



32 Webster Ave.

Somerville, MA 02143

Development Review Application

Revised December 12, 2025

## **LEED Narrative and Affidavit**

### **1. Project Description**

32 Webster Ave satisfies the Development Review Application requirement by achieving LEED Platinum certifiability under Homes: Low-Rise V4. The project is currently tracking 85 points. At the building permit application stage, an updated checklist and narrative will be submitted, reflecting design progress and providing greater detail on how points will be achieved.

### **2. Affidavit**

On behalf of the developer, Kinvarra Capital, and as the Sustainable Consultant for 32 Webster Ave., I can confirm that the project meets the requirements for LEED for Homes V4 Platinum Certifiability, scoring a total of 85 points. The project will also meet the base sustainability requirements, as well as the Net Zero Density Bonus requirements, under the Somerville Zoning Ordinance.

A handwritten signature in black ink that reads "Alanna Ryan".

**Airtight Energy Consulting, Inc.**

**Alanna Ryan, LEED AP**

### **3. LEED for Homes V4 Checklist**

- a. Please see attached for full checklist

b. The project meets the Platinum Certification requirement per the following:

Integrative Process	2 points
Location and Transportation	15 points
Sustainable Sites	4 points
Water Efficiency	10 points
Energy and Atmosphere	36 points
Materials and Resources	2 points
Indoor Environmental Quality	11 points
Innovation	1 points
Regional Priority	4 points
<b>Total Points</b>	<b>85 Points</b>

**4. Narrative for LEED Credits**

**The project meets all prerequisites in all categories.**

**a. Integrative Process (IP)**

**IP Credit: Integrative Process (2 points)**

The project team will include professionals with varying skill sets who will be involved throughout the design and construction phases. Regular meetings will be held, and at least one design charrette will take place no later than the design development phase.

**b. Location and Transportation (LT)**

**LT Prerequisite: Floodplain Avoidance**

The project is located outside of the FEMA 100-year flood plain.

**LT Credit: LEED for Neighborhood Development**

Not applicable to project.

**LT Credit: Site Selection (8 Points)**

The project is located on a previously developed site, with over 75% of its area disturbed. It qualifies as infill development, as more than 75% of the land within a ½-mile radius is also previously developed. The site is within ½ mile of Lincoln Park, a community open space exceeding ¾ acre, and is situated in an area with high intersection density.

**LT Credit: Compact Development (3 points)**

The project has a density of 290 dwelling units per acre.

**LT Credit: Community Resources (2 points)**

The project is within a ½ mile radius of more than 12 of the listed community resources.

**LT Credit: Access to Transit (2 points)**

The project is within ¼ miles walking distance of multiple bus stops, and one light rail, which combined, provide over 360 weekday trips, and 265 weekend trips.

c. **Sustainable Sites (SS)**

**SS Prerequisite: Construction Activity Pollution Prevention**

The project team will follow standard practices to control erosion and prevent air pollution from dust and debris during construction activity.

**SS Prerequisite: No Invasive Plants**

The project will not plant invasive species.

**SS Credit (V4.1 Substitute): Heat Island Reduction (2 points)**

The project will install vegetated roofing and high reflectance roofing with an initial SRI of 82.

**SS Credit: Rainwater Management**

Not applicable to project.

**SS Credit: Nontoxic Pest Control (2 points)**

The project will provide a minimum of 6” inspection space between landscape grade and non-masonry siding. The project will seal all exterior cracks/joints/penetrations as required. The project will design discharge points for rain gutters, air-conditioning condensation lines, or any other moisture source such that discharge is at least 24 inches from the foundation. The project will design landscape features to provide a minimum 18-inch space between the exterior wall and any plantings. Additionally, the project will develop an integrated pest management policy for occupants and incorporate it into the Homeowner Education Manual.

d. **Water Efficiency (WE)**

**WE Prerequisite: Water Metering**

The project will install a water meter as required.

**WE Credit: Total Water Use**

Not applicable for the project.

