

Introduction to Allston-Brighton Article 80 Mitigation Tracking As of 3/5/2021

This document tracks the status of transportation mitigation, including monetary contributions and physical improvements (or other services), associated with Small and Large Article 80 development projects approved by the BPDA Board in the Allston-Brighton neighborhood since 1999.

The attached includes only projects that have received approval by the BPDA Board. Other development projects have filed for review but have not been approved. A list and map of these other projects still under review may be found here: <http://www.bostonplans.org/projects/development-projects>. Only when Article 80 development projects receive Board approval are they obligated to fulfill their transportation mitigation commitments.

For definitions of terms and acronyms used throughout this document, see "[Glossary of Terms](#)" below.

Triggers for fulfilling transportation commitments: Typically there are two triggers for fulfilling mitigation requirements: a) Issuance of Building Permit¹; and b) Issuance of Certificate of Occupancy². For the most part, monetary contributions must be received by the BPDA at the time of issuance of the Building Permit, prior to the start of construction. Physical improvements (or other required services) are typically required prior to issuance of the Certificate of Occupancy. Note: In some instances, a proposed development project may be approved by the BPDA Board but never constructed, either because the project was denied by the Board or due to lack of financing or related issues.

Physical improvements and other services: Physical improvements are often required of Article 80 developments to mitigate, or offset, project impacts on the neighborhood. For example, a new crosswalk may be required to facilitate pedestrian mobility and safety; a Bluebikes station may be required to facilitate bicycle use; etc. Apart from physical improvements, other requirements may include services such as a transportation study to evaluate existing conditions in a certain area of the neighborhood. While Article 80 development projects are often required to include Traffic Demand Management (TDM) measures such as T pass subsidies, Bluebikes memberships, Electric Vehicle (EV) parking spaces, and other measures, such measures are not included here because they do not reflect physical improvements or services available to the neighborhood or general public.

Monetary contributions are sometimes made by development projects to help pay for neighborhood improvements. Through the memoranda submitted to the BPDA Board, monetary contributions are earmarked for specific purposes such as "implementing the recommendations of the Allston-Brighton Mobility Study." As monetary contributions are received, staff commits their use to specific priorities of the A-B Mobility Study or other purposes or use as specified in the Board memo.

1 See Glossary below

2 See Glossary below



Glossary of Terms

Article 80 Small and Large Projects: In 1996, the BPDA (formerly the Boston Redevelopment Authority) adopted Article 80 of the Boston Zoning Code to provide clear guidelines for the development review process relating to large projects (adding more than 50,000 square feet), small projects (adding greater than 20,000 square feet), planned development areas (new overlay zoning districts for project areas larger than 1 acre), and institutional master plans (projects relating to academic and medical campuses). Article 80 was adopted to provide a more predictable review process for these projects. Further information about Article 80 can be found here: <http://www.bostonplans.org/projects/development-review/what-is-article-80>

Board Memo: The Board memo, or memorandum, is the written report submitted to the BPDA Board of Directors memorializing the staff recommendation(s). The BPDA Board is the official agency body that votes on all final determinations and agreements at the Agency, including planning studies, rezoning initiatives, and project permitting. Board memoranda recommend specific actions to be taken by the Board, such as issuing a Certificate of Approval. Once the Board votes on a recommendation, the Board memorandum is finalized with a stamp, "Board Approved". This stamped memorandum becomes the official record of the Board's action.

Building Permit: A building permit authorizes a property owner or developer to move forward with specified building repair, rehabilitation and construction activity. Building permits are issued by the City of Boston Inspectional Services Department (ISD), which is responsible for enforcing safety, health and structural stability of buildings. In the case of Article 80 development projects, building permits are issued after approval by the BPDA Board.

Certificate of Occupancy: Also issued by the City of Boston Inspectional Services Department (ISD), Certificates of Occupancy certify that a property is ready for public access.

Cooperation Agreement: This is a legal agreement generally between the BPDA and a private property owner memorializing the terms and conditions that a particular developer agrees to satisfy as a condition of approval to develop a property. Often the cooperation agreement memorializes physical or capital improvements or monetary contributions to be made.

TAPA: Transportation Access Plan Agreement. Large developments that take up a gross floor area of 50,000 or greater are required to evaluate transportation conditions and impacts around a proposed project. City planners and the community give their input and comment on the new development. Developers work with City planners to reduce their development's transportation impacts. At the end of this process, the developer signs a legal agreement with the Boston Transportation Department (BTD) called a Transportation Access Plan Agreement (TAPA - <https://www.boston.gov/departments/transportation/transportation-development-review>). The TAPA agreement specifies commitments that will reduce a development's transportation impacts. These commitments can include improvements such as:

- installing traffic signals,
- installing bike lanes, and
- adopting commuter incentives to reduce driving.



Allston-Brighton Article 80 Development Transportation Mitigation: Implementation Status as of 3/5/21

<i>Physical Improvements or Other Services</i>											
Project Name or Address	BPDA Board Approval Date	Development Status	Language (From Board Memo*, Cooperation Agreement*, or TAPA*)	Language Source	Improvement Type	Permitting Trigger for Completing Improvement	Date of Building Permits Issued by ISD*	Date of Certificate of Occupancy Issued by ISD*	\$\$ Amount	Physical Improvement Made or Service Completed?	Notes
*See Glossary of Terms											
139-149 Washington Street	1/16/2021	Board Approved	Repairing two (2) MBTA bus stops on Washington Street in consultation with BTB.	Board Memo	Transit	Certificate of Occupancy	--	--	In-Kind	No	Certificate of Occupancy not yet issued as of 2/22/21.
139-149 Washington Street	1/16/2021	Board Approved	Constructing pedestrian improvements, including upgrades to pedestrian signals and accessible ramps on Washington Street between Fidelis Way and Monastery Road	Board Memo	Pedestrian/Traffic Calming	Certificate of Occupancy	--	--	In-Kind	No	Certificate of Occupancy not yet issued as of 2/22/21.
139-149 Washington Street	1/16/2021	Board Approved	Constructing pedestrian improvements, including upgrades to pedestrian signals and accessible ramps on Washington Street between Fidelis Way and Monastery Road	Board Memo	Bluebikes	Certificate of Occupancy	--	--	In-Kind	No	Certificate of Occupancy not yet issued as of 2/22/21.
44-46 Soldiers Field Place (formerly known as 1500 Soldiers Field Road)	1/14/2021	Board Approved	Consistent with the vision and recent findings of the BPDA's Allston-Brighton Mobility Plan, and to help mitigate potential impacts and improve pedestrian connectivity and transit access at this section of North Brighton, the Proponent has committed the survey, analysis, design, permitting and installation of the following infrastructure upgrades outside of its Project Site: •Construct a new segment of sidewalk on the west side of Leo Birmingham Parkway, from the missing sidewalk end near the Soldiers Field Road ramp to the intersection of Lincoln Street, Market Street, and Leo Birmingham Parkway ("L/M and LBP"); •Stripe a bike lane to replace the existing shoulder and right turn lane on LBP southbound between the Soldiers Field Road exit ramp and Market Street.	Board Memo	Pedestrian/Traffic Calming	Certificate of Occupancy	--	--	\$100,000	No	Certificate of Occupancy not yet issued as of 2/22/21.
159-201 Washington Street (St. Gabriel's)*	11/14/2020	Permitted / Under Construction	Work with local stakeholders to study the feasibility of a shared neighborhood shuttle: • Complete a feasibility study at a cost of up to \$100,000. • Ensure a contribution of \$20 per month per Project unit to support shuttle operations on an ongoing basis. • Should shared shuttle service not be operational when the Project is substantially complete, operate a private shuttle from the site to nearby public transportation, retail, and/or employment centers.	TAPA	Shuttle	Certificate of Occupancy	4/30/2018	--	\$100,000	Yes	Shuttle study completed on 5/14/19. Shuttle is operational as of 2/24/21. Although the Certificate of Occupancy for the entire project has not been issued, this mitigation has been completed.
*This project was previously board approved on 11/16/17. The 11/14/20 board approved a change in affordable housing.											
159-201 Washington Street (St. Gabriel's)	11/14/2020	Permitted / Under Construction	Reconstruct and improve the intersection of Washington Street/Monastery Road at the Sitae Driveway to include traffic signal equipment upgrades.	TAPA	Signals	Certificate of Occupancy	4/30/2018	--	In-Kind	Yes	Confirmed with the Proponent on 2/24/21. Although the Certificate of Occupancy for the entire project has not been issued, this mitigation has been completed.
249 Corey Road	10/15/2020	Board Approved	Traffic calming measures including new stop sign and crosswalk at Jordan Road/Corey Road.	Board Memo	Pedestrian/Traffic Calming	Certificate of Occupancy	--	--	In-Kind	No	Certificate of Occupancy not yet issued as of 2/22/21.

