



ORDINANCE COMMITTEE

COMMITTEE MEETING

~ MINUTES ~

Wednesday, September 20, 2023

12:30 PM

Sullivan Chamber
795 Massachusetts Avenue
Cambridge, MA 02139

The Ordinance Committee will hold a public hearing on Wednesday, September 20, 2023 from 12:30 p.m. to 2:30 p.m. to consider a proposed amendment to BEUDO requiring new Covered Properties to achieve net zero by 2030.

Attendee Name	Present	Absent	Late	Arrived
Burhan Azeem	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Dennis J. Carbone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Alanna Mallon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Marc C. McGovern	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Patricia Nolan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
E. Denise Simmons	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Paul F. Toner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12:33 PM
Quinton Zondervan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sumbul Siddiqui	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

ORDINANCE COMMITTEE MEMBERS

Councillor McGovern, Chair

Councillor Zondervan, Chair

Councillor Azeem

Councillor Carbone

Vice Mayor Mallon

Councillor Nolan

Councillor Simmons

Councillor Toner

Mayor Siddiqui

A public meeting of the Cambridge City Council's Ordinance Committee was held on Wednesday, September 20, 2023. The meeting was Called to Order at 12:30 p.m. by the Chair, Councillor McGovern. Pursuant to Chapter 2 of the Acts of 2023 adopted by Massachusetts General Court and approved by the Governor, the City is authorized to use remote participation. This public meeting was hybrid, allowing participation in person, in the Sullivan Chamber, 2nd Floor, City Hall, 795 Massachusetts Avenue, Cambridge, MA and by remote participation via Zoom.

At the request of the Chair, City Clerk LeBlanc called the roll.

Councillor Azeem – Absent

Councillor Carfone – Present/In Sullivan Chamber

Vice Mayor Mallon – Present/In Sullivan Chamber

Councillor McGovern – Present/In Sullivan Chamber

Councillor Nolan – Present/In Sullivan Chamber

Councillor Simmons – Absent

Councillor Toner – Absent*

Councillor Zondervan – Present/In Sullivan Chamber

Mayor Siddiqui – Present/In Sullivan Chamber

Present – 6, Absent – 3. Quorum established.

*Councillor Toner was marked present and in the Sullivan Chamber at 12:33p.m.

The Chair, Councillor McGovern offered opening remarks and noted that the call of the meeting was to hold a public hearing to consider a proposed amendment to BEUDO requiring new Covered Properties to achieve net zero by 2030. Present at the meeting was Iram Farooq, Assistant City Manager for the Community Development Department (CDD), Susanne Rasmussen, Director of Environmental and Transportation Planning, and Megan Bayer, Acting City Solicitor.

The Chair, Councillor McGovern recognized Councillor Zondervan who read from prepared notes which referenced the history of the proposed amendments as well as why he was bringing the proposal forward (Attachment A). Additionally, Councillor Zondervan reviewed the proposed amendments, which were provided in advance of the meeting and included in the Agenda Packet. He explained the proposed language to Committee members and was available to respond to any questions or concerns raised during discussion.

The Chair, Councillor McGovern recognized Councillor Nolan who noted that there have been many times where the Council has taken actions to say that net zero on new buildings should happen. Councillor Nolan shared that in 2021 when the Net Zero Action Plan was reviewed, it was changed from exploring net zero for new buildings to requirements for net zero on new construction. Councillor Nolan shared concerns on defining new construction relative to the proposed amendments, and whether a certificate of occupancy or building permit would be retroactive. Councillor Nolan noted her support for the proposed amendments.

The Chair, Councillor McGovern agreed with comments made by Councillor Nolan on building occupancy and permits and shared that this is a question he has been looking into further. The Chair, Councillor McGovern noted that he does not believe it would be fair for those who have already obtained the proper paperwork to have to go back and reapply if these proposed amendments were to pass.

The Chair, Councillor McGovern recognized Councillor Carfone who shared that he agrees with comments made by Councillor Nolan and the Chair relative to permits and occupancy. Councillor Carfone noted the difference between a special permit for a large district and a construction permit and shared the importance of being current and reasonable.

The Chair, Councillor McGovern recognized Mayor Siddiqui who offered comments that were in support of the proposed amendments, noting that many new buildings are already committing to taking net zero action before the 2035 deadline.

The Chair, Councillor McGovern recognized Vice Mayor Mallon who shared that she would like to hear from CDD on how this proposed language would coincide with the fossil free pilot, the specialized stretch code, and the recently passed BEUDO to have a better understanding of how all three will work together in the City's efforts to battle climate change.

The Chair, Councillor McGovern recognized Councillor Toner who shared that he agreed with the comments and question put forward by the Vice Mayor. Councillor Toner commented that he would be interested in hearing the pros and cons of this proposed amendment and how it was going to impact those involved.

The Chair, Councillor McGovern summarized all the questions and concerns that were raised throughout the meeting by Committee members and recognized Iram Farooq and Susanne Rasmussen to address them. Susanne Rasmussen was able to provide a detailed response and overview of how the fossil free pilot, specialized stretch code, and BEUDO all work and tie together.

The Chair, Councillor McGovern recognized Vice Mayor Mallon for a follow up question related to laboratories. Susanne Rasmussen was available to provide a response. Vice Mayor Mallon shared that the Council has been very committed to moving towards a fossil free future much more quickly than other places, noting the strong partnership with CDD in order to get the City where it is today. Vice Mayor Mallon voiced concerns about the proposed amendments, noting that CDD has not addressed whether the language would be useful based on all the other policies that have been accepted.

The Chair, Councillor McGovern recognized Councillor Zondervan who responded to comments made by the Vice Mayor. Councillor Zondervan noted that by law, the City is prevented from applying the fossil fuel free pilot requirements to bio medical buildings, and BEUDO amendments would allow those buildings to wait until 2035 or 2050 to become net zero based on certain requirements. Councillor Zondervan shared that this language would help prevent that loophole and bring buildings to net zero sooner. Susanne Rasmussen and Iram Farooq also provided a response which helped to support the comments made by Councillor Zondervan.

The Chair, Councillor McGovern recognized Councillor Carbone who noted that Cambridge is a community that is primarily labs, which increases pollution. Councillor Carbone shared the importance of having guidelines for developers to find the best possible solution to help tackle climate change.

The Chair, Councillor McGovern recognized Councillor Toner who asked CDD if they believe the State's analysis is accurate on the stretch code. Susanne Rasmussen shared what the State's analysis has found and the concerns that have been raised based on it.

The Chair, Councillor McGovern, raised the question of whether the language in the proposed amendments would be legal regarding building permits and building occupancy. Acting City Solicitor Megan Bayer was available to provide a response to the legal issues of the proposed language and how it would affect current and future projects concerning occupancy and permits. In addition to the response from Acting Solicitor Bayer, Iram Farooq provided more information relative to building occupancy and permits.

