

An aerial photograph of Boston, Massachusetts, showing a dense urban landscape with a mix of brick residential buildings and modern skyscrapers. The harbor and surrounding water are visible in the background. The text 'A BETTER CITY' is overlaid in the top right corner in white on a teal background, with a white arrow pointing towards the bottom right.

**A
BETTER
CITY**

2021 YEAR IN REVIEW

WELCOME

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PRESIDENT & CEO

* Former Chair

A Better City Members and Stakeholders:

In 2021, A Better City worked with many of you to navigate the complexities and challenges of the on-going pandemic. Nonetheless, the year was punctuated by moments of hope and opportunity, beginning with new a new administration in the White House successfully delivering infrastructure funding and concluding with barrier-breaking leadership at City Hall.

With 2022 now underway, we take a moment to reflect on the progress A Better City has made to tackle some of the region's and the Commonwealth's most pressing challenges—from energy and environmental issues, to land use concerns, to transportation needs. We remain committed to advancing the policies and projects needed to build a better, more equitable built environment for all and to enhancing the economic competitiveness of the city, region, and state.

We are grateful to our members, our stakeholder partnerships, and the community and look forward to another year of progress with your support and collaboration.

Sincerely,



Rick Dimino
President & CEO



Kate Dineen
Executive Vice President



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To review additional publications, visit: abettercity.org/publications

OUR TEAM



CAITLIN ALLEN-CONNELLY

Project Director

Joined in September 2019

Caitlin manages the Transportation Dividend Implementation Plan project and leads the Transportation unit's research and publications work. She served in the Organization for Economic Co-operation and Development (OECD) Secretary General's Cabinet as Coordinator of the Inclusive Growth Initiative under the Chief of Staff and top Senior Advisor. She also served as Technical Advisor on Climate Change to the United Nations Development Program (UNDP) and has held other positions at the U.N. and OECD. While raising her children, she founded Sustainable Futures, Now, providing writing and editorial services to international organizations. Just prior to joining A Better City, Caitlin was Senior Manager of Impact and Foundation Relations at Cradles to Crayons, researching and developing the concept of "Clothing (In)Security" as well as advocating to recognize and fund clothing as a basic needs insecurity. She holds a B.A. in International Affairs from the American University of Paris.

GLEN BERKOWITZ

Project Manager

Joined in September 2017

Glen's work currently focuses on transportation analyses and studies related to both mass transit and highway infrastructure. His work includes helping the MBTA transition to electric buses and modernize its bus facilities; encouraging the MBTA to implement advanced train control signals and related technology to improve capacity, rider comfort and reliability on the Red and Orange Lines, and assisting with A Better City's efforts on the I-90 Allston Interchange Project. Prior to working at A Better City, Glen ran a renewable energy consulting and development start-up. Previous to that, he helped manage traffic and transportation issues on Boston's Central Artery/Tunnel Project for nearly 20 years. He has a J.D. in Law from Suffolk University, and has been a member of the Massachusetts Bar since 2002. He also holds a Master's in Public Administration from the Kennedy School of Government at Harvard University, and a B.A. in Human Ecology from College of the Atlantic in Bar Harbor, Maine.

