



# The Aileron Project 131 Condor Street and 141-151 Condor Street, East Boston

Submitted Pursuant to Article 80E of the Boston Zoning Code

**Submitted By:**

Neighborhood of Affordable Housing ("NOAH")  
143 Border Street  
East Boston, MA 02128

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**Submitted To:**

Boston Planning & Development Agency  
One City Hall Square  
Boston, MA 02201

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## 1.0 PROJECT SUMMARY / OVERVIEW

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### 1.1 Introduction

This package is being submitted on behalf of the Neighborhood of Affordable Housing (“NOAH”, the “Proponent”) for a new mixed-use, mixed-income development that is approximately 48,880 gross square feet in size. The development includes a total of seven condominium units, thirty-three residential rental units, seventeen artist studios, a Work Bar/Galley, an Artist Studio, a Workshop and a Community Studio. The Proposed Project will also include thirty-five associated parking spaces and a dedicated space for bike parking at the ground level. (Please see **Figure 1.1. Project Locus.**)

The Project Site comprises approximately 26,250 square feet of vacant and underutilized land. Parcel ID 0103366000, Parcel ID 0103365000, and Parcel ID 0103364000 will be combined and subdivided to create two new distinct lots. 131 Condor Street will contain approximately 3,937 square feet and will house the condominium building and 141-151 Condor Street will contain approximately 22,313 square feet and contain the rental units, artist studios, work bar, workshops, community studio and parking facility. The Proposed Project includes a revitalization of the Project Site by replacing the vacant land with a new mixed-use building and a new condominium building. The Project also includes vehicular and pedestrian access measures and improvements. The current estimated cost of this Project, based upon the most recent plans, is approximately \$7,775,000.00.

NOAH’s goal when conceptualizing this Project was to revitalize the neighborhood by replacing vacant land with a residential building and mixed-use building that will add new housing units and artist space to the increasingly popular East Boston community and provide artists and the community at-large with a unique living and working environment.

The Proposed Project will exceed the 20,000-square foot total build-out requirement for a project in a Boston neighborhood, and therefore requires the preparation of filing(s) under the Small Project Review regulations, pursuant to Article 80 of the Boston Zoning Code. The Proponent will also seek zoning dimensional relief from the Code from the Boston Zoning Board of Appeal related to the size and change of use for the Proposed Project.



**Figure 1.1**  
**Project Locus**

## 1.2 Detailed Project Description

NOAH believes this project, titled 'Aileron', will set a classy standard for quality design and livability. The project has been named Aileron, because much like the flighted names of streets in historic Eagle Hill, it fits the pattern of flight. NOAH believes Aileron's diverse artistic community and attractive design will stylishly influence the Condor Street corridor as it continues to evolve from a mixed-commercial corridor to a mixed-income residential community. NOAH conducted a significant amount of outreach to both the local abutters and the artist community. NOAH has incorporated much of the feedback into a project that will make Aileron both a comfortable home and a dynamic creative culture for the arts. The project design presents a welcoming and open atmosphere where residents and visitors can gather, engage in a creative process and share their art. There are a variety of work spaces for artists to create, display, gather and perform. There will also be access for the East Boston community for meetings as well as involvement in artistic programming, such as classes, seminars and individual lessons. The design is inviting and distinctive, especially at the street level where full length windows encourage future residents and artists to invite members of the community to view the various works of art, thereby activating the streetscape. The building will also be supplied with Green technologies and include materials and systems in keeping with the needs of artists and their varying backgrounds.

The Proposed Project sits on approximately 26,250 square feet of underutilized land along Condor Street, which is located within a Two-Family Residential Subdistrict. The site borders several other zoning subdistricts including a Local Industrial Subdistrict, a Waterfront Manufacturing Subdistrict, and a Maritime Economy Reserve Subdistrict. In addition to the frontage on Condor Street, the site borders several parcels on Falcon Street in the rear. The site currently contains three vacant lots and the land is currently classified as exempt. The Proposed Project will serve to invigorate this section of East Boston and bring residential foot traffic to the neighborhood.

NOAH is proposing a mixed-use, mixed-income home ownership and rental development that is approximately 48,800 gross square feet in size. The two buildings include a total of forty residential units, seventeen artist studios, a work bar/gallery, community studio space and a workshop. The building will also include thirty-five associated parking spaces and a bike storage space at the ground level.

The Proposed Project will be constructed as two distinct buildings. The first, which will be located at 141-151 Condor Street, will be a five-story mixed-use building with rental units, artist studios, community gathering and artist space and thirty-five parking spaces. The second building, which will be located at 131 Condor Street, will be a four-story building containing seven condominium units. The Proposed Project will be in close proximity to American Legion Playground, which will give residents plenty of open green space to utilize.

The first building located at 141-151 Condo Street will contain thirty-three rental units. These units will be comprised of a diverse mix of unit types, including three studio units, eight one-bedroom

units, twenty two-bedroom units, and two three-bedrooms units. Nine of these units will be market rate units, while the remaining twenty-four will be restricted at various levels of affordability. The majority of these units will have small decks or patios. This building will also contain seventeen artist studio spaces, as well as artist and community dedicated spaces along the ground floor. The second building, which will be located at 131 Condor Street, will contain seven total condominium units, four of which will be two-bedroom units and three of which will be three-bedroom units. Of these seven units, four will be market rate and three will be classified on some level as affordable.

Once the project is complete, the streetscape will be well-lit and offer an inviting presence along the industrial edge of Condor Street. The ground floor will have windows which will partly open to the street so as to allow the public to feel like they can enter the workspace and the artist can feel like their work can be easily available to the public. No parking will be visible from Condor Street or to the rear abutters along Falcon Street. The proposed thirty-five parking spaces will be behind the building and will be decked over by an outdoor sculpture garden and landscaped community space. Of the thirty-three rental units, seventeen will have an artist preference. All rear facing units will have balconies overlooking the courtyard. There is also additional artist studios abutting the hillside, which will provide artists with additional shared and private workspaces.

On the ground level there will also be large common spaces for the Gallery and Work Bar. These spaces will be open to other residents in the building. The spaces will not be strictly for artists, but rather will be communal spaces. This space can also be made available to members of the community for community meetings. Neighborhood residents who are interested in having space to work can access these areas as well, although a set of rules and guidelines governing this use will need to be developed between management and the community.

The Proposed Project is subject to Small Project Review under Article 80E of the Boston Zoning Code. In parallel with this application, the Proposed Project will seek zoning relief from the Boston Zoning Code at the Boston Zoning Board of Appeal related to the size and change of use of the land and structures that currently sit on it.

Table 1-1. Approximate Project Dimensions of The Aileron Project

<b>Lot Area:</b>	26,250 square feet
<b>Gross Square Feet:</b>	48,800 square feet
<b>FAR:</b>	1.86
<b>Floors:</b>	4-5 Stories
<b>Height:</b>	44-51'

## 2.0 GENERAL INFORMATION

### 2.1 Project Schedule

Project Schedule: Aileron Project	
Construction Commencement:	Spring 2019
Construction Completion:	Spring 2020
Status of Project Design:	Schematic

### 2.2 Project Proponent

NOAH is a Greater Boston community development corporation (CDC) that has been in existence since 1987. They own, manage or are developing properties in East Boston, Taunton, Middleboro, North Andover, Holliston, Webster, Carlisle, and Everett, with several other projects in the pipeline. NOAH has under construction a 71 unit mixed-income, mixed-use development in East Boston named Coppersmith Village. The project involves extensive environmental cleanup and new construction of two separate structures on a challenging 1.3-acre site that formerly housed an ironworks factory and has sat vacant for years. NOAH is also in the process of retaining funding for a 38-unit historic rehab in downtown Taunton and are pursuing opportunities to rehab our triple decker portfolio in East Boston in order to ensure long term affordability in the neighborhood.

NOAH does more than housing development. They have long operated a City-funded senior homeowner services minor-repair program which serves 125 lower income senior homeowners per year. NOAH manages 133 units in 26 buildings in East Boston, have renovated and sold over three dozen properties, and help locate housing for families and individuals. NOAH also operates a very active Community Building and Environmental services department that works hand-in-glove with diverse neighborhood interests including youth programs, environmental advocacy, and community beautification. For example, they have worked closely with the City to renovate seven East Boston schoolyards and to build a 4-acre park on Chelsea Creek. NOAH has a long-established reputation of working well with the City to accomplish mutual goals and look forward to furthering this relationship with The Aileron Project.

### 2.3 Public Benefits

The Proposed Project will provide substantial benefits to the City of Boston and the East Boston community. The Proposed Project will generate both direct and indirect economic and social benefits to the East Boston neighborhood. The Proposed Project provides for:

- Creating much needed residential housing in the East Boston Neighborhood.
- Creating on-site affordable rental units, which will exceed the Boston Planning & Development Agency's affordable housing standards.

- Creating thirty-three rental units, twenty-four of which will be affordable.
- Creating seven condominium home ownerships units, three of which will be affordable.
- Revitalizing three underutilized parcels and replacing the current vacant lots with housing units, artist space and community space.
- Creating artist and community space along Condor Street to accommodate East Boston's growing population of residents, which will allow residents to not only live, but also work and have access to community amenity space in the neighborhood.
- Activating the streetscape along Condor Street with artist studios, a gallery and a work bar.
- Creating bike parking for storage of bikes within the building to encourage bicycling as a mode of transportation, allowing for less vehicular traffic.
- Adding revenue in the form of property taxes to the City of Boston.
- Creating full-time jobs (commercial retail).
- Creating temporary construction and labor jobs.

## 2.4 Compliance with Boston Zoning Code – Use and Dimensional Requirements

The Site is located in a Two-Family Residential Subdistrict (2F-2,000) in the East Boston Neighborhood District, Article 53 of the Boston Zoning Code (the "Code"). (See **Table 2.1 131 Condor Street – Zoning Compliance** and **Table 2.2 141-151 Condor Street – Zoning Compliance**).

Multi-family dwellings are a Forbidden Use under Article 53, Table A. Therefore, a Use Variance would need to be obtained from the City of Boston Zoning Board of Appeal. Work Bar/Galley, Artist Studio, Workshop and Community Studio Uses are also Forbidden Uses in a Two-Family Residential Subdistrict. Therefore, Use Variances will also be required for each of these proposed uses. The Proposed Project also seeks relief from several requirements of the existing Zoning Code outlined in Article 53. The proposed structure exceeds the maximum allowable floor-area-ratio ("FAR"). It also exceeds the height limitations for the district as well as numerous other dimensional requirements, such as front, side, and rear setbacks, and will require relief from the Zoning Board of Appeal for each dimensional regulation violation that is triggered.

Even though the Site is located within a Two-Family Residential Subdistrict, the surrounding area contains residential, industrial and commercial uses. The design team feels that given this location and the structures influencing the design, as well as comparable developments in the neighborhood, the proposed building's height, mass, and scale are appropriate for this location and conducive to the East Boston neighborhood.



Table 2.1. 131 Condor Street - Zoning Compliance

Categories	Two-Family Residential Subdistrict (2F-2,000)	Proposed Project
Minimum Lot Area	2,000 Sq. Ft.	3,937 Sq. Ft.
Additional Lot Area for Each Additional Dwelling Unit	N/A	1,937 Total Sq. Ft.
Floor Area Ratio	.80	1.93
Minimum Lot Width	25 Feet	45 Feet
Minimum Lot Frontage	25 Feet	45 Feet
Minimum Front Yard	5 Feet	0 Feet
Minimum Side Yard	5 Feet	Left: 0 Feet Right: 3 Feet
Minimum Rear Yard	30 Feet	24.5 Feet
Maximum Building Height (Stories)	2 ½ Stories	4 Stories
Maximum Building Height (Feet)	35 Feet	41 Feet
Off-Street Parking Spaces	1.50 Spaces Per Market Rate Unit (6) .7 Spaces Per Affordable Unit (2)	0 Spaces

Table 2.1. 141-151 Condor Street - Zoning Compliance

Categories	Two-Family Residential Subdistrict (2F-2,000)	Proposed Project
Minimum Lot Area	2,000 Sq. Ft.	22,313 Sq. Ft.
Additional Lot Area for Each Additional Dwelling Unit	N/A	20,313 Total Sq. Ft.
Floor Area Ratio	.80	1.85
Minimum Lot Width	25 Feet	255 Feet
Minimum Lot Frontage	25 Feet	255 Feet
Minimum Front Yard	5 Feet	0 Feet
Minimum Side Yard	5 Feet	Left: 12.3 Feet Right: 0 Feet
Minimum Rear Yard	30 Feet	0 Feet
Maximum Building Height (Stories)	2 ½ Stories	5 Stories
Maximum Building Height (Feet)	35 Feet	51 Feet
Off-Street Parking Spaces	1.75 Spaces Per Market Rate Unit (16) .7 Spaces Per Affordable Unit (17) 1 Space Per 1,000 Sq. Ft. of Community Use (9)	35 Spaces

## 2.5 Public Review Process and Agency Coordination

The Aileron Project development team has provided extensive community outreach efforts for the Proposed Project, including community meetings in the East Boston neighborhood and presentations before the elected officials. As part of the process, the development team appeared before the Eagle Hill Civic Association. The Proponent received positive feedback from both the neighbors and group members.

The development team has met individually with the Mayor's Office of Neighborhood Services Liaison for East Boston, Jose Garcia-Mota. East Boston's elected officials have had input during the community outreach process and have had staff presence at all community meetings.

The Proponent has also discussed the Proposed Project with representatives of the Boston Planning & Development Agency ("BPDA") prior to filing this Project Notification Form in order to identify issues/concerns as well as design requirements related to the Proposed Project. Meetings have been held with the BPDA's planners and urban design staff, and the Project design has changed based upon the feedback received.

The Proponent will continue to meet with public agencies, neighborhood representatives, local business organizations, abutting property owners, and other interested parties and will follow the requirements of Article 80 pertaining to the public review process.

## 3.0 URBAN DESIGN AND SUSTAINABILITY

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### 3.1 Site and Surroundings

The Project Site is located in the East Boston Neighborhood of Boston. The proposed project site combines three parcels with a combined area of approximately 26,250 square feet. These parcels have been combined and subdivided, creating one parcel with approximately 3,937 square feet and one parcel with approximately 22,313 square feet. The site is currently vacant as has sat as such and has been underutilized for a number of years. Abutting the site to each side and the rear are two-family and three family dwellings along Condor Street and Falcon Street. The topography slopes at such a rate from Falcon Street to Condor Street that the abutting properties in the rear along Falcon Street will be largely unaffected by the proposed height of this project. Across Condor Street is a mixture of vacant lots, commercial buildings, and industrial buildings. The area's diverse mixture of existing uses is reflected in the current zoning classifications, which includes: Two-Family Residential Subdistrict, Local Industrial, Waterfront Manufacturing and Maritime Economy Reserve all in close proximity to the project site. For existing site pictures see **Appendix A**.

### 3.2 Urban Design Concept

The proposed project includes new construction of 33 units of mixed-income rental and 7 units of homeownership housing, including 17 artist-preference units. The lower floors of the rental building include artist studio space, community studios, a gallery and shared workspace. The exterior includes a common roof deck, community garden, and sculpture garden.

The primary design goal for Aileron artists' housing and studios is to create a vibrant hub of artistic activity that is both respectful of its surroundings and forward-looking in its design. The rental housing and artists' studios are built above a covered parking garage, with community shared studios facing the street, private artist studios on the second floor, and residential units above. The homeownership units are in a stepped four-story building on the western edge of the site. For renderings of the proposed Project, please see **Appendix C**.

**Building height and massing:** The rental and community arts portion of the project is built on top and in front of an at-grade covered parking structure. Building heights for the rental and arts project vary from two to five stories, with the five-story portion over the public entry to the site, and the four-story portion set back behind 3-story bump-outs along Condor Street. The homeownership units are in a separate four-story building.

The project has two primary faces: the facade facing Condor Street and the internal facades facing the garden over the parking deck.

**Street facade:** The facade that faces the street is designed with three-story bump outs to relate to the rhythm and scale of the residential neighborhood. The fourth story is set back from the street. The lower two floors have artist studios with large windows so that passers-by can see the work that's happening inside. Artist can display their art in the windows, in front yards, in the entry court, and in the sculpture garden above. The larger side walls are purposefully left blank to allow for installation of murals.

**Internal garden:** The internal garden over the parking deck is animated with entries, decks, patios and planters. This facade is less traditional in its massing and design, with an eye towards creating an interplay of shared and private spaces. All units have access to the garden, so this becomes the central spine of the project for the residents.

**Community spaces:** In addition to the 17 private studios that are reserved for resident artists, there are three large shared studios, a workshop, workbar, gallery, and sculpture garden that will invite the community to join in making and experiencing art. We envision art classes, exhibits, concerts, recitals, and other gatherings animating these spaces year-round. The workbar will be a place for displaying art and for people to work, both individually and in collaboration with others.

