REQUIRED SUBMITTALS CHECKLIST

Submit checklist with application. One electronic copy of your application is required; print materials may be requested.

☑ **Application Cover Sheet (project and property information, applicant information)**

☑ **Dimensional and Parking Information Form (see attached)**

☑ **Impact statement**

- Respond to Environmental Design Review (Section 3.4) criteria on pages 6-7 of this packet.
- Include summary of neighborhood outreach, if held or planned.

☑ **Drawing and photographs of existing conditions**

- Identify boundaries of the development parcel and illustrate the existing conditions on that parcel, adjacent streets, and lots abutting or directly facing the development parcel across streets.
- Photographs showing conditions on the development parcel at the time of application and showing structures on abutting lots.

☑ **Site plan of proposal. Must include:**

- Zoning boundaries, if any, and parcel boundaries;
- Setbacks from property lines;
- Site access/egress points;
- Circulation routes for pedestrians, bicyclists, passenger vehicles, and service/delivery vehicles;
- New buildings and existing buildings to remain on the development parcel, clearly showing points of entry/exit;
- Other major site features within the parcel or along its perimeter, including but not limited to trees, fences, retaining walls, landscaped screens, utility boxes, and light fixtures;
- Spot grades or site topography and finish floor level;
- Open space provided on the site;
- Any existing or proposed easements or rights of way;
- Any wetlands or wetland resource areas.

☑ **Drawings of proposed structure/sample materials**

- Schematic drawings of each interior floor of each proposed building, including basements.
- Schematic drawings of the roof surface(s), identifying roof materials, mechanical equipment, screening devices, green roofs, solar arrays, usable outdoor terraces, and parapets.
- Elevations of each exterior façade of each building, identifying floor levels, materials, colors, and appurtenances such as mechanical vents and light fixtures.
- Drawings from one or more prominent public vantage point illustrating how the proposed project will appear within the context of its surroundings.
- Physical sample façade materials and color samples.
- Lighting plan and fixtures if not provided on site or landscaping plan.

☑ **Vehicle, Bicycle, and Service Vehicle Plans**

- Parking and loading plans, including all vehicle and bicycle parking facilities located on the parcel or within a structure, showing dimensions of spaces, driveways, access aisles, and access/egress points. Include line-of-sight and turning radius along with length and type of delivery truck.

- If you are requesting a reduction in the amount of required parking, include a Transportation Demand Management Plan per Section 6.1.5.
- Plans of all bicycle parking facilities located on the lot and within any structure, including dimensions of spaces and access routes and types of bicycle racks.

☑ **Sustainable Building and Site Design Elements**

- A solar energy systems assessment per Section 6.4, which must include:
  - An analysis for solar energy system(s) for the site detailing layout and annual production;
  - The maximum feasible solar zone area of all structures; and,
  - Drawings showing the solar energy system you propose, with a narrative describing the system, the reasons the system was chosen, and how the system meets the requirements of Section 6.4; or
  - A detailed explanation of why the project meets an exemption of Section 6.4.2.
- LEED checklist and narrative per EDR criterion L. Applicants MUST submit a current LEED checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project. LEED checklists may be found at https://www.usgbc.org/resources.

☑ **Proposed landscaping *(may be incorporated into site plan)***

Schematic drawing(s) illustrating and clearly labels all landscape features, including hardscape materials, permeable areas, plant species, and light fixtures.

☑ **Residential and commercial units**

Describe the number, locations, and sizes of residential units, and of affordable units if any. All affordable units must meet the State's standard for inclusion on the Arlington Subsidized Housing Inventory. Describe the number, locations, and sizes of commercial units, if any. Indicate if units are rental or ownership.

☑ **Plans for sign permits, if signage is an element of development proposal** (see Impact Statement)

☑ **Stormwater management plan** (see Impact Statement)

(for stormwater management during construction for projects with new construction)

☑ **SketchUp Compatible Model, if required** (see Drawing Package - Renderings)

☑ **Application fee** (submitted 4/22/2024)

(The fee is $0.20 per square foot of new construction, or a minimum fee of $500. See Rule 12 of the ARB Rules and Regulations for more information.)