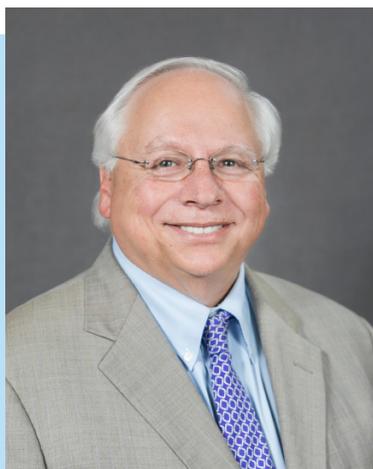


RICK DIMINO

President & CEO

Joined in June 1995

Under his leadership, A Better City has achieved major organizational accomplishments and influenced a wide range of transportation, land use, and environmental projects and policies for the city, region, and state. Prior to leading A Better City, Rick served the City of Boston as Commissioner of Transportation where he oversaw a staff of 400 and represented the City on MBTA advisory boards and committees. While working as the Transportation Commissioner, Rick led the environmental review, design, and permitting of the Commonwealth's Central Artery/Tunnel Project and also served as the city's interagency Central Artery/Tunnel Project Chair. Rick was a lecturer at the Harvard Graduate School of Design for 17 years where he received the Loeb Fellowship. Rick has his MBA from Boston University and received his bachelor's degree from Northeastern University.



OUR TEAM

KATE DINEEN

Executive Vice President
Joined in May 2019

As Executive Vice President of A Better City, Kate oversees all business units and functions as the organization's Chief Operating Officer. Prior to joining A Better City, Kate worked for the New York State Governor's Office, serving as the Chief of Staff for State Operations, Assistant Secretary for the Environment, and Deputy Executive Director of the Governor's Office of Storm Recovery after Superstorm Sandy. She was previously U.S. Senator Kirsten Gillibrand's Policy Director and has worked in the non-profit and media sectors. Kate is an Advisory Council Member for the Tufts University Center for State Policy Analysis and was a Non-Resident Fellow at the Harvard Kennedy School Homeland Security Project. She holds a Masters in City Planning from MIT and B.A. in English from Williams College.



ISABELLA GAMBILL

Senior Policy Advisor on Climate, Energy, & Resilience
Joined in September 2019

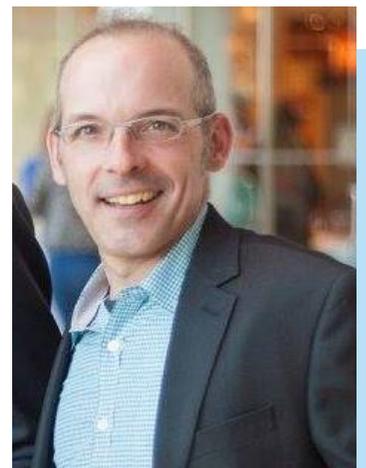
Isabella leads our legislative policy work across climate (both mitigation and adaptation) and clean energy priorities at both the city- and state-level in Massachusetts. Prior to joining A Better City, Isabella served as a Policy Officer for the Secretariat to the United Nations' Biodiversity Law and Governance Initiative and participated in the 14th Conference of the Parties to the U.N. Convention on Biological Diversity, in Sharm El-Sheikh, Egypt. She also served as a Carbon and Biodiversity Offsetting Intern to one of the world's leading biodiversity offset consultancy firms, and more locally, as a Program Coordinator for Land Conservation at the Lincoln Institute of Land Policy. Isabella sits on the Board of Visitors and Steering Committee of the Young Leaders Council at Fenway Health. She holds a MPhil in Conservation Leadership from the University of Cambridge, and a B.A. in Environmental Studies from Wellesley College.



SCOTT MULLEN, AKA MULLY

Transportation Demand Management Director
Joined in June 2020

As Transportation Demand Management Director, Mully leads the transportation unit that develops innovative TDM programs for delivery to over 60 member companies through our multiple Transportation Management Associations. Mully was a startup employee at several groundbreaking transportation companies and helped in the formation and growth of the shared transportation industry: carsharing at Zipcar; bikesharing via Hubway (now Bluebikes); and most recently, micromobility at Lime. He was a charter board member of the LivableStreets Alliance and is currently a member of the CommonWheels board and the Zero Waste Committee in Arlington, where his family lives. Mully holds a B.A. in Philosophy from Merrimack College.



