

# BERDO REVIEW BOARD MEETING & PUBLIC HEARING



*October 15, 2024*

*Mayor Michelle Wu*

# BERDO Review Board



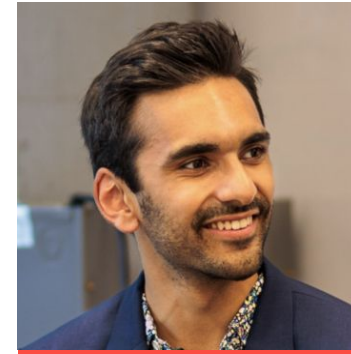
**Rashida Boyd**  
*Board Member*



**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 Meeting

### 1. *Vote on Building Portfolio Applications*

- |                                    |  |
|------------------------------------|--|
| 1. <i>Berklee College of Music</i> | 4. <i>Match Charter Public School- Application Rescinded</i> |
| 2. <i>Emerson College</i>          | 5. <i>Bismarck Street Owner, LLC</i>                         |
| 3. <i>Boston College</i>           | 6. <i>City of Boston</i>                                     |

### 2. *Approval of Meeting Minutes*

### 3. *Administrative Updates*

## Public Hearing

### 4. *Discussion and Vote on the Equitable Emissions Investment Fund Application Cycle 2024*

### 5. *Meeting Adjournment*

# Public Meeting

The background of the slide is a dark blue aerial wireframe map of a city, showing the outlines of buildings, streets, and parks. The lines are light blue and create a complex, geometric pattern.

# Building Portfolio Applications

*Discussion and Vote*



An aerial wireframe illustration of a city grid, rendered in a light blue color against a darker blue background. The lines represent buildings and streets, creating a complex, geometric pattern.

# Berklee College of Music

*Building Portfolio Application*



# Building Portfolio Application

*Berklee College of Music*



## Background Information

- Submitted through Pathway 1.
- 13 buildings in the neighborhoods of Fenway and Back Bay.
- 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.





# Building Portfolio List

*Berklee College of Music*

#	BERDO ID	Address
1	100630	153-157A Massachusetts Ave, Boston, MA 02115
2	100631	167-171 Massachusetts Ave, Boston, MA 02115
3	100632	915-925 Boylston St, Boston, MA 02115
4	100635	160-166 Massachusetts Ave, Boston, MA 02115
5	100636	130-134 Massachusetts Ave, Boston, MA 02115
6	100637	136-150 Massachusetts Ave, Boston, MA 02115
7	100639	159A-165 Massachusetts Ave, Boston, MA 02115
8	100640	8 Fenway, Boston, MA 02115
9	100641	264-272 Commonwealth Ave, Boston, MA 02115
10	100642	1140 Boylston St, Boston, MA 02115
11	100643	98 Hemenway St, Boston, MA 02115
12	107962	12 Hemenway St, Boston, MA 02115
13	100760	31 Hemenway St, Boston, MA 02115

# Berklee College of Music Proposed Portfolio



**Owner:** Berklee College of Music

**Building Use Types:** College/University

**Number of buildings:** 13

## Calculated Blended Emission Standards

Calculated blended Emissions Standards (kgCO <sub>2</sub> e/SF/yr)						
	2025-2029	2030-2034	2035-2039	2040-2044	2045-2049	2050-
Default Emissions Standards: College/University	10.2	5.3	3.8	2.5	1.2	0
Portfolio Emissions Standards	10.2	5.3	3.8	2.5	1.2	0

The background of the slide is a dark blue wireframe map of a city grid, showing various building footprints and street patterns 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

*Berklee College of Music*





# Board Motion & Vote

*Berklee College of Music*



The background of the slide is a dark blue aerial view of a city, rendered as a white wireframe. The buildings are represented by simple geometric shapes and lines, creating a grid-like pattern of urban structures. The perspective is from a high angle, looking down on the city.

# Emerson College

*Building Portfolio Application*



# Building Portfolio Application

*Emerson College*

## Background Information

- Submitted through Pathway 1.
- 10 buildings in the neighborhood of Downtown.
- 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.