FOR OFFICE USE ONLY

Docket #: 3816

____ Site Plan Approved Date: _____

____ Received evidence of filing with Registry of Deeds Date: _____

____ Notified Building Inspector of Site Plan Review filing Date: _____

SCHEDULE OF CONTENTS

August 7, 2024

for

MULTI-FAMILY HOUSING AS OF RIGHT DEVELOPMENT

at

5-7 Belknap Street in Arlington, Massachusetts

Project Address: 5-7 Belknap Street
Applicant: Michael J. Collins
Owner: 5-7 Belknap Street, LLC

Contents:

InkStoneArchitects.com
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7. Sustainable Building and Site elements
    a. HERS rating
    b. Solar energy systems assessment
    c. LEED checklist/substantial building narrative (included in Impact Statement – Item #3)
8. Stormwater management plan (included in Impact Statement – Item #3)
9. Portfolio of Michael Collins (5-7 Belknap Street, LLC applicant/owner)
10. Application fee (submitted 4/22/2024)

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COVER SHEET

Application for Site Plan Review

PROPERTY AND PROJECT INFORMATION

1. Property Address 5-7 Belknap Street, Arlington, MA 02474

   Assessors Block Plan, Block, Lot No. Map 8, Block 1, Parcel 1, 8-1-10 Zoning District R2

2. Deed recorded in the Registry of deeds, Book 82660, Page 456

   or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____.

3. Present Use of Property (include # of dwelling units, if any)

   Residential, two family house with detached two car garage

4. Proposed Use of Property (include # of dwelling units, if any)

   Residential, two townhouse buildings (four units)
   as per MBTA Communities Act Bylaw Neighborhood Multi-Family Overlay District

APPLICANT INFORMATION

1. **Applicant:** Identify the person or organization requesting the Site Plan Review:

   Name of Applicant(s) Michael J. Collins

   Organization 5-7 Belknap Street, LLC

   Address 8 Overlook Road (Street), Stoneham, MA 02180 (City, State, Zip)

   Phone 781-258-3447 Email buildcollins@gmail.com

2. **Applicant Interest:** the applicant must have a legal interest in the subject property:

   ☑ Property owner ☐ Purchaser by land contract

   ☐ Purchaser by option or purchase agreement ☐ Lessee/tenant

3. **Property Owner** ☑ Check here if applicant is also the property owner

   Identify the person or organization that owns the subject property:

   Name Michael J. Collins Title Manager

   Organization 5-7 Belknap Street, LLC Phone 781-258-3447

   Address 8 Overlook Road (Street), Stoneham, MA 02180 (City, State, Zip)

   Phone _____ Email buildcollins@gmail.com

4. **Representative:** Identify any person representing the property owner or applicant in this matter:

Name Brigitte Steines Title Architect

Organization InkStone Architects, LLC Phone 650-814-8542

Address 18 Main Street, #3B (Street), Concord, MA 01742 (City, State, Zip)

Phone _____ Email brigitte@inkstonearchitects.com

5. Site Plan Review applied for in accordance with the following Zoning Bylaw section(s)

section(s)	title(s)
	Site Plan Review
5.9	Multi-Family Housing Overlay District

6. List any waivers or bonuses being requested and the Zoning Bylaw section(s) which refer to the minimum or maximum requirements from which you are seeking relief.

section(s)	title(s)

7. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the approval you request. Include any reasons that you feel you should be granted the requested approval.

(In the statement below, check the options that apply)

The applicant states that 5-7 Belknap Street, LLC is the owner ☑ or occupant ☐ or purchaser under agreement ☐ of the property in Arlington located at 5-7 Belknap Street which is the subject of this application; and that unfavorable action ☐ or no unfavorable action ☐ has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the site plan be approved.

Signature of Applicant(s)

8 Overlook Road, Stoneham, MA 02180 (Address) 781-258-3447 (Phone)

PROJECT DESCRIPTION (ITEM #7 OF COVER SHEET)

August 7, 2024

for

MULTI-FAMILY HOUSING AS OF RIGHT DEVELOPMENT

at

5-7 Belknap Street in Arlington, Massachusetts

The proposed project at 5-7 Belknap Street consists of removing two existing structures; a two-family dwelling and a two-car detached garage, and replacing them with a four (4) unit multi-family housing project comprised of two buildings, each containing two units. The existing two structures occupy a footprint of 1,925 square feet; the proposed two buildings occupy a footprint of 2,304 square feet. This is a footprint increase of 20%. An accessory shed for the storage of four (4) bicycles will be located in an accessible location at the end of the driveway. Four parking spaces are provided; two (2) full size spaces and two (2) compact spaces. Electric vehicle chargers for each unit are also provided.