**Residential units:** The residential units are sized according to DND's compact unit guidelines, and are laid out to provide comfortable, well-lit living areas, privacy for bedrooms, fresh air, and access to outdoor spaces. Two units will be designed and designated for people with disabilities, but all units will be designed with an eye towards universal design principles.

**Sustainability:** Sustainability is at the core of the project, including fundamental design ideas such as covered parking, solar shading, natural ventilation, rainwater recovery, and solar-ready roofs. The building envelope will be tightly sealed and insulated, and all systems and fixtures will be energy-efficient.

**Traffic, Parking and Access:** The project's 35 on-site parking spaces will be accessed via a single entrance and a separate exit on Condor Street, which is two-way street. The garage and lobby will have direct elevator access provided to the second-floor roof garden and all floors of the five-story building. Secure space for bicycles will be provided within the garage.

### 3.3 Materials and Finishes

The buildings will be clad with a rain-screen system using durable exterior siding such as fiber-cement and phenolic resin. A variety of siding materials, colors, and textures will be used to break down the scale of the building. Windows will be aluminum-clad wood or fiberglass.

### 3.4 Sustainable Design/Green Building

The design for Aileron will have many notable sustainable design features, including several that are a direct response to its location across from a polluted, formerly industrial waterfront DPA site. The project is required to be certifiable at the Silver level under the LEED for Home Mid-rise program. At this preliminary point in the planning and design of the project, the design team has completed an initial checklist showing that the project is on track to achieve LEED Silver. See the full LEED Checklist in **Appendix D**. We will also build to achieve a HERS index of at least 100.

#### 3.4.1 Innovation and Design Process

NOAH, Joy St. Design, and other project team consultants have collaborated on sustainable strategies for the project. Further collaboration will happen by means of a strategic Green design charrette with the design team, a Green Consultant – Urban Habitat Initiatives, NOAH, a General

Contractor and NOAH's Property Management personnel. Given that the site is located adjacent to Chelsea Creek, the durability evaluation includes design strategies for storm surge events, which have been included into the design by raising the majority of the first-floor habitable spaces and locating HVAC equipment above the ground plane. The durability management process will be established by the builder and verified by a third party.

### **3.4.2 Location and Linkages**

The project is the development of a vacant site located on the same block as the Condor Street Urban Wild. The site is approximately 1 mile from the Maverick Square 'T' with a newly renovated stop on the Blue Line as well as our beautiful new Health Center. Many Eagle Hill residents walk to the T or take the (# 146) Lexington St bus. It is .75 miles from Central Square, a major commercial shopping area for this area of East Boston and Meridian Street with innumerable businesses and civic services. East Boston High School is two blocks away, just up the hill, as are two other elementary schools.

### **3.4.3 Sustainable Elements**

1. Erosion control measures will be implemented during construction.
2. Plantings will be native and predominately drought tolerant.
3. The project will utilize direction roof draining aimed at planting beds for a low-tech irrigation system.
3. Storm water will be managed by on-site infiltration systems, permeable paving and landscaped areas.
4. High albedo roofing will be installed to reduce the heat island effect. The project will be made solar ready and we will pursue funding that would allow us to place solar panels on the roof.
5. Foundations to be concrete, wood framing to be a minimum of 12" above finished grade and all exterior envelope penetrations to be sealed.
8. The site is within .3 miles of bus lines, which provide in excess of 30 rides/weekday.
9. A bike storage shed is being planned to encourage commuting and exercise.
10. The project is targeting mixed income, rental and home ownership families and will have one and two, and three-bedroom units per DND City of Boston standards.

### **3.4.4 Water Efficiency**

Water reduction use will be achieved by low flow fixtures, water efficient appliances and a landscape design that includes predominately drought tolerant plants.

### **3.4.5 Energy and Atmosphere**

1. It is intended to design the roof to be solar ready.
2. Windows with a U-value of .30 or better, pan flashing and energy efficient glazing.
3. High efficiency boilers for the rental units and high efficiency HVAC units for the townhouses.

4. Energy Star rated lighting fixtures and appliances.
5. Smoke free buildings.

#### 3.4.6 Materials and Resources

1. Construction to be panelized to reduce waste.
2. Tropical woods will not be used.
3. Carpet will not be used
4. No added urea formaldehyde products will be used.
5. Contractor will be required to divert a minimum of 85% of the materials taken offsite from landfills and incinerators.

#### 3.4.7 Indoor Air Quality

Indoor air quality for the dwelling units will be enhanced by means of unit compartmentalization, closed combustion or power vented exhaust, carbon monoxide detectors in the units, no smoking in the buildings, fresh air supply to all units, bath and kitchen ventilation to the exterior. Radon resistant construction details will be incorporated. All penetrations sealed between garage & living spaces. Use of low emitting materials, interior paints and sealants.

#### 3.4.8 Awareness and Education

The builder will be required to provide the Owners with an Operations and Maintenance Manual and facilitate a training session on use of the buildings equipment, features and appliances.

### 3.5 Urban Design Drawings

The Proposed Project's urban design drawings and perspectives are contained in **Appendix B** and include:

- G000 – Zoning and Code Summaries and Area Chart
- L100 – Neighborhood Context Map
- L101 – Site Plan and Section
- A100 – Rental Housing and Studios Floor Plans
- A101 – Rental Housing and Studios Floor Plans
- A102 – Rental Housing and Studios Floor Plans
- A110 – Condominium Building Floor Plans
- A200 – Exterior Elevations
- A300 – Building Sections
- A600 – Typical Unit Plans
- A601 – Typical Unit Plans
- A602 – Typical Unit Plans

## 4.0 ADDITIONAL PROJECT INFORMATION

### 4.1 Preliminary List of Permits or Other Approvals Which May Be Sought

Agency Name	Permit or Action*
<b>Local Agencies</b>	
Boston Planning & Development Agency	Article 80 Review and Execution of Related Agreements;
Boston Transportation Department	Transportation Access Plan Agreement; Construction Management Plan
Boston Department of Public Works, Public Improvement Commission	Possible Sidewalk Repair Plan; Curb-Cut Permit; Street/Sidewalk Occupancy Permit; Other
Boston Zoning Board of Appeals	Possible Variances and Dimensional Relief from Existing Zoning Code Requirements
Boston Fire Department	Approval of Fire Safety Equipment
Boston Water and Sewer	Approval for Sewer and Water Connections; Construction Site Dewatering; and Storm Drainage
Boston Parks Department	Approval for Site Location in Relation to Nearby Parks
Boston Department of Inspection Services	Building Permits; Certificates of Occupancy; Other Construction-Related Permits

\* This is a preliminary list based on project information currently available. It is possible that not all of these permits or actions will be required, or that additional permits may be needed.



## 4.2 Project Team

Project Name: The Aileron Project	Project Team Information
Property Owner / Developer	<p>Neighborhood of Affordable Housing (NOAH) 143 Border Street East Boston, MA 02128 617-567-5882</p> <p>Phil Giffie, <a href="mailto:PGiffie@noahcdc.org">PGiffie@noahcdc.org</a> Maura Comasse Tsongas, <a href="mailto:Mtsongas@noahcdc.org">Mtsongas@noahcdc.org</a></p>
Article 80 Permitting Consultant / Legal Counsel / Outreach	<p>Drago &amp; Toscano, LLP 15 Broad Street, Suite 610 Boston, MA 02109 617-391-9450</p> <p>Jeffrey Drago, Esq., <a href="mailto:jdrago@dtlawllp.com">jdrago@dtlawllp.com</a> Matthew Eckel, Esq., <a href="mailto:matt@dtlawllp.com">matt@dtlawllp.com</a></p>
Architect	<p>Joy Street Design 69 Joy Street Boston, MA 02114 617-766-8330</p> <p>Sharon Gentges, <a href="mailto:sharon@joystdesign.com">sharon@joystdesign.com</a> Trea LaRaia, <a href="mailto:trea@joystdesign.com">trea@joystdesign.com</a></p>
Geotechnical Engineer	<p>GZA 31 State Street, 8<sup>th</sup> Floor Boston, MA 02109 617-963-1002</p> <p>Bruce Fairless, <a href="mailto:bruce.fairless@gza.com">bruce.fairless@gza.com</a></p>
LEED Consultant	<p>Urban Habitat Initiatives, Inc. 328A Tremont Street Boston, MA 02116 617-423-5566</p> <p>Kimberly Vermeer, <a href="mailto:kim.vermeer@urbanhabitatinitiatives.com">kim.vermeer@urbanhabitatinitiatives.com</a></p>

# Aerial View of the Neighborhood



**Aerial View of the Project Site**



**Project Site**



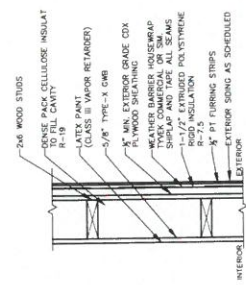
**Project Site**



**Project Site**



EXTERIOR WALL SECTION



AREA AND USE CHART

	FIRST	SECOND	THIRD	FOURTH	FIFTH
COMMUNITY STUDIOS	2200	0			2200 SF
ARTISTS STUDIOS (17)	0	2410			2410 SF
WORKSHOP	1120				1120 SF
WORKSHOP/GALLERY	600	830			1430 SF
NET SF	3920	3440			7360 NSF
GROSS SF	4320	4790			9110 GSF
3 BR	1	1	1	1	4 UNITS
3 BR	1	1	1	1	3 UNITS
NET SF	8550	1950	1950	840	6890 NSF
GROSS SF	2210	2210	2210	950	7880 GSF
0 BR	3				3 UNITS
1 BR	1	1	1	1	4 UNITS
2 BR	7	8	4	1	20 UNITS
3 BR	1	1			2 UNITS
NET SF	5790	6690	8040	1330	21810 NSF
GROSS SF	6190	8270	10090	1820	23170 GSF
OFFICE	105				105 SF
UTILITY	840	180			1020 SF
PARKING (18 SPACES)	11700				11700 SF
13230 GSF					
GROSS AREA	4890 GSF				
PARKING AREA	11700				
CONDO UNITS	7				
RENTAL UNITS					33

	FIRST	SECOND	THIRD	FOURTH	FIFTH
ROOF GARDEN	8700				8700 SF
DECKS (RENTAL)	0	0	370	960	1330 SF
DECKSTAIR COMMON	150	250	250	375	1025 SF
TOTAL	2280	2260	2760	1835	8735 SF

2 UNITS WILL BE DESIGNED TO MEET THE REQUIREMENTS OF MAAB GROUP 2. 1 ONE BEDROOM AND 1 TWO BEDROOM. SEE FLOOR PLANS FOR LOCATIONS. TWO UNITS WILL BE DESIGNED TO COMPLY WITH REQUIREMENTS FOR AUDIO/VISUALLY IMPAIRED RESIDENTS.

NOTES



69 Jay St., Boston, MA 02114  
617-245-5170  
www.joystdesign.com



DESIGN PROPOSAL FOR  
AILERON ARTISTS' HOUSING AND STUDIOS  
EAST BOSTON, MA

Drawing Title  
ZONING AND CODE SUMMARIES  
AND AREA CHARTS



G000

CODE SUMMARY:

- Summary of IBC 2009 with Massachusetts Amendments (780 CMR)
  - All work shall comply with IBC 2009 Edition with Massachusetts Amendments (780 CMR) or whatever edition of the code is in effect at the time of permitting.
  - The proposed work includes the New Construction of a 41-unit residential building with covered parking, community, and artist studio space.
  - Use Groups: R-2 (residential units), A-3 (gallery space), B (artist studio and exhibit), and S-2 (parking)
  - Construction Types: 5A (low-rise residential), 1B (parking garage), 3A (workshop/gallery and mid-rise residential)
- Sprinklers: The buildings will be sprinklered throughout with a NFPA 13 fire protection system. Where permitted, portions of the building may be sprinklered with NFPA 13R. Standpipes and hose connections will be provided for fire department access and use throughout.

HVAC:

The HVAC system will be designed according to the applicable versions of ACCA Manuals D, J, and A, as well as ASHRAE standards required at the time of design and permitting, with a goal of exceeding the efficiency requirements. Heating: High-efficiency gas-fired boilers with outdoor temperature resets and temperature limiting controls. Ventilation: Continuous exhaust, fresh air makeup for all units, HEPA filtering, and air-sealing between units.

ENERGY CODE:

- The construction will comply with the requirements of the Massachusetts Stretch Energy Code, as adopted by the City of Boston.
- Under the IECC, this building is categorized as a commercial building, Group R.
- We seek to exceed code requirements for insulation where feasible and propose the following insulation values:
  - Roof: R-45
  - Exterior Wood Framed Walls: R-19 in cavity plus R-7.5 continuous insulation
  - Walls, Below Grade: R-7.5 continuous exterior insulation
  - Slab-on Grade Floors: R-15
- Fenestration requirements will be:
  - Windows: U Factor 0.3, SHGC 0.040
  - Skylights: U Factor 0.40, SHGC 0.040
- Air Barriers must be continuous, with all joints made airtight, including joints around fenestration and door frames, between walls and foundations/roofs, and all penetrations. The project goal is to achieve an air infiltration rate of 2-3 ACH at 50 Pascals.

ACCESSIBILITY:

- The work is subject to the requirements of 521 CMR, Massachusetts Architectural Access Board Regulations.
- Public and Common Use areas will comply with the requirements of 521 CMR.
- Handrails will be provided at all stairways in compliance with 521 CMR.
- Per MAAB 5% of units will be designed to meet the requirements of Group 2 accessible units, and visual/hearing impaired units will be designated.
- All units that are accessed from the elevator (including those with entrances on the second floor deck) will comply with Group 1 requirements.

NOTES



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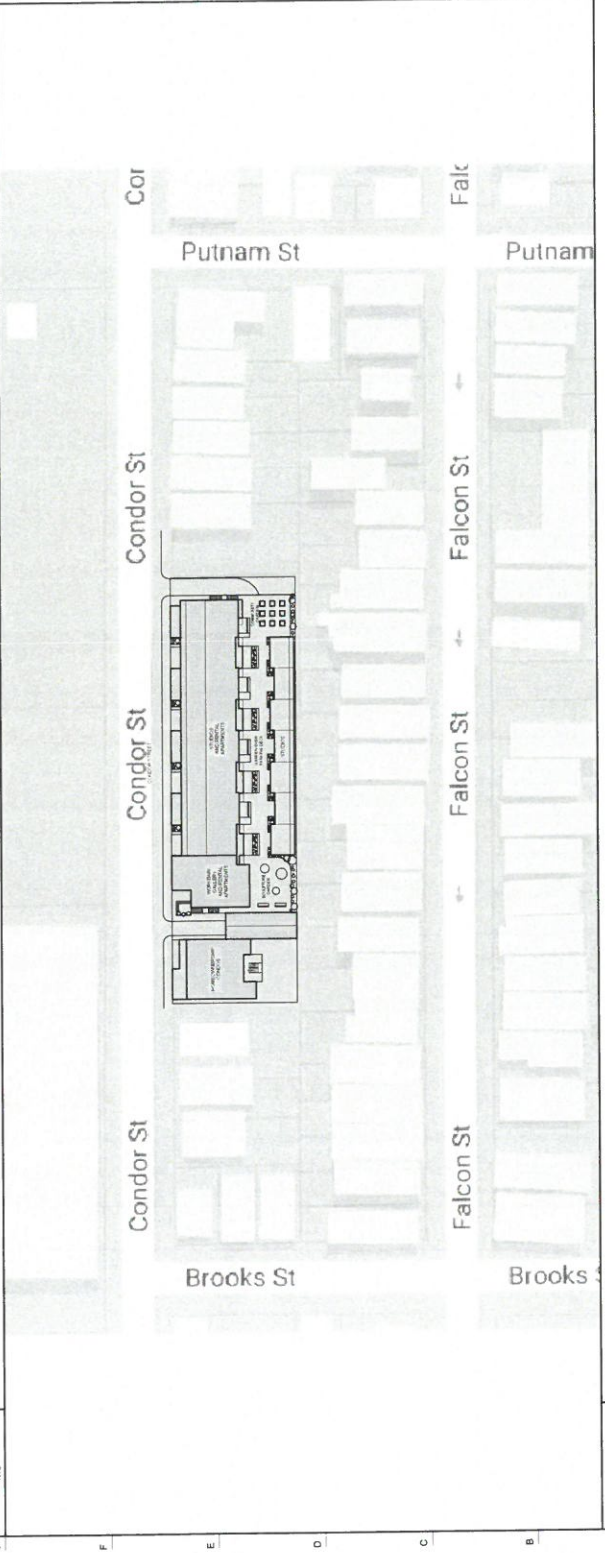


PROJECT  
DESIGN PROPOSAL FOR  
AILERON ARTISTS' HOUSING AND STUDIOS  
EAST BOSTON, MA  
Drawing Title  
NEIGHBORHOOD CONTEXT MAPS

Project No.	L100
Date	AS NOTED
Scale	AS NOTED
Drawn	08.07.2016

L100

G-1 LOCUS MAP | G-1 NEIGHBORHOOD CONTEXT MAP | G-1 N.T.S.



