



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

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

Appendix

- No changes to this section except minor utility plan updates

A.1	Shadow Study
A.2	Tree Study
A.3	Utility Plan

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

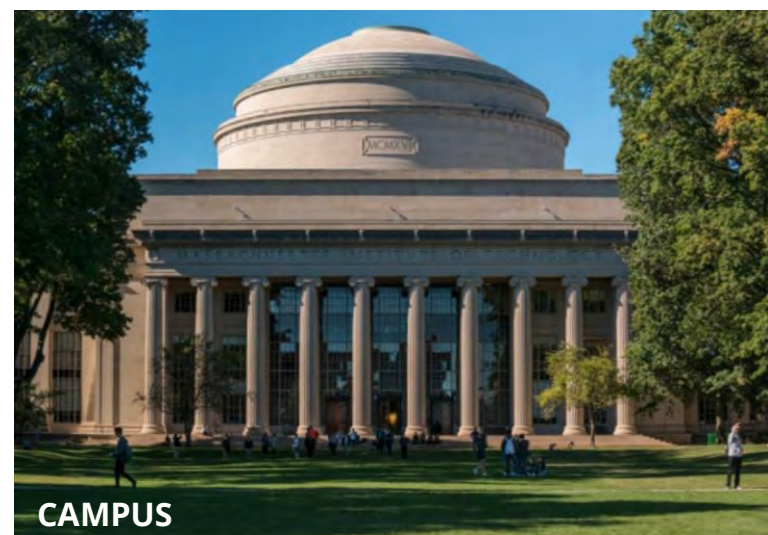
Transportation

Bicycle parking updated plans

West cycle track extension

Appendix

Updated site utility plans





① MIT POLICE STATION



② WESTGATE CAMPUS



③ FORT WASHINGTON PARK



④ VASSAR STREET TREES



⑤ SIMMONS COURTYARD



⑥ CHILDCARE CENTER

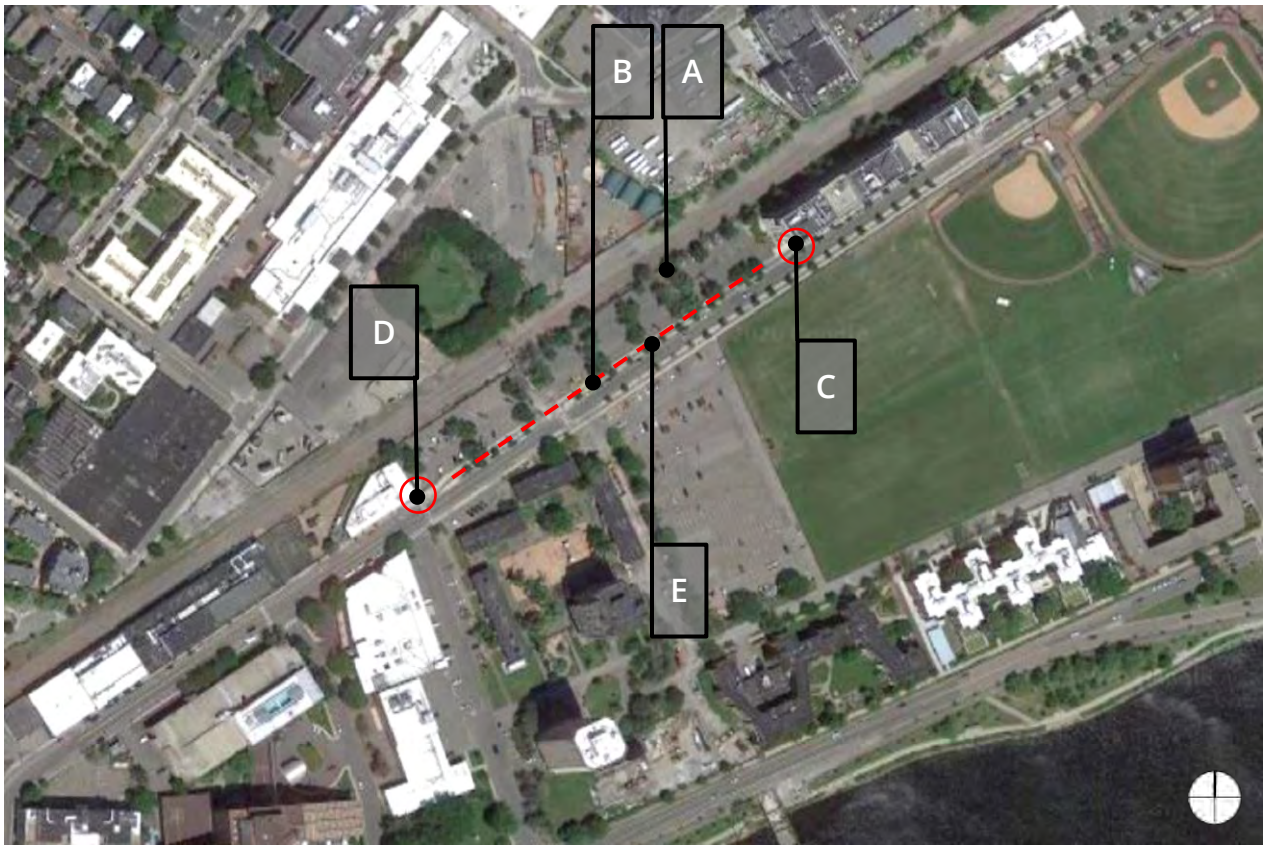


⑦ MIT HOUSING



1.4 EXISTING CONDITIONS SITE PHOTOS

MIT WEST CAMPUS GRADUATE DORMITORY PROJECT: AMENDED ARTICLE 19 SUBMISSION





A: PEDESTRIAN ACCESS TO RAIL CROSSING AT PARKING



B: SOUTH SIDE OF VASSAR SIDEWALK



C: MIT POLICE FROM AUDREY STREET



D: RAIL CROSSING FROM PARK

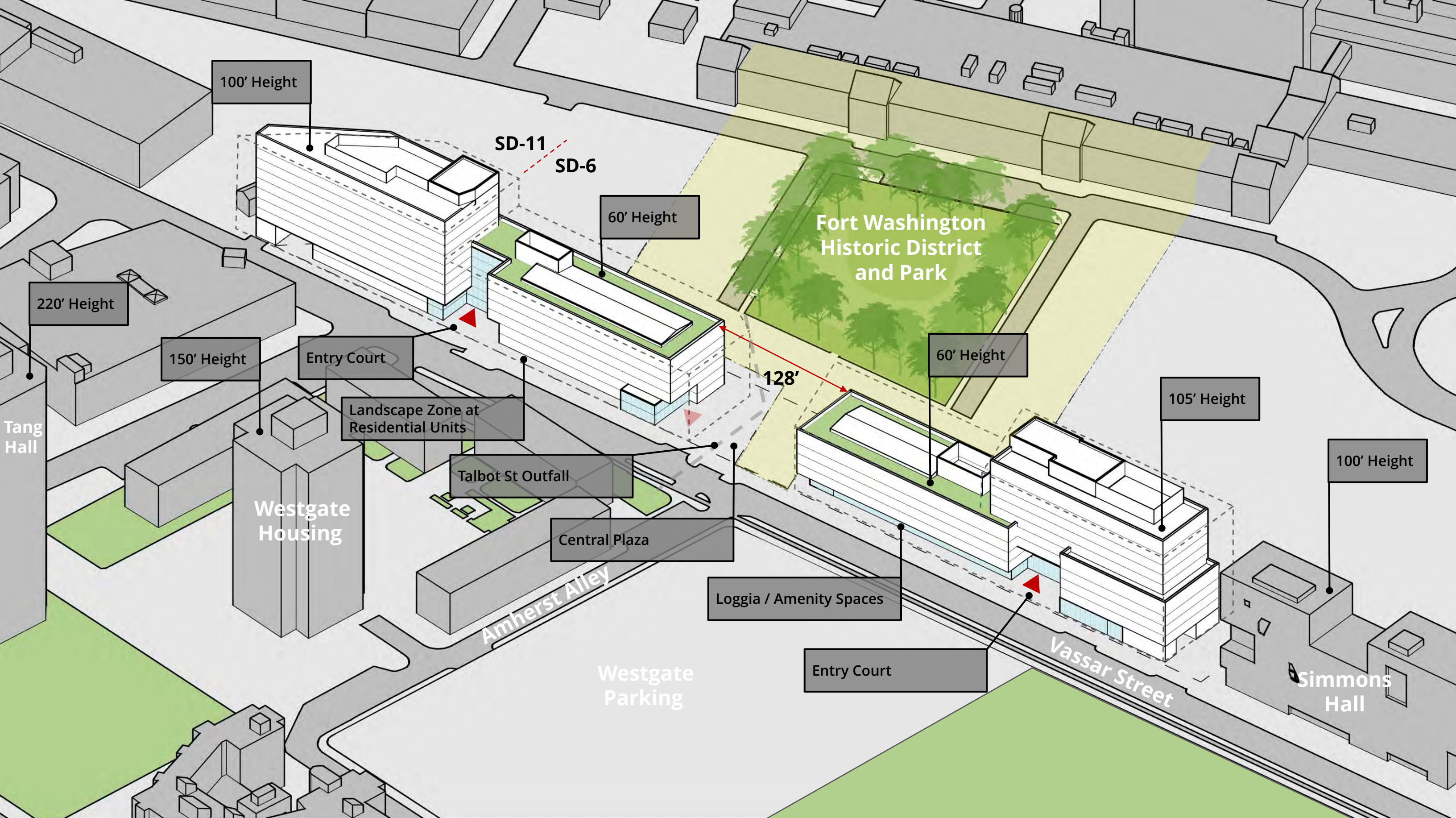


E: WEST PROPERTY EDGE AT EVERSOURCE

1.6 EXISTING CONDITIONS SITE PHOTOS

MIT WEST CAMPUS GRADUATE DORMITORY PROJECT: AMENDED ARTICLE 19 SUBMISSION

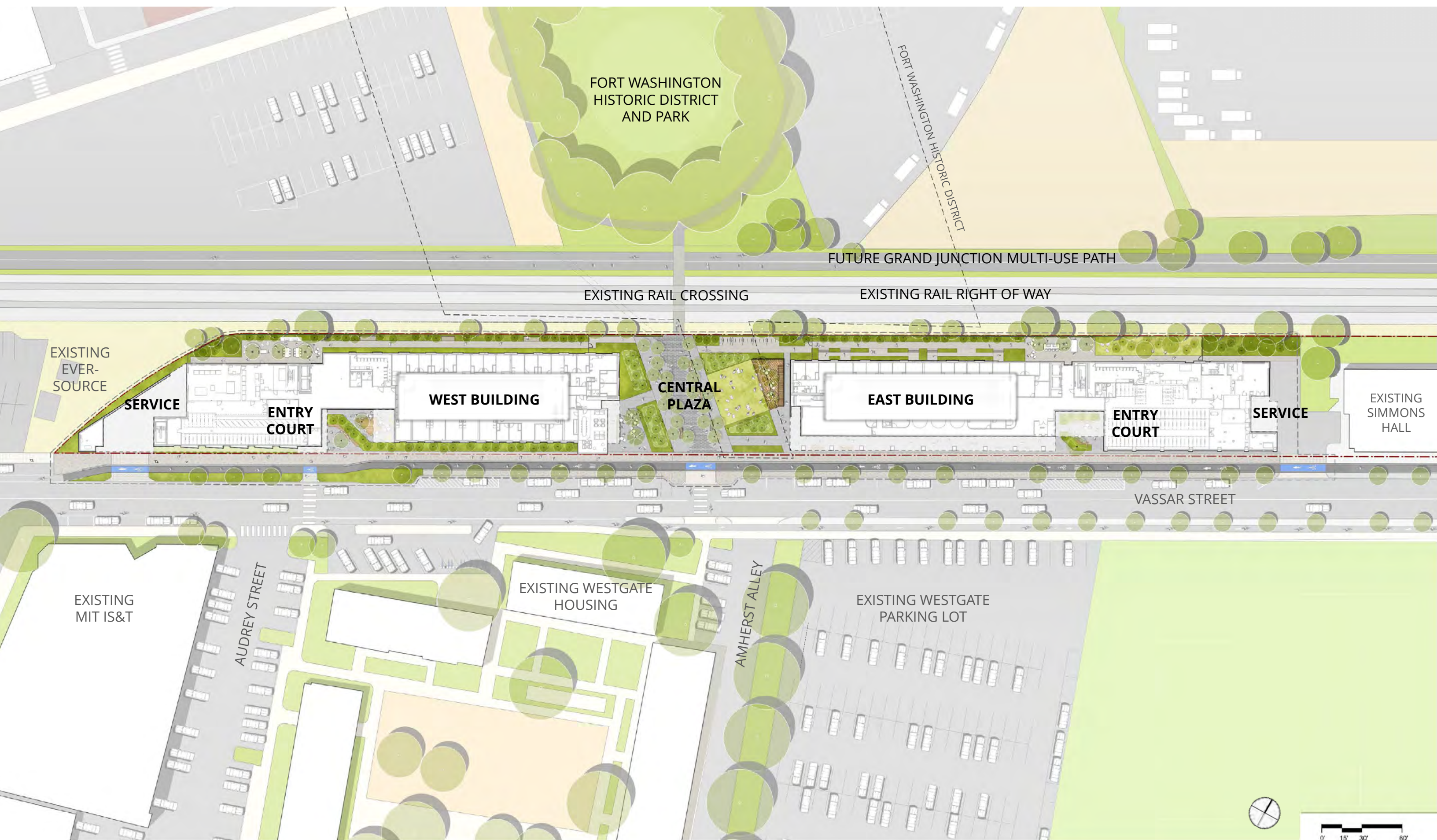
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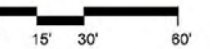
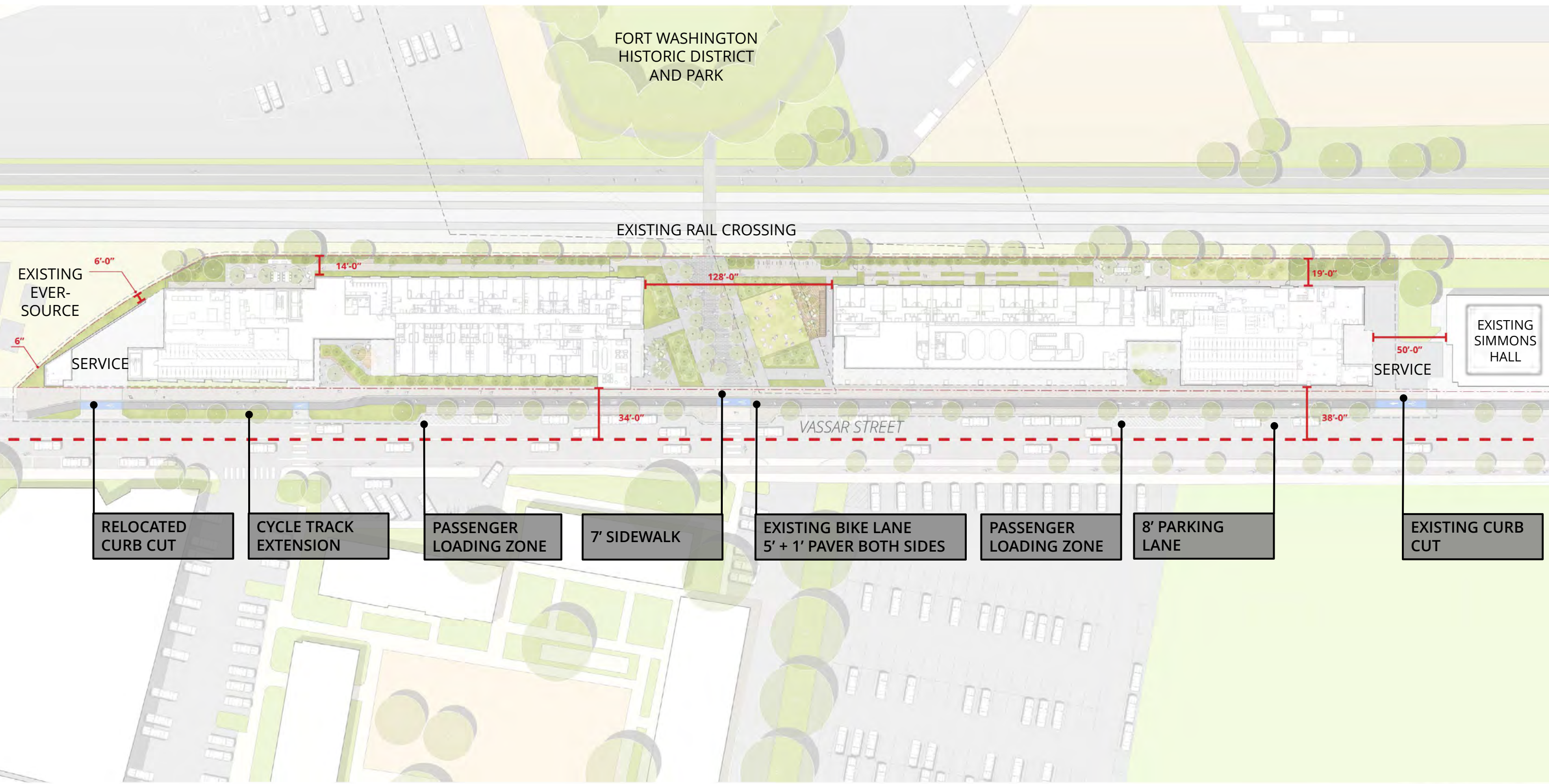
2.1 PROPOSED DESIGN MASSING DIAGRAM