The Chair, Councillor McGovern recognized Councillor Nolan who made note that the City Council has taken many votes and public stances about net zero new buildings as well as a letter sent to the State asking for a true net zero stretch code. Councillor Nolan also noted that the proposed amendments are being discussed on buildings that have not been built yet.

The Chair, Councillor McGovern recognized Councillor Zondervan who shared he would like confirmation from the Law Department on the language being changed from certificate of occupancy to building permit, and if it would avoid some of the concerns that the Acting City Solicitor has raised. Councillor Zondervan noted that new schools that have been built are net zero, with a non-fossil fuel back up system and asked why this would not be able to be accomplished with the bio tech labs. Susanne Rasmussen responded by explaining why labs would fall under the State's exemption. Councillor Zondervan shared his frustrations on why labs are exempt based on the technology that is available and has been available for years.

The Chair, Councillor McGovern opened Public Comment.

Margery Davies, 35 William Street, Cambridge, MA, Mother's Out Front, offered comments in support of the proposed amendments.

Dan Totten, 54 Bishop Allen Drive, Cambridge, MA, urged Committee members to take a vote to see where the Council would fall on the proposed amendments and shared support for the amendments.

Sarah Gallop, 77 Massachusetts Avenue, Cambridge, MA, Director of Government and Community Relations at MIT, urged the Council to vote against the proposed amendments.

Tom Lucey, representing Harvard University, shared concerns about the proposed amendments, noting that more analysis needs to be done.

The Chair, Councillor McGovern made a motion to close Public Comment.

The Chair, Councillor McGovern called for a voice vote. The motion passed.

The Chair, Councillor McGovern did note for the record, that Councillor Zondervan voted no.

The Chair, Councillor McGovern continued to recognize Committee members for comments and questions to which CDD and the Law Department responded.

**The Chair, Councillor McGovern recognized Councillor Zondervan who made a motion
That the City Manager be and hereby is requested to work with CDD and the Law
Department to review the proposed amendment to BEUDO regarding new buildings, and**

to propose adjustments, especially with regards to building permit vs certificate of occupancy questions and respond to this matter at a to be scheduled Ordinance Committee hearing on this matter.

The Chair, Councillor McGovern called for a voice vote. The motion passed.

ORDERED: That the City Manager be and hereby is requested to work with CDD and the Law Department to review the proposed amendment to BEUDO regarding new buildings, and to propose adjustments, especially with regards to building permit vs certificate of occupancy questions and respond to this matter at a to be scheduled Ordinance Committee hearing on this matter.

The Chair, Councillor McGovern recognized Councillor Toner who made a motion that the City Manager be and hereby is requested to direct CDD to meet with the Universities, large labs, large property developers and anyone with technical expertise regarding the proposed BEUDO amendment to get their input, and that the City Manager respond to this matter at a to be scheduled Ordinance Committee hearing on this matter.

The Chair, Councillor McGovern called for a voice vote. The motion passed.

ORDERED: That the City Manager be and hereby is requested to direct CDD to meet with the Universities, large labs, large property developers and anyone with technical expertise regarding the proposed BEUDO amendment to get their input, and that the City Manager respond to this matter at a to be scheduled Ordinance Committee hearing on this matter.

The Chair, Councillor McGovern recognized Councillor Zondervan who made a motion to adjourn.

The Chair, Councillor McGovern called for a voice vote. The motion passed.

Attachments:

Attachment A – Opening notes from Councillor Zondervan.

Attachment B – Twenty-five written communications received from the Clerk’s Office.

Clerk’s Note: The City of Cambridge/22 City View records every City Council meeting and every City Council Committee meeting. This is a permanent record. The video for this meeting can be viewed at:

https://cambridgema.granicus.com/player/clip/575?view_id=1&redirect=true&h=8c07b46c0b216a86a38ee424edddfbdc

A communication was received from Councillor Zondervan, transmitting a proposed amendment to BEUDO related to Covered Properties.

Attachment A – Notes from Councillor Zondervan

Is this a new request? - NO!

- 2011, Minka asked for MIT's big buildings on Main St. to be built net zero. We were rebuffed via illegal backdoor negotiations by MIT during the Council meeting.
- 2013 net zero zoning petition - rebuffed
- 2015 net zero action plan - pushed out the net zero new construction date to 2025!
- 2019 gas ban - rebuffed
- 2021 BEUDERO amendments I propose net zero new construction in 2025 - rebuffed
- June 2023 BEUDERO ordination vote I propose net zero by 2030 for new construction, and it's sent to committee.
- So here we are, and I'm getting tired of asking to be permitted to breathe. Tired of asking for my children to be permitted to live to old age. tired of asking for my grandchildren to have a chance at reaching adulthood!
- So vote how you will, but don't tell me that this is a new request or that it is an unreasonable request. What's unreasonable is to continue building fossil fuel burning buildings for decades to come, and that's what will happen if we don't pass this amendment!

What is it? - Basically requires new commercial buildings built after January 1, 2025 to be net zero by 2030.

Why do we need it?

- Cambridge has applied to participate in the 10 communities fossil fuel free pilot, which will allow us to require fossil fuel free construction for ALL new buildings starting January 2024, EXCEPT that the state law prevents us from requiring this for bio-medical facilities.
- BEUDERO, which we just adopted, requires large commercial buildings > 100,000 sq.ft. to be net zero by 2035, and smaller commercial buildings (25,000 - 99,999 sq. ft.) to be net zero by 2050.
- The interaction between these laws means that new biotech buildings, which are the largest source of emissions in Cambridge, can be constructed to lock in fossil fuel combustion for decades to come. The severity of the climate crisis simply doesn't allow us to do that.

What is the intent? - By requiring a 2030 deadline for new construction commercial buildings, we create an incentive for them NOT to lock in fossil fuel combustion, because if they do, they would have to mitigate those emissions under BEUDERO and retrofit those buildings later, costing even more money.

The net result is better, more efficient new commercial buildings that will save their owners money!

Attachment B

Erwin, Nicole

From: Virginia Wallace <wall.ginny@gmail.com>
Sent: Wednesday, September 20, 2023 10:01 PM
To: City Council
Cc: City Clerk; City Manager
Subject: Let's make new buildings in Cambridge net zero!

Since the 1970's, Old Cambridge Baptist Church has affirmed care for our planet's ecosystem as part of our stewardship of the Earth. We thank the leadership of the Cambridge City Council for passing strong BEUDO amendments in June. We urge you to support Beudo amendments for new buildings so that new commercial buildings are not using fossil fuels to begin with.

As we are closing out of the hottest summer on record, the presence and urgency of the climate crisis is all around us. We urge you to support this amendment to help our city do its part.

Thank you,

Virginia Greene on behalf of Old Cambridge Baptist Church
1151 Massachusetts Ave.
Cambridge, MA 02138

Erwin, Nicole

From: Alice Carré <alice_carre@hotmail.com>
Sent: Wednesday, September 20, 2023 10:57 AM
To: City Council
Cc: City Clerk; City Manager
Subject: Support the Proposed BEUDO Amendment for New Buildings

Dear City Councillors:

Thank you so much for the strong leadership you showed with the June passage of amendments to the Building Energy Use Disclosure Ordinance (BEUDO).

