



# ORDINANCE COMMITTEE

## COMMITTEE MEETING

~ MINUTES ~

Tuesday, November 28, 2023

12:00 PM

Sullivan Chamber  
795 Massachusetts Avenue  
Cambridge, MA 02139

### I. Call to Order

Attendee Name	Present	Absent	Late	Arrived
Burhan Azeem	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	12:09 PM
Dennis J. Carlone	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	12:22 PM
Paul F. Toner	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	12:09 PM
Quinton Zondervan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sumbul Siddiqui	<input type="checkbox"/> Remote	<input type="checkbox"/>	<input type="checkbox"/>	

**The Ordinance Committee will hold a public meeting on Tuesday, November 28, 2023, from 12:00 p.m. to 2:00 p.m. to continue the discussion on an amendment to the Building Energy Use Disclosure Ordinance that would require new covered properties to achieve net zero by 2030.**

A public meeting of the Cambridge City Council's Ordinance Committee was held on Tuesday, November 28, 2023. The meeting was Called to Order at 12:00 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, 2<sup>nd</sup> Floor, City Hall, 795 Massachusetts Avenue, Cambridge, MA and by remote participation via Zoom.

**The Chair, Councillor McGovern noted that the call of the meeting was to consider an amendment to the Building Energy Use Disclosure Ordinance that would require new covered properties to achieve net zero by 2030.**

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

Councillor Azeem – Absent\*

Councillor Carlone – Present/In Chamber

Vice Mayor Mallon – Present/In Chamber

Councillor McGovern – Present/In Chamber

Councillor Nolan – Present/In Chamber

Councillor Simmons – Absent\*\*

Councillor Toner – Absent\*

Councillor Zondervan – Present/In Chamber

Mayor Siddiqui – Present/Remote

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**Present –6, Absent – 3. Quorum established.**

**\*Councillor Azeem and Councillor Toner joined at 12:09 p.m. and were both remote.**

**\*\*Councillor Simmons joined at 12:22 p.m. and was remote.**

**The Chair, Councillor McGovern recognized Councillor Zondervan, the sponsor of the amendment being discussed.** Councillor Zondervan offered remarks detailing the need for passing this amendment. Councillor Zondervan noted that the first time this concept was proposed was back in 2013 when he brought it forth with Councillor Carlone. Councillor Zondervan highlighted that it doesn't make sense to build new buildings using technology that will need to be replaced but rather new buildings should include all electric using technology that is available today and is economical, so they are fossil fuel free on day one.

**The Chair, Councillor McGovern recognized City Manager Huang, Acting City Solicitor Bayer, Energy Project Planner Nikhil Nadkarni, and Susanne Rasmussen CDD Director of Environmental and Transportation Planning.** City Manager Huang said he appreciated the push to move quickly on climate change and be a leader and that this is a very complex conversation. Susanne Rasmussen offered remarks noting the number of meetings that have been held with stakeholders and their strong sense that 2030 would be a challenge and that requiring all electric would come at a high cost for certain types of buildings. The Chair, Councillor McGovern recognized Councillor Zondervan who asked for clarification and Susanne Rasmussen responded. Nikhil Nadkarni also noted that stakeholders pointed out that the specialized stretch code already significantly reduces fossil fuel use and raised concern around potential challenges and increased costs.

The Chair, Councillor McGovern opened public comment. The following individuals spoke, each being allowed up to 3 minutes.

Margery Davies, 35 William Street, Cambridge, MA, Cambridge Mother's Out Front, spoke in support of the proposed BEUDO amendment.

Office for Sustainability Harvard University, spoke against the proposed amendments.

Elena Fagotto, Cambridge, MA, Mother's Out Front, spoke in favor of the proposed amendments.

Cynthia Hibbard, 23 Ellsworth Avenue, Cambridge, MA, Mother's Out Front, spoke in support of the proposed amendments.

Sev Carney, 375A Harvard Street, Cambridge, MA, Mother's Out Front, offered comments in favor of the proposed amendments.

Beth O'Neill Maloney, 510 Kendall Street, Cambridge, MA, Kendall Square Association, offered comments of concern regarding BEUDO.

Steven Miller, 92 Henry Street, Cambridge, MA, 350 Massachusetts Avenue, shared their support for proposed amendments to BEUDO.

Jack Hanson, 297 College Street, spoke in support of BEUDO and positive changes to the environment.

Sarah Gallop, 77 Massachusetts Avenue, Cambridge, MA, MIT, urged the Council to vote against the proposed BEUDO amendment.

**The Chair, Councillor McGovern made a motion to close public comment.**

**City Clerk LeBlanc called the roll.**

Councillor Azeem – Yes

Councillor Carlone -Yes

Vice Mayor Mallon – Yes

Councillor McGovern – Yes

Councillor Nolan – Yes

Councillor Simmons – Yes

Councillor Toner – Yes

Councillor Zondervan – No

Mayor Siddiqui – Yes

**Yes-8, No-1. Motion passed.**

The Chair, Councillor McGovern recognized Councillor Nolan who spoke in strong support of the BEUDO amendment.

The Chair, Councillor McGovern recognized Councillor Carlone who spoke in strong support of the BEUDO amendment.

The Chair, Councillor McGovern recognized Councillor Azeem who noted that he would not be supporting the BEUDO amendment.

The Chair, Councillor McGovern recognized Councillor Toner who asked CDD what their recommendation was. Susanne Rasmussen responded that CDD was not making a recommendation. Councillor Toner indicated that he did not support the BEUDO amendment.

The Chair, Councillor McGovern recognized Vice Mayor Mallon who like others noted the City Council has led on climate change but that she did not support this BEUDO amendment.

**Vice Mayor Mallon made a motion to send the proposed BEUDO amendment to the City Council with a negative recommendation.**

The Chair, Councillor McGovern offered remarks and asked questions that the City staff responded to. Chair McGovern highlighted the BEUDO amendments recently passed and indicated that he was struggling with this new amendment.

The Chair, Councillor McGovern recognized Councillor Nolan for additional comments and questions to which the City staff responded.

The Chair, Councillor McGovern recognized Mayor Siddiqui who offered remarks noting that she generally agreed with Councillor Zondervan, Councillor Nolan, and Councillor Carlone. Mayor Siddiqui also questioned if there might be a compromise position.

The Chair, Councillor McGovern asked CDD if the specialized stretch code had the effect of reducing fossil fuels by 90% and Nikhil Nadkarni responded.

The Chair, Councillor McGovern recognized Councillor Azeem and Councillor Carlone who each restated their position.

The Chair, Councillor McGovern recognized Councillor Zondervan who noted that this amendment has been discussed for a long time and stakeholders have been involved in that discussion. Councillor Zondervan restated his case for the need to pass this BEUDO amendment now.

**There being no further discussion of Vice Mayor Mallon's motion to send the proposed BEUDO amendment to the City Council with a negative recommendation, Chair McGovern asked the Clerk to call the roll.**

**City Clerk LeBlanc called the roll.**

Councillor Azeem – Yes

Councillor Carlone – No

Vice Mayor Mallon – Yes

Councillor McGovern – No

Councillor Nolan – No

Councillor Simmons – Yes

Councillor Toner – Yes

Councillor Zondervan – No

Mayor Siddiqui – No

**Yes-4, No-5. Motion failed.**

**The Chair, Councillor McGovern made a motion to accept the changes to the amendment proposed by City staff and add an effective date of January 1, 2024.**

**City Clerk LeBlanc called the roll.**

Councillor Azeem – Yes

Councillor Carlone – Yes

Vice Mayor Mallon – Yes

Councillor McGovern – Yes

Councillor Nolan – Yes

Councillor Simmons – Yes

Councillor Toner – Yes

Councillor Zondervan – Yes

Mayor Siddiqui – Yes

**Yes-9. Motion passed.**

**The Chair, Councillor McGovern recognized Mayor Siddiqui who made a motion to send the BEUDO amendment language as amended in Committee which reads as follows to the City Council with no recommendation.**

### **8.67.100 EMISSION REDUCTION REQUIREMENTS**

(3) 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 annual basis:

(a) For non-residential New Covered Properties of 100,000 Covered Square Feet or greater, that apply for their Building Permit prior to January 1, 2025, Greenhouse Gas Emissions shall not exceed 80% of the Baseline in the fourth year after the Baseline period or 2026, whichever is later. 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.

