



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 25, 2021

1

Table of Contents

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
- Green roof ordinance addressed in 2.12

Massing Diagram
Overall Site Plan
Dimensioned Site Plan
Landscape Plan
Central Plaza Plan
Ground Floor Plan – East
Ground Floor Plan - West
Typical Floor Plans – East
Typical Floor Plans - West
Roof Plan – East
Roof Plan - West
Green Roof Ordinance
Scale and Character
Elevations – North and South
Elevations – East and West
Section through Site

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.

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	

North Greenspace

Appendix

 No changes to this section except minor utility plan updates

Shadow Study
Tree Study
Utility Plan

4. Transportation

3.11

• 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

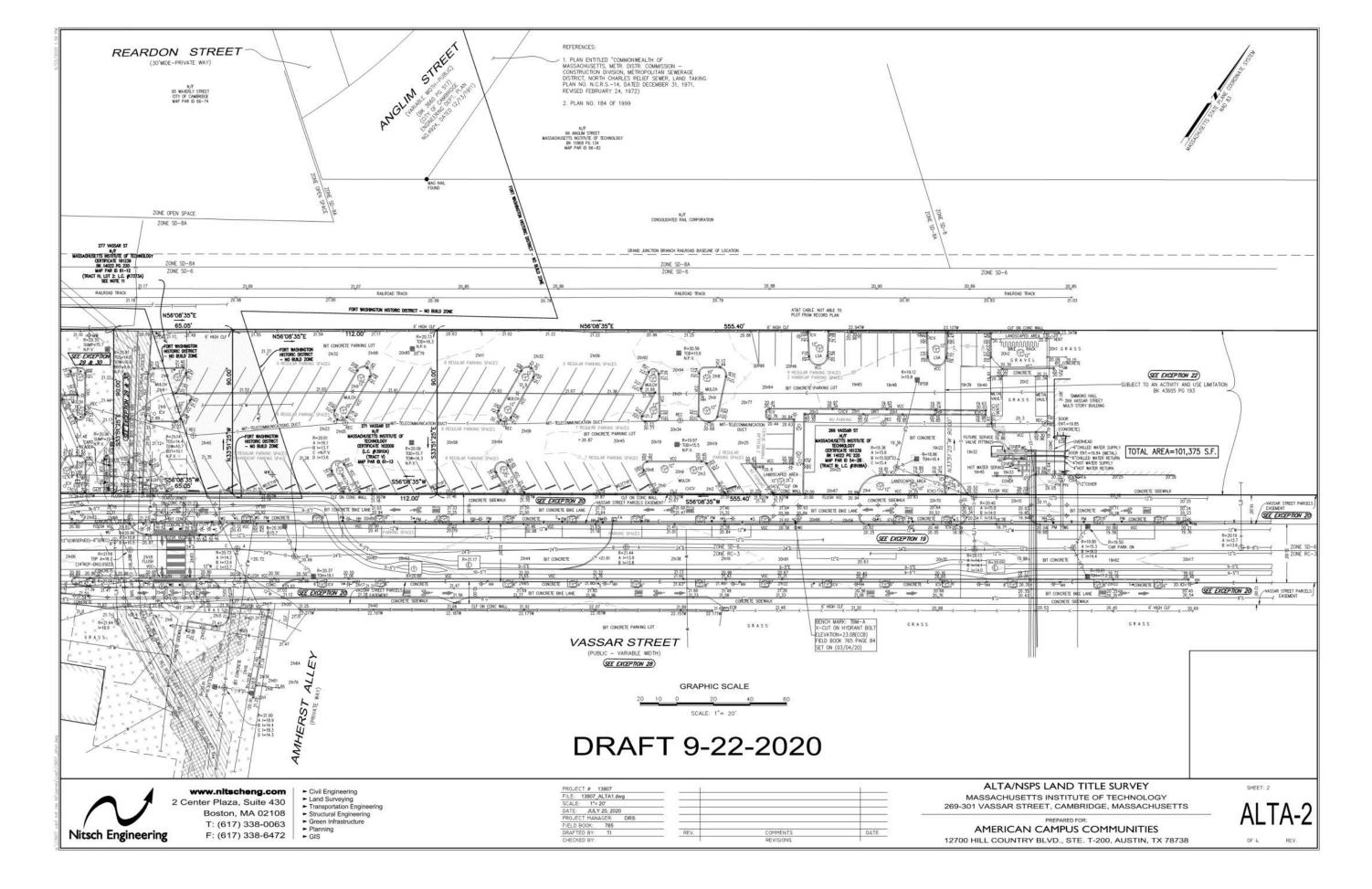
Transportation

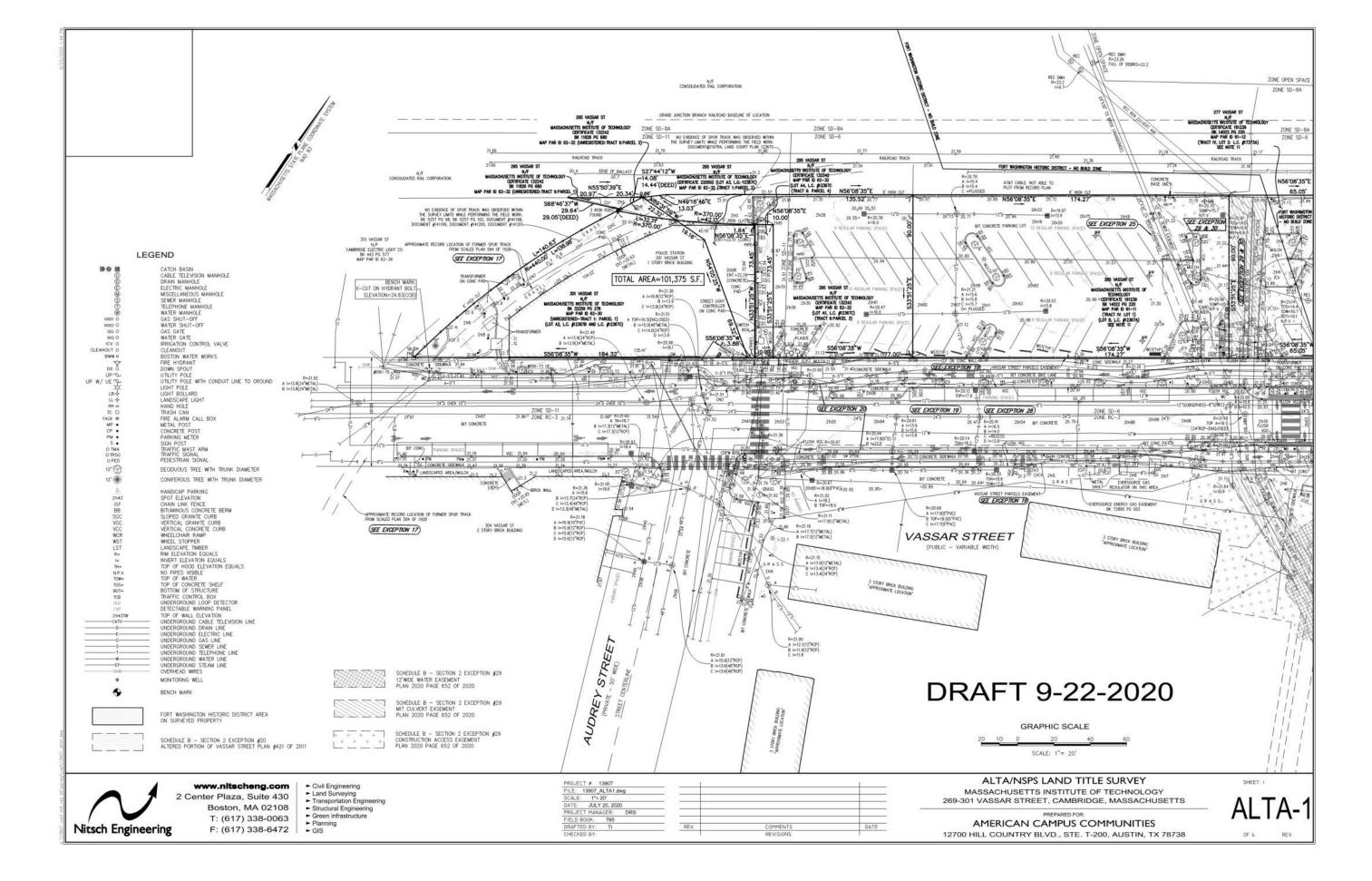
Bicycle parking updated plans

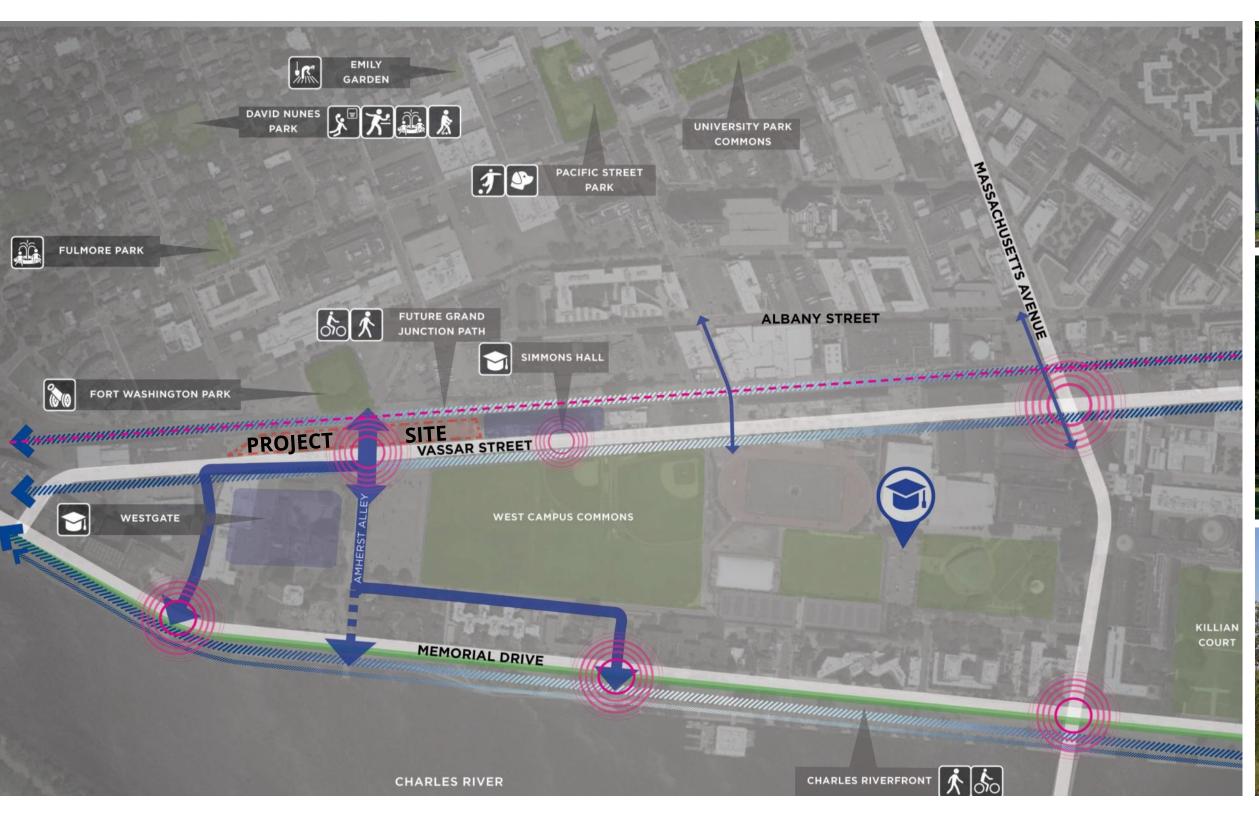
West cycle track extension

Appendix

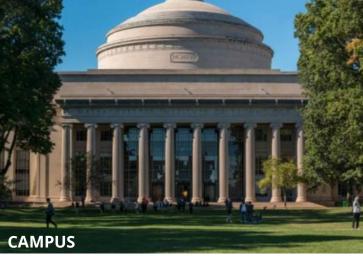
Updated site utility plans









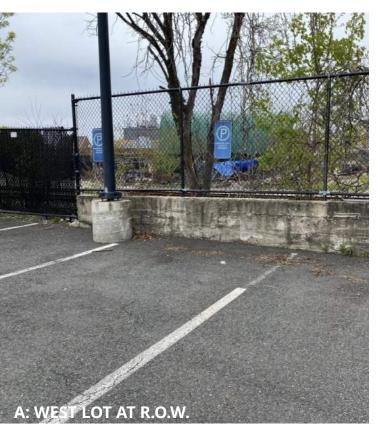




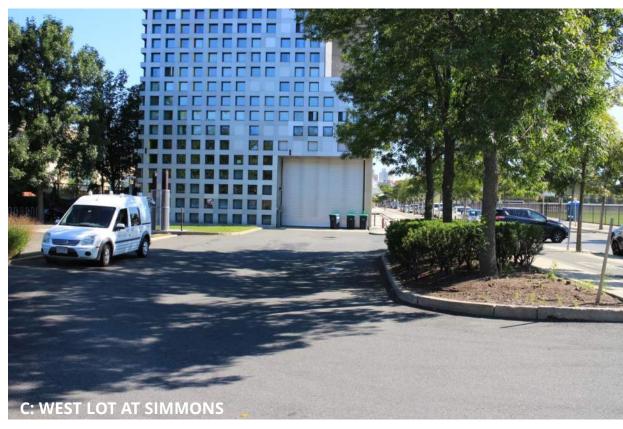


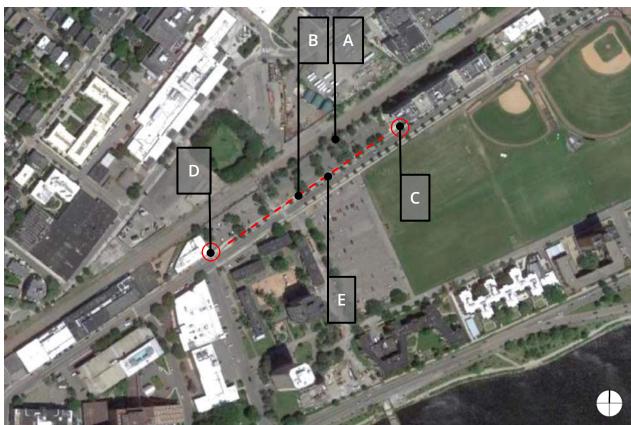






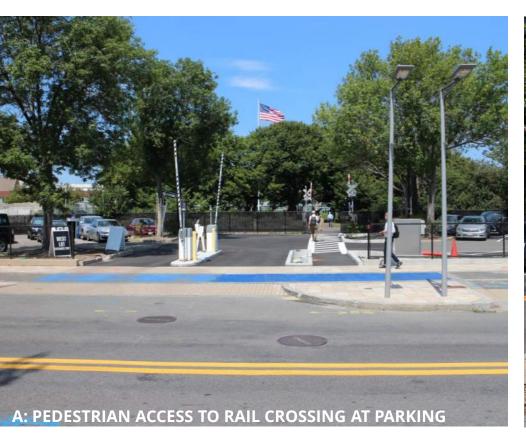








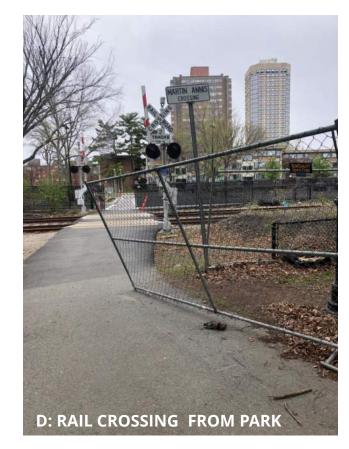




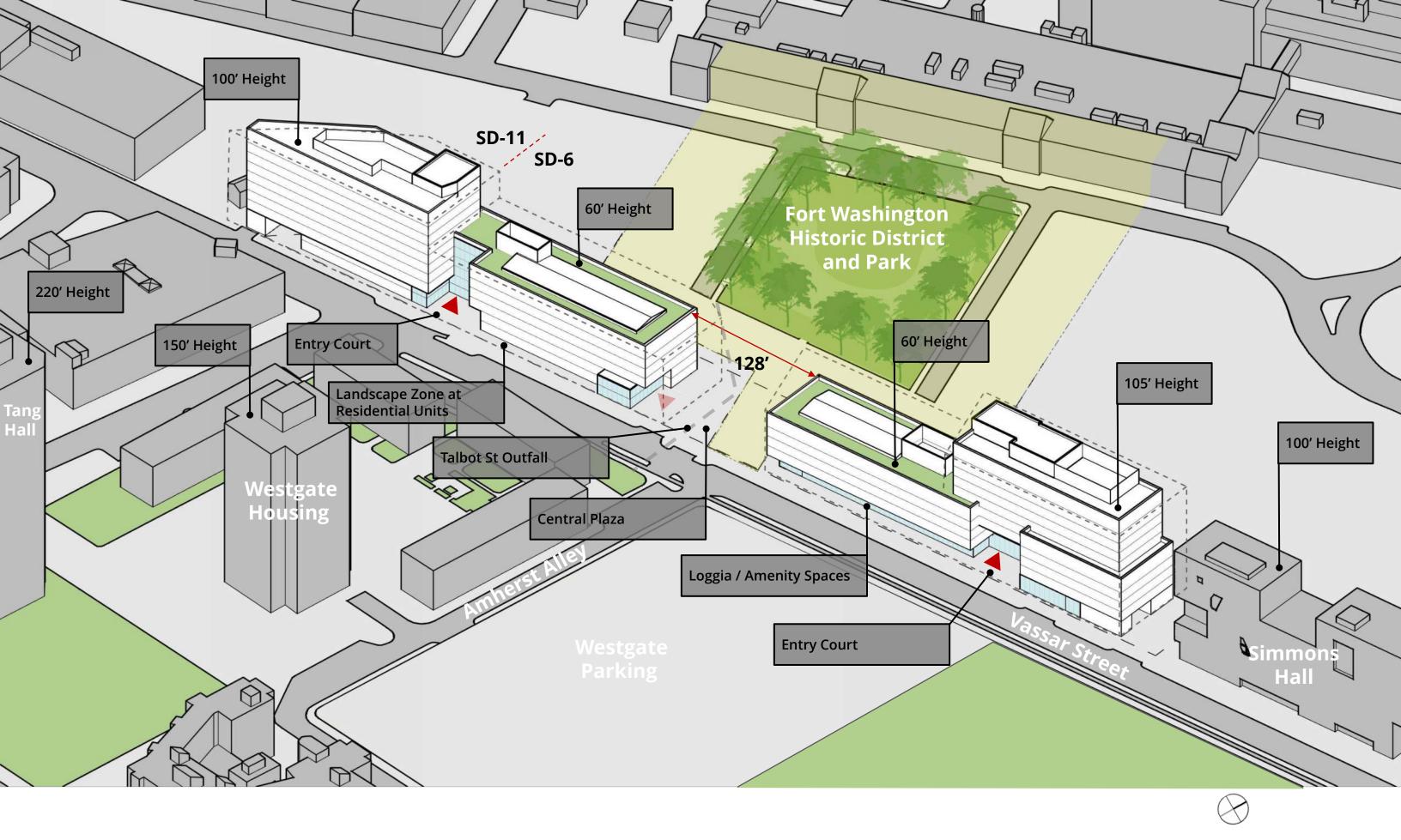


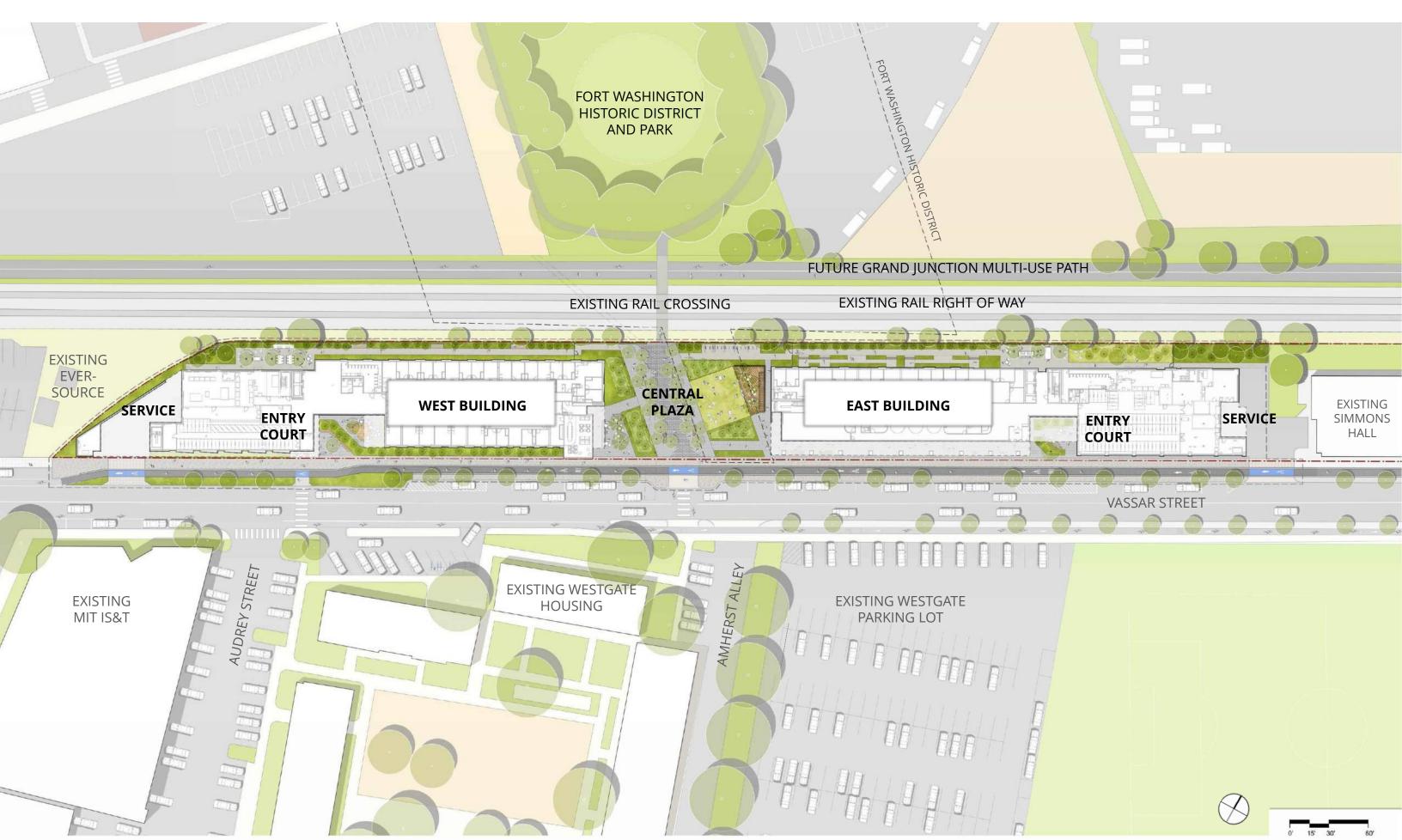


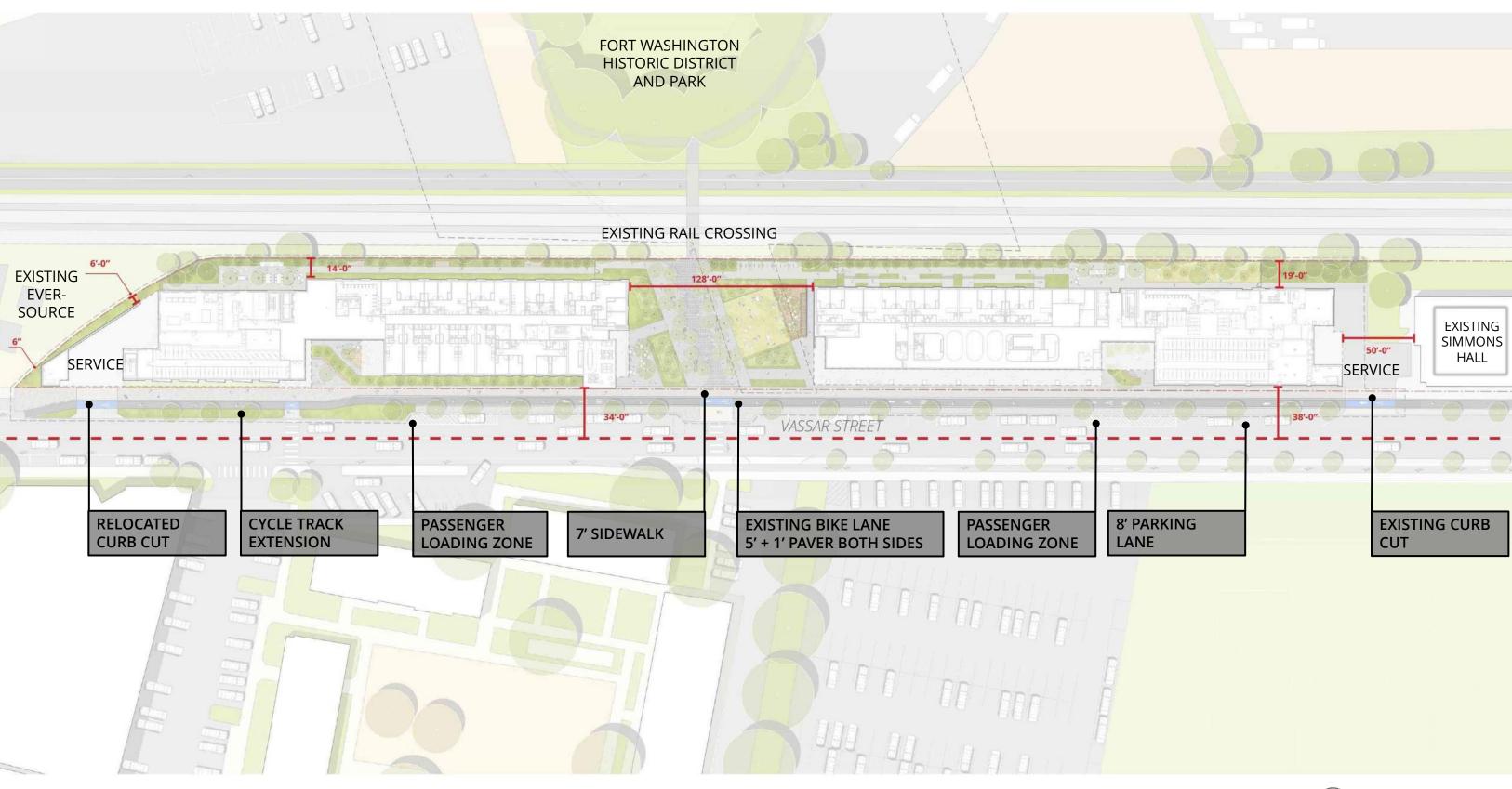


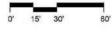


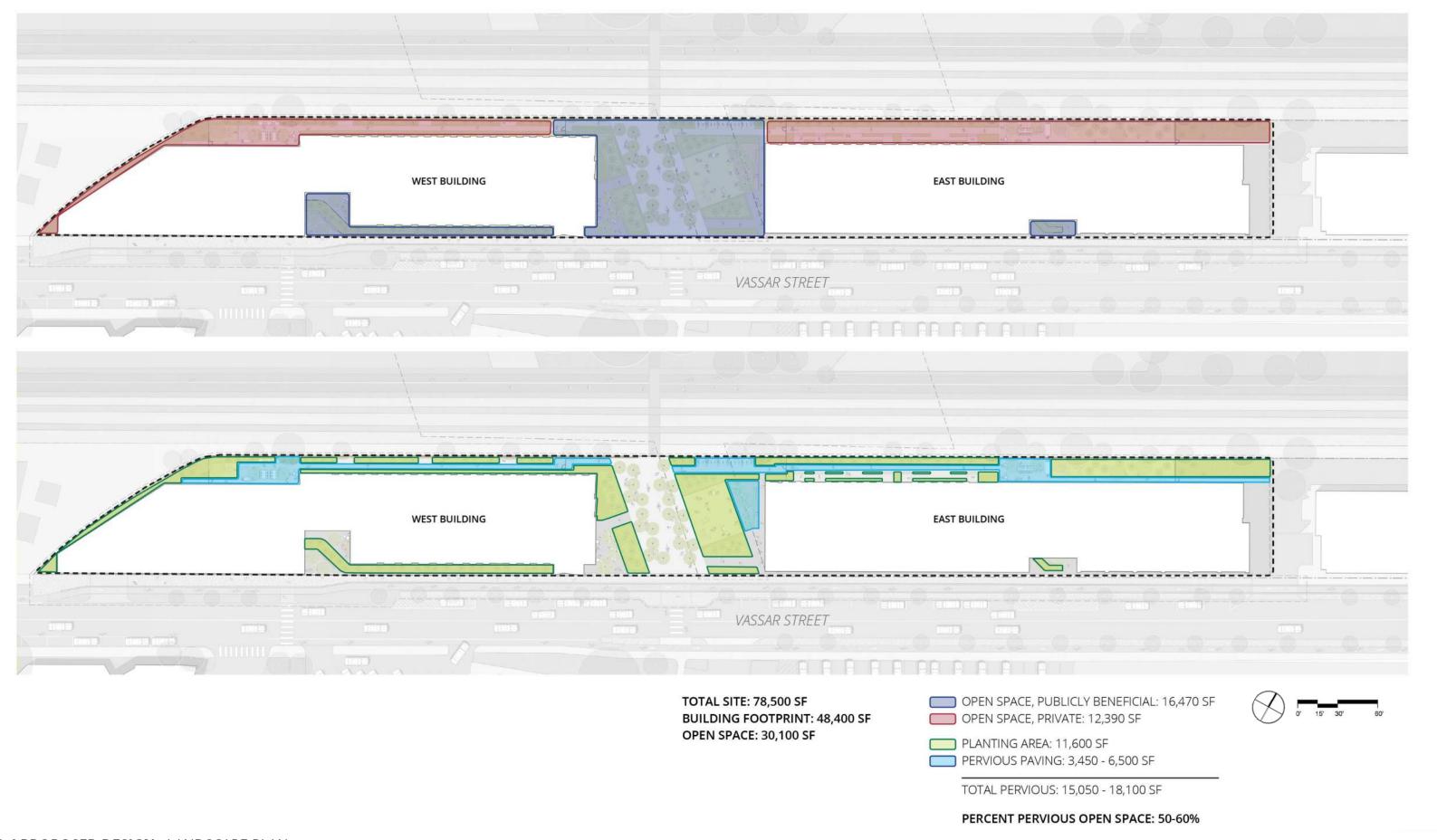


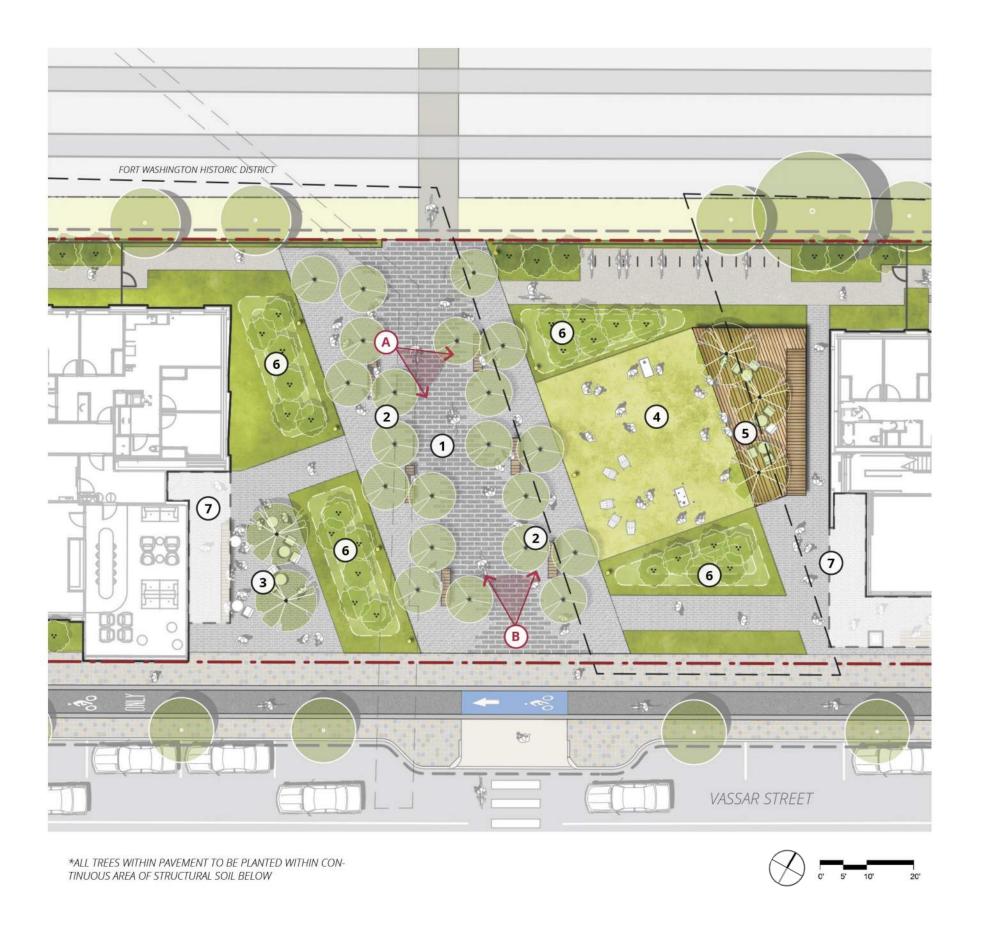










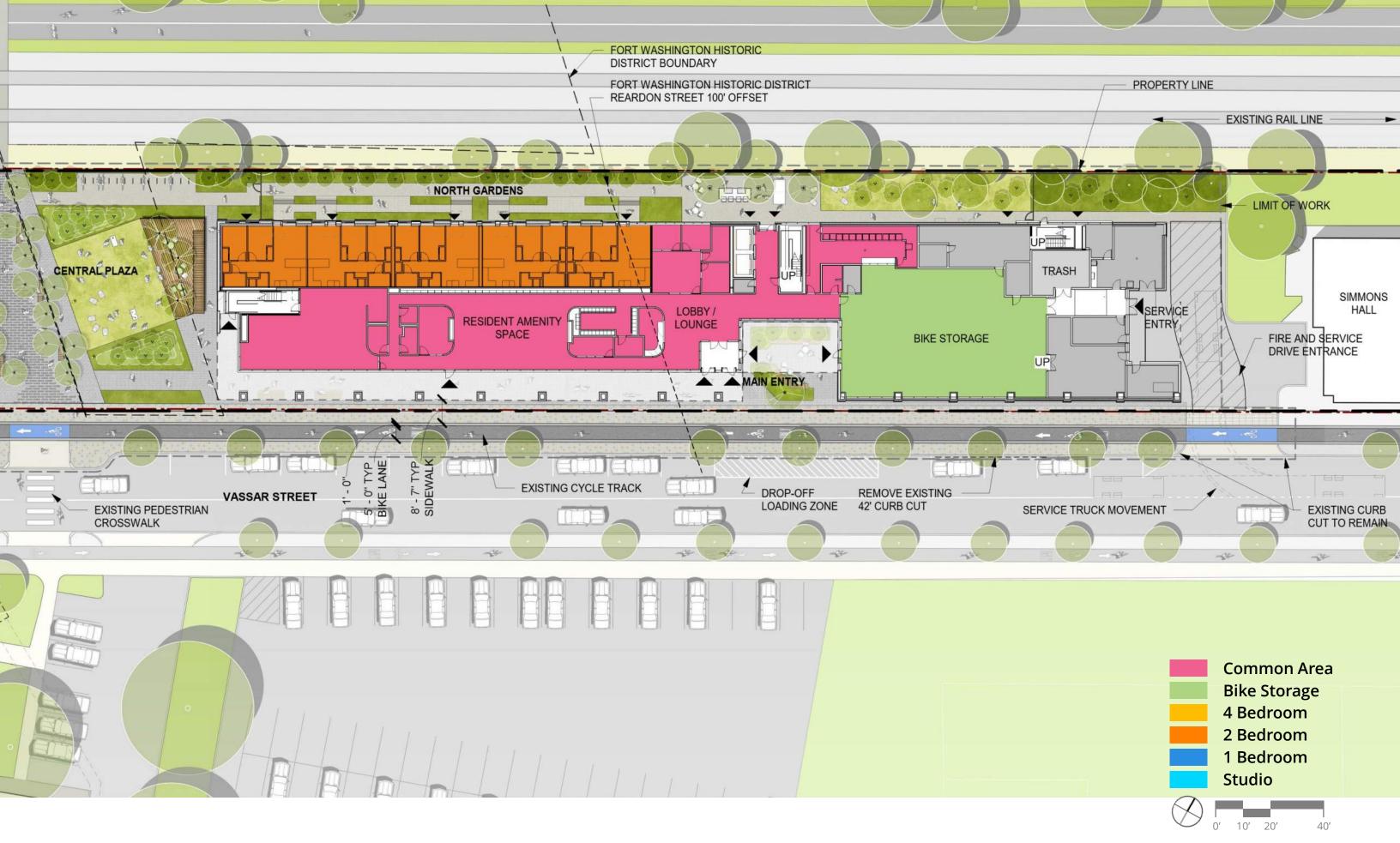


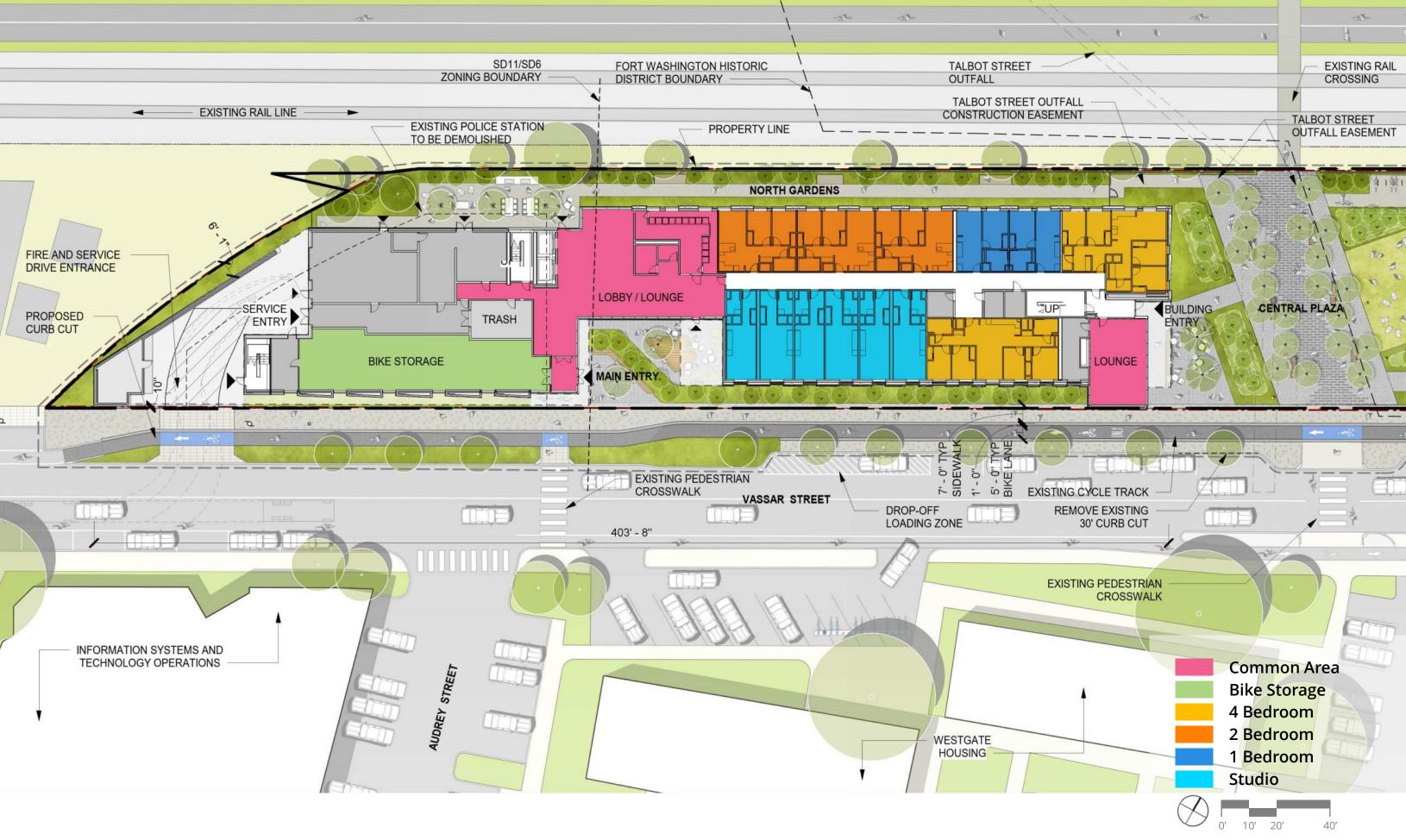


