



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 (PNF) Sustainable Design and Climate Change Preparedness narrative for compliance with Boston Zoning Article 37 Green Buildings.

The PNF 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 request individual LEED Checklists for each building and utilizing the most appropriate rating system for each building (e.g. LEED Core & Shell should not be used for buildings that are principally residential).

Given the importance of this project and the imperative to reduce environmental impacts related to the built environment, the IGBC requests the project team approach project planning with a goal of LEED Platinum for both commercial and residential buildings and set a minimum commitment of LEED Gold Certification.

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 20% or more (ASHREA 90.1-2007 by 40% or more). See Optimize Energy EA c1.
- On-Site Renewable Energy, Enhanced Commissioning, and Measurement and Verification. See EA c2, EA c5.1 and EA c5.2.
- Alternative Transportation – Bicycle Storage and Changing Room. See SS c4.2.

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 and Quality Control. See SS c6.1, and SS c6.2.
- Landscaping water efficiency efforts and water use reduction strategies. See Water Efficiency credits 1 to 4.

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- Monitoring of air delivery, increasing ventilation and air filtration, and indoor chemical and pollutant source control. See Indoor Environmental Quality (IEQ) credit c1, IEQ c2, and IEQ c5.
- Active living opportunities for residents and patrons. See LEED Environmental Quality Pilot Credit c78.

Constructing an exemplary green building at this site will minimize the project's adverse impacts and maximize the project's value to the Proponent, residents, patrons, visitors and the City of Boston.

Please follow up with your BRA Project Manager in responding to IGBC comments and providing updated / revised project checklists.

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