(b) For non-residential New Covered Properties of less than 100,000 Covered Square Feet, and residential New Covered Properties that are not fully held in Condominium or Cooperative ownership, that apply for their Building Permit prior to January 1, 2025, Greenhouse Gas Emissions shall not exceed 80% of the Baseline in the years 2030 to 2034, 60% of the Baseline in the years 2035 to 2039, 40% of the Baseline in the years 2040 to 2044, 20% of the Baseline in the years 2045 to 2049, and zero in 2050 and onwards.

(c) All non-residential New Covered Properties that apply for their Building Permit on or after January 1, 2025, or onwards, shall reduce Greenhouse Gas Emissions in one-year Compliance Periods that achieve a linear reduction to zero Greenhouse Gas Emissions in 2030, except no such New Covered Property shall exceed zero Greenhouse Gas Emissions in 2030 and onwards.

(d) For purposes of this Section 8.67.100(3), the date of the Building Permit application shall be the date of the latest submission required to complete the application for the building permit for the property in question.

The amendments to this Section 8.67.100(3) are effective as of January 1, 2024. Completed building permit applications submitted prior to the effective date of the amendments to this Section 8.67.100(3) shall not be subject to the requirements of the amendments.

**City Clerk LeBlanc called the roll.**

Councillor Azeem – Absent

Councillor Carlone -Yes

Vice Mayor Mallon – Yes

Councillor McGovern – Yes

Councillor Nolan – Yes

Councillor Simmons – Yes

Councillor Toner – No

Councillor Zondervan – Yes

Mayor Siddiqui – Yes

**Yes-7, No-1, Absent-1. Motion passed.**

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

**City Clerk LeBlanc called the roll.**

Councillor Azeem – Absent

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Councillor Carlone – Yes  
Vice Mayor Mallon – Yes  
Councillor McGovern – Yes  
Councillor Nolan – Yes  
Councillor Simmons – Yes  
Councillor Toner – Yes  
Councillor Zondervan – Yes  
Mayor Siddiqui – Yes  
**Yes-8, Absent-1. Motion passed.**

**Attachment:** Communications received from the public on this matter.

**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/623?view\\_id=1&redirect=true&h=e4ec1fd5e3fa49df2d7ef768a273bf2d](https://cambridgema.granicus.com/player/clip/623?view_id=1&redirect=true&h=e4ec1fd5e3fa49df2d7ef768a273bf2d)

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

A communication was received from Councillor Zondervan, transmitting updated proposed BEUDO amendments.

A communication was received from Acting City Solicitor, Megan Bayer, transmitting a response from the Law Department regarding Council Order No. O-1, of October 2, 2023.

A communication was received from Nikhil Nadkarni, Energy Project Planner, transmitting a memo from the Community Development Department regarding proposed amendments to BEUDO.

Attachment A

7.5

**Perez, Lori**

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**From:** Sarah Eusden Gallop <seg@mit.edu>  
**Sent:** Tuesday, November 28, 2023 1:04 PM  
**To:** City Clerk  
**Subject:** MIT Testimony: 11/28/23 OC  
**Attachments:** BEUDO Amendment OC 11-28-23.docx

Dear Madame City Clerk,

Please include MIT's testimony in the record of the 11/28/23 BEUDO Ordinance Committee hearing.

Thank you, Sarah

Sarah Eusden Gallop  
She/her/hers  
Director, MIT Government and Community Relations  
Phone: 617-877-1580  
E-mail: seg@mit.edu  
<http://www.linkedin.com/in/sarahgallop>

*Learn about why we love our work!*  
[MIT in Cambridge: Impact Report](#)  
[Town Gown Report](#)  
[Website](#) | [Twitter](#) | [Instagram](#)

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Ordinance Committee Hearing  
11/28/23  
Proposed BEUDO Amendment

Thank you for the opportunity to speak today. My name is Sarah Gallop and I'm Director of Government and Community Relations at MIT. We have been actively involved in all of the BEUDO discussions and are tremendously grateful to work so closely with the City on many different climate-related initiatives. Every person listening to this hearing wants to work as hard as we can, as fast as we can to address our climate issues.

I urge you to vote against this particular BEUDO amendment. We can all take pride in our collective work to implement the last BEUDO amendment after years of deliberation. In that case, we took the time to analyze and understand the objectives and impacts of the proposal, and the result is an aggressive new ordinance that reflects positively on Cambridge and all of us. In contrast, this effort represents neither good policy nor process, and won't bring about the desired outcomes for several reasons:

- The feasibility, consequences, and costs of today's proposed amendment have not been fully analyzed, and it was developed and introduced haphazardly. The arguments simply don't make sense.
- The complications of the interplay of this proposed amendment with the still-to-be-developed Fossil-Fuel Free pilot, the State's new Stretch Code and Specialized Code, and the as yet unwritten rules and regulations for the most recent BEUDO amendment — are all unknown.
- All of these recently enacted regulations are untested and introduce a very high degree of uncertainty for building owners. This proposal would contribute to this uncertainty in unknown ways that would not be good for the overall health of our City.
- This amendment could have a cascade of consequences. It could create a significant and yet, un-assessed, burden on small property owners. It could conflict with other laws. It could actually increase

greenhouse gases because the required technologies do not exist. It could be unmanageable for City staff and unachievable for property owners.

I urge you to reject this unrealistic amendment.

Thank you, Sarah

**Perez, Lori**

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**From:** Chris von Staats <cvonstaats@gmail.com>  
**Sent:** Tuesday, November 28, 2023 12:10 PM  
**To:** City Council  
**Cc:** City Clerk; citymanager@cambridge.gov  
**Subject:** 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 institutional 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 large new buildings, not renovations of existing buildings, would be covered.

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,

Chris von Staats

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**Perez, Lori**

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**From:** Daniele Levine <danieleslevine@gmail.com>  
**Sent:** Tuesday, November 28, 2023 12:09 PM  
**To:** City Council; City Clerk; City Manager  
**Subject:** In Strong Support of the BEUDO Amendment

Dear Councilors,

I'm writing to ask you to close the loophole that exempts new large construction projects from being fossil fuel-free. Knowing what we know about the climate crisis and how acutely it is affecting all of us, it makes no sense to build NEW projects that continue to emit greenhouse gases. We have the technology and the resources to build net zero and we should.

I rent in an old brick building that is very charming but also very energy inefficient. I only wish I could make my own space more energy efficient but understand the difficulty of retrofitting what's already been built. But this amendment would cover FUTURE buildings. Asking new construction to be netzero is a sensible approach and allows buildings to save in energy costs and expensive retrofits. It is also the equitable approach because these polluters should do their fair share for our city and our air quality. Let's act before the problem deepens!

I commend your work on the BEUDO amendments passed in June, but it's time to finish that work including new construction. Please vote favorably on the BEUDO amendment before you today.

Thank you so much.

Sincerely,

Daniele Levine  
 24 Concord Ave, Apt. 402  
 Cambridge, MA 02138

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**Perez, Lori**

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**From:** Lee Farris <Lee@LeeFarris.net>  
**Sent:** Tuesday, November 28, 2023 11:45 AM  
**To:** City Council; Huang, Yi-An  
**Cc:** City Clerk  
**Subject:** Residents Alliance supports BEUDO amendment for new buildings  
**Attachments:** CResA BEUDO letter to Council 11-28-23.pdf

Dear Mayor, Councilors, and Manager,

Attached please find a letter from Cambridge Residents Alliance in strong support of a further BEUDO amendment for new buildings.

—Lee Farris

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11/28/23

Dear Mayor and Councilors,

I am writing for the Cambridge Residents Alliance in strong support of the proposed amendments to BEUDO. We deeply appreciate the leadership you showed with the June passage of amendments to the Building Energy Use Disclosure Ordinance (BEUDO).

The City Council has passed a goal of net zero for the entire city by 2035, and this BEUDO amendment is crucial in meeting that important goal.

We strongly support a 2030 Net Zero target for new construction projects started after 2024. This would incentivize more building developers to build directly to net zero construction without fossil fuel infrastructure. It does not make sense for any new building to include fossil fuel combustion equipment when technologically and economically viable alternatives already exist, and are already implemented in Cambridge.

The ordinance amendment already includes a hardship exemption, which would automatically cover any buildings that have financial or technical feasibility issues with compliance. No further changes should be allowed. No exemptions for new large lab, scientific research, and medical facilities should be written into the ordinance, because emissions from these buildings would undermine the greenhouse gas reductions that BEUDO is designed to bring about. It's important that the amendment includes large labs and scientific research facilities, which are major greenhouse gas emitters that are exempt from the state's ten-town Fossil Fuel-Free Demonstration Program.

Residential buildings and renovations of existing buildings are not included in this amendment.