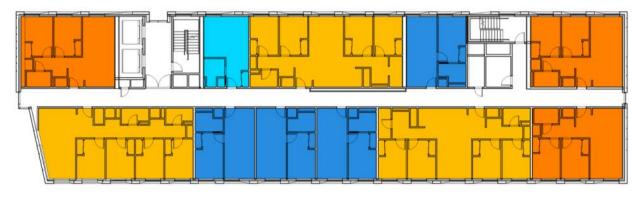


- 1 MULTI-MODAL PASSAGE 5 RAISED PLATFORM
- 2 URBAN GROVE
- 6 PLANTED MOUND
- 3 SEATING GROVE
- 7 ENTRY PLAZA

4 LAWN



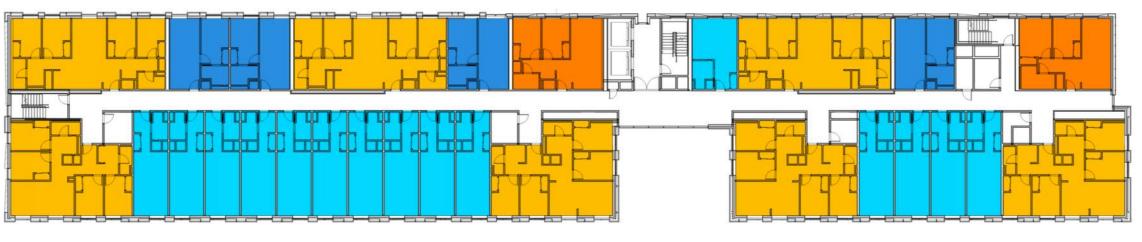




TYPICAL FLOOR PLAN LEVELS 6-10



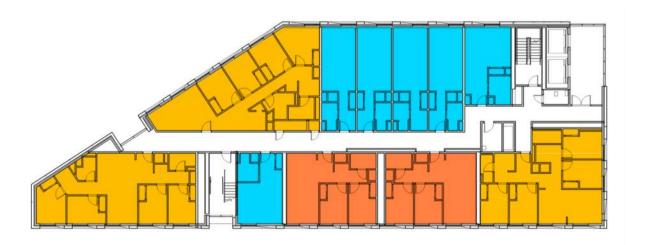
TYPICAL FLOOR PLAN LEVELS 4-5



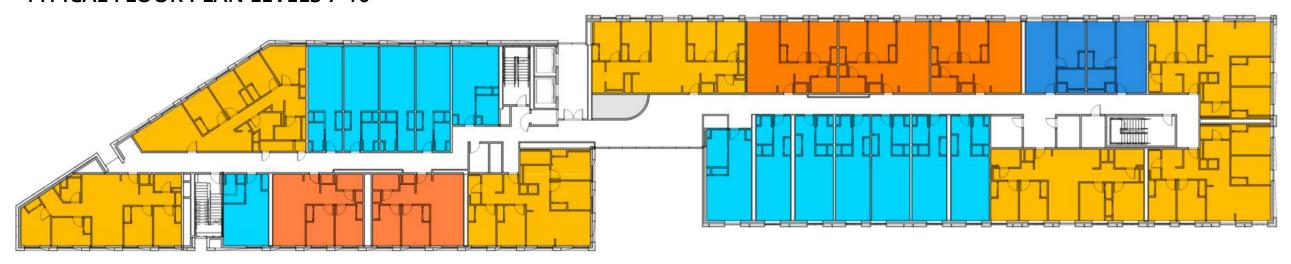
TYPICAL FLOOR PLAN LEVELS 2-3



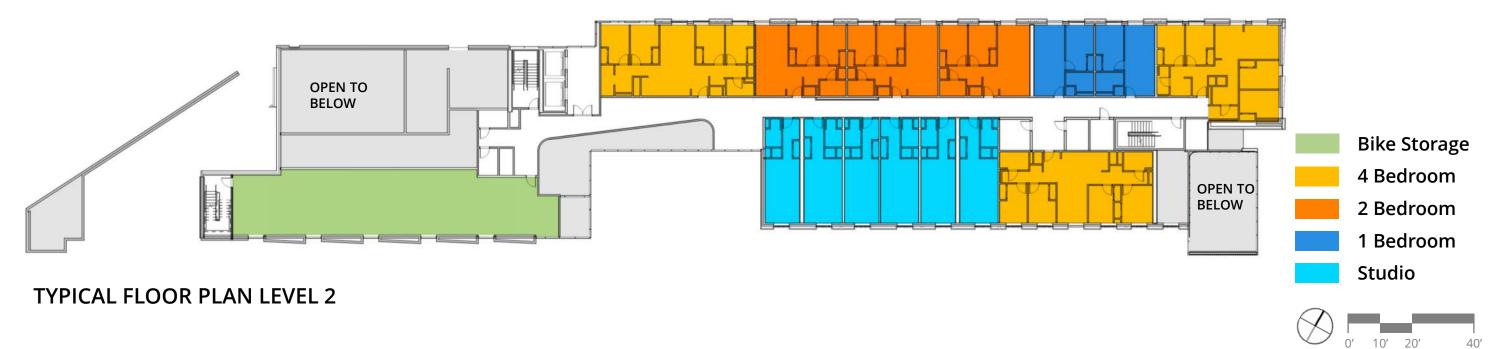
Bike Storage

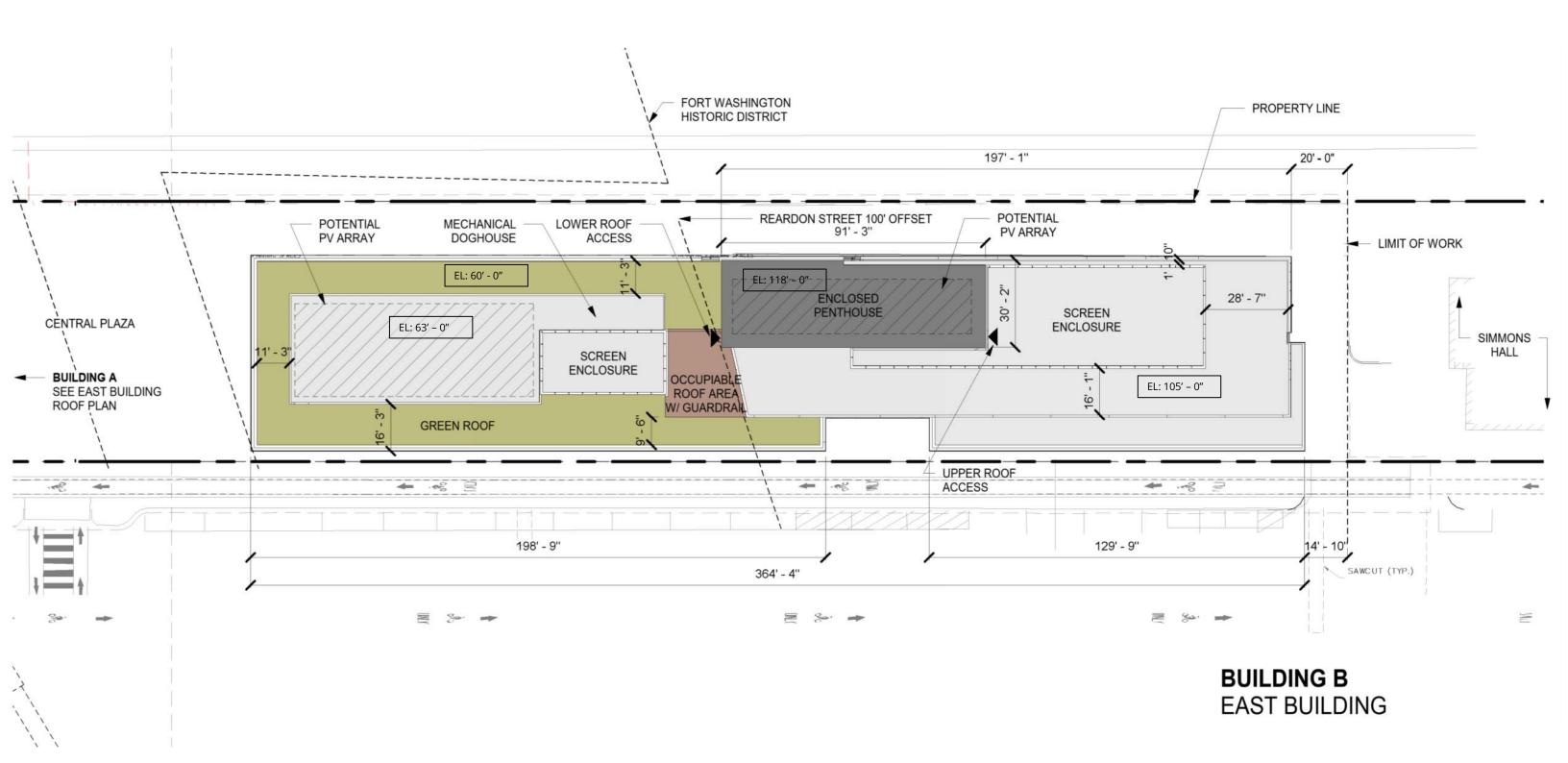


TYPICAL FLOOR PLAN LEVELS 7-10

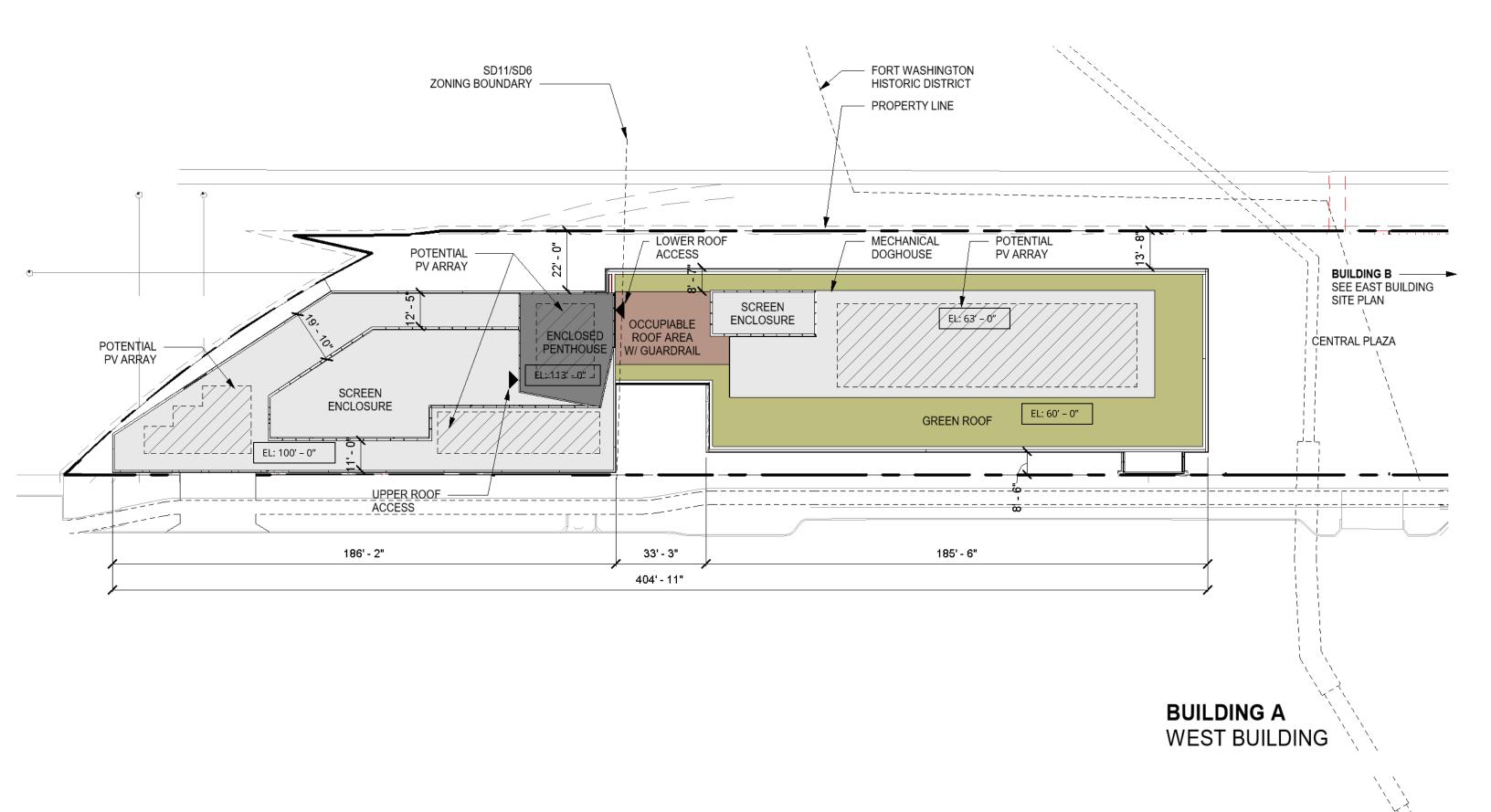


TYPICAL FLOOR PLAN LEVELS 3-6





ROOF ELEVATIONS DENOTED FROM AVERAGE GRADE PLANE



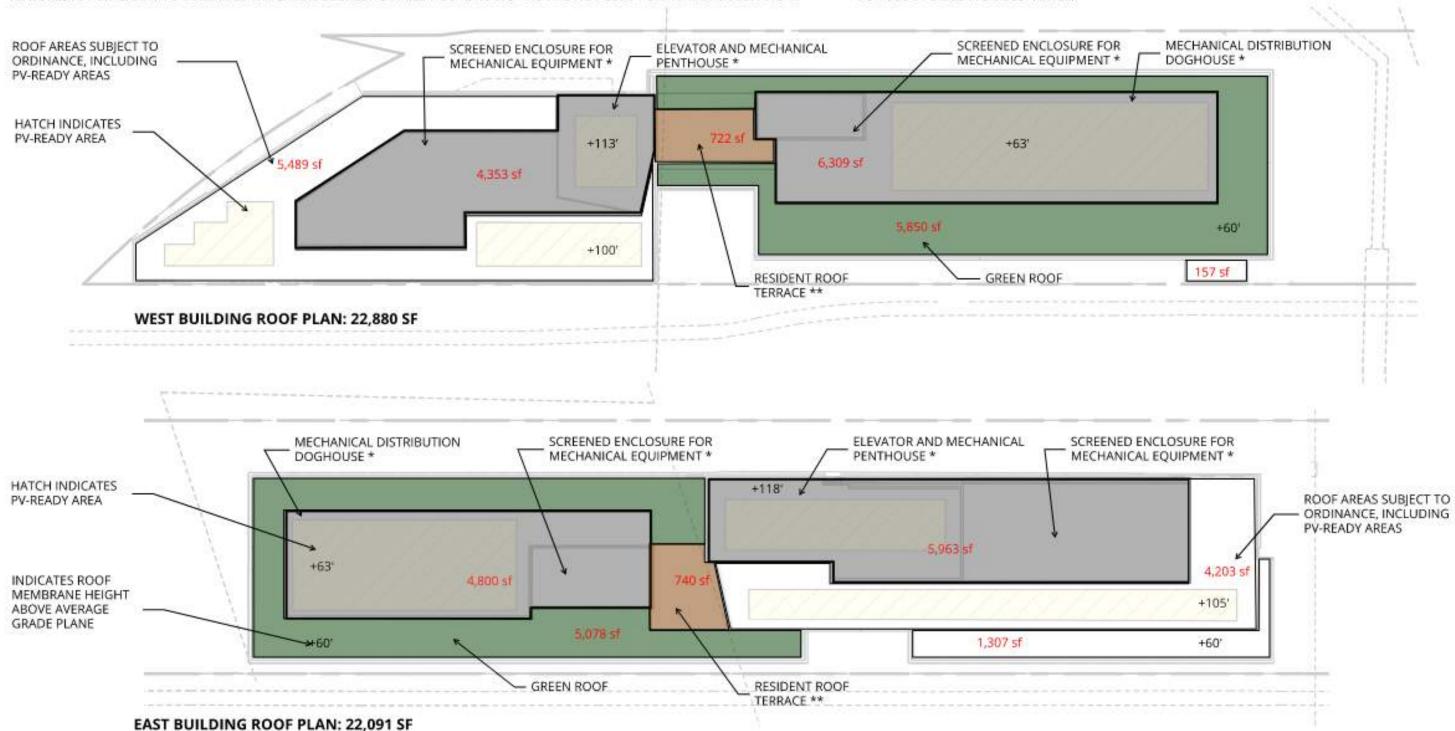
ROOF ELEVATIONS DENOTED FROM AVERAGE GRADE PLANE

2.11 PROPOSED DESIGN ROOF PLAN – WEST

MIT WEST CAMPUS GRADUATE DORMITORY PROJECT: AMENDED ARTICLE 19 SUBMISSION

