

MARCH 25, 2025



Watertown City Council

Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6470

CITY COUNCIL MEETING TUESDAY, MARCH 25, 2025, 7:00 P.M. RICHARD E. MASTRANGELO COUNCIL CHAMBER ADMINISTRATION BUILDING, 149 MAIN STREET

MINUTES

ACCESS INFORMATION:

- A. This meeting will be held on March 25, 2025 at 7:00 PM in the Richard E. Mastrangelo Council Chamber
- B. The meeting will be televised through WCATV (Watertown Cable Access Television):
<http://vodwcatv.org/CablecastPublicSite/?channel=3>
- C. The Public may join the virtual meeting online: <https://watertown-ma.zoom.us/j/92991331344>
- D. Public may join the virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Webinar ID: 929 9133 1344
- E. Public may comment through email: vpiccirilli@watertown-ma.gov
- F. Please Visit the City Council Website here: <https://www.watertown-ma.gov/350/City-Council>

1. ROLL CALL

Council President Sideris called to order a regular meeting of the City Council at 7:00 p.m. in the Richard E. Mastrangelo Chamber, Administration Building. Those present were Councilors John M. Airasian, Caroline Bays, Lisa J. Feltner, John G. Gannon, Nicole Gardner, Emily Izzo, Anthony Palomba, Vice President Vincent J. Piccirilli, Jr., and Council President Mark S. Sideris. Also present were George Proakis, City Manager, Mark Reich, City Attorney, Brendan T. McCarthy, Council Clerk, and Doug Newton, Municipal Policy Analyst.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC FORUM

Jeanne Trubek – 471 K Arsenal Street – Stated she is Co-Chair of the Environment and Energy Efficiency Committee. She remarked that it is imperative that the Council implement the proposed BERDO. It is present in the Climate and Action Plan, and while it's good that the plan states such beliefs, it's paramount that what is in the plan is put into action.

Stephen Stedman – 91 Common Street – Remarked that some hesitation around the BERDO is associated with perceived costs of converting buildings to be energy efficient. However, he stated that the cost for solar and wind energy infrastructure is cheaper than fossil fuel, and that trend will continue throughout the life cycle costs, therefore the BERDO will be advantageous financially.

Pat Rathbone – 36 Adams Avenue – Stated her work on the BERDO, that Massachusetts is committed on getting to net zero energy by 2050, and that the BERDO is focused on getting Watertown to reach that accomplishment. She continued by asking if we are not going to commit to getting our large buildings to net zero in 25 years, how long are we going to take?

Jocelyn Tega – Robbins Road – Voiced frustration that the staff was not given time to fully digest the BERDO in previous meetings, nor was there an opportunity for Q&A with the committee. She noted that the proposed Watertown BERDO is in line with both Boston and Cambridge. She then stated that there have been efforts to increase housing throughout town, but without a BERDO, those buildings do not have to be created net zero, which works counterintuitively to housing goals as is evident by ongoing natural disasters caused by climate change that displace thousands yearly.

Deborah Peterson – 9 Westland Road – Voiced support for the BERDO as drafted, and expressed immense discouragement that media outlets run stories exaggerated claims of devaluation of properties and hefty fines in regard to the effort. She continued to remark that there are many safeguards and protections in the proposed draft that lead to multiple paths to compliance. She urged people to go past scary headlines and look to the benefits of making efforts now to make safe our future wellbeing.

Ernesta Krackiewicz – 77 Riverside Street – Mentioned the concerns that people may have with being in compliance with BERDO, but reiterated that this proposed ordinance is in line with the passed BERDOs of Boston and Cambridge, so the requirements will continue to become more familiar and easily applicable. She cited that she submitted a report that low-income houses in the Boston area spend 14% of their monthly income on energy costs, which will become less of a burden once buildings are more energy efficient. She added that median costs of income spent on energy in the U.S. is around 3%, and that when costs reach 10%, they are considered severely burdened. She stated that the cost of fossil fuels will continue to go up, while projections for electricity remain stable over the next three decades.

Brian Heibiesen – 170 Worcester Street – Remarked that he is proud that Watertown is a leader in environmental goals. He said that it is difficult to continue this leadership, but that the BERDO is an important tool to do so. He reiterated that some concerns were not able

to be quelled at previous meetings due to time constraints, and urged the City Council to be patient with staff's consideration before making a judgement prematurely.

Jacky van Leeuwen – 32 Whites Ave – Asked if there was a plan that estimated what it would cost convert a larger scale condominium building, like the one that she and many others live in. She raised the concern of certain people being priced out of the area due to that potential cost. She also remarked on single family owners being exempt from converting their own homes, though they may emit more energy per unit than a condo owner.

4. EXAMINATION OF RECORDS OF PREVIOUS MEETINGS

A. Minutes from City Council Meeting March 11, 2025

Councilor Piccirilli moved to adopt the minutes and Councilor Feltner seconded.

The motion carried unanimously in a Voice Vote.

5. PRESIDENT'S REPORT

A. Referral to the Administration to review the proposed BERDO Ordinance and provide recommendations to the City Council for discussion

President Sideris remarked that the BERDO was sent to the Committee on Rules and Ordinances, who then held two lengthy meetings to discuss the item, and as a result of that process, he believes there is value in referring the issue to the staff to give them an opportunity to address concerns and questions raised in those meetings. Specifically, the success metrics of BERDOs in communities where they are already established, economic and development impacts, and administrative burden. He asked for the administration to convene a summit to discuss environmental and economic benefits and impacts of different options of the BERDO such as performance, requirements, schedules, and to assess the cost of including residential buildings - particularly condominium buildings. Once this is completed, he requested the staff to produce an updated BERDO for consideration.

Councilor Piccirilli moved to refer the item back to staff and Councilor Feltner seconded.

Councilor Feltner requested information as to how the staff plans to coordinate large buildings energy use recording, and if it differs from information already presented by staff.

The motion carried unanimously in a Voice Vote.

President Sideris then remarked on a successful Empowering Women event held at the Commander's Mansion which was a collaborative presentation from women in positions within the administration as well as local businesses.

6. INFORMATIONAL PRESENTATIONS

A. An Informational Presentation from The Bicycle and Pedestrian Committee

Assistant City Manager Magoon introduced the Bicycle and Pedestrian Committee as well as their staff liaison Zeke Mermell and remarked on their extensive efforts in planning for bike and pedestrian activity throughout town. He pointed out that bikes can be a larger issue in the press, but that locally there is a need for their attention of interactivity within transportation of the community.

Senior Transportation Planner Zeke Mermell recognized the committee members and remarked that they are an impressive group that continue to do important work.

Members Jenny Wong and Maria Saiz gave the presentation (attached). Bullet points included:

- Improving mobility is a public interest
 - Increase economic opportunities & livable communities
 - Reduce traffic
 - Reduce crashes
- The Committee's work benefits everyone
 - Consider systemic impacts on mobility
 - Collaborating with the community
 - Provide information about mobility options
- Planning & Access
 - Comprehensive Plan
 - Bike & Ped Plan
 - Development reviews
- Infrastructure
 - Watertown – Cambridge Greenway: open & in use
 - Main Street Community Path
 - Coolidge Ave path
 - Arsenal Way crossing
 - Quick-build Facilities to support Covid-19 recovery
 - Feedback
 - Mt Auburn St complete street
 - Local street construction planning (Arsenal Way, Arsenal St, Little Greenough)
- Engagement
 - Free bike maintenance & helmet giveaways
 - Provide the community with information at events
- Planning & Access
 - Snow removal ordinance
 - Bike parking
 - Development reviews
 - Safe routes to school
 - Improving safe travel to Cunniff

President Sideris thanked the Committee and opened the floor for questions from the City Council.

Councilor Feltner asked for more information on safe routes to schools.

Mr. Mermell replied that there has been engagement with the Cunniff School in discussing issues of interest and implementing goals. Staff are continuing to work with MassDOT on the issue of safe routes, and the committee works on the front line on sites.

Councilor Feltner remarked that there isn't a feature on "see click fix" for reporting bike and ped issues.

Mr. Mermell replied that there is currently a see click fix options for blue bikes in terms of suggesting locations or other input on that topic.

Chair Jamie Burke also replied on how members of the Committee are working with the DPW to improve see click fix options.

Councilor Gannon remarked on how the multi-use paths continue to get a ton of use in town, and inquired as to what the next steps are to continue to improve them.

Chair Jamie Burke replied that plans include finishing the connections of Watertown Community Path, and she remarked that she is excited to see how its construction will be finalized behind City Hall. Main Street crossing, the old railroad tracks, Arsenal Park, and Howard Street are also large areas of interest.

Councilor Gannon suggested the path to go under the railroad bridge as an option.

Councilor Gardner remarked on larger and motorized bikes, and asked if there was any forecast of that aspect growing, or growing the infrastructure to meet its demand.

Chair Jamie Burke replied that she believes the safest infrastructure is separate infrastructure, and that storage for all types of bikes are being considered more and more, including at schools.

7. MOTIONS, ORDINANCES, ORDERS, AND RESOLUTIONS

A. Authorization of an Order of Taking for 148 Waltham Street

City Manager Proakis remarked this is a friendly order of taking which is essentially a negotiated purchase and sales agreement. The price is \$9.2 million, which is much lower than what it was previously valued at during the lab boom, which has now allowed the City to make the purchase. The use of the land can be used for multiple City uses such as housing, senior center services, recreation, DPW storage etc.

Councilor Piccirilli moved to authorize the order of taking and Councilor Feltner seconded.

Councilor Gannon asked if the City would have to amend the order if it discovered new uses for the space that it wanted to establish.

City Attorney Reich replied that the order of taking was drafted with a broad number of options intended to cover present and future conceivable uses. If there was another use discovered in the future that fell outside that list, you may have to amend it depending on what it was, although it would not be difficult to do. He went on to say that there needed to be stated intended uses in order to facilitate the purchase, which led to the current list in the order.

Councilor Gannon noted that one of the uses was for utility networks and asked for specification on what types of networks. He stated he would not like to see something like a large cell tower to be placed there.

City Manager Proakis replied that there is no intention of placing a large cell tower on the site, but in regard to utilities, he wanted to allow the use of water and sewer access, or perhaps the ability to facilitate broadband access or a cell repeater on the intended structure. No oversized utility structure is intended here, and there will be continued best use discussions with the community as well.

President Sideris thanked the Council and KP Law for the preparation of this transaction, and expressed excitement in working with the community to build something that will be an asset to Watertown.

The motion carried unanimously in a Roll Call Vote.

8. REPORTS OF COMMITTEES

- A. Committee of the Budget and Fiscal Oversight Report regarding its meeting on March 6, 2025 – Piccirilli, Chair

Councilor Piccirilli read the report.

Councilor Piccirilli moved to accept the report and Councilor Feltner seconded.

The motion carried unanimously in a Voice Vote

- B. Committee on Rules and Ordinances Report regarding its meeting on February 18, 2025 – Gannon, Chair

Councilor Gannon read the report.

- C. Committee on Rules and Ordinances Report regarding its meeting on March 10, 2025 – Gannon, Chair

Councilor Gannon read the report.

Councilor Piccirilli moved accept both Committee on Rules and Ordinances Reports and Councilor Feltner seconded.

The motion carried unanimously in a Voice Vote.

- D. Revised Committee on Personnel and City Organization Report from its meeting on February 12, 2025 – Bays, Chair

President Sideris noted that this report was voted on at the previous meeting, but that there was an error in the report. The report noted that the City Council had voted to approve the creation of a City Logo, however that was not true. The updated report reflects the correction.

Councilor Piccirilli moved to accept the revised report and Councilor Feltner seconded.

The motion carried unanimously in a Voice Vote.

9. COMMUNICATIONS FROM THE CITY MANAGER

- A. Request for Confirmation of Appointment to the Board of Election Commissioners

City Manager Proakis thanked Jonathan Hecht, a former State Representative, for his service on the Election Commission. He then asked for confirmation of appointment for Margie Apfelbaum to the Election Commission for a term expiring April 1, 2029.

President Sideris remarked that the item gets referred to the Committee on State, Federal, and Regional Government.

City Manager Proakis then announced that the initial submission of the Fiscal Year 2026 Budget will take place at the next City Council meeting on April 8th.

10. REQUESTS FOR INFORMATION/REVIEW OF LIST OF PENDING MATTERS

Councilor Feltner requested for better communication on the community electrical aggregation program.

11. ANNOUNCEMENTS

Councilor Palomba announced that a Committee on Human Services will convene to discuss the qualities and qualifications on the position of the Human Services Director, and that a Committee on Parks and Recreation meeting will meet to discuss lights on public parks.

12. PUBLIC FORUM

Elodia Thomas – 57 Marion Road – Complemented the Bike & Ped Committee for a great presentation. She then remarked on a number of concerning phone calls she has received regarding various issues including: a need for the City Manager to address adhering to open meetings laws with several committees – particularly with publishing minutes and

only meeting in designated meetings, a request for a standardized form for "request for information" to promote better transparency, a sense of ire towards certain reported staff development events, budgetary concerns, and answers as to where the STR/Air BnB issue stands – they are not allowed and yet there are many still in operation in town.

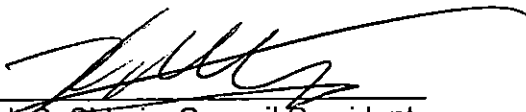
13. RECESS OR ADJOURNMENT

Councilor Piccirilli made a motion to adjourn and Councilor Feltner seconded.

The motion was adopted unanimously in a Roll Call Vote.

The meeting adjourned at 8:25 p.m.

I hereby certify that at a regular meeting of the City Council for which a quorum was present, the above minutes were adopted by a vote of 9 for, 0 against, and 0 present on April 8, 2025.



Mark S. Sideris, Council President
s:/BTM

ELECTED OFFICIALS

Mark S. Sideris,
Council President

Caroline Bays,
Councilor At Large

Nicole Gardner,
District A Councilor

Vincent J. Piccirilli, Jr.,
Vice President &
District C Councilor

John G. Gannon,
Councilor At Large

Lisa J. Feltner,
District B Councilor

John M. Airasian,
Councilor At Large

Anthony Palomba,
Councilor At Large

Emily Izzo,
District D Councilor

City Council Meeting
Tuesday, March 25, 2025 at 7:00 PM
Richard E. Mastrangelo Council Chamber
Administration Building, 149 Main Street
List of Documents

1. Bicycle and Pedestrian Committee Presentation – Item 6A
2. 148 Waltham Street Order of Taking – Item 7A
3. Committee of the Budget and Fiscal Oversight Report 3/6/25 – Item 8A
4. Committee on Rules and Ordinances Report 2/18/25 – Item 8B
5. Committee on Rules and Ordinances Report 3/10/25 – Item 8C
6. Revised Committee on Personnel & City Organization Report 2/12/25 – Item 8C
7. Request for Confirmation – Election Commissioners – Item 9A

**ADDENDUM TO THE
MINUTES OF THE MARCH
25, 2025 CITY COUNCIL
MEETING**



City Council Meeting

Tuesday, March 25, 2025 at 7:00 PM
Richard E. Mastrangelo Council Chamber

Agenda

ACCESS INFORMATION:

- A. This meeting will be held on March 25, 2025 at 7:00 P.M. Location: Richard E. Mastrangelo Council Chamber
 - B. The meeting will be televised through WCATV (Watertown Cable Access Television): <http://vodwcatv.org/CablecastPublicSite/watch-now?site=3>
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- 1. ROLL CALL
- 2. PLEDGE OF ALLEGIANCE
- 3. PUBLIC FORUM
- 4. EXAMINATION OF RECORDS OF PREVIOUS MEETINGS
 - A. Minutes from City Council Meeting March 11, 2025
- 5. PRESIDENT'S REPORT
 - A. Referral to the Administration to review the proposed BERDO Ordinance and provide recommendations to the City Council for discussion
- 6. INFORMATIONAL PRESENTATIONS
 - A. An Informational Presentation from the Bicycle & Pedestrian Committee
- 7. MOTIONS, ORDINANCES, ORDER, AND RESOLUTIONS
 - A. Authorization of an Order of Taking for 148 Waltham Street
- 8. REPORTS OF COMMITTEES
 - A. Committee of the Budget and Fiscal Oversight Report regarding its meeting on March 6, 2025 - Piccirilli, Chair
 - B. Committee on Rules and Ordinances Report regarding its meeting on February 18, 2025 - Gannon, Chair
 - [BERDO Buildings List](#) (PDF link)
 - [Draft BERDO Building Lists.xlsx](#) (Excel link)

- C. Committee on Rules and Ordinances Report regarding its meeting on March 10, 2025 - Gannon, Chair
- D. Revised Committee on Personnel and City Organization Report from its meeting on February 12, 2025 - Bays, Chair
- 9. COMMUNICATIONS FROM THE CITY MANAGER
 - A. Request for Confirmation of Appointment to the Board of Election Commissioners
- 10. REQUESTS FOR INFORMATION/REVIEW OF LIST OF PENDING MATTERS
- 11. ANNOUNCEMENTS
- 12. PUBLIC FORUM
- 13. RECESS OR ADJOURNMENT

ELECTED OFFICIALS

Mark S. Sideris,
Council President

Caroline Bays,
Councilor At Large
Nicole Gardner,
District A Councilor

Vincent J. Piccirilli, Jr.,
Vice President &
District C Councilor
John G. Gannon,
Councilor At Large
Lisa J. Feltner,
District B Councilor

John M. Airasian,
Councilor At Large

Anthony Palomba,
Councilor At Large
Emily Izzo,
District D Councilor

CITY COUNCIL ATTENDANCE
MEETING DATE: MARCH 25, 2025

	YES	NO	PRESENT
JOHN M. AIRASIAN	<u> X </u>	<u> </u>	<u> </u>
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

**CITY COUNCIL ROLL CALL VOTE
MEETING DATE: MARCH 25, 2025**

	YES	NO	PRESENT
JOHN M. AIRASIAN	<u> X </u>	<u> </u>	<u> </u>
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to adopt minutes from City Council Meeting March 11, 2025

**CITY COUNCIL ROLL CALL VOTE
MEETING DATE: MARCH 25, 2025**

	YES	NO	PRESENT
JOHN M. AIRASIAN	<u> X </u>	<u> </u>	<u> </u>
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to refer to the BERDO ordinance to the Administration and request recommendations to the City Council for discussion



George J. Proakis
City Manager

CITY OF
WATERTOWN
Office of the City Manager

Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6465
www.watertown-ma.gov
Citymgr@watertown-ma.gov

To: Honorable City Council

From: George J. Proakis, City Manager

Date: March 18, 2025

RE: Agenda Item – Informational Presentation

I respectfully request that an Informational Presentation be included on the agenda for the City Council meeting scheduled for March 25, 2025. The purpose of this presentation is to provide the Council with an update on the Bicycle & Pedestrian Committee's recent projects, initiatives, and achievements, as well as to highlight ongoing efforts.

Thank you for considering this request.

Watertown Bicycle-Pedestrian Committee



Update to City Council

March 25, 2025

Improving mobility is in your interest

- Increase economic opportunities & livable communities
- Reduce traffic
- Reduce crashes

However you got here tonight, your trip could have been better

AARPRegister | Login

JoinRenew

AARP LIVABLE COMMUNITIES

10 Ways Bicycle-Friendly Streets Are Good for People Who Don't Ride Bikes

Benefits abound for those with no intention of ever getting on a bicycle

By Jay Walljasper



A sidewalk, protected bicycle lane and marked crosswalk along Prospect Park West in Brooklyn, New York.

<https://www.aarp.org/livable-communities/getting-around/info-2016/why-bicycling-infrastructure-is-good-for-people-who-dont-ride-bikes.html>



Our work benefits everyone

- Consider systemic impacts on mobility
- Collaborate with the community
- Provide information about your mobility options

Watertown moved forward: 2019-2023

Planning & Access:

- Comprehensive Plan
- Bike & Ped Plan
- Development reviews

Sidewalk Improvements Prioritization

Watertown Bicycle & Pedestrian Plan Report
adopted by Town Council Feb 9, 2021

Legend

Prioriy Areas for Pedestrian Infrastructure

 1/4 mile from community destination

 Parks & Open Space

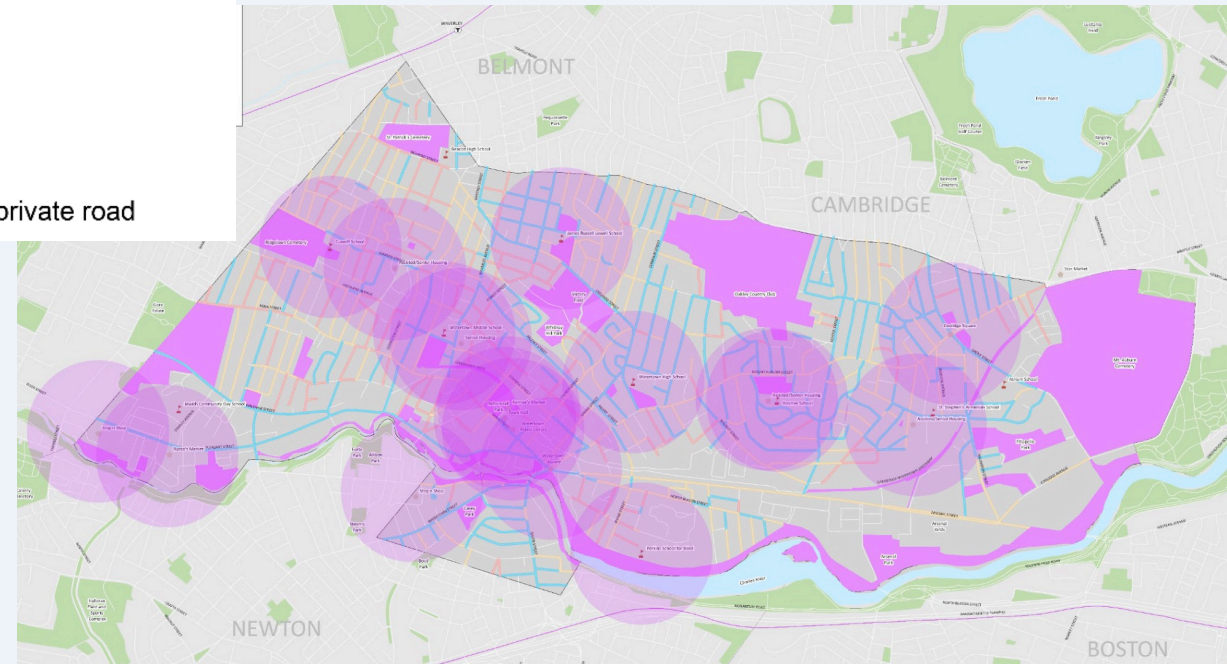
Sidewalk Condition

 Poor

 Fair

 Good

 Data not available/private road



Watertown moved forward: 2019-2023

Infrastructure:

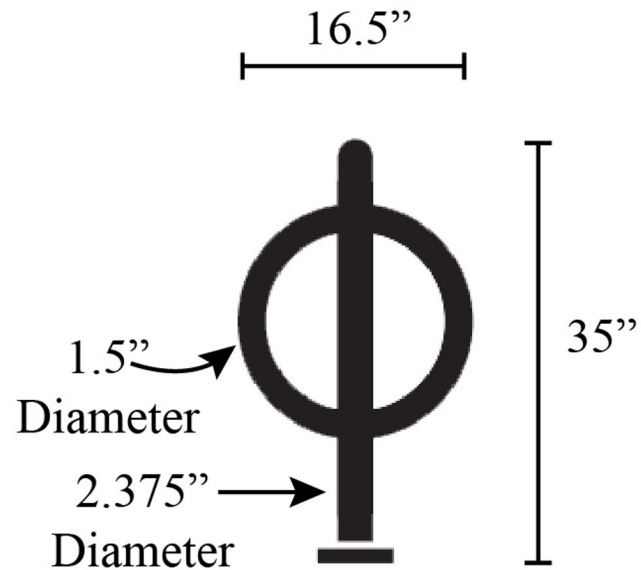
- Watertown-Cambridge Greenway: open & in use
- Quick-build facilities to support Covid-19 recovery
- Feedback:
 - Mt Auburn St complete street
 - Local street construction planning (Arsenal Way, Arsenal St, Little Greenough)

Watertown moved forward: 2019-2023

Engagement:

- Free bike maintenance & helmet giveaways
- We provide the community information at events
 - 1st Yard Art bike ride
 - Greenough family ride
 - Faire on the Square
 - Pop-up bike racks & bike valet parking

The pace has picked up: 2024



Planning & Access:

- Snow removal ordinance
- Bike parking
- Development reviews
- Safe Routes to Schools
- Improving safe travel to Cunniff

The pace has picked up: 2024



Coolidge Ave, March 2025

Infrastructure:

- Arsenal Way crossing
- Main St / Community Path
- Coolidge Ave path completion

The pace has picked up: 2024



Engagement:

- Bike parking at Faire in the Square, Arts Market & other events
- Get Out Your Bike (with Live Well Watertown & Watertown TMA)
- Porchfest bike routes
- Yard Art bike map & ride
- Farmers Market meet & greet

Even more in 2025+

Planning & Access

- Ongoing collaboration with schools on biking & walking access
- Bike parking on developments and City property
- Engage with Watertown Square Area Plan process

Infrastructure

- Bluebikes planning
- Ongoing project follow-up: Arsenal Park, etc.

Engagement

- Expanding collaboration with other City groups and staff:
 - Live Well Watertown
 - Watertown TMA
 - City communications team
- Deepen our work with City Manager, DPW leadership & Planning



Let's make getting around better





Bicycle & Pedestrian Committee

City of Watertown
Administration Building
149 Main Street
Watertown, Massachusetts 02472
Tel. (617) 972-6417
Fax (617) 972-6595

COMMITTEE MEMBERS

JAMIE BURKE, CHAIR
EILEEN BOTTI
SHEILA FAY
TOM FLOROS
SHANTA KELLER
AMY PLOVNICK
HANNAH RAKOFF
MARIA SAIZ
JENNY WANG

Watertown Bicycle-Pedestrian Committee Update to City Council

March 25, 2025

Addendum/Supplemental Resources

This supplemental document includes additional references and resources for material that are related to complete streets and walking and bicycling infrastructure, but not covered in the March 25, 2025 presentation. While these are not exhaustive resources, they are intended to familiarize you with some of the background material about advancing safety and mobility for all modes. Some highlights and data points are excerpted in the pages that follow.

Contents:

1. Economic Benefits of Complete Streets
2. Safety Benefits of Complete Streets
3. Watertown Walking & Bicycling Maps
4. MassDOT Reports & Resources
5. AARP Livable Communities Article

1 ECONOMIC BENEFITS OF COMPLETE STREETS

Numerous studies have cited economic benefits that result from complete streets projects and improving walking and biking conditions. A common research finding is an increase in retail sales.

- **Bicyclists spend more money** over the course of a year.^{1 2}
- “Patrons of retail businesses who arrive by foot and bicycle in a neighborhood shopping area **visit the most often and spend the most money** per month.”³
- Customers who arrive at retail stores by bike spend the same amount per month as comparable people who arrive by car - they tend to **make smaller purchases but return more frequently**. Studies in Toronto; New Zealand; Wales; Davis, California; and Portland, Oregon, all found this to be the case.⁴

1.1 ADDITIONAL RESEARCH & REPORTS

1.1.1 Report: The Economic Benefits of Sustainable Streets (NYC DOT, 2013)^{5 6}

This study demonstrated the nation’s first set of metrics for assessing the local economic impact of complete street projects, including protected bike lanes, pedestrian plazas, Select Bus Service routes and other safety enhancements implemented in New York City over seven years.

Researchers used sales tax data to evaluate the economic effects of street improvement projects, and found **“convincing evidence that improved accessibility and a more welcoming street environment created by these projects generate increases in retail sales in the project areas.”**



¹ Bicyclists Spent More Per Capita Per Week: EV Shopper Study. Retrieved from <https://drive.google.com/file/d/1e1sas-aFLwv-VzsyX9Md2dsJ7J4QgR9K/view>

² Study Shows Biking Customers Spend More. Retrieved from <https://bikeportland.org/2012/07/06/study-shows-biking-customers-spend-more-74357>

³ Good Walking is Good Business. Retrieved from <https://walkmass.org/wp-content/uploads/2018/03/WalkBostonGoodWalkingIsGoodBusiness.pdf?70fb4f&70fb4f>

⁴ Clifton, K., et al., 2012: Consumer Behavior and Travel Mode Choices. Retrieved from http://nacto.org/docs/usdg/consumer_behavior_and_travel_choices_clifton.pdf

⁵ NYC DOT, 2013. The Economic Benefits of Sustainable Streets. Retrieved from <https://www.nyc.gov/html/dot/downloads/pdf/dot-economic-benefits-of-sustainable-streets.pdf>

⁶ NYC DOT Publishes First-Ever Metric For Measuring Economic Benefits of Safer, More Sustainable Streets, Providing Innovative Planning and Outreach Toolkit For Cities Worldwide. Retrieved from <https://www.nyc.gov/html/dot/html/pr2013/pr13-068.shtml>

1.1.2 Report: Protected Bike Lanes Mean Business⁷

In a report from the Alliance for Biking & Walking and PeopleForBikes, 15 entrepreneurs and business leaders from major U.S. cities explain how protected bike lanes – on-street lanes that are physically separated from automobile traffic by curbs, planters, parked cars or posts - created big benefits for their companies.

- Homes near bicycle infrastructure appreciate in value more than equivalent houses away from bike lanes
- Employers get a competitive edge by locating in areas with great biking networks
- Companies benefit when more employees find it pleasant to bike to the office, because workers who exercise regularly are less expensive to insure
- People who shop by bike tend to buy less in a single visit, but stop by more often



1.1.3 Report: Economic Impacts of Bicycle and Pedestrian Street Improvements (2020)^{8 9}

This research quantified the economic impacts of bicycle and pedestrian street improvements in six U.S. cities: Indianapolis, Memphis, Minneapolis, Portland (OR), San Francisco, and Seattle. This research built on prior studies, including *The Economic Benefits of Sustainable Streets*.

Overall, the study found very little evidence of active transportation street improvements having a negative impact on business or economic outcomes. **In many cases, improved bicycle and pedestrian infrastructure was shown to have positive impacts on sales and employment in the retail and food service sectors:**

- Street improvements had either positive or non-significant impacts on corridor employment and sales.
- The food service industry seems to benefit the most from the addition of active transportation infrastructure. **Even in cases where a motor vehicle travel lane or parking was removed to make room for a bike lane, food sales and employment tended to go up.**
- The retail industry benefits somewhat from the addition of active transportation infrastructure. In nine of the 14 case studies, **retail sales and/or employment were positively impacted by the street improvements.** Two case studies showed no impact, and three of the case studies generated mixed results, with some positive and some negative impacts on retail.

⁷ Protected Bike Lanes Mean Business. Retrieved from

https://www.peoplepoweredmovement.org/site/images/uploads/Protected_Bike_Lanes_Mean_Business.pdf

⁸ Summary: Economic Impacts of Bicycle and Pedestrian Street Improvements. Retrieved from

<https://www.peopleforbikes.org/reports/the-national-study-of-the-economic-impact-of-street>

⁹ Full Report: Economic Impacts of Bicycle and Pedestrian Street Improvements https://prismic-io.s3.amazonaws.com/peopleforbikes/ec41f97a-844a-4bc7-ac38-a21be0a777ee_Economic-Impacts-of-Street-Improvements-summary-report.pdf

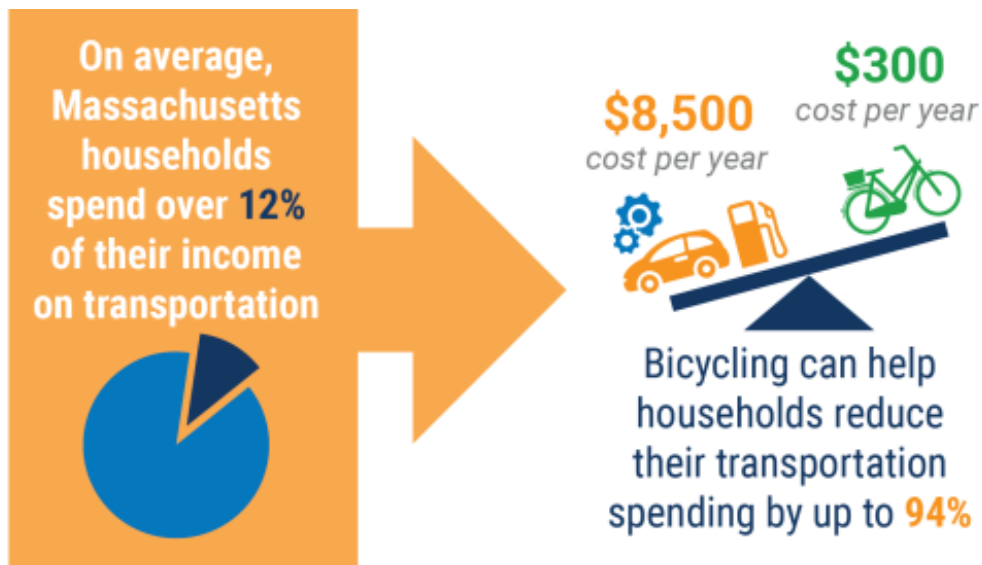
1.1.4 MassDOT Municipal Resources Guide for Walkability - Economic Benefits¹⁰

- Studies show communities with greater walkability have increased economic activity and help attract new businesses.
- Homes in walkable neighborhoods have higher values than homes in less walkable neighborhoods. Studies have shown premiums of more than \$30,000 for homes in walkable neighborhoods.

1.1.5 MassDOT Municipal Resources Guide for Bikeability - Economy and Cost Reduction¹¹

Investments in bicycling can increase individual access to economic opportunities, boost the local economy, incentivize investment, and reduce the financial burden of traffic crashes:

- Bicycle infrastructure and related services like bikeshare help workers make first- and last-mile connections to transit. Bicycle infrastructure also allows travel to jobs that are not accessible using transit, boosting wage-earning potential and increasing the size of employers' potential labor pool.
- Shared use paths are an amenity that many homeowners and renters value. Bicycle infrastructure can boost residential property values by creating safer, more walkable, livable neighborhoods.
- Bicycle infrastructure can increase customer traffic by providing safe, comfortable, and convenient ways to reach businesses by bike.
- In addition to the human toll of traffic crashes, there is also significant economic loss. Nationwide, bicyclist fatalities and injuries resulting from traffic crashes cost more than \$4 billion per year. Investments in bikeways can reduce these costs by making streets safer.
- Investing in bicycle infrastructure is fiscally prudent. Capital and lifecycle costs are lower for bicycle infrastructure than that of vehicle infrastructure



¹⁰ MassDOT Municipal Resources Guide for Walkability

https://www.mass.gov/files/documents/2019/06/13/2019_Municipal_Resources_Guide-Walkability_0.pdf

¹¹ MassDOT Municipal Resources Guide for Bikeability

https://www.mass.gov/files/documents/2019/06/13/2019_Municipal_Resource_Guide_for_Bikeability.pdf

2 SAFETY BENEFITS OF COMPLETE STREETS

- **Separated bike lanes improve safety for all road users.** ^{12 13 14}
- **Bike lanes reduce crashes for people in motor vehicles.** ^{15 16}
- **Bike lanes Improve sidewalk user experience:** Where protected lanes were installed in New York and Washington D.C., the number of bikes on sidewalks immediately fell by an average of 56 percent.¹⁷

2.1.1 NYC DOT has analyzed safety benefits of complete streets for many years. Some highlights of past studies include:

- When protected bike lanes are installed in New York City, **injury crashes for all road users (drivers, pedestrians, and cyclists) typically drop by 40 percent** and by more than 50 percent in some locations.¹⁸
- Because they shorten crossing distances, control turning conflicts and reduce traffic weaving, New York City's **protected bike lanes reduced injury rates for people walking on their streets by 12 to 52 percent.**¹⁹
- Bike lanes benefit non-riders more than riders: "A 2016 study in BMJ Injury Prevention finds that for every dollar New York City spends on new bike lanes, more people ride and overall public health improves."²⁰

2.1.2 US DOT Federal Highway Administration's Safe Systems Approach to Road Safety^{21 22}

- The US DOT Safe Systems approach aims to eliminate fatal and serious injuries for all road users.
- It does so through a holistic view of the road system that first anticipates human mistakes, and second keeps impact energy on the human body at tolerable levels.

¹² Pucher, J., and Buehler, R. (2012). Promoting Safe Walking and Cycling: Lessons from Europe and North America. (Presentation to Harvard Graduate School of Design, 17 Oct 2012). Retrieved from http://tram.mcgill.ca/Teaching/seminar/presentations/Pucher_talk_McGill_comp.pdf. Also Pucher, J., & Buehler, R. (2012). City Cycling. Cambridge, MA: MIT Press.

¹³ Thomas, B., & DeRobertis, M. (2013). The safety of urban cycle tracks: A review of the literature. Accident Analysis & Prevention, 52, 219-227.

¹⁴ NYCDOT (2011). Prospect Park West: Bicycle Path and Traffic Calming Update. (Presentation, 20 Jan 2011). Retrieved from http://www.nyc.gov/html/dot/downloads/pdf/2012_ppw_trb2012.pdf.

¹⁵ Separated Bike Lanes Means Safer Streets, Study Says — Streetsblog USA
<https://usa.streetsblog.org/2019/05/29/protect-yourself-separated-bike-lanes-means-safer-streets-study-says>

¹⁶ Why cities with high bicycling rates are safer for all road users – ScienceDirect
<https://www.sciencedirect.com/science/article/abs/pii/S2214140518301488?via%3Dihub>

¹⁷ NYCDOT and DDOT, 2010-2014: Tired of Cyclists Riding on the Sidewalk? Build More Bike Lanes. Retrieved from <http://www.citylab.com/cityfixer/2014/08/tired-of-cyclists-riding-on-the-sidewalk-build-more-bike-lanes/375984/>

¹⁸ Wolfson, H., 2011. Memorandum on Bike Lanes, City of New York, Office of the Mayor, 21 March 2011
http://www.nyc.gov/html/om/pdf/bike_lanes_memo.pdf

¹⁹ NYCDOT, 2013 <https://www.peopleforbikes.org/statistics/economic-benefits>

²⁰ Bike Lanes Benefit Non-Riders More Than Riders: New Research.
<https://journalistsresource.org/environment/bike-lanes-cost-effectiveness-public-health/>

²¹ US DOT Federal Highway Administration Zero Deaths and Safe System. <https://highways.dot.gov/safety/zero-deaths>

²² US DOT Federal Highway Administration Safe Systems Approach Flyer
https://highways.dot.gov/sites/fhwa.dot.gov/files/2022-06/FHWA_SafeSystem_Brochure_V9_508_200717.pdf

SAFE SYSTEM ELEMENTS

Making a commitment to zero deaths means addressing every aspect of crash risks through the five elements of a Safe System, shown below. These layers of protection and shared responsibility promote a holistic approach to safety across the entire transportation system. The key focus of the Safe System approach is to reduce death and serious injuries through design that accommodates human mistakes and injury tolerances.



Safe Road Users

The Safe System approach addresses the safety of all road users, including those who walk, bike, drive, ride transit, and travel by other modes.



Safe Vehicles

Vehicles are designed and regulated to minimize the occurrence and severity of collisions using safety measures that incorporate the latest technology.



Safe Speeds

Humans are unlikely to survive high-speed crashes. Reducing speeds can accommodate human injury tolerances in three ways: reducing impact forces, providing additional time for drivers to stop, and improving visibility.



Safe Roads

Designing to accommodate human mistakes and injury tolerances can greatly reduce the severity of crashes that do occur. Examples include physically separating people traveling at different speeds, providing dedicated times for different users to move through a space, and alerting users to hazards and other road users.



Post-Crash Care

When a person is injured in a collision, they rely on emergency first responders to quickly locate them, stabilize their injury, and transport them to medical facilities. Post-crash care also includes forensic analysis at the crash site, traffic incident management, and other activities.

SAFE ROADS: AVOIDING CRASHES



Avoiding crashes involves:



Separating users in space



Separating users in time



Increasing attentiveness and awareness

Source for all images: Fehr & Peers



U.S. Department of Transportation
Federal Highway Administration

FHWA-SA-20-015

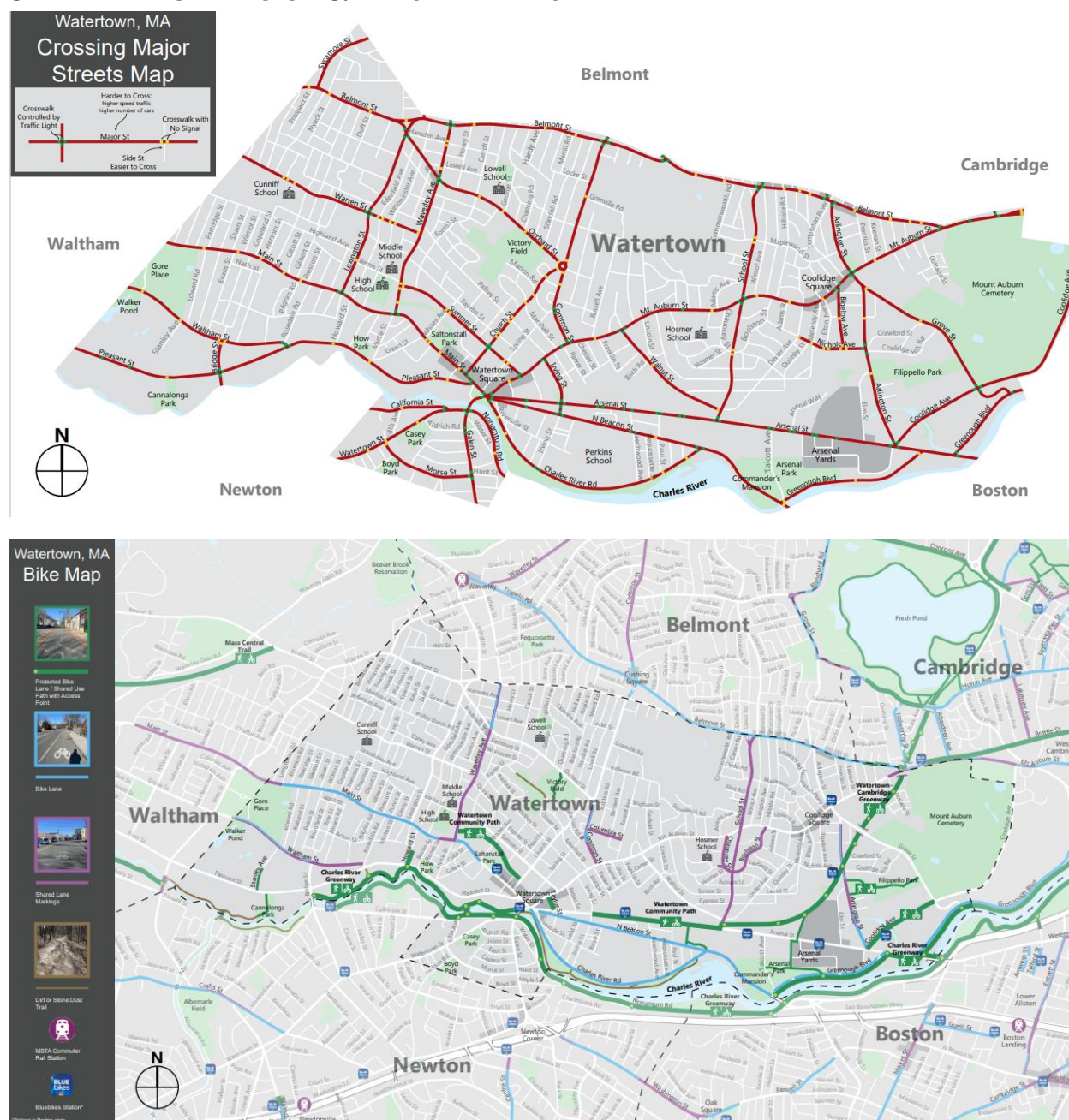


Safe Roads for a Safer Future
Investment in roadway safety saves lives

3 WATERTOWN WALKING & BICYCLING MAPS

3.1 WATERTOWN FUTURE BIKE MAP - INTERACTIVE STORYMAP²³

3.2 WATERTOWN BICYCLE & PEDESTRIAN MAPS^{24,25}



²³ Watertown Future Bike Map. <https://storymaps.arcgis.com/stories/ee6302618d5243e1ae9cca5be3e7fe8b>

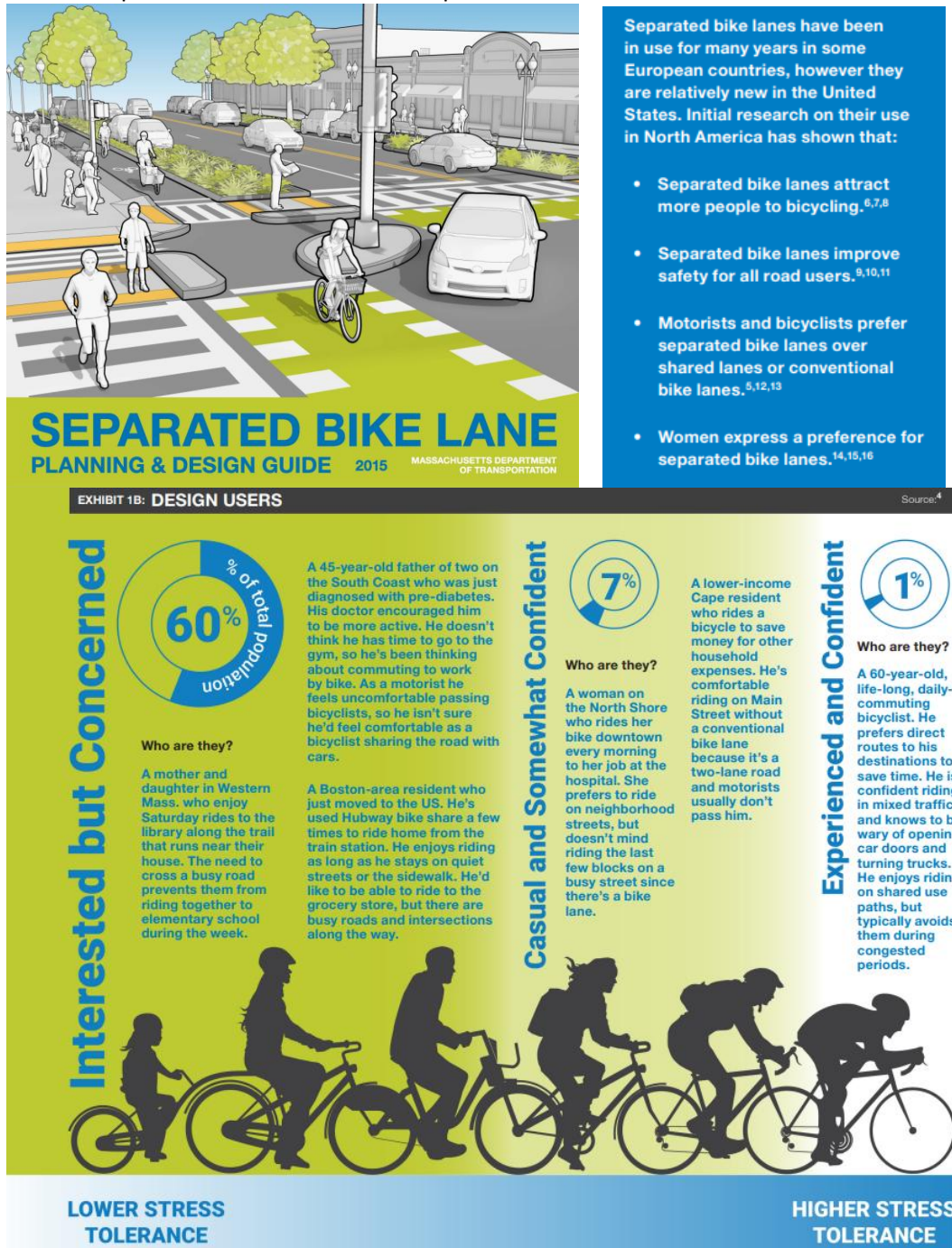
²⁴ Watertown Crosswalk Map. <https://content.civicplus.com/api/assets/0dc3959f-c20c-425c-be6d-4bafda64ef85>

²⁵ Watertown Bicycle Map. <https://content.civicplus.com/api/assets/17982f31-1e94-4241-aed2-35655cdfafbf>

4 MASSDOT BICYCLE & PEDESTRIAN REPORTS & RESOURCES

4.1 MASSDOT SEPARATED BIKE LANE PLANNING & DESIGN GUIDE²⁶

The MassDOT Separated Bike Lane Planning & Design Guide presents considerations and strategies for the development and maintenance of separated bike lanes.



²⁶ MassDOT Separated Bike Lane Planning & Design Guide <https://www.mass.gov/lists/separated-bike-lane-planning-design-guide>

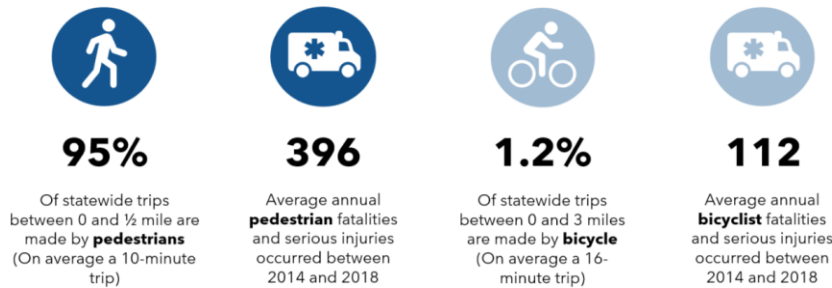
4.2 MASSDOT BICYCLE AND PEDESTRIAN UPDATE (2021 PLANNING DOCUMENT)²⁷

“MassDOT is committed to making walking and biking a safe, comfortable, and convenient option for everyday trips. This update highlights investments MassDOT has made since releasing its Bicycle and Pedestrian Transportation Plans in 2019 and planned future investments for advancing walking and biking in the Commonwealth.”

21% of all trips in Massachusetts are under 1/2 mile.

57% of all trips are under three miles.

These numbers indicate that **many of these shorter trips that are currently done by car could instead be made by walking, bicycling, or rolling**, if the facilities such as sidewalks, paths, or bike lanes, accommodate those modes of travel. (These metrics encompass trips made by vehicle, walking, or biking.)



4.3 MASSDOT MUNICIPAL RESOURCES GUIDE FOR WALKABILITY²⁸

“The Municipal Resource Guide provides an introduction to the core concepts of walkability and outlines additional resources that are available on each topic. The Guide is intended to provide communities with the tools and information needed to hold discussions on why and how to improve walkability.”

Why is walkability important?

“Every trip involves walking at some point, whether it is getting to a bus stop, crossing a street, or getting from a parked car to a building entrance. The term “walkable” can apply to both communities and roadways that are accessible, safe, comfortable, convenient, and well-connected. When greater numbers of people walk, communities can experience social, economic, health, and environmental benefits. Municipalities that invest in programs and infrastructure projects to encourage walking can realize these benefits at the community level.”

“Short trips can be walkable if people feel safe and comfortable.” - MassDOT’s vision for walking in Massachusetts

²⁷ MassDOT Bicycle and Pedestrian Update, 2021.
<https://storymaps.arcgis.com/stories/446e35bc40614e5aaced4a62ff7343b2>

²⁸ MassDOT Municipal Resources Guide for Walkability
https://www.mass.gov/files/documents/2019/06/13/2019_Municipal_Resources_Guide-Walkability_0.pdf

4.4 MASSDOT MUNICIPAL RESOURCE GUIDE FOR BIKEABILITY²⁹

“The Municipal Resource Guide for Bikeability provides an introduction to the core concepts of bikeability and outlines additional resources available on each topic. The Guide is intended to provide municipalities with the tools and information needed to provide safe, comfortable, and convenient bike networks that appeal to the broadest base of people.”

“Biking in Massachusetts will be a safe, comfortable, and convenient option for everyday travel.” - MassDOT’s vision for biking in Massachusetts

Why is bikeability important?

“Bicycling is an efficient, healthy, low-cost, and fun way to travel for transportation and recreation. Massachusetts residents of all ages and bicycling abilities choose to ride a bike for routine, everyday trips like commuting, running errands, shopping, or visiting family and friends. Improving the “bikeability” of our roadways and communities with safe, comfortable, and convenient bikeways make it possible to convert more short trips to bicycling.

When greater numbers of people bike, communities can experience mobility, safety, health, economic, environmental, and equity benefits. Municipalities that invest in programs and infrastructure projects to encourage biking can realize these benefits at the community level. MassDOT supports municipalities in becoming more bikeable as part of its effort to foster a sustainable and efficient transportation system for the Commonwealth.”

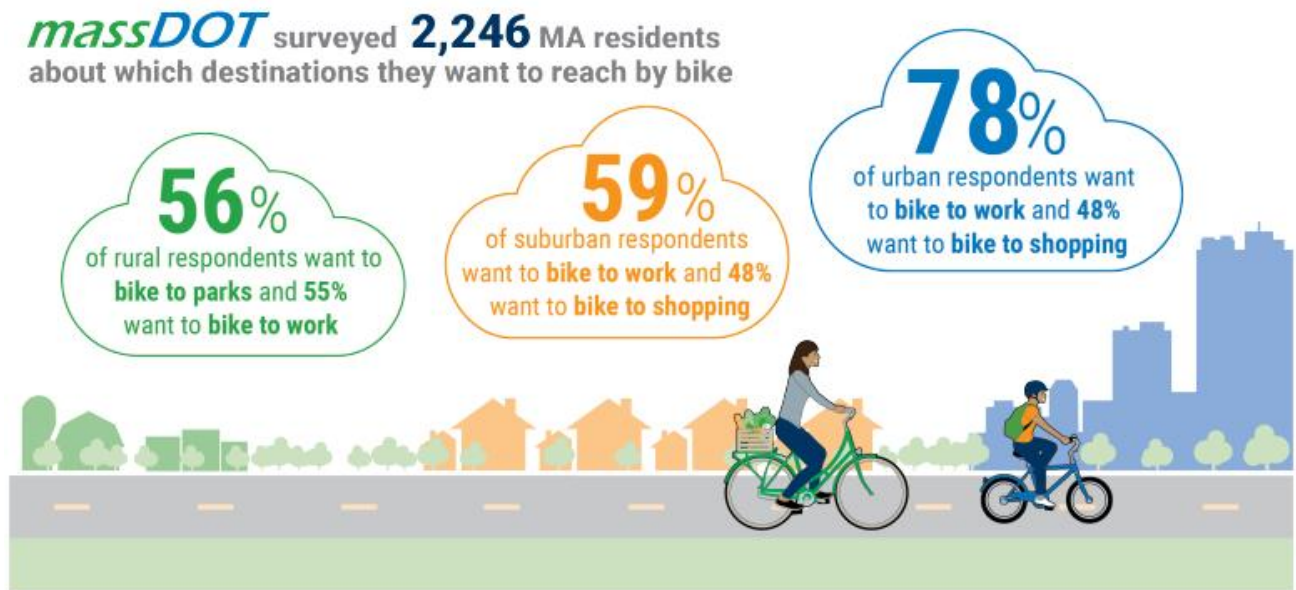


Figure 1. People throughout Massachusetts—regardless of living in urban, suburban, and rural communities—want the option to reach their everyday destinations by bike. People in rural communities favored bicycle access to parks above all other destinations.

²⁹ MassDOT Municipal Resources Guide for Bikeability

https://www.mass.gov/files/documents/2019/06/13/2019_Municipal_Resource_Guide_for_Bikeability.pdf

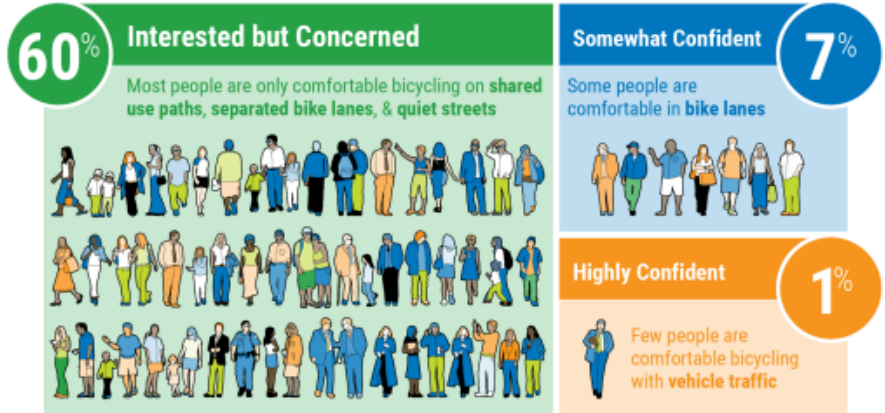
Unrealized Potential

Approximately **2 percent** of trips for any purpose are made by bike in Massachusetts.² There is potential to increase this share by making it more **convenient, safe, and comfortable** to ride a bike for everyday, short trips.

People biking are vulnerable road users. They lack the benefit of physical protection provided to vehicle occupants, and are **four times likelier** to suffer a fatal or serious injury than a driver in the event of a crash.³ As a result, bicyclists are sensitive to high motor vehicle speeds and volumes.

There is broad interest in biking for transportation across the general adult population, but stressful interactions with motor vehicles are the most significant deterrent.⁴ These "interested but concerned" individuals vary by age and biking ability and account for **60% of the general population**. They include children, seniors, women, people of color, low-income riders, people with disabilities, and people riding bikeshare.⁵ While some bicyclists are more willing to ride in mixed traffic, they account for a significantly smaller share of the population. Even fewer are willing to ride with friends or family in stressful roadway conditions.

