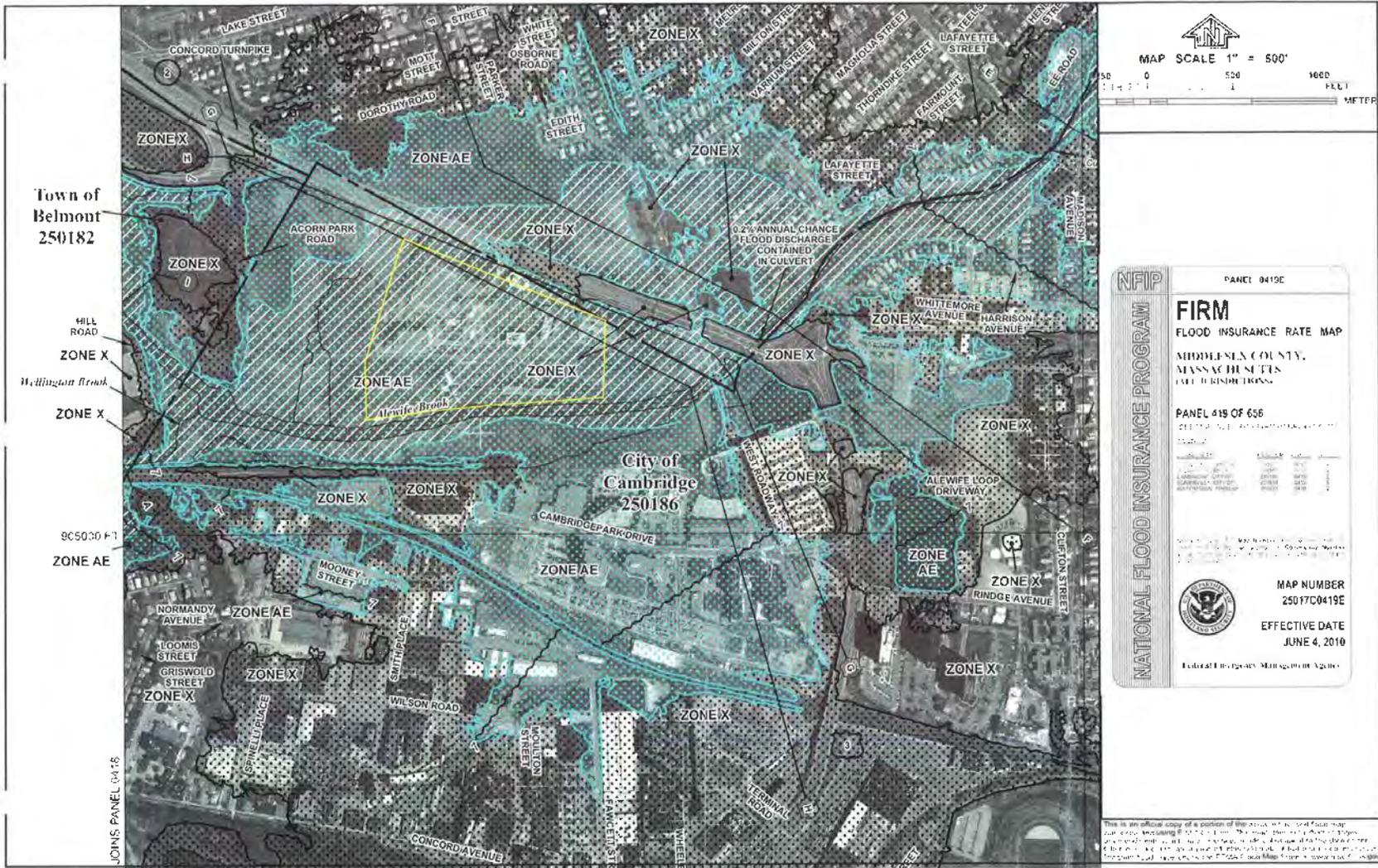


FLOODING SOURCE		FLOODWAY			BASE FLOOD WATER-SURFACE ELEVATION (FEET NAVD)			
CROSS SECTION	DISTANCE	WIDTH (FEET)	SECTION AREA (SQUARE FEET)	MEAN VELOCITY (FEET PER SECOND)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
Aberjona River North Spur								
A	130 ¹	33	148	0.9	64.3	64.3	64.3	0.0
B	2,260 ¹	68	324	0.6	68.1	68.1	68.1	0.0
C	2,860 ¹	152	203	0.9	68.2	68.2	68.2	0.0
D	4,400 ¹	124	713	0.5	75.8	75.8	75.8	0.0
E	6,500 ¹	18	15	2.1	78.3	78.3	78.3	0.0
F	7,880 ¹	47	68	1.1	81.5	81.5	81.5	0.0
G	9,410 ¹	18	27	0.5	83.0	83.0	83.0	0.0
Alewife Brook (Little River)								
A	100 ²	77	427	1.1	6.7	3.9 ⁴	4.1	0.2
B	250 ²	101	399	1.2	6.7	3.9 ⁴	4.1	0.2
C	2,960 ²	74	381	1.2	6.7	4.1 ⁴	4.3	0.2
D	3,970 ²	56	372	1.5	6.7	4.5 ⁴	4.7	0.2
E	5,220 ²	84	327	1.2	6.7	4.6 ⁴	4.9	0.3
F	7,330 ²	500	1,135	0.3	6.8	4.9 ⁴	5.3	0.4
G	7,770 ²	1,556	2,294	0.2	6.8	5.0 ⁴	5.3	0.3
H	8,010 ²	1,675	3,477	0.1	6.8	5.0 ⁴	5.4	0.4
I	11,625 ²	70	569	0.8	7.4	6.4 ⁴	7.2	0.8
Angelica Brook								
A	500 ³	16	23	6.9	190.1	190.1	190.1	0.0
B	1,360 ³	8	25	6.4	207.1	207.1	207.9	0.8
C	2,770 ³	100	525	0.3	223.4	223.4	223.4	0.0

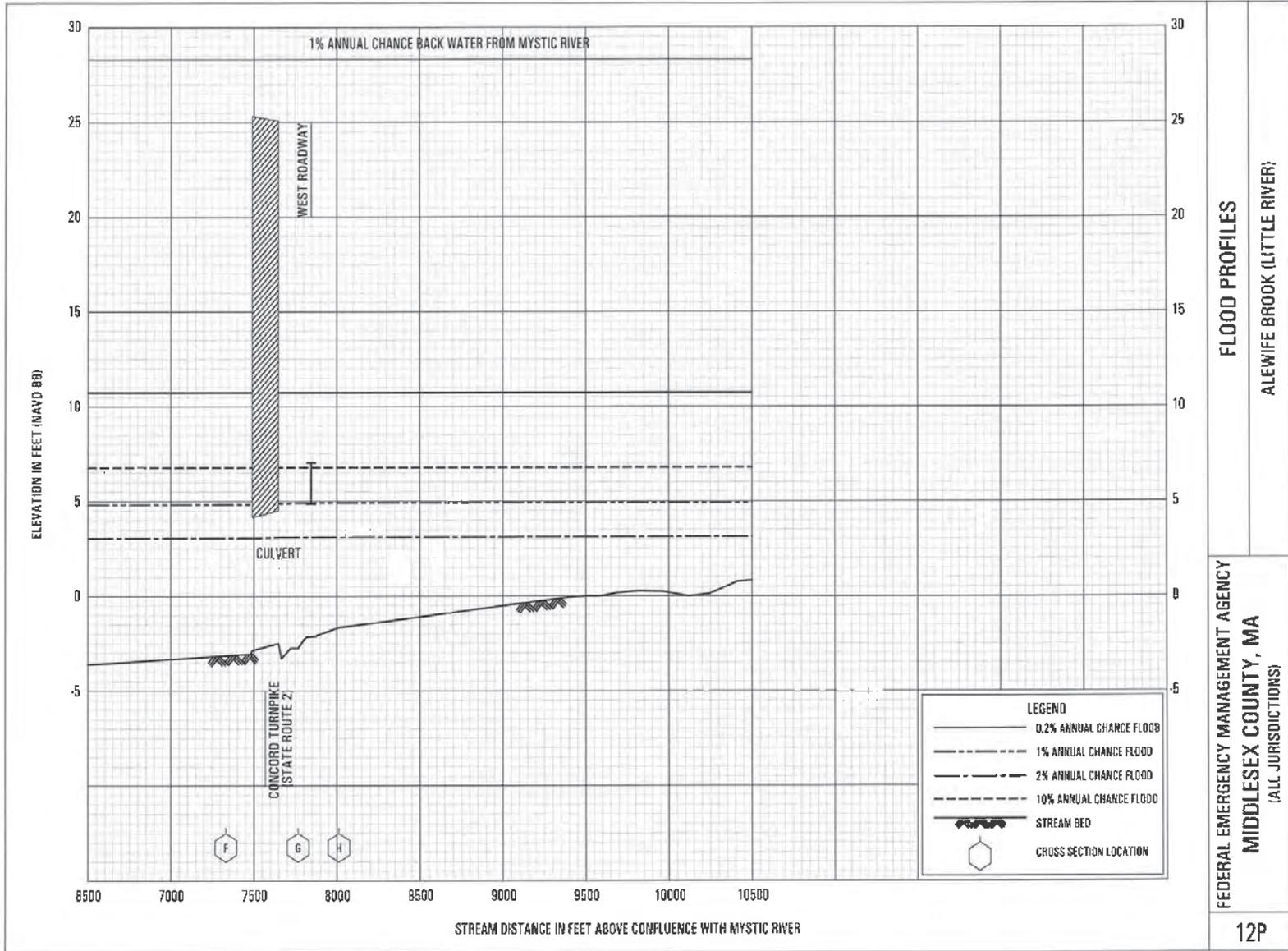
¹ Feet above confluence with Aberjona River
² Feet above confluence with Mystic River
³ Feet above confluence with Reservoir No. 3
⁴ Elevation computed without consideration of backwater effects from Mystic River
 * The measured top width on the FIRM may differ due to the effects of ineffective flow, the exclusion of small pocket areas due to map scale limitations, or is estimated due to HEC-RAS modeling limitations

TABLE 8	FEDERAL EMERGENCY MANAGEMENT AGENCY	FLOODWAY DATA
	MIDDLESEX COUNTY, MA (ALL JURISDICTIONS)	ABERJONA RIVER NORTH SPUR – ALEWIFE BROOK (LITTLE RIVER) – ANGELICA BROOK

