



Thomas M. Menino
Mayor

Article 37 Interagency Green Building Committee

October 1, 2013

Boston Properties Limited Partnership
800 Boylston Street, 19th Floor
Boston, MA 02199
ATTN: Mr. Michael Cantalupa

Re: Boston Garden Project - Article 37, Boston Zoning Code

Dear Mr. Cantalupa:

The Boston Interagency Green Building Committee (IGBC) has reviewed your September 11, 2013, Project Notification Form's Sustainable Design and Climate Change Preparedness section, which includes LEED v3 for Core and Shell Development 2009 checklist, for compliance with Boston Zoning Article 37, Boston Zoning Code.

The Project Notification Form indicates that the project will use the LEED v3 for Core and Shell Development 2009 and shows the intent to achieve LEED Certified with 44 points.

The IGBC does not accept the rating system selection, and feels that each individual building should have a separate LEED Checklist, using the most appropriate rating system.

Due in part to the normal complexities of construction, the IGBC has found projects tend to earn fewer points at completion than planned and that a buffer is necessary for assuring compliance with Article 37. As 40 points is the minimum requirement for a certifiable project using LEED v3 for Core and Shell Development 2009, the project design and green building strategies are a concern and IGBC advises revising them as the project moves forward.

In support of Mayor Menino's directive to reduce Boston's Green House Gas (GHG) emissions by 25% by 2020 and 80% by 2050, the IGBC requests that your project team pursue strategies to reduce project based GHG emissions including:

- Energy efficient and clean energy assemblies, systems and equipment sufficient to, at a minimum, exceed the Massachusetts Stretch Code by 10% or more (ASHREA 90.1-2007 by 30% or more). See Optimize Energy EA c1.
- On-Site Renewable Energy EAc2, Measurement and Verification EAc5.1 and Measurement and Verification EAc5.2, and Green Power EAc6.
- Alternative Transportation – Bicycle Storage and Changing Room Sc4.2.

Additionally, the IGBC recommends pursuing strategies to reduce stormwater impacts, increase efficiency of water use, and enhance human health and wellbeing including:

- Stormwater Design—Quantity Control SSc6.1, and Stormwater Design—Quality Control SSc6.2.

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- Landscaping water efficiency efforts and water use reduction strategies. See Water Efficiency credits 1 to 4.
- Monitoring of air delivery, increasing ventilation and air filtration, and indoor chemical and pollutant source control. See Indoor Environmental Quality credits: Outdoor Air Delivery Monitoring IEQc1, Increased Ventilation IEQc2, and Indoor Chemical and Pollutant Source Control IEQc5.
- Active living opportunities for residents and patrons. See LEED Environmental Quality Pilot Credit c78.

Please follow up with your BRA Project Manager in responding to IGBC comments and providing an updated project checklist.

The IGBC looks forward to your project revisions. Please contact us through your Project Manager if you have questions.

Sincerely,

Article 37 Interagency Green Building Committee