Allston-Brighton Article 80 Development Transportation Mitigation: Implementation Status as of 3/5/21

<i>Physical Improvements or Other Services</i>											
Project Name or Address	BPDA Board Approval Date	Development Status	Language (From Board Memo*, Cooperation Agreement*, or TAPA*)	Language Source	Improvement Type	Permitting Trigger for Completing Improvement	Date of Building Permits Issued by ISD*	Date of Certificate of Occupancy Issued by ISD*	\$\$ Amount	Physical Improvement Made or Service Completed?	Notes
*See Glossary of Terms											
J.J. Carroll Redevelopment	2/13/2020	Board Approved	Relocation and improvement of an existing bus stop on Chestnut Hill Avenue, should the Massachusetts Bay Transportation Authority ("MBTA") agree to move the bus stop that is located in front of the Project Site.	Board Memo	Transit	Certificate of Occupancy	--	--	In-Kind	No	Certificate of Occupancy not yet issued as of 2/22/21.
Allston Yards	12/12/2019	Board Approved	Bluebikes station on or near the site	Board Memo	Bluebikes	Certificate of Occupancy	--	--	In-Kind	No	Certificate of Occupancy not yet issued as of 2/22/21.
Allston Yards	12/12/2019	Board Approved	New public street grid and other roadway, pedestrian, and bicycle improvements including separated bicycle lanes, to be provided in the first phase of the project.	Board Memo	Streets	Certificate of Occupancy	--	--	\$20,000,000	No	Certificate of Occupancy not yet issued as of 2/22/21.
37-43 North Beacon Street	9/14/2018	Permitted / Under Construction	Installation of a Blue Bike Station on the Project Site or in the vicinity of the project.	Cooperation Agreement	Bluebikes	Certificate of Occupancy	11/5/2019	--	In-Kind	No	Certificate of Occupancy not yet issued as of 2/22/21.
37-43 North Beacon Street	9/14/2018	Permitted / Under Construction	Fully engineered 100% Planned Specifications & Estimates improvements for the North Beacon Street and Everett Street intersections; including signal, accessibility and pedestrian improvements.	Cooperation Agreement	Streets	Certificate of Occupancy	11/5/2019	--	In-Kind	No	Certificate of Occupancy not yet issued as of 2/22/21.
5 Washington Street	6/15/2018	Board Approved	Install Blue Bike Station on the Project Site	TAPA	Bluebikes	Certificate of Occupancy	6/30/2020	--	In-Kind	No	Certificate of Occupancy not yet issued as of 2/22/21.
5 Washington Street	6/15/2018	Board Approved	Contribute up to \$100,000 (the "Traffic Contribution") for the following: <ul style="list-style-type: none"> • Adjust signal timing and phasing at the intersection of Washington Street/Corey Road and installation of traffic signal interconnect; • Reconstruct the southern two apex pedestrian ramps at the intersection to perpendicular ramps and paint new crosswalks at the intersection of Washington Street and west side of Corey Road; and • Restripe the bicycle lane on Washington Street from the Brookline Town Line to Corey Road. 	TAPA	Other	Certificate of Occupancy	6/30/2020	--	\$100,000	No	Certificate of Occupancy not yet issued as of 2/22/21.

Allston-Brighton Article 80 Development Transportation Mitigation: Implementation Status as of 3/5/21

<i>Physical Improvements or Other Services</i>											
Project Name or Address	BPDA Board Approval Date	Development Status	Language (From Board Memo*, Cooperation Agreement*, or TAPA*)	Language Source	Improvement Type	Permitting Trigger for Completing Improvement	Date of Building Permits Issued by ISD*	Date of Certificate of Occupancy Issued by ISD*	\$\$ Amount	Physical Improvement Made or Service Completed?	Notes
<i>*See Glossary of Terms</i>											
70 Leo M. Birmingham Parkway	5/17/2018	Board Approved	Developer will make a one-time contribution of \$70,000 to the BPDA upon issuance of the building permit for the Project to go towards the implementation of public realm transportation infrastructure improvements on Leo M. Birmingham Parkway in the immediate vicinity of the Site. With the approval of the Department of Conservation and Recreation (DCR), these improvements are anticipated to potentially include: <ul style="list-style-type: none"> • "Floating" bus stop and protected bicycle lane at the Site between Lincoln Street and Centola Street; • Parking protected northbound bicycle lane between Centola Street and Western Avenue; • Southbound bicycle lane from the Soldiers Field off-ramp connecting to the Market Street southbound bicycle lane; and • Associated improvements to pavement markings, signage, and traffic signal modifications to the Lincoln Street intersection to accommodate northbound and southbound bicycle lane improvements. 	TAPA	Bike Infrastructure	Building Permits	7/16/2020	--	\$70,000	No	Money not received by BPDA, but understanding that they will be constructing the improvements, not giving the money as indicated in the TAPA.
1550 Soldiers Field Road and 21 Soldiers Field Place	5/17/2018	Permitted / Under Construction	Design and construct a shared use path for pedestrians and bicyclists along Soldiers Field Road at the Site from the east corner of Soldiers Field Place continuing along the ramp to Leo M. Birmingham Parkway including the elimination of the ramp right turn slip lane at Birmingham Parkway intersection and replacement with a pocket park along with the installation of a new signalized crosswalk across Birmingham Parkway at the ramp. See Exhibit D - Concept Plan for Shared Use Path and Leo Birmingham Parkway.	TAPA	Pedestrian/Traffic Calming	Certificate of Occupancy	8/5/2019	--	In-Kind	No	Certificate of Occupancy not yet issued as of 2/22/21.
Herb Chambers Jaguar Range Rover Dealership	5/17/2018	Permitted / Under Construction	The Proponent shall provide the BTM Planning Team with a signal warrant analysis for the intersection of Harvard Avenue and Brainerd Road, the details of which will be finalized in the Project's TAPA Agreement.	Cooperation Agreement	Signals	Certificate of Occupancy	--	--	In-Kind	No	Certificate of Occupancy not yet issued as of 2/22/21.
89 Brighton Avenue	1/12/2017	Permitted / Under Construction	Relocation of the outbound #57 bus stop to the far side of the Brighton Avenue/Linden Street intersection;	Cooperation Agreement	Transit	Certificate of Occupancy	2/16/2016	--	In-Kind	Yes	Bus stop was moved prior to/during construction.

