



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

SPECIAL PERMIT APPLICATION • COVER SHEET

In accordance with the requirements of the City of Cambridge Zoning Ordinance, the undersigned hereby petitions the Planning Board for one or more Special Permits for the premises indicated below.

Location of Premises: _____

Zoning District: _____

Applicant Name: _____

Applicant Address: _____

Contact Information: _____ Hernandez@GroupDesignBuild.com

Telephone # Email Address Fax #

List all requested special permit(s) (with reference to zoning section numbers) below. *Note that the Applicant is responsible for seeking all necessary special permits for the project. A special permit cannot be granted if it is not specifically requested in the Application.*

List all submitted materials (include document titles and volume numbers where applicable) below.

Special Permit Documents	A.004 Existing Site Plan	A.201 Proposed Materials
Project Narrative	A.005 Proposed Graphic Plan	A.202 Renderings
A.000 Cover	A.006 Street Elevations	A.203 Renderings
A.001 Zoning Compliance	A.100 Floor Plans	A.204 Renderings
A.002 Dimensional Analysis	A.101 Floor Plans	A.300 Rear Bldg Sections
A.003 Site Context	A.200 Elevations	L-1 & L-2 Landscape Plans

Signature of Applicant: 

For the Planning Board, this application has been received by the Community Development Department (CDD) on the date specified below:

Date

Signature of CDD Staff

OWNERSHIP CERTIFICATE

Project Address: 23 Reed Street

Application Date: 9/19/2022

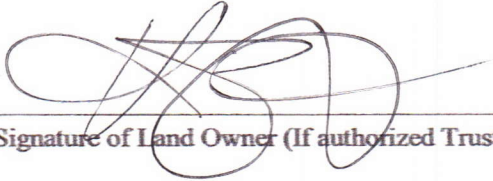
This form is to be completed by the property owner, signed, and submitted with the Special Permit Application:

I hereby authorize the following Applicant: Marcelo Tagore Hernandez
at the following address: 30 Quincy Street Somerville MA 02143
to apply for a special permit for: Keith Glover
on premises located at: 23 Reed Street
for which the record title stands in the name of: Mouthpiece LLC
whose address is: 21 Village Street Somerville MA 02143

by a deed duly recorded in the:

Registry of Deeds of County: Middlesex Book: 77995 Page: 461

OR Registry District of the Land Court, Certificate No.: _____ Book: _____ Page: _____



Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

To be completed by Notary Public:

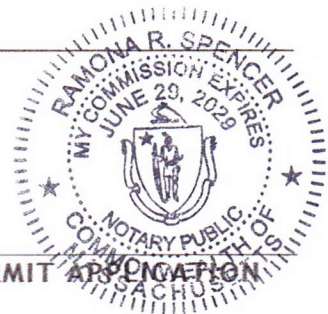
Commonwealth of Massachusetts, County of Middlesex

The above named Keith Glover personally appeared before me,

on the month, day and year 9-19-22 and made oath that the above statement is true.

Notary: Ramona Spencer

My Commission expires: June 29, 2029



FEE SCHEDULE

Project Address:

Application Date:

The Applicant must provide the full fee (by check or money order) with the Special Permit Application. Depending on the nature of the proposed project and the types of Special Permit being sought, the required fee is the larger of the following amounts:

- If the proposed project includes the creation of new or substantially rehabilitated floor area, or a change of use subject to Section 19.20, the fee is ten cents (\$0.10) per square foot of total proposed Gross Floor Area.
- If a Flood Plain Special Permit is being sought as part of the Application, the fee is one thousand dollars (\$1,000.00), unless the amount determined above is greater.
- In any case, the minimum fee is one hundred fifty dollars (\$150.00).

