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Boston leads the way in going green; region to soon follow

sp Stephanie Pollack



**BlueWave
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In the first part of this article, I described the rapidly changing regulatory environment that developers face with respect to green building, including the city of Boston's decision to mandate green construction for larger private projects. The "Boston model", built on experience to date with green building, provides some invaluable lessons for developers who are contemplating going "green."

The first lesson is that there is no "one size fits all" approach to

green development. Boston's new requirements accordingly do not require a uniform set of measures. Instead, developers select from a menu of options for reducing energy and water use and incorporating recycled materials. Applicants need only qualify for 26 green building "points" out of nearly 70 available. While most of the points are defined by the US Green Building Council's LEED (Leadership in Energy and Environmental Design) rating system, the city is *not* requiring developers to use the sometimes costly and complicated LEED certification process.

Another lesson that shaped the city of Boston's policy was the desire not to unnecessarily increase already soaring construction costs. While many developers assume that green building will cost much more, studies show that this need not be the

case. The firm of Morrison Hershfield reviewed four different studies of the cost premium for meeting LEED green building standards and found only a minimal price premium (less than 1%) for meeting the basic LEED requirements embodied in the Boston code. And higher initial costs are often offset by lower operating costs. With energy and water prices rising steadily, investments to reduce energy and water can pay for themselves within one or two years.

But perhaps the most important lesson learned to date, and the real key to cost-effectively "greening" any project, is the advantage of integrating green thinking as early as possible in the planning and design process. Measures that are simple and relatively inexpensive when incorporated early become problematic or even impossible later. The Boston requirements ensure early and careful consideration of green options by requiring that the first regulatory filing or notice must include a complete list of measures the developer plans to use.

Boston has worked hard to make its new green building requirements user-friendly, flexible, cost-effective and beneficial. The real estate community in Boston and beyond should take a similar approach and embrace mayor Thomas Menino's conclusion that "green buildings are good for the environment, public health and the bottom line."

Stephanie Pollack is a partner with BlueWave Strategies, LLC, Boston.

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NAI Hunneman leases 2,827 s/f at 88 Broad St.

BOSTON, MA NAI Hunneman Commercial brokered a five-year, 2,827 s/f office lease at 88 Broad St. Chris Gotfredson, senior vice president at Hunneman Comm'l. represented the landlord, Bay State Realty. Bob Borgman of Wyman Street Advisors, represented the tenant, Summit Mortgage.

"This building will make a great home for Summit Mortgage," said Gotfredson. "It combines classic turn-of-the-century architecture with modern amenities, not to mention its great location."

Built in 1908, 88 Broad St. is a nine-story, 63,680 s/f office building constructed of majestic brick with a stone facade. The building has window exposure on all sides and features fantastic harbor views on the upper floors. The building has been updated to include energy-efficient, double-glazed windows, a new electrical system designed to tenant specifications, a new HVAC system with five heat pumps per floor, new bathrooms and redesigned, modern elevators. There is a 3-level lobby entry.