Allston-Brighton Article 80 Development Transportation Mitigation: Implementation Status as of 3/5/21

<i>Physical Improvements or Other Services</i>											
Project Name or Address	BPDA Board Approval Date	Development Status	Language (From Board Memo*, Cooperation Agreement*, or TAPA*)	Language Source	Improvement Type	Permitting Trigger for Completing Improvement	Date of Building Permits Issued by ISD*	Date of Certificate of Occupancy Issued by ISD*	\$\$ Amount	Physical Improvement Made or Service Completed?	Notes
<i>*See Glossary of Terms</i>											
Boston Landing New Balance Headquarters	6/9/2016	Construction Complete	Construct and/or reconstruct roadways, sidewalks, and intersections serving the Site to include traffic control and regulatory signs and pavement markings: <ul style="list-style-type: none"> • Reconstruct Guest Street between Life Street and Arthur Street. • Reconstruct and realign Life Street from a point approximately 330 feet south of Guest Street to Guest Street. • Construct Arthur Street Extension between Guest Street and the North Service Road. • Construct Hichborn Street Extension between Guest Street and North Service Road. • Construct North Service Road between Arthur Street Extension and a location approximately 100 feet west of Hichborn Street Extension. 	TAPA	Streets	Certificate of Occupancy	10/6/2016	5/24/2018	In-Kind	Yes	All required improvements confirmed through Google Streetview on 2/9/21.
Boston Landing New Balance Headquarters	6/9/2016	Construction Complete	Expand and improve existing shuttle services to area MBTA connections.	TAPA	Shuttle	Certificate of Occupancy	10/6/2016	5/24/2018	In-Kind	Yes	BTD Staff confirms shuttle running to Kendall Square, details about shuttle pending as of 3/5/21.
Boston Landing New Balance Headquarters	6/9/2016	Construction Complete	Improve and upgrade the traffic signal at the intersection of North Beacon Street/Life Street/Etna Street. Install traffic signal interconnect between North Beacon Street/Life Street/Etna Street and Market Street/North Beacon Street intersections.	TAPA	Signals	Certificate of Occupancy	10/6/2016	5/24/2018	In-Kind	Yes	Verified with the Boston Transportation Department on 1/27/21.
Boston Landing New Balance Headquarters	6/9/2016	Construction Complete	Install bicycle lanes/sharrows and signage along the following streets: <ul style="list-style-type: none"> • Guest Street between Market Street and Arthur Street; • Arthur Street between North Beacon Street and North Service Road (where possible); • Life Street between North Beacon Street and Guest Street; and • North Beacon Street between Cambridge Street and Market Street. 	TAPA	Bike Infrastructure	Certificate of Occupancy	10/6/2016	5/24/2018	In-Kind	Yes	All required bike lanes, sharrows, and signage confirmed on Google Streetview on 2/9/21.
530 Western Avenue	5/12/2016	Construction Complete	Developer to facilitate, and fund up to \$200,000 towards, the Western Avenue & Leo M. Birmingham Parkway Corridor Study.	TAPA	Study	Building Permits	5/11/2017	5/24/2019	\$200,000	Yes	Developer completed the Study in 2018.
Harvard University - Science and Engineering Complex	4/14/2016	Permitted / Under Construction	Mobility Hub. The Applicant shall create a Mobility Hub between the SEC Building and the 114 Western Building with bicycle parking and adjacent MBTA bus stops and Harvard shuttle stops, as well as connections to nearby Hubway stations, Zip Car spaces and electric vehicle charging stations.	Cooperation Agreement	Other	Certificate of Occupancy	6/13/2017	--	In-Kind	No	Certificate of Occupancy not yet issued as of 2/22/21.
Harvard University - Science and Engineering Complex	4/14/2016	Permitted / Under Construction	Subject to City of Boston approvals, the Applicant shall enhance the bicycle facilities on the north and south sides of Western Avenue to the west of and in front of the SEC Building.	Cooperation Agreement	Bike Infrastructure	Completed by 9/14/27	6/13/2017	--	In-Kind	No	Certificate of Occupancy not yet issued as of 2/22/21.

Allston-Brighton Article 80 Development Transportation Mitigation: Implementation Status as of 3/5/21

<i>Physical Improvements or Other Services</i>											
Project Name or Address	BPDA Board Approval Date	Development Status	Language (From Board Memo*, Cooperation Agreement*, or TAPA*)	Language Source	Improvement Type	Permitting Trigger for Completing Improvement	Date of Building Permits Issued by ISD*	Date of Certificate of Occupancy Issued by ISD*	\$\$ Amount	Physical Improvement Made or Service Completed?	Notes
<i>*See Glossary of Terms</i>											
Harvard University - Science and Engineering Complex	4/14/2016	Permitted / Under Construction	The Applicant shall expand and enhance its shuttle service to the Project. As part of this expansion, the Harvard Square Express and Allston Express shuttle routes will be extended to the SEC Building.	Cooperation Agreement	Shuttle	Certificate of Occupancy	6/13/2017	--	In-Kind	No	Certificate of Occupancy not yet issued as of 2/22/21.
Harvard University - Science and Engineering Complex	4/14/2016	Permitted / Under Construction	The Applicant shall extend bicycle and pedestrian paths from Rena Park to Hague Street and Western Avenue.	Cooperation Agreement	Bike Infrastructure	Completed by 9/14/27	6/13/2017	--	In-Kind	No	Certificate of Occupancy not yet issued as of 2/22/21.
Harvard University - Science and Engineering Complex	4/14/2016	Permitted / Under Construction	The Applicant shall provide a new multi-use path next to "Academic Way" between North Harvard Street and "Science Drive".	Cooperation Agreement	Bike Infrastructure	Completed by 9/14/27	6/13/2017	--	In-Kind	No	Certificate of Occupancy not yet issued as of 2/22/21.
Harvard University - Science and Engineering Complex	4/14/2016	Permitted / Under Construction	The Applicant shall provide sufficient right-of-way to accommodate a future bicycle path next to the new "Stadium Way" on the block between Rotterdam Street and Western Avenue.	Cooperation Agreement	Bike Infrastructure	Completed by 9/14/27	6/13/2017	--	In-Kind	No	Certificate of Occupancy not yet issued as of 2/22/21.
Harvard University - Science and Engineering Complex	4/14/2016	Permitted / Under Construction	The Applicant will work with the MBTA and BTD to locate bus stops as part of the reconstruction of Western Avenue in front of the SEC Building and the 114 Western Building.	Cooperation Agreement	Transit	Certificate of Occupancy	6/13/2017	--	In-Kind	No	Certificate of Occupancy not yet issued as of 2/22/21.
The Residences at 125 Guest Street- Boston Landing	3/17/2016	Construction Complete	New Commuter Rail Station: Before the Massachusetts Turnpike was extended in 1960, from Route 128 to Boston, Allston/Brighton had three commuter rail stations servicing the neighborhood. All were eliminated. The Applicant is committed to bringing rail service back to the residents of Allston/Brighton during the build-out of Boston Landing. At this time, the Applicant and the Massachusetts Department of Transportation and the Massachusetts Bay Transportation Authority have executed a Memorandum of Agreement, and construction is underway.	Cooperation Agreement	Transit	Certificate of Occupancy	9/14/2016	3/29/2018	In-Kind	Yes	Boston Landing Station was constructed in 2018.
Brighton Landing	8/13/2015	Construction Complete	Modifying the traffic signal timings for signalized intersections along Market Street, from Sparhawk Street to Lincoln Street. Restoring coordinated operations of the signalized intersections from Faneuil Street to Lincoln Street, and extending the coordination to the intersection of Market Street/Sparhawk Street; the coordination will be implemented via the Master controller at the intersection of Market Street/North Beacon Street.	TAPA	Signals	Certificate of Occupancy	4/2/2014	11/13/2014	In-Kind	Yes	Verified with the Boston Transportation Department on 1/27/21.

