

North

OWNERSHIP CERTIFICATE

Project Address:

Application Date:

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

I hereby authorize the following Applicant:

Patrick W. Barrett III

at the following address:

234 Broadway Cambridge

to apply for a special permit for:

Basement GFA Exemption and Parking

on premises located at:

907 Main St.

for which the record title stands in the name of:

Sean Casey LLC

whose address is:

234 Broadway Cambridge

by a deed duly recorded in the:

Registry of Deeds of County: So. Middlesex Book: 51658 Page: 75

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

Book:

Page:

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

To be completed by Notary Public:

Commonwealth of Massachusetts, County of

Middlesex

The above named Patrick W Barrett personally appeared before me,

on the month, day and year Nov 7, 2016 and made oath that the above statement is true.

Notary:

My Commission expires:

July 28, 2017

907 Main Street
Hotel and Retail Development

Special Permit Application Narrative

Prepared by Boyes-Watson Architects

11-03-16

I. General Narrative

The proposed project occupies a comersite in Central Square abutting Main Street and Columbia Street. 907 Main Street is occupied by a four story structure currently used as a mixed use building with a retail first floor and twelve (12) residential units on the upper three floors. The parcel totals approximately 9505-SF. The site is completely covered by the buildings and paved surfaces. The site is more or less flat, with no significant natural features on the parcel.

The site is in the Central Square Overlay District.

The site is in a Business B district.

The project site is a national register building within a historic district.

II. Building Uses and Areas

The proposed renovation and addition will contain 58 sleeping rooms on the upper three floors, a retail first floor consisting of two existing tenants and a hotel lobby and bar, and a small fifth floor addition which will consist of a bar.

III. Requested Special Permits

i. Article 2 – Definitions – Gross Floor Area Shall Not Include – Item #16. Exemption of basement area in the calculation of GFA (Gross Floor Area)

The criteria for approval of this type of Special Permit are indicated in:

- 1) Article 10.43-General Criteria for Special Permits
- 2) Article 2 - Definitions

The Applicant requests these Special Permits in the belief that the requirements for the granting of the Special Permit have been met as outlined below ('a' and 'b').

ii. Article 20.304.6 (2) - Waiver of Parking and Loading Requirements

The criteria for approval of this type of Special Permit are indicated in :

- 1) Article 10.43-General Criteria for Special Permits
- 2) Article 20.304.6 (2) a, b, & c

The Applicant requests these Special Permits in the belief that the requirements for the granting of the Special Permit have been met as outlined below ('c', 'd', & 'e').

a. **Response to Special Permit Criteria -Article 2**

(Note-italicized text = text of Bylaw)

Article 10.43 Criteria for Special Permits Special permits will normally be granted where specific provisions of this Ordinance are met, except when particulars of the location or use, not generally true of the district or of the uses permitted in it, would cause granting of such permit to be to the detriment of the public interest because: It appears that requirements of this Ordinance cannot or will not be met, or

Response: The requirements of this Ordinance will not be met.

Traffic generated or patterns of access or egress would cause congestion, hazard, or substantial change in established neighborhood character, or

Response: The basement is already in use there will be no change or intensifying of the use.

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

Response: The proposed use is consistent with the zoning ordinance. Operation of or development of adjacent uses will not be adversely impacted as the use does not change.

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

Response: The use is a conforming use and would create no further nuisance or hazard.

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

Response: The exemption of gross floor area will allow small local retailers who have been in Central Square for decades to expand and increase their productivity. The commercial use proposed is fully compliant with the existing Zoning By-law.

b. **Response to Special Permit Criteria -Article 2)**

Article 2 Criteria

(Note-italicized text = text of Bylaw)

In granting such a special permit, the permit granting authority may approve the exemption of any portion of Gross Floor Area (GFA) located in a basement or cellar from the calculation of GFA, provided the permit granting authority finds that the uses occupying such exempted GFA supports the character of the neighborhood or district in which the applicable lot is located.

