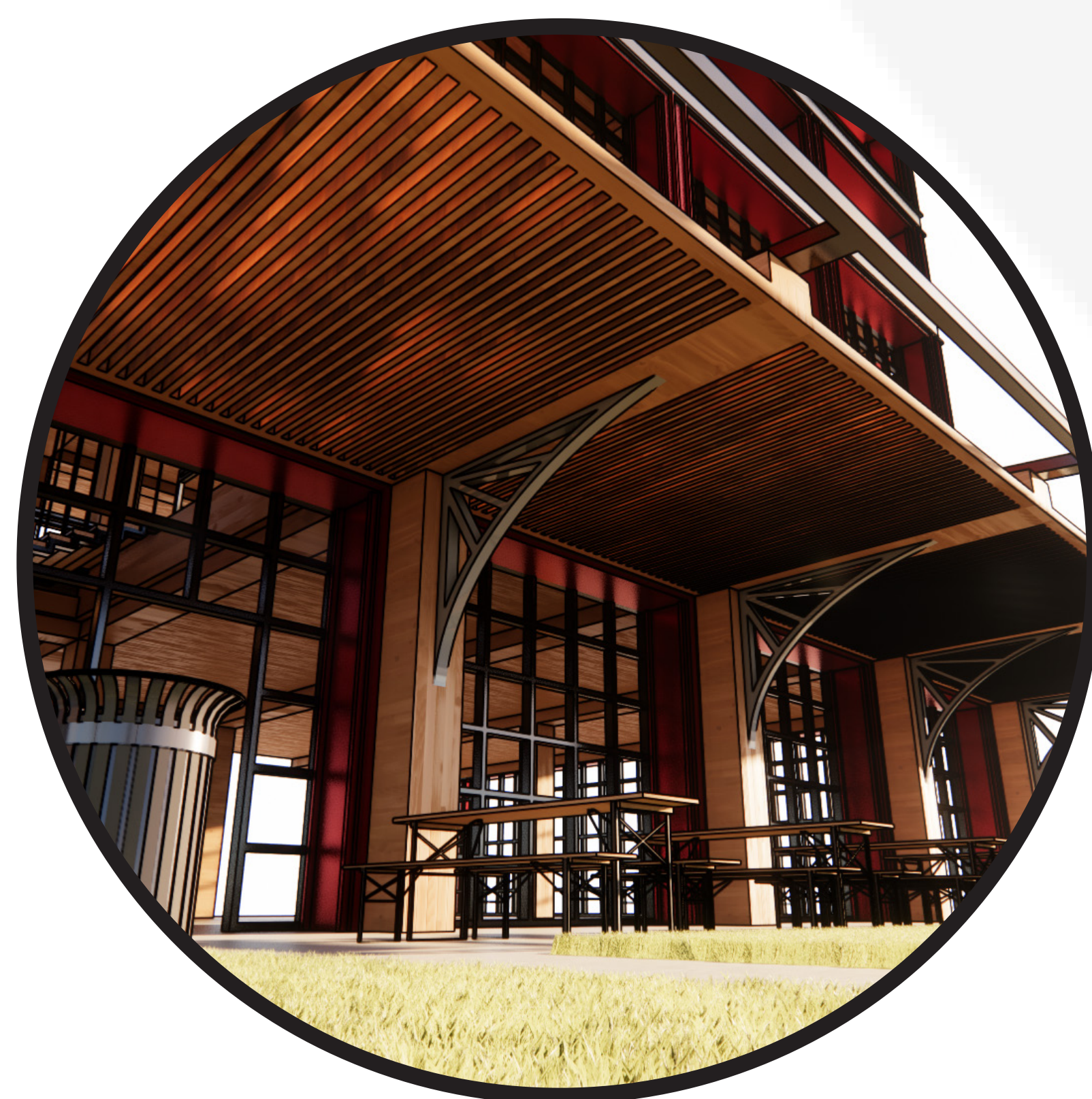
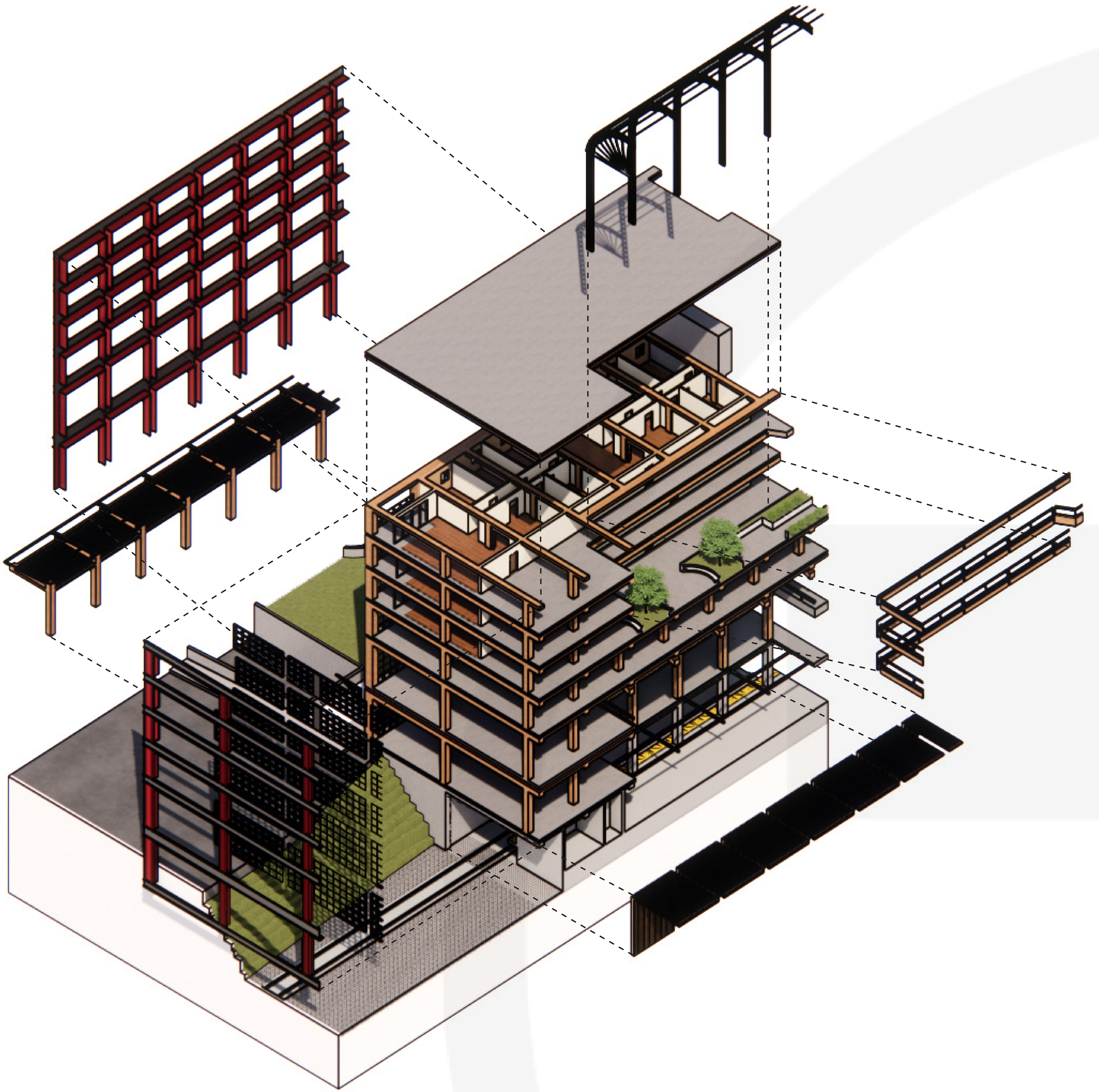
Sound Level in Relation to Program

