

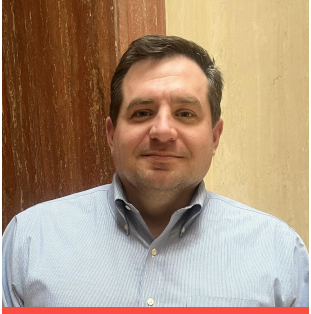
AIR POLLUTION CONTROL COMMISSION PUBLIC HEARING



September 17, 2025

This public hearing will include opportunity for public comment. During public comment periods, members of the public may submit any comments or questions by “raising their hand” or by typing in the chat box.

AIR POLLUTION CONTROL COMMISSION



Nick Gove
*Transportation
Department*



**Oliver
Sellers-Garcia**
*Environment
Department*



Julien Farland
*Boston Public Health
Commission*



**Irmak
Turan**
*Commissioner
At-Large*



Paul Chan
*Commissioner
At-Large*

CITY OF BOSTON STAFF



Alice Brown

*Environment
Department*



Alyssa Farkas

*Environment
Department*



Claudia Diezmartinez, Ph.D.

*Environment
Department*

Public Hearing

Parking Freeze Permit Applications

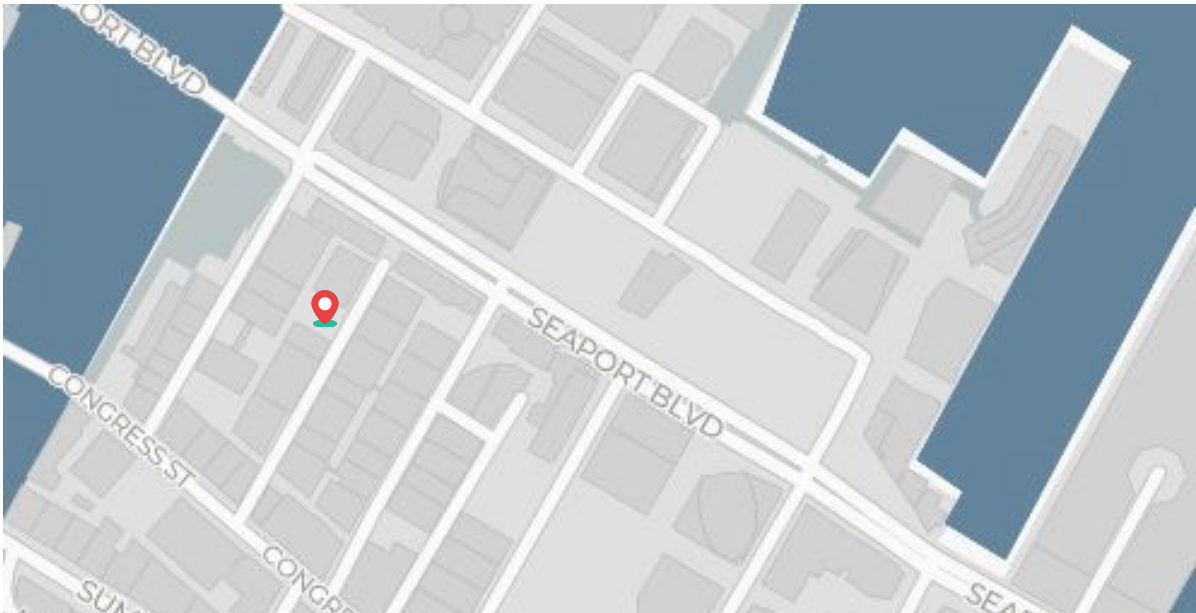
Modified South Boston Permit Application

38 Farnsworth St - APCC367657



This public hearing will include opportunity for public comment. During public comment periods, members of the public may submit any comments or questions by “raising their hand” or by typing in the chat box.

38 Farnsworth St



Key

= 38 Farnsworth St parcel

= 34 Farnsworth building

= 44 Farnsworth building

ssion

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Commission Q&A

38 Farnsworth St - APCC367657

Public Q&A

38 Farnsworth St - APCC367657

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Commission Motion & Vote

38 Farnsworth St - APCC367657

New Downtown Boston Permit Application

85-91 Essex St



This public hearing will include opportunity for public comment. During public comment periods, members of the public may submit any comments or questions by “raising their hand” or by typing in the chat box.

