

BERDO REVIEW BOARD MEETING

October 28, 2024



BERDO Review Board



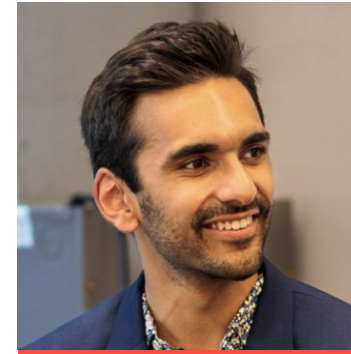
Rashida Boyd
Board Member



**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*

Agenda

Today's Meeting



Public Hearing

- 1.** *Building Portfolio Hearing - Postponed*

Public Meeting

- 2.** *Vote on Flexibility Measure Applications*
- 3.** *Approval of Meeting Minutes*
- 4.** *Administrative Update*
- 5.** *Adjournment*



City of Boston

Building Portfolio Application Hearing Postponed





Flexibility Measure Applications

Discussion and Vote

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 of rectangular shapes and heights. The overall aesthetic is modern and architectural.

Building Portfolio Applications

Discussion and Vote

The background of the slide is a dark blue wireframe illustration of a cityscape, showing various building footprints and structures from an aerial perspective. A semi-transparent dark blue horizontal band is overlaid across the middle of the image, containing the text.

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 (primary), Assembly (primary),
Food Sales & Service (non-primary)

Number of buildings: 10

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: College/University	10.2	5.3	3.8	2.5	1.2	0
Portfolio Emissions Standards	10.1	5.3	3.8	2.5	1.2	0

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 style is technical and architectural.

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



An aerial wireframe map of Boston, Massachusetts, rendered in a light blue color against a darker blue background. The map shows the city's street grid and building footprints, with a prominent curved road in the center. A semi-transparent dark blue horizontal band is overlaid across the middle of the image, containing the title text.

Boston Center for the Arts

Building Portfolio Application



Building Portfolio Application

Boston Center for the Arts

Background Information

- Submitted through Pathway 1.
- 3 buildings in the neighborhood of South 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.



Boston Center for the Arts Proposed Portfolio

Owner: Boston Center for the Arts

Building Use Types: Assembly, Food Sales & Services, and Office

Number of buildings: 3

Addresses of buildings:

- 19 Clarendon St, Boston, MA 02116
- 537-542 Tremont St, Boston, MA 02116
- 549-551 Tremont St., Boston, MA 02116

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: 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 Boston, showing the outlines of buildings and streets. A semi-transparent dark blue horizontal band is overlaid across the middle of the image, containing the text.

Board Q&A

Boston Center for the Arts



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

Board Motion & Vote

Boston Center for the Arts



The background of the slide is a dark blue aerial wireframe illustration of a city, showing various building footprints, streets, and a central park area. The lines are light blue and create a sense of depth and urban structure.

Individual Compliance Schedule Applications

Discussion and Vote

Individual Compliance Schedule (ICS)

Buildings or Building Portfolios with **historic emissions data** can apply to use an **alternative timeline** to reduce emissions based on a **baseline year** of their choosing (baseline year cannot be before 2005 or after 2021).

Requirement:

- **Absolute emissions** must be **reduced by 50% by 2030** and by **100% by 2050** on a **linear or better basis**.

Eligibility Criteria:

- All buildings must be in compliance with BERDO.
- Baseline Building Use(s), Energy Use(s), Gross Floor Area, Emissions Factors **must be third party verified**.
- Total Gross Floor Area **cannot have been reduced by more than 10%** and the building's primary use **must be the same** from baseline year to now. *This applies to each building in a portfolio.*

Options for Board Vote:

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

Special Conditions (optional):

- The Review Board may include special conditions for Individual Compliance Schedules that do not meet the eligibility criteria in [Section XII.a.](#)

The background of the slide is a dark blue aerial wireframe map of the Roxbury Highlands area. The map shows the outlines of numerous buildings, streets, and a large curved structure, likely a stadium or arena, in the center. The lines are white and light blue, creating a technical, architectural feel.

Roxbury Highlands

Individual Compliance Schedule Application



ICS Application

Roxbury Highlands

Background Information

- Baseline year of 2021.
- 1 building in the neighborhood of Roxbury.
- 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 XII](#), including, when applicable, the submission of a satisfactory Emissions standard compliance plan.



