



2013 Annual Accomplishments

TRANSPORTATION FINANCE AND POLICY

- ABC shaped **major transportation finance legislation**. The final law will appropriate **\$426 million annually in new transportation tax revenue** by its fifth year of implementation. This crucial financial support for the Massachusetts' transportation system will significantly ease the strains currently facing the MBTA operating budget, enable forward funding of the Commonwealth's Regional Transit Authorities, allow MassDOT to pay for its personnel costs out of the operating budget, and enable significant work to maintain a state of good repair for the Massachusetts transportation network.
- ABC, in partnership with other stakeholders, began work to **monitor the implementation** of the finance legislation and track MassDOT's progress in meeting its statutory obligations.
- Rick Dimino, President and CEO of ABC, **was selected to co-chair Mayor Elect's Walsh's Transportation and Infrastructure Transition Taskforce**. ABC will work to ensure the next Mayor of Boston is equipped to confront the transportation challenges facing the city of Boston and the region, and will be well positioned to collaborate with the Walsh administration going forward.
- ABC began **convening the business community** to formulate a response to the **ballot petition seeking to repeal the recently enacted inflation adjustment on the state gas tax**. ABC also conducted analysis regarding the revenue generated for transportation by the inflation adjustment as well as potential legal avenues for defeating the initiative.
- ABC advocated for **federal New Starts funding for the Green Line Extension Project**, via both correspondence and visits to Capitol Hill.
- ABC reviewed the best practices and approaches from transportation master plans around the country and internationally to assist the City of Boston as it begins work on its Urban Mobility Vision.
- ABC submitted an application to the Barr foundation for a **\$60,000 study on the feasibility of congestion pricing in Boston**. Approval will be determined in March of 2014.

TRANSPORTATION PROJECTS AND LAND DEVELOPMENT

- Conducted detailed review of **Longfellow Bridge Reconstruction** construction phasing and management, and actively monitored and evaluated implementation of the first stage of work. Developed and advocated for mitigation measures and contingency plan options to address potential negative impacts of traffic changes. Supported active review and evaluation of traffic management planning by the ABC Transportation and Construction Committee. **Combined state, City, and ABC effort resulted in significant improvements in the overall traffic and construction management plan.**

- ABC was asked to **manage a new \$1,000,000 Transportation Plan for the South Boston Waterfront**. ABC launched this effort in partnership with the Massachusetts Convention Center Authority, Massport, MassDOT, The Boston Redevelopment Authority and the Boston Transportation Department. ABC partnered on preparing scope of work, RFP, and all contractual documents. ABC supported the interagency committee and intergovernmental efforts and will serve as project manager and manage an interagency working group of representatives from all of the above agencies. The planning effort will begin in 2014.
- Actively participated in the multi-agency **Traffic Management Working Group** for the **Callahan Tunnel Rehabilitation Project** developing measures to manage traffic during the planned three month full shut down of the tunnel at the end of 2013.
- Presented the first phase report of a **Surface Transportation Optimization Pilot Study** to the MBTA prepared by consultants from VHB and funded by **\$134,000 grant from the Barr Foundation**. The first phase reviewed MBTA initiatives, analyzed best practices in the U.S. and abroad, and included a fact-finding trip to London to evaluate methods for improving bus operations and travel times, and to review alternative fuel technologies to reduce greenhouse gas emissions.
- The **Greenway Abutters Committee** reviewed the status of Greenway funding, state support, and the Conservancy's five year finance plan. The committee also considered zoning and traffic issues pertaining to the Greenway corridor as well as the new **Downtown Municipal Harbor Plan**.
- Participated actively in the Barr Foundation's Greater Boston **Bus Rapid Transit Study Group** which is assessing the potential for high-standard BRT service to complement ongoing improvements in bus service in Greater Boston, identifying and evaluating the most promising corridors for this service. Provided information and analysis contributing to development of a model for a portion of the Urban Ring corridor by the study consultant.
- The Transportation and Construction Committee continued to review, critique, and analyze traffic management plans and reconstruction planning for **work in the Charles River Basin** on the Anderson Memorial, Western Avenue, and River Street Bridges and related connections.
- The Transportation and Construction Committee reviewed plans for coordination of the **Capital Maintenance Program** of the Metropolitan Highway System including planning for the replacement of the Commonwealth Avenue deck over the Turnpike Extension at the BU Bridge, work in the Callahan Tunnel, and related activity in the Prudential Tunnel of the Turnpike Extension.
- Developed a **strategy for more active advocacy** of transportation improvements in the Urban Ring Corridor, and engaged consultants to undertake this work.
- Completed an **analysis of potential BRT segments in the Urban Ring corridor** prepared by AECOM to develop and evaluate potential routes and investment scenarios.
- Continued to review development of the Silver Line Gateway Study, design of the Melnea Cass Boulevard reconstruction, Yawkey Station construction, and design of an additional platform at Ruggles Station on

behalf of the **Urban Ring Citizens Advisory Committee**. **ABC Advocated for continued state involvement in the funding the Greenway** as a prerequisite for a structured contribution from Greenway abutters.