The proposed follow-up amendment, focused on new construction of large commercial and industrial buildings, is a targeted step that makes sense as a follow-up to this summer's BEUDO amendments.

Putting these large new buildings on a 2030 fast track to net zero will incentivize fossil fuel-free construction. And importantly, the amendment includes large labs and scientific research facilities, big greenhouse gas emitters that are exempt from the state's ten-town Fossil Fuel-Free Demonstration Program.

Note that residential buildings would not be affected by the proposed amendment, and only new buildings, not renovations of existing buildings, would be covered.

As we're closing out of the hottest summer on record ever, the presence and urgency of the climate crisis is all around us. I urge you to support this amendment to help our city do its part.

Thank you,

Alice Carré-Seemuller

106 Appleton Street
CAMBRIDGE, MA 02138

Erwin, Nicole

From: Nancy Donohue <ndonohue@cambridgechamber.org>
Sent: Wednesday, September 20, 2023 10:37 AM
To: City Clerk; Crane, Paula
Subject: BEUDO amendment
Attachments: DOC092023.pdf

Attached please find a letter for the record for today's Ordinance Committee meeting .

Thank you,
Nancy

Nancy E. Donohue
Senior Director of Government and Community Affairs
Cambridge Chamber of Commerce
One Kendall Square, Building 600, Suite 204
Cambridge, MA 02139
Ph: (617) 876-4213
www.cambridgechamber.org



CAMBRIDGE

CHAMBER *of* COMMERCE

David P. Maher
Chamber President & CEO
Gilda Nogueira, Chair
East Cambridge Savings Bank
Robyn Culbertson, Vice Chair
Cambridge Office for Tourism
Jay Kiely, Vice Chair
BioMed Realty
Paul Lee, Treasurer
Hong Kong Restaurant
Katherine Rafferty, Secretary
Mount Auburn Hospital
Alex Attia
The Charles Hotel
Ken Barron
CARU Associates
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La Fabrica
Michelle Consalvo
Toledo
Kara Cournoyer
Novartis
Julie Cox
Astellas
Sarah Gallop
MIT
Bob Gittens
Bridges Homeward
Sean Hope
Hope Real Estate
Michelle Lower
Alexandria Real Estate
Thomas Lucey
Harvard University
Susan Marin
MossBia
Jim McSweeney
CIP Group
Michael Guleserian
Sheraton-Continental
Carl Nagy-Koechlin
Just-A-Start Corporation
Krina Patel
Biogen
Wayne Patenaude
Cambridge Savings Bank
Sasha Purpura
Food for Free
Elizabeth Schwob
Google

September 19, 2023

Mayor Sumbul Siddiqui
Members of the City Council
Cambridge City Hall
Cambridge, MA 02139

Mayor Siddiqui and City Councillors,

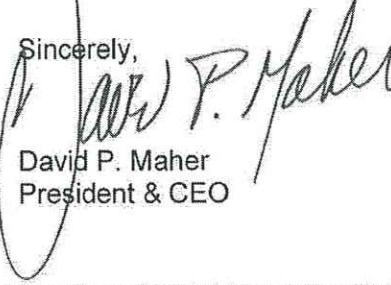
On behalf of our members, who range from small locally-owned businesses to cutting edge life science companies and world-renowned academic institutions, I am writing to express our opposition to the proposed amendment to BEUDO that requires new covered properties to achieve net zero by 2030.

The City of Cambridge continues to be a national leader in climate change, as proven by the recently enacted BEUDO, our green building zoning, green roof zoning, the net-zero stretch code, removal of parking requirements and pledge to housing density.

In Cambridge, we are lucky to have many of our larger businesses and universities at the forefront of developing innovative, sustainability plans and goals that address the very real threats posed by climate change. Our members will comply with the recently-passed BEUDO requirements that accelerate the net zero deadline for 100,000 sq. ft. non-residential buildings. **However, we oppose the amendment that shortens the timeline to 2030 for net zero compliance for buildings of 100,000 sq. ft. and larger that receive their Certificate of Occupancy (CO) prior to January 1, 2025.** Imposing this new deadline is unfair and reckless and frankly bad policy. It disregards all the work that went into the recently passed BEUDO ordinance. We want Cambridge to continue being a thoughtful leader, but the City must lead by example and demonstrate true leadership by working together.

As always, the Chamber looks forward to continuing our work with the city and the Council to ensure Cambridge remains a desirable place to live, work and thrive.

Sincerely,


David P. Maher
President & CEO

Erwin, Nicole

From: Nancy Donohue <ndonohue@cambridgechamber.org>
Sent: Wednesday, September 20, 2023 10:37 AM
To: City Clerk; Crane, Paula
Subject: BEUDO amendment
Attachments: DOC092023.pdf

Attached please find a letter for the record for today's Ordinance Committee meeting .

Thank you,
Nancy

Nancy E. Donohue
Senior Director of Government and Community Affairs
Cambridge Chamber of Commerce
One Kendall Square, Building 600, Suite 204
Cambridge, MA 02139
Ph: (617) 876-4213
www.cambridgechamber.org



David P. Maher
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Robyn Culberison, Vice Chair
Cambridge Office for Tourism
Jay Kiely, Vice Chair
BioMed Realty
Paul Lee, Treasurer
Hong Kong Restaurant
Katherine Rafferty, Secretary
Mount Auburn Hospital
Alex Attia
The Charles Hotel
Ken Barron
CARU Associates
Dennis Benzan
La Fabrica
Michelle Consalvo
Takeda
Kara Cournoyer
Novartis
Julie Cox
Astellas
Sarah Gallop
MIT
Bob Giltens
Bridges Homeward
Sean Hope
Hope Real Estate
Michelle Lower
Alexandria Real Estate
Thomas Lucey
Harvard University
Susan Marin
MassBio
Jim McSweeney
CIP Group
Michael Guleserian
Sheraton Commander
Carl Nagy-Koechlin
Just-A-Ster Corporation
Krina Patel
Biogen
Wayne Patenaude
Cambridge Savings Bank
Sasha Purpura
Food for Free
Elizabeth Schwab
Google

September 19, 2023

Mayor Sumbul Siddiqui
Members of the City Council
Cambridge City Hall
Cambridge, MA 02139

Mayor Siddiqui and City Councillors,

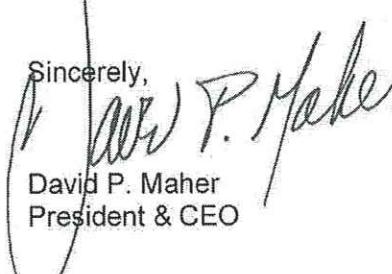
On behalf of our members, who range from small locally-owned businesses to cutting edge life science companies and world-renowned academic institutions, I am writing to express our opposition to the proposed amendment to BEUDO that requires new covered properties to achieve net zero by 2030.

