

BEUDO Review Board

Staff Comments

July 15, 2026

CP1258, 2 Brattle Square & 40 Brattle Street Administrative Modification Application

Status	New hearing
Application Type	Administrative Modification Hardship Compliance Plan
Covered Property Type	Non-Residential Condominium, 53,797 Covered Square Feet. This property is not included in a Campus.
Request	The Bulfinch Companies and Brattlewalk Condo Trust are seeking an Administrative Modification to configure their buildings into separate Covered Properties.
Summary	This Covered Property is comprised of two separate buildings, 2 Brattle Square, 41,594 Covered Square Feet and 40 Brattle Street, 12,203 Covered Square Feet. In the standard configuration, the two buildings must comply as a single Covered Property, CP1258, with a single selection of Baseline years and joint emissions reductions requirements. The Co-Applicants have stated that these buildings operate under independent ownership, leases, and capital structures. As a single compliance entity, the Co-Applicants point to the following constraints: a lack of legal authority to compel emissions-reduction action on one another, access to the other's utility data, and coordinate compliance efforts. As such, the Co-Applicants request that the BEUDO Review Board approve a configuration separating 2 Brattle Square and 40 Brattle Street into standalone compliance entities. Please note that as this property is awaiting approval to split into two Covered Properties, the Baseline data is not known. Currently, the two buildings report their benchmarking data separately.

Current Compliance Status	Compliant with 2025 Benchmarking requirements.
Staff Comments	Included Documents: CP1258_AdminMod_2BrattleSq_Application_6_22_26 CP1258_AdminMod_2BrattleSq_Audit_Scorecards CP1258_AdminMod_2BrattleSq_Deed CP1258_AdminMod_2BrattleSq_Deed-1 CP1258_AdminMod_GHGScheduleCP1258A CP1258_AdminMod_GHGScheduleCP1258B CP1258_AdminMod_2BrattleSq_Narrative_Joint City Staff has examined this application and found it to be complete and suitable for the Review Board to review and make a determination. The proposed change in configuration would not change either resulting Covered Property's emissions reductions and benchmarking requirements.