Biking must be safe, comfortable, & convenient to appeal to a broad range of people



Bicyclists have a lower tolerance for stressful conditions when biking with others

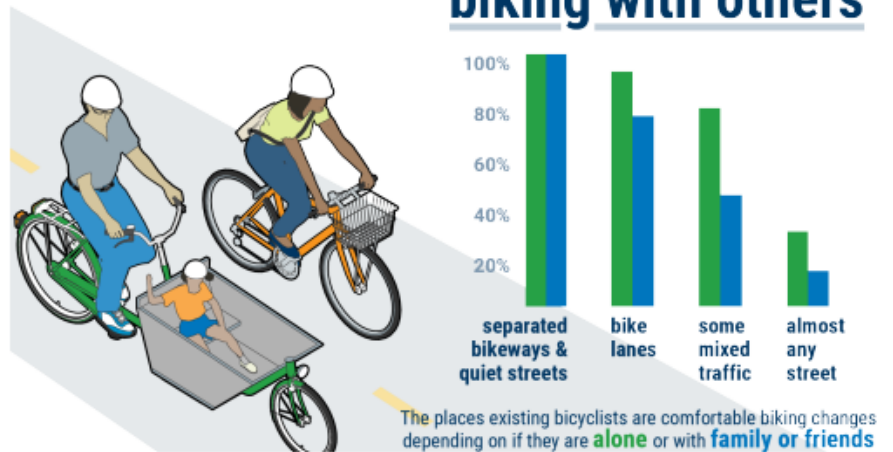


Figure 2. Biking becomes more appealing to a broader segment of the population as the stress of riding a bicycle decreases. **MA Bike Plan public outreach** revealed that existing bicyclists have a lower tolerance for stressful conditions when biking with others. Communities can only expect to attract a modest percentage of the general population without safe, comfortable, and convenient bikeways.



massDOT
Massachusetts Department of Transportation

MUNICIPAL RESOURCE GUIDE

FOR WALKABILITY

MAY 2019



Why is Walkability Important?

Every trip involves walking at some point, whether it is getting to a bus stop, crossing a street, or getting from a parked car to a building entrance. The term “walkable” can apply to both communities and roadways that are accessible, safe, comfortable, convenient, and well-connected. When greater numbers of people walk, communities can experience social, economic, health, and environmental benefits. Municipalities that invest in programs and infrastructure projects to encourage walking can realize these benefits at the community level.

Benefits of Walkable Communities

Mobility and Connectivity

- » Accessible communities **increase mobility options for everyone** and are essential for the mobility of people with physical disabilities, limited mobility, or without access to a vehicle.
- » Investments in accessibility upgrades can also **benefit transit users** who need to travel to and from bus stops or rail stations. Transit can be more appealing to use when the access routes feature sidewalks, accessible curb ramps, and conveniently located road crossings. For more information, see [Pedestrian Access to Transit](#) on page 37.



Walkability can help rural, suburban, and urban municipalities advance their goals related to mobility, safety, economic development, public health, sustainability, and equity. Pictured above: Main Street in Northfield.

- » Walking infrastructure **increases opportunities for recreation** by connecting residents and employees to parks, trails, and open spaces.

Safety

- » Designing communities to be walkable can help **improve safety for all modes**. Elements of walkable communities—greater intersection density and fewer lanes on major roads—are associated with fewer total, severe, and fatal crashes because they slow vehicle speeds and encourage more predictable behaviors.¹³
- » A pedestrian hit by a vehicle travelling at **20 mph** has an **18 percent** likelihood of a severe injury or death. That likelihood increases to **77 percent** if the vehicle is travelling at **40 mph** (see [Figure 1](#)).¹⁴ For more information, see [Safety](#) on page 23.
- » Research on injury crash rates shows that **safety improves as more people walk**. For example, doubling the number of people walking corresponds to a **34 percent** decrease in an individual’s risk of being struck by a vehicle.¹⁵

Health and Wellness

- » Walking is an easy way for people to get physical activity, which **can improve an individual's physical health and fitness**. Research shows walkable communities correlate with improved health.^{1 2 3}
- » Greater intersection density, greater street connectivity, and fewer lanes on major roads—tenets of walkable communities—correlate with a **reduction in obesity, diabetes, high blood pressure, and heart disease rates**.⁴
- » Studies suggest that physical activity, like walking, may **improve mental health, increase happiness, and promote well-being**.⁵
- » Research shows that children who walk or bike to school arrive focused and ready to learn, because physical activity substantially **benefits brain function and cognition**.⁶
- » **Walking can reduce health care costs**. Walking an additional **8 minutes** per day is estimated to reduce health care costs by **\$5,500** over a lifetime.¹

Economic Development

- » Studies show communities with greater walkability have **increased**

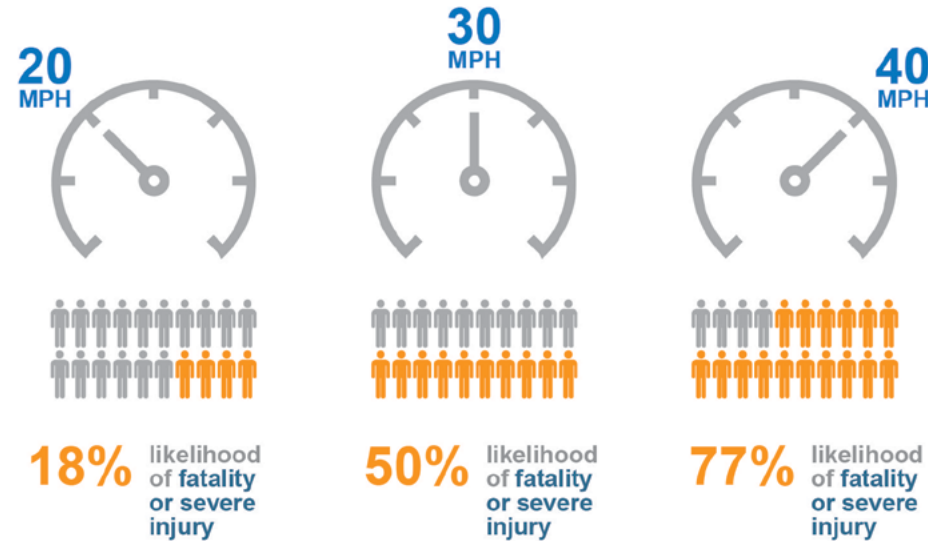


Figure 1. Pedestrians involved in crashes with motor vehicles are more likely to be severely or fatally injured when vehicle speeds are higher.¹⁴

- economic activity** and help attract new businesses.^{7 8 9}
- » Homes in walkable neighborhoods have **higher values** than homes in less walkable neighborhoods. Studies have shown premiums of more than \$30,000 for homes in walkable neighborhoods.^{8 10 11}
- the primary greenhouse gas contributing to climate change.
- » Getting more people to walk rather than drive for short trips means **less air pollutants that are harmful to breathe**, such as carbon monoxide, nitrogen oxides, hydrocarbons, and particulate matter.
- » Walkable roadway designs often incorporate more space for trees, landscaping, and pervious surfaces, which **reduces stormwater run-off and increases groundwater infiltration**.

Environment

- » When people replace driving trips with walking trips, it can **reduce carbon dioxide emissions**,

Equity

- » Improving walkability can **help achieve various equity objectives** by providing infrastructure that all can use, regardless of economic wealth or physical mobility.
- » The cost to own, operate, and maintain a vehicle accounts for nearly \$8,500 per year, or about **94 percent** of the average household's annual transportation costs.¹² **People who walk may be able to reduce the use of or eliminate household motor vehicles**, potentially reducing household transportation expenditure.

Explore More Resources

- » Pedestrian and Bicycle Information Center Library, Federal Highway Administration. <http://www.pedbikeinfo.org/data/factsheet.cfm>



Roadways that do not have dedicated crossing areas can put pedestrians in dangerous situations when they cross the roadway.



Provincetown



Boston



Cambridge



Holyoke



Northampton



Northampton

massDOT
Massachusetts Department of Transportation

MUNICIPAL RESOURCE GUIDE

FOR BIKEABILITY

MAY 2019



Why Bikeability is Important



Bikeable communities provide safe, comfortable, and convenient bikeways that attract bicyclists of all ages and abilities. Bikeable communities can be urban, suburban, and rural in character, as short trip opportunities exist everywhere in Massachusetts.

Bicycling is an efficient, healthy, low-cost, and fun way to travel for transportation and recreation. Massachusetts residents of all ages and bicycling abilities choose to ride a bike for routine, everyday trips like commuting, running errands, shopping, or visiting family and friends. Improving the “bikeability” of our roadways and communities with safe, comfortable, and convenient bikeways make it possible to convert more short trips to bicycling. When greater numbers of people bike, communities

can experience mobility, safety, health, economic, environmental, and equity benefits. Municipalities that invest in programs and infrastructure projects to encourage biking can realize these benefits at the community level. MassDOT supports municipalities in becoming more bikeable as part of its effort to foster a sustainable and efficient transportation system for the Commonwealth.

Benefits of Biking

Mobility and Efficiency

Roadway congestion is a vexing problem in communities across Massachusetts. Bicycling provides residents and visitors an array of transportation options that serve a variety of trip purposes and distances. Bicycling can be part of a balanced transportation system that includes walking, transit, and driving. The following are ways that bicycling can increase mobility and connectivity:

- » **Bicycles are an efficient use of roadway space**, and dedicated bikeways can move many more people in considerably less space than is needed to move the same number of single-occupancy motor vehicles.
- » When communities build bikeways separated from car traffic (i.e., separated bike lanes) on key corridors, people use them. Newly built separated bike lanes across the U.S. have increased bicycling by **21–171 percent**, with many people increasing their bicycle usage as a direct result of the changes.¹
- » **Integrating bicycles with public transportation allows commuters to utilize a range of options for their daily travel**, changing as needed due to weather conditions or other demands.²

Safety

Increasing the safety and comfort of bicycling on our roadways can have a beneficial effect for all roadway users:

- » **Streets with separated bike lanes are significantly safer for cyclists, pedestrians and drivers** compared to streets without such infrastructure, and are effective in reducing severe injuries.^{3 4 5 6}
- » Municipalities with higher bicycling rates show a **lower risk of fatal crashes for all road users**. This trend suggests that communities with more bicyclists on the streets have calmer traffic and a culture of slower and more conscientious driving.⁷
- » There is a “**safety in numbers**” effect when more people regularly ride; fatality rates per trip and miles traveled decreases as biking rates increase.⁸
- » Drivers value the **greater certainty** that comes when bicyclists have their own dedicated infrastructure.^{9 10}



Busy streets that lack dedicated bikeways create uncomfortable conditions that limit biking's role as a transportation option for most people.

- » Regular physical activity—like bicycling—is associated with **improved mental health, increased happiness, and well-being** across multiple age groups.¹²
- » Moderate physical activity—such as walking and biking—prior to school can **improve childrens' focus and cognitive performance**.¹³
- » potential and increasing the size of employers' potential labor pool.¹⁴
- » Shared use paths are an amenity that many homeowners and renters value. **Bicycle infrastructure can boost residential property values** by creating safer, more walkable, livable neighborhoods.^{15 16 17}

Health and Wellness

Bicycling can help individuals improve their own health and wellness and play a role in improving public health:

- » Approximately **66 percent** of adults and **25 percent** of children in Massachusetts were categorized as overweight or obese.¹¹ Bicycling allows people to combine physical activity with everyday trips, which can **improve an individual's physical health and fitness**.

Economy and Cost Reduction

Investments in bicycling can increase individual access to economic opportunities, boost the local economy, incentivize investment, and reduce the financial burden of traffic crashes:

- » Bicycle infrastructure and related services like bikeshare help workers make first- and last-mile connections to transit. **Bicycle infrastructure also allows travel to jobs that are not accessible using transit**, boosting wage-earning
- » **Bicycle infrastructure can increase customer traffic** by providing safe, comfortable, and convenient ways to reach businesses by bike.^{18 19}
- » In addition to the human toll of traffic crashes, there is also significant economic loss. Nationwide, bicyclist fatalities and injuries resulting from traffic crashes cost more than **\$4 billion** per year.^{20 21} Investments in bikeways can reduce these costs by making streets safer.

- » Investing in bicycle infrastructure is fiscally prudent. Capital and lifecycle costs are lower for bicycle infrastructure than that of vehicle infrastructure.

Environment

The transportation sector is the largest emitter of greenhouse gas (GHG) emissions in Massachusetts, and passenger vehicles are the primary source of transportation emissions.²² Reducing GHG emissions and mitigating the effects of climate change are increasingly important priorities at all levels of government in Massachusetts. Bicycling can have the following environmental benefits:

- » **Reducing motor-vehicle-miles traveled is a crucial component of efforts to address climate change.**
When people replace driving trips with bicycling trips, it can reduce carbon dioxide emissions, the primary GHG contributing to climate change.
- » **Local air quality can be improved by reductions in vehicle miles traveled,** leading to a reduction in air pollutants that are harmful to breathe such as carbon monoxide, nitrogen oxides, hydrocarbons, and particulate matter.
- » Bikeable roadway designs often incorporate more space for trees, landscaping, and pervious surfaces, which **reduces stormwater run-off and buffer pedestrians and bicyclists from exhaust emissions.**

On average, Massachusetts households spend over **12%** of their income on transportation



Equity

Improving bikeability can help achieve various equity objectives by providing infrastructure that all can use, regardless of age, ability, or income status:

- » While people from across the income spectrum ride bicycles, **low-income people are more likely to bike for transportation.**²³
- » Bicycling to school is **more common** among children from low-income and minority households.²⁴
- » For older adults, children, and people with disabilities, access to safe and comfortable bicycle infrastructure allows for **greater independence and reduces reliance on cars.** Various adaptations are available to make bicycles usable for people with certain mobility impairments.



- » The cost to own, operate, and maintain a vehicle is nearly **\$8,500** per year, or about **94 percent** of the average household's annual transportation costs.²⁵ People who bike may be able to reduce or eliminate the use of motor vehicles, thereby reducing household expenditure.

Explore More Resources

- » Pedestrian and Bicycle Information Center Library, Federal Highway Administration. <http://www.pedbikeinfo.org/data/factsheet.cfm>

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- 1 Christopher Monsere, Nathan McNeil, and Jennifer Dill, "Multiuser Perspectives on Separated, On-Street Bicycle Infrastructure," *Transportation Research Record: Journal of the Transportation Research Board* 2314 (December 1, 2012): 28, doi:10.3141/2314-04;
- 2 Dill, Mohr, and Ma, "How Can Psychological Theory Help Cities Increase Walking and Bicycling?," 122.
- 3 Anne C. Lusk et al., "Risk of Injury for Bicycling on Cycle Tracks versus in the Street," *Injury Prevention* 17, no. 2 (April 1, 2011): 131–35, doi:10.1136/ip.2010.028696;
- 4 Anne C. Lusk et al., "Bicycle Guidelines and Crash Rates on Cycle Tracks in the United States," *American Journal of Public Health* 103, no. 7 (July 2013): 1244, doi:10.2105/AJPH.2012.301043;
- 5 New York City DOT, "Prospect Park West Bicycle Path," New York City DOT. Accessed December 10, 2014. <http://www.nyc.gov/html/dot/html/bicyclists/prospectparkwest.shtml#documents>.
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Everyday Biking for All Ages and Abilities

Massachusetts communities have the potential for everyday biking. Our urban, suburban, and rural cities and towns have the basic ingredients needed to make short, bikeable trips a viable option: vibrant town centers, a mix and density of land uses, and the third highest population density in the U.S. The 2017 National Household Travel Survey confirms this high potential for short, bikeable trips: **52 percent** of all trips taken by Massachusetts residents are three miles or less,¹ a relatively short distance that can be accomplished by bike in about the same time as a motor vehicle trip.

Why Do People Bike for Everyday Trips?

While there are many factors that influence how people choose to travel, many bike because it is **convenient**. Biking can be quicker and cheaper than other travel options, especially where trip distances are relatively short. Others enjoy being outside and active or may not have access to an alternative mode due to age, income, or health reasons.

Regardless of whether they lived in a rural, suburban, or urban setting, MA Bike Plan public outreach respondents said they wanted to bike to work, shopping, and parks, as summarized below. For a complete summary of public outreach results, see the [Massachusetts Bicycle Transportation Plan Public Engagement Results](#).

massDOT surveyed **2,246** MA residents about which destinations they want to reach by bike

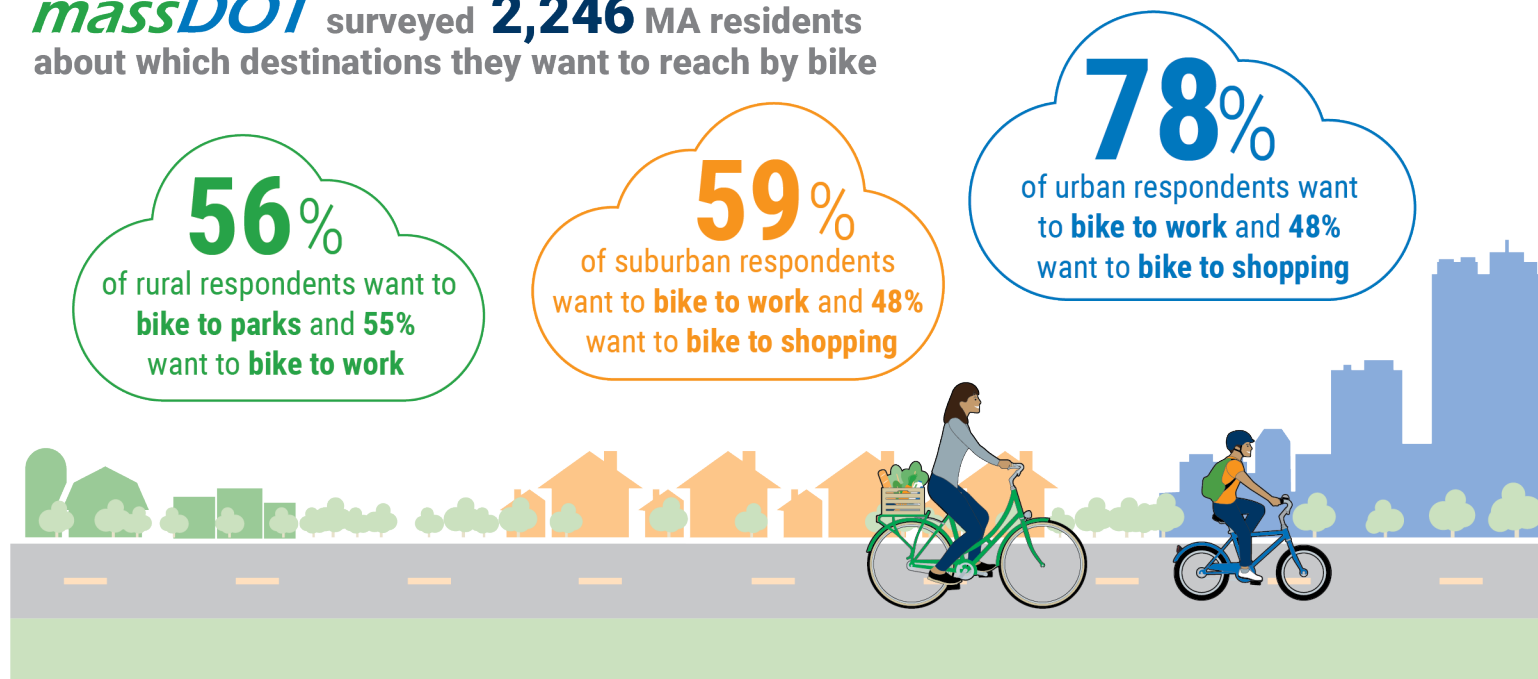


Figure 1. People throughout Massachusetts—regardless of living in urban, suburban, and rural communities—want the option to reach their everyday destinations by bike. People in rural communities favored bicycle access to parks above all other destinations.

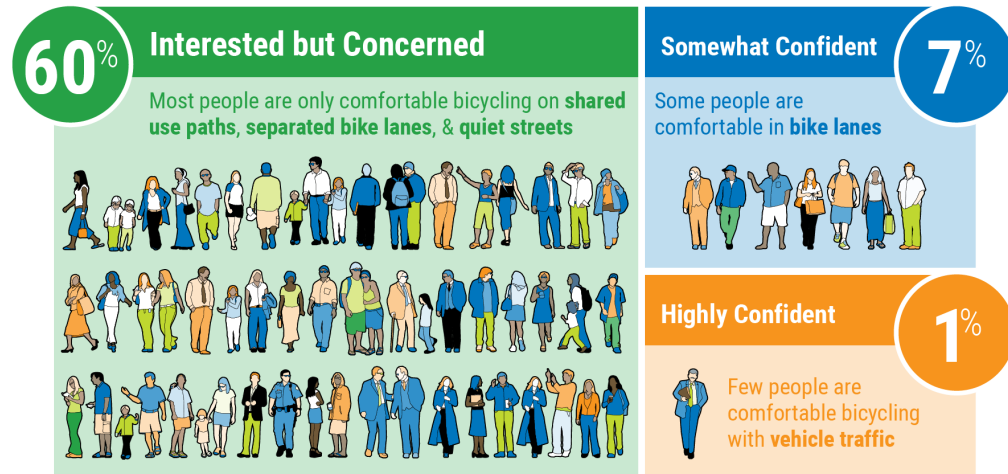
Unrealized Potential

Approximately **2 percent** of trips for any purpose are made by bike in Massachusetts.² There is potential to increase this share by making it more **convenient, safe, and comfortable** to ride a bike for everyday, short trips.

People biking are vulnerable road users. They lack the benefit of physical protection provided to vehicle occupants, and are **four times likelier** to suffer a fatal or serious injury than a driver in the event of a crash.³ As a result, bicyclists are sensitive to high motor vehicle speeds and volumes.

There is broad interest in biking for transportation across the general adult population, but stressful interactions with motor vehicles are the most significant deterrent.⁴ These “interested but concerned” individuals vary by age and biking ability and account for **60% of the general population**. They include children, seniors, women, people of color, low-income riders, people with disabilities, and people riding bikeshare.⁵ While some bicyclists are more willing to ride in mixed traffic, they account for a significantly smaller share of the population. Even fewer are willing to ride with friends or family in stressful roadway conditions.

Biking must be safe, comfortable, & convenient to appeal to a broad range of people



Bicyclists have a lower tolerance for stressful conditions when biking with others

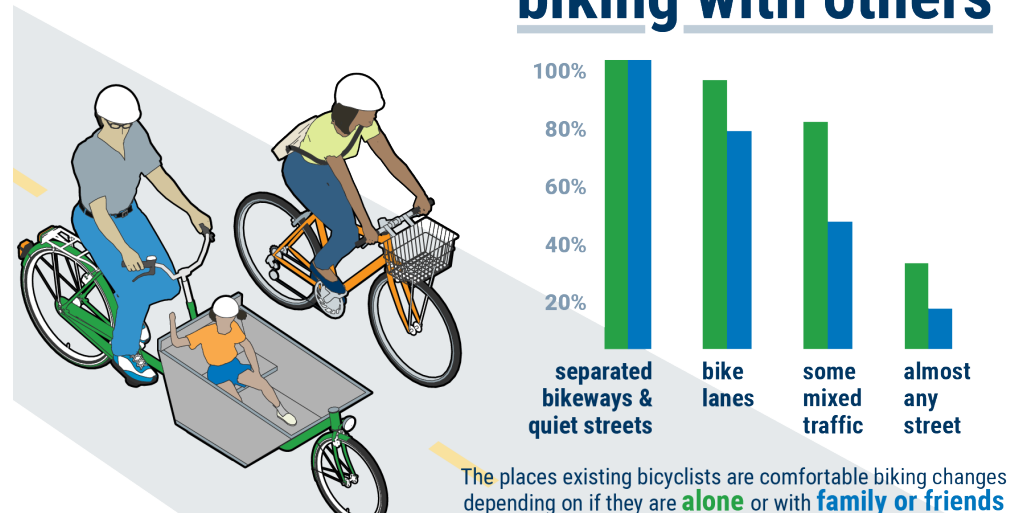


Figure 2. Biking becomes more appealing to a broader segment of the population as the stress of riding a bicycle decreases. **MA Bike Plan public outreach** revealed that existing bicyclists have a lower tolerance for stressful conditions when biking with others. Communities can only expect to attract a modest percentage of the general population without safe, comfortable, and convenient bikeways.

Attracting Riders of All Ages and Abilities

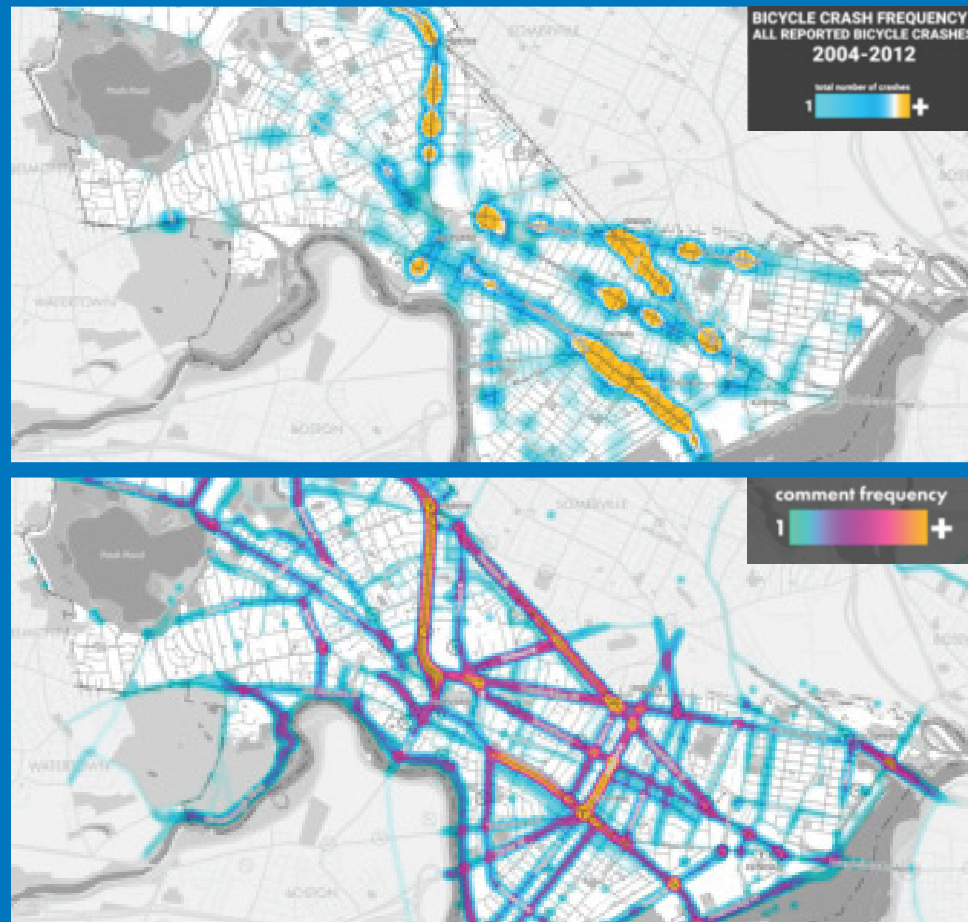
Realizing the potential for everyday biking in Massachusetts will require **connected networks** of safe, comfortable, and convenient bikeways that meet the needs of riders of all ages and abilities (see [Planning a Connected Bike Network](#) on [page 15](#)). Connected bike networks in any community should enable uninterrupted travel to destinations along high-comfort streets and bikeways. The Federal Highway Administration (FHWA) has identified six principles of connected networks based on its review of international best practices:⁶

- » **Safety and Security:** the network provides routes that minimize risk of injury, danger, and crime.
- » **Comfort:** the network appeals to a broad range of age and ability levels and consideration is given to user amenities.
- » **Cohesion:** the network is connected in terms of its concentration of destinations and routes.
- » **Directness:** the network provides direct and convenient access to destinations.
- » **Access:** the network accommodates travel for all users, regardless of age, income level, or ability.
- » **Alternatives:** there are numerous different route choices available within the network.

Connected network principles are embedded throughout the guidance provided in this Guide.

Case Study: Bicyclist Safety and Comfort

The City of Cambridge explored the relationship between bicyclist safety and comfort as part of its 2015 Cambridge Bicycle Plan. The plan revealed that bicycle safety (i.e., bicycle crash data) and comfort (i.e., bicycle survey results) within Cambridge are related but separate concepts. Crash data alone do not fully capture the everyday risks experienced by bicyclists, for example, near-misses and proximity to moving traffic. Ultimately, most people are attracted to bikeways that make them feel safe, so these uncomfortable interactions are likely preventing people from considering biking as a transportation option. The City uses these analysis results to inform planning, design, and prioritization of bikeway projects.



Frequency of reported bike crashes (top) shows known safety concerns, but the frequency of perceived safety concerns (bottom) shows where people feel uncomfortable. Credit: City of Cambridge.

Explore More Resources

- » FHWA Bicycle Network Planning & Facility Design Approaches in the Netherlands and the United States: https://www.fhwa.dot.gov/environment/bicycle_pedestrian/publications/network_planning_design/network_planning_design.pdf
- » NACTO Designing for All Ages & Abilities: Contextual Guidance for High-Comfort Bicycle Facilities: https://nacto.org/wp-content/uploads/2017/12/NACTO_Designing-for-All-Ages-Abilities.pdf
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Join

Renew

AARP LIVABLE COMMUNITIES

10 Ways Bicycle-Friendly Streets Are Good for People Who Don't Ride Bikes

Benefits abound for those with no intention of ever getting on a bicycle

By Jay Walljasper



A sidewalk, protected bicycle lane and marked crosswalk along Prospect Park West in Brooklyn, New York.

PHOTO BY MELISSA STANTON

Even in the most crime-free of America's neighborhoods, people don't feel entirely safe when they're out and about. Drivers, some of whom view the nation's roadways as their exclusive domain, are having to contend with growing numbers of bicyclists and pedestrians.

"The reason for bikeways is not what they do for bicyclists, but what they do for the whole community."

Bicyclists, who are largely focused on maneuvering through vehicle traffic and not getting sideswiped on shoulderless streets, sometimes don't realize how they imperil pedestrians. People traveling by foot often feel under siege from both speeding cars and unpredictable bicycles. Like many street-level conflicts, this one is about territory. Who owns the streets?

But shared custody is possible. After all, each of these adversaries fits into more than one camp.

- Drivers are also walkers
- Drivers and walkers may also be bicyclists
- Bicyclists can also be walkers and drivers

The solution (and key to reducing frustration and preventing actual injury) is to share the streets by providing a space for each group. Recent research shows that bicycle-friendly projects are even good for people who will never ride a bike. Here's how:

1. Safer Streets Are Safer For Everyone

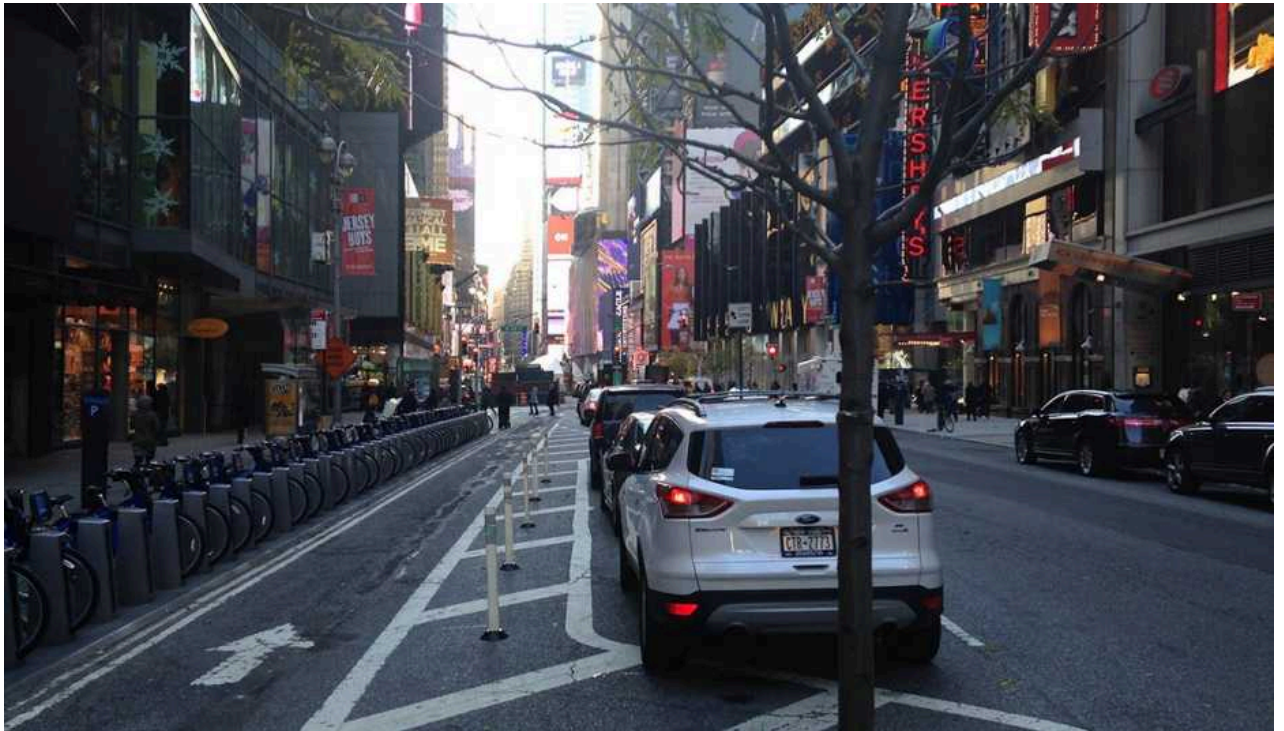
"One of the things we've found with bike infrastructure is that it makes streets safer for everyone, not just bicyclists," explains Barbara McCann, director of Safety, Energy & Environment for the U.S. Department of Transportation (USDOT). "It reduces the frequency of crashes. It calms traffic, which makes streets less chaotic and safer for everyone."

Adds Dan Burden, a community vitality consultant with Blue Zones — and the founder of the Walkable and Livable Communities Institute — who has worked in 3,500 towns and neighborhoods across North America: "I've always said the reason for bikeways is not what they do for bicyclists, but what they do for the whole community. They're great for drivers because they make it safer to get in and out of parked cars. They're great for walkers because it creates more distance between the sidewalk and speeding vehicles."

Ken McLeod of the The League of American Bicyclists points out that "bike lanes of any kind calm traffic by reducing the width of the road, which signals to motorists that they should drive more carefully. Bike lanes also reduce the distance pedestrians are in contact with motor vehicles while crossing the street."

Across New York City, [injuries for motorists, pedestrians and bicyclists declined](#) by 20 percent on streets with protected bike lanes. The same holds true in the city of Arlington, Virginia, outside Washington, D.C. Between 2006 and 2014, as Arlington implemented its [Complete Streets](#) program and added infill development, there was a 50 percent decline in injuries among all users on streets, notes Dennis Leach, the director of transportation for Arlington County.

2. Safer Sidewalks



With sidewalks, a protected bike path and the street, New York's Times Square has a lane for every traveler.

PHOTO BY MELISSA STANTON

Marvin R. Anderson, a community leader in St. Paul, Minnesota, underscores the importance of bike lanes to older people in his neighborhood.

"It's not just cars and crime you have to be careful about, but also bikes. We need to separate the cars, the bikes and the pedestrian, like they do on [Copenhagen's streets](#)."



When he was the bicycling and pedestrian programs manager for Arlington County, Virginia, urban planner David Goodman pedaled his twin girls to school and himself to work on a customized bicycle built for three.

Shari Schaftlein, a human environment director with the Federal Highway Administration, explains: "If there's a safe and comfortable facility where people can ride, we get bikes off the sidewalks — where they can be very dangerous for pedestrians and the disabled. Also, it's easier for police to enforce laws against riding on the sidewalk when there's a viable alternative."

3. Smoother Trips

"The anxiety and anger that many people have about bicyclists is because we have streets designed for conflict," observes Randy Neufeld, director of the SRAM Cycling Fund. "Everyone is nervous because no one knows where the bikes belong. Protected bike lanes take that chaos and disorganization away. We're not all fighting over the same space."



The sign says "bicyclists may use full lane," but the reality of this double-line roadway makes sharing risky.

PHOTO BY MELISSA STANTON

In fact, says Martha Roskowski of People For Bikes, defining spaces is the reason why research shows that drivers like protected bike lanes: "It increases the predictability of bicyclists by giving them their own place in the streets."

"If you actually give bicyclists a designated place in the road, they behave in a way that's more conducive for everyone getting along," adds Jim Merrell, campaign manager for the Chicago Active Transportation Alliance. He points to findings that bicyclists stop for red lights 161 percent more often at special bike signals along the protect lanes of the city's busy Dearborn Avenue.

And improved civility goes both ways. A study of protected lanes on Chicago's Kinzie Street shows that half of cyclists reported improved motorist behavior.

4. Less Congestion

It makes sense that having more people on bicycles will lead to less roadway congestion. However, a [study by researchers at the University of Virginia](#) finds that increased bike riding across America could mean *more* congestion if bike lanes are not included on busy streets.

For instance, even with a growing overall population, Arlington, Virginia, is seeing a 15 to 20 percent decline in traffic on some of its arterial streets, with the biggest decreases in areas that are the most bikable and walkable, says transportation director Leach.

"Our goal is to give all residents, workers and visitors a range of viable travel options," he explains, noting that the county now boasts 50 miles of off-road bicycle paths and 36 miles of bike lanes, including 1.5 miles of protected bike lanes with more to come.



Livability expert Gil Penalosa lives car free in Toronto.

PHOTO BY NANCY PAIVA

5. Increasingly Livable Communities

"Bicycling makes cities more attractive," explains Gil Penalosa, founder of 8 80 Cities, which promotes making community livability for people of all ages. "The quality of the air is better and the amount of noise is less. You're more likely to know your neighbors and stop for a conversation."

Arlington's Leach notes that neighborhoods with bike lanes are often "filled with people on the streets going to stores, sitting in cafes."

6. Economic Vitality

One of America's most ambitious bicycling projects is [Indianapolis' Cultural Trail](#), an 8-mile network of separated bike and pedestrian lanes that has reinvigorated a number of struggling business districts and sparked a whopping \$1 billion in [increased property values](#). The Cultural Trail has also bestowed considerable cachet on this often-overlooked city.

"The trail is putting Indianapolis on the map as a place to see bold innovation," [reported the New York Times](#), and in [2014 the paper's Travel section selected Indy as number 34](#) in its annual "52 Places to Go" list.

Sharing the Road

Protected Bike Lanes physically separate bicyclists from motorists and pedestrians on busy streets. (Think of them as sidewalks for bicyclists.)

Off-Road Bike Paths are essentially walkways and trails that people use in parks and vehicle-free areas.

Bicycle Boulevards, also known as Neighborhood Greenways, are low-traffic streets where bicyclists and walkers get priority over motorists.

Companies increasingly want to locate in bicycle-friendly places as a way to attract the young workers they need in order to thrive, especially in competitive tech and creative fields. Chicago is vigorously building bikeways as part of its pursuit of high-tech businesses, a strategy that paid off when Motorola Mobility decamped from the suburbs to a new headquarters near the city's first protected bike lane.

The large advertising firm Colle+McVoy moved to downtown Minneapolis, as CEO Christine Fruechte explains, "to allow our employees to take advantage of the area's many trails and to put the office in a more convenient location for commuting by pedal or foot. Our employees are healthier, happier and more productive. We are attracting some of the best talent in the industry."

Austin, Texas, is ambitiously expanding its bike infrastructure and has become one of the nation's leaders in protected bike lanes. Cirrus Logic, a computer company, moved downtown several years ago because the area's bike trails and protected lanes made the firm "more attractive as an employer," explains Public Relations Director Bill Schnell. "We can't just pluck anybody for our jobs. The people we want are mostly younger, and biking is part of the equation for them."

Memphis is also pushing protected bike lanes. "My job is to convince emerging companies that they can get the workers they want to come here. The bike is part of the overall strategy to compete for talent," offers Steven J. Bares, Ph.D., president of the Memphis Bioworks Foundation, an initiative to bring fast-growing health care companies to Memphis.

7. More Opportunity

Marvin R. Anderson, a retired lawyer, has spent much of his life working to boost St. Paul's African-American community. "Encouraging bicycling and walking are important to reweaving the [Rondo neighborhood](#)," Anderson says about the once-thriving, tight-knit community that was [displaced and destroyed in the 1960s by construction of Interstate 94](#). "Biking and walking are healthy. Biking and walking can save people money. We need to create a culture of biking and walking."

Barbara McCann of USDOT notes, "Safe bicycling conditions provide low-income Americans with an opportunity to get to jobs, education, stores and transit so they don't have to pull together a lot of money to buy a car."

Being able to thrive without a car is essential to many African-Americans, one-third of who have no access to a car, and Latinos, one-quarter of who are carless, according to a report by the Leadership Conference Education Fund. For individuals who don't own a car or have access to one, bicycling represents important pathways to opportunity.



Bicycle parking at a residence in Seaside, Florida

PHOTO BY MELISSA STANTON

"A big thing we could do to help low-income families is to make it easier to live without a car," says Gil Penalosa of 8 80 Cities. "And it would help middle class families to switch from two cars to one." He adds that the average cost of owning and operating one car is still \$8,500 a year, even after the recent slide in gasoline prices.

8. Saves Money For Taxpayers

In an era when streets and sidewalks across the country are in disrepair, bicycle projects can save us a bundle in maintaining and expanding our transportation systems.

Even protected bike lanes are "dirt cheap to build compared to road projects," says Gabe Klein, a partner at Fontinalis, a venture capitalist firm founded by Ford Motor Co. Chairman Bill Ford.

When he was the transportation commissioner in Washington, D.C., and, later, Chicago, Klein launched two of the nation's most ambitious programs for building innovative bike projects.



Spaces for drivers, bicyclists and pedestrians in Durham, New Hampshire, home of the University of New Hampshire.

PHOTO BY MELISSA STANTON

R.T. Rybak, mayor of Minneapolis from 2001 to 2013, now CEO and president of the Minneapolis Foundation, stresses that cities everywhere need to be more efficient about the money they spend to move people. "We need to get more use from the streets we already have," Rybak said. "It really is the idea that bikes belong."

9. Health Care Savings

The health benefits of bicycling look almost like a miracle. Moderate physical exercise such as bicycling for only 30 minutes a day reduces a person's chances of diabetes, dementia, depression, colon cancer, cardiovascular disease, anxiety and high blood pressure [by 40 percent or more](#).

Since tens of millions of Americans receive their health care from federal, state and local governments (i.e., Medicare, Medicaid, military and public employees' health plans), an American taxpayer who never pedals a bike will still enjoy economic benefits if other people do.



This stick-figure family in Loveland, Colorado, is a bicycle rack.

PHOTO BY MELISSA STANTON

Employees and shareholders at businesses have a stake in bicycling, too.

QBP a large bicycle products distributor in suburban Minneapolis, encourages its employees to bike to work through a series of generous incentives, which cost the company \$45,000 a year. However, QBP figured it was the right thing to do since the company makes its money from bicycling. Turns out, it was the right thing to do for economic reasons as well. The firm's [health care costs dropped](#) 4.4 percent in the first two years, which translated into \$200,000 a year in savings. By contrast, other companies suffered an average 25 percent jump in health care costs over the same period.

10. A Greener Environment

Transportation accounts for more than a quarter of all greenhouses gases, the second largest sector after electricity (30 percent), [according to the U.S. Environmental Protection Agency](#).

A study from the Worldwatch Institute found that swapping a car for a bike on short commutes of four miles to work and back would generate 2,000 less pounds of carbon every year — which adds up to a five percent reduction in the carbon footprint of an average American.

More bicycles on the streets and fewer cars also lessen other forms of air and noise pollution.

P.S. People of All Ages Like to Bicycle



Living a Car-Free Life

Avid bicyclist Roslyn Rubin (featured in the article "[Why Older Americans Should Give Up Their Cars](#)") has lived without a car for more than 20 years in Arlington, Virginia.

Contrary to myth, [bikes aren't only for kids](#), and bicycling as a means of exercise and transportation is not the sole purview of young, male, ultra-fit daredevils.

As street-level bicycling infrastructure improves and expands, the number of older, younger, female and inexperienced bicyclists is rising, notes Martha Roskowski, vice president of PeopleForBikes. "The biggest jump we're seeing in biking is among older people," Roskowski says.

Riders age 50 and over pedaled an estimated 2.6 billion miles rides in 2009, according to the latest data from the National Household Travel Survey conducted by the USDOT. That's more than a six-fold increase from 1995, when that age group covered less than 400 million miles.

Jay Walljasper, author of "The Great Neighborhood Book," consults, writes and speaks about making communities healthier and happier for everyone.

Published September 2016

RELATED ARTICLE: [Street-Level Solutions for Safer Cycling](#)

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: MARCH 25, 2025

	YES	NO	PRESENT
JOHN M. AIRASIAN	<u> X </u>	<u> </u>	<u> </u>
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to authorize an order of taking for 148 Waltham Street



George J. Proakis
City Manager

CITY OF
WATERTOWN
Office of the City Manager

Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6465
Fax: 617-972-6404
www.watertown-ma.gov
citymgr@watertown-ma.gov

To: Honorable City Council

From: George J. Proakis, City Manager

Date: March 18, 2025

RE: Agenda Items – Authorization of Order of Taking for 148 Waltham Street

Attached is correspondence from Katherine L. Klein, Esquire, KP Law, P.C., regarding the 148 Waltham Street acquisition.

On February 25, 2025, the City Council authorized the City Manager to sign a \$9.2 million purchase agreement outlining terms, statutory requirements, and acquisition steps. Finalization now requires a Council vote on the attached order of taking to complete the purchase as planned.

Given the above, I respectfully request that the attached Order be included on the City Council Agenda for March 25, 2025.

Thank you for your consideration in this matter.

March 18, 2025

Katharine Lord Klein
kklein@k-plaw.com

BY ELECTRONIC MAIL ONLY (GProakis@watertown-ma.gov)

Mr. George Proakis, City Manager
Watertown Administration Building
149 Main Street
Watertown, MA 02472

Re: Order of Taking – 148 Waltham Street

Dear Mr. Proakis:

I am writing to you regarding the acquisition of the property known as 148 Waltham Street, Watertown, being those premises described in Certificate of Title 271757 of the Middlesex South District of the Land Court (the “Property”).

As you are aware, the City entered into an Agreement of Purchase and Sale (the “Agreement”) with Watertown Owner LLC, dated February 20, 2025 to purchase the Property for a purchase price of \$9,200,000. A deposit of \$500,000 is being held in escrow. The Agreement provides for a closing date of March 31, 2025.

The City will acquire the Property by a “friendly” Order of Taking, a copy of which is enclosed herewith.

I recommend that the City Council vote at its March 25, 2025 meeting to approve the Order of Taking and authorize the City Manager to execute the document. I include a proposed Order to accomplish this. I will need the original Order of Taking and certified City Council Order for filing with the Land Court.

Please contact Mark Reich or me with any questions regarding this matter.

Very truly yours,



Katharine Lord Klein

KLK/caa

Enc.

cc: Department of Community Development and Planning (SMagoon@watertown-ma.gov)

968023/WATR/0001



Watertown City Council

Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6470

ORDER # 24

O-2025-24

AN ORDER TO ACQUIRE 148 WALTHAM STREET AND AUTHORIZING THE CITY MANAGER TO EXECUTE AN ORDER OF TAKING FOR THE PROPERTY

ORDERED:

WHEREAS, the City has entered into an Agreement of Purchase and Sale with Watertown Owner LLC, dated February 20, 2025, to acquire the property located at 148 Waltham Street, in the City of Watertown; and

WHEREAS, the agreed purchase price is Nine Million Two Hundred Thousand and 00/100 Dollars (\$9,200,000.00), and the City Council has appropriated the funds to acquire the property; and

WHEREAS, the City intends, with the consent of the owner, Watertown Owner LLC, to acquire the property by eminent domain.

NOW, THEREFORE, BE IT ORDERED that the City Council vote to acquire the property known as 148 Waltham Street, described in a deed filed with the Middlesex South Registry District of the Land Court as Certificate of Title 271757, filed in Registration Book 1550, Page 119; and

AND, BE IT FURTHER ORDERED that the City Council approve the payment to Watertown Owner LLC of the sum of \$9,200,000.00, plus real estate taxes as required by G.L. c. 79, §12, for the acquisition of the property; and

AND, BE IT FURTHER ORDERED that the City Council authorize the City Manager to execute and record an Order of Taking with the Middlesex South Registry District of the Land Court for the property, and to execute such other documents and instruments as may be necessary or appropriate to carry out the intent of this Order.


Council Member

I hereby certify at a regular meeting of the City Council for which a quorum was present, the above Order was adopted by a vote of 9 for, 0 against and 0 present on March 25, 2025.


Brendan T. McCarthy, Council Clerk


Mark S. Sideris, Council President

ELECTED OFFICIALS

Mark S. Sideris,
Council President

Vincent J. Piccirilli, Jr.,
Vice President &
District C Councilor

John M. Airasian,
Councilor At Large

Caroline Bays,
Councilor At Large
Nicole Gardner,
District A Councilor

John G. Gannon,
Councilor At Large
Lisa J. Feltner
District B Councilor

Anthony Palomba,
Councilor At Large
Emily Izzo,
District D Councilor

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

CITY OF WATERTOWN

ORDER OF TAKING

At a regularly convened meeting of the Watertown City Council (the “City”) held on the 25th day of March, 2025, it was voted and ordered as follows:

The Watertown City Council, duly appointed, qualified, and acting pursuant to Massachusetts General Laws Chapter 79, and any and every other power and authority hereunto enabling, hereby takes on behalf of the City, for the purposes of senior citizens services, educational uses, temporary storage and municipal operations, housing (including senior and affordable housing) and operation of utility networks, the fee in and to all that land located at 148 Waltham Street, City of Watertown, Middlesex County, Massachusetts, and any improvements thereon (the “Property”), all as described in Exhibit A, attached hereto and incorporated herein.

Said property is owned or supposed to be owned by **Watertown Owner LLC** (the “Owner”). If the name of the Owner is not correctly stated, the name of the supposed owner being given as of this Order of Taking, it is understood that in such instance the land referred to is owned by an owner or owners unknown to us.

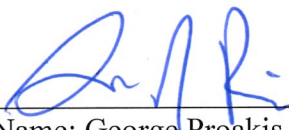
Damages are awarded to the Owner in accordance with the provisions of M.G.L. c. 79, §6, as amended, as set forth in Exhibit B, attached hereto and incorporated herein.

Betterments are not to be assessed under this taking.

[Signature Page Follows]

IN WITNESS WHEREOF, the Watertown City Manager, pursuant to the vote of the Watertown City Council, being Order 25-24, a certified copy of which is attached hereto, set his hand and seal on this 26 of March, 2025.

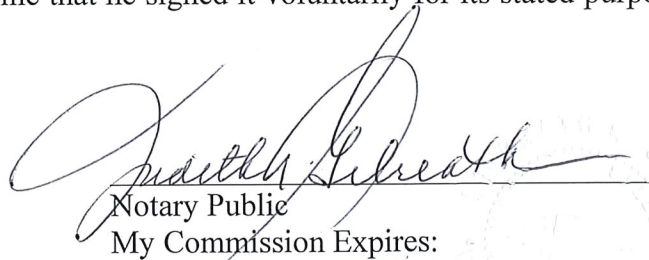
CITY OF WATERTOWN

By: 
Name: George Proakis
Title: City Manager

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 26th day of March, 2025, before me, the undersigned notary public, personally appeared George Proakis, City Manager of the City of Watertown, as aforesaid, proved to me through satisfactory evidence of identification, which was personally known, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose on behalf of the City of Watertown.


Notary Public
My Commission Expires:



JUDITH A. GILREATH
Notary Public
Commonwealth of Massachusetts
My Commission Expires
July 28, 2028

Exhibit A

That certain parcel of land located at 148 Waltham Street, Watertown, County of Middlesex and Commonwealth of Massachusetts, described as follows:

NORTHEASTERLY	by the southwesterly line of Waltham Street, two hundred sixty-eight and 33/100 feet;
SOUTHEASTERLY	by land now or formerly of the National Tag & Label Corporation, seven hundred ten and 53/100 feet;
SOUTHERLY	by land now or formerly of the Boston and Maine Railroad, three hundred nineteen and 33/100 feet;
WESTERLY	one hundred sixty and 50/100 feet;
SOUTHERLY	sixteen and 10/100 feet by land now or formerly of the Sawyer Products Co.;
NORTHERLY, WESTERLY and NORTHWESTERLY	by Green River Way, seven hundred twenty-two and 78/100 feet; and
NORTHERLY	by the junction of said Green River Way and Waltham Street, measuring on the southerly curving line thereof, twenty-nine and 90/100 feet.

All of said boundaries are determined by the Court to be located as shown on a plan, as modified and approved by the Court, filed in the Land Registration office, a copy of a portion of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 581, Page 15, with Certificate 90165 (Plan No. 24089A).

There is excepted from the above-described land lots 1 and 3 shown on plan in Book 699, Page 73.

[So much of the above described land as is included within the limits of said Green River Way is subject to the rights of all persons lawfully entitled thereto in and over the same; to a sewer and drain easement as set forth in a grant made by the Van Keuren Co. and Warehouse Realty Co., Inc. to the Inhabitants of Watertown, dated November 12, 1943, duly recorded in Book 6725, Page 408, and there is appurtenant to the above described land the right to use the whole of said Green River Way, as shown on said plan, in common with all other persons lawfully entitled thereto.

The above described land is subject to the rights, reservations and agreements referred to in Document No. 396467.

For Title see Certificate of Title 271757, filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 1550, Page 119.]

Exhibit B

Owner

Damages Award

Watertown Owner LLC

\$ 9,200,000.00

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: MARCH 25, 2025

	YES	NO	PRESENT
JOHN M. AIRASIAN	<u> X </u>	<u> </u>	<u> </u>
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to accept the Committee of the Budget and Fiscal Oversight Report from March 6, 2025



Watertown City Council

Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6470

ELECTED
OFFICIALS:

Mark S. Sideris,
Council President

Vincent J. Piccirilli, Jr.,
Vice President &
District C Councilor

John M. Airasian,
Councilor At Large

Caroline Bays,
Councilor At Large

John G. Gannon,
Councilor At Large

Anthony Palomba,
Councilor At Large

Nicole Gardner,
District A Councilor

Lisa J. Feltner,
District B Councilor

Emily Izzo,
District D Councilor

Committee of the Budget and Fiscal Oversight Meeting March 6, 2025 Report March 25, 2025

The Committee convened on Thursday, March 6, at 6:00 pm in the Louis P. Andrews Upper Conference Room, with remote participation by zoom.

Present were Vincent Piccirilli, Chair; Emily Izzo, Vice Chair and Nicole Gardner, Secretary. Staff present were City Manager George Proakis, Fire Chief Ryan Nicholson, Lieutenant David Meagher, Captain Paul LaFauci, Auditor Megan Langan, Treasurer/Collector Melissa Morrissey, Assistant City Manager for Finance Ari Sky, and, by zoom, DPW Director of Finance and Administration Michael Albano. Also attending were residents David Gardner in person, and Angie Kornelis by zoom.

Councilor Piccirilli called the meeting to order at 6pm. The purpose of the meeting was to make recommendations on the cost and benefits of a second ambulance for the Watertown Fire Department.

Mr. Proakis began by highlighting the importance of discussing the potential addition of a second ambulance to the Watertown Fire Department. He emphasized the need to hear directly from the fire department about the costs and benefits of this proposal as the city looks ahead to future years.

Chief Nicholson provided a detailed presentation on the status of Emergency Medical Services (EMS) in Watertown and the need for a second Advanced Life Support (ALS) ambulance (see Attachment).

The key issues the department is facing are:

1. The goal of improving response times.
2. The city's EMS resources are stretched thin.
3. The city is losing ambulance revenue to outside agencies.

Key points from the presentation are:

1. The Watertown Fire Department has been staffing a Basic Life Support (BLS) ambulance since 1975. All firefighters are licensed at the EMT Basic level.
2. The department currently operates with 16 paramedics and upgraded to ALS service in 2017. The current ALS ambulance is stationed at the North Station.
3. Pro EMS in Cambridge is Watertown's backup ambulance provider, and the City signed a 3 year contract with Pro EMS in January 2025. Neighboring communities also provide ambulances at times, as part of a mutual aid commitment.
4. In 2024, the department handled nearly 4,400 ambulance calls, with about one-third of these handled by outside providers (Pro EMS and neighboring towns).

5. The revenue from transports has steadily increased, reaching around \$1.5 million in FY24, with a current collection rate of 71% for the fiscal year.
6. The department's average response time is around the 5-minute mark, while outside agencies have seen response times that exceed the National Fire Protection Association standard of 9 minutes.

Regarding revenue, the Chief explained that revenue per transport is about \$690, and the number of calls and transports are the primary revenue drivers. Pro EMS billing rates are similar to Watertown's.

Regarding response times, National Fire Protection Association standards require emergency medical services to respond within 9 minutes 90% of the time. He noted that Watertown Fire Department's response rate was 96% within this timeframe, whereas outside ambulances only met the 9-minute standard 44% of the time. This is because Pro EMS ambulances primarily come from Cambridge, increasing their response time. Also if they cannot respond to a call, they are responsible for finding an alternative ambulance service, which takes additional time. This results in longer response times, which is especially concerning in critical medical emergencies, where every minute counts.

The Chief then proposed adding eight new firefighter positions, two per shift, to enable the department to staff a second Advanced Life Support ambulance, enhancing the department's ability to meet response standards. The estimated net cost of the 8 positions is about \$855,000. Assuming a conservatively estimated additional revenue to the Department of \$400,000, the net cost to the City would be \$455,000 in the first year. The Chief confirmed that such a change would not require any changes in the City's collective bargaining agreements.