The current house is structurally compromised; the center load bearing columns have substandard foundations which has led to sagging of the main girder and with that the floor is off plane by 2”. In addition, many windows are single glazed and do not comply with today’s standards. The house is only partially insulated with sub-standard material and subsequently sub-standard R value. The mechanical, plumbing and electrical systems do not meet today’s standards for energy efficiency. Importantly, the existing oil tank will be removed, and the existing natural gas connection will be permanently disconnected.

The proposed (4) bedroom and (3 ½) bath units will be conveniently located to the Minuteman Bikeway, MBTA Bus stop, East Arlington Village shops, and to recreational opportunities such as Spy Pond and Spy Pond Park. The 2,096 square feet (average net area) of living area per unit will be attractive to every demographic and allow the future owners to live close to amenities and work without needing a car on a daily basis.

5-7 Belknap Street is within walking distance to the MBTA bus stop along Massachusetts Avenue, the Minuteman Commuter Bikeway, and the Alewife train station, promoting multimodal transportation and potentially reducing vehicular traffic and emissions. On-site bicycle storage and electric vehicle parking will help further promote efficient modes of transportation and reduce the carbon footprint.

The use is allowed as of right pursuant to Section 5.9 of the Town of Arlington Zoning Bylaws (the “Bylaw”), as the project is in the Neighborhood Multi-Family (NMF) Overlay District and thus, no zoning relief is required.

The proposed development complies with the developments standards of Section 5.9.4 and the Bylaw.

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The proposed energy efficient project will replace the non-compliant structures with buildings that align with today's stringent specialized stretch energy code requirements. The existing fossil fuel energy sources, natural gas and oil, will be permanently disconnected and replaced with infrastructure that follows Arlington's Fossil Fuel Free Bylaw. The units will be heated and cooled by efficient air source heat pumps and will be solar ready. Per the HERS rater's estimated calculation, we will achieve a HERS rating of 45 or under.

The roof decks will have space for planting options and water access to the roofs will be provided.

Special care has been taken to install more pervious surfaces than existing and create a thoughtful landscape which highlights indigenous plant species. Best practices for stormwater management will be employed.

The proposed building materials are selected under sustainable criteria for components, recycling, and durability. Ample natural daylight will add to creating healthy and comfortable homes for its future residents.

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DIMENSIONAL AND PARKING INFORMATION

Property Location: 5-7 Belknap Street

Zoning District: R2

Applicant: Michael J. Collins

Address: 8 Overlook Road, Stoneham, MA 02180

Present Use/Occupancy: No. of Dwelling Units and sizes:

Residential, two family house with detached two car garage

Uses and their gross square feet:

Residential (4,020 sf) (approx.)

Proposed Use/Occupancy: No. of Dwelling Units and sizes:

Residential, two townhouse buildings (four units)

Uses and their gross square feet:

Residential (9,108 sf)

		Present Conditions	Proposed Conditions	Min. or Max. Req'd by Zoning for Proposed Use
Lot Size		6,960 sf	6,960 sf	min. N/A
Frontage				min. N/A
Floor Area Ratio[1]				max. N/A
Lot Coverage (%), where applicable				max. N/A
Lot Area per Dwelling Unit (sf)				min. N/A
Front Yard Depth (feet)		17'-7"	Unit 1: 15'-0" Unit 2: 15'-8"	min. 15'-0"
Side Yard Width (feet)	right side	20'-7"	19'-0"	min. 20' combined
	left side	10'-6"	7'-0"	min. 20' combined
Rear Yard Depth (feet)		45'-1	Unit 3: 24'-3 1/2" Unit 4: 20'-0"	min. 20'-0"
Height	stories	2.5	3	stories[2] 3
	feet	34'-4"	33'-6"	Feet 35'-0"
Open Space (% of G.F.A. or lot size)[3]				min. N/A
	Landscaped (sf)			(sf) N/A
	Usable (sf)			(sf) N/A
Parking Spaces (#)[4]			4	min. N/A
Parking Area Setbacks (feet) *(where applicable)*				min. N/A
Loading Spaces (#)				min. N/A
Bicycle Parking[5]	short term			min. N/A
	long term		4	min. N/A

[1] FAR is based on Gross Floor Area. See Section 5.3.22 for how to calculate Gross Floor Area. On a separate page, provide the calculations you used to determine FAR, including the calculations for Gross Floor Area.
[2] Where two heights are noted in the dimensional tables, refer to Section 5.3.19, Reduced Height Buffer Area to determine the applicable height.
[3] Per Section 5.3.22(C), district dimensional requirements are calculated based on GFA or lot size, depending on the zoning district. On a separate page, show how you determined the open space area amounts.
[4] See Section 6.1, Off-Street Parking and Section 5.9.4.F. If requesting a parking reduction, refer to Section 6.1.5.
[5] See Section 6.1.12, Bicycle Parking, or refer to the Bicycle Parking Guidelines.