The City of Cambridge continues to be a national leader in climate change, as proven by the recently enacted BEUDO, our green building zoning, green roof zoning, the net-zero stretch code, removal of parking requirements and pledge to housing density.

In Cambridge, we are lucky to have many of our larger businesses and universities at the forefront of developing innovative, sustainability plans and goals that address the very real threats posed by climate change. Our members will comply with the recently-passed BEUDO requirements that accelerate the net zero deadline for 100,000 sq. ft. non-residential buildings. **However, we oppose the amendment that shortens the timeline to 2030 for net zero compliance for buildings of 100,000 sq. ft. and larger that receive their Certificate of Occupancy (CO) prior to January 1, 2025.** Imposing this new deadline is unfair and reckless and frankly bad policy. It disregards all the work that went into the recently passed BEUDO ordinance. We want Cambridge to continue being a thoughtful leader, but the City must lead by example and demonstrate true leadership by working together.

As always, the Chamber looks forward to continuing our work with the city and the Council to ensure Cambridge remains a desirable place to live, work and thrive.

Sincerely,


David P. Maher
President & CEO

Erwin, Nicole

From: cshibbard79@gmail.com
Sent: Wednesday, September 20, 2023 10:27 AM
To: City Council
Cc: City Clerk; City Manager
Subject: Comment Letter for Ordinance Committee Meeting Today
Attachments: Letter Green Cambridge to Ordinance Cte re BEUDO Amendment New Buildings.docx

Dear Ordinance Committee,

Green Cambridge offers this attached letter of support for the proposed BEUDO amendment that would require newly constructed BEUDO-eligible buildings to reach net zero on an accelerated 2030 timeline.

Thank-you!

- Cynthia Hibbard
Green Cambridge Board Chair and President



September 20, 2023

Cambridge City Council Ordinance Committee

via email

Subject: Support for the Proposed BEUDO Amendment for New Buildings

Dear Ordinance Committee:

Green Cambridge is deeply appreciative of the City Council's extraordinary achievement in passing the June 26th amendments to the Building Energy Use Disclosure Ordinance (BEUDO), setting net zero requirements for large existing buildings. We also thank you for adopting the ordinance that would allow Cambridge to participate in the 10-Town Fossil-Fuel-Free Demonstration Program for new construction. We urge the Ordinance Committee and full Council to complete this important work by approving this BEUDO amendment to close a gap that exists between these two programs.

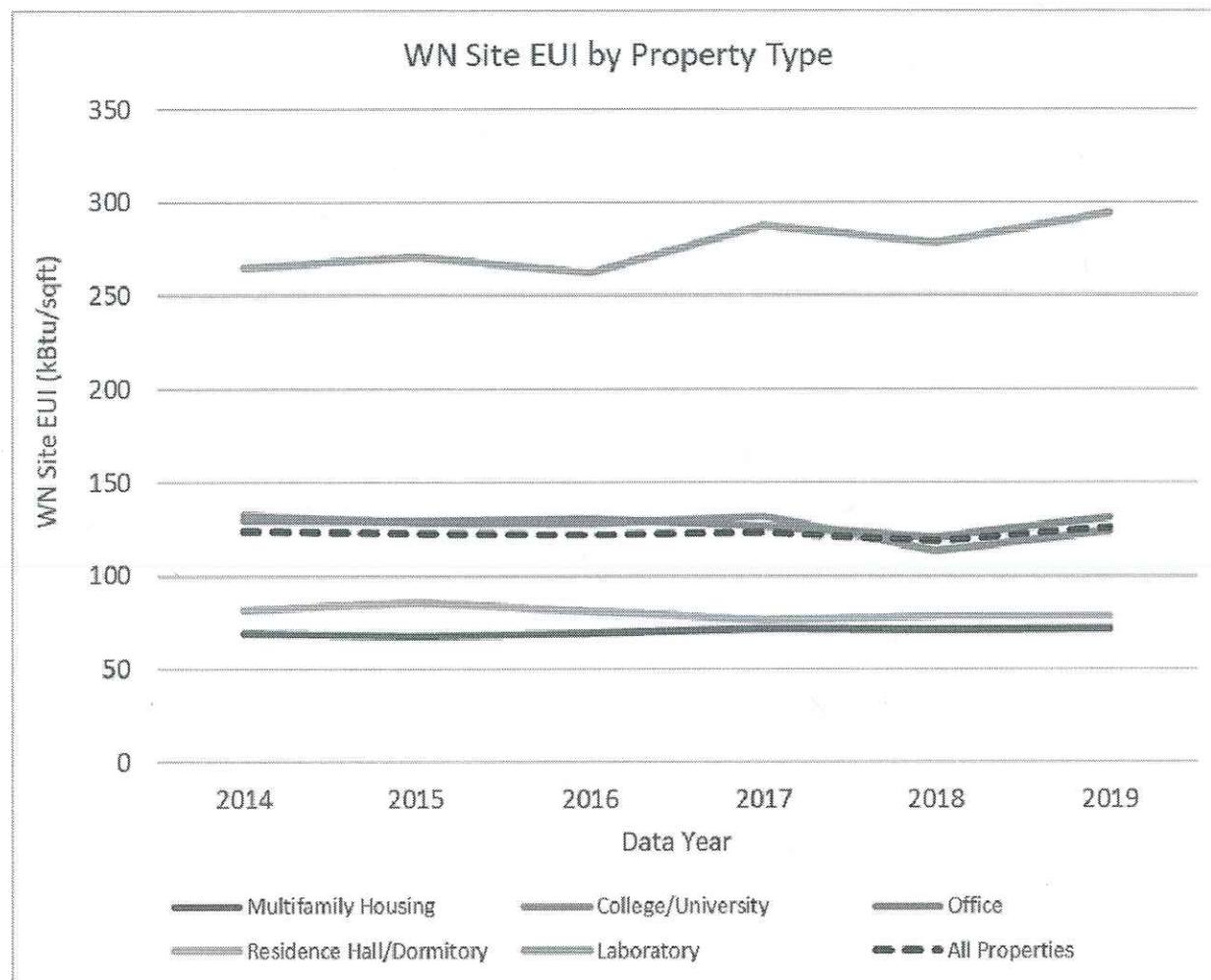
Green Cambridge is a 501(c)3 non-profit organization that works to create a more sustainable city and to protect the environment for the health and safety of all. Green Cambridge's leadership and advocacy contributed to the City's creation of "Getting to Net Zero Task Force" in 2013, and the resulting Net Zero Action Plan adopted by the City Council in 2015. Action 2.1 of the Net Zero Action Plan calls for achieving net zero greenhouse gas emissions in ALL new buildings.