OUR TEAM



THOMAS J. NALLY

Senior Advisor

Joined in October 1989

Tom manages the role of A Better City in the MassDOT Allston I-90 Multimodal Project, monitors and contributes to work on other roadway, bridge, and transit projects, and directs work of the Land Use and Development Unit on the public realm and other projects. As Planning Director of the Artery Business Committee, predecessor to A Better City, on behalf of the business community, Tom managed work on construction mitigation, traffic management, and project design of the Central Artery/Tunnel Project, and chaired the Citizens' Advisory Committee for the Urban Ring Project. Previous experience includes senior positions in the Massachusetts Division of Capital Planning and Operations. He currently serves on the Economic Development Advisory Board and is President of the Greater Point Neighborhood Association in Brookline. Tom is a Registered Architect and holds a Bachelor of Architecture Degree from Cornell University and Master of Architecture in Advanced Studies and Master in City Planning degrees from the Massachusetts Institute of Technology.

MARISSA RIVERA

Manager of TMA Operations & Engagement

Joined in February 2020

As TMA Operations Manager, Marissa oversees member relationships, programs, and services for three TMAs serving over 60 member organizations in neighborhoods across the city. Prior to joining A Better City, Marissa led special service programs and partnership initiatives at Cradles to Crayons – Boston. Her previous work in the public and nonprofit sectors has included roles related to purchasing, fundraising, and education. Marissa holds an MBA in Public and Nonprofit Management from Boston University and a B.A. in Comparative Literature from Colorado College.



TOM RYAN

Senior Advisor on Policy, Government, & Community Affairs

Joined in November 2015

Tom helps to coordinate policy development, legislative advocacy, and relationships with public officials and related stakeholders, with a primary focus on transportation finance issues and the Greenway Business Improvement District (Greenway BID). Tom brings eleven years of experience in Massachusetts state government in both the Executive and Legislative branches, including five years managing the Commonwealth's capital infrastructure budget. He has worked in research positions for successful political campaigns of President Barack Obama, Governor Deval Patrick, and Congressman Seth Moulton. He holds a Master of Public Administration from the Harvard Kennedy School of Government and a B.A. in History from Bowdoin College.

OUR TEAM

TURNER SKENDERIAN

Marketing, Membership, & Communications Manager
Joined in November 2018

In her role, Turner oversees membership engagement, relations, and outreach. Turner manages A Better City's marketing initiatives ranging from report design and public website management to media coverage. She collaborates with each department at A Better City to produce informed conversations and unique events. Turner leads efforts to deepening A Better City's relationships with each of its member organizations. Her previous experience includes three and a half years at the Greater Boston Convention & Visitors Bureau, Kimpton Hotels, and the New England Patriots. Turner holds a bachelor's degree in Communications with a focus in Business from the University of New Hampshire.



ELIZABETH A. SULLIVAN

Administrative Director
Joined in April 1995

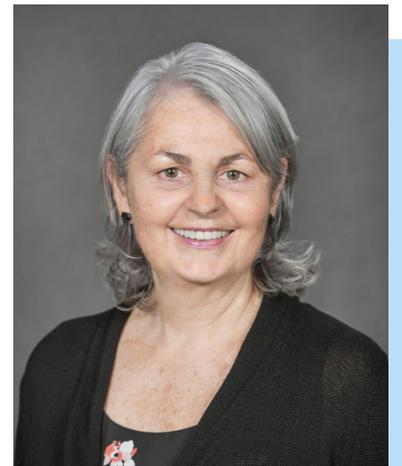
Betty Sullivan manages all finance and administration responsibilities for A Better City and A Better City Initiative. Before joining the Artery Business Committee, as the organization was originally known, Betty worked in a variety of roles in human resources, banking, marketing, and event management in the Greater Boston region. She has a Master of Science in Adult & Organizational Learning and a bachelor's degree in Business Management from Suffolk University.