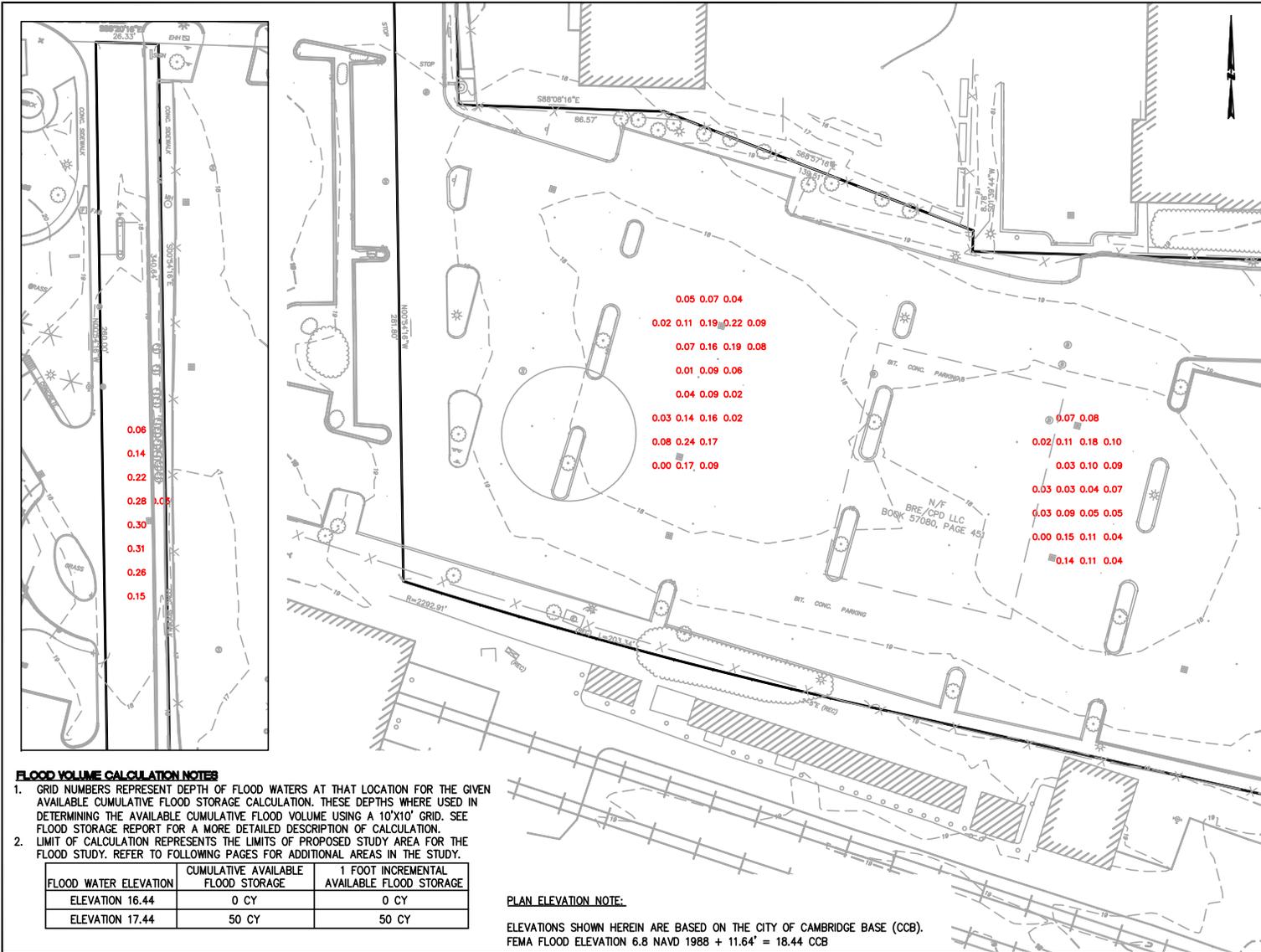
FEMA FLOOD PLAIN DATA



FEMA FLOOD PLAIN DATA



FEMA FLOOD PLAIN DATA



FLOOD VOLUME CALCULATION NOTES

1. GRID NUMBERS REPRESENT DEPTH OF FLOOD WATERS AT THAT LOCATION FOR THE GIVEN AVAILABLE CUMULATIVE FLOOD STORAGE CALCULATION. THESE DEPTHS WERE USED IN DETERMINING THE AVAILABLE CUMULATIVE FLOOD VOLUME USING A 10'X10' GRID. SEE FLOOD STORAGE REPORT FOR A MORE DETAILED DESCRIPTION OF CALCULATION.
2. LIMIT OF CALCULATION REPRESENTS THE LIMITS OF PROPOSED STUDY AREA FOR THE FLOOD STUDY. REFER TO FOLLOWING PAGES FOR ADDITIONAL AREAS IN THE STUDY.

FLOOD WATER ELEVATION	CUMULATIVE AVAILABLE FLOOD STORAGE	1 FOOT INCREMENTAL AVAILABLE FLOOD STORAGE
ELEVATION 16.44	0 CY	0 CY
ELEVATION 17.44	50 CY	50 CY

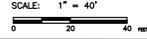
PLAN ELEVATION NOTE:
 ELEVATIONS SHOWN HEREIN ARE BASED ON THE CITY OF CAMBRIDGE BASE (CCB).
 FEMA FLOOD ELEVATION 6.8 NAVD 1988 + 11.64' = 18.44 CCB

**THE RESIDENCES
 AT 180R
 CAMBRIDGE PARK
 DRIVE
 180R
 CAMBRIDGE PARK DRIVE
 IN**

**CAMBRIDGE
 MASSACHUSETTS
 (MIDDLESEX COUNTY)**

EXISTING AVAILABLE
 FLOOD STORAGE PLAN
 FLOOD ELEVATION 17.44
 (1 OF 2)

NOVEMBER 18, 2013



APPLICANT/DEVELOPER:

The McKinnon Co.
 Complex Urban Development

THE MCKINNON COMPANY
 1 LEIGHTON ST., UNIT 1905
 CAMBRIDGE, MA 02141

OWNER:

BRE/CPD, LLC
 C/O EQUITY OFFICE
 125 SUMMER STREET
 17TH FLOOR
 BOSTON, MA 02110

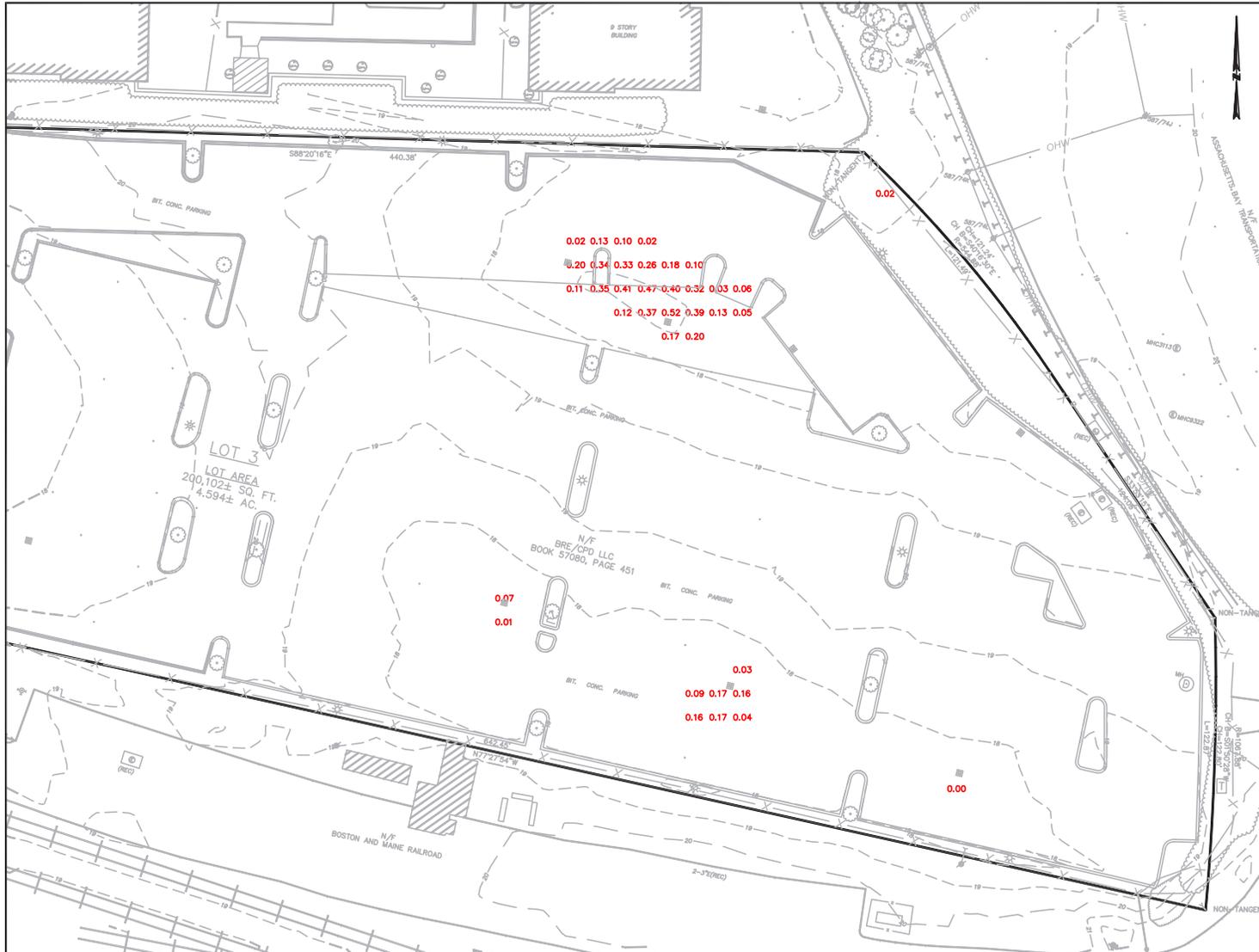
BSC GROUP

15 Elkins Street
 Boston, Massachusetts
 02127
 617 896 4300

Job No.: **2-3175.05** Date: **11/18/2013**
 Scale: **AS SHOWN** Revised:

File: \CVD\F2317502-FLOOD-CALCS

AVAILABLE FLOOD STORAGE PLANS



THE RESIDENCES
AT 180R
CAMBRIDGEPARK
DRIVE
180R
CAMBRIDGEPARK DRIVE
IN
CAMBRIDGE
MASSACHUSETTS
(MIDDLESEX COUNTY)

EXISTING AVAILABLE
FLOOD STORAGE PLAN
FLOOD ELEVATION 17.44
(2 OF 2)

NOVEMBER 18, 2013

SCALE: 1" = 40'
0 20 40 ft

APPLICANT/DEVELOPER:
MC TheMcKinnonCo.
Complex Urban Development
THE MCKINNON COMPANY
1 LEIGHTON ST., UNIT 1905
CAMBRIDGE, MA 02141

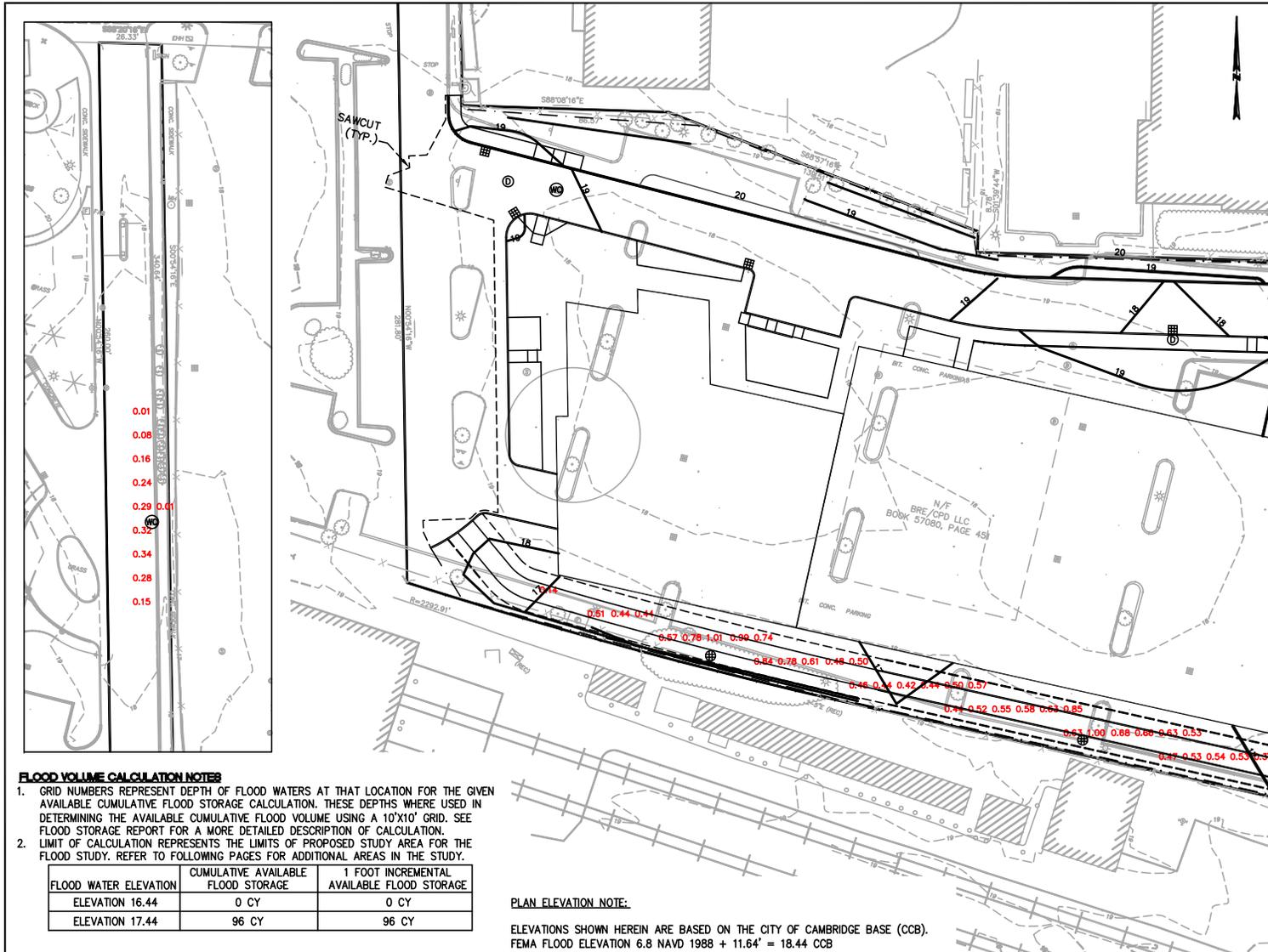
OWNER:
BRE/CPD, LLC
C/O EQUITY OFFICE
125 SUMMER STREET
17TH FLOOR
BOSTON, MA 02110

