



The Joseph B. Martin Conference Center
at Harvard Medical School ● May 31, 2014 ● 10 am – 5 pm

Please circle the relevant session.

Round 1

Session Name: Tax Incentives and Zoning Flexibility to Implement Resilience

Note-taker Name: Corey Zehngebot

What Key Questions Were Raised?

Major projects have sustainability initiatives that get value engineered out – why should the value be removed? Why aren't there regulations that make these things happen?

The City should require that sustainability measures not get value engineered out

Commercial buildings account for 60% or more of the energy use – how can you change behaviour to just open the windows?

How can technology and social media be harnessed to evaluate building space?

Anonymous feedback via technology that rates the building – the information can go to the employers to make changes and also to the landlord, who might be shamed into making energy upgrades and retrofits to their building to attract tenants.

Buildings in isolation – should there be regulation or zoning changes that allow adjacent or proximate development to partner to create a more energy efficient "district." Only government can enforce, though it's very legally complicated. Eco-districts.

Can new developments pay for energy retrofits (insulated windows, shared stormwater management) to older, adjacent buildings.

Larger infrastructure projects.

Insurance companies have the capacity to make certain buildings not financeable.

What Controversies or Issues did Stakeholders Raise?

Is a regulatory solution necessary? Can there be market solutions that incentivize the same things?

Labeling building as LEED certified is an example of the power of the market

Have to make an argument that there is value

If disclosure is required how can we design it so that the "clever interpretations" can be avoided?

Carbon taxes and fees exist in other cities – why can't they exist here? What happens to the carbon tax monies? Like utility bills creates a fund to pay for free energy assessments. What if the fund is available to



The Joseph B. Martin Conference Center
at Harvard Medical School ● May 31, 2014 ● 10 am – 5 pm

the building owner? An intelligent building owner would figure out it would just be smarter to make a better building.

Percent for the arts. Create a similar program that allocates a certain amount towards sustainable systems. How to structure it so that it takes it to a different level.

What language should we be using? Resiliency, adaptation, mitigation

Developers time horizon and students are only here for a short period. Hurricane Sandy shows that the sense of security they might feel is false.



The Joseph B. Martin Conference Center
at Harvard Medical School ● May 31, 2014 ● 10 am – 5 pm

What Best Practices or Ideas were Proposed?

Building awards, yelp-like rating, public outreach initiatives

Paying for energy retrofits of existing buildings based on best practices – good incentives for small residential, but not so much for commercial property

Commercial developers should get tax incentives to do sustainable retrofits

Labeling buildings based on their energy efficiency – would have a huge impact on who would rent

Need a public awareness of who is acting as a sustainable leader

Valuations of buildings are effected (positively or negatively) based on evidence about how their buildings perform and their energy efficiency

Ask all building owners to report energy use per year – will be taxed on that and be made publicly available. Part of a goal to reduce energy consumption per year. (Federal initiative that can be adopted on a state level. Postponed until 2015.

PACE (Property Assess Clean Energy) Energy reporting disclosure (Seattle, Philadelphia, Washington DC, etc.) Fines are not significant. The debt stays with the building.

Need to relate building performance to health (employees at Genzyme building has much fewer sick days)

Carbon tax monies should be systematically linked to active transportation or electric cars or building strategies that are more sustainable. Carbon tax should go directly back to the buildings.

Cambridge program where buildings that are greater than 50,000 sf have to be net zero

What Recommendations were made related to the Climate Action Plan (CAP) Update?



The Joseph B. Martin Conference Center
at Harvard Medical School ● May 31, 2014 ● 10 am – 5 pm

1. Technology based comprehensive rating system for buildings – energy use, accessibility, comfort
2. Certain percentage of the construction cost be put towards energy efficient measures beyond normative sustainably compliance.
3. Adopt PACE
4. Carbon tax monies should be systematically linked to active transportation or electric cars or building strategies that are more sustainable. Carbon tax should go directly back to the buildings.
5. Buildings in isolation – should their be regulation or zoning changes that allow adjacent or proximate development to partner to create a more energy efficient “district.” Only government can enforce, though its very legally complicated. Eco-districts.



The Joseph B. Martin Conference Center
at Harvard Medical School ● May 31, 2014 ● 10 am – 5 pm

Other Comments/Observations: