

Trolley Square, Cambridge Transit Oriented Development

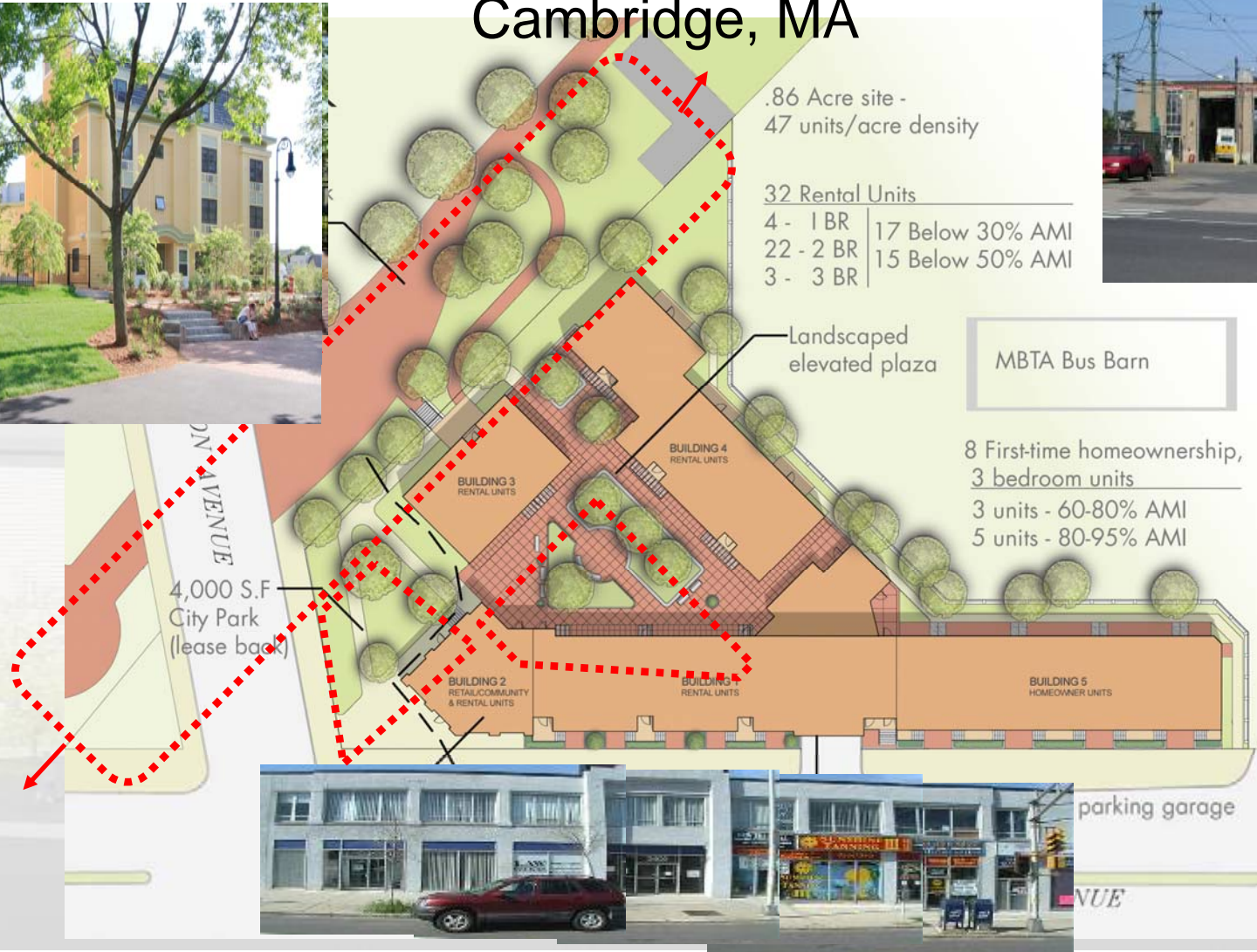


Introduction

The Green Mission of Homeowner's Rehab, Inc.

- Non-Profit Developer: Provides quality, affordable housing for Cambridge families.
- As a developer we are concerned about the energy consumed by American households. Homes and vehicles are the biggest problems.
- Average household produces:
 - 3,000 lbs of garbage
 - 45,000 gallons of wastewater
 - 25,000 lbs of CO₂
- Asthma and obesity are two of the leading illnesses for children in the US
- With these statistics in mind our goal is to develop healthier, energy efficient, affordable homes that reduce the impact on the environment , encourage alternate transportation and reduce operating costs for the resident and owner.

Trolley Square Cambridge, MA



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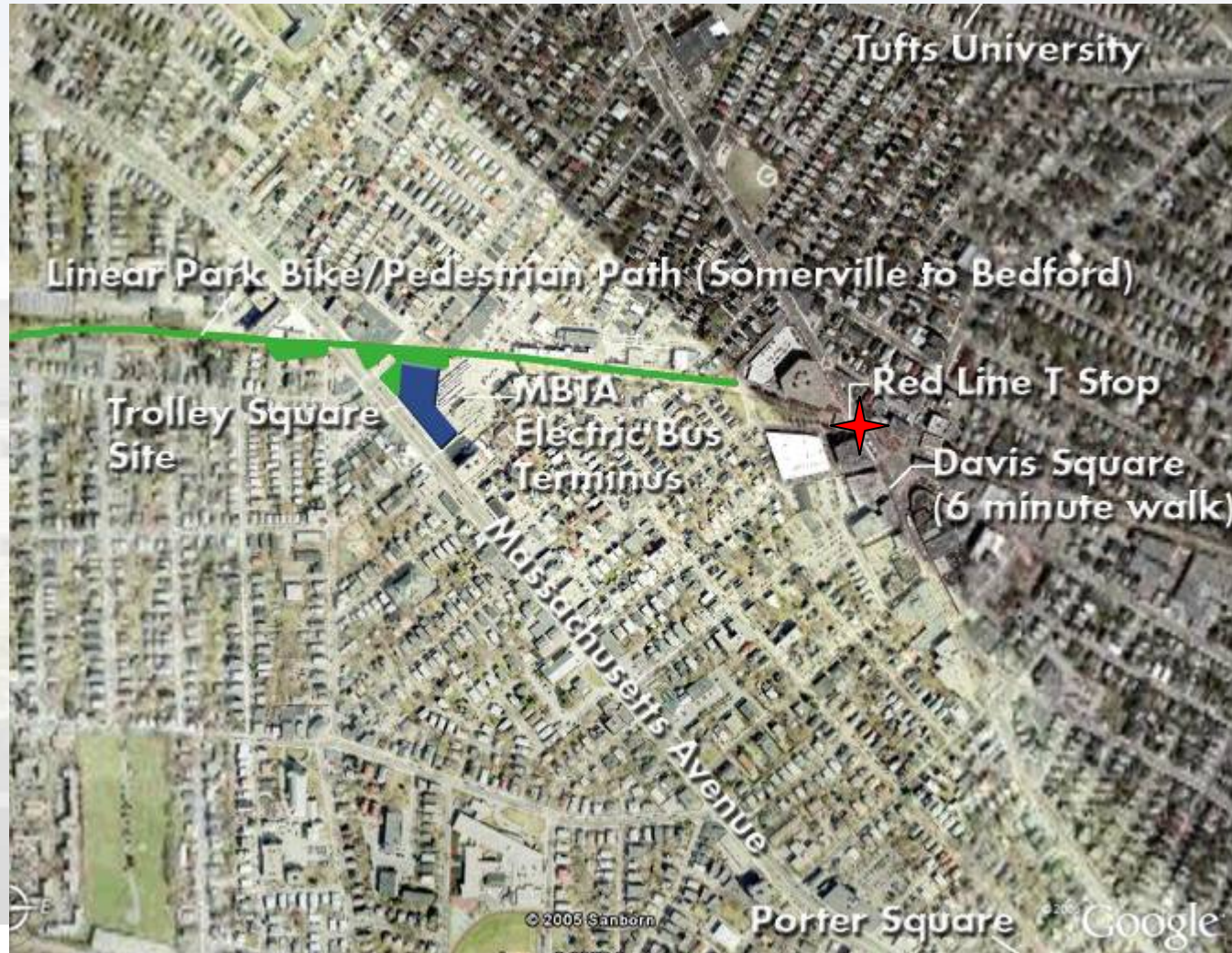


Trolley Square

Cambridge, MA



Trolley Square Transportation Access



Trolley Square

Cambridge, MA

To Encourage Alternative Transportation and Open Space:

- Move-in package that includes transportation info. bus and MBTA schedules
- Living Green manual describes alternate transportation: bike path, MBTA, Zip car (www.homeownersrehab.org)
- Underground garage accommodates secure bike storage, creates more open space
- Education- Monthly newsletter that includes info on transportation, environmental, and healthy living issues.

Trolley Square

Cambridge , MA

- **Future Plans To encourage Alternate Transportation:**
 - Bike Program (Minuteman Bike Path 2nd busiest in the country)
 - Walking Club in conjunction with Cambridge Walks
 - T Passes and children's' books on green living (reduce carbon footprint) as raffle prizes
 - Green Streets Initiative (local monthly green activities)
 - On site community programs in Community Room
 - Community Room as local resource (walkable neighborhoods)
 - Youth Programs (encourage healthy lifestyles, and nature)

Trolley Square

Cambridge, MA

- Green Features: Energy Efficiency
 - Natural Lighting
 - Cross Ventilation
 - Energy Star Home – Exceeds standards
 - Damp blown cellulose in walls
 - White TPO roofing
 - High efficiency boilers and controls
 - Energy Star lighting and appliances
 - 2-speed continuous bath fans
 - Multi-level motion lighting in garage
 - CO monitored variable speed fans (garage)
 - Photovoltaic 42KW array
 - Durable materials



Trolley Square

Cambridge, MA

- Green Features: Water Efficiency
 - Storm water management plan
 - Drip landscape irrigation
 - Drought resistant native plantings
 - Dual flush toilets
 - 1.6 gpf/.8 gpf
 - Low-flow fixtures



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- **Renewable Resources**
 - 42 Kilowatt Photovoltaic solar system



Trolley Square

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- Measuring Success: The Triple Bottom Line

The Bottom Line
Conventional developments

- Profit: Does the project cash flow?

The Triple Bottom Line
Green Developments

- Profit: Does the project cash flow?
- Planet: Does the project account for its environmental impacts?
- People: Does the project account for the needs of the residents and the community?

Trolley Square

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- Measuring Success: The Triple Bottom Line

**THE TRIPLE BOTTOM LINE CREATES MORE VALUE AND
COMMUNITY AND RESIDENT BUY-IN**