Allston-Brighton Article 80 Development Transportation Mitigation: Implementation Status as of 3/5/21

<i>Physical Improvements or Other Services</i>											
Project Name or Address	BPDA Board Approval Date	Development Status	Language (From Board Memo*, Cooperation Agreement*, or TAPA*)	Language Source	Improvement Type	Permitting Trigger for Completing Improvement	Date of Building Permits Issued by ISD*	Date of Certificate of Occupancy Issued by ISD*	\$\$ Amount	Physical Improvement Made or Service Completed?	Notes
<i>*See Glossary of Terms</i>											
Brighton Landing	8/13/2015	Construction Complete	Modifying traffic signal phasing at the Market Street/Lincoln Street/ Birmingham Parkway intersection.	TAPA	Signals	Certificate of Occupancy	4/2/2014	11/13/2014	In-Kind	Yes	Verified with the Boston Transportation Department on 1/27/21.
Brighton Landing	8/13/2015	Construction Complete	Upgrading the existing traffic signal hardware at the North Beacon Street/ Life Street/Etna Street intersection; this includes installation of new controller, new traffic signal displays, mast arms and signal posts, new conduit as necessary, and new loop detectors.	TAPA	Signals	Certificate of Occupancy	4/2/2014	11/13/2014	In-Kind	Yes	Verified with the Boston Transportation Department on 1/27/21.
375-399 Chestnut Hill Avenue	3/14/2015	Construction Complete	Sponsorship of one (1) Hubway bicycle sharing station to be located in a public area in Cleveland Circle.	TAPA	Bluebikes	Certificate of Occupancy	7/7/2016	4/4/2018	In-Kind	Yes	Bluebikes station identified on project plan and confirmed through Google Streetview on 2/9/21
375-399 Chestnut Hill Avenue	3/14/2015	Construction Complete	Design and install traffic calming improvements along the Waterworks Roadway and at the Beacon Street/Waterworks Roadway intersection to include pavement markings and signage as conceptually depicted in Exhibit E. All improvements are subject to BTM/ PIC review and approval.	TAPA	Pedestrian/Traffic Calming	Certificate of Occupancy	7/7/2016	4/4/2018	In-Kind	Yes	All traffic calming improvements confirmed through Google Streetview on 2/9/21.
375-399 Chestnut Hill Avenue	3/14/2015	Construction Complete	Design and construct intersection improvements at Chestnut Hill Avenue/Beacon Street (Cleveland Circle) and Chestnut Hill Avenue/Site Driveway as conceptually depicted in Exhibit D and to the extent approved by the appropriate regulatory agencies as described herein. All improvements are subject to BTM/PIC, MBTA, and Town of Brookline review and approval and are anticipated to cost approximately \$600,000. Towards this end, the Proponent has submitted a Conceptual Design Report (CDR) to BTM that evaluates and demonstrates these improvements including: <ul style="list-style-type: none"> • Consolidate curb cuts along Chestnut Hill Avenue at the Site to a single driveway. • Roadway improvements. • Traffic signal improvements, including MBTA signal coordination. • Pedestrian safety and convenience, including ADA compliance. • Bicycle accommodation. • Repaving and pavement marking and signage. 	TAPA	Streets	Certificate of Occupancy	7/7/2016	4/4/2018	\$600,000	Yes	All improvements itemized in Exhibit D of the TAPA were confirmed through Google Streetview on 2/9/21.

Allston-Brighton Article 80 Development Transportation Mitigation: Implementation Status as of 3/5/21

<i>Physical Improvements or Other Services</i>											
Project Name or Address	BPDA Board Approval Date	Development Status	Language (From Board Memo*, Cooperation Agreement*, or TAPA*)	Language Source	Improvement Type	Permitting Trigger for Completing Improvement	Date of Building Permits Issued by ISD*	Date of Certificate of Occupancy Issued by ISD*	\$\$ Amount	Physical Improvement Made or Service Completed?	Notes
<i>*See Glossary of Terms</i>											
61-83 Braintree Street aka 75 Braintree Street	2/13/2014	Construction Complete	Conduct a supplemental future conditions transportation analysis that includes potential improvements related to other nearby development projects, including the Boston Landing project along Guest Street, at the following intersections: <ul style="list-style-type: none"> • Braintree Street/Penniman Road, • Braintree Street/Franklin Street, • Cambridge Street/Harvard Avenue/Franklin Street, and • Cambridge Street/Denby Road The transportation analysis will include Existing conditions, No-Build conditions, and Build conditions scenarios. The analysis will also include changes to the circulation patterns within the study area that are proposed as part of the Boston Landing project including the conversion of Franklin Street and Wilton Street to one-way operations in the northbound direction and converting Denby Road to one-way operations in the southbound direction.	TAPA	Study	Certificate of Occupancy	4/1/2016	7/31/2017	In-Kind	Yes	Transportation analysis was completed and submitted to BTB on 8/3/17.
61-83 Braintree Street aka 75 Braintree Street	2/13/2014	Construction Complete	Install ADA compliant ramps and crosswalks across Braintree Street east of Rugg Road and east of Penniman Road. <ul style="list-style-type: none"> • Install advance warning pedestrian signage along each approach to the proposed crosswalks. 	TAPA	Pedestrian/Traffic Calming	Certificate of Occupancy	4/1/2016	7/31/2017	In-Kind	Yes	ADA ramps were constructed east of Rugg Road and west of Penniman Road. Crosswalks and ped signage not shown on Google Streetview-confirming with BTB as of 2/9/21.
Harvard University - 28 Travis Street	3/14/2013	Construction Complete	Shuttle Access. Contingent upon conversations with the Massachusetts Bay Transportation Authority ("MBTA"), Harvard will provide access to the Harvard shuttle system for North Allston and North Brighton residents.	Board Memo	Shuttle	Certificate of Occupancy	3/25/2013	12/9/2013	In-Kind	Yes	The Harvard Shuttle is publicly accessible as of 2/9/21.
Charlesview Redevelopment	9/21/2010	Construction Complete	Consolidate and reposition MBTA bus stops along Western Avenue in the vicinity of the Site.	TAPA	Transit	Certificate of Occupancy	3/15/2016	1/29/2015	In-Kind	Yes	MBTA stops 1047 and 1048 were removed as confirmed by MBTA staff on 2/9/21.