BEUDO requires emissions reductions and progress toward net zero for all existing non-residential buildings 25,000 square feet or larger, including laboratory, medical and research buildings. However, the 10-Town Fossil-Fuel-Free Demonstration Program for new buildings would exempt laboratory, medical and research buildings. This would create the counterproductive and inefficient situation in which a laboratory building could be constructed with fossil fuel infrastructure, and then as soon as it is complete, be regulated as an existing building required to reduce its emissions to net zero by 2035 or 2050 (depending on its size).

The proposed amendment would close this counterproductive loophole by requiring newly constructed BEUDO-eligible buildings to reach net zero on an accelerated timeline, by 2030. The fast track to net zero will incentivize otherwise exempt new lab, medical and research new buildings to be built without fossil fuel infrastructure.

The chart below shows how important it is to not delay in making greenhouse gas emissions reductions in laboratory buildings! They are by far our most energy intensive use in Cambridge.

Weather-Normalized Site Energy Use Intensity by Property Type



Source: City of Cambridge Community Development Department, BEUDO Amendment Proposal Presentation, May 12, 2022.

Our coalition partner, Mothers Out Front, points out in their comments that large new lab, medical, and research buildings are being successfully constructed without fossil fuel infrastructure in Cambridge (Moderna), Boston (IQHQ) and Brockton (Boston Medical Center satellite hospital).

Green Cambridge believes the time is right to encourage builders of our most energy-intensive land use to do it correctly now! It is in their best interest to not have to retrofit/replace fossil fuel infrastructure before the end of its useful life. It is in the community's best interest to stop

Cambridge City Council Ordinance Committee

September 20, 2023

Page 3

cumulative greenhouse gas emissions increases from our largest emitters as soon as possible. Green Cambridge urges the Ordinance Committee to report this amendment out favorably to the City Council for final approval and implementation.

Sincerely,

A handwritten signature in black ink, appearing to read "Cynthia Hibbard".

Cynthia Hibbard, Green Cambridge Board Chair and President
On behalf of the Green Cambridge Board Executive Committee

cc: City Clerk

Steven Nutter, AICP, Green Cambridge Executive Director
Green Cambridge Board of Directors
Margery Davies and Lowry Hemphill, Mothers Out Front

Erwin, Nicole

From: Abigail Phillips <abigail@kendallsquare.org>
Sent: Wednesday, September 20, 2023 10:10 AM
To: City Clerk
Cc: Beth O'Neill Maloney
Subject: BEUDO Amendment
Attachments: 2023.09.20. City Council Letter (1).pdf

Dear City Clerk LeBlanc,

The Kendall Square Association (KSA) opposes the newest proposed BEUDO amendment shortening to **2030** the timeline for net zero compliance for buildings of 100,000 sf and larger "that receive their Certificate of Occupancy prior to January 1, 2025."

The KSA is deeply concerned about climate change, and as we share every week in the **Kendall GREEN** section of our newsletter, this community is committed to combating climate change through innovation, conservation, and implementation of practices ranging from renewable energy to composting to developing a circular economy. KSA members have already undertaken significant efforts to reduce GHG emissions, and continue to do so because it's the right thing to do and to comply with BEUDO's *already accelerated 2035 net zero deadline for 100,000 sf non-residential buildings.*

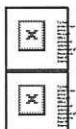
The KSA opposes further acceleration of a net zero deadline on several grounds, including that buildings on track to receive a CO by January 1, 2025 are well into the design and construction process. Imposing a 2030 net zero deadline is unfair, presents technical challenges, and ignores the months of collaborative effort that went into the recent passage of a comprehensive series of BEUDO amendments that impact Kendall Square, home to the many 100,000 sf non-residential buildings which are already subject to an accelerated net zero deadline.

Sincerely,

Beth O'Neill Maloney
Executive Director
Kendall Square Association

--
Abigail Phillips

Kendall Square Association | Director, Communications | *she/her/hers*
510 Kendall Street, Cambridge MA 02142 | M: 617-455-9003





The Honorable Members of the City Council
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

September 20, 2023

Dear City Councillors,

The Kendall Square Association (KSA) opposes the newest proposed BEUDO amendment shortening to **2030** the timeline for net zero compliance for buildings of 100,000 sf and larger "that receive their Certificate of Occupancy prior to January 1, 2025."

The KSA is deeply concerned about climate change, and as we share every week in the Kendall GREEN section of our newsletter, this community is committed to combating climate change through innovation, conservation, and implementation of practices ranging from renewable energy to composting to developing a circular economy. KSA members have already undertaken significant efforts to reduce GHG emissions, and continue to do so because it's the right thing to do and to comply with BEUDO's *already accelerated 2035 net zero deadline for 100,000 sf non-residential buildings.*

The KSA opposes further acceleration of a net zero deadline on several grounds, including that buildings on track to receive a CO by January 1, 2025 are well into the design and construction process. Imposing a 2030 net zero deadline is unfair, presents technical challenges, and ignores the months of collaborative effort that went into the recent passage of a comprehensive series of BEUDO amendments that impact Kendall Square, home to the many 100,000 sf non-residential buildings which are already subject to an accelerated net zero deadline.

Sincerely,

Beth O'Neill Maloney

Executive Director
Kendall Square Association

Cc:

Mayor Siddiqui
Councillor Azeem
Councillor Carbone
Councillor Mallon
Councillor McGovern
Councillor Nolan
Councillor Simmons
Councillor Toner
Councillor Zondervan
Diane P. LeBlanc, City Clerk

Erwin, Nicole

From: Nancy Kilburn <nkitchenk2022@gmail.com>
Sent: Wednesday, September 20, 2023 10:06 AM
To: City Council
Cc: City Clerk; City Manager
Subject: Please Support BEUDO NEW Buildings Ammendment

Dear City Councilors,

Thank you for your leadership on BEUDO this summer. Now, please take the next, crucial step of including a 2030 net zero target for new large commercial and industrial buildings. Without this provision, emissions from these buildings could undermine the greenhouse gas reductions that BEUDO is designed to bring about.

I want to make this personal. I'm just back from my 83-year-old mother's memorial this past weekend. It pained her so much to know how angry, depressed and anxious her grandchildren, my children, were about the lack of action as our environment went from bad to catastrophic over their young lives. They are now 22 and 24, graduates of Cambridge Public Schools; one studying environmental health at UVM, the other is at a Boston-based start-up focused on railroad safety (RailPod). They are doing what they can. WE NEED YOU to do the same.

Thank you,

Nancy Kilburn
44 Garden Street, Cambridge

Erwin, Nicole

From: Imogen Crispe <imogen.crispe@gmail.com>
Sent: Wednesday, September 20, 2023 9:18 AM
To: City Council
Cc: City Clerk; City Manager
Subject: Support the Proposed BEUDO Amendment for New Buildings

Dear City Councillors,

Thank you so much for the strong leadership you showed with the June passage of amendments to the Building Energy Use Disclosure Ordinance (BEUDO).

The proposed follow-up amendment, focused on new construction of large commercial and industrial buildings, is a targeted step that makes sense as a follow-up to this summer's BEUDO amendments.