Subway	Apartment	Office Space	Retail
84-93 dB	55-60 dB	49-58 dB	80-85 dB
Optimal	Sub-Optimal	Least Optimal	Most Optimal
Apartment 55-60 dB	Office Space 49-58 dB	Retail 80-85 dB	Office Space 49-58 dB
Office Space 49-58 dB	Retail 80-85 dB	Apartment 55-60 dB	Apartment 55-60 dB
Retail 80-85 dB	Apartment 55-60 dB	Office Space 49-58 dB	Retail 80-85 dB
Subway 84-93 dB	Subway 84-93 dB	Subway 84-93 dB	Subway 84-93 dB

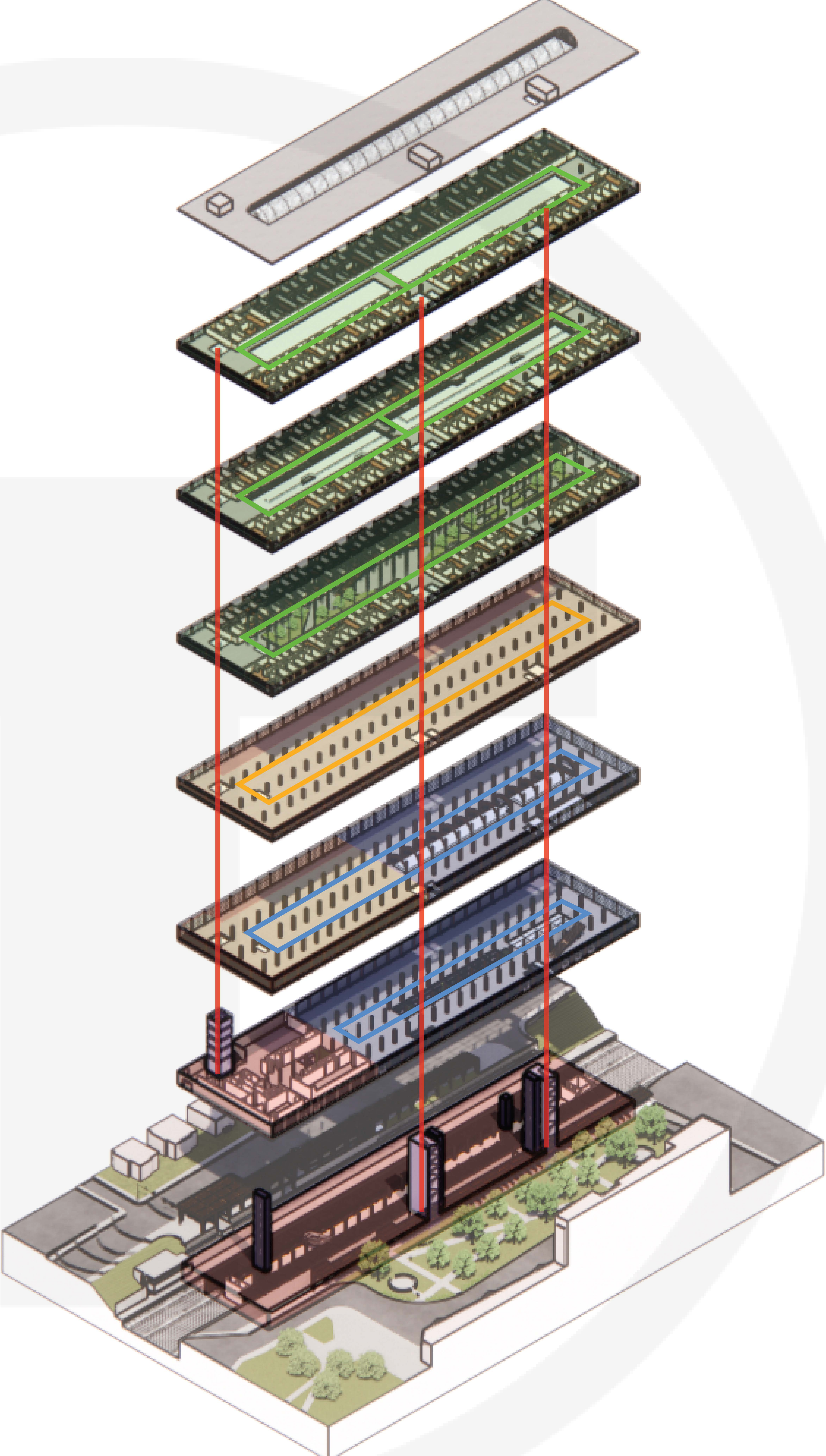
○ = Sound Level

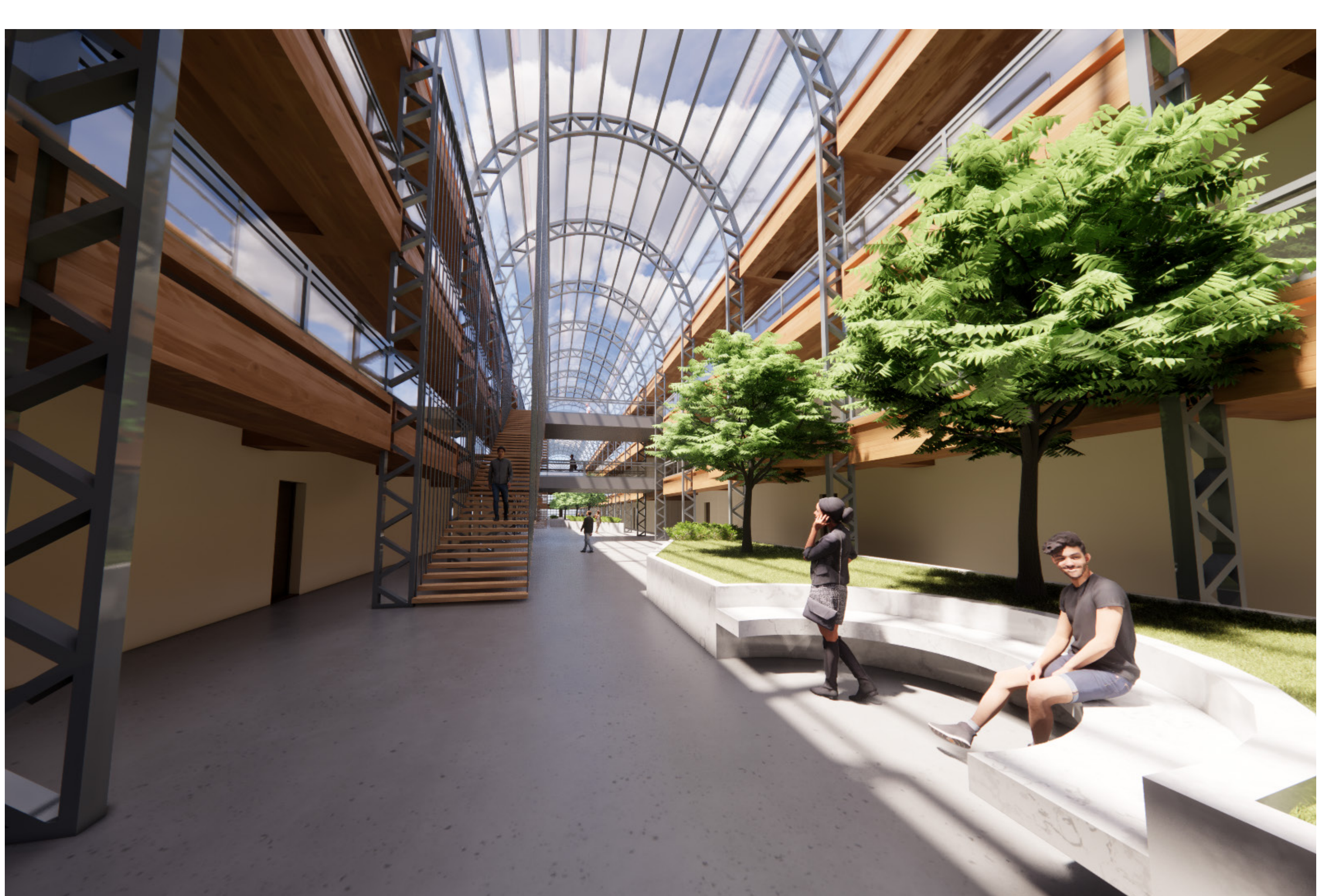
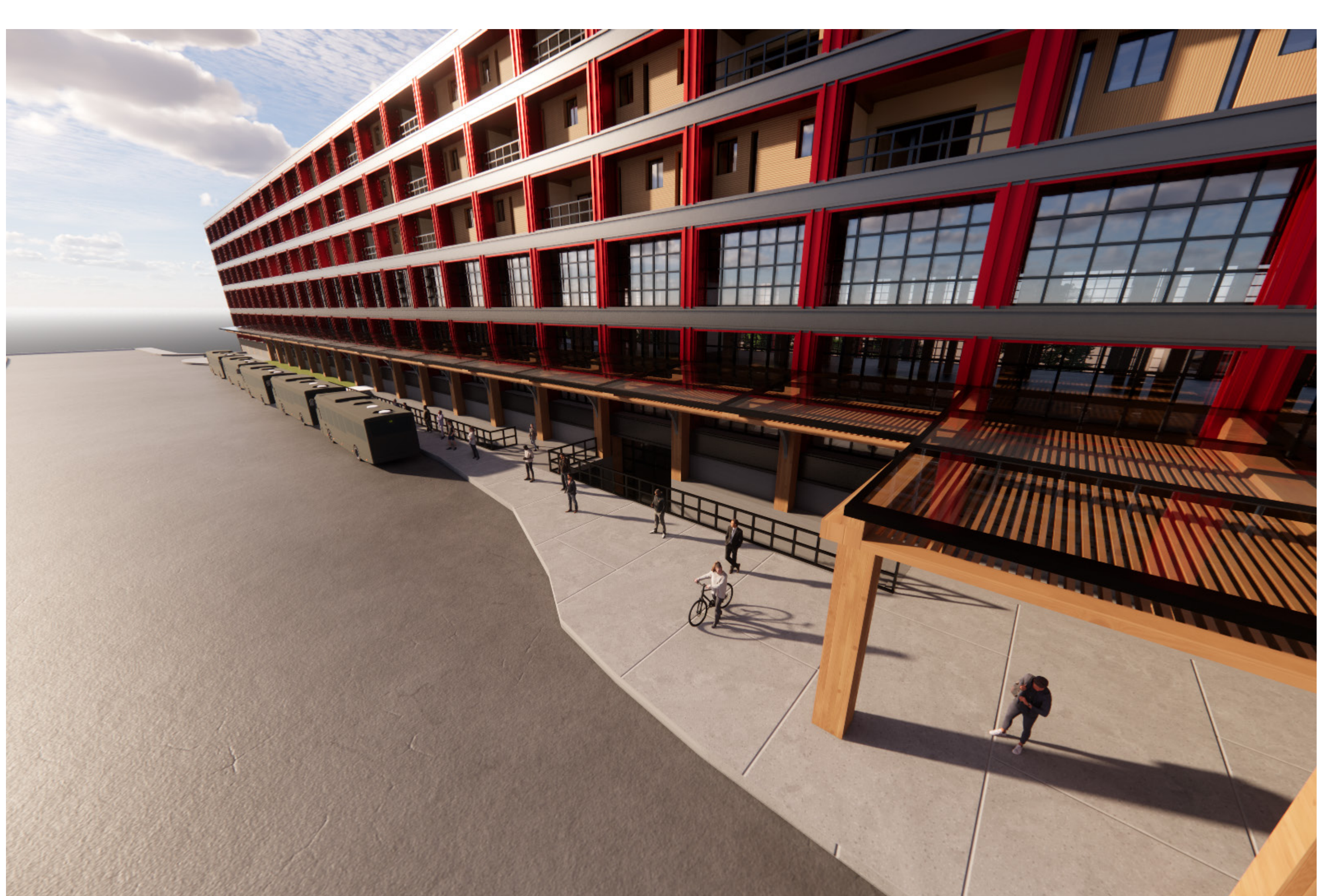