YVE TORRIE

Director of Climate, Energy, & Resilience
Joined in October 2013

Yve fosters emissions reductions and climate preparedness planning in Boston and the region's commercial real estate and business sectors, overseeing the programming, policy, research, education, and events of the Energy & Environment unit. Previously, Yve worked at the University of Massachusetts Lowell, where she managed two environmental programs. The first focused on educating the public about climate change science, and the second promoted the development of sustainable systems of production and consumption. Yve received a Master of Arts in Urban and Environmental Policy and Planning from Tufts University in 2006 and holds a Bachelor of Science in Geography from the University of Canterbury in New Zealand. In 2018, she became one of the first Certified Climate Change Professionals (CC-P®) from the Association of Climate Change Officers.



OUR TEAM



CHRISTINE YI

TMA Marketing & Programming Coordinator
Joined in October 2020

As TMA Marketing & Programming Coordinator, Christine supports commuter program delivery to over 60 member organizations served by A Better City TMA and Allston Brighton TMA. She cultivates outreach and communication strategies for commuter programming, designs and develops TMA promotions and events, and aids TDM research and innovation project data visualizations. Her previous experience includes the City of Boston's Office of Financial Empowerment, where she supported financial literacy programming, and at BlueHub Capital, where she aided social impact measurement. Christine holds a B.A. in Sociology and Economics from Wellesley College



ACCOMPLISHMENTS

ENERGY & ENVIRONMENT

BUILDINGS POLICY: A Better City continues to work at the vanguard of shaping buildings' climate policy at both the city- and state-levels in Massachusetts. A Better City has played an active role in representing and amplifying the perspectives of member businesses and institutions to improve both the development and implementation of the City of Boston's Building Emissions Reduction and Disclosure Ordinance (BERDO 2.0), Zero Net Carbon Zoning Standard, Coastal Flood Resiliency Overlay District, as well as the Commonwealth's Draft 2030 Clean Energy and Climate Plan and Next-Generation Roadmap Bill (see below), which includes a municipal opt-in high performance stretch energy code, currently under development at the Department of Energy Resources. At a state-level, A Better City sits on the Governor's Global Warming Solutions Act's Implementation Advisory Committee and a variety of climate and clean energy policy coalitions. The development of a set of buildings policy principles by a group of progressive real estate representatives, convened by A Better City, has proved invaluable in responding to an array of climate and buildings policies. As climate policies are enacted and implemented, A Better City will continue to push for the solution-oriented engagement of the real estate and development community and for the alignment of building policies across jurisdictions.

STATE CLIMATE BILL: In consultation with many members, A Better City successfully shaped the Commonwealth's landmark climate bill, *An Act Creating a Next Generation Roadmap for Massachusetts Climate Policy (S.9)*, which was signed into law by Governor Baker in March 2021. The final statutory language includes many of A Better City's recommendations to strengthen and clarify the stretch energy building code, which will include—but importantly, not be limited to—a net-zero compliance pathway and definition of a net-zero building. In alignment with A Better City's feedback, the new law also ensures that the updated stretch energy code is structured in a phased manner to account for technical constraints and extends the stretch energy code development timeline to roughly 18 months, providing stakeholders with more opportunity for critical input.

THREE-YEAR ENERGY EFFICIENCY PLANS: A Better City engaged with the Massachusetts Energy Efficiency Advisory Council (EEAC), Massachusetts Program Administrators (PAs), and the Department of Energy Resources as the 2022-2024 Three-Year Energy Efficiency Plan was under development. A Better City has been advocating for a set of key recommendations for the Three-Year Plan based on key member interests through written and public comments delivered across EEAC meetings in 2021, as well as through direct meetings with EEAC councilors and representatives of the PAs. As a result, the final three-year plan approved by the EEAC and submitted to the Department of Public Utilities (DPU) included the establishment of a formal C&I working group to increase access and engagement between PAs and stakeholders from key C&I market segments, increased support for electrification of existing buildings, the design and implementation of deep energy retrofit offerings, and the reorientation of commercial and industrial HVAC incentives to provide more flexible delivery channels. The 2022-2024 three-year plan is currently awaiting final approval by the DPU.