The Chief stated that the Department ran a 2019 pilot program where a second ambulance was staffed with overtime, running for six months. During this time, the program responded to 83% of EMS calls with an average response time of 5.6 minutes. However, the pilot exceeded budget and was discontinued after six months.

In the ensuing discussion, the following topics were discussed, and requests for further information were made. Some data may not be readily available but need to be collected over time.

Performance & response time

1. The Committee asked for annual data on the number of calls, including breakdowns of types of calls (e.g., cardiac, trauma, etc.), and which required ALS vs. BLS.
2. The Committee asked for more detail on the response time by responder, and an analysis showing the aggregate performance data for both the Fire Department and the backup responders, so we can see if overall, the standards are being met.
3. The Committee asked for average response time for the west end of Watertown vs. other parts, since Pro EMS is responding from Cambridge.
4. The Committee asked for greater clarity on initial response time experienced by the resident, specifically, since a Watertown fire truck, with an EMT as part of the team, will respond and provide care while awaiting for transport to be provided by a backup responder if the Watertown ambulance is unavailable.
5. The Committee would like to see performance data from the 6 month pilot, to see how that differed from when the City uses backup providers.

6. The Committee would like to see the contract details and performance expectations for Pro EMS.
7. The Committee asked for a detailed breakdown of the ambulance services in surrounding communities for benchmarking purposes, including numbers of ambulances, the model they use (ALS, BLS, etc.), the backup providers used, numbers of calls, weighted average response time, and their response time agreements with their providers.

Cost and revenue data

1. The Committee asked for further detailed data on transport rates, including a breakdown of payer information across Medicare, Medicaid, and private payers, how it has changed over time, and if there are any forecasts or indicators of how they might change over the next 5 years.
2. The Committee asked for an updated placeholder estimate of benefits & pension costs to be developed for all budgeting going forward, since the current placeholder is dated, and suggested a review of actuarial calculations every two years going forward, to ensure accurate budgeting.
3. The Committee asked for projections for staffing costs over the next 5 years, since the workforce would change over time, and costs will evolve.
4. Since estimates of potential revenue ranged from \$400,000 to \$600,000 during the discussion, the Committee asked for further detailed analysis on revenue impact.
5. The Committee asked for clarification on the reimbursement rates for both Watertown, Pro EMS, and mutual aid ambulance calls, including what portions are reimbursed under programs like Medicare, what the rules are for reimbursement under Medicaid, Medicare, and private insurance, and what happens in cases of financial hardship.
6. The Committee would like to see how hardship cases are handled in billing for both Watertown and Pro services, and explore potential policies for fee waivers or other financial assistance for residents using ambulance services.
7. The Committee would like a review of the feasibility of staffing a second ambulance during peak hours rather than 24 hours a day, since demand is concentrated and this would be substantially lower in cost.

At the conclusion of the discussion, the Manager shared that there is uncertainty around the FY26 budget, currently under development. Unlike in past years, the budget is not as strong due to factors like lower new growth projections and reliance on state funds. Furthermore, the contracts for all city employees will expire in June, requiring a reserve for potential negotiations. For that reason, he is taking a cautious approach to new initiatives for FY26, focusing instead on maintaining existing services and staff. He proposed that the Fire Department and Committee continue exploring the proposal, given the value of having an additional on-site ambulance service. However, he does not see this as a possibility for FY26 given where we are in the planning cycle, and the current forecast.

The Committee voted to continue the meeting.

The meeting adjourned at 7:40 pm by unanimous vote.

The report was prepared by Councilor Gardner.

Attachment: Presentation

Staffing a Second Ambulance

WATERTOWN FIRE DEPARTMENT

A solid orange horizontal bar spanning the width of the slide, located at the bottom.

Mission Statement

The mission of the Watertown Fire Department is to provide the citizens and visitors of Watertown with an effective, well-trained team of professionals to protect their lives and property through:

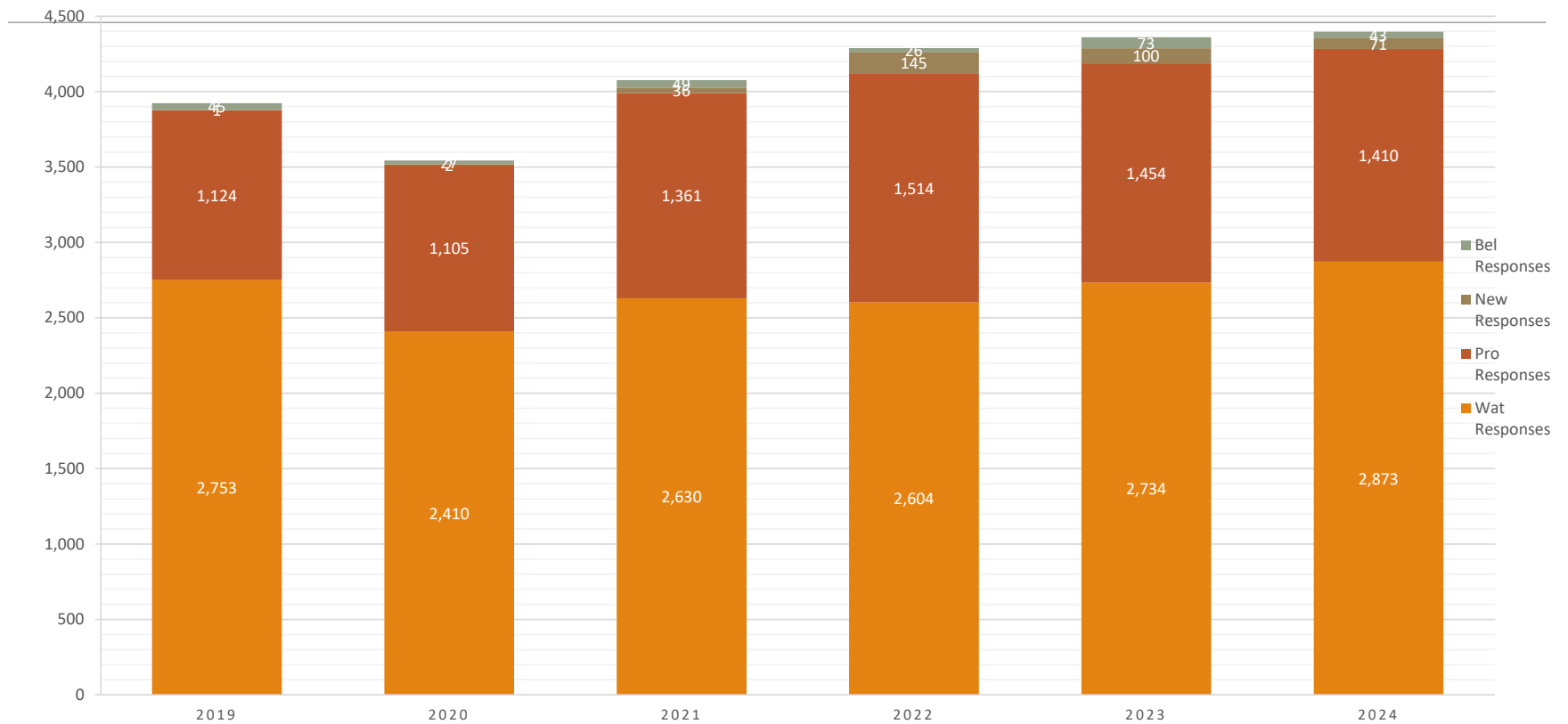
- Fire prevention and education
 - Emergency services
 - Fire suppression
 - Medical
 - Rescue
 - Emergency management
- 

Background

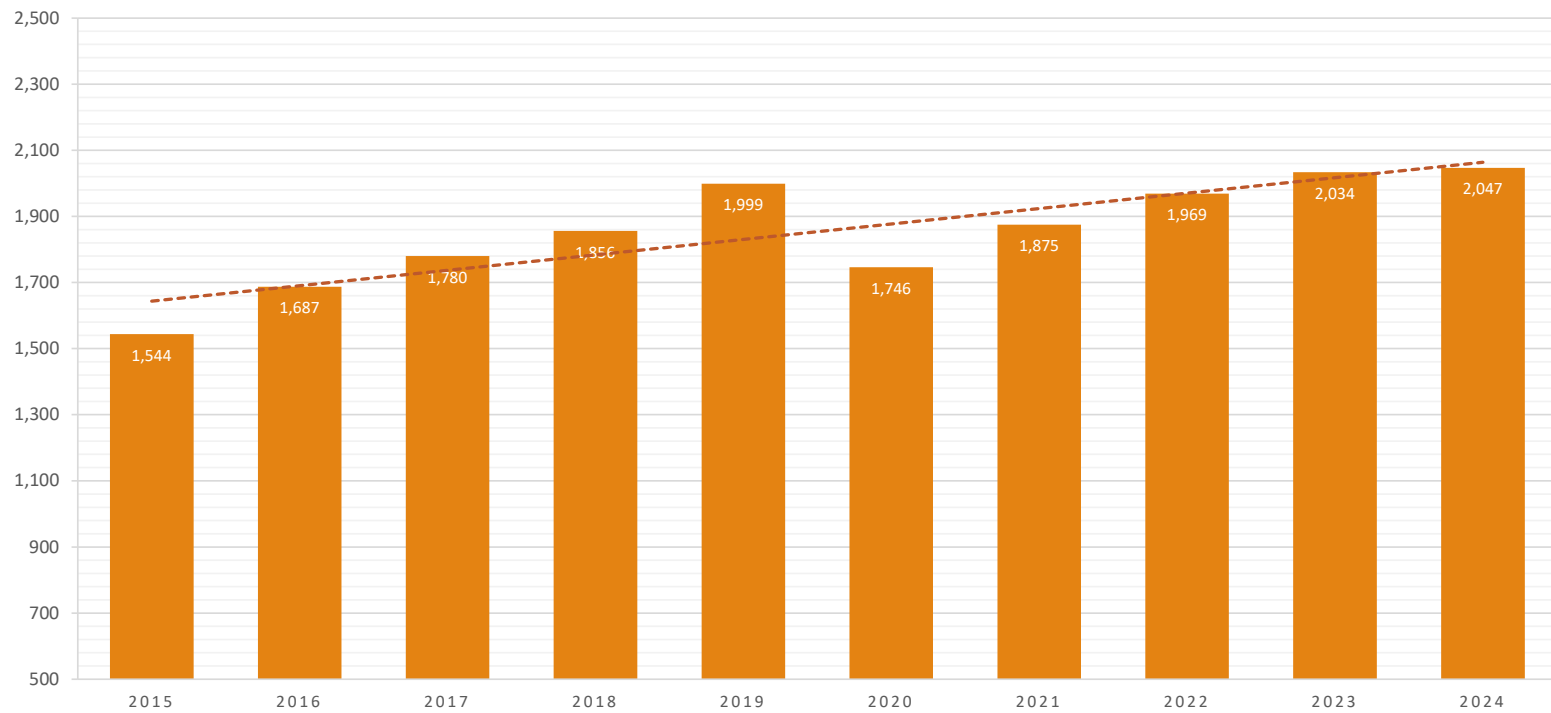
- Watertown began staffing a BLS ambulance in 1975. All Watertown firefighters are required to be trained and licensed to the EMT-Basic level.
- The City's ambulance service was upgraded to ALS in 2017. Currently, 16 firefighters are licensed to the EMT-Paramedic level.
- Medic 1 is stationed at the North Station – 270 Orchard Street.



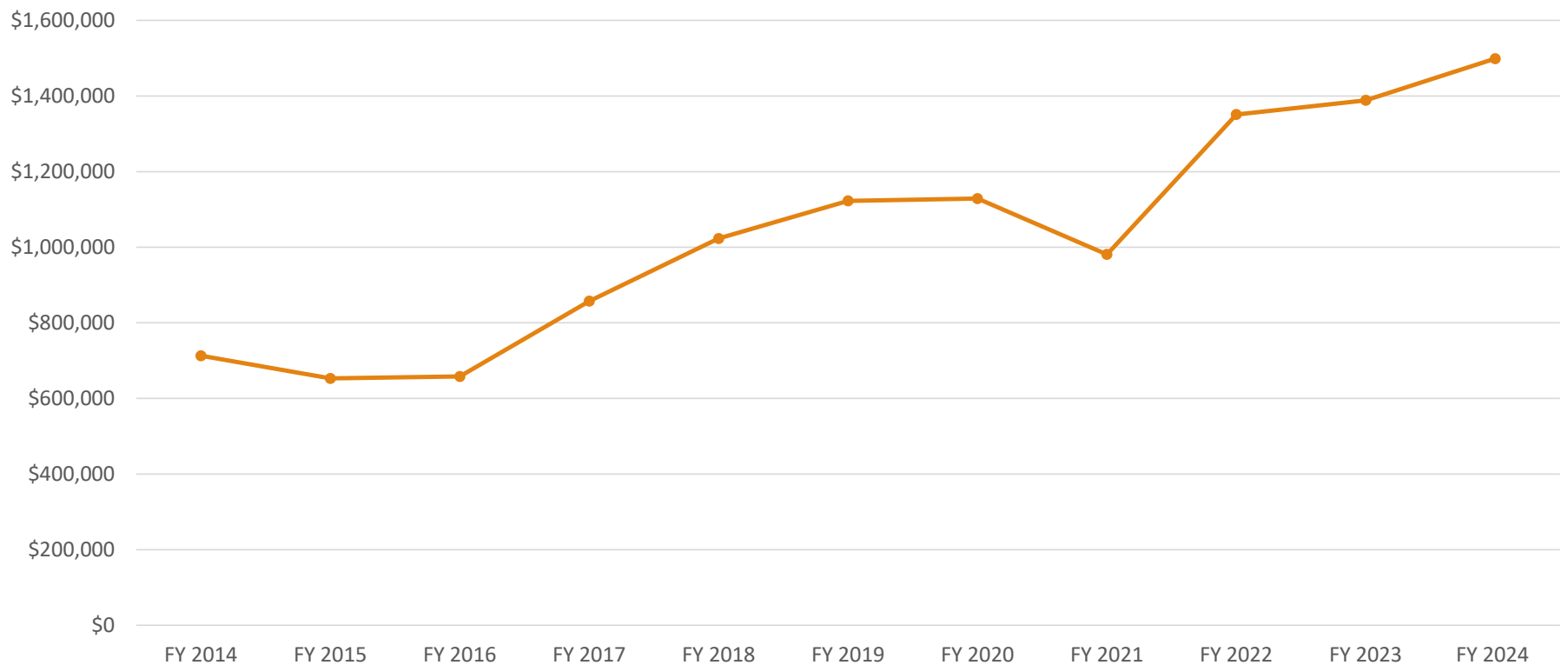
Ambulance Responses in Watertown



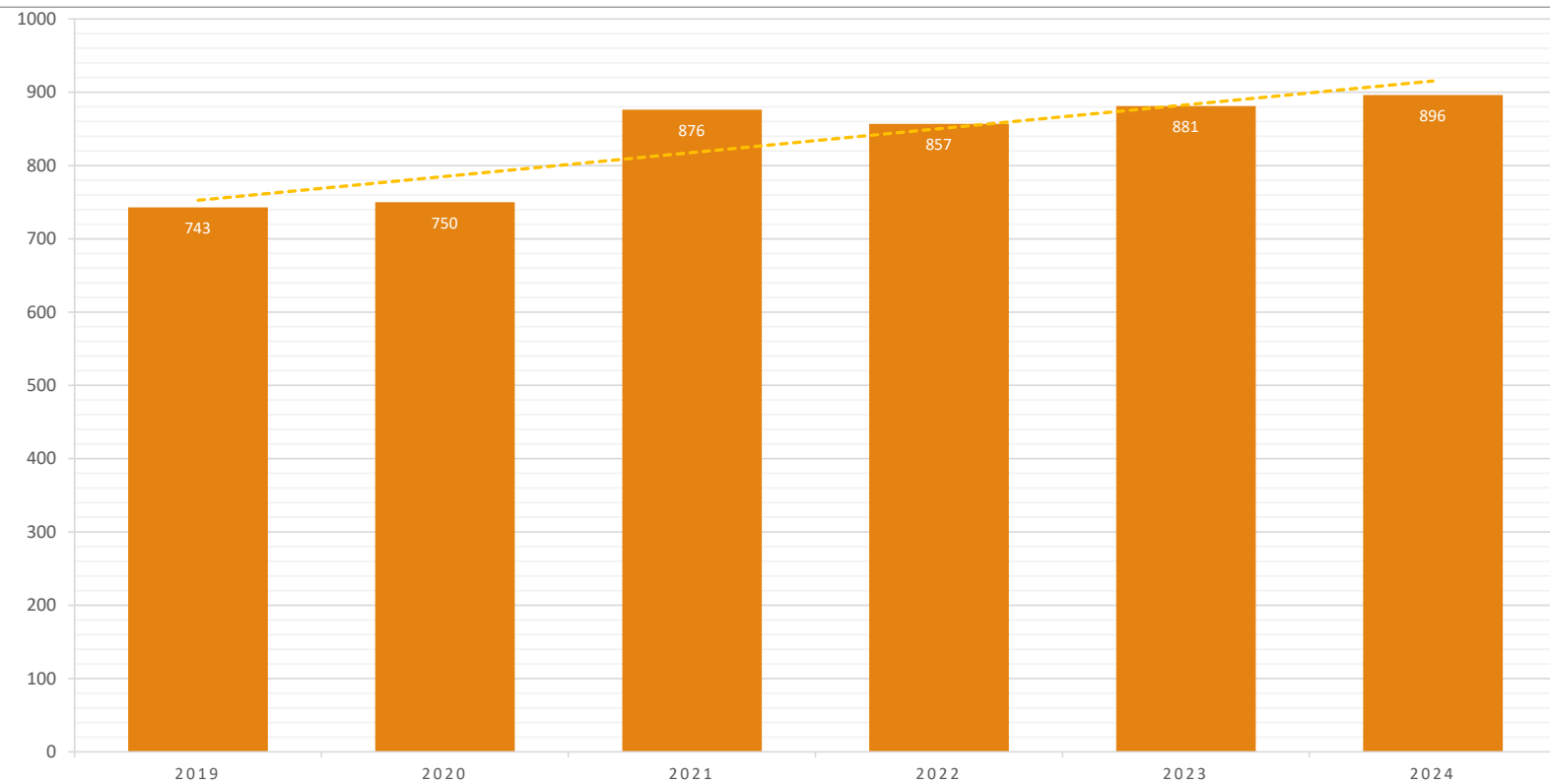
Watertown Ambulance Transports - 10 Year History



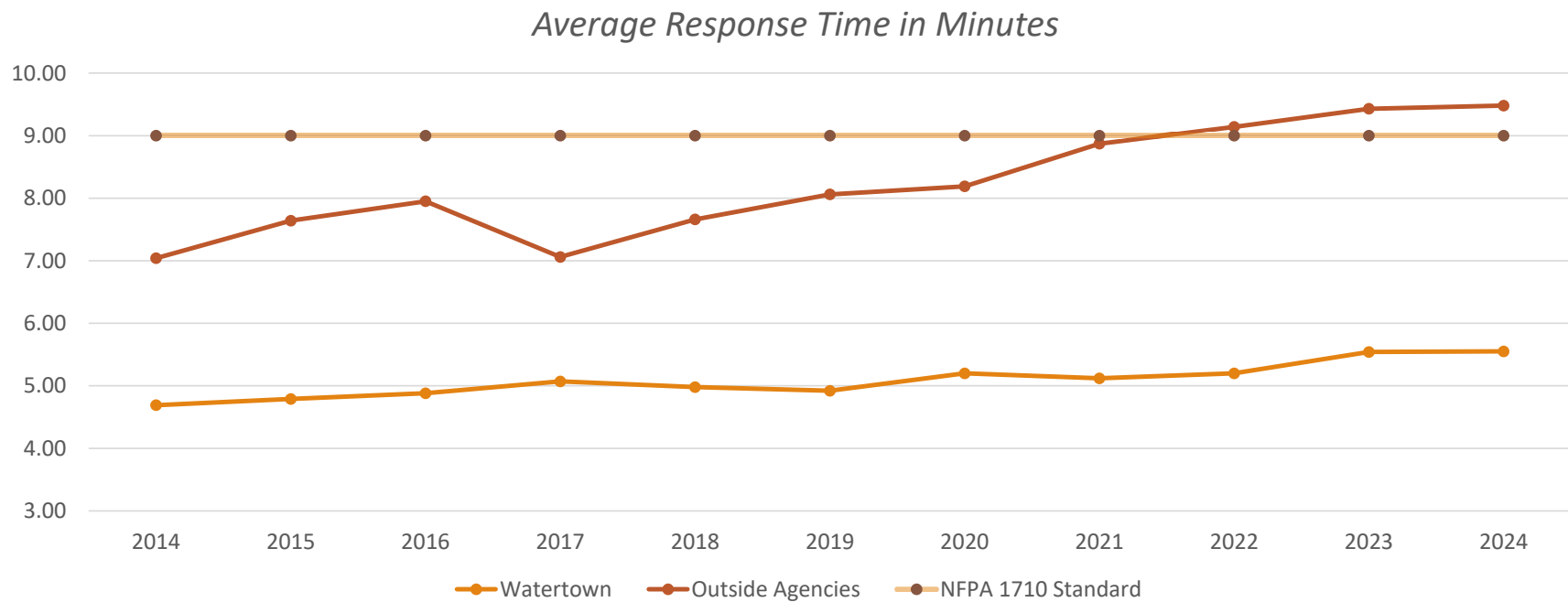
Ambulance Revenue - 10 Year History



PRO-EMS Transports



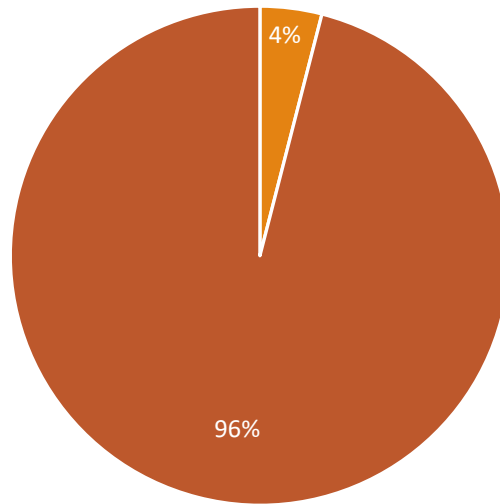
Response Time



NFPA 1710 ALS Response Time Standard: Less than 540 seconds (9 minutes) total.

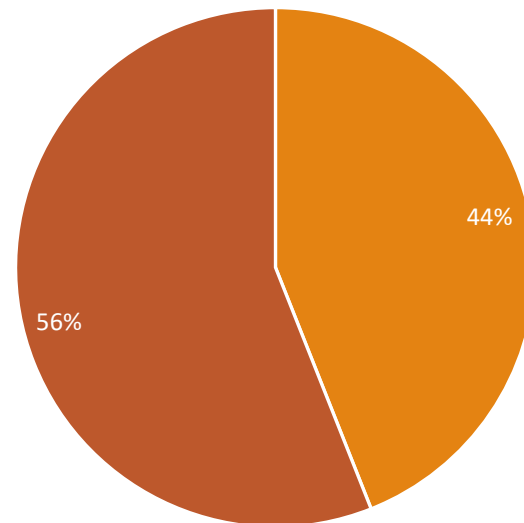
Percent of Responses Greater Than 9 Minute NFPA Standard (2019-2024)

Watertown Responses



■ Over 9 Min ■ Met Standard

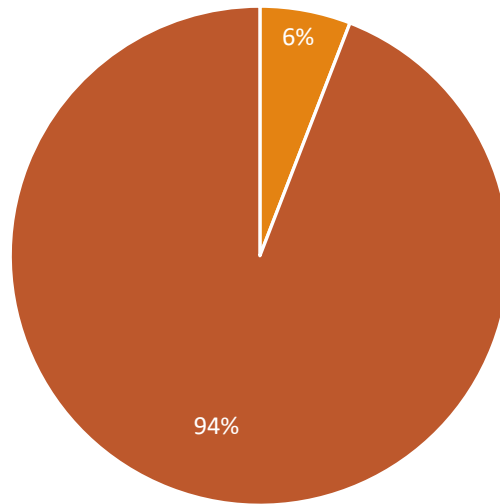
Outside Ambulance Responses



■ Over 9 Min ■ Met Standard

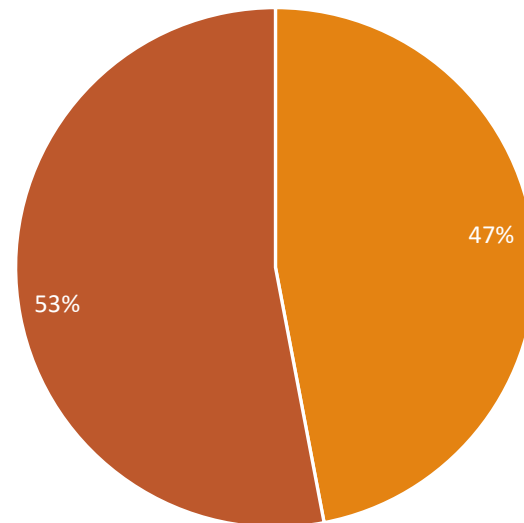
Percent of Responses Greater Than 9 Minute NFPA Standard (2023)

Watertown Responses



■ Over 9 Min ■ Met Standard

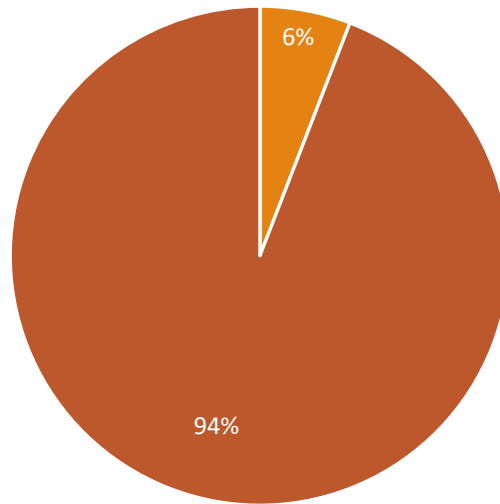
Outside Ambulance Responses



■ Over 9 Min ■ Met Standard

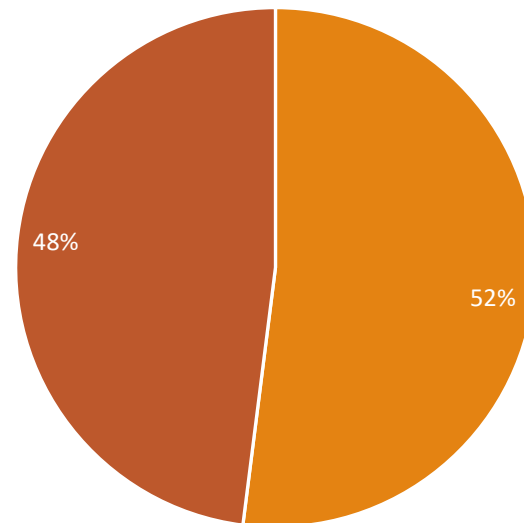
Percent of Responses Greater Than 9 Minute NFPA Standard (2024)

Watertown Responses



■ Over 9 Min ■ Met Standard

Outside Ambulance Responses

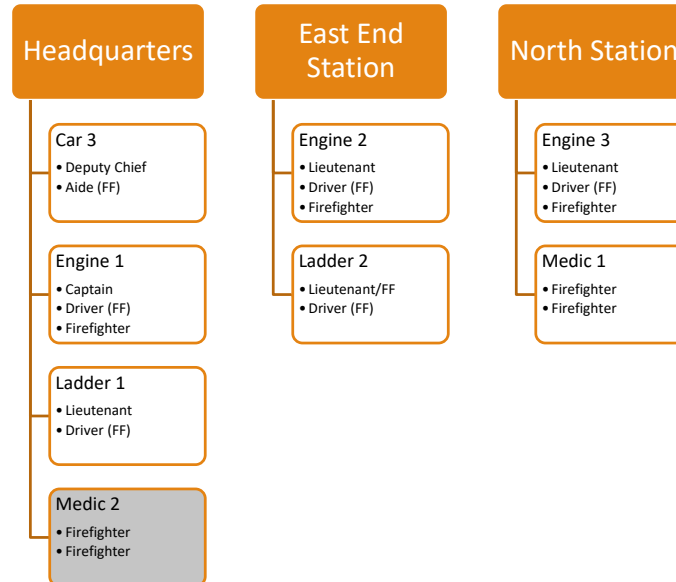


■ Over 9 Min ■ Met Standard

Staffing Proposal

- The City implemented a pilot project in 2019 which staffed a second ambulance using overtime.
 - The project was suspended after six months when overtime expenses exceeded budget.
 - During the period when the pilot was in place, City responded to 83% of EMS responses, with an average response time of 5.6 minutes.
- The enhanced staffing proposal would add 8 firefighters (2 per shift) to allow the department to staff two Paramedic/Basic (“PB”) Ambulances, 24/7.
- The additional staff would increase minimum staffing from 17 per shift to 19 per shift, bringing the system to staffing levels equivalent to 2006.

Staffing Proposal



Offsetting Revenue Potential

	2024	2023	2022	2021	2020	2019
Transports Lost	896	881	857	874	749	743
Revenue Lost*	\$618,240	\$607,890	\$591,330	\$603,060	\$516,810	\$512,670
¾ Revenue	\$463,680	\$455,918	\$443,498	\$452,295	\$387,608	\$384,503

*Based on \$690/transport

Net cost would total approximately \$400,000.

Financial Considerations

Description	Amount
Firefighter/EMT Base Pay	\$63,668
Night Differential	5,921
HazMat	1,740
EMT	9,930
Holiday	5,724
<u>Benefits</u>	<u>20,000</u>
Expenditures per Position:	\$106,983
Total Expenditures (8 positions):	\$855,864
Less Additional Revenue:	(\$400,000)
Net Cost:	\$455,864

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: MARCH 25, 2025

	YES	NO	PRESENT
JOHN M. AIRASIAN	<u> X </u>	<u> </u>	<u> </u>
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to accept the Committee on Rules and Ordinance Reports from February 18 and March 10, 2025



City Council Committee on Rules and Ordinances

Tuesday, February 18, 2025 at 6:00 PM

Richard E. Mastrangelo Council Chamber, hybrid format
149 Main Street, Watertown, MA 02472

AGENDA: Discuss a proposed Building Emissions Reduction and Disclosure Ordinance (BERDO) and its regulations.

Present: John Gannon, chair via zoom; John Airasian, vice chair; Lisa Feltner, secretary.

Also present in person: Asst. City Manager for Community Development & Planning Steve Magoon, Asst. Dir. for Energy Management Silas Fyler, Council Pres. M. Sideris, Councilors V. Piccirilli and A. Palomba; Municipal Policy Analyst Doug Newton, Ernesta Krackiewicz, Lise Paul, Susan Falkoff, Pat Rathbone, and Ann Munson arrived (at 6:33);
also present via zoom: Councilor C. Bays, Sustainability Program Manager Laurel Schwab, Susan Ladue, Carol Bates, Sam Ghilardi, Fangxue Zheng, Rita Colafella, Mia Kania, Mary Rose, Connie Henry, Ellen Rothman, and Pres. & CEO of the Charles River Regional Chamber Greg Reibman.

Chair Gannon called the meeting to order at 6:06 p.m. explaining this will be the committee's first meeting, with focus on presentation of draft materials. Staff then began their remarks with Steve Magoon summarizing some of the history of how the draft BERDO and its regulations came about, which included many long hours and efforts by the Environment & Energy Efficiency Committee, and he feels this dovetails with our aggressive Climate and Energy "Resilient Watertown" Plan. Watertown achieved Green Community status in 2010 with the state's inaugural designation. Silas Fyler proceeded with his presentation. It focuses on the largest existing, and new buildings in the city and a program that will also inform the real estate market. The concept behind switching all buildings to electricity and away from fossil fuels toward clean energy, in the hope of 100% renewable, with commitments from the state in reaching this goal by 2050. "Building Performance Standards" is becoming the term used nationally (including Portland, ME which isn't reflected on the p6 map, but this will be updated in time), and staff feels that BEUDO and BERDO are the same strategy. Greenhouse gas (GHG) emissions are estimates at this point using Assessors data and building codes; we don't know all the energy details of each building, but the EPA Portfolio Manager shared an energy use index for building types in Massachusetts. Cambridge, Boston, and Newton have already adopted a BERDO program, but they are at different stages. The table summarizing the building stock reflects parcels more than buildings, so the total number of 200 buildings for analysis on GHG emissions is an estimate. There are city-owned buildings not included in this analysis: those that are smaller than 5,000 sq. ft. and/or are not very active; some examples are the former Police Station, Ridgelawn Cemetery, the former North Branch Library, current Moxley Park field house, and the new O'Connell Park field house at Hosmer. Information on Condos -owned and/or rented of different sizes and with some in multiple buildings on a single parcel- is very difficult to glean from Assessors data; total square footage doesn't recognize hallways. Reporting by property owners would be summarized on a yearly basis, not a month-by-month usage.

Staff and WE3C often held weekly meetings, over two to four years, to walk through every step of a draft BERDO for Watertown, studying matches or discrepancies with other city and town approaches (Boston, Cambridge, Lexington, Newton, Somerville, etc.) and consider best practices and draft language for Watertown.

The committee asked for the working group's comparison information to be shared with them and began reviewing a newer draft ordinance through Section 7. Staff also recently submitted draft BERDO Building Lists and regulations for consideration.

A few other questions and concerns included: How and when to establish baselines, benchmarking, timeframes and reduction percentage goals; energy rates used -a forecast on electricity rates was not included; the timeframe for compliance may be unreasonable with a reliance on fines; the creation and administration of a new city Equitable Emissions Investment Fund from penalties; the additional layer of a Review Board; potential hardship on residential properties; the ability to reach energy reduction goals without state and federal subsidies; any feedback from businesses; a delay in adopting BERDO could make commitments on reductions more difficult to reach stated targets.

The committee agreed to continue the discussion, with the next meeting scheduled for March 10 at 6:00 p.m.

Motion to Adjourn at 8:05PM was made by Feltner, seconded by Airasian, and approved 3-0 on a roll call vote.

Respectfully submitted, Lisa Feltner

Attached: Staff Presentation to R&O Committee on draft BERDO text

Draft BERDO v 1.8 dated Feb 9, 2025

Draft BERDO Regulations v 3 dated Feb 14, 2025

Draft Building Lists for BERDO (MS Excel workbook with six worksheets)

City of Watertown

**Building Emission Reduction and
Disclosure Ordinance (BERDO)**

Draft Ver 2.1



What is BERDO?

- B** New and Existing **B**uildings
- E** Emissions
- R** Reductions in the Green House Gases
- D** Disclosure of Energy and Emissions
- O** City **O**rdinance

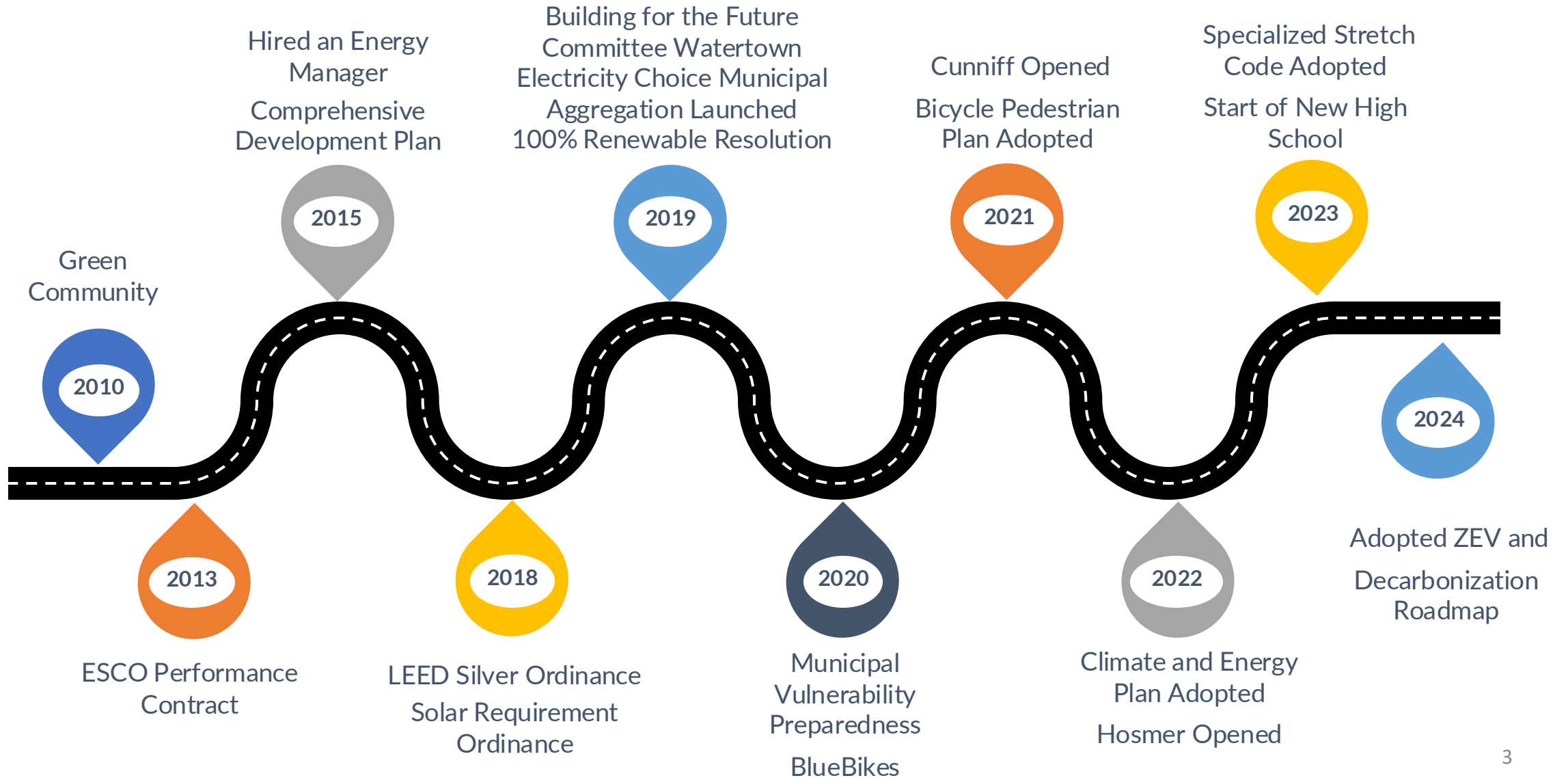


To encourage efficient use of energy and to reduce the emission of greenhouse gases (GHG), BERDO would require owners of large properties to annually measure and disclose energy usage to the City of Watertown and to achieve Greenhouse Gas Emissions reduction targets consistent with the commitments of the Watertown Climate and Energy Plan.

Furthermore, the Ordinance would authorize the City to collect energy usage data to enable more effective energy and climate protection planning and to provide information to the real estate marketplace, so that its members can make decisions that foster better energy performance.



Climate Planning in Watertown





Climate and Energy Plan



Building and Energy Goal 2

by 2050, Watertown's buildings are efficient, resilient and carbon neutral

Electrifying Our Existing Buildings

Working with the larger commercial properties allows for big win opportunities with electrical retrofits. To help get this work done, the City will take advantage of State, Federal, and other financial support. As more and more communities continue to electrify, coordination with electrical providers will also be critical.

Year	2025	2030	2050
Electrification Target for Existing Buildings	10%	40%	100%

Conserving Our Energy

As we electrify our buildings and power them with 100% clean energy, it may be tempting to discount conservation efforts to reduce GHGs. The fact is that it will be extremely difficult to produce or purchase all the clean energy we need if we do not find ways to make our buildings more efficient.

Efficiency Targets	2025	2030	2040	2050
Percent Retrofitted	10%	40%	80%	100%



Climate and Energy



Strategy & Action to Achieve our Goal from the Climate and Energy Plan is:

BE 4.1 Climate and Energy Plan Strategy --- Enact a Building Energy Use Disclosure Ordinance (BEUDO)

A BERDO by any other name is just a BERDO waiting to happen

- BERDO
- BEUDO
- Building Performance Standards (BPS)

Watertown's Building Emissions Reduction and Disclosure Ordinance (BERDO) will set requirements for new large buildings to reduce their greenhouse gas emissions (GHG). The goal is to reduce emissions gradually to net zero by 2050 and to understand the efficiency and GHG emissions of our citywide existing building stock.





- Boston
- Cambridge
- Lexington
- Newton

Reporting Requirement

- Massachusetts



Building Review



Analysis of Watertown's 2024 Building Stock

Criteria

- Based on buildings 20,000 Sqft Living Area only

Estimated GHGs

Based on top 25% energy efficiency use for building types in Massachusetts and then applying an estimated ratio of gas to electric. Use Massachusetts DOER GHG data to calculate the GHG Metric Tons of CO₂ equivalent (MTCO₂e)

Understanding the Units

One MTCO₂e is equivalent to driving a car 2,564 miles or 1.2 acre of forest GHG sequestration in a year





Building Review



Analysis of Watertown's 2025 Building Stock

Buildings > 20,000 Sqft	Parcels	# Buildings	Unique Owners	Total Sqft	MTCO2e	
Commercial	96	121	80	9,863,757		
Residential	33	38	31	3,145,670		
City Owned ★	16	16	1	709,311		
Condo	25	25	1121	1,285,331		
Total	170	200	1233	15,004,069	82,590	★
All Buildings in Watertown		8,936		35,570,309	133,624	★
Result for Building > 20,000 Sqft						
% Sqft of All Buildings	42.2%			★ Greater than 5,000 sqft		
% MTCO2e of All Buildings	61.8%	★		★ Estimated Value		

More than half of Watertown's GHGs from buildings come from only 2% of the buildings!



What's the Process?



- ☒ Review the Ordinances of surrounding communities
- ☒ Develop a program based on the best practices of those communities through careful consideration of the ordinances and by talking to the decision makers
- ☒ Create an educational presentation to highlight the underlying details
- ☒ Create a draft ordinance and regulations working with WE3C
- ☐ Work with the City Council, stakeholders and the public to finalize the ordinance
- ☐ Planning Department implements the Watertown BERDO



Building Types



Municipal

Buildings owned and managed by the City
Immediate Timeline

Large Commercial, non-Residential

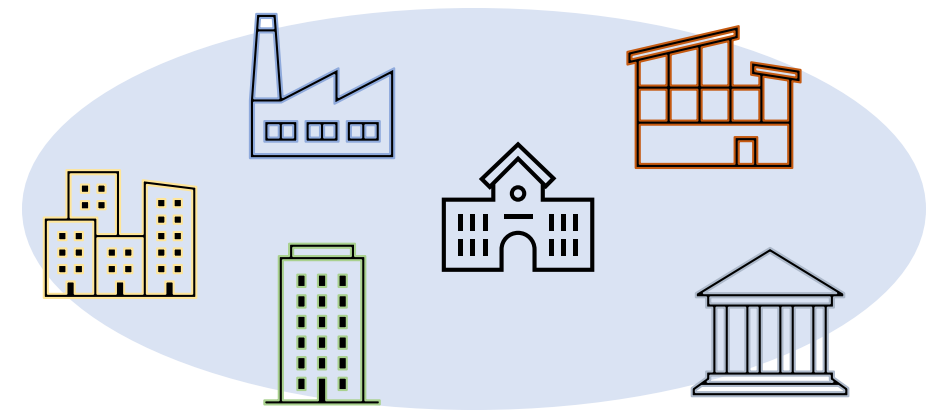
Buildings over 100,000 sqft
Accelerated Compliance Timeline

Commercial, Residential, and Mixed Use

Buildings over 20,000 sqft
Default Compliance Timeline

Condos

Buildings (multiple condos within one building) over 20,000 sqft
Delayed start by a year and then a modified Compliance Timeline





Building Size



Building Sizes are based on Gross Floor Area (GFA)

GFA is the total “property” square footage, and a “property” might be a

- Single building
- Part of a building (such as a single tenant space)

“Single buildings” measure the GFA between the outside surface of the exterior walls of the building(s).

- Include in GFA: lobbies, tenant areas, common areas, meeting rooms, break rooms, atriums, restrooms, elevator shafts, stairwells, mechanical equipment areas, basements, storage rooms
- Do not include in GFA: exterior spaces, balconies, patios, exterior loading docks, driveways, covered walkways, outdoor play courts, parking, crawl spaces

“Parts of a building,” such as tenant spaces, measure the GFA of the “usable square feet”. Usable square feet includes the specific area the tenant occupies to do business.



How to Report



EPA's Portfolio Manager

Provides a Central Repository where data can be securely collected and shared by

- Utilities
- Building Owners
- Building Tenants
- City of Watertown
- Provides training videos and help desk for users
- Allows Building Owners to track their own progress against other similar buildings throughout the country

Building representatives will need to share data with the City of Watertown to meet submission requirements

City of Watertown will provide other submissions methods for

- Alternative Emission Factors
- Alternative Compliance Credits
- REC Retirement Verifications
- Third Party Verification
- Contextual Information for Submission

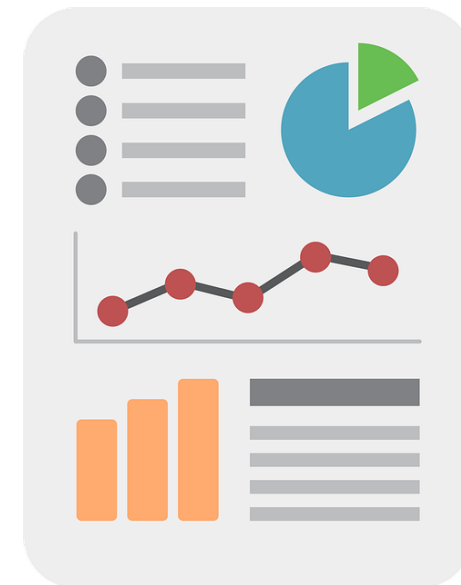




Sample Report of Data Collected



Location Data Fields	Sample
BERDO ID	100001
Tax Parcel ID	0303060001
Property Owner Name	1 lovejoy wharf boston realty llc
Building Address	160 170 n washington st
Building Address City	boston
Building Address Zip Code	02114
Parcel Address	160 170 n washington st
Parcel Address City	boston
Parcel Address Zip Code	02114
Reported Gross Floor Area (Sq Ft)	236688
Reported Enclosed Parking Area (Sq Ft)	
Largest Property Type	Office
All Property Types and GFAs	Office (231408.0),Retail Store (5280.0)
Compliance Status	in compliance
First Emissions Compliance Year (Projected)	2025
Corresponding Campus ID	
Notes	





Sample Report of Data Collected



Energy Use Data Fields	Sample Data	Energy Results	Sample Data
District Hot Water Usage (kBtu)		Water Usage Intensity (Gallons/ft ²)	10.59
District Hot Water Emissions (kgCO ₂ e)		Site EUI (Energy Use Intensity kBtu/ft ²)	67
District Chilled Water Usage (kBtu)		Energy Star Score	60
District Chilled Water Emissions (kgCO ₂ e)		Total Site Energy Usage (kBtu)	15857190.6
District Steam Usage (kBtu)		Estimated Total GHG Emissions (kgCO ₂ e)	927895.726
District Steam Emissions (kgCO ₂ e)			
Fuel Oil 1 - 6 Usage (kBtu)		Other Data	Sample Data
Fuel Oil 1 - 6 Emissions (kgCO ₂ e)		Community Choice Electricity Participation	No
Diesel / Propane / Kerosene Usage (kBtu)		Renewable Energy Purchased through a PPA	No
Diesel / Propane / Kerosene Emissions (kgCO ₂ e)		Renewable Electricity Usage Onsite (kBtu)	
Natural Gas Usage (kBtu)	3634294.3	Renewable Energy Certificate (REC) Purchase	No
Natural Gas Emissions (kgCO ₂ e)	193017.37	Backup Generator	No
Electricity Usage (kWh)	3582326	Battery Storage	No
Electricity Emissions (kgCO ₂ e)	734878.356	Electric Vehicle (EV) Charging	No



Implementation



Implementation Phasing	Building Count	Total Finished Sqft	Estimated MtCO2e
City Buildings (year 0)	16	709,311	2,697
First Phase (year 1) >=20,000	130	7,202,328	26,366
First Phase (year 1) >= 100,000 sqft Commercial	29	5,807,099	50,368
No of Unique Owners --- 113			
No of Mixed Use / Apartments --- 14			
Second Phase (year 2) Condos >= 20,000 sqft	25	1,285,331	3,159
No of Unique Owners --- 1122			

From Analysis of Watertown's 2024 Assessors Data



Timeline of Reporting



 **Municipal**

 **Commercial and Residential**

 **Condos**

	2024				2025				2026				2027			
	Year	June	Sept	Dec	Year	June	Sept	Dec	Year	June	Sept	Dec	Year	June	Sept	Dec
Notice to Report							  				  				  	
Collect Energy Use					 				  				  			
Submit Energy Use										 				  		
Compliance Report												 			  	
Yearly Results												 				  
Baseline Year One																
Baseline Year Two																



Benchmarking and Goals



Amount and speed of reductions necessary to meet our goal of carbon neutrality by 2050.

Benchmarking reduction is based on a stepped percentage reduction against the two baseline years.

Compliance Periods	Period 1	Period 2	Period 3	Period 4	Period 5	Period 6
	2027 to 2029	2030 to 2034	2035 to 2039	2040 to 2044	2045 to 2049	>= 2050
Municipal Buildings	100%	60%	40%	20%	10%	0%
Commercial >= 20,000 and < 100,000 sqft or Residential >= 20,000 sqft	100%	60%	40%	20%	10%	0%
Delay Start Compliance	2028 to 2030	2031 to 2034	2035 to 2039	2040 to 2044	2045 to 2049	>= 2050
Condo Buildings >= 20,000 sqft	100%	60%	40%	20%	10%	0%
Accelerated Compliance	2027 to 2029	2030 to 2034	2035 to 2039	2040 to 2044	2045 to 2049	>= 2050
Commercial >= 100,000 sqft	80%	40%	0%	0%	0%	0%



Verification

Owners shall provide a third-party verification of their reporting data



Verification Required for

- ✓ Baseline Year 1
Baseline Year 2
- ✓ First compliance year for each compliance period
- ✓ First year of transfer of ownership

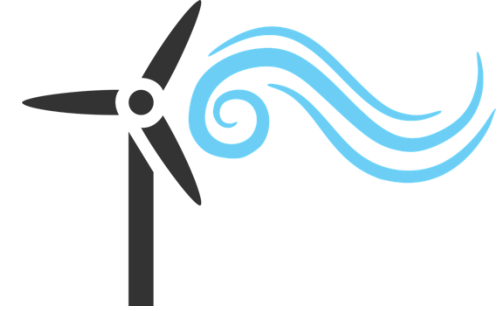


Paths to Compliance



Outside of the Ordinance

- Electrification of Building Systems
- MassSave and the Utilities Programs
- City Efficiency Programs
- Watertown Electricity Choice
- On Site Renewables
- Massachusetts Community Climate Bank
- MassCEC
- IRA
- 179D
- PACE



From the Ordinance

- Power Purchase Agreements (PPAs)
- Renewable Energy Certificates (RECs)
- Alternative Compliance Payments
- Petition to the Review Board
- Alternative Emission Factors



Penalties



Penalties may be assessed on any violation. Violations include:

- Failure to report benchmarking data or reporting only partial data
- Reporting false data
- Non-compliance with performance standards
- Lack of third-party verification
- Discrepancies between third-party verification and self verification

For the first violation a written warning may be issued. For subsequent violations the Department may issue a penalty of \$300 per violation per day. Each day a property is in violations constitutes a separate offence.





Review Board

Is a resource for owners of buildings to seek redress of reporting or reductions of energy usage. Board consists of five members appointed by City Manager and approved by City Council for terms of up to five years. A city staff member will be assigned to the board for support.

The Review Board can:

- Grant exemptions to delay public reporting of benchmarking data
- Grant exemptions to generator energy use and emission requirements
- Review and approve Deferred Compliance Plans
- Review and approve Hardship Compliance Plans





Deferred Compliance Plans



A building owner may apply to the Review Board with a plan to defer compliance with any GHG emissions requirements for up to five years.

Plans must detail the expected measures that will result in building returning to compliance within five years.

Buildings must still meet the 2050 net zero requirement and will be required to report Energy Use and Requirements for Verification.





Hardship Compliance Plans



Building Owner may apply to the Review Board for a Hardship Compliance Plan if there are building characteristics or circumstances that present a hardship in complying with the emissions standards.

Detail characteristics or circumstances will be determined in the regulations, but may include:

- historic building designations
- affordable housing
- refinancing timelines
- pre-existing long-term energy contracts without reopeners



The Hardship Compliance Plan can include alternative timelines and standards for meeting emissions requirements.

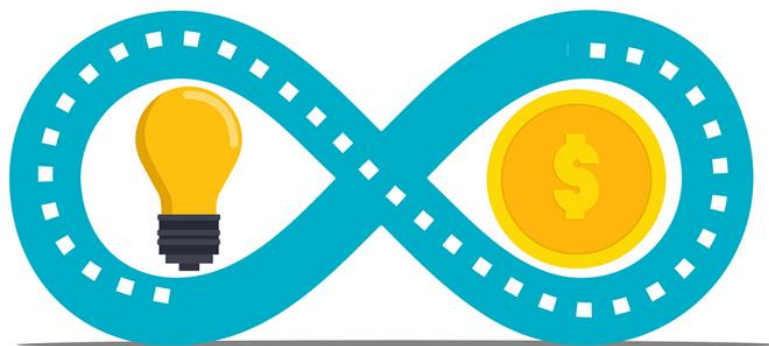
Buildings will still be required to report Energy Use and Requirements for Verification



Equitable Emissions Investment Fund



All penalties and Alternative Compliance Payments will be placed in a separate City fund



Funds can be used for:

- Costs incurred by the City in administering the program
- Administration of GHG abatement projects that benefit the Watertown's reduction goals
- Prioritize projects that benefit Environmental Justice Populations and those disproportionately affected by air pollution

Expenditures from the funds are approved by the Planning Department Director



BERDO Timeline



Dates and emission reduction amounts in the draft BERDO are based on enacting the BERDO in the spring of 2025



To find out more about Resilient Watertown and the
Climate and Energy Plan visit
www.watertown-ma.gov/1262/Sustainability

Silas Fyler
City of Watertown
Assistant Director of Energy Manager
sfyler@watertown-ma.gov

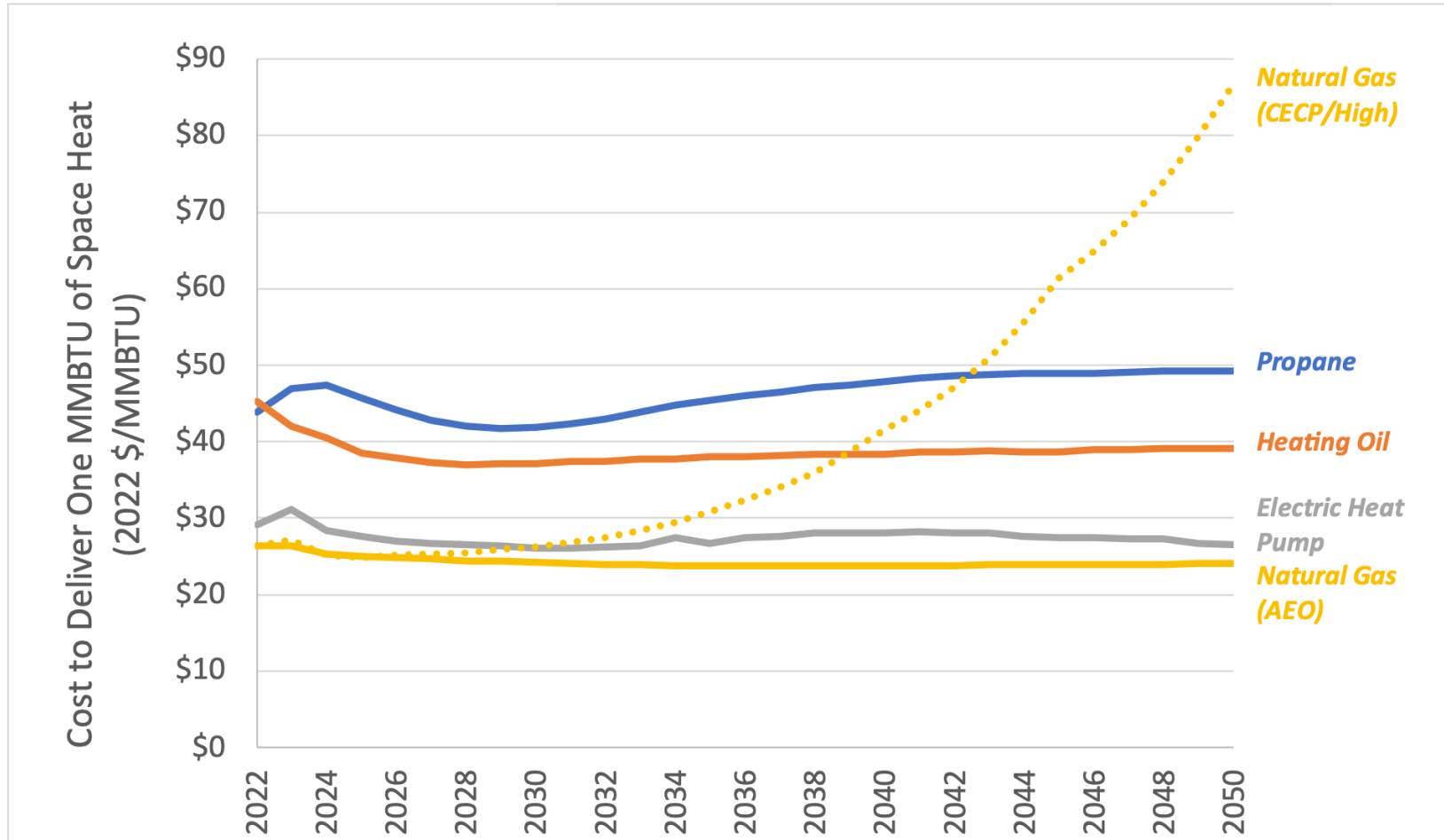
Questions?