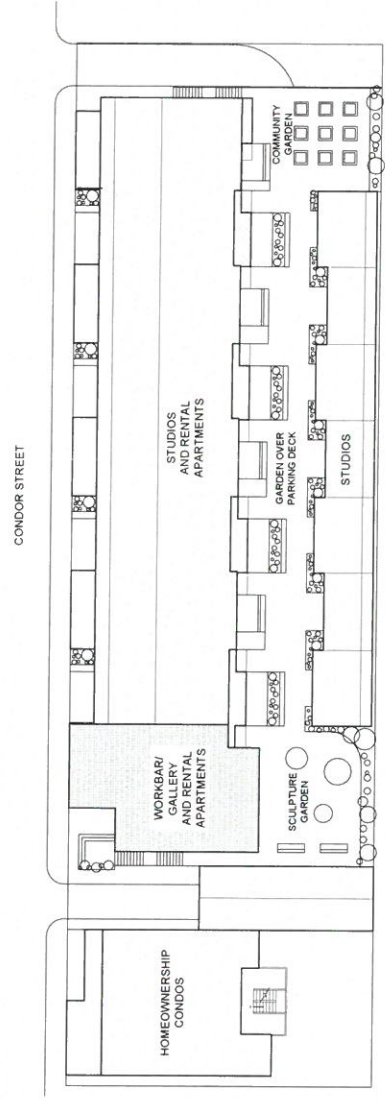
A-1 BLOCK CONTEXT MAP | A-1 N.T.S.

1 2 3 4 5 6 7 8 9 10 11 12 13



1 2 3 4 5 6 7 8 9 10 11 12 13

NOTES



G-1 SITE PLAN  
1/2"=0'



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Project: DESIGN PROPOSAL FOR  
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EAST BOSTON, MA

Drawing Title: SITE PLAN AND SECTION

Number:	12019
Date:	AS NOTED
Scale:	AS NOTED
Drawn:	08.01.2018



L101

M

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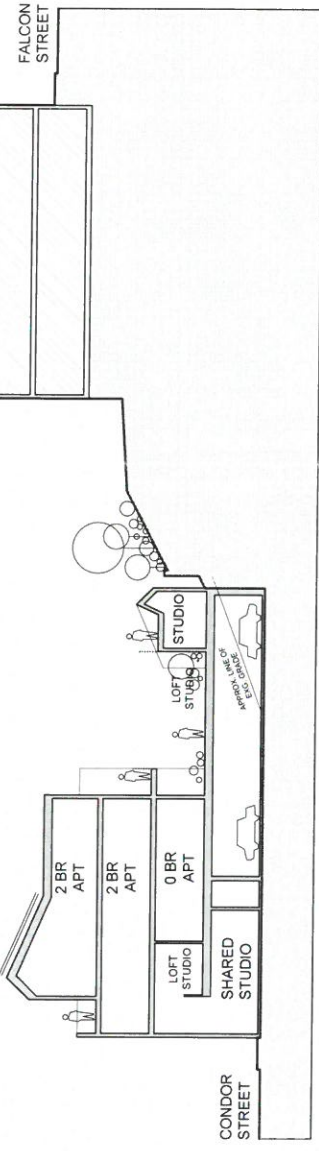
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10

11

12

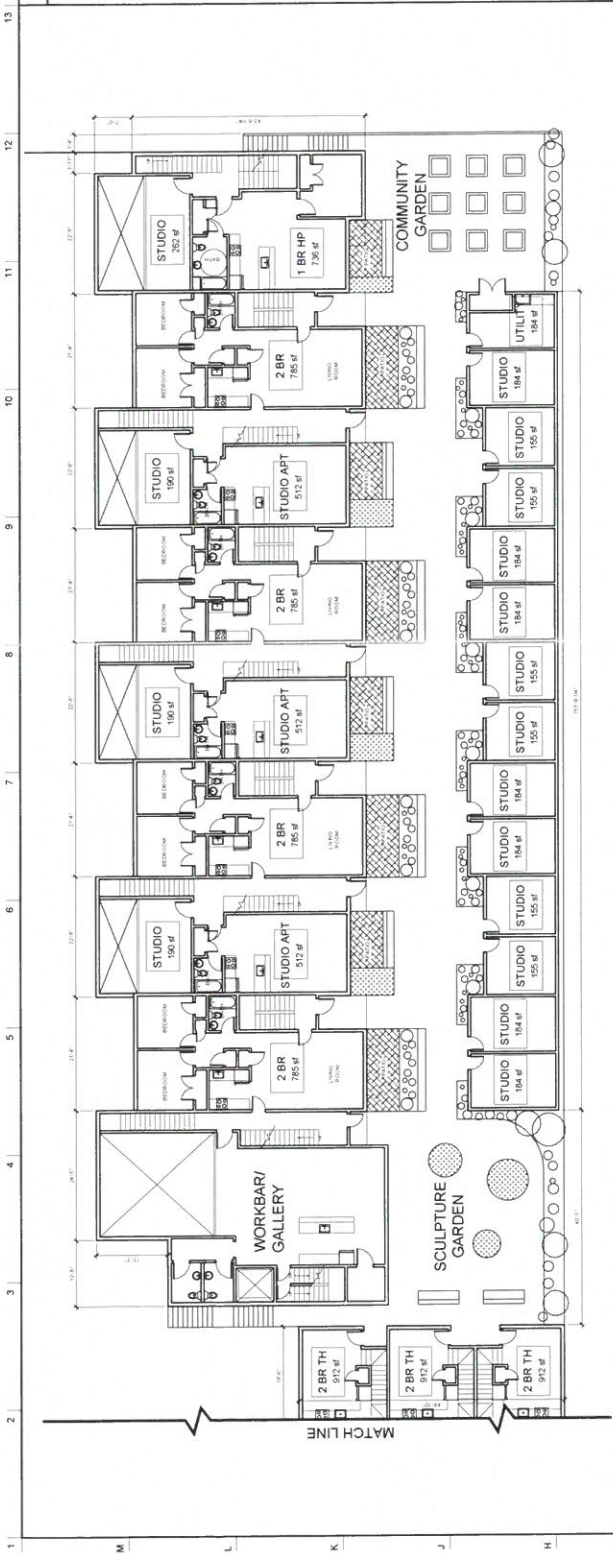
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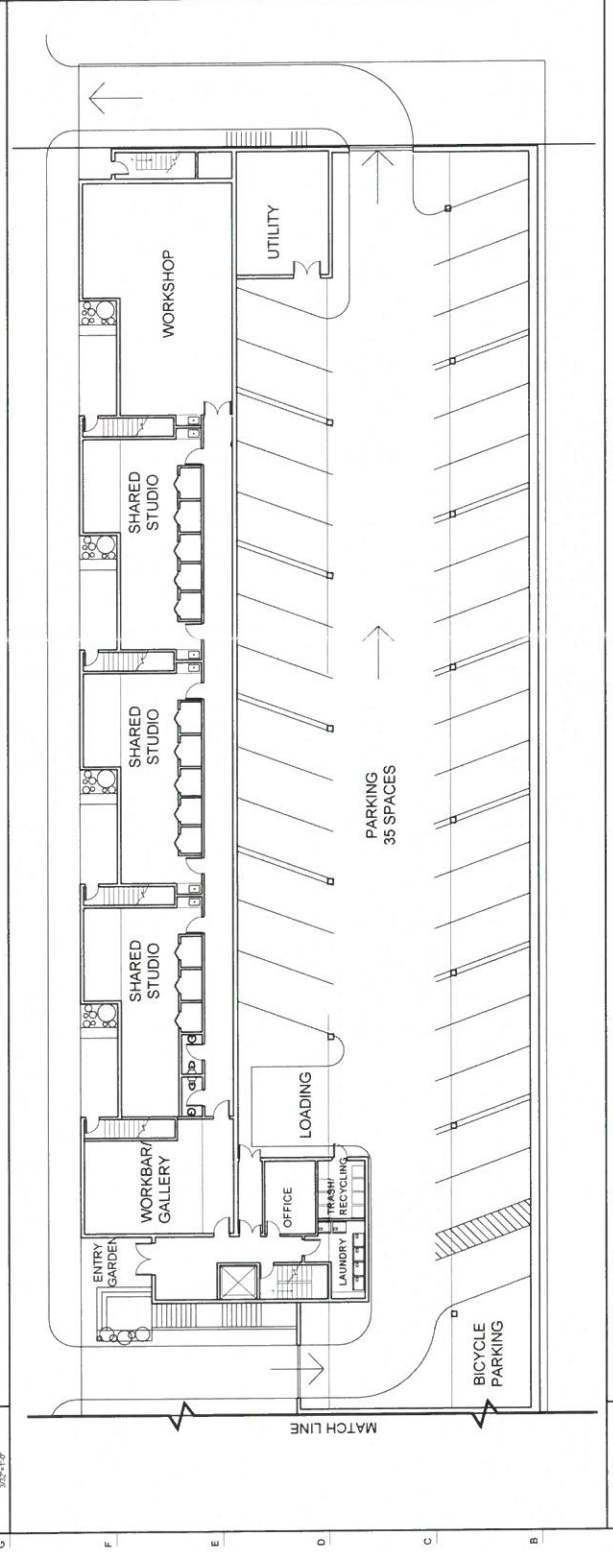
SITE SECTION

A-1 SITE CROSS SECTION  
3/32"=1'-0"  
FROM CONDOR ST. TO FALCON ST. GRADES ARE APPROXIMATE

NOTES



A-5 SECOND FLOOR PLAN



A-1 GROUND FLOOR PLAN

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EAST BOSTON, MA

Project No. 17019  
Date: AS NOTED  
Scale: AS NOTED  
08.01.2018



A100

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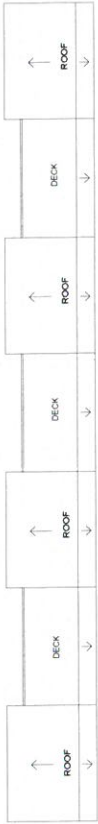
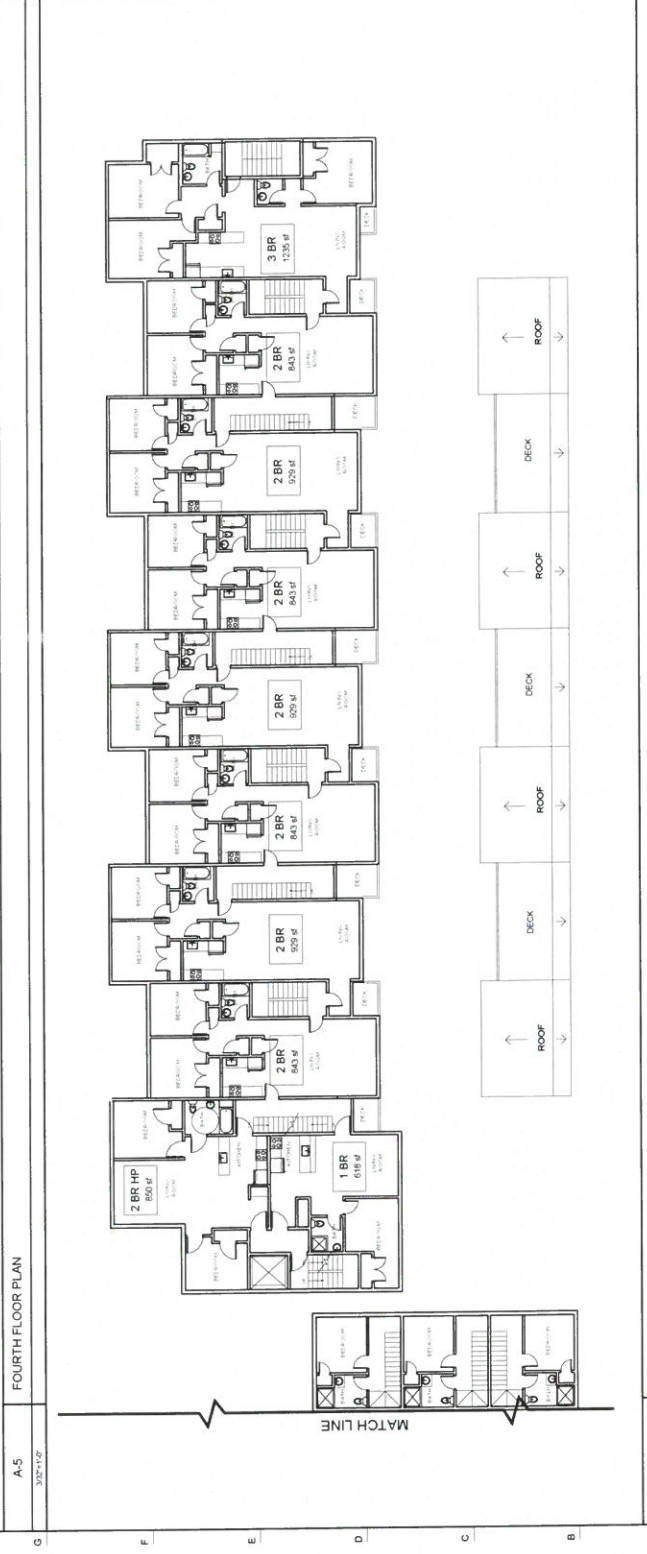


PROJECT  
DESIGN PROPOSAL FOR  
ALLERON ARTISTS' HOUSING AND STUDIOS  
EAST BOSTON, MA

CLIENT  
RENTAL HOUSING AND STUDIOS



A101



13 12 11 10 9 8 7 6 5 4 3 2 1

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EAST BOSTON, MA

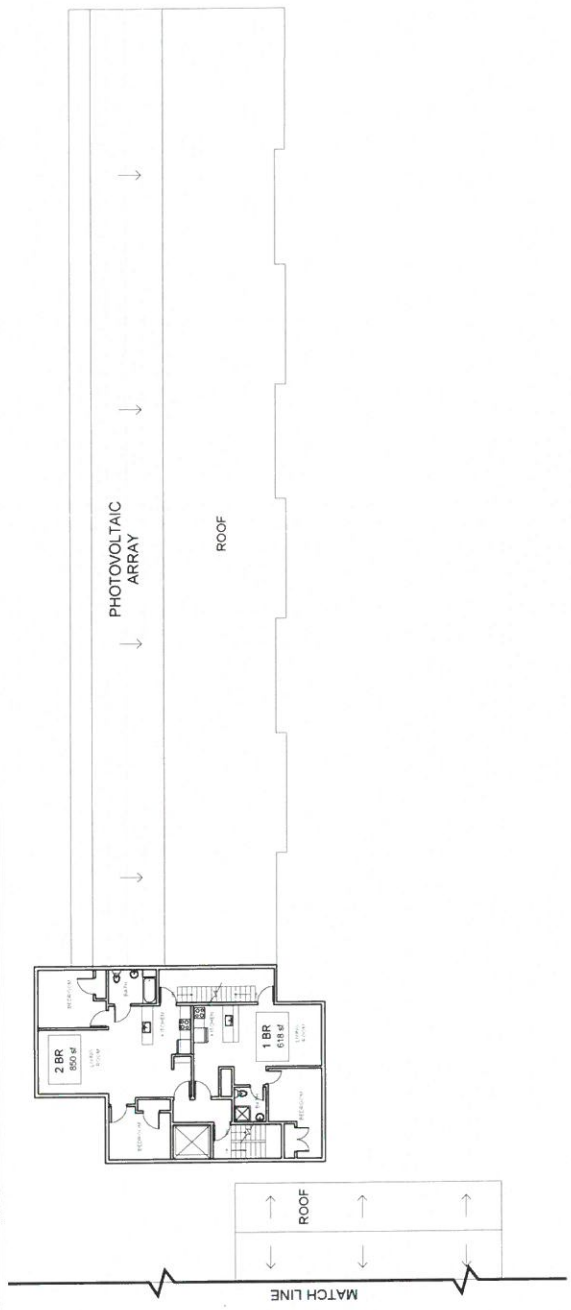
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RENTAL HOUSING AND STUDIOS



Project No: 17059  
Date: AS NOTED  
Date: 08.07.2018

A102

M L K J I H G F E D C B A

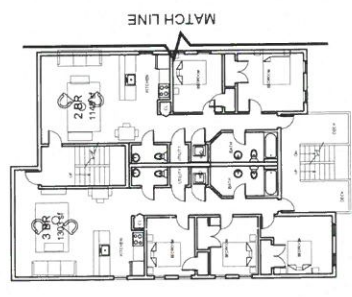


A-1 FIFTH FLOOR PLAN

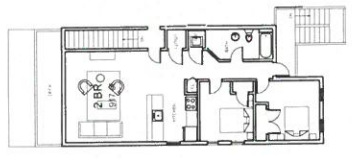
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1 2 3 4 5 6 7 8 9 10 11 12 13

