



MIT West Campus Graduate Student Dormitory

Planning Board Special Permit Submission
Volume 2 Plans and Illustrations
Original Submission: December 17, 2020
First Planning Board Hearing: February 16, 2021
Amended Submission: May 14, 2021

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Notes Regarding Graphic Volume Changes

This graphics package has retained the same format and scope as the original submission. Two renderings have been eliminated (3.4 and 3.8) as their content is reflected in other images. See summary of image changes under each Section heading below. See cover letter and page three of this package for summary of major design changes.

1. Existing Conditions

No changes to this section

1.1	Site Survey East
1.2	Site Survey West
1.3	Site Context Map
1.4	Site Photos
1.5	Site Photos
1.6	Site Photos

2. Proposed Design

- Minor design updates reflected in plan diagrams
- Façade changes reflected in elevations

2.1	Massing Diagram
2.2	Overall Site Plan
2.3	Dimensioned Site Plan
2.4	Landscape Plan
2.5	Central Plaza Plan
2.6	Ground Floor Plan – East
2.7	Ground Floor Plan - West
2.8	Typical Floor Plans – East
2.9	Typical Floor Plans - West
2.10	Roof Plan – East
2.11	Roof Plan - West
2.12	Scale and Character
2.13	Elevations – North and South
2.14	Elevations – East and West
2.15	Section through Site

3. Renderings

 Major façade and landscape improvements reflected in this section

3.1	View from Briggs Field
3.2	East Building Entry Court
3.3	East Building Loggia
3.4	Omitted
3.5	View from Audrey Street
3.6	West Building Entry Court
3.7	Aerial View from North
3.8	Omitted
3.9	Central Plaza Aerial
3.10	Central Plaza Looking East
3.11	North Greenspace

Appendix

 No changes to this section except minor utility plan updates

A. 1	Shadow Study
A.2	Tree Study
A.3	Utility Plan
۸.5	Othicy Flair

4. Transportation

• Minor design updates reflected in this section, with more expansive change to the west cycle track per CDD coordination

4.1	Pedestrian and Bicycle Circulation
4.2	Long Term and Short Term Bicycle Parking
4.2E	East Building Long Term Bicycle Parking
4.2W	West Building Long Term Bicycle Parking
4.3	Vassar Street West Cycle Track Extension
4.4	Site Loading and Service Areas