Allston-Brighton Article 80 Development Transportation Mitigation: Implementation Status as of 3/5/21

Physical Improvements or Other Services											
Project Name or Address	BPDA Board Approval Date	Development Status	Language (From Board Memo*, Cooperation Agreement*, or TAPA*)	Language Source	Improvement Type	Permitting Trigger for Completing Improvement	Date of Building Permits Issued by ISD*	Date of Certificate of Occupancy Issued by ISD*	\$\$ Amount	Physical Improvement Made or Service Completed?	Notes
*See Glossary of Terms											
Charlesview Redevelopment	9/21/2010	Construction Complete	New roadways serving the Site will be designed and constructed to City of Boston standards. It is expected that, subject to PIC and/or other City approvals, Telford Street Extension will be accepted by the City and revert to City control. The remaining new roadways will remain private streets open to public travel, however, the Proponent will reserve the ability to pursue adoption of these streets by the City at a later time. It is understood that the City may not accept Antwerp Street between Western Avenue and Justinian Way as a public street since it will be constructed over the Project parking garage. These new roadways will include: <ul style="list-style-type: none"> • Telford Street Extension between Western Avenue and Holton Street to align with Telford Street north of Western Avenue. • Antwerp Street between Western Avenue and Holton Street. The portion of Antwerp Street between Western Avenue and Justinian Way will remain a private way open to public travel due to the Project parking garage directly below the street. • Justinian Way between Telford Street Extension and Litchfield Street. • Gould Street between Litchfield Street and Telford Street Extension. • Improvements to City Streets, including: • Reconstruction of Antwerp Street and sidewalks between Gould Street and Holton Street. • Reconstruction of Litchfield Street between Western Avenue and Gould Street. 	TAPA	Streets	Certificate of Occupancy	3/15/2016	1/29/2015	In-Kind	Yes	All new roadways identified in the TAPA have been confirmed through Google Streetview as of 2/9/21.
Everett - Hano Street Housing Project	8/22/2002	Construction Complete	<ul style="list-style-type: none"> • Stripe four crosswalks at the intersection of Hano Street/Penniman Road. Install new curbs adjacent to the Site along Hano Street; • Construct new cement concrete sidewalks with accessible ramps on the sidewalks immediately adjacent to the Site as shown in more detail on Exhibit B, Site Plan; and • Install accessible ramps at the crosswalk on Penniman Road and at the driveway to 15 North Beacon Street garage. 	TAPA	Pedestrian/Traffic Calming	Certificate of Occupancy	--	--	In-Kind	Yes	Required pedestrian safety improvements were constructed; confirmed by BTM planning staff on 2/10/21.
Everett - Hano Street Housing Project	8/22/2002	Construction Complete	Establish all-way stop at Hano Street/Penniman Road/15 North Beacon Street garage driveway. Install Stop signs (BTM R-1) and All-Way Stop signs (R1-3) at Hano Street east- and westbound approaches and at the exit of the driveway from 15 North Beacon Street garage. Install stop lines at all approaches.	TAPA	Pedestrian/Traffic Calming	Certificate of Occupancy	--	--	In-Kind	Yes	Traffic calming improvements were constructed; confirmed by BTM planning staff on 2/10/21.

Allston-Brighton Article 80 Development Transportation Mitigation: Implementation Status as of 3/5/21

<i>Physical Improvements or Other Services</i>											
Project Name or Address	BPDA Board Approval Date	Development Status	Language (From Board Memo*, Cooperation Agreement*, or TAPA*)	Language Source	Improvement Type	Permitting Trigger for Completing Improvement	Date of Building Permits Issued by ISD*	Date of Certificate of Occupancy Issued by ISD*	\$\$ Amount	Physical Improvement Made or Service Completed?	Notes
<i>*See Glossary of Terms</i>											
Allston-Brighton YMCA	11/10/1999	Construction Complete	Initially provide space for a bus stop shelter for the Washington Street MBTA bus stop. The YMCA will make good faith efforts to raise additional funds to construct a bus stop within two years from the effective date of this agreement. If and when said funds become available, the YMCA agrees to timely construct a bus stop shelter for the Washington Street MBTA bus stop. The Transportation Coordinator will provide updates on the status of fund-raising and bus shelter design in each Annual Report that the Development makes to BTM (per Section 5).	TAPA	Transit	Certificate of Occupancy	--	--	In-Kind	Yes	Shelter confirmed through Google Streetview as of 2/9/21.

Allston-Brighton Article 80 Development Transportation Mitigation: Implementation Status as of 3/5/21