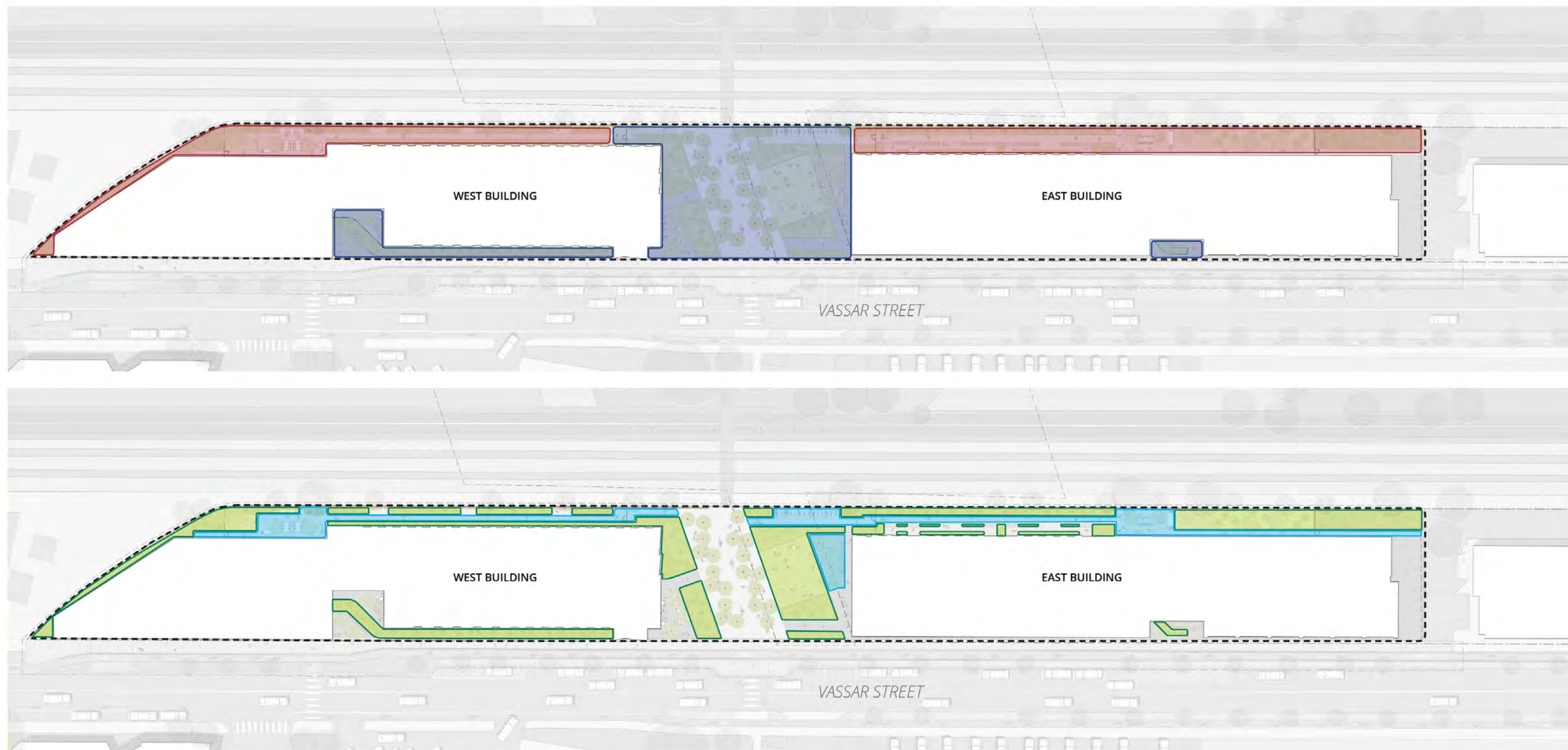
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2.2 PROPOSED DESIGN OVERALL SITE PLAN





TOTAL SITE: 78,500 SF
BUILDING FOOTPRINT: 48,400 SF
OPEN SPACE: 30,100 SF

- OPEN SPACE, PUBLICLY BENEFICIAL: 16,470 SF
- OPEN SPACE, PRIVATE: 12,390 SF
- PLANTING AREA: 11,600 SF
- PERVIOUS PAVING: 3,450 - 6,500 SF

TOTAL PERVIOUS: 15,050 - 18,100 SF

PERCENT PERVIOUS OPEN SPACE: 50-60%



2.4 PROPOSED DESIGN LANDSCAPE PLAN

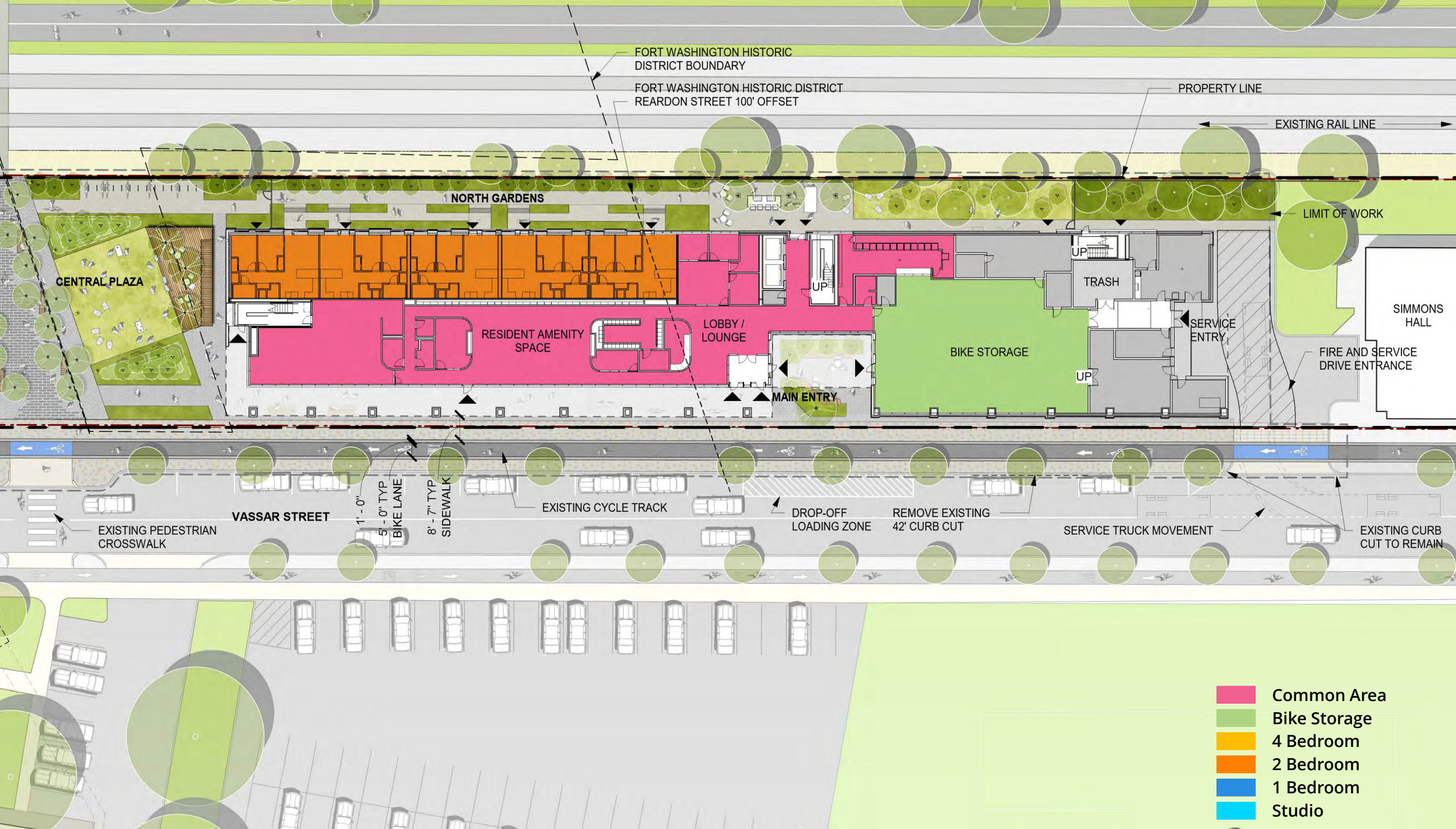
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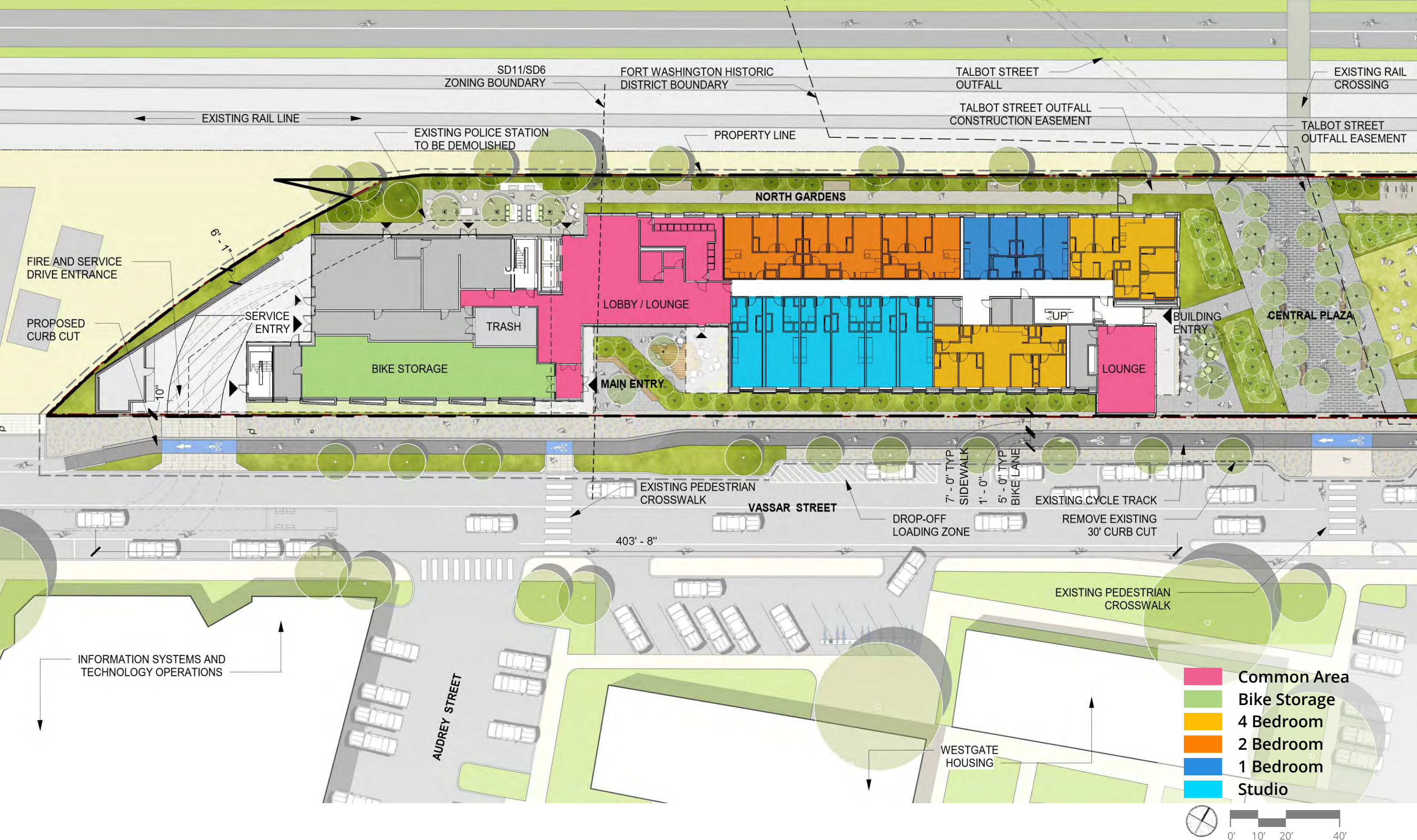
*ALL TREES WITHIN PAVEMENT TO BE PLANTED WITHIN CONTINUOUS AREA OF STRUCTURAL SOIL BELOW



- ① MULTI-MODAL PASSAGE
- ② URBAN GROVE
- ③ SEATING GROVE
- ④ LAWN
- ⑤ RAISED PLATFORM
- ⑥ PLANTED MOUND
- ⑦ ENTRY PLAZA



2.6 PROPOSED DESIGN GROUND FLOOR PLAN - EAST
MIT WEST CAMPUS GRADUATE DORMITORY PROJECT: AMENDED ARTICLE 19 SUBMISSION



2.7 PROPOSED DESIGN GROUND FLOOR PLAN - WEST
 MIT WEST CAMPUS GRADUATE DORMITORY PROJECT: AMENDED ARTICLE 19 SUBMISSION



TYPICAL FLOOR PLAN LEVELS 6-10

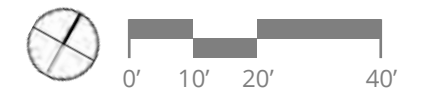


TYPICAL FLOOR PLAN LEVELS 4-5



TYPICAL FLOOR PLAN LEVELS 2-3

- Bike Storage
- 4 Bedroom
- 2 Bedroom
- 1 Bedroom
- Studio



2.8 PROPOSED DESIGN TYPICAL FLOOR PLANS – EAST

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TYPICAL FLOOR PLAN LEVELS 7-10