ACCOMPLISHMENTS

ENERGY & ENVIRONMENT

CARBON OFFSETS: Despite the potential for carbon offsets to compensate for 10% of citywide and 15% of statewide emissions under net zero by 2050 climate commitments, little to no guidance has been provided from City or State administrations around best practices for carbon offsetting. In recognition of the lack of universal standards and practices for offsetting, A Better City spent over a year researching and interviewing member businesses and institutions, partner organizations, and offset technical experts to understand which best practices to prioritize for carbon offsetting in Massachusetts. The report, [*Establishing a Regional Offsetting Program for Emissions Reduction Compliance in Massachusetts: Challenges & Opportunities*](#), released in June details five near-term recommendations for City and State administrations to pursue in the next 1-2 years and three mid- to long-term recommendations to pursue in the next 3-5 years to ensure that any future carbon offsetting for emissions reduction compliance in Massachusetts is as effective, transparent, and equitable as possible. A Better City also hosted a panel event in May exploring member perspectives on carbon offsetting: Boston University (local), Mass General Brigham (state), and Novartis (international).

ENERGY & ENVIRONMENT POLICY AGENDA: In late June 2021, the Executive Committee approved the 2021-2022 E&E Policy Agenda, with added commitments to climate, energy, and environmental justice, community resilience through combatting extreme heat and promoting equitable workforce development opportunities, and commitments to equitable climate funding principles. Guided by this framework, A Better City has continued to advocate for comprehensive climate policy across both mitigation and adaptation at a regional scale. Additionally, A Better City continues to take a leadership role on a variety of climate and clean energy policy coalitions, including: The Alliance for Clean Energy Solutions, the Climate Adaptation Coalition, the Better Buildings Coalition, and the Equitable and Sustainable Climate Funding Coalition.



ACCOMPLISHMENTS

LAND USE & DEVELOPMENT

CITY OF BOSTON POLICY AGENDA: In November, A Better City delivered a transition report to Mayor-elect Michelle Wu immediately after her election to identify near-term opportunities for her first hundred days in office. These suggestions center on policies related to A Better City's core areas of our focus and relate to city actions that can help make Boston's economy stronger, more equitable, and resilient for future generations. The report also helped to solidify A Better City's close working relationship with Mayor Wu and her senior staff—the Mayor spoke at A Better City's annual Board Meeting on December 1st.

GREENWAY BUSINESS IMPROVEMENT DISTRICT: The Greenway Business Improvement District (BID) approved funding for two different initiatives that will improve the Greenway area in 2022. First, the BID approved \$116,000 to bring additional lighting to the area of the Greenway near Chinatown. This support raises the BID's commitment to this capital project to over \$300,000 and leverages third party and other public sector funds to produce \$1.1 million of work that will be completed next spring. The BID also approved \$150,000 to assist the Conservancy's operating budget to avoid deterioration of the parks physical space and programming, as the Conservancy is dealing with lower revenue projections as a result of the pandemic. The BID's financial support and partnership is essential to keeping this area safe, vibrant, and more welcoming for workers, residents, and tourists.

TACTICAL PUBLIC REALM CASE STUDIES: In February 2021, A Better City released a report, [*Tactical Public Realm Case Studies*](#), to highlight the planning, design, and implementation process for three tactical public realm projects managed by A Better City, in addition to a fourth case study describing several pop-up plazas implemented by the City of Boston. This work, which was made possible by the Barr Foundation, highlights the necessity of public spaces to sustain the health and well-being of residents and businesses alike during the pandemic and beyond.

GREENING THE BLUE LINE: Through a competitive RFP process, A Better City secured grant funding from the Stone Living Lab to investigate the potential to deploy nature-based solutions along the Blue Line corridor in East Boston to protect critical transportation infrastructure from coastal and stormwater flooding, to support ecosystem restoration, and to improve the health and vibrancy of marginalized communities and commercial districts. The year-long project, which will engage an array of stakeholders and community-based organizations, will begin in early 2022.