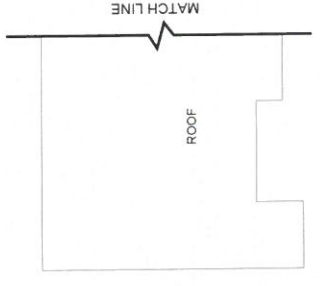
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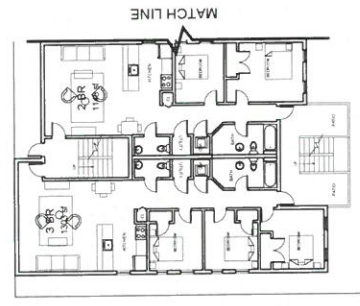
G-1 THIRD FLOOR PLAN  
300'-11.0"



G-4 FOURTH FLOOR PLAN  
300'-11.0"



G-8 ROOF PLAN  
300'-11.0"



A-1 GROUND FLOOR PLAN  
300'-11.0"



A-7 SECOND FLOOR PLAN  
300'-11.0"

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PROJECT  
DESIGN PROPOSAL FOR  
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EAST BOSTON, MA

Drawing Title  
PROPOSED FLOOR PLANS  
CONDOMINIUM BUILDING

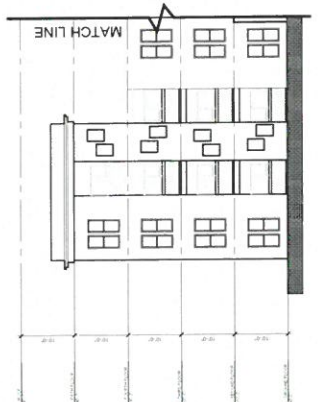
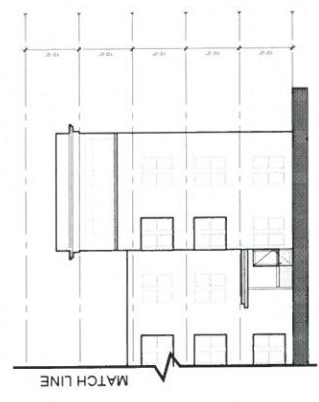


Sheet No. 11019  
Date AS NOTED  
Date 08/01/2018

A110

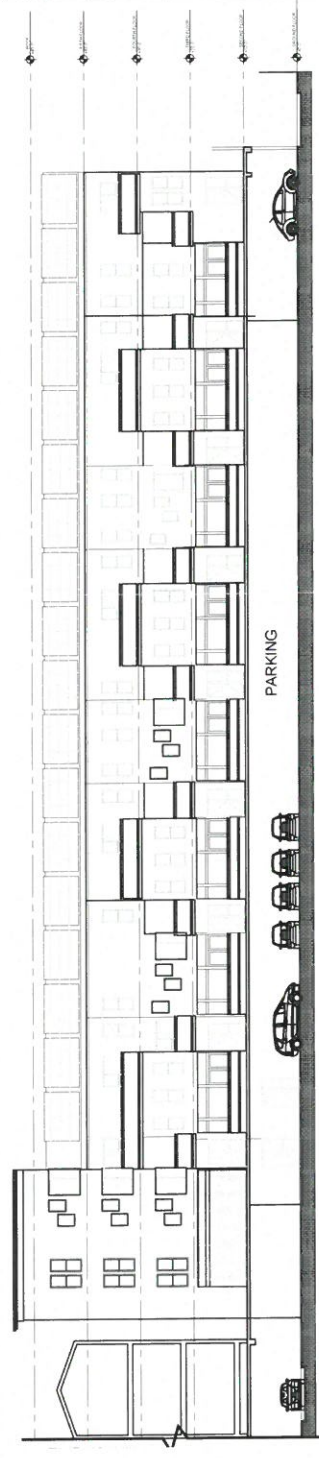
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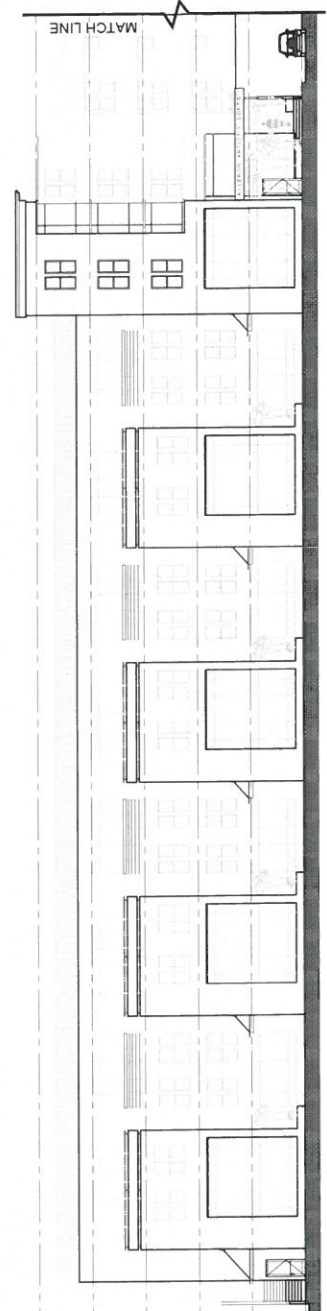


J-5 CONDOR STREET ELEVATION  
RC - COMMERCIAL BUILDING

J-1 REAR ELEVATION  
HOMEOWNERSHIP BUILDING



A-1 REAR ELEVATION  
RENTAL HOUSING AND ARTISTS STUDIOS



A-1 CONDOR STREET ELEVATION  
RENTAL HOUSING AND ARTISTS STUDIOS

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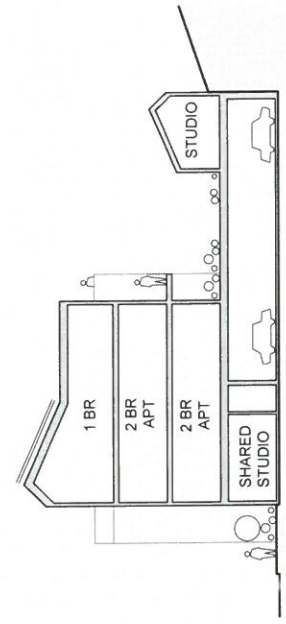
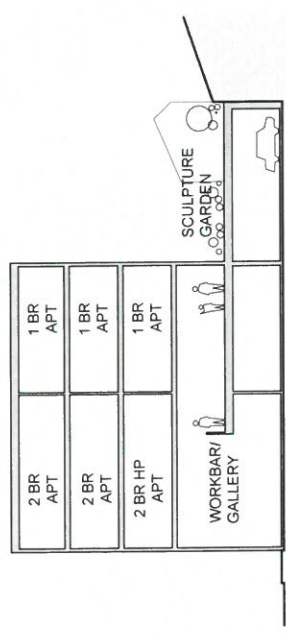
DESIGN PROPOSAL FOR  
AILERON ARTISTS' HOUSING AND STUDIOS  
EAST BOSTON, MA

Drawing Title  
EXTERIOR ELEVATIONS  
PRIMARY FACADES

Project No.	13019
Date	AS NOTED
Rev	08.01.2018

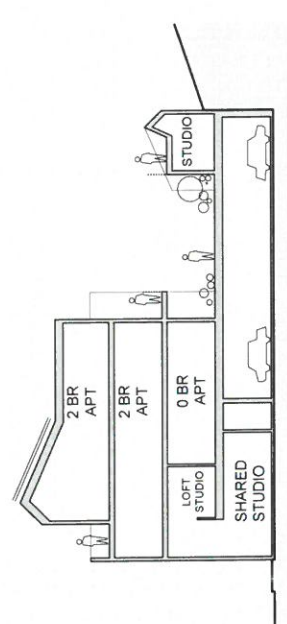
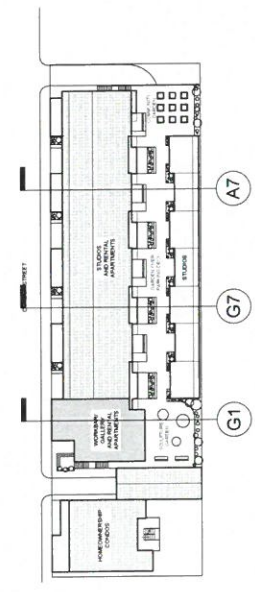
A200

1 2 3 4 5 6 7 8 9 10 11 12 13



G-1 SECTION AT WORKBAR/GALLERY  
3/27-11/27

G-7 SECTION AT SHARED STUDIO  
3/27-11/27



A-1 SECTION AT STUDIO LOFT  
3/27-11/27

A-7 SECTION AT STUDIO LOFT  
3/27-11/27

NOTES



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PROJECT DESIGN PROPOSAL FOR  
ALLERON ARTISTS' HOUSING AND STUDIOS  
EAST BOSTON, MA

Drawn by: **THE PROPOSED SECTIONS**  
**RENTAL HOUSING AND STUDIOS**



**A300**

1/25/15  
AS NOTED  
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1 2 3 4 5 6 7 8 9 10 11 12 13

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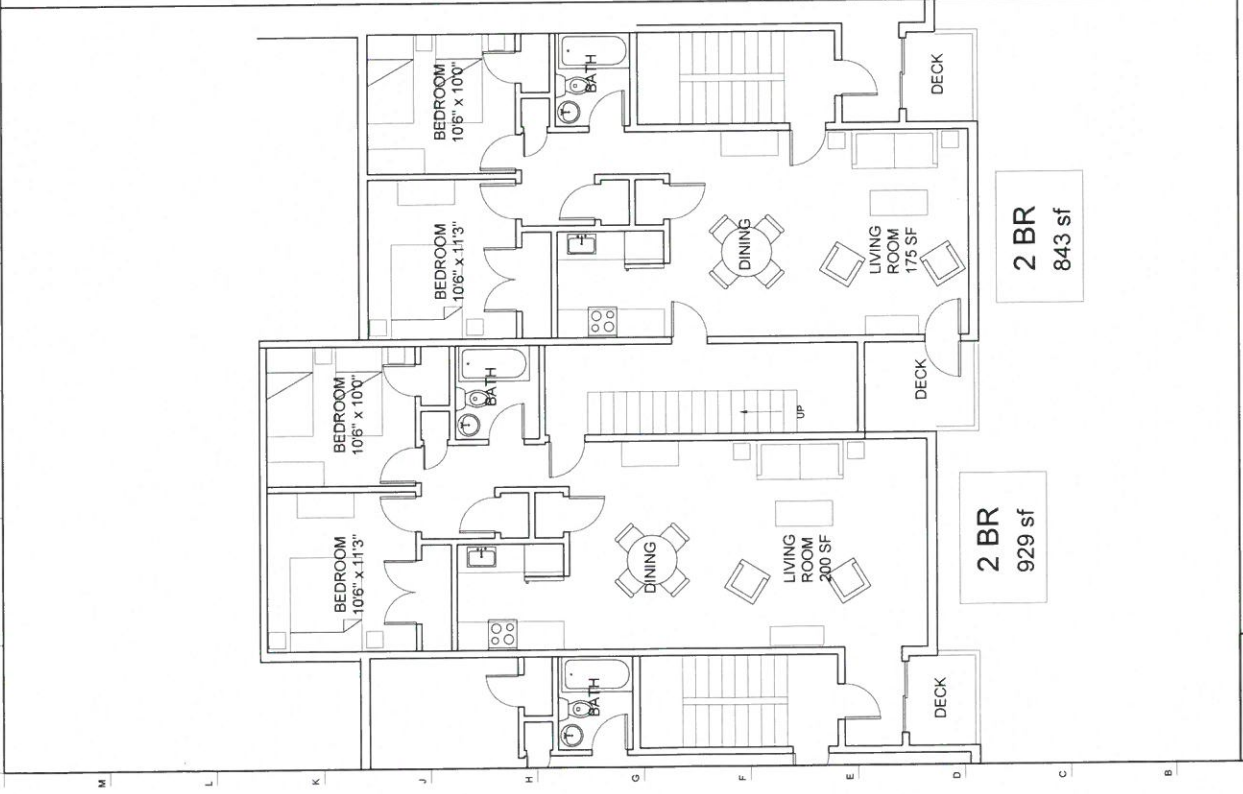
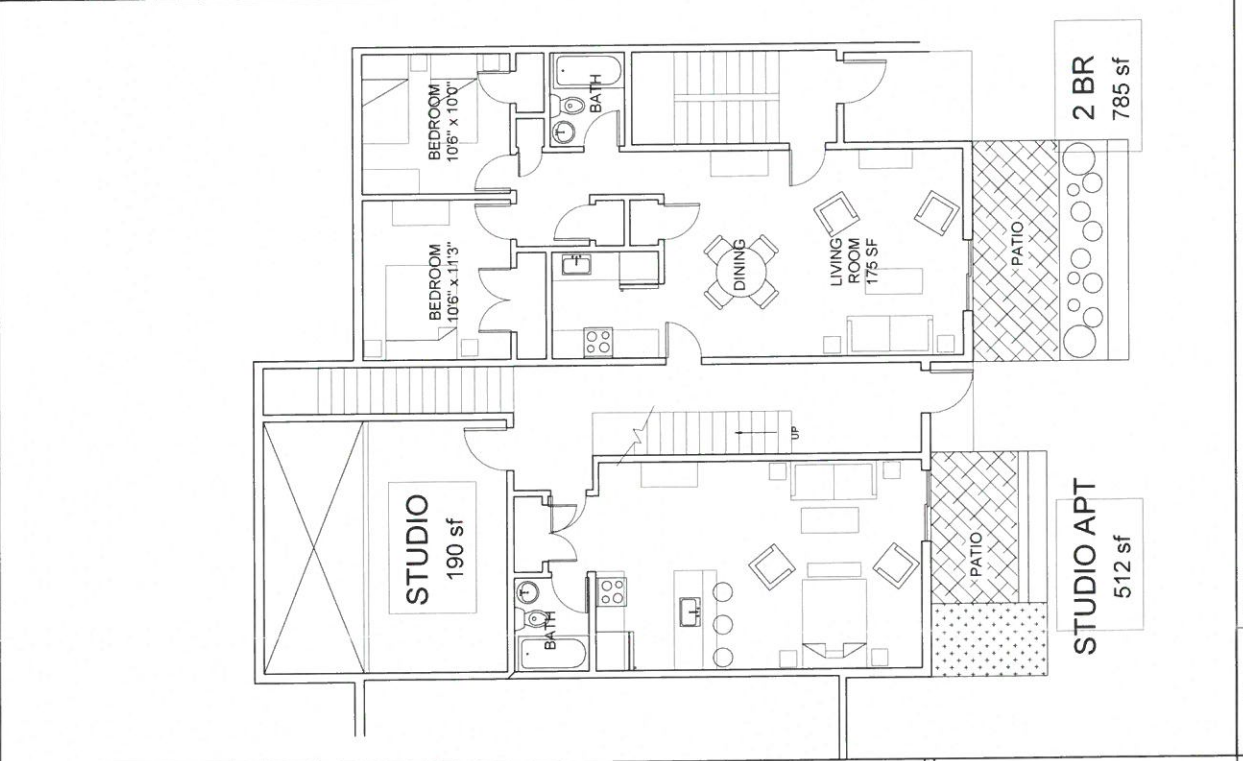