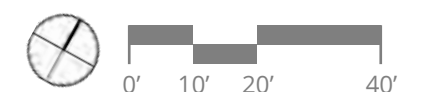


TYPICAL FLOOR PLAN LEVELS 3-6



TYPICAL FLOOR PLAN LEVEL 2

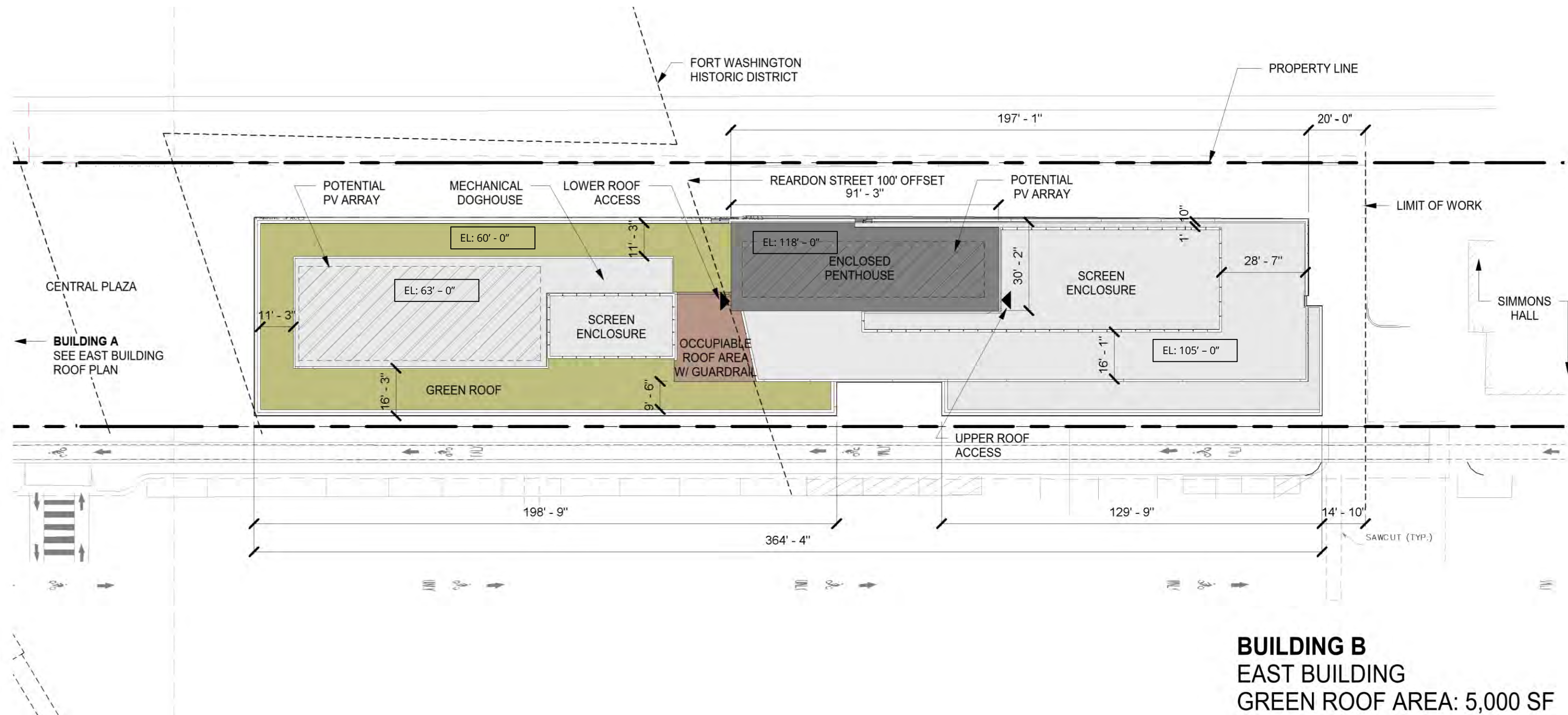
- Bike Storage
- 4 Bedroom
- 2 Bedroom
- 1 Bedroom
- Studio



2.9 PROPOSED DESIGN TYPICAL FLOOR PLANS – WEST

MIT WEST CAMPUS GRADUATE DORMITORY PROJECT: AMENDED ARTICLE 19 SUBMISSION

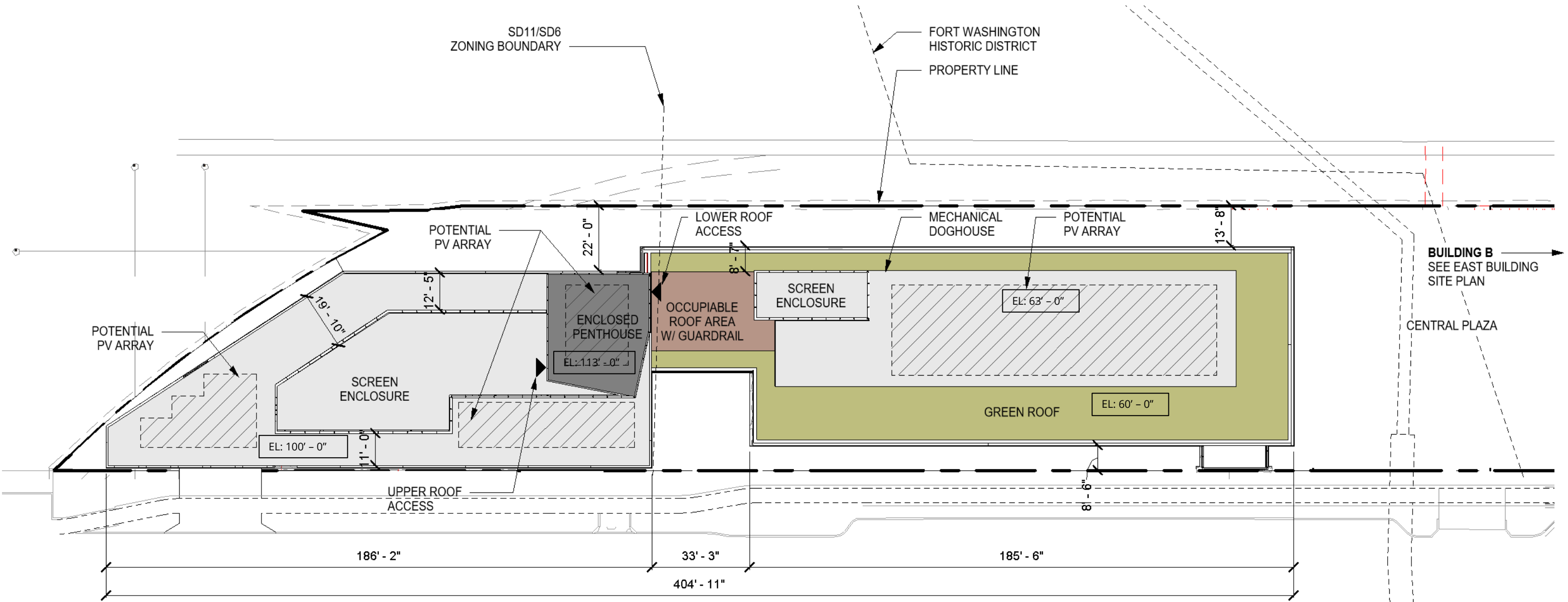
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ROOF ELEVATIONS DENOTED FROM AVERAGE GRADE PLANE

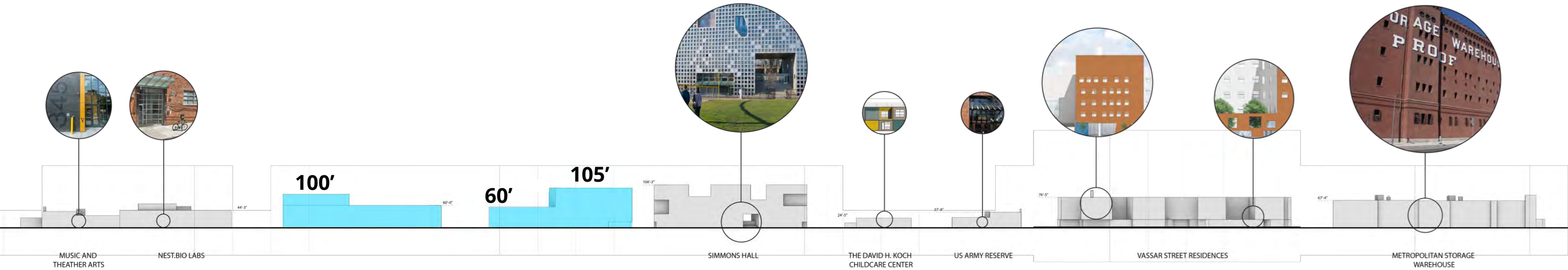
2.10 PROPOSED DESIGN ROOF PLAN – EAST

MIT WEST CAMPUS GRADUATE DORMITORY PROJECT: AMENDED ARTICLE 19 SUBMISSION

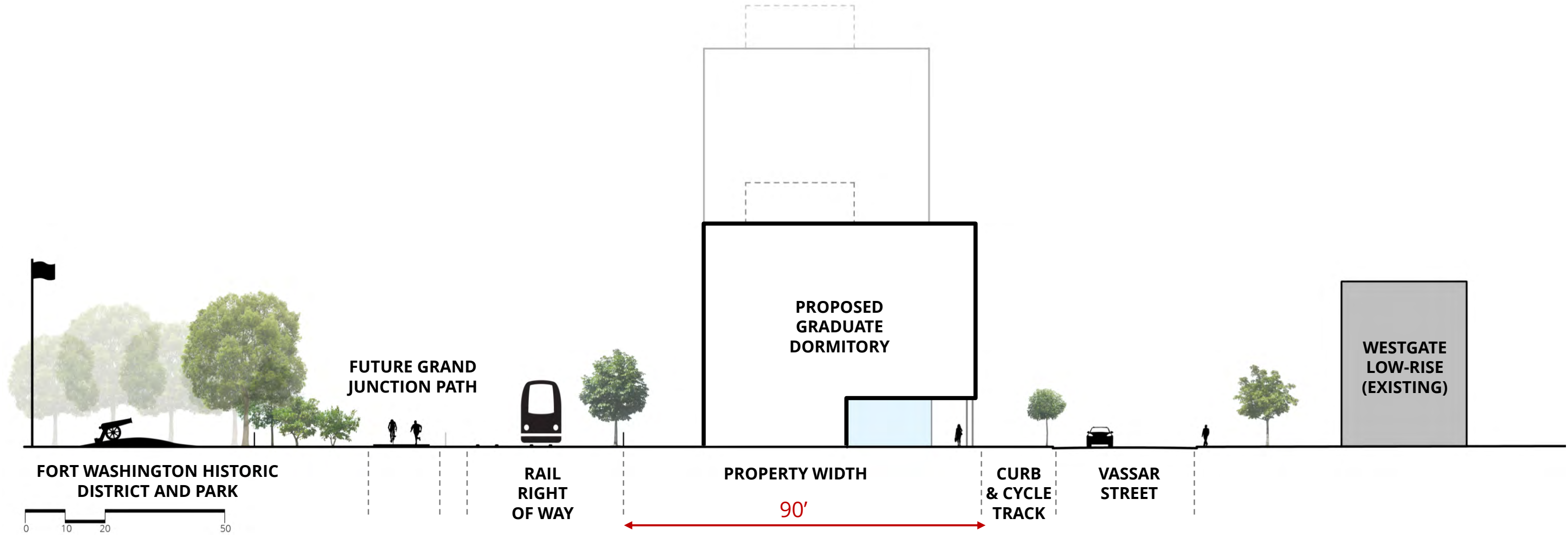


BUILDING A
WEST BUILDING
GREEN ROOF AREA: 5,500 SF

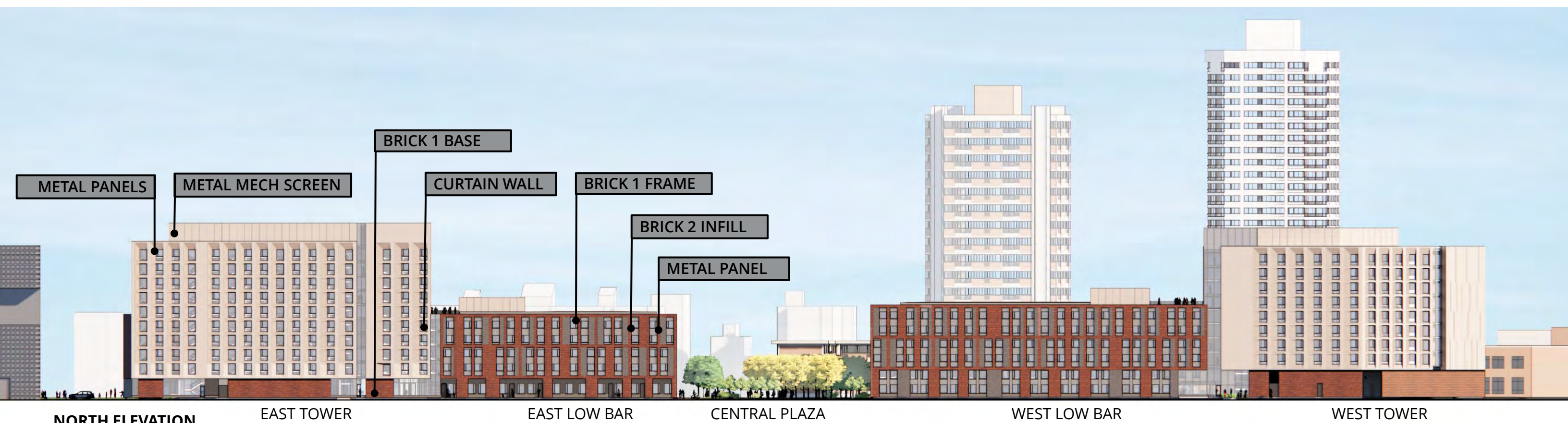
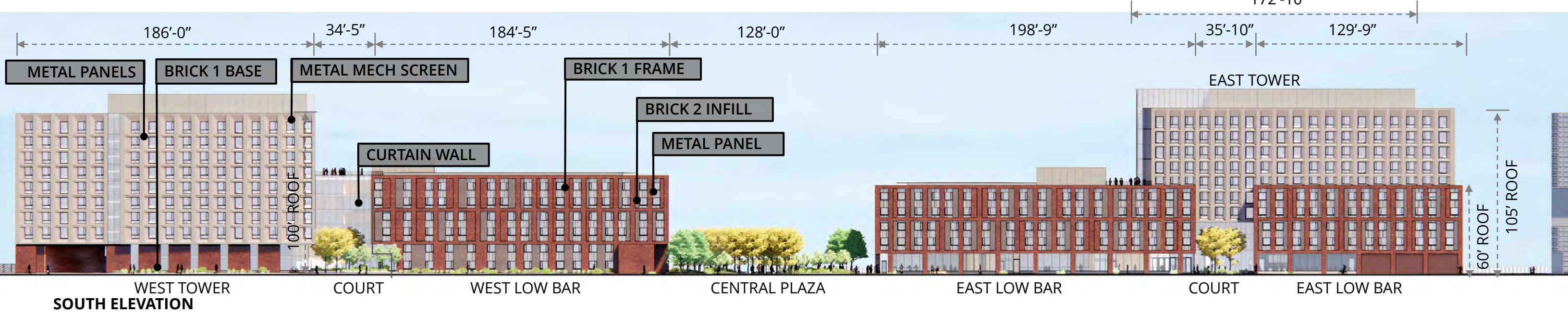
ROOF ELEVATIONS DENOTED FROM AVERAGE GRADE PLANE