Summary of Changes

Proposed Design & Renderings

Brighter coloration overall

Increased façade articulation, variation, and transparency

Towers changed to metal cladding

Expression of interior common spaces on the exterior through transparency

Central Plaza refinements

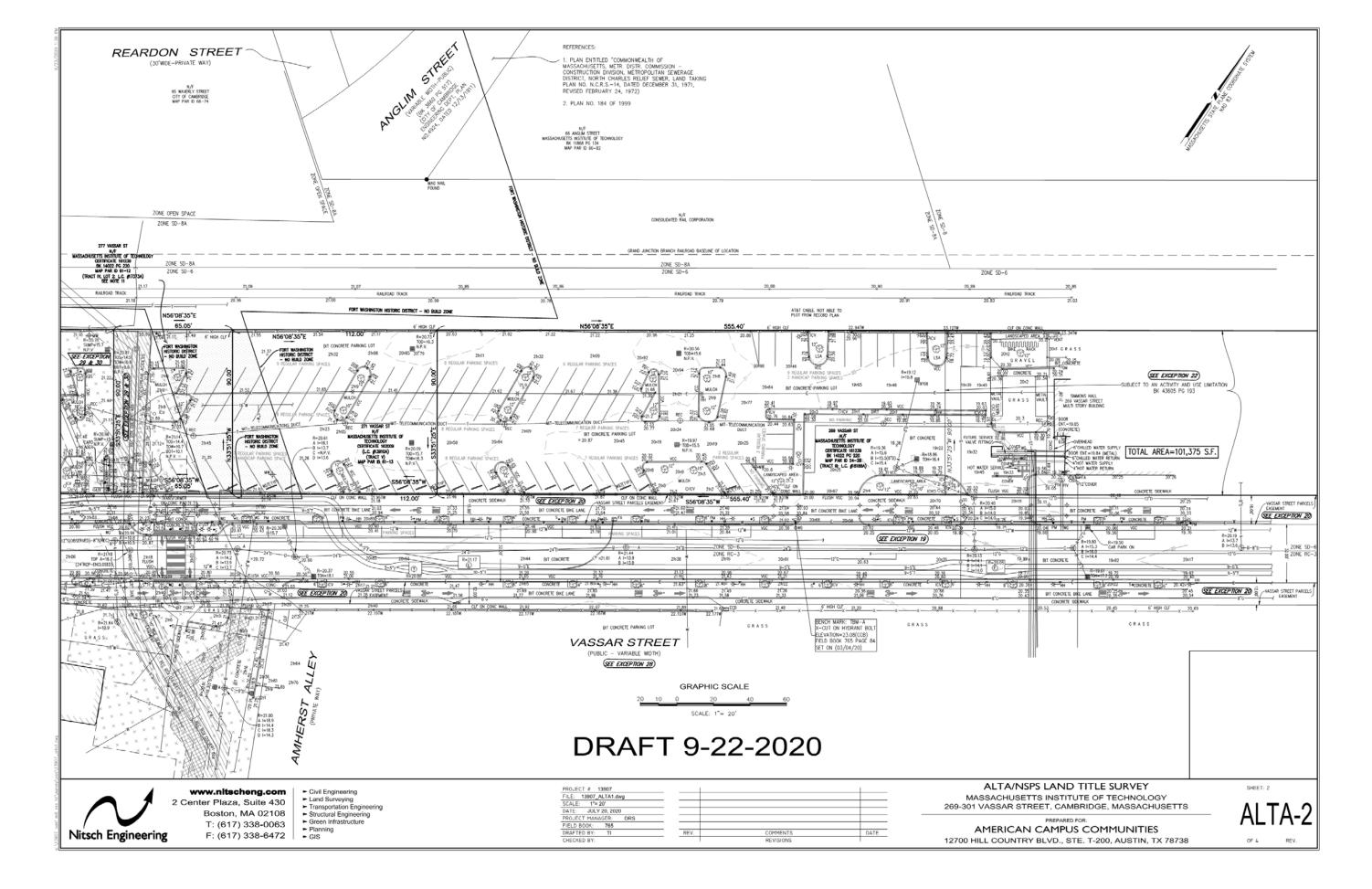
Transportation

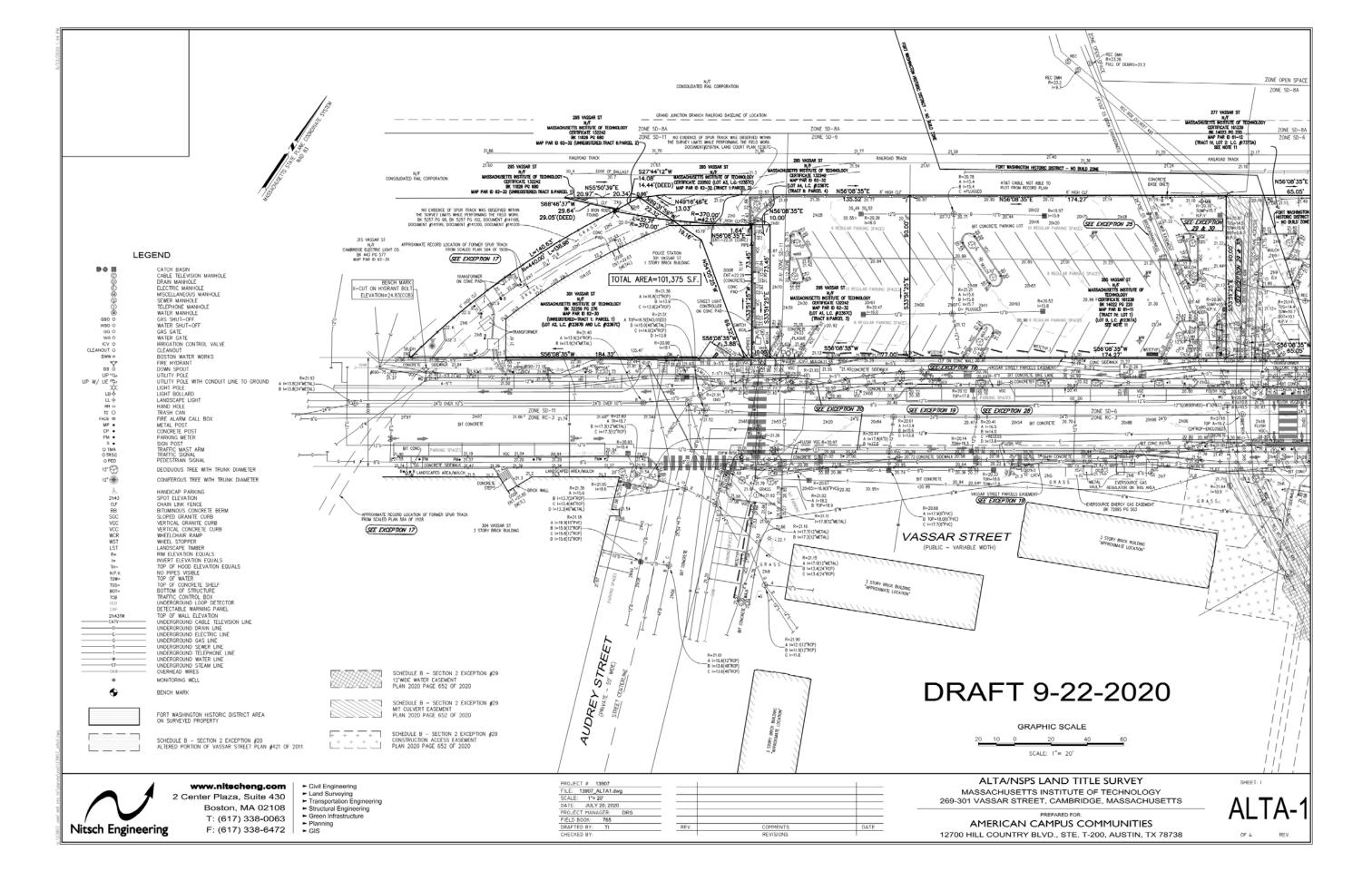
Bicycle parking updated plans

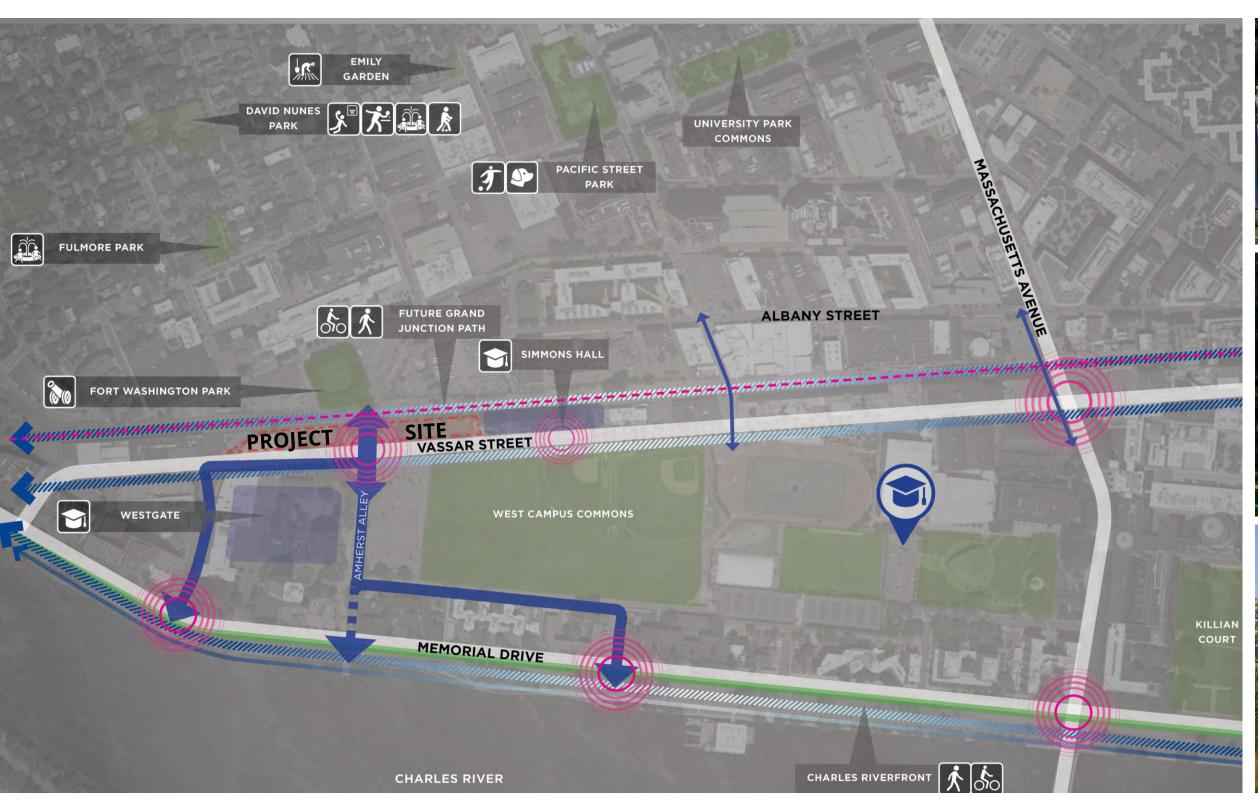
West cycle track extension

Appendix

Updated site utility plans







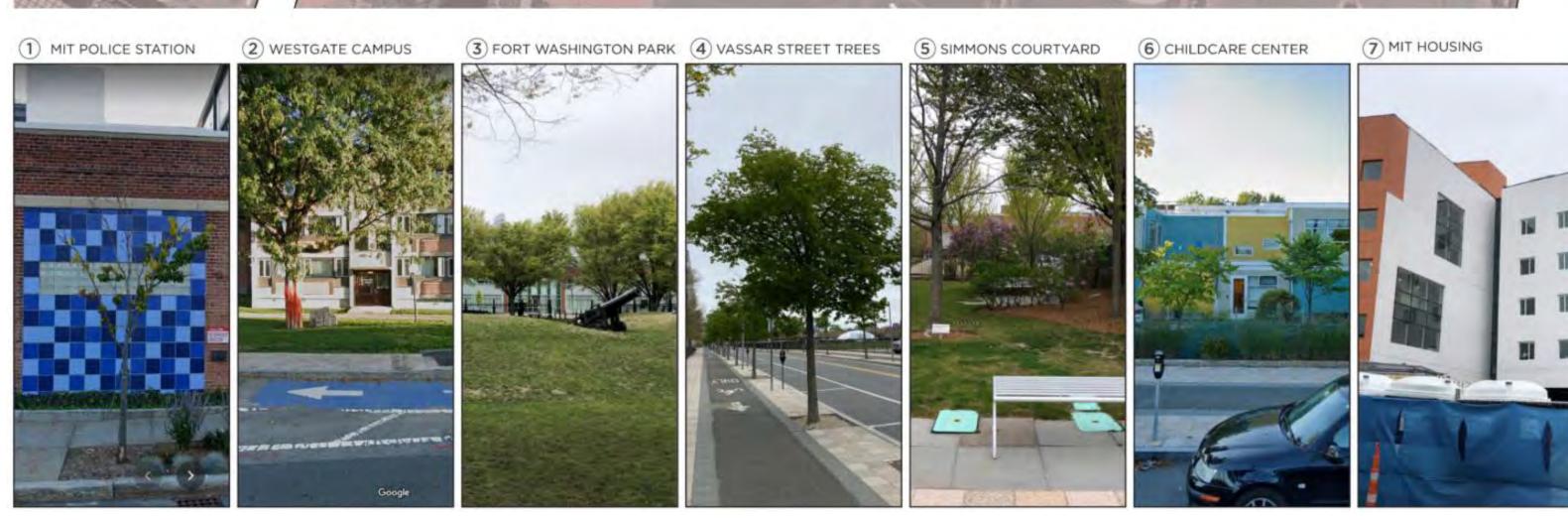