BSC GROUP
15 Elkins Street
Boston, Massachusetts
02127
617 896 4300

Job No.: 2-3175.05 Date: 11/18/2013
Scale: AS SHOWN Revised:

File: \C:\D\F\2317502-FLOOD-CALCS

AVAILABLE FLOOD STORAGE PLANS



**THE RESIDENCES
 AT 180R
 CAMBRIDGE PARK
 DRIVE**
 180R
 CAMBRIDGE PARK DRIVE
 IN
 CAMBRIDGE
 MASSACHUSETTS
 (MIDDLESEX COUNTY)

PROPOSED AVAILABLE
 FLOOD STORAGE PLAN
 FLOOD ELEVATION 17.44
 (1 OF 2)

NOVEMBER 18, 2013

SCALE: 1" = 40'

APPLICANT/DEVELOPER:

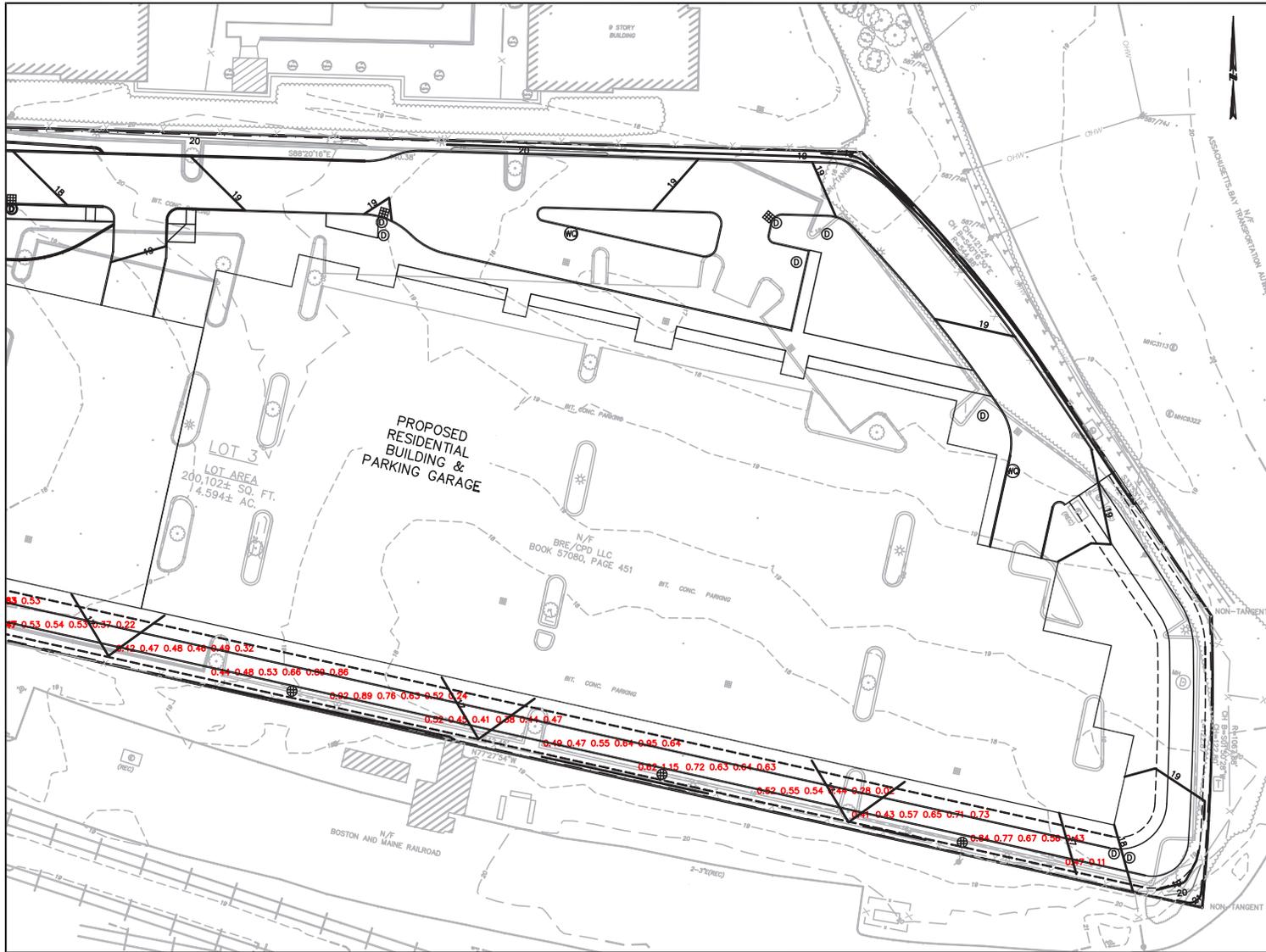
 THE MCKINNON COMPANY
 1 LEIGHTON ST., UNIT 1905
 CAMBRIDGE, MA 02141

OWNER:
 BRE/CPD, LLC
 C/O EQUITY OFFICE
 125 SUMMER STREET
 17TH FLOOR
 BOSTON, MA 02110

15 ELKINS STREET
 BOSTON, MASSACHUSETTS
 02127
 617.896.4300

Job No.: 2-3175.05 Date: 11/18/2013
 Scale: AS SHOWN Revised: _____
 File: \C:\D\F\2317502-FLOOD-CALCS

AVAILABLE FLOOD STORAGE PLANS



THE RESIDENCES
AT 180R
CAMBRIDGEPARK
DRIVE
180R
CAMBRIDGEPARK DRIVE
IN
CAMBRIDGE
MASSACHUSETTS
(MIDDLESEX COUNTY)

PROPOSED AVAILABLE
FLOOD STORAGE PLAN
FLOOD ELEVATION 17.44
(2 OF 2)

NOVEMBER 18, 2013

SCALE: 1" = 40'
0 20 40 FEET

APPLICANT/DEVELOPER:



THE MCKINNON COMPANY
1 LEIGHTON ST., UNIT 1905
CAMBRIDGE, MA 02141

OWNER:

BRE/CPD, LLC
C/O EQUITY OFFICE
125 SUMMER STREET
17TH FLOOR
BOSTON, MA 02110



15 Elkins Street
Boston, Massachusetts
02127

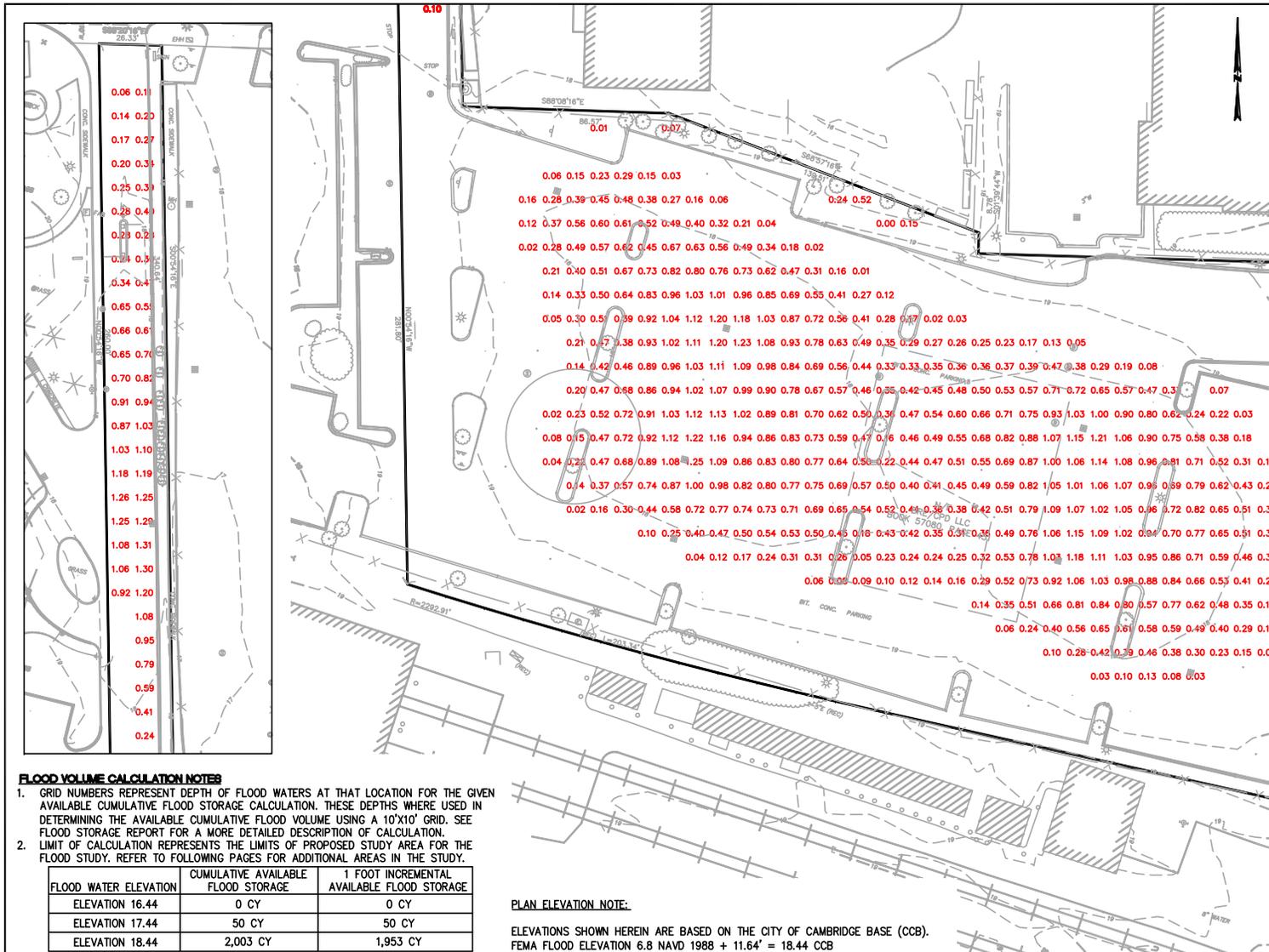
617 896 4300

Job No.: 2-3175.05 Date: 11/18/2013

Scale: AS SHOWN Revised:

