

Office Use only

Received Date	
Application #	

1. Address of Development	
Address1	821-831 E. Main Street; 27-29 Lafayette Street
Address2	

2. Applicant Info	
Name	819 E. Main Street LLC
Company	c/o Redniss & Mead Inc
Address1	22 First Street
Address2	Stamford, CT 06905
Email	r.mazzeo@rednissmead.com
Phone	203-327-0500

3. Owner info	
Name	819 E. Main Street LLC
Company	
Address1	
Address2	
Email	
Phone	

4. Mark one	
<input checked="" type="checkbox"/>	First Submission
<input type="checkbox"/>	Second Submission

Office Use Only

POINT CALCULATIONS

Max Potential	Eligible	Claimed	Notes (Indicate the plan/document where relevant information is located)
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5. Building Health

BH1 - Indoor Air Quality 2nd Submission ONLY	1	0	0	Not Eligible - Second Submission Only Expected to earn at 2nd submission.
BH2 – Low Emitting Materials 2nd Submission ONLY	1	0	0	Not Eligible - Second Submission Only Expected to earn at 2nd submission.
BH3 – Moisture Control	1	1	1	Will provide HVAC plans showing humidity mitigation measures
BH4 – Daylighting LARGE PROJECTS ONLY	1	1	0	
BH5 – Window Shading 2nd Submission only	1	1	0	
BH6 – Operable Windows	1	1	1	Windows will be operative
BH7- Active Design	1	0	0	Not Eligible - project not 2-4 floors
BH8- Fitness Equipment LARGE PROJECTS ONLY	1	1	0	

6. Energy Usage

EU1 – Energy Usage 2nd Submission ONLY	7	0	0	Not Eligible - Second Submission Only Expected to earn (some) at 2nd submission.
EU2 – Submetering	2	2	2	Will have individual meters for each residential unit and each commercial tenant
EU3 – Cool Roofs	2	2	2	Flat roof will have TPO membrane which should meet SRI requirements

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EU4 – Exterior Lighting	1	1	1	Will provide lighting plan. All landscape lighting to be down-lighting
EU5 – Interior Lighting	1	1	1	Will have timed lights to account for usage patterns
EU6 – Solar Ready Design (NOT APPLICABLE FOR ADAPTIVE REUSE PROJECTS)	2	2	0	
EU7 – Renewable Energy Production	5	5	0	
EU8 – Combined Heat and Power	3	3	3	Energy Star compliant mechanical items to be used

7. Land Use

LU1 – Brownfield Redevelopment 2nd Submission ONLY	3	0	0	Not Eligible - not a brownfields site
LU2 – Redevelopment	1	1	1	Redevelopment of underutilized plots which contained mostly construction fill and over-paved lots
LU3 – Adaptive Reuse	2	0	0	Not Eligible - existing buildings not conducive
LU4 – Historic Preservation	2	0	0	Not Eligible - buildings not historic
LU5 – Mixed Use	4	2	2	Not Eligible (2pts) - not a Retail Street. Site within 0.25 of pediatrician and shopping center with multiple uses.
LU6 – Transit-supportive Density	2	2	1	Property maintains greater than 50 units/acre.

8. Landscaping and Open Space

LA1 – Green Roof	2	2	0	
LA2 – Tree Preservation	1	1	0	
LA3 – Tree Canopy	1	1	0	Proposed tree canopy at maturity is approximately 23,000sf, which is 51% of total building coverage (45,200sf+/-). This is also approximately 11% of the total lot size (193,656sf +/-). Additionally, there are 9 large existing trees that range from 18" - 36" caliper, and 25 existing trees 12" caliper and less.
LA4 – Additional Landscaping	1	1	0	No minimum area required by Zoning
LA5 – Native Plants	1	1	1	Will provide landscaping plan with native plants
LA6 – Xeriscaping	1	1	1	Will provide landscaping plan with water-efficient plants
LA7 – Organic Land Care 2nd Submission ONLY	1	0	0	Not Eligible - Second Submission Only
LA8 – New Publicly Accessible Amenity Space LARGE PROJECTS ONLY: ONLY TO LOTS 1 ACRE AND LARGER IN MP 5, 9, 11	2	0	0	Not Eligible

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9. Mobility

MO1 – Reduce Vehicle Travel LARGE PROJECTS ONLY (non-residential uses only)	2	0	0	Not Eligible - residential project
MO2 – Transit Proximity	3	1	1	Primary entrance within 800 feet of existing bus stop
MO3 – Shared Parking	3	0	0	Not Eligible - all residential (no requirement for retail)
MO4 – Incentivize Transit Use LARGE PROJECTS ONLY (non-residential uses only)	2	0	0	Not Eligible - residential project
MO5 – Car Share LARGE PROJECTS ONLY	2	2	1	Will submit plan for car share program
MO6 – Shuttles or Support for Transit LARGE PROJECTS ONLY	2	2	0	Not Eligible - not in Parking Cat 1
MO7 – Bicycle Facilities	1	1	0	See architectural plans. No min bike storage per Zoning
MO8 – Parking Availability	1	1	1	Will provide plans showing that parking provided is less than 105% of min required
MO9 – Electric Vehicles	1	1	0	
MO10 – Unbundled Parking	1	1	0	
MO11 – Road Infrastructure Contributions LARGE PROJECTS ONLY 2nd Submission ONLY	1	0	0	Not Eligible - Second Submission Only
MO12 – Walkscore	1	1	1	Walk Score: 86

10. Resiliency

RE1 – Development outside the floodplain	3	3	3	Property is outside the 500 year floodplain
RE2 – Flood Resiliency	2	0	0	Not eligible - Building not in flood plain
RE3 – Building Resiliency	2	2	1	Backup generator will be provided for generator.
RE4 – Sea Level Rise	2	2	2	Property is outside of the Sea Level Rise Projections
RE5 – Emergency preparation and continuation of operations plan LARGE PROJECTS ONLY 2nd Submission ONLY	1	0	0	Not Eligible - Second Submission Only

11. Urban Design

UD1 –Block size	1	1	1	Sidewalks line site frontage
UD2 –Minimal Visual Impact of Parking	2	2	1	All surface parking blocked from view
UD3 – Building Orientation	1	1	1	
UD4 – Building façade	1	1	1	See Zoning Location Survey and architectural elevations.
UD5 –Building Materials	1	1	0	

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UD6 –Proximity of Building to Street	1	1	1	
UD7 – Building Certification 2nd Submission ONLY	3	0	0	Not Eligible - Second Submission Only

12. Waste Management

WM1 –Construction and demolition debris 2nd Submission ONLY	2	0	0	Not Eligible - Second Submission Only
WM2 - Recycling 2nd Submission ONLY	1	0	0	Not Eligible - Second Submission Only
WM3 – Organic Waste 2nd Submission ONLY	2	0	0	Not Eligible - Second Submission Only
WM4 – Reusable Materials (non-residential buildings only)	1	0	0	Not Eligible - residential building

13. Water Use

WU1 – Indoor Water Management	3	3	0	
WU2 – Outdoor Water Management	1	0	0	
WU3 – Stormwater Management	2	2	0	
WU4 – Stormwater Retention	1	1	1	Plan to increase stormwater detention
TOTAL	108	63	33	
	SCORE	52%	NR	