Project: DESIGN PROPOSAL FOR  
 ALLERON ARTISTS' HOUSING AND STUDIOS  
 EAST BOSTON, MA

Owner: The  
 TYPICAL UNIT PLANS  
 RENTAL HOUSING AND STUDIOS

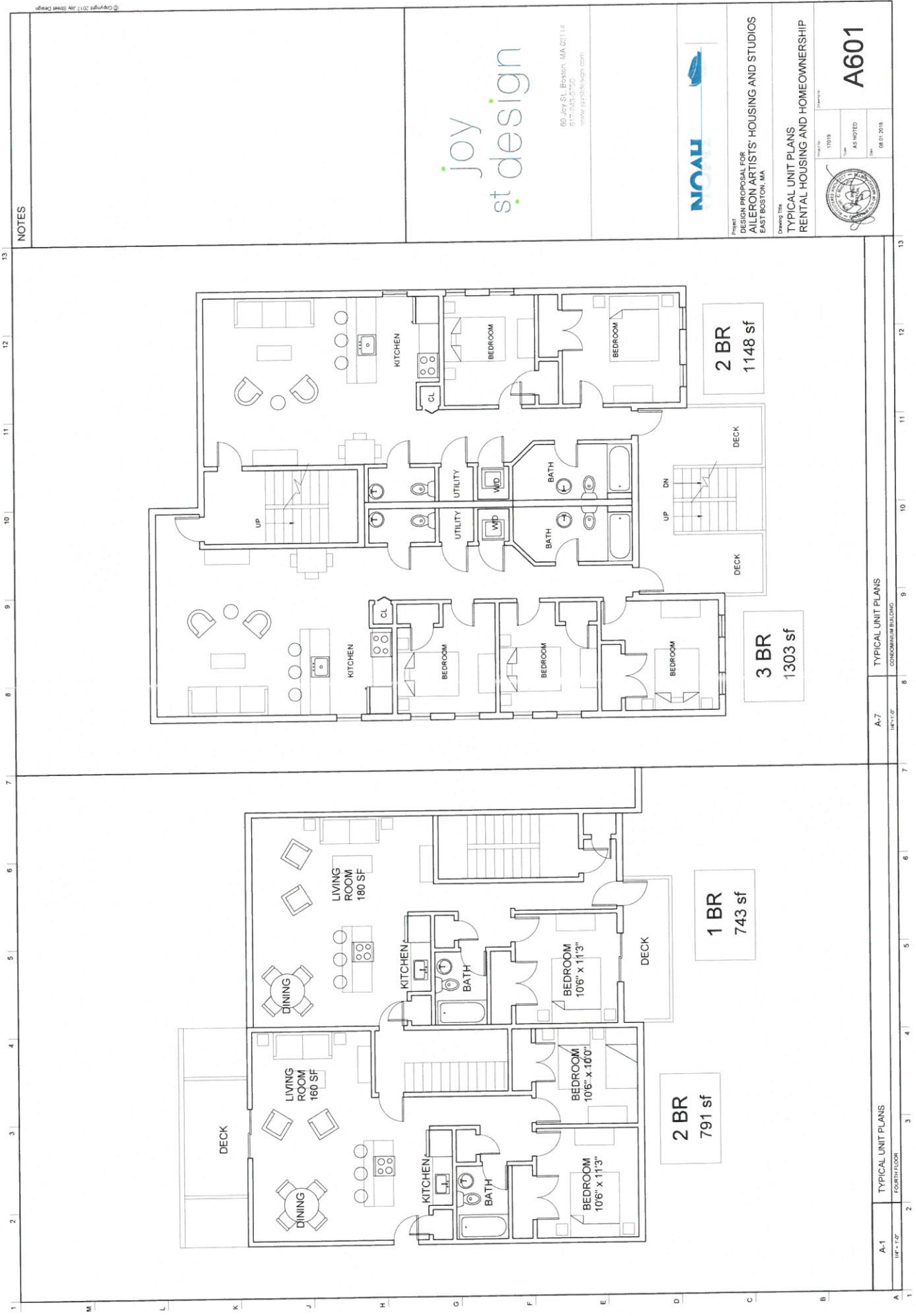
17209  
 AS NOTED  
 08.01.2018

**A600**



A-1	A-7	TYPICAL UNIT PLANS THIRD FLOOR	TYPICAL UNIT PLANS SECOND FLOOR
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DESIGN PROPOSAL FOR  
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EAST BOSTON, MA

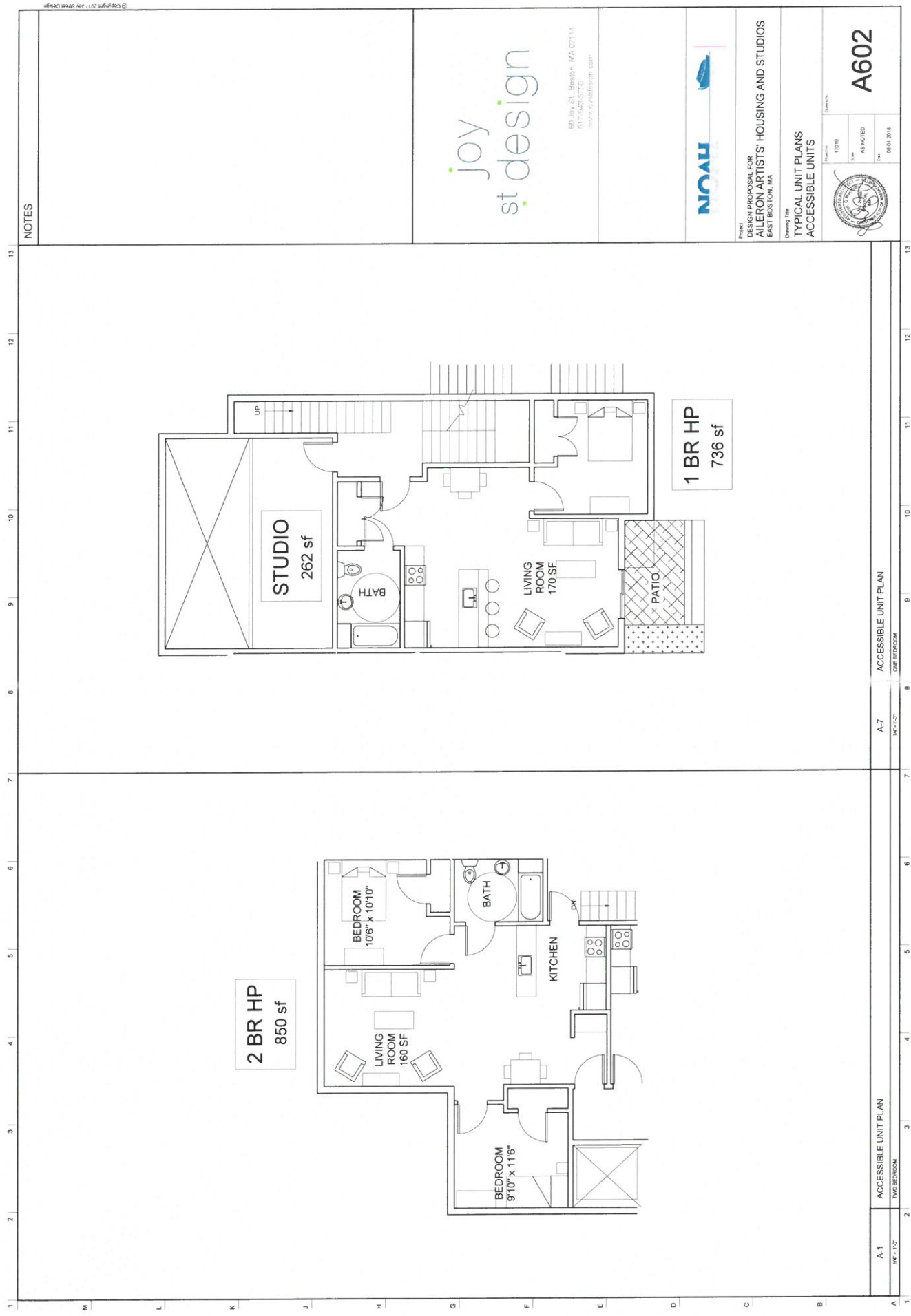
Owner's Title  
TYPICAL UNIT PLANS  
RENTAL HOUSING AND HOMEOWNERSHIP

Project No.	10019
Date	AS NOTED
Scale	08.01.2018

A601

A-7 TYPICAL UNIT PLANS  
FOURTH FLOOR

A-1 TYPICAL UNIT PLANS  
FOURTH FLOOR



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PROJECT: DESIGN PROPOSAL FOR ALLERON ARTISTS' HOUSING AND STUDIOS EAST BOSTON, MA

Drawing Title: TYPICAL UNIT PLANS ACCESSIBLE UNITS



DATE: 08.01.2018

A602

ACCESSIBLE UNIT PLAN  
ONE BEDROOM

A-7  
1/4" = 1'-0"

ACCESSIBLE UNIT PLAN  
TWO BEDROOM

A-1  
1/4" = 1'-0"

1 2 3 4 5 6 7 8 9 10 11 12 13

M L K J H G F E D C B A













SECTION STUDY





# LEED v4 for Building Design and Construction: Homes & Multifamily Lowrise

Project Checklist

Project Name

Date

## SCORING

Y ? N

## PREREQUISITES & CRITERIA

## PROJECT STATUS RESPONSIBILITY

1	1		<b>Integrative Process</b>	Possible Points: <b>2</b>			
1	1		Credit 1 Integrative Process	2			
			OPTION 1: Multidisciplinary Team				
			OPTION 2: AND/OR Full-Day Design Charrette				
			OPTION 3: AND/OR Trade Training				

9.5	4.5	0	<b>Location and Transportation</b>	Possible Points: <b>15</b>			
Y			Prereq 1 Floodplain Avoidance	Required			
			Do not develop on land in a flood hazard area OR build to flood provisions of applicable code or National Flood Insurance Program				

PERFORMANCE PATH							
			Credit 1 LEED for Neighborhood Development Location	15			
			Locate the project within a LEED ND Certified Development				

PRESCRIPTIVE PATH							
5	3	0	Credit 2 Site Selection	8			
2	1		OPTION 1: Sensitive Land Protection PATH 1: Previously Developed (at least 75% of the buildable land previously developed) (4 points) PATH 2: Avoidance of Sensitive Land (avoid Prime Farmland, Parkland, Flood zones, Habitat) (3 points)	3 - 4			
2			OPTION 2: Infill Development At least 75% of land within 1/2 mile is previously developed	2			
1			OPTION 3: Open Space Location within 1/2 mile of publicly accessible open space	1			
	1		OPTION 4: Street Network Locate the project in an area of high intersection density: >90 per sq. mile	1			
	1		<b>EXEMPLARY PERFORMANCE</b> Achieve all eight possible points--earn one additional	1			
3			Credit 3 Compact Development	3			
			Build to the Following Densities: 1 pt: >= 7 DU/Acre 2 pt: >= 12 DU/Acre 3 pt: >= 20 DU/Acre				

1.5	0.5		Credit 4 Community Resources	2			
			Main entrance is within 1/2 mile walking distance of varied community resources: 1.0 pt: 4 - 7 uses 1.5 pt: 8 - 11 uses 2.0 pt: >=12 uses				

	1		Credit 5 Access to Transit	2			
			Locate the project with good access to multi-modal transit Refer to LT Tables 1 and 2: 1, 1.5 or 2 points)				

5	2	0	<b>Sustainable Sites</b>	Possible Points: <b>7</b>			
Y			Prereq 1 Construction Activity Pollution Prevention	Required			
			Requirements: • Stockpile disturbed topsoil • Control runoff • Protect storm sewer inlets, and on-site water bodies • Provide swales for hillside runoff • Protect slopes >15% if disturbed • Prevent dust, particulate pollution • If site >1 acre, meet EPA requirements or stricter local		Should be included in General Conditions	Site/Civil	



**LEED v4 for Building Design and Construction: Homes & Multifamily Lowrise**

Project Checklist

Project Name

Date

**SCORING**

Y

**PREREQUISITES & CRITERIA**

**PROJECT STATUS RESPONSIBILITY**

1 1

Prereq 2 No Invasive Plants

Required

Do not include identified regionally determined invasive plants in the landscaping

1 1

Credit 1 Heat Island Reduction

2

Ensure that at least 50% of hardscapes and roofs, but not including common roads that serve multiple buildings, meet one or more of the following options.

1 pt: 50 - 75%

2 pt: >75%

OPTION 1: Shading--trees and planting provide shade at midday at the summer solstice

OPTION 2: Nonabsorptive Materials--such as:

- ENERGY STAR qualified roofing
- Vegetated roofing
- open pavers (count vegetated component only)
- Paving materials with SR of at least 0.28

2 1

Credit 2 Rainwater Management

3

CASE 1: Use Low Impact Development techniques to minimize the amount of stormwater leaving the site

TABLE 1:

• 1 pt: 50 - 64%

• 2 pt: 65 - 79%

• 3 pt: >= 80%

HOMES/LOWRISE OPTION--Use Tables 2 and 3 (see Ref Guide)

CASE 2: NPDES Projects--exceed requirements as follows

TABLE 4:

• 2 pt: 95th percentile rainfall event

• 3 pt: 98th percental rainfall event

NOTE: Projects that must comply with local requirements of the ational Pollutant Discharge Elimination System (NPDES) must follow Case 2

2

Credit 3 Non-Toxic Pest Control

2

Select various measures to minimize pest problems

7 5 0

**Water Efficiency**

Possible Points:

12

Y

Prereq 1 Water Metering

Required

Case 1: Single Family

Install a whole-house water meter for each home.  
LIMITED EXCEPTIONS for attached home: if managed landscape watering for all, and non-LEED homes are separately metered  
EXEMPTION: Homes served by wells, not on municipal systems

OWNER, CIVIL,  
PLUMBING  
ENGINEER

Case 2: Multifamily. Meter or submeter each unit OR each building

OWNER, CIVIL,  
PLUMBING  
ENGINEER

**PERFORMANCE PATH**

7 5

Credit 1 Total Water Use

12

Combine Indoor and Outdoor water efficiency measures to reduce water use 10% to 65% from baseline

**PRESCRIPTIVE PATH**

Credit 2 Indoor Water Use

6

Case 1: Single Family:

- Lavatory faucets, Showerheads, Toilets must be WaterSense labeled (high-efficiency but not labeled does not qualify)
- Clothes washers ENERGY STAR qualified or equivalent
- Water pressure <60 psi, no detectable leaks



# LEED v4 for Building Design and Construction: Homes & Multifamily Lowrise

Project Checklist

Project Name

Date

## SCORING

### PREREQUISITES & CRITERIA

### PROJECT STATUS RESPONSIBILITY

Case 2: Multifamily • Meet single family requirements in all units AND all non-unit spaces (including commercial) • Exempt from water pressure testing.			
NOTE: New testing requirements for water pressure and leaks for single family homes			

--	--	--

Credit 3	Outdoor Water Use	4		
	Limit use of turf grass AND use native or adapted plant species: • 1 pt: TURF <60% AND NATIVE > 25% • 2 pt: TURF <40% AND NATIVE >50% • 3 pt: TURF <20% AND NATIVE >75% • 4 pt: TURF <05% AND NATIVE >75% NOTE: Projects with pools, other water features MUST USE PERFORMANCE PATH			

16	7	
Y		

### Energy and Atmosphere Possible Points: 38

Prereq 1	Minimum Energy Performance	Required		
	MEET All of the following requirements: • Meet requirements of ENERGY STAR for Homes V3 • Install at least one ENERGY STAR qualified appliance (Refrigerator, dishwasher, clothes washer) • All duct runs fully ducted SOME EXCEPTIONS FOR EXISTING BUILDINGS			
Prereq 2	Energy Metering	Required		
Y	CASE 1: Single Family--Install whole house electric and gas meters, as applicable			
	CASE 2: Multifamily • Install electricity meters for each residential unit • Install a gas meter for the entire building OR a gas meter with submeters for each unit			
Prereq 3	Education of the Homeowner, Tenant or Building Manager	Required		
Y	Develop explanatory materials and training according to Guidelines			

### PERFORMANCE PATH

10	5	Credit 1	Annual Energy Use	29		
			OPTION 1: LEED ENERGY BUDGET Design and construct the home to exceed the LEED energy budget using LEED modifications to the ENERGY STAR Homes			
			OPTION 2: HERS INDEX with Home Size Adjustor Achieve a HERS Target score of at least 70, with additional points (or deductions) based on Home Size Adjustor			

### BOTH PATHS

3	2	Credit 2	Efficient Hot Water Distribution System	5		
			OPTION 1: Efficient Distribution • PATH 1: Max Allowable Pipe Length • Path 2: Max Allowable Volume AND Reqs for pumps and controls on circulation systems	2		
			OPTION 2: Performance Testing--confirm limits on wasted water	3		
			OPTION 3: Pipe Insulation--R-4 Min including elbows and turns	2		
		Credit 3	Active Solar Ready Design	1		
			OPTION 1: Meet EPA requirements for PV-ready home OPTION 2: OR Meet EPA requirements for solar direct hot water system			
1		Credit 4	HVAC Start Up Credentialing	1		
			Have HVAC systems commissioned by a certified technician			
2		Credit 5	Advanced Utility Tracking	2		



# LEED v4 for Building Design and Construction: Homes & Multifamily Lowrise

Project Checklist

Project Name

Date

## SCORING

## PREREQUISITES & CRITERIA

## PROJECT STATUS RESPONSIBILITY

		CASE 1: SINGLE FAMILY--Support advanced tracking methods: Option 1: Install permanent energy monitoring systems OR submeter landscaping water Option 2: AND/OR: Share data with USGBC via an approved 3rd party			
--	--	---	--	--	--

### PRESCRIPTIVE PATH

Y	Prereq 4	Home Size	Required
	Credit 6	Building Orientation for Passive Solar	3
	Credit 7	Air Infiltration	2
	Credit 8	Envelope Insulation	2
	Credit 9	Windows	3
	Credit 10	Space Heating & Cooling Equipment	4
	Credit 11	Heating & Cooling Distribution Systems	3
	Credit 12	Efficient Domestic Hot Water Equipment	3
	Credit 13	Lighting	2
	Credit 14	High Efficiency Appliances	2
	Credit 15	Renewable Energy	4