Vassar Street Elevation

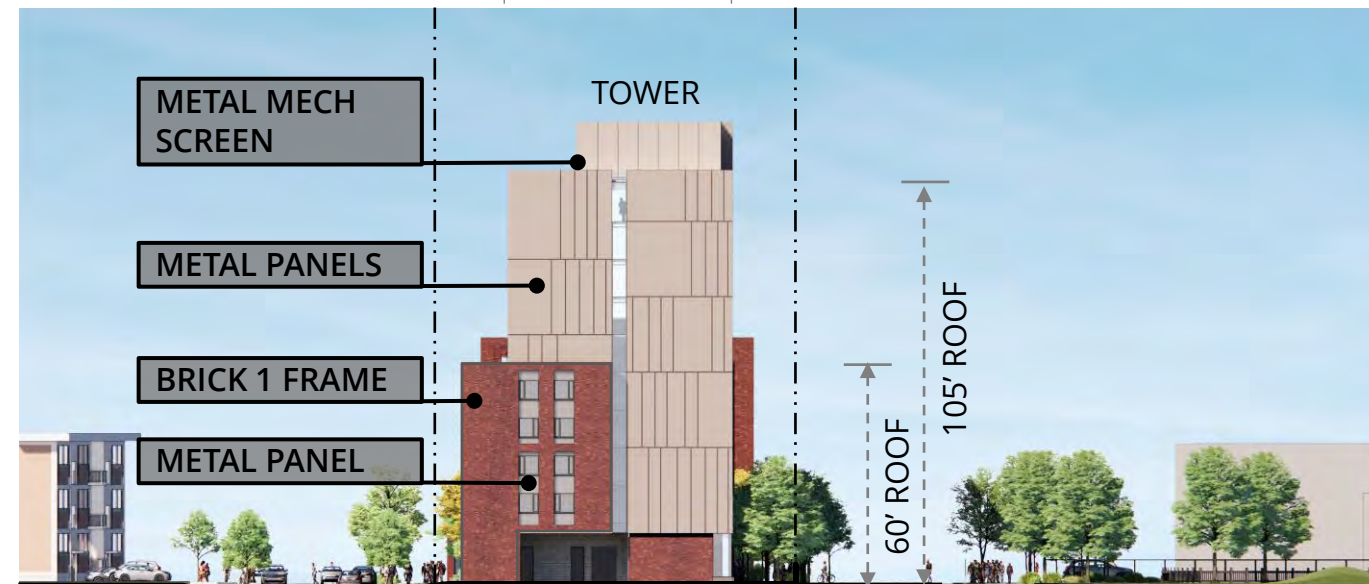
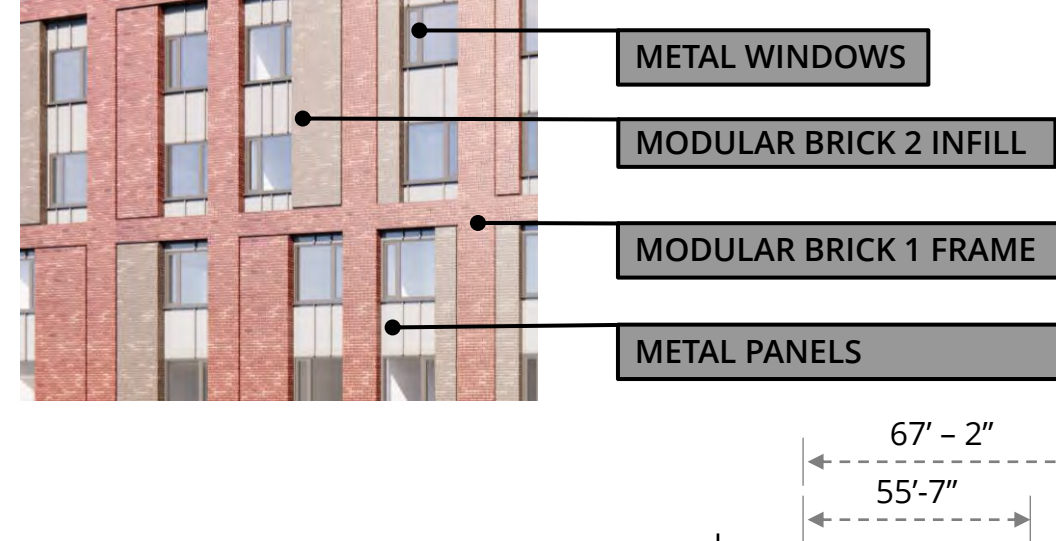
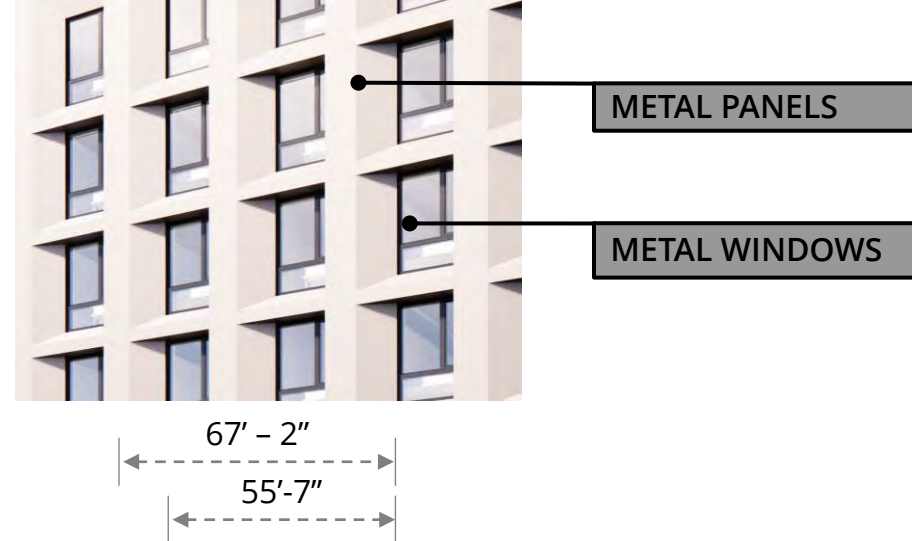


Conceptual Site Section through Central Plaza Looking East

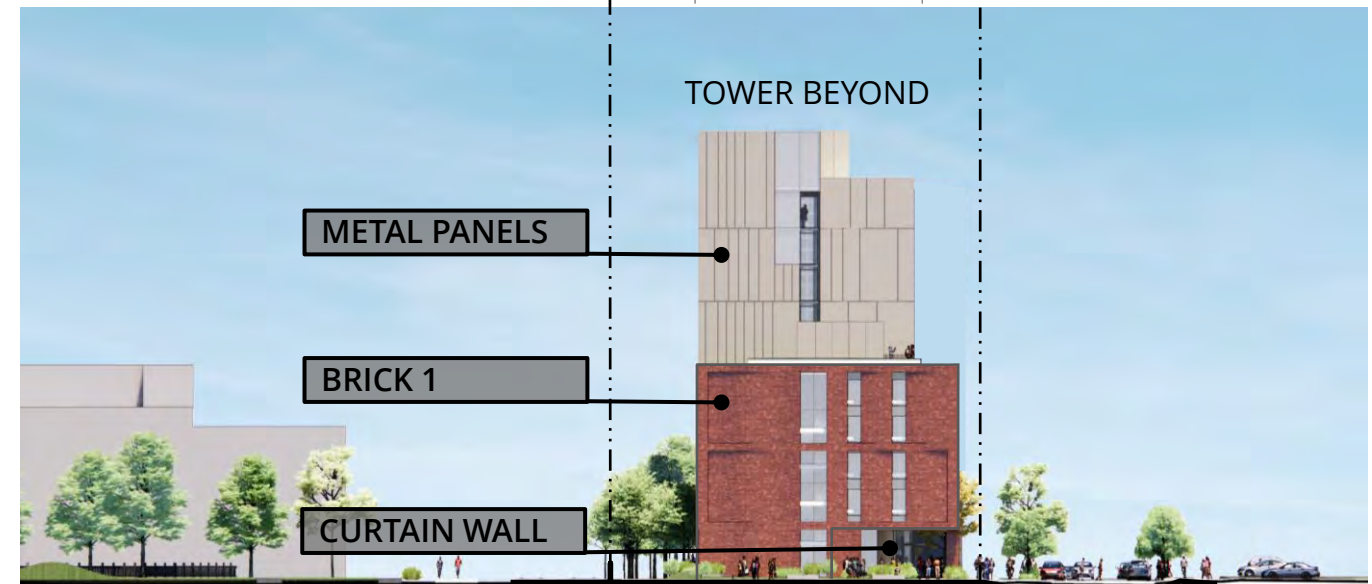


2.13 PROPOSED DESIGN BUILDING ELEVATIONS

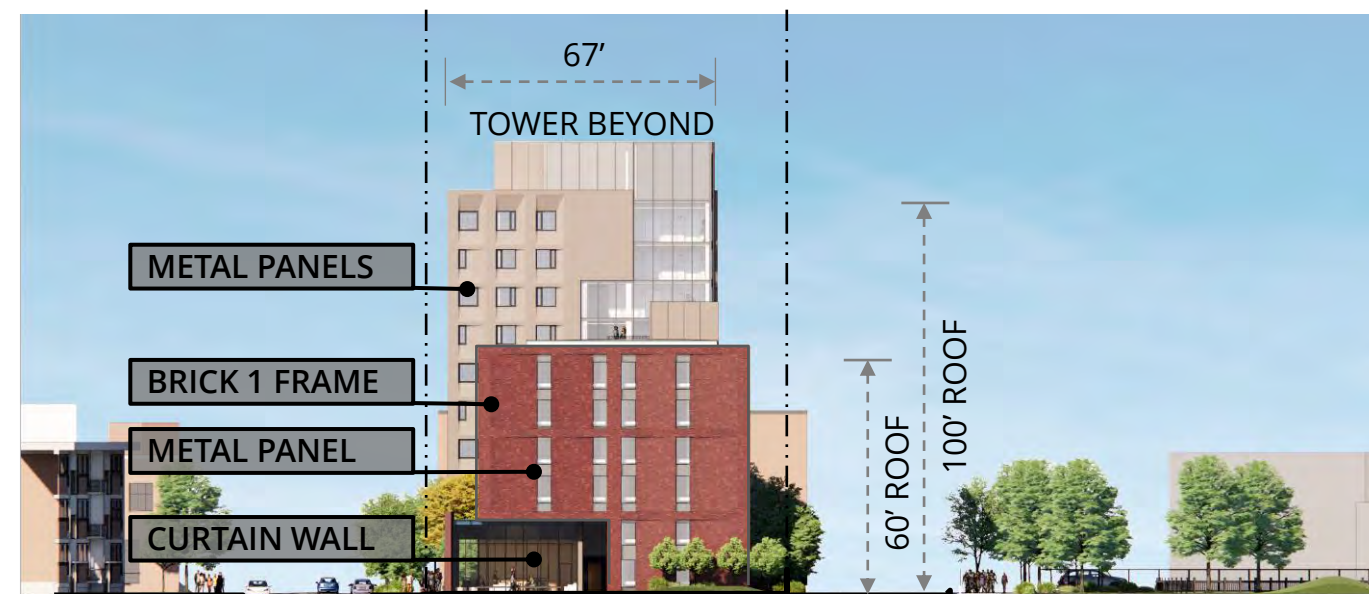
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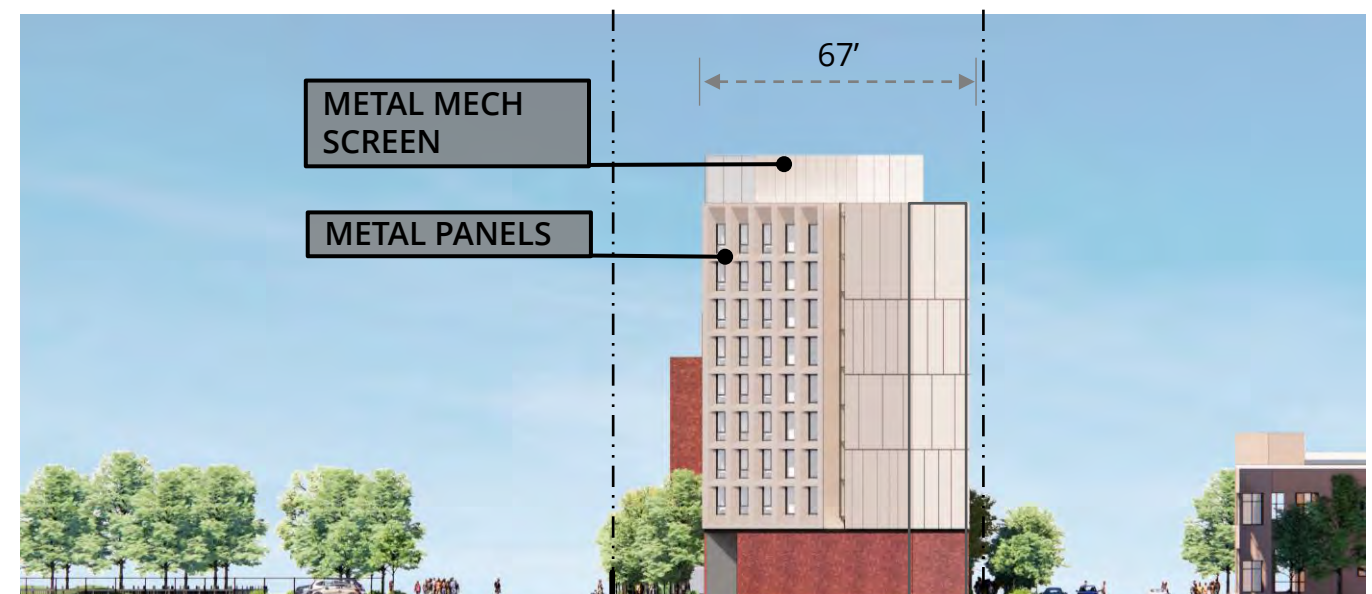
EAST BUILDING EAST ELEVATION



EAST BUILDING WEST ELEVATION



WEST BUILDING EAST ELEVATION



WEST BUILDING WEST ELEVATION

2.14 PROPOSED DESIGN BUILDING ELEVATIONS

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----- TANG ROOF 220'

----- WESTGATE ROOF 150'

ROOF 105' -----

LOW ROOF 60' -----

56' - 0"

MECH
PENTHOUSE

VASSAR STREET



3.1 RENDERING VIEW FROM BRIGGS FIELD
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3.2 RENDERING EAST BUILDING ENTRY COURT
MIT WEST CAMPUS GRADUATE DORMITORY PROJECT: AMENDED ARTICLE 19 SUBMISSION





3.3 RENDERING EAST BUILDING LOGGIA
MIT WEST CAMPUS GRADUATE DORMITORY PROJECT: AMENDED ARTICLE 19 SUBMISSION





3.5 RENDERING VIEW FROM AUDREY STREET
MIT WEST CAMPUS GRADUATE DORMITORY PROJECT: AMENDED ARTICLE 19 SUBMISSION





3.6 RENDERING WEST BUILDING ENTRY COURT
MIT WEST CAMPUS GRADUATE DORMITORY PROJECT: AMENDED ARTICLE 19 SUBMISSION



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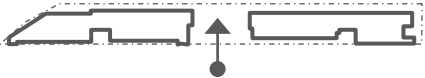


