Innovation in Design

- **Construction Waste Management (Credits 1.1).** As stated above, the Construction Manager will implement a waste management plan that will seek to divert at least 75 percent of construction and demolition waste material removed from the site from landfills through recycling and salvaging. This credit may be pursued aggressively in an opportunity to gain an exemplary performance credit of 95 percent construction waste recycling.
- **Green Housekeeping (Credit 1.2).** The Proponent intends to engage in a green housekeeping policy wherein all cleaning chemicals and cleaning equipment used in common areas shall comply with the Green Seal Standard GS-37 - Cleaning Products for Industrial and Institutional Use, Fifth Edition dated August 28, 2009.
- **Tenant Education and Guidelines (Credit 1.3).** The Proponent intends to develop 'green' tenant guidelines, educational programs, and resources for residents within the building (described further below).
- **Chemical-free Water Treatment (Credit 1.4).** The use of chemical-free water treatment for cooling towers will be evaluated as design progresses.
- **Energy Star Appliances (Credit 1.5).** The Project will seek to reduce overall non-regulated energy use by utilizing Energy Star appliances in the apartment units.

Regional Priority Credits

The concept of Regional Priority Credits (RPCs) was introduced in the LEED 2009 rating systems to incentivize the achievement of credits that address geographically specific environmental priorities. RPCs are not new LEED credits, but are existing credits that USGBC chapters and regional councils have designated as being particularly important for their areas and are achieved in the form of a bonus point. The RPCs achievable for the Project are as follows:

- **SSc6.1: Stormwater Design Quantity Control:** The Project will recharge the first inch of rainwater and, therefore, it is expected that this credit will be achieved.
- **SSc3: Brownfield Redevelopment:** The Project will require asbestos abatement and, therefore, it is expected that this credit will be achieved.
- **SSc7.2: Heat Island Effect, Roof:** The Project will utilize light colored, high-albedo roofing materials and, therefore, it is expected that this credit will be achieved..
- **SSc7.1: Heat Island Effect, Non-Roof**: More than 50 percent of the on-site parking will be located in structured parking and, therefore, it is expected that this credit will be achieved.

Tenant Guidelines

The Proponent will attach to tenant leases (both retail and residential) an exhibit with information on the sustainable/green building features of the Project and how the tenant can participate/support sustainability

through their operations and/or use of the leased space. A Retail Tenant Guidelines document will include information on the sustainable aspects of the site and the base retail spaces, and will further encourage the retail tenant(s) to make their build-out as sustainable as possible. This could include recommending utilization of the LEED for Commercial Interiors (CI) rating system criteria as guidance. The Retail Tenant Guidelines may describe the LEED-CI rating program and identify aspects of the core/shell design that could be targeted to make LEED-CI certification easier for the retail tenant(s) to achieve. A Residential Tenant Guidelines document will provide instructions on the operation and care of the HVAC systems, appliances, operable windows, a copy of the 'No Smoking' policy and the trash and recycling program as well as other sustainable aspects of the Project, including education on installed Energy Star appliances. These guidelines will further encourage the residential tenant(s) to support the sustainable features, such as tips/measures to reduce energy use, coordinate carpooling to work with other tenants, City of Boston recycling information).

Greenhouse Gas Emissions Assessment

Consistent with the current MEPA GHG Policy (dated May 5, 2010), the Project has been evaluated for both stationary and mobile source GHG emissions. To provide for energy efficiency and reduced stationary source GHG emissions, the Proponent has evaluated the following three key planning and design criteria:

1. Methods to reduce overall energy demand through appropriate design and sizing of systems;
2. Methods to incorporate cost-effective energy-optimizing systems; and
3. Methods to supplement the required energy demand with self-generated energy (e.g., on-site renewable energy source).

Summary of Findings of the GHG Assessment

The stationary source assessment has identified supplemental elements, beyond those elements required in the 8th Edition of the Massachusetts State Building Code, (the "Building Code"), including compliance with the Massachusetts Energy Stretch Code,[7] that will be implemented to reduce the stationary source GHG emissions related to the Project. In some identified instances, the Proponent has had to make assumptions on certain Project elements, such as interior fit-out and specific HVAC equipment efficiency ratings. These assumptions have been used to calculate the estimated GHG emissions reduction associated with the Project, which result in an approximately 22 percent reduction in stationary source GHG emissions when compared to the Building Code-compliant development standard. The Proponent is committed to design and construct the Project to meet the criteria to become LEED Certifiable, as discussed earlier.

In order to provide the Proponent with the flexibility necessary to develop a Project that is marketable and viable to a variety of potential users, the Proponent is committed to implementing a performance standard of 20 percent improvement in energy efficiency (at minimum) through incorporation of same or comparable measures to those identified. Based upon the building uses, the Project will achieve an overall 22 percent reduction of the Project's stationary source GHG emissions by implementing a variety of building improvements over the MA Building Code minimum requirements. The specific improvements may be

7 Appendix 120.AA, known as the Stretch Energy Code, was adopted by the Massachusetts Board of Building Regulations and Standards in May 2009, as an optional appendix to the Massachusetts Building Code 780 CMR.