Your leadership on the June BEUDO amendments shows that you feel the urgency of the climate crisis and the need for Cambridge to act. We hope you will pass a strong BEUDO amendment for new buildings out of committee today.

Sincerely,

Lee Farris, President

Cambridge Residents Alliance: *Working for a Livable, Affordable and Diverse Cambridge*  
<https://www.cambridgeresidentsalliance.org/>





**Perez, Lori**

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**From:** Jack Hanson <jack@runonclimate.org>  
**Sent:** Tuesday, November 28, 2023 11:30 AM  
**To:** City Council  
**Cc:** City Clerk; citymanager@cambridge.gov  
**Subject:** Fossil free new construction

City Councillors,

I'm writing to all of you, but particularly the ordinance committee in advance of your meeting today. As a former Burlington, VT City Councilor I know how difficult this work is and I appreciate you all for doing it.

Not too long from now, as the climate crisis dramatically worsens, we will look back on actions we did or didn't take during this crucial time. I can guarantee you that we will not regret moving "too quickly" or "too aggressively" to cut emissions. What we will regret is not doing enough. Not acting quickly enough. Not having the foresight -- even though we *knew* how bad it was going to get, because scientists have been telling us for decades.

I'm not trying to guilt or shame anyone into acting. But I am trying to give a perspective that is easy to lose as we all, understandably, operate in the current, day-to-day reality we exist in, not thinking about how things will look and feel in 10, 20, or 30 years.

You have an opportunity to do something meaningful right now. Something that will have a positive impact for decades and beyond.

No new buildings should be constructed with fossil fuel systems. We already have our hands full with the need to decarbonize all of our existing buildings on a short time frame. To make *\*new\** investments in *\*new\** fossil fuel systems is just digging ourselves a deeper hole. And it makes no sense financially in the context of the current BEUDO (even without this proposed amendment), because those investments will not pay back before the 2035 deadline to switch. It's an economic punishment on those who happen to be around in the 2030's to deal with the results of bad investments made in the 2020's.

Please do not cause economic and environmental harm by allowing new polluting systems to be constructed. Please support the amendment before you today, or better yet, use even clearer language that no new fossil fuel systems shall be constructed in new buildings, period.

Thank you so much for reading and thank you for all of your important work.

**Sincerely,**  
 Jack Hanson  
*Executive Director*  
*Run On Climate*  
 847-641-0175

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**Perez, Lori**

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**From:** MacDougall, John D <John\_Macdougall@uml.edu>  
**Sent:** Tuesday, November 28, 2023 10:12 AM  
**To:** City Council  
**Cc:** City Clerk; City Manager  
**Subject:** BEUDO ordinance

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 institutional 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 large new buildings, not renovations of existing buildings, would be covered.

The presence and urgency of the climate crisis is all around us. I have 7 children and grandkids who live in Cambridge, and who will be hugely affected by this crisis. I urge you to support this amendment to help our city do its part.

Thank you,  
 John MacDougall  
 175 Richdale Ave., Cambridge MA 02140

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**Perez, Lori**

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**From:** Richard Goldberg <rgoldberg170@gmail.com>  
**Sent:** Tuesday, November 28, 2023 9:47 AM  
**To:** City Council; City Clerk  
**Subject:** BEUDO

Passing BEUDO was an outstanding achievement of the Council. You now have an opportunity to strengthen it by making it more inclusive, especially in making an earlier end date for new construction. Please don't temporize but instead take decisive action.

As the economy cools, it will be harder to enact stricter standards. So the time to address climate warming is now. No exceptions for tax deferred big players, labs, or, I hope, condo owners in big buildings.

Many of us voted for you to make decisions that are needed, not expedient. Please act, rather than kicking the can down the road.

Thank you.

Sincerely,

Richard Goldberg  
170 Harvard Street, Cambridge 02139

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**Perez, Lori**

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**From:** Elena Fagotto <elenafagotto@gmail.com>  
**Sent:** Tuesday, November 28, 2023 8:52 AM  
**To:** City Council  
**Cc:** City Clerk; City Manager  
**Subject:** The cost of inaction are massive: Please vote favorably on BEUDO amendment

Dear City Councillors,

Our Commonwealth is a leader on climate. Please read these lines from the "[Recommendations of the Climate Chief](#)" by Melissa Hoffer, the first climate chief in our nation:

"It is critically important for leaders to understand that, while investments in decarbonization and resilience will be significant, those costs are much less than the cost of failing to make such investments—both in terms of the exponentially increasing costs of climate disaster response, loss of high-value ecosystem functions (e.g., clean air, clean water), food system impacts, economic destabilization, and humanitarian impacts. Business as usual options (e.g., building a new gas pipeline, building new housing that is dependent on fossil infrastructure, or expanding an airport) appear less expensive because the social cost of greenhouse gases (carbon dioxide, methane, nitrous oxide)—that is, the full cost of damages associated with additional greenhouse gas emissions—is not factored in. When government policymakers consider the social cost of greenhouse gases such as extreme weather and disaster response costs, infrastructure damage, and human morbidity and mortality, it becomes easier to see the true social cost of greenhouse gas emissions."

We can't afford to ignore the true costs of allowing GHG emissions, we can't continue to pass those costs on society and future generations. Those who build and use such facilities need to build fossil free.

I know how hard you have worked to pass the BEUDO Amendments last June: it took many iterations but we have a good climate policy thank to you. Now please complete that work, close the loophole for NEW construction. It makes sense to create the appropriate incentives for NEW large construction to be net zero from the get go. Setting a 2030 deadline for new construction does just that. It makes sense for the current council to finish the work because of your competence in this matter.

It is feasible, it is sensible, it is necessary.

Thank you,

Elena Fagotto, mother of two young children, Mothers Out Front volunteer

26 Bigelow st Unit B, Cambridge

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**Perez, Lori**

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**From:** Susan Redlich <sredlich2010@hotmail.com>  
**Sent:** Tuesday, November 28, 2023 7:21 AM  
**To:** City Clerk; City Manager  
**Subject:** Please support follow-up amendment to BEUDO today

Copy of what I sent to city council:

Dear Councilors,

I have been following your actions to address the climate emergency. The Council has demonstrated leadership in taking municipal actions which have a positive ripple effect among other towns and cities in the state, e.g., community choice aggregation and the Fossil Free Demonstration Program.

Yet Cambridge has not yet drawn a line in the sand regarding gas energy for all new labs and research facilities. I urge you to continue meaningful action in regard to limiting the use of fossil fuels in new construction of labs and scientific research facilities-- large emitters of greenhouse gases. Electrification is an available solution for powering our city.

Sincerely,  
Susan Redlich  
19 Sacramento Street

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November 28, 2023

Virginia Wallace Greene

14 Vandine St. #1

Cambridge, MA 02141

Greetings, honored councilors,

My name is Virginia Greene. I'm a long-time Cambridge resident and a home owner in the Wellington Harrington neighborhood. I'm also a long-time member of the Old Cambridge Baptist Church, a welcoming & affirming, peace & justice congregation in Harvard Square. Since the 1970's, OCBC has affirmed care for the environment as part of our stewardship of the Earth. We have set up a way to use rain water to flush our toilets, for instance. We thank the Mayor & Cambridge City Council for passing the Green New Deal and setting an example for other cities.

We at OCBC are strongly in favor of taking the next step in line with the Green New Deal: we need to require that all new large buildings be fitted for clean energy rather than fossil fuels. They need to go Net Zero by 2030 at the latest.

We believe in Climate Justice, and we know that Climate Justice intersects with both Racial Justice and Economic Justice. You can't have one without the other two.

Please pass the bill to strengthen the Green New Deal now while Councilors who have studied about this are all still in office.

Thank you,

Virginia Greene





**Perez, Lori**

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**From:** Lowry Hemphill <lowryhhill@gmail.com>  
**Sent:** Monday, November 27, 2023 11:35 PM  
**To:** City Council  
**Cc:** City Clerk; City Manager  
**Subject:** please support a final BEUDO amendment for new construction

This Council can take pride in passing the emissions-cutting BEUDO amendments this summer. Owners of large commercial and institutional buildings are now responsible for gradually cutting their greenhouse gas emissions and meeting real, measurable targets for reaching net zero. But without the proposed final BEUDO amendment, large new labs, scientific research, and biomedical buildings can be built with traditional fossil fuel infrastructure. Depending on their size, these large buildings may not need to decarbonize for decades. We know from the CDD's BEUDO emissions records that these types of large buildings---labs in particular---are by far the biggest emitters in Cambridge. But the outgoing Republican administration in the State House specifically excluded these categories of buildings from the Fossil Fuel-Free Pilot Program that Cambridge has adopted. We need local action to incentivize fossil fuel-free construction of the large new labs and scientific research buildings. Without Council action, these will be major sources of new greenhouse gas emissions and air pollution in our city. The particulates that are emitted from large scale gas heating systems every day pose an ongoing threat to human health, causing asthma and learning disabilities in children and high blood pressure and strokes in older residents. Researchers at the Harvard Chan School of Public Health estimate that hundreds of Massachusetts residents die prematurely each year as a consequence of exposure to air pollution from buildings. Let's keep our city on track to seriously reduce building emissions.