* THESE MECHANICAL AREAS HAVE BEEN EXCLUDED FROM ROOF AREA TO WHICH GREEN ROOF ORDINANCE APPLIES IN ACCORDANCE WITH SECTION 22.35.2.(a).4: "...AIR CONDITIONING EQUIPMENT, ELEVATOR BULKHEADS, VENTILATORS AND OTHER NECESSARY FEATURES APPURTENANT TO BUILDINGS WHICH ARE USUALLY CARRIED ABOVE ROOFS AND ARE NOT USED FOR HUMAN OCCUPANCY..."

** THESE ROOF TERRACE AREAS HAVE BEEN EXCLUDED FROM ROOF AREA TO WHICH GREEN ROOF ORDINANCE APPLIES IN ACCORDANCE WITH SECTION 22.35.2.(a).2: "...AREAS DESIGNED AND MANAGED FOR USE BY BUILDING OCCUPANTS..."



TOTAL ROOF AREA: 44,971 SF

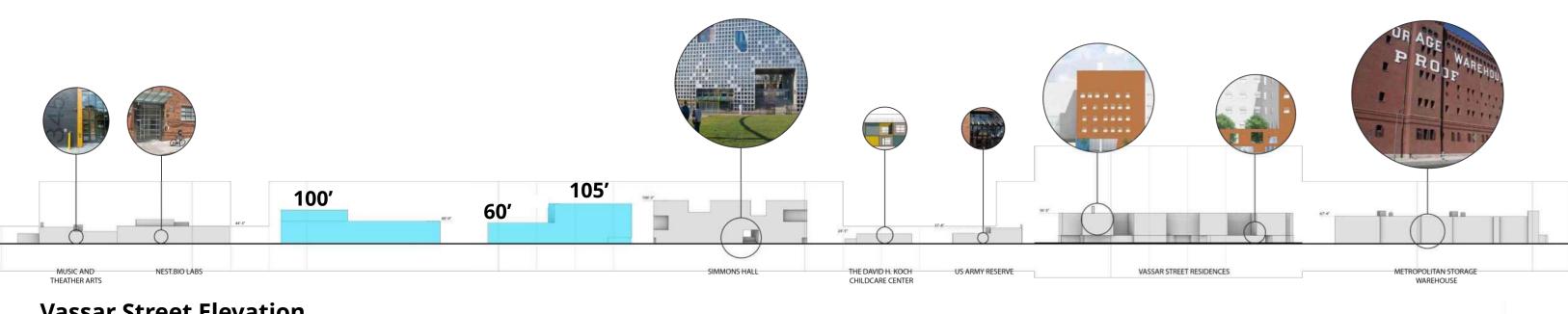
TOTAL AREA OF MECHANICAL APPURTENANCE (*): 21,425 SF

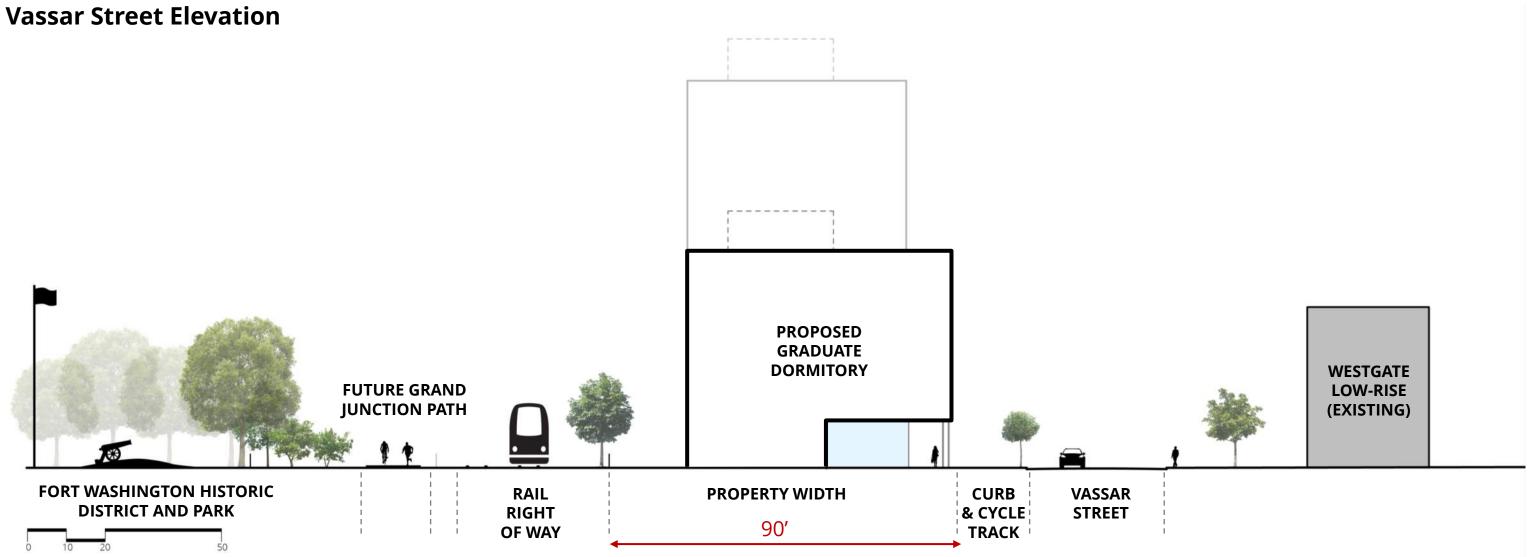
TOTAL AREA OF ROOF TERRACE (**): 1,462 SF

TOTAL ROOF AREA SUBJECT TO ORDINANCE: 22,084 SF

TOTAL PROPOSED ROOF AREA SUBJECT TO ORDINANCE, BUT WITHOUT GREEN ROOF: 11,156 SF (50.5%)