Roxbury Highlands Proposed ICS

Owner: Roxbury Highlands

Building Use Types: Multifamily Housing

Number of buildings: 1

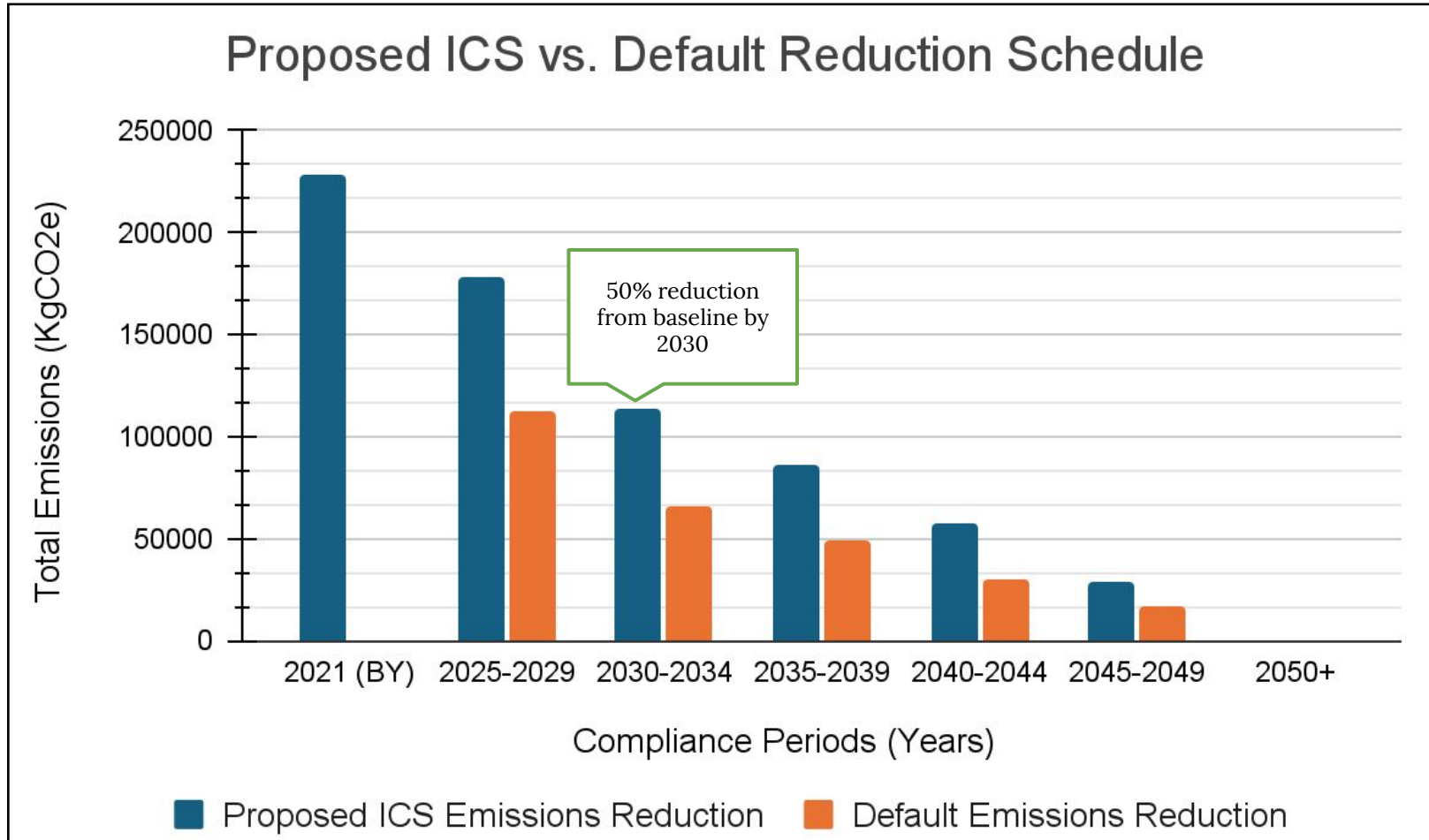
Address of building: 15 Highland Ave, Roxbury, MA 02119

Calculated Absolute Emission Limit

Calculated Absolute Emissions Limit (kgCO ₂ e)							
	Baseline Year (2021)	2025-2029	2030-2034	2035-2039	2040-2044	2045-2049	2050-
Default Reduction Schedule	N/A	112,434	65,815	49,361	30,165	16,453	0
Proposed Alternative Reduction Schedule	228,466	177,696	114,233	85,675	57,111	28,558	0

Proposed ICS Reduction Schedule

Roxbury Highlands



The background of the slide is a dark blue wireframe map of a city grid, showing building footprints and street layouts in a light blue color. The map is viewed from an elevated perspective, showing the density and layout of the urban area.