Monetary Contributions												
Project Name or Address	BPDA Board Approval Date	Development Status	Contribution to Implementing the A-B Mobility Study?	Language (From Board Memo*, Cooperation Agreement*, or TAPA*)	Language Source	Improvement Type	Permitting Trigger for Monetary Payment	Date of Building Permits Issued by ISD*	Date of Certificate of Occupancy Issued by ISD*	\$\$ Amount	Monetary Contribution Received?	Notes
*See Glossary of Terms												
139-149 Washington Street	1/14/2021	Board Approved	No	Contributing \$20/unit/month for the first 5 years of stabilized occupancy if shuttle service has commenced operations.	Board Memo	Shuttle	Certificate of Occupancy + Ongoing	--	--	\$273,600	No	Certificate of Occupancy not yet issued as of 2/22/21.
139-149 Washington Street	1/14/2021	Board Approved	Yes	Contributing \$75,000 towards public realm improvements in the Allston-Brighton neighborhood as a result of the Allston-Brighton Mobility Study.	Board Memo	Not Specified	Building Permits	--	--	\$75,000	No	Building Permit not yet issued as of 2/22/21.
1515 Commonwealth Avenue	1/14/2021	Board Approved	No	Funds will be payable to BTD for transportation improvements (including Bluebikes) in the vicinity of the project. Details to be worked out during the TAPA process.	Board Memo	Not Specified	Building Permits	--	--	\$150,000	No	Building Permit not yet issued as of 2/22/21.
1515 Commonwealth Avenue	1/14/2021	Board Approved	Yes	For transportation improvements resulting from the Allston-Brighton Mobility Study, including but not limited to design work for street cross-sections; striping implementation for crosswalks, bus, and bike lanes; infrastructure improvements for traffic signals, pedestrian beacons, and bike signals; placemaking elements such as benches, parklets, or other publicly accessible urban spaces; and other recommendations resulting from the Study.	Board Memo	Not Specified	Building Permits	--	--	\$150,000	No	Building Permit not yet issued as of 2/22/21.
44-46 Soldiers Field Place (formerly known as 1500 Soldiers Field Road)	1/14/2021	Board Approved	No	\$75,000.00 for the siting of a new Blue Bikes station at the corner of Soldiers Field Road and Leo Birmingham Parkway, to be coordinated with DCR and the City.	Board Memo	Bluebikes	Certificate of Occupancy	--	--	\$75,000	No	Certificate of Occupancy not yet issued as of 2/22/21.
Allston Green	12/17/2020	Board Approved	No	Contributing \$20/unit per month for five years toward the Allston-Brighton Shuttle or toward the first-year lease transit subsidy (MBTA pass, Bluebikes membership, car share rentals), with allocation to be determined by BPDA and BTD.	Board Memo	Shuttle	Certificate of Occupancy + Ongoing	--	--	\$418,800	No	Certificate of Occupancy not yet issued as of 2/22/21.
Allston Green	12/17/2020	Board Approved	Yes	\$30,000 towards the Allston-Brighton Mobility Study due at issuance of building permits.	Board Memo	Not Specified	Building Permits	--	--	\$30,000	No	Building Permit not yet issued as of 2/22/21.
WBZ-TV/CBS Studio	12/17/2020	Board Approved	No	Fifty Thousand Dollar (\$50,000) bikeshare contribution.	Board Memo	Bluebikes	Building Permits	--	--	\$50,000	No	Building Permit not yet issued as of 2/22/21.
WBZ-TV/CBS Studio	12/17/2020	Board Approved	Yes	Fifty Thousand Dollar (\$50,000) contribution towards the Allston/Brighton Mobility Study paid to BPDA at issuance of building permits.	Board Memo	Not Specified	Building Permits	--	--	\$50,000	No	Building Permit not yet issued as of 2/22/21.
159-201 Washington Street (St. Gabriel's)	11/12/2020	Permitted / Under Construction	No	Contribute \$50,000 to sponsor a Hubway bicycle sharing station.	TAPA	Bluebikes	Certificate of Occupancy	4/30/2018	--	\$50,000	Yes	Money received by BPDA on 4/9/2019.

Allston-Brighton Article 80 Development Transportation Mitigation: Implementation Status as of 3/5/21

Monetary Contributions												
Project Name or Address	BPDA Board Approval Date	Development Status	Contribution to Implementing the A-B Mobility Study?	Language (From Board Memo*, Cooperation Agreement*, or TAPA*)	Language Source	Improvement Type	Permitting Trigger for Monetary Payment	Date of Building Permits Issued by ISD*	Date of Certificate of Occupancy Issued by ISD*	\$\$ Amount	Monetary Contribution Received?	Notes
<i>*See Glossary of Terms</i>												
159-201 Washington Street (St. Gabriel's)	11/14/2020	Permitted / Under Construction	No	Contribute \$250,000 towards the enhancement of Monastery Path or other improvements within Fidelis Way Park. These improvements will include enhanced pedestrian access through the Project Site by connecting Monastery Path to Washington Street, thereby connecting Washington Street to Fidelis Way Park.	TAPA	Pedestrian/Traffic Calming	Certificate of Occupancy	4/30/2018	--	\$250,000	Yes	Money received by BPDA on 10/10/2019.
249 Corey Road	10/15/2020	Board Approved	Yes	Fund transportation improvements resulting from the A-B Mobility Study, including but not limited to design work for street cross-sections; striping implementation for crosswalks, bus and bike lanes; infrastructure improvements for traffic signals, pedestrian beacons, and bike signals; placemaking elements such as benches, parklets, or other publicly accessible urban spaces; and other recommendations resulting from the study.	Board Memo	Not Specified	Building Permits	--	--	\$50,000	No	Building Permit not yet issued as of 2/22/21.
11 Faneuil Street	9/10/2020	Board Approved	No	Contribution to BTM for installation of enhanced bus stops on Market Street or other area transit improvement as approved by the Director of BTM's Transit Team.	Board Memo	Transit	Building Permits	--	--	\$24,000	No	Building Permit not yet issued as of 2/22/21.
11 Faneuil Street	9/10/2020	Board Approved	Yes	Contribution to BPDA for improvements resulting from the A-B Mobility Study, including but not limited to design work for street cross-sections; striping implementation for crosswalks, bus, and bike lanes; infrastructure improvements for traffic signals, pedestrian beacons, and bike signals; placemaking elements such as benches, parklets, or other publicly accessible urban spaces; and other recommendations resulting from the Mobility Study	Board Memo	Not Specified	Building Permits	--	--	\$24,000	No	Building Permit not yet issued as of 2/22/21.
365 Western Avenue	8/13/2020	Board Approved	No	Contribution to the Boston Transportation Department (BTD) for installation of enhanced bus stops on Western Avenue or other area transit improvements as approved by the Director of the Transit Team, Matthew Moran.	Board Memo	Transit	Building Permits	--	--	\$54,000	No	Building Permit not yet issued as of 2/22/21.
365 Western Avenue	8/13/2020	Board Approved	Yes	The funds will be used to help the Allston-Brighton Mobility Study, in coordination with the Boston Transportation Department	Board Memo	Not Specified	Building Permits	--	--	\$11,000	No	Building Permit not yet issued as of 2/22/21.

Allston-Brighton Article 80 Development Transportation Mitigation: Implementation Status as of 3/5/21

Monetary Contributions												
Project Name or Address	BPDA Board Approval Date	Development Status	Contribution to Implementing the A-B Mobility Study?	Language (From Board Memo*, Cooperation Agreement*, or TAPA*)	Language Source	Improvement Type	Permitting Trigger for Monetary Payment	Date of Building Permits Issued by ISD*	Date of Certificate of Occupancy Issued by ISD*	\$\$ Amount	Monetary Contribution Received?	Notes
<i>*See Glossary of Terms</i>												
421-425 Market Street	8/13/2020	Board Approved	Yes	The contribution will fund transportation improvements resulting from the Allston-Brighton Mobility Study, including but not limited to design work for street cross-sections; striping implementation for crosswalks, bus and bike lanes; infrastructure improvements for traffic signals, pedestrian beacons, and bike signals; place making elements such as benches, parklets, or other publicly accessible urban spaces; and other recommendations resulting from the Study.	Board Memo	Not Specified	Building Permits	--	--	\$30,000	No	Building Permit not yet issued as of 2/22/21.
449 Cambridge Street	8/13/2020	Board Approved	No	\$20/month per unit for five years for shuttle service, MBTA, or other transit measure, OR for transit pass subsidies	Board Memo	Shuttle	Certificate of Occupancy + Ongoing	--	--	\$200,000	No	Certificate of Occupancy not yet issued as of 2/22/21.
449 Cambridge Street	8/13/2020	Board Approved	Yes	Funds will be used to design and install a new bumped out bus stop adjacent to the Boston Fire Department facility on Cambridge Street. This requirement may be substituted with other improvements recommended by the A-B Mobility study with approval from the BPDA Transportation Team and BTDT Transit Team.	Board Memo	Not Specified	Building Permits	--	--	\$50,000	No	Building Permit not yet issued as of 2/22/21.
100-110 Lincoln Street	2/13/2020	Board Approved	Yes	The contribution will be used by the BPDA in conjunction with the Boston Transportation Department and City of Boston Public Works Department to support the implementation of the Allston-Brighton Mobility Study, which may include early action items to complete throughout the planning process and/or implementation of final recommendations from the study.	Board Memo	Not Specified	Building Permits	--	--	\$25,000	No	Building Permit not yet issued as of 2/22/21.
Common Allbright	1/16/2020	Board Approved	No	Fully fund the installation of a BlueBikes station within the Project Site or in a location proximate to the Project Site.	Board Memo	Bluebikes	Certificate of Occupancy	--	--	In-Kind	No	Certificate of Occupancy not yet issued as of 2/22/21.
Common Allbright	1/16/2020	Board Approved	Yes	Contribution to the BPDA for implementation of mobility, public realm, and/or transit improvements resulting from the Allston-Brighton Mobility Study.	Board Memo	Not Specified	Building Permits	--	--	\$10,000	No	Building Permit not yet issued as of 2/22/21.
Allston Yards	12/12/2019	Board Approved	No	\$1.2M contribution over 10 years to fund Allston-Brighton shuttles and shuttle services in coordination with the Allston-Brighton TMA.	Board Memo	Shuttle	Certificate of Occupancy + Ongoing	--	--	\$1,200,000	No	Certificate of Occupancy not yet issued as of 2/22/21.
Allston Yards	12/12/2019	Board Approved	No	\$2.5M subsidy payment to MBTA to enhance bus and commuter rail operations for adjacent and nearby bus routes and the adjacent commuter rail.	Board Memo	Transit	Certificate of Occupancy + Ongoing	--	--	\$2,500,000	No	Certificate of Occupancy not yet issued as of 2/22/21.