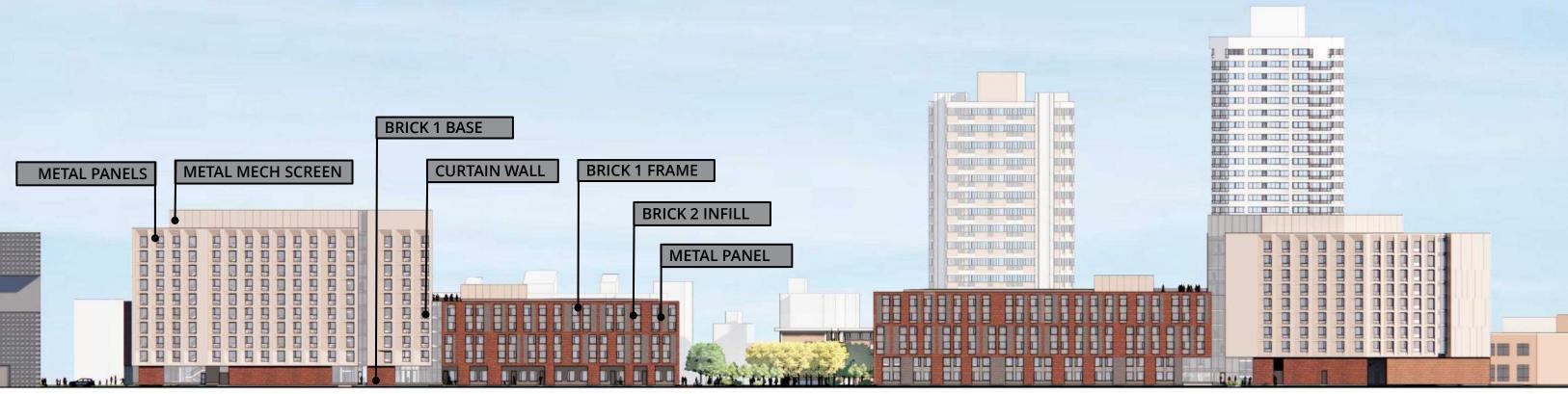
TOTAL PROPOSED GREEN ROOF AREA SUBJECT TO ORDINANCE: 10,928 SF (49.5%)





Conceptual Site Section through Central Plaza Looking East

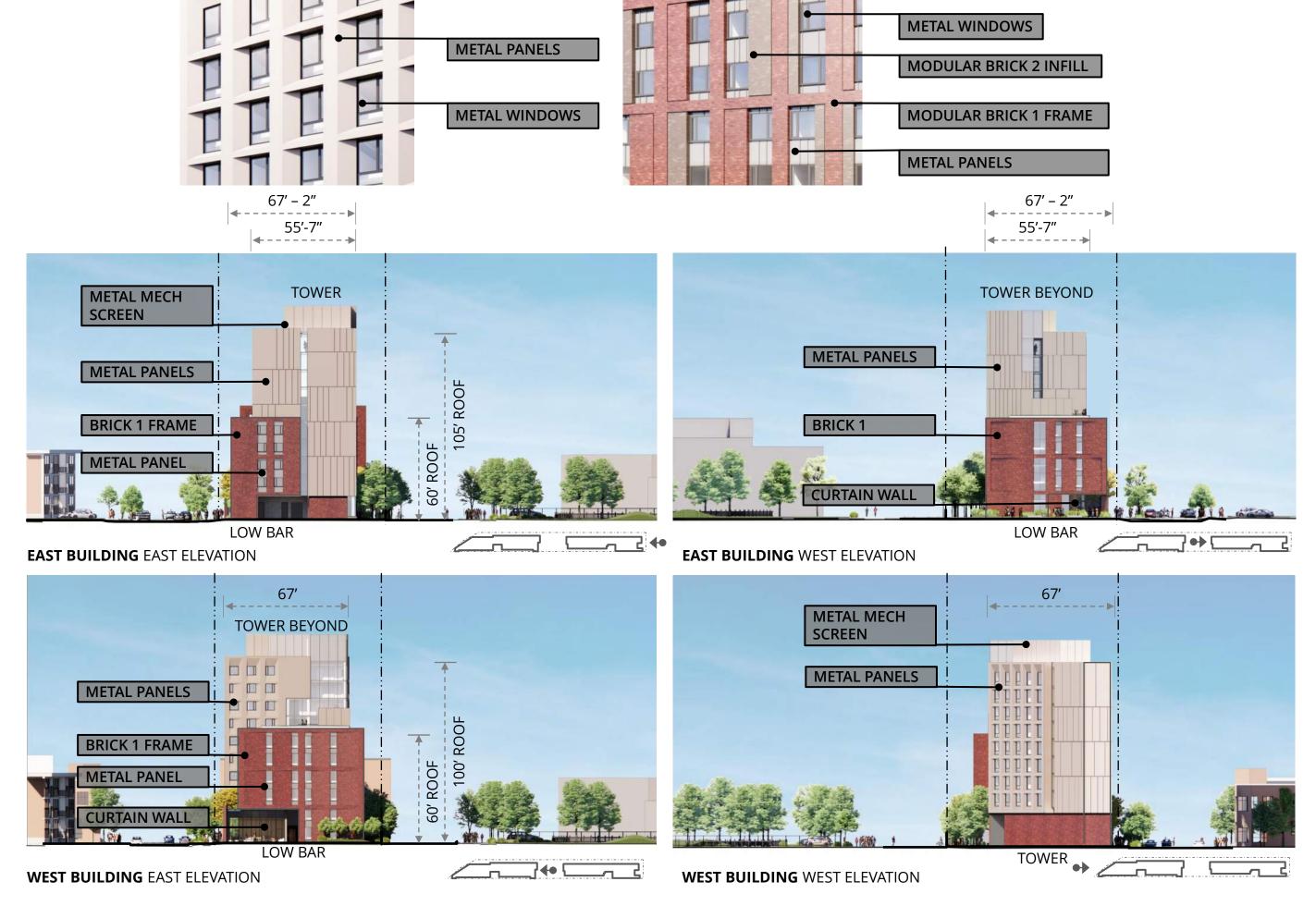




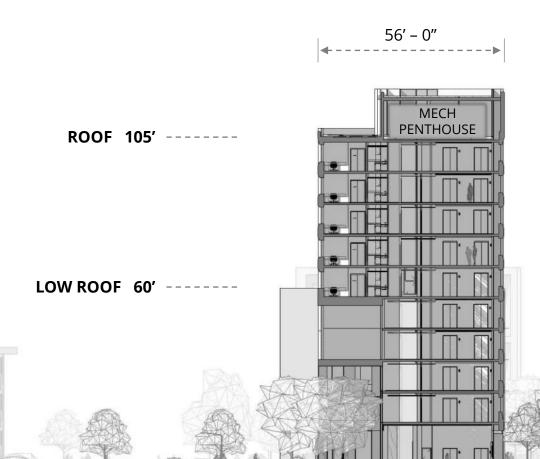
NORTH ELEVATION 2.14 PROPOSED DESIGN BUILDING ELEVATIONS

CENTRAL PLAZA WEST LOW BAR WEST TOWER EAST LOW BAR

EAST TOWER



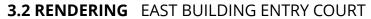
----- WESTGATE ROOF 150'



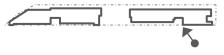




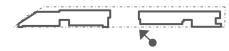




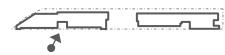














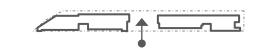
3.6 RENDERING WEST BUILDING ENTRY COURT MIT WEST CAMPUS GRADUATE DORMITORY PROJECT: AMENDED ARTICLE 19 SUBMISSION









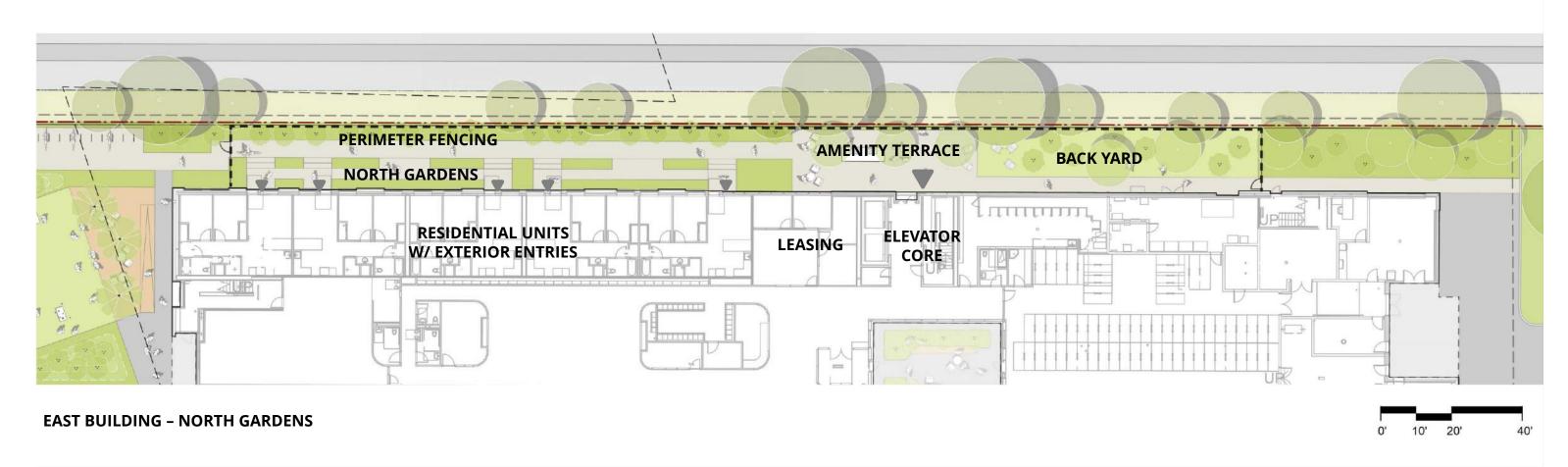


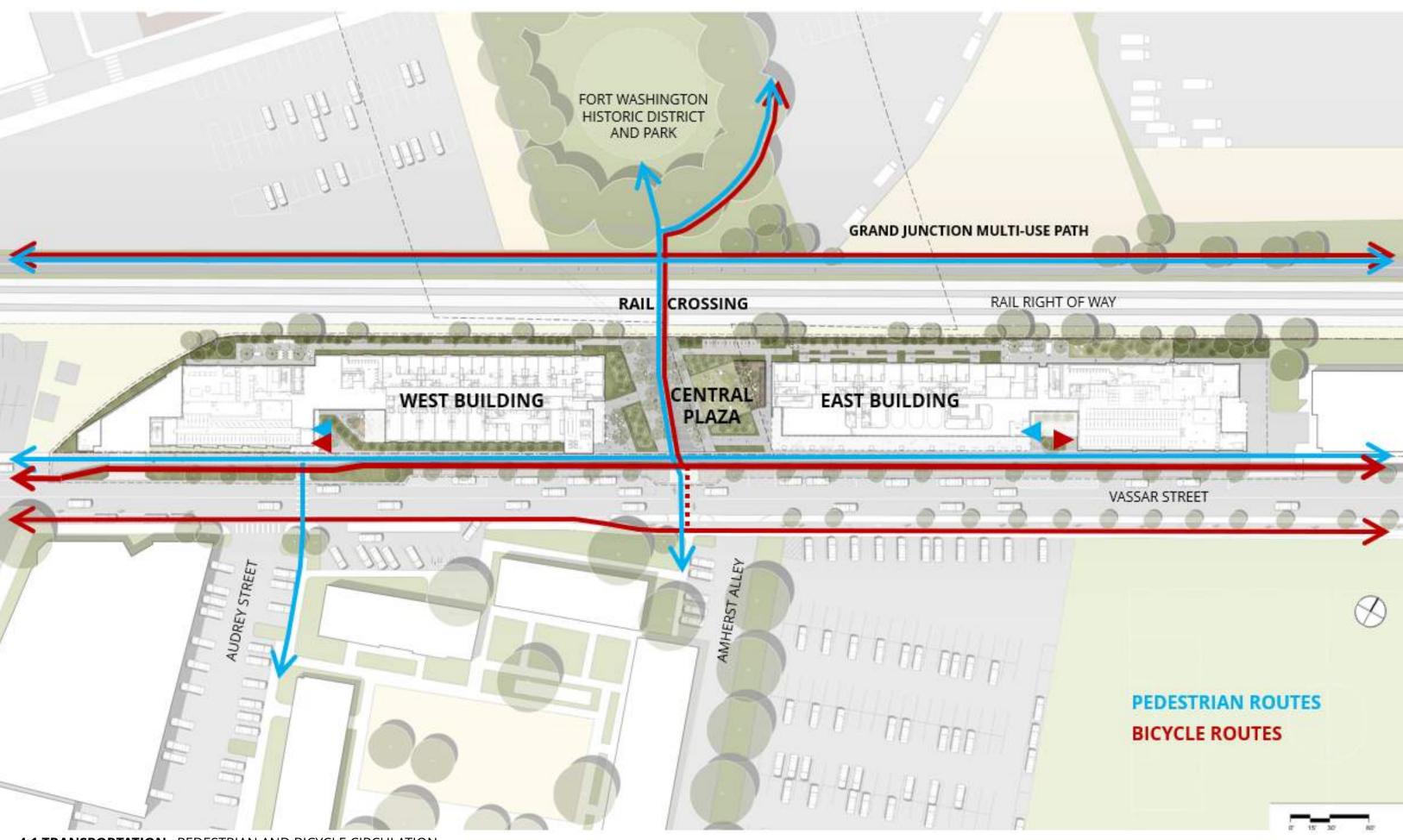


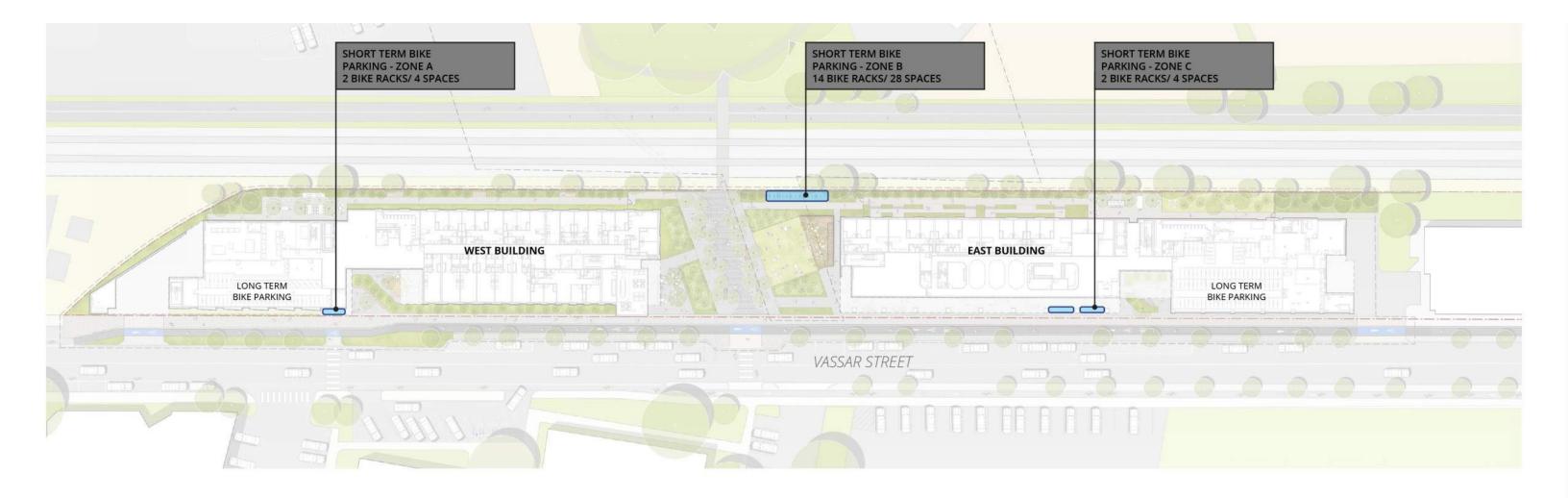




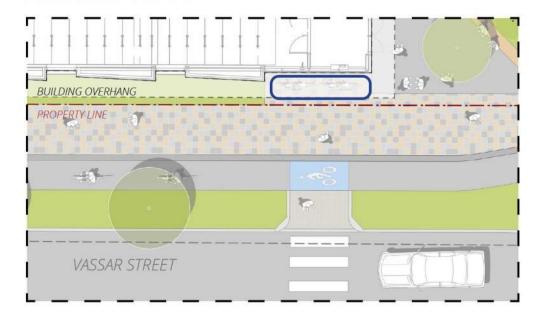




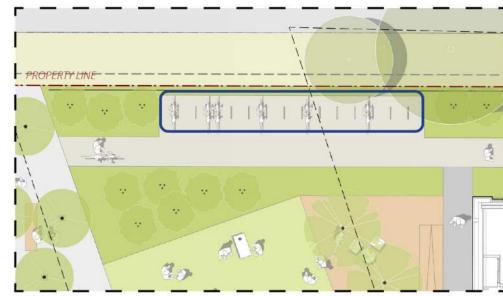




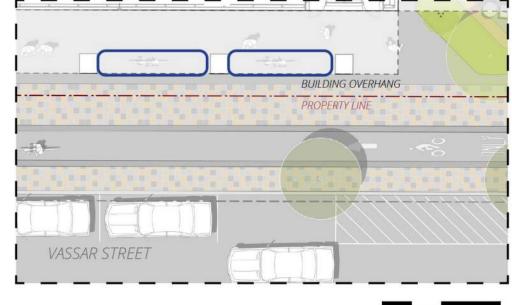
SHORT TERM BIKE PARKING A 2 BIKE RACKS/ 4 SPACES

