Accomplishments Progress Report for the 
Second Six Months of 2014
July to December 2014

Transportation Finance and Policy

- ABC mobilized the business community and other stakeholders to raise more than $2.6 million in support of the Committee for Safer Roads and Bridges in its efforts to defeat Question 1. ABC and its members contributed more than $170,000 to this campaign. While unsuccessful, the committee assembled a broad coalition of over 100 organizations and individual members that will continue to collaborate together on shared priorities and strengthen our relations with legislative leaders.

- ABC’s President and CEO, Rick Dimino, was appointed to the Value Capture Commission by Governor Patrick. The commission will produce a comprehensive report on the use of Value Capture as a means of financing transportation infrastructure in Massachusetts.

- ABC successfully advocated for federal New Starts funding for the Green Line Extension Project, via both correspondence and visits to Capitol Hill. The Federal Transit Administration announced in December that it will contribute close to $1 billion towards the cost of the project.

- ABC chairs the advisory committee for the Boston Mobility Action Plan (Go Boston 2030) which will envision the transportation future of the city by proposing transformative policies and projects to inform programs and investment decisions. ABC helped to secure an additional $150,000 for data collection, as well as support for a Public Realm Plan that will be incorporated into this work.

- ABC initiated work on an $80,000 project to explore innovative parking policies that could be implemented in the City of Boston. The work will augment the Boston Mobility Action Plan.

- The Transportation Finance and Policy Committee met twice in the second half of 2014 to discuss federal transportation issues with Congressman Capuano and transportation finance and policy priorities for the 2015-16 legislative session with State Senator Thomas McGee.

Transportation Projects and Land Development

- ABC is successfully managing the completion of a new $1,000,000 Sustainable Transportation Plan for the South Boston Waterfront, working in partnership with the Massachusetts Convention Center Authority, Massport, MassDOT, the Boston Redevelopment Authority and the Boston Transportation Department. ABC supported the interagency committee and intergovernmental efforts, served as project manager, and
manages an interagency working group of representatives from all of the above agencies. ABC will continue to work with the business community and the public sector to ensure the implementation of the plan’s recommendations.

- ABC serves on the **Allston Interchange Task Force**, that advised MassDOT on a preferred alternative that will redesign the interchange ramps and Massachusetts Turnpike mainline alignment, remove toll booths and introduce All Electronic Tolling, reconnect the Allston neighborhood, plan for a West Station commuter rail stop, and lay the groundwork for the future development in the former rail yard and toll plaza sites.

- Prepared and delivered testimony at the Allston Interchange Environmental Notification Form Public Hearing scoping session, and prepared comments for MEPA on the ENF.

- ABC serves on the working group planning and monitoring implementation of the first phase of replacement of the **Commonwealth Avenue Deck** over the Turnpike, which reduces the number of Turnpike lanes to reconstruct the bridge substructure and modifies the Turnpike median in preparation of future phases of deck replacement.

- ABC assembled updated information from MassDOT Highway Division, District 6 to prepare a **summary list of major Boston highway and transit projects** valued at over $850 million underway or continuing through 2018, including location, start and finish dates, construction cost, and the number of total jobs generated by the work. This information, which is updated quarterly, is useful for organizations to plan for future projects and anticipated potential impacts.

- Participates 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. Advocated analysis and development of a model for a portion of the Urban Ring corridor by the study consultant. Conducted outreach with organizations in the corridor to ascertain their needs and transportation interests.

- The **Transportation and Construction Committee** continues to review, critique, and analyze traffic management plans and reconstruction planning for work in the Charles River Basin on the Longfellow Bridge, Anderson Memorial, Western Avenue, and River Street Bridges and related connections. The committee also reviews MassDOT’s coordination and planning, design, and construction work underway for the Allston Interchange, Commonwealth Avenue Deck Replacement, Bowker Overpass and long term planning for the Bowker Overpass and possible Back Bay Turnpike ramps.

- ABC participated in a special pre-meeting and a public meeting in which MassDOT presented its conclusions on the feasibility of closing the **Bowker Overpass**. MassDOT presented the possibility of adding Turnpike ramps in the Back Bay, and next steps in the replacement of the current Bowker Overpass.

- Continued work on the **second phase of the Surface Transportation Optimization Study**, 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, and evaluates alternative fuel and propulsion systems
for the MBTA bus fleet. Planned for an early 2015 panel discussion on bus service enhancements.

- Developed and revised a draft **strategy for more active advocacy** of transportation improvements in the Urban Ring Corridor, working with consultants to undertaking this work.

- The **Greenway Abutters Committee** reviewed the status of Greenway funding, state support, and the Conservancy’s new lease with MassDOT. The committee also considered the ramp parcel work being done in the corridor and the new Downtown Municipal Harbor Plan.

- Held a joint meeting of the Greenway Abutters and ABC Design Review Committee to review and comment on the Central Artery Ramp parcel Study, and prepared comments delivered at a public meeting of the study.

- ABC advocated for **continued state involvement in the funding the Greenway** as a prerequisite for a structured contribution from Greenway abutters.

