

Assembly Connect Annual Report

Prepared by



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2023

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Letter from the Executive Directors

Dear members and friends of Assembly Connect,

2023 marks five years since our founding members came together to form Assembly Connect, the first transportation management association (TMA) in the City of Somerville. It seems fitting that this would be the same year that Assembly Connect would be named the Outstanding TMA in the country by the Association for Commuter Transportation (ACT). This award represents the support, guidance and leadership of our board, and the hard work and dedication of the TMA staff who continue to seek out innovative solutions to reducing drive alone trips to Assembly.

In 2023, we launched our first-ever pedestrian incentive program; which rewards participants who log walking trips to/from or within Assembly with prizes and a gift card for a brand-new pair of sneakers of their choice from one of the five sneaker retailers at Assembly. In 2023, Assembly grew its program participation by 87% percent overall and added 890 new users to our Trip Connect platform. Collectively these users logged over 17,000 sustainable trips; these trips helped reduce the overall carbon emissions at Assembly by 22.8 tons.

The year continued to see much -needed improvements to the aging infrastructure of the highway and transit system in our area. Assembly Connect staff served on the MassDOT Transit Mobility Group, formed to address the eight-week closure of the Sumner Tunnel in the summer of 2023. This group of key stakeholders, TMA, transit advocates, MBTA and MassDOT staff met for several weeks prior to the closure to ensure that the public was aware of the closure and to provide sustainable transportation options and marketing to mitigate the impacts on traffic. The group will convene again for the closure planned in the summer of 2024 too. In November of 2023, the MTBA unveiled a comprehensive plan to eliminate slow zones with twenty segmented, multi-day closures to address long-neglected repair needs. Assembly Connect has been there for its riders during prior shutdowns and will work closely with TMA members and colleagues at the MBTA to ensure that riders are informed of service changes.

Assembly Connect continued to grow its membership in 2023, with the Assembly Innovation Park/BioMed Realty and 74 Middlesex/Greystar joining as associate members. It is very exciting to see the buildings rise and the TMA staff looks forward to welcoming new commercial tenants in 2024. In addition, TMA staff welcomed sixteen new retail tenants to Assembly Row and worked with them to provide a monthly MBTA subsidy for their employees through the Assembly Connect MBTA pass program.

As 2023's Outstanding TMA, Assembly Connect is proud of what we have been able to accomplish with the help and support of our board, our members, and our partners. We are excited to serve as an example to others in the region and the country of how transportation demand management can be used to build a vibrant, accessible, and thriving community. We look forward to building on the success of the past five years and are excited to see what 2024 brings.

Sincerely,

Allison Simmons, Co-Executive Director Assembly Connect

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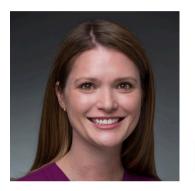
Andrea Leary, Co-Executive Director
Assembly Connect

andrea Leavy

Assembly Connect Mission

Assembly Connect is a membership-based, non-profit, transportation management association (TMA). Assembly Connect seeks to provide creative, effective, sustainable transportation solutions to reduce traffic and enhance the quality of life, accessibility, and economic vitality of the greater Assembly Square neighborhood.

Board of Directors



Sarah Forde Rogers
TMA Board President,
Senior Director of
Development, Federal
Realty Investment Trust





Jay Phillips
TMA Board Treasurer,
Senior Director of Real
Estate & Facilities, Mass
General Brigham

Mass General Brigham



Brad Rawson

TMA Board Clerk, Director of Transportation & Infrastructure, City of Somerville



Wig Zamore

TMA Board Director,
Board of Directors,
Mystic View Task Force
and Somerville
Transportation Equity
Partnership



"Assembly Connect provides valuable resources for those who live, work and play in the ever-expanding Assembly Square neighborhood. By providing sustainable, accessible and innovative transportation solutions, Assembly Connect continues to be an integral part of the community. As the density in the neighborhood continues to grow, Assembly Connect's mission to reduce single occupancy vehicle trips will become that much more important."

