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Massachusetts Biotechnology Council
300 Technology Square, Eighth Floor
Cambridge, MA 02139

May 5, 2015

Cambridge City Council
City Hall
759 Massachusetts Avenue
Cambridge, MA 02139

RE: Getting to Net Zero Task Force Submission

Dear Members of the Cambridge City Council:

On behalf of MassBio and its 650+ member organizations (including 186 in Cambridge), I'd like to congratulate the City of Cambridge and the Net Zero Task Force for its efforts in implementing a collaborative process in developing recommendations to the City Council on getting to net zero emissions.

As you may recall, MassBio expressed serious concerns (MassBio letter to Cambridge City Council, August 20, 2013) about the possible negative implications that a net zero emissions standard would have upon the laboratory-use centered life sciences industry in Cambridge. As noted by MassBio at that time, our industry has been in the forefront in the development of award-winning, energy-efficient spaces in Cambridge.

While there are aspects of the Task Force's recommendations that remain a concern to us, we feel that the proposal offers an actionable, bold, strategic vision that merits your consideration and endorsement. Should the City Council approve the report and pursue policy development and implementation in regard to the recommendations, MassBio would look forward to joining with residents and other partners in the community to continue the collaborative process that was the hallmark of the Task Force's efforts.

Thank you for your consideration.

Best regards,

A handwritten signature in black ink that reads "RK Coughlin". The signature is written in a cursive, flowing style.

Robert K. Coughlin
President and CEO



August 20, 2013

Cambridge City Council,
Ordinance Committee
David Maher, Chairman
City Hall
759 Massachusetts Avenue
Cambridge, MA 02139

main: 617 • 674 • 5100 fax: 617 • 674 • 5101

Massachusetts Biotechnology Council
300 Technology Square, Eighth Floor
Cambridge, MA 02139

Cambridge Planning Board
Hugh Russell, Chairman
344 Broadway
Cambridge, MA 02139

Dear Members of the Cambridge City Council Ordinance Committee and Cambridge Planning Board:

On behalf of the Massachusetts Biotechnology Council (MassBio) and its 600+ member organizations (152 members in Cambridge), I write to express our deep concerns over the Connolly zoning petition regarding “net zero” building requirements. We urge you to *oppose* the proposal.

The biopharmaceutical industry in Massachusetts is helping lead the way in the development of energy efficient green buildings. Many of the industry’s latest buildings have achieved the highest LEED (Leader in Energy and Environmental Design) designations from the U.S. Green Building Council. Our industry “thinks green” out of a strong social and civic consciousness, as well as necessity. As they pursue the research and development of life-changing medical treatments and cures, our companies and non-profit research institutions use the latest research and manufacturing processes. While new technologies and an industry commitment to green technologies are helping improve energy efficiency overall, the research, development and manufacture of biopharmaceuticals necessarily requires that facilities serving the industry are as energy efficient as possible. That is why so many LEED certified buildings have been developed for biopharmaceutical users, such as the landmark LEED Platinum Genzyme Center at 500 Kendall, Novartis’ LEED Gold building at 250 Main Street, BioMed’s LEED Gold building at 650 East Kendall and LEED Silver building at 675 West Kendall. Alexandria Center’s campus on Binney Street, in construction, is LEED registered, as is 400 Technology Square, and 215 First Street. Skanska’s new building at 150 Second Street is designed to meet LEED Gold standards. The list includes additional newly constructed buildings, as well as many renovated buildings, such as Sanofi’s space at 640 Memorial Drive, a building originally constructed in 1913 to make Model T automobiles, now LEED registered.

The building requirements of the Connolly petition, if implemented, *would effectively end all such green building development for our industry in Cambridge*, as well as that of other substantial industries. According to a range of experts, building a net zero lab facility in Cambridge is not technologically feasible today. In fact, very few net zero buildings have been built anywhere to date, and those that have been built have typically been small scale, low-rise buildings in more moderate climates.

Under the Connolly proposal, a building development that cannot achieve net zero GHG emissions would be required to purchase expensive Massachusetts Renewable Energy Certificates in the private market on an ongoing basis. Given these challenges, development of life science space would become cost prohibitive in Cambridge, resulting in lease rates far above the current high market rates and 25% - 50% in additional overall operating expense to the Commonwealth’s most innovative companies.

Cambridge is a leader in sustainable development. We applaud and support Cambridge's strong commitment to the environment, through the Community Compact for a Sustainable Future and its early adoption of the Commonwealth's Stretch Energy Code. MassBio has worked with MIT's Green Development Initiative as it seeks to develop a green buildings proposal for Cambridge's consideration and looks forward to assisting in other sustainable energy initiatives in Cambridge.

The provisions of the Connolly petition would end the development of substantial commercial projects in Cambridge and force the development of energy efficient facilities serving our industry to other municipalities.

The life sciences industry has always sought to be a good neighbor and active corporate citizen in the life of Cambridge. With this commitment in mind, we encourage you to defeat this proposal.

Thank you for your consideration.

Best regards,

A handwritten signature in black ink, appearing to read "RK Coughlin". The signature is written in a cursive, flowing style.

Robert K. Coughlin
President and CEO