- The **South Boston Stakeholders Group** convened twice in the second half of 2013 to discuss the launch of the new South Boston Transportation Plan as well as other developments in the area.
- Served on the **Municipal Harbor Plan Advisory Committee**.
- Continued work on the **second phase of the bus study**, to be completed in early 2014, that applies relevant best practices to prepare, model performance, and evaluate a conceptual design for improvements along a pilot bus corridor along Washington Street, Belgrade Avenue, and Centre Street in Boston.
- Served on the Boston Redevelopment Authority's **Fairmount Corridor Planning Initiative Corridor-wide Advisory Group** addressing transportation and economic development concerns of neighborhoods along the Fairmount Line in Roxbury, Dorchester, Mattapan, and Hyde Park.
- Participated in the **American Society of Landscape Architects national convention** in Boston by helping to lead a tour and presentation on the Rose Kennedy Greenway, and organized and presented a history and status of the Urban Ring concept at the **ArchitectureBoston Expo** with colleagues from Boston, Cambridge, and MASCO.

TRANSPORTATION DEMAND MANAGEMENT AND SUSTAINABILITY

SUSTAINABILITY AND CLIMATE CHANGE INITIATIVE:

- Provided testimony to the Air Pollution Control Commission on the draft regulations for the **Building Energy Reporting and Disclosure Ordinance** which resulted in changes consistent with the interests of ABC members.
- Launched research on national **examples of state rideshare regulations and city commute trip reduction ordinances** with funding from the Barr Foundation. Over 17 cities and four states have been identified and a final report of the findings will be complete in January.
- Assisting utilities and DOER with research to inform the development of a commercial real estate roadmap to **increase effectiveness and reach of energy efficiency programs** for the commercial real estate sector.
- Conducted informational meetings and provided feedback on the **development of a Local Wetland Ordinance** in the City of Boston.

- In collaboration with the Commercial Real Estate Working Group, conducted initial **research on green lease provisions** that will be compiled in a report and used to develop best practices for adoption by interested property owners and tenants.
- Created an RFP to hire a consultant to **develop an online tool to enable businesses to assess their commuter related greenhouse gas emissions**. This will enable businesses to better understand and benchmark their facilities and the City of Boston to measure its progress towards achieving its climate action plan goals.
- Created an RFP to hire a consultant to develop and implement a promotional and incentive program to assist employers with **establishing an internal commuter transit benefit program**. The goal is to increase by 10% the number of companies participating in the MBTA's corporate pass program.

TRANSPORTATION MANAGEMENT ASSOCIATION

- Realized the **prevention of more than 49,900 vehicle miles traveled** and facilitated more than 5,100 car free days.
- Formed **Allston/Brighton shuttle study group**. The group has mapped several possible neighborhood shuttle routes that would serve to consolidate existing shuttles in the area and connect new developments with transit. In addition to the shuttle, the group is currently exploring the possibility of forming a separate TMA for the area.
- Led MassCommute's efforts to plan the annual **Massachusetts Car-Free Week** in partnership with MassRides. Worked with member **State Street Corporation** to host PARK(ing) Day as a premier event during Car-Free Week. Oversaw development of 6 promotional videos, which were used to increase the social media presence of Massachusetts Car-Free Week.
- TMA member **John Hancock** received recognition at the Association for Commuter Transportation International Conference in San Antonio, Texas where Elisabeth Simons was awarded the 2013 Employee Transportation Champion award.
- Presented at a training session for **Tufts Shared Services Eco Ambassadors** and held a tenant outreach session for **Atlantic Wharf** tenants. Attended **Boston University's** Carbon Day community outreach event.
- Recruited **Millennium Avery Condominium Trust** as a new member.
- Held **Transportation Fairs** at **MGH Main Campus**, **MGH Charlestown Navy Yard**, and **10 St. James/75 Arlington**.

- Attended **benefits fairs** at **Shriner's Hospital, WilmerHale, and Putnam.**
- **Registered 434 new participants into the Guaranteed Ride Home program** and provided 20 rides home.
- Assisted planning for the 2014 **Excellence in Commuter Options (ECO) Awards** that recognizes Massachusetts employers and building owners at Fenway Park.
- Assisted in planning the 20th annual **MassCommute Bicycle Challenge** to be held in Spring 2014.
- Completed database cleanup, program revisions, and new content for **ABC TMA's new website** which launched in mid-October.
- Attended the **ACT International Conference** in San Antonio, Texas and met with industry leaders in July.