# Building Portfolio List

*Emerson College*

#	BERDO ID	Address
1	102813	172 Tremont St, Boston 02111
2	102817	219 Tremont St, Boston 02111
3	102818	144 Boylston St, Boston 02116
4	102814	180 182 Tremont St, Boston 02111
5	102815	216-218 Tremont St, Boston 02111
6	102821	98-106 Boylston St, Boston 02116
7	102820	110 Boylston St, Boston 02116
8	102816	84 76 Boylston St, Boston 02116
9	102811	543-547 Washington St, Boston 02111
10	102819	1 Boylston Pl, Boston 02116



# Emerson College Proposed Portfolio

**Owner:** Emerson College

**Building Use Types:** College/University

**Number of buildings:** 10

## 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: College/University	10.2	5.3	3.8	2.5	1.2	0
Portfolio Emissions Standards	10.2	5.3	3.8	2.5	1.2	0



The background of the slide is a dark blue aerial wireframe map of a city grid, showing various building footprints and street patterns in a light blue color.

# Board Q&A

*Emerson College*



An aerial wireframe map of a city, rendered in a light blue color against a darker blue background. The map shows a dense grid of buildings and streets, with a prominent curved road or highway cutting through the center. The overall aesthetic is clean and modern, with a focus on geometric shapes and lines.

# Board Motion & Vote

*Emerson College*



The background of the slide is a dark blue aerial wireframe map of a city grid, showing building footprints and street layouts in a light blue color. The map is centered on a large, multi-block building complex.

# Boston College

*Building Portfolio Application*



# Building Portfolio Application

*Boston College*



## Background Information

- Submitted through Pathway 1.
- 32 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.



# Building Portfolio List

## *Boston College, Part 1*

#	BERDO ID	Address
1	100742	110 Saint Thomas More Rd Boston, MA 02135
2	100743	2599-2601 Beacon St Boston, MA 02135
3	100744	100 Saint Thomas More Rd Boston, MA 02135
4	100745	150 Saint Thomas More Rd Boston, MA 02135
5	100746	200 Saint Thomas More Rd Boston, MA 02135
6	100747	50 Saint Thomas More Rd Boston, MA 02135
7	100748	60 Saint Thomas More Rd Boston, MA 02135
8	100749	70 Saint Thomas More Rd Boston, MA 02135
9	100750	90 Saint Thomas More Rd Boston, MA 02135
10	100751	2609 Beacon St Boston, MA 02135
11	100753	21 Saint Thomas More Rd Boston, MA 02135
12	100756	2150 Commonwealth Ave Boston, MA 02135
13	106289	2000 Commonwealth Ave Boston, MA 02135
14	106290	192 Foster St Boston, MA 02135
15	106291	196 Foster St Boston, MA 02135
16	106292	190 Foster St Boston, MA 02135



# Building Portfolio List

## *Boston College, Part 2*

#	BERDO ID	Address
17	106293	194 Foster St Boston, MA 02135
18	106294	2101 Commonwealth Ave Boston, MA 02135
19	106295	2121 Commonwealth Ave Boston, MA 02135
20	106296	2125 Commonwealth Ave Boston, MA 02135
21	106297	9 Lake St Boston, MA 02135
22	106298	117 Lake St Boston, MA 02135
23	106299	127 Lake St Boston, MA 02135
24	106300	197 Foster St Boston, MA 02135
25	106301	2115 Commonwealth Ave Boston, MA 02135
26	107050	197 Foster St Boston, MA 02135
27	107052	Yawkey Athletic Center Boston, MA 02135
28	107053	Alumni Stadium Boston, MA 02135
29	107054	188 Foster St Boston, MA 02135
30	107055	Fish Field House Boston, MA 02135
31	107062	149R St Boston, MA 02135
32	108083	197 Foster St Boston, MA 02135



# Boston College Proposed Portfolio

**Owner:** Boston College

**Building Use Types:** College/University

**Number of buildings:** 32

## Calculated Blended Emission Standards

Calculated blended Emissions Standards (kgCO <sub>2</sub> e/SF/yr)						
	2025-2029	2030-2034	2035-2039	2040-2044	2045-2049	2050-
Default Emissions Standards: College/University	10.2	5.3	3.8	2.5	1.2	0
Portfolio Emissions Standards	10.2	5.3	3.8	2.5	1.2	0

The background of the slide is a dark blue aerial wireframe map of a city grid, showing various building footprints and street patterns. A semi-transparent dark blue horizontal band is overlaid across the middle of the image.

# Board Q&A

*Boston College*





The background of the slide is a dark blue aerial wireframe map of a city grid, showing various building footprints and street patterns in a light blue color.