Space Heating Costs Forecast



Massachusetts Space Heating Cost Forecast



- Studies for MA DEP and MA DPU forecast heat pumps to be less expensive to operate than gas heating by 2030 under CECP
- Gas heating costs are expected to rise to 300%–700% of current costs by 2050
- BERDO reduces exposure to rising gas rates

Sources: Sustainable Energy Advantage and Synapse Energy

Economics for MA DEP, 2023 ([Link](#)) Energy+Environmental Economics and Scott Madden Management Consultants for MA DPU, 2022. ([Link](#))

CECP: Clean Energy and Climate Plan for 2050 (CECP)
AEO: 2023 EIA Annual Energy Outlook



Cost of Complying: Capital Costs

Is decarbonization affordable?

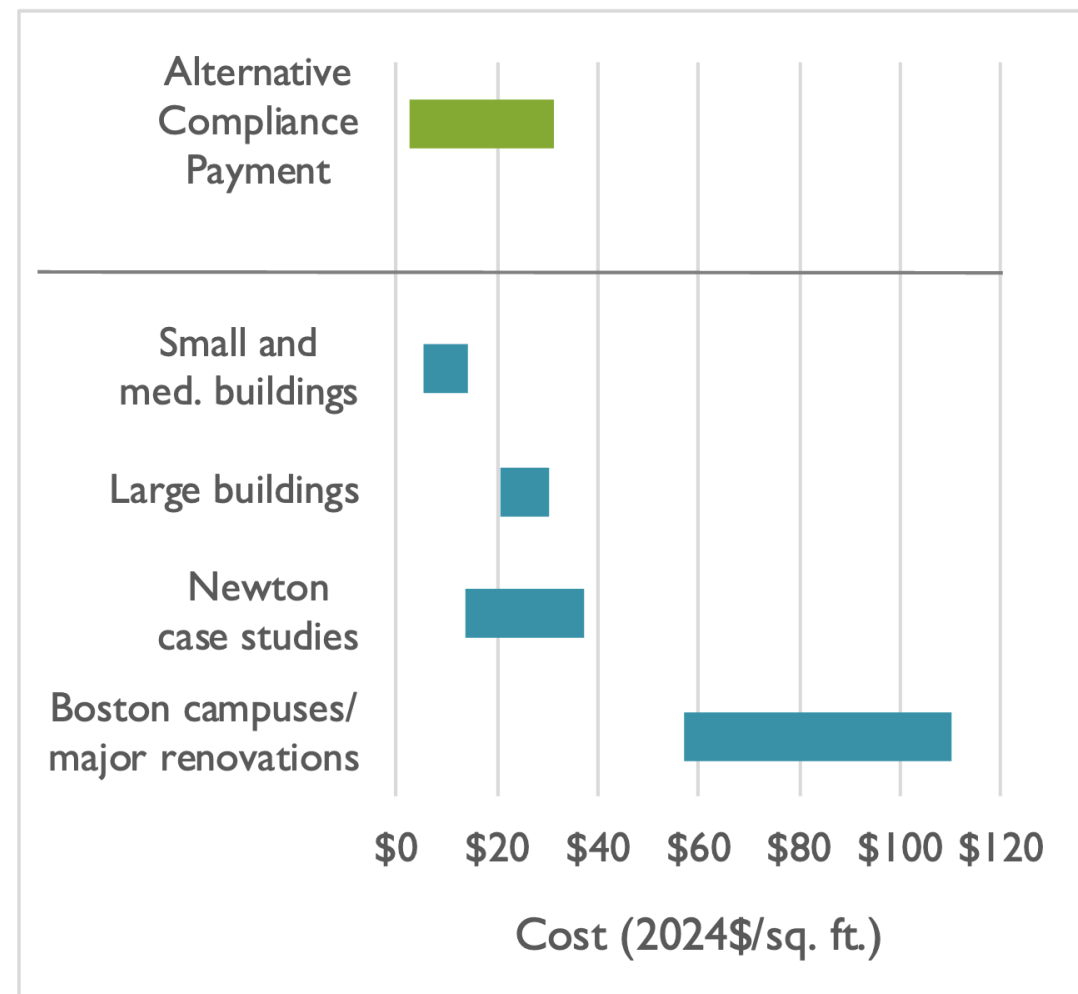
Synapse and Newton's BERDO Team evaluated completed projects, published literature, contractor quotes, and interviews with industry professionals this past fall.

Typical costs:

- One-time: \$5–\$35 per sq. ft. before incentives
- Amortized: \$0.40–\$3.00 per sq. ft. annual (at 6% over 20-year equipment life)

Costs vary by building type, size and timeframe

Building Upgrade Cost Before Incentives

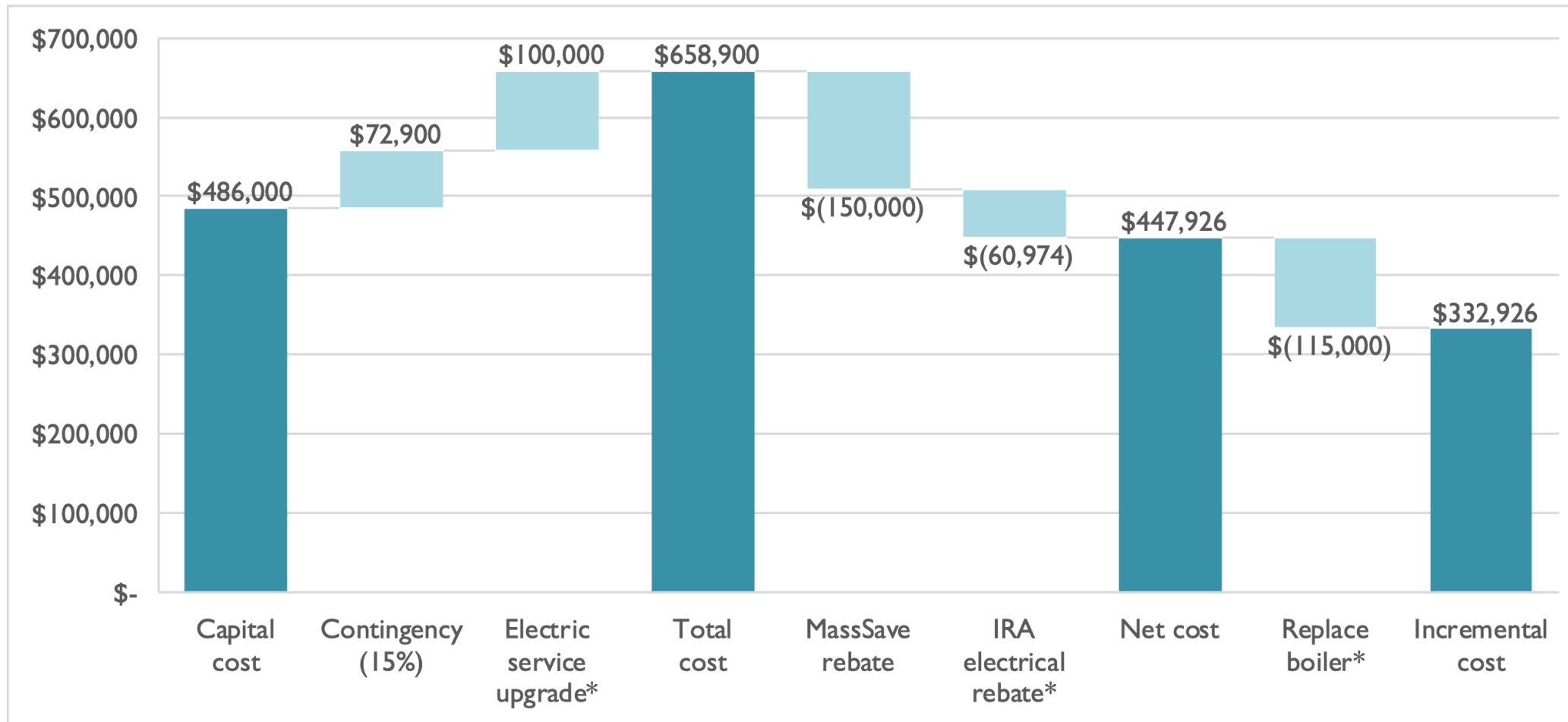


Sources: Jones, B. 2021, Synapse 2024, City of Newton 2024, City of Boston 2024, Synapse 2024, various contractors



Cost of Complying: Estimates

Real life sample estimate and why costs can vary





Cost of Complying: Financial Support



What financial resources are available?

Mass Save commercial incentives: \$9.00–\$15.00 per sq. ft.

- Heat pumps: \$2,500–\$4,500 per ton
- Heat pump water heaters: \$1,000–\$2,200 per unit
- Deep energy retrofits: \$1 per sq. ft.
- Low or no interest loans



179D Federal tax deduction for commercial retrofits: \$0.50–\$6.00 per sq. ft

- Sliding scale for achieving 25–50% energy savings: \$0.50–\$1.00 per sq. ft.
- **Plus** \$2.50–\$5.00 per sq. ft. for meeting prevailing wage and apprenticeship requirement
- Capped at price of retrofit



Cost of Complying: Financial Support



What financial resources are available?

Property Assessed Clean Energy (PACE) (Watertown will need to adopt):

- Low-interest loans to commercial and multifamily owners
- Repaid through property taxes with terms up to 20 years
- Available through MassDevelopment and DOER
- Can reduce tax liability



Massachusetts Community Climate Bank:

- Loans for affordable housing
- \$70 million to date in seed funding
- Available through MassHousing



Eversource and National Grid:

- 0%–2% interest loans up to \$500,000
- Terms up to 7 years
- Incentives used to buy down interest rate





City Assistance for Building Owners



What resources are available to help building owners comply?

Trainings for ENERGY STAR Portfolio Manager

- How to use and how to obtain energy use data
- Developing a BERDO compliance plan

Flexibility Measures

- Deferral Plans, Hardship Plans, Renewable Energy Credits
- Review Board

City will host public seminars and trainings

- Manufacturers and vendors: on technology solutions
- Utilities: on available assistance and how to access it (technical assistance, rebates and incentives, financing options, aggregated energy use data)

City BERDO website: resource clearinghouse with detailed FAQ



State Assistance for Building Owners



What resources are available to help building owners comply?

MassCEC Building Performance Exchange for large building decarbonization

- \$4 million in state funding; pursuing \$2 million in federal funds
- Information and technical assistance to help comply with BERDO-like policies throughout Massachusetts
 - Centralized information on state policies, initiatives, and programs
 - Clearinghouse for financing, incentives, and qualified building professional registry
 - New offerings: tools, guidebooks, case studies, trainings, events, and seminars
- Early rollout for communities with BERDO policies expected 2025/2026

MassCEC Building Electrification and Transformation Accelerator (BETA)

- Portfolio of resources to help commercial and multifamily owners electrify
- No cost, in-depth audits to develop decarbonization plan (pilot stage)





State Assistance for Building Owners



What resources are available to help building owners comply?

Large Building Energy Reporting (LBER) program

- Requires utilities to report energy use for large buildings
- DOER consultant assembling energy use and building information
- First LBER reports issued October 2025, but utilities can request extensions
- Key differences compared to BERDO
 - Does not require emissions reductions
 - Requires utilities to report natural gas and electricity, not building owners
- BERDO Team is monitoring LBER closely to determine if it is useful for BERDO
- BERDO ordinance language allows City to incorporate use of LBER via regulations
“and/or other tools identified by the Department to collect and track Benchmarking information”





Utility Assistance for Building Owners



What resources are available to help building owners comply?

- Mass Save 3-year plan (2025-2027)
 - Funded at \$5 billion, including \$3.5 billion for incentives
 - **\$437 million for multifamily and commercial customers of Eversource and National Grid**
 - Install over **115,000 heat pumps**
 - Reduce GHG emissions by **1.0 million metric tons CO₂e**
 - Incentives for **natural gas equipment phased out** by law (more available for electrification)
 - Statewide customer call center
 - Equity: Main Streets program for downtowns, schools, **\$1 billion income-based incentives**
- Rebates and Incentives: insulation, air sealing, HVAC controls, heat pump water heaters, heat pump space heating
- **Low or no cost financing programs**
- **Free scoping and technical assistance studies** to help owners decarbonize buildings
 - Comprehensive building assessment, portfolio prioritization, decarbonization roadmap, existing building commissioning, and more



CITY OF WATERTOWN

Building Emissions Reduction and Disclosure Ordinance

(BERDO)

V 1.8

February 9, 2025

An Ordinance

In amendment to the Ordinance entitled “Municipal Code of the City of Watertown”

- WHEREAS:** The Watertown Town Council in 2019 passed a resolution committing to 100% renewable energy by 2050; and
- WHEREAS:** The Watertown Town Council passed a resolution in May 2021 declaring a climate crisis with a goal of ending town-wide greenhouse gas emissions as soon as possible; and
- WHEREAS:** The City of Watertown’s 2022 Climate and Energy Plan details strategies to reduce carbon emissions from buildings, including a requirement for a building performance standard ordinance; and
- WHEREAS:** The City of Watertown has exhibited leadership in combating global climate change as the first city in New England to pass a solar ordinance and the first city in Massachusetts to adopt the specialized energy stretch code; and
- WHEREAS:** The City of Watertown has acted on these commitments by building two zero net energy registered elementary schools and is in the process of building a new Watertown High School designed to be the first LEED 4.1 platinum zero net energy high school in the country; and
- WHEREAS:** Environmental justice communities in Watertown are disproportionately affected by climate change through increasing heat island exposure, rising sea levels, and storm water flooding; and
- WHEREAS:** Buildings contribute approximately 50% of greenhouse gas emissions in the City of Watertown and a small number of large

buildings contribute a disproportionate amount of those emissions; **THEREFORE, BE IT**

ORDERED: By the City Council of the City of Watertown that the Municipal Ordinances of the City of Watertown be amended by adding the following:

DRAFT

Building Emissions Reduction and Disclosure Ordinance

1 PURPOSE

This ordinance is enacted to encourage efficient use of energy, to reduce the emission of greenhouse gasses, and to implement the 2022 Watertown Climate and Energy Plan by authorizing the City to collect energy usage data to enable more effective energy and climate protection planning by the City and others; provide information to the real estate marketplace so that its members are able to make decisions that foster better energy performance; and require reductions in emissions from to achieve net zero emissions from the largest properties in Watertown by 2035 or 2050.

2 DEFINITIONS

- 2.1 Alternative Compliance Credit: A credit obtained by a Covered Property Owner to offset greenhouse gas emissions from the Covered Property. One Alternative Compliance Credit shall be equivalent to one metric ton of Greenhouse Gas Emissions.
- 2.2 Approved Verification Body: An organization accredited by the American National Standards Institute, or other accrediting body approved by the Department, to conduct verification services of energy and covered property characteristics for the reported data.
- 2.3 Baseline: The average of Greenhouse Gas Emissions of Covered Properties for two consecutive calendar years comprising the default baseline, alternative baseline, or new covered properties baseline, as set forth in section 11 for purposes of calculating emissions reduction targets necessary to meet the requirements of this Ordinance, set forth in section 11.
- 2.4 Benchmarking Information: Information collected by the Department and information generated by the Benchmarking Tool, as herein defined, including

descriptive information about the physical property and its operational characteristics.

- 2.5 Benchmarking Tool: The ENERGY STAR Portfolio Manager tool developed and maintained by the U.S. Environmental Protection Agency to track and assess the relative energy performance of buildings nationwide, and/or other tools identified by the Department to collect and track Benchmarking information necessary for compliance with this Ordinance.
- 2.6 Compliance Period A defined range of years, by which each year a Covered Property must achieve the performance requirements of section 11.
- 2.7 Condominium: A residential or non-residential condominium property established pursuant to G.L. c183A, as identified by the City of Watertown Assessor's records.
- 2.8 Cooperative: A multi-dwelling complex in which owners acquire an interest in the entire complex and a proprietary lease to their own apartment or dwelling. The complex is formed or held pursuant to Chapters 156C, 156D, 157, 157B, or 180 or similar provision in the Massachusetts General Laws.
- 2.9 Covered Property: A Residential or Non-Residential building that contains 20,000 or more Covered Square Feet.
- 2.10 Covered Square Feet: The Living Area of the property as per the City of Watertown Assessor's records.
- 2.11 Department: The City of Watertown's Department of Community Development and Planning or its successor.
- 2.12 Dwelling Unit: A single residential unit, as defined by the Watertown Zoning Ordinance.
- 2.13 Emission Factors The multipliers used to determine the Greenhouse Gas Emissions produced by the production or consumption of Energy that will be established by the Director of the Department pursuant to regulations

developed per Section 15 no later than the year prior to the relevant Compliance Period.

- 2.14 Energy: Purchased electricity, natural gas, steam, hot or chilled water, heating oil, or other product or electricity generated on site, for use in a building for purposes of providing heating, cooling, lighting, water heating, cooking, or for powering or fueling other end-uses in the building and related facilities, excluding any verified amount of electricity used for charging electric vehicles and excluding any Energy exported for consumption outside the Covered Property.
- 2.15 ENERGY STAR Portfolio Manager The tool developed and maintained by the U.S. Environmental Protection Agency to track and assess the relative energy performance of buildings nationwide.
- 2.16 Energy Use Intensity (EUI): A building's annual energy consumption measured in kBtUs (1000 British Thermal Units) used per square foot of gross floor area.
- 2.17 Fund The Equitable Emissions Investment Fund established to receive monies and expend them for the reduction of Watertown's Green House Gas Emissions.
- 2.18 Greenhouse Gas Emissions (GHG Emissions): The carbon dioxide equivalent emissions produced from the operations of the Covered Property calculated by the Department according to the following formula:
 - 2.18.1 Sum of annual Energy use by fuel type, multiplied by the Emission Factor for that type of Energy, minus Alternative Compliance Credits minus any Renewable Electricity subtracted from electricity consumption, up to a limit of the total electricity consumption or the limit determined in section 11.7.
- 2.19 Hardship Compliance Plan: A detailed compliance plan to reduce Greenhouse Gas Emissions.
- 2.20 Municipal Property: A building owned by the City of Watertown that contains 5,000 or more Covered Square Feet.

- 2.21 New Covered Property: A Covered Property that has received a Certificate of Occupancy in 2025 or later or has completed a Substantial Rehabilitation, as defined herein, of the property in 2025 or later. New Covered Properties shall comply with the performance requirements of section 11.4.
- 2.22 Owner: For a Covered Property under this ordinance, an Owner is one or more of the following:
- 2.22.1 An individual or entity having title, either directly or through a legally authorized or designated affiliate or subsidiary, to a Covered Property;
 - 2.22.2 An agent authorized to act on behalf of the owner of a Covered Property, although the owner as defined in 2.22.1 remains responsible for any compliance obligations;
 - 2.22.3 The net lessee in the case of a Covered Property subject to a net lease with a term of at least forty-nine years, inclusive of all renewal options;
 - 2.22.4 The board of managers or trustees in the case of a condominium at the Covered Property; and/or
 - 2.22.5 The board of directors or trustees in the case of a Cooperative at the Covered Property.
- 2.23 Power Purchase Agreement (PPA): A contract by which an Owner agrees to purchase electricity from a generating facility over a fixed term of years.
- 2.24 Regulations: Rules generated by the Department and derived from this Ordinance.
- 2.25 Renewable Electricity: Purchases from specific off-site renewable electricity programs approved by the Department, or the renewable energy attributes, measured in megawatt-hours retired from renewable on-site electricity generation or from off-site zero greenhouse gas emission electricity sources.

- 2.26 Renewable Energy Certificate (REC): A certificate representing the positive environmental attributes associated with the production of one (1) megawatt hour (MWh) of electricity by a renewable energy facility.
- 2.27 Residential Property: A property containing one or more Dwelling Units and whose use is primarily (greater than 75% of the Covered Square Feet) residential.
- 2.28 Review Board The BERDO Review Board established by Administrative code and/or through this Ordinance as a resource for owners of Covered Properties seeking redress of reporting or reductions of energy use for reasons including hardship.
- 2.29 Site Energy: The amount of energy consumed by a Covered Property or Municipal Property as reflected in utility bills or other documentation of actual energy use.
- 2.30 Source Energy: All the energy used in delivering energy to a Covered Property, including power generation and transmission and distribution losses.
- 2.31 Substantial Rehabilitation: The act or process of repair, alterations, additions, or change of use to a building in excess of 25% of the assessed value of the building.
- 2.32 Tenant: A person or entity leasing, occupying, or holding possession of, all or a portion of a Covered Property or Municipal Property.
- 2.33 Utility: Any entity that distributes and sells Energy for Covered Properties or Municipal Properties.

3 APPLICABILITY

This Ordinance requires owners of Covered Properties and Municipal Properties to annually measure and disclose energy use to the Department and to achieve Greenhouse Gas Emissions reduction targets consistent with the commitments of the 2022 Watertown Climate and Energy Plan. Furthermore, this Ordinance authorizes the Department to collect energy usage data to enable more effective

energy and climate protection planning by the City and others and to provide information to the real estate marketplace so that its members are able to make decisions that foster better energy performance. The performance requirements of this Ordinance reduces emissions from Covered Properties, achieving net zero emissions from the largest Non-Residential Properties by 2035 and all Covered and Municipal Properties by 2050.

4 APPLICABLE PROPERTIES

4.1 This Ordinance applies to the following:

4.1.1 All Municipal Properties as defined in this Ordinance; and

4.1.2 All Covered Properties as defined in this Ordinance.

5 BENCHMARKING REQUIRED FOR MUNICIPAL PROPERTIES

The City of Watertown must, no later than December 31, 2025, and no later than June 30th every year thereafter, input the total Energy consumed by each Municipal Property, along with all other descriptive information required by the Benchmarking Tool, into the Benchmarking Tool for the previous calendar year. The City must report Renewable Electricity production and purchases annually to the Department on the same schedule.

6 BENCHMARKING REQUIRED FOR COVERED PROPERTIES

6.1 Owners shall annually input the total Energy consumed by each Covered Property, along with all other descriptive information required by the Benchmarking Tool, into the Benchmarking Tool for the previous calendar year. Renewable Electricity production and purchases shall be annually reported to the Department. The Owner shall input this information according to the following schedule:

6.1.1 A Non-residential Covered Property by June 30th, 2026, and by every June 30th thereafter;

6.1.2 A Residential Covered Property that is not a Condominium or Cooperative by June 30th, 2026, and by every June 30th thereafter;

6.1.3 A Residential Covered Property that is a Condominium or Cooperative by June 30th, 2027, and by every June 30th thereafter;

6.1.4 A new Covered Property must report by the following June 30th, when it has one full calendar year of energy use data as defined in the Regulations

6.2 Owners may, and are encouraged to, authorize an energy utility or other third party to report Covered Property-specific data on their behalf to the Department. Such authorization shall not create an obligation on the part of energy utilities or remove the obligation of Owners to comply with reporting requirements.

7 NOTIFICATION OF COVERED PROPERTIES

Between September 1 and December 1 of each year, the Department will notify Owners of Covered Properties of their obligation to input Energy use into the Benchmarking Tool. By March 15 of each year, the Department will post the list of the addresses of Covered Properties on a public website. Greenhouse Gas Emissions will be calculated by the Department and reported annually to the Owners along with the energy reduction requirements of section 11.

8 QUALIFICATIONS OF BENCHMARKERS

The Department may establish certification and/or licensing requirements for the users of Benchmarking Tools as a part of the Regulations established per Section 15.

9 DISCLOSURE AND PUBLICATION OF BENCHMARKING INFORMATION

9.1 Owners shall annually provide Benchmarking Information to the Department, in such form as established by the Department, by the date provided by the schedule in section 6.1. The City will provide owners with the opportunity to submit contextual information related to energy use and may disclose such information on its website upon request of the owner.

- 9.2 Benchmarking Information must include, but need not be limited to:
- a. Property address;
 - b. Owner and/or designated agent contact information;
 - c. Primary use type;
 - d. Gross floor area;
 - e. Energy use and production by type as defined in section 2.14;
 - f. Site Energy Use Intensity (EUI) as defined in this section;
 - g. Weather normalized source EUI;
 - h. Any Emission Factors for Energy used by the building if different from the Emission Factors in the Regulations;
 - i. The energy performance score that compares the energy use of the building to that of similar buildings, where available; and
 - j. Compliance or noncompliance with this Ordinance.
- 9.3 Any significant change in the size of a Covered Building (due to renovation, addition, reduction in size, etc.) shall be evaluated by the Department for the necessity of an adjusted Baseline.
- 9.4 The Department will make Benchmarking Information for Covered and Municipal Properties for the previous calendar year, available to the public on the City's website no later than December 31 for the year in which the data is required. The Review Board may grant an exception to public reporting for any given data at the request of an Owner or the Department.
- 9.5 The Department will make available to the public and update information at least annually which may include the following:
- 9.5.1 Summary statistics on energy consumption and greenhouse gas emissions derived from the aggregation of Benchmarking information for Municipal Properties and Covered Properties;
 - 9.5.2 Summary statistics on overall compliance with this Ordinance, including an assessment of the accuracy of this data;
 - 9.5.3 For each Municipal Property and Covered Property:
 - a. The status of compliance with the requirements of this Ordinance

- b. Annual summary statistics for the Municipal Property or Covered Property, including EUI, annual Greenhouse Gas Emissions per square foot, total annual Greenhouse Gas Emissions, and an energy performance score where available; and
- c. A comparison of Benchmarking Information, Greenhouse Gas Emissions, and other descriptive information across calendar years.

10 PROVISION OF BENCHMARKING INFORMATION BY TENANTS TO THE OWNER

- 10.1 Upon request from the Owner, a Tenant in a Covered Property shall provide information that cannot otherwise be acquired by the Owner and is needed to comply with the requirements of this Ordinance. The Tenant shall provide the information no later than February 28 of any year in which the Owner is required to report. Failure to provide information to an Owner may result in penalties to the Tenant as provided under section 15.
- 10.2 Failure of a Tenant to provide required information does not relieve the Owner of the obligation to report emissions data.
- 10.3 When an Owner of a building is unable to obtain complete data due to the failure of a Tenant to provide the required information, the Owner shall use values or formulas established by the Department to estimate data.
- 10.4 For Covered Residential Buildings, the Homeowners Association or the Management Company may input the energy use of the building into the Benchmarking Tool.

11 EMISSION REDUCTION REQUIREMENTS

- 11.1 Baseline: The default Baseline years for Covered Properties shall be calendar years 2025 and 2026.
- 11.2 Compliance Periods are as follows:
 - 11.2.1 Compliance Period 1 is the years 2027 through 2029.
 - 11.2.2 Compliance Period 2 is the years 2030 through 2034.
 - 11.2.3 Compliance Period 3 is the years 2035 through 2039.

- 11.2.4 Compliance Period 4 is the years 2040 through 2044.
- 11.2.5 Compliance Period 5 is the years 2045 through 2049.
- 11.2.6 Compliance Period 6 is the year 2050 and onwards.

11.3 Performance requirements: Each Covered Property shall comply on an annual basis with Greenhouse Gas Emissions requirements according to the following schedule of Greenhouse Gas Emissions relative to the Baseline:

11.3.1 For Non-Residential Covered Properties of 100,000 Covered Square Feet or greater:

- a. In Compliance Period 1, annual Greenhouse Gas Emissions will not exceed 80% of the Baseline.
- b. In Compliance Period 2, annual Greenhouse Gas Emissions will not exceed 40% of the Baseline.
- c. In Compliance Periods 3 through 6, annual Greenhouse Gas Emissions will not exceed zero.

11.3.2 For Non-Residential Covered Properties of 20,000 to 99,999 Covered Square Feet, or Municipal Properties and Residential Covered Properties that are greater than 20,000 Covered Square Feet and not Condominiums or Cooperatives:

- a. In Compliance Period 1, annual Greenhouse Gas Emissions will not exceed 100% of the Baseline.
- b. In Compliance Period 2, annual Greenhouse Gas Emissions will not exceed 60% of the Baseline.
- c. In Compliance Period 3, annual Greenhouse Gas Emissions will not exceed 40% of the Baseline.
- d. In Compliance Period 4, annual Greenhouse Gas Emissions will not exceed 20% of the Baseline.
- e. In Compliance Period 5, annual Greenhouse Gas Emissions will not exceed 10% of the Baseline.
- f. In Compliance Period 6, annual Greenhouse Gas Emissions will not exceed zero.

11.3.3 For Residential Covered Properties that are Condominiums or Cooperatives:

- a. From 2028 to 2030, annual Greenhouse Gas Emissions will not exceed 100% of the Baseline.
- b. From 2031 to 2034, annual Greenhouse Gas Emissions will not exceed 60% of the Baseline.
- c. In Compliance Period 3, annual Greenhouse Gas Emissions will not exceed 40% of the Baseline.
- d. In Compliance Period 4, annual Greenhouse Gas Emissions will not exceed 20% of the Baseline.
- e. In Compliance Period 5, , annual Greenhouse Gas Emissions will not exceed 10% of the Baseline.
- f. In Compliance Period 6, annual Greenhouse Gas Emissions will not exceed zero.

11.4 New Covered Properties: The Baseline for a New Covered Property shall be the average Greenhouse Gas Emissions of the first two calendar years following issuance of the Certificate of Occupancy. New Covered Properties shall comply with the following performance requirements on an annual basis:

11.4.1 For Residential and Non-Residential New Covered Properties of any size, Greenhouse Gas Emissions shall not exceed 80% of the Baseline in the fourth year after the Baseline period. Thereafter, the New Covered Property shall reduce Greenhouse Gas Emissions in three-year Compliance Periods that achieve a linear reduction to zero Greenhouse Gas Emissions in 2035, except no such New Covered Property shall exceed zero Greenhouse Gas Emissions in 2035 and onwards.

11.5 Alternative Baseline: An Owner may request alternative Baseline years for a Covered Property that is prior to the default Baseline years. The alternative Baseline must be the average Greenhouse Gas Emissions of two consecutive years between 2020 and the default Baseline. The request for an alternative Baseline must be submitted to the Department prior to the Covered Property's first Compliance Period per the Ordinance section 11.3 and, if approved, shall remain the Baseline for all future Compliance Periods. Owners shall ensure that the Energy use for the alternative Baseline years has been inputted into

the Benchmarking Tool and that Benchmarking Information and any Renewable Electricity for the alternative Baseline years have been provided to the Department. A Covered Property that uses an alternative Baseline shall comply with performance requirements that include an additional 2.5% reduction for every year between the start of the alternative Baseline and the default Baseline.

- 11.6 Use of Alternative Compliance Credits: Alternative Compliance Credits must be obtained in the same calendar year during which reporting is required. The month by which they must be obtained will be defined in the Regulations.
- 11.7 Use of Renewable Electricity: Any Renewable Electricity must be obtained in the year in which it is applied to the Covered Property, and documentation thereof must be submitted to the Department by the subsequent June 30th reporting deadline. In calculating Greenhouse Gas Emissions, a Covered Property that uses electricity from a generating facility in Watertown using combustible fuels to generate electricity for direct use by the Covered Property may subtract Renewable Electricity from that electricity only as long as the Emission Factor for the generated electricity is less than or equal to the Emission Factor for electricity purchased from the grid. The Director of the Department will promulgate regulations pursuant to section 15 to establish a methodology for evaluating the Emission Factor for generated electricity compared to grid electricity.
- 11.8 Deferral: A Covered Property may apply to the Review Board with a detailed plan to defer compliance with any Greenhouse Gas Emissions requirements for up to five years such that the cumulative Greenhouse Gas Emissions of the Covered Property from the start of the deferred compliance through 2050 do not exceed what they would be without such deferral. Such plans must detail the expected measures that will result in compliance within five years and must comply with the Regulations. The Review Board may issue its approval of such plans for one or more years, upon which such Covered Property is deemed to be in compliance for those years. The approved deferred compliance plan must not result in Greenhouse Gas Emissions being above zero in 2050 or beyond. After the conclusion of the approved deferral period of five years or less, the Covered Property shall annually purchase Alternative Compliance Credits for any Greenhouse Gas Emissions in excess of the amount proposed

in the deferral plan. The Director of the Department will promulgate regulations pursuant to section 15 that establish minimum performance requirements that a Covered Property must meet during the deferral period.

- 11.9 Hardship: A Covered Property may submit a Hardship Compliance Plan for consideration to the Review Board. Hardship Compliance Plans must comply with the Regulations. The Review Board may issue its approval of a Compliance Plan for one or more years. During those years the Covered Property is deemed to be in compliance.
- 11.10 Energy Use that is Exempt from Emissions Requirements: Building Owners may choose to deduct Energy used by Emergency Backup Generators or other Backup Power and Electrical Vehicle Supply Equipment (EVSE) from a Building's total Energy use, as long as it meets the CO₂e Emission Factors in this Ordinance and the Regulations, and provided that:
- 11.10.1 Emergency Backup Generation/Backup Power provides Energy only to the Covered Building during emergency outages or exercising for operational testing.
 - 11.10.2 Electrical Vehicle Supply Equipment is separately metered or capable of tracking and accurate reporting of energy usage.
 - 11.10.3 Building Owners annually report Energy used by Emergency Backup Generation and EVSEs and the dates, hours and conditions that required Emergency Backup power. Such reporting is subject to the self-certification and third-party verification procedures in section 13.
 - 11.10.4 Energy used by Emergency Backup Generation will not be exempted after 2030, except as follows: a) energy usage by a healthcare institution will continue to be exempted for as long as the institution is required to install and maintain Emergency Backup Generation to ensure reliable operations or as a condition of accreditation; b) Emergency Backup Generation in specific Covered and Municipal Properties may be granted by the Review Board.
 - 11.10.5 Upon recommendation from the Review Board, these exemptions may be revised or additional exemptions added by the Department.

- 11.10.6 The Department may further define acceptable uses of generators in the Regulations.

12 RENEWABLE ELECTRICITY

12.1 Renewable Electricity must meet the following standards:

- 12.1.1 The off-site renewable energy procurement shall support a renewable energy project that is new, meaning that the Covered Property Owner enters into a contract to purchase Renewable Electricity from a newly built renewable energy generating source that is not operational at the time of contract execution. This includes contracts that lead to construction of a new project, as well as contracts that lead to expansion of existing projects with new renewable capacity.
- 12.1.2 Renewable Energy Certificates (Class I RECs only) and other environmental attributes associated with the procured off-site renewable energy shall be assigned to the Covered Property in Watertown for the duration of the contract and made available for inspection by the City of Watertown upon request. The Owner shall maintain transparent accounting that clearly assigns renewable energy production in the form of RECs in megawatt-hours to the Covered Property in Watertown for the duration of the procured off-site renewable energy contract.
- 12.1.3 The renewable energy generating source shall be local (New England) photovoltaic systems, solar thermal power plants, wind turbines, geothermal power plants, small hydro-power or other renewable energy generating sources (excluding biomass) that may be submitted to and certified by the Department.
- 12.1.4 Commonwealth of Massachusetts mandated green products (such as class II RECs in Utility standard offerings) will be allowed.

13 MAINTENANCE OF RECORDS AND DATA VERIFICATION

- 13.1 Owners shall maintain records as the Department determines is necessary for carrying out the purposes of this Ordinance, including but not limited to, energy bills and other documents received from Tenants and/or Utilities. Such records shall be preserved by Owners for a period of seven years. At the request of the Department, records shall be made available for inspection and audit by the Department.
- 13.2 Owners shall self-certify their reporting data every year.
- 13.3 For the two Baseline years, Owners shall provide a third-party verification of their reporting data, submitted by the benchmarking deadline for the first year of the first Compliance Period.
- 13.4 For the first year of each Compliance Period, Owners shall provide, by the benchmarking deadline for that year, a third-party verification of their reporting data.
- 13.5 For any year in which any Covered Building is transferred to new ownership, the Review Board may request that the Owner provide a third-party verification of their reporting data by the benchmarking deadline for that year.
- 13.6 For the generation of steam, hot water, chilled water, or electricity, other than Renewable Electricity, the owner of the generating facility shall provide annual third-party verification of the facility's Energy inputs and outputs and the calculated Emission Factor for each output.
- 13.7 All verifications must be performed by an Approved Verification Body.
- 13.8 At the time any occupied Covered Building is transferred to new ownership, the buyer and seller will arrange for the seller to provide to the buyer, all energy information necessary for the buyer to report complete Benchmarking information for the entire year. A seller that fails to provide any such information within 30 days of request by the buyer may be deemed in violation of this ordinance.

14 REVIEW BOARD

- 14.1 The Review Board shall consist of five voting members as defined in the Regulations. Members are appointed by the City Manager and confirmed by City Council for terms of up to five years.
- 14.2 The Review Board will be supported by a staff member assigned by the Department.
- 14.3 The members of the Review Board shall elect a member every three years to serve as Chair.
- 14.4 A Building Owner may apply to the Review Board for a Hardship Compliance Plan if there are Building characteristics or circumstances that present a hardship in complying with the Emissions standards in this Ordinance. Such characteristics or circumstances, to be detailed in the Regulations, may include, but not be limited to, historic Building designations, affordable housing refinancing timelines, or pre-existing long-term Energy contracts without reopeners. The application, review process and conditions for Hardship Compliance Plans shall be set forth in the Regulations. The Review Board shall have sole discretion in issuing Hardship Compliance Plans; such plans must include alternative timelines for meeting Emissions standards and alternative Emissions standards.
- 14.5 Emissions Standards established under the Regulations shall meet the following standards:
- 14.5.1 For the combustion of fuels such as oil and gas, the Emission Factors will be based on standard scientific values published by federal agencies.
- 14.5.2 For the use of all electricity purchased from the grid other than Renewable Electricity, the Emission Factors will reflect the emissions intensity of electricity consumed in Massachusetts.
- 14.5.3 For the generation of steam, hot water, and chilled water, and the generation of electricity other than Renewable Electricity, the Emission Factors for each output from the generation facility will be calculated using the Greenhouse Gas Protocol methodology jointly developed by the World

Resources Institute and World Business Council for Sustainable Development, or similar methodology acceptable to the Department, using data provided by the generation facility owner.

14.5.4 Any RECs created for onsite solar arrays or other renewable energy generation must be retired in order for the electricity from that source used onsite to qualify as zero emission.

14.5.5 If a building is supplied with power through a PPA from a solar array or other renewable energy generator, the associated RECs must be retired for the electricity from that source to qualify as zero emissions.

14.5.6 If requested by an Owner and approved by the Department, Greenhouse Gas Emission Factors other than those in the Regulations may be used.

15 ENFORCEMENT AND ADMINISTRATION

15.1 The Director of the Department or his or her designee shall be the Chief Enforcement Officer of this Ordinance.

15.2 The Director of the Department will promulgate regulations relative to the administration of the requirements of this Ordinance.

15.3 The Review Board is a resource for owners of Covered Properties seeking redress of reporting or reductions of energy usage, for example, for reasons of hardship.

15.4 If any person or entity violates any provision of this Ordinance, enforcement measures may be taken. A violation can include but is not limited to the following:

15.4.1 Any person or entity fails to report the Benchmarking Information.

15.4.2 A third-party verification of Benchmarking Information reported by an Owner identifies a discrepancy with an Owner's self-certified reporting that the Owner does not correct within 30 days

15.4.3 An Owner neglect to obtain third-party verification.

15.4.4 An owner misrepresents any material fact reported as a part of this ordinance.

15.4.5 Any person or entity fails to meet the emissions reduction requirements.

15.5 Enforcement measures for violations are as follows:

15.5.1 For the first violation, a written warning may be issued; and

15.5.2 For any subsequent violation the Department may issue a fine of up to \$300.00 per violation per day, pursuant to the provisions of Chapter 10.99 (Watertown Code General Penalty) herein. Each day that the property remains in violation shall constitute a separate offence.

15.5.3 The Department may adjust the amount of the fine on an annual basis up to the maximum allowed by law.

16 EQUITABLE EMISSIONS INVESTMENT FUND

The City Auditor shall establish the Fund as a revolving fund under MGL 44 53 E $\frac{1}{2}$, and credit to the Fund all Alternative Compliance Payments and penalties made pursuant to this Ordinance; the City Council may direct other monies to the Fund at its discretion. The Director of the Department is responsible for evaluating local Greenhouse Gas Emissions abatement proposals and determining expenditures from the Fund.

Money in the Fund must be expended only for the support, implementation, and administration of local Greenhouse Gas Emissions abatement projects that benefit the City of Watertown's reduction goals. Fund expenditures should consider first projects that benefit Environmental Justice Populations and populations disproportionately affected by air pollution.

17 REVIEW OF ORDINANCE

The Department shall review the implementation of this Ordinance after three years and thereafter every five years. As part of such review, the Department will hold at least one public hearing and solicit comments from the public.

18 APPLICABILITY

If any provision of this Ordinance imposes greater restrictions or obligations than those imposed by any other general law, special law, regulation, rule, ordinance, by-law, order, or policy, then the provisions of this Ordinance control.

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City of Watertown

DRAFT Building Emission Reduction Disclosure Ordinance Regulations

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Department of Community Development
and Planning

2/14/25

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1. Introductions

The following Regulations are promulgated by the City of Watertown Department of Community Development and Planning Department (“the Department”) pursuant to the authority granted to it under the BERDO.

2. Definitions

Terms defined in the Watertown BERDO Section 2 have the same meaning for the purposes of these Regulations and those definitions are hereby incorporated by reference. Terms related to data reporting that are not otherwise defined shall have the same meanings as in the ENERGY STAR Portfolio Manager. For the purposes of this section, the following additional terms are defined as follows:

2.1 Campus District Energy System

District Energy System where the central generating plant, piped infrastructure, and all connected buildings that receive one or more of the generated products share a common Owner.

2.2 Emissions Intensity

Emissions divided by the gross floor area for which those Emissions are applicable.

2.3 Energy Type

Any Energy source used in a building, including, but not limited to, electricity, natural gas, fuel oil, propane, steam, and hot and chilled water, and any other Energy Types that the Department may designate.

2.4 Energy Use Intensity

Energy consumption divided by the gross floor area for which that consumption is applicable.

2.5 Ordinance

Means the City of Watertown Code, Ordinances, for BERDO (callout to ordinance code number)

2.6 Space Type, also referred to as Building Use

The primary activity for which a given building or part of a building is utilized.

2.7 Tenant, as defined in the BERDO Section 2.32

Any tenant, tenant-stockholder of a cooperative apartment corporation, and condominium unit Owner.

2.8 Verification Year, as defined in the BERDO Section 13

Any year where an Owner must report third-party verified reporting data. Verification Years will be 2025, 2026, 2030 and every five years thereafter.

2.9 Whole-Building Data

Complete Energy consumption data for all Energy Types used in a building for an entire building, inclusive of Tenant spaces and uses.

3. Reporting Process

Owners must annually report data through the ENERGY STAR Portfolio Manager and/or other methods as outlined in guidance documents issued by the Department. Data should be reported in accordance with the requirements in the BERDO Section 9, the following provisions and any other methods detailed in guidance documents issued by the Department.

3.1 Energy Use

3.1.1 Owners shall report Whole-Building Data for all Energy. Owners that are unable to obtain Whole-Building Data shall follow the procedures in Section 3.5 of these Regulations.

3.1.2 Owners that procure Energy through the City of Watertown's Electricity Choice (WEC) program, or Owners whose Tenants procure Energy through the WEC program, may provide evidence of enrollment in the WEC program when reporting a Building's Energy use in accordance with any guidance documents issued by the Department.

3.1.3 Owners that authorize an Energy utility or other third party to report Building-specific data on their behalf shall remain responsible for verifying the accuracy of such data. Any discrepancies between data provided by a utility or other third-party and reported data must be indicated in the "Property Notes" section of ENERGY STAR Portfolio Manager. The direct upload of such data by a utility or other third party does not relieve an Owner of the duty to report other required data.

3.2 Calculation of Gross Floor Area

3.2.1 For the purpose of determining if a building meets the definition of a Covered Property in the BERDO Section 2.9, Gross Floor Area (Covered Square Feet) or Area must be determined using records from the Watertown Assessing Department. Assessing Department records may be disputed in accordance with Section 3.5 of these Regulations. For any other purpose, Owners may either:

- a) Use the Gross Floor Area listed in the Watertown Assessing Department; or
- b) Calculate Gross Floor Area in accordance with the following provisions: (i) Gross Floor Area means the total number of square feet measured between the principal exterior surfaces of the enclosing fixed walls of the building, including tenant areas, lobbies, common areas, restrooms, stairways, elevator shafts, mechanical equipment rooms, basement space, and storage rooms; (ii) Gross Floor Area excludes all surface parking

areas, unroofed courtyards, outdoor balconies, exterior loading docks, plenums between floors, and unroofed light wells; (iii) for atria, Gross Floor Area includes only the area of atrium floors; and (iv) for tenant spaces or interior Building Use(s), interior demising walls should be measured to the centerline of the wall. Owners that calculate Gross Floor Area in accordance with this provision must preserve the supporting documentation pursuant to Section 11 of these Regulations.

3.3 Building Use Classifications

For purposes of BERDO Section 9.2, the Building Use classifications is defined by Energy Star Portfolio Managers Property Types Owners are strongly encouraged to report all Building Uses and associated square footage in ENERGY STAR Portfolio Manager, including Building Uses that occupy less than ten (10) percent of the building's square footage.

3.3.1 If ENERGY STAR Portfolio Manager updates the property types listed in Appendix A, the Department may update Appendix A to reflect those changes.

3.4 Vacant Space

Owners must account for any vacant or unoccupied space in ENERGY STAR Portfolio Manager in accordance with ENERGY STAR Portfolio Manager instructions or with guidance documents issued by the Department.

3.5 Buildings Without Whole-Building Data

If an Owner is not able to obtain Whole-Building Data for any Energy Type, then the Owner must report such Energy Type use as provided in this Subsection. In the event that an Owner does not have Whole-Building Data because Tenant(s) failed to respond to data requests and utilities have not provided Whole-Building Data within the time period specified in BERDO Section 6, the Owner shall also comply with the requirements in Section 3.8 of these Regulations.

3.5.1 Common Area Energy. The Owner shall submit Energy use data for all common areas and all centrally metered areas.

3.5.2 Calculating Energy Use in Tenant Spaces. For each Energy Type used in separately metered Tenant space, the Owner must report known Energy usage data and then use one of the following methods to determine Energy usage for the areas in which it is unknown, for each month.

a) **With Significant Partial Data for Building Use.** If an Owner has actual Energy use data for at least fifty (50) percent of a given Building Use, the Owner shall extrapolate the Energy data for the remainder of Gross Floor Area with the same Building Use. This extrapolation shall be applied only to those areas for which Energy use is unknown and shall be calculated by (i) multiplying the average Energy Use Intensity of the floor areas for which Energy Use Intensity is known by the total floor area for which the Energy Use

Intensity is not known and multiplying the result from step (i) by one hundred and fifty (150) percent.

- b) **Without Significant Partial Data for a Building Use.** If an Owner does not have actual Energy use data for at least fifty (50) percent of any Building Use, the Owner shall utilize the default values set by the Department, applied only to those areas for which Energy use is unknown, and following the methodology included in the Regulations as adopted by the Department.

3.5.3 **Noting When Whole-Building Use Data Is Not Available.** In accordance with guidance documents issued by the Department, Owners shall indicate when Whole-Building Data for Energy is not available and where extrapolated data is used.

3.6 Contextual Information

Owners may supply contextual information regarding their required data, including hyperlinks, in the “Property Notes” section of ENERGY STAR Portfolio Manager or via any supplemental reporting methods detailed by the Department in guidance documents. Such contextual information may be included in public disclosures. Contextual information shall conform to guidance that the Department may issue regarding acceptable length and formats.

3.7 New Information

If, after having submitted a report to the Department, the Owner of a Building changes or an Owner receives or becomes aware of new or updated information that would result in a change to whole building Emissions, Energy use, or Emissions or Energy Intensity of two (2) percent or more over the period of one (1) calendar year, the Owner shall, within thirty (30) Days of the change or of receiving the new information, submit the additional or corrected data to the Department in accordance with guidance documents issued by the Department, and notify the Department accordingly. Owners may submit other updates at any time. The Department will include such updates in its annual disclosure of data.

3.8 Obligation to Request and Report Information from Building Tenants.

Delegating Reporting Duties to a Single Tenant. If an Owner has leased a Building to a single Tenant and that Tenant has assumed management, maintenance, regulatory compliance and/or capital improvement costs of the entire building, the Owner may, with the consent of the Tenant, delegate all responsibility regarding reporting under the BERDO to that Tenant. The Owner shall report such delegation in accordance with guidance documents issued by the Department.

3.8.1 **Tenant Non-Response.** Owners shall report in writing to the Department if any non-residential Tenant fails to respond to data requests from the Owner within the time period specified in BERDO Section 10, accompanied by documentation of the Owner’s request. Owners seeking data from Tenants shall document reasonable steps to collect such data, including making the written request using the most up-to-date contact information for the Tenant at least twice.

3.9 Requesting Alternative Reporting Dates.

A request for an alternative reporting date to that otherwise required by BERDO Section 6 must explain the extenuating circumstances that make an Owner unable to complete the report or third-party data verification by the deadline and must be submitted prior to the applicable deadline. Such requests must comply with any procedures created by the Review Board or guidance documents issued by the Department. The Review Board may grant a request for an alternative reporting date and/or third-party verification deadline for a period not to exceed six months. In 2025, the Department may grant a request for an alternative third-party verification deadline.

4. Ownership Changes and Designations

4.1 Change of Ownership

4.1.1 When a Building changes ownership, the previous Owner shall provide to the new Owner any required data that has been collected and is necessary for completing the next required report under BERDO.

4.1.2 If a Building changes ownership, any outstanding compliance obligations and liabilities shall become the responsibility of the new Building Owner.

4.1.3 New Building Owners shall provide notice of change of ownership to the Department within thirty (30) days of the change. Notice shall include (a) a copy of the instrument evidencing the transfer of the rights and obligations to the successor-Owner and assumption by the successor-Owner of said rights and obligations and (b) the name, address and contact information of the new Owner and any designated agent.

4.1.4 A New Building Owner is responsible for performing a third party verification of reporting data for the first full calendar year after transfer, regardless of whether it is a Verification Year.

4.2 Designation of Tenant as Owner

4.2.1 A Building Owner seeking to designate the lessee of a Building as “Responsible Party” for purposes of compliance shall submit to the Department or its designee a letter of agreed designation as “Responsible Party”, including a commencement date and term length, signed by both the Building Owner and the lessee, following any guidance set forth by the Department.

4.2.2 Once a notice of designation is submitted, the lessee shall be responsible for compliance with the Ordinance.

- 4.2.3 If the lease is terminated or the Owner and lessee otherwise agree to terminate the designation of Tenant as “Responsible Party”, the responsibility for Compliance and any outstanding compliance obligations will revert back to the Building Owner. The Owner and lessee are jointly and separately responsible for notifying the Department within fourteen (14) Days of any change in the designation of a Tenant as “Responsible Party”.

5. Special Conditions

5.1 Multiple Buildings on a Single Tax Lot or on Multiple Tax Lots that Share Energy Systems.

If there are multiple buildings on a single tax lot or on multiple tax lots that share Energy systems, the Owner(s) shall report data required by BERDO Section 2.14 as follows:

- 5.1.1 For any building that has Energy use that is separately metered or sub-metered, data must be reported at the building level.
- 5.1.2 For buildings that are classified as the same Building Use and whose Energy use is not separately metered or sub-metered, the total shared Energy use should be apportioned by the Gross Floor Area of each building and reported for each such building. The apportioned data shall be marked as an “Estimation” in ENERGY STAR Portfolio Manager.
- 5.1.3 Buildings that are not classified as the same Building Use and whose Energy use is not separately metered or sub-metered, should be reported as a campus as defined in ENERGY STAR Portfolio Manager.
- 5.1.4 The Department may approve an alternative apportionment process proposed by the Owner.

5.2 Newly Constructed Buildings

The first reporting requirement for newly-constructed Buildings shall be the first full calendar year following the issuance of a Temporary Certificate of Occupancy for the Building or Certificate of Occupancy for the Building, whichever is earlier.

5.3 Extenuating Circumstances

Owners with extenuating circumstances may file a request with the Department to report information required by BERDO Section 2.14 on a basis other than the building level. Such requests shall be made in accordance with any guidance issued by the Department and the Department must issue decisions in writing. Such extenuating circumstances may include, but are not necessarily limited to:

- 5.3.1 Parcels with multiple Buildings that (a) have three (3) or fewer residential Tenants, (b) have no Energy metering at the building level, or (c) have no building level Gross Floor Area data.

5.3.2 Buildings that (a) share building walls, (b) are located on the same parcel or adjacent parcels and (c) have a common Owner.

5.4 Disputing Assessing Department Records

In the event that an Owner disputes the Watertown Assessing Department's records of Gross Floor Area or unit count and believes the property does not meet the Ordinance's definition of a Covered Property, the Owner may make a written request for the Assessing Department to remeasure the property and shall provide a copy of the request to the Department.

5.4.1 An Owner that provides a copy of a reassessment request to the Department shall not be subject to penalties for failure to comply with the Ordinance until the next update of the Property Assessment has been published.

5.4.2 If after reassessment, the Property Assessment indicates that the property meets the Ordinance's definition of a Covered Property, the Owner shall be responsible for all outstanding reporting requirements and compliance with Emission standards since the request for reassessment was filed with the Assessing Department. In such cases, if an Owner fails to comply with the Ordinance within four months of publication of the updated Property Assessment, penalties defined in the Ordinance may be issued.

5.5 Vacant Buildings

5.5.1 The Department may determine a Building is vacant and therefore not subject to third-party verification or compliance with an Emissions standard

5.5.2 A vacant building shall be demonstrated by one or more of the following: (1) an active demolition permit issued by the City of Watertown's Inspectional Services Department and proof of filing an Article 85 Demolition Delay application with the Watertown Historical Commission, (2) condemned by Building Commission, (3) no active water or gas utilities, (4) transfer of all utilities to a construction company with an active construction permit, (5) No certificate of occupancy, (6) Fire Department designation of unhabitable, or (7) if Energy use is less than five (5) percent of previously reported annual data. Owners shall submit requests to determine a Building as vacant in accordance with any guidance or standard form provided by the Department. The Department may ask for additional documentation and will issue a determination in writing to the Owner. An Owner may appeal the Department's decision to the Review Board in writing.

5.5.3 To maintain the status of a vacant Building, Owners must submit updated documentation in writing to the Department annually.

5.5.4 Buildings that are determined by the Department to be fully vacant for the entire compliance year are not subject to the Emissions standard for that compliance year. Owners must still follow applicable reporting requirements. When a Building is no longer

determined to be vacant by the Department or when it receives a Certificate of Occupancy, compliance obligations with the Emission standards shall resume.

6. Third-Party Data Verification

Third party verification of a Building Owner's reporting data shall be performed by a qualified energy professional who is not on the staff of a Building's Owner or Building's management company. Pursuant to BERDO Section 13, third-party verification is required for all reporting data for the specified time periods, including, but not limited to, data necessary to show compliance with and qualification for Emissions Standards, Deferred Compliance Plans and Hardship Compliance Plans, if applicable.

6.1 Qualified Energy Professionals

Include individuals who hold an active qualification of at least one of the credentials listed in the Regulations as adopted by the Department. The Department may approve additional credentials for designation as qualified energy professionals.

6.2 Corrections to Reported Data

In the event of errors found in previously reported data or discrepancies between previously reported data and third-party verified data, Owners shall submit an updated report as outlined in guidance documents provided by the Department.

7. Emission Factor

7.1 Emission Factor

By April 1st of each year, the Department shall adopt guidance, updated as needed, establishing Emissions Factors in accordance with the following conditions. Building Owners shall use these Emission Factors for calculating compliance with the standards.

7.1.1 Emission Factor for natural gas, propane, fuel oil, diesel oil, and kerosene, and any other fuels not otherwise specified in the Regulations issued by the Department, shall be the most recent Emissions Factors reported by ENERGY STAR Portfolio Manager.

7.1.2 Annual Emission Factor for the electric grid shall be based on real data published by Massachusetts Department of EnergyResources, or any other relevant governmental sources for the compliance year, and any other factors determined relevant by the Department.

7.1.3 Emission Factor for District Energy Systems shall be calculated for each end product using an efficiency methodology, as defined in the Regulations issued by the Department.

a) District Energy System operators shall provide annual Emission Factor for their systems to the Department by April 1st of each year and shall have the respective data,

calculations, and Emission Factor verified by a third party following any requirements included in the Regulations.

- b) If a District Energy System operator fails to provide third-party verified annual Emission Factor for its systems by April 1st, the most recent verified Emissions Factor from the District Energy System shall be used for compliance, provided, however, that if there is no verified Emission Factor for the District Energy System, then the current Emission Factor reported by ENERGY STAR Portfolio Manager for the corresponding products shall be used.

7.1.4 Owners of Campus District Energy Systems may either (a) follow the Emission Factor requirements for District Energy Systems as outlined in Section 7.1.3 of these Regulations or (b) apply the appropriate Emission Factor to their central plant's fuel inputs and apportion the Emissions across their connected buildings following Section 5.1 of the Regulations.

7.1.5 Emission Factor for thermal Energy generated from non-emitting renewable sources shall have an Emission Factor of zero (0) kgCO₂e/MMBTU, provided that:

- a) Any renewable Energy or Renewable Energy Certificates are purchased in accordance with the requirements in Section 9 of these Regulations, and
- b) Any required third-party verification is provided.

7.1.6 The Department may adopt, via the Regulations, Emission Factor to be applied to fuels not referenced in the Regulations.