IMPACT STATEMENT

August 7, 2024

for

MULTI-FAMILY HOUSING AS OF RIGHT DEVELOPMENT

at

5-7 Belknap Street in Arlington, Massachusetts

Environmental Design Review Criteria

A. Preservation of Landscape

1. Existing landscaping is being upgraded to include native plantings with consideration to the quality of the site, privacy, and ease of maintenance. Permeable surfaces have been added where possible including at the front/back patios, yards, and parking aisle/spaces as shown on the landscape plan. Impervious surfaces have been minimized and no significant grade changes are proposed.

B. Relation of Buildings to the Environment

1. The scale and massing of the proposed buildings integrate well in the neighborhood, as they are of similar size to the neighboring structures. Their residential use is the same as the surrounding neighborhood in the R district. The abutting property to the right contains a three-story brick multi-unit building; the abutting property to the left contains two, 2-½ story single family dwelling buildings. The neighborhood is a mix of two (2) unit, four (4) unit, six (6) unit, and eight (8) unit residential dwellings.
2. Exterior facade finishes and colors are similar to the siding materials used on other buildings on the street.
3a. Throughout the day, the sun moves from the right side of the property in the morning (east), to the front in the afternoon (south), then to the left side of the property in the evening (west). This will result in a majority of the shadows to fall behind the buildings into the back yard for most of the day when the sun is at its highest.
3b. To complete the shading study, a 3d model was created using accurate dimensions for size and massing of both the existing and proposed buildings, along with real-world GIS data for location, orientation, solar positioning, and time of day calculations. It is observed that during the winter from the morning hours into the late afternoon, shadows cast by the proposed buildings onto the neighboring properties do not significantly increase from those cast by the existing building. During the summer from the morning hours into the late afternoon, shadows cast by the proposed buildings are very similar to those cast by the existing building, as the sun is at a much higher angle in the sky, resulting in nearly all the shadows staying within the property boundaries. Our dimensional and placement changes have eliminated any shading on the roof of the neighbors during the entire year. **Our dimensional and placement changes have eliminated any shading on the roof of the neighbors during the entire year.**

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C. Open Space

1. Section 5.9 of the Town of Arlington Zoning Bylaw does not require any minimum landscaped open space or usable open space, however landscaped and usable open space will be provided in the front, back, between, and to the side of each unit. A usable roof deck is proposed for each unit. The footprint of the existing structure is 1,925 square feet; the footprint of the new structures is 2,304 square feet.
2. The front porches and front yards of Unit 1 and 2, which function as outdoor space, are designed to face the street and also encourage interaction with the neighbors. The main entrances from the courtyard will also encourage social interaction.
3. The proposed vegetation will enhance the curb view and provide some privacy for the residence.

D. Circulation

1. Access onto the property via vehicle, bike, or foot is by the existing driveway directly off of Belknap Street and via a walkway on the left side of the buildings. From the walkway and/or driveway, residents turn into an entry courtyard between the two buildings where the main entry doors are located.

2. The current driveway layout is 18’-0” wide. The entry courtyard between the two buildings is 8’-7 3/4” to 11’-3” wide and will be the primary access into the units. A secondary access point to each unit (Unit 3 having easement rights over Unit 4) will be from a porch accessed through a front or back yard walkway from the driveway.

3. Parking space for four vehicles is provided (2 full size and 2 compact spaces).

4. The Fire Department was in favor after first review of the proposed driveway layout subject to installation of an address sign at the street indicating the rear units.

5. Bicycle parking is provided at the end of the driveway.

E. Surface Water Drainage

1. Best practices will be used by the site engineer to ensure proper site surface drainage and stormwater management both during construction and post development.

2. The applicant will comply with Arlington’s stormwater management bylaw, and is in process of developing a pre and post development stormwater analysis and will work with the Arlington Town Engineer to develop a compliant stormwater management plan.

3. The proposed plan results in a reduction in impervious area of approximately 500 square feet.

4. If required, an Operations and Management Plan for the Stormwater Management System will be submitted for approval to the Town Engineer.