Fee Calculation

New or Substantially Rehabilitated Gross Floor Area (SF): 2,845 × \$0.10 = \$284.50

Flood Plain Special Permit Enter \$1,000.00 if applicable:

Other Special Permit Enter \$150.00 if no other fee is applicable:

TOTAL SPECIAL PERMIT FEE Enter Larger of the Above Amounts:

DIMENSIONAL FORM

Project Address:

Application Date:

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)				
Lot Width (ft)				
Total Gross Floor Area (sq ft)				
Residential Base				
Non-Residential Base				
Inclusionary Housing Bonus				
Total Floor Area Ratio				
Residential Base				
Non-Residential Base				
Inclusionary Housing Bonus				
Total Dwelling Units				
Base Units				
Inclusionary Bonus Units				
Base Lot Area / Unit (sq ft)				
Total Lot Area / Unit (sq ft)				
Building Height(s) (ft)				
Front Yard Setback (ft)				
Side Yard Setback (ft)			3.0' (Front Bldg) 7.5' (Rear Bldg)	
Side Yard Setback (ft)			24.6' (Front Bldg) 12.5' (Rear Bldg)	
Rear Yard Setback (ft)				
Open Space (% of Lot Area)				
Private Open Space				
Permeable Open Space				
Other Open Space (Specify)				
Off-Street Parking Spaces				
Long-Term Bicycle Parking				
Short-Term Bicycle Parking				
Loading Bays				

Use space below and/or attached pages for additional notes:

* For first 5,000 sf of lot area, 4,000 sf for remaining lot



23 Reed Street Project Narrative for Special Permit

Project Overview

The proposed project is located at 23 Reed Street between Cedar and Montgomery. Reed Street is a one-way residential street that connects Rindge to Harvey Street in North Cambridge. This area is zoned Residence B. There is an existing 19th century 2 story, gabled roof structure on the property.

The lot is similar in size to the majority of the lots in the vicinity, exceeding the minimum required lot size in this district by 1000 square feet. The majority of lots on Reed street and in the neighborhood are relatively small, single-family dwellings with a few moderately sized multi-family structures. Various lots on Reed Street have secondary structures to the rear of their respective lots. Nearby streets, particularly on Jackson Street, have experienced rear lot developments similar to this proposed 23 Reed development.

The proposed project consists of two, one renovated and one new, Net Zero single family detached dwelling units with required off-street parking sharing an existing single curb cut. The front dwelling is an existing two story, three-bedroom, gabled structure with a covered entry porch fronting Reed street. The second proposed dwelling, at the rear of the site, is offset from the front house to allow the front entry to be seen and accessed directly from the street. The proposed rear unit is similar to the front structure in scale and area but rotated 90 degrees from the front house. The rear structure has a building mass that maximizes solar gain while maintaining a low profile. It is intended to be a Net Zero structure designed and built using PHIUS guidelines and Passive House principles. Both structures will have private side and rear yards.

The Zoning Ordinance (5.53) allows for more than one structure containing a principal residential use in a Residence B zoning district provided all portions of all structures are located no farther than seventy-five feet from any street line to which the lots abut. The back wall of the proposed rear house is 90' from the Reed Street property line. Because it is more than 75' away a special permit from the Planning Board is required to build the two detached structures on a single lot as outlined in Article 5.53, paragraph 2 of the Ordinance.

Compliance with Zoning

A special permit pursuant to section 5.53 allowing for more than one structure containing a principal residence farther than seventy-five feet from the street line is requested.

The existing house in its current location is non-conforming due to an insufficient left side yard

setback. The proposed structures and lot have been designed to conform to all Ordinance requirements other than 5.53 mentioned above.