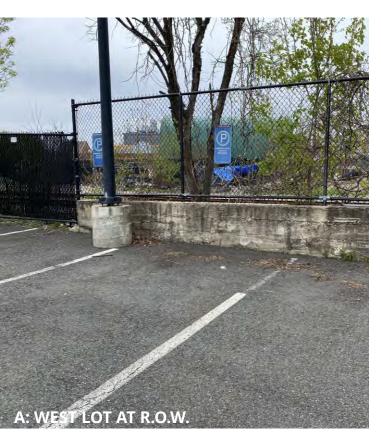






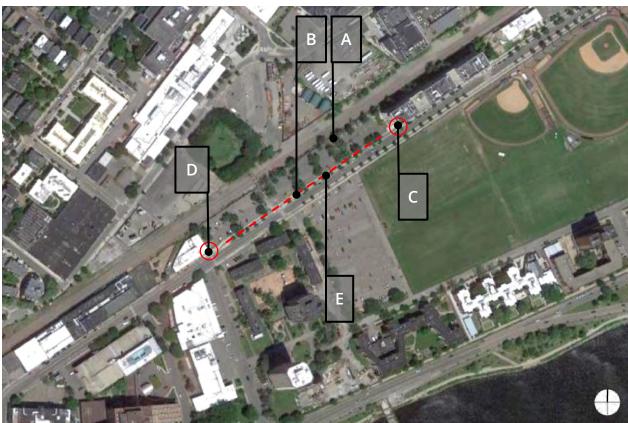






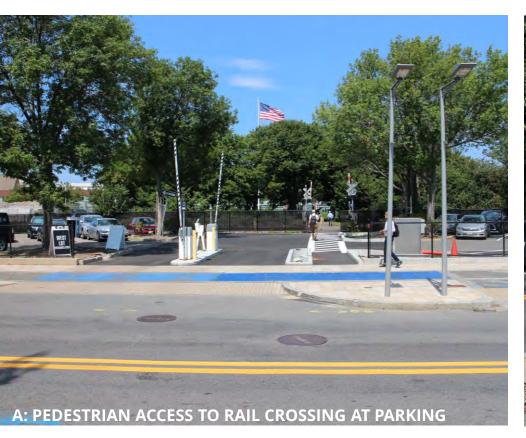






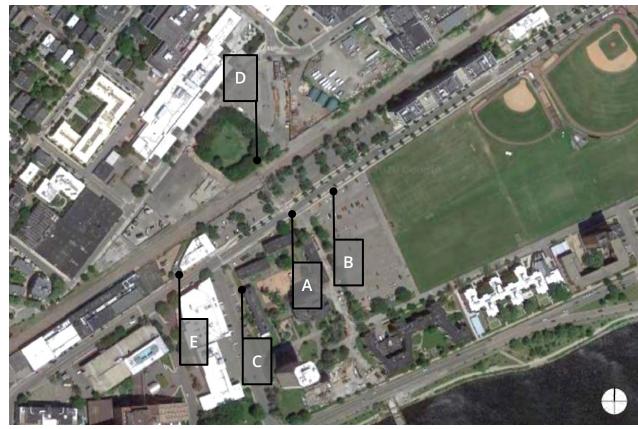






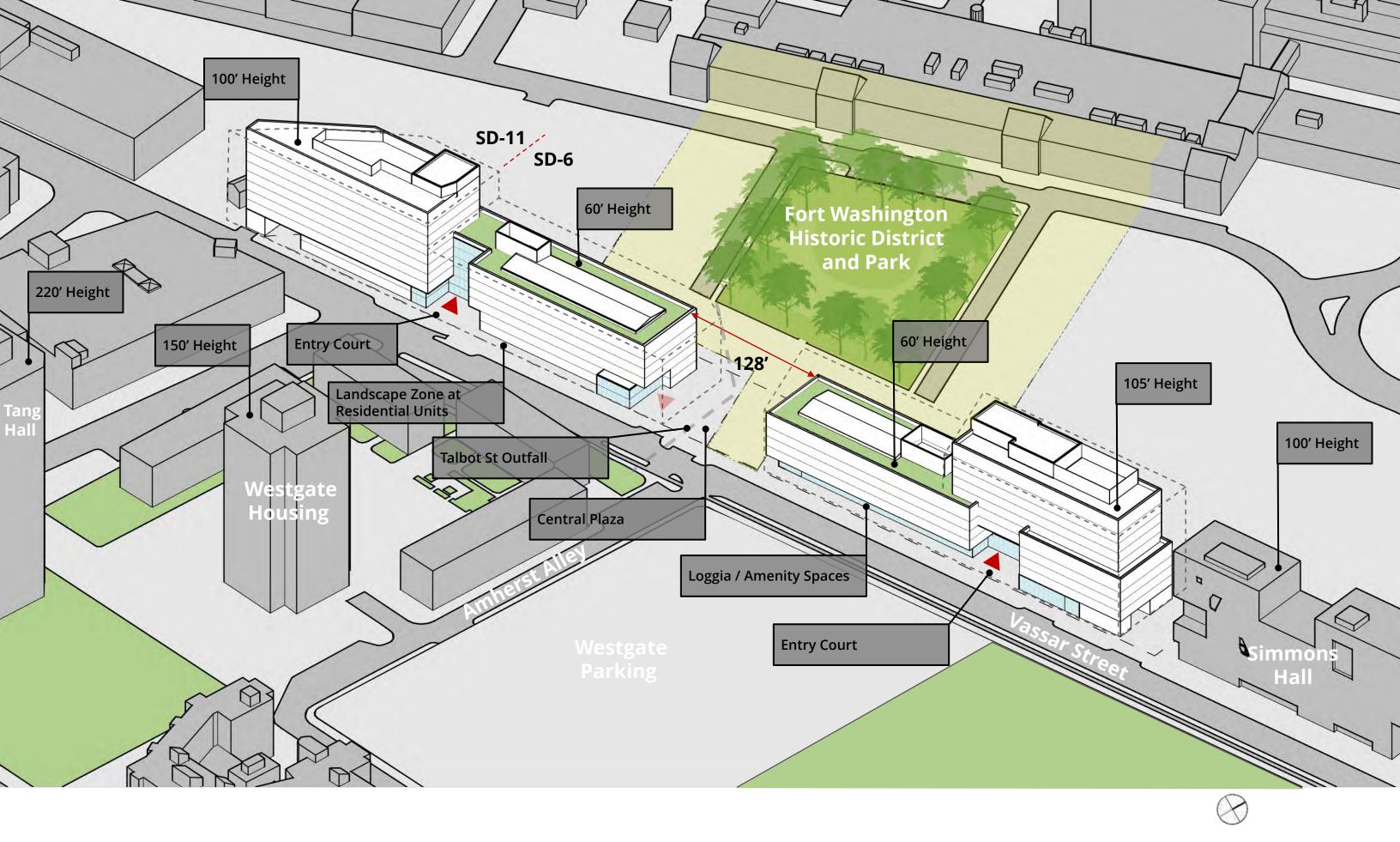


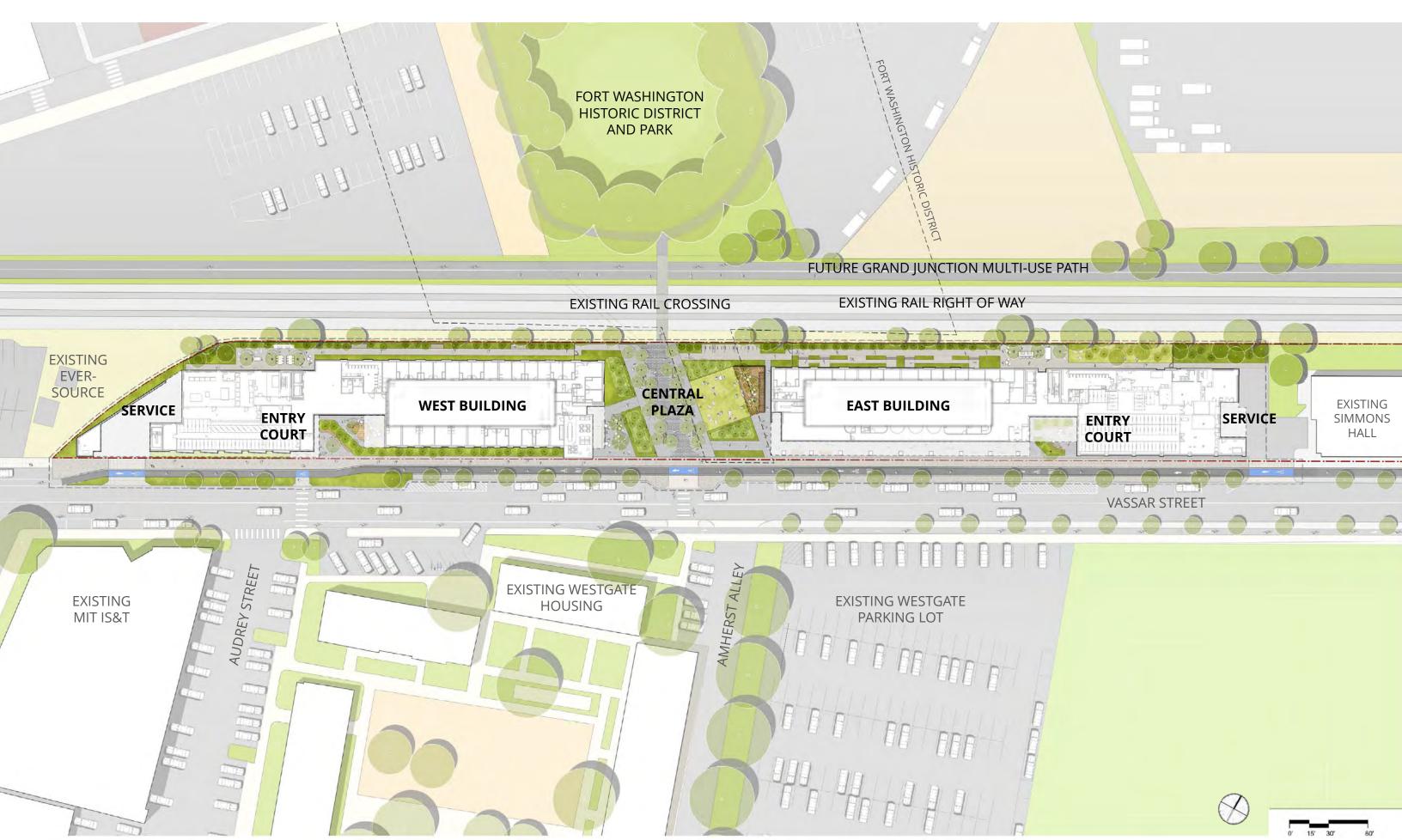


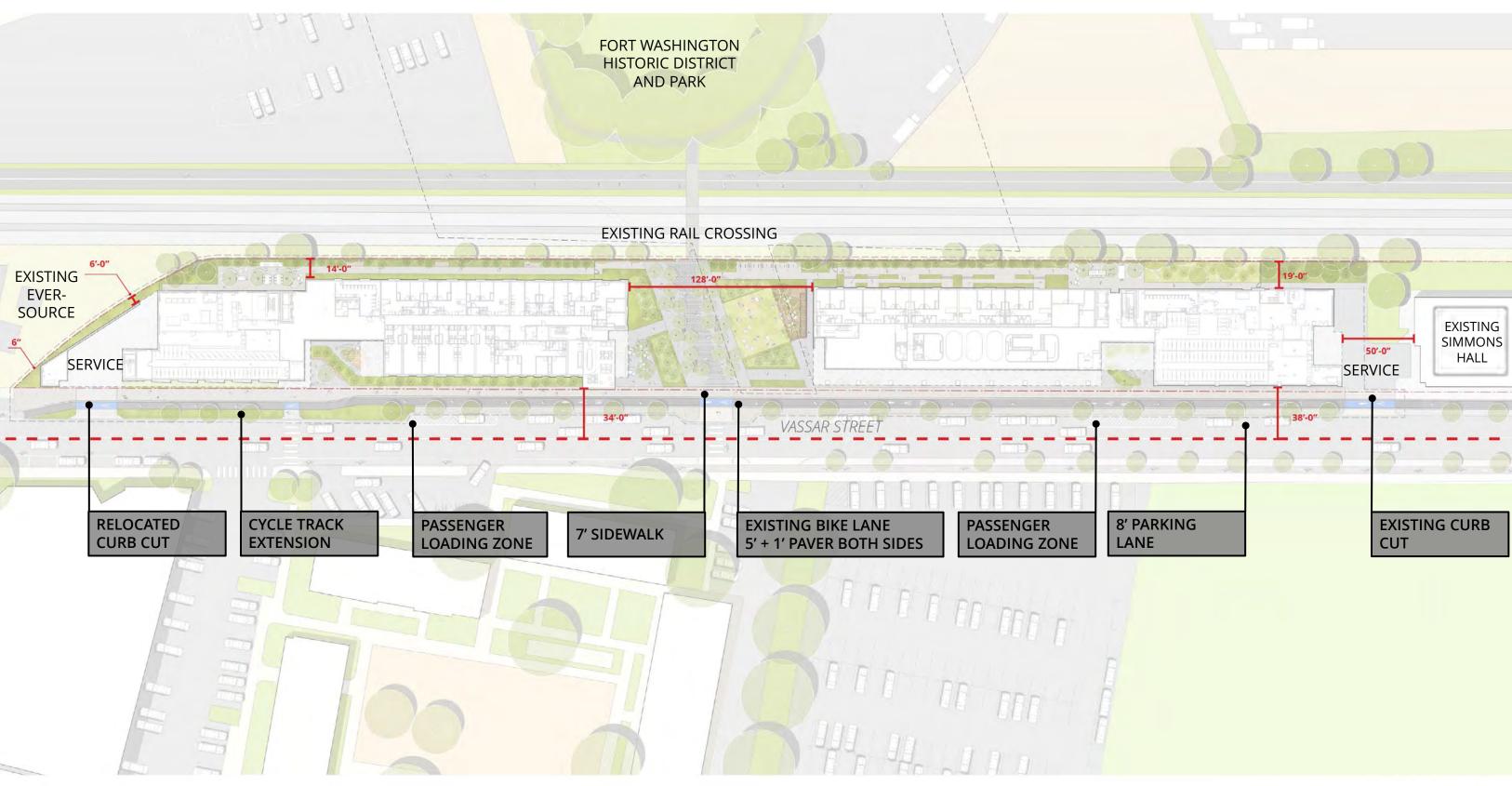






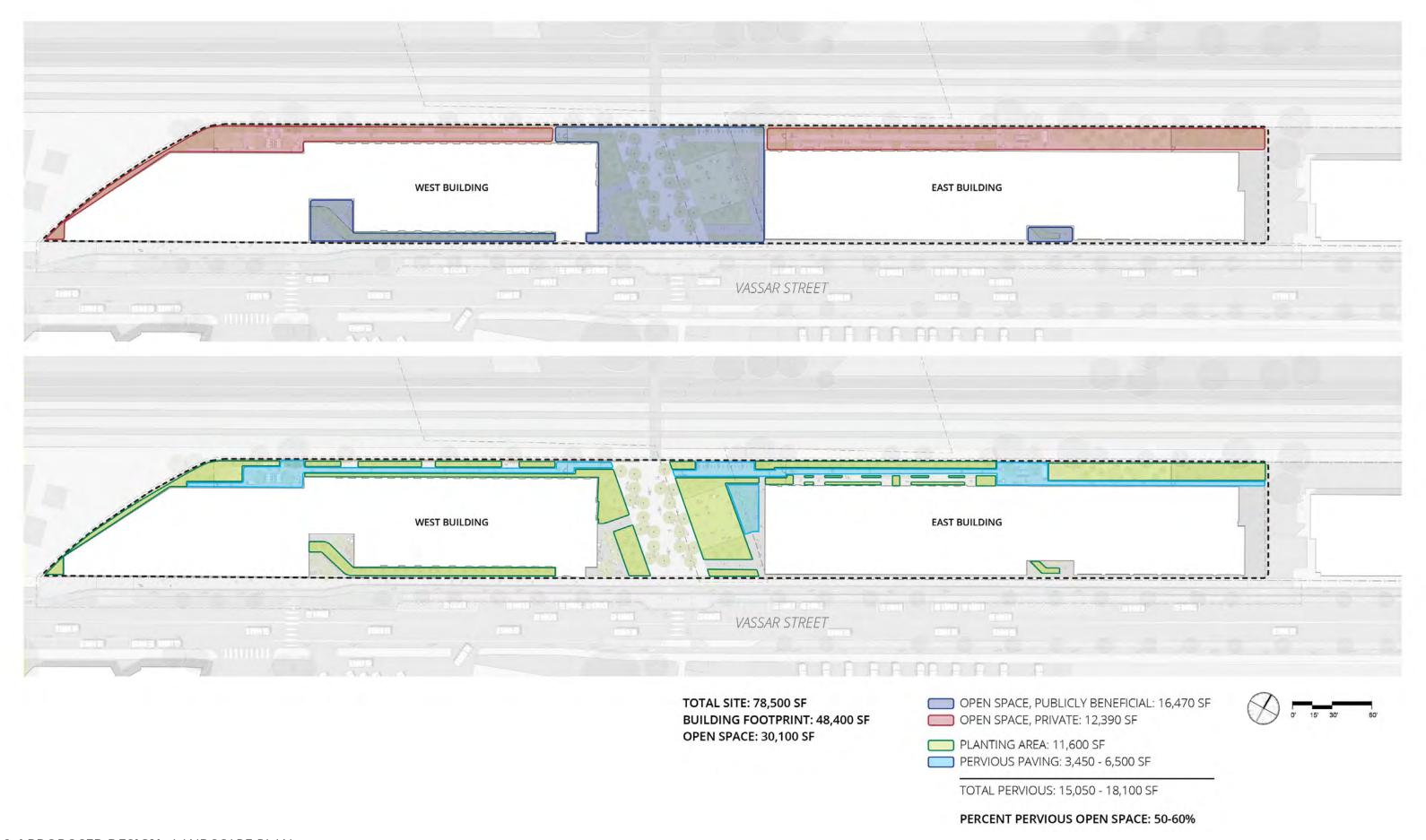


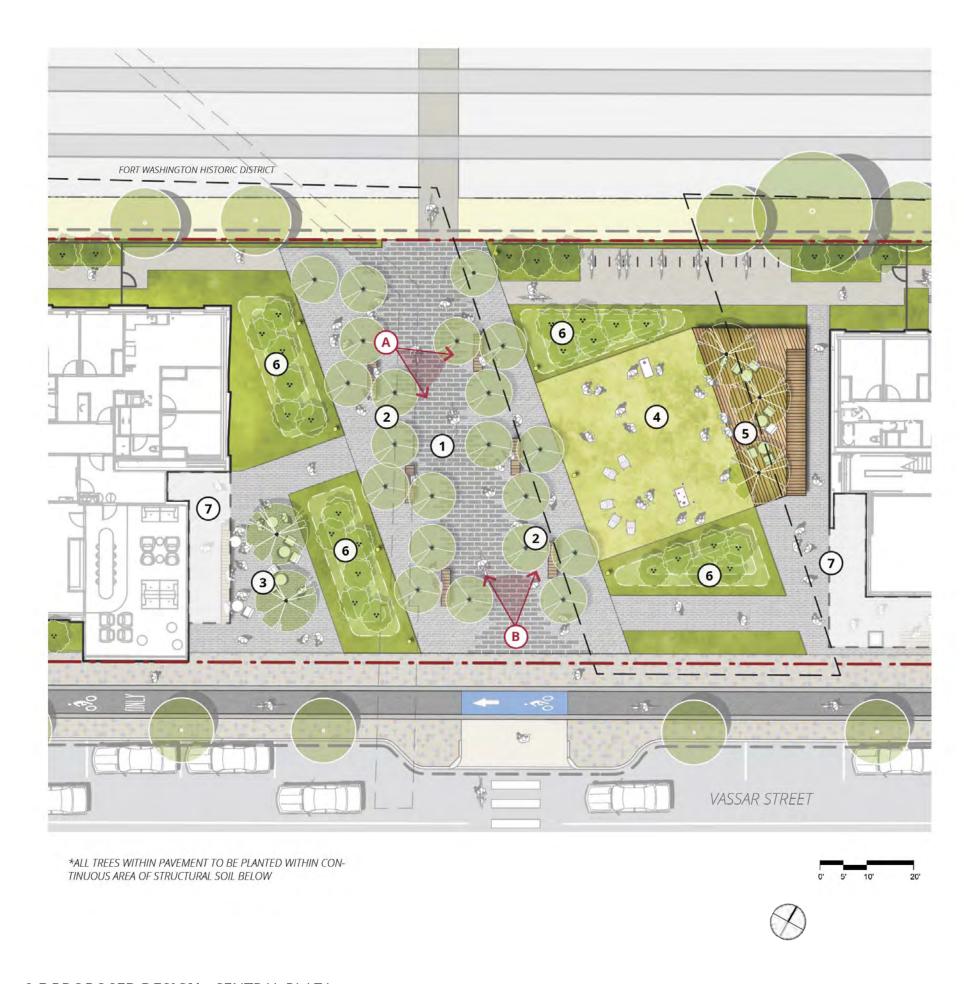










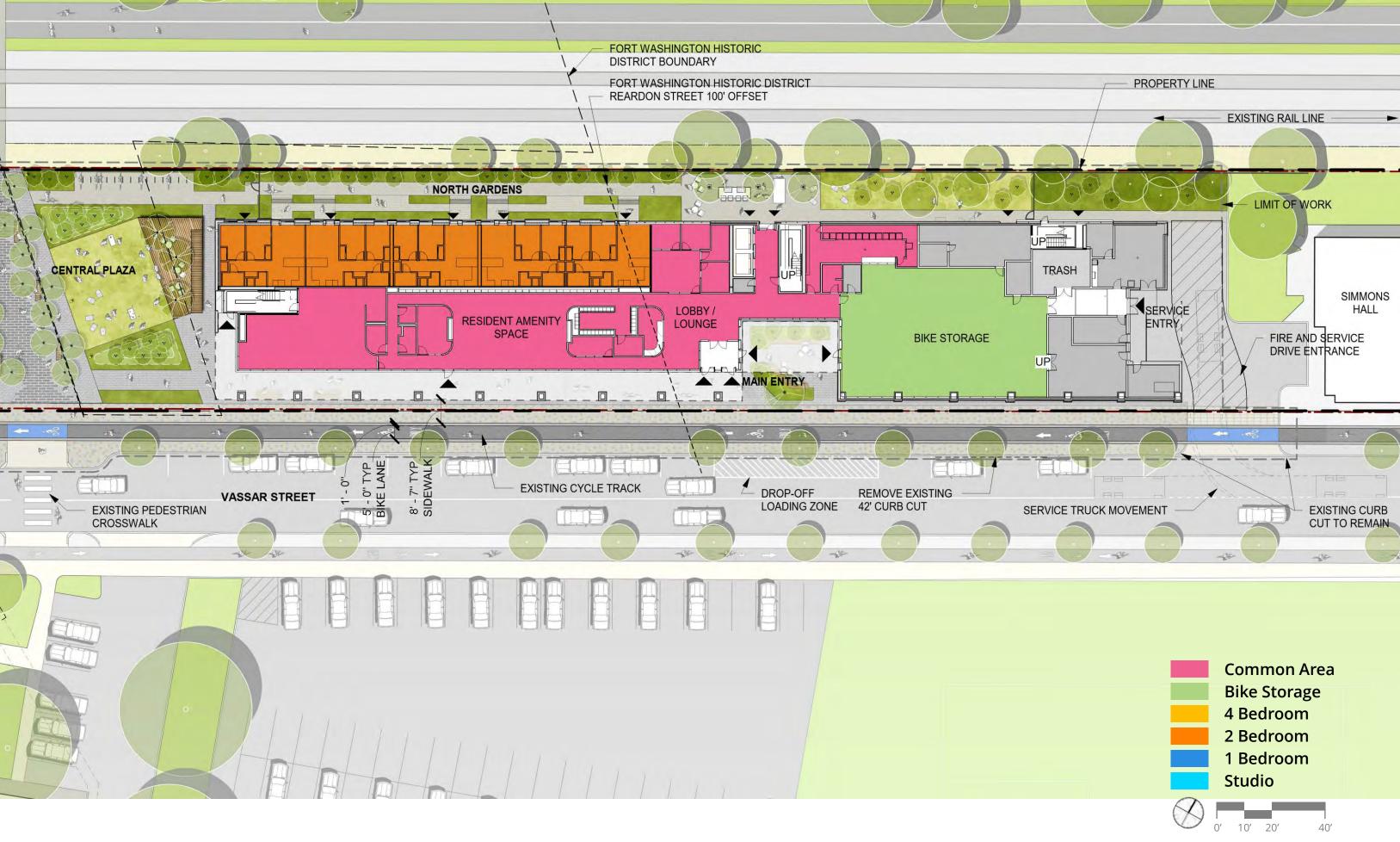


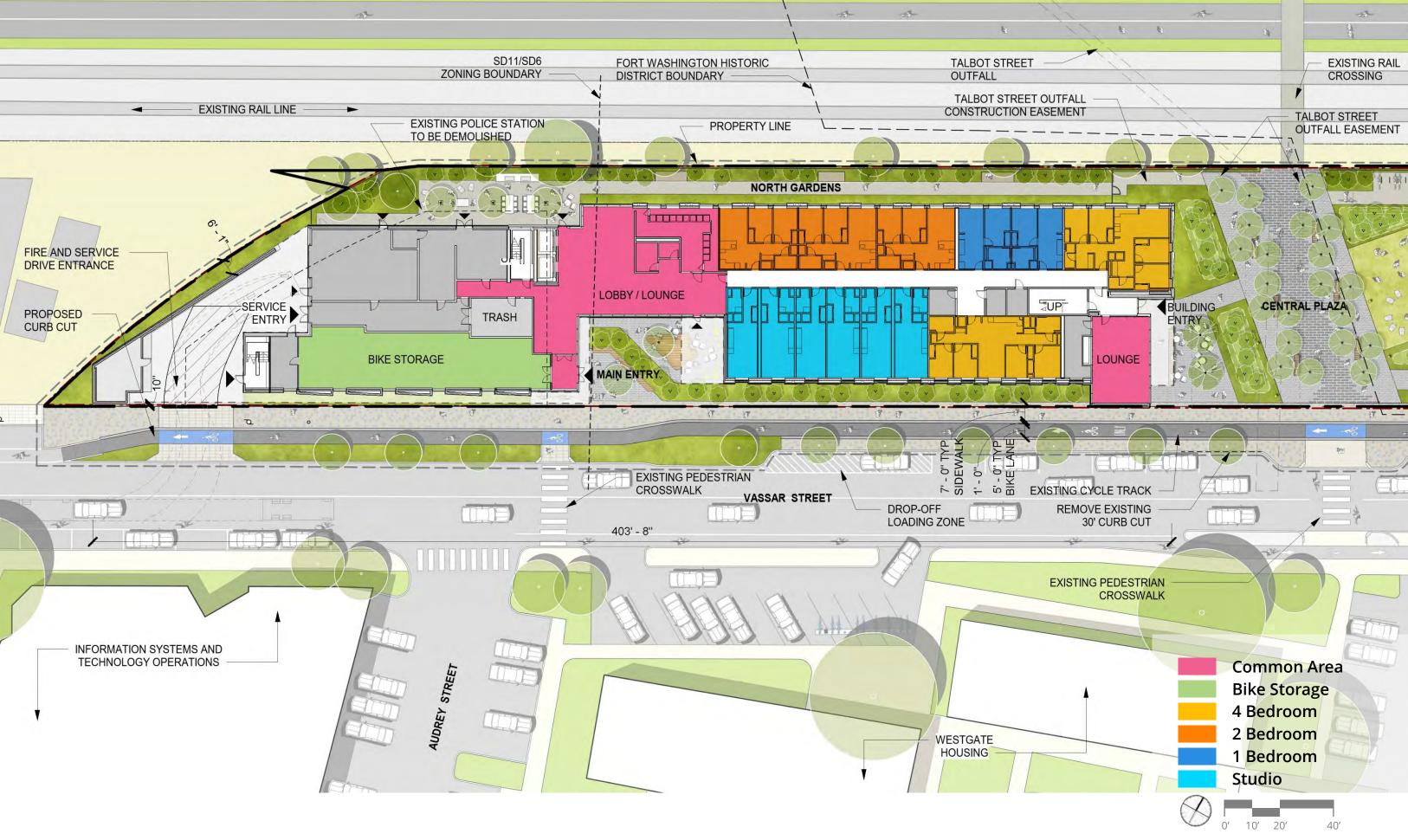




- 1 MULTI-MODAL PASSAGE 5 RAISED PLATFORM
- 2 URBAN GROVE
- 6 PLANTED MOUND
- 3 SEATING GROVE