- Participated actively in the **Wharf District Council** with residents, small businesses, and institutions in the neighborhood.

- The **South Boston Stakeholders Group** convened twice in the second half of 2014 to discuss the progress of the new South Boston Waterfront Transportation Plan as well as other developments in the area.

- Served on the **Municipal Harbor Plan Advisory Committee**, that reviewed proponent presentations and analysis by BRA consultants of three redevelopment proposals for the Harbor Garage site, Long Wharf Marriott, and Hook Lobster site.

- ABC launched a new **Land Development Committee**. Chaired by David Perry, the committee will focus on development opportunities that intersect with transportation investment.

**Environment Unit: Transportation Demand Management & Sustainability**

**Sustainability & Climate Change Initiative**

- Invited by the **Barr Foundation** to apply for a two-year **grant in the amount of $400,000** to continue funding for the Challenge for Sustainability.

- Invited by the **John Merck Fund** to submit a **grant request in the amount of $100,000** for the expansion of the Challenge for Sustainability.

- Distributed findings from ABC’s report “**Establishing an Effective Commute Trip Reduction Policy in Massachusetts**” to MA DEP, BTD, and other key stakeholders. Progress is being made with the City of Boston to incorporate recommendations into a recently launched project to review and update parking policies and TAPAs.

- Developed final draft of the **mobile source greenhouse gas emissions calculator** based on comments received from advisory group.
Submitted a final draft of a report, *Unified Transportation Payment Media: Options for Massachusetts* to the MBTA for review after presenting it to Jonathan Davis, MBTA’s Chief Financial Officer.

Drafted a report detailing the findings of successful transit benefit programs across the U.S. and *recommendations for promotional and incentive programs to increase participation in the MBTA Corporate Pass Program*. At the MBTA’s suggestion we also drafted a business case to determine the financial impact to the MBTA of increased participation in the corporate pass program.

Hired TranSystems to conduct *research into real-time ridesharing technologies that could improve the efficiency of the MBTA’s The Ride service*. Currently, data are being collected on the current technology used by The Ride and a literature review of new ridesharing technologies is underway.

Presented an overview on TMAs to the GreenDOT Mode Shift Working Group.

Based on research conducted by a summer MassCEC intern on *building resiliency design and technologies*, and currently implemented building resiliency techniques being adopted to counter the effects of climate change, a *resiliency report* is in draft form, along with a *resiliency toolkit*. Both will be launched in January 2015.

**Challenge for Sustainability:**

- Signed a *Memorandum of Understanding with the City of Boston* to establish responsibilities of the City and ABC related to implementing and supporting the commercial real estate energy conservation and GHG reduction programs within Boston.
- In the process of *recruiting 50 new facilities* to the Challenge equaling over *15 million new square feet* bringing the total square footage to *50 million square feet*. To date we have secured 13 new facilities totaling over 9.3 million square feet.
- Launched a *new brand identity for the Challenge* developed by an external branding agency which included a website, recruitment and marketing materials, and a marketing/communications toolbox for participants.
- Hosted five monthly *networking and best practice sharing meetings* on topics including: Fraunhofer Center for sustainable energy, green roof gala, technology innovation roundtable in partnership with NECEC, corporate sustainability reporting, energy efficiency projects, and sustainability project financing and tax incentives.
- Received funding from MassCEC to hire *one fall intern* to conduct research on new sustainability technologies, update the sustainability toolkit, and case studies on participants. As a result:
  - Updated the *online Sustainability Toolkit* to include current incentive/rebate programs and current media resources.
  - Completed *Case Studies on 2014 Challenge Award Winners* including: John Hancock-601 Congress St., Dana-Farber – Shields Warren Building, John Hancock-197 Clarendon St., Nixon Peabody, and Fred O’Grady – CBRE.
Based on behavior change research and a focus group of Challenge for Sustainability participants interested in greater energy efficiency through tenant engagement / behavior change, we developed **guidelines for behavior change pilots in a building, law firm and a hotel**. Draft behavior change pilot programs have been sent to four buildings and we are awaiting responses.

Continued to lead the **Green Business Engagement National Network**, which has grown to 81 members representing over 40 different programs around the country. Held four webinars as part of a larger series averaging over 50 participants per webinar.

**Green Ribbon Commission – Commercial Real Estate Working Group**

- Led the Large Building and Institution Committee for the City of Boston’s effort to update their Climate Action Plan. Rick Dimino was also named as Chair of the Transportation Committee.
- Hosted a meeting of the core working group that included a briefing from Under Secretary Mark Sylvia on natural gas supply and demand in the Commonwealth.
- Worked with the utility program administrators to host a series of focus groups to finalize research on barriers to implementing energy efficiency within commercial real estate sector and began developing recommendations for the creation of a commercial real estate road map.
- Drafted a **Green Leasing report** with input from tenants, lawyers and property managers who attended a green leasing event in mid-May. The report will be published by the end of 2014.