3.7 RENDERING AERIAL VIEW FROM NORTH
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3.9 RENDERING CENTRAL PLAZA AERIAL
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3.10 RENDERING CENTRAL PLAZA LOOKING EAST
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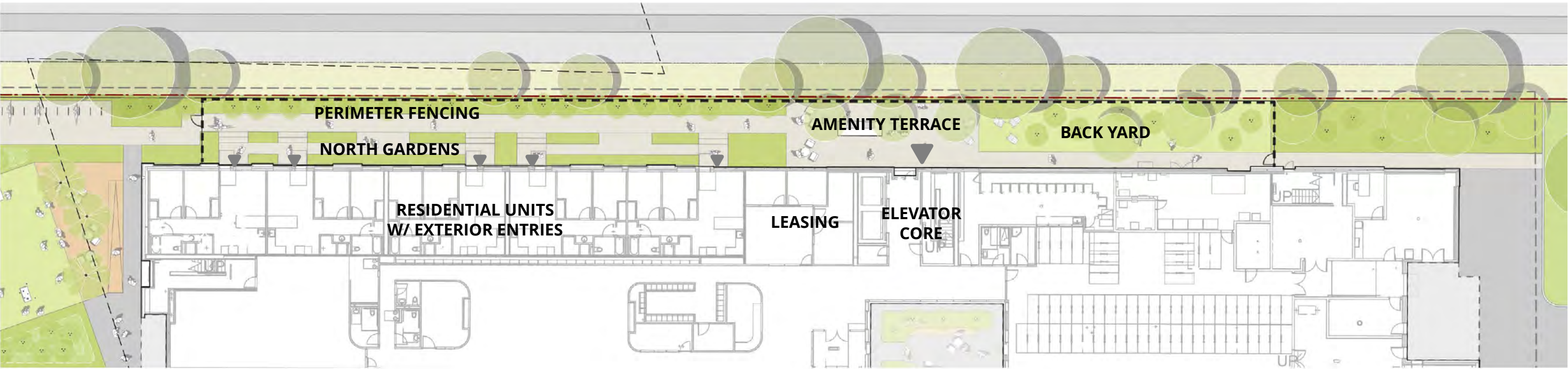




EAST BUILDING - NORTH GARDENS

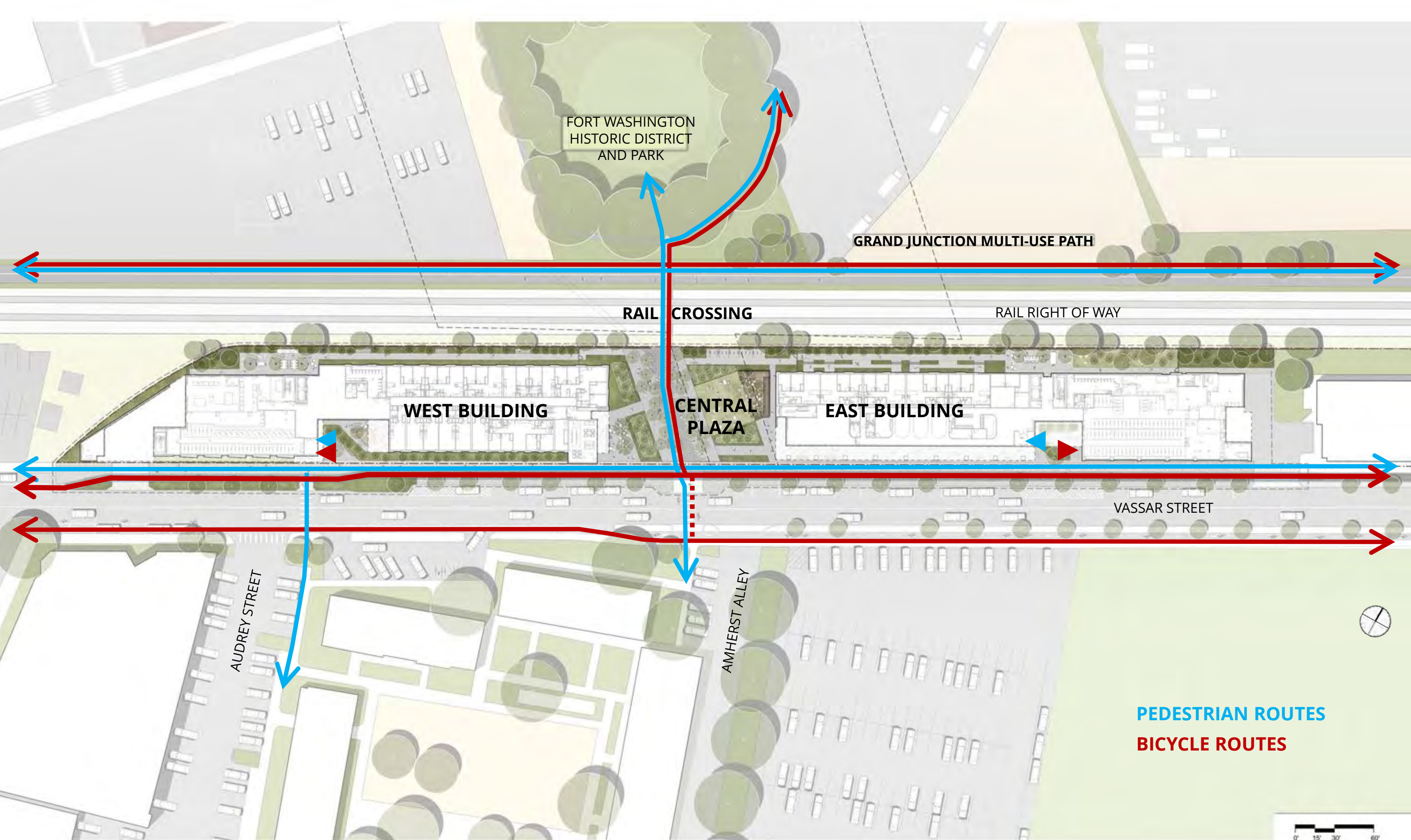


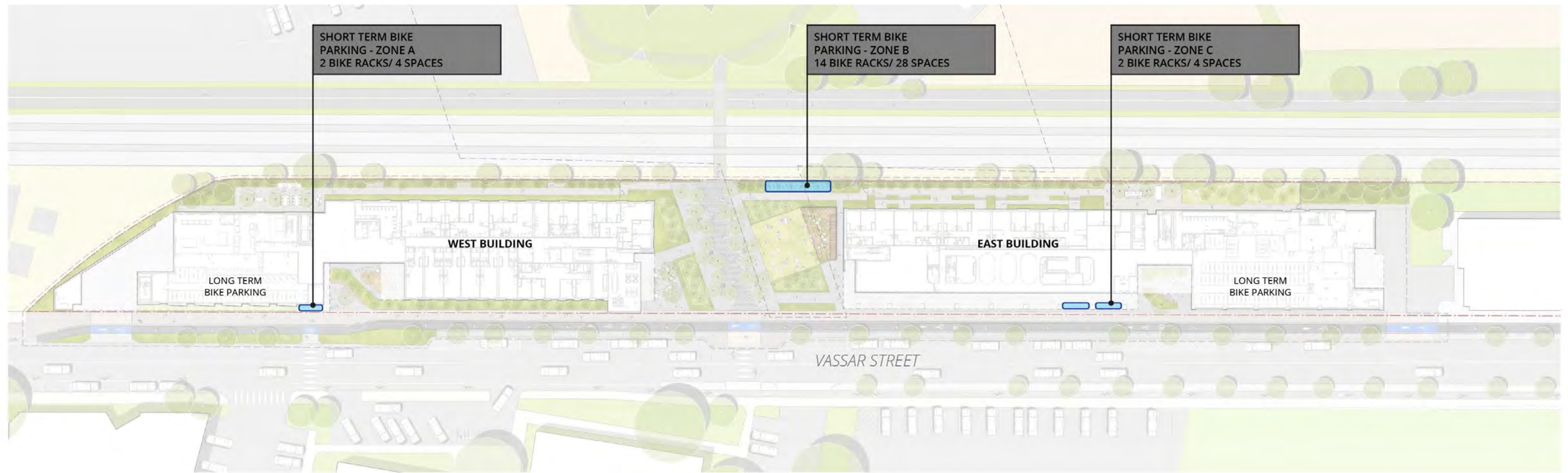
WEST BUILDING - NORTH GARDENS AMENITY TERRACE



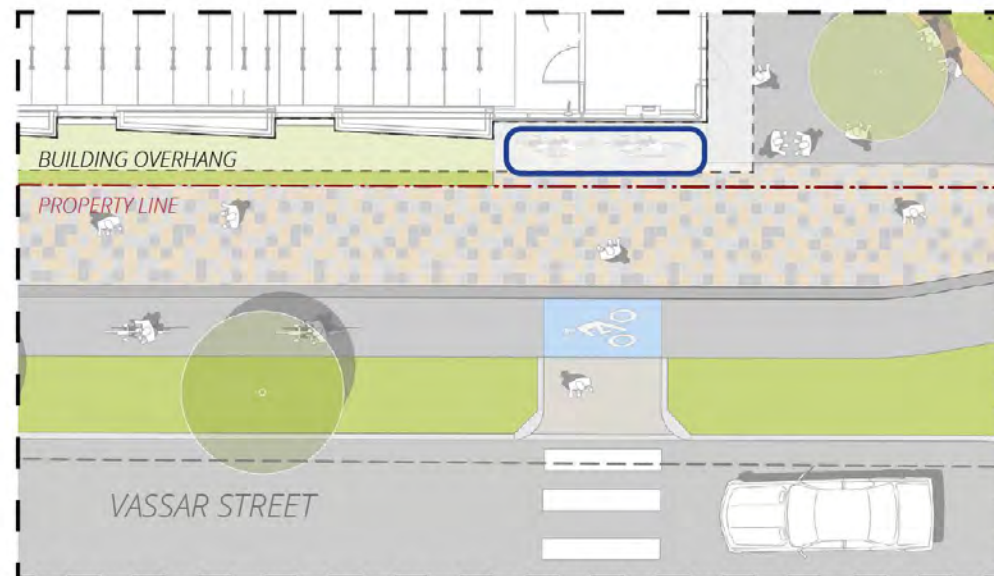
EAST BUILDING - NORTH GARDENS

0' 10' 20' 40'

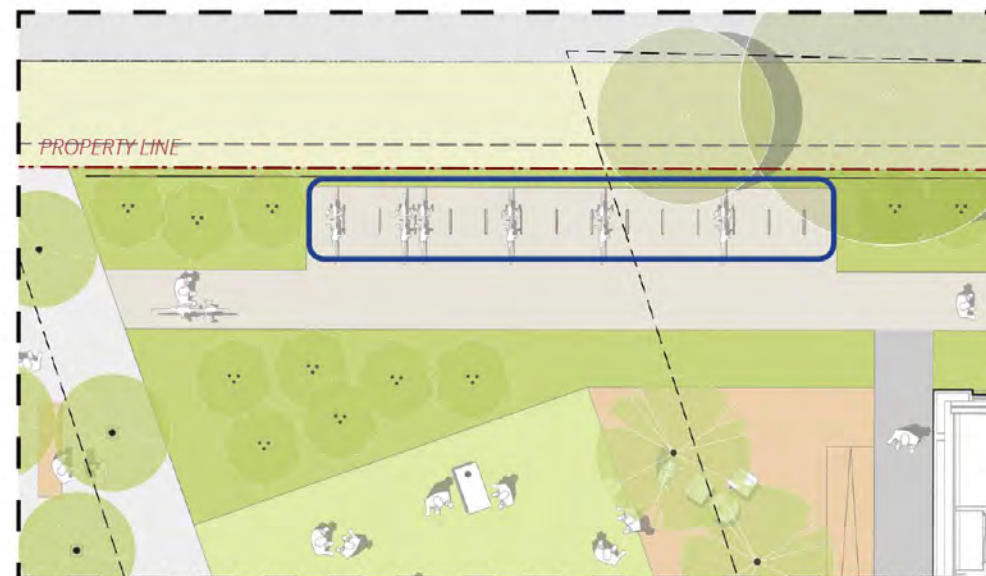




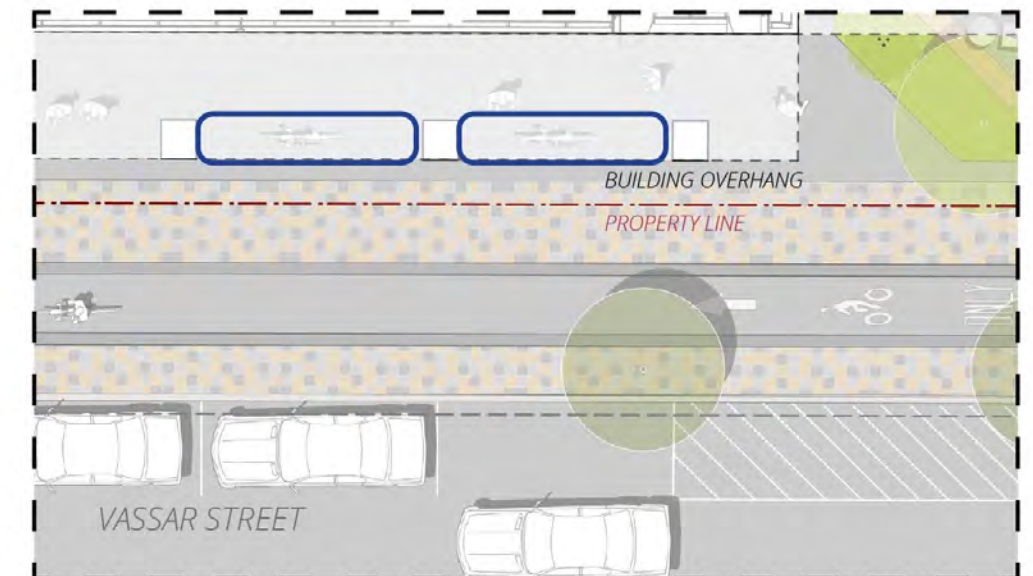
SHORT TERM BIKE PARKING A
2 BIKE RACKS/ 4 SPACES