### 3 6 Materials and Resources Possible Points: 10

Y	Prereq 1	Certified Tropical Wood	Required			
		All wood must be nontropical, reused or reclaimed or FSC-cert			Include notice Requirement in Spec	CONTRACTOR
Y	Prereq 2	Durability Management	Required			
		Meet requirements of ENERGY STAR for Homes V3 Water Management Checklist AND comply with Table 1: • Non-paper-faced backer board OR ASTM D 3273 compliant • Water-resistant flooring in Kticehn, baths, laundry, spa areas • Tank water heater over living spaces--installed with drain + pan, pan + auto shut-off, or floor drain *Clothes washer over living spaces--same as water heater reqts				
1	Credit 1	Durability Management Verification	1			
		Have third-party verification inspections and documentation				
2	Credit 2	Material Efficient Framing	2			
		Implement Advanced Framing Techniques NOTE that modular, panelized or other prefabricated wall systems must comply with the requirements in order to				
1	Credit 3	Environmentally Preferable Products	4			
		Meet requirements for Local Production AND/OR Environmentally Preferable Products				
		NOTE: Requirements are stricter and fewer compared to previous program versions				
1	Credit 4	Construction Waste Management	3			
		Reduce waste relative to baseline				
		NOTE: New methodology PLUS ADC, waste-to-energy get zero cre				

### 6.5 5.5 Indoor Environmental Quality Possible Points: 16

Y	Prereq 1	Ventilation	Required			
		CASE 1: SINGLE FAMILY • Local Exhaust--Baths and Kitchens designed and installed to meet ASHRAE 62.2 • Exhaust air to the outdoors • ENERGY STAR labeled bath fans/ can be part of an HRV/ERV • Provide make-up air if kitchen exhaust fans >400 cfm  AND: Whole House Mechanical Ventilation per ASHRA 62.2				



LEED v4 for Building Design and Construction: **Homes & Multifamily Lowrise**

Project Checklist

Project Name

Date

**SCORING**

**Y**

**PREREQUISITES & CRITERIA**

**PROJECT STATUS RESPONSIBILITY**

SCORING	PREREQUISITES & CRITERIA	PROJECT STATUS RESPONSIBILITY		
<b>Y</b>	Prereq 2 Combustion Venting Required <ul style="list-style-type: none"> <li>Do not install unvented combustion appliances (except ovens and ranges)</li> <li>Install CO monitors on each floor</li> <li>If fireplaces/woodstoves inside, provide doors that close or solid glass enclosures, AND if these are not closed-combustion or power vented, MUST PASS combustion safety testing</li> <li>Space and water heating equipment with combustion MUST --be closed combustion</li> <li>--OR power vented</li> <li>--OR in a detached utility building</li> </ul> OR: Home earns EPA Indoor airPLUS label			
<b>Y</b>	Prereq 3 Garage Pollutant Protection Required <ul style="list-style-type: none"> <li>Place all air-handling equipment and ductwork outside the fire-rated envelope of the garage</li> <li>Tightly seal shared surface between the garage and conditioned spaces:</li> <li>--Conditioned spaces above garage: seal all penetrations AND all connecting floor and ceiling joist bays</li> <li>--Conditioned space next to garage: Weatherstrip all doors, install CO detectors in adjacent rooms, seal all penetration, seal all cracks at the base of the walls</li> </ul> OR Home earns EPA Indoor airPLUS label			
<b>Y</b>	Prereq 4 Radon Resistant Construction Required CASE 1: New Construction IF IN EPA Radon ZONE 1, build with radon-resistant construction methods CASE 2: Renovation of Existing Building If no slab work is included, test for radon. If >4pCi/L install active ventilation system. If <4 pCi/L, no radon resistant methods required			
<b>Y</b>	Prereq 5 Air Filtering Required Minimum filter requirements: <ul style="list-style-type: none"> <li>For recirculating space conditioning systems: MERV 8</li> <li>Non-ducted--internal air filter (no required MERV rating)</li> <li>Mechanically supplied outdoor air with duct &gt;10 feet: MERV 6</li> </ul> OR Home earns EPA Indoor airPLUS label			
<b>Y</b>	Prereq 6 Environmental Tobacco Smoke Required <b>MULTIFAMILY ONLY</b> <ul style="list-style-type: none"> <li>Prohibit Smoking in Common areas--include in lease, covenants and include enforcement</li> <li>Locate any outdoor areas at least 25 feet from entries, outdoor air intakes, operable windows for common areas</li> <li>Prohibit smoking within 25 feet of entries, outdoor air intakes, operable windows</li> </ul>			OWNER
<b>Y</b>	Prereq 7 Compartmentalization Required <b>MULTIFAMILY AND ATTACHED SINGLE FAMILY</b> <ul style="list-style-type: none"> <li>Compartmentalize each unit to control leakage between units and to all vertical chases</li> <li>Weatherstrip all doors leading to common hallways and all exterior doors and operable windows</li> <li>Blower door test: Achieve maximum leakage of 0.23 cfm 50 per square foot of enclosure</li> </ul>			
<b>1 2</b>	Credit 1 Enhanced Ventilation	3		



# LEED v4 for Building Design and Construction: Homes & Multifamily Lowrise

Project Checklist

Project Name

Date

## SCORING

## PREREQUISITES & CRITERIA

## PROJECT STATUS RESPONSIBILITY

SCORING	PREREQUISITES & CRITERIA	PROJECT STATUS	RESPONSIBILITY
	<p>OPTION 1: Enhanced local exhaust (one of the following measures)</p> <ul style="list-style-type: none"> <li>• Occupancy sensor</li> <li>• Humidistat controller</li> <li>• Continuous operation</li> <li>• Delay timer</li> </ul>	1	
	<p>OPTION 2: AND/OR Enhanced whole-house ventilation</p> <ul style="list-style-type: none"> <li>• Installed a balanced whole-house ventilation system to meet ASHRA 62.2-2010</li> </ul>		
<b>1.5</b> <b>0.5</b>	<b>Credit 2</b> Contaminant Control	<b>2</b>	
	OPTION 1: Walk-off Mats at primary entryway from outdoors	1	
	OPTION 2: Shoe Removal and Storage--include bench, storage for min 2 prs per BR	0.5	
	OPTION 3: Preoccupancy flush--48 hours	0.5	
	OPTION 4: Air quality testing	1	
<b>1</b> <b>1</b>	<b>Credit 3</b> Balancing of Heating and Cooling Distribution Systems	<b>3</b>	
	<p>CASE 1: Forced-Air Systems</p> <p>OPTION 1: Multiple Zones--have at least two zones &gt;&gt;IF SF home &lt;800 sq ft, or MF unit av. &lt; 1,200 sq ft. granted automatically</p> <p>OPTION 2: AND/OR Supply Air-Flow Testing &gt;&gt;Ductless systems granted automatically</p> <p>OPTION 3: Pressure Balancing--qualified rater</p>		
	<p>CASE 2: Radiative Systems</p> <p>OPTION 1: Multiple Zones--have at least two zones &gt;&gt;IF SF home &lt;800 sq ft, or MF unit av. &lt; 1,200 sq ft. granted automatically</p> <p>OPTION 2: Room-by-room controls</p>		
	<b>Credit 4</b> Enhanced Compartmentalization	<b>1</b>	
	mit leakage to a max of 0.15 cfm 50 per square foot of enclosure		
<b>2</b>	<b>Credit 5</b> Combustion Venting	<b>2</b>	
	OPTION 1: No Fireplace or Wood stoves	2	
	<p>OPTION 2: Enhanced venting measures;</p> <ul style="list-style-type: none"> <li>• EPA certified or qualified wood, wood pellet stoves; power or direct vented</li> <li>• Natural gas, propane or alcohol stoves safety tested and certified by testing facility.</li> </ul> <p>OR Home earns EPA Indoor airPLUS label</p>	1	
	<b>Credit 6</b> Enhanced Garage Pollutant Protection	<b>2</b>	
	<p>CASE 1: SINGLE FAMILY</p> <p>OPTION 1: Exhaust Fan in Garage OR Home earns EPA Indoor airPLUS label</p> <p>OPTION 2: No garage, detached garage, or carport</p>		
	<p>CASE 2: MULTIFAMILY</p> <p>OPTION 1:</p> <ul style="list-style-type: none"> <li>•Exhaust Fan on Control in Garage per ASHRA 62.1-2010 at negative pressure to adjacent spaces.</li> <li>•Self-closing doors, deck-to-deck partitions</li> </ul> <p>OPTION 2: OR, if 1-3 car garage, follow Single Family methods</p> <p>OPTION 3: OR No garage</p>		
<b>1</b> <b>2</b>	<b>Credit 7</b> Low Emitting Products	<b>3</b>	
	Select low-emitting products, from the list		

<b>3</b>	<b>3</b>	<b>Innovation</b>	Possible Points:	<b>6</b>
<b>Y</b>		Prereq 1	Preliminary Rating	Required
<b>2</b>	<b>3</b>	Credit 1	Innovation	5
<b>1</b>		Credit 2	LEED AP Homes	1



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## PROJECT STATUS RESPONSIBILITY

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Regional Priority</b>	<b>Possible Points:</b>	<b>4</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1 Regional Priority: Specific Credit		1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 2 Regional Priority: Specific Credit		1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 3 Regional Priority: Specific Credit		1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 4 Regional Priority: Specific Credit		1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Total</b>	<b>Possible Points:</b>	<b>110</b>

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110



# LEED v4 for Building Design and Construction: Multifamily Midrise

Project Checklist

Project Name

Date

## SCORING

## PREREQUISITES & CRITERIA

## PROJECT STATUS RESPONSIBILITY

Y	?	N
1	1	
1	1	

### Integrative Process Possible Points: 2

Credit 1	Integrative Process	2		
	OPTION 1: Multidisciplinary Team			
	OPTION 2: AND/OR Full-Day Design Charrette			
	OPTION 3: AND/OR Trade Training			

9.5	4.5	0
Y		

### Location and Transportation Possible Points: 15

Prereq 1	Floodplain Avoidance	Required		
	Do not develop on land in a flood hazard area OR build to flood provisions of applicable code or National Flood Insurance Program			

### PERFORMANCE PATH

Credit 1	LEED for Neighborhood Development Location	15		
	Locate the project within a LEED ND Certified Development			

### PRESCRIPTIVE PATH

Credit 2	Site Selection	8		
5	3			
2	1			
2				
1				
	1			
	1			
3				

OPTION 1: Sensitive Land Protection			
PATH 1: Previously Developed (at least 75% of the buildable land previously developed) (4 points)	3 - 4		
PATH 2: Avoidance of Sensitive Land (avoid Prime Farmland, Parkland, Flood zones, Habitat) (3 points)			
OPTION 2: Infill Development	2		
At least 75% of land within 1/2 mile is previously developed			
OPTION 3: Open Space	1		
Location within 1/2 mile of publicly accessible open space			
OPTION 4: Street Network	1		
Locate the project in an area of high intersection density: >90 per sq. mile			
<b>EXEMPLARY PERFORMANCE</b>	1		
<b>Achieve all eight possible points--earn one additional</b>			

Credit 4	Compact Development	3		
	Build to the Following Densities:			
	1 pt: >= 30 DU/Acre			
	2 pt: >= 55 DU/Acre			
	3 pt: >= 80 DU/Acre			

Credit 5	Community Resources	2		
1.5	0.5			
	Main entrance is within 1/2 mile walking distance of varied community resources:			
	1.0 pt: 4 - 7 uses			
	1.5 pt: 8 - 11 uses			
	2.0 pt: >=12 uses			

Credit 6	Access to Transit	2		
1				
	Locate the project with good access to multi-modal transit			
	Refer to LT Tables 1 and 2: 1, 1.5 or 2 points)			

### Sustainable Sites Possible Points: 7

5	2			
Y				
Prereq 1	Construction Activity Pollution Prevention	Required		





# LEED v4 for Building Design and Construction: Multifamily Midrise

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## PREREQUISITES & CRITERIA

## PROJECT STATUS RESPONSIBILITY

SCORING	PREREQUISITES & CRITERIA	PROJECT STATUS	RESPONSIBILITY
	<b>Requirements:</b> • Stockpile disturbed topsoil • Control runoff • Protect storm sewer inlets, and on-site water bodies • Provide swales for hillside runoff • Protect slopes >15% if disturbed • Prevent dust, particulate pollution • If site >1 acre, meet EPA requirements or stricter local	Should be included in General Conditions	Site/Civil
<input type="checkbox"/>	Prereq 2 No Invasive Plants	Required	
	Do not include identified regionally determined invasive plants in the landscaping		
<input type="checkbox"/>	Credit 1 Heat Island Reduction	2	
	Ensure that at least 50% of hardscapes and roofs, but not including common roads that serve multiple buildings, meet one or more of the following options. 1 pt: 50 - 75% 2 pt: >75%		
	OPTION 1: Shading--trees and planting provide shade at midday at the summer solstice		
	OPTION 2: Nonabsorptive Materials--such as: • ENERGY STAR qualified roofing • Vegetated roofing • open pavers (count vegetated component only) • Paving materials with SR of at least 0.28		
<input type="checkbox"/>	Credit 2 Rainwater Management	3	
	CASE 1: Use Low Impact Development techniques to minimize the amount of stormwater leaving the site TABLE 1: • 1 pt: 50 - 64% • 2 pt: 65 - 79% • 3 pt: >= 80%		
	CASE 2: NPDES Projects--exceed requirements as follows TABLE 4: • 2 pt: 95th percentile rainfall event • 3 pt: 98th percental rainfall event		
	NOTE: Projects that must comply with local requirements of the ational Pollutant Discharge Elimination System (NPDES) must follow Case 2		
<input type="checkbox"/>	Credit 3 Non-Toxic Pest Control	2	
	Select various measures to minimize pest problems		
<input type="checkbox"/>	<b>Water Efficiency</b>	Possible Points: 12	
<input type="checkbox"/>	Prereq 1 Water Metering	Required	
	Case 1: Single Family only/NOT APPLICABLE		
	Case 2: Multifamily. Meter or submeter each unit OR each building		OWNER, CIVIL, PLUMBING ENGINEER
<b>PERFORMANCE PATH</b>			
<input type="checkbox"/>	Credit 1 Total Water Use	12	
	Combine Indoor and Outdoor water efficiency measures to reduce water use between 10% to 65% from baseline		
<b>PRESCRIPTIVE PATH</b>			
<input type="checkbox"/>	Credit 2 Indoor Water Use	6	



# LEED v4 for Building Design and Construction: Multifamily Midrise

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## PREREQUISITES & CRITERIA

## PROJECT STATUS RESPONSIBILITY

	<p>Case 1: Single Family.</p> <ul style="list-style-type: none"> <li>Lavatory faucets, Showerheads, Toilets must be WaterSense labeled (high-efficiency but not labeled does not qualify)</li> <li>Clothes washers ENERGY STAR qualified or equivalent</li> <li>Water pressure &lt;60 psi, no detectable leaks</li> </ul>			
	<p>Case 2: Multifamily</p> <ul style="list-style-type: none"> <li>Meet single family requirements in all units AND all non-unit spaces (including commercial)</li> <li>Exempt from water pressure testing.</li> </ul>			
	<p>NOTE: New testing requirements for water pressure and leaks for single family homes are NOT APPLICABLE TO MIDRISE</p>			
<input type="checkbox"/>	Credit 3 Outdoor Water Use	4		
	<p>Limit use of turf grass AND use native or adapted plant species:</p> <ul style="list-style-type: none"> <li>1 pt: TURF &lt;60% AND NATIVE &gt; 25%</li> <li>2 pt: TURF &lt;40% AND NATIVE &gt;50%</li> <li>3 pt: TURF &lt;20% AND NATIVE &gt;75%</li> <li>4 pt: TURF &lt;0% AND NATIVE &gt;75%</li> </ul>			
	<p>NOTE: Projects with pools, other water features MUST USE PERFORMANCE PATH</p>			

15	7	<b>Energy and Atmosphere</b>	Possible Points: <b>37</b>
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<input type="checkbox"/>	Prereq 1 Minimum Energy Performance	Required		
	<p>CONDUCT Energy Modeling that complies with:</p> <ul style="list-style-type: none"> <li>ASHRAE 90.1-2010 Appendix G</li> <li>USGBC simulation guidelines</li> <li>Include all energy consumption and costs associated with the building (e.g., residential, residential-associated, non-residential)</li> </ul> <p>ACHIEVE a minimum 5% improvement in the design case</p> <p>COMMISSIONING</p> <ul style="list-style-type: none"> <li>OPTION 1: Follow ENERGY STAR Qualified Multifamily High Rise Buildings Testing and Verification Protocols</li> <li>OPTION 2: Prescriptive Path--</li> <li>In-unit distribution losses--test duct leakage, meet reqts</li> <li>Fundamental Commissioning of Central HVAC system</li> <li>Air sealing requirements detailed in plans</li> <li>Air barrier continuity detailed in plans</li> <li>Compartmentalization detailed in plans</li> <li>Thermal Enclosure Checklist, as modified</li> </ul>			