Sincerely,  
 Lowry Hemphill  
 9 Marie Avenue

Minutes Acceptance: Minutes of Nov 28, 2023 12:00 PM (Committee Reports)

**Perez, Lori**

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**From:** Jeffrey <jeffreyn.nowlin@gmail.com>  
**Sent:** Monday, November 27, 2023 10:45 PM  
**To:** citycouncil@cambridgema.gov  
**Cc:** City Clerk  
**Subject:** Support the Proposed BEUDO Amendment for New Buildings

Dear City Councillors:

*As a concerned citizen, educator, and human, I am endorsing this amendment because it will have far reaching, positive implications for future generations in Cambridge and its neighboring communities. As a nearly two decade resident of the Boston area, I have always considered Cambridge to be on the vanguard of new and exciting technologies and the face of innovation. Given the dire nature of the climate crisis, any step towards net-zero emissions would be a movement in the right direction and a stellar example of the city's commitment to a shared future of health and prosperity. I urge the council to pass this amendment tomorrow.*

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 institutional 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 large new buildings, not renovations of existing buildings, would be covered.

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,

Jeffrey Nowlin

305 Allston Street

Brighton, MA 02135

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Jeffrey Nowlin, MFA  
[www.JeffreyNowlinsculpture.com](http://www.JeffreyNowlinsculpture.com)

Minutes Acceptance: Minutes of Nov 28, 2023 12:00 PM (Committee Reports)

**Perez, Lori**

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**From:** Argueso, Pablo <Pablo.Argueso@tufts.edu>  
**Sent:** Monday, November 27, 2023 10:19 PM  
**To:** City Council  
**Cc:** City Clerk; City Manager  
**Subject:** Support BEUDO Amendment

Dear City Council,

Please vote in favor of the BEUDO amendment requiring BEUDO-eligible new construction to be on an accelerated 2030 net zero timeline. It is common sense that future labs, the largest emitters in Cambridge, should be built without fossil fuel hookups. The technology exists, the resources are here, as the new Moderna facility here in Cambridge demonstrates. Now we need the policy to bring this to scale.

As a property owner, a tax payer, and someone who has spent most of his life in a lab, I ask you to make sure that our city grows and creates opportunities and that it does so in a sustainable way. This amendment is an important tool you have to build the sustainable future we need.

Thank you for your consideration.

Pablo Argueso

26 Bigelow St. Cambridge 02139

Professor, Tufts University School of Medicine

Minutes Acceptance: Minutes of Nov 28, 2023 12:00 PM (Committee Reports)

**Perez, Lori**

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**From:** Sarah Schwartz <sarah.schwartz@gmail.com>  
**Sent:** Monday, November 27, 2023 9:56 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 institutional 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 large new buildings, not renovations of existing buildings, would be covered.

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,

Sarah Schwartz

66 Prentiss St. #2

Cambridge, MA 02140

Minutes Acceptance: Minutes of Nov 28, 2023 12:00 PM (Committee Reports)

**Perez, Lori**

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**From:** Sharon deVos <sharondevos@gmail.com>  
**Sent:** Monday, November 27, 2023 8:45 PM  
**To:** City Council  
**Cc:** City Clerk; City Manager  
**Subject:** Support the Proposed BEUDO Amendment for New Buildings

Dear City Councillors:

Thank you for your support of the Building Energy Use Disclosure Ordinance that passed in June. Now there is one more important step to take with the proposed follow-up amendment which focuses on new construction of large commercial and institutional buildings. The amendment includes large labs and scientific research facilities, which as you know are responsible for such a high percentage of greenhouse gas emissions in our city.

Fossil fuel-free buildings, including labs and hospitals are already built in Cambridge and Boston, in Massachusetts and across the country. Smart developers know that net-zero construction means lower operating costs across the building's lifetime, and avoidance of costly retrofits.

We should not overlook the fact that living near high gas emitting buildings has a negative impact on local resident's health. The air quality has been affected by large buildings that are concentrated in parts of Cambridge where large labs and other science research buildings have been located. We have to be cognizant about how Environmental justice communities have already been disproportionately exposed to pollution of all kinds. Please take this into consideration when you vote on this Amendment.

Thank you in advance,  
 Sharon deVos  
 118 Antrim St.  
 Cambridge

Minutes Acceptance: Minutes of Nov 28, 2023 12:00 PM (Committee Reports)



**Perez, Lori**

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**From:** cshibbard79@gmail.com  
**Sent:** Monday, November 27, 2023 6:53 PM  
**To:** City Council  
**Cc:** City Clerk; City Manager; greencambridgeboard@googlegroups.com; 'Steven Nutter'  
**Subject:** Green Cambridge Support for BEUDO Amendment - Ordinance Committee Meeting Nov. 28th  
**Attachments:** Letter Green Cambridge to Ordinance Cte re BEUDO Amendment New Buildings Nov 23.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.

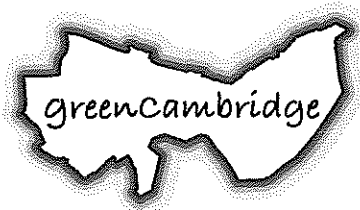
Thank-you!

- Cynthia Hibbard  
 Green Cambridge Board Chair and President

Minutes Acceptance: Minutes of Nov 28, 2023 12:00 PM (Committee Reports)







November 27, 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.

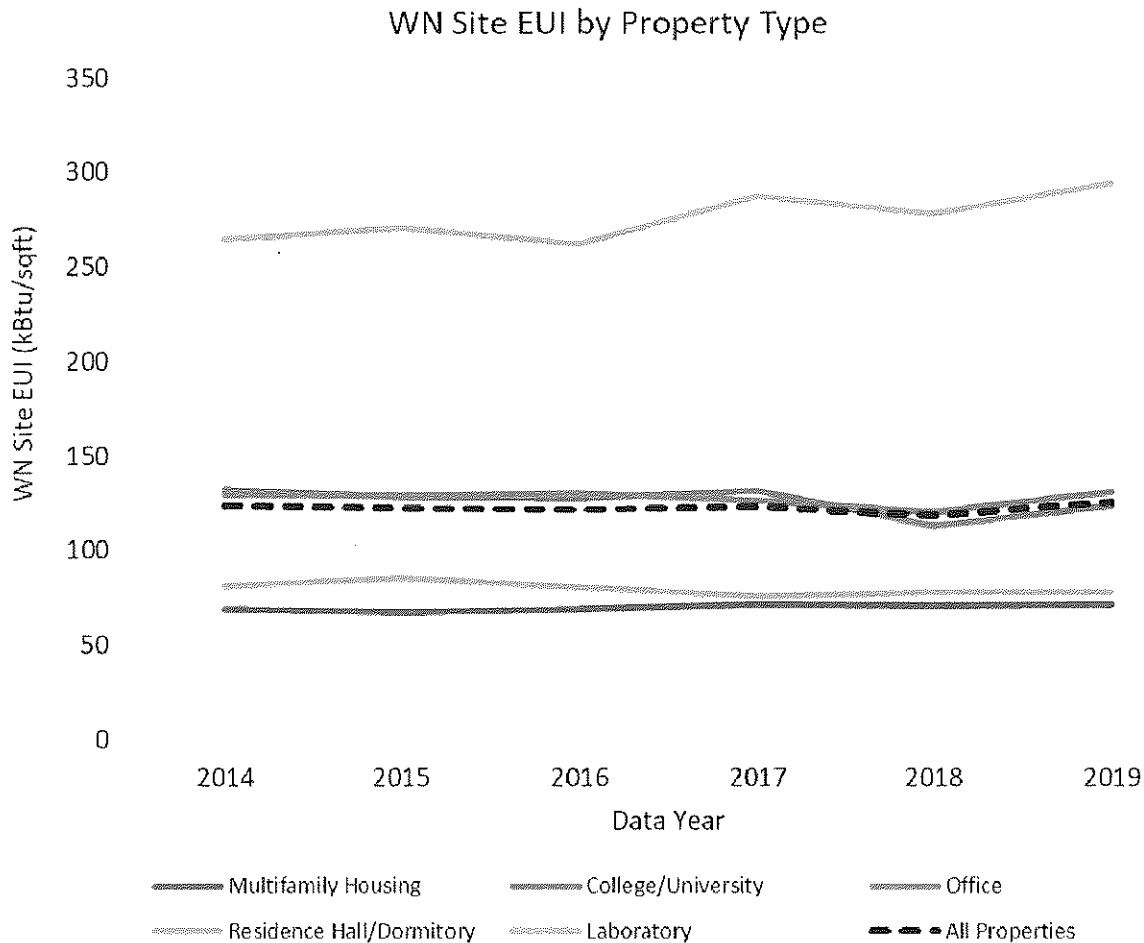
Green Cambridge is a 501(c)3 non-profit organization that works to create a more sustainable city and to protect the environment for the health and safety of all. Green Cambridge's leadership and advocacy contributed to the City's creation of "Getting to Net Zero Task Force" in 2013, and the resulting 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.