# Tectonic Axon



Program/Circulation Axon

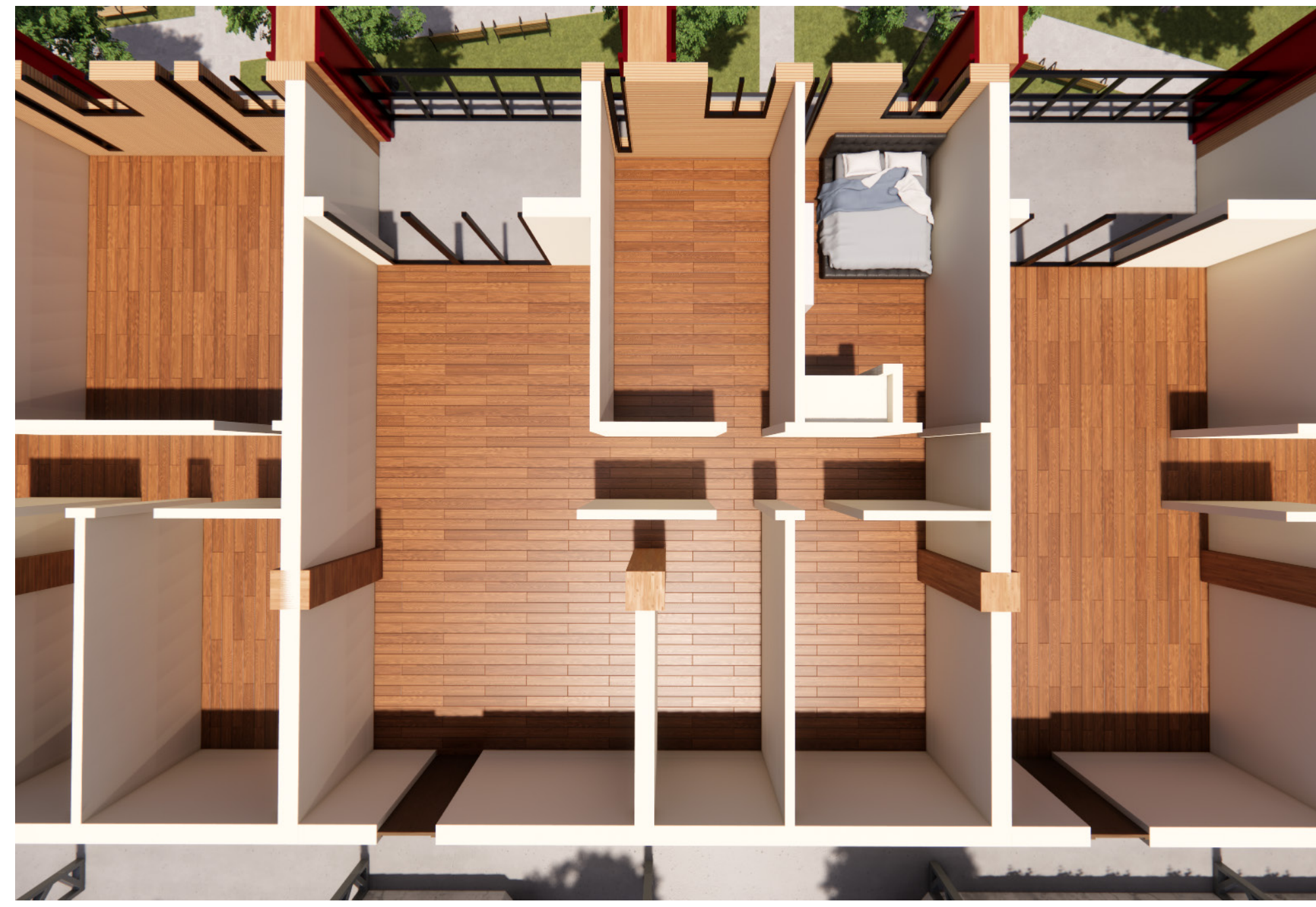




# Housing



# Unit Types



# Housing Circulation