ACCOMPLISHMENTS

TRANSPORTATION & INFRASTRUCTURE

ALLSTON I-90 MULTIMODAL PROJECT: In September, MassDOT announced the decision to advance the All At-Grade alternative to replace the existing Turnpike viaduct through the narrow “Throat” area of the Allston I-90 Multimodal Project. A Better City is responsible for developing the at-grade concept, advocating its adoption since 2015, and building support for this option. While A Better City was at the vanguard of advancing the technical development of the at-grade concept, it is the groundswell of support from community, business, political, and advocacy leaders assembled by A Better City and others that moved the decision to this point. A Better City has also kicked off an effort to study the regional economic benefits, transportation user benefits, and equity and environmental benefits attributable to transportation improvements in Allston and the I-90/Worcester mainline corridor. Additionally, A Better City secured funding from the Boston Planning and Development Agency (BPDA) to envision and develop a shared Neighborhood Connector Plan for transit service in Allston-Brighton.

MBTA SERVICE & FARES: Throughout 2021, A Better City served as the leading voice of the business community in advocating for MBTA service restoration and expansion, as well as smart incentives to bring riders back to the T. In April, through testimony and coordination with advocacy groups, A Better City successfully advocated for the reversal of MBTA service cuts, as well as the commitment to fund pre-pandemic service levels in FY22 in June 2021. Over the summer, A Better City developed a [Vaccination Rate Map](#) and [Monthly Break-Even Calculator](#) which were tools to help riders assess their commuting options—these tools were promoted by the MBTA in August. In October, A Better City released a report, [Making Fares Work: Fare Promotions and Products for the Hybrid Commute](#), on innovative short- and medium-term solutions to making fares work for the hybrid commute and encouraging commuters to come back to the MBTA. More recently, in December, A Better City launched an advocacy effort to support bus driver recruitment to reverse winter service cuts and to provide the bus service needed to keep our region and our economy moving. A Better City staff testified at MBTA governance board meetings, collaborated with local transportation advocacy groups, and worked closely with MBTA and Keolis leadership and their teams throughout the year.

FUTURE OF WORK: In a year of continued uncertainty, A Better City’s Transportation Demand Management (TDM) team continued to focus on research surrounding when and how “the great return” to the workplace might happen. In June, A Better City released [Anticipating Post-Pandemic Return To Work Trends In Metro-Boston](#), forecasting the “future of work” in Greater Boston. The report reflects eleven in-depth interviews with member companies across six sectors conducted in winter and spring 2021 and also build upon the results of the [summer 2020 survey](#) of more than 4,200 commuters. In August, A Better City released an [update](#) to this report, that analyzes responses from over 2,650 commuters and identifies key takeaways and actionable recommendations for employers, the City of Boston, and the MBTA. These survey efforts were made possible thanks to generous support from the Energy Foundation via the Bloomberg Philanthropies American Cities Climate Challenge.



ACCOMPLISHMENTS

TRANSPORTATION & INFRASTRUCTURE

FEDERAL INFRASTRUCTURE BILL PLANNING: This year, there is a rare opportunity to deliver major transportation infrastructure projects with federal funding, but it will only happen if Massachusetts develops a list of shovel-worthy projects and a related federal advocacy strategy. In August, A Better City released a report, [Ready to Move in Massachusetts: A Blueprint for Delivering Major Infrastructure Projects through the Biden Infrastructure Plan](#), which shows the key lessons from the 2009 federal infrastructure bill and makes recommendations on how MassDOT and the MBTA can properly prepare for upcoming federal infrastructure funds. As part of A Better City's legislative strategy related to this issue, the State Senate passed an amendment to the state budget that requires the MBTA to advance planning and design work on specific capital projects that could take advantage of federal infrastructure funding opportunities. A Better City also submitted testimony to MassDOT and the MBTA demonstrating that important capital projects related to decarbonization plans, resiliency, regional rail electrification, and the Red-Blue connector remain unfunded but could be funded with federal funds if the state is preparing these projects in 2021.