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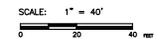
AVAILABLE FLOOD STORAGE PLANS



THE RESIDENCES
AT 180R
CAMBRIDGEPARK
DRIVE
180R
CAMBRIDGEPARK DRIVE
IN
CAMBRIDGE
MASSACHUSETTS
(MIDDLESEX COUNTY)

EXISTING AVAILABLE
FLOOD STORAGE PLAN
FLOOD ELEVATION 18.44
(1 OF 2)

NOVEMBER 18, 2013



APPLICANT/DEVELOPER:



THE MCKINNON COMPANY
1 LEIGHTON ST., UNIT 1905
CAMBRIDGE, MA 02141

OWNER:

BRE/CPD, LLC
C/O EQUITY OFFICE
125 SUMMER STREET
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02127

617 896 4300

Job No.: 2-3175.05 Date: 11/18/2013

Scale: AS SHOWN Revised:

File: \C:\D\F\2317502-FLOOD-CALCS

AVAILABLE FLOOD STORAGE PLANS



**THE RESIDENCES
AT 180R
CAMBRIDGEPARK
DRIVE**
180R
CAMBRIDGEPARK DRIVE
IN
CAMBRIDGE
MASSACHUSETTS
(MIDDLESEX COUNTY)

EXISTING AVAILABLE
FLOOD STORAGE PLAN
FLOOD ELEVATION 18.44
(2 OF 2)

NOVEMBER 18, 2013

SCALE: 1" = 40'
0 20 40 FEET

APPLICANT/DEVELOPER:
MC TheMcKinnonCo.
Complex Urban Developments

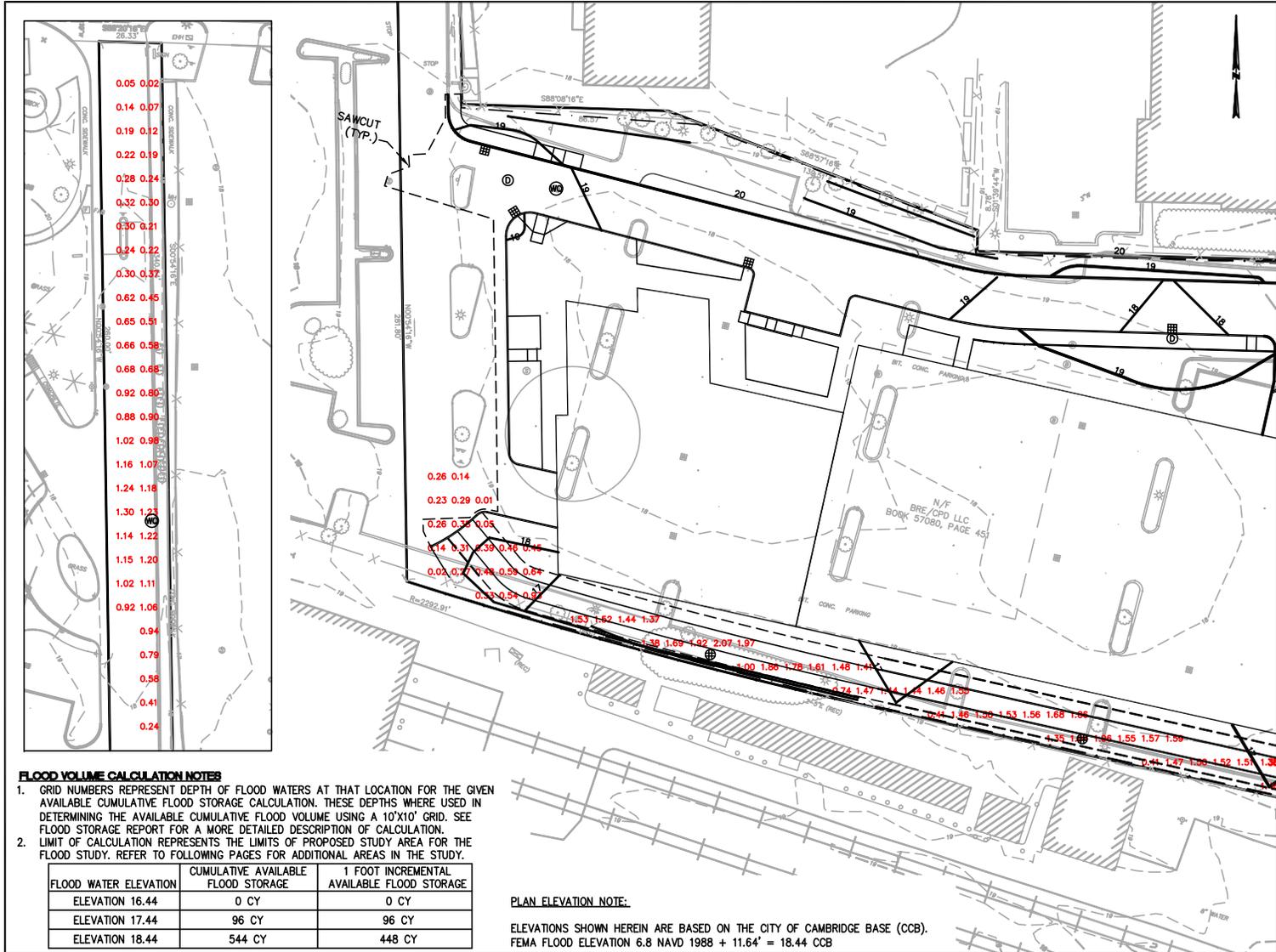
THE MCKINNON COMPANY
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125 SUMMER STREET
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617 896 4300

Job No.: 2-3175.05 Date: 11/18/2013
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AVAILABLE FLOOD STORAGE PLANS



**THE RESIDENCES
AT 180R
CAMBRIDGEPARK
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MASSACHUSETTS
(MIDDLESEX COUNTY)**

PROPOSED AVAILABLE
FLOOD STORAGE PLAN
FLOOD ELEVATION 18.44
(1 OF 2)

NOVEMBER 18, 2013

SCALE: 1" = 40'
0 20 40 feet

APPLICANT/DEVELOPER:
MC TheMcKinnonCo.
Complex Urban Development

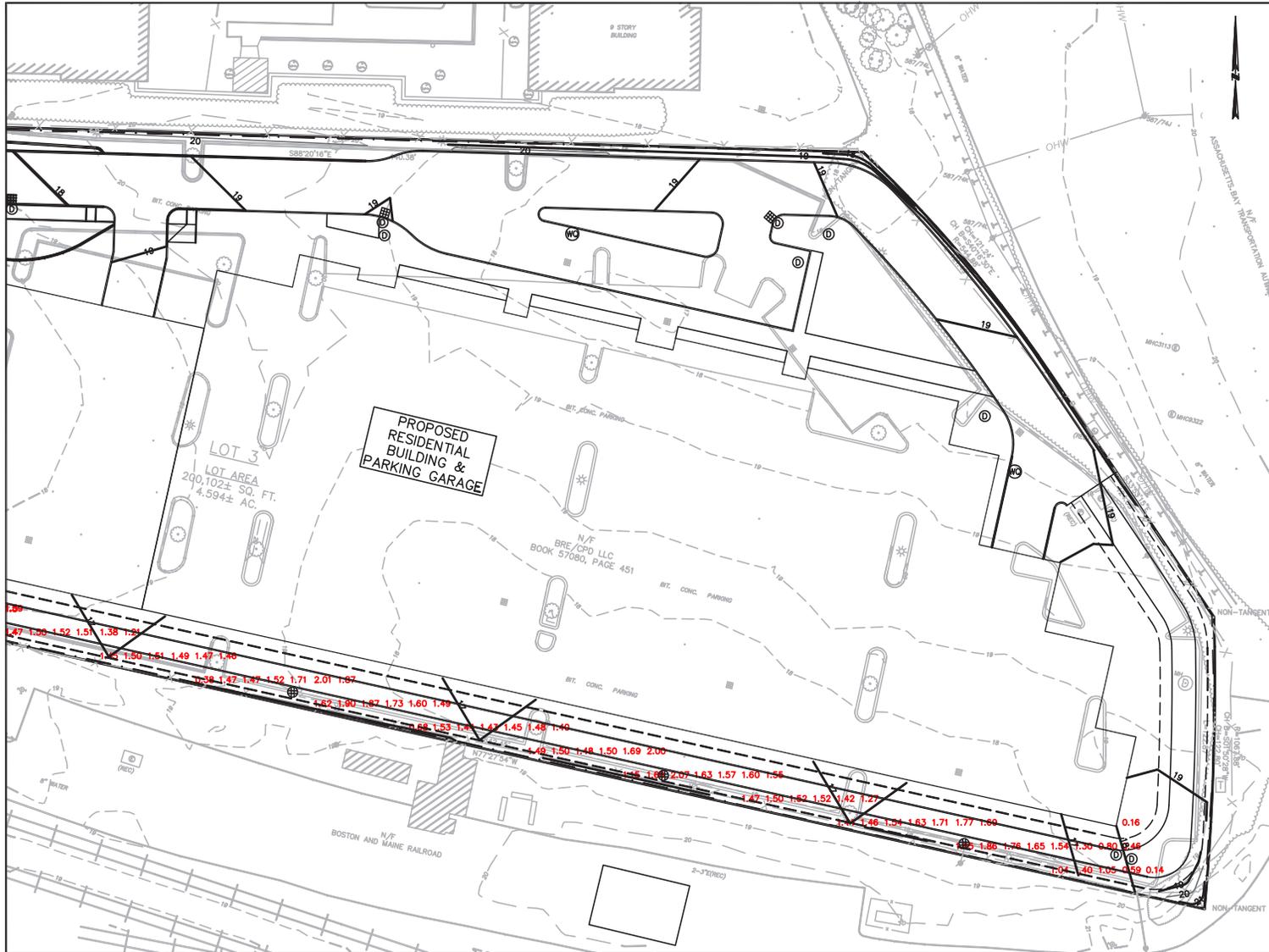
THE MCKINNON COMPANY
1 LEIGHTON ST., UNIT 1905
CAMBRIDGE, MA 02141

OWNER:
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15 Elkins Street
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617 896 4300

Job No.: 2-3175.05 Date: 11/18/2013
Scale: AS SHOWN Revised: _____
File: \C:\D\2317502-FLOOD-CALCS

AVAILABLE FLOOD STORAGE PLANS



**THE RESIDENCES
AT 180R
CAMBRIDGEPARK
DRIVE**
180R
CAMBRIDGEPARK DRIVE
IN
CAMBRIDGE
MASSACHUSETTS
(MIDDLESEX COUNTY)

PROPOSED AVAILABLE
FLOOD STORAGE PLAN
FLOOD ELEVATION 18.44
(2 OF 2)