Board Q&A

Roxbury Highlands



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. A semi-transparent dark blue horizontal band is overlaid across the middle of the image, containing the text.

Board Motion & Vote

Roxbury Highlands



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.

Mass. Bay Brewing Co, Inc.

Individual Compliance Schedule Application



ICS Application

Mass. Bay Brewing Co, Inc.

Background Information

- Baseline year of 2019.
- 1 building in the neighborhood of South Boston Waterfront.
- 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 XII](#), including, when applicable, the submission of a satisfactory Emissions standard compliance plan.



Mass. Bay Brewing Co, Inc. Proposed ICS

Owner: Mass. Bay Brewing Co, Inc.

Building Use Types: Manufacturing/Industrial

Number of buildings: 1

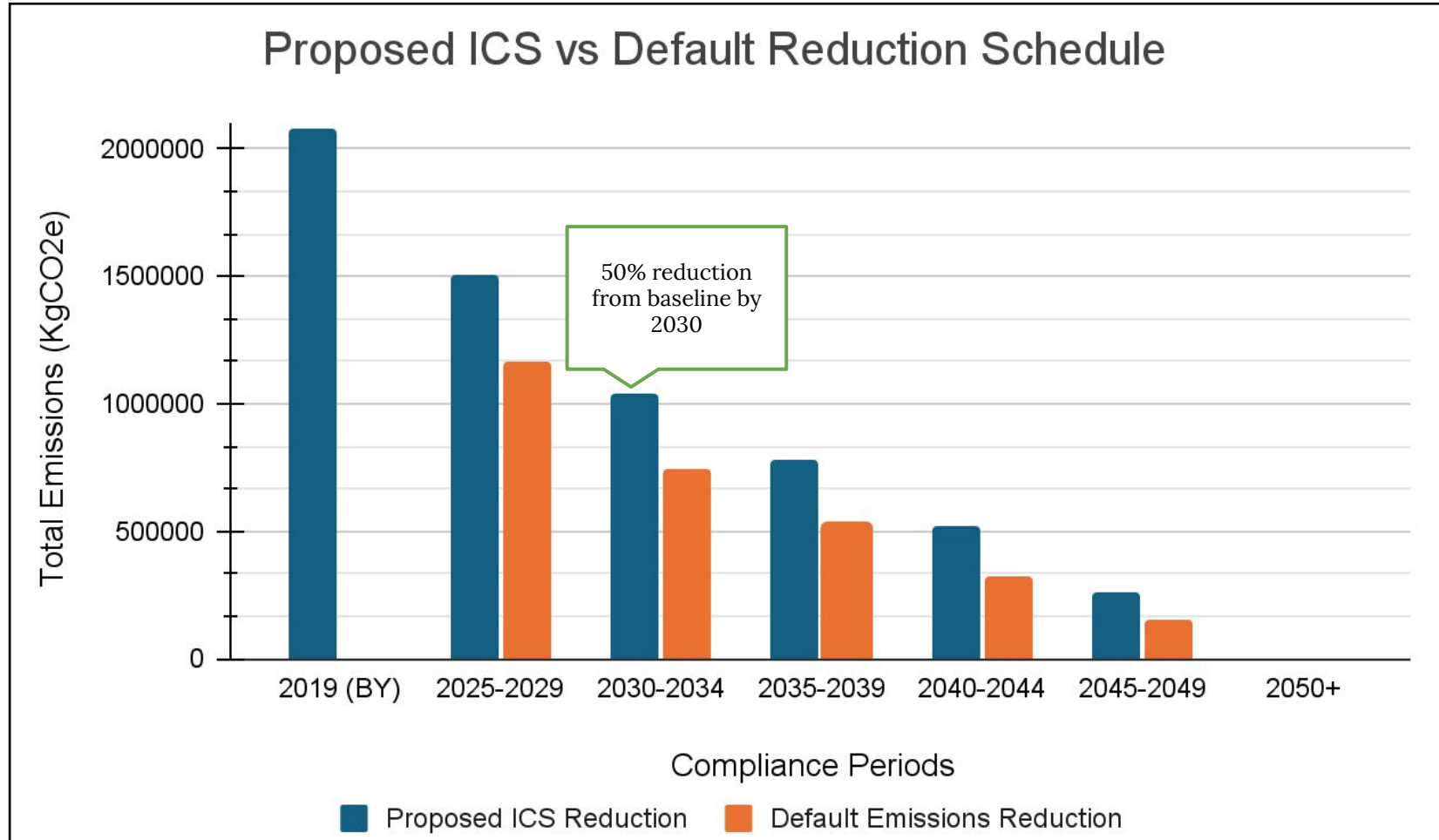
Address of building: 306 R Northern Ave, Boston, MA 02210