85-91 Essex Street, Boston (Chinatown Neighborhood), MA

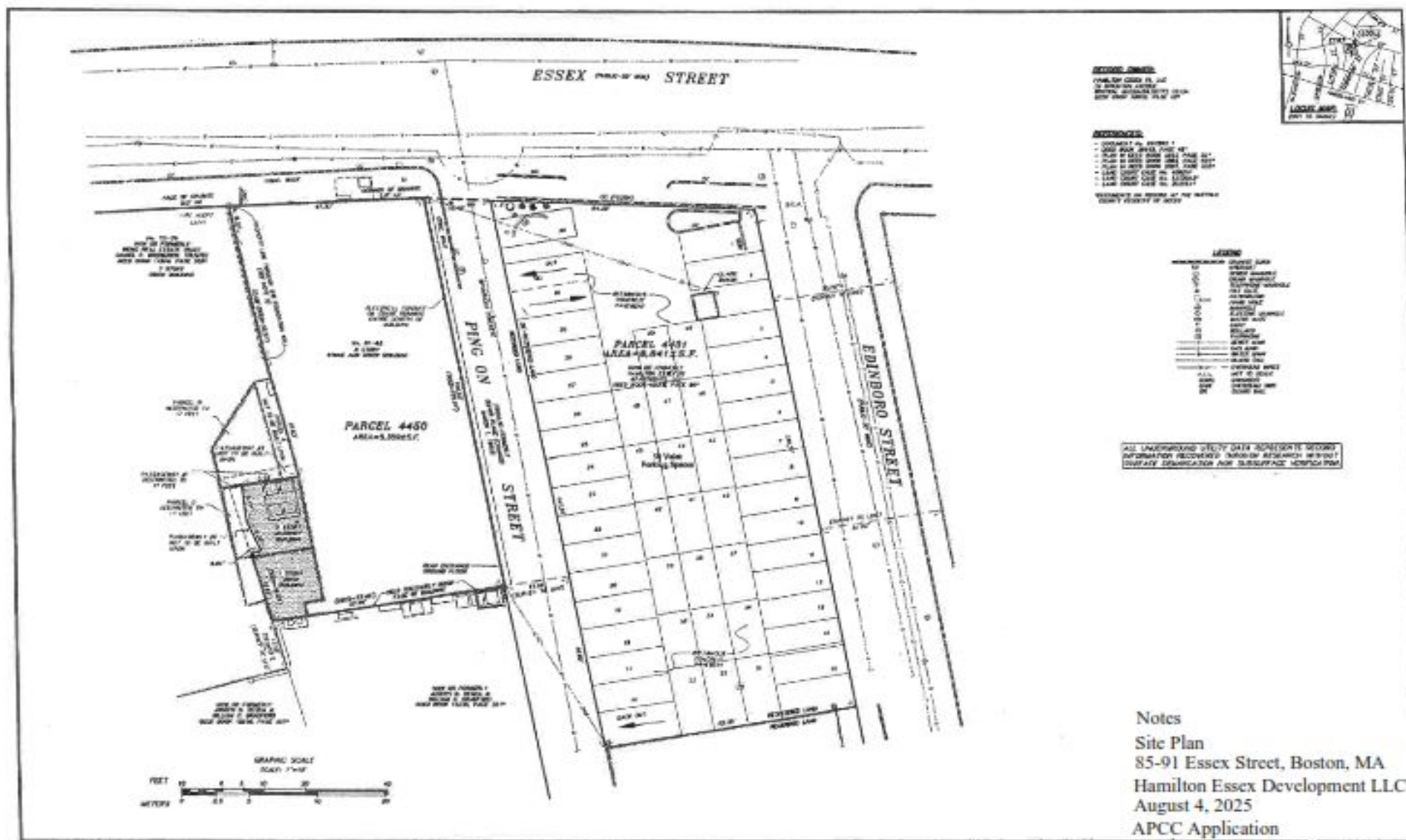
**Application for a New Downtown
Boston Parking Freeze Permit for the
Existing Surface Parking Lot located
at 85-91 Essex Street, Boston
(Chinatown), MA**