NOVEMBER 18, 2013

SCALE: 1" = 40'
0 20 40 feet

APPLICANT/DEVELOPER:
MC TheMcKinnonCo.
ComplexUrbanDevelopment

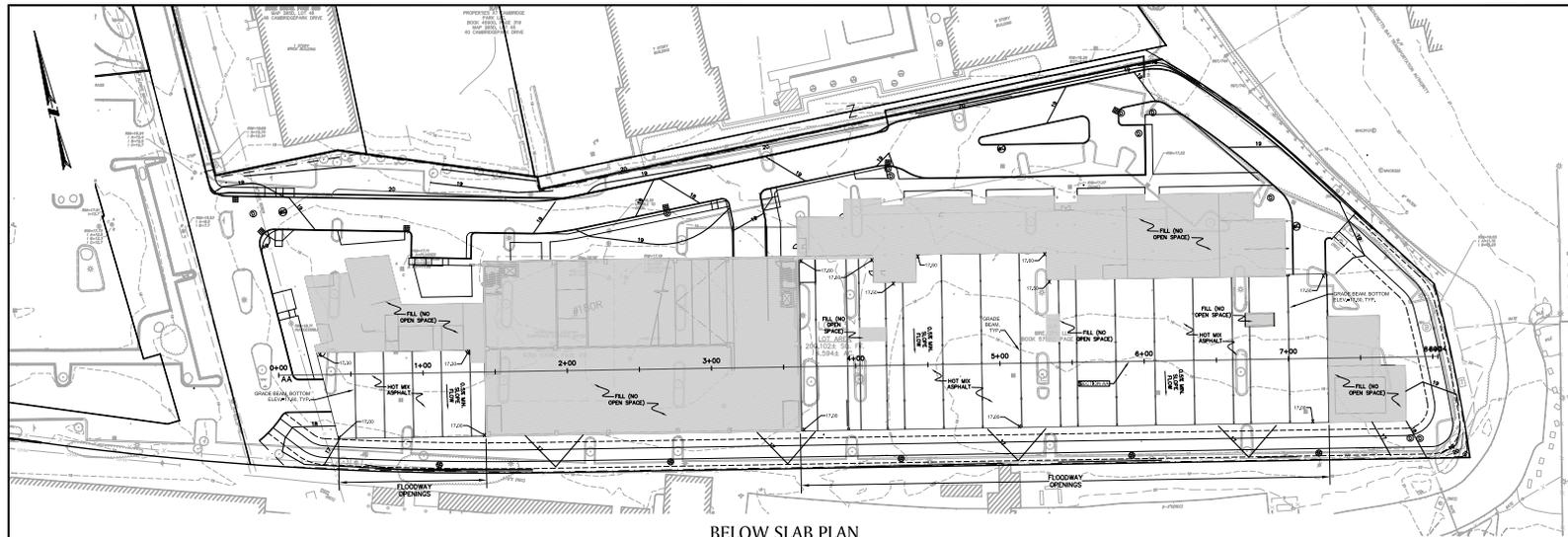
THE MCKINNON COMPANY
1 LEIGHTON ST., UNIT 1905
CAMBRIDGE, MA 02141

OWNER:
BRE/CPD, LLC
C/O EQUITY OFFICE
125 SUMMER STREET
17TH FLOOR
BOSTON, MA 02110

BSC GROUP
15 Elkins Street
Boston, Massachusetts
02127
617 896 4300

Job No.: 2-3175.05 Date: 11/18/2013
Scale: AS SHOWN Revised:
File: \C:\D\F\2317502-FLOOD-CALCS

AVAILABLE FLOOD STORAGE PLANS

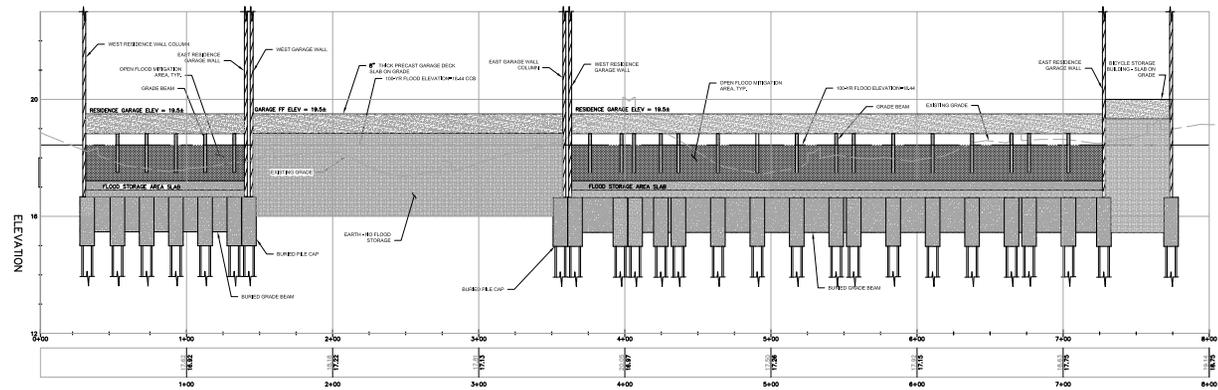


BELOW SLAB PLAN
(FLOOD STORAGE AREA)

SCALE: 1" = 30'

0 15 30 60

PLAN ELEVATION NOTE:
ELEVATIONS SHOWN HERE IN ARE BASED ON THE CITY OF CAMBRIDGE BASE, FEMA FLOOD ELEVATION 6.8
NAVD 1988 = 11.4' = 18.4' CG
PROPOSED FLOOD STORAGE BEYOND WEST RESIDENCE:
TOTAL FLOOD STORAGE = 5,919 SF
TOTAL GRADE BEAM AREA = 600 SF
NET FLOOD STORAGE AREA = 5,319 SF
FLOOD STORAGE FROM ELEV 17.00 TO 17.44 = 0.22 FT X 5,319 SF = 1,170 CF = 43 CY (SAY 30 CY)
FLOOD STORAGE FROM ELEV 17.44 TO 18.44 = 1 FT X 5,319 SF = 5,319 CF = 197 CY



GARAGE AND RESIDENCE BUILDING SECTION AA

SCALE: 1" = 30' HORIZ.
1" = 6' VERT.

0 15 30 60

ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION



DAVID P. RANCIC
PROFESSIONAL ENGINEER DATE

NOTICE OF INTENT
PLAN SET

THE RESIDENCES
AT 180R

CAMBRIDGEPARK DRIVE

IN

CAMBRIDGE
MASSACHUSETTS
(MIDDLESEX COUNTY)

NOVEMBER 18, 2013

PROPOSED FLOOD
STORAGE PLAN

REVISIONS:

NO.	DATE	DESC.

APPLICANT/DEVELOPER:
MC
The McKinnon Company
1 LEIGHTON ST., UNIT 1000
CAMBRIDGE, MA 02141

PREPARED FOR:
BRE/CDP, LLC
C/O EQUITY OFFICE
125 SUMMER STREET, 17TH FLOOR
BOSTON, MA 02110

BSC GROUP
15 Elkins Street
Boston, Massachusetts
02127
617.896.4300

© 2013 BSC Group, Inc.
SCALE: 1" = 30'
0 15 30 60
FILE: PRJ_2317505-CMVA-DRAWINGS
DWG: NO-2317505-FLOOD
JOB: NO: 23175-05 SHEET C-104

FLOOD STORAGE BUILDING CROSS-SECTION

PAGE NOT USED

LEED Narrative: 18oR CambridgePark Drive

The 18oR project is comprised of two residential buildings; 18oR West, at 6-stories tall, and 18oR East, at 10-stories tall. The buildings are under two different LEED rating systems. 18oR West falls under LEED for Homes Mid-rise and 18oR East falls under LEED for New Construction. As part of our Concept Design phase, we have identified a number of sustainable strategies within both rating systems that will be developed and refined during the design of 18oR CambridgePark Drive. As we are early within the design process, some of these strategies are expected to evolve and change with the design of the building. Ultimately, the Project Team will meet the City of Cambridge's Green Building Standards so as to ensure a LEED Certifiable rating is possible for both residential buildings.

LEED for Homes Mid-Rise: 18oR West CambridgePark Drive

The LEED for Homes Mid-rise Rating System measures the overall performance of a building through the accumulation of points within eight categories. It utilizes an adjusted point system for measuring building performance. This point system is based on the average unit size in relation to the total number of units within the building. Because the average size of the units within the proposed 18oR West Residential Building is smaller than the national average, the number of points to achieve a Silver rating is reduced by 6.5 points. Therefore, the adjusted certification threshold for LEED Silver is 53.5 points. A brief description of what points the West Residential Building will be seeking, within each category, is outlined below along with the completed Project Checklist.

Innovation and Design Process (ID)

ID 1. Integrated Project Planning in Mid-rise Buildings

1.1 Preliminary Rating (prerequisite): This prerequisite requires the design team to identify, early in the design phase, the targeted LEED rating and the credits that will be pursued to meet the rating. The Project Team will be seeking LEED level (Certifiable), and the attached checklist identifies the credits to be pursued.

1.2 Energy Expertise for MID-RISE (prerequisite): The Project Team includes individuals with expertise in mid-rise energy systems and components and experience with performing energy modeling per ASHRAE Standard 90.1, Appendix G.

1.4 Design Charrette: A full-day design workshop with the project team will be held early on in the design process to integrate green strategies across all aspects of the building design and site planning and will include the Architect, Mechanical Engineer, Energy Modeler and Civil Engineer. The workshop will highlight the green aspects of the project and help us implement the sustainable strategies during construction.

1.6 Trades Training for MID-RISE: Prior to construction, a total of 8 hours of training, focusing on the green aspects of the project, including each LEED for Homes prerequisite, will be held for the plumbing, mechanical systems and insulation trades.

ID 2. Durability Management Process

2.1 Durability Planning (prerequisite): Durability, within the building enclosure and its components and systems will be sought through appropriate materials selection and construction practices. Prior to construction the project team will complete a durability risk evaluation form. This evaluation includes assessing the building enclosure and design for moderate and high-risk durability issues (such as moisture control) and incorporating measures to address these issues as part of the building design.

2.2 Durability Management (prerequisite): During construction the builder will implement a quality management process to ensure the appropriate installation of the durability measures

Location & Linkages (LL)

LL 3.2 Infill The building is situated on an “infill” lot; a lot where at least 75% of the perimeter immediately borders previously developed land.

LL 4. Existing Infrastructure: The proposed building will replace a surface parking lot and is located within an existing development with ready access to infrastructure and utilities. The building lot is within a ½ mile of existing water and sewer service lines.

LL 5.3 Extensive Community Resources for MID-RISE: The building is located within a 1/4 mile of seven basic community resources and ½ mile within 11 basic community resources.

LL 6. Access to Open Space: The building is located within ½ mile of the Alewife Reservation, a publicly accessible open space that is at least ¾ acre in size.

Sustainable Sites (SS)

The 180R CambridgePark Drive site is well connected with multiple transportation networks that will serve to reduce the reliance on cars for people who will live there while also connecting them to an existing pedestrian network of parks and other amenities. The proposed residential building also helps create a mixed-use neighborhood within the existing office park, enhancing the potential for people to live within walking distance of where they work.

SS 1. Site Stewardship

SS 1.1 Erosion Controls During Construction: Long-term environmental damage to the building site and surroundings will be minimized through a series of erosion control and soil stabilization measures during construction. Erosion controls will be put in place during construction to control the path and velocity of runoff and protect existing streams and sewer inlets.

SS1.2 Minimize Disturbed Area of Site for MID-RISE: Since the project’s density exceeds the minimum LEED requirement of 40 residential units per acre, we anticipate receiving one point under this category.

SS 2. Landscaping

SS 2.1 No Invasive Plants (prerequisite): The project will not use any invasive plants.

SS 2.2 Basic Landscape Design: Turf will not be used in densely shaded areas and in areas with a slope of 25%. Where turf is used, it will be drought-tolerant. Mulch or soil amendments will be used as appropriate and all compacted soil will be tilled to at least six inches.

SS 2.3 Limit Conventional Turf for MID-RISE: Out of all the plantings, less than 20% will be conventional turf.

SS2.4 Drought Tolerant Plants for MID-RISE: The landscape is designed to minimize demand for water with drought-tolerant plant species. Native vegetation such as bayberry, viburnum and clethra, known for their ability to withstand adverse conditions, will be used throughout the project.

SS 3. Local Heat Island Effects

SS 3.1 Reduce Site Heat Island Effects (1 point): Light-colored, high-albedo materials will be used on at least

50% of the sidewalks, patios and driveways to reduce the heat island effect.