# Board Motion & Vote

*Boston College*



The background of the slide is a dark blue aerial wireframe map of a city, showing the outlines of buildings, streets, and parks. The lines are light blue and create a complex, geometric pattern across the entire page.

# Match Charter Public School

*Building Portfolio Application Rescinded by Applicant*

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.

# Bismarck Street Owner, LLC

*Building Portfolio Application*



# Building Portfolio Application

*Bismarck Street Owner, LLC*

## Background Information

- Submitted through Pathway 1.
- 2 consolidated BERDO IDs made up of 12 buildings in the neighborhoods of Mattapan.
- 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.



# Building Portfolio List

*Bismarck Street Owner, LLC*

#	BERDO ID	Address
1	108051	20 Fairlawn Ave, Boston ,MA 02126
2		30-32 Fairlawn Ave, Boston ,MA 02126
3		40 Fairlawn Ave, Boston ,MA 02126
4		50 Fairlawn Ave, Boston ,MA 02126
5		60-62 Fairlawn Ave, Boston ,MA 02126
6		70 Fairlawn Ave, Boston ,MA 02126
7		80 Fairlawn Ave, Boston ,MA 02126
8	100674	2 Bismarck St, Boston ,MA 02126
9		4 Bismarck St, Boston ,MA 02126
10		6 Bismarck St, Boston ,MA 02126
11		785 Cummins Hwy, Boston ,MA 02126
12		795 Cummins Hwy, Boston ,MA 02126



# Bismarck Street Owner, LLC Proposed Portfolio

**Owner:** Bismarck Street Owner, LLC

**Building Use Types:** Multifamily Housing

**Number of buildings:** 2 BERDO IDs with 12 buildings

## Calculated Blended Emission Standards

Calculated blended Emissions Standards (kgCO <sub>2</sub> e/SF/yr)						
	2025-2029	2030-2034	2035-2039	2040-2044	2045-2049	2050-
Default Emissions Standards per Building (Multifamily Housing)	4.1	2.4	1.8	1.1	0.6	0
Portfolio Emissions Standards	4.1	2.4	1.8	1.1	0.6	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

*Bismarck Street Owner, LLC*



The background of the slide is a dark blue aerial wireframe map of a city, showing building footprints, streets, and a grid pattern. The map is rendered in a lighter blue color, creating a technical and architectural feel.

# Board Motion & Vote

*Bismarck Street Owner, LLC*





The background of the slide is a dark blue aerial view of a city, specifically Boston, rendered as a white wireframe. The buildings are represented by simple rectangular outlines, creating a grid-like pattern of the city's layout. The perspective is from a high angle, looking down on the city blocks.

# City of Boston

*Building Portfolio Application*



# Building Portfolio Application

## Pathway 2



### Pathway 2 Reminder:

#### Review Board **may** vote to hold a hearing:

- Review Board invites applicant to prepare slides at a subsequent meeting
- Applicant presents on their application and requested information regarding impacts to EJ populations
- Review Board accepts public comment regarding application

#### Review Board **may** vote to:

- Approve with standard conditions;
- Approve with special conditions; or
- Deny the application

#### Special Conditions:

- These are conditions that are relevant to the distribution of decarbonization benefits to Environmental Justice Populations.

# Building Portfolio Application

*City of Boston*



## Background Information

- Submitted through Pathway 2.
- 370\* buildings in the all Boston neighborhoods.
- 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.

\*This application excludes Boston Housing Authority buildings. Note: All City of Boston buildings are subject to BERDO, regardless of size or unit count.



# City of Boston Proposed Portfolio

**Owner:** City of Boston

**Building Use Types:** Healthcare, Multifamily Housing, Office, Services, Education, Lodging, Retail, Storage, Assembly, Food Sales & Services, and Manufacturing