5. Once approved, the Operations and Management Plan will be recorded with the Registry of Deeds.

6. Inspection and the maintenance of the stormwater system as required will be funded by monthly condo unit fees.

F. Utility Service

1. All utilities will be installed underground.

2. Water and sewer locations are shown on the site plan.

G. Advertising Features

1. A temporary marketing sign is planned for the proposed development and will comply with the Town of Arlington sign regulations.

2. An address sign for the rear building will be installed as requested by the Fire Department complying with the Town of Arlington sign regulations.

H. Special Features

1. An accessory shed for bicycle storage will be located at the end of the driveway.

2. A vegetated strip, as required, will be provided between the driveway and the abutting property.

I. Safety

1. Units are designed with safety in mind, including access and egress.

2. The exterior open spaces are visible to neighbors who would have sight lines to potential areas of criminal activity or personal injury.

3. The building façade along the driveway side will not contain protrusions so as to allow adequate emergency access along the side of the units and for proximity to the entry courtyard for quick access within the building in the event of an emergency.

4. Appropriate dark sky lighting will provide adequate lighting for residents and pedestrians.

J. Heritage

1. No disruption or removal of historic structures are planned.

K. Microclimate

1. Equipment installed on site includes 8 condensers emitting 56 decibels each (similar to a residential refrigerator) and will be located on the roofs.

2. The proposed plan will not have a negative impact on the microclimate. The total impervious surfaces will be less than existing conditions, with new pervious materials planned for the yards, courtyard, and parking areas. New indigenous plantings and landscaping will be provided as shown on the landscape plan.

L. Sustainable Building and Site Design Narrative & LEED Checklist/Outline

The nature of multi-family zoning requirements as outlined within the MBTA Communities Act is inherently sustainable when compared to new construction projects or other one-for-one redevelopment practices. Replacing a two-family dwelling building with this four (4) unit multi-family development on the existing site is more efficient and environmentally responsible than developing a new site farther away from existing transit & community infrastructure.

This community-driven project follows the MBTA Communities Act principle of increasing residential density within a larger metropolitan area that will help alleviate strains within the housing market caused by a shortage of housing stock.

We are fortunate that the provisions of the MBTA Communities Act go hand-in-hand with many principles of efficient, sustainable design on multiple scales, including the individual lot of the site/building, the overall fabric of the surrounding neighborhood/community, and the greater need for housing supply and economic growth at the state level.

The proposed development will be constructed in accordance with the specialized Stretch Energy Code and Arlington's new Fossil Fuel Free Bylaw.

The following LEED considerations respond to the outlines provided on the U.S. Green Building Council (USGBC) website (https://www.usgbc.org/leed-tools/scorecard):

1. Location and Transportation

The project will redevelop an existing lot with existing ties into the community, taking advantage of existing utilities and infrastructure so as not to disrupt any additional natural or wildlife habitats. It is within walking distance to MBTA bus stops (4 minutes) along Massachusetts Avenue, the Minuteman Commuter Bikeway/Path, and the Alewife train station, promoting multimodal transportation and potentially reducing vehicular traffic/emissions. A bicycle storage shed is planned to be provided on the property. Each of the four driveway parking spots will be outfitted for electric vehicle chargers.

2. Sustainable Sites

The existing site will be reused with small changes to the overall layout of hardscape and building footprint. No surrounding natural areas will be altered. Each structure will contain landscaped/open space on three sides (with the existing driveway on the fourth).

The natural hydrology and water balance of the site will remain similar to existing. Any heat island effect that may increase (if at all) due to the new structure will potentially be offset by improved landscaping, including new pervious groundcover and a new vegetative screening strip on the side of the existing driveway. Another offset may be considered by the potential installation of solar panels on the roof. Any exterior lighting used will not have a large spread outward or upward to minimize light pollution.

3. Water Efficiency
No exterior irrigation systems will be installed. Interior fixtures/fitting shall meet baseline stretch-code requirements for water consumption. Appliances shall be Energy Star or performance equivalent. Where possible, the units shall optimize process water use to be used for mechanical processes.

4. Energy and Atmosphere
The buildings and site will be constructed with energy efficient materials and methods in mind. The potential for renewable energy is planned for by designing the units to be solar ready. See attached layout by solar company. There will be no natural gas hookup (existing will be removed) as the units and components within will be powered by electric supply which has the potential to be sourced externally by fossil-fuel free renewable resources, or if the owner wishes in part by solar panels on the roof.
The applicant/owner may consider building-level energy metering and reporting to minimize energy consumption. The applicant/owner may consider guidelines for no/low impact refrigerants and a refrigerant management plan.