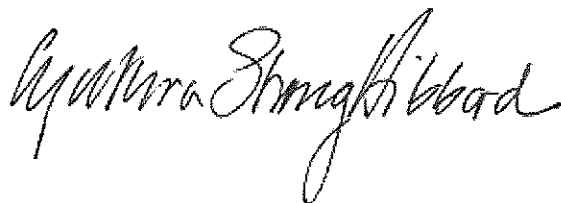
Commercial and institutional buildings are the largest source of greenhouse gas emissions in Cambridge (<https://www.cambridgema.gov/CDD/climateandenergy/greenhousegasemissions/>). Laboratory space makes up about 57% of the total commercial/institutional square footage in Cambridge, but approximately 70% of the City's total commercial/institutional greenhouse gas emissions, because of laboratories' intensive energy use. (BEUDO 2021 Map | Open Data Portal | City of Cambridge ([cambridgema.gov](https://www.cambridgema.gov)))

Cambridge City Council Ordinance Committee  
November 27, 2023  
Page 3

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 new builders of our most energy-intensive and greatest greenhouse-gas-emitting 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 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,



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

Minutes Acceptance: Minutes of Nov 28, 2023 12:00 PM (Committee Reports)



**Perez, Lori**

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**From:** Patricia Straus <patriciastraus@comcast.net>  
**Sent:** Monday, November 27, 2023 5:56 PM  
**To:** City Council  
**Cc:** City Clerk; City Manager  
**Subject:** Beudo Ammendment

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 institutional 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 large new buildings, not renovations of existing buildings, would be covered.

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,

Patricia Straus, 128 R Oxford St, Cambridge, MA

Sent from my iPhone

Please reply to:

Patriciastraus@COMCAST.net

Minutes Acceptance: Minutes of Nov 28, 2023 12:00 PM (Committee Reports)

**Perez, Lori**

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**From:** Patricia Straus <patriciastraus@comcast.net>  
**Sent:** Monday, November 27, 2023 5:55 PM  
**To:** City Council  
**Cc:** City Clerk; City Manager  
**Subject:** Beudo Ammendment

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 institutional 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 large new buildings, not renovations of existing buildings, would be covered.

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,

Patricia Straus, 128 R Oxford St, Cambridge, MA

Sent from my iPhone

Please reply to:

Patriciastraus@COMCAST.net

Minutes Acceptance: Minutes of Nov 28, 2023 12:00 PM (Committee Reports)

**Perez, Lori**

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**From:** N Goodwin <goodwinneva@gmail.com>  
**Sent:** Monday, November 27, 2023 5:12 PM  
**To:** City Council  
**Cc:** City Clerk; citymanager@cambridge.gov  
**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 institutional 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 large new buildings, not renovations of existing buildings, would be covered.

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,

Neva Goodwin 11 Lowell Street Cambridge MA 02138

Minutes Acceptance: Minutes of Nov 28, 2023 12:00 PM (Committee Reports)

**Perez, Lori**

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**From:** Davies, Margery W. <Margery.Davies@tufts.edu>  
**Sent:** Monday, November 27, 2023 1:17 PM  
**To:** City Council  
**Cc:** City Manager; City Clerk  
**Subject:** PLEASE VOTE FOR the BEUDO Amendment -- New construction net zero by 2030

Dear City Councillors:

I am writing, once again, on behalf of Cambridge Mothers Out Front, to ask you to support the additional BEUDO Amendment, which would put new large commercial and institutional buildings on a 2030 fast track to net zero. We in Cambridge Mothers Out Front have sent you many emails asking for this support – prior to the August 1 Ordinance Committee meeting (at which we ran out of time and discussion of the Amendment was deferred), and prior to the September 20 Ordinance Committee meeting (at which there was a good discussion, but no vote). And now, at the November 28 Ordinance Committee meeting, here we are again.

We have been contacting you about this, and coming to meetings, because it is important. The presence and urgency of the climate crisis is all around us. The U.S. government's *Fifth National Climate Assessment*, which has just come out, has the details:

<https://nca2023.globalchange.gov/>

One of the very important take-aways from this report is that states and cities are taking critical steps to cut greenhouse gas emissions. Our actions in Cambridge are thus part of a national response and can set an example that other cities can follow.

Please note that this Amendment would apply only to new construction (not renovations). It would not apply to any residential buildings. But 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 weaken 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

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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 development. The approval of this amendment is a matter of public health, climate justice, and environmental justice. It would bring some relief to the communities that have been most burdened by the impacts of new construction.

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). We 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

**Perez, Lori**

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**From:** Johanna Cockburn <johannacockburn@gmail.com>  
**Sent:** Monday, November 27, 2023 1:05 PM  
**To:** City Council; City Clerk; City Manager  
**Subject:** Please vote YES on BEUDO amendment

Dear City Councillors,

As a mother and a long time Cambridge resident, I'm writing to urge you to vote favorably on the BEUDO amendment before you on Nov 28. The climate clock is ticking, we can't afford to put any more greenhouse gas in our atmosphere. Any delay means more metric tons of greenhouse gas that will stay in our atmosphere for hundreds of years, causing irreversible damage to our future. The time to act on climate is now.

You have the power to ask NEW construction to be net zero. We can't continue to build labs and research facilities that burn fossil fuels. We have the technology to build fossil free, now we need the right policies to ask developers and universities to do it. One such policy is the amendment you are considering.

Please finish the good work on BEUDO by including NEW construction and asking that it reach net zero by 2030. Your climate leadership will have a very positive impact for current and future generations of Cambridge children.

Thank you,

Johanna Cockburn  
 325 Harvard St.

Johanna Cockburn  
 johannacockburn@gmail.com  
 (617) 901-0725

Minutes Acceptance: Minutes of Nov 28, 2023 12:00 PM (Committee Reports)

**Perez, Lori**

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**From:** benglesber@aol.com  
**Sent:** Monday, November 27, 2023 12:34 PM  
**To:** City Council  
**Cc:** City Clerk; City Manager  
**Subject:** Proposed BEUDO amendment for new buildings

Dear City Councillors-

Thank you for passing the amendments to BEUDO in June. I really appreciate your work on this issue. As a mother and grandmother I am very concerned about the effects of climate change and want to do whatever I can to prevent catastrophic effects.

I feel very strongly about the Council passing the follow-up amendment to BEUDO regarding new large commercial and institutional buildings. This would include large labs and research facilities, both of which are big greenhouse gas emitters. Putting them on a fast track to reach net zero by 2030 seems important to me.

Thank you in advance for your support of this amendment.

Sincerely,

Barbara Englesberg

Minutes Acceptance: Minutes of Nov 28, 2023 12:00 PM (Committee Reports)

**Perez, Lori**

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**From:** Rachel Wyon <r.wyon2010@gmail.com>  
**Sent:** Monday, November 27, 2023 11:19 AM  
**To:** City Council  
**Cc:** City Clerk; City Manager  
**Subject:** Support the Proposed BEUDO Amendment for New Buildings

Dear City Councillors:

I am writing to you as a mother, a retired teacher, a long time resident of Cambridge and member of Mothers Out Front Cambridge. I am committed to reducing greenhouse gas emissions to slow down the climate crisis from my personal emissions to our city's, state's and nation's emissions. Cambridge can be a role model for other cities and towns; this is very personal to me.

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 institutional 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 large new buildings, not renovations of existing buildings, would be covered.

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.

Please approve the BEUDO amendment at the Ordinance Committee meeting on Tuesday, November 28th.