Calculated Absolute Emission Limit

Calculated Absolute Emissions Limit (kgCO2e)							
	Baseline Year (2019)	2025-2029	2030-2034	2035-2039	2040-2044	2045-2049	2050-
Default Reduction Schedule	N/A	1,166,511	746,762	532,007	327,013	156,185	0
Proposed Alternative Reduction Schedule	2,076,080	1,506,876	1,038,040	778,530	519,020	259,510	0

Proposed ICS Reduction Schedule

Mass. Bay Brewing Co, Inc.



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

Mass. Bay Brewing Co, Inc.



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Board Motion & Vote

Mass. Bay Brewing Co, Inc.



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.

The Community Builders

Individual Compliance Schedule Application



ICS Application

The Community Builders

Background Information

- Baseline year of 2019.
- 1 building in the neighborhood of Jamaica Plain.
- 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 XII](#), including, when applicable, the submission of a satisfactory Emissions standard compliance plan.



The Community Builders Proposed ICS

Owner: The Community Builders

Building Use Types: Multifamily Housing

Number of buildings: 1

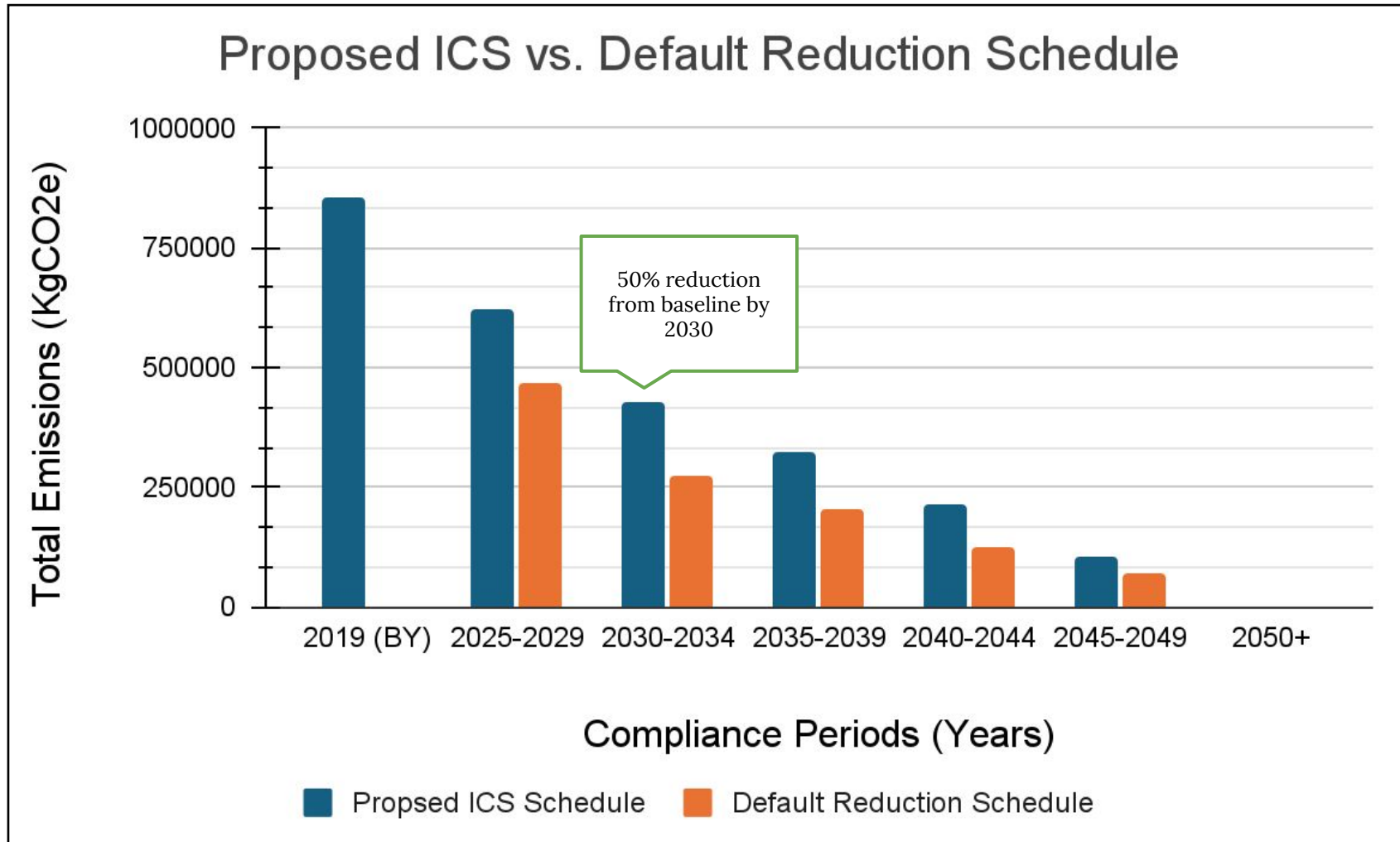
Address of building: 125 Amory Ave, Boston, MA 02119