5. Materials and Resources
Space for recyclable material collection/bins will be available in or near the exterior entry courtyard, hidden from street view. The life-cycle information for products, materials, and their ingredients used to construct the units will be reviewed and the selection of such items will be informed by the environmental, economical, and social considerations of LEED guidelines. Building materials will be locally sourced (within a 100 mile radius) whenever possible or financially feasible. The owner/builder will take into consideration and minimize waste during demolition and construction, and will use recycled materials wherever possible.

6. Indoor Environmental Quality
Natural ventilation will be provided through operable windows, and mechanical ventilation will be provided where required. CO2 detectors shall also be installed on each floor where required. The selection of interior building materials and finishes will be informed by low-emitting criteria and VOC emissions evaluation criteria. The design of the building envelope and the mechanical systems within will intend to achieve thermal comfort throughout while not being inefficiently laid out or constructed. There will be one energy recovery ventilator (ERV) per unit. See HERS rating letter for targeted R-values. Interior lighting will be designed to prioritize occupant comfort, and energy efficient fixtures will be installed. Glazing in each occupiable space on each floor will allow

natural daylighting to be utilized, minimizing the usage of interior light fixtures, and will offer occupants views/visual connections to the natural outdoor environment. The double wall between units is designed to reduce noise and vibration transmission from one tenant to the other.

7. Integrative Process
Energy performance targets and modeling analysis provided by HERS ratings. The design, construction, and operation of the units will achieve the values targeted for energy and water systems as they relate to efficiency along with health and well-being of the occupants.

8. Innovation
The design, construction, and operation of the units will aim to achieve exemplary performance in many of the aforementioned prerequisites.

9. Regional Priority
As described above in the narrative to this section, this project is in part the result of the MBTA Communities Act, which helps to improve the socio-economic impact of the built environment on its immediate neighborhood along with the surrounding area at large. It does so in a way that is more efficient and environmentally responsible than other solutions to the challenges that face the housing landscape today.

Summary of neighborhood outreach

A public outreach meeting was held on Monday, 4/29/2024, from 6:00pm - 7:30pm on site. The builder, architect, and broker were in attendance to present the proposed project to members of the neighborhood and were available for questions after the presentation.

Notice of the public outreach meeting was mailed to the abutters within 300’ of locus in the Spring of 2024.

In response to neighborhood comments, the applicant revised the plan as per the following:

1. Increased the left side yard from 5’-4"' to 7’-0”. We accomplished this by shrinking the width of the buildings by 1 foot, shrinking the drive aisle from 10'-6" to 10’-0”, and shrinking the planting strip adjacent to the parking spaces from 14" to 12".

2. Decreased the courtyard from 12’-9” (at its widest) to between 8’-7 3/4” and 11’-3” and shifted the units to accommodate larger setbacks as described below.

3. Increased the rear yard setback to the foundation from 21’-6” to 24’-3 1/2” for Unit 3 by moving both Units 1 and 3 forward to reduce shading and increase privacy.

4. Moved the 2'-6" wide first floor bay overhang from the rear of Unit 3 to the side of Unit 3 for more privacy.

5. Added a privacy fence for the left side rear yard: 5'-0” high solid vinyl with 1'-0” high lattice top for more privacy.

6. Lowered the building 1'-0", from 34'-6" down to 33-6' (as calculated from grade at curb).

7. Toned the colors down, now there is a cream white body with medium gray accents to match neighborhood buildings.

8. Performed a shade study as previously described in the impact statement.

9. Kept neighbor facing roof terrace of Unit 3 towards Belknap Street.

A second public outreach meeting will be scheduled prior to the initial Redevelopment Boad hearing. This is planned for Tuesday, September 3rd with a rain date of Thursday, September 5th.

LEED v4.1 Residential: Multifamily
Project Checklist

5-7 Belknap Street
8/7/2024

Note:
The total score and all subcategory scores on this document are approximate and are subject to change due to unforseen circumstances.