- a) Any Owner or entity that generates or delivers Energy with fuels or Energy sources without Emission Factor covered by the Regulations may petition the Department to approve custom Emission Factor to be applied to Buildings. Such custom Emission Factor may include, but are not limited to, biogenic fuels, hydrogen, and fuel cells.
- b) The Department shall develop guidance for reviewing petitions for custom Emission Factor.

7.1.7 Subject to approval by the Department, and in accordance with conditions set forth in the Regulations issued by the Department, Owners with hourly-metered or more frequently metered Energy data may opt to use time-of-use Emission Factor. Owners must provide third-party verification of annual time-of-use data, methodology, and Emission Factor; such data shall be subject to audit. If a time-of-use Emission Factor is not approved, the Emission Factor adopted by the Department shall be used.

8. Emission Standards

8.1 Emission Standards

8.1.1 When calculating square footage to determine compliance with BERDO Section 5, third-party verified Gross Floor Area shall be used. When third-party verified Gross Floor Area is not available, square footage as it appears in the records of the Watertown Assessing Department shall be used.

8.1.2 At the discretion of the Department, in any year that a building changes its emissions by greater than 20% due to a change in building use type as defined in the Benchmarking Tool:

- a) A new baseline will be generated by the Owner;
- b) The annual report required by BERDO Section 6 shall include third-party verification, regardless of whether it is a Verification Year;

9. Additional Compliance Mechanisms

9.1 Watertown Municipal Electricity Aggregation Program

Renewable Energy Certificates (RECs) procured on behalf of customers by the Watertown Municipal Electricity Choice aggregation program are eligible as a method of compliance per BERDO Section 9. For Energy purchased from the Watertown municipal aggregation program that is not matched with one hundred (100) percent RPS Class I RECs, the appropriate Emissions Factor adopted by the Department or Department pursuant to Section 7 of these Regulations shall apply to the portion of the Energy not matched with RPS Class I RECs.

9.2 Renewable Energy Certificates

Owners that utilize unbundled or bundled RECs, including local Power Purchase Agreements that generate RPS Class I RECs pursuant to 225 CMR 14.05, as a method of compliance shall provide documentation demonstrating that the RECs comply with the conditions in BERDO Section 12, provided, however, that, notwithstanding anything to the contrary in the Ordinance:

9.2.1 RECs may be generated either within

- a) the twelve (12) months before the compliance year or
- b) within the compliance year in which they are used, and

9.2.2 Owners must demonstrate that RECs are retired no later than six (6) months after the end of the compliance year in which they are used.

9.3 Power Purchase Agreements

9.3.1 Owners who procure electricity and bundled RECs through Power Purchase Agreements, including virtual Power Purchase Agreements, for compliance with the Ordinance shall provide documentation demonstrating compliance with the requirements in BERDO Section 12 and the following additional requirements:

- a) Power Purchase Agreements are for electricity generated by non-emitting renewable sources that meet the RPS Class I eligibility criteria outlined in 225 CMR 14.05, as those criteria may be amended from time to time, provided, however, that any requirements for metering and location in 225 CMR 14.05 are not applicable.
- b) Power Purchase Agreements are with electricity generators connected to an electric grid in the jurisdiction of the State of Massachusetts.
- c) The Power Purchase Agreement is for electricity from a project that begins commercial operation after a Power Purchase Agreement is executed by or on behalf of the Owner of a covered Building, provided, however, that this time requirement will not apply to Owners who join an existing eligible Power Purchase Agreement executed by a different Owner in accordance with this provision
- d) RECs associated with the electricity purchased pursuant to a Power Purchase Agreement may be used for compliance if they meet the requirements in Section 9.2 of these Regulations.

Owners may request, based on extenuating circumstances, the Review Board to approve a Power Purchase Agreement that does not meet this requirement.

9.3.2 Power Purchase Agreements that satisfy the criteria in the Ordinance and Regulations as exist at the time of execution may be used for compliance with the Ordinance for the length of the contract term, including extensions to the original term, and for any quantity or price of Energy purchased from the original generating source(s) identified in the Power Purchase Agreement.

9.4 Local Renewable Generation

9.4.1 Electricity and associated generation credits, such as net-metering credits, directly attributable to electricity generated by non-emitting electricity generating systems are eligible as a compliance mechanism regardless of (i) who owns the electric generating system and (ii) whether or not the corresponding RECs are retired by or on behalf of the Owner, provided that one of the following conditions is met:

- a) (i) The system is a solar generating system, and (ii) it is located in Massachusetts

- b) The Owner or Tenant(s) of a covered Building acquires electricity or generation credits from a non-emitting renewable electricity generating system and (ii) the generating system is located in the City of Watertown.
- c) Electricity or generation credits acquired from non-emitting electricity generating systems shall be reported following any requirements in guidance documents.

9.5 Alternative Compliance Credits

9.5.1 “Alternative Compliance Credit” shall mean a credit obtained by a Covered Property Owner to offset greenhouse gas emissions from the Covered Property. One Alternative Compliance Credit shall be equivalent to one metric ton of Greenhouse Gas Emissions. In the first Compliance Period, each Alternative Compliance Credit shall cost \$234. The Department shall update price of each Alternative Compliance Credit for the following Compliance Periods. Alternative Compliance Credit must be purchased no later than December 31st for each reporting period.

10. Compliance Plans

10.1 Types of Compliance Plans

10.1.1 Owners may apply for one of the following:

- a) Deferral Compliance Plan, which may grant relief from compliance with applicable Emission standards for one (1) to five (5) years. A Deferred Compliance Plan may be extended due to extenuating conditions for up to twelve (12) months. Under no circumstances will a Deferred Compliance plan be granted after 2050. An Owner seeking relief for additional time must apply for a Hardship Compliance Plan.
- b) Hardship Compliance Plan, which may grant relief from compliance with applicable Emission standards for one (1) or more years. A Hardship Compliance plan can be extended beyond the 2050 timeframe. Owners will still have to provide a third-party verification of their reporting data on the start of each Emission Compliance Period and every five years after 2050.

10.2 Circumstances and Characteristics that Could Create Hardship or Deferral in Complying with Emissions Standards.

The following circumstances and characteristics of an Owner, or Building that could, either singularly or collectively, create a hardship in complying with the Emission standards in the Ordinance. The existence of such circumstances and characteristics must be demonstrated in accordance with any policy adopted by the Department and guidance issued by the Department.

10.2.1 Financial circumstances and characteristics, including:

- a) Owner bankruptcy for all or part of a year in which an Emissions standard must be met.
- b) Schedule of compliance-related costs do not align with long-term schedules for capital expenditures that cannot be changed or are beyond the control of the Owner.

10.2.2 Regulatory or contractual circumstances and characteristics, including:

- a) Long-term Energy contracts signed prior to February 2025 without reopeners for a significant portion of a Building's or Building Portfolio's Energy demand.
- b) Delays in delivery of Renewable Energy Certificates pursuant to executed Power Purchase Agreements because of delays in initial commercial operation for reasons beyond a Building Owner's control.
- c) Delays in electric system interconnections or adequate delivery of electricity for reasons outside of an Owner's control, provided that requests for interconnections and notification of anticipated electricity demands were made in a timely manner in light of planned work and Emissions standard compliance deadlines.
- d) Denial of, or significant delays in, government permits or approvals, Massachusetts utilities permits or approvals or any equivalent state energy efficiency program, for significant compliance-related work, provided that applications for such permits or approvals were made in a timely manner in light of planned work and Emissions standard compliance deadlines as defined by Government Agency.

10.2.3 Technical or operational circumstances and characteristics, including:

- a) Building and/or site space constraints that limit significant compliance-related work.
- b) Equipment including substitute equipment needed for significant compliance-related work is not adequately demonstrated or available in the United States, including due to supply chain constraints or excessive international tariffs or taxes.
- c) Equipment that is used by the Owner or their tenant that cannot be feasibly operated or maintained within the regulatory framework of the Ordinance.

10.2.4 Other unusual circumstances or characteristics, including:

- a) Low-income Owners of Building(s) that provide affordable housing to low-income tenants.

- b) High costs for individual condominium owners that exceed the likely ability for middle-income individual condominium owners to pay
- c) Delays in significant compliance-related work due to a natural disaster or declared state of emergency.
- d) Unique or unusual situation as determined by the Department.

10.3 Eligibility for Hardship or Deferral Compliance Plans.

10.3.1 The Building is in compliance with the Ordinance and Regulations, including, as applicable, (i) payment of fines for any failure to comply with reporting requirements or Emissions standards, (ii) where feasible, the submission of any missing required reporting data, and (iii) the correction of any failure to meet an Emissions standard by using any compliance mechanism(s) authorized in BERDO Section 11.

10.3.2 The Owner has not previously been denied a Hardship or Deferral Compliance Plan for the same Building, unless there are material changes to the circumstances or characteristics of an Owner, Building or the hardship they create.

10.4 Types of Relief for Hardship or Deferral Compliance Plans.

At its discretion, the Review Board may grant an applicant one or more of the following types of relief for a defined period of time. However, any relief granted in a Compliance Plan shall be reassessed every five (5) years. Relief may apply to some or all of an Owner's compliance obligations.

10.4.1 Alternative schedules for complying with the Emission standards in the Ordinance.

10.4.2 Alternative Emission standards than those in the Ordinance.

10.4.3 Exemption of specified Energy use(s), in whole or in part, from a Building Owner's compliance obligations.

10.4.4 Adjusted compliance obligations in light of third-party barriers or delays to significant energy efficiency or electrification projects, provided that such third-party is unrelated to the Owner.

10.4.5 Additional compliance mechanisms that the Review Board determines are consistent with achieving the Purpose set forth in BERDO Section 10.

10.5 Applications for Hardship or Deferral Compliance Plans

Unless otherwise noted in this section, all applications for Hardship or Deferral Compliance Plans must include the following information and supporting documentation in accordance with

any guidance adopted by the Department and application instructions issued by the Department.

10.5.1 A brief narrative description of how the Owner has used, plans to use, and/or considered the use of all the compliance mechanisms and flexibility measures authorized by the Ordinance other than direct Emission reductions, including: on-site renewable Energy, Watertown Electricity Choice, Renewable Energy Certificates, Power Purchase Agreements, and.

10.5.2 A description, accompanied with supporting documentation, of the existence and scope of the circumstance(s) or characteristic(s) in Section 10.2 of these Regulations. that apply to the Owner, and / or Building.

10.5.3 A description, accompanied with supporting documentation, of the hardship resulting from the combination of:

a) The compliance actions described in the BERDO section 11; and

b) The circumstances and characteristics described in Section 10.2 of these Regulations.

10.5.4 An evaluation of opportunities, feasibility, costs and financial support for direct compliance-related work in the Building, including, where applicable, opportunities for conducting compliance-related work in phases to reduce or avoid hardships.

10.5.5 A brief narrative description of significant Emissions reduction efforts and work on heating/cooling systems and energy-intensive systems/process loads in the Building prior to the time of application.

10.5.6 The requested type, scope and length of relief the Owner is requesting for a Building.

10.5.7 The Department may, at its discretion, waive the consultant payment for applications from government agencies or for applicants that demonstrate financial difficulty in making the payment.

10.5.8 The Department shall develop, and may periodically update, guidance regarding limits on payments that may be requested from applicants for the purpose of securing outside consultants.

10.6 Process for Hardship or Deferral Compliance Plans Applications

Applications for Hardship or Deferral Compliance Plans may be submitted on a rolling basis in accordance with the following schedule:

10.6.1 Applicants for Deferral Compliance Plans must be submitted at least three (3) months before the first year in which the Deferral Compliance Plan would be used. Owners

who experience unexpected or unforeseeable events or conditions outside the Owner's control after this deadline may apply for a Deferral Compliance Plan during a compliance year, provided, however, that an Owner's failure to plan for compliance shall not constitute a cause to submit an application during a compliance year.

10.6.2 Applications for Hardship Compliance Plans must be submitted at least nine (9) months before the first year in which the Hardship Compliance Plan would be used.

10.6.3 Applications may be submitted in advance of the start of an anticipated hardship, provided, however, that the Review Board may prioritize the review of applications based on the year that the anticipated hardship would begin.

10.6.4 Within forty-five (45) Days of receiving an application to create or modify a Hardship Compliance or Deferral Compliance Plan, the Department shall inform the applicant whether the application is complete.

10.6.5 For applications seeking relief that would begin in the next two (2) years, the Review Board shall hold a public hearing on an application within forty-five (45) Days of the Department's finding of completeness. If application for relief is beyond the two (2) years period the Review Board shall hold a public hearing on the next scheduled hearing, but not more than the one hundred and twenty (120) days after the Department's finding of completeness.

a) Prior to the hearing, Owners must provide the Department proof that the Owner provided Tenants written notice about the hearing in accordance with this Section at least seven (7) Days before the hearing. Acceptable forms of notice include posting a notice on Tenants' doors or in multiple common spaces such as Buildings' lobbies.

b) The notice shall be made in accordance with any template that may be produced by the Department. Notice to Tenants must be provided in English and the second most commonly spoken language(s) in the neighborhood(s) where the Building is located, as determined by guidance from the Department. The Department will provide translated notice templates for the Owner to complete.

10.6.6 A written copy of the Review Board's decision to approve with standard conditions, approve with special conditions, or deny an application for or modification to an approved Hardship or Deferral Compliance Plan shall be provided to an applicant within seven (7) Days after the vote.

10.6.7 A pending application for a new or modified Hardship or Deferral Compliance Plan, or an appeal of a Review Board decision regarding a Hardship or Deferral Compliance Plan,

shall not stay a Building Owner's compliance obligations under the Ordinance or Regulations.

10.7 Modifications of Approved Hardship or Deferral Compliance Plans.

Review Board approval is required to make any modification to a Hardship or Deferral Compliance Plan or to extend the relief granted in such plan to any additional Building. Beginning in 2026, requests to modify an approved Hardship or Deferral Compliance Plan must be submitted by September 1 for the modifications to be effective in the next year. The Review Board shall review and vote to approve with standard conditions, approve with special conditions, or deny a requested modification in accordance with the schedule in Section 10.5 of these Regulations. Decisions on modifications shall be made in accordance with the following requirements and other conditions the Review Board deems appropriate:

10.8 Periodic Review of Hardship Compliance Plans

10.8.1 In accordance with the schedule for reassessments of an approved Hardship Compliance Plan, Owners shall provide the Review Board an update of the information provided in the application for the Hardship Compliance Plan. Such update should include a narrative description of any efforts to resolve or mitigate any circumstance, characteristic or hardship that contributed to the original Hardship Compliance Plan. Updates shall be provided in accordance with any forms or guidance issued by the Department.

10.8.2 If the Review Board determines that there has been a material change in (a) the circumstances, characteristics or hardship that were the basis for the Hardship Compliance Plan, , the Review Board may amend the relief and conditions of a Hardship Compliance Plan.

10.8.3 The Review Board's review of updates and determinations regarding modifications shall be made in accordance with the timeline for modifications in Section 10.6 of these Regulations.

10.9 Termination of Hardship or Deferral Compliance Plans.

Upon termination of a Hardship or Deferral Compliance Plan, the Building will be subject to the Emission standards in BERDO Section 11.

10.9.1 An Owner may terminate an approved Hardship or Deferral Compliance Plan. Notice must be provided to the Review Board by September 1st for the termination to be effective for the next year.

10.9.2 The Review Board may initiate a proceeding to revoke an approved Hardship or Deferral Compliance Plan if the Review Board determines that an Owner does not materially comply with the requirements in the Compliance Plan, including requirements to report

modifications to Building subject to Hardship or Deferral Compliance Plans, or the conditions of a Hardship or Deferral Compliance Plan as defined in Section 10.2 of these Regulations.

- a) If an Owner demonstrates that material noncompliance was due to unique circumstances beyond the Owner's control, the Review Board may, at its discretion, amend an approved Hardship or Deferral Compliance Plan rather than terminate it.

10.9.3 Any proposed revocation shall be discussed at a public hearing of the Review Board. Owners shall be provided notice of such meeting at least forty-five (45) Days in advance.

10.9.4 A written copy of the Review Board's decision shall be provided to an Owner within seven (7) Days after the vote. Recording deadlines shall be stayed pending any appeal.

10.9.5

11. Preservation of Records

Building Owners shall retain, in printed or electronic format, the following records for a period of seven (7) years:

11.1.1 All records and information submitted pursuant to the BERDO or these Regulations, including records and information that is optional to report, whether submitted via the ENERGY STAR Portfolio Manager or otherwise;

11.1.2 All records and information necessary to demonstrate compliance with BERDO Section 10 or the Regulations, including, but not limited to, any back-up information substantiating a Building's Energy data, Emissions, and qualifications for Hardship or Deferral Compliance Plans, if applicable.

11.1.3 Confirmation of submissions from ENERGY STAR Portfolio Manager or other systems designated for reporting by the Department;

11.1.4 Requests to Tenants for information pursuant to BERDO Section 10 or as otherwise needed to comply with the BERDO Section 11;

11.1.5 Third-party verifications and a copy of the credentials and the contact information for the qualified energy professional that were uploaded to ENERGY STAR Portfolio Manager or other systems designated for reporting by the Department; and

11.1.6 For requests for extensions of reporting deadlines, the Building Owner shall make such records and information available for inspection or audit upon request by the Department, Review Board or any third-party acting at their direction.

12. Disclosure of Records and Information

12.1 Public Disclosure of Information

All records and information submitted pursuant to BERDO, including records and information that is optional to report, whether submitted via the ENERGY STAR Portfolio Manager or otherwise, may be disclosed by the Department or upon a relevant public records request under Massachusetts Public Records Law.

12.2 Estimated and Additional Compliance Disclosure

The Department's public disclosure of any Building's compliance with the Emission standards in the BERDO may include information regarding a Building Owner's use of "Estimated" data and the Additional Compliance Mechanisms in the BERDO, including, but not necessarily limited to, the type and amount of each Additional Compliance Mechanism used in a compliance year.

13. Review Board

13.1 Selection of Review Board Members

13.1.1 Review Board members shall be residents of Watertown at the time of their appointment and for the duration of their term.

13.1.2 The City Manager will advertise to seek out members of the Review Committee in conjunction with the Residents' Advisory Committee established through the City Charter. The City Manager and Residents' Advisory Committee shall seek to appoint members of the Review Board with expertise in areas including but not limited to environmental science, climate science, climate technology, building systems (including mechanical, electrical and plumbing engineering), real estate finance, and equity advocacy. Expertise can be demonstrated through academic degrees, professional experience or certifications, volunteer experience, lived experience or as otherwise provided in guidance documents.

13.1.3 Five (5) individuals will be appointed to the Review Board by the City Manager and subject to confirmation by the City Council.

13.1.4 Members of the Review Board shall serve for terms of up to five (5) years. Individuals may be reappointed for subsequent terms. Upon establishment of the Board, initial appointments shall be staggered so that terms expire in one, two, three, four years, such that future appointments shall be made with one board member position expiring on the 30th of June of each subsequent year.

13.2 Review Board Procedures

13.2.1 The Chair of the Review Board may increase the frequency of regular meetings and convene additional meetings as they deem necessary. The Review Board shall be subject to Open Meeting Law, G.L. c. 30A, §§18-25. At the discretion of the Department any member should fail to attend more than fifty (50) percent of total meetings in a calendar year, their seat shall be considered vacated and filled pursuant to Section 13.1 of these Regulations.

14. Equitable Emissions Investment Fund

14.1 Eligibility for Funding

Any Building Owner or resident located in the City of Watertown, or entity acting on behalf of Watertown buildings or residents, is eligible to receive funding from the Fund to evaluate, design, implement, support and/or administer projects that meet the goals of the Watertown Climate and Energy Plan.

14.2 Application Process

The Department shall publicly announce the application period and the Department shall provide at least a thirty (30) Days within an application cycle for interested parties to submit applications for the fund. The Department may, at its discretion, dedicate any application cycle to specific types of benefits or types of applicants that align with the goals of the Fund and the Ordinance. An application shall include the following information and any other materials required by standards issued by the Department, and shall utilize any standard form issued by the Department:

14.2.1 A description of the proposed project, including:

- a) The relation to the Watertown Climate Energy Plan, including identifying which, if any, building(s) is subject to the Ordinance.
- b) The total cost of the proposed project. For requests for funding a phase of a project, the cost of the proposed phase as well as any known future costs to achieve Emissions reductions.
- c) The realized or anticipated project start date.
- d) The anticipated project completion date.

14.2.2 The total amount of funding requested by the applicant and a description of how the requested funding will be used for the proposed project.

14.2.3 The expected timeline and scale of Emissions reductions, including from Energy savings, that would be achieved by the proposed project if known.

14.2.4 A narrative of how the project would provide benefits to Environmental Justice Populations and/or advance the Purpose set forth in BERDO Section 16.

14.2.5 If applicable, any anticipated efforts to inform and engage tenants in the proposed project and any potential impacts of the proposed project on tenants.

14.2.6 If applicable, a description of any other funding or financial support that the proposed project has received in the past or that may be leveraged in the future.

14.2.7 If applicable, a description of any previous funding received by the applicant from the Fund and/or past applications to the Fund.

The Department shall review each application for completeness and compliance with the eligibility criteria in the BERDO and Section 14.1 of these Regulations.

14.3 Conditions for Expenditure

14.3.1 The following conditions shall apply to the award of any money from the Fund:

- a) If funding is provided for a project in a Building or Buildings covered by the Ordinance, timely compliance with reporting requirements in the Ordinance and Regulations is required;
- b) For long-term projects or projects that include distinct phases or deliverables, a schedule of allocating awarded funds must be agreed upon by the Department and the funding recipients;
- c) Funding recipients must report the project's progress and use of funding to the Department on a schedule agreed upon by the Department and funding recipients; the frequency of reporting may vary during the project's lifetime;
- d) Special conditions must be reported to the Department by the funding recipients in a timely manner, as they occur;
- e) The funded project must be completed within the projected time frame;
- f) To assess compliance with the terms and conditions of the funding, the Department or its designee may inspect any funded project and related records at reasonable times and with reasonable notice;
- g) If the funding recipient (i) fails to spend the funding and/or (ii) fails to comply with the terms and conditions of the funding, penalties may be imposed, including, but not limited to, denial of access to new funding applications.

14.3.2 On a case-by-case basis, approvals for funding may include special conditions relevant to the distribution of benefits to advancement of the Purpose set forth in BERDO Section 3 or the Watertown Climate Energy Plan. Any proposal to add special conditions shall be discussed at a public meeting of the Department.

14.3.3 Funding shall be subject to all requirements of the City Manager and City Auditor's offices that apply to other grants and programs funded by the City of Watertown.

15. Enforcement and Penalties

15.1 Notice of Violations

15.1.1 For any alleged violation of the Ordinance or Regulations, the Department shall issue a notice of violation with potential for penalties pursuant to BERDO Section 15. Notices shall be sent to either (i) the mailing address provided by an Owner via its BERDO reporting, or (ii) in the case of an Owner that has not reported, to the address provided by the Assessing Department.

a) With respect to violations based on a discrepancy between third-party verification of information reported by a Building Owner and an Owner's self-certified reporting:

i. The Department shall, at an Owner's request, meet with the Owner and/or their third-party verifier to discuss the discrepancy in the data and options to come into compliance.

15.2 Penalties

The violation of any provision of these Regulations is subject to the imposition of penalties pursuant to and as outlined in M.G.L. ch. 111, s. 31C and BERDO Section 15.

15.2.1 The penalty established via BERDO Section 15.5.3 shall be \$300 per day.

Fines and penalties may be enforced pursuant to M.G.L. c. 40, s. 21D, M.G.L. c. 111, s. 31C and/or M.G.L. c. 40U, s. 12.

Consider size by parcel summed

	No of Parcels	No of Buildings	Unique Owners	Finished Sqft	MtCO2e
City Owned	16	16	1	709,311	2,697
Commecial	101	159	87	10,203,323	69,405
Residential	38	84	30	3,483,768	9,275
Condos	25	25	1,121	1,285,331	3,159
Totals	180	284	1,239	15,681,733	84,536

Notes

BEDRDO is written by builing not parcel
City owned are just the buildings

Consider Size by Buildings Only

	No of Parcels	No of Buildings	Unique Owners	Finished Sqft	MtCO2e
City Owned	16	16	1	709,311	2,697
Commecial	96	121	80	9,863,757	68,343
Residential	33	38	31	3,145,670	8,391
Condos	25	25	1121	1,285,331	3,159
Totals	170	200	1233	15004069	82589.50749

Notes

Condos numbers are by parcel not by building. Parcel and Building numbers can go up or down.
City owned are just the buildings

Just Commercial over 100,000 sqft by building

	No of Parcels	No of Buildings	Unique Owners	Finished Sqft	MtCO2e
Commercial		30	19	5,916,074	50,636
Appt > 25		1	1	57,117	128

Phase of BERDO Implmentation

	No of Buildings	Finished Sqft	No Owners	MtCO2e
Phase 1				
City Buildings	16	709,311	1	2,697
Commercial + Residential >= 20,000	130	7,150,470	93	26,225
Commercial >100000 and res <25	29	5,858,957	19	50,508
Total	175	13,718,738	113	79,430

	No of Buildings	Finished Sqft	No Owners	MtCO2e
Phase 2				
Condos	25	1,285,331	1,121	3,159
Total	200	15,004,069	1,234	82,590

All Buildings

No of Parcels	No of Buildings	Unique Owners	Finished Sqft	MtCO2e
	8,936		35,570,309	133,624

Numbers

buildings effecting	2%
100k building ghg	38%
100k building sqft	17%
build ghg	62%

Account	Building No.	Location	Parcel ID	LUC	Assessing Category	Owner	Owner 2	Mailing Address	Living Area	Living Units	Portfolio Type Definition	Portfolio Median EU1	KBTU	MtCO2e electric	MtCO2e gas	Estimated Total MtCO2e
2601	1	465 MT AUBURN ST	012010000100035	9620	Religious Group Other	ARMENIAN APOSTOLIC CHURCH	OF WATERTOWN	465 MT AUBURN ST, WATERTOWN, MA 02472	33532	1	Religious worship	39.3	1,317,808	28	49	77
4149	1	46 BELMONT ST	016080000100002	9620	Religious Group Other	ROMAN CATHOLIC ARCHBISHOP OF B		770 MT AUBURN ST, WATERTOWN, MA 02472	20304	0	Religious worship	39.3	797,947	17	30	47
4419	1	CHESTNUT ST LOT B	0020500004000000	9610	Rectory	BOSTON CATHOLIC TELEVISION CTR		23 CHESTNUT ST, WATERTOWN, MA 02472	29386	10	Religious worship	39.3	1,154,870	25	43	68
119	1	80 MT AUBURN ST	010090002200000	9600	Religious Group	ST. JOHN`S METHODIST EPISCOPAL		80 MT AUBURN ST, WATERTOWN, MA 02472	27334	1	Religious worship	39.3	1,074,226	23	40	63
4442	1	1 MAIN ST	002060000100000	9600	Religious Group	ROMAN CATHOLIC ARCHBISHOP OF B		25 CHESTNUT ST, WATERTOWN, MA 02472	21368	1	Religious worship	39.3	839,762	18	31	49
3084	1	47 NICHOLS AV	012280000100000	9540	Function Hall	ARMENIAN CULTURAL AND EDUCATION		47 NICHOLS AVE, WATERTOWN, MA 02472	33200	1	Religious worship	39.3	1,304,760	28	49	76
9240	8	175 NO BEACON ST	009110000100000	9430	Private School Other	PERKINS SCHOOL FOR THE BLIND		175 NO BEACON ST, WATERTOWN, MA 02472	113522	1	Education	50.2	5,698,804	121	212	333
9240	11	175 NO BEACON ST	009110000100000	9430	Private School Other	PERKINS SCHOOL FOR THE BLIND		175 NO BEACON ST, WATERTOWN, MA 02472	75624	1	Education	50.2	3,796,325	81	141	222
9240	2	175 NO BEACON ST	009110000100000	9430	Private School Other	PERKINS SCHOOL FOR THE BLIND		175 NO BEACON ST, WATERTOWN, MA 02472	55553	1	Education	50.2	2,788,761	59	104	163
9240	9	175 NO BEACON ST	009110000100000	9430	Private School Other	PERKINS SCHOOL FOR THE BLIND		175 NO BEACON ST, WATERTOWN, MA 02472	52978	1	Education	50.2	2,659,496	57	99	156
8937	1	57 STANLEY AV	008070001800000	9430	Private School Other	JEWISH COMMUNITY DAY SCH INC		57 STANLEY AV, WATERTOWN, MA 02472	45312	1	Education	50.2	2,274,662	48	85	133
9240	1	175 NO BEACON ST	009110000100000	9430	Private School Other	PERKINS SCHOOL FOR THE BLIND		175 NO BEACON ST, WATERTOWN, MA 02472	40331	1	Education	50.2	2,024,616	43	75	118
9240	13	175 NO BEACON ST	009110000100000	9430	Private School Other	PERKINS SCHOOL FOR THE BLIND		175 NO BEACON ST, WATERTOWN, MA 02472	35038	1	Education	50.2	1,758,908	37	66	103
3834	1	69 GROVE ST	015010026A00000	9430	Private School Other	ATRIUM SCHOOL INC		69 GROVE ST, WATERTOWN, MA 02472	24416	1	Education	50.2	1,225,683	26	46	72
9240	12	175 NO BEACON ST	009110000100000	9430	Private School Other	PERKINS SCHOOL FOR THE BLIND		175 NO BEACON ST, WATERTOWN, MA 02472	22766	1	Education	50.2	1,142,853	24	43	67
9240	7	175 NO BEACON ST	009110000100000	9430	Private School Other	PERKINS SCHOOL FOR THE BLIND		175 NO BEACON ST, WATERTOWN, MA 02472	20388	1	Education	50.2	1,023,478	22	38	60
10004	1	25 WHITES AV	00321000010000A	9310	City of Watertown	WATERTOWN BOYS & GIRLS CLUB LESSEE		25 WHITES AVENUE, WATERTOWN, MA 02472	21760	1	Public services	65.8	1,431,808	30	53	84
10817	1	321 ARSENAL ST	01301000010001A	9030	Municipal Property?	TOWN OF WATERTOWN		149 MAIN ST, WATERTOWN, MA 02472	31633	1	Services	27.8	879,397	19	33	51
921	1	143 WALNUT ST	010340000600000	430C	Telephone Exchange	NEW ENGLAND TELEPHONE	C/O VERIZON NEW ENGLAND INC	C/O DUFF & PHELPS, ADDISON, TX 75001	28970	1	Utility	32.1	929,937	20	35	54
3369	12	311 ARSENAL ST	013010000100001	404C	Research & Development	ARE-MA REGION NO. 75 LLC	C/O ALEXANDRIA REAL ESTATE	PO BOX 847, CARLSBAD, CA 92018	453821	1	Technology/science	179.5	81,460,870	1,733	3,034	4,767
4207	1	705 MT AUBURN ST	016110003400000	404C	Research & Development	705 MOUNT AUBURN LLC	C/O SPEAR ST CAPITAL LLC	1 MARKET PLAZA, #4125, SAN FRANCISCO, CA 94105	441718	1	Technology/science	179.5	79,288,381	1,687	2,953	4,640
3369	1	311 ARSENAL ST	013010000100001	404C	Research & Development	ARE-MA REGION NO. 75 LLC	C/O ALEXANDRIA REAL ESTATE	PO BOX 847, CARLSBAD, CA 92018	386100	1	Technology/science	179.5	69,304,950	1,475	2,581	4,056
3369	13	311 ARSENAL ST	013010000100001	404C	Research & Development	ARE-MA REGION NO. 75 LLC	C/O ALEXANDRIA REAL ESTATE	PO BOX 847, CARLSBAD, CA 92018	333969	1	Technology/science	179.5	59,898,432	1,275	2,231	3,505
4207	2	705 MT AUBURN ST	016110003400000	404C	Research & Development	705 MOUNT AUBURN LLC	C/O SPEAR ST CAPITAL LLC	1 MARKET PLAZA, #4125, SAN FRANCISCO, CA 94105	322080	1	Technology/science	179.5	57,813,360	1,230	2,153	3,383
3549	1	99 COOLIDGE AV	014010003B0000A	404C	Research & Development	ARE-MA REGION NO. 77, LLC		PO BOX 847, CARLSBAD, CA 92018	268303	1	Technology/science	179.5	48,160,389	1,025	1,794	2,818
933	1	1250 ARSENAL PLACE	010360001A00000	404C	Research & Development	BP3-BOSA 48 WALNUT STREET LLC		P O BOX 927729, SAN DIEGO, CA 92129	239194	1	Technology/science	179.5	42,935,323	914	1,599	2,513
977	1	66 GALEN ST	001050006E00000	404C	Research & Development	GALEN STREET OWNER, LLC	C/O THE DAVIS COMPANIES	125 HIGH STREET, S-2111, BOSTON, MA 02110	220671	1	Technology/science	179.5	39,610,445	843	1,475	2,318
9534	1	486 ARSENAL WAY	012140001F00002	404C	Research & Development	486 ARSENAL WAY LLC		486 ARSENAL WAY, WATERTOWN, MA 02472	201300	1	Technology/science	179.5	36,133,350	769	1,346	2,115
2809	1	490 ARSENAL WAY	012140001F00003	404C	Research & Development	OFFICE PROP. LLC COLUMBIA MA	C/O JLL	21 CUSTOM HOUSE STREET, BOSTON, MA 02110	199311	1	Technology/science	179.5	35,776,325	761	1,332	2,094
3549	2	99 COOLIDGE AV	014010003B0000A	404C	Research & Development	ARE-MA REGION NO. 77, LLC		PO BOX 847, CARLSBAD, CA 92018	189738	1	Technology/science	179.5	34,057,971	725	1,268	1,993
8951	1	580 PLEASANT ST	008100000100007	404C	Research & Development	G&H/GP4 580 PLEASANT LLC	C/O GRIFFITH PROPERTIES	22 BOSTON WHARF RD 7TH FL, BOSTON, MA 02210	171756	1	Technology/science	179.5	30,830,202	656	1,148	1,804
11298	1	100 FORGE ROAD	013010002DBGLIAB	404C	Research & Development	ARSENAL YARDS CORE HOLDING LLC	C/O BOYLSTON PROPERTIES	800 BOYLSTON ST, STE 1390, BOSTON, MA 02199	168800	1	Technology/science	179.5	30,299,600	645	1,128	1,773
9533	1	480 ARSENAL WAY	012140001F00001	404C	Research & Development	ARE-480 ARSENAL STREET LLC		PO BOX 847, CARLSBAD, CA 92018	141536	8	Technology/science	179.5	25,405,712	541	946	1,487
933	2	250 ARSENAL PLACE	010360001A00000	404C	Research & Development	BP3-BOSA 48 WALNUT STREET LLC		P O BOX 927729, SAN DIEGO, CA 92129	134952	1	Technology/science	179.5	24,223,884	515	902	1,418
3369	15	311 ARSENAL ST	013010000100001	404C	Research & Development	ARE-MA REGION NO. 75 LLC	C/O ALEXANDRIA REAL ESTATE	PO BOX 847, CARLSBAD, CA 92018	121072	1	Technology/science	179.5	21,732,424	462	809	1,272
3369	6	311 ARSENAL ST	013010000100001	404C	Research & Development	ARE-MA REGION NO. 75 LLC	C/O ALEXANDRIA REAL ESTATE	PO BOX 847, CARLSBAD, CA 92018	120967	1	Technology/science	179.5	21,713,577	462	809	1,271
3832	1	65 GROVE ST	015010002300000	404C	Research & Development	BRE-BMR GROVE LLC		C/O RYAN LLC, CARLSBAD, CA 92018	115464	1	Technology/science	179.5	20,725,788	441	772	1,213
11334	1	200 ARSENAL YARDS BLVD	013010002DBALAB	404C	Research & Development	ARSENAL YARDS CORE HOLDING LLC	C/O BOYLSTON PROPERTIES	800 BOYLSTON ST, STE 1390, BOSTON, MA 02199	108818	1	Technology/science	179.5	19,532,831	416	727	1,143
3369	14	311 ARSENAL ST	013010000100001	404C	Research & Development	ARE-MA REGION NO. 75 LLC	C/O ALEXANDRIA REAL ESTATE	PO BOX 847, CARLSBAD, CA 92018	108031	1	Technology/science	179.5	19,391,565	413	722	1,135
3832	2	65 GROVE ST	015010002300000	404C	Research & Development	BRE-BMR GROVE LLC		C/O RYAN LLC, CARLSBAD, CA 92018	95808	1	Technology/science	179.5	17,197,536	366	640	1,006
4312	1	64 PLEASANT ST	002020001E00000	404C	Research & Development	BERKELEY PLEASANT ST OWNER, LLC	C/O BERKELEY INVESTMENTS, INC	125 HIGH STREET SUITE 531, BOSTON, MA 02110	95031	1	Technology/science	179.5	17,058,065	363	635	998
3259	1	500 ARSENAL ST 510	012340001A00000	404C	Research & Development	ARE-500 ARSENAL STREET LLC		P O BOX 847, CARLSBAD, CA 92018	93662	3	Technology/science	179.5	16,812,329	358	626	984
3264	1	23 ELM ST 29	01236000040000G	404C	Research & Development	WATERTOWN 23 ELM OWNER LLC		125 CAMBRIDGE PARK DRIVE STE 301, CAMBRIDGE, MA 021	87261	1	Technology/science	179.5	15,652,580	333	583	916
3369	2	311 ARSENAL ST	013010000100001	404C	Research & Development	ARE-MA REGION NO. 75 LLC	C/O ALEXANDRIA REAL ESTATE	PO BOX 847, CARLSBAD, CA 92018	69036	2	Technology/science	179.5	12,391,962	264	462	725
8953	1	650 PLEASANT ST	00810000040001A	404C	Research & Development	HSRE-WATERBIO, LLC		444 WEST LAKE STREET STE 2100, CHICAGO, IL 60606	68504	1	Technology/science	179.5	12,296,468	262	458	720
2809	2	490 ARSENAL WAY	012140001F00003	404C	Research & Development	OFFICE PROP. LLC COLUMBIA MA	C/O JLL	21 CUSTOM HOUSE STREET, BOSTON, MA 02110	61976	1	Technology/science	179.5	11,124,692	237	414	651
3369	7	311 ARSENAL ST	013010000100001	404C	Research & Development	ARE-MA REGION NO. 75 LLC	C/O ALEXANDRIA REAL ESTATE	PO BOX 847, CARLSBAD, CA 92018	60939	4	Technology/science	179.5	10,938,551	233	407	640
4589	1	313 PLEASANT ST	0021800001100001	404C	Research & Development	BRODER 313 LLC		38 NEWBURY ST - 3RD FL, BOSTON, MA 02116	47880	6	Technology/science	179.5	8,594,460	183	320	503
8947	1	560 PLEASANT ST	008090002D00000	404C	Research & Development	BDPF PLEASANT STREET OWNER, LLC		7315 WISCONSIN AVE STE 350W, BETHESDA, MD 20814	47722	1	Technology/science	179.5	8,566,089	182	319	501
3369	4	311 ARSENAL ST	013010000100001	404C	Research & Development	ARE-MA REGION NO. 75 LLC	C/O ALEXANDRIA REAL ESTATE	PO BOX 847, CARLSBAD, CA 92018	44997	3	Technology/science	179.5	8,076,962	172	301	473
3923	1	134 COOLIDGE AV	015070008C0000C	404C	Research & Development	BMR-134 COOLIDGE AV LLC	IN CARE OF PARADIGM TAX GROUP	P.O.BOX 847, CARLSBAD, CA 92018	37440	2	Technology/science	179.5	6,720,480	143	250	393
4606	1	396 PLEASANT ST	002200000400022	404C	Research & Development	FHP, LLC		400 PLEASANT ST, WATERTOWN, MA 02472	37000	1	Technology/science	179.5	6,641,500	141	247	389
3369	3	311 ARSENAL ST	013010000100001	404C	Research & Development	ARE-MA REGION NO. 75 LLC	C/O ALEXANDRIA REAL ESTATE	PO BOX 847, CARLSBAD, CA 92018	36322	2	Technology/science	179.5	6,519,799	139	243	382
3369	5	311 ARSENAL ST	013010000100001	404C	Research & Development	ARE-MA REGION NO. 75 LLC	C/O ALEXANDRIA REAL ESTATE	PO BOX 847, CARLSBAD, CA 92018	29136	3	Technology/science	179.5	5,229,912	111	195	306
959	1	108 WATER ST	001040001800000	404C	Research & Development	FARBRO REALTY LIMITED	PARTNERSHIP	120 ADAMS ST, NEWTON, MA 02460-0003	23172	2	Technology/science	179.5	4,159,374	89	155	243
3369	8	311 ARSENAL ST	013010000100001	404C	Research & Development	ARE-MA REGION NO. 75 LLC	C/O ALEXANDRIA REAL ESTATE	PO BOX 847, CARLSBAD, CA 92018	22072	1	Technology/science	179.5	3,961,924	84	148	232
3813	1	149 GROVE ST	015040006B00000	404C	Research & Development	ROSENBERG STEVEN D TRUSTEE	BUBBLE GUM REALTY TRUST	75 CAMBRIDGE PKWY, STE 100, CAMBRIDGE, MA 02142	20140	1	Technology/science	179.5	3,615,130	77	135	212
3777	1	70 COOLIDGE HILL RD	015030002500000	402C	Office of Manufacturing	AIRASIAN LLC		76 COOLIDGE HILL RD, WATERTOWN, MA 02472	27216	1	Manufacturing/Industrial	38.2	1,039,651	22	39	61
3928	1	15 ARLINGTON ST	015090000100000	401C	Warehouse of Manufacture	MASREAL COMPANY INC	C/O BT-NEWYO, LLC	55 GLENLAKE PKWY NE, ATLANTA, GA 30328	122889	1	Manufacturing/Industrial	38.2	4,694,360	100	175	275
8935	1	10 MANLEY WAY 30	008060001000000	401C	Warehouse of Manufacture	PPF INDUSTRIAL 20 SEYON LLC		C/O MORGAN STANLEY REAL ESTATE, NEW YORK, NY 10036	93481	1	Manufacturing/Industrial	38.2	3,570,974	76	133	209
3920	1	86 COOLIDGE AV	015070000300000	401C	Warehouse of Manufacture	URELL ALAN R		86 COOLIDGE AVE, WATERTOWN, MA 02472	64400	2	Manufacturing/Industrial	38.2	2,460,080	52	92	144
3310	1	33 GROVE ST	012390025A00000	401C	Warehouse of Manufacture	IAM THE WALRUS LLC		160 MIDDLESEX TURNPIKE, BEDFORD, MA 01730	37412	4	Manufacturing/Industrial	38.2	1,429,138	30	53	84
3921	1	59 CLARENDON ST	015070000500001	401C	Warehouse of Manufacture	CC&C OF WATERTOWN, LLC		922 FLAHERTY DR, NEW BEDFORD, MA 02745	31284	2	Manufacturing/Industrial	38.2	1,195,049	25	45	70
8956	1	594 PLEASANT ST	008100000800005	401C	Warehouse of Manufacture	AMERICAN VENTURE 594 CORP	CARE OF: BAY STATE REALTY	2 PARK PLAZA, SUITE 415, BOSTON, MA 02116	29480	1	Manufacturing/Industrial	38.2	1,126,136	24	42	66
2803	1	400 ARSENAL ST	012130004B00000	401C	Warehouse of Manufacture	W W GRANGER INC	C/O PARADIG									

1617	1	410 BELMONT ST	011200000100000	3800	Golf Course	OAKLEY COUNTRY CLUB	410 BELMONT ST, WATERTOWN, MA 02472	31074	1	Other	32.5	1,009,905	21	38	59
3371		615 ARSENAL ST #2	013010000200001	344C	Office?	615 ARSENAL HOLDING LLC	800 BOYLSTON ST STE 1390, BOSTON, MA 02199	157200	1	Office	42.4	6,665,280	142	248	390
10717		500 FORGE ROAD U2	013010000200002B	344C	Office?	ARSENAL YARDS 500 FORGE HOLDING LLC	C/O BOYLSTON PROPERTIES 800 BOYLSTON ST STE 1390, BOSTON, MA 02199	79200	1	Office	42.4	3,358,080	71	125	197
11336		102 ARSENAL YARDS BLVD 122	01301000020BARET	344C	Office?	ARSENAL YARDS CORE HOLDING LLC	C/O BOYLSTON PROPERTIES 800 BOYLSTON ST, STE 1390, BOSTON, MA 02199	66836	6	Office	42.4	2,833,846	60	106	166
11338		80 ARSENAL YARDS BLVD 100	01301000020BFRRET	344C	Office?	ARSENAL YARDS CORE HOLDING LLC	C/O BOYLSTON PROPERTIES 800 BOYLSTON ST, STE 1390, BOSTON, MA 02199	44785	86	Office	42.4	1,888,884	40	71	111
9539		615 ARSENAL ST 1 #1	01301000020001A	344C	Office?	ARSENAL YARDS CORE HOLDING LLC	C/O BOYLSTON PROPERTIES 800 BOYLSTON ST SUITE 1390, BOSTON, MA 02199	33823	1	Office	42.4	1,434,095	31	53	84
11348		20 ELDRIDGE AVE 24	0130100002DE1RET	344C	Office?	ARSENAL YARDS CORE HOLDING LLC	C/O BOYLSTON PROPERTIES 800 BOYLSTON ST, STE 1390, BOSTON, MA 02199	31624	14	Office	42.4	1,340,858	29	50	78
11337		41 BOND STREET 69	01301000020B2RET	344C	Office?	ARSENAL YARDS CORE HOLDING LLC	C/O BOYLSTON PROPERTIES 800 BOYLSTON ST, STE 1390, BOSTON, MA 02199	28113	6	Office	42.4	1,191,991	25	44	70
11347		535 ARSENAL ST 545	01301000020BCRET	344C	Office?	ARSENAL YARDS CORE HOLDING LLC	C/O BOYLSTON PROPERTIES 800 BOYLSTON ST, STE 1390, BOSTON, MA 02199	26420	14	Office	42.4	1,120,208	24	42	66
11340		105 ARSENAL YARDS BLVD 129	01301000020BDRRET	344C	Office?	ARSENAL YARDS CORE HOLDING LLC	C/O BOYLSTON PROPERTIES 800 BOYLSTON ST, STE 1390, BOSTON, MA 02199	20444	14	Office	42.4	866,826	18	32	51
3373		1 485 ARSENAL ST	0130100002A00001	342C	Medical Office	ARSENAL YARDS HYMA HOLDING LLC	800 BOYLSTON ST - SUITE 1390, BOSTON, MA 02199	47577	1	Healthcare	78.8	3,749,068	80	140	219
949	2	70 PHILLIPS ST	0103800003E00000	342C	Medical Office	MORWAY JOHN TRUSTEE	41 SACRAMENTO STREET, CAMBRIDGE, MA 02138	21340	1	Healthcare	78.8	1,681,592	36	63	98
4319		1 60 MAIN ST	002030000400000	341C	Bank	WATERTOWN SAVINGS BANK	60 MAIN ST, WATERTOWN, MA 02472	35117	1	Banking/financial services	50.3	1,766,385	38	66	103
924		1 121 WALNUT ST 125	010350000300000	340C	General Office	ARSENAL VIEW LLC	149 ARSENAL ST, WATERTOWN, MA 02472	119912	14	Office	42.4	5,084,269	108	189	298
8945		1 480 PLEASANT ST	008080000700003	340C	General Office	GRE RIVERWORKS, LLC	900 NORTH MICHIGAN AVE, CHICAGO, ILL 60611	117012	1	Office	42.4	4,961,309	106	185	290
4313		1 7 GALEN ST 9	002020000206865	340C	General Office	RMR OPFCP LP	9 GALEN ST, WATERTOWN, MA 02472	97268	21	Office	42.4	4,124,163	88	154	241
923		1 260 ARSENAL PLACE	010350000100000	340C	General Office	CARBON PROP CO 2021 LLC	301 COMMERCE ST STE 3300, FORT WORTH, TX 76102	95596	5	Office	42.4	4,053,270	86	151	237
968		1 51 WATER ST 57	001050001100000	340C	General Office	51 WATER STREET LLC	93 UNION ST-STE 315, NEWTON CENTRE, MA 02459	85781	7	Office	42.4	3,637,114	77	135	213
8943		1 5 BRIDGE ST	008080000500005	340C	General Office	GRE RIVERWORKS, LLC	900 NORTH MICHIGAN AVE, CHICAGO, ILL 60611	79086	6	Office	42.4	3,353,246	71	125	196
4313		2 7 GALEN ST 9	002020000206865	340C	General Office	RMR OPFCP LP	9 GALEN ST, WATERTOWN, MA 02472	73830	1	Office	42.4	3,130,392	67	117	183
4221		1 64 GROVE ST	016130000780000	340C	General Office	64 GROVE LLC	C/O SPEAR ST CAPITAL 1 MARKET PLAZA, #4125, SAN FRANCISCO, CA 94105	60423	1	Office	42.4	2,561,935	55	95	150
8640		1 84 ROSEDALE RD 86	007120025800000	340C	General Office	BRODER PLEASANT LLC	38 NEWBURY STREET 3RD FLR, BOSTON, MA 02116	38601	1	Office	42.4	1,636,682	35	61	96
2793		1 85 SCHOOL ST	012110004A00000	340C	General Office	SDC WATERTOWN PARTNERS LLC	150 EAST 58TH ST, 21ST FLOOR, NEW YORK, NY 10028	32000	2	Office	42.4	1,356,800	29	51	79
4906		1 75 MAIN ST 85	003190000100028	340C	General Office	75-85 MAIN STREET REALTY LLC	IN CARE OF HALLKEEN MANAGEMENT P O BOX 830, BROOKLINE, MA 02446	30816	1	Office	42.4	1,306,598	28	49	76
2797		1 200 DEXTER AV 206	012120000200000	340C	General Office	DEXTER REALTY GROUP LLC	29 DENBY RD, ALLSTON, MA 02134	27842	8	Office	42.4	1,180,501	25	44	69
4335		1 116 MAIN ST 126	00204000050007A	340C	General Office	EWS RESIDENTIAL PROPERTY OWNER, LLC	C/O O' CONNOR CAPITAL PARTNERS 535 MADISON AVE, 6TH FL, NEW YORK, NY 10022	26226	18	Office	42.4	1,111,982	24	41	65
957		1 50 HUNT ST	001040016A00000	340C	General Office	50 HUNT ST PROPERTY LLC	C/O EASTPORT REAL ESTATE SERVICES 107 AUDUBON RD 2-301, WAKEFIELD, MA 01880	22474	15	Office	42.4	952,898	20	35	56
9048		1 275 ARSENAL ST	009050001A00000	332C	Auto Repair	275 ARSENAL STREET, LLC	121 OLD SUDBURY ROAD, WAYLAND, MA 01778	20190	1	Manufacturing/industrial	38.2	771,258	16	29	45
922		1 330 ARSENAL ST	010340000700000	330C	Auto Sales	ARSENAL VIEW LLC	149 ARSENAL ST, WATERTOWN, MA 02472	57117	1	Manufacturing/industrial	38.2	2,181,869	46	81	128
9180		1 43 NO BEACON ST	0090600004800011	330C	Auto Sales	NORTH BEACON PROPERTIES LLC	C/O HARRY J HEALER JR 59 WESTVIEW DR P O BOX 533, PETERBOROUGH, NH 03451	45422	1	Manufacturing/industrial	38.2	1,735,120	37	65	102
8985		2 135 ARSENAL ST 151	009020007A00001	330C	Auto Sales	BEACON REALTY LLC	149 ARSENAL ST, WATERTOWN, MA 02472	33210	1	Manufacturing/industrial	38.2	1,268,622	27	47	74
3263		1 36 ARLINGTON ST	0123600003F00000	325C	Small Retail	36 ARLINGTON STREET LLC	C/O HEALTHWORKS FITNESS 35 WHITE STREET, CAMBRIDGE, MA 02140	45132	1	Retail	53.5	2,414,562	51	90	141
2805		1 458 ARSENAL ST	012130000700000	325C	Small Retail	ARE-MA REGION NO.91 HOLDINGLLC	PO BOX 847, CARLSBAD, CA 92018	28000	2	Retail	53.5	1,498,000	32	56	88
4637		1 15 MAIN ST 25	003010000300000	325C	Small Retail	GHASSEMI BAHRAM TRUSTEE	AMINIPOUR HABIB TRUSTEE 17 MAIN ST - SUITE 201, WATERTOWN, MA 02472	22843	9	Retail	53.5	1,222,101	26	46	72
8958		1 700 PLEASANT ST	008120000100003	324C	Supermarket	BREM SIMBA 700 PLEASANT, LLC	C/O EQUITY INDUSTRIAL PARTNERS C 20 PICKERING STREET SUITE 200, NEEDHAM, MA 02492	67063	1	Retail	53.5	3,587,871	76	134	210
3260		1 550 ARSENAL ST	012340000200000	323C	Shopping Center	ARE- MA REGION NO.90 HOLDING,	P O BOX 847, CARLSBAD, CA 92018	264549	24	Retail	53.5	14,153,372	301	527	828
2874		1 171 WATERTOWN ST	001220001200000	323C	Shopping Center	KF REALTY ASSOCIATES	C/O THE STOP + SHOP CO c/o AHOLD FINANCIAL SERVICES, CARLISLE, PA 17013	194621	7	Retail	53.5	10,412,224	222	388	609
8921		1 40 GREEN RIVER WY	008030000500003	316C	Other Storage Distribution	DIV GREEN RIVER WAY	125 HIGH STREET, BOSTON, MA 02110	35536	1	Warehouse/storage	8.2	291,395	6	11	17
4615		1 17 BRIDGE ST	002210020C00000	316C	Other Storage Distribution	BARLETTA, TRUSTEE VINCENT F.	GILLIS, JR. TRUSTEE RONALD J. 40 SHAWMUT ROAD, CANTON, MA 02021	28440	1	Warehouse/storage	8.2	233,208	5	9	14
3311		1 201 ARLINGTON ST 203	012390026800000	316C	Other Storage Distribution	DONATO MARK F TRUSTEE	203 ARLINGTON ST REALTY TRUST 1211 WASHINGTON ST, WEST NEWTON, MA 02165	20240	8	Warehouse/storage	8.2	165,968	4	6	10
3919		1 114 COOLIDGE AV	015070000200000	314C	Trucking Terminal	MASREAL COMPANY INC	C/O BT NEWYO LLC 55 GLENLAKE PARKWAY NE, ATLANTA, GA 30328	24000	1	Warehouse/storage	8.2	196,800	4	7	12
3925		1 59 COOLIDGE HILL RD	015080010A00000	304C	Nursing Home	59 COOLIDGE PROP CO LLC	59 COOLIDGE HILL RD, WATERTOWN, MA 02472	48985	158	Healthcare	78.8	3,860,018	82	144	226
3265		1 570 ARSENAL ST	0123600005H00000	300C	Hotel	BP WATERTOWN HOTEL, LLC.	13215 BEE CAVE PKW, AUSTIN, TX 78738	110448	1	Lodging/residential	42.0	4,638,816	99	173	271
11342		1 25 BOND STREET	0130100002DHOTEL	300C	Hotel	ARSENAL YARDS CORE HOLDING LLC	C/O BOYLSTON PROPERTIES 800 BOYLSTON ST, STE 1390, BOSTON, MA 02199	108975	146	Lodging/residential	42.0	4,576,950	97	170	268
3922		1 150 COOLIDGE AV	015070000600000	0310	Multi-Commercial	EP 150 COOLIDGE AVE REALTY LLC	C/O EDGEWATER PROPERTIES LLC 14 MICA LANE SUITE 202, WELLESLEY, MA 02481	26250	1	Mixed use	51.5	1,351,875	29	50	79