(1) This change will not increase the intensity of use & will bring the current basement spaces into code compliance. The FAR will further allow for the creation of a small rooftop bar which came about through a two year public planning process for Central Square and is itemized on page 9 of the Central Square and Osborne Triangle Plan & Recommendations.

c. **Response to Special Permit Criteria -Article 20.304.6 (2)**

(Note-italicized text = text of Bylaw)

Article 10.43 Criteria for Special Permits Special permits will normally be granted where specific provisions of this Ordinance are met, except when particulars of the location or use, not generally true of the district or of the uses permitted in it, would cause granting of such permit to be to the detriment of the public interest because: It appears that requirements of this Ordinance cannot or will not be met, or

Response: The requirements of this Ordinance will not be met.

Traffic generated or patterns of access or egress would cause congestion, hazard, or substantial change in established neighborhood character; or

Response: The neighborhood character would remain intact and would further limit congestion currently caused by an excess of delivery vehicles loading and unloading at the corner of the intersection of Main St. and Columbia St.

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

Response: The proposed use is consistent with the zoning ordinance. Operation of or development of adjacent uses will not be adversely impacted.

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

Response: By removing the loading and parking requirement the amount of traffic going into the intersection would be eliminated and more off street parking as well as an early morning loading area that could service the adjacent business could be created.

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

Response: The exemption of parking and loading from this site would reduce congestion and create several new off street parking spots for the city, as well as a loading area for trucks servicing businesses in the area and a drop off location that is out of the way of bike lines for future hotel guests.

d. Response to Special Permit Criteria -Article 20.304.6 (2)

(Note-italicized text = text of Bylaw)

Waiver of Parking and Loading Requirements. Uses in the Central Square Overlay District which meet the following requirements shall be exempted from the parking and loading requirements as specified in Section 6.36 - Schedule of Parking and Loading Requirements.

2. The use is contained in a new structure or new addition to a structure identified in (1) above, after the issuance of a special permit by the Planning Board provided: a. The standards set forth in Section 6.35 of this Zoning Ordinance are met; and b. The standards set forth in Section 20.305 are met. c. The Planning Board shall specifically find that an exemption from parking and loading requirements will result in a building design that is more appropriate to its location and the fabric of its neighborhood and that it is in conformance with the objectives and criteria contained in the "Central Square Development Guidelines".

i) The standards set forth in Article 6.35 will be met as no handicap parking is required and all biking requirements will be met.

ii) The project and requested relief will comply with the standards set forth in 20.305 as allowing for the expansion of retail on the ground floor around Columbia Street activating a dormant corner. Further, the project will preserve a national register building and update the aging facade.

DIMENSIONAL FORM

Project Address: 907 MAIN STREET

Application Date: 11-03-16

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	9,505	n/a	No Change	
Lot Width (ft)	115.25'	n/a	No Change	
Total Gross Floor Area (sq ft)	20,874	26,138	26,138	
Residential Base	n/a	n/a	n/a	
Non-Residential Base	n/a	n/a	n/a	
Inclusionary Housing Bonus	n/a	n/a	n/a	
Total Floor Area Ratio	2.21	2.75	2.75	
Residential Base	n/a	n/a	n/a	
Non-Residential Base	n/a	n/a	n/a	
Inclusionary Housing Bonus	n/a	n/a	n/a	
Total Dwelling Units	12	32	n/a	
Base Units	n/a	n/a	n/a	
Inclusionary Bonus Units	n/a	n/a	n/a	
Base Lot Area / Unit (sq ft)	n/a	n/a	n/a	
Total Lot Area / Unit (sq ft)	n/a	n/a	n/a	
Building Height(s) (ft)	45'	55'	55'	
Front Yard Setback (ft)	0'	0'	No Change	
Side Yard Setback (ft)	29.5'	0'	0'	
Side Yard Setback (ft)	0'	0'	No Change	
Rear Yard Setback (ft)	0'	0'	No Change	
Open Space (% of Lot Area)	0%	0%	15%	
Private Open Space	0%	0%	15%	
Permeable Open Space	0%	0%	15%	
Other Open Space (Specify)	0%	0%	0%	
Off-Street Parking Spaces	0	5	0*	
Long-Term Bicycle Parking	0	2	2	
Short-Term Bicycle Parking	0	1	6	
Loading Bays	0	1	0*	