Locus Plan



Site Plan



Photographs – 9/12/25









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Commission Q&A

85–91 Essex St



Public Q&A

85–91 Essex St

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Commission Motion & Vote

85–91 Essex St

Modified Downtown Boston Permit Application

200–220 Huntington Ave - APCC453745

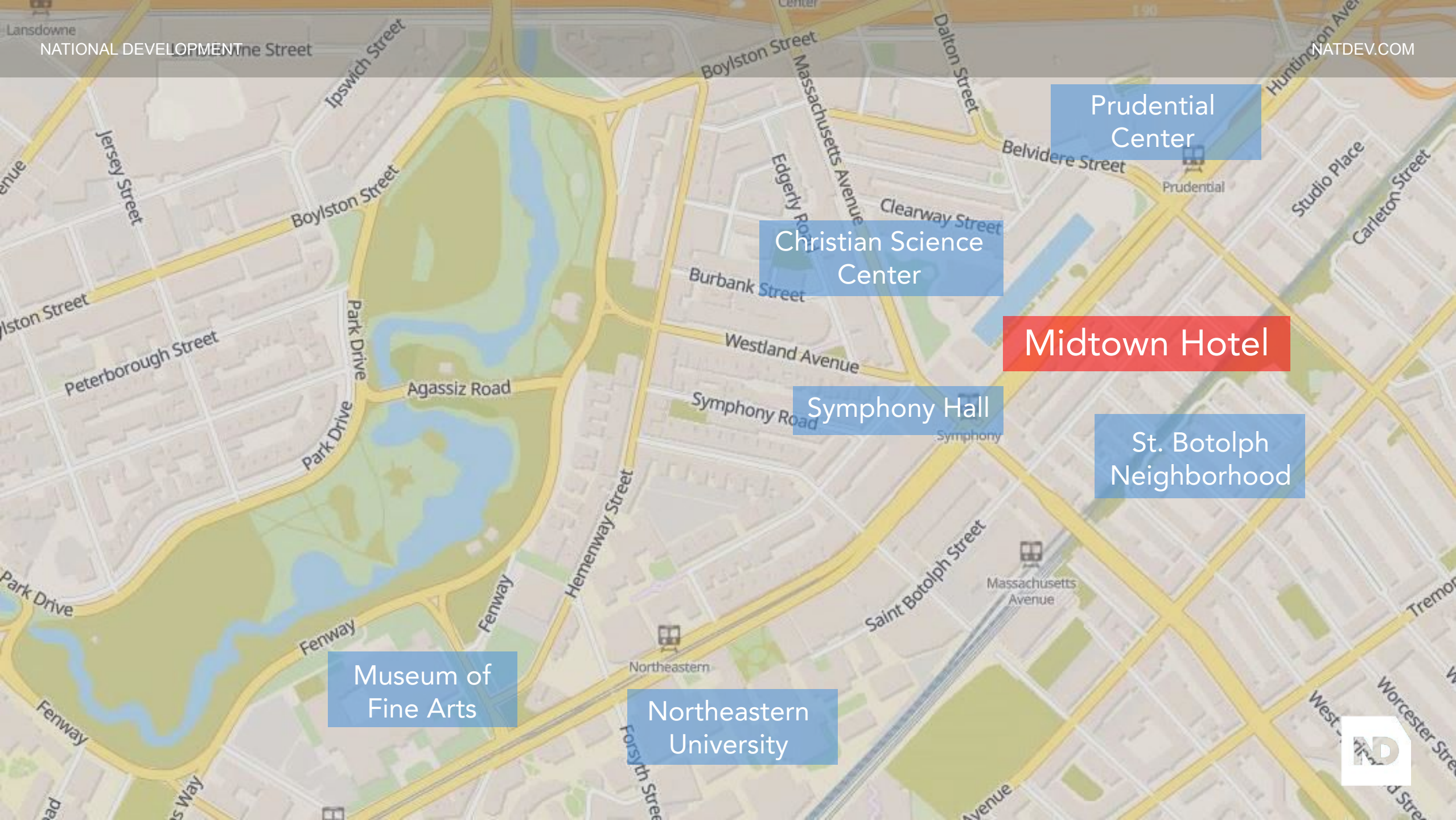


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APCC Application Midtown Hotel

