



MEMO

To: Rob Vieira, The Community Builders
Jeff Goins, PGN Architects

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Subject: Matthews Memorial Terrace and Green Communities

The Matthews Memorial Terrace project will be pursuing Green Communities Criteria 2008, with a minimum of 35 points. The project team met on 02 and 10 February 2009 for the Green Communities Pre-Charrette and Charrette, respectively, to begin discussions about incorporating green features into the project. During these sessions, the team developed a green vision for the project, which is as follows:

Matthews Memorial Terrace will be a quality, healthy, comfortable, and energy-efficient multifamily community with minimal impact on the natural environment. It will demonstrate the Owner's commitment to environmental sensitivity by incorporating proven, durable, and cost-effective green design and construction strategies. The Owner will work with the residents to promote a safe, caring, and comfortable living environment for residents and their guests. Through training and supportive encouragement, the residents as well as the building maintenance and custodial staff will be empowered to sustain the green community through healthy and resource-efficient operations, maintenance, housekeeping, and lifestyles.

Major discussions during the Pre-Charrette and Charrette sessions revolved around energy efficient strategies, ventilation strategies, and water conservation strategies. The team agreed that emphasis will be placed on reducing heating/cooling load via air tight construction and good building envelope design, followed by right-sized and high performance equipment. The project team will be investigating various options during the design phase to achieve an optimal balance of high performance, low maintenance, durability, and cost-effectiveness.

A Charrette Report will be completed by March 2009, which will summarize proposed green strategies and the team's current thinking for each of the targeted Green Communities Criteria 2008 credits.