Account	Building No.	Location	Parcel ID	LUC	Assessing Category	Owner	Owner 2	Mailing Address	Living Area	Living Units	Portfolio Type Definition	Portfolio Median EUI	KBTU	MtCO2e electric	MtCO2e gas	Estimated Total MtCO2e
5222	1	55 WAVERLEY AV	003410000900068	9700	Housing Authority	WATERTOWN HOUSING AUTHORITY		55 WAVERLEY AVE, WATERTOWN, MA 02472	98252	162	Lodging/residential	42.0	4,126,584	88	154	241
8064	1	100 WARREN ST	006100000400248	9700	Housing Authority	WATERTOWN HOUSING AUTHORITY		55 WAVERLEY AVE, WATERTOWN, MA 02472	92519	122	Lodging/residential	42.0	3,885,798	83	145	227
9508	1	341 MT AUBURN ST	010280001000001	1250	Other Congregate Housing	BRIGHAM HOUSE ASSOC LESSEE	C/O HALLKEEN MANAGEMENT	1400 PROVIDENCE HIGHWAY, NORWOOD, MA 02062	55744	62	Lodging/residential	42.0	2,341,248	50	87	137
4602	1	270 PLEASANT ST	002190006800000	112C	> 8 Residential Units	RIVERBEND GARDEN LP, ET AL		999 WATERSIDE DRIVE SUITE 2300, NORFOLK, VA 23510	211350	135	Lodging/residential	42.0	8,876,700	189	331	519
8936	1	REPTON CR	008060000300000	112C	> 8 Residential Units	VRS/MCRT WATERTOWN MEWS LLC	BOZZUTO MGMT -ATTN: ACCTS PAY	1 REPTON PL, WATERTOWN, MA 02472	174472	142	Lodging/residential	42.0	7,327,824	156	273	429
11343	1	22 BOND STREET	0130100020B0CAPT	112C	> 8 Residential Units	ARSENAL YARDS CORE HOLDING LLC	C/O BOYLSTON PROPERTIES	800 BOYLSTON ST, STE 1390, BOSTON, MA 02199	136098	130	Lodging/residential	42.0	5,716,116	122	213	335
3374	1	455 ARSENAL ST 465	013010002800001	112C	> 8 Residential Units	ARSENAL ASSOCIATES	C/O GILBANE DEVELOPMENT CO.	7 JACKSON WALKWAY, PROVIDENCE, RI 02903	112611	124	Lodging/residential	42.0	4,729,662	101	176	277
5200	1	275 MAIN ST	003380003800000	112C	> 8 Residential Units	WHITNEY TOWERS LLC		275 MAIN ST, WATERTOWN, MA 02472	107616	92	Lodging/residential	42.0	4,519,872	96	168	265
11345	1	88 ARSENAL YARDS BLVD	0130100020B0FAPT	112C	> 8 Residential Units	ARSENAL YARDS CORE HOLDING LLC	C/O BOYLSTON PROPERTIES	800 BOYLSTON ST, STE 1390, BOSTON, MA 02199	97269	86	Lodging/residential	42.0	4,085,298	87	152	239
92	1	20 SUMMER ST	010080003A00000	112C	> 8 Residential Units	WATERTOWN PROPCO, LLC		444 WEST LAKE STREET SUITE 2100, CHICAGO, IL 60606	94171	90	Lodging/residential	42.0	3,955,182	84	147	231
11344	1	66 BOND STREET	0130100020B0DAPT	112C	> 8 Residential Units	ARSENAL YARDS CORE HOLDING LLC	C/O BOYLSTON PROPERTIES	800 BOYLSTON ST, STE 1390, BOSTON, MA 02199	89145	91	Lodging/residential	42.0	3,744,090	80	139	219
9564	2	100 WOODVIEW WAY	008070001800001	112C	> 8 Residential Units	BLACKSTONE REAL ESTATE	C/O PROP TAX DEPT	P O BOX A3956, CHICAGO, IL 60690	78670	80	Lodging/residential	42.0	3,304,140	70	123	193
9564	3	100 WOODVIEW WAY	008070001800001	112C	> 8 Residential Units	BLACKSTONE REAL ESTATE	C/O PROP TAX DEPT	P O BOX A3956, CHICAGO, IL 60690	78032	68	Lodging/residential	42.0	3,277,344	70	122	192
4293	1	120 PLEASANT ST	002010001600008	112C	> 8 Residential Units	AIMCO PLEASANT STREET, LLC		13155 NOEL ROAD #100 LB73, DALLAS, TX 75240	76746	44	Lodging/residential	42.0	3,223,332	69	120	189
8936	2	REPTON CR	008060000300000	112C	> 8 Residential Units	VRS/MCRT WATERTOWN MEWS LLC	BOZZUTO MGMT -ATTN: ACCTS PAY	1 REPTON PL, WATERTOWN, MA 02472	55208	64	Lodging/residential	42.0	2,318,736	49	86	136
4026	1	319 ARLINGTON ST	016020001300000	112C	> 8 Residential Units	COOLIDGE SCHOOL LLC, LESSEE	C/O MITCHELL PROPERTIES LLC	319 ARLINGTON ST, WATERTOWN, MA 02472	52623	38	Lodging/residential	42.0	2,210,166	47	82	129
5199	3	245 MAIN ST	003380001A00000	112C	> 8 Residential Units	HAMILTON ON MAIN LLC		39 BRIGHTON AVE, BOSTON, MA 02134	52080	51	Lodging/residential	42.0	2,187,360	47	81	128
5199	1	245 MAIN ST	003380001A00000	112C	> 8 Residential Units	HAMILTON ON MAIN LLC		39 BRIGHTON AVE, BOSTON, MA 02134	52080	51	Lodging/residential	42.0	2,187,360	47	81	128
5199	2	245 MAIN ST	003380001A00000	112C	> 8 Residential Units	HAMILTON ON MAIN LLC		39 BRIGHTON AVE, BOSTON, MA 02134	52080	51	Lodging/residential	42.0	2,187,360	47	81	128
1595	1	550 BELMONT ST	1118A0002600000	112C	> 8 Residential Units	HAMILTON BELMONT LLC		39 BRIGHTON AV, BOSTON, MA 02134	38408	29	Lodging/residential	42.0	1,613,136	34	60	94
4902	1	17 WINTER ST	003180005800000	112C	> 8 Residential Units	SABAB REALTY LLC		10 CONVERSE PLACE SUITE 301, WINCHESTER, MA 01890	35102	28	Lodging/residential	42.0	1,474,284	31	55	86
2545	1	101 MORSE ST	001160000800045	112C	> 8 Residential Units	LACOURT AFFORDALE TR LLC		30 COLLEGE AVENUE, SOMERVILLE, MA 02144	29078	37	Lodging/residential	42.0	1,221,276	26	45	71
115	1	96 MT AUBURN ST	010090018E00000	112C	> 8 Residential Units	DILAN ARMEN ROUBEN TRUSTEE	DILAN ARDASH ET PHYLLIS TRUSTEE	PALFREY STREET TRUST, WATERTOWN, MA 02472	25023	12	Lodging/residential	42.0	1,050,966	22	39	62
8533	1	590 MAIN ST	007060004500000	112C	> 8 Residential Units	MAIN CARE LLC	ATTENTION: JAMES DUFFY	80 CHARLES ST #2, BOSTON, MA 02114	22067	14	Lodging/residential	42.0	926,814	20	35	54
45	1	43 IRVING ST	010060001800001	112C	> 8 Residential Units	DEMIS PAUL & MABEL TRUSTEES	PAUL & MABEL DEMIS TRUST	5 TOMKINS LN, FRAMINGHAM, MA 01701	21645	23	Lodging/residential	42.0	909,090	19	34	53
44	1	31 IRVING ST	010060019F00003	112C	> 8 Residential Units	BERARDINELLI ERNEST TRUSTEE	31 IRVING STREET REALTY TRUST	14 PEARL ST, WATERTOWN, MA 02472	21645	23	Lodging/residential	42.0	909,090	19	34	53
4164	1	805 MT AUBURN ST	016090001000000	0140	Multi-Residential	805 ADAMS, LLC	ATTENTION: TAD GULESERIAN	16 GARDEN ST, CAMBRIDGE, MA 02138	47768	48	Mixed use	51.5	2,460,052	52	92	144
8023	1	2 ROSARY DR	006100000302427	0140	Multi-Residential	ST JOSEPH HALL APARTMENTS LLC	C/O MANAGEMENT OFFICE	2 ROSARY DRIVE, WATERTOWN, MA 02472	31488	25	Mixed use	51.5	1,621,632	35	60	95
1903	1	462 MT AUBURN ST	011340000100230	0140	Multi-Residential	RAJ REALTY LLC		P.O.BOX 724, WINCHESTER, MA 01890	22704	24	Mixed use	51.5	1,169,256	25	44	68
942	1	204 ARSENAL ST	010370000100000	0130	Multi-Residential	WATERTOWN GABLES LLC		3399 PEACHTREE RD SUITE 600, ATLANTA, GA 30326	336518	296	Mixed use	51.5	17,330,677	369	645	1,014
1065	1	20 WATERTOWN ST 30	001070001A00001	0130	Multi-Residential	ASN WATERTOWN LLC	ARCHSTONE COMMUNITIES	P O BOX 87407, CHICAGO, IL 60680	181668	134	Mixed use	51.5	9,355,902	199	348	548
943	2	130 ARSENAL ST 150	010380000100002	0130	Multi-Residential	GUGV UNION MARKET WATERTOWN	PROPERTY OWNING LLC	750 BERING DRIVE SUITE 300, HOUSTON, TX 77057	174056	149	Mixed use	51.5	8,963,884	191	334	525
943	1	130 ARSENAL ST 150	010380000100002	0130	Multi-Residential	GUGV UNION MARKET WATERTOWN	PROPERTY OWNING LLC	750 BERING DRIVE SUITE 300, HOUSTON, TX 77057	139240	133	Mixed use	51.5	7,170,860	153	267	420
4595	1	330 PLEASANT ST	002190010A00000	0130	Multi-Residential	PSCD TRINITY, LLC		P O BOX 95025, NEWTON, MA 02495	123998	100	Mixed use	51.5	6,385,897	136	238	374
10319	1	233 PLEASANT ST	002170000300000	0130	Multi-Residential	RIVERBEND GARDEN LP, ET AL		999 WATERSIDE DRIVE SUITE 2300, NORFOLK, VA 23510	42453	36	Mixed use	51.5	2,186,330	47	81	128
4398	1	166 MAIN ST	002050003400000	0130	Multi-Residential	166 VENTURES LLC	C/O SARACEN PROPERTIES	275 WASHINGTON ST, SUITE 110, NEWTON, MA 02458	29424	35	Mixed use	51.5	1,515,336	32	56	89
4625	1	385 PLEASANT ST	002210003100000	0130	Multi-Residential	AMSTEL HERITAGE WATERTOWN LLC		28 BROOKS ST, BRIGHTON, MA 02135	28824	16	Mixed use	51.5	1,484,436	32	55	87
4585	5	45 BACON ST	002170008A00008	0130	Multi-Residential	CHAUNCY PLACE CORPORATION	C/O THE BUCKMINSTER GROUP	665 BEACON STREET, BOSTON, MA 02215	27795	20	Mixed use	51.5	1,431,443	30	53	84

Account	Building No.	Location	Street Addr only	Parcel ID	LUC	Living Area Summed	Living Units Summed	Master addr	Portfolio Type Definition	Portfolio Median EUI	KBtu	MtCO2e electric	MtCO2e gas	Estimated Total MtCO2e
3633		125 COOLIDGE AV #809	COOLIDGE AV 125	014010009B00809	1020	129672	84	COOLIDGE AV 125	Lodging/residential	42	5,446,224	116	203	319
9879		32 WHITES AV F8808	WHITES AV 32	003380001AF8808	1020	120885	137	WHITES AV 32	Lodging/residential	42	5,077,170	108	189	297
3487		199 COOLIDGE AV 903	COOLIDGE AV 199	014010002801064	1020	99204	66	COOLIDGE AV 199	Lodging/residential	42	4,166,568	89	155	244
3685		151 COOLIDGE AV 302	COOLIDGE AV 151	014010009E1050A	1020	79312	68	COOLIDGE AV 151	Lodging/residential	42	3,331,104	71	124	195
3815		141 COOLIDGE AV 720	COOLIDGE AV 141	014010009E01180	1020	79055	66	COOLIDGE AV 141	Lodging/residential	42	3,320,310	71	124	194
1052		50 WATERTOWN ST 610	WATERTOWN ST 50	001070000101075	1020	78374	71	WATERTOWN ST 50	Lodging/residential	42	3,291,708	70	123	193
516		10 WILLIAMS ST 30	WILLIAMS ST 10	001020001201140	1020	64735	74	WILLIAMS ST 10	Lodging/residential	42	2,718,870	58	101	159
3823		131 COOLIDGE AV 728	COOLIDGE AV 131	014010009E01188	1020	64633	55	COOLIDGE AV 131	Lodging/residential	42	2,714,586	58	101	159
10491		4 REPTON CR 4415	REPTON CR 4	008060000304415	1020	55417	60	REPTON CR 4	Lodging/residential	42	2,327,514	50	87	136
10506		5 REPTON CR #5415	REPTON CR 5	008060000305415	1020	55369	60	REPTON CR 5	Lodging/residential	42	2,325,498	49	87	136
10476		3 REPTON CR 3415	REPTON CR 3	008060000303415	1020	54836	59	REPTON CR 3	Lodging/residential	42	2,303,112	49	86	135
10288		290 PLEASANT ST 320	PLEASANT ST 290	002190000300320	1020	53590	56	PLEASANT ST 290	Lodging/residential	42	2,250,780	48	84	132
438		164 GALEN ST #88	GALEN ST 164	001020001201062	1020	51690	63	GALEN ST 164	Lodging/residential	42	2,170,980	46	81	127
1547		456 BELMONT ST #24	BELMONT ST 456	011170001X00024	1020	38952	24	BELMONT ST 456	Lodging/residential	42	1,635,984	35	61	96
3893		104 COOLIDGE HILL RD 16	COOLIDGE HILL RD 104	015030002601216	1020	29278	16	COOLIDGE HILL RD 104	Lodging/residential	42	1,229,676	26	46	72
11229		101 NO BEACON ST U312	NO BEACON ST 101	009070002200312	1020	26369	28	NO BEACON ST 101	Lodging/residential	42	1,107,498	24	41	65
3196		56 BIGELOW AV 38	BIGELOW AV 56	012290069C01066	1020	26080	24	BIGELOW AV 56	Lodging/residential	42	1,095,360	23	41	64
4375		111 PLEASANT ST 37	PLEASANT ST 111	002050002301021	1020	25711	21	PLEASANT ST 111	Lodging/residential	42	1,079,862	23	40	63
2230		210 BELMONT ST 16	BELMONT ST 210	011430000801028	1020	24856	16	BELMONT ST 210	Lodging/residential	42	1,043,952	22	39	61
3172		48 BIGELOW AV #38	BIGELOW AV 48	012290069C01042	1020	24820	23	BIGELOW AV 48	Lodging/residential	42	1,042,440	22	39	61
10760		134 MT AUBURN ST 8	MT AUBURN ST 134	01011000090000H	1020	21485	8	MT AUBURN ST 134	Lodging/residential	42	902,370	19	34	53
3216		64 BIGELOW AV 29	BIGELOW AV 64	012290069C01086	1020	20365	20	BIGELOW AV 64	Lodging/residential	42	855,330	18	32	50
3149		40 BIGELOW AV 29	BIGELOW AV 40	012290069C01019	1020	20345	20	BIGELOW AV 40	Lodging/residential	42	854,490	18	32	50
90		31 SPRING ST 508	SPRING ST 31	010080012A00508	1020	20226	23	SPRING ST 31	Lodging/residential	42	849,492	18	32	50
9177		20 RIVERSIDE ST #3-8	RIVERSIDE ST 20	009060000401104	1020	20072	30	RIVERSIDE ST 20	Lodging/residential	42	843,024	18	31	49

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Account	Building No.	Location	Parcel ID	LUC	Assesing Category	Owner	Owner 2	Mailing Address	Living Area	Living Units	Portfolio Type Definition	Portfolio Median EUI	KBTU	MtCO2e electric	MtCO2e gas	Estimated Total MtCO2e
4909	1	123 MAIN ST	003200000100000	9310	City of Watertown	WATERTOWN, TOWN OF LIBRARY (MAIN BRANCH)		149 MAIN ST, WATERTOWN, MA 02472	20,772	1	Public services	65.8	1,366,797.60	29.08	50.90	79.98
4911	1	99 MAIN ST	003200000200000	9350	Watertown Public Safety	WATERTOWN, TOWN OF FIRE STATION		149 MAIN ST, WATERTOWN, MA 02472	13,569	1	Public services	65.8	892,840.20	19.00	33.25	52.25
4913	1	149 MAIN ST	003210000100000	9310	City of Watertown	WATERTOWN, TOWN OF TOWN HALL		149 MAIN STREET, WATERTOWN, MA 02472	29,762	1	Public services	65.8	1,958,339.60	41.67	72.93	114.60
5031	1	124 ORCHARD ST	003280000200000	9350	Watertown Public Safety	WATERTOWN, TOWN OF PUBLIC WORKS		149 MAIN ST, WATERTOWN, MA 02472	15,608	1	Public services	65.8	1,027,006.40	21.85	38.25	60.10
5427	1	68 WAVERLEY AV	003520000100000	9340	Watertown Education	WATERTOWN, TOWN OF MARSHALL SPRING WEST JR		149 MAIN ST, WATERTOWN, MA 02472	105,778	1	Public services	65.8	6,960,192.40	148.10	259.21	407.31
5435	2	25 WESTMINSTER AV	003530000100000	9300	City of Watertown	WATERTOWN, TOWN OF MOXLEY FIELD		149 MAIN ST, WATERTOWN, MA 02472	62,524		Public services	65.8	4,114,079.20	87.54	153.22	240.75
6054	1	123 LOWELL AV	004150000100000	9340	Watertown Education	WATERTOWN, TOWN OF	JAMES RUSSELL LOWELL SCHOOL	149 MAIN ST, WATERTOWN, MA 02472	84,344	1	Public services	65.8	5,549,835.20	118.09	206.69	324.77
8155	1	246 WARREN ST	006160000600000	9340	Watertown Education	WATERTOWN, TOWN OF CUNNIFF SCHOOL		149 MAIN ST, WATERTOWN, MA 02472	80,001	1	Public services	65.8	5,264,065.80	112.01	196.04	308.05
8598	1	552 MAIN ST	007090002A00000	9340	Watertown Education	WATERTOWN, TOWN OF BROWNE SCHOOL		149 MAIN ST, WATERTOWN, MA 02472	34,536	1	Public services	65.8	2,272,468.80	48.35	84.63	132.98
8952	1	PARAMONT PL	008100000300000	9310	City of Watertown	WATERTOWN, TOWN OF SKATING RINK		149 MAIN ST, WATERTOWN, MA 02472	33,280	1	Public services	65.8	2,189,824.00	46.59	81.55	128.15
220	1	30 COMMON ST	010110000700000	9340	Watertown Education	WATERTOWN, TOWN OF PHILLIPS SCHOOL	AND SENIOR CENTER	149 MAIN ST, WATERTOWN, MA 02472	27,332	1	Public services	65.8	1,798,445.60	38.27	66.98	105.24
648	1	1 CONCORD RD	010260000100000	9340	Watertown Education	WATERTOWN, TOWN OF HOSMER SCHOOL		149 MAIN STREET, WATERTOWN, MA 02472	145,572	1	Public services	65.8	9,578,637.60	203.81	356.73	560.54
3370	1	440 TALCOTT AV	013010000100002	931R	City of Watertown	WATERTOWN, TOWN OF COMMANDERS MANSION		149 MAIN ST, WATERTOWN, MA 02472	7,470	1	Public services	65.8	491,526.00	10.46	18.31	28.76
2576	1	124 WATERTOWN ST	001180000200000	0310	Multi-Commercial	CITY OF WATERTOWN	ATT: MELISSA MORRISSEY	149 MAIN STREET, WATERTOWN, MA 02472	41,224	12	Mixed use	51.5	2,123,036.00	45.17	79.07	124.24
2065	1	564 MT AUBURN ST	011380000300000	9350	Watertown Public Safety	WATERTOWN, TOWN OF FIRE STATION #2		149 MAIN ST, WATERTOWN, MA 02472	3,395	1	Public services	65.8	223,391.00	4.75	8.32	13.07
5626	1	270 ORCHARD ST	00367000180001A	9350	Watertown Public Safety	WATERTOWN, TOWN OF FIRE STATION		149 MAIN ST, WATERTOWN, MA 02472	4,144	1	Public services	65.8	272,675.20	5.80	10.15	15.96

11/17/2023

From Assessors			Manually Assigned		From EDP Portfolio		Data is EUI = kBtu/sq. ft.				
Office	Category				Manager Database						
LUC			Cross Refenece Assignments		Property Type	State	Twenty-fifth Percentile	Median	Seventy-fifth Percentile	Property Count	% diff median to 25th % diff 75th to 25th
0130	Multi - Residential		Mixed use								
0140	Multi-Residential		Mixed use		Banking/financial services	Massachusetts	50.3	70.3	91.2	6-29	28.4% 44.8%
0310	Multi-Commercial		Mixed use		Education	Massachusetts	50.2	72.9	117	250-500	31.1% 57.1%
0410	Multi-Manufacturing		Mixed use		Entertainment/public asse	Massachusetts	57.7	88.1	131.2	100-249	34.5% 56.0%
1010	Single Family		Lodging/residential		Food sales and service	Massachusetts	242	309.7	510.6	250-500	21.9% 52.6%
1020	Condominium		Lodging/residential		Healthcare	Massachusetts	78.8	116.3	237.7	100-249	32.2% 66.8%
1040	Two Family		Lodging/residential		Lodging/residential	Massachusetts	42	56.8	74.5	1,000-2,499	26.1% 43.6%
1050	Three Family		Lodging/residential		Manufacturing/industrial	Massachusetts	38.2	62.4	150.3	30-49	38.8% 74.6%
1090	Multi House		Lodging/residential		Mixed use	Massachusetts	51.5	83.9	147.2	50-99	38.6% 65.0%
1110	4-8 Residential Units		Lodging/residential		Office	Massachusetts	42.4	56.6	74.2	500-999	25.1% 42.9%
112C	> 8 Residential Units		Lodging/residential		Other	Massachusetts	32.5	70.8	139.9	50-99	54.1% 76.8%
1250	Other Congreate Housing		Lodging/residential		Parking	Massachusetts	3.8	5.9	78.8	30-49	35.6% 95.2%
1400	Child Care Facility		Lodging/residential		Public services	Massachusetts	65.8	93	123.3	100-249	29.2% 46.6%
300C	Hotel		Lodging/residential		Religious worship	Massachusetts	39.3	49.7	72.8	6-29	20.9% 46.0%
301C	Motel		Lodging/residential		Retail	Massachusetts	53.5	73.4	89.3	500-999	27.1% 40.1%
304C	Nursing Home		Healthcare		Services	Massachusetts	27.8	73.7	128.2	30-49	62.3% 78.3%
313C	Lumber Yard		Warehouse/storage		Technology/science	Massachusetts	179.5	251.5	351.3	100-249	28.6% 48.9%
314C	Trucking Terminal		Warehouse/storage		Utility	Massachusetts	32.1	151.1	196	6-29	78.8% 83.6%
316C	Other Storage Distribution		Warehouse/storage		Warehouse/storage	Massachusetts	8.2	17.8	40.5	100-249	53.9% 79.8%
321C	Hardware Supply		Retail								
323C	Shopping Center		Retail								
324C	Supermarket		Retail								
325C	Small Retail		Retail								
326C	Eating & Drinking Establish		Retail								
330C	Auto Sales		Manufacturing/industrial								
331C	Auto Supplies		Manufacturing/industrial								
332C	Auto Repair		Manufacturing/industrial								
333C	Fuel Service only		Manufacturing/industrial								
334C	Gasoline Station		Manufacturing/industrial								
335C	Car Wash		Manufacturing/industrial								
338C	Other Auto Sales / Serv		Manufacturing/industrial								
340C	General Office		Office								
341C	Bank		Banking/financial services								
342C	Medical Office		Healthcare								
343C	Office?		Office								
344C	Office?		Office								
345C	Office?		Office								
353C	Faternal Organization		Services								
355C	Funeral Home		Services								
376C	Gymnasium		Other								

3800	Golf Course	Other
384C	Marinas	Other
400C	Manufacturing	Manufacturing/industrial
401C	Warehouse of Manufacture	Manufacturing/industrial
402C	Office of Manufacturing	Manufacturing/industrial
404C	Research & Development	Technology/science
410C	Sand & Gravel Mining	Services
424C	Electric Substation	Services
430C	Telephone Exchange	Utility
432C	Cable TV	Utility
9030	Municipal Property?	Services
9050	Charitable Org?	Services
905R	Charitable Org?	Services
906R	Place of Worship?	Services
9290	Massachusetts Other	Services
9300	City of Watertown	Public services
9310	City of Watertown	Public services
931R	City of Watertown	Public services
9340	Watertown Education	Public services
9350	Watertown Public Safety	Public services
9430	Private School Other	Education
9510	Charitable Other	Religious worship
951R	Charitable Other	Religious worship
9530	Cemeteries	Religious worship
9540	Function Hall	Religious worship
9560	Library Musuems	Religious worship
956R	Library Musuems	Religious worship
9570	Charitable Service	Religious worship
9590	Charitable Housing	Religious worship
959R	Charitable Housing	Religious worship
9600	Religious Group	Religious worship
9610	Rectory	Religious worship
961R	Rectory	Religious worship
9620	Religious Group Other	Religious worship
962R	Religious Group Other	Religious worship
9700	Housing Authority	Lodging/residential

GHG Calculations from MEI 2022

electric	0.000242 MtCO2e per kilowatt hour	kWh =KBTU /3.412
gas	0.005319 MtCO2e per Therm	

Using MEI data from 2022 the split between gas and electric MtCO2e was approx 70% gas and 30% electric

30% electric

70% gas



City Council Committee on Rules and Ordinances
Minutes of Monday, March 10, 2025, at 6:00 PM
Richard E. Mastrangelo Council Chamber, hybrid format
149 Main Street, Watertown, MA 02472

AGENDA: Continue discussion on proposed BERDO and regulations.

Present: John Gannon, chair; John M. Airasian, vice chair; Lisa Feltner, secretary.

Also present in the room: City Manager George Proakis, Asst. City Manager for Community Development & Planning Steve Magoon, Asst. Dir. for Energy Management Silas Fyler, Council Pres. Sideris, Councilors V. Piccirilli, A. Palomba, and N. Gardner (arrived 6:30), Municipal Policy Analyst Doug Newton, Susan Falkoff, Jocelyn Tager, Brian Hebeisen, Pat Rathbone, Jennifer Ballew, Dave Levine of Whitney Towers, Robert Pyne of Crossroads on the Charles, Sam Ghilardi, Beverly Seavey, Nora Kelly of Griffith Properties, Stephen Bradley of Broder, Doug Orifice and Bob Airasian of Watertown Business Coalition, Max Woolf of Charles River Regional Chamber, and from Boylston Properties: Mark Deschenes, Andrew Copelotti, Katie Sullivan, Marcus de Castro.

and present via zoom: Councilors C. Bays and E. Izzo, Sustainability Program Manager Laurel Schwab, Susan Ladue, Alan Leviton, Brian Noonan of Bloom Energy, Ellen Rothman, Jacky vanLeeuwen, Jim Eisenberg, Josh Rosmarin, Kai Verstrom, Kathryn Loup, Elodia Thomas, Dana Nielsen, Eric Svenson, William York, Pres. & CEO of Charles River Regional Chamber Greg Reibman, Halina Brown (joined 6:45).

Chair Gannon called the meeting to order at 6:00 with recognition that the city manager will make some comments before we move forward with reviewing BERDO materials. He also recognized there were many more participants in the room and connected remotely (~50) compared to the first committee meeting who would like to make comments, and the city has received many comments, emails and letters since. Additional documents were emailed by staff late this afternoon to the committee but not all of them would open. It was noted that the committee would still like to see the BERDO working group's comparison materials. It has also not been possible to find their meeting minutes or recordings online. Watertown's [climate and energy plan](#) identifies enacting a BEUDO so there were additional questions about whether a BERDO (reduction vs. just reporting use) is a change in scope.

City Manager Proakis clarified that when the referral was made to City Council, and he stated that he wanted us to be able to schedule meetings quickly, it was for members to have a chance to dive in sooner than later given BERDO's extreme complexity. There is a lot of discussion to be had in comparing what has been done in other communities, how it has been going there, and how Watertown fits into climate goals and what we can do. The committee shouldn't rush through the process and draft materials. You also need have some feedback that a committee would typically into consideration, with folks on every side of this issue. The manager introduced Jen Ballew, who has been running a similar program in Cambridge and is also a Watertown resident. To effectively administer a BERDO would require hiring additional staff (a few more full-time), which is not a priority at this time within the current budget per the manager. The administration will provide the best guidance we can to align with Council's policy direction and answer questions about where we are, and we will be responsive to where we go next.

It was noted that Cambridge, Boston, Newton, and Lexington are addressing energy reductions. The committee reviewed the draft BERDO Sections 7 through 11. Some of the concerns raised included: the process to date didn't include enough key stakeholders; benchmarking by tenants; impact on residential buildings and affordability; the much tighter timelines for some non-residential covered properties; how baselines are established for new properties, especially if already achieved LEED Gold Certified and meeting the state Specialized Stretch Code; waste and cost of eliminating equipment many years before end-of-life use; cost of electricity supply and delivery compared to gas depending on scale and current technology; use of fines for nearly impossible to achieve compliance in some cases; fees and penalties including their determination and rate; business competitiveness and strain on small local business; seeming arbitrary use of a public Review Board that reduces efficiency in considering hardship or exceptions and appeals (would require staff support); excluding gas for emergency backup generation due to limits of battery technology, etc. Attached documents provide more details.

Staff would like more time to respond to many stated concerns as well as new questions, including how to move forward on public engagement and help the committee and community understand materials that have been generated. The committee agreed and looks forward to hearing more about staffing and budget needs, as these don't necessarily scale down to the size of a municipality, and we look for more people to be engaged, especially key partners as identified in our climate and energy action plan. Chair Gannon suggested the next meeting would anticipate hearing updated responses from staff, after public

stakeholder meetings, and we would continue addressing community concerns with more discussion on a draft BERDO, regulations, building lists, and additional new materials, etc.

Feltner made a Motion to Continue, seconded by Airasian, approved 3-0.

Motion to Adjourn at 8:18 p.m. by Feltner, seconded by Airasian, approved 3-0.

Respectfully submitted, Lisa Feltner

Attached: (1) March 4 email from Housing for All Watertown (HAW) with letter; (2) March 5 email from Ernesta Krackiewicz with ACEEE's Policy Brief on Energy Burden; (3) March 10 email from 350 Mass Watertown/Watertown Faces Climate Change; (4&5) March 6 Letter and Statement made at March 10 from Charles River Regional Chamber; (6) Statement made on March 10 from Watertown Business Coalition; (7) March 10 Memo from Boylston Properties/Mark Deschenes; (8) BERDO draft (v1.8).

(1)

From: samghilardi@gmail.com <samghilardi@gmail.com>

Sent: Tuesday, March 4, 2025 12:41 PM

To: citymgr <citymgr@watertown-ma.gov>; City Councilors <citycouncilors@watertown-ma.gov>

Cc: Jacky van Leeuwen <jackyrvl@gmail.com>; Josh Rosmarin <josh.rosmarin@gmail.com>; RitaColafella <colafella@gmail.com>; DanielPritchard <pritchard33@gmail.com>

Subject: HAW considerations for draft BERDO

Dear City Councilors,

Please find the attached Housing for All Watertown Steering Committee's comments on the draft BERDO ordinance.

In summary, we are concerned that the residential emissions reduction requirements in the draft BERDO will disproportionately impact middle and low income residents in larger apartment and condo buildings that make up a key part of Watertown's unsubsidized affordable housing stock. We also think that gross building square footage is not the appropriate criteria to assess residential emissions. Data from Lexington's BERDO shows that square footage overestimates the residential portion of the community's emissions, and EPA data shows that homes in a large multifamily building on average consume 1/3 the energy of a single family home.

For these these technical reasons, as well as uncertainty in federal policy and recent cuts to Mass Save at the state level, we urge the city council to remove the reduction requirements for residential buildings, but retain the reporting provision, and use this data to draft a BERDO 2.0 in 4-5 years tailored to the specific residential GHG emission patterns in Watertown.

Best,

Rita Colafella, Sam Ghilardi, Dan Pritchard, Josh Rosmarin, and Jacky van Leeuwen

Considerations for Applying BERDO to Watertown's Residential Buildings

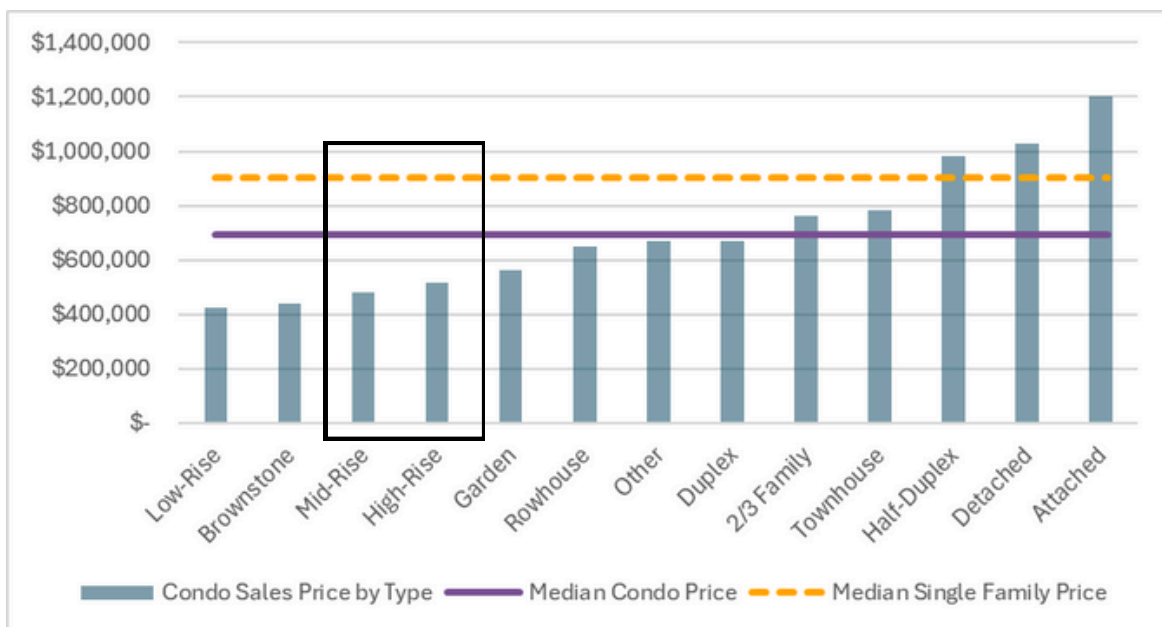
Introduction: Balancing Watertown's emissions and housing goals

Watertown has set a goal of net zero building emissions by 2050. To achieve this goal, the city is currently evaluating a proposed Building Energy Reduction and Disclosure Ordinance (BERDO). At the same time, our region is facing an acute housing shortage that, for many, makes staying here unsustainable and moving here unattainable. **Housing for All Watertown has concerns about the potential impact of the BERDO on the affordability of condos in large multi-unit buildings, and we believe that the City Council must evaluate its impact on housing costs alongside its climate benefits.** In this brief, we highlight several considerations when assessing the ordinance's impact on housing costs, and suggest an amendment to delay implementation of residential reduction requirements in order to collect more data and ultimately craft a more targeted and effective residential emission reduction ordinance.

1) The draft ordinance targets condo buildings >20,000 square feet, disproportionately affecting middle and lower income residents

- **Homes in large condo buildings are more affordable than in Watertown as a whole.** In 2024, the median high-rise condo sold for \$515,000, 25% less than the citywide median condo price of \$695,000, and over 40% less than the median single family home, according to the Watertown assessor.
- **The draft BERDO creates a two-tiered housing emission plan based on income.** Wealthier residents who can afford the \$903,000 price of a median single family home, or a \$760,000 unit in a two family can continue to burn heating oil or natural gas with no penalties or reporting standards. However, residents in more modest high-rise condos will be required to spend money to either reduce their emissions or pay for offsets for their individual units, while also paying additional HOA assessments so the condo association can do the same. The city should consider this inequitable impact before imposing the compliance provisions of the draft BERDO on condos and other multi-family buildings.

Median 2024 Condo Sale Price by Assessor Classification



2) The draft ordinance targets already-efficient homes in large residential buildings, but ignores the highest energy consumption homes

- **Multi-family homes have the lowest *per-household* energy consumption of any residential class.**

Using gross building size for residential reporting and enforcement ignores a key variable: the number of people living in each building. While a large multi-family building will, of course, consume more energy than a single family home, it also houses many more people. When looking at consumption data by *household* rather than building size, **a home in a building with 5+ units has 1/3 the energy consumption of a single family home.** Despite this, the draft ordinance applies reporting and compliance requirements only to low per-household consumption multi-family homes, while ignoring the highest consumption single family homes.

	Number of housing units (million)	Site energy consumption			
	Total Northeast	Total (trillion Btu)	Per household (million Btu)	Per household member (million Btu)	Per square foot (thousand Btu)
All homes	21.92	1,956	89.2	36.8	48.8
Housing unit type					
Single-family detached	11.23	1,355	120.7	45.6	47.9
Single-family attached	1.95	167	85.4	31.7	47.4
Apartments in buildings with 2–4 units	3.15	214	68.0	27.2	65.4
Apartments in buildings with 5 or more units	5.10	184	36.2	19.9	41.6

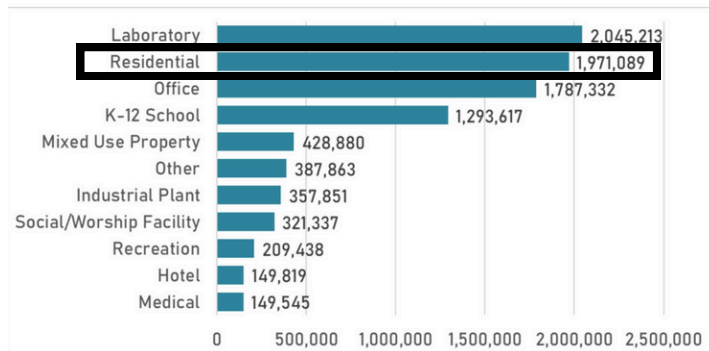
EPA Residential Energy Consumption Survey Table 2.1e

3) Data from nearby communities show that large residential buildings have much lower GHG emissions than lab or office space

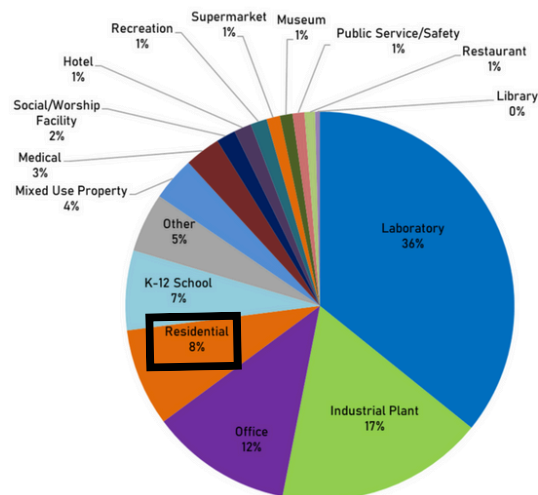
- **Compared to actual data from neighboring communities, the draft BERDO appears to overestimate the GHG emissions of large condo buildings.** As shown on the graphs on the next page, Lexington's residential buildings (>25,000 sqft) make up 21% of BERDO square footage, but only 8% of BERDO GHG emissions. Applying this ratio to Watertown, condos represent 8.5% of BERDO square footage, and would represent approximately 3.2%, or 2,650 MtCO₂e of GHG emissions. This number is 20% smaller than the 3,200 MtCO₂e estimated in the BERDO draft model.
- **Overestimating residential emissions greatly affects the staff efforts needed to implement the draft BERDO.** Given the fiscal headwinds facing Watertown in FY26 and beyond, the city needs to be efficient with its limited staff resources. **As currently drafted, 91% (1,121 of 1,233) of property owners required to report and reduce emissions are individual condo owners, whose homes comprise an estimated 3.2% of GHG emissions from covered buildings.** Even with phased-in implementation, it is inefficient for city staff to spend most of their time working on reduction efforts with owners whose contributions are negligible to the overall emissions reduction goal in the proposal. By removing condo reductions from the ordinance, the city could reduce the case load of the staff responsible for BERDO compliance by 91%, while maintaining 97% of the estimated reduction in GHG emissions, giving them more time to focus time and energy on the buildings that actually generate the majority of Watertown's GHG emissions.

Gross Floor Area by Property Type (Top 10)

Compared to 2022, there was an additional 442,686 square feet of laboratory space reported on. This is relevant to note because laboratories tend to be energy intensive spaces.



GHG Emissions by Property Type



Lexington 2023 BEU-D SUMMARY

Proposed amendment: Remove the reduction requirements for residential buildings, but retain the reporting provision. Use this data to draft a BERDO 2.0 in 4-5 years tailored to the specific residential GHG emission patterns in Watertown.

The draft BERDO requires residences to reduce their GHG emissions by 40% by the end of 2030. At the same time, changes at the Federal level under the new administration, plus recent cuts to Mass Save at the state level, are reducing the resources available for residents to meet these ambitious goals, while data from the EPA and nearby communities suggests that building size based on square footage alone is not the best metric to target buildings for residential GHG emission reductions. It is challenging to require reductions in residential emissions in an equitable manner, which is why both Cambridge and Newton removed residential buildings from their BERDO ordinances.

To mitigate the inequitable impacts of the current draft BERDO ordinance on middle- and lower-income residents, the city should remove the compliance provisions for residential buildings, while keeping the reporting requirements. After a few years of collection, the city should draft a BERDO 2.0 targeted at reducing residential emissions. Informed by data collected from Watertown, this ordinance can target the residences with the highest GHG emissions, and tailor interventions according to the type of home. The city's climate goal is to be carbon neutral by 2050, so there is still ample time to collect data and develop a targeted policy that allows us to advance both our climate goals and housing goals.

While BERDO has a role to play in helping the city reach its climate goals, it is not our only emission reduction tool. We believe that a complimentary path to reduce residential GHG emissions is to modernize Watertown's residential zoning ordinance to make it as easy as possible to replace old, inefficient, fossil fuel-burning homes with new, low-carbon buildings built according to our green stretch energy code. This is especially important near transit hubs, where new, dense, energy efficient buildings can also be built car-lite or car-free, minimizing both building and transportation GHG emissions.

(2)

From: Ernesta Krackiewicz <ernestakracz@gmail.com>

Sent: Wednesday, March 5, 2025 12:44 PM

To: Gannon, John <jgannon@watertown-ma.gov>; Feltner, Lisa <lfeltner@watertown-ma.gov>; John Airasian <jairasian@watertown-ma.gov>

Cc: Sideris, Mark <msideris@watertown-ma.gov>; Piccirilli, Vincent J <vpiccirilli@watertown-ma.gov>; Nicole Gardner <ngardner@watertown-ma.gov>; Izzo, Emily <eizzo@watertown-ma.gov>; Bays, Caroline <cbays@watertown-ma.gov>; Palomba, Anthony <apalomba@watertown-ma.gov>; Proakis, George <gproakis@watertown-ma.gov>; Magoon, Steve <smagoon@watertown-ma.gov>; Schwab, Laurel <lschwab@watertown-ma.gov>; Silas Fyler <sfyler@watertown-ma.gov>

Subject: BERDO will help low-income homeowners with Boston area's extremely high energy burden

I will unfortunately be out of town for the March 10 meeting of the City Council's Rules and Ordinances Committee, so I would like to make the following comments to you all now.

Watertown's draft BERDO was presented to the City Council Committee on Rules and Ordinances on February 18. During the discussion of the BERDO, concern was expressed about the financial impact of BERDO requirements on low-income owners of condos. It was pointed out that there will be a number of programs available to assist such owners in meeting these costs, and also that appeals may be made to the proposed Review Board to consider accommodations for property owners who have difficulties in meeting the requirements.

Another major point that should be understood is the importance of lowering energy costs for low income families in our area. A recent report shows that low-income households in the Boston area have **the highest median energy burden in the country!** See the report attached to this message. Low-income households often have higher energy burdens due to inefficient housing. Note the graph that shows that the median low-income household in the Boston Area spends 14% of their income on energy - as opposed to U.S. households overall which spend a median of less than 3%. Households that exceed 6% of their income on energy costs are typically considered highly energy burdened, and those that exceed 10% of their income on energy costs are typically considered **severely energy burdened**. Households with high energy burdens are more likely to experience poor health and poverty; alleviating the energy burden not only helps to lift the financial burden but also provides benefits to the family's health and comfort.

This energy burden will become even heavier for those households who depend on natural gas or oil for their heating. Projections of the cost of fossil fuels over the coming decades show that they are to increase substantially, in the case of natural gas due partly to the enormous cost of gas pipeline replacement. Electricity costs, however, are projected to remain stable over the next 3 decades. Households that are transferred from fossil fuel energy to electricity due to the BERDO requirements will benefit from significantly lower costs.

Thus the impact of BERDO on the low-income owners of condos covered by the BERDO should be expected to be very beneficial.

Sincerely,
Ernesta Krackiewicz
77 Riverside Street

Data Update: City Energy Burdens

SEPTEMBER 2024

Energy Equity for Homeowners

In cities across the country, many low-income families and other disinvested communities struggle with high energy burdens, including many homeowners. In this data update, we find that 25% of all low-income households in the United States have an energy burden above 15.2%. In many cases, low-income homeowners in particular experience very high energy burdens, with 25% of low-income homeowners having energy burdens over 17.2% and half having burdens over 9.4%.

Owner-occupied housing (especially in single-family homes and buildings with four units or fewer) makes up a significant portion of housing in cities. To reach their goals for climate action and energy affordability, local governments need to equitably include the owner-occupied sector as they tackle residential efficiency. ACEEE launched the [Energy Equity for Homeowners Initiative](#) in 2022 to help cities reach these goals.

ACEEE publishes data on energy burdens¹ (the percentage of household income spent on energy bills) to help governments, advocates, and other entities understand the scale of energy insecurity and inequity and prioritize energy investment (Drehobl, Ross, and Ayala 2020).² Households with high energy burdens are more likely to experience poor health and poverty (Lima, Ferreira, and Leal 2022; Hernández and Laird 2021; Partnership for the Public Good and PUSH Green 2022; Bohr and McCreery 2020; Goodson Bell et al. 2023; National Energy Assistance Directors' Association 2018).

We are presenting a limited data update to our [2020 energy burdens report](#) (which included energy burdens from 2017) to share more recent data on energy burdens faced by demographic groups across the country in the 25 cities included in the American Housing Survey (AHS).³ These data are especially important as many governments are actively working to equitably accelerate a clean energy transition that includes both the rental and owner-occupied residential sectors.

We highlight the energy burdens of metropolitan areas for a selection of highly impacted groups below.⁴ Consistent with previous research, energy burdens are higher for low-income communities and many communities of color than for all households overall, often due to inefficient housing.

¹ Energy burden is a term used to describe the percentage of annual household income that goes toward household energy costs. Households that exceed 6% or 10% of their income on energy costs are typically considered highly or severely energy burdened, respectively (APPRISE 2005).

² ACEEE's [energy burden page](#) provides more information on previous energy burden research.

³ Energy burdens were calculated using data from the Census Bureau's American Housing Survey (AHS), published in odd years. AHS includes a selection of metropolitan areas (based on the Census Bureau's designated [metropolitan statistical areas](#)), some of which are included in each edition of the survey and some of which are included in alternating editions. For a more detailed discussion of ACEEE's methodology for calculating energy burdens, see Drehobl, Ross, and Ayala 2020.

⁴ This data update includes a selection of highly impacted groups including low-income households, Black households, and Hispanic households. These groups were selected based on the previous publication and sample size in the AHS. However, other groups also face disproportionately high energy burdens, including Native American households, people with disabilities, and older adults. Additionally, energy burden is just one indicator of energy insecurity, and a low average burden does not indicate an absence of energy insecurity or broader systemic discrimination.

In this data update, we find that many households continue to pay excessive amounts of their incomes on energy bills, continuing a trend noted in earlier research and highlighting the importance of policy action. Key insights include:

- Low-income households in the United States spent a median of 8.3% of their annual income on energy bills (exceeding the threshold of 6% that traditionally indicates a high energy burden), while households overall spent a median of 2.9%.
- In many cities, 25% or more of households experience burdens above 6%.
- A quarter of low-income households have an energy burden above 15.2%, significantly above the traditional threshold of 10% to indicate severe burdens.
- A quarter of all households in the United States have an energy burden above 5.7%.
- Consistent with previous research, low-income residents, renters, Black households, and Hispanic households tend to experience higher median energy burdens than the median for all households in an area.
- Many of the most burdened low-income residents in cities own their homes and require support to affordably meet their energy needs.⁵ For example, of the low-income households included in the AHS survey, roughly half own their own homes. Low-income homeowners have higher energy burdens on average than low-income renters in many cities, and they require attention in city energy efficiency efforts in addition to renters.⁶

While this data update does not include a regional analysis, burdens were often particularly high for low-income households in cities in the Northeast and Mid-Atlantic, like Boston, Baltimore, New York, and Washington, DC, indicating a particular need for action in those locations.

DISCUSSION

Low-income households face high energy burdens across the country, with upper quartile burdens reaching over 15% in many cities (figure 1).

⁵ Renters also face extreme challenges with energy burdens and face additional barriers to accessing energy investment. ACEEE's [Energy Equity for Renters initiative](#) provides resources to equitably deploy energy efficiency to this burdened group. These findings emphasize the importance of including low-income homeowners in local energy efficiency efforts, in addition to the important focus on renters.

⁶ The data used for this resource include owners and renters living in all building sizes. However, most owners, 97% nationally, live in small buildings (four units or fewer). Therefore, efforts to lower energy burdens for homeowners should prioritize small buildings.

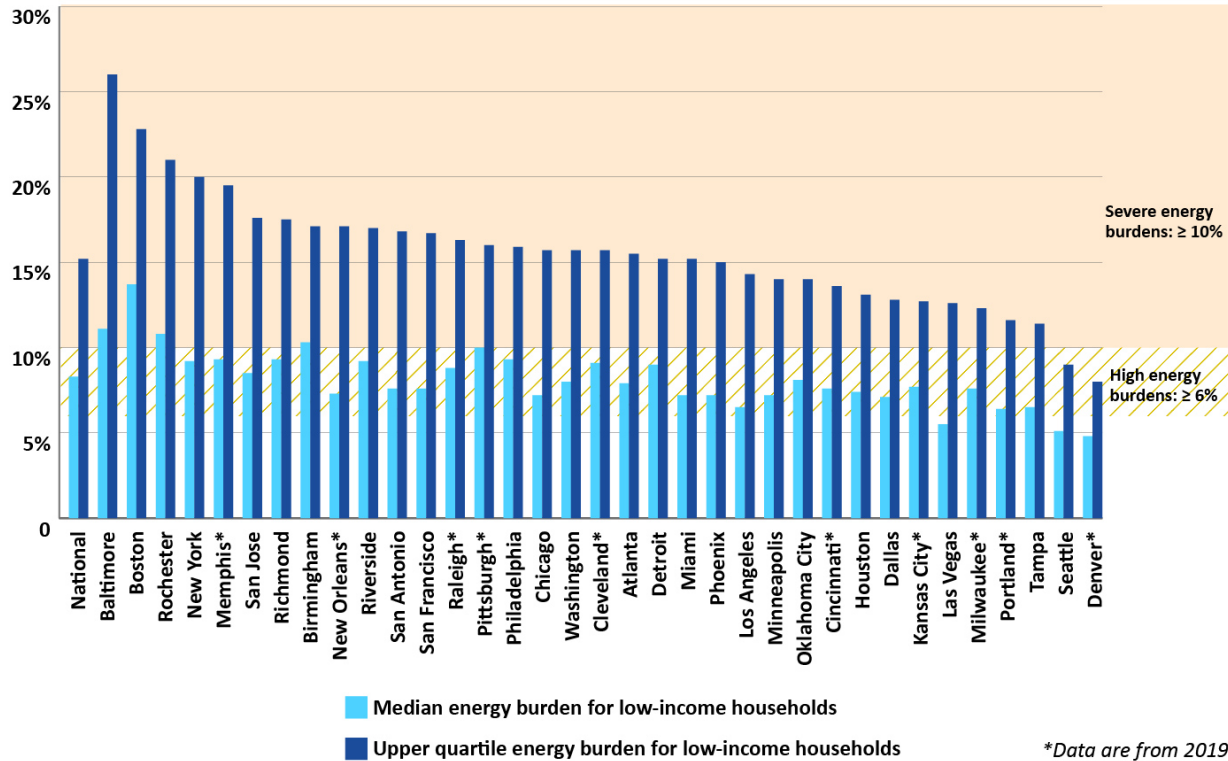


Figure 1. Upper quartile and median energy burden rate by city. A quarter of low-income households have an energy burden higher than the upper quartile threshold, while half experience energy burdens above the median. Energy burdens above 6% are traditionally considered high, while burdens above 10% are considered severe. *Data are from 2019.

Table 1 presents the upper quartile energy burden rates for each group, indicating that 25% of households in the group experience a burden higher than the rate listed in the table.

Table 1. Upper quartile energy burdens in metro areas a selection of highly impacted groups¹. 25% of households in a group experience an energy burden above this number. Orange cells indicate high energy burdens, over 6%, while red cells indicate severe energy burdens, over 10%.

Metro Area	All households			Low-income households			Black households			Hispanic households		
	All	Owner	Renter	All	Owner	Renter	All	Owner	Rental	All	Owner	Renter
National	5.7%	5.4%	6.3%	15.2%	17.2%	13.2%	7.2%	6.7%	7.8%	6.2%	5.8%	6.8%
Atlanta	5.4%	5.1%	6.2%	15.5%	20.6%	11.0%	6.2%	6.2%	6.7%	6.5%	6.2%	7.4%
Baltimore	5.4%	4.9%	7.2%	26.0%	48.0%	17.7%	8.6%	7.6%	10.5%	7.2%	5.9%	8.0%
Birmingham	7.5%	7.0%	9.7%	17.1%	16.8%	17.1%	10.3%	9.6%	11.0%	7.6%	7.0%	9.5%
Boston	6.1%	6.0%	6.7%	22.8%	37.2%	19.4%	8.5%	6.6%	10.5%	7.4%	5.3%	8.1%
Chicago	4.1%	4.0%	4.7%	15.7%	14.9%	18.6%	9.1%	10.2%	6.9%	4.8%	3.8%	6.2%
Dallas	4.5%	4.3%	4.8%	12.8%	17.1%	10.0%	5.1%	5.3%	5.0%	5.2%	5.6%	5.0%
Detroit	6.0%	5.4%	8.3%	15.2%	14.1%	16.4%	8.8%	7.6%	9.7%	6.0%	5.4%	6.9%
Houston	5.3%	4.9%	5.9%	13.1%	18.3%	10.4%	6.3%	5.5%	7.2%	6.2%	6.3%	6.0%

Metro Area	All households			Low-income households			Black households			Hispanic households		
	All	Owner	Renter	All	Owner	Renter	All	Owner	Rental	All	Owner	Renter
Las Vegas	4.1%	3.9%	4.3%	12.6%	13.0%	12.4%	4.8%	4.3%	6.4%	4.2%	4.0%	4.3%
Los Angeles	4.1%	3.8%	4.4%	14.3%	17.3%	13.0%	5.7%	3.5%	6.0%	4.7%	4.4%	5.0%
Miami	5.0%	5.0%	5.4%	15.2%	16.6%	13.2%	4.9%	4.4%	6.0%	5.8%	5.5%	5.8%
Minneapolis	3.7%	3.5%	4.9%	14.0%	15.9%	12.2%	4.4%	2.7%	6.0%	4.6%	3.3%	9.0%
New York	5.4%	5.6%	5.1%	20.0%	25.1%	16.0%	5.1%	6.3%	4.9%	5.6%	4.5%	7.7%
Oklahoma City	5.7%	4.7%	7.2%	14.0%	14.6%	13.5%	6.9%	5.8%	9.1%	6.2%	5.7%	7.0%
Philadelphia	5.4%	5.1%	6.2%	15.9%	19.7%	15.4%	7.4%	6.0%	8.0%	6.6%	6.8%	6.6%
Phoenix	4.4%	4.3%	4.5%	15.0%	20.0%	10.0%	4.3%	3.8%	4.4%	5.6%	5.6%	5.4%
Richmond	5.1%	4.7%	6.6%	17.5%	17.5%	16.8%	6.9%	5.8%	7.8%	6.4%	7.2%	6.0%
Riverside	6.2%	5.8%	7.3%	17.0%	20.0%	15.4%	6.9%	4.2%	10.1%	6.2%	6.1%	6.8%
Rochester	7.3%	6.9%	8.4%	21.0%	23.3%	17.6%	10.4%	6.4%	14.8%	8.5%	9.9%	8.0%
San Antonio	5.4%	5.1%	6.5%	16.8%	17.3%	15.0%	5.6%	5.1%	7.0%	6.1%	5.5%	7.0%
San Francisco	3.1%	3.0%	3.2%	16.7%	20.0%	14.6%	5.9%	3.8%	7.2%	3.2%	3.7%	3.0%
San Jose	2.7%	2.7%	2.8%	17.6%	31.3%	14.0%	3.4%	3.7%	3.4%	3.9%	4.4%	3.7%
Seattle	2.4%	2.5%	2.2%	9.0%	10.2%	8.0%	3.4%	3.0%	3.4%	2.8%	3.0%	2.8%
Tampa	4.7%	4.6%	4.8%	11.4%	13.3%	8.7%	5.9%	7.7%	4.9%	5.6%	5.4%	5.8%
Washington	3.7%	3.6%	3.8%	15.7%	23.3%	11.4%	4.4%	4.4%	4.4%	4.3%	4.2%	4.6%
Cincinnati*	4.4%	4.3%	4.8%	13.6%	14.8%	10.9%	5.0%	4.3%	6.5%	6.5%	4.9%	6.5%
Cleveland*	6.3%	5.5%	8.3%	15.7%	15.7%	15.5%	8.8%	8.4%	9.1%	9.5%	4.9%	15.5%
Denver*	2.6%	2.6%	2.9%	8.0%	10.0%	6.7%	3.8%	3.9%	3.4%	3.2%	2.8%	3.3%
Kansas City*	4.9%	4.2%	6.6%	12.7%	13.6%	12.0%	6.3%	4.8%	8.6%	5.5%	4.0%	5.8%
Memphis*	7.3%	6.1%	8.3%	19.5%	27.8%	15.4%	8.6%	8.4%	9.0%	7.9%	4.4%	9.0%
Milwaukee*	5.1%	4.5%	6.3%	12.3%	16.0%	10.9%	7.5%	6.3%	8.0%	6.0%	5.7%	6.2%
New Orleans*	5.3%	5.1%	5.7%	17.1%	27.6%	10.9%	7.0%	7.2%	6.9%	5.4%	4.9%	6.5%
Pittsburgh*	5.8%	5.3%	8.4%	16.0%	15.5%	18.4%	7.6%	6.5%	12.6%	4.3%	3.5%	12.0%
Portland*	3.5%	3.4%	3.8%	11.6%	15.0%	8.2%	4.9%	4.5%	5.1%	4.5%	4.5%	4.8%
Raleigh*	4.9%	4.8%	5.3%	16.3%	19.2%	14.3%	6.9%	7.3%	6.2%	5.3%	5.5%	5.3%

Two example cities demonstrate the severity of energy burdens faced by too many households. For example, in Richmond, low-income households have a median annual income of \$20,000 and median annual utility bills of \$1,800. A household with a median income and utility cost would pay 9% of their income on energy bills. For a low-income Richmond household earning an income in the 25th percentile (\$11,700) and having energy bills in the 75th percentile (\$2,640), the energy burden skyrockets to 22.6%.