<input type="checkbox"/>	Prereq 2 Energy Metering	Required		
	<p>CASE 1: Single Family--NOT APPLICABLE</p> <p>CASE 2: Multifamily</p> <ul style="list-style-type: none"> <li>Install electricity meters for each residential unit</li> <li>Install a gas meter for the entire building OR a gas meter with submeters for each unit</li> </ul>			

<input type="checkbox"/>	Prereq 3 Education of the Homeowner, Tenant or Building Manager	Required		
	Develop explanatory materials and training according to Guidelines			

<input type="checkbox"/>	Credit 1 Annual Energy Use	30		
	Achieve additional energy performance improvement beyond the minimum, with additional points (or deductions) based on Home Size Adjustor			

<input type="checkbox"/>	Credit 2 Efficient Hot Water Distribution	5		
	<p>OPTION 1: Efficient Distribution</p> <ul style="list-style-type: none"> <li>PATH 1: Max Allowable Pipe Length</li> <li>PATH 2: Max Allowable Volume</li> </ul> <p>AND Reqts for pumps and controls on circulation systems</p>	2		



# LEED v4 for Building Design and Construction: Multifamily Midrise

Project Checklist

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## PREREQUISITES & CRITERIA

## PROJECT STATUS RESPONSIBILITY

			OPTION 2: Performance Testing--confirm limits on wasted water	3		
			OPTION 3: Pipe Insulation--R-4 Min including elbows and turns	2		
2			Credit 3 Advanced Utility Tracking	2		
			CASE 2: Multifamily Option 1: Install permanent energy monitoring systems for each unit OR submeter landscaping water Option 2: AND/OR: Share data with USGBC via an approved 3rd party: • PATH 1: Whole-building master meter--owner shares data • PATH 2: 50% resident participation in data-sharing			
3	5		<b>Materials and Resources</b>	<b>Possible Points: 9</b>		
Y			Prereq 1 Certified Tropical Wood	Required		
			All wood must be nontropical, reused or reclaimed or FSC-cert			
Y			Prereq 2 Durability Management	Required		
			Comply with Table 1: • Non-paper-faced backer board OR ASTM D 3273 compliant • Water-resistant flooring in kitchen, baths, laundry, spa areas • Tank water heater over living spaces--installed with drain + pan, pan + auto shut-off, or floor drain • Clothes washer over living spaces--same as water heater reqts • Clothes dryers vent to outdoors			
1			Credit 1 Durability Management Verification	1		
			Have third-party verification inspections and documentation			
1	4		Credit 2 Environmentally Preferable Products	5		
			Meet requirements for Local Production AND/OR Environmentally Preferable Products			
			NOTE: Requirements are stricter and fewer compared to previous program versions			
1	1		Credit 3 Construction Waste Management	3		
			Reduce waste relative to baseline			
			NOTE: New methodology PLUS ADC, waste-to-energy get zero credit			
7.5	10.5		<b>Indoor Environmental Quality</b>	<b>Possible Points: 18</b>		
Y			Prereq 1 Ventilation	Required		
			CASE 2: MULTIFAMILY • Provide outdoor air to each unit directly from the outdoors • Provide continuous or intermittent ventilation systems to meet ASHRAE 62.2. In-unit fans must have max 10. some • Reqts may be modified per 62.2-2010 for hot-humid and very cold climates • Place air inlets at least 10 feet from known contaminant sources and away from potential obstructions (snow). Include screens on inlets • In non-unit spaces, meet ASHRA 62.1-2010			
Y			Prereq 2 Combustion Venting	Required		



LEED v4 for Building Design and Construction: **Multifamily Midrise**

Project Checklist

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SCORING

PREREQUISITES & CRITERIA

PROJECT STATUS RESPONSIBILITY

Y	Prereq 3 Garage Pollutant Protection	<ul style="list-style-type: none"> <li>Do not install unvented combustion appliances (except ovens and ranges)</li> <li>Install CO monitors on each floor of each unit</li> <li>If fireplaces/woodstoves inside, provide doors that close or solid glass enclosures, AND if these are not closed-combustion or power vented, MUST PASS combustion safety testing</li> <li>Space and water heating equipment with combustion MUST --be closed combustion</li> <li>--OR power vented</li> <li>--OR in a detached utility building</li> </ul> <p>OR: Home earns EPA Indoor airPLUS label</p>			
			Required		
Y	Prereq 4 Radon Resistant Construction	<ul style="list-style-type: none"> <li>Place all air-handling equipment and ductwork outside the fire-rated envelope of the garage</li> <li>Tightly seal shared surface between the garage and conditioned spaces:</li> <li>--Conditioned spaces above garage: seal all penetrations AND all connecting floor and ceiling joist bays</li> <li>--Conditioned space next to garage: Weatherstrip all doors, install CO detectors in adjacent rooms, seal all penetration, seal all cracks at the base of the walls</li> </ul> <p>OR Home earns EPA Indoor airPLUS label</p>			
			Required		
Y	Prereq 5 Air Filtering	<p>CASE 1: New Construction IF IN EPA Radon ZONE 1, build with radon-resistant construction methods</p> <p>CASE 2: Renovation of Existing Building If no slab work is included, test for radon. If &gt;4pCi/L install active ventilation system. If &lt;4 pCi/L, no radon resistant methods required</p>			
			Required		
Y	Prereq 6 Environmental Tobacco Smoke	<p>MULTIFAMILY ONLY</p> <ul style="list-style-type: none"> <li>For recirculating space conditioning systems: MERV 8</li> <li>Non-ducted--internal air filter (no required MERV rating)</li> <li>Mechanically supplied outdoor air with duct &gt;10 feet: MERV 6</li> </ul> <p>OR Home earns EPA Indoor airPLUS label</p>			
			Required		OWNER
Y	Prereq 7 Compartmentalization	<p>MULTIFAMILY AND ATTACHED SINGLE FAMILY</p> <ul style="list-style-type: none"> <li>Compartmentalize each unit to control leakage between units and to all vertical chases</li> <li>Weatherstrip all doors leading to common hallways and all exterior doors and operable windows</li> <li>Blower door test: Achieve maximum leakage of 0.23 cfm 50 per square foot of enclosure</li> </ul>			
			Required		
1 2	Credit 1 Enhanced Ventilation--for in-unit spaces only				
			3		



# LEED v4 for Building Design and Construction: Multifamily Midrise

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## PROJECT STATUS RESPONSIBILITY

		OPTION 1: Enhanced local exhaust (one of the following measures) • Occupancy sensor • Humidistat controller • Continuous operation • Delay timer	1		
		OPTION 2: AND/OR Enhanced whole-house ventilation • Installed a balanced whole-house ventilation system to meet ASHRA 62.2-2010			
1.5	0.5	Credit 2 Contaminant Control	2		
		OPTION 1: Walk-off Mats at primary entryway from outdoors for each unit and for main building entries	1		
		OPTION 2: Shoe Removal and Storage--include bench, storage for min 2 prs per BR--at each unit's main entry	0.5		
		OPTION 3: Preoccupancy flush--48 hours	0.5		
		OPTION 4: Air quality testing	1		
1	1	Credit 3 Balancing of Heating and Cooling Distribution Systems	3		
		CASE 1: Forced-Air Systems OPTION 1: Multiple Zones--have at least two zones >>IF SF home <800 sq ft, or MF unit av. < 1,200 sq ft. granted automatically OPTION 2: AND/OR Supply Air-Flow Testing >>Ductless systems granted automatically OPTION 3: Pressure Balancing--qualified rater			
		CASE 2: Radiative Systems OPTION 1: Multiple Zones--have at least two zones >>IF SF home <800 sq ft, or MF unit av. < 1,200 sq ft. granted automatically OPTION 2: Room-by-room controls			
		Credit 4 Enhanced Compartmentalization	3		
		mit leakage to a max of 0.15 cfm 50 per square foot of enclosure			
2		Credit 5 Combustion Venting	2		
		OPTION 1: No Fireplace or Wood stoves	2		
		OPTION 2: Enhanced venting measures; • EPA certified or qualified wood, wood pellet stoves; power or direct vented • Natural gas, propane or alcohol stoves safety tested and certified by testing facility. OR Home earns EPA Indoor airPLUS label	1		
		Credit 6 Enhanced Garage Pollutant Protection	1		
		OPTION 1: •Exhaust Fan on Control in Garage per ASHRA 62.1-2010 at negative pressure to adjacent sapces. •Self-closing doors, deck-to-deck partitions	1		
		OPTION 2: No garage, detached garage, or carport	1		
1	2	Credit 7 Low Emitting Products	3		
		Select low-emitting products, from the list			
1		Credit 8 No Environmental Tobacco Smoke	1		
		Prohibit smoking throughout the building, including living units			

3	3	Innovation	Possible Points: 16
Y		Prereq 1 Preliminary Rating	Required
2	3	Credit 1 Innovation	5
1		Credit 2 LEED AP Homes	1



# LEED v4 for Building Design and Construction: Multifamily Midrise

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## SCORING

## PREREQUISITES & CRITERIA

## PROJECT STATUS RESPONSIBILITY

			<b>Regional Priority</b>	Possible Points:	<b>4</b>
			Credit 1 Regional Priority: Specific Credit		1
			Credit 2 Regional Priority: Specific Credit		1
			Credit 3 Regional Priority: Specific Credit		1
			Credit 4 Regional Priority: Specific Credit		1

51	38		<b>Total</b>	Possible Points:	<b>110</b>
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Certified 40 to 49 points   Silver 50 to 59 points   Gold 60 to 79 points   Platinum 80 to 110

## Article 80 – Accessibility Checklist

### A requirement of the Boston Planning & Development Agency (BPDA) Article 80 Development Review Process

The Mayor's Commission for Persons with Disabilities strives to reduce architectural, procedural, attitudinal, and communication barriers that affect persons with disabilities in the City of Boston. In 2009, a Disability Advisory Board was appointed by the Mayor to work alongside the Commission in creating universal access throughout the city's built environment. The Disability Advisory Board is made up of 13 volunteer Boston residents with disabilities who have been tasked with representing the accessibility needs of their neighborhoods and increasing inclusion of people with disabilities.

In conformance with this directive, the BPDA has instituted this Accessibility Checklist as a tool to encourage developers to begin thinking about access and inclusion at the beginning of development projects, and strive to go beyond meeting only minimum MAAB / ADAAG compliance requirements. Instead, our goal is for developers to create ideal design for accessibility which will ensure that the built environment provides equitable experiences for all people, regardless of their abilities. As such, any project subject to Boston Zoning Article 80 Small or Large Project Review, including Institutional Master Plan modifications and updates, must complete this Accessibility Checklist thoroughly to provide specific detail about accessibility and inclusion, including descriptions, diagrams, and data.

For more information on compliance requirements, advancing best practices, and learning about progressive approaches to expand accessibility throughout Boston's built environment. Proponents are highly encouraged to meet with Commission staff, prior to filing.

#### Accessibility Analysis Information Sources:

1. Americans with Disabilities Act – 2010 ADA Standards for Accessible Design  
[http://www.ada.gov/2010ADASTandards\\_index.htm](http://www.ada.gov/2010ADASTandards_index.htm)
2. Massachusetts Architectural Access Board 521 CMR  
<http://www.mass.gov/eopss/consumer-prot-and-bus-lic/license-type/aab/aab-rules-and-regulations-pdf.html>
3. Massachusetts State Building Code 780 CMR  
<http://www.mass.gov/eopss/consumer-prot-and-bus-lic/license-type/csl/building-codebbrs.html>
4. Massachusetts Office of Disability – Disabled Parking Regulations  
<http://www.mass.gov/anf/docs/mod/hp-parking-regulations-summary-mod.pdf>
5. MBTA Fixed Route Accessible Transit Stations  
[http://www.mbta.com/riding\\_the\\_t/accessible\\_services/](http://www.mbta.com/riding_the_t/accessible_services/)
6. City of Boston – Complete Street Guidelines  
<http://bostoncompletestreets.org/>
7. City of Boston – Mayor's Commission for Persons with Disabilities Advisory Board  
[www.boston.gov/disability](http://www.boston.gov/disability)
8. City of Boston – Public Works Sidewalk Reconstruction Policy  
[http://www.cityofboston.gov/images\\_documents/sidewalk%20policy%200114\\_tcm3-41668.pdf](http://www.cityofboston.gov/images_documents/sidewalk%20policy%200114_tcm3-41668.pdf)
9. City of Boston – Public Improvement Commission Sidewalk Café Policy  
[http://www.cityofboston.gov/images\\_documents/Sidewalk\\_cafes\\_tcm3-1845.pdf](http://www.cityofboston.gov/images_documents/Sidewalk_cafes_tcm3-1845.pdf)

#### Glossary of Terms:

1. **Accessible Route** – A continuous and unobstructed path of travel that meets or exceeds the dimensional and inclusionary requirements set forth by MAAB 521 CMR: Section 20
2. **Accessible Group 2 Units** – Residential units with additional floor space that meet or exceed the dimensional and inclusionary requirements set forth by MAAB 521 CMR: Section 9.4
3. **Accessible Guestrooms** – Guestrooms with additional floor space, that meet or exceed the dimensional and inclusionary requirements set forth by MAAB 521 CMR: Section 8.4
4. **Inclusionary Development Policy (IDP)** – Program run by the BPDA that preserves access to affordable housing opportunities, in the City. For more information visit: <http://www.bostonplans.org/housing/overview>
5. **Public Improvement Commission (PIC)** – The regulatory body in charge of managing the public right of way. For more information visit: <https://www.boston.gov/pic>
6. **Visitability** – A place's ability to be accessed and visited by persons with disabilities that cause functional limitations; where architectural barriers do not inhibit access to entrances/doors and bathrooms.

**Article 80 | ACCESSIBILTY CHECKLIST**

**1. Project Information:**  
*If this is a multi-phased or multi-building project, fill out a separate Checklist for each phase/building.*

Project Name:	Aileron Artists' Housing and Studios
Primary Project Address:	131 Condor Street & 141-151 Condor Street
Total Number of Phases/Buildings:	2
Primary Contact (Name / Title / Company / Email / Phone):	Phil Giffee, Executive Director NOAH 143 Border Street East Boston, MA
Owner / Developer:	NOAH
Architect:	Joy Street Design Sharon Gentges, RA, Principal , Joy Street Design, 69 Joy St., Boston, MA 02114, <a href="mailto:sharon@joystdesign.com">sharon@joystdesign.com</a> (617) 943-5750
Civil Engineer:	Judith Nitsch Engineering,
Landscape Architect:	TBD
Permitting:	Drago + Toscano, LLP
Construction Management:	

At what stage is the project at time of this questionnaire? Select below:

	PNF / Expanded PNF Submitted	Draft / Final Project Impact Report Submitted	BPDA Board Approved
	BPDA Design Approved	Under Construction	Construction Completed:

Do you anticipate filing for any variances with the Massachusetts Architectural Access Board (MAAB)? *If yes, identify and explain.*  
 No

**2. Building Classification and Description:**  
*This section identifies preliminary construction information about the project including size and uses.*

What are the dimensions of the project?