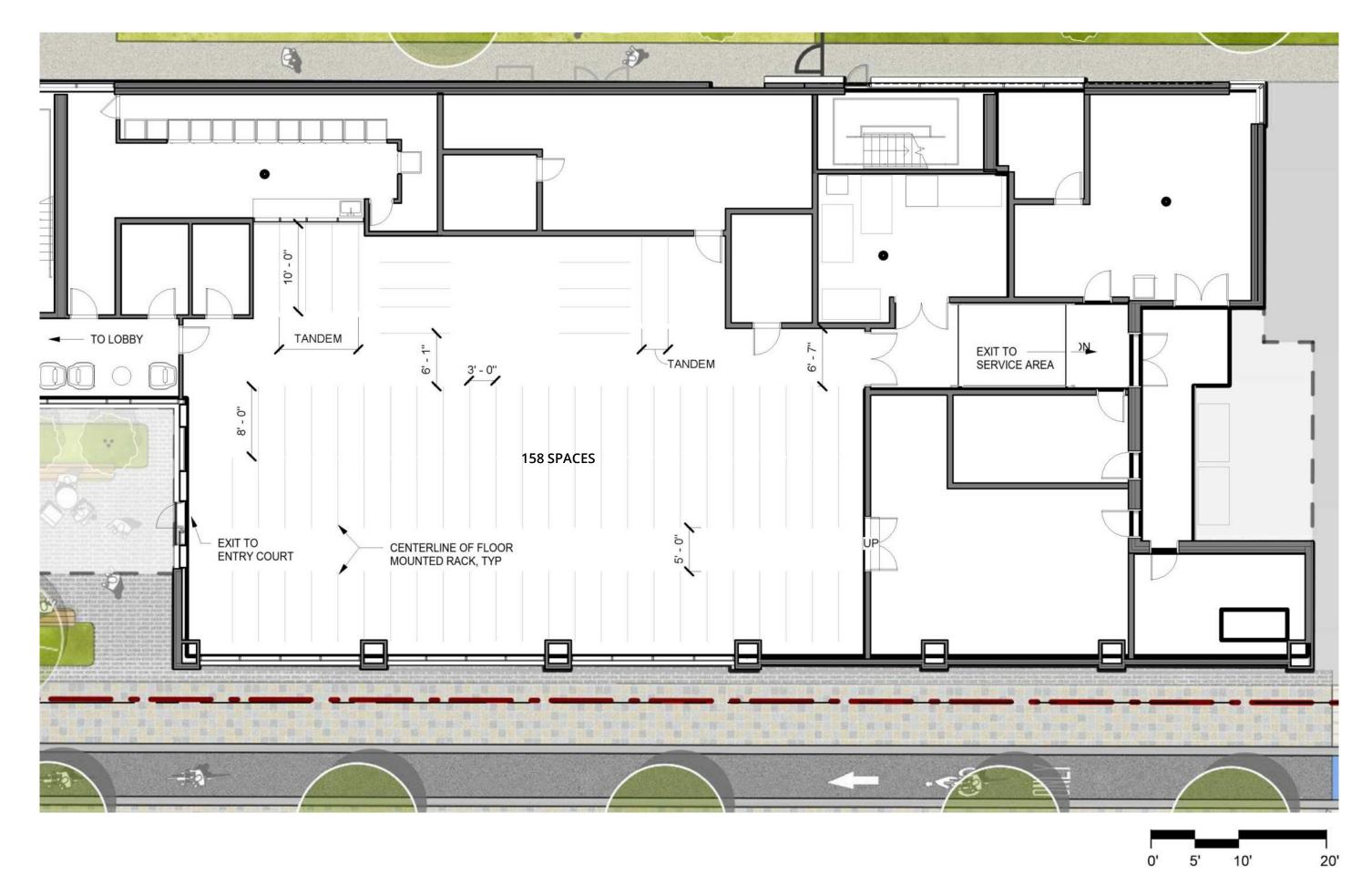


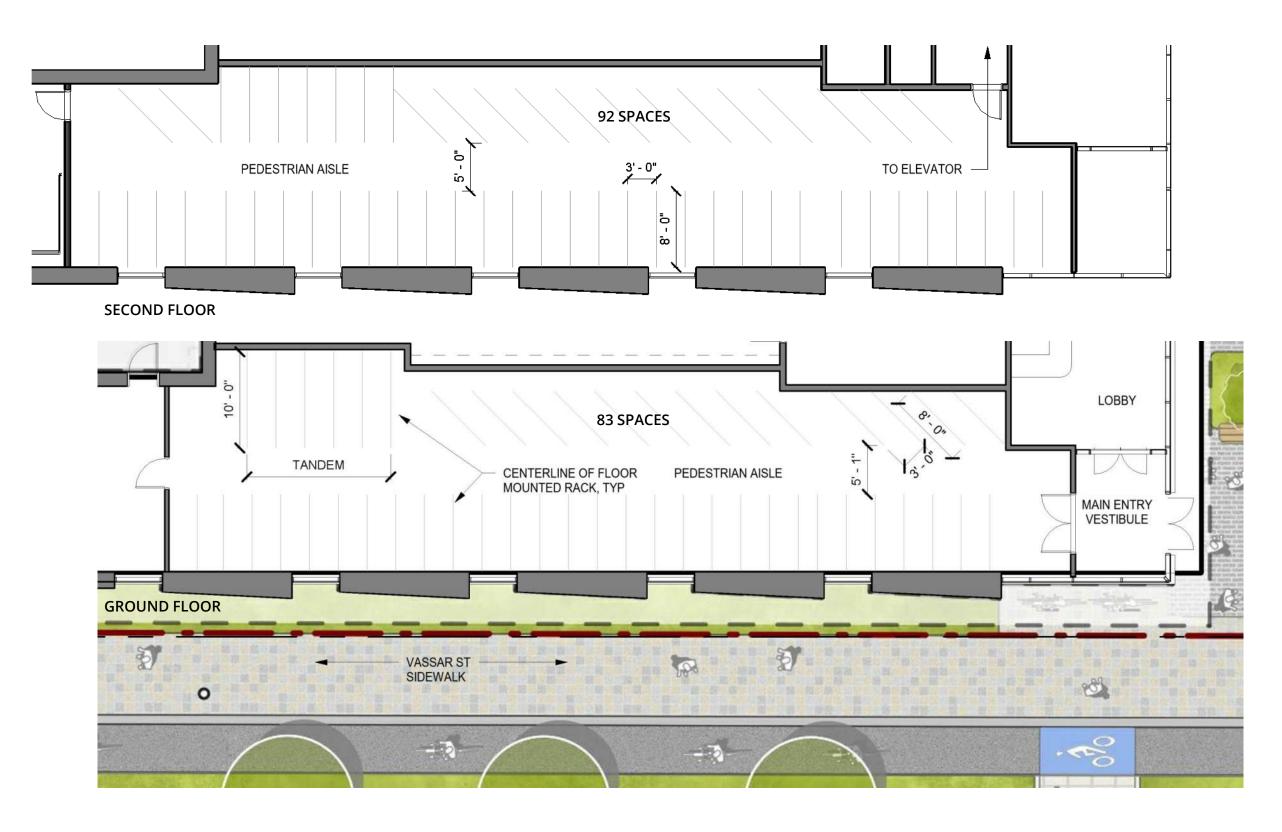
SHORT TERM BIKE PARKING B 14 BIKE RACKS/ 28 SPACES

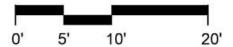


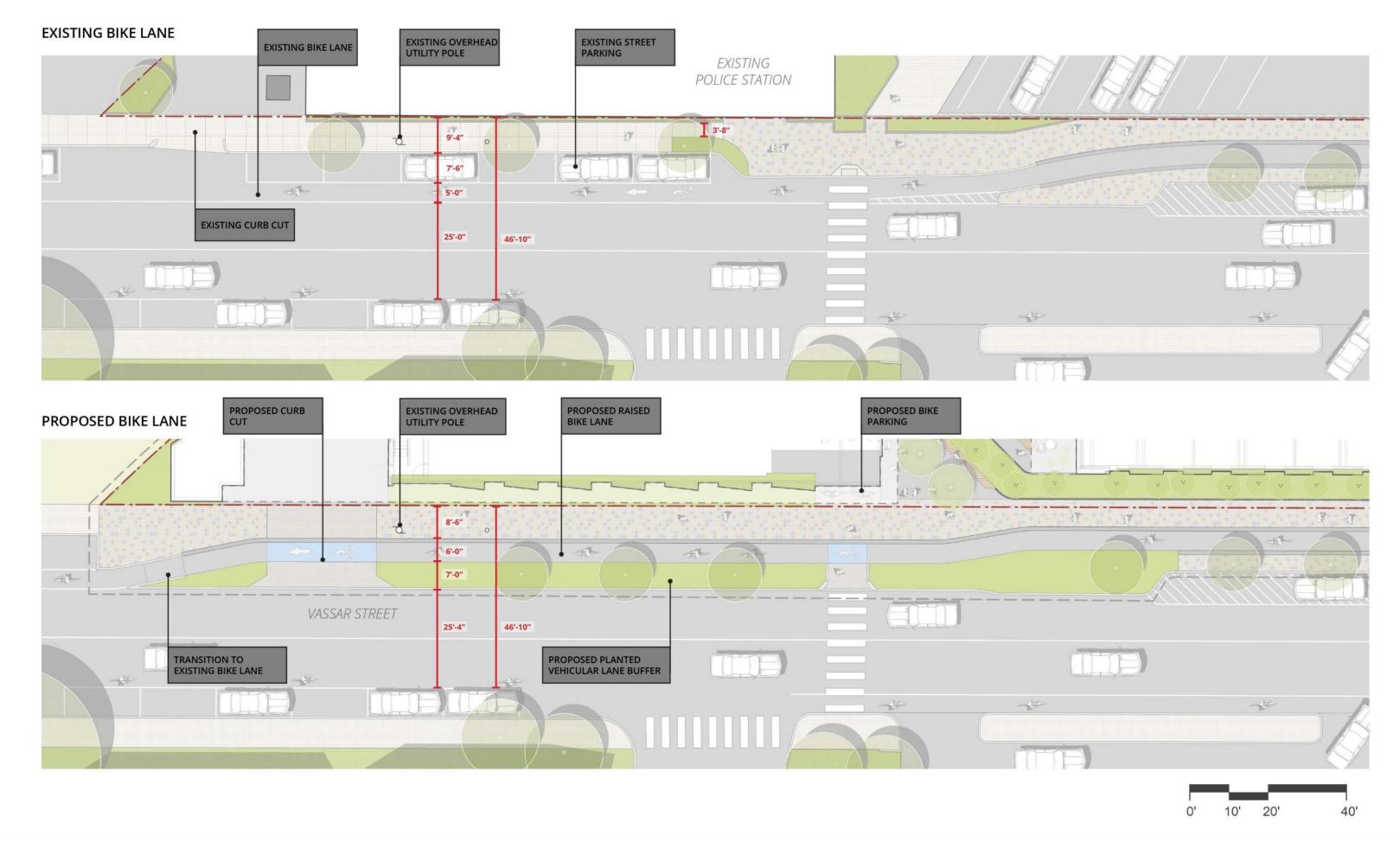
SHORT TERM BIKE PARKING C 2 BIKE RACKS/ 4 SPACES