Ted Tye, Founding Partner

September 17, 2025



Prudential
Center

Christian Science
Center

Midtown Hotel

Symphony Hall

St. Botolph
Neighborhood

Museum of
Fine Arts

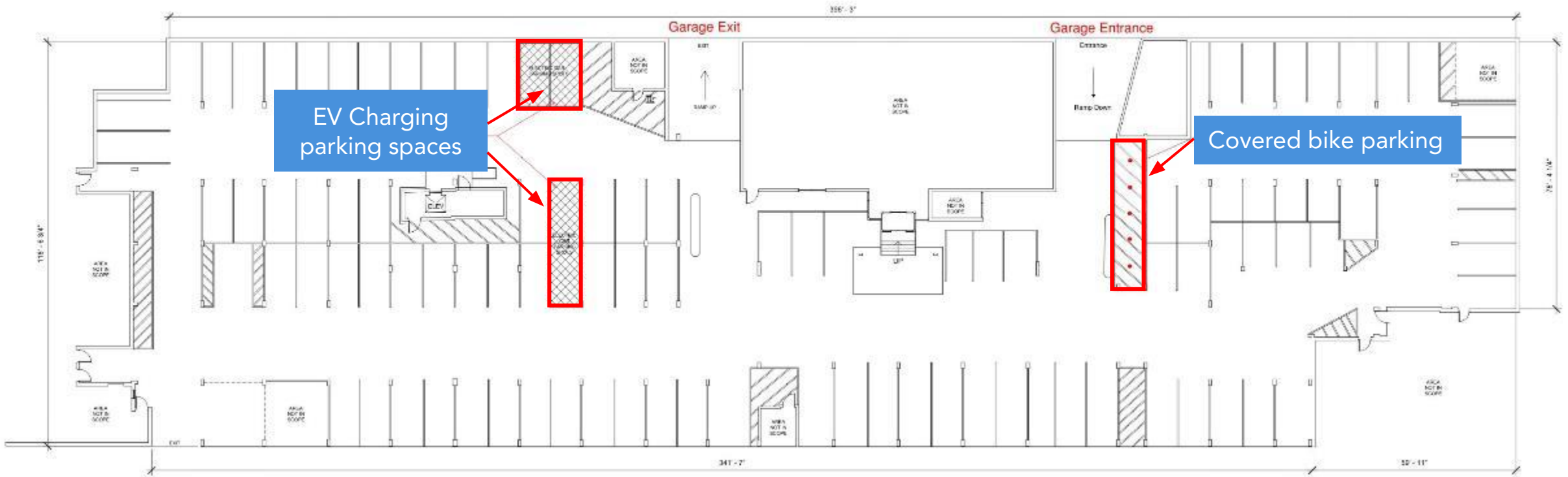
Northeastern
University



The Facts

- Hotel and 100 existing parking spaces have been in continuous use for 60+ years.
- Hotel undergoing a refresh of rooms, commons areas, landscaping and signage.
- Commercial demand from neighboring businesses and attractions (The Prudential Center, Symphony Hall, Christian Science Center, colleges, and neighborhood).





Adding four Level-2 EV stations,
10 garage bike spaces and 10
interior bike spaces.



The Request

To convert 30 of the existing spaces from Exempt to Commercial – No change in overall number of spaces, traffic or anticipated utilization.



Thank You



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Commission Q&A

200–220 Huntington Ave - APCC453745

Public Q&A

200–220 Huntington Ave - APCC453745

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Commission Motion & Vote

200–220 Huntington Ave - APCC453745

CONTINUED TO AN UPCOMING HEARING

Continued: Application for a Modified East Boston Parking Freeze Permit from VHB on behalf of Cargo Ventures LLC for 575 park and fly spaces. This permit is to relocate spaces from a surface lot at 320 McClellan Highway to a new parking garage at 440 McClellan Highway. Modification of the permit would have no effect on the East Boston parking freeze bank.

Continued: Application for a Modified East Boston Parking Freeze Permit from VHB on behalf of Cargo Ventures LLC for 127 park and fly spaces. This permit is to relocate spaces from a surface lot at 380 McClellan Highway to a new parking garage at 440 McClellan Highway. Modification of the permit would have no effect on the East Boston parking freeze bank.