Thank you,

Rachel M Wyon  
 283 Sidney St. #2.  
[r.wyon2010@gmail.com](mailto:r.wyon2010@gmail.com)

Minutes Acceptance: Minutes of Nov 28, 2023 12:00 PM (Committee Reports)

**Perez, Lori**

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**From:** Lois Markham <loisamarkham@gmail.com>  
**Sent:** Monday, November 27, 2023 10:16 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 institutional 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 large new buildings, not renovations of existing buildings, would be covered.

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

Minutes Acceptance: Minutes of Nov 28, 2023 12:00 PM (Committee Reports)

**Perez, Lori**

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**From:** gleb bahmutov <gleb.bahmutov@gmail.com>  
**Sent:** Monday, November 27, 2023 9:56 AM  
**To:** City Council  
**Cc:** City Clerk; City Manager  
**Subject:** In support of BEUDO Amendment for New Buildings

Hello,

As someone who follows the climate news, I am extremely worried about the path of our world climate is on. Every day we see the effects of higher temperatures, record droughts and storms, species collapse. We know why: burning fossil fuels injects tremendous amounts of greenhouse gases into the atmosphere. Building new large buildings in our city that will be burning more fossil fuels for many many years to come is beyond pale. How can I look into my son's eyes and say "well, we knew the danger but just ignored it, and never switched off fossil fuels"?

I urge you to pass the amendments to the BEUDO to make sure there are no more large constructions that will speed up the planet's destruction. We can easily use electricity for all our needs, and why is this even a discussion, I do not understand.

Gleb  
 19 Winslow St, Cambridge, MA 02138

Minutes Acceptance: Minutes of Nov 28, 2023 12:00 PM (Committee Reports)

**Perez, Lori**

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**From:** Ethan Frank <ethandf2@gmail.com>  
**Sent:** Monday, November 27, 2023 9:52 AM  
**To:** City Council  
**Cc:** City Clerk  
**Subject:** Ordinance Committee Comment: Support (again) for BEUDO and leafblower amendments

Dear Ordinance Committee,

Thank you for hearing these proposed BEUDO amendments. The largest emitters have the ability and technology to reduce and offset building emissions right now, but no corporation is going to do so themselves out of the goodness of their heart. That's why laws like BEUDO are so important (as are tight deadlines).

And speaking of deadlines, I reiterate my support of the proposed change to transition away from gas-powered leafblowers by 2026, from 2027.

Sincerely,  
 Ethan Frank  
 632 Mass Ave, 02139

Minutes Acceptance: Minutes of Nov 28, 2023 12:00 PM (Committee Reports)



**Perez, Lori**

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**From:** Erica Lindamood <e\_lindamood@yahoo.com>  
**Sent:** Monday, November 27, 2023 9:38 AM  
**To:** City Council  
**Cc:** City Clerk; City Manager  
**Subject:** Support the Proposed BEUDO Amendment for New Buildings

Dear City Councillors:

Thank you 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 institutional buildings, makes good 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 the proposed amendment would *not* affect residential buildings, and would cover only large new buildings, not renovations of existing buildings.

The presence and urgency of the climate crisis is all around us. I urge you to support this amendment and continue helping our city to address this crisis with courage and conviction.

Sincerely,

Erica B. Lindamood  
 17 Otis Street Apt 208  
 Cambridge, MA 02141

Minutes Acceptance: Minutes of Nov 28, 2023 12:00 PM (Committee Reports)

**Perez, Lori**

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**From:** Leslie Lawrence <leslie.lawrence50@gmail.com>  
**Sent:** Monday, November 27, 2023 8:08 AM  
**To:** City Council  
**Cc:** City Clerk; City Manager; Bayshore & Chandler Housee  
**Subject:** BEUDO support

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 institutional 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 large new buildings, not renovations of existing buildings, would be covered.

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,

Leslie

Leslie Lawrence  
 Writer, teacher: Cambridge MA  
[leslie.lawrence50@gmail.com](mailto:leslie.lawrence50@gmail.com)  
<http://leslielawrencewriter.com/>  
<http://www.sunypress.edu/p-6242-the-death-of-fred-astaire.aspx>

Minutes Acceptance: Minutes of Nov 28, 2023 12:00 PM (Committee Reports)

**Perez, Lori**

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**From:** Eric Ashman <eric@ericashman.com>  
**Sent:** Monday, November 27, 2023 7:30 AM  
**To:** City Council  
**Cc:** City Clerk; citymanager@cambridge.gov  
**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 institutional 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 large new buildings, **not renovations of existing buildings**, would be covered.

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,

Eric Ashman

22 Linnaean Street, Cambridge, MA 02138

Minutes Acceptance: Minutes of Nov 28, 2023 12:00 PM (Committee Reports)



**Perez, Lori**

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**From:** Gabriela Romanow <gdromanow@gmail.com>  
**Sent:** Sunday, November 26, 2023 10:09 PM  
**To:** City Council  
**Cc:** City Clerk; City Manager  
**Subject:** Please support the BEUDO amendment for new large buildings

Thank you for your support of the original BEUDO.

I am writing to ask that you support the proposed amendment that would include new large buildings in Cambridge on an accelerated timeline.

The climate crisis is a clear and present danger.

Buildings account for between one quarter and one third of carbon emissions, which are the cause of the crisis. Therefore, it is incumbent upon us all to ensure that building owners, managers and builders do their part to reduce emissions as quickly as possible.

Please pass the BEUDO amendment for new buildings in Cambridge.

Thank you,  
 Gabriela Romanow  
 1010 Memorial Dr.

Minutes Acceptance: Minutes of Nov 28, 2023 12:00 PM (Committee Reports)

**Perez, Lori**

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**From:** Bridget Hanna <bridget.hanna@gmail.com>  
**Sent:** Sunday, November 26, 2023 9:58 PM  
**To:** City Council  
**Cc:** City Manager; City Clerk  
**Subject:** Please support new construction net zero by 2030!

Dear City Councilors,

Thank you so much for all the work that you have done to pass BEUDO and support our shared climate future. I'm so proud to live in Cambridge.

I am writing to ask you to vote in support of the final upcoming amendments to BEUDO, to make sure that new construction of large commercial and industrial buildings be net zero by 2030. Given the city's climate goals, and the state of the global climate, it is necessary and urgent that we close this loophole and make sure that these buildings will not further add to our carbon footprint here in Cambridge.

Please note that residential buildings are still exempt from the proposed amendments.

Thank you so much,

Bridget Hanna  
 12 Haskell St, Cambridge, MA 02140

Minutes Acceptance: Minutes of Nov 28, 2023 12:00 PM (Committee Reports)

**Perez, Lori**

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**From:** Elizabeth McNerney <liz.mcnerney@gmail.com>  
**Sent:** Sunday, November 26, 2023 9:38 PM  
**To:** City Council  
**Cc:** City Clerk; City Manager  
**Subject:** Support BEUDO

Subject: Support the Proposed BEUDO Amendment for New Buildings

Dear City Councillors:

I was so encouraged by your leadership in passing amendments to the Building Energy Use Disclosure Ordinance (BEUDO) in June.

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

We must stop burning fossil fuels and an important way to do that is to STOP CONSTRUCTING fossil fuel dependent buildings. Putting these large new buildings on a 2030 fast track to net zero will incentivize fossil fuel-free construction. I think it is important that 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. We have to stop exempting larger buildings from these vital climate actions.

The presence and urgency of the climate crisis is all around us. Even though the resulting changes are not yet dire in Cambridge - the chaos/change is causing upheaval and suffering in many parts of the world. Just because we are geographically lucky does not exempt us from having to make hard decisions and insist on fossil fuel free energy. Please support this amendment to help our city do its part.

Thank you,

Elizabeth McNerney

32 Garfield Street

Minutes Acceptance: Minutes of Nov 28, 2023 12:00 PM (Committee Reports)

**Perez, Lori**

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**From:** annellsworth@icloud.com  
**Sent:** Sunday, November 26, 2023 9:18 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 institutional 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 large new buildings, not renovations of existing buildings, would be covered.

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,

Anne Ellsworth  
 19 Lowell St.  
 Cambridge, MA 02138

Minutes Acceptance: Minutes of Nov 28, 2023 12:00 PM (Committee Reports)



**Perez, Lori**

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**From:** Luca Passamonti <passamontiluca@gmail.com>  
**Sent:** Sunday, November 26, 2023 9:09 PM  
**To:** City Council  
**Cc:** City Clerk; City Manager  
**Subject:** Support the Proposed BEUDO Amendment for New Buildings  
**Importance:** High

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 institutional 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 large new buildings, not renovations of existing buildings, would be covered.