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

907 Main Street Community Meeting
6:00 at 438 Massachusetts Ave
10-17-16

A. Project Presentation Key Points:

1. **Neighborhood / Use:** 907 Main Street is a mixed use building that is aging and in need of rehabilitation. One of the goals of the project is to restore the building to a state more like its original condition in the 1800's. The building, once converted to Hotel Use on the upper floors will add much needed accommodations for the area as well as liven up Central Square. Another feature of the project is the preservation of the much loved local retail tenants Toscanini's and Patty Chen's Dumpling Room by moving the later around the corner along Columbia Street. The project will consist of 58 rooms including a restaurant lobby on the first floor with a small courtyard in back. An addition will be built along Columbia Street consisting of retail uses on the first floor and ten (10) sleeping rooms above.

The presentation also included three (3) different versions that we are exploring. The first version represented the "by right" version that complies with all existing zoning while the second version represented what would be possible if we sought relief for parking and exemption of basement spaces. We also presented a version of the hotel that would be possible if the zoning in the Central Square Restoration Petition were passed. The latter two versions showed possible hotel configurations that has a small rooftop bar with expansive terrace as well as a larger seventy four (74) room hotel with a slightly larger rooftop bar. Finally we expressed a desire to seek relief for the five parking spots that we are currently required to provide under the existing zoning.

2. **District and Lot Zoning:** The subject lot is located in a Business B Zoning District. The project site is in a Historic District, Central Square Overlay District, and National Register District. Development on this lot will be undertaken under the provisions of the Central Square Overlay District art. 20.300.

i. **Gross Floor Area:** The Gross Floor Area permitted for Hotel use in the BB district of the Central Square Overlay is 2.75. Base Allowable GFA= 26,103 S.F. Basement gross floor area as configured does not comply with GFA and Special Permit relief must be sought .

ii. **Parking:** Required Parking will be as defined in Article 6 and Art 20.300 For Hotel Uses. All parking in the existing structure is exempted per Art 20.304.6 the addition will have a parking requirement in the amount of 1 space for two sleeping rooms or 5 Parking Spaces.

iii. **Exemption for Basement GFA:** Basement spaces are currently being used for storage and kitchen space in the existing building. Under the current rules there is 1220 sqft of gross floor area at 7' being used by Cinderella's Restaurant for kitchen space. We are requesting an exemption of all basement space per Art 2 to allow for the creation of larger storage, trash, employee rooms, and kitchen space in the existing and new Columbia Street addition.

3. Neighbor Concerns and Responses

a. *Will there be any use of color, in particular the color purple?*

Response: We will consider trying to add the color purple to the project.

b. *Will Toscanini's still be in business while you are under construction?*

Response: Yes.

c. How will you address your parking needs?

Response: We will rely on valet and would like to engage the city to see if it was possible to remove our existing curb cut and provide some additional on street parking, guest drop off, and potential early morning loading zone for the area.

e. Will light be an issue from a rooftop bar?

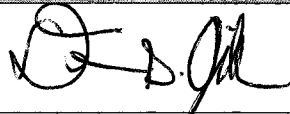
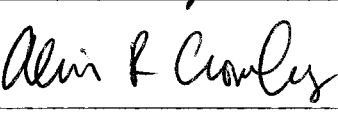

Response: We only wish to have a rooftop bar and terrace that faces out toward Main Street. We will use low down lighting in the interior of the bar and adhere the parameters of the existing ordinance and any potential change thereto.

f. Why do you have to build five parking spaces?

Response: This is what the zoning requires.