Compliance with Criteria Specific to Special Permits Being Sought

Pursuant to section 5.53 of the Ordinance, the Planning Board by Special Permit may allow more than one structure containing a principal residential use on a lot where a portion of all structures are not greater than (75) feet from the lot line when the following criteria are met.

a) That development in the form of two or more structures on the lot will not significantly increase or may reduce the impact of the new construction should it occur in a single structure,

The proposed size and location of the two detached single-family units will reduce the impact of new construction because they will allow for continuous open space on all four sides of each unit enhancing view corridors and opportunity for natural light both for the proposed structures and immediate abutters. Most of the structures in the surrounding neighborhood are modest, single-family homes similar in scale to the two units proposed. An attached two-family structure conforming to the specifics of the Ordinance would be larger in mass and area than most of the homes in the neighborhood and would concentrate the massing toward the front of the site, blocking more natural light and casting more significant shadows on the adjacent structures.

b) That two or more structures may provide identifiable benefits beyond that provided should all construction be in a single structure. In making its findings the Board shall consider the impact of the new construction on the following:

1) The extent to which the preservation of a large contiguous open space in the rear of the lot or series of adjacent lots is achieved through the provision of a rear yard setback significantly greater than that required and through the dedication of that rear yard as Green Area, as defined in this Ordinance,

The proposed detached units and the associated parking are sited to allow for a conforming rear yard setback and conforming open space in keeping with the scale and massing of both adjacent lots and the neighborhood as a whole. More than 90% of the Open space will be permeable as defined by the Ordinance:

2) Incentives for the location of buildings and parking facilities in front half of a lot in a pattern compatible with the development pattern prevailing in the neighborhood,

The siting of the existing and proposed structures establishes a parking arrangement that is consistent with the siting of adjacent residences which front the street and are typically set back by 7 to 10 feet. Off street parking, when

provided, is typically to the side of the house similar to the layout proposed. The development proposes to maintain a minimum of 20' setback from the front of the street and 5' away from the side yard property lines to the first available parking spot.

3) *The extent to which two or more structures provides an enhanced living environment for residents on the lot:*

The proposed location of the detached structures provide for an enhanced living environment because the resultant open space surrounding each of the structures will increase light, air, and privacy. The scale and siting of the separate structures is architecturally consistent with the immediate neighborhood.

4) Incentives to retain existing structures on a lot, particularly any structure determined to be a Preferable Preserved Significant structure by the Cambridge Historical Commission:

The existing house was determined to be worth renovating. We propose to restore the exteriors and salvage the existing structure. A rear lean-to and basement bulkhead is proposed to be demolished to provide a minimum 10' separation between buildings.

5) The opportunities presented to reduce the visual impact of parking from the public street and from adjacent lots,

The existing property currently has a 10' +/- curb cut to the right of the structure. Off-street parking for two cars is proposed to be side by side to the right of the proposed front house which is consistent with most of the off-street parking in the neighborhood. Moving the cars further into the lot would impact the private open space and private access to the front house. Future fencing and plantings will also serve to soften the visual impact.

6) *The increased opportunities to reduce the height and bulk as new construction is deeper into a lot or closer to structures on abutting lots.*

An attached structure positioned in the center of the site as would be required by the Ordinance would be significantly larger in bulk than the proposed detached units blocking views and light to abutters and not in keeping with the scale and massing of abutting structures and the neighborhood as a whole.

Compliance with General Special Permit Criteria (Section 10.43)

Special permits will normally be granted where specific provisions of this Ordinance are

met, except when particulars of the location or use, not generally true of the district or of the uses permitted in it, would cause granting of such permit to be the detriment of the public interest because:

(a) It appears that requirements of this Ordinance cannot or will not be met, or

With the requested Special Permit, the project will meet all requirements of the Ordinance.

(b) traffic generated, or patterns of access or egress would cause congestion, hazard, or substantial change in established neighborhood character, or

There will be no traffic or patterns of access or egress that will cause congestion, hazard, or substantial change in established neighborhoods, because the proposed residential use is in keeping with the residential character of the existing neighborhood. The proposed project will provide two off-street parking spaces with a potential for four spaces, with one curb cut, similar to what currently exists on the site.