SS 3.2 Reduce Roof Heat Island Effects (1 point): Light-colored, high-albedo materials will be used on at least 75% of the roof to reduce the heat island effect. Within the courtyard, a combination of a high albedo surfaces will be used.

SS 4. Surface Water Management

SS 4.3 Storm Water Quality Control for MID-RISE: The site drainage, including the runoff from the proposed residence will be collected, detained, and treated in accordance with the Massachusetts’s Stormwater Handbook and the City of Cambridge Stormwater Management through the use of underground stormwater tanks and water quality units. The system has been designed by a professional engineer such that 100% of all water runoff from the building is managed through an on-site design element.

SS 5. Nontoxic Pest Control

SS 5. Pest Control Alternatives: To meet this credit, the building design will hold all wood at least 12 inches above the soil; seal external cracks, joints, and penetrations; and install landscaping at least 24” away from the building. The elevation of the building, on a concrete podium will also contribute to this credit.

SS 6. Compact Development

SS 6.3 Very High Density for MID-RISE: The project 58 units on .4 acres for a density of 138 units per acre. This qualifies the development as a “Very High Density” compact development under LEED.

SS 7. Alternative Transportation

SS 7.1 Public Transit for MID-RISE: The residents of the proposed housing building have multiple transportation options, due to the building’s close proximity to the Alewife MBTA station and the ample bicycle parking spaces that will be provided within the ground floor of the building.

SS 7.2 Bicycle Storage for MID-RISE: The Project far exceeds the bicycle storage requirements of LEED, which requires covered storage facilities for 15% or more of the building occupants. The 180R West project provides 60 covered, long-term bicycle spaces and 6 short-term visitor spaces. Per LEED, 20 bicycle spaces are required. Our occupant and bicycle calculation is below. Please note, this occupant calculation is specific to LEED, which requires 2 people per studio and 1-Bedroom and 3 people for each 2-Bedroom residence.

Studio	15 units	30 occupants
1-BR & 1-BR + Den	28 units	56 occupants
<u>2-BR</u>	<u>15 units</u>	<u>45 occupants</u>
Total Occupants		131 occupants

Total Required Bicycle Spaces 20 Bicycle Spaces (15% of 131 occupants)
Total Provided Bicycle Spaces 66 Bicycle Spaces Provided

Water Efficiency (WE)

WE 3.1 High-Efficiency Fixtures and Fittings: Water-efficient fixtures, fittings, and appliances will further the project’s reduction of water use. To meet this credit, toilets will have an average flow rate of less than or equal to 1.30 gpf or will meet the U.S. EPA WaterSense specification and be certified and labeled accordingly.

WE 3.2 Very High-Efficiency Fixtures and Fittings: Lavatory faucets will have a very high efficiency rating, with an average flow rate of less than or equal to 1.50 gpm.

WE 3.3 Water Efficient Appliances for MID-RISE: Energy Star dishwashers using less 6 gallons or less per cycle will be specified within the residential units and public spaces of the building.

Energy and Atmosphere (EA)

EA1. Optimize Energy Performance

EA 1.1 Minimum Energy Performance for MID-RISE: The project team will develop an energy model for the building, to evaluate and demonstrate the energy savings and reduced environmental impacts of the Residential building design. A 15% improvement in the building performance rating, compared with Appendix G of ASHRAE Standard 90.1-2007, will be sought to achieve the one of the prerequisites of this category.

EA 1.2 Testing and Verification for MID-RISE (prerequisite): Testing and verification per the EPA Multifamily High-rise Program will be performed to meet this prerequisite.

EA 1.3 Optimize Energy Performance for MID-RISE: To achieve additional points under this credit, the project team will strive to optimize energy performance within the building, demonstrating further improvement beyond the standard 15%.

EA7. Water Heating

EA 7.2 Pipe Insulation: The Project Team will evaluate adding R-4 insulation on all domestic hot water piping and elbows to reduce energy consumption and improve the efficiency of the system design.

EA11. Residential Refrigerant Management

EA 11.1 Refrigerant Charge Test (prerequisite): Proof of proper refrigerant charge of the air-conditioning system will be provided to meet this prerequisite.

EA 11.2 Appropriate HVAC Refrigerants: An HVAC system with non-HCFC refrigerant will be selected to minimize contributions to ozone depletion and global warming.

Materials and Resources (MR)

MR 1. Material-Efficient Framing

MR 1.1 Framing Order Waste Factor Limit (prerequisite): The project team will seek to limit the amount of waste to 10% or less.

MR 1.2 Detailed Framing Documents: Prior to construction, detailed framing plans and accompanying architectural details will be created that indicate the specific locations, spacing and sizes of all framing members in the floors, walls, roof and ceiling.

MR 1.3 Detailed Cut List and Lumber Order: Prior to construction, a detailed cut list and lumber order, corresponding to the framing plans, will be created to further minimize waste.

MR 1.4 Framing Efficiencies: Additional framing efficiencies will be sought during the construction document phase such as using open-web floor trusses; precut framing packages such as panelized trusses and walls;

stud , ceiling joist and roof rafter spacing greater than 16” o.c.; sizing headers for actual loads; and two stud corners.

MR 2. Environmentally Preferable Products

MR 2.1 FSC Certified Tropical Wood (prerequisite): All wood product suppliers will be provided with a notice to purchase products containing tropical wood only if it is FSC-certified; a request for the country of manufacture of each product supplied; and a request for a list of FSC-certified tropical wood products the vendor can supply.

MR 2.2 Environmentally Preferable Products: Building materials that are FSC-certified, use recycled content, have low emissions, and are locally produced will be specified as much as possible.

MR 3. Waste Management

MR 3.1 Construction Waste Management Planning (prerequisite): The Project Team will investigate local options for recycling and reusing construction waste and document the diversion rate during the demolition and construction process. This documentation will occur prior to the demolition/construction phase.

MR 3.2 Construction Waste Reduction: The Project Team will seek to reduce or divert construction waste from landfills and incinerators to a level below the industry norm through either reduced construction waste (2.5 pounds or less of net waste per square foot of conditioned floor area) or increased waste diversion (25% or more of the total materials taken off the construction site from landfills and incinerators). Waste will be tracked and calculations will be completed during the construction phase.

Indoor Environmental Quality (IEQ)

EQ 2. Basic Combustion Venting Measures (prerequisite): No unvented combustion appliances will be used and Carbon Monoxide monitors will be installed within each unit. Water heating equipment will be designed and installed with power-vented exhaust.

EQ 4.1 Basic Outdoor Air Ventilation for MID-RISE (prerequisite): A whole-unit ventilation system for each individual dwelling unit that complies with the requirements of ASHRAE Standard 62.2-2007 will be designed and installed for the Project.

EQ 5.1 Basic Local Exhaust (prerequisite): For each individual dwelling unit: a local exhaust system will be designed and installed in all bathrooms and kitchens to meet the requirements of Section 5 of ASHRAE Standard 62.2-2007 and fans and ducts will be installed to meet the requirements of Section 7 of ASHRAE Standard 62.2-2007. Air will be exhausted to the outdoors, Energy Star labeled bathroom exhaust fans will be utilized and for all spaces outside of dwelling units, the requirements for local exhaust from ASHRAE Standard 62.1-2007 will be met.

EQ 5.2 Enhanced Local Exhaust: An automatic timer, operating bathroom fans for 20 minutes after the occupant leaves the room, will provide enhanced local exhaust for all bathrooms.

EQ 6.1 Room-by-Room Load Calculations (prerequisite): Design calculations using ACCA Manuals J & D, the ASHRAE Handbook of Fundamentals, or an equivalent computation procedure will be performed with ducts installed accordingly.

EQ 6.2 Return Air Flow: Rooms will be designed to have adequate return air flow through the use of multiple returns, transfer grilles or jump ducts.

EQ 7.1 Good Filters (prerequisite): Air filters with a minimum efficiency reporting value (MERV) greater than or equal to 8 will be installed to reduce particulate matter from the air supply system.

EQ 8.1 Indoor Contaminant Control During Construction: The residents' and construction workers' exposure to indoor airborne contaminants will be reduced through sealing all permanently installed ducts and vents to minimize contamination during construction.

EQ 8.3 Preoccupancy Flush: Prior to occupancy, each unit will be flushed with fresh air per the LEED guidelines of this credit.

EQ 9.2 Radon-Resistant Construction in Moderate-Risk Areas: Exposure to radon gas will be reduced by designing the building with radon-resistant construction techniques such as sealing and caulking all openings, cracks, and penetrations in the concrete foundation floor and walls. The site is not in a high-risk area, so the prerequisite is not applicable.

EQ 10.1 No HVAC in Garage (Prerequisite): All air-handling equipment and ductwork will be located outside the garage.

EQ 11. Environmental Tobacco Smoke Reduction for MID-RISE: Smoking will be prohibited in the residential building.

EQ 12.1 Compartmentalization of Units: Each unit will be compartmentalized to prevent excessive leakage between units. This will be accomplished through weather-stripping all exterior doors and operable windows, sealing penetrations in walls, ceilings and floors in units and sealing vertical chases. Doors leading to common hallways will also be weather-stripped to minimize air leakage into the hallway. A blower door test will be used to demonstrate the acceptable sealing of residential units.

Awareness and Education (AE)

AE 1.1 Basic Operations Training (prerequisite): Each tenant will be provided with general information on the building's use of energy, water and natural resources along with a completed LEED checklist and product manuals for all appliances and equipment within their unit.

AE 1.2: Enhanced Training: Two hours of additional training will be provided to the occupants, per the requirements of the LEED credit.

AE 1.3 Public Awareness: The Owner will promote general public awareness about the building's sustainable features through a public open house, information on the building's website, and generation of a newspaper article on how the design complies with the LEED for Homes credits.

AE 2. Education of Building Manager: A building owner's manual will be provided to the manager and will include operations and maintenance guidance for all critical equipment, guidance on tenant activities and choices, and copies of the product manufacturer's manuals for all installed equipment, fixtures, & appliances.



LEED-NC

LEED-NC 2009 Registered Project Checklist

Project Name: 180R East Residential
 Project Location: Cambridge, Massachusetts

Yes ? No

18	7	1	Sustainable Sites	26 Points
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Y				
			Prereq 1 Construction Activity Pollution Prevention	Required
5	1		Credit 1 Site Selection	1
		1	Credit 2 Development Density & Community Connectivity	5
6			Credit 3 Brownfield Redevelopment	1
1			Credit 4.1 Alternative Transportation, Public Transportation Access	6
1			Credit 4.2 Alternative Transportation, Bicycle Storage & Changing Rooms	1
	3		Credit 4.3 Alternative Transportation, Low-Emitting and Fuel-Efficient Vehicles	3
2			Credit 4.4 Alternative Transportation, Parking Capacity	2
	1		Credit 5.1 Site Development, Protect of Restore Habitat	1
	1		Credit 5.2 Site Development, Maximize Open Space	1
1			Credit 6.1 Stormwater Design, Quantity Control	1
1			Credit 6.2 Stormwater Design, Quality Control	1
1			Credit 7.1 Heat Island Effect, Non-Roof	1
1			Credit 7.2 Heat Island Effect, Roof	1
	1		Credit 8 Light Pollution Reduction	1

Yes ? No

6		4	Water Efficiency	10 Points
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Y				
			Prereq 1 Water Use Reduction, 20% Reduction	Required
2			Credit 1.1 Water Efficient Landscaping, Reduce by 50%	2
2			Credit 1.2 Water Efficient Landscaping, No Potable Use or No Irrigation	2
		2	Credit 2 Innovative Wastewater Technologies	2
2		2	Credit 3 Water Use Reduction	2 to 4
			x	30% Reduction
				35% Reduction
				40% Reduction

