

BERDO REVIEW BOARD MEETING & PUBLIC HEARING

September 23, 2024



BERDO Review Board



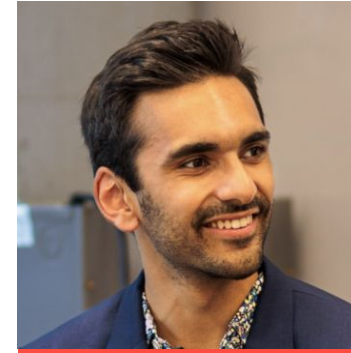
Rashida Boyd
Board Member



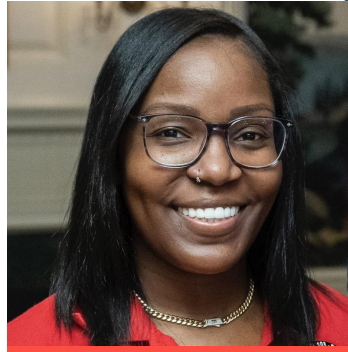
**Gabriela Coletta
Zapata**
City Councilor



Stephen Ellis
Board Member



Hessann Farooqi
Board Member



Lovette Jacobs
Board Member



Gail Latimore
Board Member



Jack Nelson
Board Member

City of Boston Staff



**Hannah
Payne**

*Director,
Carbon Neutrality*



**Diana
Vasquez**

*BERDO Review
Board Manager*



**Dr. Claudia
Diezmartinez**

*Policy and Equity
Advisor*



**Zengel
"Ziggy" Chin**

*BERDO Review Board
Assistant*

Agenda

Today's Meeting



Public Hearing

- 1.** *Vote on Building Portfolio Applications*
- 2.** *Approval of Meeting Minutes*
- 3.** *Administrative Updates*
- 4.** *Meeting Adjournment*

Public Hearing

- 5.** *Discussion on the Equitable Emissions Investment Fund Application Cycle 2024*

Public Meeting

The background of the slide is a dark blue wireframe illustration of a city skyline, viewed from an elevated perspective. The buildings are represented by white and light blue lines, creating a complex, three-dimensional grid of urban structures. The lines vary in thickness and orientation, suggesting different building heights and street layouts. The overall effect is a technical, architectural representation of a city.

Building Portfolio Applications

Building Portfolio

Reminder: What is a Building Portfolio?

- **Building Portfolios** are a flexibility mechanism that allows Owners of multiple Buildings to comply with a single portfolio-level Emissions standard.

Pathway 1 Requirements

- A Building Portfolio application pathway for buildings that are individually subject to BERDO and **do not** trigger environmental justice requirements.
- No hearing is required for approval.

Options for Voting

- Approve with standard conditions;
- **OR** the board can continue discussing before they feel comfortable voting on a motion

Building Portfolio Application

WGBH



Background Information

- Submitted through Pathway 1.
- 2 buildings in the neighborhood of Brighton.
- Applicant meets all eligibility criteria and application was deemed complete.

Standard Conditions

- Timely compliance with reporting and third-party verification requirements.
- Timely compliance with the requirements in [Section XI.b](#), including, when applicable, the submission of a satisfactory Emissions standard compliance plan.
- The Review Board or its designee may inspect any Building that is part of an approved Building Portfolio, at reasonable times and with reasonable notice, in order to assess compliance with the terms and conditions of said Building Portfolio.



WGBH Proposed Portfolio

Owner: WGBH

Building Use Types: Assembly and Technology

Number of buildings: 2

Addresses of buildings:

- 10 Guest St, Brighton, MA 02135
- 1 Guest Street, Brighton, MA 02135

Calculated Blended Emission Standards

Calculated blended Emissions standards (kgCO2e/SF/yr)						
	2025-2029	2030-2034	2035-2039	2040-2044	2045-2049	2050-
Default Emissions Standards: 10 Guest St (Assembly)	7.8	4.6	3.3	2.1	1.1	0
Default Emissions Standards: 1 Guest St (Technology)	19.2	11.1	7.8	5.1	2.5	0
Portfolio Emissions Standards (Assembly and Technology)	12.3	7.2	5.1	3.3	1.7	0

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Board Q&A

WGBH



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Board Motion & Vote

WGBH



Building Portfolio Application

Isabella Stewart Gardner Museum



Background Information

- Submitted through Pathway 1.
- 2 buildings in the neighborhood of Fenway.
- Applicant meets all eligibility criteria and application was deemed complete.

Standard Conditions

- Timely compliance with reporting and third-party verification requirements.
- Timely compliance with the requirements in [Section XI.b](#), including, when applicable, the submission of a satisfactory Emissions standard compliance plan.
- The Review Board or its designee may inspect any Building that is part of an approved Building Portfolio, at reasonable times and with reasonable notice, in order to assess compliance with the terms and conditions of said Building Portfolio.