Sarah Forde Rogers, Assembly Connect Board President



Daniel Wells

TMA Board Member, Director of Property Management, BioMed Realty









Andrea Leary, Executive Team Principal and co-founder of NorthEase Consulting Group



Allison Simmons, Executive Team
Principal and co-founder of
NorthEase Consulting Group



Stephanie Le, Assistant Director of Marketing & Programs



Olivia Saccocia, *Marketing & Programs Coordinator*



Madelyn Langley, *Marketing & Programs Coordinator*

Residential & Commercial Members



































Retail Members

Adidas Aerie All She Wrote AMC Assembly Row 12 American Eagle

An Nam Ann Taylor Factory Store

AR Nail Bar & Lounge **A-ROW Express Ashley Furniture**

Assembly Dental

Banana Republic Factory Store Bath & Body Works/White Barn

Bed Bath & Beyond Bliss Nails & Spa Bobbles & Lace

Brooks Brothers Factory Store

Burlington Coat Factory

Caffè Nero

Cambridge Savings Bank

Capital One Café

Carter's Chase

Christmas Tree Shops

Clarks Outlet Clover Food Lab Club Pilates

Club Pilates

Columbia Factory Store

Converse **CVS Pharmacy** Cyclebar

Earls Kitchen + Bar Ernesto's Pizzeria **Express Factory Store** Fragrance Outlet

FRANK

Fuji at Assembly

HeyDay Its' Sugar J. Crew Factory J.P. Licks

Juicy Greens

Kay Jeweler's Outlet Laser Away

Le Creuset Le Macaron

Legal on the Mystic

Legoland Discovery Center

Levi's Loft Outlet

Lucky Strike Social

Lululemon

Madison Reed Color Bar

Mass. General Physicians Org. Southern Kin Cookhouse

Mike's Pastry Muse Paintbar Nike Factory Store Starbucks **Orangetheory Fitness** OshKosh B'gosh Sunglass Hut Outback Steakhouse Sweathouz **PAPAGAYO** Sweetgreen

Paper Source Parla

Parrelli Optical Polo Ralph Lauren

PUMA Pure Barre Purple

Reebok

Reflections at the Row Hotel

Restore Hyper Wellness

River Bar

Ruth's Chris Steak House

Rumble Boxing Sabroso Taqueria Saks Off 5th

Salt and Stone

Sephora Shake Shack

Soma Aveda Salon and Spa

Squeeze Juice Co.

Staples Connect Steve Madden

T.J.Maxx & Homegoods Tatte Bakery and Cafe The Barber Shop

The Lash Lounge The Row Hotel The Smoke Shop

Tillys

Title Boxing Club Tony C's Sports Bar

Trader Joe's

Tribos Peri Peri Chicken **Union Square Donuts** Vineyard Vines Outlet

Warby Parker

Xfinity

Yakitori Totto Ramen

Yankee Candle Zo Greek Zwilling

Financial Statement

2023 Assembly Connect Statement of Income & Expenses January 1, 2023 - December 31, 2023

2023 Income		2023 Expenses	
Dues		2022 Accounts Payable	
Member Dues Received	\$416,601.81	NorthEase Labor & Program	\$62,881.81
Member Dues Outstanding	\$0.00	OneCommute CRM Database	\$14,504.00
Total Dues Income	\$416,601.81	Total 2022 Accounts Payable	\$77,385.81
Reserved Cash		Labor & Program Expenses	
2022 Accounts Payable	\$77,385.81	2023 Labor & Program Expenses	\$364,928.12
2022 Retention Fund (for major capital projects) \$25,998.27		2023 Accounts Payable (Nov & Dec 2023)	-\$35,085.61
2022 Unused Contingency	\$45,734.70	Total 2023 Labor & Program	\$329,842.51
Free Cash	\$76,179.85		
Total Reserved Cash	\$225,298.63	2023 Dues Income Received	\$416,601.81
		Total 2023 Expenses & 2022 Accts. Payable	\$407,228.32
		Excess Revenue Over Expenses	\$9,373.49
2023 Total Assets	\$641,900.44	Reserved Cash	\$225,298.63
		Cash Balance	\$234,672.12

Assembly Connect Balance Sheet January 1, 2023 - December 31, 2023

Total Assets	\$641,900.44	Total Liabilities	\$641,900.44
		Free Cash	\$76,179.80
		2022 Unused Contingency	\$45,734.70
Free Cash	\$76,179.85	2022 Retention Fund	\$25,998.27
8 ,	•	•	•
2022 Unused Contingency	\$45,734.70	2022 Accounts Payable	\$77,385.81
2022 Retention Fund	\$25,998.27	2023 Retention Fund	\$17,046.86
2022 Accounts Payable	\$77,385.81	2023 Contingency	\$25,614.00
2023 Outstanding Dues	\$0.00	2023 Balance of Budgeted Expenses	\$8,988.26
2023 Dues Received	\$416,601.81	2023 Expenses	\$364,952.74
Assets		Liabilities	

End of Year Statistics



TripConnect

TripConnect is Assembly Connect's "one-stop-shop" for all the transportation services the TMA has to offer. Participants use this free resource to join Assembly Connect's programs, log commutes, plan trips based on mode, and connect with carpool matches. TMA staff also use the data collected in TripConnect to evaluate program efficacy and understand how individuals travel to and from the district.