TMA OPERATIONS & INNOVATION: Consolidation and growth were hallmarks of our Transportation Management Associations (TMAs), which provide direct employer support to promote and enable more sustainable commuting. The team completed the two-year integration process of the TransComm TMA—which includes anchor members Boston Medical Center and Boston University's Medical Campus—into the A Better City TMA. In addition, the team onboarded new organizations to both the Allston Brighton TMA and A Better City TMA and restructured the TMA dues tiers. This growth was enabled by robust member engagement through quarterly TMA meetings, enhanced programming and online events, innovative promotions, and the formation of a digital resource library accessible via smartphone app or web browser. The team launched these updates and achieved nearly 100% renewal commitments by year-end. For more TMA accomplishments, see [2021 Year in Review](#).



ACCOMPLISHMENTS

MEMBERSHIP, MARKETING & COMMUNICATIONS

CITY OF BOSTON MAYORAL FORUM & CANDIDATE ENGAGEMENT: In partnership with the Black Economic Council of Massachusetts, Roxbury Community College, and Denterlein, A Better City developed and co-hosted the “Building Boston’s Economic Future for Everyone” forum for the City of Boston Mayoral Candidates a week before the September primary election. This live event at Roxbury Community College allowed all the major candidates to discuss issues presented by A Better City and the Black Economic Council of Massachusetts related to the economy, equity, and quality-of-life challenges facing the City of Boston. The program was virtually streamed to more than 1,000 viewers in addition to the intimate personal audience, generating significant media coverage and attention during the final days of the historic campaign. Additionally, A Better City convened one-on-one virtual conversations with each major mayoral candidate in the months leading up to the primary.

PUBLICATIONS & PROGRAMMING: In 2021, A Better City released eight reports covering a range of timely topics, including public realm activation, pandemic-related commuter trends, energy offsets, and the federal infrastructure bill. A Better City hosted 4 board meetings, 4 executive committee meetings, 7 advisory committee meetings, and 24 membership engagement events. The membership engagement events included the *Boston Forward Together* speaker series, featuring intimate one-on-one conversations with an array of thought leaders to explore the future of cities. Additionally, A Better City circulated 22 bi-weekly updates to their audience of nearly 4,500 subscribers. The bulletins included nearly 80 blog posts, as well as calls to action related to the ongoing pandemic, public transportation, and the 2021 mayoral election.

NORMAN B. LEVENTHAL AWARDS: A Better City was thrilled to present the 2021 Norman B. Leventhal Excellence in City Building Awards in a hybrid format on December 9th, 2021. There were both in-person and virtual elements to the program where 100 people attended at the Wharf Room and 250 attended via livestream. Governor Baker was able to join awardees for an intimate reception before the event. Congratulations and thank you to the 2021 NBL awardees:

- City Builder: Vivien Li, Past President, The Boston Harbor Association
- Land Use: M. David Lee, President, Stull and Lee, Inc.
- Transportation: Mary Skelton Roberts, Senior Vice President, Programs, Energy Foundation
- Environment: The Honorable Charles D. Baker, Governor, Commonwealth of Massachusetts,
- The Honorable Karen E. Spilka, Massachusetts Senate President, The Honorable Ronald J. Mariano, Massachusetts Speaker of the House

MEMBER DEVELOPMENT: A Better City continues to field membership inquiries, while prioritizing supporting and maintaining existing memberships. In the past year, A Better City has welcomed the following members: AlphaStruxure, Amazon, DLJ Partners, National Development, and The Westin Boston Seaport District.