Boston provides another example, with a quarter of low-income homeowners in Boston having an energy burden over 37% of their annual income.⁷

CALL TO ACTION

The scale of energy insecurity across the country necessitates major action. Governments and utilities have a role to play in reducing these burdens and ensuring that all households can meet their energy needs and access the benefits of energy efficiency and weatherization. Doing so successfully requires prioritizing the most burdened households for energy investment and eliminating barriers that many disinvested households face to accessing energy programs. Appendix A lists resources on strategies to lower the energy burdens of low-income households and advance energy equity. Appendix B provides median energy burden data for a selection of highly impacted groups, providing additional information to help steer cities' efforts.

⁷ As the AHS includes a limited number of metropolitan statistical areas (MSAs), other jurisdictions can explore tools like the Department of Energy's [Low-Income Energy Affordability Data](#) (LEAD) tool and the White House Council on Environmental Quality's [Climate and Economic Justice Screening Tool](#) (CEJST) to better understand burdens faced by their specific community.

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APPENDIX A: RESOURCES TO REDUCE ENERGY BURDENS

The following ACEEE resources provide actionable guidance on the ways to meet the energy needs of low-income households and advance energy equity:

- [Adapting Energy Efficiency Programs to Reach Underserved Residents](#)
- [Strengthening Equity in Energy Efficiency Programs: Case Studies of Two Utilities](#)
- [Toward Affordable Energy Access: Approaches to Reducing Energy Unaffordability, Arrearages, and Shutoffs](#)
- [Equity and Electrification-Driven Rate Policy Options](#)
- [Energy Equity for Homeowners: Policy and Program Guide for Local Governments](#)
- [Toward More Equitable Energy Efficiency Programs for Underserved Households](#)
- [Advancing Equity through Energy Efficiency Resource Standards](#)
- [Leading with Equity: Recommendations for State Decision Makers, Utilities, and Regulators to Advance Energy Equity](#)
- [Meeting the Challenge: A Review of Energy Efficiency Program Offerings for Low-Income Households](#)
- [Energy Equity for Renters Toolkit](#)
- [Fostering Equity Through Community-Led Clean Energy Strategies](#)
- [A New Lease on Energy: Guidance for Improving Rental Housing Efficiency at the Local Level](#)

APPENDIX B: MEDIAN ENERGY BURDEN RATES

Median energy burdens in metro areas a selection of highly impacted groups.⁸ 50% of households in a group experience an energy burden above this number. Orange cells indicate high energy burdens, over 6%, while red cells indicate severe energy burdens, over 10%.

Metro area	All households			Low-income households			Black households			Hispanic households		
	All	Owners	Renters	All	Owners	Renters	All	Owners	Renters	All	Owners	Renters
National	2.9%	2.8%	3.1%	8.3%	9.4%	7.0%	3.5%	3.4%	3.6%	3.1%	2.9%	3.3%
Atlanta	2.9%	2.9%	1.7%	7.9%	10.3%	7.1%	3.2%	3.3%	3.2%	3.8%	3.0%	4.2%
Baltimore	2.8%	2.7%	3.1%	11.1%	14.6%	10.1%	3.7%	3.5%	3.8%	3.0%	2.6%	3.4%
Birmingham	3.8%	3.6%	4.4%	10.3%	11.0%	9.5%	5.1%	5.2%	4.9%	4.9%	5.1%	4.8%
Boston	3.2%	3.1%	3.2%	13.7%	16.8%	11.7%	3.9%	3.5%	4.1%	4.0%	3.1%	4.2%
Chicago	2.2%	2.2%	2.3%	7.2%	7.6%	5.7%	3.2%	3.6%	2.6%	2.5%	2.4%	2.5%
Dallas	2.5%	2.4%	2.6%	7.1%	8.8%	5.7%	3.0%	2.5%	3.2%	3.0%	3.2%	2.6%
Detroit	3.2%	3.0%	3.7%	9.0%	8.9%	9.0%	4.0%	4.0%	4.5%	2.8%	2.8%	3.2%
Houston	2.9%	2.6%	3.3%	7.4%	9.1%	6.2%	3.3%	2.9%	3.5%	3.5%	3.5%	3.5%
Las Vegas	2.2%	2.1%	2.4%	5.5%	6.0%	5.0%	2.5%	2.1%	2.6%	2.6%	2.4%	2.6%
Los Angeles	2.0%	1.9%	2.1%	6.5%	8.8%	5.9%	2.4%	2.5%	2.3%	2.4%	2.4%	2.4%
Miami	2.4%	2.4%	2.4%	7.2%	8.4%	5.8%	2.6%	2.5%	2.9%	2.6%	2.6%	2.5%
Minneapolis	2.2%	2.1%	2.7%	7.2%	8.3%	5.6%	2.6%	1.8%	3.4%	2.4%	2.0%	3.5%
New York	2.7%	2.9%	2.4%	9.2%	12.2%	6.8%	2.8%	3.1%	2.3%	2.8%	2.6%	3.3%
Oklahoma City	3.0%	2.7%	4.0%	8.1%	8.4%	7.4%	4.3%	3.6%	4.6%	3.4%	3.1%	4.0%
Philadelphia	2.7%	2.6%	3.0%	9.3%	10.5%	7.8%	3.6%	3.4%	3.7%	4.1%	4.5%	3.2%
Phoenix	2.3%	2.3%	2.3%	7.2%	8.3%	5.6%	2.1%	2.4%	1.8%	2.9%	2.9%	2.9%
Richmond	2.8%	2.7%	3.2%	9.3%	10.9%	7.8%	3.5%	3.4%	3.6%	3.2%	3.6%	3.0%
Riverside	3.1%	3.0%	3.4%	9.2%	9.8%	8.3%	3.0%	2.8%	3.8%	3.1%	3.1%	3.3%

⁸ Data in this table come from the 2021 AHS, with the exception of cities marked with *, for which data are available only from 2019.

Metro area	All households			Low-income households			Black households			Hispanic households		
	All	Owners	Renters	All	Owners	Renters	All	Owners	Renters	All	Owners	Renters
Rochester	4.0%	3.8%	4.6%	10.8%	12.5%	8.9%	4.8%	4.0%	5.8%	5.0%	4.2%	5.2%
San Antonio	2.8%	2.7%	3.1%	7.6%	8.2%	7.0%	2.7%	2.5%	3.6%	3.2%	3.0%	3.6%
San Francisco	1.5%	1.5%	1.5%	7.6%	8.8%	6.0%	2.5%	2.3%	2.8%	1.7%	1.9%	1.6%
San Jose	1.3%	1.3%	1.4%	8.5%	13.5%	6.5%	2.3%	2.4%	2.2%	2.1%	2.2%	2.1%
Seattle	1.2%	1.3%	1.2%	5.1%	6.4%	4.2%	1.7%	1.4%	1.9%	1.4%	1.4%	1.3%
Tampa	2.5%	2.5%	2.4%	6.5%	8.0%	5.3%	2.9%	3.4%	2.6%	3.1%	3.2%	3.0%
Washington	2.1%	2.1%	1.9%	8.0%	11.5%	6.7%	2.5%	2.7%	2.4%	2.5%	2.5%	2.2%
Cincinnati*	2.7%	2.6%	3.0%	7.6%	8.6%	7.2%	3.1%	2.9%	3.6%	3.2%	2.5%	3.6%
Cleveland*	3.1%	2.8%	3.9%	9.1%	9.1%	9.1%	4.3%	4.6%	3.9%	4.8%	3.5%	7.2%
Denver*	1.7%	1.6%	1.7%	4.8%	6.0%	4.0%	2.1%	1.9%	2.1%	2.0%	1.8%	2.1%
Kansas City*	2.8%	2.6%	3.5%	7.7%	8.3%	7.2%	4.0%	3.2%	5.2%	3.4%	3.2%	3.5%
Memphis*	3.8%	3.3%	4.8%	9.3%	12.0%	8.0%	4.9%	4.3%	5.1%	4.1%	2.4%	4.8%
Milwaukee*	3.0%	2.7%	3.5%	7.6%	9.0%	6.6%	4.0%	3.6%	4.2%	3.6%	3.7%	3.4%
New Orleans*	2.8%	2.7%	3.1%	7.3%	9.4%	5.7%	3.4%	3.1%	3.6%	3.0%	3.1%	3.0%
Pittsburgh*	3.4%	3.2%	4.4%	10.0%	10.1%	8.7%	4.4%	3.7%	5.1%	2.0%	1.9%	2.0%
Portland*	2.1%	2.1%	2.1%	6.4%	8.6%	4.8%	2.4%	2.7%	2.3%	2.7%	2.5%	2.8%
Raleigh*	2.9%	2.8%	3.0%	8.8%	10.8%	7.1%	3.7%	4.1%	3.4%	3.7%	3.7%	3.7%

(3)

From: 350 Mass Watertown <watertown@350mass.org>

Sent: Monday, March 10, 2025 2:56 PM

To: Feltner, Lisa <lfeltner@watertown-ma.gov>

Subject: Re: BERDO

Hi Lisa, sorry to be getting this to you so late. If you have a chance to read through before meeting that would be great. Ann

Dear Councilors Gannon, Airasian, and Feltner:

As you know, the issue before your committee is complex; we have tried to stay “out of the weeds” in this letter, but there is still a lot to say. The BERDO [Building Emission Reduction Disclosure Ordinance] you are considering is intended to address the fact that approximately 2% (2020) of Watertown’s largest buildings contribute about 50% of the GHG emissions created by the city’s buildings. It is important to keep in mind that this BERDO is one of the first action items in Watertown’s Climate and Energy Plan unanimously adopted by the City Council in 2022.

The BERDO recently sent to the City Council is based on the ordinances already adopted by and in use in Boston and Cambridge. Newton’s, which was passed recently, is a weaker ordinance and new to that city’s building owners; it is an outlier in not including electricity.

It is important to include electricity because a large and growing proportion of emissions comes from electricity; Newton’s BERDO does not address the need to reduce the energy used by equipment such as lights and heat pumps. Watertown’s BERDO requires high quality Class 1 RECs (Renewable Energy Certificates) generated by renewable energy facilities in New England that are validated by MASSDOER as part of the MASS RPS used in the standard Massachusetts electricity mix. Since the Massachusetts electric grid is already very clean, most fully electric buildings would only need to buy at most a few percentages of additional RECs to comply with the BERDO. Those who prefer will have the option to use Watertown’s ACP payments instead to fund hyper-local clean energy projects. Like Boston’s and other city’s, Watertown’s BERDO does include residential buildings. Because of Watertown’s mix of building types, it is critical that it does if we are to meet our climate goals.

Many of the developers active in Watertown also operate in Cambridge, which has been reporting under a BERDO since 2015 and Boston, which has had a BERDO since 2023. As a result, developers here will be accustomed to the practices required by Watertown’s ordinance. Developers in Cambridge, including Alexandria Real Estate, were members of the BEUDO review committee there and recommended an ordinance that called for recording that would reflect any reduction (or lack thereof) of GHG emissions. Their experience in Cambridge and Boston will provide familiarity with the reporting required in Watertown. Furthermore, the timelines for building reductions and the price of carbon in Watertown’s BERDO are consistent with Cambridge’s and Boston’s.

With both Boston and Cambridge using the same metrics, Watertown has been and will remain competitive and desirable. Neither Cambridge’s nor Boston’s BERDOs have brought development to an end in those cities. In addition, more Massachusetts cities are adopting BERDOs all the time and since the Commonwealth has mandated the elimination of GHG emissions in every Massachusetts city and town by 2050, all developers and building owners will have to achieve these same reductions. No municipality will have an advantage because it does not require a significant reduction in GHG emissions.

It is true that our BERDO only applies to existing buildings and that the specialized opt-in stretch code in effect in Watertown has a fossil-fuel pathway. Still it will make economic sense to all developers to build to the BERDO standard in the first place. The BERDO’s timeline of GHG emission reduction by 2035 pertains to only approximately 20% of the buildings covered by the ordinance; the other 80% are on a 2050 timeline. To provide additional time for reduction planning, baselines can be back dated and planning for reductions can start during the baseline years.

The Watertown BERDO will cover 202 buildings, which create almost half of GHG emissions from buildings. Of these buildings, 65 (30%) contain residential units—19 are classified as mixed-use residential and 27 as condominiums. Some condo buildings have owners who have bought units for investment purposes and rent them. The average rent in most of Watertown’s newer large buildings is \$3,000/month or higher; most tenants pay for their own utilities. Our low-to middle-income population does not live in these buildings so the BERDO will have little or no adverse impact them.

The projected rise in the cost of using power from fossil fuels, an increase we are already experiencing, and the relative stability of electricity makes it clear that all tenants, including vulnerable households, will benefit from the reduction of dependence on fossil fuel called for by the BERDO. If there are condo owners who reside in their units and for whom retrofits will cause hardship, the BERDO creates a Review Board, which will meet with owners and develop Hardship or Deferral Plans.

Note that MassSave has *not* cut money available for retrofits as reported. Only the planned rate of increase has been reduced. Its budget has actually increased by \$500 million for the next three years with greater focus on low- and middle-income households.

Finally, as mentioned above, the Commonwealth has mandated that every city be net zero by 2050. Rather than waiting until the deadline approaches, the BERDO gives owners a manageable path forward. It is irrefutable that we must reduce GHG emissions. It

is undeniable that it will take investment, but it is undeniable that these investments will create energy savings and slow climate change.

In the past year alone, tens of thousands of people in Florida, North Carolina, and Los Angeles lost their homes because of the climate crisis. Every time we allow a non-net-zero building to be built here in Watertown, every time we allow an existing building here in Watertown to contribute substantial GHG emissions to the atmosphere, every time we miss an opportunity to reduce GHG emissions, we are contributing to the increase in homelessness and vulnerability and ultimately to the demise of the planet. Watertown's City Council just voted to add over 3,000 new homes to this city in the hopes of addressing the region's dire housing shortage. Without a strong BERDO, these buildings will increase the vulnerability of all of us who are in peril from climate change."

Thank you.

Watertown Faces Climate Change

Cc/ Watertown City Council
George Proaskis, City Manager
Representative Steve Owens
Silas Fyler

(5)

Opinion Letter by Max Woolf, for R&O Committee, March 6, 2025

Fighting climate change is essential, but how we do it matters.

[Watertown is considering new rules](#) that would shift the costs of decarbonization onto property owners, businesses, and renters. The [proposed ordinance](#), known as BERDO, would have Watertown join Boston, Lexington, Cambridge, and Newton by requiring owners of properties 20,000 square feet or larger to track and reduce fossil fuel use — or face fines.

While specific requirements and timelines vary based on building size, under the proposal, all large commercial and residential property owners in Watertown will have to take a combination of the following steps to comply:

- Hire a consultant to measure and benchmark energy use
- Report energy use annually to the city
- Take steps to reduce emissions, such as replacing gas boilers with heat pumps, upgrading HVAC systems and adopting other efficiency measures, or pay fines
- Periodically verify energy data through third-party consultants at the owner's expense
- Implement efficiency upgrades, like installing new insulation, optimizing building controls, or reducing overall energy consumption, or pay fines
- Possibly install on-site solar panels or instead purchase costly electricity offsets (even after completing retrofits)

On top of that, Watertown's BERDO rules are different from Boston's, Cambridge's, Newton's, or Lexington's, and that's a problem in and of itself because anyone who owns or manages property in multiple communities must navigate a different set of complex rules and deadlines.

Watertown's proposed ordinance also goes further than Newton's, Cambridge's, or Lexington's, raising concerns about the city's future affordability and competitiveness, not just against these communities but also communities across the region that have not adopted BERDO rules.

Off-Site vs. On-Site Emissions

For example, Newton's BERDO focused solely on on-site emissions reductions, like replacing gas boilers, while Watertown's draft language expands regulations to include off-site emissions. This means large property owners would need to install solar panels, buy [costly renewable energy credits \(RECs\)](#), or implement additional efficiency upgrades.

The primary choice is RECs, which reflect the New England grid's fossil fuel reliance. Payments subsidize clean power sources like wind farms. This means large apartment buildings, condominium associations, and other property owners must not only retrofit their buildings but also incur extra payments for the same electricity others purchase at standard market rates. Thus, the ordinance effectively becomes not just a building emissions reduction tool but a mechanism requiring businesses and renters to subsidize renewable energy projects.

An Accelerated Timeline

Watertown's proposed ordinance also sets an aggressive schedule for compliance, mandating that the largest commercial properties reach net zero by 2035 — 15 years sooner than Newton. This significantly compressed timeline forces expensive upgrades in a way that may not be financially feasible for many businesses and property owners.

Even a 2050 net-zero goal timeline would strain Watertown's biotech sector which contributes an outsized amount to the city's tax base. An accelerated 2035 deadline only worsens the challenge, likely reducing commercial property values and the city's long-term tax revenues, both of which will make the city less competitive. This is especially important as neighboring communities like Waltham and Burlington are not imposing such requirements on businesses.

Impact on Apartments, Condos, and Housing Affordability

Finally, unlike Newton and Cambridge, Watertown's BERDO proposal includes large residential buildings. These apartments and condos house some of the city's most vulnerable residents and a substantial portion of its workforce. At a time when we need to reduce, not raise, the cost of housing, BERDO will hurt housing affordability.

That does beg the question, how much will rents rise? And what will businesses have to pay for retrofitting their buildings? There are no easy answers to these questions. Every building is different. However, the City of Newton conducted an [economic analysis and case studies](#), finding that rent increases could reach 4% in a single year—a significant burden for both business owners and renters at a time when so many other costs are rising. Notably, Newton's estimate does not include off-site emission offset costs, which Watertown's ordinance does.

Watertown has yet to conduct a similar analysis. If the results were anything like Newton's, they would demonstrate that these costs will likely be passed on to commercial and residential tenants.

Finding a Balanced Path

Make no mistake: BERDO will require expensive investments and challenging retrofits. It will drive up rents and it will make Watertown less competitive for both owners and tenants.

We must balance doing our part to stem the climate crisis while also keeping Watertown affordable and economically viable.

The Watertown City Council's Committee on Rules and Ordinances will hold [a public hearing on BERDO](#), March 10, at 6 p.m. The Charles River Chamber urges councilors to carefully consider the costs of this ordinance and its unintended consequences.

*Max Woolf is the Public Policy & Government Affairs Manager at the Charles River Regional Chamber.
Contact him at mwoolf@charlesriverchamber.com.*

From: Greg Reibman <greibman@charlesriverchamber.com>

Sent: Thursday, March 6, 2025 4:12 PM

To: City Councilors <citycouncilors@watertown-ma.gov>

Cc: Proakis, George <gproakis@watertown-ma.gov>; silas.fyler@watertown.k12.ma.us <silas.fyler@watertown.k12.ma.us>; Magoon, Steve <smagoon@watertown-ma.gov>; Max Woolf <mwoolf@charlesriverchamber.com>

Subject: BERDO

Good afternoon Watertown City Councilors:

I wanted to make sure you've seen our letter to the [Watertown News related to BERDO](#).
Thanks very much.

Greg Reibman (he/him) | President & CEO
Charles River Regional Chamber
✉ greibman@charlesriverchamber.com
☎ 617-799-0550 [schedule a time to connect with me](#)
📍 www.charlesriverchamber.com

CHARLES RIVER

REGIONAL CHAMBER

March 10th, 2024

Dear Chair Gannon,

Fighting climate change is essential, but how we do it matters.

BERDO has an admirable goal: to reduce greenhouse gas emissions and fight the climate crisis.

But Massachusetts is facing another crisis: affordability and competitiveness.

Our western suburbs have become prohibitively expensive; it is perhaps our top economic vulnerability. It pushes our workforce further away, keeps seniors from downsizing, and prevents young adults from returning to where they grew up. This has resulted in staffing shortages in health care, child and senior care, hospitality, and other industries.

As written, BERDO would only serve to worsen this vulnerability. It shifts the cost of decarbonization onto residents and businesses. Under the ordinance, many large apartment buildings in Watertown will have to replace boilers, buy RECs, and change HVAC systems. These upgrades come at a cost—costs that won't impact single-family homeowners but will hit our most vulnerable renters, who make up a substantial portion of the workforce.

Affordability creates another problem: competitiveness. Young adults are leaving our state in droves...and Businesses that support the tax base—especially in small communities—are leaving with them.

You have heard from the lab sector that BERDO will make Watertown less competitive. Our life science employers have helped Watertown accomplish incredible things. Still, under BERDO, future and current large employers could look to other communities like Burlington and Waltham that do not have such policies and go there.

The chamber recognizes the need to decarbonize and do our part, but at what cost?

And make no mistake: as proposed, BERDO will cost a lot. It will require expensive investments and challenging retrofits. It will drive up rents and make Watertown less competitive for both owners and tenants. Watertown has already made serious strides in climate resiliency, with LEED Gold requirements and other initiatives that add extra cost to development. Please proceed cautiously while considering this ordinance; please do not jeopardize what we have and could have.

Sincerely,

Max Woolf

Public Policy & Government Relations Manager

Charles River Regional Chamber



(7) WBC Comments at Rules & Ordinances Committee Meeting of March 10, 2025

From: Watertown Business Coalition <doug@watertownbusinesscoalition.com>

Sent: Monday, March 10, 2025 5:12 PM

To: City Councilors <citycouncilors@watertown-ma.gov>; Charlie Breitrose <watertownmanews@gmail.com>

Cc: Doug Orifice <info@watertownbusinesscoalition.com>; Jackie Dentino <jackie@watertownbusinesscoalition.com>; Bob Airasian <robert.airasian@gmail.com>

Subject: Watertown Business Coalition - Letter Regarding BERDO

Dear Council President Sideris & City Councilors,

At the Watertown Business Coalition, we support the City's efforts to reduce carbon emissions and help to create a more sustainable future. The climate goals of the City and the Resilient Watertown climate plan remain crucial goals for a sustainable future for Watertown residents, families and organizations.

This being said, Watertown's proposed BERDO presents financial and operational concerns for some property owners that may negatively affect properties and the tenants that live there.

The retrofitting of buildings with new heating systems, insulation, and efficiency upgrades will require substantial investments—costs that will inevitably be passed down to tenants through higher rents.

Unlike similar measures in Newton and Cambridge, Watertown's BERDO includes large residential buildings, meaning apartment owners in the City will bear the cost of compliance. The same can be said for the potential trickle-down effect to some of our key small business and commercial tenants in the City.

Although we at the WBC generally support the long term goals and outcome of the BERDO plan, we have concerns:

- Many of our renters are not high-income earners, and any rent increases would put additional and unnecessary strain on them
- The plan may be conflict with affordable housing goals as BERDO may disproportionately affect older apartments with more affordable rents
- There is already a Small Business Affordable Rents Crisis. We are concerned about rent increases for small businesses who have reasonable terms in older buildings.
- There are different types of property owners
 - Larger/National firms that own real estate in Watertown
 - Small buildings which may be owned by families, trusts, etc.
- We have limited data on what buildings have what power sources...then create policy based on data
- Neighboring towns DO NOT have residential requirements

At a time when our state is facing a housing crisis, the last thing we should do is increase the cost of living for renters. Likewise, as we face a softening economy - we must protect our small businesses.

We urge the City Council to reconsider the inclusion of residential properties in BERDO and conduct a full economic impact analysis before moving forward.

The reporting portion of BERDO is well intended, however, the City should consider collecting full energy data on all 20,000+ Sq Ft buildings prior to enforcing any requirements of BERDO.

Sustainable solutions must balance environmental goals with affordability and feasibility for both property owners and tenants alike.

Thank as always for your dedication to our City.

Sincerely,

Bob Airasian

Doug Orifice

Co-Founders & Co-Presidents

Watertown Business Coalition

info@watertownbusinesscoalition.com

<https://watertownbusinesscoalition.com/>

"Creating Connections in the Watertown Business Community"



Memo

To: City of Watertown – Committee on Rules and Ordinances
From: Mark Deschenes – Boylston Properties
Date: March 6, 2025 *MAD 3/6/25*
Re: Proposed BERDO Ordinance dated January 9, 2025

The City of Watertown is considering adopting a Building and Emissions Reduction and Disclosure Ordinance (BERDO) as outlined in a Draft ordinance dated January 9, 2025.

The purpose of this memo is not to debate the climate issues that face us all, or how we can all do our part in developing for a more sustainable future, but rather to express grave concerns about how the proposed BERDO was developed and how it will be implemented and enforced should it be adopted.

The City of Watertown has always been a leader in requiring higher environmental standards, and over the years has made many changes to its zoning regulations to promote better sustainability. We appreciate the City's commitment to these goals and have always complied with – if not exceeded – the City's ordinances in each of the many buildings we've built in Watertown over the last decade. Indeed, in many instances, we have incorporated sustainability measures before they were mandated by the City.

From our efforts in the last decade, we have:

- Built the first LEED Silver **Certified** building in Watertown at LINX in 2018, going above simply LEED certifiable.
- Built 2 LEED Silver **Certified** hotels in the Residence Inn Watertown, and the Hampton Inn and Suites (also firsts).
- Built 100 Forge and 500 Forge, both of which are LEED **Certified** Gold.
- Implemented the largest storm water recharge system in the City, treating more than 19 acres of formerly impervious buildings and pavement and reducing the phosphorous loading into the Charles River from that runoff.
- Implemented the first large-scale commercial solar array, initially producing 1,200 MWh annually, and increasing that array to 2,026 MWh with the addition of the array on 500 Forge several years later, resulting in more than 105,000sf of solar panels on the property.
- Installed a wide array of Electric Vehicle Charging Stations including 37 dual port stations available for tenant, resident, and public use.



I do not present these accomplishments as boastful, but rather to underscore that much of what we have accomplished was achieved in a collaborative manner and often well in advance of any regulatory requirement to do so. We believe we have been good partners with the City and hope to continue to do so; however, the proposed BERDO regulation risks upending that collaborative effort.

The reality is that, as real estate owners, developers and businesspeople, we are the primary implementation body for the vast majority of the City's sustainability ordinances, including the new BERDO. We and our tenants -- whether they are small local business establishments, residents in our apartments, or tenants occupying our office and lab buildings -- bear the majority of the costs of existing measures, as well as the proposed new obligations for reporting and the risk of additional fines, taxes and compliance payments associated with these new regulations. With the business community as the largest partner in accomplishing the environmental goals of the City, our concerns with the draft regulations are real, and they need to be considered as you move toward adopting a final plan, or the City risks undermining its economic success.

The properties we have developed added more than \$16.4M annually in FY 2024 to the City's property tax coffers. Overall, the 3.8M sf of lab buildings in the City contribute \$42.8M in taxes annually, or approximately 22.5% of the City's \$190M FY 24 annual budget. I would respectfully submit that it is not in the City's interest to undermine this important municipal revenue stream.

Our Concerns:

Overall, the proposed BERDO regulations appear to have been drafted with little input from the commercial real estate community, as they fail to appreciate the significant burdens of implementation, including increased operational costs to both owners and tenants, required capital reinvestment in equipment in its life-cycle infancy, and the spillover effects on the health and economic growth of the Watertown business community. In particular, we would note the following major flaws in the proposed regulations:

- **Baseline Metrics:** The current proposal for determining baseline metrics fails to take into account the nature of commercial real estate, with the needs of end users constantly in flux over the lifetime of a building. It is unrealistic to have each building establish baseline operating data at a particular point in time, which "snapshot" data will then determine the future metrics of its compliance, regardless of the fluctuating operating efficiencies, vacancy, or particular tenant demands and equipment.
- **Initial Design and Investment:** Watertown has benefitted from a recent surge in new buildings, many of which have attracted the life science industry to the City. Due to the nature of their work, buildings catering to this industry are by necessity, heavy energy users, designed with very specific energy capacities to meet life science tenant demands. A key problem with



Watertown's proposed BERDO baseline regulation is that if at the time the baseline is established, a building is not currently drawing those demands despite its physical capacity to accommodate additional future life science occupancy, the owner/operator will be forced to forfeit the capacity that they invested millions in building. This cannot help but cripple the asset value, and thereby significantly reduce tax revenue for the City.

- **Vacancy:** The ordinance as currently drafted does not address vacancy of unoccupied spaces within an operational building. For example, developing a baseline for a building is that only 75% occupied could force the building owner to forfeit 25% of the energy usage of that building by artificially lowering the base year metrics. This is essentially a penalty for having a vacancy within the building at the time of establishing its baseline; consumption that can never be recovered.
- **Timeline:** In part as a result of active engagement with the commercial real estate community, Boston and Cambridge's BERDO programs feature a timeline that enables property owners to develop a BERDO Roadmap for their respective properties to align with the emission standards in five phases over the course of 25 years. This approach enables building users (owners, tenants, residents, clients) to absorb the associated costs (CapEx, OpEx, Reporting Admin, Carbon Credits, etc.) driven by decarbonization over a longer period. We would encourage the City of Watertown to look to these more realistic implementation models as it refines its BERDO proposal. The City's proposal to spend two years of data gathering followed by immediate implementation is entirely impractical.
- **Capital Costs:** As drafted, the proposed BERDO fails to acknowledge the significant capital and practical costs of compliance and unintentionally results in further harm to the environment. At 100 Forge and 500 Forge, both LEED Gold Certified buildings brought online less than two years ago, we invested \$10.3M and \$11.4M, respectively, for efficient, state-of-the art HVAC systems. Replacing two-year-old gas-fired equipment with new refrigerant-based equipment is incredibly expensive and disruptive to the tenants (as such a replacement would require the tenants to vacate the premises for approximately 6 months). Additionally, mechanical equipment traditionally has a working lifespan of 20 years. Replacing high-efficiency equipment only four years into its useful life seems irresponsible, wasteful and environmentally neglectful, as that equipment will end up landfilled and the manufacture, shipping and installation of new equipment has a significant carbon footprint of its own.
- **Physical Constraints:** Much of the electric heating equipment currently on the market requires a significant footprint, to the extent that it even exists, as it requires large holding tanks and back-up electric resistance heaters to ensure that demand is met. Most buildings were not designed to account for the additional structural load required for the holding tanks or the additional space required to install such equipment. We know that future equipment will evolve to be better, more efficient and demand less space, but frankly, those systems currently don't exist to replace these systems efficiently today.
- **Operational Costs:** The economic impact of the proposed aggressive compliance schedule cannot be overstated. For example, at 100 Forge, a 165,000 sf life science building, the building required 17,000,000 kBTU/h for space heating in 2024. Much of that heat was generated through high-efficiency (96%) gas-fired boilers. The equivalent amount of energy generated



electrically would have cost an additional \$424,000, or an increase of 179%, during the same time period. (We note that this is a straight energy conversion, and is not based on electrical equipment selections to truly generate the equivalent amount of heat. Our own estimates indicate that such selections would, in fact, increase the utility costs by 400% to 500%.) An increase of this magnitude in operational cost will drive up occupancy costs and make our buildings significantly less competitive. This harms us, tenants who view Watertown as a desirable location particularly for life sciences uses, and ultimately the City.

- **HFC Phase-Down:** Non-fossil fuel-based heating equipment is refrigerant-based, which have varying Global Warming Potentials (GWP). The HVAC industry is now, even more dependent on refrigerants as they develop equipment to meet decarbonization efforts set by the Paris Agreement. There is an asymmetry between Watertown's BERDO compliance schedule and the HFC Phase-down. As a result, building owners and operators will be forced to invest in equipment that has not been tried and proven, especially for our climate. Further complications driven by this asymmetry:
 - The lower a refrigerant's GWP level, the more flammable it is. Based on its flammability classification, any pipe traveling through a building will need to be installed in a fire-rated assembly, creating additional expense hazards and disruption to tenants.
 - Compressors, pipe sizes, fan sizes, etc. are very specific to the refrigerant used. Reusing existing equipment, and swapping out refrigerant is not an option. Refrigerant changes require complete equipment and piping replacement.
- **Parking Structures:** We have two open-air parking garages serving the Arsenal Yards campus. Other than stair vestibules, there are no conditioned spaces. Much of the energy used for those structures is for life safety systems and lighting. It is wholly unclear how under the new BERDO we would be able to offset the energy usage for life safety systems, which require uninterrupted power.
- **Emergency Backup Generation:** Section 11.10.4 of the Watertown BERDO draft v1.8 indicates that energy used by backup generation **will not** be exempted after 2030. Backup generation initiates when power from the electrical grid is lost, and supports life safety systems critical to ensuring a safe environment for building occupants. We wonder why building owners and operators are to be penalized for a utility grid's failure, especially after being forced to put additional load and strain on that same grid. Additionally, for life science tenants, the loss of power for a sustained period of time could result in years of lost data from interrupted research. If reliable backup power is unavailable, life science tenants will undoubtedly relocate to other jurisdictions where backup power and reliability is available without penalty.
- **Residential Buildings:** Due to annual leases, residential building tenancies are fluid by nature. The composition of a residential building in 2023 could be very different than in 2025, as each resident utilizes their apartments differently. (For example, if more residents work from home, the overall energy usage will increase.) Additionally, under the new regulations, building owners/operators ultimately are liable for the energy usage of residents in an apartment building. If residents either fail to provide their utility data, or their energy usage increases over time, how will the City penalize that resident, rather than the owner? Landlords simply cannot dictate how much energy residents are allowed to use.



- **Restaurant Tenants:** Part of the success of Arsenal Yards is that we have managed to attract a wide range of restaurant tenants, who have created a vibrant atmosphere. In many cases, these are local business owners, and most have installed substantial gas cooking equipment. These small business owners are often managing their business on tight margins. Requiring them to replace all of their equipment and cookware will simply put them out of business. Empty restaurant spaces in Arsenal Yards benefits no one. All we can do as building owners is build the most efficient building we can, with the technology available at the time, in compliance with the latest building and energy codes.
- **Carbon Offset/Renewable Energy Certificates:** The marketplace for these products is highly variable and is subject to supply and demand, driving up the price as we approach the proposed Net Zero targets laid out in the Compliance Timelines. Since Watertown's BERDO incorporates all energy inputs (Natural Gas, Electricity, diesel fuel), converting to a 100% electric building will still require carbon offsets, and RECs, imposing yet additional costs on the property and its users. It is near-impossible to predict what those costs will be in the future, and many of our commercial leases are five- and ten-year terms. What mechanism exists to hedge our exposure to surges in REC pricing?
- **Review Board:** The proposed ordinance provides for a review board to review hardships in meeting the requirements of the Ordinance. A review board without clear guidelines or the ability to understand the broader economic picture of how the costs and practicality of implementing these regulations will impact businesses and tenants alike will be entirely arbitrary and capricious.

These issues in the proposed regulations will impact all stakeholders – owners, residents, tenants and, ultimately, the City, as the costs of compliance on the timeline suggested are nothing short of astronomical. These costs will be borne by building owners in having to retrofit or replace newer equipment not otherwise in need of replacement, to tenants in the form of increased utility costs potentially as much as 200% or more, and to the City in lost tax revenue as both owners and tenants seek a more favorable business climate in which to develop and operate. The mandated carbon offsets and RECs are nothing short of a tariff levied on assets that already bear the highest tax burden in the City. The regulations also penalize newer buildings for having already established efficient base line operating metrics, particularly as compared to most older vintage buildings.

Implementing these rules as they stand, without modification to address the issues outlined above will severely undermine the economic engine that the City has worked hard to develop in recent years. That economic progress has allowed the City to further its sustainability agenda; killing the proverbial "golden goose" through ill-considered regulation benefits no one. We note the irony that, while it is certainly the case that abandoned buildings create no utility demand and would readily allow the City to achieve its energy reduction goals; in forcing this inevitable outcome, the City will lose the revenue stream it relies on to support its climate agenda and many other key municipal priorities.

CITY OF WATERTOWN

Building Emissions Reduction and Disclosure Ordinance

(BERDO)

V 1.8

February 9, 2025

An Ordinance

In amendment to the Ordinance entitled “Municipal Code of the City of Watertown”

- WHEREAS:** The Watertown Town Council in 2019 passed a resolution committing to 100% renewable energy by 2050; and
- WHEREAS:** The Watertown Town Council passed a resolution in May 2021 declaring a climate crisis with a goal of ending town-wide greenhouse gas emissions as soon as possible; and
- WHEREAS:** The City of Watertown’s 2022 Climate and Energy Plan details strategies to reduce carbon emissions from buildings, including a requirement for a building performance standard ordinance; and
- WHEREAS:** The City of Watertown has exhibited leadership in combating global climate change as the first city in New England to pass a solar ordinance and the first city in Massachusetts to adopt the specialized energy stretch code; and
- WHEREAS:** The City of Watertown has acted on these commitments by building two zero net energy registered elementary schools and is in the process of building a new Watertown High School designed to be the first LEED 4.1 platinum zero net energy high school in the country; and
- WHEREAS:** Environmental justice communities in Watertown are disproportionately affected by climate change through increasing heat island exposure, rising sea levels, and storm water flooding; and
- WHEREAS:** Buildings contribute approximately 50% of greenhouse gas emissions in the City of Watertown and a small number of large

buildings contribute a disproportionate amount of those emissions; **THEREFORE, BE IT**

ORDERED: By the City Council of the City of Watertown that the Municipal Ordinances of the City of Watertown be amended by adding the following:

DRAFT

Building Emissions Reduction and Disclosure Ordinance

1 PURPOSE

This ordinance is enacted to encourage efficient use of energy, to reduce the emission of greenhouse gasses, and to implement the 2022 Watertown Climate and Energy Plan by authorizing the City to collect energy usage data to enable more effective energy and climate protection planning by the City and others; provide information to the real estate marketplace so that its members are able to make decisions that foster better energy performance; and require reductions in emissions from to achieve net zero emissions from the largest properties in Watertown by 2035 or 2050.

2 DEFINITIONS

- 2.1 Alternative Compliance Credit: A credit obtained by a Covered Property Owner to offset greenhouse gas emissions from the Covered Property. One Alternative Compliance Credit shall be equivalent to one metric ton of Greenhouse Gas Emissions.
- 2.2 Approved Verification Body: An organization accredited by the American National Standards Institute, or other accrediting body approved by the Department, to conduct verification services of energy and covered property characteristics for the reported data.
- 2.3 Baseline: The average of Greenhouse Gas Emissions of Covered Properties for two consecutive calendar years comprising the default baseline, alternative baseline, or new covered properties baseline, as set forth in section 11 for purposes of calculating emissions reduction targets necessary to meet the requirements of this Ordinance, set forth in section 11.
- 2.4 Benchmarking Information: Information collected by the Department and information generated by the Benchmarking Tool, as herein defined, including

descriptive information about the physical property and its operational characteristics.

- 2.5 Benchmarking Tool: The ENERGY STAR Portfolio Manager tool developed and maintained by the U.S. Environmental Protection Agency to track and assess the relative energy performance of buildings nationwide, and/or other tools identified by the Department to collect and track Benchmarking information necessary for compliance with this Ordinance.
- 2.6 Compliance Period A defined range of years, by which each year a Covered Property must achieve the performance requirements of section 11.
- 2.7 Condominium: A residential or non-residential condominium property established pursuant to G.L. c183A, as identified by the City of Watertown Assessor's records.
- 2.8 Cooperative: A multi-dwelling complex in which owners acquire an interest in the entire complex and a proprietary lease to their own apartment or dwelling. The complex is formed or held pursuant to Chapters 156C, 156D, 157, 157B, or 180 or similar provision in the Massachusetts General Laws.
- 2.9 Covered Property: A Residential or Non-Residential building that contains 20,000 or more Covered Square Feet.
- 2.10 Covered Square Feet: The Living Area of the property as per the City of Watertown Assessor's records.
- 2.11 Department: The City of Watertown's Department of Community Development and Planning or its successor.
- 2.12 Dwelling Unit: A single residential unit, as defined by the Watertown Zoning Ordinance.
- 2.13 Emission Factors The multipliers used to determine the Greenhouse Gas Emissions produced by the production or consumption of Energy that will be established by the Director of the Department pursuant to regulations

developed per Section 15 no later than the year prior to the relevant Compliance Period.

- 2.14 Energy: Purchased electricity, natural gas, steam, hot or chilled water, heating oil, or other product or electricity generated on site, for use in a building for purposes of providing heating, cooling, lighting, water heating, cooking, or for powering or fueling other end-uses in the building and related facilities, excluding any verified amount of electricity used for charging electric vehicles and excluding any Energy exported for consumption outside the Covered Property.
- 2.15 ENERGY STAR Portfolio Manager The tool developed and maintained by the U.S. Environmental Protection Agency to track and assess the relative energy performance of buildings nationwide.
- 2.16 Energy Use Intensity (EUI): A building's annual energy consumption measured in kBtUs (1000 British Thermal Units) used per square foot of gross floor area.
- 2.17 Fund The Equitable Emissions Investment Fund established to receive monies and expend them for the reduction of Watertown's Green House Gas Emissions.
- 2.18 Greenhouse Gas Emissions (GHG Emissions): The carbon dioxide equivalent emissions produced from the operations of the Covered Property calculated by the Department according to the following formula:
 - 2.18.1 Sum of annual Energy use by fuel type, multiplied by the Emission Factor for that type of Energy, minus Alternative Compliance Credits minus any Renewable Electricity subtracted from electricity consumption, up to a limit of the total electricity consumption or the limit determined in section 11.7.
- 2.19 Hardship Compliance Plan: A detailed compliance plan to reduce Greenhouse Gas Emissions.
- 2.20 Municipal Property: A building owned by the City of Watertown that contains 5,000 or more Covered Square Feet.

- 2.21 New Covered Property: A Covered Property that has received a Certificate of Occupancy in 2025 or later or has completed a Substantial Rehabilitation, as defined herein, of the property in 2025 or later. New Covered Properties shall comply with the performance requirements of section 11.4.
- 2.22 Owner: For a Covered Property under this ordinance, an Owner is one or more of the following:
- 2.22.1 An individual or entity having title, either directly or through a legally authorized or designated affiliate or subsidiary, to a Covered Property;
 - 2.22.2 An agent authorized to act on behalf of the owner of a Covered Property, although the owner as defined in 2.22.1 remains responsible for any compliance obligations;
 - 2.22.3 The net lessee in the case of a Covered Property subject to a net lease with a term of at least forty-nine years, inclusive of all renewal options;
 - 2.22.4 The board of managers or trustees in the case of a condominium at the Covered Property; and/or
 - 2.22.5 The board of directors or trustees in the case of a Cooperative at the Covered Property.
- 2.23 Power Purchase Agreement (PPA): A contract by which an Owner agrees to purchase electricity from a generating facility over a fixed term of years.
- 2.24 Regulations: Rules generated by the Department and derived from this Ordinance.
- 2.25 Renewable Electricity: Purchases from specific off-site renewable electricity programs approved by the Department, or the renewable energy attributes, measured in megawatt-hours retired from renewable on-site electricity generation or from off-site zero greenhouse gas emission electricity sources.

- 2.26 Renewable Energy Certificate (REC): A certificate representing the positive environmental attributes associated with the production of one (1) megawatt hour (MWh) of electricity by a renewable energy facility.
- 2.27 Residential Property: A property containing one or more Dwelling Units and whose use is primarily (greater than 75% of the Covered Square Feet) residential.
- 2.28 Review Board The BERDO Review Board established by Administrative code and/or through this Ordinance as a resource for owners of Covered Properties seeking redress of reporting or reductions of energy use for reasons including hardship.
- 2.29 Site Energy: The amount of energy consumed by a Covered Property or Municipal Property as reflected in utility bills or other documentation of actual energy use.
- 2.30 Source Energy: All the energy used in delivering energy to a Covered Property, including power generation and transmission and distribution losses.
- 2.31 Substantial Rehabilitation: The act or process of repair, alterations, additions, or change of use to a building in excess of 25% of the assessed value of the building.
- 2.32 Tenant: A person or entity leasing, occupying, or holding possession of, all or a portion of a Covered Property or Municipal Property.
- 2.33 Utility: Any entity that distributes and sells Energy for Covered Properties or Municipal Properties.

3 APPLICABILITY

This Ordinance requires owners of Covered Properties and Municipal Properties to annually measure and disclose energy use to the Department and to achieve Greenhouse Gas Emissions reduction targets consistent with the commitments of the 2022 Watertown Climate and Energy Plan. Furthermore, this Ordinance authorizes the Department to collect energy usage data to enable more effective

energy and climate protection planning by the City and others and to provide information to the real estate marketplace so that its members are able to make decisions that foster better energy performance. The performance requirements of this Ordinance reduces emissions from Covered Properties, achieving net zero emissions from the largest Non-Residential Properties by 2035 and all Covered and Municipal Properties by 2050.

4 APPLICABLE PROPERTIES

4.1 This Ordinance applies to the following:

4.1.1 All Municipal Properties as defined in this Ordinance; and

4.1.2 All Covered Properties as defined in this Ordinance.

5 BENCHMARKING REQUIRED FOR MUNICIPAL PROPERTIES

The City of Watertown must, no later than December 31, 2025, and no later than June 30th every year thereafter, input the total Energy consumed by each Municipal Property, along with all other descriptive information required by the Benchmarking Tool, into the Benchmarking Tool for the previous calendar year. The City must report Renewable Electricity production and purchases annually to the Department on the same schedule.

6 BENCHMARKING REQUIRED FOR COVERED PROPERTIES

6.1 Owners shall annually input the total Energy consumed by each Covered Property, along with all other descriptive information required by the Benchmarking Tool, into the Benchmarking Tool for the previous calendar year. Renewable Electricity production and purchases shall be annually reported to the Department. The Owner shall input this information according to the following schedule:

6.1.1 A Non-residential Covered Property by June 30th, 2026, and by every June 30th thereafter;

6.1.2 A Residential Covered Property that is not a Condominium or Cooperative by June 30th, 2026, and by every June 30th thereafter;

6.1.3 A Residential Covered Property that is a Condominium or Cooperative by June 30th, 2027, and by every June 30th thereafter;

6.1.4 A new Covered Property must report by the following June 30th, when it has one full calendar year of energy use data as defined in the Regulations

6.2 Owners may, and are encouraged to, authorize an energy utility or other third party to report Covered Property-specific data on their behalf to the Department. Such authorization shall not create an obligation on the part of energy utilities or remove the obligation of Owners to comply with reporting requirements.

7 NOTIFICATION OF COVERED PROPERTIES

Between September 1 and December 1 of each year, the Department will notify Owners of Covered Properties of their obligation to input Energy use into the Benchmarking Tool. By March 15 of each year, the Department will post the list of the addresses of Covered Properties on a public website. Greenhouse Gas Emissions will be calculated by the Department and reported annually to the Owners along with the energy reduction requirements of section 11.

8 QUALIFICATIONS OF BENCHMARKERS

The Department may establish certification and/or licensing requirements for the users of Benchmarking Tools as a part of the Regulations established per Section 15.

9 DISCLOSURE AND PUBLICATION OF BENCHMARKING INFORMATION

9.1 Owners shall annually provide Benchmarking Information to the Department, in such form as established by the Department, by the date provided by the schedule in section 6.1. The City will provide owners with the opportunity to submit contextual information related to energy use and may disclose such information on its website upon request of the owner.

- 9.2 Benchmarking Information must include, but need not be limited to:
- a. Property address;
 - b. Owner and/or designated agent contact information;
 - c. Primary use type;
 - d. Gross floor area;
 - e. Energy use and production by type as defined in section 2.14;
 - f. Site Energy Use Intensity (EUI) as defined in this section;
 - g. Weather normalized source EUI;
 - h. Any Emission Factors for Energy used by the building if different from the Emission Factors in the Regulations;
 - i. The energy performance score that compares the energy use of the building to that of similar buildings, where available; and
 - j. Compliance or noncompliance with this Ordinance.
- 9.3 Any significant change in the size of a Covered Building (due to renovation, addition, reduction in size, etc.) shall be evaluated by the Department for the necessity of an adjusted Baseline.
- 9.4 The Department will make Benchmarking Information for Covered and Municipal Properties for the previous calendar year, available to the public on the City's website no later than December 31 for the year in which the data is required. The Review Board may grant an exception to public reporting for any given data at the request of an Owner or the Department.
- 9.5 The Department will make available to the public and update information at least annually which may include the following:
- 9.5.1 Summary statistics on energy consumption and greenhouse gas emissions derived from the aggregation of Benchmarking information for Municipal Properties and Covered Properties;
 - 9.5.2 Summary statistics on overall compliance with this Ordinance, including an assessment of the accuracy of this data;
 - 9.5.3 For each Municipal Property and Covered Property:
 - a. The status of compliance with the requirements of this Ordinance

- b. Annual summary statistics for the Municipal Property or Covered Property, including EUI, annual Greenhouse Gas Emissions per square foot, total annual Greenhouse Gas Emissions, and an energy performance score where available; and
- c. A comparison of Benchmarking Information, Greenhouse Gas Emissions, and other descriptive information across calendar years.

10 PROVISION OF BENCHMARKING INFORMATION BY TENANTS TO THE OWNER

- 10.1 Upon request from the Owner, a Tenant in a Covered Property shall provide information that cannot otherwise be acquired by the Owner and is needed to comply with the requirements of this Ordinance. The Tenant shall provide the information no later than February 28 of any year in which the Owner is required to report. Failure to provide information to an Owner may result in penalties to the Tenant as provided under section 15.
- 10.2 Failure of a Tenant to provide required information does not relieve the Owner of the obligation to report emissions data.
- 10.3 When an Owner of a building is unable to obtain complete data due to the failure of a Tenant to provide the required information, the Owner shall use values or formulas established by the Department to estimate data.
- 10.4 For Covered Residential Buildings, the Homeowners Association or the Management Company may input the energy use of the building into the Benchmarking Tool.

11 EMISSION REDUCTION REQUIREMENTS

- 11.1 Baseline: The default Baseline years for Covered Properties shall be calendar years 2025 and 2026.
- 11.2 Compliance Periods are as follows:
 - 11.2.1 Compliance Period 1 is the years 2027 through 2029.
 - 11.2.2 Compliance Period 2 is the years 2030 through 2034.
 - 11.2.3 Compliance Period 3 is the years 2035 through 2039.

- 11.2.4 Compliance Period 4 is the years 2040 through 2044.
- 11.2.5 Compliance Period 5 is the years 2045 through 2049.
- 11.2.6 Compliance Period 6 is the year 2050 and onwards.

11.3 Performance requirements: Each Covered Property shall comply on an annual basis with Greenhouse Gas Emissions requirements according to the following schedule of Greenhouse Gas Emissions relative to the Baseline:

11.3.1 For Non-Residential Covered Properties of 100,000 Covered Square Feet or greater:

- a. In Compliance Period 1, annual Greenhouse Gas Emissions will not exceed 80% of the Baseline.
- b. In Compliance Period 2, annual Greenhouse Gas Emissions will not exceed 40% of the Baseline.
- c. In Compliance Periods 3 through 6, annual Greenhouse Gas Emissions will not exceed zero.

11.3.2 For Non-Residential Covered Properties of 20,000 to 99,999 Covered Square Feet, or Municipal Properties and Residential Covered Properties that are greater than 20,000 Covered Square Feet and not Condominiums or Cooperatives:

- a. In Compliance Period 1, annual Greenhouse Gas Emissions will not exceed 100% of the Baseline.
- b. In Compliance Period 2, annual Greenhouse Gas Emissions will not exceed 60% of the Baseline.
- c. In Compliance Period 3, annual Greenhouse Gas Emissions will not exceed 40% of the Baseline.
- d. In Compliance Period 4, annual Greenhouse Gas Emissions will not exceed 20% of the Baseline.
- e. In Compliance Period 5, annual Greenhouse Gas Emissions will not exceed 10% of the Baseline.
- f. In Compliance Period 6, annual Greenhouse Gas Emissions will not exceed zero.

11.3.3 For Residential Covered Properties that are Condominiums or Cooperatives:

- a. From 2028 to 2030, annual Greenhouse Gas Emissions will not exceed 100% of the Baseline.
- b. From 2031 to 2034, annual Greenhouse Gas Emissions will not exceed 60% of the Baseline.
- c. In Compliance Period 3, annual Greenhouse Gas Emissions will not exceed 40% of the Baseline.
- d. In Compliance Period 4, annual Greenhouse Gas Emissions will not exceed 20% of the Baseline.
- e. In Compliance Period 5, , annual Greenhouse Gas Emissions will not exceed 10% of the Baseline.
- f. In Compliance Period 6, annual Greenhouse Gas Emissions will not exceed zero.

11.4 New Covered Properties: The Baseline for a New Covered Property shall be the average Greenhouse Gas Emissions of the first two calendar years following issuance of the Certificate of Occupancy. New Covered Properties shall comply with the following performance requirements on an annual basis:

11.4.1 For Residential and Non-Residential New Covered Properties of any size, Greenhouse Gas Emissions shall not exceed 80% of the Baseline in the fourth year after the Baseline period. Thereafter, the New Covered Property shall reduce Greenhouse Gas Emissions in three-year Compliance Periods that achieve a linear reduction to zero Greenhouse Gas Emissions in 2035, except no such New Covered Property shall exceed zero Greenhouse Gas Emissions in 2035 and onwards.

11.5 Alternative Baseline: An Owner may request alternative Baseline years for a Covered Property that is prior to the default Baseline years. The alternative Baseline must be the average Greenhouse Gas Emissions of two consecutive years between 2020 and the default Baseline. The request for an alternative Baseline must be submitted to the Department prior to the Covered Property's first Compliance Period per the Ordinance section 11.3 and, if approved, shall remain the Baseline for all future Compliance Periods. Owners shall ensure that the Energy use for the alternative Baseline years has been inputted into

the Benchmarking Tool and that Benchmarking Information and any Renewable Electricity for the alternative Baseline years have been provided to the Department. A Covered Property that uses an alternative Baseline shall comply with performance requirements that include an additional 2.5% reduction for every year between the start of the alternative Baseline and the default Baseline.

- 11.6 Use of Alternative Compliance Credits: Alternative Compliance Credits must be obtained in the same calendar year during which reporting is required. The month by which they must be obtained will be defined in the Regulations.
- 11.7 Use of Renewable Electricity: Any Renewable Electricity must be obtained in the year in which it is applied to the Covered Property, and documentation thereof must be submitted to the Department by the subsequent June 30th reporting deadline. In calculating Greenhouse Gas Emissions, a Covered Property that uses electricity from a generating facility in Watertown using combustible fuels to generate electricity for direct use by the Covered Property may subtract Renewable Electricity from that electricity only as long as the Emission Factor for the generated electricity is less than or equal to the Emission Factor for electricity purchased from the grid. The Director of the Department will promulgate regulations pursuant to section 15 to establish a methodology for evaluating the Emission Factor for generated electricity compared to grid electricity.
- 11.8 Deferral: A Covered Property may apply to the Review Board with a detailed plan to defer compliance with any Greenhouse Gas Emissions requirements for up to five years such that the cumulative Greenhouse Gas Emissions of the Covered Property from the start of the deferred compliance through 2050 do not exceed what they would be without such deferral. Such plans must detail the expected measures that will result in compliance within five years and must comply with the Regulations. The Review Board may issue its approval of such plans for one or more years, upon which such Covered Property is deemed to be in compliance for those years. The approved deferred compliance plan must not result in Greenhouse Gas Emissions being above zero in 2050 or beyond. After the conclusion of the approved deferral period of five years or less, the Covered Property shall annually purchase Alternative Compliance Credits for any Greenhouse Gas Emissions in excess of the amount proposed

in the deferral plan. The Director of the Department will promulgate regulations pursuant to section 15 that establish minimum performance requirements that a Covered Property must meet during the deferral period.

- 11.9 Hardship: A Covered Property may submit a Hardship Compliance Plan for consideration to the Review Board. Hardship Compliance Plans must comply with the Regulations. The Review Board may issue its approval of a Compliance Plan for one or more years. During those years the Covered Property is deemed to be in compliance.
- 11.10 Energy Use that is Exempt from Emissions Requirements: Building Owners may choose to deduct Energy used by Emergency Backup Generators or other Backup Power and Electrical Vehicle Supply Equipment (EVSE) from a Building's total Energy use, as long as it meets the CO₂e Emission Factors in this Ordinance and the Regulations, and provided that:
- 11.10.1 Emergency Backup Generation/Backup Power provides Energy only to the Covered Building during emergency outages or exercising for operational testing.
 - 11.10.2 Electrical Vehicle Supply Equipment is separately metered or capable of tracking and accurate reporting of energy usage.
 - 11.10.3 Building Owners annually report Energy used by Emergency Backup Generation and EVSEs and the dates, hours and conditions that required Emergency Backup power. Such reporting is subject to the self-certification and third-party verification procedures in section 13.
 - 11.10.4 Energy used by Emergency Backup Generation will not be exempted after 2030, except as follows: a) energy usage by a healthcare institution will continue to be exempted for as long as the institution is required to install and maintain Emergency Backup Generation to ensure reliable operations or as a condition of accreditation; b) Emergency Backup Generation in specific Covered and Municipal Properties may be granted by the Review Board.
 - 11.10.5 Upon recommendation from the Review Board, these exemptions may be revised or additional exemptions added by the Department.

- 11.10.6 The Department may further define acceptable uses of generators in the Regulations.