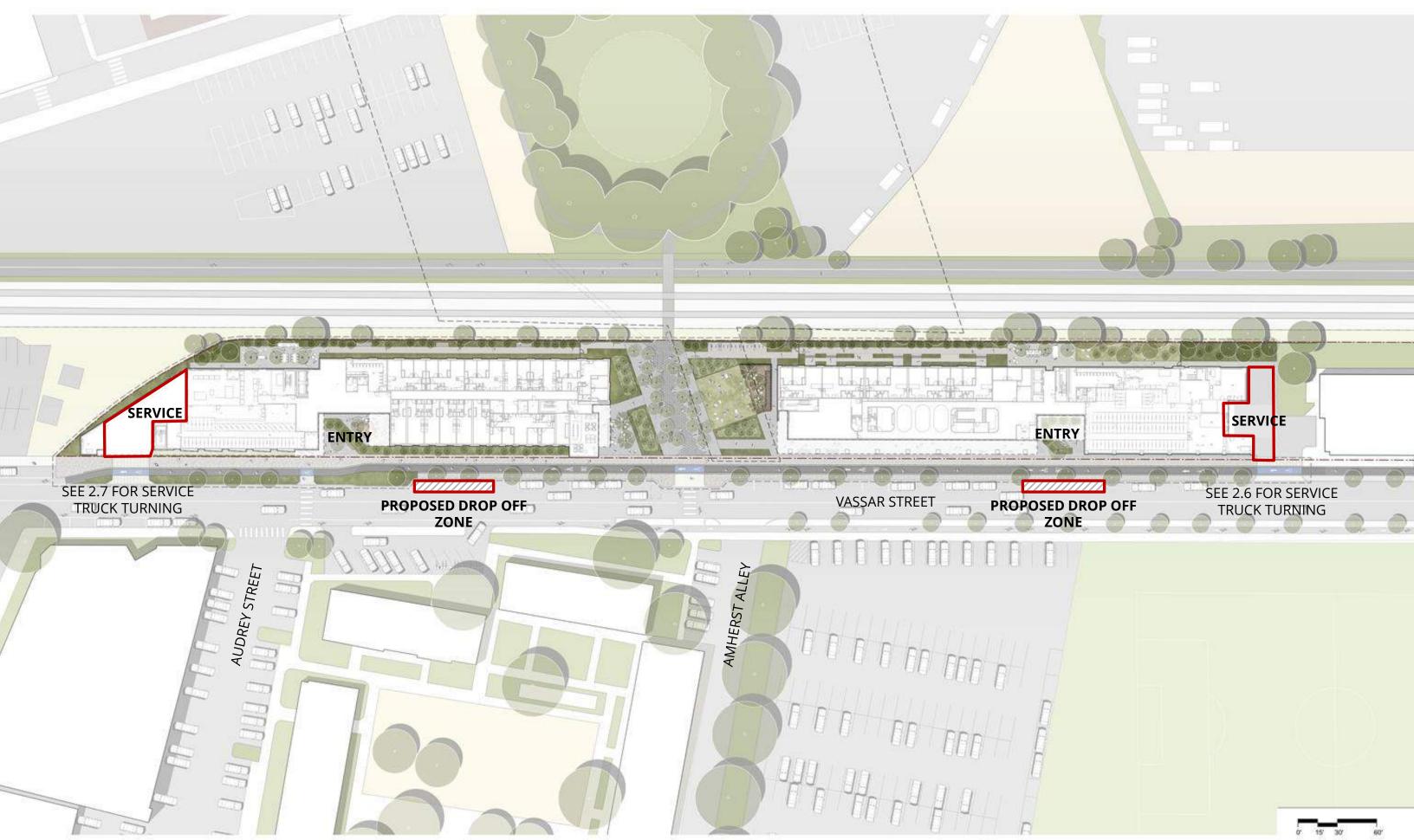










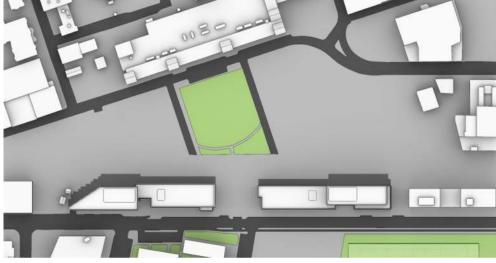


4.4 TRANSPORTATION LOADING AND SERVICE

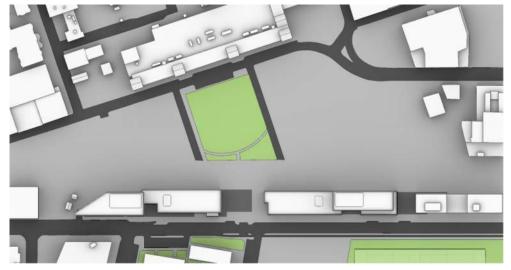
Appendix A.1







12 PM



4 PM



Spring/Fall Equinox



12 PM



4 PM



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

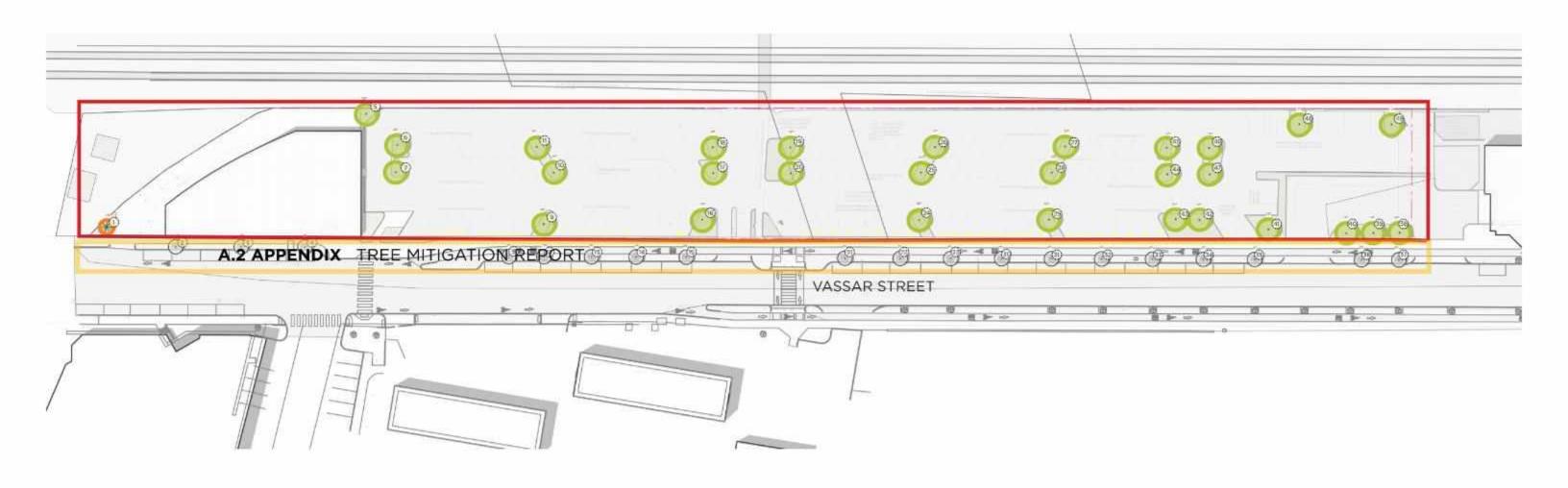
DBH Treeld Tree_Code	Condition	Location	Location_T	Root_ini	RCX Defect_1	Defect_2	Defect_3	Defect_4	Defect_5	Defect_6	Work Phase P	rune F	Pruning_Goel	Removal B1	TRA Overall Tree Risk Rating	plantPartC	PrimTarg	SecondTarg	Likely_Fail	Likely_Imp	Consequenc	Pest_Dis_1	Pest_Dis
20,0 1051 PINI Pinus nigra	Poor	Good	Open	<25%	Wound-stem	Dead branches >2	lages .	biom.		THE STREET	1	_	1111	Remove Ye	s Low	Branches	Sidewalk		Probable	Low	Mir	Borers	Diplodia
4.0 1052 SYRE Syringa reticulata	Poor	Poor	Street tree	>75%	Wound-stem	Fungi/conks	Wound-root flare	Co-dominant stems	Foor branch structure	Law vigor	F			Remove Ye	n Low	Stem	Sidewalk		Improbable	Low	Mi,r	I	000
5.0: 1053 SYRE Syringa reticulata	Poor	Poor	Street tree	>75%	Wound-stein	Buried root collar	Co-dominant stems	Poor branch structure	Dead branches <= 2	Dieback (severe)	5.			Remove Ye	is Low	Stem	Sidewalk		Possible	Low	Mir		10000
5.0 1054 SYRE Syringa reticulata	Poor	Poor	Street tree	>75%	Wound-root flare	Dead branches >2	Dieback (severe)				7.			Remove Ye	s Low	Stem	Sidewalk		Possible	Low	Mir		1016
	Good	Poor	Street tree	>75%	Yes. Buried root collar		The state of the s								Low	1000							
9.0 1056 ULS Ulmus sp	Good	Fair	Street tree	>75%	Wound-stem										n Low		Sidewalk		Possible	Low	Mir		
7.0 1057 ULS Ulmus sp	Good	Fair	Street tree	>75%	Yes Wound-stem	Uneven crown	Wound-branch	Table 1		100	Time to				es Low	Branches	Sidewalk		Possible -	Low	Mir		
7.0 1058 UES Ulmus sp	Fair	Fair		>75%	Yes Buried root collar	Dead branches <= 2	Annual Control of the	100	100	EX	N. 7.		99		s Low		Sidewalk		Probable	Low	Mir		
7.0 1059 ULS Ulmus sp	Fair	Fair	Street tree		Yes Buried root collar	Uneven crown	Dead branches <= 2								is Low		Sidewalk		Probable	Low	Mir		
7.0 1060 U.S Ulmus sp	Fair	Fair	Street tree		Wound-stem		7.0000000000000000000000000000000000000	Table 1			1111				s Low		Sidewalk		Possible	Low	Mir		
8.0 1061 UL5 Ulmus sp	Fair	Fair		>75%	Yes: Wound-stem	Low vigor	Buried root collar								s Low		Sidewalk		Probable	Low	Mir		3000
	Good	Fair	Street tree		Yes Buried root collar	3377 (1977)									n tow		Sidewalk		Improbable		Synificant		
6.0 1063 ULS Ulmus sp	Poor	Fair	Open	>75%	Wound-stem	Buried root collar	Dead branches <=2	Dieback (moderate)			5			Firmove Ye			Sidewalk		Probable	Low	Mir		1999
7.0 1064 ULS Ulmus sp	Poor	Fair	Street tree		Buried root collar		Dieback (moderate)	-			5			Remove Ye			Sidewalk		Probable	Low	Mir		
7.0 1065 UL5 Ulmus sp	Fair	Eair	Street tree		Yes Buried root collar	Low vigor	ACCOUNT OF THE PARTY OF THE PAR								rs Low	3 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	Sidewalk		Possible	Low	Mir		
8.0 1066 ULS Ulmus sp	Good	Fair		>75%	Yes Buried root collar	Loui rigo				lan.				144	s Low	Roots	Sidewalk		Improbable	29795	Significant		10000
7.0 1067 ULS Ulmus sp	Fair	Fair	Street tree		Yes Buried root collar	Low vigor	7/2								es Low		Sidewalk		Possible	Low	Mir	FILE	
7.0 1068 ULS Ulmus sp	Fair	Fair		>75%	Yes Buried root collar	Low vigor	2100								s Low	Roots	Sidewalk	Court Court	Improbable		Significant	- me	2000
6.0 1069 ULS Ulmus 10	Fair	Fair	Foundation		Yes Buried root collar	Low vigor	****	Little Li	1000		### ##			-	s Low		Sdewalk		Possible	Low	Mir	20110	
		Good		<25%		crow willow	Office .	A000			Takana Tak	100						10010			Mit		1440
6,0 1070 ULS Ulmus sp	Good		Open	Secretary and the second	Yes Buried root collar	Read have the street	me	PTOTAL .			mm m	100			ns Low		Sidewalk	diam.	Possible	Low		inni .	mm.
	Fair	Good	Median	25-50%		Poor branch structure	Annual Administration of the	1000	1000	1000	The same	-			s Low		Parking	70011	Possible	Low	Significant	The second second second second second	31111
	Fair	Good	Median	<25%		Poor branch structure		Low vigor	inne	1011	ž	rier a		Remove Ye			Sidewalk	Link	Possible	Low		Emerald ash borer (suspected)	19914
[10] [1] [1] [2] [2] [3] [3] [4] [4] [4] [4] [4] [4] [4] [4] [4] [4	Poor	Good	Open	<25%		Poor branch structure	Dead branches >2	Low vigor	1975		1 "			Remove Ye			Sidewalk	1777	Possible	Low	Significant	eller.	
	Good	Good	Open	<25%	Co-dominant stems	Poor branch structure		1011	1000						s Low		Walking path	i Sidewalk	Possible	Very low	Significant	arres	*****
일본경에 :: 이상이어님() : [[[[[[[[[[[[[[[[[[Fair	Good	Open	<25%	Broken branch(s)		Poor branch structure	name :		*****	1 Y	es F	Reduce risk of brani				Parking	pass.	Imminent	Very low	Мі,г		1444
	Good	Good	Open	<25%	Co-dominant stems	Poor branch structure	h11-	mit	leave .	1000		44 0			s Low		Parking		Possible	Low	Mir	atrice.	
	Fair	Good	Open	<25%	Co-dominant stems	Poor branch structure	Dead branches >2	No.			1	0.0	****	Remove Ye	is Low		Sidewalk	10000	Probable	Low	Mi,,r	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		1111	1		***	Remove Ye	s Low	Branches	Parking	(1011)	Probable	Medium	Mi,r	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	ioni.	17041	1	111	1161	Remove Ye	n Low	Branches	Parking	bine	Probable	Low	Mir	alest.	10010
14.0 1080 FRPE Fraxinus pennsylvanica	Poor	Good	Median	51-75%	Drad branches >2	Co-dominant stems	Poor branch structure	Dieback (moderate)	1975	11010	1		****	Remove Ye	s Low	Branches	Parking	1000	Probable	Low	Mi,,r	Emerald ash borer (suspected)	
12.0 1081 FRPE Fraxinus pennsylvanica	Poor	Good	Median	51-75%	Dead branches >2	Dieback (moderate)		14111		1000	1			Remove Ye	s Low	Branches	Parking		Probable	Low	Mi,,r	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	terms and a second	****	1			Remove Ye	rs Low	Branches	Parking	1997	Probable	Medium	Mir	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)	111)4	1	net in		Remove Ye	s Low	Branches	Parking	Linear	Probable	Medium	Mi,r	Table 1	****
13.0 1084 FRPE Fraxinus pennsylvanica	Poor	Poor	Median	>75%	Co-dominant stems	Poor branch structure	Included bank	Dead branches >2	Dieback (moderate)	1000	1		22	Remove Ye	s Low	Branches	Parking	-	Probable:	Medium	Mir	Emerald ash borer (suspected)	****
12.0 1085 FRPE Fraxinus pennsylvanica	Poor	Good	Median	>75%	Co-dominant stems	Poor branch structure	Included bank	Dead branches >2	Dieback (moderate)	1000	1			Remove Ye	is Low	Branches	Parking	1000	Probable	Medium	Mi,r	Emerald ash borer (suspected)	19419
13.0 1086 FRPE Fraxinus pennsylvanica	Poor	Poor	Median	>75%	Dead branches >2	Dieback (moderate)	Co-dominant stems	Poor branch structure	The state of the s		1			Remove Ye	n Low	Branches	Parking	Times .	Probable	Low	Mi,,r	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	least.		7.	101		Remove Ye	s Low	Branches	Parking	1000	Probable	Low	Mi,r	Emerald ash borer (suspected)	1000
11.0 1088 FRPE Fraxinus pennsylvanica	Poor	Poor	Median	>75%	Dieback (moderate)	Dead branches >2	Co-dominant stems	Poor branch structure			1			Remove Ye	s Low	Branches	Parking-	1111	Probable	Medium	Mir	Emerald ash borer (suspected)	10011
13.0 1089 FRPE Fraxinus pennsylvanica	Poor	Poor	Median	>75%	Dead branches >2	Co-dominant stems	Poor branch structure	Dieback (moderate)		1071	*,	,,,,		Remove Ye	ns Low	Branches	Parking	rem .	Probable	Medium	Mir		
12.0 1090 FRPE Fraxinus pennsylvanica	Poor	Poor	Median	>75%	Dead branches >2	Dieback (moderate)	Poor branch structure	Co-dominant stems	120		7,			Remove Ye	s Low	Branches	Parking .	Walking path	Probable	Low	Mir	Emerald ash borer (suspected)	-
13.0 1091 FRPE Fraxinus pennsylvanica	Poor	Poor	Median	>75%	Co-dominant stems		Dead branches >2	Dieback (moderate)	1222	1	7.			Remove Ye		Branches		The same of	Probable	Low	Mir	Emerald ash borer (suspected)	
14.0 1092 FRPE Fraxinus pennsylvanica		Poor	Median	>75%	Dead branches >2		Poor branch structure	~ 1971 ~ 17 ~ 17 17 17 17 17 17 17 17 17 17 17 17 17	trees i	1000	7,			Remove Ye			Parking		Probable	Low	Mir	Emerald ash borer (suspected)	
	Fair	Poor	Median	>75%	Co-dominant stems		Dead branches >2	Uneven crown	155	9900				Remove Ye		Branches		1000	Possible	Low	Mi,r	Emerald ash borer (suspected)	
10.0 1094 FRPE Fraxinus pennsylvanica		Poor	Median	>75%	Co-dominant stems	Poor branch structure				10045	7.			Remove Ye		Branches	2001		Probable	Low	Mir	Emerald ash borer (suspected)	
	Poor	Poor	Median	>75%	Dead branches >2		Co-dominant stems	Poor branch structure	173		7.			Remove Ye			Parking	1001	Probable	Low	Mir	Emerald ash borer (suspected)	
	Poor	Poor	Median	>75%	Co-dominant stems	Included bank	Poor branch structure		Dieback (moderate)		7,	100		Remove Ye			Parking	1000	Probable	Low	Mir	Emerald ash borer (suspected)	
and pullimitation of the form the property of	Fair	Poor	Median	>75%	Co-dominant stems		Low vigor	Parent managines Ag	energian fundaments	990	7,			Remove Ye			Parking	1777	Probable	Low	Mi,r	Emerald ash borer (suspected)	
그리고 아내는 사람들이 얼마나 아니라 아니는 아니는 아니는 아니는 아니는 아니는 아니는 아니는 아니는 사람이 없다.	Poor	Poor	Median	>75%	Dead branches >2	Dieback (moderate)		Poor branch structure		10000	*,			Remove Ye			Parking	1001	Probable	Medium	Mir	Emerald ash borer (suspected)	
2.0 1008 ERRE Ecovision manners from the							NAME OF THE PARTY	FULL DEARCH STRUCTURE	10010	10040	- A	the t	1000	PARTITION TO	a LOW	430 (440) [1147]	PARTITION IN	1. Sept. 4.0	STEEL STREET,	TRANSPORTER	- marting and	a metalici ann poret (sunpected)	100010
	Poor	Poor	Median	>75%	Dead branches >2		Poor branch structure			1011	7.		****	Remove Ye			Parking		Probable	Low	Mir	Emerald ash borer (suspected)	