Yes ? No

8	4	23	Energy & Atmosphere	35 Points
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Y				
			Prereq 1 Fundamental Commissioning of the Building Energy Systems	Required
			Prereq 2 Minimum Energy Performance: 10% New Bldgs or 5% Existing Bldgs Renovations	Required
			Prereq 3 Fundamental Refrigerant Management	Required
3	2	14	Credit 1 Optimize Energy Performance	1 to 19
			x	16% New Buildings or 12% Existing Building Renovations

Yes ? No

		7	Credit 2 On-Site Renewable Energy	1 to 7
		2	Credit 3 Enhanced Commissioning	2
2			Credit 4 Enhanced Refrigerant Management	2
3			Credit 5 Measurement & Verification	3
	2		Credit 6 Green Power	2

Yes ? No

5	5	4	Materials & Resources	14 Points
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Y				
			Prereq 1 Storage & Collection of Recyclables	Required
		3	Credit 1.1 Building Reuse, Maintain % of Existing Walls, Floors & Roof	1 to 3

		1	Credit 1.4 Building Reuse , Maintain 50% of Interior Non-Structural Elements	1
1			Credit 2.1 Construction Waste Management , Divert 50% from Disposal	1
1			Credit 2.2 Construction Waste Management , Divert 75% from Disposal	1
	1		Credit 3.1 Materials Reuse , 5%	1
	1		Credit 3.2 Materials Reuse , 10%	1
1			Credit 4.1 Recycled Content , 10% (post-consumer + ½ pre-consumer)	1
1			Credit 4.2 Recycled Content , 20% (post-consumer + ½ pre-consumer)	1
1			Credit 5.1 Regional Materials , 10% Extracted, Processed & Manufactured Regionally	1
	1		Credit 5.2 Regional Materials , 20% Extracted, Processed & Manufactured Regionally	1
	1		Credit 6 Rapidly Renewable Materials	1
	1		Credit 7 Certified Wood	1

Yes ? No

8	7		Indoor Environmental Quality	15 Points
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Y			Prereq 1 Minimum IAQ Performance	Required
Y			Prereq 2 Environmental Tobacco Smoke (ETS) Control	Required
	1		Credit 1 Outdoor Air Delivery Monitoring	1
	1		Credit 2 Increased Ventilation	1
1			Credit 3.1 Construction IAQ Management Plan , During Construction	1
	1		Credit 3.2 Construction IAQ Management Plan , Before Occupancy	1
1			Credit 4.1 Low-Emitting Materials , Adhesives & Sealants	1
1			Credit 4.2 Low-Emitting Materials , Paints & Coatings	1
1			Credit 4.3 Low-Emitting Materials , Flooring Systems	1
1			Credit 4.4 Low-Emitting Materials , Composite Wood & Agrifiber Products	1
1			Credit 5 Indoor Chemical & Pollutant Source Control	1
	1		Credit 6.1 Controllability of Systems , Lighting	1
1			Credit 6.2 Controllability of Systems , Thermal Comfort	1
1			Credit 7.1 Thermal Comfort , Design	1
	1		Credit 7.2 Thermal Comfort , Verification	1
	1		Credit 8.1 Daylight & Views , Daylight 75% of Spaces	1
	1		Credit 8.2 Daylight & Views , Views for 90% of Spaces	1

Yes ? No

6			Innovation & Design Process	6 Points
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1			Credit 1.1 Innovation in Design : Exemplary Performance SSc4.1	1
1			Credit 1.2 Innovation in Design : Stormwater Quality Control 100%	1
1			Credit 1.3 Innovation in Design : Bike Parking for 100% of Residents	1
1			Credit 1.4 Innovation in Design : Green Housekeeping	1
1			Credit 1.5 Innovation in Design : Pilot Credit Design for Active Occupants	1
1			Credit 2 LEED® Accredited Professional	1

Yes ? No

3		1	Regional Priority Credits	4 Points
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1			Credit 1.1 Regional Priority Credit : SSc6.1	1
1			Credit 1.2 Regional Priority Credit : SSc7.1	1
1			Credit 1.3 Regional Priority Credit : SSc7.2	1
		1	Credit 1.4 Regional Priority Credit :	1

Yes ? No

54	23	33	Project Totals (pre-certification estimates)	110 Points
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Certified 40-49 points Silver 50-59 points Gold 60-79 points Platinum 80+ points



for Homes

LEED for Homes Mid-rise Pilot Simplified Project Checklist

Builder Name:	The McKinnon Company
Project Team Leader (if different):	
Home Address (Street/City/State):	180R West CambridgePark Drive, Cambridge, MA

Project Description:

Building type: **Mid-rise multi-family** # of stories: **6**
 # of units: **58** Avg. Home Size Adjustment: **-6.5**

Adjusted Certification Thresholds

Certified: **38.5** Gold: **68.5**
 Silver: **53.5** Platinum: **83.5**

Project Point Total		Final Credit Category Total Points			
Prelim: 54 + 19 maybe pts	Final: 4	ID: 0	SS: 4	EA: 0	EQ: 0
Certification Level		LL: 0	WE: 0	MR: 0	AE: 0
Prelim: Silver	Final: Not Certified	<i>Minimum Point Thresholds Not Met for Final Rating</i>			

date last updated : **11/18/2013**
 last updated by :

				Max	Project Points				
				Pts	Preliminary	Final			
Innovation and Design Process (ID) (No Minimum Points Required)				OR	Max	Y/Pts	Maybe	No	Y/Pts
1. Integrated Project Planning	1.1	Preliminary Rating		Prereq	Y				
	1.2	Energy Expertise for MID-RISE		Prereq	Y				
	1.3	Professional Credentialed with Respect to LEED for Homes		1	1	0		0	
	1.4	Design Charrette		1	1	0		0	
	1.5	Building Orientation for Solar Design		1	0	0		0	
	1.6	Trades Training for MID-RISE		1	1	0		0	
2. Durability Management Process	2.1	Durability Planning		Prereq	Y				
	2.2	Durability Management		Prereq	Y				
	2.3	Third-Party Durability Management Verification		3	0	3		0	
3. Innovative or Regional Design	3.1	Innovation #1 Green Housekeeping		1	1	0		0	
	3.2	Innovation #2 Pilot Credit: Design for Active Occupants		1	1	0		0	
	3.3	Innovation #3		1	0	0		0	
	3.4	Innovation #4		1	0	0		0	
<i>Sub-Total for ID Category:</i>				11	5	3		0	
Location and Linkages (LL) (No Minimum Points Required)				OR	Max	Y/Pts	Maybe	No	Y/Pts
1. LEED ND	1	LEED for Neighborhood Development	LL 2-6	10	0	0		0	
2. Site Selection	2	Site Selection		2	2	0		0	
3. Preferred Locations	3.1	Edge Development		1	0	0		0	
	3.2	Infill	LL 3.1	2	2	0		0	
	3.3	Brownfield Redevelopment for MID-RISE		1	0	0		0	
4. Infrastructure	4	Existing Infrastructure		1	1	0		0	
5. Community Resources/ Transit	5.1	Basic Community Resources for MID-RISE		1	0	0		0	
	5.2	Extensive Community Resources for MID-RISE	LL 5.1, 5.3	2	0	0		0	
	5.3	Outstanding Community Resources for MID-RISE	LL 5.1, 5.2	3	3	0		0	
6. Access to Open Space	6	Access to Open Space		1	1	0		0	
<i>Sub-Total for LL Category:</i>				10	9	0		0	
Sustainable Sites (SS) (Minimum of 5 SS Points Required)				OR	Max	Y/Pts	Maybe	No	Y/Pts
1. Site Stewardship	1.1	Erosion Controls During Construction		Prerequisite	Y				
	1.2	Minimize Disturbed Area of Site for MID-RISE		1	1	0		0	
2. Landscaping	2.1	No Invasive Plants		Prerequisite	Y				
	2.2	Basic Landscape Design	SS 2.5	1	1	0		0	
	2.3	Limit Conventional Turf for MID-RISE	SS 2.5	2	1	0		0	
	2.4	Drought Tolerant Plants for MID-RISE	SS 2.5	1	1	0		0	
	2.5	Reduce Overall Irrigation Demand by at Least 20% for MID-RISE		3	0	3		0	
3. Local Heat Island Effects	3.1	Reduce Site Heat Island Effects for MID-RISE		1	1	0		0	
	3.2	Reduce Roof Heat Island Effects for MID-RISE		1	1	0		0	
4. Surface Water Management	4.1	Permeable Lot for MID-RISE		2	0	0		0	
	4.2	Permanent Erosion Controls		1	0	1		0	
	4.3	Stormwater Quality Control for MID-RISE		2	2	0		0	
5. Nontoxic Pest Control	5	Pest Control Alternatives		2	2	0		0	
6. Compact Development	6.1	Moderate Density for MID-RISE		2	0	0		0	
	6.2	High Density for MID-RISE	SS 6.1, 6.3	3	0	0		0	
	6.3	Very High Density for MID-RISE	SS 6.1, 6.2	4	4	0		4	
7. Alternative Transportation	7.1	Public Transit for MID-RISE		2	2	0		0	
	7.2	Bicycle Storage for MID-RISE		1	1	0		0	
	7.3	Parking Capacity/Low-Emitting Vehicles for MID-RISE		1	0	0		0	
<i>Sub-Total for SS Category:</i>				22	17	4		4	

LEED for Homes Mid-rise Pilot Simplified Project Checklist (continued)