**WE Credit: Indoor Water Use (6 points)**

All lavatory faucets, showerheads, and toilet fixtures installed in the project will be WaterSense labeled. The average rated flow volume for all lavatory faucets will not exceed 1.0 gallons per minute. The average rated flow volume per shower compartment will not exceed 1.5 gallons per minute. The average rated flush volume across all toilets will not exceed 1.1 gallons per flush. Each clothes washer will be ENERGY STAR qualified.

**WE Credit: Outdoor Water Use (4 points)**

The project will use less than 5% of planted area as turf grass, and more than 75% of the planted area will include native and adapted plantings.

e. **Energy and Atmosphere (EA)**

**EA Prerequisite: Minimum Energy Performance**

The project will comply with the requirements of the prerequisite including whole building energy simulation and commissioning.

**EA Prerequisite: Energy Metering**

The project will install electric metering as required.

**EA Prerequisite: Education of Homeowner, Tenant, and Building Manager**

The project will provide educational guidance on the maintenance and operations of the building. There will be a minimum one-hour walkthrough of the building with the occupants and building managers as required.

**EA Credit: Annual Energy Use (29 points)**

The project will achieve a HERS 45 or less and will have a 48% reduction in conditioned floor area.

**EA Credit: Efficient Hot Water Distribution (5 points)**

The project will provide pipe insulation for all domestic hot water, and the project meets the WaterSense Labeled New Homes requirements.

**EA Credit: Advanced Utility Tracking (1 point)**

The project will install a permanent energy-monitoring system in each unit that records data at intervals of one hour or less and can be accessed remotely.

**EA Credit: Active Solar-Ready Design**

Not applicable to the project.

**EA Credit: HVAC Start-Up Credentialing (1 point)**

All heating, cooling, and ventilation systems will be commissioned by an H-QUITO technician, who will complete the ENERGY STAR for Homes, Version 2, HVAC system quality installation contractor checklist.

f. **Materials and Resources (MR)**

**MR Prerequisite: Certified Tropical Wood**

All wood in the building will be nontropical, reused or reclaimed, or certified by the Forest Stewardship Council.

**MR Prerequisite: Durability Management**

The project will be designed to meet all applicable indoor moisture control requirements.

**MR Credit: Durability Management Verification (1 point)**

The project will have a verification team to inspect and verify each durability management measure listed in the ENERGY STAR for Homes, version 3, water management system builder checklist.

**MR Credit: Environmentally Preferable Products (1 point)**

The project will use locally produced (within 100 miles) aggregate for concrete and foundation that will make up 50% or more of the total aggregate used. All wood products will be Forest Stewardship Council (FSC) Certified.

**MR Credit: Construction Waste Management**

Not applicable to the project.

**MR Credit: Material-Efficient Framing**

Not applicable to the project.

g. **Indoor Environmental Quality (EQ)**

**EQ Prerequisite: Ventilation**

The project will meet the requirements of the prerequisite by providing an ASHRAE compliant ventilation system for the entire building.

**EQ Prerequisite: Combustion Venting**

The project will comply with prerequisite requirements.

**EQ Prerequisite: Garage Pollutant Protection**

The project will be designed without a garage.

**EQ Prerequisite: Radon-Resistant Construction**

As the project is located within EPA radon zone 1, the project will be designed to comply with the radon resistant construction requirements.

**EQ Prerequisite: Air Filtering**

The project will meet the requirements of the prerequisite.

**EQ Prerequisite: Environmental Tobacco Smoke**

The project will meet the requirements of the prerequisite.

**EQ Prerequisite: Compartmentalization**

The project will meet the requirements of the prerequisite.

**EQ Credit: Enhanced Ventilation (1 point)**

The project will install an automatic humidistat controller in every bathroom with a shower or bathtub.

**EQ Credit: Contaminant Control (1 point)**

The project will install walk-off mats at each primary entryway and design shoe removal and storage spaces near the primary entryway of each dwelling unit.