Isabella Stewart Gardner Museum Proposed Portfolio

Owner: Isabella Stewart Gardner Museum

Building Use Types: Assembly

Number of buildings: 2

Addresses of buildings:

- 280 the Fenway, Boston, MA 02115
- 25 Evans Way, Boston, MA 02115

Calculated Blended Emission Standards

Calculated blended Emissions standards (kgCO2e/SF/yr)						
	2025-2029	2030-2034	2035-2039	2040-2044	2045-2049	2050-
Default Emissions Standards per Building (Assembly)	7.8	4.6	3.3	2.1	1.1	0
Portfolio Emissions Standards	7.8	4.6	3.3	2.1	1.1	0

The background of the slide is a dark blue aerial wireframe map of a city, showing building footprints and street layouts in a light blue color. A semi-transparent dark blue horizontal band is overlaid across the middle of the image, containing the text.

Board Q&A

Isabella Stewart Gardner Museum



The background of the slide is a dark blue aerial wireframe map of a city, showing the outlines of buildings, streets, and parks. The map is centered and covers the entire area.

Board Motion & Vote

Isabella Stewart Gardner Museum



Building Portfolio Application

Codman Square Health Center

Background Information

- Submitted through Pathway 1.
- 2 buildings in the neighborhood of Dorchester.
- Applicant meets all eligibility criteria and application was deemed complete.

Standard Conditions

- Timely compliance with reporting and third-party verification requirements.
- Timely compliance with the requirements in [Section XI.b](#), including, when applicable, the submission of a satisfactory Emissions standard compliance plan.
- The Review Board or its designee may inspect any Building that is part of an approved Building Portfolio, at reasonable times and with reasonable notice, in order to assess compliance with the terms and conditions of said Building Portfolio.



Codman Square Health Center Proposed Portfolio

Owner: Codman Square Health Center

Building Use Types: Assembly, Healthcare, Food Sales & Services, and Education

Number of buildings: 2

Addresses of buildings:

- 450-460 Washington St, Boston, MA, 02124
- 637 Washington St, Boston, MA, 02124

Calculated Blended Emission Standards

Calculated blended Emissions standards (kgCO2e/SF/yr)						
	2025-2029	2030-2034	2035-2039	2040-2044	2045-2049	2050-
Default Emissions Standards: 450-60 Washington St (Services)	N/A	4.5	3.3	2.2	1.1	0
Default Emissions Standards: 637 Washington St (Healthcare)	15.4	10.0	7.4	4.9	2.4	0
Portfolio Emissions Standards	12.3	7.9	5.8	3.9	1.9	0

The background of the slide is a dark blue aerial wireframe map of a city, showing the outlines of numerous buildings and streets. A semi-transparent dark blue horizontal band is overlaid across the middle of the image, containing the text.

Board Q&A

Codman Square Health Center



The background of the slide is a dark blue aerial wireframe map of a city, showing the outlines of numerous buildings and streets. A semi-transparent dark blue horizontal band is overlaid across the middle of the image, containing the text.

Board Motion & Vote

Codman Square Health Center



Building Portfolio Application

Pebblebrook Hotel Trust



Background Information

- Submitted through Pathway 1.
- 4 buildings in the neighborhoods of Downtown Boston, Back Bay, and West End.
- Applicant meets all eligibility criteria and application was deemed complete.

Standard Conditions

- Timely compliance with reporting and third-party verification requirements.
- Timely compliance with the requirements in [Section XI.b](#), including, when applicable, the submission of a satisfactory Emissions standard compliance plan.
- The Review Board or its designee may inspect any Building that is part of an approved Building Portfolio, at reasonable times and with reasonable notice, in order to assess compliance with the terms and conditions of said Building Portfolio.



Pebblebrook Hotel Trust Proposed Portfolio

Owner: Pebblebrook Hotel Trust

Building Use Types: Food Sales & Services, Storage, Multifamily Housing, and Lodging

Number of buildings: 4

Addresses of buildings:

- 100 Stuart Street, Boston, MA, 02116
- 200 Stuart Street, Boston, MA, 02116
- 10 Huntington Ave, Boston, MA, 02116
- 215 Charles Street, Boston, MA, 02116

Calculated Blended Emission Standards

Calculated blended Emissions standards (kgCO ₂ e/SF/yr)						
	2025-2029	2030-2034	2035-2039	2040-2044	2045-2049	2050-
Default Emissions Standards per Building (Lodging)	5.8	3.7	2.7	1.8	0.9	0
Portfolio Emissions Standards	5.6	3.6	2.6	1.7	0.9	0

The background of the slide is a dark blue aerial wireframe map of a city, showing the outlines of buildings, streets, and parks. The map is centered on a large, curved building complex, likely the Pebblebrook Hotel Trust.