CHALLENGE FOR SUSTAINABILITY

- Conducted outreach and individual assistance to buildings over 50,000 square feet in registering them in **Energy Star Portfolio Manager**. This was in parallel with the Building Energy Reporting & Disclosure Ordinance passed by the City.
- Led 10 buildings (**Synergy, John Hancock, Sheraton, CBRE, Seaport Hotel, Beacon Capital, and Westin Copley**) through a complete pilot of virtual energy audits & remote auditing with Retroficiency, and steered 4 buildings to a State DOER pilot for additional walk-through audits.
- Led formation of the **Green Business Engagement National Network**. The Network consists of over 40 programs from around the country, a webinar working group, a program outreach working group, and a leadership group. Held a webinar on tracking systems, with over 60 attendees Nationwide. Released ***The National Summit of Green Business Engagement Programs***, documenting the discussions and outcomes of the first ever national meeting of green business engagement programs that took place in May 2013; hosted and planned by A Better City. It was widely dispersed to Boston officials, the media, and national green business engagement programs.
- Ninety two facilities with a total of 27.1 million square feet will complete the Challenge for Sustainability in 2013.
- Hosted a public forum entitled "**Building a resilient city: Preparing our buildings for climate change**"; a panel discussion on climate change resiliency. This was the second in a series of forums to be held on climate change and resiliency around different topics.
- Hosted 6 monthly **networking and best practice sharing meetings** on topics including: "Portfolio Manager 2.0 & BERDO", "Energy Engagement & Building Performance: Tenant/Landlord, Employee/Employer", "Innovation Technology & Data Collection", "Year-End Energy Efficiency Projects."
- Developed **new scoring system for the Challenge** that incorporates Greenhouse Gas Emission reductions as 50% of the participant's score; better aligning the Challenge program with the City's goals of reducing GHG emission 25% by 2020.

- Facilitated the purchase and installation of metering equipment for Nixon Peabody, as part of ABC's **sub-metering pilot**. ABC is now tracking data from these meters to accompany a comprehensive behavior change campaign along with the installation of the new meters and a lighting retrofit that the company will be going through.
- **Conducted mid-year meetings** for 62 ABC member properties and 18 Main Streets participants.
- **Developed 3 case studies** on Challenge members.
- Developed a project database **highlighting 18 different projects** across Challenge for Sustainability participants, across 8 fields of sustainability.
- Three ABC member companies were **awarded MassRecycle awards** for best-recycling practices.
- Launched effort with the City of Boston's Greenovate program to create and roll out a **comprehensive behavior change package** for tenants & building owners.
- Through continued partnership with MAPC and the Stoughton Chamber of Commerce in the **test pilot of expansion of the Challenge to Stoughton, MA**, ABC held a public meeting, conducted individual outreach, and has signed up and working with 2 businesses in Stoughton. Actions are already underway to expand to 10 total.
- Partnered with WegoWise to **enable automatic data transfer and portfolio utility usage analysis**.
- **Facilitated waste audits** for 2 Main Streets participants.

MARKETING, COMMUNICATIONS, AND MEMBERSHIP DEVELOPMENT

- ABC **exceeded its membership development goal** for 2013, and signed seven new members, bringing in \$65,000 in new membership dues.
- The **Norman B. Leventhal Excellence in City Building Awards** raised over \$100,000 in sponsorships and was attended by over 200 people this year.
- ABC and president Rick Dimino was **featured extensively in the media** this year. He wrote a letter to the editor at the *Boston Globe* regarding investing in public transportation and the ongoing reconstruction of the Longfellow Bridge, and wrote pieces featured in the *Municipal Advocate*, *Commonwealth Magazine* and *The Boston Globe*. Rick was also interviewed by NECN and WBUR.
- ABC co-hosted a series of **three forums with the mayoral candidates** over the summer, which was recognized and praised by the *Boston Globe*. ABC also co-hosted two well attended forums during the General Election.
- ABC provided members up to date **information during the closure of the Longfellow Bridge** for reconstruction this summer and fall. The ABC website contains up to date information on detour routes and construction information.

ABC MEMBERSHIP REVENUE REPORT

(January – December 2013)

New ABC Members:

Bard Rao & Athanas Engineers	\$10,000
Boston Global Investors	\$10,000
HYM Investment Group	\$10,000
Northeast Security	\$10,000
Samuels & Associates	\$10,000
Vertex Pharmaceuticals	\$10,000
Consigli Construction	\$ 5,000

Sub-total: \$65,000**Enhanced Membership Dues:**

BioMed Realty	\$5,000
Boston Properties	\$5,000
Bowditch & Dewey	\$2,500

Sub-total: \$12,500**Total: \$77,500**