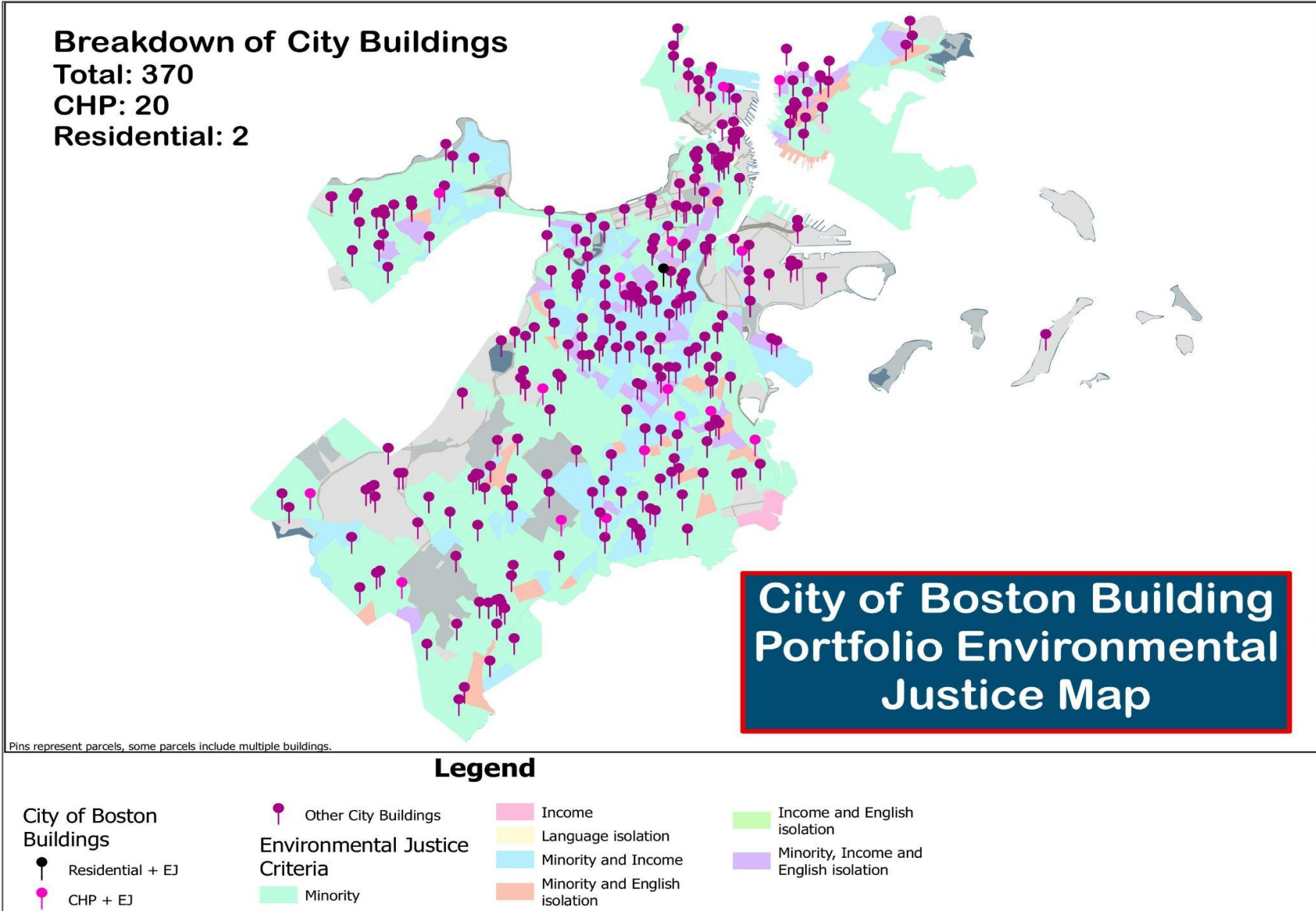
**Number of buildings:** 370 Buildings

[Full list of buildings in City of Boston's Building Portfolio](#)