- 7 ENTRY PLAZA

4 LAWN



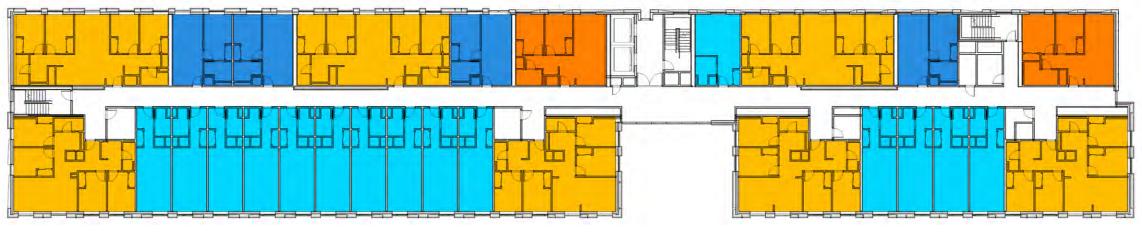




TYPICAL FLOOR PLAN LEVELS 6-10



TYPICAL FLOOR PLAN LEVELS 4-5



TYPICAL FLOOR PLAN LEVELS 2-3

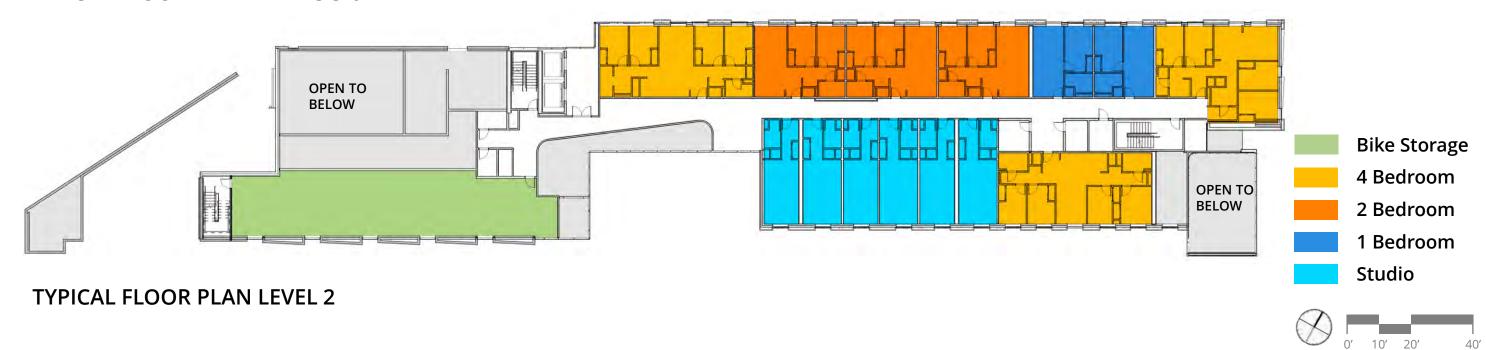


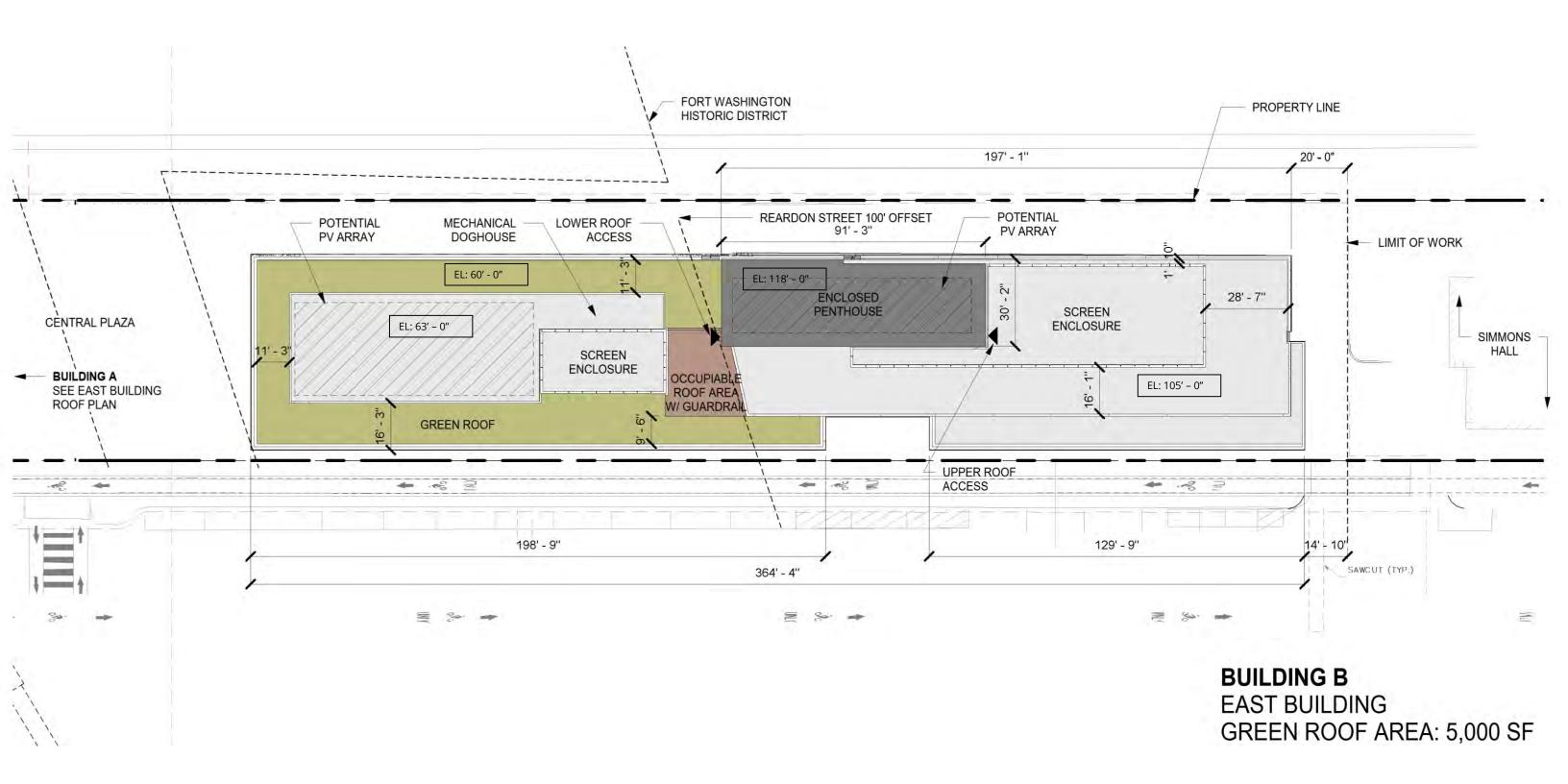


TYPICAL FLOOR PLAN LEVELS 7-10

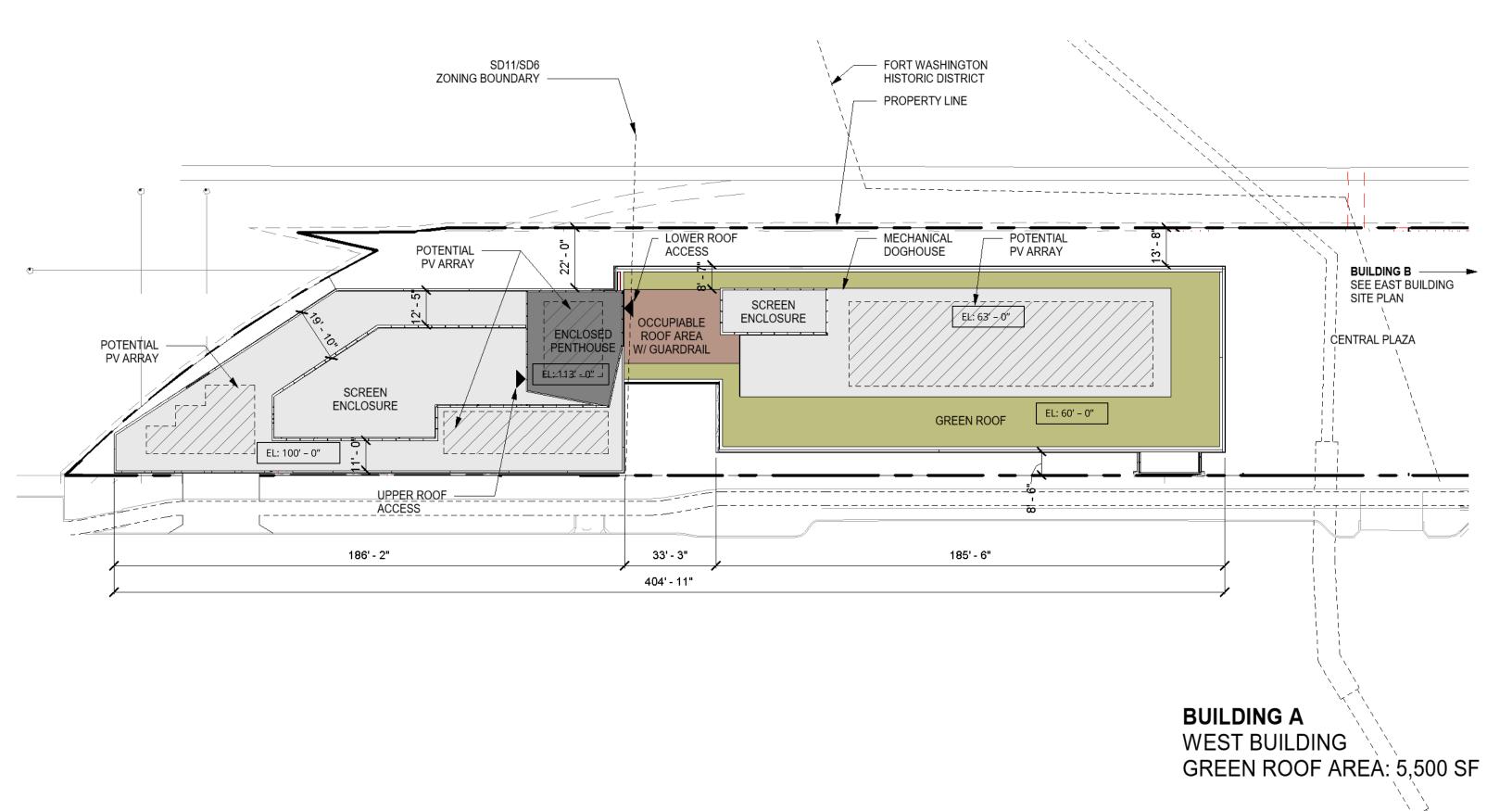


TYPICAL FLOOR PLAN LEVELS 3-6



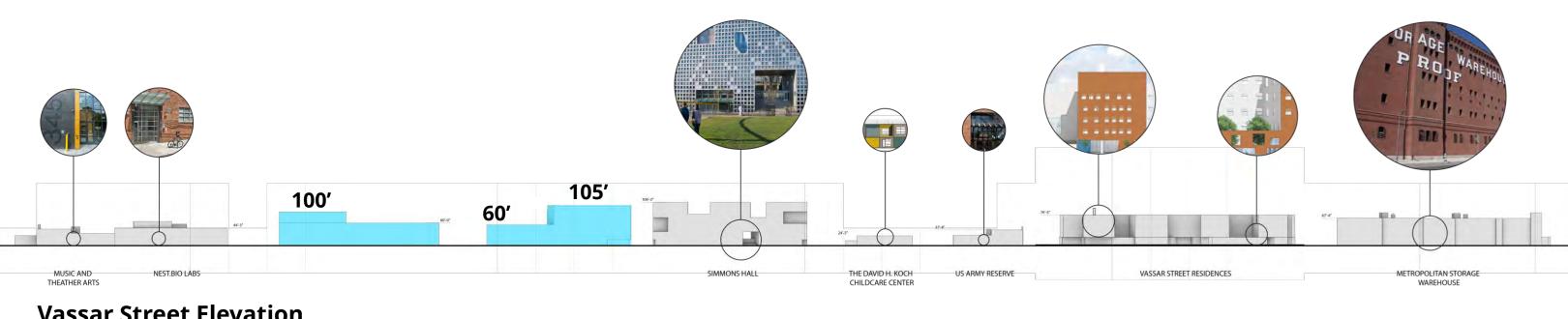


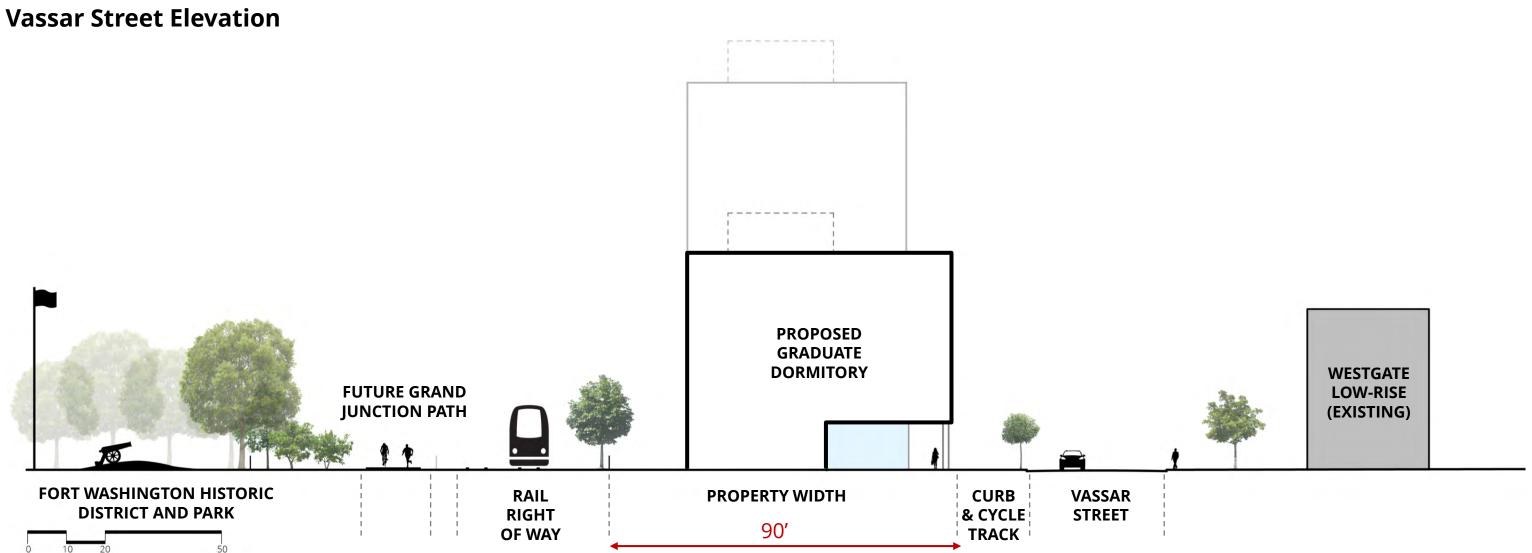
ROOF ELEVATIONS DENOTED FROM AVERAGE GRADE PLANE



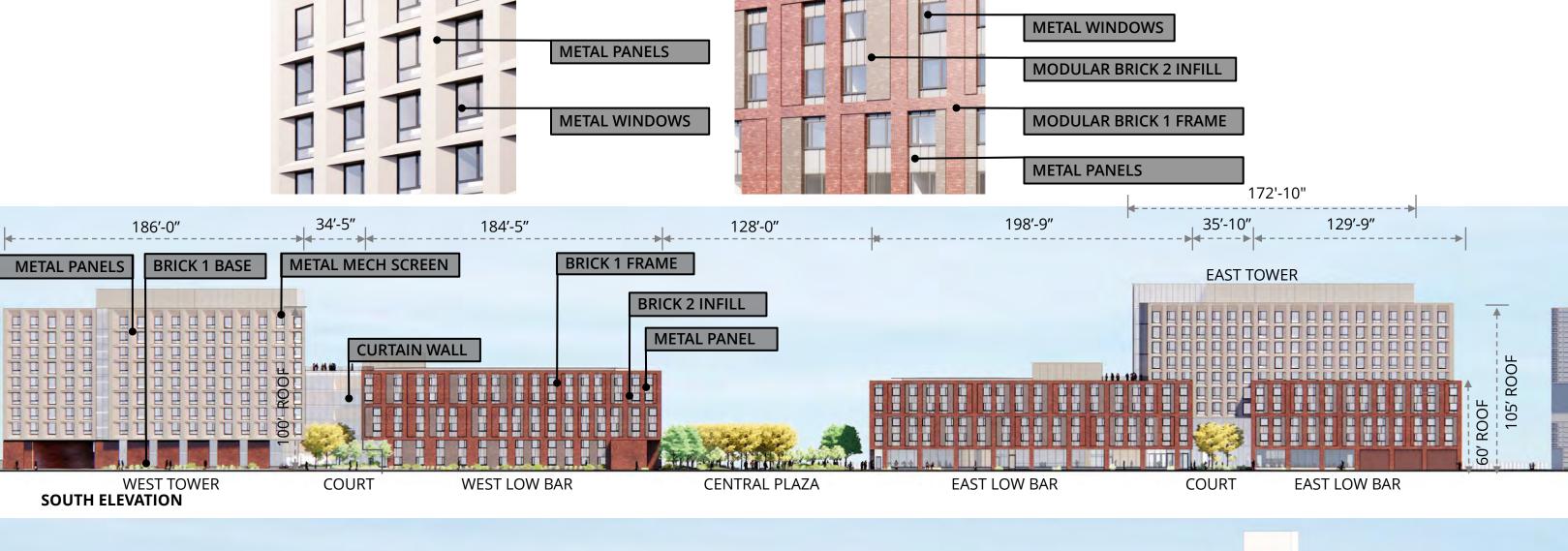
ROOF ELEVATIONS DENOTED FROM AVERAGE GRADE PLANE