Putting these large new buildings on a 2030 fast track to net zero will incentivize fossil fuel-free construction. And importantly, the amendment includes large labs and scientific research facilities, big greenhouse gas emitters that are exempt from the state's ten-town Fossil Fuel-Free Demonstration Program.

Note that residential buildings would not be affected by the proposed amendment, and only new buildings, not renovations of existing buildings, would be covered.

As we're closing out of the hottest summer on record ever, the presence and urgency of the climate crisis is all around us. I urge you to support this amendment in your meeting today to help our city do its part.

Thank you,

Imogen Crispe

20 Peabody Terrace, Cambridge, MA 02138

Erwin, Nicole

From: Susan Stewart <susantracystewart@gmail.com>
Sent: Wednesday, September 20, 2023 8:36 AM
To: City Council
Cc: City Clerk; City Manager
Subject: Please pass proposed BEUDO Amendment for New Buildings

Dear City Council members,

At today's meeting, I strongly encourage the passage of a BEUDO amendment to require newly constructed BEUDO-eligible buildings to reach net zero on an accelerated 2030 timeline. This is an important, targeted step to build upon the great progress toward climate protection that you made by passing the BEUDO amendments this summer.

Thank you,
Susan Stewart
Aberdeen Ave, Cambridge

Erwin, Nicole

From: Harris, Jonathan <Jonathan.Harris@tufts.edu>
Sent: Wednesday, September 20, 2023 7:45 AM
To: City Council
Cc: City Clerk; City Manager
Subject: BEUDO Amendments

Dear City Councillors,

Following the successful June 26 passage of amendments to BEUDO, Cambridge is on track for an effective climate policy.

One important step remains: closing an important gap by requiring newly constructed BEUDO-eligible buildings that are exempted from the Fossil-free Ordinance by state policy (including laboratory, research, and medical facilities) to meet a rapid fossil-free deadline of 2030.

The technology is already in use to enable large new buildings to be fossil free, and is very economically viable. Having these regulations in place will ensure that no new and wasteful fossil fuel infrastructure is built. If buildings use geothermal heat and on-site solar, net zero can be accomplished for new buildings with little or no additional grid electrical demand. In addition, there will be significant community benefits from reduced ground-level pollution. Note that no residential buildings are affected, and only new construction, not renovations, is covered by the proposed regulation.

This has been an extraordinary year for catastrophic climate events. Let's also make it an extraordinary year for Cambridge's forward-looking climate policy!

Jonathan Harris
9 Marie Avenue

--
Jonathan M. Harris
Visiting Scholar
Tufts University Global Development and Environment Institute

Erwin, Nicole

From: Nancy Pendergast <pendergast.nancy@gmail.com>
Sent: Wednesday, September 20, 2023 7:43 AM
To: City Council
Cc: City Clerk
Subject: BEUDO ammdement

To The Council-

I write in strong support of the amendment to BEUDO, requiring newly constructed eligible buildings to be net zero by 2030.

To build without considering the future is beyond folly; we live in a time of important decisions for our climate.

Please vote for our children's future.

Nancy Pendergast

48 Harvey St

350 Cambridge/Somerville Node

Erwin, Nicole

From: Sharon deVos <sharondevos@gmail.com>
Sent: Tuesday, September 19, 2023 10:43 PM
To: City Council
Cc: City Clerk; City Manager
Subject: Support Policy Order #115

Dear City Councillors:

Thank you so much for the strong leadership you have shown with the June 26 passage of amendments to the Building Energy Use Disclosure Ordinance (BEUDO). And thank you Mayor Siddiqui, and Councillors Nolan, Zondervan and Carloni for proposing Policy Order #115 which will close a gap that remains for BEUDO-eligible buildings. It makes no sense to allow large new buildings to be built with brand-new fossil-fuel infrastructure and then wait until 2035 or 2050 to have them update their systems.

This policy will put large commercial and institutional buildings on a 2030 fast track to net zero and will also include large labs and scientific research facilities which will be exempt from the ten-town Fossil Fuel-Free Demonstration Program that Cambridge will be part of.

Your support for PO #115 will strengthen the BEUDO Amendment you passed on June 26, 2023. We need to take Bold and urgent steps to address the climate emergency that we are in the midst of.

Thank you in advance,

Sharon de Vos

118 Antrim Street

Cambridge, MA

Erwin, Nicole

From: Rachel Wyon <r.wyon2010@gmail.com>
Sent: Tuesday, September 19, 2023 10:23 PM
To: City Council
Cc: City Clerk; City Manager
Subject: Support the Proposed BEUDO Amendment for New Buildings

Dear City Councillors:

Thank you so much for the strong leadership you showed with the June passage of amendments to the Building Energy Use Disclosure Ordinance (BEUDO).

The proposed follow-up amendment, focused on new construction of large commercial and industrial buildings, is a targeted step that makes sense as a follow-up to this summer's BEUDO amendments.

Putting these large new buildings on a 2030 fast track to net zero will incentivize fossil fuel-free construction. And importantly, the amendment includes large labs and scientific research facilities, big greenhouse gas emitters that are exempt from the state's ten-town Fossil Fuel-Free Demonstration Program.

Note that residential buildings would not be affected by the proposed amendment, and only new buildings, not renovations of existing buildings, would be covered.

As we're closing out of the hottest summer on record ever, the presence and urgency of the climate crisis is all around us. I urge you to support this amendment to help our city do its part.

Thank you,

Rachel M. Wyon

283 Sidney St, Cambridge

Erwin, Nicole

From: Lowry Hemphill <lowryhhill@gmail.com>
Sent: Tuesday, September 19, 2023 6:52 PM
To: City Council
Cc: City Manager; City Clerk
Subject: Please pass a BEUDO 'fast track' for large new buildings

The Council has taken groundbreaking action on reducing building emissions this year, by far the largest source of greenhouse gases and associated air pollution in our city.

Please support the final BEUDO amendment that would put large new commercial and institutional buildings on a 2030 fast track to achieving net zero. The amendment would not affect new residential buildings of any size and would not affect renovations or rebuilds, only brand-new construction. In contrast to existing buildings, these new commercial buildings can be easiest and quickest to decarbonize.

If the Council does not pass this final amendment, the good work accomplished by BEUDO will be gradually weakened by new construction that is not designed for a transition away from fossil fuels. Let's close this loophole and encourage a movement away from fossil fuel dependence. Local action on reducing emissions is really the key to averting climate disaster.

With thanks for the visionary actions you have already taken,

Lowry Hemphill

9 Marie Avenue

Erwin, Nicole

From: Ethan Frank <ethandf2@gmail.com>
Sent: Tuesday, September 19, 2023 2:26 PM
To: Zondervan, Quinton
Cc: City Clerk
Subject: Support for BEUDO amendment

Hello, please forward this to the Ordinance Committee for the meeting on 9/20/23

I'm so glad to see this new BEUDO amendment on the agenda. I can't overstate how important it is to achieve net zero emissions as soon as possible. I would of course pose the question of why not strengthen the amendment to include residential properties and existing properties, but incremental progress is progress too.

