



Design & Building Consultants

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June 30, 2020

Arlington Redevelopment Board
730 Mass Ave Annex
Arlington, MA 02476

RE: LEED Practices
Arlington Retail Dispensary
23 Broadway Arlington, MA 02474

To Whom It May Concern:

Please refer to the attached *LEED V4 For Interior Design and Construction Checklist (Retail)* for the first floor fit-out at 23 Broadway. The tenant space is currently a vacant banking establishment with finishes lighting, and partitions that will be completely removed. The existing HVAC units serving the space are to be reused. The Applicant proposes to implement the following sustainable methods in the design, construction and operation of the new retail environment:

- Ensure that all recyclable materials removed during demolition activities will be appropriately disposed of.
- Existing mercury containing fluorescent bulbs will be removed and recycled at a local mercury product drop-off location per Massachusetts department of Environment Protection Guidelines
- Potentially hazardous material discovered during construction will be disposed of per Commonwealth Guidelines
- Encourage alternative modes of transportation to the site for employees and customers. The Applicant will offer public transit reimbursements to employees who utilize the two-way bus stop located within 200 feet of the establishment. Public transportation information will be made available in-store and on its technology platforms for customers.
- Install bicycle storage onsite for customers and employees.
- Install interior and exterior energy efficient LED light fixtures
- Specify and install energy efficient appliances
- Specify and install new water conserving plumbing fixtures within the leased space
- Specify and install new finishes with low emitting VOC's
- New materials within the space will be selected with the highest possible recycled content.

Please feel free to reach out to me if you have additional questions.

Thank you,

Georges Clermont, RA | Principal
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Where VISION meets DESIGN



LEED v4 for ID+C: Retail

Project Checklist

Arlington Cannabis R
29-Jun-20

Y	?	N
	2	
Credit		

8	20	Location and Transportation	18
	18	Credit	18
		LEED for Neighborhood Development Location	
8		Credit	8
		Surrounding Density and Diverse Uses	
7		Credit	7
		Access to Quality Transit	
1		Credit	1
		Bicycle Facilities	
2		Credit	2
		Reduced Parking Footprint	
		NOTES: Eskar will encourage the use of the two-way bus stop located within 200 feet of the customer entrance. Employees will be reimbursed for use of public transportation. The bus schedule will be made available to customers and employees within the establishment. Eskar will make bicycle storage racks available for both customers and employees.	

0	0	Water Efficiency	12
		Credit	
		Indoor Water Use Reduction	
Y		Credit	12
		Indoor Water Use Reduction	
		Credit	

0	0	38 Energy and Atmosphere	38
		Credit	
Y		Fundamental Commissioning and Verification	Required
		Minimum Energy Performance	Required
Y		Fundamental Refrigerant Management	Required
		Credit	
		Enhanced Commissioning	5
		Credit	
		Optimize Energy Performance	25
		Credit	
		Advanced Energy Metering	2
		Credit	
		Renewable Energy Production	3
		Credit	
		Enhanced Refrigerant Management	1
		Credit	
		Green Power and Carbon Offsets	2
		Credit	

5	9	0 Materials and Resources	14
		Credit	
Y		Storage and Collection of Recyclables	Required
		Credit	
Y		Construction and Demolition Waste Management Planning	Required
		Credit	
		Long-Term Commitment	1
		Credit	
		Interiors Life-Cycle Impact Reduction	5
		Credit	
		Building Product Disclosure and Optimization - Environmental Product Declarations	2
		Credit	
		Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
		Credit	

5	7	4 Indoor Environmental Quality	16
		Credit	
Y		Minimum Indoor Air Quality Performance	Required
		Credit	
Y		Environmental Tobacco Smoke Control	Required
		Credit	
		Enhanced Indoor Air Quality Strategies	3
		Credit	
		Low-Emitting Materials	3
		Credit	
		Construction Indoor Air Quality Management Plan	1
		Credit	
		Indoor Air Quality Assessment	2
		Credit	
		Thermal Comfort	1
		Credit	
		Interior Lighting	2
		Credit	
		Daylight	3
		Credit	
		Quality Views	1
		Credit	
		NOTES: Low-Emitting materials including adhesives, paints, wall coverings will be specified. All new lighting fixtures will be energy efficient LED.	

0	0	6 Innovation	6
		Credit	
		Innovation	5
		Credit	
		LEED Accredited Professional	1
		Credit	
0	4	0 Regional Priority	4
		Credit	
		Regional Priority Specific Credit	1
		Credit	
		Regional Priority Specific Credit	1
		Credit	
		Regional Priority Specific Credit	1
		Credit	
		Regional Priority Specific Credit	1
		Credit	

18	28	70 TOTALS	Possible Points: 110
		Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80+	