**A Better City Transportation Management Association:**

- Recruited **2 new members** (Related - The Arlington and Eastern Bank) and retained 95% of existing membership.
- Realized the **prevention of more than 39,600 vehicle miles traveled** and facilitated more than 5,800 car free days.
- Secured $50,000 in funding from MassDOT for 2014-15.
- Worked with MassCommute and MassRides to plan the **Massachusetts Clean Air Challenge**, which achieve 26,000 reduced car trips and 290,000 fewer miles traveled during the one week promotion.
- Conducted **Water Transportation awareness** events and promotion that included 4 on-board commuter boat raffles and resulted in **11 new Express Yourself program participants**.
- Presented new report **“Establishing an Effective Commute Trip Reduction Policy in Massachusetts”** at the Association for Commuter Transportation’s 2014 Annual Conference in San Francisco.
Presented at a new employee orientation session for Wilmer Hale.

Held 7 events including transportation fairs at the First Church of Christ Scientist, Atlantic Wharf, Independence Wharf, and Converse. Participated in a sustainability festival at Boston University and at the PO Square NBL Park. Attended benefits fairs at Shriner’s Hospitals for Children and Wilmer Hale.

Conducted a survey of Guaranteed Ride Home program participants and analyzed results to develop recommendations for improving the program.

Managed a third round of updates to the TMA website, including security updates.

Held first annual TMA retreat to discuss strategic planning and develop a new organizational structure and work plan for 2015.

Provided 30 rides home in the Guaranteed Ride Home program.

**Allston Brighton TMA:**

- Created website URL, logo, program brochures and promotional materials.
- Began negotiations with MassDOT to include Allston Brighton TMA in future MassDOT/TMA funding program.
- Participated in Doubletree Hotel benefits fair.
- Created Spanish language materials for Doubletree Hotel, which will also be available for other TMA members to use.
- Gathered zip code data from TMA members to determine areas of employee tenant concentrations.
- Worked with Bridj to map zip code data and look at potential routing scenarios for Bridj services that would serve Allston Brighton.
- Negotiated discounted membership rates for Zipcar.

**Marketing, Communications, and Membership Development**

- ABC welcomed new members Jamestown LLP and Gerding Edlen.
- ABC held the 2014 Norman B. Leventhal Awards for Excellence in City Building, October 7th hosted by Equity Office at the Boston Harbor Hotel. This year’s awards were a tremendous success with over 300 attendees, our largest turnout to date. We also surpassed our event sponsorship goal with a grand total of 58 sponsors for 2014. Our 2014 recipients included:
  - Distinguished Leadership: Massachusetts Governor, Deval Patrick
  - Transportation: Senate President - Therese Murray, Chairman, Senate Committee on Ways and Means - Stephen Brewer, Senate Chairman, Joint Committee on Transportation - Thomas McGee, Speaker of the House - Robert DeLeo,
Chairman, House Committee on Ways and Means - Brian Dempsey, House
Chairman, Joint Committee on Transportation - William Straus
❖ Land Development: Steven Samuels, Chairman & Principal, Samuels &
Associates
❖ Environment: Frederick Laskey, Executive Director, Massachusetts Water
Resource Authority

▪ ABC and President Rick Dimino has been featured extensively in the media the second
half of this year. He has written four pieces for Banker & Tradesman highlighting
issues the city of Boston is currently facing; “Redesigning The Allston Interchange”,”
“Bus Rapid Transit System Could Be A Fit For Boston”, “Sound Public Policies
Contribute To Boston’s Economic Success “, as well as an article highlighting the award
recipients of the 2014 Norman B. Leventhal Awards; “A Better City Recognizes City
Builders For Contributions To Commonwealth”.

▪ Rick and ABC have also been featured across various news outlets; Boston Globe:
“Construction makes Mass. Turnpike a road to misery”, “Mass GOP gubernatorial
candidates debate jobs, health care”, “Democratic gubernatorial candidates say Gateway
Cities are vital to Massachusetts’ economic development”, “Transit officials say repeal
could cost $1b over decade”; Boston Herald: “Seaport traffic solutions eyed/ As
development booms, short-term fixes sought”; Boston.com: “Transportation in South
Boston Waterfront Becomes New Priority”; Utne Reader: “Community Leaders
Looking Forward to PeopleForBikes 2015 Tours”; Boston Business Journal: “Business
groups defend gas-tax indexing with big money to defeat Question 1”, and “Easing the
gridlock on the South Boston Waterfront”.

▪ ABC recently spent time updating various areas throughout the website in order to better
serve our members as well as provide an up to date look at our current activities.

▪ ABC has reached its membership goal for 2014 through both new members and
enhanced membership dues.

Strategic Planning

▪ A Better City continues to make progress on its strategic planning process. We are now
working on the membership and governance structure. Additionally, we have engaged a
branding expert to give us a new perspective on ABC’s marketing strategies going
forward. TDC will work on refining our work-to-date, testing new ideas with the Board,
and creating financial projections. We hope to roll out a new strategic plan in the second
quarter of 2015.
ABC MEMBERSHIP REVENUE REPORT
(January – December 2014)

- New ABC Members:

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Sub-total: $77,500

- Enhanced Membership Dues:

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Sub-total: $19,500

Total: $97,000