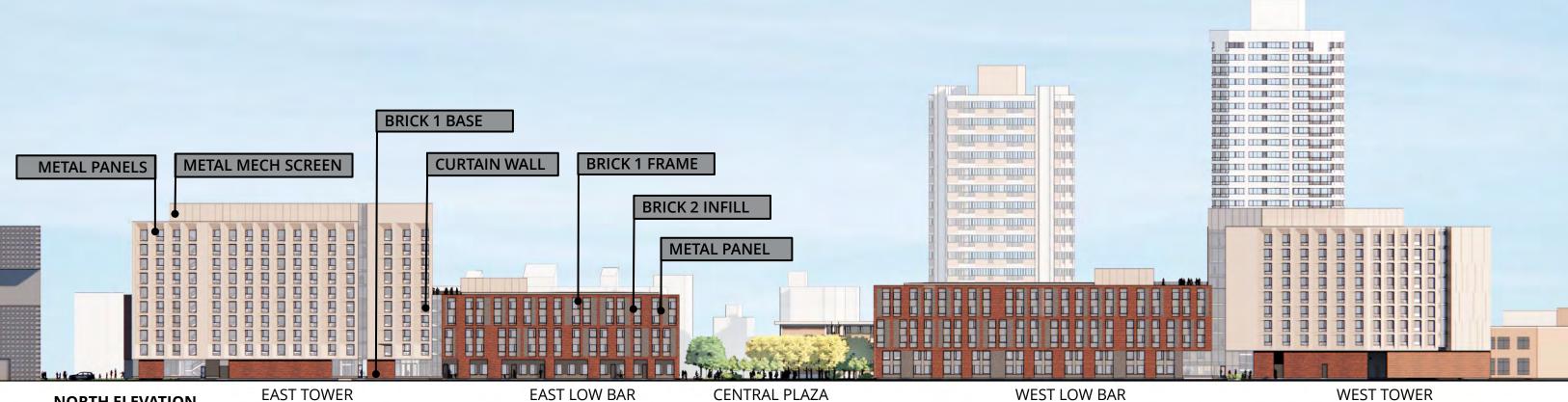
2.11 PROPOSED DESIGN ROOF PLAN - WEST





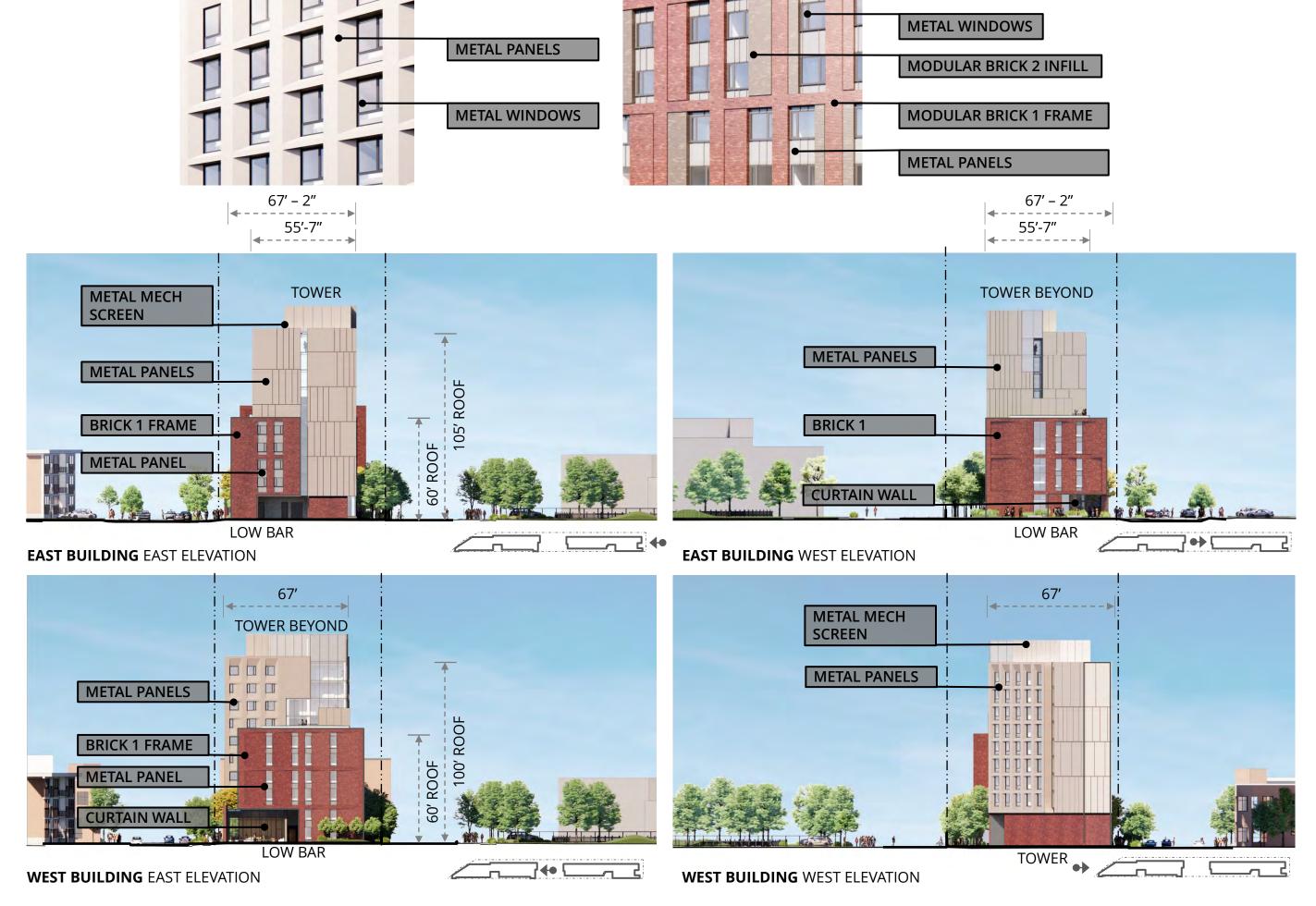
Conceptual Site Section through Central Plaza Looking East



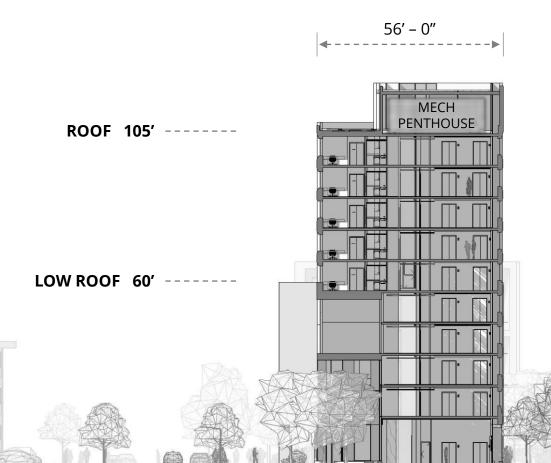


NORTH ELEVATION 2.13 PROPOSED DESIGN BUILDING ELEVATIONS

CENTRAL PLAZA EAST LOW BAR WEST LOW BAR



----- WESTGATE ROOF 150'

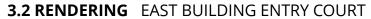


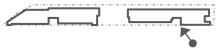
VASSAR STREET





















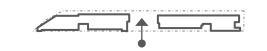
3.6 RENDERING WEST BUILDING ENTRY COURT











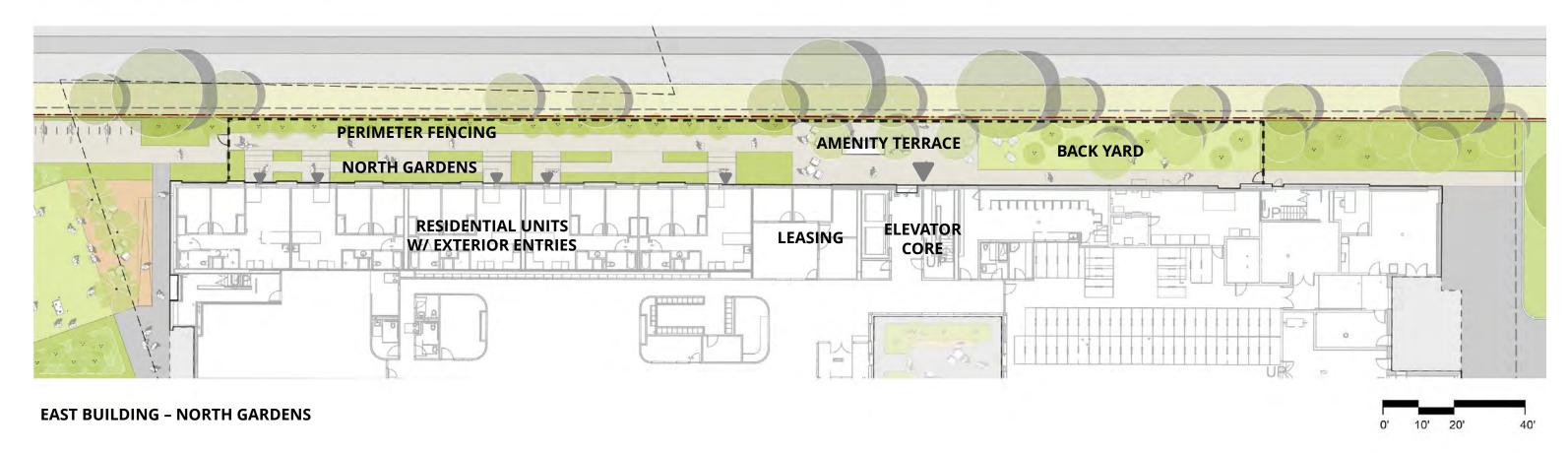
3.9 RENDERING CENTRAL PLAZA AERIAL

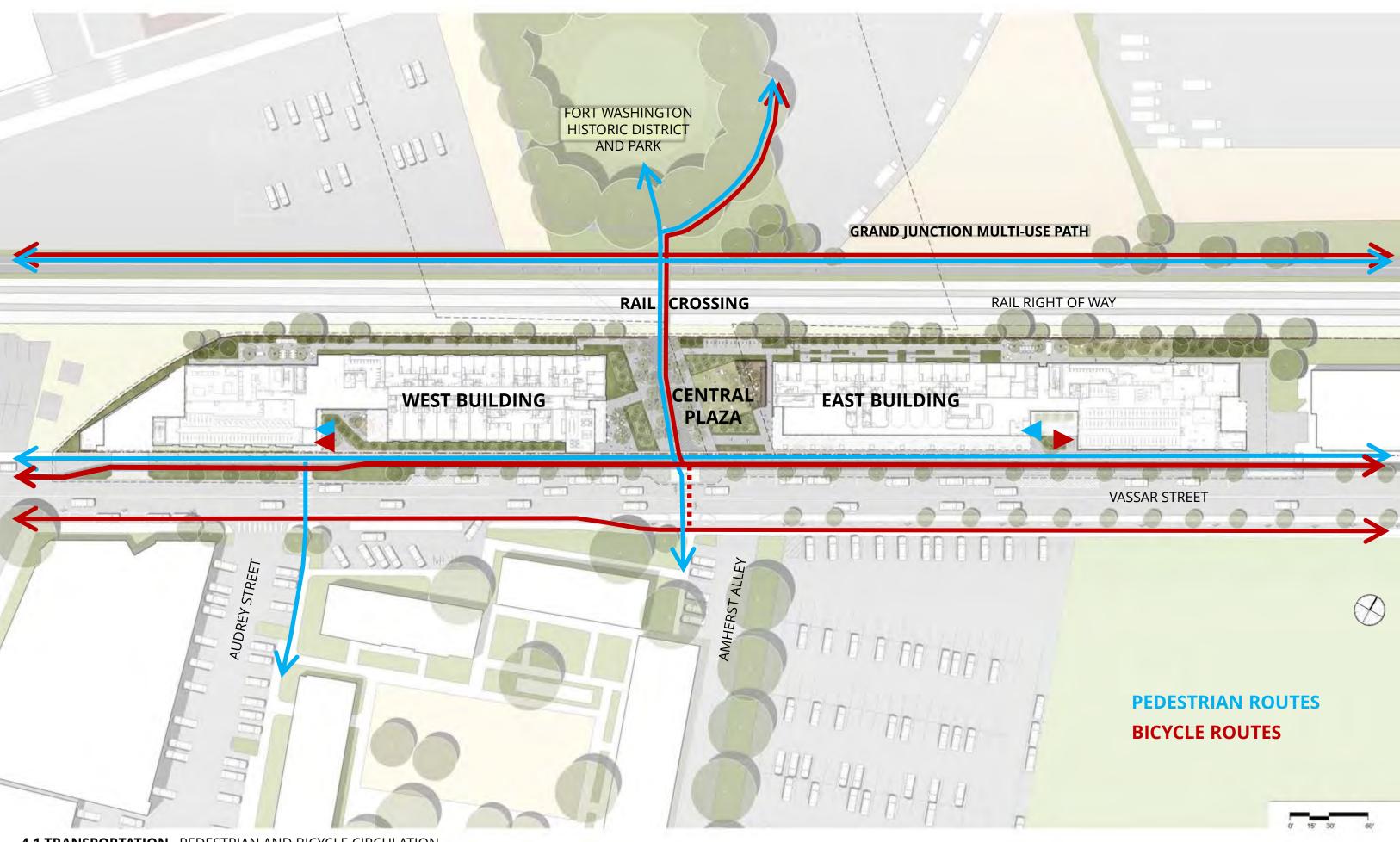




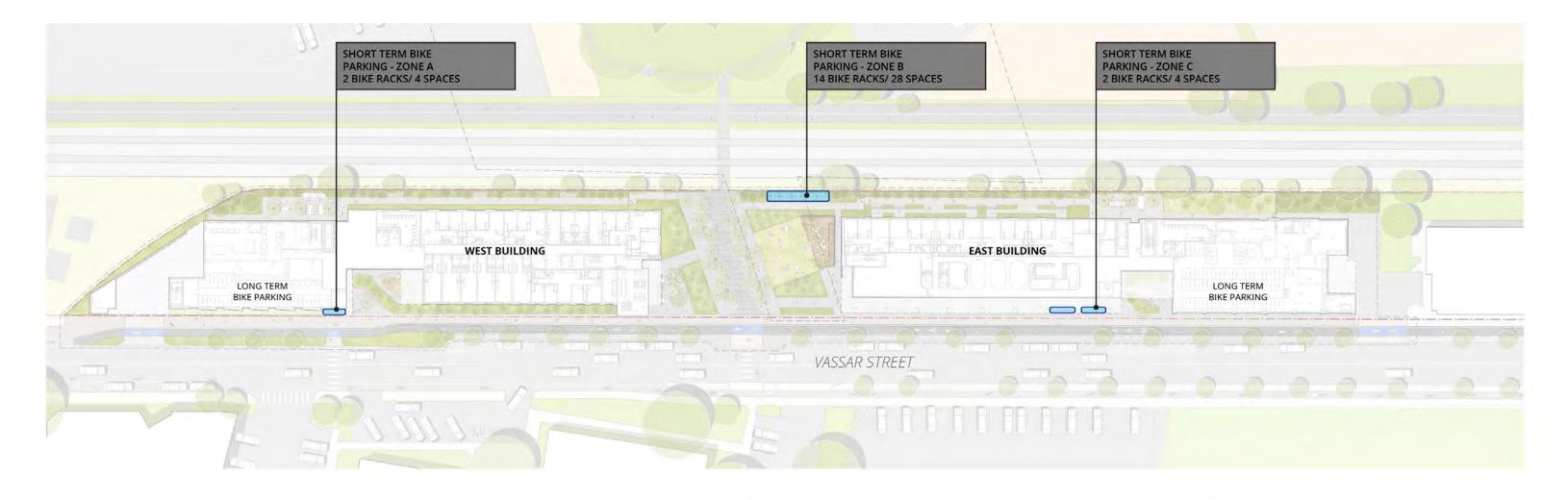




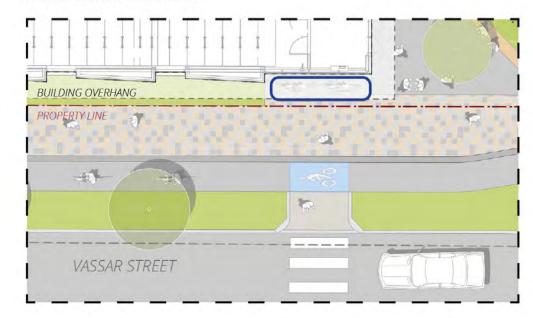




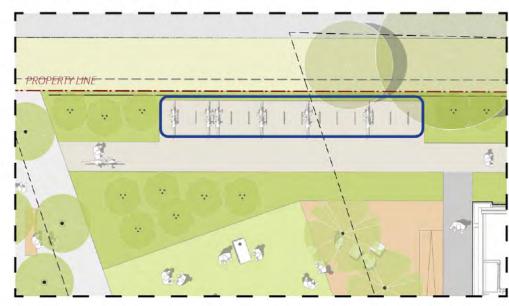
4.1 TRANSPORTATION PEDESTRIAN AND BICYCLE CIRCULATION MIT WEST CAMPUS GRADUATE DORMITORY PROJECT: AMENDED ARTICLE 19 SUBMISSION