SHORT TERM BIKE PARKING B
14 BIKE RACKS/ 28 SPACES



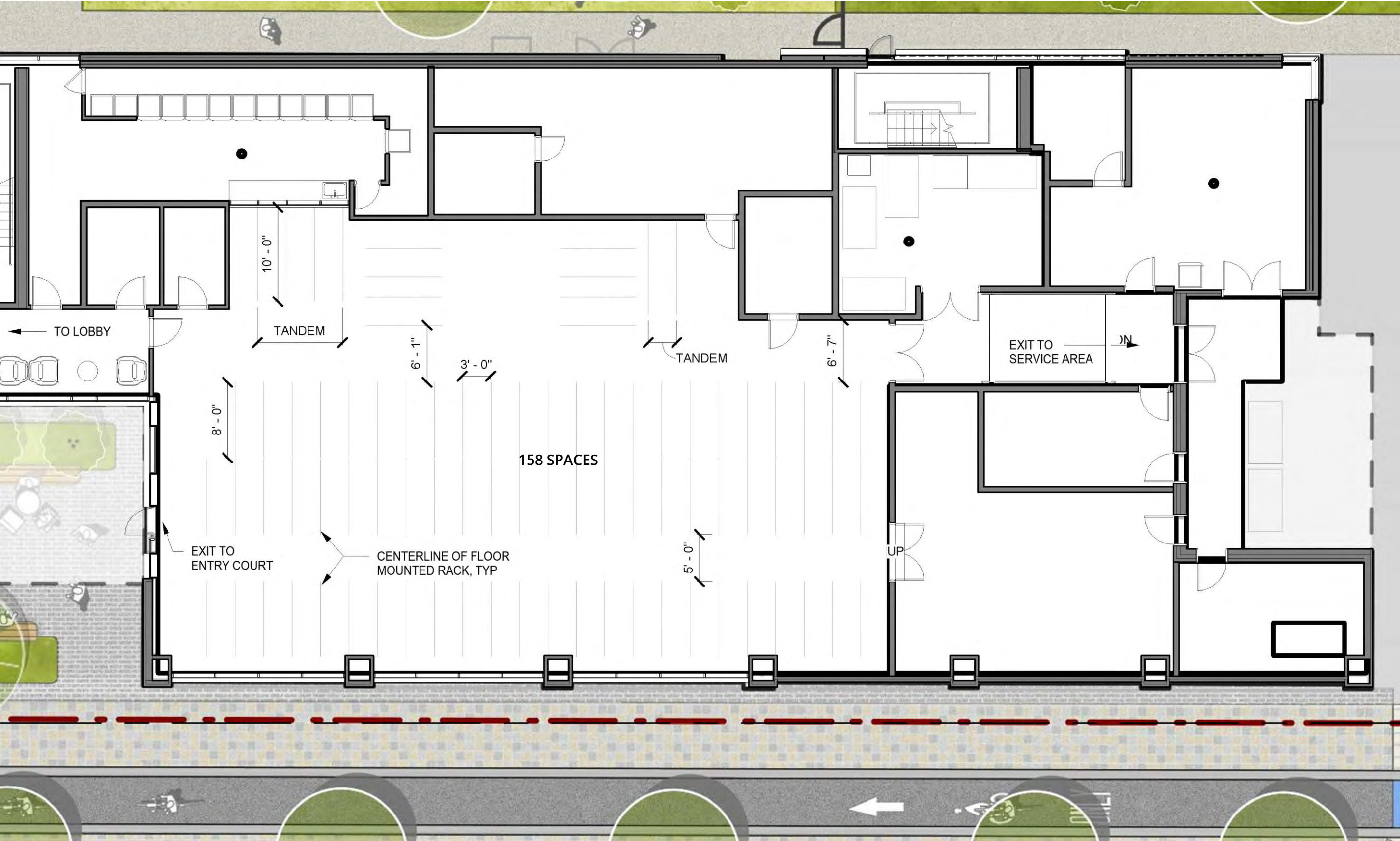
SHORT TERM BIKE PARKING C
2 BIKE RACKS/ 4 SPACES

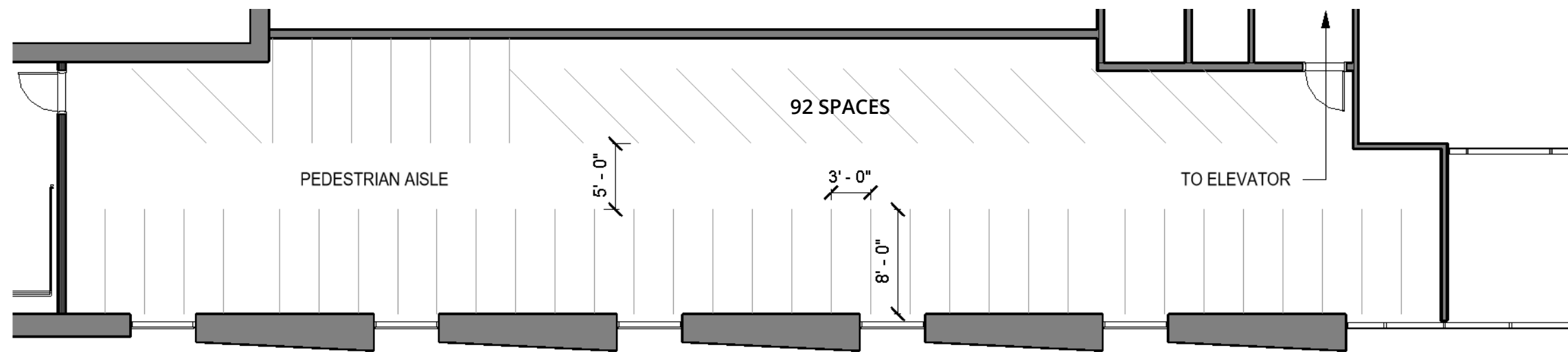


0' 5' 10' 20'

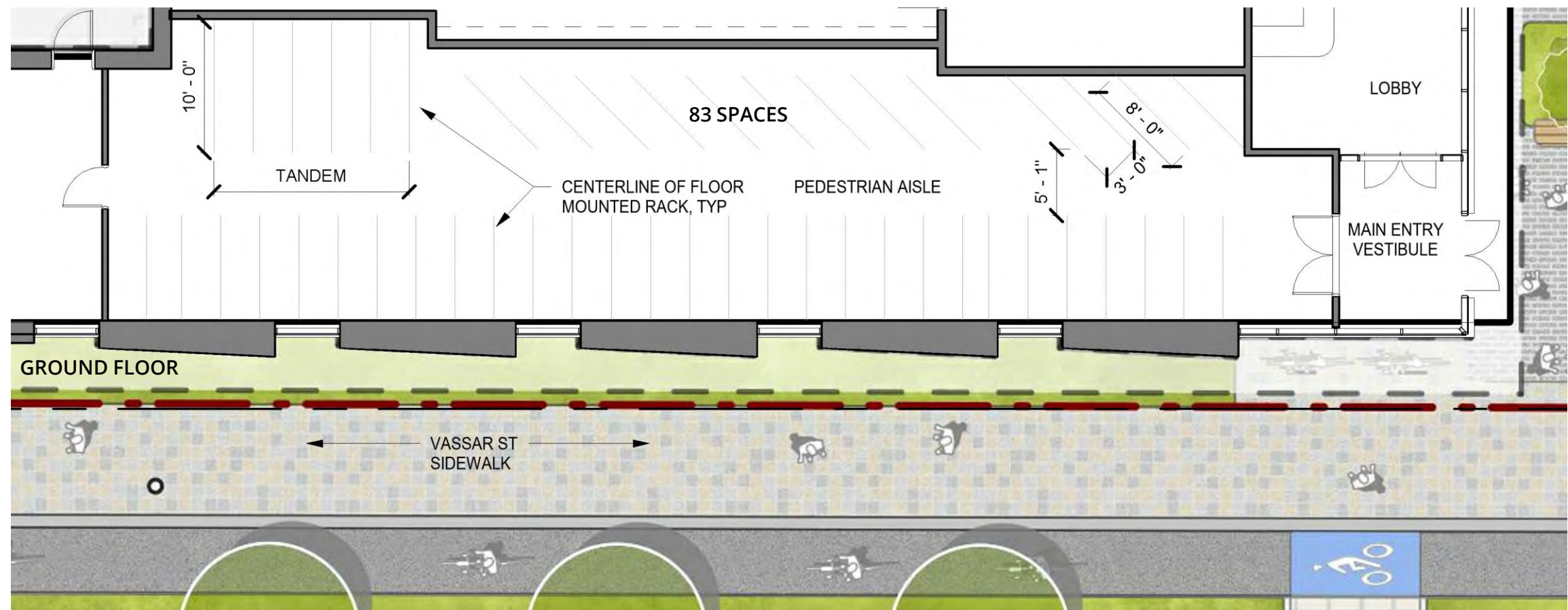
4.2 TRANSPORTATION BICYCLE PARKING

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SECOND FLOOR



GROUND FLOOR



4.2W TRANSPORTATION WEST BUILDING LONG TERM BICYCLE PARKING

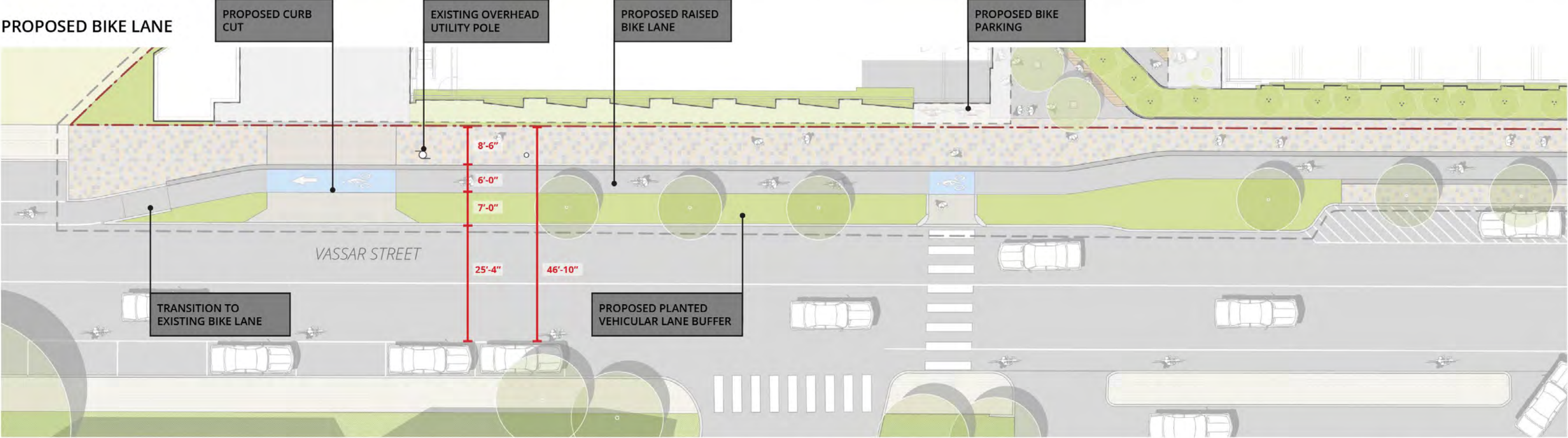
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EXISTING BIKE LANE



PROPOSED BIKE LANE





Appendix A.1



Summer Solstice

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

TREE MITIGATION REPORT

TOTAL DBH OF SIGNIFICANT TREES: 374"

DBH to Mitigate: 374"