General Comments:

- 1) Praise for the design and preservation of 907 Main Street*
- 2) Enthusiasm for the project as of right and praise for the Special Permit version of the project as well as the Central Square Restoration Petition version.*
- 3) Praise for the potential rooftop bar and terrace.*

NUMBER	SIGNATURE	NAME (PRINTED) & ADDRESS & Email
1		Dennis Jillson 238 Main St. djillson@mitinco.mit.edu
2		Alison Crowley 238 Main St acrowley@mitinco.mit.edu
3		Mami Fossi, com
4		
5		
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FEE SCHEDULE

Project Address:

Application Date:

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

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

Fee Calculation

New or Substantially Rehabilitated Gross Floor Area (SF): **26,138** × \$0.10 = **\$2,614**

Flood Plain Special Permit

Enter \$1,000.00 if applicable:

Other Special Permit

Enter \$150.00 if no other fee is applicable:

TOTAL SPECIAL PERMIT FEE

Enter Larger of the Above Amounts:



BOYES-WATSON
ARCHITECTS

Cambridge Planning Board
c/o Community Development Department
344 Broadway
Cambridge, MA 02139

Re: Special Permit Application / 907 Main Street

Dear CDD Staff and Members of the Planning Board:

The project team of 907 Main Street has conducted a preliminary meeting and created the following LEED V4 Checklist. The checklist reflects the new construction and renovation proposed to create a 58 Key Hotel, Rooftop Bar, Restaurant and Black Box Commercial Space to be built at 907 Main Street, Cambridge, MA. The majority of the project will be a Renovation of the existing Historic building on the Project Site.

The project is currently in the schematic design phase and many of the elements of the building and site have yet to be decided upon. Boyes-Watson Architects has been able to assess, that at this point, with the decisions made thus far, that the prerequisite items in the LEED V4 program are being met. Sufficient optional credits are achieving the LEED certification threshold. There is, in addition, sufficient margin of error to provide assurance that we will continue to meet the "Certifiable" requirement in the event that any measures included become unattainable. The prerequisite and credit specific information with design choices as they stand now are listed in the following.

Sincerely,

Stephen Hiserodt – Project Manager
Boyes-Watson Architects
shiserodt@boyeswatson.com

LEED V4 Checklist Prepared by: Boyes-Watson Architects 12/05/2016

The following are the LEED V4 requirements and measures that the 907 Main Street project in Cambridge, MA is pursuing as best understood at the current level of development. If the project scope or significant design changes occur, Boyes-Watson Architects will adjust the following information and target credits to best fulfill the project goal of LEED certifiability. The following is not a complete list of the possible credits available. Refer to LEED v4, 2016 reference manual for final determinations.

Summary:

907 Main Street is a 5 story Multi-Use facility adjacent to the Central Square commercial/ transit hub in Cambridge, MA. This urban infill project will both preserve the historic character of the Central Square District but also, through the inclusion of underrepresented uses, will add to the diversity of the neighborhood. The mixed-use project at 907 Main Street is a smart-growth opportunity and, by targeting LEED compliance, will be an example of the progressive, sustainable urban revitalization efforts taking place within the community.

(LT) Location and Transportation

LT Sensitive Land Protection (1 Point)

The project site meets the criteria to achieve both Option 1 and Options 2 of this credit. The site is currently developed and is not within any of the "sensitive" locations listed for Option 2.

LT High Priority Site (1 Point)

The project site meets the criteria to achieve a credit in Option 1, Historic District. The Project Site is within the Central Square Historic District registered with both the Federal and State Commissions.

LT Surrounding Density and Diverse Uses (5 Points)

Surrounding Density – The area surrounding the Project Site is a combination of Residential, Commercial, Office and Educational Uses. The combined density of the area with ¼ mile is greater than 35,000 S.F. per Acre or an FAR = .803. (3 points)

Diverse Uses – The area surrounding the Project Site contains 11 publicly available diverse uses. (2 Points)

LT Access to Quality Transit (5 Points)

Project Site is located within the acceptable limits of the various types of transport considered. Minimum trip rates are well above the required Trip counts shown in the Tables.