Y	?	N				
0	**0**	**0**	**Integrative Process**			**1**
0	0	0	Credit (D)	Integrative Process		1
				Option 1. Installation Contractor Training		1
				Option 2. Integrative Process		1
12	**0**	**0**	**Location and Transportation**			**15**
			Credit (D)	LEED for Neighborhood Development Location		15
2	0	0	Credit (D)	Sensitive Land Protection		2
2				Option 1. Previously Developed Land		2
				Option 2. Avoidance of Sensitive Land		1
0	0	0	Credit (D)	High-Priority Site		1
				Option 1. Historic District		1
				Option 2. Priority Designation		1
				Option 3. Brownfield Remediation		1
4	0	0	Credit (D)	Surrounding Density and Diverse Uses		5
2	0	0		Option 1. Surrounding Density		3
2				Case 1. Surrounding Density		3
				Case 2. Compact Development		1
2				Option 2. Diverse Uses		2
3			Credit (D)	Access to Quality Transit		3
1			Credit (D)	Bicycle Facilities		1
0	0	0	Credit (C)	Reduced Parking Footprint		1
				Option 1. No Off-Street Parking		1
				Option 2. Reduce Parking		1
				Option 3. Carshare		1
				Option 4. Unbundling Parking		1
2	0	0	Credit (C)	Electric Vehicles		2
1				Option 1. Electric Vehicle Charging		1
1				Option 2. Electric Vehicle Charging Infrastructure		1
7	**0**	**0**	**Sustainable Sites**			**9**
Y			Prereq (C)	Construction Activity Pollution Prevention		Required
1			Credit (D)	Site Assessment		1
1	0	0	Credit (D)	Protect or Restore Habitat		1
1				Option 1. On-Site Restoration		1
				Option 2. Financial Support		1
1	0	0	Credit (D)	Open Space		1
1				Option 1. Onsite Open Space		1
				Option 2. Access to Open Space		1
3	0	0	Credit (D)	Rainwater Management		3
				Option 1. Percentile of Rainfall Events		3
2	3			Option 2. Permeable Lot Area		3
1			Credit (D)	Heat Island Reduction		2
0	0	0	Credit (D)	Light Pollution Reduction		1
				Option 1. BUG Rating Method		1
				Option 2. Calculation Method		1

Y	?	N				
3	**0**	**0**	**Materials and Resources**			**13**
Y			Prereq (D)	Storage and Collection of Recyclables		Required
Y			Prereq (C)	Construction and Demolition Waste Management Planning		Required
0	0	0	Credit (C)	Building Life-Cycle Impact Reduction		5
				Option 1. Historic Building Reuse		5
				Option 2. Renovation of Abandoned or Blighted Building		5
0	0	0		Option 3. Building and Material Reuse		4
				Path 1. Maintain a combination of Structural and Non-Structural Elements		4
				Path 2a. Maintain Existing Walls, Floors and Roofs		3
				Path 2b. Maintain Interior Nonstructural Elements		1
				Option 4. Whole-building Life-Cycle Assessment		4
3	0	0	Credit (C)	Environmentally Preferable Products		6
3				Option 1. Environmentally Preferable Products		6
0	0	0		Option 2. BPDO - Environmental Product Declarations		2
				Path 1. Environmental Product Declaration (EPD)		1
				Path 2. Multi-Attribute Optimization		1
0	0	0		Option 3. BPDO – Sourcing of Raw Materials		2
				Path 1. Responsible Sourcing of Raw Materials		2
0	0	0		Option 4. BDPO - Material Ingredients		2
				Path 1. Material Ingredient Reporting		1
				Path 2. Material Ingredient Optimization		1
0	0	0	Credit (C)	Construction and Demolition Waste Management		2
0	0	0		Option 1. Diversion		2
				Path 1a. Divert 50% and Three Material Streams		1
				Path 1b. Divert 50% using Certified Commingled Recycling Facility and One More Materials Stream		1
				Path 2a. Divert 75% and Four Material Streams		2
				Path 2b. Divert 75% using Certified Commingled Recycling Facility and Two More Materials Streams		2
				Option 2. Reduction of Total (Construction and Demolition) Waste Material		2
10	**0**	**0**	**Indoor Environmental Quality**			**16**
Y			Prereq (D/C)	Minimum Indoor Air Quality Performance		Required
Y			Prereq (C)	Combustion Venting		Required
Y			Prereq (C)	Garage Pollutant Protection		Required
Y			Prereq (C)	Radon-Resistant Construction		Required
				Case 1. New Construction		
				Case 2. Renovation of Existing Building		
Y			Prereq (C)	Interior Moisture Management		Required
Y			Prereq (D)	Environmental Tobacco Smoke Control		Required
Y			Prereq (C)	Compartmentalization		Required
1			Credit (C)	Enhanced Compartmentalization		1
			Credit (D)	No Environmental Tobacco Smoke		1
2	0	0	Credit (D)	Enhanced Indoor Air Quality Strategies		4
1				Option 1. Walk-Off Mats		1
1				Option 2. Filtration		1
				Option 3. Enhanced Local Exhaust		1
				Option 4. Balanced Whole-Dwelling Unit Ventilation		2
2			Credit (C)	Low-Emitting Materials		4