ACCOMPLISHMENTS

ADMINISTRATION & FINANCE

EQUITY IN THE BUILT ENVIRONMENT: In March, A Better City released an [Equity in the Built Environment Action Plan](#). A Better City leadership presented a draft Action Plan to the Officers on November 30, 2020, to the Executive Committee on January 20, 2021, and to the Board of Directors on February 24, 2021—the March 2021 document reflects their feedback and support. The Action Plan is a living document that will be updated periodically to reflect evolving organizational opportunities and objectives. In alignment with the commitments in the Action Plan, A Better City has released a revised [mission statement](#) and implemented [new event guidelines](#). The Equity in the Built Environment Working Group, first convened in June 2020, continues to meet to advance the objectives of the Action Plan.

GRANT DEVELOPMENT: In 2021, in response to the changing private foundation landscape and emerging state and local priorities, A Better City launched a new grant development effort to diversify funding sources and identify strategic new opportunities to leverage the organization’s expertise. Through this effort, A Better City secured new competitive grant funding from the Stone Living Lab and The Paul & Edith Babson Foundation.

OFFICE RELOCATION TO 14 BEACON STREET: After seven years at 33 Broad Street, A Better City will be moving its headquarters to 14 Beacon Street. Just steps from the State House, the new turnkey space will position our organization to adapt to evolving and dynamic office space needs. Colliers, Nutter McClennen & Fish, JLL, and new landlord Faros Properties were instrumental in executing this lease. A Better City looks forward to welcoming members and partners into the space in 2022.

LOOKING AHEAD

As we enter 2022, we renew our commitment to meeting emerging challenges and creating new opportunities to enhance our built environment and support equitable, sustainable growth. We will continue to focus on shaping the transportation and infrastructure, land use and development, and energy and environmental policies, projects, and financing needed to strengthen the economic health, vibrancy, and climate resilience of our region. Moreover, we will continue striving to more deliberately advance equity in the built environment in all that we do.

Our city and region cannot recover, thrive, and meet our climate goals without a 21st Century transportation system. A Better City will continue to identify and advocate for the strategies and funding needed to strengthen our transportation system, including the transformative I-90 Allston Multimodal Project and the critical MBTA bus, subway, and commuter rail infrastructure, service, and fare products needed to support transit-dependent riders. Through our Transportation Management Associations (TMAs) and broader membership, we will continue to partner with major employers and with the MBTA to bring riders back to the T.

The ongoing pandemic has continued to reveal the importance of outdoor public spaces as venues for convening and connecting. In 2022, A Better City will be spearheading the renewal of the successful Greenway Business Improvement District downtown and launching a new study to investigate the potential to deploy green infrastructure along the Blue Line corridor in East Boston. Additionally, we look forward to partnering with both the city and the state to improve the development process, while providing certainty to the real estate community and continuing to attract record investment.

The future of Greater Boston quite literally depends on our ability to implement smart, workable climate solutions that will enable us to achieve our climate goals, while fostering economic growth. A Better City will continue to lead efforts to develop and implement climate and clean energy policies in the buildings and transportation sector, ensuring that the business community is at the table and part of the solution. We will also focus on advancing workforce development efforts within large buildings, as well as strategies to combat extreme heat.

Overall, A Better City will continue to engage early and often with our elected and public officials at the city, state, and federal level—and we will seize the unique opportunities of new leadership and new funding opportunities. We will continue to foster productive, collaborative partnerships with both Mayor Wu and Governor Baker—and to brief the slate of Gubernatorial candidates on our priorities and objectives. Additionally, we will launch new strategies to ensure that Greater Boston is well positioned to take advantage of unprecedented federal infrastructure funding opportunities.

We look forward to your continued support and partnership—and we look forward to welcoming you to our new home at 14 Beacon Street later this winter. Thank you for your vision, leadership, and commitment to creating a better city and region for all.

Sincerely,



Rick Dimino
President & CEO



Kate Dineen
Executive Vice President