Existing Tree Inventory

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







Existing Tree Schedule

DSH Treeld Tree_Code	Conditio	n_ Location	V Location_T	Root_in	f RCX Defect_1	Defect_2	Defect_3	Defect_4	Defect_5	Defect_6	Work_Phase Pr	rune	Pruning_Goal	Removal	STRA	Overall Tree Bisk Rating	plantPartC	PrimTarg	SecondTerg	Likely_Fat	Likely_Imp	Consequence	Pest_Dis_1
20.0 1051 PINI Pinus nigra	Poor	Good	Opes	<25%	Wound-stein	Dead-branches >2		the C			1	1		Remove	Yes	Low	Branches	Sidewalk	1111	Frotiable	Saw	Minner	Boners
4.0 1052 SYRE Syrings refoulate	P001	Foor	Street tree	575%	Wound-stem	Fung/conks	Wound root flere	Co-deminant scens	Poor branch structure	Low vigor	3	4 1	0.00	Remova	Yes	Low	Store	Sidovolk	1144	Improbable	Low	Minne	1944
5.0 1053 SVRS Syrings reticulate	Poor	Poor	Street tree	575%	Wound-strem	Buried root coller	Co-dominant stems	Feor branch structure	Dead branches en 2	Cinkack (severe)	1			Remove	100	Low	Stem-	Sidovalik	EE	Founible	Low	Minnet	100
5.0 1054 SYRE Syrings reticulate	Foot	Poor	Street tree	>75%	Woord-root flare	Dead branches > 2	Dioback (severe)	Total Control	and the same of th	18811	9	. 1	14400	Remove	701	tow	Store	Sidewolk	1141	Focultio	30W	Minnet	1111
7.0 1055 ULS Literat op	Good	Foor	Street tree	>25%	Tes Buried root collar	1000	10000	1	414		2.4				-	Low	000				-		tion.
9.0 1056 ULS Ultrus so	5000	fair	Street tree	>75%	Wound stem			and the second		1810	11.04	4		Oil.	Yes	Low	Branches	Sidewelk		Possible	DOM:	Minney	Sales .
7.0 1057 ULS Ulmun sp	Good	Fair	Street tree	>75%	Yes: Wound stem	Uneven crown	Wound-branch	1	4.00			. 3			Yes	Low	Branches	Sidewalk		Foosible	Low	Mount	1
7.0. 1058 ULS Ulmus so	Fair	for	Street tree	>75%	Yes. Buried root collar	Dead branches <-2	line.	Land I	The same of the sa		100			1115	Yes	Low	Branches	Sidewelk	100	Probable	COW	Minnet	100
7.0 1059 ULS Ulnur sp	fair	fair	Street tree	>75%	Yes Burierly pot collar	Diversity crown	Dead translates 4-2	1200	100		2.4	0 1			Yes	Low	Branches	Sidewalk	22	Probable	Low	Minnet	100
7.0 1000 UES Climus so	Tair	Tair	Street tree	>75N	Wound-stem				1						Yes	(ow-	Branches	Sidewolk		Possible	Low	Minne	alai.
8.0: 1061 ULS Ulmo so	Fair .	fair	Street tree		Yes Wound stem	Low vigor	Buried root coller							11111		tow		Sdewelk		Probable	Low	Miller	
8.0 1002 ULS Library sur	Good	fax	Street free	>75%	Ten Buried root coder	1100000										LOW	Bonts	Sidewalk		Insprotechie	1.014	Significient	
6.0 1063 ULS Liferen so	Poor	Fair	Open	>25%	Wound-stem	Boled mot solve	Dead tranches <= 2	Dieback (voiderate)			5.010							Sidewalk		Probable	SOW:	Mir	
7.0. 1004 UES (Amus sp	Foot	tels	Street tree		Burled root coller	Dead transfer 442	Dieback (moderate)	100000000000000000000000000000000000000			6.			Remove		Low		Sidewick		Frnita bla	LOW	Minis	
7.0 1065 ULS Library sp	Fair	Feb	Street tree		Yes Buried root coller	Low olans										Low		Sidewolk		Foughte	tow	Mi f	
N.O. 1086 ULS Library sp.	0000	ter	Street tree		Yes Buried root coder	and the same										LOW	Room	Schoolk		Impropable		Significant	
7.0 1067 ULS Liferas up	fair	Fair	Street tree		Yes: Buried root collar	Low vigor										Low		Sidework		The state of the state of	ine	Mini	
7.0. IDES SILS LAMOS SO	Fair	FAX	Street tree		tos Buried root cellar	17.70.70				1111			1110			tow		Sidowalk		Improbable		Significant	
S.O. 1069 ULS LETHER ID	Fair	Fair	Foundation		Yes Barted tool collar	LOW VISOR									Tes		Roots	Sidework	1111	Founible		MiT	1111
						Low olgor		175			11/10/2	# 1		- 1000							Sper		1000
8.0 1070 ULS Ulmus sp	600d	5005	Open	+25%	You Buried root collar	SHEET TO A SHEET S	9880	340403	9940	-1110	1004.71	+ 1	014	1046	746	74.45		Sidewolk	1111	Possible	LOW	Minut	1041
11.0 1071 FRPS Frasinus pennsylvanica		Good	Median	25-50%	Co-dominant steems			and and	other.	****	E	+ 1	er-m	1000		Low		Parking		Postible	Low	Significant	color
11.0 1072 FRPE Frakinus penesylvanica		5008	Median	×25%		Poor branch structure		Low vigor	3601	14111	2		1110			Low	1000 DO	Sidewolk	1111	Fossible	LOW	Significant	Emerald ash borer (susp
11.0 1072 IRPE fraeinus pennsylvanica		Good	Open	<25%	Co-dominant stems			Loui vigor	With the second	1811	3 2			Remove		Low	Branches	Sidewalk	1000	Founible	Low	Significant	-00-0
13.0 1074 FRPE Fraxinos pennsylvanica	X 112117.00	Good	Open	<25%	Co-dominant storis		300	98	(4)10	1000	10.00	(4)	0.00	1110		Low	Branches	Walking part	Sidewalk	Possible	Very low	Significant	100
12.0 1075 FRPE Francus pennsylvanica	Fair	Good	Open	<25%	Broken brønch(s)	Co-dominant stems	Poor brench structure		***		1 %	es l	Reduce risk of bra	(Norman		Low	Branches	Parking	22	Imminent	Very low	Misset	124
12.0 1076 TRPC Frakinos pennsylvanica	Good	5009	Open	×25%	Co-dominant stems	Poor branch structure	Distance and the second	101	ratio.	1975	100		eres.	100	Yes	Low	Branches	Porking	1191	Possible	Low	Marit	Who was not
14.0 1077 FRPE Frankrup pennsylvanica	far	Good	Open	×25%	Co-dominant steems	Poor branch structure	Dead branches >2	+++	(a)		1			Remove	Yes	Low	Branches	Sidewalk		Probable	Low	Misser	Emerald on borer (susp
16.0 1078 FRPT Frankrus pensaylvanica	Poor .	Good	Median	25-50%	Dead branches >2	Dietrack (moderate)	Co-dominant stems	Foor branch structure	-acces	2000	1	4	1110	Remove	Yes	Low	Branches	Perking	11.61	Probable.	Medium	Misser	Emerald ash borer (susp.
14.0 t009 FRPE frankrup pennsylvanica	Pour	Good	Median	25-50%	Dead branches v2	Diehock (moderate)	Co-dominant stems	Poor branch structure			3			Remove	Yes	Low	Branches	Parking		Probable	Low	Mit	
14.0 1080 PRPC fravious pennsylvanica	F001	Good	Median	51-75%	Dead branches >2	Co-dominant stems	Poor brench structure	Dieback (moderate)	311	1907	5			Remove	Yes	-tow-	Branches.	Parking	1111	Probable	Cote	Misser	Emerald ash boter (susp.
12.0 1081 FRPE Frankrus pennsylvanica	Foot	Good	Median	51-75%	Dead branches >2	Deback (moderate)			Service Control	100.00	1	ii. 1		Remove	Yes	Low	Branches	Parking	11111	Probable	LOW	Mi)	Enterald ash borer (suspi
12.0 1060 PRPC frasinus pennsylvanica	7001	Good	Median	>75%	Dead branches ×2	Olehack (moderate)	Co-donsinant stems	Poor breach structure	See Committee		5.1	- 1		Recogne	Yes	Low.	Branches	Parking ·	11-11	Probable	Medium	Ministra	Emerald ash borer (susp.
13.0 1083 FRPE Frankrus pennsylvanica	2ppr	Poor	Median	>75%	Co-dominant stems	Point branch structure	Included bank	Deed branches.>2	Dieback (moderate)	100				Remove	Yes	tow	Branches	Parking -	0.00	Probable	Medium	Minne	
15.0 1064 PRPE Frankrus pennsylvanica	7001	Foor	Median	975%	Co-dominant stems	Poor branch structure	Included bank	Deed branches x2	Diebeck (moderate)		100	4 1		Hemove	786	Low	Branches	Parking.	100	Probable	Medium	Minne	Emerald ash borer (vosp.
12.0 1085 FRPE Frankrus pencsylvanica	Poor	Good	Median	>75%	Co-dominant deen.	Poor branch structure	Included bank	Dead branches >2	Dřeback (moderane)		The second second	2		Remove	Yes	Low	Branches	Parking	100	Franable	Medium.	M	Emecald ash borer (susp.
15.0 1086 PRPE Frakinus pennsylvanica	7001	Poor	Median	575%	Dead branches vz	Diaback (moderate)	Co-dominant stems	Poor branch structure			6			Hemove	406	Low	Branches	Parking.		Probable	LOW	Missir	Emerald ash boner (susp
16.0: 1067 FRPS Frasinus pennsylvanica		Poor	Median	>75%	Dwad branches, 53	Poor branch structure	Co-dominant clems	Lour vigar	***		F			Remove	Yes	Low	Branches	Purking	100	Frotisble	Sew	Mir	Emercald esh borer (susp.
11.0 1068 FRPE Frakinus penesylvanica		Poor	Median	>75%	Dieback (moderate)		Co-dominant stems	Foor branch structure	Care -	100	3					Low		Parking	11.01	Frobable	Medium.	Missir	Emerald ash borer (susp
11.0 1069 FRPS Frankrus pennsylvanica		Poor	Median	575%	Dead branches N2	Co-dominant stems	Poor branch structure		Co.		5.					Low	Branches	200	222	Prohable	Medum	Minne	100
12.0 1000 FRPE Fraxinus perensylvanica		Foot	Median	>75%	Bood branchos >2	Dickack (moderate)	Poor branch structure		UE:		5		non.	Remove		Low	Branches	1000000	Walking such		Low	Minist	Emerald ash borer (susp
13.0 1091 III9E Frankrus pennsylvanica		Foot	Median	575%	Co-dominant stems			Dieback (moderate)	-		5					Low		Parking	Service district	Frabable	Low	Missar	Emerald ash borer (susp
14.0 1092 FRPE Franco pennylvanica		Poor	Median	>75%	Doud branches >2	Diekack (moderate)	Foor branch structure		10.31		5			Remove		Low	Branches	100000	100	Proteble	Low	Wared	Emerald ash borer (susp
11.0 1000 IRPE francus pennsylvanica		Poor	Median	>75%	Co-dominant stems			Uneven crown	200	175 3	4		0.00			Low		Parking	100	Fossible	Low	Manat	Emerald ash borer (susp
10.0 5094 PRPE Frakings pennsylvanica		Poor	Median	>75%	Co-dominant stems			SI SITUI CONT		-	2			Remove		Low	Branches			Probable	LOW	Minnet	Emerald ash borer (sase
11.0 1085 FRPE Francis pennsylvanica		Poor	Median	>75%	Doed branches v2			Secretary and a	500	777	0		eren.	Remove		Low			000	Frobable	COW	Missar	Emerald ash borer (suse
The second secon								Pour branch structure	Walter to Secretary 201	1800	50						Branches		in a			Missel	a become a between place bullet and a property of
12.0 1096 PRPE Frankrus pennsylvanica		Poor	Median	>75%	Co-dominant steine		Poor brench structure	Desember 25	Diebeck (moderate)		2	nt I		Remove		Low	Branches		1141	Probable.	(cn		Emerald ash borer (sus)
15.0 t067 FRPE Frankrup pennsylvanica		Foot	Median	>75%	Cordoninant stems		The first of the f	200	19.50		£			Remove			Branches			Probable	Law	Mit	Emerald ash borer (susp
12.0 1098 PRPC Frankrus penceyhanica		Foor	Median	>75%	Dead branches >2	Dieback (moderate)		Foor issench structure	315	1817	2			Remove		Low		Parking	nn	Froiteble	Median	Misser	Emerald ash borer (seep
12.0 1099 FRPE Frankrus pennsylvanica		Poor	Median	>75%	Doed branches >2	Diehack (moderate)	Poor branch structure	. Co-dominant stems		-0.0				Remove		Low		Parking.	11-11	Probable:	104	Mi)	Errierald ash borer (susp
10.0 1000 PRPE Presing pennylvenice	Good	Terr	Median	33-75%	Co-damment sterm	Poor branch structure	1111	100	wite:		2 9	en i	Clererance	1114	Yes		Branches	Duilding		Possible	LOW	Neglgible	

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

DBH to Mitigate: 374"

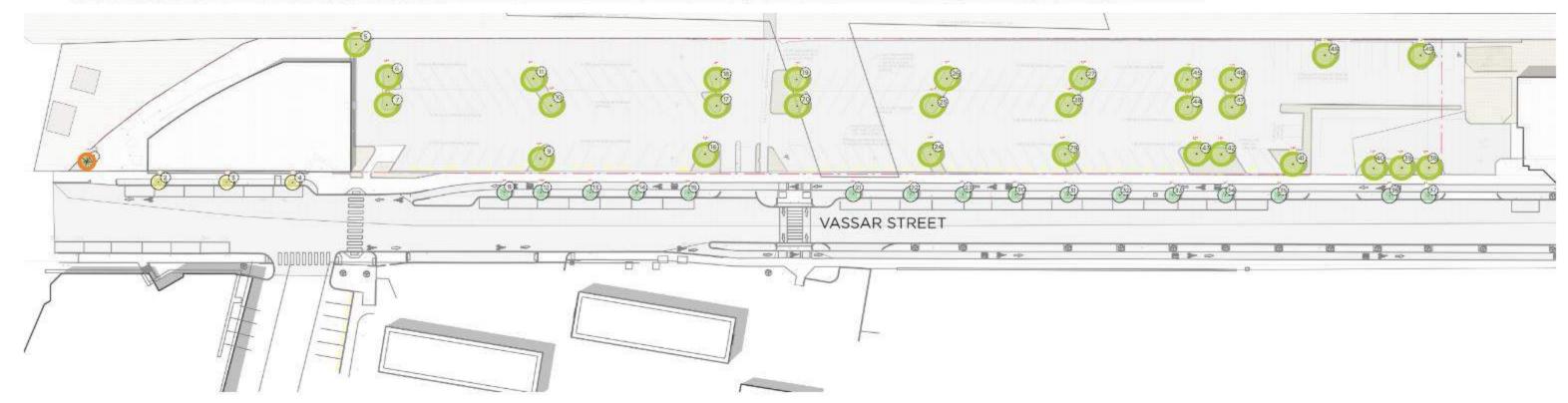
STREET TREES HIGHLIGHTED IN GRAY



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