(c) the continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would be adversely affected by the nature of the proposed use, or

The continued operation of adjacent uses as permitted will not be adversely affected by the nature of the proposed use and the proposed two family detached units will create a positive impact on the adjacent properties by allowing light and view corridors.

(d) nuisance or hazard would be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City, or

No nuisance or hazard will be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City. The proposed project will add valuable three-bedroom single family housing to the Cambridge housing market. The proposed project is in keeping with the goals for health, safety and welfare that are laid out in Section 19.30 Citywide Urban Design Objectives, which states that new projects should be responsive to the existing or anticipated pattern of development.

(e) for other reasons, the proposed use would impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of this Ordinance, and

The project will not impair the integrity of the district or adjoining district or derogate from the intent and purpose of this Ordinance. The proposed project, of two detached single-family homes, will be consistent with the residential character of the surrounding neighborhood.

(f) the new use or building construction is inconsistent with the Urban Design Objectives set forth

in Section 19.30

The proposed project is consistent with the Urban Design Objectives, as described below.

19.30 Citywide Urban Design Objectives

Pursuant to Section 19.31 New projects should be responsive to the existing or anticipated pattern of development. Indicators include:

(1) Heights and setbacks provide suitable transition to abutting or nearby residential zoning districts that are generally developed to low scale residential uses.

The proposed building heights and setbacks meet the requirements of the Ordinance and are consistent with the majority of the buildings in the surrounding neighborhood.

(2) New buildings are designed and oriented on the lot so as to be consistent with the established streetscape on those streets on which the project lot abuts. Streetscape is meant to refer to the pattern of building setbacks and heights in relationship to public streets.

The proposed buildings are sited on the lot to be consistent with the established streetscapes on the abutting lots. The existing structure fronting Reed Street has been designed for renovation and restoration, who's existing position on the site is consistent with other houses on the street. The height and massing of both the proposed and existing structures are consistent with other houses in the neighborhood. By offsetting the rear house from the front house, the formal entry for both structures are clearly visible from Reed Street.

(3) In mixed-use projects, uses are to be located carefully to respect the context, e.g. retail should front onto a street, new housing should relate to any adjacent existing residential use, etc.

N/A - The proposed project is only residential.

(4) Where relevant, historical context is respected, e.g. special consideration should be given to buildings on the site or neighboring buildings that are preferably preserved.

The existing house is not proposed to be demolished, rather, it is proposed to be restored outside in kind and renovated within. The only proposed modification to the existing visible from the street is to scale down the existing length of the porch roof structure.

Pursuant to Section 19.32 Development should be pedestrian and bicycle-friendly, with a positive relationship to its surroundings. Indicators include:

(1) Ground floors, particularly where they face public streets, public parks, and publicly accessible

pathways, consist of spaces that are actively inhabited by people, such as retail stores, consumer service businesses and restaurants where they are allowed, or general office, educational or residential uses and building lobbies. Windows and doors that normally serve such inhabited spaces are encouraged to be a prominent aspect of the relevant building facades. Where a mix of activities are accommodated in a building, the more active uses are encouraged facing public streets, parks and pathways.

In commercial districts, such active space consists of retail and consumer service stores and building lobbies that are oriented toward the street and encourage pedestrian activity on the sidewalk. However, in all cases such ground floor spaces should be occupied by uses (a) permitted in the zoning district within which the building is located, (b) consistent with the general character of the environment within which the structure is located, and (c) compatible with the principal use for which the building is designed.

N/A

(2) *Covered parking on the lower floors of a building and on-grade open parking, particularly where located in front of a building, is discouraged where a building faces a public street or public park, and publicly accessible pathways.*

N/A

(3) *Ground floors should be generally 25-50% transparent. The greatest amounts of glass would be expected for retail uses with lesser amounts for office, institutional or residential use.*

N/A

(4) *Entries to buildings are located so as to ensure safe pedestrian movement across streets, encourage walking as a preferred mode of travel within the city and to encourage the use of public transit for employment and other trips. Relating building entries as directly as possible to crosswalks and to pathways that lead to bus stops and transit stations is encouraged; siting buildings on a lot and developing site plans that reinforce expected pedestrian pathways over the lot and through the district is also encouraged.*

The proposed house at the front of the lot will have a formal entry under a covered porch fronting Reed Street. The rear house has been positioned to the right of the front house to allow the formal and covered entry a visual presence on Reed Street as well.