LT Bicycle Facilities (1 Point)

Shower and Changing Room will be provided for building occupants. A total of 8 bike parking spaces will be provided to meet the City of Cambridge Regulations. These spaces meet the minimum requirements of 4 short term and 4 long term spaces per Building.

LT Reduced Parking Footprint (1 Point)

Local Code requires 5 Parking Spaces. The proposed project will eliminate all parking spaces.

LT Green Vehicles

We do not intend to pursue this credit.

(SS) Sustainable Sites

SS Prerequisite Erosion Controls During Construction

The project team will develop an erosion control plan prior to construction that meets the criteria required for the credit. These measures are also required by Cambridge DPW and monitored as part of the Permit Process. During construction these measures will be implemented and documented.

SS Site Assessment (1 point)

The design process has or will address all of the required assessment Topics.

Topography has been documented as part of the Site Survey and is complete.

Hydrology evaluation has been completed. Rainwater storage design will be part of our Permitting and Construction process. (Flood Control, Stormwater Management,

Climatic evaluation has begun and will be refined as design continues. (Low albedo roof, Stormwater Management)

Soil conditions have been analyzed and documented in the Geotechnical Report (Urban Site, Soil Conservation n/a)

Human Use issues will play a role in the design and construction operations. (Proximity of Use to Conflicting Uses, Views, Transportation)

Human Health Effects have been analyzed and will be implemented. (Noise Control, Light Control, Location of operations, Screening of Mechanical Equipment)

SS Protect or Restore Habitat (0 points)

This credit does not apply to our Project.

SS Open Space (1 Point - ?)

Approximately 20 percent of the site will be landscaped patio. The will be, in addition, approximately 15 percent of the site area will be devoted to rooftop deck area. These areas are still in design but may meet the open space requirements.

SS Rainwater Management (2 Points)

LID measure to store all site rainwater to retain for Rainfall events as required by the City of Cambridge DPW.

SS Heat Island Reduction (2 Points)

High Reflectance roofing membrane will be installed. Vegetated roof areas are being considered for certain areas. Patio / Paved areas will be landscaped or shaded to the maximum extent possible.

SS Light Pollution Reduction (1 Point)

Project will be required to meet the City of Cambridge Light Requirements. Verification calculations will be performed after fixtures have been chosen to verify compliance with BUG requirements.

WE Water Efficiency

WE Pre Req. Outdoor Water Use Reduction

Option 2: Reduced Irrigation

Irrigation needs will be reduced by 30% through species selection and efficient systems.

WE Pre Req. Indoor Water Use Reduction

All Fixture and Appliance Standards have been or will be met.

1. All Table 1 Fixture requirements have been or will be met.
2. All Table 2 Appliance Standards have been or will be met.
3. Table 3 Standards are not applicable to this project.
4. All Table 4 Appliance Standards have been or will be met.
5. Table 5 Process Requirements are not applicable to this Project.

WE Pre Req. Building Level Water Metering

Individual uses/tenant spaces will be separately metered, i.e. Toscanini's, Patty Chens, Restaurant / Bar. City of Cambridge will only allow one water meter per building requiring privately monitored sub-meters to be installed. Use data will not be shared with USGBC.

WE Outdoor Water Use (2 points)

No permanent vegetation will be installed. Outdoor planting will be limited to container based planters. All irrigation will be done manually as needed. No irrigation systems will be installed.

WE Indoor Water Use Reduction (1 Point - ?)

Additional water use reduction of 30% is likely to result from fixture selection – verification will be provided as the documents evolve.

WE Cooling Tower Water Use

This credit is not applicable to the project.

WE Water Metering (1 Point)

Tenant Uses will be separately metered. Guest Rooms will be separately metered from the remainder of the hotel operations.

(EA) Energy & Atmosphere

EA Pre Req. Fundamental Commissioning and Verification

Commissioning requirements stated in the prerequisite will be met.