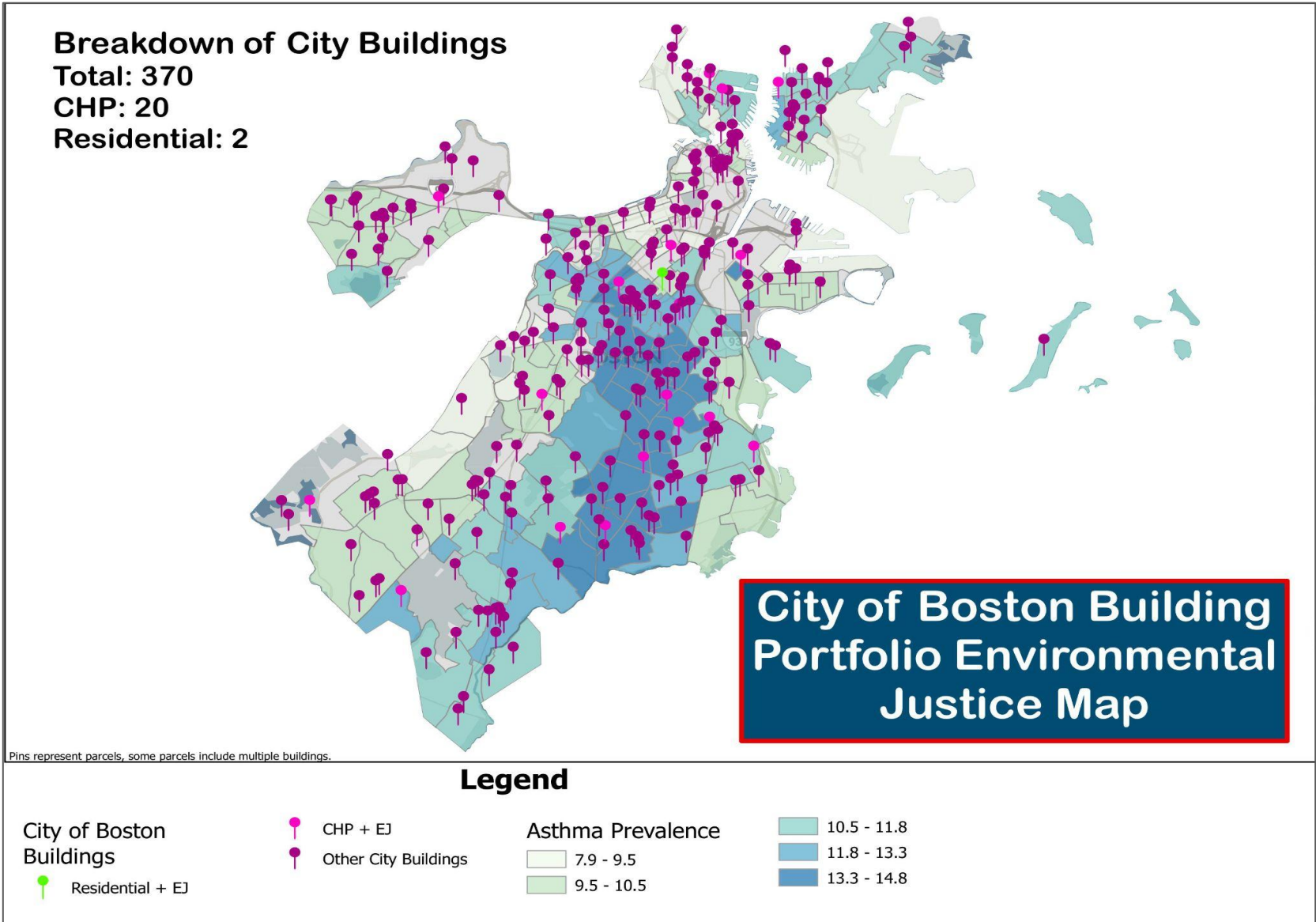
## Calculated Blended Emission Standards

Calculated blended Emissions Standards (kgCO <sub>2</sub> e/SF/yr)						
	2025-2029	2030-2034	2035-2039	2040-2044	2045-2049	2050-
Default Emissions Standards per Building (Education)	3.9	2.4	1.8	1.2	0.6	0
Portfolio Emissions Standards	5.2	3.2	2.3	1.5	0.8	0