Being the fifth year that Assembly Connect has used TripConnect, TMA staff decided to clean up the database by removing accounts that have been inactive for one or more years. Even with deactivating over 500 accounts, TripConnect saw an overall increase in participation compared to 2022.

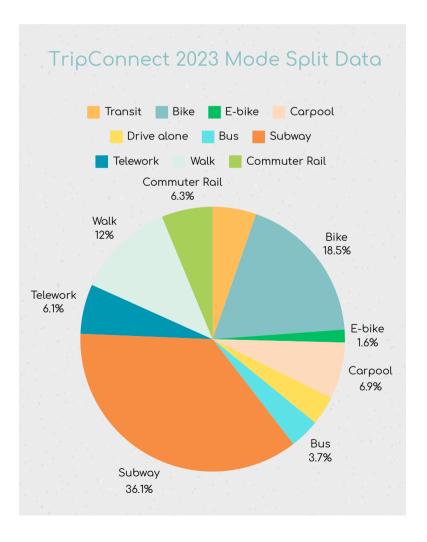
As of January 1st, there were 1,730 participants in TripConnect, which is a 25% increase from last year.

25%

increase in the number of participants in TripConnect for 2023

TripConnect 2023 Network Statistics

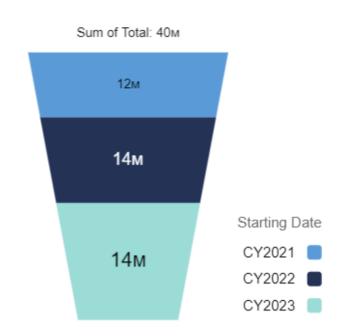
- 17K Alternative Trips
- 74,196 mi Alternative Distance Traveled
- 22.8 tons of CO2 Reduced
- \$29K Money Saved
- 18K Total Trips Logged
- 78,283.7 mi Total Distance Traveled
- 1.4 Million Calories Burned



Average Daily Vehicle Trips

Assembly Connect tracks vehicles coming in and out of the district through automated traffic management counters at intersections. To ensure that continued development and growth at Assembly does not impact mobility, Assembly Connect has a goal to keep the average daily trip count below 42,000. Year over year data shows that Assembly Connect was successful in 2023 in keeping the trips steady at approximately 14 million this year, with a daily average of 38,997 vehicle trips.

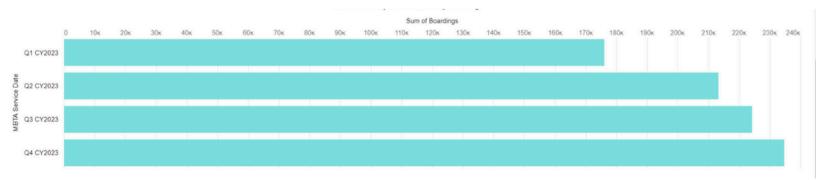
Annual Vehicle Count Assembly Square



MBTA Orange Line Assembly Station Boardings

Assembly Connect uses MBTA station boarding data to track ridership on the Orange line at Assembly. Data collected represents those passengers that board the Orange line at Assembly. Orange line ridership continued to show growth each quarter in 2023, in spite of continued slow zones, service sporadic weekend shutdowns, and service interruptions.

2023 Assembly Station Quarterly Boardings



BLUEbikes.

Bluebikes Station Starts at Assembly/ Annual Memberships

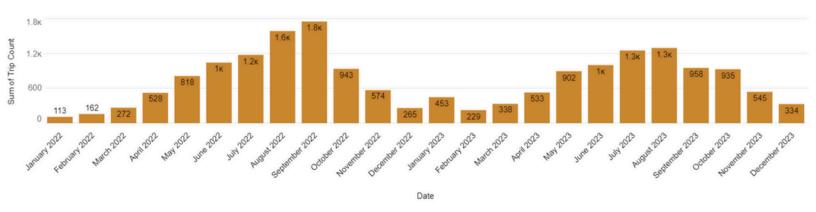
Assembly Square has two Bluebikes stations. One located at the Assembly Orange Line MBTA station and one at the corner of Grand Union Blvd. and Foley St. 2023 showed an overall small decrease in ridership from the previous year. This was due to the unprecedent ridership in the summer of 2022 due to free systemwide Bluebikes during the MBTA shutdown. Considering this one-time occurrence in 2022, ridership grew modestly in all other months from 2022 to 2023. Bluebikes continues to be a large part of sustainable transportation at Assembly. In 2023, Assembly Connect subsidized 29 annual Bluebikes memberships.