EA Pre Req. Whole Building Energy Simulation

An Energy Simulation will be performed prior to Building Permit submission. Compliance with ASHRAE Standard 90.1 will be demonstrated.

EA Pre. Req. Building Level Energy Metering

Building and Tenant Level energy metering will be installed. Data collected will not be shared with USGBC.

EA Pre. Req. Fundamental Refrigerant Management

All existing equipment and all new equipment will not use CFC based refrigerants.

EA Enhanced Commissioning

The Project will not pursue Enhanced Commissioning Credits.

EA Optimize Energy Performance (14 Points)

An increase in efficiency of approximately 35% above the baseline case is anticipated. This will be achieved through a variety of measures including HVAC efficiency, Lighting efficiency, Building Envelope UA Design and the addition of renewable energy measures (scale to be determine

EA Advanced Energy Metering

The Project will not pursue this credit.

EA Demand Response

The Project will not pursue this credit.

EA Renewable Energy Production

A rooftop photovoltaic power generation array is anticipated for this Project. A 5-10 kWdc system will provide approximately 10% of the yearly energy consumption.

EA Enhanced Refrigerant Management

The Project will not pursue this credit.

EA Green Power and Carbon Offsets

The Project will not pursue this credit.

(MR) Materials and Resources

MR Pre Req. Storage and Collection of Recyclables

Recycling areas will be provided in the Trash area for pickup by the local Municipality. An area will be designated for the collection, storage and disposal of batteries and electronic waste.

MR Pre Req. Construction and Demolition Waste Management Planning

Because of Site constraints, waste will have to be comingled. Materials will be separated and recycled by the waste removal company. All reporting will be provided by the waste company.

MR Building Life-Cycle Impact Reduction (5 Points)

Option 1: Historic Building Reuse

The existing building is listed in the State and Federal Historic Register. All remediation will be reviewed by the City of Cambridge Historic Commission.

MR Building Product Disclosure and Optimizations: Environmental Product Declarations

The Project will not pursue this credit.

MR Building Product Disclosure and Optimizations: Sourcing of Raw Materials

The Project will not pursue this credit.

MR Building Product Disclosure and Optimizations: Material Ingredients

The Project will not pursue this credit.

MR Construction and Demolition Waste Management (1 Point)

A waste management company that can guarantee 50% of Diversion will be chosen by the Project G.C.

(EQ) Indoor Environmental Quality

EQ Pre Req. Minimum Indoor Air Quality Performance

The project will be designed to meet ASHRAE Standard 62.1-2010 as required in Option 1.

EQ Pre Req. Environmental Tobacco Smoke Control

Smoking will be prohibited inside the building, including in Tenant Spaces. Smoking will be prohibited except when at least 25 feet from any entries, operable windows and air intakes. Smoking outside the property line cannot lawfully be prohibited.

EQ Enhanced Indoor Air Quality

The Project will not pursue this credit.

EQ Low-Emitting Materials (2 Points)

We anticipate compliance with Option 1, Table 2 at a level of 2 points. The calculations will include furniture installed for Hotel and Restaurant Use.

EQ Construction Indoor Air Quality Management Plan

The Project will not pursue this credit.

EQ Indoor Air Quality Assessment (1 Point)

Option 1: Path 1 will be applied prior to guest occupancy.

EQ Thermal Comfort (1 ? Point)

The project HVAC systems will likely comply with the ASHRAE Standard 55, ISO and CEN Standards. Verification will be provided at Building Permit Submittal.

EQ Interior Lighting

The project will likely comply with the Option 1: Lighting Control requirements. Complete occupant control will be provided to all Guest Rooms.

EQ Daylight

Because this project is a Historical Renovation daylighting will be controlled to a large extent by existing openings. The project will not pursue this credit.

EQ Quality Views

Because this project is a Historical Renovation, views will be controlled to a large extent by existing openings. The project will not pursue this credit.