(5) *Pedestrians and bicyclists are able to access the site safely and conveniently; bicyclists should have secure storage facilities conveniently located on-site and out of the weather. If bicycle parking is provided in a garage, special attention must be paid to providing safe access to the facilities from the outside.*

Bicycle parking will be consistent with requirements in Section 6.00 of the Ordinance. Neither short or long term bicycle parking are required. Long term bicycle parking is nonetheless being proposed under the rear building, North facing under a cantilever.

(6) Alternate means of serving this policy objective 19.32 through special building design, siting, or site design can be anticipated where the building form or use is distinctive such as freestanding parking structures, large institutional buildings such as churches and auditoriums, freestanding service buildings, power plants, athletic facilities, manufacturing plants, etc.

N/A

Pursuant to Section 19.33 The building and site design should mitigate adverse environmental impacts of a development upon its neighbors. Indicators include:

(1) Mechanical equipment that is carefully designed, well organized or visually screened from its surroundings and is acoustically buffered from neighbors. Consideration is given to the size, complexity and appearance of the equipment, its proximity to residential areas, and its impact on the existing streetscape and skyline. The extent to which screening can bring order, lessen negative visual impacts, and enhance the overall appearance of the equipment should be taken into account. More specifically:

The proposed project will improve the streetscape and be sensitive to the visual impact on the surrounding neighborhood. The project will use energy efficient systems that will be quiet and minimal. Because of the proposed energy efficiency, the proposed development will require the smallest, and quietest, outdoor condensers available in the market.

(2) Trash that is handled to avoid impacts (noise, odor, and visual quality) on neighbors, e.g. the use of trash compactors or containment of all trash storage and handling within a building is encouraged.

The trash and recycling will be located away from public view and comply with the Ordinance requirements that the storage areas are not to be located in the front yard. The receptacles will be covered to minimize odor and visual impact.

(3) Loading docks that are located and designed to minimize impacts (visual and operational) on neighbors.

N/A

(4) Stormwater Best Management Practices and other measures to minimize runoff and improve water quality are implemented.

The proposed development will comply with, and exceed, Stormwater Best Management Practices.

(5) Landscaped areas and required Green Area Open Space, in addition to serving as visual amenities, are employed to reduce the rate and volume of stormwater runoff compared to

pre-development conditions.

Affirmative

(6) The structure is designed and sited to minimize shadow impacts on neighboring lots, especially shadows that would have a significant impact on the use and enjoyment of adjacent open space and shadows that might impact the 19-13 operation of a Registered Solar Energy System as defined in Section 22.60 of this Zoning Ordinance.

This project is designed and specifically sited to minimize the impact of shadows on the neighboring lots. The buildings are modest in scale and located to allow natural light to go through to neighboring structures and yards to lessen impacts on the enjoyment of open space and solar energy gains.

(7) Changes in grade across the lot are designed in ways that minimize the need for structural retaining walls close to property lines.

The site is more or less flat and will not require structural retaining walls close to property lines.

(8) Building scale and wall treatment, including the provision of windows, are sensitive to existing residential uses on adjacent lots.

The proposed buildings are of a similar scale to most of the surrounding residences and the fenestration is designed to maximize natural light, solar heat gain, and maintain privacy.

(9) Outdoor lighting is designed to provide minimum lighting and necessary to ensure adequate safety, night vision, and comfort, while minimizing light pollution.

Lighting will be utilized along the front yard and walkways to provide safe access to the building entries and parking. The lighting will be sensitive and minimal, while providing safety and improved visual environment at night.