1,758 mi

biked by Assembly Connect Bluebikes program members in 2023



2022 vs. 2023 Monthly Bluebikes Starts



Accomplishments



Association for Commuter Transportation

Outstanding TMA Award 2023

Assembly Connect was honored to be chosen as the 2023 recipient of the Outstanding TMA (Transportation Management Association) award at the Association for Commuter Transportation (ACT) 37th Annual International Conference in Seattle. This award is given to the TMA that is judged to have best used its public/private partnerships to achieve local or regional transportation goals, nationally. Winners are chosen for performing outstanding work to create accessible, sustainable, and robust transportation infrastructure to improve mobility.

Since forming in 2019, Assembly Connect has quantifiable and measurable goals in place to ensure that the drive-alone trips remain below 42,000 average daily trips. With the continued growth of the neighborhood, this goal can only be achieved through the activation of alternative commute modes. The TMA's programs are tracked at baseline, implementation, and ongoing system monitoring through various data networks including transit boardings, bikeshare station data, intersection data, and program participation data. Assembly Connect provides an excellent example of how a TMA can serve its members and local community.

"As the TDM industry continues to evolve, strategies and initiatives must change along with it. Assembly Connect TMA is doing so, and actively responding to transportation challenges in a way that increases mobility and access for all people and businesses who live, work, and visit the Assembly Square neighborhood. ACT is honored to celebrate Assembly Connect TMA as the Outstanding TMA recipient for 2023 and their exemplary work in the industry."

David Straus, Executive Director, Association for Commuter Transportation.



The Assembly Connect team is proud to be recognized for this award and looks forward to building on the work done by the TMA staff to make sustainable transportation more affordable and accessible at Assembly Square. The TMA would like to recognize that this achievement was also made possible by the group of supportive Board of Directors and the employees, residents, and visitors who continue to participate in the programs, engage, and attend outreach events, or simply by taking an interest in the work of the organization.

MBTA Retail Pay-Per-Use Pass Program

In late 2022, the MBTA published a press release to announce their Pay-Per-Use limited fare program expansion and highlighted the local partners, which included Assembly Connect TMA. This story garnered attention from media outlets and was covered by Commonwealth Magazine and GHB News Radio.

From the success of the 2022 MBTA Retail Pay-Per-Use Pilot and from the data gathered, the TMA staff expanded the pilot in 2023 from a three-month subsidy to a six-month subsidy. In 2023, 229 new retail employees representing 50 different Assembly retail employers received an MBTA link pass, which provided them unlimited subway and bus trips. This was a 98% increase in the number of participants from 2022. Over the 12-month period, on average there were 81 active participants each month with an average cost of \$56.22/month per participant.

The public attention received from the press along with the program expansion, were contributing factors to the ongoing success of the program in 2023.

MBTA Residential Pass Program

New Assembly residents are eligible to receive a free two-month MBTA Link pass. In 2023, 128 new Assembly Connect member residents across the six residential properties in the Assembly Square district; Revolution at Assembly (formerly Alta Revolution), AVA, Avalon, Miscela, and Montaje received an MBTA pass. This was a 46% increase in participants from 2022.

"I am so grateful to Assembly Connect. Their retail pass program has made commuting to work so easy and affordable!"

Ashe, Playmaker, LEGO Discovery Center Boston



Wolk For Kicks

In August, Assembly Connect developed its first program for pedestrians called, "Walk for Kicks". This program awards individuals with a \$50 gift card to an Assembly sneaker retailer of their choice for logging 100 walking trips on TripConnect. The goal of Walk for Kicks is to encourage individuals to travel by foot instead of by car when completing daily tasks, errands, or commutes.

Individuals can also unlock badges on their TripConnect dashboard for reaching triplogging milestones in either the 'Errand', 'Commute', 'Recreation', or 'Dog Walking' categories; earning them a specific Assembly Connect merchandise item. Ethan, an AVA resident, was the first Walk for Kicks participant to earn a gift card to Nike in December 2023.