						Max Pts	Project Points			Final
							Y/Pts	Maybe	No	Y/Pts
Water Efficiency (WE) (Minimum of 3 WE Points Required) OR						Max				
1. Water Reuse	<input checked="" type="checkbox"/>	1	Water Reuse for MID-RISE			5	0	0	0	0
2. Irrigation System	<input checked="" type="checkbox"/>	2.1	High Efficiency Irrigation System for MID-RISE	WE 2.2		2	0	0	0	0
		2.2	Reduce Overall Irrigation Demand by at Least 45% for MID-RISE			2	0	0	0	0
3. Indoor Water Use	<input checked="" type="checkbox"/>	3.1	High-Efficiency Fixtures and Fittings			3	1	0	0	0
		3.2	Very High Efficiency Fixtures and Fittings			6	2	0	0	0
		3.3	Water Efficient Appliances for MID-RISE			2	1	1	0	0
<i>Sub-Total for WE Category:</i>						15	4	1	0	0
Energy and Atmosphere (EA) (Minimum of 0 EA Points Required) OR						Max				
1. Optimize Energy Performance	<input checked="" type="checkbox"/>	1.1	Minimum Energy Performance for MID-RISE			Prereq	Y			
		1.2	Testing and Verification for MID-RISE			Prereq	Y			
		1.3	Optimize Energy Performance for MID-RISE			34	2	5	0	0
7. Water Heating	<input checked="" type="checkbox"/>	7.1	Efficient Hot Water Distribution			2	0	0	0	0
		7.2	Pipe Insulation			1	1	0	0	0
11. Residential Refrigerant Management	<input checked="" type="checkbox"/>	11.1	Refrigerant Charge Test			Prereq	Y			
		11.2	Appropriate HVAC Refrigerants			1	1	0	0	0
<i>Sub-Total for EA Category:</i>						38	4	5	0	0
Materials and Resources (MR) (Minimum of 2 MR Points Required) OR						Max				
1. Material-Efficient Framing	<input checked="" type="checkbox"/>	1.1	Framing Order Waste Factor Limit			Prereq	Y			
		1.2	Detailed Framing Documents	MR 1.5		1	1	0	0	0
		1.3	Detailed Cut List and Lumber Order	MR 1.5		1	1	0	0	0
		1.4	Framing Efficiencies	MR 1.5		3	2	0	0	0
		1.5	Off-site Fabrication			4	0	0	0	0
2. Environmentally Preferable Products	<input checked="" type="checkbox"/>	2.1	FSC Certified Tropical Wood			Prereq	Y			
		2.2	Environmentally Preferable Products			8	1	3	0	0
3. Waste Management	<input checked="" type="checkbox"/>	3.1	Construction Waste Management Planning			Prereq	Y			
		3.2	Construction Waste Reduction			3	1	0	0	0
<i>Sub-Total for MR Category:</i>						16	6	3	0	0
Indoor Environmental Quality (EQ) (Minimum of 6 EQ Points Required) OR						Max				
2. Combustion Venting	<input checked="" type="checkbox"/>	2	Basic Combustion Venting Measures			Prereq	Y			
3. Moisture Control	<input checked="" type="checkbox"/>	3	Moisture Load Control			1	0	1	0	0
4. Outdoor Air Ventilation	<input checked="" type="checkbox"/>	4.1	Basic Outdoor Air Ventilation for MID-RISE			Prereq	Y			
		4.2	Enhanced Outdoor Air Ventilation for MID-RISE			2	0	0	0	0
		4.3	Third-Party Performance Testing for MID-RISE			1	0	1	0	0
5. Local Exhaust	<input checked="" type="checkbox"/>	5.1	Basic Local Exhaust			Prerequisite	Y			
		5.2	Enhanced Local Exhaust			1	1	0	0	0
		5.3	Third-Party Performance Testing			1	0	1	0	0
6. Distribution of Space Heating and Cooling	<input checked="" type="checkbox"/>	6.1	Room-by-Room Load Calculations			Prereq	Y			
		6.2	Return Air Flow / Room by Room Controls			1	1	0	0	0
		6.3	Third-Party Performance Test / Multiple Zones			2	0	0	0	0
7. Air Filtering	<input checked="" type="checkbox"/>	7.1	Good Filters			Prereq	Y			
		7.2	Better Filters	EQ 7.3		1	0	0	0	0
		7.3	Best Filters			2	0	0	0	0
8. Contaminant Control	<input checked="" type="checkbox"/>	8.1	Indoor Contaminant Control during Construction			1	1	0	0	0
		8.2	Indoor Contaminant Control for MID-RISE			2	0	0	0	0
		8.3	Preoccupancy Flush			1	1	0	0	0
9. Radon Protection	<input checked="" type="checkbox"/>	9.1	Radon-Resistant Construction in High-Risk Areas			Prereq	N/A			
		9.2	Radon-Resistant Construction in Moderate-Risk Areas			1	1	0	0	0
10. Garage Pollutant Protection	<input checked="" type="checkbox"/>	10.1	No HVAC in Garage for MID-RISE			Prereq	Y			
		10.2	Minimize Pollutants from Garage for MID-RISE	EQ 10.3		2	0	0	0	0
		10.3	Detached Garage or No Garage for MID-RISE			3	0	0	0	0
11. ETS Control	<input checked="" type="checkbox"/>	11	Environmental Tobacco Smoke Reduction for MID-RISE			1	1	0	0	0
12. Compartmentalization of Units	<input checked="" type="checkbox"/>	12.1	Compartmentalization of Units			Prereq	Y			
		12.2	Enhanced Compartmentalization of Units			1	0	0	0	0
<i>Sub-Total for EQ Category:</i>						21	6	3	0	0
Awareness and Education (AE) (Minimum of 0 AE Points Required) OR						Max				
1. Education of the Homeowner or Tenant	<input checked="" type="checkbox"/>	1.1	Basic Operations Training			Prereq	Y			
		1.2	Enhanced Training			1	1	0	0	0
		1.3	Public Awareness			1	1	0	0	0
2. Education of Building Manager	<input checked="" type="checkbox"/>	2	Education of Building Manager			1	1	0	0	0
<i>Sub-Total for AE Category:</i>						3	3	0	0	0

PARKING ANALYSIS

A total of 1,724 parking spaces are currently approved at 125, 130, 150, 160 and 180R Cambridgepark Drive) and at 160 Cambridgepark Drive, located as follows:

179 spaces located at 125 Cambridgepark Drive
 120 spaces located at 130 Cambridgepark Drive
 456 spaces located at 150 Cambridgepark Drive
 398 spaces located at 160 Cambridgepark Drive
 571 spaces located at 180R Cambridgepark Drive

Pursuant to a recorded easement in favor of 100 Cambridgepark Drive, the owners of 150, 160 and 180R Cambridgepark Drive are required to provide a total of 339 spaces for 100 Cambridgepark Drive. Nonetheless, since only 323 are registered with the City, the Applicant is using 323 as the number of required parking spaces for 100 Cambridgepark Drive.

The existing approved parking supply, allocated by building, is presented in Table A.

Table A
Existing Permitted Parking Allocation

Demand	Supply / Lot Location							Building KSF	Ratio
	#125	#160	#150	#180R	#150 Garage	#130 Garage 116, Lot 4	Total		
#100 CPD	0	0	0		323 Combined	0	323	130	2.48
#125 CPD	179	0	0		200 Combined (including 64 shared)	0	379	184	2.06
#130 CPD	0	0	0	0	100 (including 71 shared)	120	220	220 Units	1.0 per unit
#150 CPD	0	80 ¹	0		435 Combined (including 7 shared)	0	515	250	2.06
#160 CPD	0	398 ²	0	0	0	0	398	398 Units	1.0 per unit
#200 CPD	0	70 ¹	0	0	40	0	110	n/a	
Shared		-150			-71		-221	Shared	
Total	179	398	0	571	456	120	1,724	Physical Spaces	

¹ Shared Spaces

² 150 Shared Spaces

The parking plan for the proposed project will limit the addition of parking through sharing of some of the spaces by the residential and office uses. As a result, although the project will add 378 new residential units, the net increase in new parking spaces is limited to 220 spaces. The proposed Project's parking supply allocated by building demand is summarized in Table B (found on the next page).

**Table B
Future Parking Allocation**

Demand	Supply / Lot Location							Total	Building KSF	Ratio
	#125	#160	#150	#130	#150 Garage	#180R Garage	#180R			
#100 CPD	0	0	0	0	323 Combined	0	0	323	130	2.48
#125 CPD	179	0	0	0	200 Combined	0	0	379	184	2.06
#130 CPD	0	0	0	120 ³	100	0	0	220	220 Units	1.0 per unit
#150 CPD	0	80 ¹	0	0	435 Combined	0	0	515	250	2.06
#160 CPD	0	398 ²	0	0	0	0	0	398	398 Units	1.0 per unit
#180R CPD	0	0	0	0	0	186	130 ⁴	316	378	0.84
#200 CPD	0	70 ¹	0	0	40	0	0	110	n/a	
Shared		-150			-71	-96		-317	Shared	
Total	179	398	0	120	1117 Combined 456	661	130	1,944	Physical Spaces	

Net Increase over Existing Spaces, 220 Spaces

¹ Shared Spaces

² 150 Shared Spaces

³ Includes 4 surface lot spaces

⁴ Includes 8 surface lot spaces.

Community Outreach

Over the past months we have made a point to let our neighbors on CambridgePark Drive understand and view our plans. They have been kind enough to give us the chance to do so. Included among these companies are:

- Pfizer Inc.
- Vecna Technologies
- Hines Interests
- The Hanover Company
- Equity Residential
- Roy Papalia for the Summer Shack property
- We have also met with the North Cambridge Stabilization Committee.
- We are scheduled to appear before the Fresh Pond Residents Alliance.
- Finally, we have been hosting the newly formed Alewife Business Association at 150 Cambridge Park Drive.



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

CERTIFICATION OF RECEIPT OF PLANS BY CITY OF CAMBRIDGE TRAFFIC, PARKING & TRANSPORTATION

City Department/Office:

Project Address: 180R CambridgePark Drive

Applicant Name: The McKinnon Company on Behalf of BRE/CPD LLC

For the purpose of fulfilling the requirements of Section 19.20 and/or 6.35.1 and/or 5.28.2 of the Cambridge Zoning Ordinance, this is to certify that this Department is in receipt of the application documents submitted to the Planning Board for approval of a Project Review Special Permit for the above referenced development project: (a) an application narrative, (b) small format application plans at 11" x 17" or the equivalent and (c) Certified Traffic Study. The Department understands that the receipt of these documents does not obligate it to take any action related thereto.

Signature of City Department/Office Representative

Date

CITY OF CAMBRIDGE, MA • PLANNING BOARD • SPECIAL PERMIT APPLICATION



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

CERTIFICATION OF RECEIPT OF PLANS BY CITY OF CAMBRIDGE DEPARTMENT OF PUBLIC WORKS

City Department/Office:

Project Address: 180R CambridgePark Drive

Applicant Name: The McKinnon Company on Behalf of BRE/CPD LLC

For the purpose of fulfilling the requirements of Section 19.20 of the Cambridge Zoning Ordinance, this is to certify that this Department is in receipt of the application documents submitted to the Planning Board for approval of a Project Review Special Permit for the above referenced development project: (a) an application narrative and (b) small format application plans at 11" x 17" or the equivalent. The Department understands that the receipt of these documents does not obligate it to take any action related thereto.

Signature of City Department/Office Representative

Date

CITY OF CAMBRIDGE, MA • PLANNING BOARD • SPECIAL PERMIT APPLICATION



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

CERTIFICATION OF RECEIPT OF PLANS BY CITY OF CAMBRIDGE TREE ARBORIST

City Department/Office:

Project Address: 180R CambridgePark Drive

Applicant Name: The McKinnon Company on Behalf of BRE/CPD LLC

For the purpose of fulfilling the requirements of Section 4.26, 19.20 or 11.10 of the Cambridge Zoning Ordinance, this is to certify that this Department is in receipt of the application documents submitted to the Planning Board for approval of a MultiFamily, Project Review or Townhouse Special Permit for the above referenced development project: a Tree Study which shall include (a) Tree Survey, (b) Tree Protection Plan and if applicable, (c) Mitigation Plan, twenty one days before the Special Permit application to Community Development.

Signature of City Department/Office Representative

Date

CITY OF CAMBRIDGE, MA • PLANNING BOARD • SPECIAL PERMIT APPLICATION



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

CERTIFICATION OF RECEIPT OF PLANS BY CITY OF CAMBRIDGE WATER DEPARTMENT

City Department/Office:

Project Address: 180R CambridgePark Drive

Applicant Name: The McKinnon Company on Behalf of BRE/CPD LLC

For the purpose of fulfilling the requirements of Section 19.20 of the Cambridge Zoning Ordinance, this is to certify that this Department is in receipt of the application documents submitted to the Planning Board for approval of a Project Review Special Permit for the above referenced development project: (a) an application narrative and (b) small format application plans at 11" x 17" or the equivalent. The Department understands that the receipt of these documents does not obligate it to take any action related thereto.

Signature of City Department/Office Representative

Date

CITY OF CAMBRIDGE, MA • PLANNING BOARD • SPECIAL PERMIT APPLICATION



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

CERTIFICATION OF RECEIPT OF PLANS BY CITY OF CAMBRIDGE LEED SPECIALIST

City Department/Office:

Project Address: 180R CambridgePark Drive

Applicant Name: The McKinnon Company on Behalf of BRE/CPD LLC

For the purpose of fulfilling the requirements of Section 22.20 of the Cambridge Zoning Ordinance, this is to certify that this Department is in receipt of the application documents submitted to the Planning Board for approval of a Special Permit for the above referenced development project: (a) an application narrative, (b) small format application plans at 11" x 17" or the equivalent and (c) completed LEED Project Checklist for the appropriate LEED building standard, accompanying narrative and affidavit. The Department understands that the receipt of these documents does not obligate it to take any action related thereto.

Signature of City Department/Office Representative

Date

CITY OF CAMBRIDGE, MA • PLANNING BOARD • SPECIAL PERMIT APPLICATION