STREET TREES HIGHLIGHTED IN GRAY

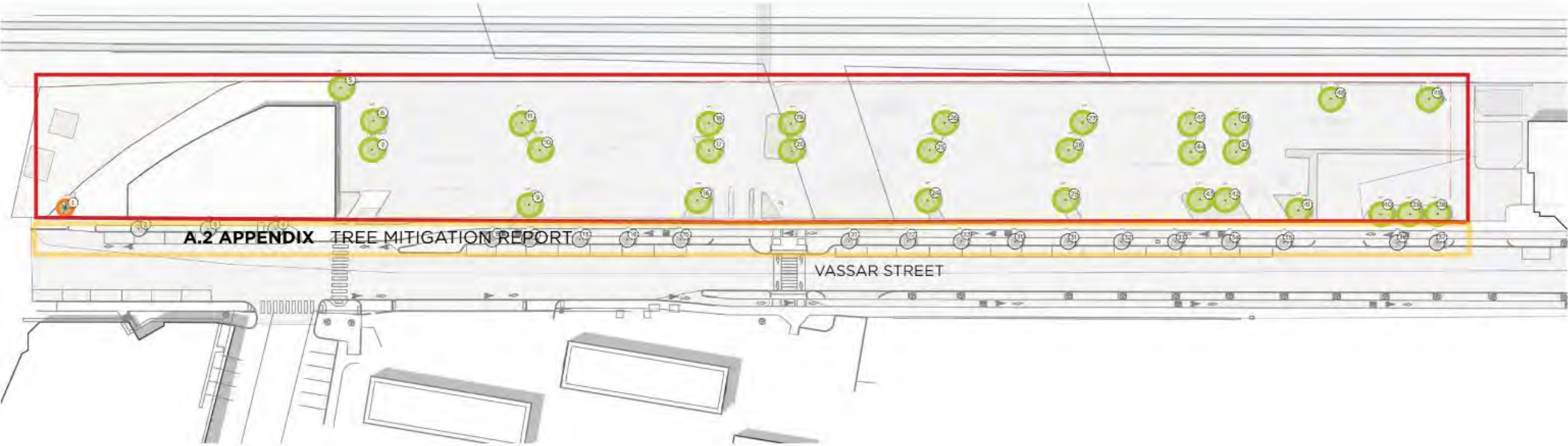
DBH	TreeID	Tree_Code	Condition	Location_V	Location_T	Root_inf	RCX	Defect_1	Defect_2	Defect_3	Defect_4	Defect_5	Defect_6	Work_Phase	Prune	Pruning_Goal	Removal	BTRA	Overall Tree Risk Rating	plantPartC	PrimTarg	SecondTarg	Likely_Fal	Likely_imp	Consequenc	Pest_Dis_1	Pest_Dis_2
20.0	1051	PINI Pinus nigra	Poor	Good	Open	<25%	.....	Wound-stem	Dead branches >2	.....	.....	.....	.....	1	.....	.....	Remove	Yes	Low	Branches	Sidewalk	.....	Probable	Low	Mi....f	Borers	Diplodia tip bl
4.0	1052	SYRE Syringa reticulata	Poor	Poor	Street tree	>75%	.....	Wound-stem	Fungal/cankers	Wound-root flare	Co-dominant stems	Poor branch structure	Low vigor	1	.....	.....	Remove	Yes	Low	Stems	Sidewalk	.....	Improbable	Low	Mi....f	.....	.....
3.0	1053	SYRE Syringa reticulata	Fair	Poor	Street tree	>75%	.....	Wound-stem	Buried root collar	Co-dominant stems	Poor branch structure	Dead branches <=2	Dieback (severe)	1	.....	.....	Remove	Yes	Low	Stems	Sidewalk	.....	Possible	Low	Mi....f	.....	.....
5.0	1054	SYRE Syringa reticulata	Poor	Poor	Street tree	>75%	.....	Wound-root flare	Dead branches >2	Dieback (severe)	.....	.....	.....	1	.....	.....	Remove	Yes	Low	Stems	Sidewalk	.....	Possible	Low	Mi....f	.....	.....
7.0	1055	ULS Ulmus sp	Good	Poor	Street tree	>75%	Yes	Buried root collar	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	Low	Branches	Sidewalk	.....	.....	.....	.....	.....
9.0	1056	ULS Ulmus sp	Good	Fair	Street tree	>75%	.....	Wound-stem	.....	.....	.....	.....	.....	.....	.....	.....	.....	Yes	Low	Branches	Sidewalk	.....	Possible	Low	Mi....f	.....	.....
7.0	1057	ULS Ulmus sp	Good	Fair	Street tree	>75%	Yes	Wound-stem	Uneven crown	Wound-branch	.....	.....	.....	.....	.....	.....	.....	Yes	Low	Branches	Sidewalk	.....	Possible	Low	Mi....f	.....	.....
7.0	1058	ULS Ulmus sp	Fair	Fair	Street tree	>75%	Yes	Buried root collar	Dead branches <=2	.....	.....	.....	.....	.....	.....	.....	.....	Yes	Low	Branches	Sidewalk	.....	Probable	Low	Mi....f	.....	.....
7.0	1059	ULS Ulmus sp	Fair	Fair	Street tree	>75%	Yes	Buried root collar	Uneven crown	Dead branches <=2	.....	.....	.....	.....	.....	.....	.....	Yes	Low	Branches	Sidewalk	.....	Probable	Low	Mi....f	.....	.....
7.0	1060	ULS Ulmus sp	Fair	Fair	Street tree	>75%	.....	Wound-stem	.....	.....	.....	.....	.....	.....	.....	.....	.....	Yes	Low	Branches	Sidewalk	.....	Possible	Low	Mi....f	.....	.....
8.0	1061	ULS Ulmus sp	Fair	Fair	Street tree	>75%	Yes	Wound-stem	Low vigor	Buried root collar	.....	.....	.....	.....	.....	.....	.....	Yes	Low	Branches	Sidewalk	.....	Probable	Low	Mi....f	.....	.....
8.0	1062	ULS Ulmus sp	Good	Fair	Street tree	>75%	Yes	Buried root collar	.....	.....	.....	.....	.....	.....	.....	.....	.....	Yes	Low	Roots	Sidewalk	.....	Improbable	Low	Significant	.....	.....
6.0	1063	ULS Ulmus sp	Poor	Fair	Open	>75%	.....	Wound-stem	Buried root collar	Dead branches <=2	Dieback (moderate)	.....	.....	1	.....	.....	Remove	Yes	Low	Branches	Sidewalk	.....	Probable	Low	Mi....f	.....	.....
7.0	1064	ULS Ulmus sp	Poor	Fair	Street tree	>75%	.....	Buried root collar	Dead branches <=2	Dieback (moderate)	.....	.....	.....	1	.....	.....	Remove	Yes	Low	Branches	Sidewalk	.....	Probable	Low	Mi....f	.....	.....
7.0	1065	ULS Ulmus sp	Fair	Fair	Street tree	>75%	Yes	Buried root collar	Low vigor	.....	.....	.....	.....	.....	.....	.....	.....	Yes	Low	Branches	Sidewalk	.....	Possible	Low	Mi....f	.....	.....
8.0	1066	ULS Ulmus sp	Good	Fair	Street tree	>75%	Yes	Buried root collar	.....	.....	.....	.....	.....	.....	.....	.....	.....	Yes	Low	Roots	Sidewalk	.....	Improbable	Low	Significant	.....	.....
7.0	1067	ULS Ulmus sp	Fair	Fair	Street tree	>75%	Yes	Buried root collar	Low vigor	.....	.....	.....	.....	.....	.....	.....	.....	Yes	Low	Branches	Sidewalk	.....	Possible	Low	Mi....f	.....	.....
7.0	1068	ULS Ulmus sp	Fair	Fair	Street tree	>75%	Yes	Buried root collar	Low vigor	.....	.....	.....	.....	.....	.....	.....	.....	Yes	Low	Roots	Sidewalk	.....	Improbable	Low	Significant	.....	.....
6.0	1069	ULS Ulmus sp	Fair	Fair	Foundation	>75%	Yes	Buried root collar	Low vigor	.....	.....	.....	.....	.....	.....	.....	.....	Yes	Low	Branches	Sidewalk	.....	Possible	Low	Mi....f	.....	.....
9.0	1070	ULS Ulmus sp	Good	Good	Open	<25%	Yes	Buried root collar	.....	.....	.....	.....	.....	.....	.....	.....	.....	Yes	Low	Branches	Sidewalk	.....	Possible	Low	Mi....f	.....	.....
11.0	1071	FRPE Fraxinus pennsylvanica	Fair	Good	Median	25-50%	.....	Co-dominant stems	Poor branch structure	.....	.....	.....	.....	.....	.....	.....	.....	Yes	Low	Branches	Parking	.....	Possible	Low	Significant	.....	.....
11.0	1072	FRPE Fraxinus pennsylvanica	Fair	Good	Median	<25%	.....	Co-dominant stems	Poor branch structure	Dead branches <=2	Low vigor	.....	.....	1	.....	.....	Remove	Yes	Low	Branches	Sidewalk	.....	Possible	Low	Significant	Emerald ash borer (suspected)	.....
11.0	1073	FRPE Fraxinus pennsylvanica	Poor	Good	Open	<25%	.....	Co-dominant stems	Poor branch structure	Dead branches >2	Low vigor	.....	.....	1	.....	.....	Remove	Yes	Low	Branches	Sidewalk	.....	Possible	Low	Significant	.....	.....
13.0	1074	FRPE Fraxinus pennsylvanica	Good	Good	Open	<25%	.....	Co-dominant stems	Poor branch structure	.....	.....	.....	.....	.....	.....	.....	.....	Yes	Low	Branches	Walking path	Sidewalk	Possible	Very low	Significant	.....	.....
12.0	1075	FRPE Fraxinus pennsylvanica	Fair	Good	Open	<25%	.....	Broken branch(s)	Co-dominant stems	Poor branch structure	.....	.....	.....	1	Yes	Reduce risk of branch	.....	Yes	Low	Branches	Parking	.....	Imminent	Very low	Mi....f	.....	.....
12.0	1076	FRPE Fraxinus pennsylvanica	Good	Good	Open	<25%	.....	Co-dominant stems	Poor branch structure	.....	.....	.....	.....	.....	.....	.....	.....	Yes	Low	Branches	Parking	.....	Possible	Low	Mi....f	.....	.....
14.0	1077	FRPE Fraxinus pennsylvanica	Fair	Good	Open	<25%	.....	Co-dominant stems	Poor branch structure	Dead branches >2	.....	.....	.....	1	.....	.....	Remove	Yes	Low	Branches	Sidewalk	.....	Probable	Low	Mi....f	Emerald ash borer (suspected)	.....
16.0	1078	FRPE Fraxinus pennsylvanica	Poor	Good	Median	25-50%	.....	Dead branches >2	Dieback (moderate)	Co-dominant stems	Poor branch structure	.....	.....	1	.....	.....	Remove	Yes	Low	Branches	Parking	.....	Probable	Medium	Mi....f	Emerald ash borer (suspected)	.....
14.0	1079	FRPE Fraxinus pennsylvanica	Poor	Good	Median	25-50%	.....	Dead branches >2	Dieback (moderate)	Co-dominant stems	Poor branch structure	.....	.....	1	.....	.....	Remove	Yes	Low	Branches	Parking	.....	Probable	Low	Mi....f	.....	.....
14.0	1080	FRPE Fraxinus pennsylvanica	Poor	Good	Median	51-75%	.....	Dead branches >2	Co-dominant stems	Poor branch structure	Dieback (moderate)	.....	.....	1	.....	.....	Remove	Yes	Low	Branches	Parking	.....	Probable	Low	Mi....f	Emerald ash borer (suspected)	.....
12.0	1081	FRPE Fraxinus pennsylvanica	Poor	Good	Median	51-75%	.....	Dead branches >2	Dieback (moderate)	.....	.....	.....	.....	1	.....	.....	Remove	Yes	Low	Branches	Parking	.....	Probable	Low	Mi....f	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	.....	.....	1	.....	.....	Remove	Yes	Low	Branches	Parking	.....	Probable	Medium	Mi....f	Emerald ash borer (suspected)	.....
13.0	1083	FRPE Fraxinus pennsylvanica	Poor	Poor	Median	>75%	.....	Co-dominant stems	Poor branch structure	Included bark	Dead branches >2	Dieback (moderate)	.....	1	.....	.....	Remove	Yes	Low	Branches	Parking	.....	Probable	Medium	Mi....f	.....	.....
13.0	1084	FRPE Fraxinus pennsylvanica	Poor	Poor	Median	>75%	.....	Co-dominant stems	Poor branch structure	Included bark	Dead branches >2	Dieback (moderate)	.....	1	.....	.....	Remove	Yes	Low	Branches	Parking	.....	Probable	Medium	Mi....f	Emerald ash borer (suspected)	.....
12.0	1085	FRPE Fraxinus pennsylvanica	Poor	Good	Median	>75%	.....	Co-dominant stems	Poor branch structure	Included bark	Dead branches >2	Dieback (moderate)	.....	1	.....	.....	Remove	Yes	Low	Branches	Parking	.....	Probable	Medium	Mi....f	Emerald ash borer (suspected)	.....
13.0	1086	FRPE Fraxinus pennsylvanica	Poor	Poor	Median	>75%	.....	Dead branches >2	Dieback (moderate)	Co-dominant stems	Poor branch structure	.....	.....	1	.....	.....	Remove	Yes	Low	Branches	Parking	.....	Probable	Low	Mi....f	Emerald ash borer (suspected)	.....
16.0	1087	FRPE Fraxinus pennsylvanica	Fair	Poor	Median	>75%	.....	Dead branches >2	Poor branch structure	Co-dominant stems	Low vigor	.....	.....	1	.....	.....	Remove	Yes	Low	Branches	Parking	.....	Probable	Low	Mi....f	Emerald ash borer (suspected)	.....
11.0	1088	FRPE Fraxinus pennsylvanica	Poor	Poor	Median	>75%	.....	Dieback (moderate)	Dead branches >2	Co-dominant stems	Poor branch structure	.....	.....	1	.....	.....	Remove	Yes	Low	Branches	Parking	.....	Probable	Medium	Mi....f	Emerald ash borer (suspected)	.....
13.0	1089	FRPE Fraxinus pennsylvanica	Poor	Poor	Median	>75%	.....	Dead branches >2	Co-dominant stems	Poor branch structure	Dieback (moderate)	.....	.....	1	.....	.....	Remove	Yes	Low	Branches	Parking	.....	Probable	Medium	Mi....f	.....	.....
12.0	1090	FRPE Fraxinus pennsylvanica	Poor	Poor	Median	>75%	.....	Dead branches >2	Dieback (moderate)	Poor branch structure	Co-dominant stems	.....	.....	1	.....	.....	Remove	Yes	Low	Branches	Parking	Walking path	Probable	Low	Mi....f	Emerald ash borer (suspected)	.....
13.0	1091	FRPE Fraxinus pennsylvanica	Poor	Poor	Median	>75%	.....	Co-dominant stems	Poor branch structure	Dead branches >2	Dieback (moderate)	.....	.....	1	.....	.....	Remove	Yes	Low	Branches	Parking	.....	Probable	Low	Mi....f	Emerald ash borer (suspected)	.....
14.0	1092	FRPE Fraxinus pennsylvanica	Poor	Poor	Median	>75%	.....	Dead branches >2	Dieback (moderate)	Poor branch structure	Co-dominant stems	.....	.....	1	.....	.....	Remove	Yes	Low	Branches	Parking	.....	Probable	Low	Mi....f	Emerald ash borer (suspected)	.....
11.0	1093	FRPE Fraxinus pennsylvanica	Fair	Poor	Median	>75%	.....	Co-dominant stems	Poor branch structure	Dead branches >2	Uneven crown	.....	.....	1	.....	.....	Remove	Yes	Low	Branches	Parking	.....	Possible	Low	Mi....f	Emerald ash borer (suspected)	.....
10.0	1094	FRPE Fraxinus pennsylvanica	Poor	Poor	Median	>75%	.....	Co-dominant stems	Poor branch structure	Low vigor	.....	.....	.....	1	.....	.....	Remove	Yes	Low	Branches	Parking	.....	Probable	Low	Mi....f	Emerald ash borer (suspected)	.....
11.0	1095	FRPE Fraxinus pennsylvanica	Poor	Poor	Median	>75%	.....	Dead branches >2	Dieback (moderate)	Co-dominant stems	Poor branch structure	.....	.....	1	.....	.....	Remove	Yes	Low	Branches	Parking	.....	Probable	Low	Mi....f	Emerald ash borer (suspected)	.....
12.0	1096	FRPE Fraxinus pennsylvanica	Poor	Poor	Median	>75%	.....	Co-dominant stems	Included bark	Poor branch structure	Dead branches >2	Dieback (moderate)	.....	1	.....	.....	Remove	Yes	Low	Branches	Parking	.....	Probable	Low	Mi....f	Emerald ash borer (suspected)	.....
15.0	1097	FRPE Fraxinus pennsylvanica	Fair	Poor	Median	>75%	.....	Co-dominant stems	Poor branch structure	Low vigor	.....	.....	.....	1	.....	.....	Remove	Yes	Low	Branches	Parking	.....	Probable	Low	Mi....f	Emerald ash borer (suspected)	.....
12.0	1098	FRPE Fraxinus pennsylvanica	Poor	Poor	Median	>75%	.....	Dead branches >2	Dieback (moderate)	Co-dominant stems	Poor branch structure	.....	.....	1	.....	.....	Remove	Yes	Low	Branches	Parking	.....	Probable	Medium	Mi....f	Emerald ash borer (suspected)	.....
12.0	1099	FRPE Fraxinus pennsylvanica	Poor	Poor	Median	>75%	.....	Dead branches >2	Dieback (moderate)	Poor branch structure	Co-dominant stems	.....	.....	1	.....	.....	Remove	Yes	Low	Branches	Parking	.....	Probable	Low	Mi....f	Emerald ash borer (suspected)	.....
16.0	1100	FRPE Fraxinus pennsylvanica	Good	Fair	Median	51-75%	.....	Co-dominant stems	Poor branch structure	.....	.....	.....	.....	2	Yes	Clearance	.....	Yes	.....	Branches	Building	.....	Possible	Low	Negligible	.....	.....

MIT GRADUATE HOUSING

Existing Tree Inventory

- EXISTING TREES TO BE REPLACED: SEE MITIGATION PLAN
- STREET TREE PLANTING IN R.O.W. ALONG VASSAR STREET: 19 TREES.
SPECIES: Ulmus (16), Syringa reticulata (3)

- Fraxinus pennsylvanica*
GREEN ASH
- Pinus resinosa*
RED PINE

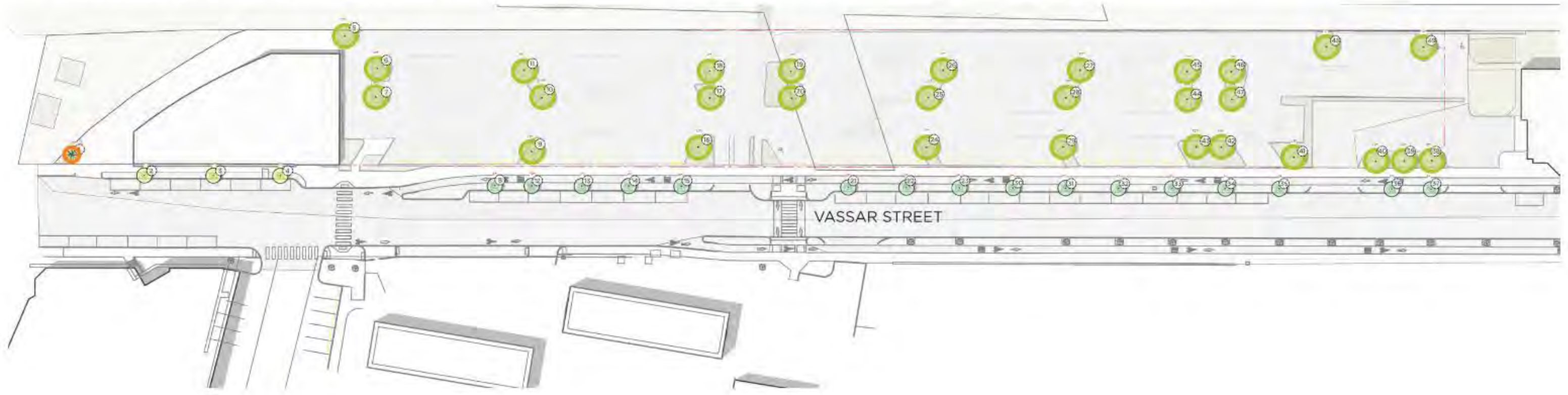
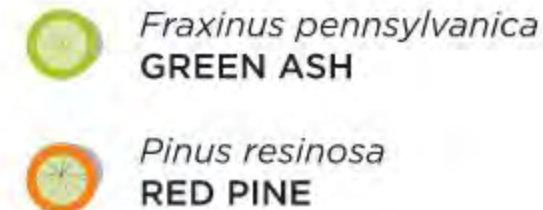