MassCommute Car-Free Day

In September 2023, Assembly Connect in partnership with MassCommute, the coalition of Massachusetts Transportation
Management Associations (TMA's) challenged commuters to 'Take the Pledge' to commute using an eco-friendly transportation mode on September 22nd. The Assembly Connect staff encouraged Assembly commuters to explore sustainable modes such as biking, walking, public transportation, telework, carpooling, or shuttles. By participating in this global movement, commuters made a positive impact on the environment and contributing to a greener Massachusetts.

Assembly Connect Results

Number of Pledges: 212

• "Most Popular" Mode: Public Transit

• 3027.6 Miles Saved



Marketing, Events and Outreach





Marketing and events remain central to the TMA's efforts, serving as the primary means for staff to continue to connect, raise awareness, and build relationships around Assembly Connect's program and services. Throughout the year, our team focused on various events and promotions catering to Assembly employees, residents, and visitors. Here are the key project highlights from 2023:

- Bike Breakfast The TMA staff
 hosted two bike breakfasts. The
 purpose of the bike breakfast is
 to show appreciation for
 Assembly members who choose
 to use an alternative mode of
 transportation by biking to and
 from the district and to raise
 awareness of cycling as an option
 for travel at Assembly.
- Employee Transportation
 Coordinator Social Hour The
 Assembly Connect team hosted
 the TMA's first ever ETC Social
 Hour Event at the Assembly
 Connect office, located on Artisan
 Way. Assembly retail and
 restaurant ETC's were invited to
 join the event and got the chance
 to learn more about the
 programs and services Assembly
 Connect offers, to meet and
 network with other
 retail/restaurant managers, and
 enjoy some light refreshments.













Tabling Events Throughout the year, the Assembly Connect team participated in tabling events at various residential and commercial locations, including employee benefits fairs hosted by PUMA and Smartbear. At these events, the TMA staff distributed scratch-off cards which offer prizes or incentives from Assembly Connect, including points for TripConnect or merchandise items. The residential tabling events featured light refreshments and provided an opportunity for the Assembly Connect staff to engage with residents and promote the programs and services available to them as residents of Assembly Square.



2023

January

• Member tabling event at Revolution

February

- Find Your Carpool Match
- Bluebikes Winter Challenge

March

• 2023 Annual Meeting

April

- ABCs of Bike Maintenance Webinar with MassBike
- Member tabling events at Montaje and Miscela
- Earth Day Promotion
- Bike Clinic with Landry's

May

- Assembly Connect May Bike Month Challenge
- Bike Breakfast
- PUMA Benefits Fair
- Bike Clinic with Landry's

June

- Bike Clinic with Landry's
- Bicycle Users Group Meeting

August

- Association for Commuter Transportation International Conference
- SmartBear Benefits Fair
- ETC Social Hour Event



September

- "Welcome" move-in residential tote bags for Montaje/Miscela
- Car-Free Day

October

- 'Follow My Commute" social media series
- Bike Breakfast

November

• "Free Bike Lights" promotion

December

- Assembly Row Ice Stroll
- Assembly Ornament Sales
- Telework Campaign

Member Spotlight



LEGO® Discovery Center Boston is the first of the next generation of LEGO Discovery Centers in the Northeast. It is the home of LEGO play, where families can create their own adventures in the ultimate indoor LEGO playground with more than two million bricks. Early on, LEGO has proven to be a valued partner and supporter of Assembly Connect's mission and goals.

Recently, LEGO Discovery Center went through a 12-million-dollar renovation temporarily closing their doors from September 2022 to May 2023. During this time, they continued to hire new staff, expanding their team in preparation of reopening their doors in Spring of 2023. As part of their hiring process, the TMA's MBTA pass program served as useful during their recruitment process. In total, 23 MBTA passes were provided to new hires through Assembly Connect's retail pass program from their reopening to the end of 2023. In addition to taking advantage of this program, LEGO continues to highlight the ease of accessibility traveling to their location via public transportation on the Orange Line.

The newly renovated LEGO® Discovery Center Boston, the first of its kind, will give families who visit Assembly Row the opportunity to experience the next generation LEGO Discovery Center with interactive indoor LEGO® play experiences including a ride, 4D theatre and creative workshop.