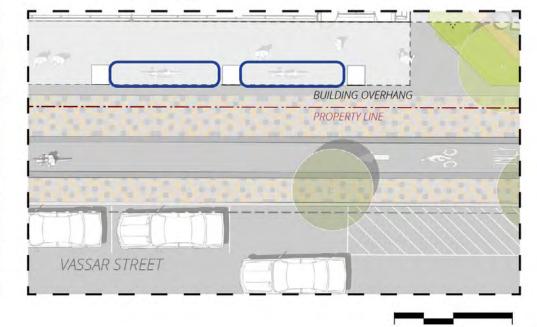
SHORT TERM BIKE PARKING A 2 BIKE RACKS/ 4 SPACES

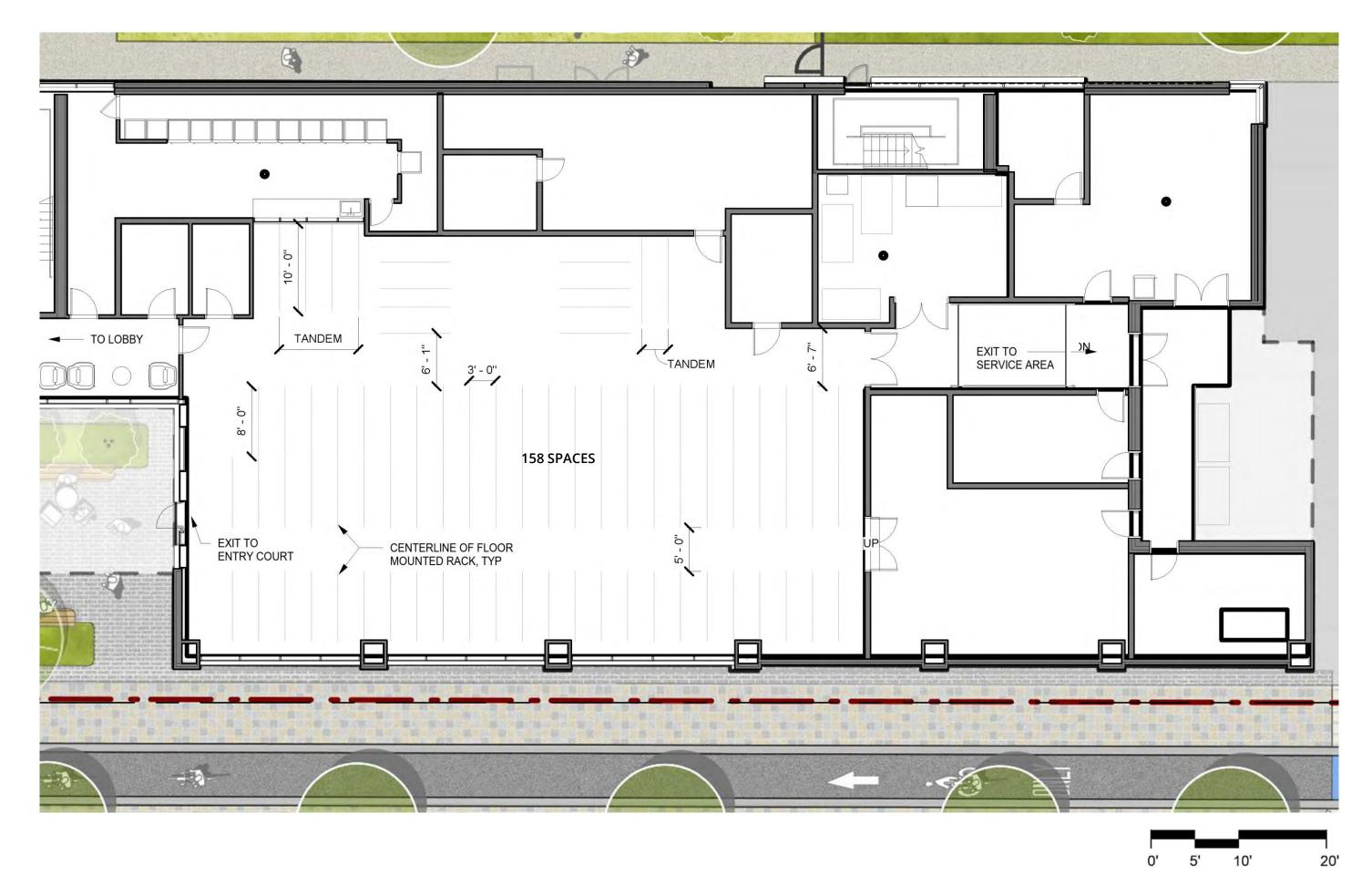


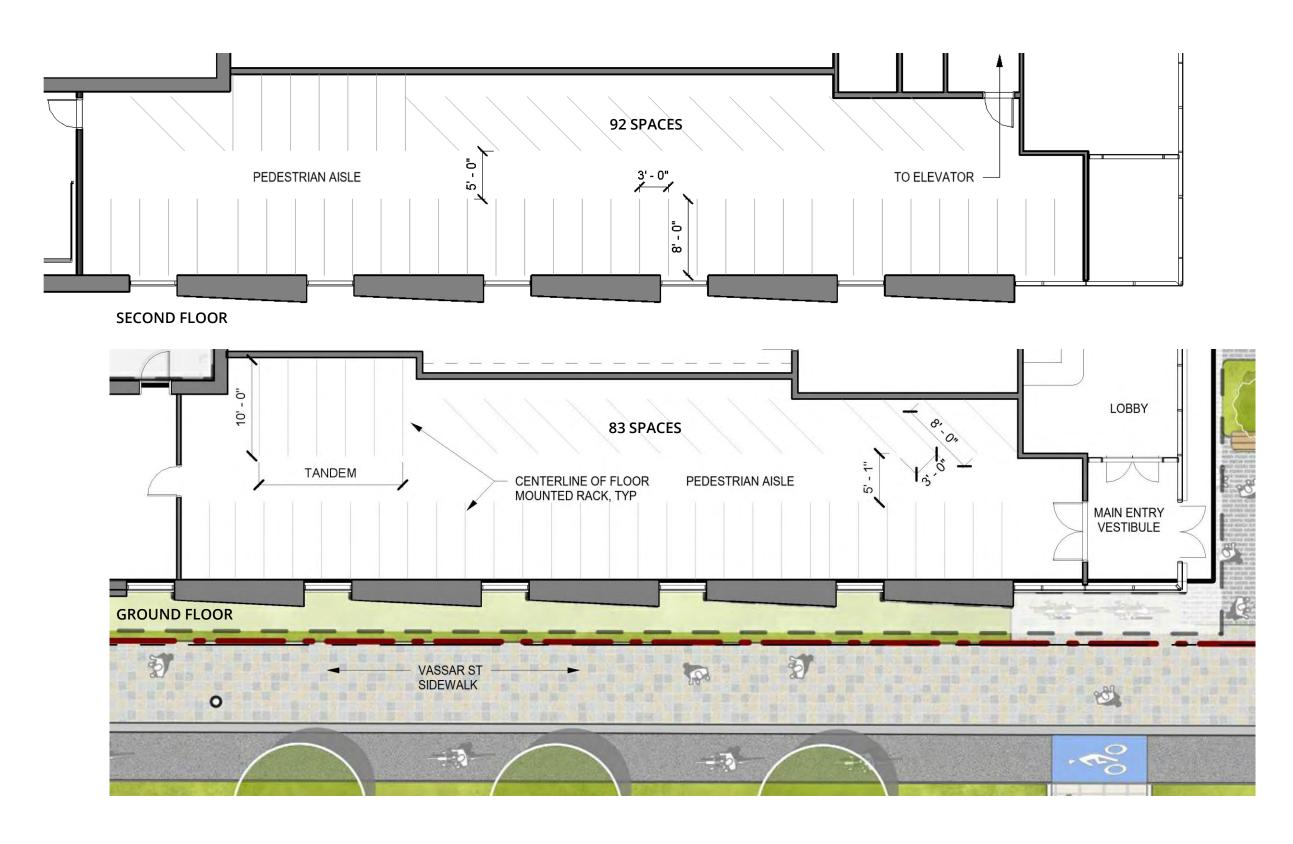
SHORT TERM BIKE PARKING B 14 BIKE RACKS/ 28 SPACES



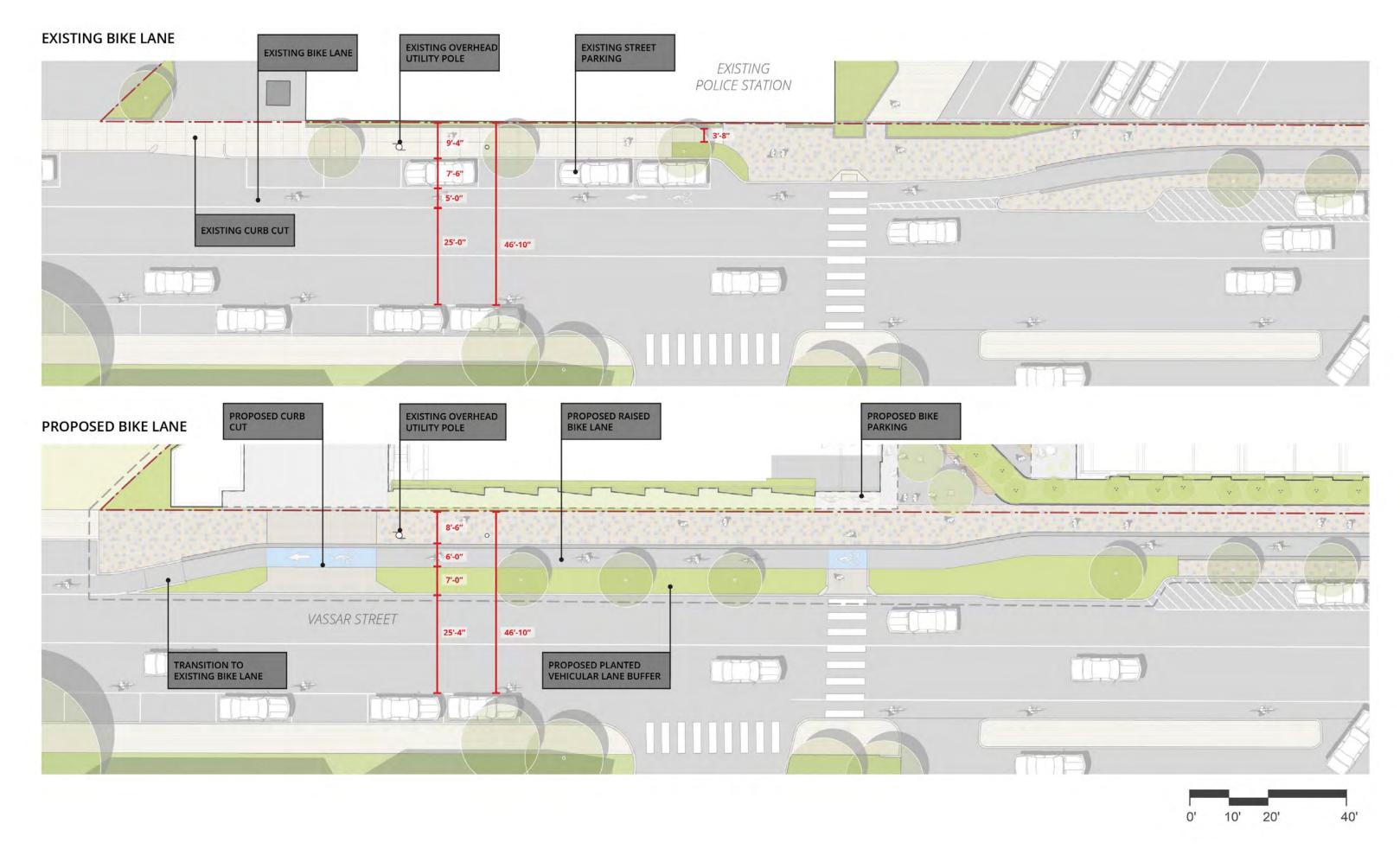
SHORT TERM BIKE PARKING C 2 BIKE RACKS/ 4 SPACES

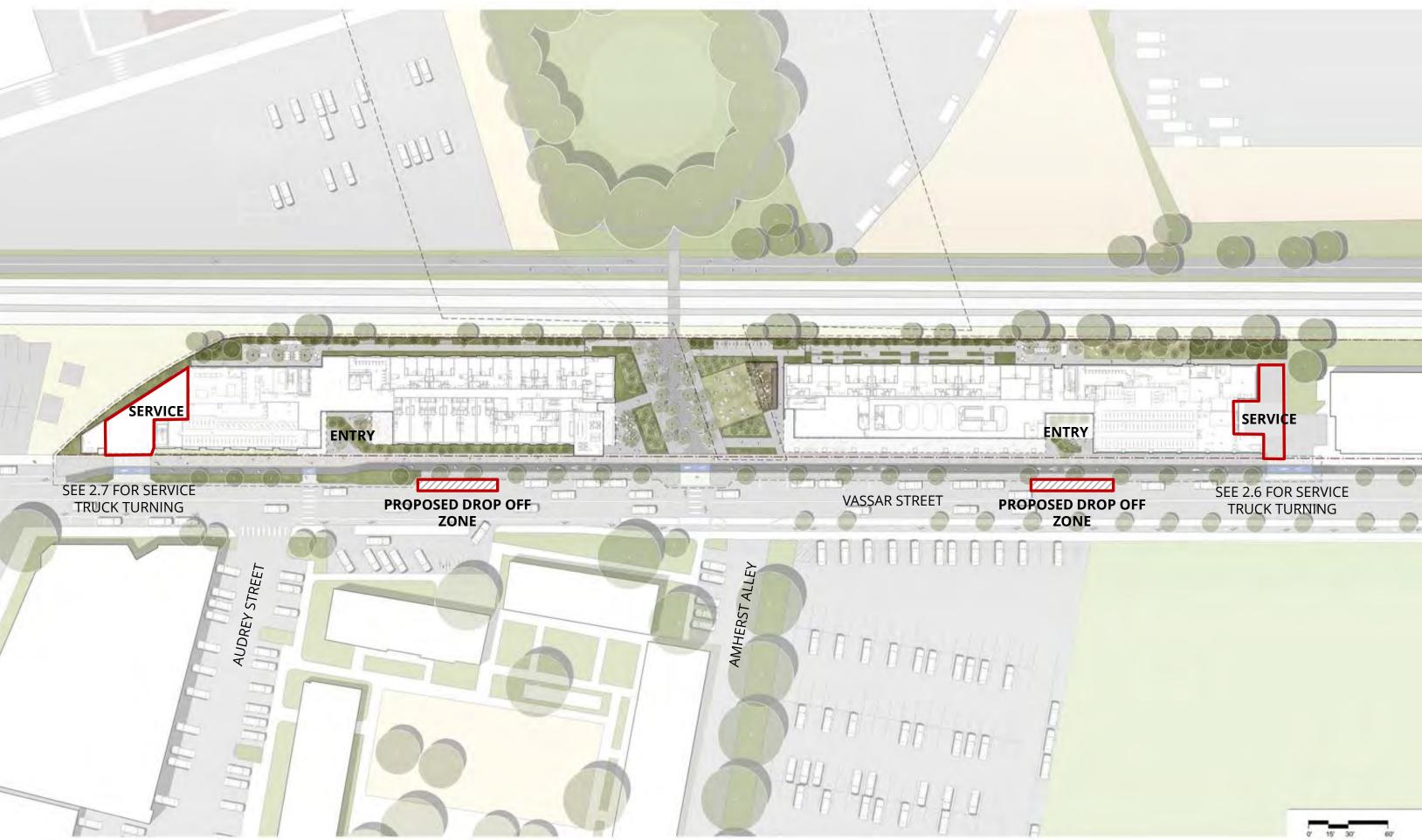






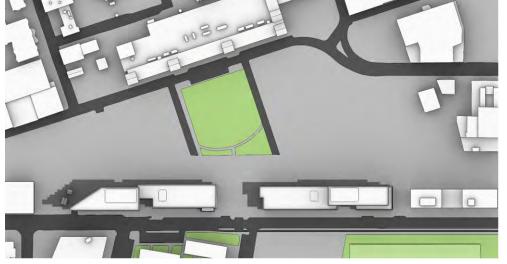






4.4 TRANSPORTATION LOADING AND SERVICE

Appendix A.1









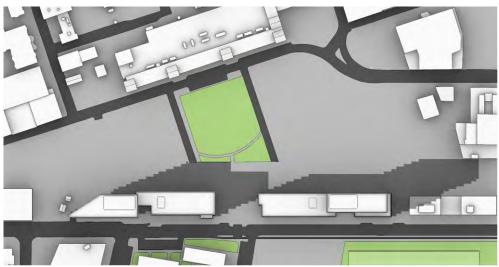
9 AM

12 PM

4 PM







Spring/Fall Equinox

9 AM

12 PM

4 PM







Winter Solstice 9 AM

12 PM

4 PM

Appendix A.2

Existing Tree Inventory

TREE MITIGATION REPORT

TOTAL DBH OF SIGNIFICANT TREES: 374"