Calculated Absolute Emission Limit

Calculated Absolute Emissions Limit (kgCO ₂ e)							
	Baseline Year (2019)	2025-2029	2030-2034	2035-2039	2040-2044	2045-2049	2050-
Default Reduction Schedule	N/A	466,604	273,134	204,850	125,186	68,283	0
Proposed Alternative Reduction Schedule	857,425	623,582	428,713	321,535	214,356	107,178	0

Proposed ICS Reduction Schedule

The Community Builders



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 of rectangles and polygons. The overall aesthetic is modern and architectural.

Board Q&A

The Community Builders



The background of the slide is a dark blue aerial wireframe illustration of a city. The buildings are represented by white and light blue lines, creating a 3D effect. The perspective is from a high angle, looking down on the city blocks.

Board Motion & Vote

The Community Builders



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 runs across the middle of the image, containing the text.

Approval of Meeting Minutes

Board votes on approving previous meeting's minutes

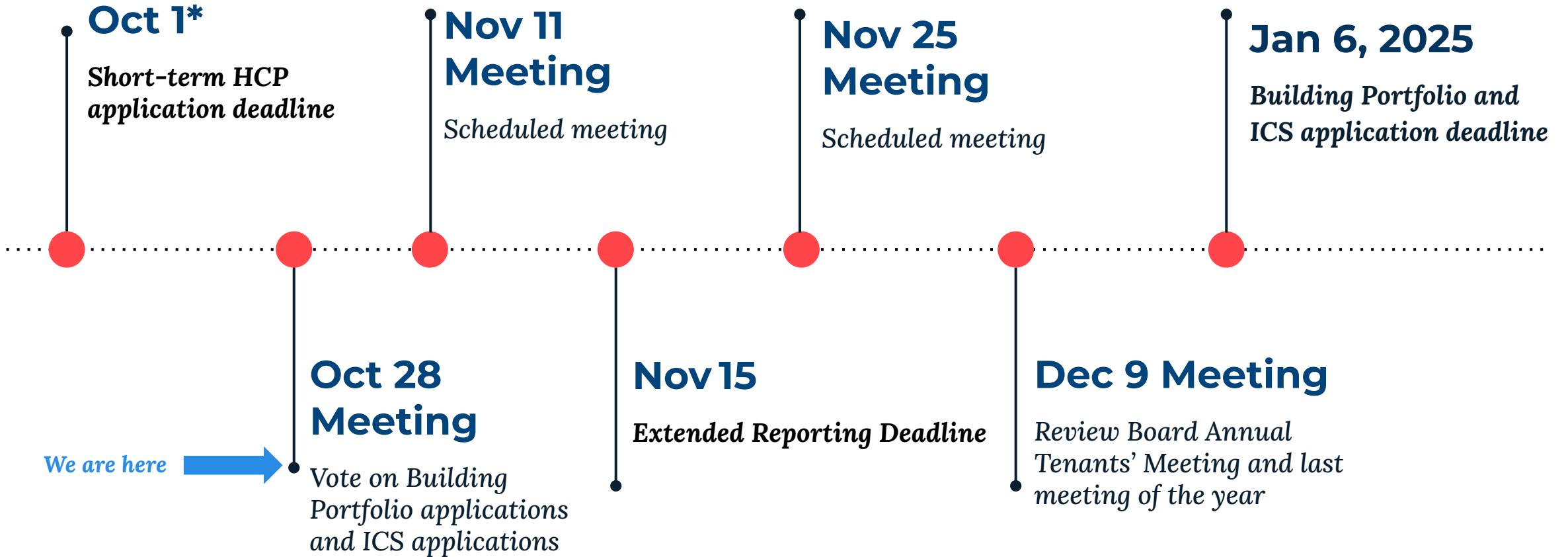


Administrative Updates

Staff presents administrative updates



Review Board Upcoming Timeline



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

Adjourn

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