EQ Acoustic Performance (1 Point)

The project will meet the requirements through the use of specially design demising wall assemblies. Mass loaded vinyl, resilient support systems, acoustic insulation, mechanical system screening and triple pane windows will be incorporated to ensure compliance.

(IN) Innovation

IN LEED Accredited Professional
MEP and Architect are LEED AP.

(RP) Regional Priority

Credits for Regional Priority will not be pursued.

LEED Affidavit:

Project Name: 907 Main Street

Project Site: 907 Main Street, Cambridge MA 02139

In accordance with Article 22. Sustainable Design and Development of the City of Cambridge Zoning Ordinance, I, Kelly Speakman, hereby certify that, to the best of my knowledge, the project 907 Main Street has been designed to achieve the stated design requirements in compliance with Section 22.23 of the Green Building requirements. This certification is based on the LEED V4 for Building Design and Construction: April 2016 version.

Kelly J. Speakman , LEED AP

Signature

LEED Registration # 10246746

12/20/2016 Date





LEED v4 for BD+C: New Construction and Major Renovation

Project Checklist

Project Name: 907 Main Street
Date: 1/5/2017

Y ? N

1			Credit	Integrative Process	1
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14	0	2	Location and Transportation		16
		x	Credit	LEED for Neighborhood Development Location	16
1			Credit	Sensitive Land Protection	1
1		1	Credit	High Priority Site	2
5			Credit	Surrounding Density and Diverse Uses	5
5			Credit	Access to Quality Transit	5
1			Credit	Bicycle Facilities	1
1			Credit	Reduced Parking Footprint	1
		1	Credit	Green Vehicles	1

6	2	2	Sustainable Sites		10
Y			Prereq	Construction Activity Pollution Prevention	Required
1			Credit	Site Assessment	1
		2	Credit	Site Development - Protect or Restore Habitat	2
	1		Credit	Open Space	1
2	1		Credit	Rainwater Management	3
2			Credit	Heat Island Reduction	2
1			Credit	Light Pollution Reduction	1

3	2	6	Water Efficiency		11
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
2			Credit	Outdoor Water Use Reduction	2
	2	4	Credit	Indoor Water Use Reduction	6
		2	Credit	Cooling Tower Water Use	2
1			Credit	Water Metering	1

17	0	16	Energy and Atmosphere		33
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
		6	Credit	Enhanced Commissioning	6
14		4	Credit	Optimize Energy Performance	18
		1	Credit	Advanced Energy Metering	1
		2	Credit	Demand Response	2
3			Credit	Renewable Energy Production	3
		1	Credit	Enhanced Refrigerant Management	1
		2	Credit	Green Power and Carbon Offsets	2

6	0	7	Materials and Resources		13
Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
5			Credit	Building Life-Cycle Impact Reduction	5
		2	Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
		2	Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
		2	Credit	Building Product Disclosure and Optimization - Material Ingredients	2
1		1	Credit	Construction and Demolition Waste Management	2

5	1	10	Indoor Environmental Quality		16
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
		2	Credit	Enhanced Indoor Air Quality Strategies	2
2		1	Credit	Low-Emitting Materials	3
		1	Credit	Construction Indoor Air Quality Management Plan	1
1		1	Credit	Indoor Air Quality Assessment	2
	1		Credit	Thermal Comfort	1
1		1	Credit	Interior Lighting	2
		3	Credit	Daylight	3
		1	Credit	Quality Views	1
1			Credit	Acoustic Performance	1

1	0	5	Innovation		6
		5	Credit	Innovation	5
1				LEED Accredited Professional	1

0	0	4	Regional Priority		4
		1	Credit	Regional Priority: Specific Credit	1
		1	Credit	Regional Priority: Specific Credit	1
		1	Credit	Regional Priority: Specific Credit	1
		1	Credit	Regional Priority: Specific Credit	1

53 5 52 TOTALS Possible Points: **110**
Certified: 40 to 49 points, **Silver:** 50 to 59 points, **Gold:** 60 to 79 points, **Platinum:** 80 to 110