Speaking of, I just learned of the Department of Energy's \$8.8 billion home electrification and energy efficiency rebates, allocated to states in the form of grants that they have to apply for. For example, electric heat pumps. Thought it was interesting and wanted to share.

(static1.squarespace.com/static/5f4d66c32e63212b309348ad/t/6503110a90f62c0fff1278dc/1694699793060/Contractors_RA.pdf)

This is a rhetorical question as I haven't read the full BEUDO, but how are building greenhouse gas emissions measured? How are the reductions enforced? Do we allow paying for carbon offsets? Not all offsets are made equal (paying to fund new solar projects is better than paying to "not chop down this forest", for example).

Regardless, this is an excellent start.

Sincerely,
Ethan Frank
632 Mass Ave

Erwin, Nicole

From: David Buck <dabuck102140@gmail.com>
Sent: Tuesday, September 19, 2023 1:45 PM
To: City Council
Cc: City Manager; City Clerk
Subject: Please support 2030 net zero for new buildings

Dear City Councillors,

You have already implemented truly wise and courageous action to limit climate change with the June 26th amendments to the Building Energy Use Disclosure Ordinance (BEUDO).

Please help to pass Policy Order 2023 #115 to complete this entire project of **DOING THE RIGHT and necessary THING.**

Do we really want to allow new buildings to have as much time to reach net zero as existing buildings? That would be like the federal government allowing new cars to be built without up-to-date fuel standards.

Please finish the entire job of improving BEUDO by hitting the HOME RUN with Order #115. We're already on third base.

It is already feasible to build net zero buildings, from the start, e.g. the new Moderna lab facility on Binney Street, Boston University's massive new computer science building, IQHQ's 1-million-square-foot lab complex under construction in the Fenway, and the Boston Medical Center's satellite behavioral medicine hospital in Brockton.

There are so many things our state and country could not have accomplished without STRETCHING. Please, let's do it.

Thank you very much.

Dave Buck
307 Elm St. Unit 3, Cambridge 02139-1485. 350 Mass member

Erwin, Nicole

From: Davies, Margery W. <Margery.Davies@tufts.edu>
Sent: Tuesday, September 19, 2023 1:09 PM
To: City Council
Cc: City Clerk; City Manager
Subject: PLEASE SUPPORT one additional BEUDO Amendment -- New commercial/institutional buildings net zero by 2030

Dear City Councillors:

I am writing once again to ask you to support one additional BEUDO Amendment, which would put new large commercial and institutional buildings on a 2030 fast track to net zero. Please note that this Amendment would apply only to new construction (not renovations). It would not apply to any residential buildings.

Unless the Council adopts this amendment, large BEUDO-eligible buildings could be built with fossil fuel infrastructure and would not need to decarbonize for decades. Without Council action, over time, the effect would be to dilute the impact of BEUDO on greenhouse gas emissions in Cambridge.

Putting these new large commercial and institutional buildings on a 2030 fast track to net zero will incentivize fossil fuel-free construction from the start. And importantly, the policy will include large labs, scientific research facilities, and medical centers, which are exempt from the state's ten-town Fossil Fuel-Free Demonstration Program. In Cambridge, these categories of large buildings are among the city's biggest emitters of greenhouse gases.

Fossil fuel-free construction is happening at scale in Massachusetts with large projects by both for-profit developers and non-profit institutions. In Cambridge, the new Moderna lab facility on Binney Street, built by Alexandria Real Estate, is one example. Across the river, Boston University's massive new computer science building and IQHQ's 1-million-square-foot lab complex under construction in the Fenway are other examples, heated and cooled by geothermal and powered by electricity sourced from renewables. Last year, Boston Medical Center opened a satellite behavioral medicine hospital in Brockton with geothermal heat and on-site solar-powered electricity—net zero from the start. Developers are choosing net zero ready construction knowing that by doing so they will have lower operating costs across the lifetime of their buildings.

Built Environment Plus, the local association of green builders and designers, reports that "net zero ready" buildings can be constructed in Massachusetts as easily and with costs similar to conventional construction. And of course in Boston with BERDO, and now in Cambridge with BEUDO, building fossil fuel-free from the start avoids the significant costs for owners of retrofitting to meet emissions reduction requirements later on.

Adoption of a fast track to net zero will have immediate health benefits for areas like East and North Cambridge where air quality for local residents has been affected by massive and ongoing lab development.

The presence and urgency of the climate crisis is all around us. We urge you to support this one additional BEUDO Amendment to help our city do its part

Last but not least, thank you once again for the visionary leadership this Council has shown with the June 26 passage of amendments to the Building Energy Use Disclosure Ordinance (BEUDO). I hope that Cambridge can continue to lead the way in taking on the serious task of reducing greenhouse gas emissions from buildings.

Thank you,

Margery Davies

Co-coordinator, Public Officials Team, Mothers Out Front, Cambridge

Margery Davies
35 William Street, #1
Cambridge, MA 02139

Erwin, Nicole

From: Sarah Schwartz <sarah.schwartz@gmail.com>
Sent: Tuesday, September 19, 2023 12:24 PM
To: City Council
Cc: City Manager; City Clerk
Subject: Support the Proposed BEUDO Amendment for New Buildings

Dear City Councillors:

Thank you so much for the strong leadership you showed with the June passage of amendments to the Building Energy Use Disclosure Ordinance (BEUDO).

The proposed follow-up amendment, focused on new construction of large commercial and industrial buildings, is a targeted step that makes sense as a follow-up to this summer's BEUDO amendments.

Putting these large new buildings on a 2030 fast track to net zero will incentivize fossil fuel-free construction. And importantly, the amendment includes large labs and scientific research facilities, big greenhouse gas emitters that are exempt from the state's ten-town Fossil Fuel-Free Demonstration Program.

Note that residential buildings would not be affected by the proposed amendment, and only new buildings, not renovations of existing buildings, would be covered.

As a clinical psychologist and a mother of young children in Cambridge, I urge you to do all you can to protect our children's futures. Please represent my voice, and the voice of so many residents, and support this amendment to help our city do its part.

Thank you,

Sarah Schwartz, PhD

66 Prentiss St. #2
Cambridge, MA
02140

Erwin, Nicole

From: Elena Fagotto <elenafagotto@gmail.com>
Sent: Tuesday, September 19, 2023 11:42 AM
To: City Council
Cc: City Clerk
Subject: Policy Order: Cutting Emissions for new Construction

Dear City Councillors:

Thank you for passing the BEUDO Amendments in the summer, I know how hard you worked on that policy and for how long, but there is an important unfinished business that can take care of: Emissions from NEW buildings that would be covered by BEUDO. New construction should be fossil fuel free and the requirement of being net zero by 2030 sets strong incentives in that direction. It doesn't make sense to build only to retrofit in a few years, that is costly and has a negative impact on our community. We need to make Cambridge a healthy place to live now.