Site Area:	26,250 SF	Building Area:	48,800 GSF
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**Article 80 | ACCESSIBILITY CHECKLIST**

Building Height:	51 FT.	Number of Stories:	3-5 Flrs.	
First Floor Elevation:	0' from sidewalk	Is there below grade space:	No	
What is the Construction Type? (Select most appropriate type)				
	<input checked="" type="checkbox"/> Wood Frame	Masonry	<input checked="" type="checkbox"/> Steel Frame	<input checked="" type="checkbox"/> Concrete
What are the principal building uses? (IBC definitions are below – select all appropriate that apply)				
	Residential – One - Three Unit	<input checked="" type="checkbox"/> Residential - Multi-unit, Four +	Institutional	Educational
	<input checked="" type="checkbox"/> Business	Mercantile	Factory	Hospitality
	Laboratory / Medical	<input checked="" type="checkbox"/> Storage, Utility and Other		
List street-level uses of the building:				
<p><b>3. Assessment of Existing Infrastructure for Accessibility:</b></p> <p><i>This section explores the proximity to accessible transit lines and institutions, such as (but not limited to) hospitals, elderly &amp; disabled housing, and general neighborhood resources. Identify how the area surrounding the development is accessible for people with mobility impairments and analyze the existing condition of the accessible routes through sidewalk and pedestrian ramp reports.</i></p>				
Provide a description of the neighborhood where this development is located and its identifying topographical characteristics:	The project is located at the base of Eagle Hill, near the Chelsea Creek. Although the areas behind the site are steeply sloped, Condor Street is relatively flat.			
List the surrounding accessible MBTA transit lines and their proximity to development site: commuter rail / subway stations, bus stops:	The 114/116/117 bus runs along Meridian Street, into Chelsea, Central Square and Maverick Square. From Maverick Square, the blue line can be accessed. The 121 bus route is six blocks away, which accesses Day Square and Wood Island MBTA stop.			
List the surrounding institutions: hospitals, public housing, elderly and disabled housing developments, educational facilities, others:	The site is close to East Boston High School, The Umana Academy (K-8), and the East Boston Head Start early intervention. Nearby senior housing is located at the Barnes School on Marion Street. The East Boston Neighborhood Health Center is located on Meridian Street, about 1 mile from the site.			
List the surrounding government buildings: libraries, community centers, recreational facilities, and other related facilities:	The East Boston Public Library and YMCA are both located along the greenway, about ¾ mile from the site. East Boston Social Center is in Central Square. The Paris Street and the Harborside Community Centers and pools are both within a mile of the site.			
<p><b>4. Surrounding Site Conditions – Existing:</b></p>				

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<p><i>This section identifies current condition of the sidewalks and pedestrian ramps at the development site.</i></p>	
<p>Is the development site within a historic district? <b>If yes</b>, identify which district:</p>	<p>No</p>
<p>Are there sidewalks and pedestrian ramps existing at the development site? <b>If yes</b>, list the existing sidewalk and pedestrian ramp dimensions, slopes, materials, and physical condition at the development site:</p>	<p>There is a concrete sidewalk on Condor Street which will be replaced as part of the project scope. It is relatively flat, and is about 8 feet wide.</p>
<p>Are the sidewalks and pedestrian ramps existing-to-remain? <b>If yes</b>, have they been verified as ADA / MAAB compliant (with yellow composite detectable warning surfaces, cast in concrete)? <b>If yes</b>, provide description and photos:</p>	<p>No</p>
<p><b>5. Surrounding Site Conditions – Proposed</b></p> <p><i>This section identifies the proposed condition of the walkways and pedestrian ramps around the development site. Sidewalk width contributes to the degree of comfort walking along a street. Narrow sidewalks do not support lively pedestrian activity, and may create dangerous conditions that force people to walk in the street. Wider sidewalks allow people to walk side by side and pass each other comfortably walking alone, walking in pairs, or using a wheelchair.</i></p>	
<p>Are the proposed sidewalks consistent with the Boston Complete Street Guidelines? <b>If yes</b>, choose which Street Type was applied: Downtown Commercial, Downtown Mixed-use, Neighborhood Main, Connector, Residential, Industrial, Shared Street, Parkway, or Boulevard.</p>	<p>Sidewalk design will be coordinated with Complete Streets Guidelines, most likely to comply with Neighborhood Connector type.</p>
<p>What are the total dimensions and slopes of the proposed sidewalks? List the widths of the proposed zones: Frontage, Pedestrian and Furnishing Zone:</p>	<p>Sidewalk width will generally match existing, except at garage and building entry zones where the first floor of the building is set back. Based on a 8' existing sidewalk, we would likely have a 0' frontage (except at entries), a 5' pedestrian zone, and a 3' furnishing zone.</p>
<p>List the proposed materials for each Zone. Will the proposed materials be on private property or will the</p>	<p>Concrete sidewalk with granite curbing. Where building entries are set back, a combination of pavers and planters will be used. Concrete will be on the public way. Pavers and planters will be on private property.</p>

**Article 80 | ACCESSIBILITY CHECKLIST**

proposed materials be on the City of Boston pedestrian right-of-way?	
Will sidewalk cafes or other furnishings be programmed for the pedestrian right-of-way? <b>If yes</b> , what are the proposed dimensions of the sidewalk café or furnishings and what will the remaining right-of-way clearance be?	No
If the pedestrian right-of-way is on private property, will the proponent seek a pedestrian easement with the Public Improvement Commission (PIC)?	N/A
Will any portion of the Project be going through the PIC? <b>If yes</b> , identify PIC actions and provide details.	No
<p><b>6. Accessible Parking:</b>  <i>See Massachusetts Architectural Access Board Rules and Regulations 521 CMR Section 23.00 regarding accessible parking requirement counts and the Massachusetts Office of Disability – Disabled Parking Regulations.</i></p>	
What is the total number of parking spaces provided at the development site? Will these be in a parking lot or garage?	35 spaces in covered, at grade garage.
What is the total number of accessible spaces provided at the development site? How many of these are “Van Accessible” spaces with an 8 foot access aisle?	2 accessible spaces. Both spaces will be van accessible.
Will any on-street accessible parking spaces be required? <b>If yes</b> , has the proponent contacted the Commission for Persons with Disabilities regarding this need?	No
Where is the accessible visitor parking located?	No visitor parking is provided.
Has a drop-off area been identified? <b>If yes</b> , will it be accessible?	No drop off area has been identified.

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<p><b>7. Circulation and Accessible Routes:</b>  <i>The primary objective in designing smooth and continuous paths of travel is to create universal access to entryways and common spaces, which accommodates persons of all abilities and allows for visitability-with neighbors.</i></p>	
Describe accessibility at each entryway: Example: Flush Condition, Stairs, Ramp, Lift or Elevator:	The gallery space and community studios are accessed by the main lobby, which is flush with the sidewalk. Second floor spaces, including the gallery, roof garden, and private studios are accessed by the elevator located in the main lobby. This lobby is also accessible from the parking garage, via a sloped walkway. Residential units in the main (5-story) building can be accessed by the elevator. Residential units in the townhouse portion of the building are accessed by the roof garden, which is accessed by the elevator in the main lobby.
Are the accessible entrances and standard entrance integrated? <i>If yes, describe. If no, what is the reason?</i>	<p>Yes, the main lobby is the primary entrance to the buildings and site. There is an exterior stair located next to the main lobby door, and the elevator is just inside the vestibule.</p> <p>There are a number of secondary, private entrances to the townhouse units, and these can be accessed either from the sidewalk or the roof garden.</p>
<i>If project is subject to Large Project Review/Institutional Master Plan, describe the accessible routes way-finding / signage package.</i>	N/A
<p><b>8. Accessible Units (Group 2) and Guestrooms: (If applicable)</b>  <i>In order to facilitate access to housing and hospitality, this section addresses the number of accessible units that are proposed for the development site that remove barriers to housing and hotel rooms.</i></p>	
What is the total number of proposed housing units or hotel rooms for the development?	40 units
<i>If a residential development, how many units are for sale? How many are for rent? What is the breakdown of market value units vs. IDP (Inclusionary Development Policy) units?</i>	<p>33 rental            7 homeownership</p> <p>Of the 33 units the breaddown is:            24 affordable rental            9 market rental units</p>

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<p><i>If a residential development, how many accessible Group 2 units are being proposed?</i></p>	<p>2 units</p>
<p><i>If a residential development, how many accessible Group 2 units will also be IDP units? If none, describe reason.</i></p>	<p>The 2 accessible units will both be IDP</p>
<p><i>If a hospitality development, how many accessible units will feature a wheel-in shower? Will accessible equipment be provided as well? If yes, provide amount and location of equipment.</i></p>	<p>N/A</p>
<p>Do standard units have architectural barriers that would prevent entry or use of common space for persons with mobility impairments? Example: stairs / thresholds at entry, step to balcony, others. <i>If yes, provide reason.</i></p>	<p>The entry vestibules for all residential units will be accessible.</p>
<p>Are there interior elevators, ramps or lifts located in the development for access around architectural barriers and/or to separate floors? <i>If yes, describe:</i></p>	<p>Yes, there is an elevator in the main lobby that accesses the roof garden (public) and the upper level units in that portion of the building.</p>
<p><b>9. Community Impact:</b>  <i>Accessibility and inclusion extend past required compliance with building codes. Providing an overall scheme that allows full and equal participation of persons with disabilities makes the development an asset to the surrounding community.</i></p>	
<p>Is this project providing any funding or improvements to the surrounding neighborhood? Examples: adding extra street trees, building or refurbishing a local park, or supporting other community-based initiatives?</p>	<p>The project will redevelop an abandoned site and activate the street through the presence of well-maintained rental housing and artist space.</p>
<p>What inclusion elements does this development provide for persons with disabilities in common social and open spaces? Example: Indoor seating and TVs in common rooms; outdoor seating and barbeque grills in yard. Will all</p>	<p>All common features of the project will be fully accessible, including the gallery/workbar, community and private artist studios, the sculpture garden, workshop, and community garden.</p>

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<p>of these spaces and features provide accessibility?</p>	
<p>Are any restrooms planned in common public spaces? <i>If yes</i>, will any be single-stall, ADA compliant and designated as “Family”/ “Companion” restrooms? <i>If no</i>, explain why not.</p>	<p>Yes, single stall ADA compliant restrooms will be provided in the public/common use areas.</p>
<p>Has the proponent reviewed the proposed plan with the City of Boston Disability Commissioner or with their Architectural Access staff? <i>If yes</i>, did they approve? <i>If no</i>, what were their comments?</p>	<p>No</p>
<p>Has the proponent presented the proposed plan to the Disability Advisory Board at one of their monthly meetings? Did the Advisory Board vote to support this project? <i>If no</i>, what recommendations did the Advisory Board give to make this project more accessible?</p>	<p>No</p>
<p><b>10. Attachments</b>  <i>Include a list of all documents you are submitting with this Checklist. This may include drawings, diagrams, photos, or any other material that describes the accessible and inclusive elements of this project.</i></p>	
<p>Provide a diagram of the accessible routes to and from the accessible parking lot/garage and drop-off areas to the development entry locations, including route distances.</p>	
<p>Provide a diagram of the accessible route connections through the site, including distances.</p>	
<p>Provide a diagram the accessible route to any roof decks or outdoor courtyard space? (if applicable)</p>	
<p>Provide a plan and diagram of the accessible Group 2 units, including locations and route from accessible entry.</p>	
<p>Provide any additional drawings, diagrams, photos, or any other material that describes the inclusive and accessible elements of this project.</p> <ul style="list-style-type: none"> <li>•</li> </ul>	

## Article 80 | ACCESSIBILITY CHECKLIST

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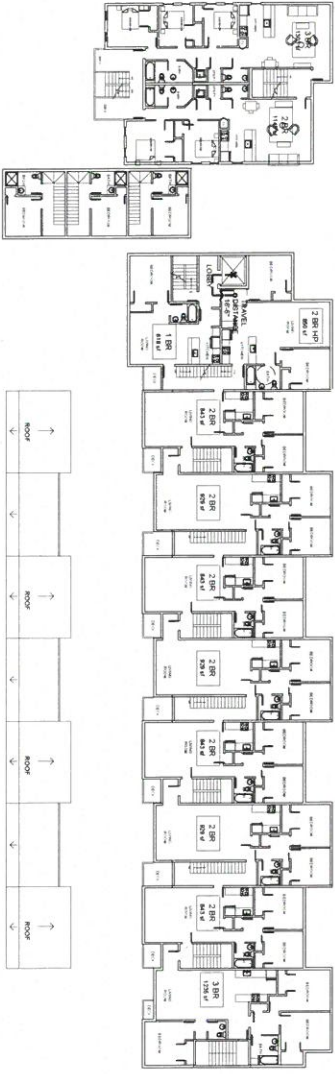
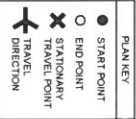
This completes the Article 80 Accessibility Checklist required for your project. Prior to and during the review process, Commission staff are able to provide technical assistance and design review, in order to help achieve ideal accessibility and to ensure that all buildings, sidewalks, parks, and open spaces are usable and welcoming to Boston's diverse residents and visitors, including those with physical, sensory, and other disabilities.

For questions or comments about this checklist, or for more information on best practices for improving accessibility and inclusion, visit [www.boston.gov/disability](http://www.boston.gov/disability), or our office:

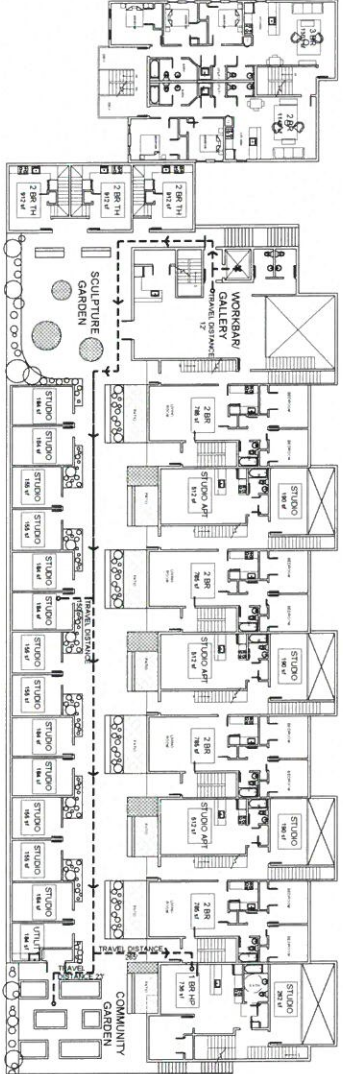
The Mayor's Commission for Persons with Disabilities  
1 City Hall Square, Room 967,  
Boston MA 02201.

Architectural Access staff can be reached at:

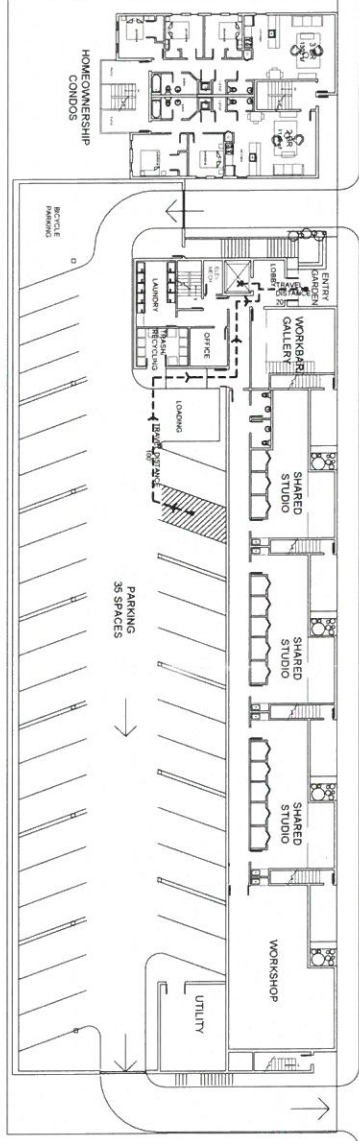
[accessibility@boston.gov](mailto:accessibility@boston.gov) | [patricia.mendez@boston.gov](mailto:patricia.mendez@boston.gov) | [sarah.leung@boston.gov](mailto:sarah.leung@boston.gov) | 617-635-3682



THIRD FLOOR PLAN



SECOND FLOOR PLAN



GROUND FLOOR PLAN

Designed  
 Checked  
 Project No. 17019  
 Scale 1/32" = 1'-0"  
 Date

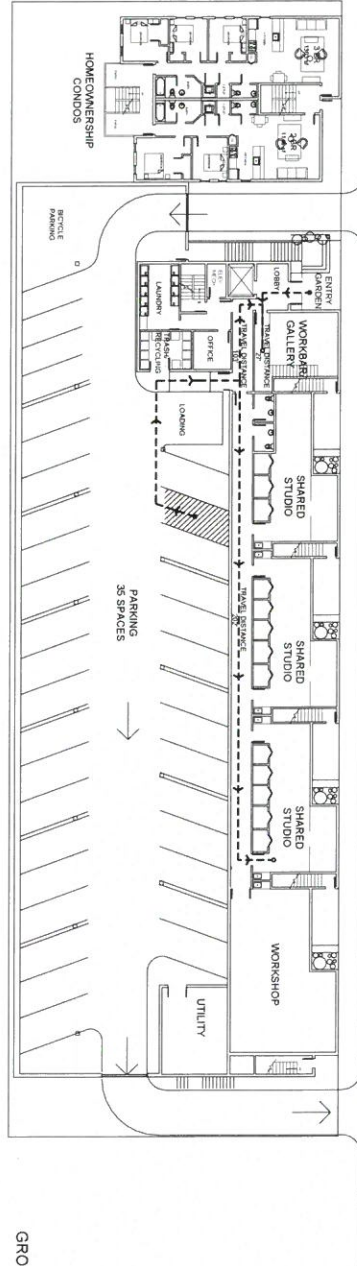
Drawing No. **SK-1**



Project  
 NEW CONSTRUCTION  
 127-159 CONDOR STREET  
 BOSTON, MA

Title  
 MAAB ACCESSIBLE DIAGRAMS  
 ACCESSIBLE ROUTE TO UNITS





GROUND FLOOR PLAN

A-3  
1/32" = 1'-0"

ACCESSIBLE ROUTE



A-1  
ACCESSIBLE TWO BEDROOM UNIT

1/8" = 1'-0"



A-2  
ACCESSIBLE ONE BEDROOM UNIT

1/8" = 1'-0"

Designed  
Checked  
Project No. 17019  
Scale 1/8" = 1'-0"  
Date

Drawing No. **SK-2**



Project  
NEW CONSTRUCTION  
127-159 CONDOR STREET  
BOSTON, MA  
Title  
MAAB ACCESSIBLE DIAGRAMS  
ACCESSIBLE ROUTE AND UNITS