Board Q&A

Pebblebrook Hotel Trust



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Board Motion & Vote

Pebblebrook Hotel Trust



Approval of Meeting Minutes

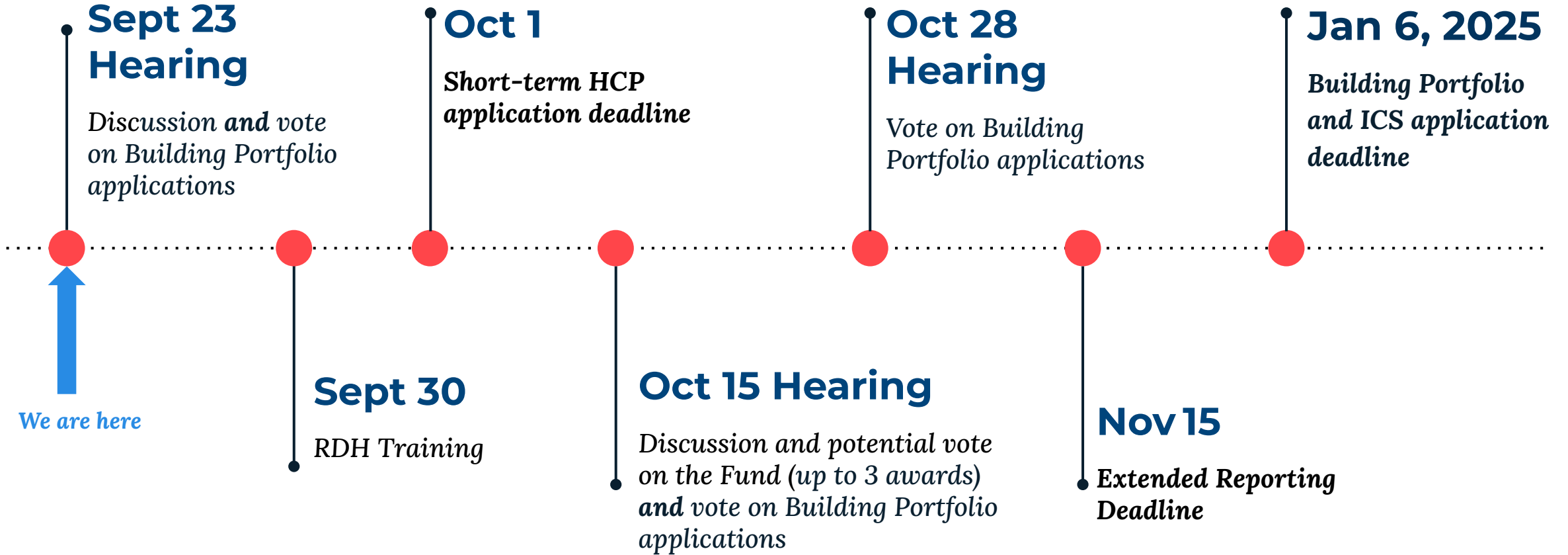
Board votes on approving previous meeting's minutes

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Administrative Updates

Staff presents administrative updates

Review Board Upcoming Timeline



Public Hearing

Equitable Emissions Investment Fund Finalist

2024 Application Cycle

1. **Green Energy Consumers Alliance: EquiSol: The Blue Line Solar Access Program**
 - Requested \$250,000
2. **Fenway Community Development Corporation: Burbank Gardens Zero-Over-Time Decarbonization**
 - Requested \$245,230.87
3. **Dorchester Bay Economic Development Corporation: Dorchester Bay Solar for Residents**
 - Requested \$250,000
4. **The Community Builders: New Franklin Park Solar Installation**
 - Requested \$250,000
5. **Codman Square Neighborhood Development Corporation: Advancing Building Decarbonization at Washington Columbia I and II**
 - Requested \$310,000

Follow Up Questions for the Finalists

2024 Application Cycle



Codman Square NDC

- *What steps will the contractor take to update the Drain Water Heat Recovery license by the Mass Plumbing Board?*
- *Can applicant determine if they qualify for a gas-utility incentive/funding?*

Dorchester Bay Economic Development Center

- *Are tenants responsible for their electric bill, since the main benefit of the solar would be in the common areas of the building?*

What other questions does the Board have for applicants?

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Board Q&A

Equitable Emissions Investment Fund



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Public Comment Period

Members of the public may provide public comment

Adjourn

Thank you! A recording and slide deck for this meeting will be available at boston.gov/berdo-review-board.