Public Meeting

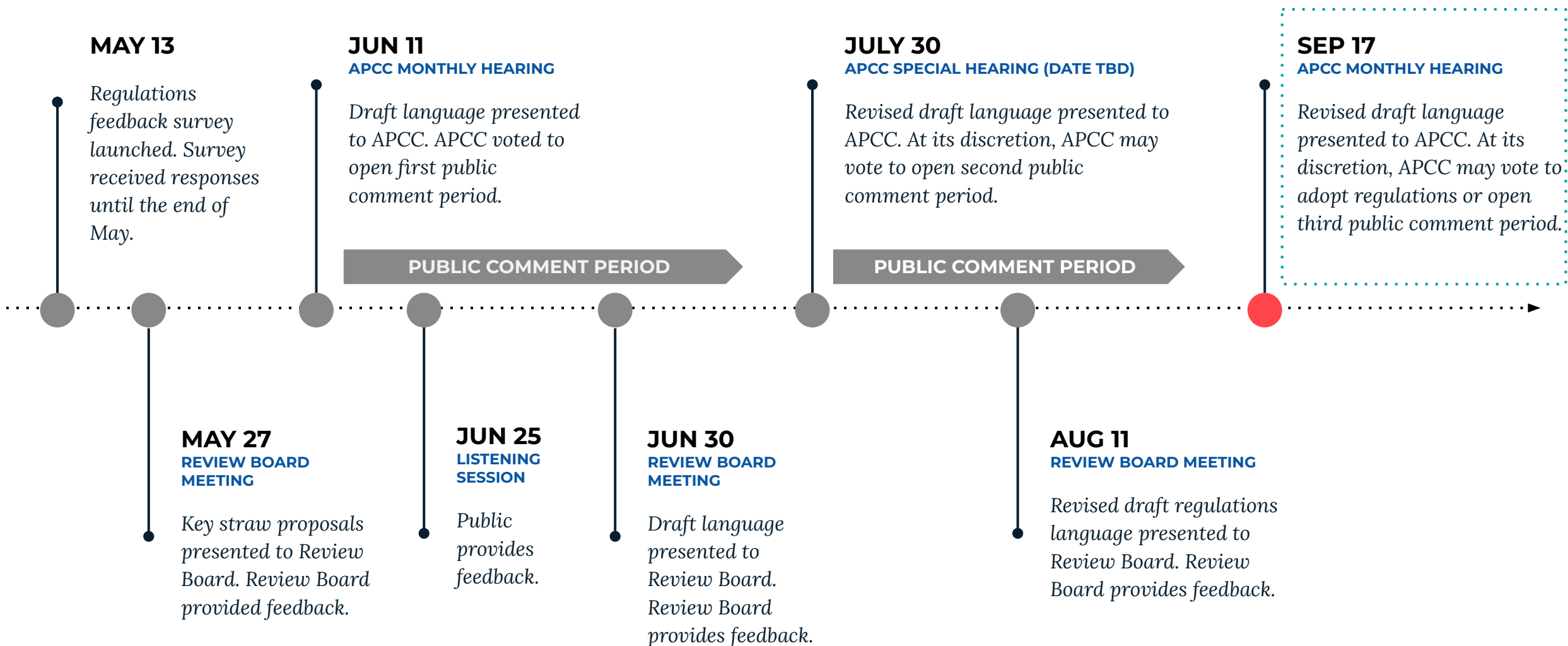
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Building Emissions Reduction and Disclosure Ordinance (BERDO)

Discussion & Vote to Adopt Revised Regulations

2025 BERDO Regulations Update Tentative Timeline

Timeline subject to change at the discretion of the Air Pollution Control Commission (APCC)



Second Public Comment Period

- The public comment period opened on **August 1, 2025** and ended on **September 2, 2025 at 5:00 p.m.**
- The APCC received **one comment letter** from A Better City

Summary of Feedback and Response to Comments

REQUIREMENTS FOR LOCAL RENEWABLE ENERGY

Request to exempt all solar systems from MA Class I REC retirement, including those outside the City of Boston, in the case that H. 4144, An Act Relative to Energy Affordability is passed.

- We will continue to follow the proposed bill and reassess if any changes to BERDO requirements for local renewable energy are needed in the case that the Act is passed.