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,

**Luca Passamonti**

**54 Bay State Rd, apt 5**

**Cambridge, MA, 02138**

Minutes Acceptance: Minutes of Nov 28, 2023 12:00 PM (Committee Reports)

**Perez, Lori**

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**From:** pina morganti <giuseppinamorganti@gmail.com>  
**Sent:** Sunday, November 26, 2023 9:02 PM  
**To:** City Council  
**Cc:** City Clerk; City Manager  
**Subject:** Support the Proposed BEUDO Amendment for New Buildings

Dear City Councillors,

Thank you for the effort and the leadership you showed last June with the passage of amendments to the Building Energy Use Disclosure Ordinance (BEUDO).

The proposed follow-up amendment, focused on new construction of large commercial and institutional 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. 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 large new buildings, not renovations of existing buildings, would be covered.

The climate crisis is a real and urgent problem! I urge you to support this amendment to help our city do its part.

Thank you,

Pina Morganti  
 54, Bay State Road, 02138 Cambridge

Minutes Acceptance: Minutes of Nov 28, 2023 12:00 PM (Committee Reports)

**Perez, Lori**

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**From:** Jessica Bryant <jessawbryant@gmail.com>  
**Sent:** Sunday, November 26, 2023 7:57 PM  
**To:** City Council  
**Cc:** City Clerk; City Manager  
**Subject:** please 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 institutional 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 large new buildings, not renovations of existing buildings, would be covered.

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,

Jessica Bryant

55 Chilton St. Apt 3

Minutes Acceptance: Minutes of Nov 28, 2023 12:00 PM (Committee Reports)

**Perez, Lori**

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**From:** Harris, Jonathan <Jonathan.Harris@tufts.edu>  
**Sent:** Sunday, November 26, 2023 7:49 PM  
**To:** City Council  
**Cc:** City Clerk; City Manager  
**Subject:** Please support New Construction Net Zero Fast Track measure

Dear City Councillors,

Please support the proposed BEUDO amendment on new construction at the Ordinance Committee this Tuesday November 28th. This measure is crucial to avoid construction of new fossil-fuel dependent buildings that will continue to emit carbon pollution for decades. The Council has made commendable progress already in passing BEUDO amendments for emissions reduction in existing large buildings, and in joining the Fossil Fuel-Free Demonstration Program for most new construction. It is now important to close the loophole that would otherwise allow large labs and research facilities to be built with carbon-polluting systems, when economically viable technological alternatives using renewable energy (geothermal, heat pumps, solar, etc.) are already proven and in use in numerous places.

Thanks for your attention,

Jonathan Harris  
 9 Marie Avenue

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Jonathan M. Harris  
 Visiting Scholar  
 Global Development And Environment Institute at Tufts University  
<https://sites.tufts.edu/gdae/>

Minutes Acceptance: Minutes of Nov 28, 2023 12:00 PM (Committee Reports)

**Perez, Lori**

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**From:** Sarah Merin <sarahmerin@icloud.com>  
**Sent:** Sunday, November 26, 2023 7:44 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 institutional 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 large new buildings, not renovations of existing buildings, would be covered.

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,

Sarah Merin, LICSW

Minutes Acceptance: Minutes of Nov 28, 2023 12:00 PM (Committee Reports)

**Perez, Lori**

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**From:** A. Prat <agprat@hotmail.com>  
**Sent:** Sunday, November 26, 2023 7:25 PM  
**To:** City Council  
**Cc:** City Clerk; City Manager  
**Subject:** Support the Proposed BEUDO Amendment for New Buildings

RE: Support the Proposed BEUDO Amendment for New Buildings

Dear City Councillor/s:

I want to express my gratitude 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 institutional buildings, is a targeted step that makes sense as a follow-up to the past 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 large new buildings, not renovations of existing buildings, would be covered.

While the warmest year on record is coming to an end, the presence and urgency of the climate crisis is all around us. As an artist and curator whose mission is to inspire awareness and action to resolve the environmental crisis, I urge you to support this amendment to help our city do its part.

Thank you very much,

Adriana G. Prat

Cambridge resident, Artist/ Founder/Curator of i3C (inspiring Change for the Climate Crisis) Artists Group

[www.agprat.com](http://www.agprat.com)  
[www.i3cartists.com](http://www.i3cartists.com)

Minutes Acceptance: Minutes of Nov 28, 2023 12:00 PM (Committee Reports)

**Perez, Lori**

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**From:** Susan Markowitz <susanlmarkowitz@gmail.com>  
**Sent:** Sunday, November 26, 2023 7:06 PM  
**To:** City Council  
**Cc:** City Manager; City Clerk  
**Subject:** Support Ammendment to BEUDO

Dear City Councillors:

Thank you for supporting the June passage of amendments to the Building Energy Use Disclosure Ordinance (BEUDO).

This will reduce fossil fuel consumption but is not enough. Please support the follow-up amendment that focuses on new construction of large commercial and institutional buildings.

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.

As Cambridge residents we must do our part in fighting the climate crisis. This is our opportunity to make a difference.

Thank you,

Susan Markowitz  
 20 Oak Street  
 Cambridge, MA 02139

Minutes Acceptance: Minutes of Nov 28, 2023 12:00 PM (Committee Reports)

**Perez, Lori**

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**From:** Susan Stewart <susantracystewart@gmail.com>  
**Sent:** Sunday, November 26, 2023 6:42 PM  
**To:** City Council  
**Cc:** City Clerk; City Manager  
**Subject:** Please pass proposed BEUDO Amendment for New Buildings

Dear City Council members,

At this Tuesday's noon meeting, I strongly encourage the passage of a BEUDO amendment to require newly constructed BEUDO-eligible buildings — including large labs and scientific research facilities, which are big greenhouse gas emitters — 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 so much for your attention to this critically important issue!

Thank you,  
 Susan Stewart  
 Aberdeen Ave, Cambridge

Minutes Acceptance: Minutes of Nov 28, 2023 12:00 PM (Committee Reports)



**Perez, Lori**

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**From:** Diane Martin <moumar@comcast.net>  
**Sent:** Sunday, November 26, 2023 6:15 PM  
**To:** City Council  
**Cc:** City Clerk; City Manager  
**Subject:** Support the Proposed BEUDO Amendment for New Buildings

Dear City Councillors:

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

Now there is a proposed follow-up amendment, focused on new construction of large commercial and institutional buildings. It is a targeted step that makes sense as a follow-up to this summer's BEUDO amendments. Cambridge's current commercial and lab building boom call us to ACT NOW to hold large buildings to a realistic clean air standard.

So let's put large new buildings, including large labs and scientific research facilities (big greenhouse gas emitters that are exempt from the state's ten-town Fossil Fuel-Free Demonstration Program) on a 2030 fast track to net zero by incentivizing fossil fuel-free construction with passage of the BUEDO follow-up amendment.

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

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,

Diane

Diane Martin, 34 Madison Avenue, Cambridge

Email: [moumar@comcast.net](mailto:moumar@comcast.net)

Minutes Acceptance: Minutes of Nov 28, 2023 12:00 PM (Committee Reports)

**Perez, Lori**

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**From:** Kelsey Wirth <kelseydwirth@gmail.com>  
**Sent:** Sunday, November 26, 2023 5:37 PM  
**To:** City Council  
**Cc:** City Clerk; City Manager  
**Subject:** Please take the next step in reducing emissions in Cambridge buildings - Support the proposed BEUDO Amendment for New Buildings!

Dear City Councillors:

Thank you for the strong leadership you showed with the June passage of amendments to the Building Energy Use Disclosure Ordinance (BEUDO). With your support and leadership, Cambridge promises to provide a much needed model for how a municipality can take bold steps in creating the world we want for our children.

The proposed follow-up amendment, focused on new construction of large commercial and institutional 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 large new buildings, not renovations of existing buildings, would be covered.

The presence and urgency of the climate crisis is all around us and grows by the day. I urge you to support this amendment to help Cambridge do its part and serve as inspiration for other municipalities across the Commonwealth to do the same.

Thank you,

Kelsey Wirth

Kelsey Wirth  
 She/her/hers  
 Co-Founder & Chair  
 Mothers Out Front  
[www.mothersoutfront.org](http://www.mothersoutfront.org)

Minutes Acceptance: Minutes of Nov 28, 2023 12:00 PM (Committee Reports)

**Perez, Lori**

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**From:** Deb Ashman <debashman@gmail.com>  
**Sent:** Sunday, November 26, 2023 5:11 PM  
**To:** City Council  
**Cc:** City Clerk; City Manager  
**Subject:** An email in support of the BEUDO Amendment for New Buildings

Dear City Councillors:

I appreciate the strong leadership the council took in the June passage of amendments to the Building Energy Use Disclosure Ordinance (BEUDO). I know the vote was on my mind when I went to the ballot box in November.

