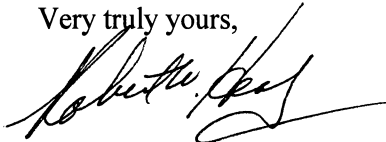


Since the adoption of Article 19 most projects that have come before the Planning Board have included a range of green building elements. The desire to be a good corporate citizen as well as the recognition that green building design has a positive impact on employee recruitment and retention within certain industries in Cambridge is also resulting in a strong focus on green building design. Genzyme, for example, is seeking the top "platinum" LEED rating for its headquarters in Kendall Square. The newly renovated City Hall Annex and Main Library will also incorporate green building design features.

In connection with the department's work on implementation of the Climate Protection Plan, city staff will research existing green building programs in other cities to evaluate their impact and determine if there are additional zoning requirements that make sense and what other steps the city can take to promote green building. An important part of this research will be to evaluate the potential impact of green building requirements on up-front construction costs to ensure that they do not negatively impact the city's ability to construct low-income housing

Very truly yours,

A handwritten signature in black ink, appearing to read "Robert W. Healy", with a stylized flourish extending from the end.

Robert W. Healy
City Manager

RWH/mec



13.

CITY OF CAMBRIDGE • EXECUTIVE DEPARTMENT

Robert W. Healy, City Manager Richard C. Rossi, Deputy City Manager

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September 8, 2003

To the Honorable, the City Council:

In response to Awaiting Report Item Number 03-90, regarding a report on the promotion of "green" buildings in Cambridge, Assistant City Manager for Community Development Beth Rubenstein reports the following:

Buildings have an impact on the environment--both during construction and through their operation. "Green building" is a loosely defined collection of land-use, building design, and construction strategies that reduce these environmental impacts. Benefits of building green include reduced energy consumption, protection of ecosystems, and occupant health. The LEED (Leadership in Energy and Environmental Design) Green Building Rating System™ is a voluntary, consensus-based national standard developed by the U.S. Green Building Council to promote high-performance, sustainable buildings. LEED was among other things created to define "green building" by establishing a common standard of measurement, and an increasing number of architects and builders are becoming LEED-certified.

On July 1, 2001 a complete revision of the Massachusetts energy conservation requirements in the state building code for new buildings (other than low-rise residential)[1] took effect. Key changes in the requirements include increased efficiency requirements for HVAC equipment; rating requirements for windows and doors; improved insulation requirements; substantially reduced allowances for lighting power; and requirements for the installation of automatic lighting controls for most spaces. Compared to the former code, the revised code is estimated to save approximately 13 percent of primary energy use for lighting and HVAC and about 7.5 percent of all primary energy use in new commercial buildings.

In February 2001 the Cambridge Zoning Ordinance was amended to include Article 19, Project Review. Section 19.30 of the article includes a set of Citywide Urban Design Objectives intended to provide guidance regarding the desired form and character of new development in the city. Section 19.34 (3) includes a specific indicator regarding "green" building design.

In evaluating projects against these objectives, the Planning Board looks to see that "buildings are designed to use natural resources and energy resources efficiently in construction, maintenance, and long-term operation of the building. The buildings are sited on the lot to allow construction on adjacent lots to do the same. Compliance with Leadership in Energy and Environmental Design (LEED) certification standards and other evolving environmental efficiency standards is encouraged." Project proponents are asked to submit a LEED checklist with their permit application, regardless of whether LEED certification is being sought, as an illustration of any green elements included in the building's design.

[1] The residential code was upgraded in 1998.

Consent Agenda #13

Transmitting communication from
Robert W. Healy, City Manager,
relative to **Awaiting Report Item
Number 03-90**, regarding the
promotion of "green" buildings in
Cambridge.

In City Council September 8, 2003

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