



CITY OF CAMBRIDGE
Office of Sustainability

August 3, 2026

BEUDO CP1258, 2 Brattle Square & 40 Brattle Street

Administrative Modification Decision Letter

Jorge Herrera
20 Acorn Park Drive,
Cambridge, MA 02138

Dear Jorge Herrera,

This letter is to formally notify you that your application for an Administrative Modification for BEUDO Covered Property ID, CP1258, 2 Brattle Square & 40 Brattle Street has been approved by the BEUDO Review Board on July 15, 2026.

Configuration:

CP1258A - Building ID 355-8, 40 Brattle Street.

CP1258B - Building ID 355-12, 2 Brattle Square.

This Administrative Modification will remain in effect indefinitely unless you or the BEUDO Review Board formally terminate or modify it. Please retain the following documents for your records.

If you have any questions about this approval, please email
BEUDORReviewBoard@cambridgema.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cameron Macuch'.

Cameron Macuch
Building Decarbonization Analyst
Office of Sustainability, City of Cambridge

**Enclosed: Notice of BEUDO Administrative Modification Approval and Review Board
Vote.**



**NOTICE OF BEUDO ADMINISTRATIVE MODIFICATION APPROVAL BY THE BEUDO
REVIEW BOARD**

Owner/Owner Representative(s): Brattle Square Associates & Brattlewalk Condo Trust

Administrative Modification: Covered Property Configuration

Covered Property ID: CP1258

Dates in Effect: Indefinitely

BEUDO Covered Property ID	Owner/Owner Representative(s)	Address(es)
CP1258	Brattle Square Associates & Brattlewalk Condo Trust	2 Brattle Square & 40 Brattle Street

Notice of Approval: On July 15, 2026, the City of Cambridge's BEUDO (Building Energy Use Disclosure Ordinance) Review Board voted on Brattle Square Associates & Brattlewalk Condo Trust's Administrative Modification application to be in effect indefinitely. The Review Board voted in favor of approving the application per the Building Energy Use Disclosure Ordinance (BEUDO), City of Cambridge Code, Ordinances, Chapter 8.67. See attached for voting details.

Administrative Modification: This Administrative Modification allows this Covered Property to comply in the following configuration. The resulting Covered Properties will continue compliance with annual Emission Reduction Requirements as outlined in the submitted greenhouse gas reduction schedules.

Administrative Modification			
Covered Property Configuration	Covered Property ID	Building IDs	Covered Square Feet
Former Configuration	CP1258	355-8 & 355-12	53,797
New Configuration	CP1258A	355-8	12,203
	CP1258B	355-12	41,594



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Regulatory Requirements: BEUDO Covered Property ID CP1258A & CP1258B must comply with the following conditions for its Administrative Modification:

- If applicable, applications for adjusted Administrative Modifications, Short-Term Alternative Compliance Plans, and Long-Term Alternative Compliance Plans, shall include updates to the information provided in their initial application for the Covered Property's Administrative Modification, including any changes to (i) circumstances and characteristics contributing to a hardship for an Owner, (ii) relevant technology, (iii) applicable regulatory requirements, and (iv) other relevant factors.
- If applicable, the Owner or Owner representative(s) must report significant changes to the Covered Property's use or size that would affect this approved Administrative Modification to Office of Sustainability staff.
- If applicable, after the conclusion of a Plan's approved duration, the Covered Property or Campus is required to continue compliance with the standard annual Emission Reduction Requirements in Section 8.67.100 and all applicable sections of the Regulations and Procedures.

Length of Administrative Modification: This Administrative Modification will remain in effect indefinitely, unless it is formally terminated or modified by the Covered Property Owner or the BEUDO Review Board during a Review Board Hearing.

More Information: For more information regarding BEUDO, please visit <https://www.cambridgema.gov/Departments/officeofsustainability/buildingenergyusedisclosureordinance>. If you have any questions regarding this approval notice, you may contact BEUDORReviewBoard@cambridgema.gov.



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VOTE OF ADMINISTRATIVE MODIFICATION BY THE BEUDO REVIEW BOARD

Owner/Owner Representative(s): Brattle Square Associates & Brattlewalk Condo Trust

Administrative Modification: Covered Property Configuration

Covered Property ID: CP1258

APPROVED BY THE BEUDO REVIEW BOARD:

Date approved: July 15, 2026

A handwritten signature in blue ink, appearing to read 'AR', with a long horizontal stroke extending to the right.

Andrew Richardson, Chair

REVIEW BOARD MEMBERS WHO VOTED IN FAVOR:

John Boehs
Margery Davies
Joe Higgins
Kay Mammo

Liz Reichart
Andrew Richardson
Benjamin Silverman

REVIEW BOARD MEMBERS WHO VOTED OPPOSED: None

REVIEW BOARD MEMBERS ABSENT: Peter Glick

GENERAL CHARACTERISTICS OF THE ADMINISTRATIVE MODIFICATION: Brattle Square Associates & Brattlewalk Condo Trust's Administrative Modification includes 2 buildings. Building use includes Non-Residential. The Applicants meets all eligibility criteria, and the application was deemed complete.

This approved Administrative Modification enables this Covered Property to separate into two Covered Properties per the Building Energy Use and Disclosure Ordinance, Cambridge City Code, Ordinance, Chapter 8.67.