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

You can really make a difference by 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 large new buildings, not renovations of existing buildings, would be covered.

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 to save this planet for the young people in our lives.

Thank you,

Deb Ashman

Deb 347-633-0780

Minutes Acceptance: Minutes of Nov 28, 2023 12:00 PM (Committee Reports)

**Perez, Lori**

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**From:** Arthur MacEwan <Arthur.Macewan@umb.edu>  
**Sent:** Sunday, November 26, 2023 4:36 PM  
**To:** City Council  
**Cc:** City Clerk; City Manager  
**Subject:** Please Support the Proposed BEUDO Amendment for New Buildings

Dear City Councillors:

Thank you very much for the action you took in June in passing amendments to the Building Energy Use Disclosure Ordinance (BEUDO).

Now I hope and urge you to continue moving forward by passing the proposed follow-up amendment focused on new construction of large commercial and institutional buildings. The amendment 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 be a major step forward in establishing 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.

Please remember that residential buildings would *not* be affected by the proposed amendment. Also, only large new buildings, not renovations of existing buildings, would be covered.

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.

Thanks for continuing to move forward!

Sincerely,.

Arthur MacEwan  
 35 William Street  
 Cambridge, MA 02139  
 Phone: 617-599-6102  
 Email: arthur.macewan@gmail.com

Minutes Acceptance: Minutes of Nov 28, 2023 12:00 PM (Committee Reports)

**Perez, Lori**

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**From:** Amy Waltz <amyswaltz@gmail.com>  
**Sent:** Sunday, November 26, 2023 3:34 PM  
**To:** City Council  
**Cc:** City Clerk; City Manager  
**Subject:** Support the Proposed BEUDO Amendment for New Buildings! Embodied building emissions Concerns.

Support the Proposed BEUDO Amendment for New Buildings! Embodied building emissions Concerns.

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 institutional buildings, is a targeted step that makes sense as a follow-up to this summer's BEUDO amendments. It is increasingly essential to build new construction in a manner that reduces greenhouse gas emissions.

An additional significant consideration with new building construction is embodied carbon emissions\* from any demolition and construction work. There is urgent need to look more closely at this aspect and find best practices so that increasing embodied carbon emissions (potentially from 11% to a staggering 75%)\* do not reverse the significant progress we are making in addressing climate concerns.

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 for addressing environmental concerns, and for your tremendous service to our community!

Sincerely,

Amy Waltz

12 Blakeslee Street, Cambridge MA

\* Embodied building emissions / Embodied Carbon: Current US building emissions are around 39% (11% of that being embodied carbon). With development for increasing population, embodied carbon is expected to increase to a staggering 75%! We can make choices that decrease the impact, but they have to be included in building policy. [https://blueprintforbetter.org/articles/architectures-carbon-problem/?gad=1&gclid=CjwKCAjwkLCKBhA9EiwAka9QRqHMyggGvSyFL76IRKbwfCkwfUssblyk\\_icumyB4oqqEDpVQRZ5DOBoCCzAQAvD\\_BwE](https://blueprintforbetter.org/articles/architectures-carbon-problem/?gad=1&gclid=CjwKCAjwkLCKBhA9EiwAka9QRqHMyggGvSyFL76IRKbwfCkwfUssblyk_icumyB4oqqEDpVQRZ5DOBoCCzAQAvD_BwE)

I do not have the expertise to verify the extent of this concern. However, the excessive waste and unnecessary emissions in the construction industry that I witness regularly are quite obvious and distressing. There are better alternatives!

Minutes Acceptance: Minutes of Nov 28, 2023 12:00 PM (Committee Reports)

**Perez, Lori**

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**From:** Amy Oliver <amy.oliver20@gmail.com>  
**Sent:** Sunday, November 26, 2023 2:37 PM  
**To:** citycouncil@cambridgema.gov  
**Cc:** City Clerk; City Manager  
**Subject:** Support 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 institutional 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 large new buildings, not renovations of existing buildings, would be covered.

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,

Amy

Amy Oliver  
 38 Orchard Street  
 Cambridge MA 02140

Minutes Acceptance: Minutes of Nov 28, 2023 12:00 PM (Committee Reports)

**Perez, Lori**

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**From:** Sue Stafford <sue.stafford@simmons.edu>  
**Sent:** Saturday, November 25, 2023 2:18 PM  
**To:** City Council  
**Cc:** City Clerk; City Manager  
**Subject:** Please support BEUDO amendment for new buildings

Dear City Councillors:

We all know that climate change is intensifying and that there are steps we can take to help address this growing emergency. One of those steps is to pass the follow-up BEUDO amendment focused on new construction of large commercial and institutional buildings. Passing this amendment really is a no-brainer. Locking in fossil fuel infrastructure makes no sense, as the passing of the original BEUDO and its amendments demonstrate. I don't need to rehearse the reasoning again, do I?

Oh well, I will anyway! The proposed follow-up amendment, focused on new construction of large commercial and institutional buildings, is a logical and much needed next step. Built Environment Plus, the local association of green builders and designers, reports that "net zero ready" projects can be built in Massachusetts as easily and with costs similar to conventional construction. 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. This is stellar legislation that must be passed!!!

I urge you to support this amendment. Cambridge has a moral and civic responsibility to do everything we can to address climate change. I know it, and you do too!

Thank you,

Sue Stafford  
 Francis Ave.  
 Cambridge

--  
 Sue P. Stafford  
 Professor Emerita  
 Department of Philosophy  
 Simmons University  
 Boston, MA 02115  
 978-475-7386

Minutes Acceptance: Minutes of Nov 28, 2023 12:00 PM (Committee Reports)

**Perez, Lori**

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**From:** Jisoo Kim <jisoolog@gmail.com>  
**Sent:** Friday, November 24, 2023 1:04 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 institutional 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 large new buildings, not renovations of existing buildings, would be covered.

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,

Jisoo Kim / 205 Walden st Cambridge MA 02140

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김지수 Jisoo Kim  
 +82-10-5758-3144 | [jisoolog@gmail.com](mailto:jisoolog@gmail.com)

Minutes Acceptance: Minutes of Nov 28, 2023 12:00 PM (Committee Reports)



**Perez, Lori**

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**From:** Judy Somberg <judy.somberg@gmail.com>  
**Sent:** Wednesday, November 22, 2023 2:01 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 institutional 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 large new buildings, not renovations of existing buildings, would be covered.

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,

Judy Somberg  
 48 Antrim St., Cambridge, MA 02139  
[judy.somberg@gmail.com](mailto:judy.somberg@gmail.com)

Minutes Acceptance: Minutes of Nov 28, 2023 12:00 PM (Committee Reports)

**Perez, Lori**

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**From:** Becky Sarah <bsarah@gmail.com>  
**Sent:** Wednesday, November 22, 2023 9:37 AM  
**To:** City Council; City Clerk; City Manager  
**Subject:** Please extend BEUDO to large new buildings.

It's silly to allow large new non-residential buildings to be constructed with fossil fuel infrastructure--are we going to let them keep it, in defiance of BUEDO and common sense, or make them tear it out to meet emission requirements?

Infrastructure that is free of fossil fuels is possible and being done right now in the new Moderna Lab on Binney Street, and other big new buildings.

We're all suffering from climate damage already, it's an emergency.

Becky Sarah  
14 Whittier St.  
Cambridge.

Minutes Acceptance: Minutes of Nov 28, 2023 12:00 PM (Committee Reports)

**Perez, Lori**

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**From:** Amandine Laripe <amandine.laripe@gmail.com>  
**Sent:** Tuesday, November 21, 2023 12:41 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 institutional 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 large new buildings, not renovations of existing buildings, would be covered.

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,

Amandine LARIEPE  
 115 Jackson Street  
 02140 Cambridge MA

Minutes Acceptance: Minutes of Nov 28, 2023 12:00 PM (Committee Reports)

**Perez, Lori**

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**From:** Diana Smith <diana0724@gmail.com>  
**Sent:** Tuesday, November 21, 2023 10:49 AM  
**To:** City Council  
**Cc:** City Clerk; City Manager  
**Subject:** Support the Proposed BEUDO Amendment for New Buildings

Dear City Councilors:

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 institutional 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 large new buildings, not renovations of existing buildings, would be covered.

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,

Diana Smith, 153 Upland Road, Cambridge, MA

Minutes Acceptance: Minutes of Nov 28, 2023 12:00 PM (Committee Reports)