Allston-Brighton Article 80 Development Transportation Mitigation: Implementation Status as of 3/5/21

Monetary Contributions												
Project Name or Address	BPDA Board Approval Date	Development Status	Contribution to Implementing the A-B Mobility Study?	Language (From Board Memo*, Cooperation Agreement*, or TAPA*)	Language Source	Improvement Type	Permitting Trigger for Monetary Payment	Date of Building Permits Issued by ISD*	Date of Certificate of Occupancy Issued by ISD*	\$\$ Amount	Monetary Contribution Received?	Notes
*See Glossary of Terms												
50 Leo Birmingham Parkway	8/15/2019	Board Approved	Yes	For transportation improvements resulting from the Allston-Brighton Mobility Study, including but not limited to design work for street cross-sections; striping implementation for crosswalks, bus, and bike lanes; infrastructure improvements for traffic signals, pedestrian beacons, and bikesignals; placemaking elements such as benches, parklets, or other publicly accessible urban spaces; and other recommendations resulting from the Study.	Board Memo	Not Specified	Building Permits	--	--	\$25,000	No	Building Permit not yet issued as of 2/22/21.
44 North Beacon Street	12/13/2018	Permitted / Under Construction	No	Contribution towards improvements at the Everett Street and North Beacon Street intersection or any other transportation improvements in the vicinity of the project that BTM and BPDA deem appropriate.	Cooperation Agreement	Streets	Building Permits	11/22/2019	--	\$20,000	Yes	Money received by BPDA on 3/31/2020.
37-43 North Beacon Street	9/13/2018	Permitted / Under Construction	Yes	Contribution towards the Allston/Brighton Mobility Study due at issuance of building permits.	Cooperation Agreement	Not Specified	Building Permits	11/5/2019	--	\$60,000	Yes	Money received by BPDA on 2/18/2021.
5 Washington Street	6/14/2018	Board Approved	No	Contribute \$20/month per unit for 5 years for a shuttle service serving residents of the Project, as well as other residents, workers and visitors to the neighborhood; or, if such shuttle service is not initiated, improvements to the MBTA, or other transit measure that will provide benefits to the residents of the Project as determined by the BPDA/BTD and the Developer.	TAPA	Shuttle	Certificate of Occupancy + Ongoing	6/30/2020	--	\$129,600	No	Certificate of Occupancy not yet issued as of 2/22/21.
5 Washington Street	6/14/2018	Board Approved	Yes	Contribute \$25,000 to the Allston-Brighton Mobility Study.	TAPA	Not Specified	Building Permits	6/30/2020	--	\$25,000	No	Money not yet received by BPDA; BPDA is checking on this as of 1/22/21.
40 Rugg Road	5/17/2018	Board Approved	No	\$1/square foot of gross floor area (\$282,945) to BTM for transportation improvements in the vicinity of the project.	Cooperation Agreement	Other	Building Permits	--	--	\$282,945	No	Building Permit not yet issued as of 2/22/21.
99 Tremont Street	10/12/2017	Construction Complete	No	The Proponent made a thirty-five thousand dollar (\$35,000) contribution towards a future Hubway bicycle sharing station to be located in the Oak Square area of Brighton, which was received by the BPDA at the time of issuance of the building permit. The BPDA and the Proponent entered into a Community Benefits Agreement regarding payment of the \$35,000 contribution.	Board Memo	Bluebikes	Building Permits	12/14/2015	6/1/2017	\$35,000	Yes	Money received by BPDA on 4/20/18.
101-105 Washington Street	3/16/2017	Permitted / Under Construction	No	Make a Fifty-Thousand Dollar (\$50,000) contribution to go towards a future Hubway bicycle sharing station near the Project along Washington Street close to the Commonwealth Avenue intersection in Brighton to be delivered to the BPDA upon the issuance of the building permit for the Project;	Cooperation Agreement	Bluebikes	Building Permits	1/3/2020	--	\$50,000	Yes	Money received on 3/31/2020

Allston-Brighton Article 80 Development Transportation Mitigation: Implementation Status as of 3/5/21

