

Ruben Valenzuela, Architect, LEED AP BD+C

51 Skyline Drive

West Yarmouth, MA 02673

(508) 394-2931

Date: August 7, 2025

To: Department of Planning and Community Development
Town of Arlington, MA

Re: LEED Checklist Summary – 126 Broadway Mixed-Use Development

Dear Members of the Planning Board,

On behalf of Steve Maimone and Tim Johnson Architect, LLC, we are pleased to submit the enclosed LEED Checklist Summary for the proposed mixed-use development located at **126 Broadway** in Arlington, MA. This submission is part of our ongoing efforts to align the project with the Town's sustainability goals and responsible development practices.

While this project is not currently pursuing formal LEED certification, we have prepared a preliminary LEED checklist to serve as a guiding framework for integrating sustainable practices throughout the design and construction process. This approach supports informed decision-making and a thoughtful application of green building principles.

Key areas of focus include:

- The use of sustainable materials and resource-efficient construction practices,
- Strategies to enhance energy and water efficiency,
- Improvements in indoor air quality and overall indoor environmental conditions.

We believe this development will be a valuable addition to the Town's built environment and demonstrates a thoughtful approach to sustainable urban growth while addressing the need for affordable housing.

Thank you for your time and consideration. Please feel free to contact us should you have any questions. We look forward to supporting the Planning Board throughout the review process.

Sincerely,

Ruben Valenzuela, Architect, LEED AP BD+C

LEED Project Coordinator

Tim Johnson Architect, LLC

cc: Steve Maimone, Owner/Agent



LEED v4.1 BD+C New Construction

Project Checklist

Project Name: 126 Broadway, Arlington, MA.

Date: 8-7-2025

Y ? N

			Credit	Integrative Process	1
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15	0	0	Location and Transportation		16
			Credit	LEED for Neighborhood Development Location	16
1			Credit	Sensitive Land Protection	1
2			Credit	High Priority Site and Equitable Development	2
5			Credit	Surrounding Density and Diverse Uses	5
5			Credit	Access to Quality Transit	5
1			Credit	Bicycle Facilities	1
1			Credit	Reduced Parking Footprint	1
			Credit	Electric Vehicles	1

4	0	0	Sustainable Sites		10
Y			Prereq	Construction Activity Pollution Prevention	Required
			Credit	Site Assessment	1
			Credit	Protect or Restore Habitat	2
			Credit	Open Space	1
2			Credit	Rainwater Management	3
2			Credit	Heat Island Reduction	2
			Credit	Light Pollution Reduction	1

5	0	0	Water Efficiency		11
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
1			Credit	Outdoor Water Use Reduction	2
4			Credit	Indoor Water Use Reduction	6
			Credit	Optimize Process Water Use	2
			Credit	Water Metering	1

4	0	0	Energy and Atmosphere		33
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
			Credit	Enhanced Commissioning	6
			Credit	Optimize Energy Performance	18
			Credit	Advanced Energy Metering	1
			Credit	Grid Harmonization	2
3			Credit	Renewable Energy	5
1			Credit	Enhanced Refrigerant Management	1

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

14	0	0	Indoor Environmental Quality		16
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
1			Credit	Enhanced Indoor Air Quality Strategies	2
3			Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
2			Credit	Indoor Air Quality Assessment	2
1			Credit	Thermal Comfort	1
1			Credit	Interior Lighting	2
3			Credit	Daylight	3
1			Credit	Quality Views	1
1			Credit	Acoustic Performance	1

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

0	0	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

43	0	0	TOTALS		Possible Points: 110
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Certified: 40 to 49 points, **Silver:** 50 to 59 points,

Gold: 60 to 79 points, **Platinum:** 80 to 110

Note: Total score and all subcategory scores in this document of LEED checklist demonstrates the project's commitment to sustainability. As the project evolves, the scores and categories are subject to change.