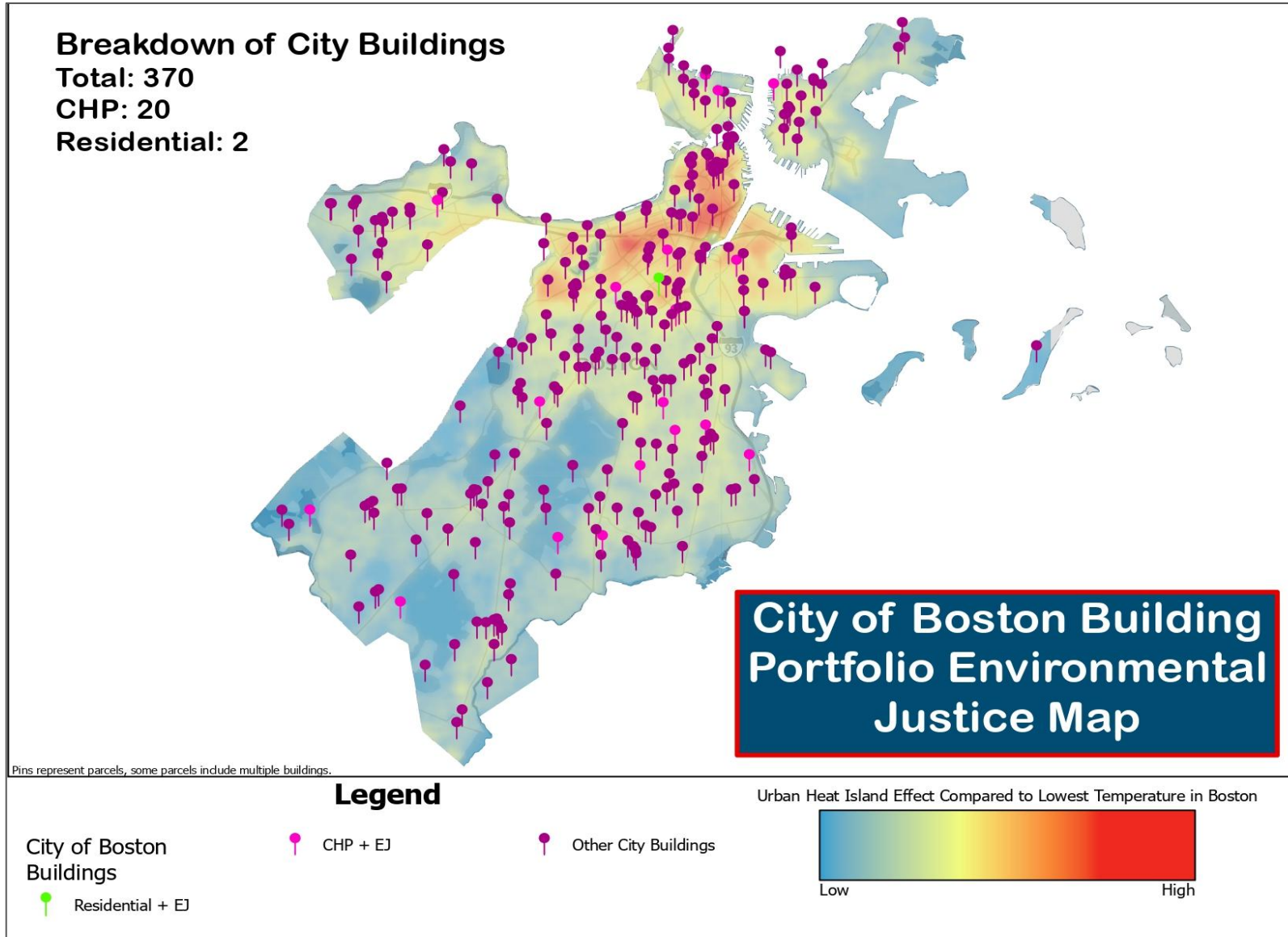
# Environmental Justice Map



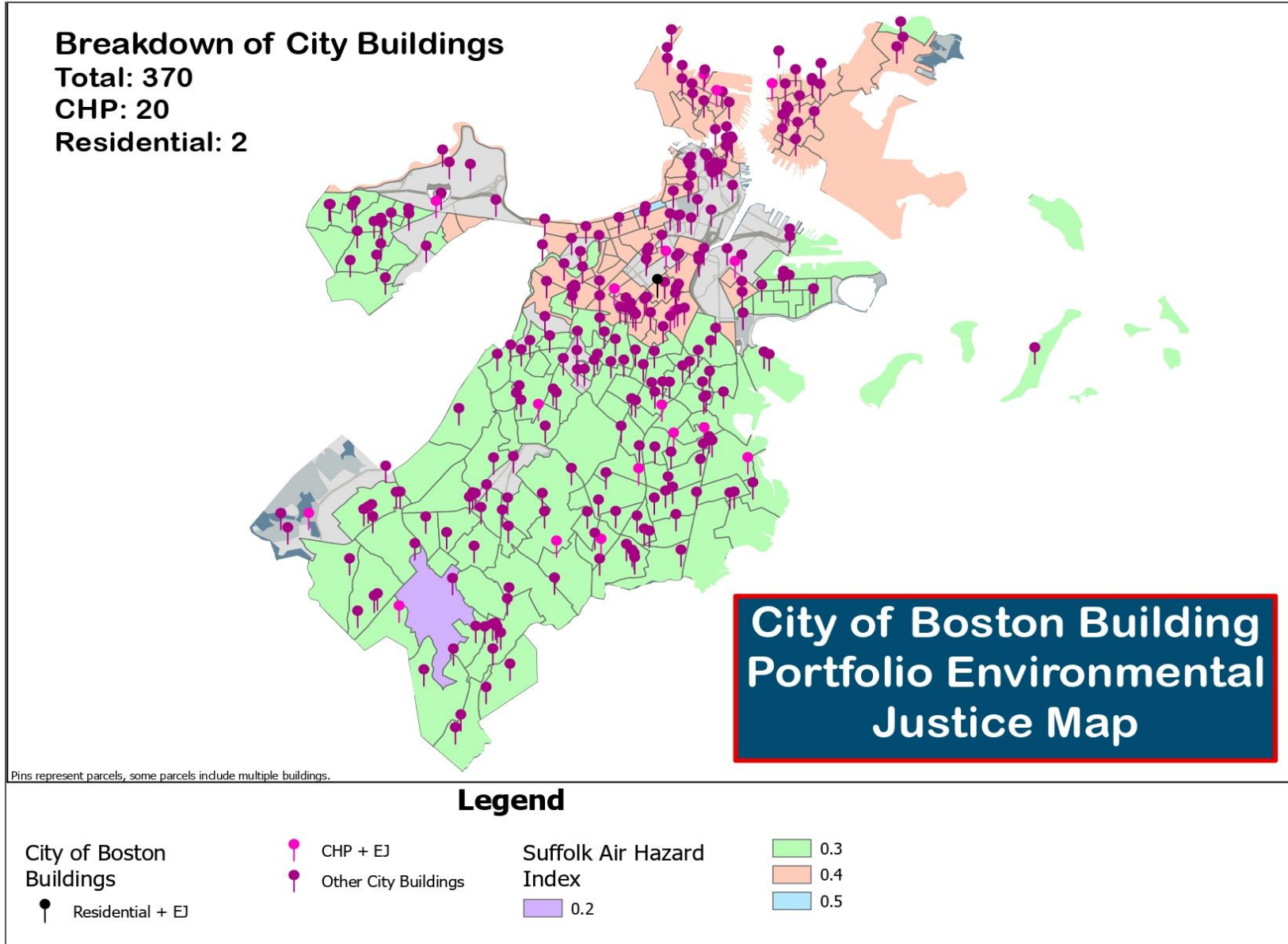
# Asthma Prevalence Map



# Urban Heat Island Index Map



# Respiratory Hazard Index Map





The background of the slide is a dark blue wireframe illustration of a city, likely Boston, showing a dense grid of buildings and streets from an aerial perspective. A