Monetary Contributions												
Project Name or Address	BPDA Board Approval Date	Development Status	Contribution to Implementing the A-B Mobility Study?	Language (From Board Memo*, Cooperation Agreement*, or TAPA*)	Language Source	Improvement Type	Permitting Trigger for Monetary Payment	Date of Building Permits Issued by ISD*	Date of Certificate of Occupancy Issued by ISD*	\$\$ Amount	Monetary Contribution Received?	Notes
*See Glossary of Terms												
Packard Crossing	9/15/2016	Permitted / Under Construction	No	One-time sponsorship of one (1) bicycle sharing station to be designated by BTD/Boston Bikes.	TAPA	Bluebikes	Certificate of Occupancy	7/11/2017	4/30/2020	In-Kind	No	Money coming with completion of the second phase of the project (first phase has been given occupancy permits).
24-26 Hichborn Street	4/14/2016	Construction Complete	No	The Proponent has volunteered an additional community benefit package of \$10,000 to go towards a future Hubway bike sharing station in the Brighton area.	Board Memo	Bluebikes	Building Permits	3/27/2017	5/2/2019	\$10,000	Yes	Money received by BPDA on 4/3/18.
31 North Beacon Street Mixed Use Development	4/14/2016	Construction Complete	No	A \$15,000 financial contribution to support the creation of a Hubway bicycle station in the Allston-Brighton area to be made to the BRA at building permit issuance.	Board Memo	Bluebikes	Building Permits	7/19/2017	11/27/2019	\$15,000	Yes	Money received by BPDA on 8/3/17.
425 Washington Street	4/14/2016	Board Approved	No	The Proponent has volunteered an additional community benefit package of \$50,000 to go towards a future Hubway bike sharing station in the Brighton Center area of Brighton to be delivered to the BRA at the issuance of Building Permit.	Board Memo	Bluebikes	Building Permits	--	--	\$50,000	No	Building Permit not yet issued as of 2/22/21.
61-83 Braintree Street aka 75 Braintree Street	2/13/2014	Construction Complete	No	Contribute \$45,000 to the design and reconstruction of Cambridge Street between Harvard Avenue and North Beacon Street.	TAPA	Streets	Building Permits	4/1/2016	7/31/2017	\$45,000	Yes	Money received by BPDA on 4/11/2016.
Boston Landing	9/13/2012	Under Review	No	Contributed a total of \$500,000 to a fund administered by the BPDA that will be used for public realm capital improvements along Leo Birmingham Parkway and Western Avenue proximate to the Site.	TAPA	Not Specified	Certificate of Occupancy	--	--	\$500,000	Yes	Money received by BPDA on 1/13/21.
Harvard University - Tata Hall	9/15/2011	Construction Complete	No	Harvard will contribute \$125,000 to the Massachusetts Department of Conservation and Recreation in support of the study and design of accessibility improvements to the John Weeks Bridge and the Sinclair Weeks Bridge and other needed safety improvements on and around both bridges.	Board Memo	Study	Building Permits	9/6/2012	1/6/2014	\$125,000	Yes	Renovations resulting from the study were completed in 2015.

Total \$\$	\$7,122,945
Expected:	

Allston-Brighton Article 80 Development Transportation Mitigation: Implementation Status as of 3/5/21

A-B Mobility Monetary Contributions from All Board Approved Projects								
Project Name or Address	BPDA Board Approval Date	Language (From Board Memo*, Cooperation Agreement*, or TAPA*)	Language Source	Trigger Deadline for Money Payment	Date of Building Permits Issued by ISD*	\$\$ Amount	Money Received?	Notes
*See Glossary of Terms								
139-149 Washington Street	1/14/2021	Contributing \$75,000 towards public realm improvements in the Allston-Brighton neighborhood as a result of the Allston-Brighton Mobility Study.	Board Memo	Building Permits	--	\$75,000	No	
1515 Commonwealth Avenue	1/14/2021	For transportation improvements resulting from the Allston-Brighton Mobility Study, including but not limited to design work for street cross-sections; striping implementation for crosswalks, bus, and bike lanes; infrastructure improvements for traffic signals, pedestrian beacons, and bike signals; placemaking elements such as benches, parklets, or other publicly accessible urban spaces; and other recommendations resulting from the Study.	Board Memo	Building Permits	--	\$150,000	No	
Allston Green	12/17/2020	\$30,000 towards the Allston-Brighton Mobility Study due at issuance of building permits.	Board Memo	Building Permits	--	\$30,000	No	
WBZ-TV/CBS Studio	12/17/2020	Fifty Thousand Dollar (\$50,000) contribution towards the Allston/Brighton Mobility Study paid to BPDA at issuance of building permits.	Board Memo	Building Permits	--	\$50,000	No	
249 Corey Road	10/15/2020	Fund transportation improvements resulting from the A-B Mobility Study, including but not limited to design work for street cross-sections; striping implementation for crosswalks, bus and bike lanes; infrastructure improvements for traffi signals, pedestrian beacons, and bike signals; placemaking elements such as benches, parklets, or other publicly accessible urban spaces; and other recommendations resulting from the study.	Board Memo	Building Permits	--	\$50,000	No	
11 Faneuil Street	9/10/2020	Contribution to BPDA for improvements resulting from the A-B Mobility Study, including but not limited to design work for street cross-sections; striping implementation for crosswalks, bus, and bike lanes; infrastructure improvements for traffic signals,pedestrian beacons, and bike signals; placemaking elements such as benches, parklets, or other publicly accessible urban spaces; and other recommendations resulting from the Mobility Study	Board Memo	Building Permits	--	\$24,000	No	
365 Western Avenue	8/13/2020	The funds will be used to help the Allston-Brighton Mobility Study, in coordination with the Boston Transportation Department	Board Memo	Building Permits	--	\$11,000	No	
421-425 Market Street	8/13/2020	The contribution will fund transportation improvements resulting from the Allston-Brighton Mobility Study, including but not limited to design work for street cross-sections; striping implementation for crosswalks, busand bike lanes; infrastructure improvements for traffic signals, pedestrian beacons, and bike signals; place making elements such as benches, parklets, or other publicly accessible urban spaces; and other recommendations resulting from the Study.	Board Memo	Building Permits	--	\$30,000	No	
449 Cambridge Street	8/13/2020	Funds will be used to design and install a new bumped out bus stop adjacent to the Boston Fire Department facility on Cambridge Street. This requirement may be substituted with other improvements recommended by the A-B Mobility study with approval from the BPDA Transportation Team and BTDDtransit Team.	Board Memo	Building Permits	--	\$50,000	No	
100-110 Lincoln Street	2/13/2020	The contribution will be used by the BPDA in conjunction with the Boston Transportation Department and City of Boston Public Works Department to support the implementation of the Allston-Brighton Mobility Study, which may include early action items to complete throughout the planning process and/or implementation of final recommendations from the study.	Board Memo	Building Permits	--	\$25,000	No	
Common Allbright	1/16/2020	Contribution to the BPDA for implementation of mobility, public realm, and/or transit improvements resulting from the Allston-Brighton Mobility Study.	Board Memo	Building Permits	--	\$10,000	No	
50 Leo Birmingham Parkway	8/15/2019	For transportation improvements resulting from the Allston-Brighton Mobility Study, including but not limited to design work for street cross-sections; striping implementation for crosswalks, bus, and bike lanes; infrastructure improvements for traffic signals, pedestrian beacons, and bikesignals; placemaking elements such as benches, parklets, or other publiclyaccessible urban spaces; and other recommendatrons resulting from the Study.	Board Memo	Building Permits	--	\$25,000	No	

Allston-Brighton Article 80 Development Transportation Mitigation: Implementation Status as of 3/5/21

A-B Mobility Monetary Contributions from All Board Approved Projects								
Project Name or Address	BPDA Board Approval Date	Language (From Board Memo*, Cooperation Agreement*, or TAPA*)	Language Source	Trigger Deadline for Money Payment	Date of Building Permits Issued by ISD*	\$\$ Amount	Money Received?	Notes
*See Glossary of Terms								
37-43 North Beacon Street	9/13/2018	Contribution towards the Allston/Brighton Mobility Study due at issuance of building permits.	Cooperation Agreement	Building Permits	43774	\$60,000	Yes	Money received by BPDA on 2/18/21.
5 Washington Street	6/14/2018	Contribute \$25,000 to the Allston-Brighton Mobility Study.	TAPA	Building Permits	44012	\$25,000	No	Money not yet received by BPDA; BPDA is checking on this as of 2/3/21.

Total Received: \$60,000
Total Expected: \$615,000