LEGO was one of the first organizations at Assembly to have met and collaborated with the TMA staff on some of Assembly Connect's pilot programs. In September of 2019, Assembly Connect hosted Assembly Square's very first "Park(ing) Day" event. Parking Day is a global and public project that takes place in September. This event raises awareness about the importance of reimagining public areas by taking metered parking spaces and transforming them into mini parklets for public activities. LEGO willingly offered to volunteer their time and staff to host a parklet. They transformed a metered parking spot in front of their business by furnishing the space with tables and Duplo builds for the community members to come and enjoy. Residents, employees, and visitors made public transit buses, trains, ferries, and carpools using LEGO's Duplo sets they provided for the event.



Photo courtesy of Federal Realty Investment Trust Instagram PARK(ing) Day 2019 hosted by Assembly Connect

In addition, LEGO management and staff continue to support the TMA's program and services and have consistently promoted them to new employees during their recruitment and onboarding process. The Assembly Connect staff is excited to continue the partnership that has been created here and look forward to many more collaborations throughout the years. Assembly Connect has plans to focus on the visitor piece in 2024 to address the transportation needs for people who visit the district and will look for insight from LEGO Discovery Center, as a leading attraction to visitors at Assembly Row.





"Assembly Connect's MBTA Retail Pass Program has been a huge asset to the LEGO® Discovery Center Boston team. Many of our new employees benefit tremendously from the program. This has made our employees commute in and out of work seamlessly. Having this benefit to offer to our new employees helped with the recruiting process when we re-opened our doors after a \$12M renovation in May 2023."

Cecilia Hennessy, Marketing Manager, LEGO Discovery Center Boston

Advocacy & Collaboration

In the spring of 2023, TMA Executive staff (along with members of MassCommute) met with MassDOT Secretary Monica Tibbits-Nutt and Deputy Secretary Hayes Morrison. The group discussed program design and funding mechanisms developed by MassCommute by which the 25M in Bond Bill funding will be distributed to the 15 Massachusetts TMAs. This process is ongoing and is expected to be in place for all TMAs to receive Bond Bill funds for FY2025.

In addition to working on the Bond Bill, staff at Assembly Connect collaborated with Representative Jonathan Hecht (Watertown), to advocate for several Transportation Demand Management (TDM) bills in the Massachusetts legislature that support the mission of Assembly Connect.

The TMA staff also worked with the MassCommute Managing Director to develop and implement a webinar to promote TDM to communities, businesses, and developers, "Influencing Travel Choice in Massachusetts." The event was attended by more than 80 people.

Finally, Assembly Connect served on the MassDOT Transit Mobility and Outreach and Communication Groups formed to address the eight-week closure of the Sumner Tunnel in the summer of 2023. These groups of key stakeholders, TMAs, transit advocates and MBTA and MassDOT staff met for several weeks prior to the closure to ensure that the public was aware of the dates and to provide sustainable transportation options and

marketing to mitigate the impacts on traffic. The group will convene again for the closure planned in the summer of 2024 as well.































Looking Ahead

The future is bright for Assembly Connect. Education, marketing, and advocacy will continue to be the foundation of our work; however, in addition in 2024, the Board will be looking to make a capital investment in infrastructure through our major mobility project fund with the siting and design of the first mobility hub for Assembly Square. This mobility hub will provide multiple transportation options and amenities at one convenient location and be an important step in accommodating two new future bus routes planned for Assembly through the MBTA's Bus Network Redesign.

In 2024, the Assembly team will be focusing on visitor trips to the area and learning more about the travel patterns of those who come to Assembly for shopping, dining, and entertainment. This enhanced understanding of visitor behavior will be applied to marketing events and messaging to help visitors to choose transit, walking, or biking for their day-to-day trips to Assembly.

Assembly Connect will continue to work closely with partners at the MBTA and MassDOT to navigate a challenging year of construction and track improvements. With the planned shutdown of the Orange, Red, Blue, and Green lines for a total of twenty weeks; communication and support of our transit riders will be crucial. There will be several additional construction projects in 2024 affecting areas around Assembly, including the second Sumner Tunnel Closure in the summer and Maffa Way and Mystic Ave bridge projects planned for spring, which will require additional traffic mitigation measures for those who currently drive.

Assembly Connect is excited to continue to change behavior and meet mode-shift goals set by our Board and the City of Somerville. The TMA continues to support its members and program participants and looks to form new relationships to enhance the quality of life, accessibility, and vitality of Assembly Square. The staff hopes that you will join the TMA in this important work!







Contact Us

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