We know that a large share of our large emitters in Cambridge are labs and research buildings, which are currently exempt under the Fossil Fuel Free Demonstration Program. We can't afford to have NEW labs and research facilities that still rely on fossil fuels. Development and growth need to be compatible with our public health and having a livable climate. Leaving such a significant loophole would be irresponsible to current and future generations.

Please vote in favor of a 2030 net zero schedule for new BEUDO eligible construction and close this loophole to make our city a strong climate leader.

Hurricanes, fires, dams collapsing because of climate change killing thousands ... climate change is happening everywhere and is taking lives. It is our responsibility to do all we can locally. This ordinance is a step in the right direction, please pass it with a favorable vote: current and future generation will thank you for your leadership.

Thank you,

Elena Fagotto

26 Bigelow st Cambridge MA

Erwin, Nicole

From: Sarah Griffith <sarahgriffith31@comcast.net>
Sent: Tuesday, September 19, 2023 10:06 AM
To: City Council
Cc: City Clerk; City Manager
Subject: Don't wait, support BEUDO amendment

Dear City Councilors,

I'm so proud of Cambridge adopting the Building Use Disclosure Ordinance in June of this year. Now, as we await word from the legislature on whether we will be part of the gas plan pilot, we have the opportunity to show our clear intention to reduce carbon emissions.

Tomorrow, on September 20th, you have the opportunity to require large new commercial construction to achieve net zero by 2030. Please take advantage of this opportunity to stop the damage we are doing to our climate and achieve a greener, healthier city for residents and people who work here.

Thank you,

Sarah Griffith
27 Whitney Avenue

Erwin, Nicole

From: Judy Somberg <judy.somberg@gmail.com>
Sent: Monday, September 18, 2023 7:14 PM
To: City Council
Cc: City Clerk; City Manager
Subject: Support the Proposed BEUDO Amendment for New Buildings

Dear City Councillors:

Thank you so much for the hard work you did to move the city forward with the passage of amendments to the Building Energy Use Disclosure Ordinance (BEUDO) in June.

One part that you weren't able to address at that time was the proposed amendment focused on new construction of large commercial and industrial buildings. This is a logical additional step as it is arguably less onerous than requiring retrofitting of existing buildings.

Cambridge has not had any trouble attracting commercial builders. Let's require those big buildings to comply right from the get go. Why delay any further? We have already seen it done in new construction and know that it can be done.

Some people joked about the "New England weather" this past summer, others of us found it terrifying.

I urge you to do the right thing and support this amendment.

Thank you,

Judy Somberg

48 Antrim St, Cambridge, MA 02139

judy.somberg@gmail.com

Erwin, Nicole

From: Becky Sarah <bsarah@gmail.com>
Sent: Monday, September 18, 2023 3:37 PM
To: City Council; City Clerk; City Manager
Subject: please support the Amendment for new buildings

please require new buildings to be net zero by 2030,
We must do this and more for our children.

thank you
Becky Sarah 14 Whittier st

Erwin, Nicole

From: pina morganti <giuseppinamorganti@gmail.com>
Sent: Monday, September 18, 2023 12:45 PM
To: City Council
Cc: City Clerk; City Manager
Subject: Support the Proposed BEUDO Amendment for New Buildings

Dear City Councillors:

Thank you so much for the strong leadership you showed with the June passage of amendments to the Building Energy Use Disclosure Ordinance (BEUDO).

The proposed follow-up amendment, focused on new construction of large commercial and industrial buildings, is a targeted step that makes sense as a follow-up to this summer's BEUDO amendments.

Putting these large new buildings on a 2030 fast track to net zero will incentivize fossil fuel-free construction. And importantly, the amendment includes large labs and scientific research facilities, big greenhouse gas emitters that are exempt from the state's ten-town Fossil Fuel-Free Demonstration Program.

Note that residential buildings would not be affected by the proposed amendment, and only new buildings, not renovations of existing buildings, would be covered.

As we're closing out of the hottest summer on record ever, the presence and urgency of the climate crisis is all around us. I urge you to support this amendment to help our city do its part.

Thank you,

Pina Morganti
54, Bay State Road
02138 Cambridge MA

Erwin, Nicole

From: Melissa Ludtke <melissa.ludtke@gmail.com>
Sent: Monday, September 18, 2023 9:34 AM
To: City Council
Cc: City Manager; City Clerk
Subject: Support for Beudo amendment

Dear City Councillors:

Writing, first, to express my gratitude for your leadership with passage of the June amendments to the Building Energy Use Disclosure Ordinance (BEUDO).

Now, we have a proposed follow-up amendment focused on new construction of large commercial and industrial buildings. I view this as a targeted, sensible step to take in addition to this summer's BEUDO amendments – and I urge you to vote in favor of its passage.

It is essential that any large new buildings in Cambridge – including large labs and scientific research facilities – be expected to reach net zero by 2030. This will push ahead our city's goal of fossil fuel-free constructions since these buildings emit large amounts of greenhouse gas and are currently exempt from the state's 10-town Fossil Fuel-Free Demonstration Program.

Residential buildings would not be affected by the proposed amendment, and only new buildings. Renovations of existing buildings would not be covered.

It's been an extremely hot, harmfully wet and smoky summer – evidence of the consequences of our climate crisis inattention.

We must act with urgency, and so I urge you to support this amendment to help our city do its part.

Thank you,

Melissa Ludtke

Melissa Ludtke
Author, *Locker Room Talk: A Woman's Struggle to Get Inside*, forthcoming from Rutgers University Press
<https://www.melissaludtke.com/>
Co-Producer, *Touching Home in China: in search of missing girlhoods*
[Website](#)

phone: 617-416-1989

Erwin, Nicole

From: Lois Markham <loisamarkham@gmail.com>
Sent: Friday, September 15, 2023 4:39 PM
To: City Council
Cc: City Clerk; City Manager
Subject: Support the Proposed BEUDO Amendments for New Buildings

Dear City Councillors:

I am a voter in Cambridge, MA.

Thank you so much for the strong leadership you showed with the June passage of amendments to the Building Energy Use Disclosure Ordinance (BEUDO).

I strongly support the proposed follow-up amendment, focused on new construction of large commercial and industrial buildings. And I hope you will too.

Putting these large new buildings on a 2030 fast track to net zero will incentivize fossil fuel-free construction. And importantly, the amendment includes large labs and scientific research facilities, big greenhouse gas emitters that are exempt from the state's ten-town Fossil Fuel-Free Demonstration Program.

It's important to note that residential buildings would not be affected by the proposed amendment, and only new buildings, not renovations of existing buildings, would be covered.

As we're closing out of the hottest summer on record ever, the presence and urgency of the climate crisis is all around us. I urge you to support this amendment to help our city do its part.

Thank you,

Lois Markham

316 Rindge Ave. Unit 10

Cambridge, MA 02140