semi-transparent dark blue horizontal band runs across the middle of the image, serving as a background for the text.

# Board Q&A

*City of Boston*



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

# Board Motion & Vote

*City of Boston*



# Approval of Meeting Minutes

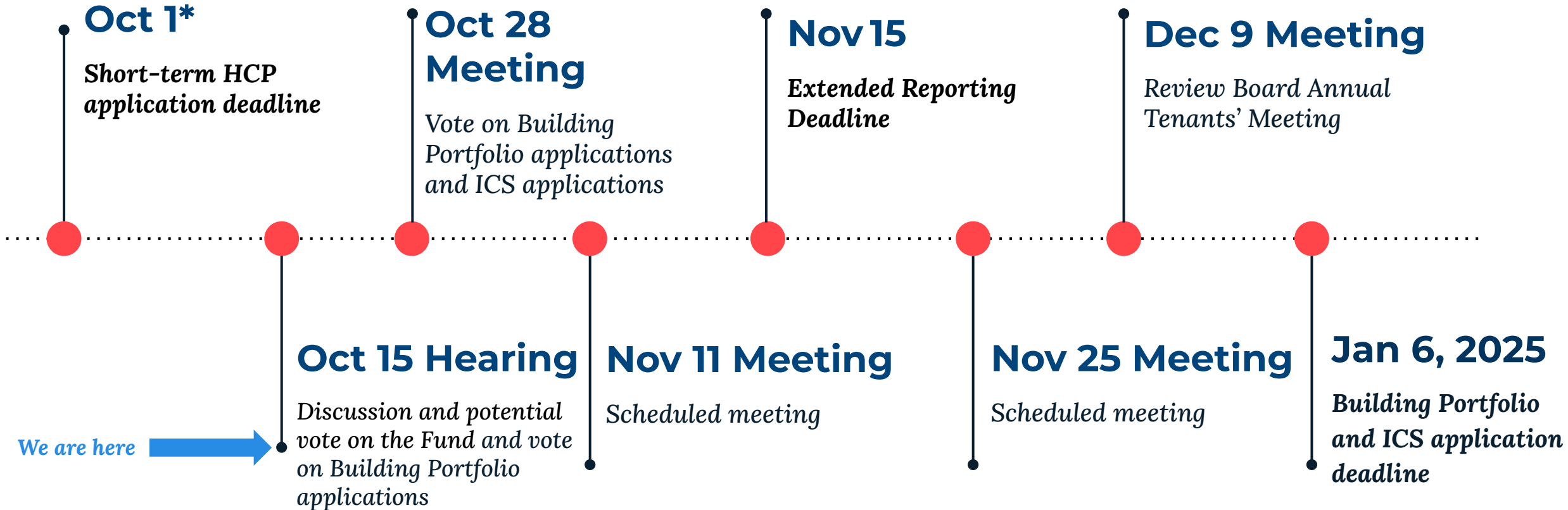
*Board votes on approving previous meeting's minutes*