MIT GRADUATE HOUSING
Existing Tree Schedule

DBH	Tree Code	Condition	Location_V	Location_T	Root_inf	RXC	Defect_1	Defect_2	Defect_3	Defect_4	Defect_5	Defect_6	Work Phase	Prune	Pruning Goal	Removal	STRA	Overall Tree Risk Rating	PlantPart	PlantFarg	SecondFarg	Unkely_fal	Unkely_imp	Consequenc	Post_Dis_1
20.0	1051	RPPE	Fraxinus pennsylvanica	Fair	Good	Open	<25%	Wound stem	Dead branches >2							Remove	Yes	Low	Branches	Sidewalk		Probable	Low	Minor	None
4.0	1052	RPPE	Syringa reticulata	Poor	Poor	Street tree	>75%	Wound stem	Fungus/cankers							Remove	Yes	Low	Stem	Sidewalk		Probable	Low	Minor	None
5.0	1053	RPPE	Syringa reticulata	Poor	Poor	Street tree	>75%	Wound stem	Barked root collar	Co-dominant stems	Poor branch structure	Dead branches >2				Remove	Yes	Low	Stem	Sidewalk		Probable	Low	Minor	None
5.0	1054	RPPE	Syringa reticulata	Poor	Poor	Street tree	>75%	Wound stem	Barked root collar	Co-dominant stems	Poor branch structure	Dead branches >2				Remove	Yes	Low	Stem	Sidewalk		Probable	Low	Minor	None
7.0	1055	ULS	Ulmus sp.	Good	Fair	Street tree	>75%	Yes	Barked root collar									Low	Branches	Sidewalk		Probable	Low	Minor	None
9.0	1056	ULS	Ulmus sp.	Good	Fair	Street tree	>75%	Yes	Wound stem								Yes	Low	Branches	Sidewalk		Probable	Low	Minor	None
7.0	1057	ULS	Ulmus sp.	Good	Fair	Street tree	>75%	Yes	Wound stem	Unhealed crown	Wound branch						Yes	Low	Branches	Sidewalk		Probable	Low	Minor	None
7.0	1058	ULS	Ulmus sp.	Fair	Fair	Street tree	>75%	Yes	Barked root collar	Dead branches >2							Yes	Low	Branches	Sidewalk		Probable	Low	Minor	None
7.0	1059	ULS	Ulmus sp.	Fair	Fair	Street tree	>75%	Yes	Barked root collar	Unhealed crown	Dead branches >2						Yes	Low	Branches	Sidewalk		Probable	Low	Minor	None
7.0	1060	ULS	Ulmus sp.	Fair	Fair	Street tree	>75%	Yes	Wound stem								Yes	Low	Branches	Sidewalk		Probable	Low	Minor	None
4.0	1061	ULS	Ulmus sp.	Fair	Fair	Street tree	>75%	Yes	Wound stem	Low vigor	Barked root collar						Yes	Low	Branches	Sidewalk		Probable	Low	Minor	None
8.0	1062	ULS	Ulmus sp.	Good	Fair	Street tree	>75%	Yes	Barked root collar								Yes	Low	Branches	Sidewalk		Probable	Low	Minor	None
8.0	1063	ULS	Ulmus sp.	Poor	Fair	Open	>75%	Wound stem	Barked root collar	Dead branches >2	Dead branches >2					Remove	Yes	Low	Branches	Sidewalk		Probable	Low	Minor	None
7.0	1064	ULS	Ulmus sp.	Poor	Fair	Open	>75%	Wound stem	Barked root collar	Dead branches >2	Dead branches >2					Remove	Yes	Low	Branches	Sidewalk		Probable	Low	Minor	None
7.0	1065	ULS	Ulmus sp.	Fair	Fair	Street tree	>75%	Yes	Barked root collar								Yes	Low	Branches	Sidewalk		Probable	Low	Minor	None
8.0	1066	ULS	Ulmus sp.	Good	Fair	Street tree	>75%	Yes	Barked root collar								Yes	Low	Branches	Sidewalk		Probable	Low	Minor	None
7.0	1067	ULS	Ulmus sp.	Fair	Fair	Street tree	>75%	Yes	Barked root collar								Yes	Low	Branches	Sidewalk		Probable	Low	Minor	None
7.0	1068	ULS	Ulmus sp.	Fair	Fair	Street tree	>75%	Yes	Barked root collar								Yes	Low	Branches	Sidewalk		Probable	Low	Minor	None
7.0	1069	ULS	Ulmus sp.	Fair	Fair	Street tree	>75%	Yes	Barked root collar								Yes	Low	Branches	Sidewalk		Probable	Low	Minor	None
4.0	1070	ULS	Ulmus sp.	Fair	Fair	Foundation	>75%	Yes	Barked root collar								Yes	Low	Branches	Sidewalk		Probable	Low	Minor	None
9.0	1071	RPPE	Fraxinus pennsylvanica	Good	Good	Open	<25%	Yes	Barked root collar								Yes	Low	Branches	Sidewalk		Probable	Low	Minor	None
11.0	1072	RPPE	Fraxinus pennsylvanica	Fair	Good	Median	25-50%	Co-dominant stems	Poor branch structure								Yes	Low	Branches	Parking		Probable	Low	Significant	Emerald ash borer (suspected)
11.0	1073	RPPE	Fraxinus pennsylvanica	Fair	Good	Median	<25%	Co-dominant stems	Poor branch structure	Dead branches >2	Low vigor					Remove	Yes	Low	Branches	Sidewalk		Probable	Low	Significant	Emerald ash borer (suspected)
11.0	1074	RPPE	Fraxinus pennsylvanica	Poor	Good	Open	<25%	Co-dominant stems	Poor branch structure	Dead branches >2	Low vigor					Remove	Yes	Low	Branches	Sidewalk		Probable	Low	Significant	Emerald ash borer (suspected)
13.0	1075	RPPE	Fraxinus pennsylvanica	Good	Good	Open	<25%	Co-dominant stems	Poor branch structure	Dead branches >2	Low vigor					Remove	Yes	Low	Branches	Sidewalk		Probable	Low	Significant	Emerald ash borer (suspected)
12.0	1076	RPPE	Fraxinus pennsylvanica	Fair	Good	Open	<25%	Co-dominant stems	Poor branch structure	Dead branches >2	Low vigor					Remove	Yes	Low	Branches	Sidewalk		Probable	Low	Significant	Emerald ash borer (suspected)
12.0	1077	RPPE	Fraxinus pennsylvanica	Good	Good	Open	<25%	Co-dominant stems	Poor branch structure	Dead branches >2	Low vigor					Remove	Yes	Low	Branches	Sidewalk		Probable	Low	Significant	Emerald ash borer (suspected)
14.0	1078	RPPE	Fraxinus pennsylvanica	Fair	Good	Open	<25%	Co-dominant stems	Poor branch structure	Dead branches >2	Low vigor					Remove	Yes	Low	Branches	Sidewalk		Probable	Low	Significant	Emerald ash borer (suspected)
15.0	1079	RPPE	Fraxinus pennsylvanica	Poor	Good	Median	25-50%	Co-dominant stems	Poor branch structure	Dead branches >2	Low vigor					Remove	Yes	Low	Branches	Sidewalk		Probable	Low	Significant	Emerald ash borer (suspected)
14.0	1080	RPPE	Fraxinus pennsylvanica	Poor	Good	Median	25-50%	Co-dominant stems	Poor branch structure	Dead branches >2	Low vigor					Remove	Yes	Low	Branches	Sidewalk		Probable	Low	Significant	Emerald ash borer (suspected)
14.0	1081	RPPE	Fraxinus pennsylvanica	Poor	Good	Median	25-50%	Co-dominant stems	Poor branch structure	Dead branches >2	Low vigor					Remove	Yes	Low	Branches	Sidewalk		Probable	Low	Significant	Emerald ash borer (suspected)
12.0	1082	RPPE	Fraxinus pennsylvanica	Poor	Good	Median	25-50%	Co-dominant stems	Poor branch structure	Dead branches >2	Low vigor					Remove	Yes	Low	Branches	Sidewalk		Probable	Low	Significant	Emerald ash borer (suspected)
13.0	1083	RPPE	Fraxinus pennsylvanica	Poor	Good	Median	25-50%	Co-dominant stems	Poor branch structure	Dead branches >2	Low vigor					Remove	Yes	Low	Branches	Sidewalk		Probable	Low	Significant	Emerald ash borer (suspected)
13.0	1084	RPPE	Fraxinus pennsylvanica	Poor	Good	Median	25-50%	Co-dominant stems	Poor branch structure	Dead branches >2	Low vigor					Remove	Yes	Low	Branches	Sidewalk		Probable	Low	Significant	Emerald ash borer (suspected)
13.0	1085	RPPE	Fraxinus pennsylvanica	Poor	Good	Median	25-50%	Co-dominant stems	Poor branch structure	Dead branches >2	Low vigor					Remove	Yes	Low	Branches	Sidewalk		Probable	Low	Significant	Emerald ash borer (suspected)
13.0	1086	RPPE	Fraxinus pennsylvanica	Poor	Good	Median	25-50%	Co-dominant stems	Poor branch structure	Dead branches >2	Low vigor					Remove	Yes	Low	Branches	Sidewalk		Probable	Low	Significant	Emerald ash borer (suspected)
13.0	1087	RPPE	Fraxinus pennsylvanica	Poor	Good	Median	25-50%	Co-dominant stems	Poor branch structure	Dead branches >2	Low vigor					Remove	Yes	Low	Branches	Sidewalk		Probable	Low	Significant	Emerald ash borer (suspected)
13.0	1088	RPPE	Fraxinus pennsylvanica	Poor	Good	Median	25-50%	Co-dominant stems	Poor branch structure	Dead branches >2	Low vigor					Remove	Yes	Low	Branches	Sidewalk		Probable	Low	Significant	Emerald ash borer (suspected)
13.0	1089	RPPE	Fraxinus pennsylvanica	Poor	Good	Median	25-50%	Co-dominant stems	Poor branch structure	Dead branches >2	Low vigor					Remove	Yes	Low	Branches	Sidewalk		Probable	Low	Significant	Emerald ash borer (suspected)
13.0	1090	RPPE	Fraxinus pennsylvanica	Poor	Good	Median	25-50%	Co-dominant stems	Poor branch structure	Dead branches >2	Low vigor					Remove	Yes	Low	Branches	Sidewalk		Probable	Low	Significant	Emerald ash borer (suspected)
13.0	1091	RPPE	Fraxinus pennsylvanica	Poor	Good	Median	25-50%	Co-dominant stems	Poor branch structure	Dead branches >2	Low vigor					Remove	Yes	Low	Branches	Sidewalk		Probable	Low	Significant	Emerald ash borer (suspected)
14.0	1092	RPPE	Fraxinus pennsylvanica	Poor	Good	Median	25-50%	Co-dominant stems	Poor branch structure	Dead branches >2	Low vigor					Remove	Yes	Low	Branches	Sidewalk		Probable	Low	Significant	Emerald ash borer (suspected)
11.0	1093	RPPE	Fraxinus pennsylvanica	Fair	Good	Median	<25%	Co-dominant stems	Poor branch structure	Dead branches >2	Low vigor					Remove	Yes	Low	Branches	Sidewalk		Probable	Low	Significant	Emerald ash borer (suspected)
10.0	1094	RPPE	Fraxinus pennsylvanica	Poor	Good	Median	<25%	Co-dominant stems	Poor branch structure	Dead branches >2	Low vigor					Remove	Yes	Low	Branches	Sidewalk		Probable	Low	Significant	Emerald ash borer (suspected)
11.0	1095	RPPE	Fraxinus pennsylvanica	Poor	Good	Median	<25%	Co-dominant stems	Poor branch structure	Dead branches >2	Low vigor					Remove	Yes	Low	Branches	Sidewalk		Probable	Low	Significant	Emerald ash borer (suspected)
13.0	1096	RPPE	Fraxinus pennsylvanica	Fair	Good	Median	<25%	Co-dominant stems	Poor branch structure	Dead branches >2	Low vigor					Remove	Yes	Low	Branches	Sidewalk		Probable	Low	Significant	Emerald ash borer (suspected)
15.0	1097	RPPE	Fraxinus pennsylvanica	Fair	Good	Median	<25%	Co-dominant stems	Poor branch structure	Dead branches >2	Low vigor					Remove	Yes	Low	Branches	Sidewalk		Probable	Low	Significant	Emerald ash borer (suspected)
12.0	1098	RPPE	Fraxinus pennsylvanica	Poor	Good	Median	<25%	Co-dominant stems	Poor branch structure	Dead branches >2	Low vigor					Remove	Yes	Low	Branches	Sidewalk		Probable	Low	Significant	Emerald ash borer (suspected)
12.0	1099	RPPE	Fraxinus pennsylvanica	Poor	Good	Median	<25%	Co-dominant stems	Poor branch structure	Dead branches >2	Low vigor					Remove	Yes	Low	Branches	Sidewalk		Probable	Low	Significant	Emerald ash borer (suspected)
16.0	1100	RPPE	Fraxinus pennsylvanica	Good	Fair	Median	50-75%	Co-dominant stems	Poor branch structure	Dead branches >2	Low vigor					Remove	Yes	Low	Branches	Sidewalk		Probable	Low	Significant	Emerald ash borer (suspected)

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




STREET TREES HIGHLIGHTED IN GRAY



A.2 APPENDIX TREE MITIGATION REPORT

MIT GRADUATE HOUSING
Proposed Tree Selection

SYMBOL	QTY	DBH	TOTAL DBH	Sample Species
	20	2"	40"	<i>Betula populifolia</i> - GRAY BIRCH <i>Cercis canadensis f. alba 'Royal White'</i> - WHITE REDBUD <i>Amelanchier canadensis</i> - SERVICEBERRY <i>Hamamelis virginiana</i> - WITCH HAZEL
	6	2"	12"	<i>Quercus muehlenbergii</i> - CHINKAPIN OAK <i>Acer rubrum</i> - RED MAPLE <i>Quercus coccinea</i> - SCARLET OAK
	6	4"	24"	<i>Platanus x acerifolia 'Bloodgood'</i> - LONDON PLANETREE <i>Acer x freemanii</i> - FREEMAN MAPLE <i>Tilia tomentosa</i> - SILVER LINDEN

SYMBOL	QTY	DBH	TOTAL DBH	Sample Species
	34	4"	136"	<i>Gleditsia triacanthos var. inermis</i> - HONEY LOCUST <i>Ginkgo biloba 'Princeton Sentry'</i> - SENTRY GINKGO <i>Liriodendron tulipifera</i> - TULIP POPLAR
	23	2"	46"	<i>Amelanchier canadensis</i> - SERVICEBERRY <i>Hamamelis virginiana</i> - WITCH HAZEL <i>Chionanthus virginicus</i> - FRINGETREE <i>Carpinus caroliniana</i> - AMERICAN HOPHORNBEAM
	50	2"	100"	<i>Hamamelis virginiana</i> - WITCH HAZEL <i>Cornus mas</i> - CORNELIAN CHERRY DOGWOOD <i>Amelanchier canadensis</i> - SERVICEBERRY <i>Ostrya virginiana</i> - 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