(10) The creation of a Tree Protection Plan that identifies important trees on the site, encourages their protection, or provides for adequate replacement of trees lost to development on the site.

Trees deemed significant per Cambridge Tree Protection Ordinance have been identified and will remain. Non-significant and unhealthy trees, identified in the proposed Landscape Plans, are proposed to be removed after the procurement of the required city permits. New trees will be planted on site. A landscape architect will be on the design team to advise on the planting type and location.

Pursuant to 19.34 Projects should not overburden the City infrastructure services, including neighborhood roads, city water supply system, and sewer system. Indicators include:

(1) The building and site design are designed to make use of water-conserving plumbing and minimize the amount of stormwater run-off through the use of best management practices for stormwater management.

The proposed project will use water-conserving plumbing fixtures and best management practices for stormwater management.

(2) The capacity and condition of drinking water and wastewater infrastructure systems are shown to be adequate, or the steps necessary to bring them up to an acceptable level are identified.

The proposed project will have adequate drinking water and wastewater infrastructure systems.

(3) Buildings are designed to use natural resources and energy resources efficiently in construction, maintenance, and long-term operation of the building, including supporting mechanical systems that reduce the need for mechanical equipment generally and its location on the roof of a building specifically. The buildings are sited on the lot to allow construction on adjacent lots to do the same. Compliance with Leadership in Energy and Environmental Design (LEED) certification standards and other evolving environmental efficiency standards is Encouraged.

The proposed project will utilize energy efficient practices and systems. The rear house will utilize Passive House design and construction and be Net Positive.

Pursuant to 19.35 New construction should reinforce and enhance the complex urban aspects of Cambridge as it has developed historically. Indicators include:

(1) New educational institutional construction that is focused within the existing Campuses.

N/A

(2) Where institutional construction occurs in commercial areas, retail, consumer service enterprises, and other uses that are accessible to the general public are provided at the ground (or lower) floors of buildings. Where such uses are not suitable for programmatic reasons, institutional uses that encourage active pedestrian traffic to and from the site. 19-14

N/A

(3) In large, multiple-building non-institutional developments, a mix of uses, including publicly accessible retail activity, is provided where such uses are permitted and where the mix of uses extends the period of time the area remains active throughout the day.

N/A

(4) *Historic structures and environments are preserved.*

The existing house shall be preserved.

(5) *Preservation or provision of facilities for start-up companies and appropriately scaled manufacturing activities that provide a wide diversity of employment paths for Cambridge residents as a component of the development; however, activities heavily dependent on trucking for supply and distribution are not Encouraged.*

N/A

Pursuant to 19.36 Expansion of the inventory of housing in the city is encouraged.

Indicators include:

(1) *Housing is a component of any large, multiple building commercial development. Where such development abuts residential zoning districts substantially developed to low-scale residential uses, placement of housing within the development such that it acts as a transition/buffer between uses within and without the development.*

N/A

(2) *Where housing is constructed, providing affordable units exceeding that mandated by the Ordinance. Targeting larger family-sized middle-income units is Encouraged.*

The proposed project will provide two single family detached dwellings, each with three or more bedrooms suitable for family living.

Pursuant to 19.37 Enhancement and expansion of open space amenities in the city should be incorporated into new development in the city. Indicators include:

(1) *On large-parcel commercial developments, publicly beneficial open space is Provided.*

N/A

(2) *Open space facilities are designed to enhance or expand existing facilities or to expand networks of pedestrian and bicycle movement within the vicinity of the development.*

N/A

(3) *A wider range of open space activities than presently found in the abutting area is provided.*

The proposed project will maintain open space requirements mandated by the Ordinance. The new building is sited to provide private back yard open space for both structures suitable for a multitude of activities.