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 geometric pattern. A semi-transparent dark blue horizontal band runs across the middle of the image, serving as a backdrop for the text.

# Administrative Updates

*Staff presents administrative updates*

# Review Board Upcoming Timeline



\*Applications for Short-term Hardship Compliance Plans are being accepted on a rolling basis.

# BERDO Disclosure 2024



## Released October 1

- Learn more at [data.boston.gov](https://data.boston.gov)

## New fields have been added:

- Emissions broken down by fuel type
- Projected first emissions compliance year
- If the building owner has requested a reporting extension

	AS	AT	AU	AV	AW
1	First Emissions Compliance Year (Projected) <input type="checkbox"/>	Community Choice Electricity Participati <input type="checkbox"/>	Renewable Energy Purchased through a Power Purchase Agreement (PPA) <input type="checkbox"/>	Renewable Energy Certificate (REC) Purchase <input type="checkbox"/>	Backup Generator <input type="checkbox"/>
10	2025				
11	2025	No	No	No	Yes
12	2025	No	No	No	Yes
13	2025	Yes	No	No	Yes
14	2025				
15	2025				
16	2030	No	No	No	No
17	2030				
18	2025				
19	2030				
20	2025	No	No	No	Yes
21	2030				
22	2030				

# Public Hearing

# Application Review

2024 Application Cycle



## Review Steps:

1. We received 19 applications total this year.
2. The BERDO team is did an initial review with the City's Legal and Grants teams for eligibility of the projects.
3. The BERDO team shared application deemed eligible with accompanying cover pages with each Review Board member.
  - *Each Board member received an individual project evaluation criteria*
4. Five applicants were invited to present on September 9
5. BERDO Team followed up with applicants with questions from the Review Board



# 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 \$309,984.16

# 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?*

## Fenway CDC

- *Any updates from the LISC funding application?*

# Proposed Equitable Emissions Investment Fund Awards

2024 Application Cycle



Organization	Project Name	Original Amount Requested	Grant Recommendation
Codman Square Neighborhood Development Corporation	<i>Advancing Building Decarbonization at Washington Columbia I and II</i>	\$309,984.16	\$255,000
Dorchester Bay Economic Development Corporation	<i>Dorchester Bay Solar for Residents</i>	\$250,000	\$250,000
Fenway Community Development Corporation	<i>Burbank Gardens Zero-Over-Time Decarbonization</i>	\$245,230.87	\$245,250
		Total: \$805,215.03	<b>Total: \$750,250</b>

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, geometric pattern. A semi-transparent dark blue horizontal band runs across the middle of the image, serving as a backdrop for the text.

# Board Q&A

*Equitable Emissions Investment Fund*



The background of the slide is a dark blue aerial wireframe map of a city, showing the outlines of buildings, streets, and parks. The lines are light blue and create a complex, geometric pattern.

# Public Comment Period

*Members of the public may provide public comment*

The background of the slide is a dark blue aerial wireframe illustration of a city, showing various building footprints and street layouts in a light blue color.

# Board Motion and Vote

*Equitable Emissions Investment Fund*



# Adjourn

Thank you! A recording and slide deck for this meeting will be available at [boston.gov/berdo-review-board](https://boston.gov/berdo-review-board).