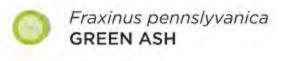
DBH to Mitigate: 374"

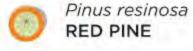
STREET TREES HIGHLIGHTED IN GRAY

DBH Treeld Tree_Code	Condition	Location	V Location_T	Root_In	of RCX Defect_1	Defect_2	Defect_3	Defect_4	Defect_5	Defect_6	Work_Phase I	Prune	Pruning_Goal	Removal 8	BTRA Overall Tree Risk Rat	ng plantPart	C PrimTarg	SecondTarg	Likely_Fai	Likely_im	p Consequen	Pest_Dis_1	Pest_Dis_
20,0 1051 PtNI Pinus nigre	Poor	Good	Open	<25%	Wound-stem	Dead branches >Z	****	100	1981		1		_	Remove 3	Yes Low	Branches	Sidewalk.		Probable	LOW	M9r	Bores	Diplodia 1
4,0 1052 SVRF Syringa reticulate	Poor	Proof	Street tree	H25%	- Would stem	Fangitonks	Wound-root films	Co-dominant stems	Too branch strecture	Low signs	1			Binescoust 5	Yes Low	Stem	Sidewalk:		improteable	e LOW	Marine		
3.0 1053 SYRE Syrviga remodels	Ynor	Page	Mirmel from	×75%	- Would stem	Burnel root cube:	Continuous sens	Poor Branch structure	Dead leasther o-2	- Distinct (neutral)				Bitmure /	Yes: Low	Maren	Sidewalk.		Possible	Tew	M		
5.0 1054 SYRE Syonga veticulate	Paor	Phon	Street time	>750	- Wound root flare	Good transfer #2	(biball (terms)				1			Emmoye 7	Yes Low	-51000	'hidewalk :		Fishilite	kew-	Mi		
7.0 1055 1/LS Ulmou no	Vision	Poor	Drawn tree	>75%	Yes Barind root collie										Low								
9.0 1056 ULS Ulmos up	Good	Fear	Shudde	×75%	- Wound stem		1000							1	Yeu Luw	Branches	Sidewalk		Finalible	Linus-	Minne		
7.0: 1057 U.S Ulmus sp.	Good	Fair	Street tree	575%	7es Wound-stem	Uneven crown	Woord-branch	-						- 1	Yes Low	Brenches	Sidewalk.		Possible-	Low	Mi		-
7.0 1058 ULS Ulmus 40	Fair	Fair	Street tree	>75%	Ves Buried root collar	Dead branches-042								_ A	Ves Low	Branches	Sidesvalk		Probable	Low	Miller		
7.0 1059 UL5 Ulmus sp	Fair	Fair	Street tree	H75%	Ves Buried root coller	Uneven crown	Dead branghes <-2	-		-			_	- 1	Ves Lisw	Branches	Sidewall.	_	Probable	Low	Mit		
7.0 1000 U.S. Ulmus sp	Tale	Fair	Street tree	>75%	Wound stirm		THE PERSON NAMED IN								Yes Low	Branches	Sidework		Possible	Low	Mi		
8.0 1061 ULS Ulmay sp	Yes	Fair	Street tree	175%	Yes: Wood stem	Cont Hights	Boried mot collar								Year Low	Brainfeld			Diphalais	LEW	Miller		
8.0 3062 1/15 Library spr	Touri	Entr	Street trees	>75%	Yes Baried convention	200									Yes Low	Hoory	Midespath		Improbable	r Low	Susficient		
6.0 1003 1/L5 Ulmus sp	Page	Tair.	Dom	-73%	Wound-stern	Buried root ceder	Deed Iranches end	Disduct-Invalence			5			femore 1		Branches			Probable	Low	1AL		
7.6 1664 LRS Ulmus up	P001	Fáir	Street tree		Buried root collar	Dead branches exil	(Sutures (moderate)	bearing formal entit			1	-		Remove 1		Branches			Probable	Low	Mr. r		
7.0 TIBS URS Ulmus up	Fair	Fair	Street tree		Vary Buried root collar	Low vietor	barner accounted								Ves Link	Branches			Posible	Low	ML_r		
A.D 1066 U.S Ulmus sp	Good	Fair	Street tree	2/5%	Tes Buried suct collar	ross sellos										Roots	Sidewall		improbable		Significant		
7.0 1267 ULS Ulmus sp		Fair	Short tree	>7530		dana dilana		_															
/ 6 1068 U.S Ulmus us	Fair	Fair	Street tree	>75%	Tel-Buried root coller	Low vigor		_		-			_		Yes Low	Branches	Sidewalk		Possible -	Low	Minut	_	
		Fair			Yes Buried root collar	Form seller		-	Table 1			1100			Yau Cow			-	improbable		Significant	_	
4.0 1069 UKS Ulmin no	Fair		Foundation		Yes Buried rout coller	Exam AMIN.	The same of the sa	Trans.	100.0	Cont.	State of the later		1000		Yes Low	Branches		100.0	Fonible	Low	Miller		-
6,8: 1070 UES Ultrens ko	Good	Good	Down	<25%	Tys. Buried mot collar		1000			-		1-			Yes Low	Branches			Pountie	TOW	ML		
11.0 1071 FRPE Fracious percuplianies	Fair	Good	Median	25-50%			100	- L	1901		6	JJ-			Yes Low	Branches			Possible	LOW	Significant	7-9-9-9-9-9-9-9-9-9-9-9-9-9-9-9-9-9-9-9	-
1.0 1072 FRPE Fratinus permydvanica		Gond	Median	<25%	Co-dominant stems	maked at these or hander.		Low vigor	100.0	temper -	2	111-	2001	Rémove 1		Branches			Persible	10W		Emerald ash bornt (suspected)	See A.
1.0 1073 FRPE Frankrus pennsylvanica		Good	Open	125%	Co-dominant stems		Dead branches >2	LOW VIEST			1 .	-	1980)		Yes Low	Branches			Possible	Low	Significant		200
13.0 1074 FRPE Fraxinus pennsylvanica		Good	Open	<25%	Co-dominant stems		-100								Yes Low	Branches		h Sidewalk	Possible	Very law	Significant	etro	-
12.0 1075 FRPE Fraxinus pennsylvanica		Good	Open	<25%	Broken branch(s)		Poor branch structure		_+	minute.	1	Yes	Reduce risk of bra		Yes Low	Branches		- market	Imminent	Very kins		-space	-
12.0 1076 FRPE Fraxinus pennsylvanica		Good	Open	<25%	Co-dominant stems		116-	-	time:		or and a second	+==	1000		Yes Low	Branches			Possible	Low	Mir	(Martin Control of Con	
14.0 1077 FRPE Fraxinus pennsylvanica	Fair	Good	Open	<25%	Co-dominant stems	Poor branch structure	Dead branches >2	(min-			1	-	100	Remove 1	Yes Low	Branches	Sidewalk	1000	Protestile	LOW	Mir	Emerald ash borer (suspected)	
16.0 1078 FRIFE Fraxious pennsylvanica	Prior	Good	Median	25-50%	THE CASCOLLARS AS	Dieback (moderate)	Co-dominant stems	Poor branch structure	-	-	1	-		Hemove 1	Yes Low	Branches	Parking		Probable	Medium	Mi,	Emerald ash borer (suspected)	-
14.0 1079 FRPE Frazinus pennylvanica	Page	Good	Median	25-50%	Dead Iranihes >2	Dieliack (minterate)	Co-dominant stems	Poor branch structure	best tr	-0.0	3		100.0	Birmove 5	Yes Low	Branches	Parking		Probable	Low	Mi	um.	
14.0 1080 FRPE Fraxinus pennsylvanica	Poor	Good	Median	51-75%	Drad branches ×2	Co-dominant items	Poor Branch structure	Dieback (moderate))	-	rent	Remove 3	Yes: Low	Branches	Parking		Probable	1.094	Mir	(merald ash bores (suspected)	
\$2.0 1081 FRPE Fractious perconylvanica	Poor	Gand	Median	51-75%	— Dead branches >2	Dieback (moderate)	+++-	-		-	1	+	- in-	Remove)	Yes: Low	Branches	Parking		Prohebie	Low	Mir	Emerald ash borer (suspected)	-
12.0 1082 FRPE Fraxinus pennsylvanica	Poor	Good	Median	>75%	Dead branches >2	Dieback (moderate)	Co-dominant stems	Poor branch structure	terminal and the second		1			Remove 1	Ves Low	Branches	Furking.	Section 1	Probable	Medium	Mi	Emerald ash borer (suspected).	
13.0 1083 FRPE Fraxinus pennsylvanica	Poor	Poor	Median	>75%	Co-dominant stems	Poor branch structure	Included bark	Dead brenches >2	Dieback (moderate)		1	dec	1981	Remove 1	Yes Low	Branches	Parking		Probable.	Medium	Mir	(Marie)	-
13.0 1084 FRPE Fraxinus pennsylvanica	Poor	Poor	Median	>75%	Co-dominant stems	Poor branch structure	Included bark	Dead branches >2	Dieback (moderate)	_	1	+		Remover 1	Ves Low	Branches	Parking	-	Probable:	Medium	Mi	Emerald ash borer (suspected)	
12.0 1085 FRPE Fraxinus pennsylvanica	Poor	Good	Median	>75%	Co-dominant stems	Poor branch structure	Included bank	Dead branches 32	Dieback (moderate)		1 .	-	-	Remove 1	Yes Low	Branches	Parking	-	Protable	Medium	Mi,t	Emerald ash borer (suspected)	Sandy.
13.0 1086 FRPE Fraxinus pennsylvanica	Poor	Poor	Median	>75%	Dead branches >2	Dieback (moderate)	Co-dominant items	Poor branch structure			5			Remove 1	Yes Low	Branches	Parking		Protoble	Low	Mir	Emerald ash borer (suspected)	-
16.0 1087 FRPE Fraxings permythanica	Fair	Poor	Median	≥75%	Dead tranches >2	Poor branch structure	Co-dominant stems	Low Vigor			5		1000	Bernove 1	Yes Low	Branches	Parking	200	Probable	LOW	160	Emerald ash borer (suspected)	-
11.0 1068 PRPE Frankrus pennsylvanica	Pegr	Page	Median	>75%	Dirlusch (moderate)	Dead branches >2	Co-dominant siems	Poor brench structure			5	-	THE R. P. LEWIS CO., LANSING, MICH.	figmove 5	Yes Low	Heurschies	Parking	-	Probable	Medium	Mir	Emerald ask borer (suspected)	-
13.0 1089 FRPE Fraxinus permylvanica	Pani	Pool	Median	+75%	Dead branches >2	Co-dominant stems	Poor branch structure	Diebuck (moderate)			7,			Remove 1	Yes Low	Branches	Parking		Probable	Medium	Mi		-
12,0 1090 FRIPE Fraxinus pennsylvanica		Poor	Median	>75%	Dead branches >2	Dieback (moderate)	Poor branch structure	The state of the s	000		5	-		Remove 1			Parking	Walking path		Low	Mir	Emerald ash borer (suspected)	
3.0 1091 FRPE Fraxinus pennsylvanica		Poor	Median	>75%	Co-dominant stems		Dead branches >2	Dieback (moderate)	lear	-	7,	-		Remove /		Branches			Probable	Low	Mit	Emerald ash borer (suspected)	
4.0 1092 FRPE Frazinus pennsylvanica		Poor	Median	>75%	Dead branches >J	Dieback (moderate)	Poor branch structure	CAN PARAMETER A			7.			Remove 1		Branches			Probable	Low	Mir	Emerald ash borer (suspected)	
1.0 1093 FRPE Fraximus pennsylvanica		Poor	Median	>75%	Co-dominant stems		Dead branches >2	Uneven crown			*.	-		Remove 1		Branches	100 00		Possible	Low	Mir	Emerald ash borer (suspected)	
10.0 1094 FRPE Frazinus pennsylvanica		Poor	Median	>75%	Co-dominant stems			Z. Orani et unit		-	7.	ile.	200	Remove \		Branches			Probable	Low	Miir	Emerald ash borer (suspected)	
11.0 1095 FRPE Frasinus permylvanica		Poor	Median	>75%	Dead branches >2	Dieback (moderate)	Ce-dominant stems	Poor liranch structure		-	*.			Remove 1		Branches			Probable	Low	Mir	Emerald ash borer (suspected)	
12.0 1096 FROT Frasinus permytyanica		Poor	Median	+75%	Cu-dominant utems	and the same of th	Poor branch structure		Dieback (moderate)		5	11-	100	Remove 1				1000	Probable	Low	Mir	Emerald ash borer (suspected)	100
			Median	>75%				Deale Grandinii N	Characte (alconomisto)		4	-				Branches		-			Mir		
15.0 1097 FRPE Fracious periosylvanica	Tiple	Poor	0.00		Co-dominant stems	Principle and Company of the Park	Low vigor	Been brough one store	1000		4		1911	Remove		Branches			Proteshie	LOW		Emerald ash borer (suspected)	-
12.0 1008 FRPE Fracinus pennsylvanica		Poor	Median	>75%	Dead branches >2	Dieback (moderate)	Co-dominant stems	Poor tranch structure				1110		Rémove /		Branches		Other L.	Probable	Medium	M	Emerald ash bornr (susancted)	-
12.0 1099 FRPE Fraainus pennsylvanica		Poor	Median	>75%	Dead branches >2	Dietack (moderate)	refor brench structure	Co-dominant stems					-10	Remove 1		Branches			Probable	FOW	Mir	Emerald ash borer (suspected)	
16.0 1100 FRPE Fraxinus pennsylvanica	Good	Fair	Median	51-75%	Co-dominant stems	Poor branch structure					2	165	Clearance		Ves.	Branches	Building	-	Possible	Low	Negligible	-11-	-

Existing Tree Inventory

STREET TREE PLANTING IN R.O.W. ALONG VASSAR STREET: 19 TREES.
SPECIES: Ulmus (16), Syringa reticulata (3)