Summary of Community Outreach

On September 7 we presented our proposal to the Planning Department for an initial informal review of completeness and a few suggestions were discussed which have been incorporated into our revised proposal. These are:

1. Considering the use of the Cool Factor Score, to be adopted soon by the City of Cambridge, as a way of reducing the heat island effect onsite.
2. Enhancing the proposed rear building entry facade to read more as an entry and not as "background" architecture so that the entry way engages with the street more clearly.
3. Incorporating a small landscape buffer along the sidewalk frontage so as to delineate the Lot and define a front yard.
4. Reconsider gated entries at the end of the driveway to improve the path for bicycle storage.

On October 6th we presented our proposed development plan to the neighborhood in a virtual meeting. Letters were sent to all neighbors on the abutters list provided by the Planning Department inviting them to the information session. We presented drawings and renderings of our ideas to a sparsely attended group. We discussed the existing structure which is proposed for renovation and talked through the proposed design for existing building alterations and proposed addition of a single family in the rear. The reception of our development plan was very positive and there were no objections. One of the immediate abutters, Karene-Sean Hines, stated that the proposed development was going to enhance the street and she looks forward to seeing it completed. She did request a few minor revisions, which we had follow up communications for final review and approval. These have been incorporated into our revised proposal. They are:

1. Adding a 6' tall wooden fence along the property line between the Lots.
2. Adding a low landscape wooden fence between the front yards.
3. Modifying window sizes and locations along the North West corner to enhance privacy between bedroom and bathrooms.

A second virtual meeting was offered to abutters who had emailed but were not able to attend the original meeting but none attended. They were emailed the original design package used during the first virtual presentation and did not provide feedback either in support or opposition of the proposed development.

Cool Factor Score

The proposed development successfully meets the City of Cambridge’s future requirement for the “Cool Factor.” While this program has not yet been mandated, we want to demonstrate how the proposed development performs with respect to plantings, hardscape, and heat island.

The minimum score is 1.0, the proposed design has a score of 1.74.

		20' of PROW	Value Factor		Within 20' of PROW	Value Factor	Contributing Area	
Trees Enter the number of trees in each category. Count each tree only once on this form.	Preserved Existing Trees							
	A1	Understory tree currently <10' canopy spread	0	0.80	+	0	1.60	-
	A2	Understory tree currently >10' canopy spread	0	1.00	+	0	2.00	-
	A3	Canopy tree currently <15' canopy spread	2	0.80	+	0	1.60	1,120
	A4	Canopy tree currently between 15' and 25' canopy spread	1	1.00	+	0	2.00	700
	A5	Canopy tree currently >25' canopy spread	0	1.20	+	0	2.40	-
	New or Transplanted Trees							
A6	Understory tree	10	0.60	+	0	1.20	900	
A7	Canopy tree	1	0.70	+	0	1.40	490	
Planting Areas Enter area in square feet of each component in the box provided	B1	Lawn	1871	0.30	+	467	0.60	842
	B2	Low Planting	80	0.40	+	25	0.80	52
	B3	Planting	100	0.50	+	10	1.00	60
Green Roofs & Facades For definitions, see reference document.	C1	Green Façade	0	0.10	+	0	0.20	-
	C2	Living Wall	0	0.30	+	0	0.60	-
	C3	Green Roof	0	0.30	+	0	0.60	-
	C4	Short Intensive Green Roof	0	0.50	+	0	1.00	-
	C5	Intensive Green Roof	0	0.60	+	0	1.20	-
Paving & Structures	D1	High-SRI Roof	Required	N/A				
	D2	High-SRI Paving	40	0.1				4
	D3	High-SRI Shade Structure	0	0.2	+	0	0.40	-
Project Summary	Portion of lot area utilizing green strategies 63%					Total Contributing Area		4,168
	Portion of score from green strategies 100%					Total Area Goal		2,400
	Portion of score from trees 77%					COOL FACTOR SCORE		1.74
	Portion of score contributing to public realm cooling 7%							