UPDATE OF PROJECTED GRID EMISSIONS FACTORS

Request to enable building owners to choose how emissions compliance obligations are calculated with either old or new electric grid emissions factors be allowed through 2030, to allow building owners time to update their capital plans.

- Updating emissions factors for 2027 onwards is aligned with the update schedule that was already established in Policies and Procedures.
- Projected grid emissions factors are for planning purposes. Annual grid emissions factors are calculated every year for purposes of emissions compliance, with projected grid emissions factors serving as a ceiling.
- The calculation of emissions compliance obligations must be uniform across all building owners.

Summary of Key Changes Introduced through the 2025 BERDO Regulations Update

1. **Streamlining requirements for third-party verification for Buildings' first emissions compliance year** (*Regulations, Section VII*).
2. **Modifying application deadlines for all flexibility measures** (*Regulations, Sections XI - XIII*).
3. **Enabling building owners to request to extend the BERDO Review Board's voting timelines for all flexibility measures** (*Regulations, Sections XI - XIII*).
4. **Removing requirement to record decisions related to flexibility measures in the Registry of Deeds for flexibility measures** (*Regulations, Section XI - XIII*).
5. **Enabling the Review Board to grant exemptions on BERDO solar requirements without a Hardship Compliance Plan** (*Regulations, Section X*).
6. **Clarifying roles between the APCC, the BERDO Review Board, and the City of Boston Environment Department** (*Regulations, throughout; Policies and Procedures, throughout*).
7. **Update of projected grid emissions factors** (*Policies and Procedures, Appendix B*).
8. **Revised date of publication of annual emissions factors to no later than April 15 of each year** (*Regulations, Section VIII*).

Proposed Next Steps

- The BERDO Team formally requests that the APCC votes to adopt the updated BERDO Regulations and Policies and Procedures.

The background of the slide is a dark blue aerial view of a city, overlaid with a white line-art map showing building footprints and street layouts. The map is centered and covers the entire background.

Commission Q&A

Commissioners may discuss and ask staff questions.

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Public Q&A

The public may discuss and ask staff questions.



Commission Motion & Vote

Adopt 2025 BERDO draft regulations revisions



Status of the Parking Freeze



General Parking Freeze Update

Status as of 9/17/2025



	East Boston	South Boston	Downtown Boston
Spaces allocated	702 park-and-fly 2,610 rental car	27,484	31,193
Spaces in bank	N/A	2,233	4,363
2022 Renewals	4/4 permits renewed	125/126 permits renewed (99%)	259/271 permits renewed (96%)
2023 Renewals	4/4 permits renewed	124/124 permits renewed	260/272 permits renewed (96%)
2024 Renewals	4/4 permits renewed	124/124 permits renewed	269/273 permits renewed (99%)
2025 Renewals	2/4 permits renewed	114/124 permits renewed (92%)	251/280 permits renewed (90%)

Note: In July, 259 spaces were withdrawn from the Downtown bank following approval of the 321 Harrison Ave permit modification. 175 spaces were returned to the Downtown bank following administrative modification of an MBTA permit for 185 Kneeland St.

Permit Renewal Updates

- The 2025 renewal cycle began on June 1st and permits expired on July 1st
 - **369 facilities (91%) have completed the 2025 renewal so far**
 - MassDOT and MBTA facilities are almost fully in compliance with renewals
- First Past Due Notices were sent on September 2nd for approximately 45 permits
- Second Past Due Notices will be sent in early October

The background of the slide is a dark blue aerial view of a city, rendered in white line art. The map shows a dense urban layout with numerous rectangular blocks representing buildings, streets, and parks. A prominent feature is a large, curved road or highway that winds through the center of the city. The overall style is clean and modern, with a focus on geometric shapes and lines.

Administrative Updates

Acceptance of the Meeting Minutes



The background of the slide is a dark blue aerial view of a city grid, rendered in white line art. The grid shows various building footprints, streets, and parks. A semi-transparent dark blue horizontal band runs across the middle of the image, serving as a backdrop for the text.

Commission Motion & Vote

Acceptance of the July 16, 2025 Meeting Minutes

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Commission Motion & Vote

Acceptance of the July 30, 2025 Meeting Minutes

Adjourn

Thank you for your participation!