12 RENEWABLE ELECTRICITY

12.1 Renewable Electricity must meet the following standards:

- 12.1.1 The off-site renewable energy procurement shall support a renewable energy project that is new, meaning that the Covered Property Owner enters into a contract to purchase Renewable Electricity from a newly built renewable energy generating source that is not operational at the time of contract execution. This includes contracts that lead to construction of a new project, as well as contracts that lead to expansion of existing projects with new renewable capacity.
- 12.1.2 Renewable Energy Certificates (Class I RECs only) and other environmental attributes associated with the procured off-site renewable energy shall be assigned to the Covered Property in Watertown for the duration of the contract and made available for inspection by the City of Watertown upon request. The Owner shall maintain transparent accounting that clearly assigns renewable energy production in the form of RECs in megawatt-hours to the Covered Property in Watertown for the duration of the procured off-site renewable energy contract.
- 12.1.3 The renewable energy generating source shall be local (New England) photovoltaic systems, solar thermal power plants, wind turbines, geothermal power plants, small hydro-power or other renewable energy generating sources (excluding biomass) that may be submitted to and certified by the Department.
- 12.1.4 Commonwealth of Massachusetts mandated green products (such as class II RECs in Utility standard offerings) will be allowed.

13 MAINTENANCE OF RECORDS AND DATA VERIFICATION

- 13.1 Owners shall maintain records as the Department determines is necessary for carrying out the purposes of this Ordinance, including but not limited to, energy bills and other documents received from Tenants and/or Utilities. Such records shall be preserved by Owners for a period of seven years. At the request of the Department, records shall be made available for inspection and audit by the Department.
- 13.2 Owners shall self-certify their reporting data every year.
- 13.3 For the two Baseline years, Owners shall provide a third-party verification of their reporting data, submitted by the benchmarking deadline for the first year of the first Compliance Period.
- 13.4 For the first year of each Compliance Period, Owners shall provide, by the benchmarking deadline for that year, a third-party verification of their reporting data.
- 13.5 For any year in which any Covered Building is transferred to new ownership, the Review Board may request that the Owner provide a third-party verification of their reporting data by the benchmarking deadline for that year.
- 13.6 For the generation of steam, hot water, chilled water, or electricity, other than Renewable Electricity, the owner of the generating facility shall provide annual third-party verification of the facility's Energy inputs and outputs and the calculated Emission Factor for each output.
- 13.7 All verifications must be performed by an Approved Verification Body.
- 13.8 At the time any occupied Covered Building is transferred to new ownership, the buyer and seller will arrange for the seller to provide to the buyer, all energy information necessary for the buyer to report complete Benchmarking information for the entire year. A seller that fails to provide any such information within 30 days of request by the buyer may be deemed in violation of this ordinance.

14 REVIEW BOARD

- 14.1 The Review Board shall consist of five voting members as defined in the Regulations. Members are appointed by the City Manager and confirmed by City Council for terms of up to five years.
- 14.2 The Review Board will be supported by a staff member assigned by the Department.
- 14.3 The members of the Review Board shall elect a member every three years to serve as Chair.
- 14.4 A Building Owner may apply to the Review Board for a Hardship Compliance Plan if there are Building characteristics or circumstances that present a hardship in complying with the Emissions standards in this Ordinance. Such characteristics or circumstances, to be detailed in the Regulations, may include, but not be limited to, historic Building designations, affordable housing refinancing timelines, or pre-existing long-term Energy contracts without reopeners. The application, review process and conditions for Hardship Compliance Plans shall be set forth in the Regulations. The Review Board shall have sole discretion in issuing Hardship Compliance Plans; such plans must include alternative timelines for meeting Emissions standards and alternative Emissions standards.
- 14.5 Emissions Standards established under the Regulations shall meet the following standards:
- 14.5.1 For the combustion of fuels such as oil and gas, the Emission Factors will be based on standard scientific values published by federal agencies.
- 14.5.2 For the use of all electricity purchased from the grid other than Renewable Electricity, the Emission Factors will reflect the emissions intensity of electricity consumed in Massachusetts.
- 14.5.3 For the generation of steam, hot water, and chilled water, and the generation of electricity other than Renewable Electricity, the Emission Factors for each output from the generation facility will be calculated using the Greenhouse Gas Protocol methodology jointly developed by the World

Resources Institute and World Business Council for Sustainable Development, or similar methodology acceptable to the Department, using data provided by the generation facility owner.

14.5.4 Any RECs created for onsite solar arrays or other renewable energy generation must be retired in order for the electricity from that source used onsite to qualify as zero emission.

14.5.5 If a building is supplied with power through a PPA from a solar array or other renewable energy generator, the associated RECs must be retired for the electricity from that source to qualify as zero emissions.

14.5.6 If requested by an Owner and approved by the Department, Greenhouse Gas Emission Factors other than those in the Regulations may be used.

15 ENFORCEMENT AND ADMINISTRATION

15.1 The Director of the Department or his or her designee shall be the Chief Enforcement Officer of this Ordinance.

15.2 The Director of the Department will promulgate regulations relative to the administration of the requirements of this Ordinance.

15.3 The Review Board is a resource for owners of Covered Properties seeking redress of reporting or reductions of energy usage, for example, for reasons of hardship.

15.4 If any person or entity violates any provision of this Ordinance, enforcement measures may be taken. A violation can include but is not limited to the following:

15.4.1 Any person or entity fails to report the Benchmarking Information.

15.4.2 A third-party verification of Benchmarking Information reported by an Owner identifies a discrepancy with an Owner's self-certified reporting that the Owner does not correct within 30 days

15.4.3 An Owner neglect to obtain third-party verification.

15.4.4 An owner misrepresents any material fact reported as a part of this ordinance.

15.4.5 Any person or entity fails to meet the emissions reduction requirements.

15.5 Enforcement measures for violations are as follows:

15.5.1 For the first violation, a written warning may be issued; and

15.5.2 For any subsequent violation the Department may issue a fine of up to \$300.00 per violation per day, pursuant to the provisions of Chapter 10.99 (Watertown Code General Penalty) herein. Each day that the property remains in violation shall constitute a separate offence.

15.5.3 The Department may adjust the amount of the fine on an annual basis up to the maximum allowed by law.

16 EQUITABLE EMISSIONS INVESTMENT FUND

The City Auditor shall establish the Fund as a revolving fund under MGL 44 53 E $\frac{1}{2}$, and credit to the Fund all Alternative Compliance Payments and penalties made pursuant to this Ordinance; the City Council may direct other monies to the Fund at its discretion. The Director of the Department is responsible for evaluating local Greenhouse Gas Emissions abatement proposals and determining expenditures from the Fund.

Money in the Fund must be expended only for the support, implementation, and administration of local Greenhouse Gas Emissions abatement projects that benefit the City of Watertown's reduction goals. Fund expenditures should consider first projects that benefit Environmental Justice Populations and populations disproportionately affected by air pollution.

17 REVIEW OF ORDINANCE

The Department shall review the implementation of this Ordinance after three years and thereafter every five years. As part of such review, the Department will hold at least one public hearing and solicit comments from the public.

18 APPLICABILITY

If any provision of this Ordinance imposes greater restrictions or obligations than those imposed by any other general law, special law, regulation, rule, ordinance, by-law, order, or policy, then the provisions of this Ordinance control.

DRAFT

CITY COUNCIL ROLL CALL VOTE
MEETING DATE: MARCH 25, 2025

	YES	NO	PRESENT
JOHN M. AIRASIAN	<u> X </u>	<u> </u>	<u> </u>
CAROLINE BAYS	<u> X </u>	<u> </u>	<u> </u>
LISA J. FELTNER	<u> X </u>	<u> </u>	<u> </u>
JOHN G. GANNON	<u> X </u>	<u> </u>	<u> </u>
NICOLE GARDNER	<u> X </u>	<u> </u>	<u> </u>
EMILY IZZO	<u> X </u>	<u> </u>	<u> </u>
ANTHONY PALOMBA	<u> X </u>	<u> </u>	<u> </u>
VINCENT J. PICCIRILLI JR.	<u> X </u>	<u> </u>	<u> </u>
MARK S. SIDERIS, COUNCIL PRESIDENT	<u> X </u>	<u> </u>	<u> </u>

Motion to accept the Committee on Personnel and City Organization Report from February 12, 2025



Committee on Personnel and City Organization Minutes
Wednesday, February 12, 2025
6:00 PM
Watertown City Hall, Lower Meeting Room

Attendees:

Caroline Bays - Committee Chair, John Gannon - Vice-Chair, Nicole Gardner - Secretary, George Proakis, City Manager, Tyler Cote, Engagement Specialist, Emily Monae, Deputy City Manager, Laura Murray, Jeanne Ostroff, Digital Media Manager, Councilor Vinnie Piccirilli, Councilor Tony Palomba, Ryan Nicholson, Fire Chief, Linda Scott, Angeline Kounelis, Elodia Thomas, Joan Gumbleton, and Rita Colafella

Chair Bays called the meeting to order at 6:02 PM. The purpose of the meeting was to discuss and review a proposed city logo.

She began by asking if the Committee members or the public would like to make comments. Angeline Kounelis asked that her letter to the Council be read into the record. In the letter, Ms. Kounelis reiterated her opposition to the proposed logo, citing concerns that the initiative could gradually phase out the official city seal, and questioning the level of community involvement in the process. Ms. Kounelis emphasized her belief that the city seal represents the city's history and the respect for its people, and that it serves as an effective and honored symbol of the city.

Attachment #1.

Chair Bays next asked the Manager to update the community and the Committee on the status of the branding and logo, and related matters.

Manager Proakis began by reiterating that the Administration began working with a graphic designer some time ago to develop a cohesive, recognizable brand strategy that includes a color palette, and fonts, and a logo which would ideally offer the potential for department specific branding). The goal is to streamline communication efforts and create a consistent identity for the City, including in social media, email signatures, business cards, posters and collateral. The brand would be implemented gradually, replacing materials as they wore out or were updated. The logo would complement the existing city seal, which would remain the official symbol of Watertown and would continue to be used for all official purposes, including things like documents from the City Clerk and the patches worn by the Police Department.

The Manager next clarified that the City's wayfinding signs, which had been designed some years ago, have been produced by DPW and are ready for installation. These signs, which have a similar color palette to the proposed brand palette, would be used at city borders and to help people navigate within the city, identifying landmarks like the library and city hall. The colors used in the signs (green and blue) align with the

proposed branding efforts. Chair Bays suggested sharing the map of locations of signs with the PCO committee for future discussions.

Next the Committee reviewed the community feedback on the logo obtained through the FlashVote survey administered last October. Slides were presented. **Attachment #2**

Tyler Cote began with a brief overview of the FlashVote system, highlighting its use to gather public input in a cost-effective and efficient manner. Residents are periodically invited to sign up to participate in FlashVotes, via social media etc. Mr. Cote explained that FlashVote's methodology helps address self-selection bias, as individuals who sign up for FlashVote are agreeing to participate in any survey, not knowing the topic in advance. This reduces the chance of getting responses only from people who feel strongly about one specific issue.

When a FlashVote survey is conducted by the City of Watertown, the survey is released, via text or email, to a representative panel of residents who are already signed up, with a 48-hour window for responses. Councilor Gannon questioned whether there had been social media outreach for this specific topic. Manager Proakis explained that no targeted social media outreach occurred for this specific logo survey, or any other specific survey administered by the City, because the aim is to avoid bias by focusing on a broad cross-section of the community rather than attracting highly opinionated individuals.

Mr. Cote said the survey went to a panel of 934 potential participants, and 495 people responded to at least one question. He also explained that the Watertown News published an article about the survey, which was also shared on Facebook. This allowed people who had not signed up for FlashVote to access the survey via an open link. This led to 56 "open-link" responses from individuals outside the FlashVote panel.

Councilor Gardner raised a concern about the methodology, questioning if the open survey link could skew the data. Mr. Cote acknowledged that this was an unusual situation, and explained that responses from the "open-link" respondents can be differentiated from the Flash Vote member panel, which is made up of a random cross section of the community.

The first question asked was "Do you approve or disapprove of this logo concept?" The 495 FlashVote member panel respondents showed a positive skew, with ~53% of respondents either strongly approving or somewhat approving of the logo. Of the remaining respondents, ~17% were neutral, ~28% strongly or somewhat disapproved, and ~2% were unsure.

In contrast, of the 56 open link participants, ~61% either strongly disapproved or somewhat disapproved of the logo concept.

The second survey question asked if there were any changes that would make the respondent like the logo concept more. Results from the FlashVote member

panel showed that ~24% said yes and offered ideas, ~35% were unsure, and 39% felt no changes would make them feel more favorable.

The final question sought any other comments or suggestions about the potential logo. A mix of responses were received, ranging from recommendations for minor changes to the logo's design to more general feedback, such as a desire to keep the city seal, or concerns about where the logo might be used.

Councilor Gardner asked if there were any major themes or suggestions that emerged. Mr. Cote explained that while some themes could be identified (e.g., requests for various minor design tweaks), it was challenging to group responses in a meaningful way.

The meeting was then opened for public comment.

Linda Scott read from prepared remarks, expressing concerns regarding the logo process, specifically referencing FlashVote, the lack of public input, and the appearance of contradictory feedback from the community. She also expressed concerns about a new city position tied to its development. She has made public records requests regarding the logo design and an employee position created for it, raising questions about job titles, funding sources, supervision, and job classification. Councilor Gardner asked Ms. Scott to send her comments and relevant documents to be attached to these minutes. **Attachment #3.**

The Manager responded by explaining that the consultant that had developed the proposed brand – color scheme, fonts, and logo – was then hired as a part-time, hourly, temporary employee to support the implementation of the branding effort, with tasks to be assigned as they arose, assuming the Council approved the proposed branding. This is a simpler operational approach than hiring the individual as an independent contractor.

Elodia Thomas shared concerns about the multiple projects underway in the city, including this branding/logo project, the way-finding signs, and the development of a logo for the Watertown Arts District. She asked who was overseeing these initiatives and voiced concerns about the lack of public transparency, especially regarding the FlashVote results and potential conflicts of interest with out-of-town participants.

Joan Gumbleton questioned the need to alter the city's long-standing seal and argued that it could be seen as an unnecessary expense, especially considering the costs associated with rebranding efforts such as vehicle wraps and new stationery. She criticized the lack of public input in the logo process and expressed dissatisfaction with the FlashVote results, suggesting they may not represent the broader community's views, particularly seniors. She suggested using real estate tax statements to disseminate important information about surveys and public input opportunities,

particularly for renters and homeowners who may not be reached otherwise. The Manager said this had been done in the past and that the City would continue to do so.

With regard to public participation, Mr. Cote shared that respondents skewed toward older residents, as follows:

- ~40% of responses came from individuals aged 61+,
- ~27% was from the 46 to 60 age range,
- ~31% was from the 31 to 45 age range, and
- ~2% was from individuals 30 and under.

Mr. Proakis explained that FlashVote aims to capture a more diverse and representative sample than what would typically be gathered from people who regularly attend meetings or write letters to councilors. While acknowledging the system is not perfect, Proakis emphasized that survey data is just one of many tools used to inform policy decisions.

Councilor Gannon reiterated that the survey's sample size and diversity must be considered in context. He also cited the strong public participation process during the Watertown Square project as an example of effective community involvement.

Councilor Gardner acknowledged that not everyone has access to technology or can attend meetings. She felt the data provided by FlashVote was useful and directionally informative. She also stressed that the survey data should not be taken in isolation but should be one part of a broader discussion.

Ms. Kounelis again expressed disappointment over the lack of oversight and transparency regarding the logo process, citing that it was not properly vetted by elected city representatives. She also raised concerns about the use of public funds for the project without proper authorization and questioned the limited community involvement.

Mr. Proakis acknowledged the concerns about transparency and emphasized the challenges in balancing efficiency with full community input. He assured attendees that the administration is open to further discussion and will work to ensure the public has the opportunity to provide feedback on the branding and logo process.

Returning to the logo discussion, Councilor Gannon expressed his concern that there had not been sufficient debate or discussion within the council before approving the logo decision. He noted that the logo could be related to the town's way-finding signs but also questioned if it was necessary at all.

After a reiteration of concerns from several meeting participants, Chair Bays acknowledged that while the process was not perfect, the goal was to move forward and

rebuild trust with the community. She noted that despite efforts to engage the public, there remained mistrust around the logo's purpose and its place within the larger community context. She suggested that more information about the logo's intended use and how it fits alongside the existing seal and signage would be helpful in clarifying the situation. She then proposed further clarifying discussions on the uses of the logo, way-finding signs, and the town seal, to ensure that the public understood the distinct roles each played in representing Watertown.

With regard to the branding and logo, the Manager outlined three potential strategies for developing a new logo:

1. Moving forward with the current logo if the flash vote results are seen as favorable enough.
2. Testing multiple variations of the logo if the flash vote results are seen as not conclusive.
3. A more involved and expensive process, including creating a logo committee and conducting a procurement process to refine logo options.

Chair Bays suggested the possibility of having an artist competition or narrowing the options by limiting the color palette to those used in the way-finding signs. Mr. Proakis explained that the committee approach was important for ensuring that the logo would work operationally, but there could be flexibility in how the process unfolds, depending on community input. Councilor Gardner expressed interest in seeing a refined budget and timeline for a potential "skinnier" public process.

Manager Proakis said the administration would explore options for logo development and the public process, including ensuring broader participation moving forward. The next step will involve developing a proposed plan, budget and timeline for further action.

In closing, Chair Bays emphasized that the council is not considering replacing the city seal and reassured the public that it will continue to be used for official, important documents.

The meeting was adjourned at 7:49 pm on a unanimous vote.

Minutes prepared by Nicole Gardner

Dear Councilors Bays, Gannon and Gardner:

FOR THE RECORD - PLEASE READ

Herein, I reiterate my thoughts, as previously submitted to the Committee and City Council on 06/11/2024 and 03/26/2024. I, along with many others, are strongly opposed to "branding" of the City of Watertown with the proposed Logo.

The Administration *states*, as follows:

"Please note that the project does not affect the City seal, which will continue to be used for official purposes."

In my opinion: the proposed "Logo" is the precursor to the gradual elimination of the City Seal. A segue to send the City Seal into obscurity for "official purposes", only.

Once again: where was the community input? Were the City Councilors, the representatives of the electorate, aware of the Administration's Logo initiative?

The Administration *believes*, as follows:

*"While implementation will take time, **we believe** this project will ultimately create unity and consistency in the image of the City we project to the community."*

Unity is: *"In Pace Condita,"* (founded in peace)

"Consistency" is the use of one, City of Watertown Seal that speaks for itself. Not to be confused with a second, branding of Watertown Logo.

Technology allows for easy transfer of the City Seal to all documents and surfaces. The City created a simplified (line art) version of the City Seal that appears on the high density polyethylene trash and recycling totes, (image attached).

In my opinion, the City Seal exudes respect for the City and its people. Whether the Seal is affixed to City letterhead, business cards, vehicles or emblazoned on a trash receptacle.

I considered it an honor and privilege to serve under the City Seal of Watertown. Thank you.

Best,
Angie
Angeline Maria B. Kounelis
Retired District A, East End, City Councilor

A2

Committee on Personnel and City Organization

February 12, 2025

A Review of Previous Steps

June 2024 - Now

Developing a brand for Watertown

Watertown set out to develop a cohesive, easily recognizable brand for the City in 2023.

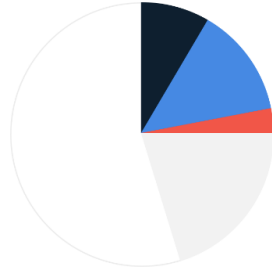
Working with a graphic designer with extensive municipal government experience, we strove to develop a brand strategy that includes a logo, a color palette, fonts, and other design elements that allow the City to present itself in a consistent way to the public while also giving departments and programs the flexibility to portray their own unique identities.

Importantly, this brand is meant to exist in tandem with our City Seal, which will continue to be used for official purposes.

Example of a municipal branding strategy

COLOR

COLOR RELATIONSHIPS



TYPOGRAPHY

BRAND STRATEGY

Watertown's current visual public presentation

- The City's current visual presentation of itself is inconsistent.
- A few departments use department-specific logos, while many use the City seal or no symbolic identification at all. Often departments use a mix of these three methods depending on the work product.
- There is no consistency in colors, fonts, or styles used across departments (and sometimes within departments).



Brand strategy – in progress



Brand strategy:

The purpose of the rebrand is to reflect the City's core values and present a consistently clean image

Innovative – Our logo represents new creative, yet consistent, ideas and processes.

Optimistic – Our Brand embodies a hopeful and confident future.

Accessibility – Our brand strategy is made for everyone. Whether written information or visual guides, the City of Watertown finds it critical for its residents to not only access the information they need, but the resources available to them.

Resiliency – To align with our initiatives of the Climate and Energy plans. Our branding mirrors the values of perseverance and rising to each new challenge.



311



What is a logo?

A logo is a graphic symbol that is used to identify City programs, initiatives, marketing and promotional materials, and more.

Logos are often part of a broader branding strategy and are intended to be relatively simple and flexible in design. They can also be adapted for individual departments and programs.



WATERTOWN
MASSACHUSETTS



WATERTOWN
MASSACHUSETTS



Department sub-branding – illustrative & not final



WATERTOWN
CITY CLERK



WATERTOWN
HEALTH



WATERTOWN
EMERGENCY MANAGEMENT



WATERTOWN
RECREATION



WATERTOWN
311 DEPARTMENT



WATERTOWN
PUBLIC BUILDINGS

What is a seal?

A seal is the most formal and authoritative symbol of a municipality and is used to certify official documents and records. The City Clerk is the official custodian of Watertown's seal.

A seal often represents a municipality's history and founding, and they are often intricate in design. Seals are used in contexts that require authenticity and official recognition, such as legally binding documentation, government-issued certificates, and proclamations.



We are not proposing
to change the seal or
its use for official
documents and
records.



CITY OF WATERTOWN
Massachusetts
2024-000
Office of the City Clerk

BUSINESS CERTIFICATE - D/B/A

Original Issue Date: 01/26/2024 New or Renewal: New
Original Expiration: 01/26/2028 Renewal Expiration: N/A

The undersigned hereby declares a business as described below under the following title and address, and further acknowledges compliance with all local Zoning, Inspectional Services and/or State requirements.

ABC Corporation dba XYZ Cafe
(Name of Business)
123 Main Street
(Address of Business)
Sample Business
(Description of Business)

OWNER SIGNATURE(S):

(1) _____ (2) _____
(3) _____ (4) _____

Printed Owner Name (s): _____ Residence: _____

1) Owner Info _____ 978 Main Street Watertown MA 02472
2) _____
3) _____
Notes _____

CITY CLERK or DESIGNEE

On this date then personally appeared the above-named person(s) who proved to me through satisfactory evidence of identification the person(s) whose name(s) is/are signed on the preceding documented who swore or affirmed to me that the contents of this document are truthful and accurate to the best of their knowledge and belief.

Noelle Gilligan City Clerk
City Clerk / Designee Printed Name Title



City Council Meeting
Tuesday, June 11, 2024 at 7:00 PM
Richard E. Mastrangelo Council Chamber
149 Main Street
Watertown, MA
Agenda

ACCESS INFORMATION:

- A. This meeting will be held on June 11, 2024 at 7:00 P.M. Location: Richard E. Mastrangelo Council Chamber
B. The meeting will be televised through WCATV (Watertown Cable Access Television): <http://vodcatv.org/CablecastPublicSite/watch-now/?site=3>
C. The Public may join the virtual meeting online: <https://watertown-ma.zoom.us/j/92691331344>
D. Public may join the virtual meeting audio only by phone: (877) 853-6257 or (888) 475-4499 (Toll Free) and enter Webinar ID: 529 9133 1344
E. Public may comment through email: jpicci@watertown-ma.gov
F. Please Visit the City Council Website here: <https://www.watertown-ma.gov/350/City-Council>

- ROLL CALL
- PLEDGE OF ALLEGIANCE
- PUBLIC FORUM
- EXAMINATION OF RECORDS OF PREVIOUS MEETINGS
 - Minutes from City Council Meeting May 28, 2024
- PRESIDENT'S REPORT



CITY OF WATERTOWN
Office of the City Clerk
Administration Building
149 Main Street
Watertown, Massachusetts 02472

Noelle Gilligan
City Clerk/Chief Election Officer

Telephone (617) 715-8686
Fax (617) 972-6595

VOTER REGISTRATION CERTIFICATE

We certify that _____

is a registered voter at _____

as of the date of this certificate.

At least three registrars' names must be signed or stamped below.

(Today's Date: Month, Day, Year)

**REGISTRARS OF VOTERS OR
ELECTION COMMISSIONERS**

(City or Town)



City of Watertown
Watertown, MA

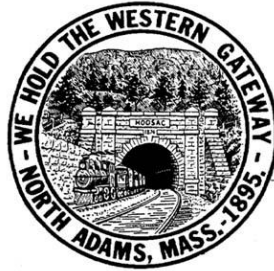
WATER & SEWER BILL

Customer Copy

Keep this portion for your records

Customer				Service Address			
RESIDENT NAME				123 ABC ROAD			
Bill Number	Account Number			Bill Date		Due Date	
000000000	00000000			04/12/2024		05/13/2024	
Description	ERT Number	Current Read Date	Previous Read Date	Current Meter Reading	Previous Meter Reading	Read Code	Usage Charge
5/8" WATER METER	1735015	03/01/2024	12/01/2023	223015	220736	OTHER READ	2279 133.93
SEWER CHARGE		03/01/2024	12/01/2023	223015	220736		2279 252.29

Many communities use both seals and logos – for different purposes



CITY OF KNOXVILLE



CITY OF KNOXVILLE

Alternative logo options considered



Example materials with utilized “waves logo”

Hello, Watertown 311.
How can we help?

311
SEE - CLICK - FIX

A pothole needs
to be filled.



New City Hall, Parker Annex & Senior Center Building Hours



Most City departments' hours are changing

Starting June 3, 2024

Monday	8:30 AM - 5:00 PM
Tuesday	8:30 AM - 7:00 PM
Wednesday	8:30 AM - 5:00 PM
Thursday	8:30 AM - 5:00 PM
Friday	8:30 AM - 12:30 PM

DPW & Inspectional Services on different schedules

These are new permanent hours!

Email311@watertown-ma.gov

Call311

Visitwww.watertown-ma.gov



Month, Day, Year

Date:

Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed diam nonummy nibh euismod tincidunt ut laoreet dolore magna aliquam erat volutpat. Ut wisi enim ad minim veniam, quis nostrud exerci tation ullamcorper suscipit lobortis nisl ut aliquip ex ea commodo consequat.

Duis autem vel eum iriure dolor in hendrerit in vulputate velit esse molestie consequat, vel illum dolore eu feugiat nulla facilisis at vero eros et accumsan.

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Sincerely,

YOUR NAME

City Hall - 149 Main Street - Watertown - MA - 02472 - 617-972-6466

City of Watertown Brand Introduction Presentation





City of Watertown, MA
George Proakis
City Manager | City Manager
gproakis@watertown-ma.gov
617-972-6465

watertown-ma.gov



City of Watertown, MA
George Proakis (he/him/his)
City Manager
617-972-6465



watertown-ma.gov



City of Watertown, MA
Laura Murray (she/her)
Director | Constituent Services
617-972-6465



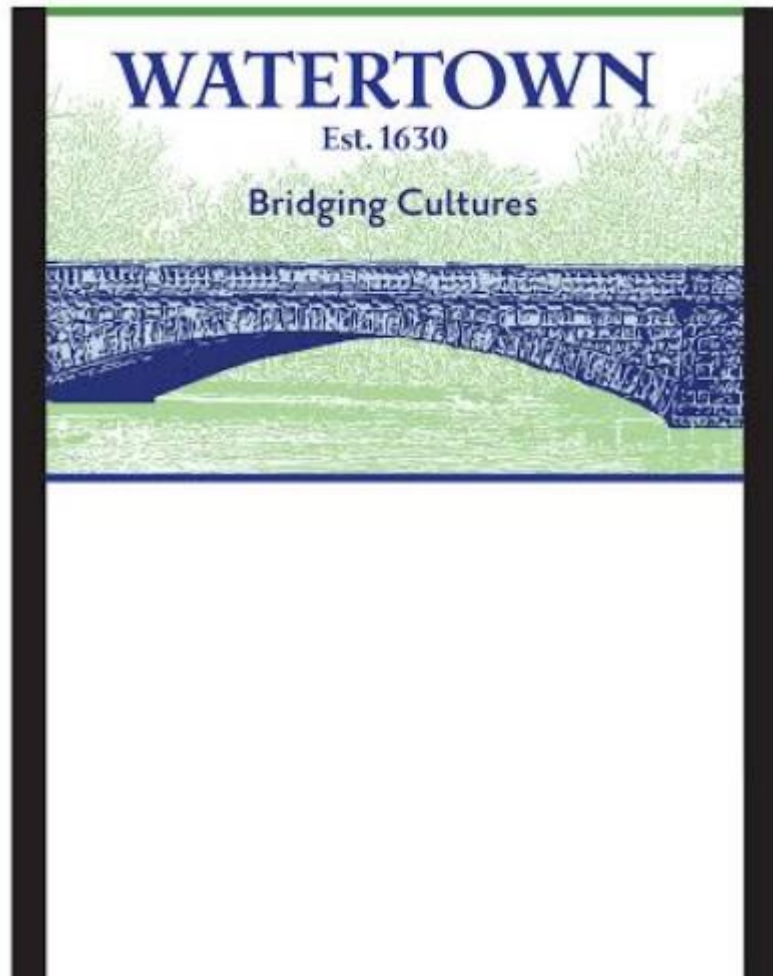
watertown-ma.gov

June 2024 Committee Meeting | Review

- Committee on Personnel and City Organization voted unanimously that the City create a logo.
- Discussion was had about the overlap between the City's wayfinding signs and a City logo.
- Committee directed administration to develop cost-effective, time conscious approach to gathering community input about the prospective logo for the City.
 - A new memo was shared with Council about developing and sharing a FlashVote in October 2024.
 - FlashVote was completed on October 19, 2024 and we are here to share results.

A Word About Wayfinding

- We reviewed the history of the Wayfinding Signs with regards to branding and the logo:
 - The Committee on Economic Development and Planning recommended the Town Council endorse moving forward with a revised wayfinding sign design on March 31, 2021 (right).
 - The Town Council voted to endorse the updated design for the wayfinding signs with the added “Established 1630” text, and blue tone design on April 13, 2021.



A Review FlashVote

October 2024

“Waves Logo” FlashVote

1

The City Manager shared a memo with the Honorable City Council on October 16, 2024, detailing the challenges associated with branding exercises.

2

To gather public input, the communications team worked with FlashVote to initiate a representative survey about the proposed logo.

3

Upon its completion, the communications team now returns to communicate with the Committee the results and hear next steps.

Drafted “Waves” Logo



WATERTOWN
MASSACHUSETTS



WATERTOWN
MASSACHUSETTS



WATERTOWN
MASSACHUSETTS



WATERTOWN
311 DEPARTMENT

October 2024

Su	Mo	Tu	We	Th	Fr	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		



934 Residents Invited to Survey



48 Hours to Respond



3 Questions

Benefits of FlashVote

All Residents Can Sign Up

Upon sign-up, residents give some general demographic data, including their address. They are then added to a “member panel” of respondents invited to take each FlashVote.



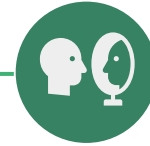
Survey Sent Directly to Residents

Those who have signed up are sent the survey by FlashVote directly by either email or text and have 48 hours to complete the survey.



Accounts for Self-Selection Bias

Those invited to participate in the survey have demonstrated they are likely to participate in surveys, regardless of the topic, account for the self-selection bias.



Shortcoming of Self-Selection

Self selection bias can occur on topics that might trigger emotional or passionate responses, something graphic design can easily do.



Watertown News Coverage



On October 18, 2024, Watertown News posted a story about the FlashVote going live, with an open survey link for anyone to take the survey while it was live.



This link was later circulated around social media, leading to an additional 56 responses from those not previously signed-up for FlashVote and likely opted-in to taking the survey after knowing its topic.



Therefore, the following graphs show the two groups separately; in red – respondents who opted-in to taking the survey through the open link; in blue – those who were invited to participate by FlashVote after previously signing up to participate in surveys, regardless of the topic.



Question 1:

The City of Watertown currently has an Official City Seal, but it does not have a separate logo to help residents easily recognize City promotional materials and general communications.

Below are images of a logo concept for the City, which represents the waves of the Charles River, the four districts of Watertown, and the four square miles that make up our great city:



The logo could also be customized for different departments and programs like these:

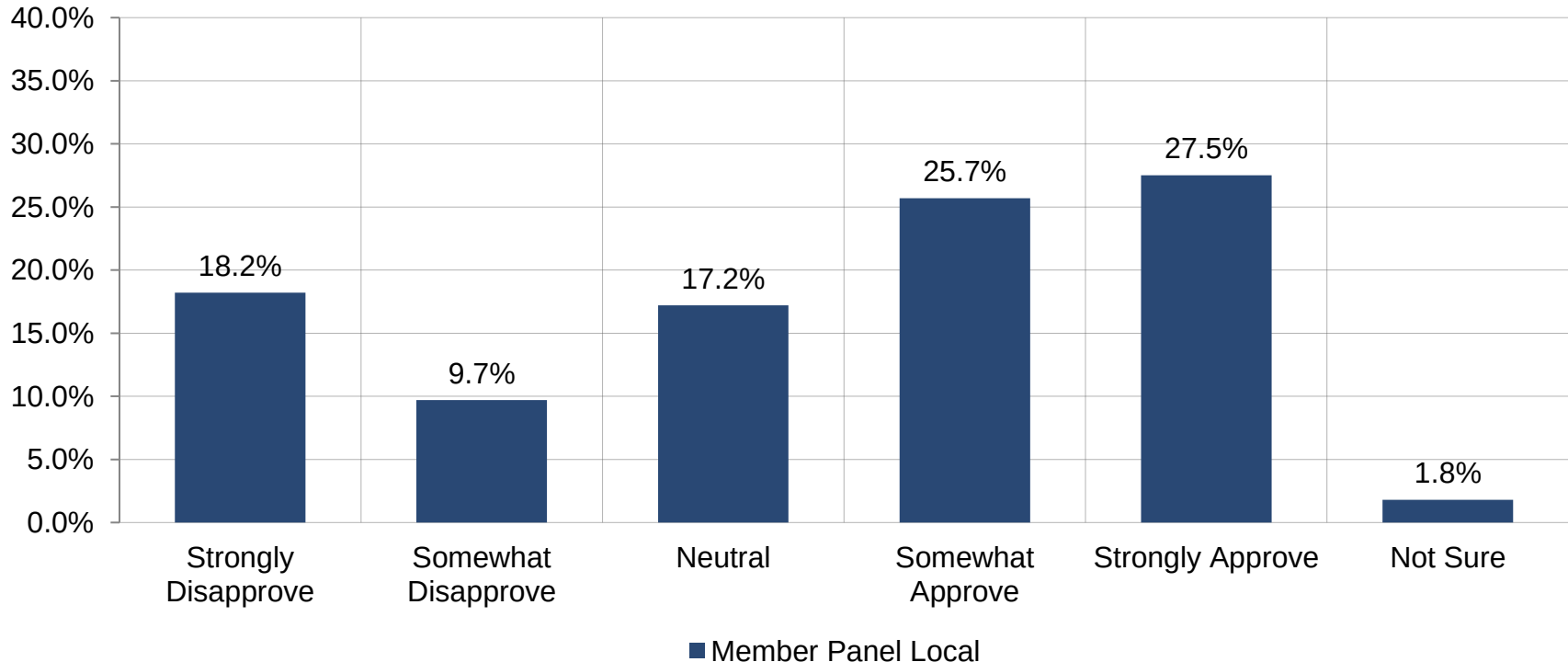


Do you approve or disapprove of this logo concept?

495 responses from
the Member Panel

Question 1:

Do you approve or disapprove of this logo concept?

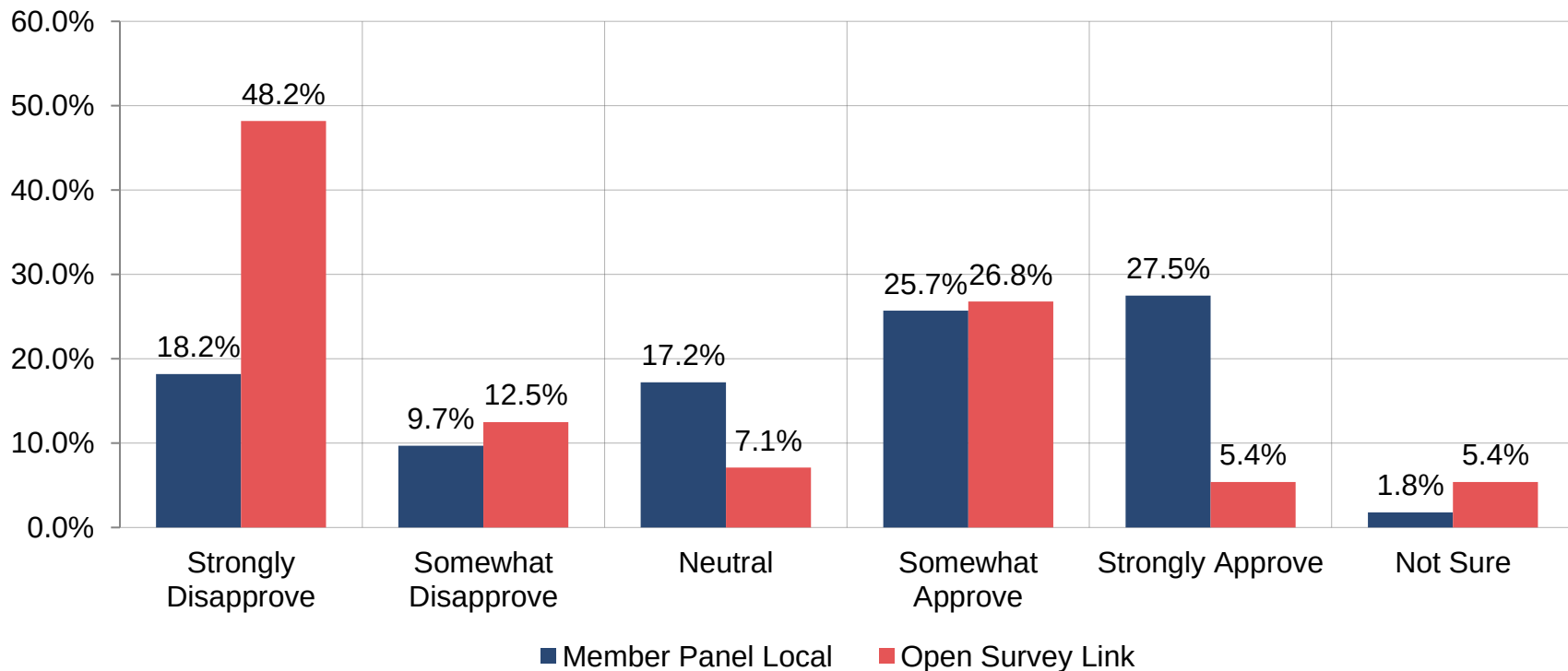


Question 1:

495 responses from
the Member Panel

56 responses from
the Open Survey Link

Do you approve or disapprove of this logo concept?

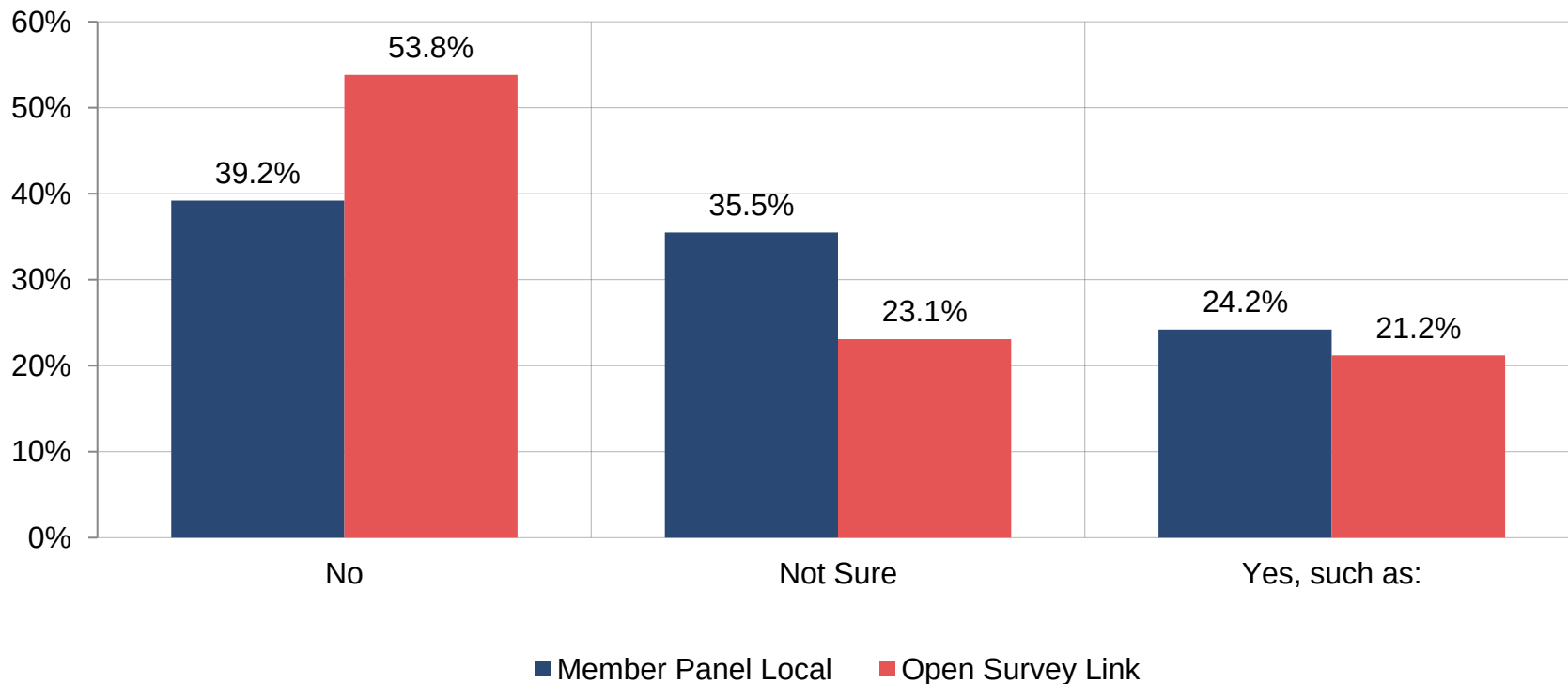


Question 2:

479 responses from
the Member Panel

52 responses from
the Open Survey Link

Is there any change that would make you like it more?



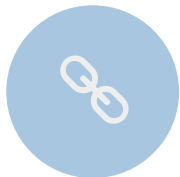
Question 3:

Any other comments or suggestions about a potential logo for the City of Watertown?



Received 176 Responses

This question received 176 responses from the local member panel.



29 Open Survey Responses

An additional 29 responses were submitted by those who accessed the survey through an open survey link.



Hello Councilors,

I hope that you are enjoying this “winter wonderland” and are staying safe and warm.

I attended the February 12th Personnel and City Organization meeting, where I made a lengthy contribution to the discussion. Councilor Gardner asked me to send her my remarks that night for inclusion in the minutes.

When I thought about this a little more, I thought that I would send the background for those remarks and the follow up that I promised Councilors Gardner, Gannon and Bays that I would share with them when I received it from the Clerk’s office.

As I started to assemble all of this, it occurred to me that this might be a matter for all City Councilors, or at least it might be of interest to you all. So attached in one document is:

Part 1: The pertinent information that I received in a Public Records Request

Part 2: My written comments and questions the night of the meeting, which were based upon Part 1.

Part 3: The results of the second Public Records request that came to me the day after the February 12th meeting.

Based upon all of this, my opinion.

I hope that you will find my research helpful..

Sincerely,
Linda Scott
55 Olcott Street

Hello Nicole, Caroline and John,

Nicole asked me to send my remarks at the Personnel and City Organization meeting of February 12, 2025 to her for inclusion in the minutes, so I thought that I'd send it to the entire City Council, since they are all our elected representatives.

Before I get to the document that I read on the 12th, I'd like to reference a few documents obtained through my Public Records Request related to the Watertown Logo. I'll just give you the date, people involved and gist of the City communication that caught my eye when thinking about this issue. Perhaps you can ask staff to get the originals to you.

Part 1 (Documents from Public Records Request 1)

One of the earliest e-mails that I found in this records request on the topic of developing a City logo was dated about two years ago:

February 28, 2023 An e-mail sent from Jeanne Ostroff to Sebastian Ebarb
Subject: Watertown logos and design guidelines questions

"Hello Sebastian,
Thank you for the info you sent about designing a new seal for Watertown. The City and Deputy Managers think a seal should be a longtime process if the City decides to go in that direction.

Instead we are now considering a city logo, a 311 logo and a City Style Guide, that can coordinate in some way with the already approved Wayfinding signs (see the attached document). Note, the wayfinding was designed and approved before our Public Arts & Culture Planner, Liz Helfer (copied in this email) and I started working in Watertown."

It goes on to ask if he does logos, what he would charge and how long it would take. Please see the e-mail for the complete list of questions, etc.

After the February 28, 2023 email, there is an on-going exchange of messages between Mr. Ebarb and Watertown employees.

Questions: How did Mr. Ebarb become involved in this Watertown project? How was Mr. Ebarb's work being paid for in 2023? Did the City Council approve this? Was there an effort to involve Watertown residents? If yes, what was that effort?

We're jumping a year ahead now.

February 15, 2024. An e-mail sent from Emily Monea to Sebastian Ebarb:
Subject: RE: New Item

This e-mail discusses the job title for Sebastian. Emily suggested a slight change from what Sebastian comes up with so that Sebastian doesn't look like the designer and the city manager.

February 15, 2024. An e-mail sent from Sebastian Ebarb to Emily Monea
Subject: RE: New Item

This e-mail thanks Emily for forwarding the budget. He's also designing a "Job Document Template."

February 19, 2024 E-mail from Sebastian Ebarb to Emily Monea
Subject: Watertown Logo!

Last SEED invoice (What does SEED stand for? Perhaps Sebastian Ellington Ebarb Design?)
Will be recording his hours for submittal after this. No CORI check yet

February 20, 2024. From William Robbins (Watertown HR) To Sebastian Ebarb
Subject: New Hire Paperwork and Offer Letter

February 21, 2024 From: Sebastian Ebarb To: Tyler Cote
Subject: Connecting with the Commander's Mansion Team

Note: Since Mr. Ebarb's involvement in designing a Watertown logo in February 2023, he has had discussions with a variety of city departments under his own e-mail address. Sebastian now has a Watertown e-mail address.

February 21 and 22, 2024. E-mails between William Robbins (City of Watertown HR) and Sebastian Ebarb

March 7, 2024. From Sebastian Ebarb to a number of Watertown employees

Sebastian has questions for them to answer so that he can implement information into the Logo format. (Note: all of this is occurring before the Council actually sees and approves of this logo and the public weighs-in).

March 13, 2024 from Emily Monea to Sebastian Ebarb
Subject Watertown Brand Updates

"Hi Sebastian

Hope you're doing well. A few updates for you:

1. George liked the suggestion of using the City logo for the City Manager's Office.
2. He also liked the budget template but...we need it to be landscape. Our budget development process is still pretty old school (it will be better next year!), and the formatting is based on PDFing excel charts that need to be landscape. Attaching the email I sent with links to the budget books and docs for your reference.
3. George spoke with the City Council President, and he suggested we submit a memo to the Council in advance of the budget to get their support on the logo and branding effort, so we're aiming to do that at the 3/26 Council meeting. George will also give a brief presentation. We don't anticipate any work tasks for you on that-just an FYI.
4. The City Council President also encouraged us to wrap our new electric van in the new logo (we were happily surprised about that!), but we'd like to add something to the design to highlight the fact that it's an electric vehicle. Can you please add this to your list? It is not time sensitive.

Thanks,
Emily"

Note Again: All of the above occurred BEFORE the public got to participate in the Logo's creation in any meaningful way. In fact, in a letter that George Proakis wrote to the City Council,

our City Manager states that Mr. Ebarb and his company, Nahi, started working with the City on this project in 2023.

By February 20, 2024, Mr. Ebarb (whose city logo design this is) is already hired and working with different departments around this logo. He's also working on layouts and formatting of documents for the City Manager.

The first involvement of the City Council appears to be at their March 26, 2024 City Council meeting (over a year into the process).

The first opportunity for the public to give feedback on the already designed logo is a few days in October 2024, by taking an on-line FlashVote survey. As Watertown resident, Devan Scott, responded in Watertown News on October 18, 2024:

"There is a FlashVote asking for input on which of 4 versions of this logo people prefer. Not sure why this project has continued without community input until – 'which version of this logo do you prefer?' The comments in this thread were clear, sensible and seemingly went completely unheard. I love Watertown & many of the things happening here. I do not support a logo that can induce migraines - especially when it says nothing about Watertown."

After reading these e-mails and more, I had questions.

Part 2 What I read at the February 12, 2025 Personnel and City Organization meeting.

“Good Evening Councilors,

I started assembling and writing an article about the prospective new Watertown Logo in October 2024.

When reviewing resident results on the City Logo Survey, there was this response:

One Watertown artist asked “This is the first I’ve heard of designing a new logo. I’m a working artist in Watertown and know many other artists in the town. Was there a call for art?”

There were many other responses to the survey that left me asking more and more questions:

They ranged from expressing a lack of opportunity for public input; a lack of sense of government teamwork; a distrust of government intentions; squandering of public resources; questioning why a City logo was needed.

My Public Records Request on the new logo process itself was submitted to the clerk’s office in December 2024. I received the documents (about 100 pages) on December 19, 2024.

That data returned some interesting and surprising results. It seems that this logo process has been on-going for years, with what looks like a City job, in which the employee got to make up his own job title.

Obviously, I had a significant number of questions to be answered given this data. I made a second Public Records Request on January 21, 2025:

Dear Ms. Gilligan,

I am making a request for records under the Public Records Law.

After reviewing a previous set of records, I would like to have information on a possibly new City position.

The title of that position is probably “Designer/Watertown City Managers Office.”

If this is hard to find, you can look under an employee’s name, Sebastian Ebarb. He should have been appointed around February of 2024 to this position. Perhaps that’s the quickest way to find the information. Here are some of the questions that I’d like to be able to answer:

The official title for that position (if not the above).

The job description for this position.

Is this a municipal position or some job funded through some other source? If funded in another way, what is that source?

Who is this position assigned to for supervision?

When this position was created and by whom?

What's its classification and salary range?

Any benefits, etc. assigned to this position?

Anything "special" about this job...is it a "remote" position, for instance.

I'd also like a record of the job search history for this position...who in Watertown handled it? Where and when was the job posted for applicants? How many applicants applied for this job?

Is there some procedure that the city must follow when establishing and hiring for a new position such as this? If yes, what is it?

I received a letter from the City Clerk on February 4, 2025, saying that this information should be ready by the end of this week. This would be just days AFTER you make your decision this evening.

There may be no "there there." But this Logo process seems to be less than transparent and aboveboard, and before you send off your "stamp of approval," I'm asking that you hold off on sending this matter to the City Council for a vote until there is more clarity.

I'd be glad to share any results that I receive with you. Thank you!"

End of my reading for the February 12, 2025 meeting

Part 3: Sharing The Second Set of Public Records Request Data

The information below arrived on February 13th, the day after the meeting. My request date was certified on January 21, 2025. I received a letter from the City Clerk on February 4, 2025, saying that the response would be delayed until late this week.

The response arrived the day after the meeting on the City Logo. It consisted of 5 pages, the Clerk's response to me, a copy of the letter that I sent to her and an offer letter from City Manager George Proakis to Sebastian Ebarb in February 2024.

At the bottom of the Clerk's letter it states:

“Please be aware that a record holder's duty to respond to requests for information extends only to records that are in existence and in his custody. See G.L. c.4, §7(26); see also 950 CMR 32.03 (defining "custodian" as the public official who has routine access to or control of public records). Moreover, there is no obligation to create a record in response to a public records request. G.L. c.66, §10(a); 32 Op. Att’y Gen. 157, 165 (May 18, 1977).

Attached you will find the offer letter that was signed by Sebastian Ebarb. There are no further documents that relate to your request. The City has no further documents responsive to your request.”

The following two pages are a copy of City Manager Proakis’ offer letter to Sebastian Ebarb and an analysis of the information that can be gleaned from that letter.



George J. Proakis
City Manager

CITY OF
WATERTOWN
Office of the City Manager

Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6465
www.watertown-ma.gov
citymgr@watertown-ma.gov

Sebastian Ebarb
[REDACTED]

Dear Sebastian,

We are pleased to extend an offer to you for the position of Graphic Designer with the City of Watertown. You have been carefully selected to be part of our staff dedicated to providing the citizens of Watertown with the most thorough, efficient, and effective municipal services possible.

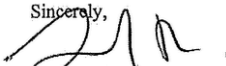
As you are aware, this position is temporary in nature. Your hours will vary but will not exceed 20 hours per week. Your rate of pay will be \$80.00 per hour.

This offer is contingent upon the results of the mandatory CORI check which is also attached. Please fill out that paperwork and scan it back to hr@watertown-ma.gov along with a copy of your driver's license.

The initial six months of employment are probationary for all employees. If you find the terms of this letter to be acceptable, please sign two copies of this letter and return one to this office.

Welcome to the City of Watertown! We look forward to seeing you on Tuesday, February 20th, 2024. We hope that you find your new position to be both challenging and rewarding.

Sincerely,


George J. Proakis
City Manager

AGREED: Sebastian Ebarb
Sebastian Ebarb

Date: Feb 21 2024

Cc: Honorable City Council
Colleen Doyle, Director of Human Resources
Megan Langan, City Auditor
Steven Magoon, Assistant City Manager for Community Development and Planning
Emily Monca, Deputy City Manager
Kayla A. Sheehan, Director, Watertown Contributory Retirement Board

Comparing the Mr. Proakis' offer letter to my public information request questions, here's what I've found:

Question	Answer
Job Title	Graphic Designer with the City of Watertown
Job Description	None
Municipal Job?	Letter mentions municipal services
Funded by	None
Job hours/pay	No more than 20 hours/week @ \$80/hour
Benefits?	None listed*
Start Date	February 20, 2024
Supervisor	None listed
When and by whom job created?	None listed
Job Classification/salary range	None listed
Special parts of job?	Can hours be outside of City Hall? None mentioned. Where's his office and what are his hours?
Job Search History	Letter mentions he was "carefully selected," but no job listing for this can be found.
City hiring procedures?	None
When, how and by whom was hiring process conducted?	None

*Sebastian got open enrollment forms for dental and vision on April 3, 2024. Is this proof of insurance eligibility?

In short, the information in the offer letter seems to provide the nuts and bolts of hiring an employee... hours, pay, etc.). And judging from the City Clerk's letter, there is nothing else to be found... no announcement for soliciting applications for this position, no posting on the City website or elsewhere, no evidence of interviews with those who applied, because this job search (and likewise the city logo creation) was not part of a public, transparent process.

Question: In City Manager Proakis' 10/22/2024 presentation to the City Council, he answers the oft asked question, how many staff did we bring on-board in 2024?

See <http://vodwcatv.org/CablecastPublicSite/show/3449?site=3> minute 52:05
Where is Mr. Ebarb's part-time job accounted for on that screen? Are there any other jobs like Mr. Ebarb's that have gone uncounted?

My Opinion:

Personally, I don't buy our City Manager's explanation made at the February 12th meeting, that we in Watertown don't have a lot of personnel policies. It sounds more like an excuse. We didn't hire a municipal neophyte for City Manager. He knows better than to hire folks without a legitimate process.

Sure, the Manager has stated that the number of hours has been low thus far, but let's not downplay the potential full cost of this "part-time job": 20 hrs/wk X \$80/hr X 52/wks/yr = \$83,200/year, (plus benefits?).

I'm wondering if this number aligns with the intent of the fund transfer Mr. Proakis requested at the November 27, 2023 City Council meeting. (<https://watertownma.portal.civicclerk.com/event/5322/files/report/374>).

I discovered the existence of a curious e-mail sent by Emily Monea to Sebastian Ebarb on February 15, 2024 (Mr. Ebarb's official start date as a Watertown employee was February 20, 2024). The subject line of this e-mail: FW: City Council Request -November 27, 2023. The attachments included something called "City Council request_HR budget transfer_Nov 2023. It would be good to get clarification on this.

Finally, I want to make crystal clear that this has absolutely nothing to do with the quality of work or the professionalism of Mr. Ebarb and his ability to have won this position, if in fact it had been advertised appropriately by the City. This has everything to do with a City government that's cutting corners in very important and critical ways that can, in the future, lead to community distrust, ethics problems and lawsuits.

Isn't it time to rein in these types of hiring abuses? How many other examples are there of this form of hiring during Mr. Proakis' tenure, and how can we assure through policies, ordinances and oversight that this does not happen again?

Thank you.

Linda Scott
55 Olcott Street



George J. Proakis
City Manager

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WATERTOWN
Office of the City Manager

Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6465
www.watertown-ma.gov
citymgr@watertown-ma.gov

To: Honorable City Council

From: George J. Proakis, City Manager 

Date: March 13, 2025

RE: Request for Confirmation - Appointment to the Board of Election Commissioners

Pursuant to the provisions of the Watertown Home Rule Charter and Town Council Ordinance 2007-46, An Ordinance on the Timing and Process of Appointments to Town Boards, Commissions and Committees, I am transmitting herewith a request for appointment to the Board of Election Commissioners which requires Council confirmation.

- Margie Apfelbaum – Appointment as a member of the Board of Election Commissioners to a term expiring April 1, 2029

Thank you for your consideration in this matter.

Public Forum

NAME

ADDRESS

~~Hannah Ratcliff~~

87 Spruce St.

✓ Jeanne Trubek

471 K Arsenal St.

✓ Stephen Skadman

91 Common St.

✓ Pat Rathbone

36 Adams Ave

✓ Joelyn Teyr

Robbins Rd

✓ Deborah Petersen

Westland Rd

✓ Ernesta Kraykewicz

77 Riverside St.

✓ Brian Heibiesen

✓ Jacky vanLeeuwen