Existing Tree Schedule

SH Tree!d Tree_Code	Conditio	n_ Location_	V Location_T	Boot in	f BCX Defect_1	Defect_Z	Defect_3	Defect_4	Defect_5	Defect_6	Work_Phase I	Prime Pris	aring_Goal	Bernoval	BURA I	Overall Tree Holi Rating	plantPart2	PrimTarg	SecondTarg	Likery_Fel	Likely_Imp	Consequen	PHILDILL
1.0 1051 FINI Final riggs	Engr	Good	Dpies.	<25%	- Wound-stein	Dead transfer of		E. C. C.			1			Remine	Nec 1	Low	Branches	Sidewalk	_	Promable	Linu	Miller	Bores
Ur. 1282 SPE Syrigo rybodyto	PDG1.	Poor	Surper troy	>75%	Warned story	rung/corini	(Wound root flow)	Co-demand (City)	Poor binarch structure	LOW MEDT	1			Remove	No. 1	OW	More	Sidewalls		#Terrobstate	LOW	Miller	
is 1052 SWEE Syrings repodato	Poor	Foot	Street tree	3/55	Wound-state	Wurled root collies	Co-dominant stems	Foor branch structure	Dings tranship et 2.	Distance (severe)	-	- 11		Remove	fer I	Dist	Stem	Sidovatili		Foundie	-Lines	Minist	
0 1054 SYRE Syrings returnator	Foot	Foot	Shreet free	>75%	- Wound root flare	Dead oranges >1	Therefore account				5			Rightolia.	The I	104	Attent.	Sidewolk		Footible	Low	Mini	
1005 old Ulesus as	Good	Vnav	Sheat true	+75%	Ten Banel test coller											Low		1				-	
0 1056 Ut3 Okneys so.	Scot	for	Strectmo	-35E												Low	Branches-	Sidmonth		Fourthe	Con-	ARELIN	
D 1057 DELUMENTS	Good	FeF	Street free		View Wound story	Userson service	Wound broads								Yes 1		Disection			Fonetic	Liew	Michigan	
III. 1058 UES LArvin so	701	tar	Citizen Pro-		Pet. Bullett / pot coller	Dood (MANIMS 4+2									fer. il		Broc/Am			Fromatio.	204	Mint	
0 1069 ULS Librar so	Ter	far	Street tree		Ves Bariesiyoul corter	Uneventrioum	Head transfer (+2)					1			What I		Branches			Principle	Link	Millian	
B 1200 (ISLIED OF	Tal	Tar	Sheertree		Wound-stem										Yes 1		Burries			Traville.	law-	Miller	
0 1961 http://www.se	Fail	Fair	Street tree		Fes Woundstern	Now yield	oured recorder								Tea 1		Bruceley				Green .	MC-7	
G 1963 (1331#FBFBF	SEW	Feb	Object the		Ten Tanest postavias	COM AREA	dated one one					11111			791		Bours	Sidewalk		framovenie		Saythan	
0 2005 H \$1,500 m	Post	fair	(Ocean	>25%	Wood-gen	Berliet mot volter	Dest treates 42	Barrett Contract			T.	The Park		Remove			Bratisties					M	
								Belief (numbers)			6										Die.		
7 1004 (1151.8-40-40)	NON!	744	Short from		Balad law sales	Deal fraction of	District (mode 40)	-			4			Termine			Bears' has				CITE	19	
B. 1005 UKYLBYAN M	FRE	FAV	Sheether		tes Bariel unit coller	LINVINGE .					-				100		Branches .	Sidework		Foulthe	Crm	407	
7 TORK (U.S.L.Frankli)	CHIM	tal	Streetine		ter presidentities											(MI	Butte	Sidewalk		tomosae		Sgriftum	
0 1007 (455,6min.ap)	981	Felf	Street.live		the faintrotrolar	LIW REIF									186		Rosetter	Sidewood:		Frestble	Mile	Miller	
II 1008 HES LETTER SO	THE	FAR	Sheet from		too Burnet (not coller	THE MEN									760		Relati	Schroolin		Myreballa		Sgeffcart	
U. 1006 HEATHWAY.	iar	lar	Foundation		Time Burned to or coller	krak digoe									Vac I	Little	Branches				Little	MILLY	
III 12000 DES Chress 30	50.03	60%	DOM	-25%	Tes Burget root collar	~				100	100	100		-	Yes)	LOW:	Branchin	Sidercoll.	-	Fosition	LON	William	
II 1071 HIPS Praemus pennsylvanica	TAIT	Good	Windler	25-50%	Co-dominant stems	Poor branch structure		3"				in the			ffc 1	LON	Bracebas	Panking	****	Fostible	ion	Significant	(984
0 1072 FRPE Frankrus pennsylvanica	FARE	5000	Modern	<25%	So-dominant stone	Poor branch structure	Dood tranches <-2	Lowerigor	to Adjust	-0.0	3	mail book		Hemiche	Yes I	LOW	Branches	Sidewalk	1004	Foosible:	1.0%	Sign/Roomt.	Emerald ath bover (see
0 1072 HIPE (ravinus piennsylvanica)	#pat	Greed	Donn	-(25%	Co-dismissed stems	Poor branch structure	Il ned branches >2	Lour viger			1			Bereinve	Yes J	Low	Unanches	Sidowalk	1000	Franible	Low	Significant	
0 1004 FRPE Frakings piennsylvanioù	Good	G094	Does	<25%	Co-dominant store.	Roar branch structure.	100	100		1000	200	on to			Nes 1	104	Branches	Walking per	fy Sidewelli	Possible:	Reny low	Significant	1991
0 1075 PRPE Francus pennsylvanius	Fair	Good	Dpor	325%	Broken branch(s)	Co-dominant stems	Peop branch structure	100			1 1	fee Red	face risk of brane.	***	fer 1	Low	Brateber	Perlong:		Previount	Very law	Misset	
0 1076 TRPE Frankrus pennsylvanion	Good	500E	Donn	<25%	Co-dom nort store.	Poor branch streeture	4.00	100	-211	-	(Pend to				Yes .	(DW	Branches	Porking	1001	Fonsible	Low	Misser	to-
0 1007 FRPE Francius perroykanica	Fer	Good	Open	<25%	Co-durwinged stown	Pour branch structure	Bried branches >2		ale:		9			Remove	Yes !	Line	Branches	Sidewelk		Protestile:	law	Minne	Emerald ash burer (sus
0 1006 TRPE Praxings penerylyanica	Approx.	Good	Medan	25-50%	Dead branches >7	Dieback (moderate)	Co-dominant crems	Foor Irranch structure				at the		Remove	Yes 1	.cw	Branches	Perking.	100-	Probable	Medium	Minne	Draesald asly bores (no
0 1009 FRPE Franklus penraylyanica	Pour	Good	Median	25-50%	Dead branches +2	Dichack (moderate)	Co-dominant stems	Foor branch structure	Control Control	-	5			Remove	Tes I	low.	Branches	Parking	and the same of th	Proteable	Low	Minnet	1001
U 1080 FRPE francia permywanica	Poor	Good	Wedler	51-75%	Dead breights 57	Co-downer sterm	Poor Stends Vinamure	Dieback (moderate)			-			Пентили			Branchies	Parking		Franchie	Line	MiT	Direction boset (see
0 1081 MPE Franken petrovikanika	P001	Sup.	Median	51-75W	Dead to are hes >2	Diesels (moderate)	Total and Comment	P. S. T. S. S. S. S. S. S.			5	-		Remove			Branches			Fronable	10w	Mi	Emerald as V bover (sus
0 1062 PRPE franks perroyleanics		Dont	Medien	9755	Dead transfer >2	Dieback (motherate)	Co-dominant items	Proce breach attachuse			5			Territive			Branches			Primable	Medico	Will I	Drownald with factor (supp
0 1063 PSPS Franksys pierusykvanica		Pixor	Median	>75%	Co-dominant spens	And of the Park		Bend traceles >2	Dieback distorieranei		5			Rentoue			Branches			Prometie	Medium	Mi	No. of Street,
O TOBA TEPE PLANTAL DANKSYNATION		Foot	Median	>75%	Co-donlard state.			David Standies >2	theback (moderate)		4			Technol.			Branches			Probable	Medium	Mi	Erremail Aut borer (sue
II 1065 FRPE Praylan perceylusnicu		Good.	Median	>75%		Poor branch structure		Dead branches >2	Dieback (moderate)		9			Remove			Branches			Frontable	Medium	Mi r	Errecall ails borer (ses
II 1086 PRIPE PERSONNE CONTROVANCIA		Total	Median	×25%	Dead Statistics of	Distract (moderate)	Co-dominant vierna	Poor in any historian	(Anthony Grandel Mile)		0			Remove			Branches			Promable	Liter	Mill	Errecald ain boss (see
II. 1087 RPS Pranirus perceptuanica		From	Medan	>75%	Dead branches 52	Roar branch structure		Lour signs				1		Harristyn -			Branches	Durking		Promable	Line	Miller	Errerald ash borer (bug
0. 1088 HPPE Frankus pennsylvanica	Roor	Foot	Mediun.	>75%			Co-dominant stems				10	_		Remove						Frotisble	Motion	141	emenand any borns (sug
	2.40		Median	>75%	Dead branches N	Total and a series of the	Same and the country of the	Foor tranch structure			5.	(111)					Branches	Cooking	-		Medure	Mhart	Districtor And Inches (Ann
The second secon		Foot				Co-dominant stems	Poor branch structure		-11-					Hetrizyd			Bracches		****	Froma bia			Part and a sale of a sale of the sale
0 1090 FRIPE Frankrius pennsylvanică		F001	Medien	>75%	Doublinarches >2	Bioliack (tiloderate)	Poor branch structure		100		. 6	ing line		Hemove			Branches		Makadisto	Promade	LOW	Minist	Emerald ath botter (see
1291 HWS Frankus pennsylvanica	foot	Foot	Median	×75%	Co-diamenant shame	Poor branch structure		Dieblack (modimate)			7			Personal			Branches		00000	Freizeble	LOW	Minnet	Errerald ash borer (sur
1092 FRPE Francius pennsylvanios	F001	F001	Midden	>75%	Doublinaches>2	Diemach (moderate)	Feor brouch structure		-11-		2	mi lim		Remove			Branches	The second field	11001	Proceble		Mind	Emerald ash borgs (suc
2003 FRE Frankrus pennsylvanica	Fat	Post	Mod av	>75%	Co-diam's need about			Unever crown	****		2 .			terrove		Low	Bratches			Fossible	Low	Minut	Emenald ash borer (sur
1004 FFPE Frankrick pennsylvanick	7001	Foot	Median	>75%		Poor branch smucture	2017	100	CAR.	_	1	-1		Remove			Branches		1001	Frocuble	Low	Misser	Errerald and borer (see
0 1005 FRPE Francis persoylvanica		Four	Medien	>75%	Dogd branches v2	Disback (moderate)	Co-dominant stems	Four branch structure	with		1			Remaye	Yes 1	Low	Branches	Parting		Profasble	Low	Mumr	Errerald ash borer (so
0 1096 FIRE Frankrus penesylvanica		Poge	Medien	>75%	- Co-daminent stems	Included lank	Peor branch structure	Devil branches > 2	Diebock (moderate)	-3TH	2 0	the inte	1	Remove	Yes	LOW	Branches	Porking	100	Probable	Lipse	Mirmot	Direcald ash born (no
1 1057 FIPE Frankrup pennsylvanica	Fair	Poor	Median	>75%	Ordaniron stero	Pour branch structure	Low vigor	+444						Remove	Tes I	low	Branches	Ponking	a time	Probable	Low	Miller	Emerald ash borer (so
J 1096 TIPE francial perceptuation	7001	Foot	Weden	>75%	Deed tracehes 27	Diebeck (moderate)	Co-dominant stems	Foor trench structure	See		5	1111		Retrizive	794 1	DW	Brackles	Politing		Frontable	Medicar	M 7	Directald with botter (see
1089 FRPE Frankrus pennsylvanica	Poer	Poer	Nedion	>75%	Dead frenches 22	Dichark (moderate)	Poor Manch Unacture	Co-downers siens			5	nd lone		Remive	Y25 1	1.0%	Branches	Parking		Froundée.	UN-	Mi	Errerald ash borer (sur
n I 1500 PRPE Presings permaphanical	Ocori	Pay	Medieri	51-75%	Co-dominani sterni	When be wich virustians	13					Ten Cles			Tes		Distriction.			Freelble	Lite	Negligible	The state of the s

TOTAL DBH OF SIGNIFICANT TREES: 374" TOTAL DBH OF TREES SAVED: 0"

DBH to Mitigate: 374"

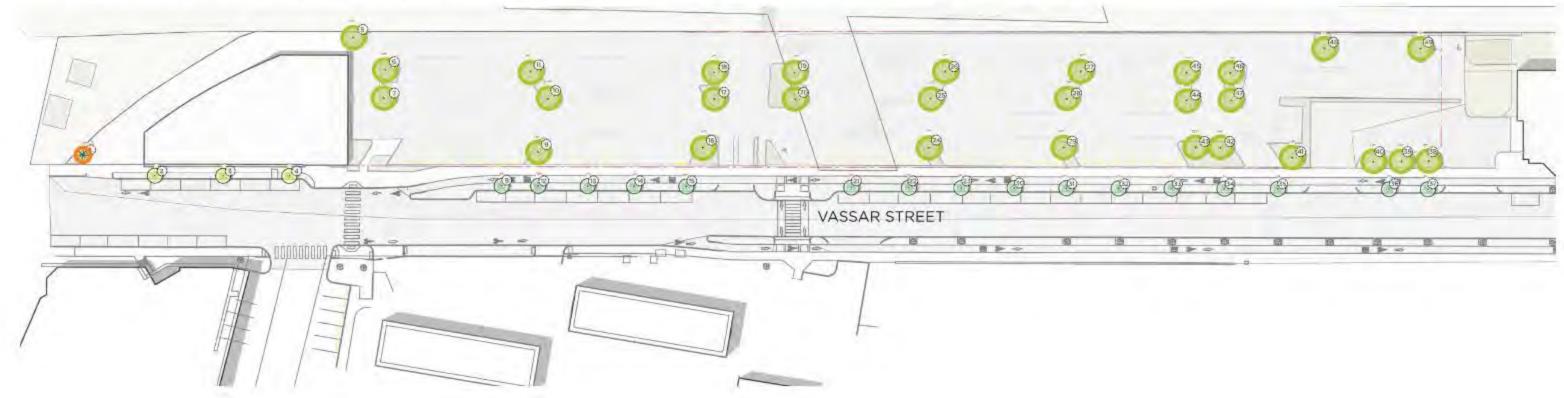
STREET TREES HIGHLIGHTED IN GRAY



Fraxinus pennsylvanica **GREEN ASH**



Pinus resinosa RED PINE



Proposed Tree Selection

SYMBOL	QTY	DBH	TOTAL DBH	Sample Species	SYMBOL	QTY	DBH	TOTAL DBH	Sample Species
0	20	2"	40"	Betula populifolia - GRAY BIRCH Cercis canadensis f. alba 'Royal White' - WHITE REDBUD Amelanchier candensis - SERVICEBERRY Hamamelis virginiana - WITCH HAZEL	0	34	4"	136"	Gladitsia triancanthos var. inermis - HONEY LOCUST Ginkgo biloba 'Princeton Sentry' - SENTRY GINKGO Liriodendron tulipifera - TULIP POPLAR
0	6	2"	12"	Quercus muehlenbergii - CHINKAPIN OAK Acer rubrum - RED MAPLE Quercus coccinea - SCARLET OAK	0	23	2"	46"	Amelanchier candensis - SERVICEBERRY Hamamelis virginiana - WITCH HAZEL Chionanthus virginicus - FRINGETREE Carpinus caroliniana - AMERICAN HOPHORNBEAM
0	6	4"	24"	Platanus x acerifolia 'Bloodgood' - LONDON PLANETREE Acer x freemanii - FREEMAN MAPLE Tilia tomentosa - SILVER LINDEN	0	50	2"	100"	Hamamelis virginiana - WITCH HAZEL Cornus mas - CORNELIAN CHERRY DOGWOOD Amelanchier candensis - SERVICEBERRY Ostrya virginiana - EASTERN HOP HORNBEAM

TOTAL DBH OF SIGNIFICANT TREES: 374" TOTAL DBH OF TREES SAVED: 0" DBH to Mitigate: 374"

DBH OF TREES REPLACED: 40 TREES @ 4" = 160" 102 TREES @ 2" = 198"

TOTAL REPLACED DBH = 358"

Remaining 16" DBH to be mitigated through payment into the Tree Replacement Fund.

Cost Assumptions:

Tree: \$3,000 x 4 = \$12,000

5 Yrs Maintenance: \$1,200 x 4 = \$4,800

Total = \$16,800

Projected 16" DBH, 4 trees at 4" + 5 years maintenance = \$16,800 (est.)



Appendix A.3