5	**0**	**0**	**Water Efficiency**		**12**
Y			Prereq (D)	Water Use Reduction	Required
Y			Prereq (D)	Building-Level Water Metering	Required
5	0	0	Credit (D)	Water Use Reduction	10
5				Option 1. Total Water Use Reduction	10
				Option 2. Outdoor and Indoor Water Use Reduction	9
				Path 1. Outdoor Water Use Reduction	3
				Path 2. Indoor Water Use Reduction	6
0	0	0	Credit (C)	Water Metering	2
				Option 1. Meter Water Subsystems	1
				Option 2. Meter Dwelling Units	1

20	**0**	**0**	**Energy and Atmosphere**		**34**
Y			Prereq (C)	Fundamental Systems Testing and Verification	Required
Y			Prereq (D/C)	Minimum Energy Performance	Required
				Option 1. Energy Performance Compliance	
				Option 2. Prescriptive Compliance	
				Option 3. Dwelling Unit Energy Simulation	
				Case 1. New Construction	
				Case 2. Major Renovation	
Y			Prereq (C)	Energy Metering	Required
Y			Prereq (D)	Fundamental Refrigerant Management	Required
2	0	0	Credit (C)	Enhanced Commissioning	6
1				Option 1. Supply Air-Flow Testing	1
1				Option 2. Pressure Balancing	1
				Option 3. Enhanced Commissioning	3
				Option 4. Enhanced and Monitoring-Based Commissioning	1
				Option 5. Envelope Commissioning	2
12	0	0	Credit (D/C)	Optimize Energy Performance	18
				Option 1. Energy Performance Compliance	18
				Option 2. New Buildings Institute Family Guide	13
12	0	0		Option 3. Dwelling Unit Energy Simulation	18
12				Case 1. New Construction	18
				Case 2. Major Renovation	18
1			Credit (D)	Whole Building Energy Monitoring and Reporting	1
0	0	0	Credit (C)	Grid Harmonization	2
				Case 1. Demand Response Program Available and Participation	2
				Case 2. Demand Response Capable Building	1
				Case 3. Load Flexibility and Management Strategies	2
3			Credit (D)	Renewable Energy	5
1	0	0	Credit (D)	Enhanced Refrigerant Management	1
1				Option 1. No Refrigerants or Low-Impact Refrigerants	1
1				Option 2. Calculation of Refrigerant Impact	1
1			Credit (D)	Domestic Hot Water Pipe Insulation	1

1	0	0	Credit (C)	Indoor Air Quality Assessment	2
1				Option 1	1
				Option 2 (1 additional point)	1
1	0	0	Credit (D)	Thermal Comfort	1
1				Option 1. Radiant Comfort	1
				Option 2. ASHRAE 55-2017	1
				Option 3. ISO Standards	1
1	0	0	Credit (D)	Daylight and Quality Views	1
				Option 1. Daylight	1
1				Option 2. Quality Views	1
2	0	0	Credit (D)	Acoustic Performance	2
1				Option 1. HVAC Background Noise	1
1				Option 2. Envelope Acoustic Performance	1

1	**0**	**0**	**Innovation**		**6**
0	0	0	Credit (D/C)	Innovation	5
				Option 1. Innovation	1
				Option 2. Pilot	1
				Option 3. Additional Strategies	3
1			Credit (D/C)	LEED Accredited Professional	1

0	**0**	**0**	**Regional Priority**		**4**
0	0	0	Credit (D/C)	Regional Priority	1
				Type here to specify credit	1
0	0	0	Credit (D/C)	Regional Priority	1
				Type here to specify credit	1
0	0	0	Credit (D/C)	Regional Priority	1
				Type here to specify credit	1
0	0	0	Credit (D/C)	Regional Priority	1
				Type here to specify credit	1

58	**0**	**0**	**TOTALS**	Possible Points: **110**

Certified: 40 to 49 points, **Silver:** 50 to 59 points, **Gold:** 60 to 79 points, **Platinum:** 80 to 110

(D) Design Prequisite or Credit*

(C) Construction Prerequisite or Credit

*Note that prerequisites and credits awarded during the design review are still subject to verification by the Green Rater during the site visit. If the status of the prerequisite or credit changes based on the site visit, the updated form and documentation must be submitted and reviewed by GBCI.