**EQ Credit: Balancing of Heating and Cooling (3 points)**

The project has an average unit size that is less than 1,200 sf, and therefore, it automatically meets the credit requirements. The project will also conduct air-flow supply testing, and pressure balancing for each bedroom as required.

**EQ Credit: Enhanced Compartmentalization (1 point)**

The project aims to achieve a maximum air leakage of 0.15cfm50/sf of shell area.

**EQ Credit: Enhanced Combustion Venting (2 points)**

The project will not install any fireplaces or woodstoves.

**EQ Credit: Enhanced Garage Pollutant Protection (2 points)**

The project will not have a garage.

**EQ Credit: Low-Emitting Products (1 point)**

90% of all flooring installed in the project will meet the requirements of CA Section 01350. 90% of all site-applied interior paints and coatings will meet the requirements of CA section 01350.

**h. Innovation (IN)**

**IN Prerequisite: Preliminary Rating**

The project will conduct a preliminary LEED for Homes meeting as required.

**IN Credit: Innovation**

The project will explore possible points under this credit.

**IN Credit: LEED Accredited Professional (1 point)**

The project team will include a LEED Accredited Professional with a HOMES specialty.

**i. Regional Priority (RP) (4 points)**

The project will receive Regional Priority credit for Compact Development, Outdoor Water Use, Community Resources, and Annual Energy Use.



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

## Project Checklist

Project Name: 32 Webster Ave.  
Date: 12/11/2025

Y ? N

2	0	0	Credit	Integrative Process	2
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<b>15</b>	<b>0</b>	<b>0</b>	<b>Location and Transportation</b>		<b>15</b>
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Y			Prereq	Floodplain Avoidance	Required
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**PERFORMANCE PATH**

0	0	0	Credit	LEED for Neighborhood Development Location	15
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**PRESCRIPTIVE PATH**

8	0	0	Credit	Site Selection	8
3	0	0	Credit	Compact Development	3
2	0	0	Credit	Community Resources	2
2	0	0	Credit	Access to Transit	2

<b>4</b>	<b>0</b>	<b>0</b>	<b>Sustainable Sites</b>		<b>7</b>
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Y			Prereq	Construction Activity Pollution Prevention	Required
Y			Prereq	No Invasive Plants	Required
2	0	0	Credit	Heat Island Reduction	2
0	0	0	Credit	Rainwater Management	3
2	0	0	Credit	Non-Toxic Pest Control	2

<b>10</b>	<b>0</b>	<b>0</b>	<b>Water Efficiency</b>		<b>12</b>
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Y			Prereq	Water Metering	Required
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**PERFORMANCE PATH**

0	0	0	Credit	Total Water Use	12
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**PRESCRIPTIVE PATH**

6	0	0	Credit	Indoor Water Use	6
4	0	0	Credit	Outdoor Water Use	4

<b>36</b>	<b>0</b>	<b>0</b>	<b>Energy and Atmosphere</b>		<b>38</b>
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Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Energy Metering	Required
Y			Prereq	Education of the Homeowner, Tenant or Building Manager	Required

**PERFORMANCE PATH**

29	0	0	Credit	Annual Energy Use	29
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**BOTH PATHS**

5	0	0	Credit	Efficient Hot Water Distribution System	5
1	0	0	Credit	Advanced Utility Tracking	2
0	0	0	Credit	Active Solar Ready Design	1
1	0	0	Credit	HVAC Start-Up Credentialing	1

**PRESCRIPTIVE PATH**

Y			Prereq	Home Size	Required
0	0	0	Credit	Building Orientation for Passive Solar	3
0	0	0	Credit	Air Infiltration	2
0	0	0	Credit	Envelope Insulation	2
0	0	0	Credit	Windows	3
0	0	0	Credit	Space Heating & Cooling Equipment	4

**EA PRESCRIPTIVE PATH (continued)**

0	0	0	Credit	Heating & Cooling Distribution Systems	3
0	0	0	Credit	Efficient Domestic Hot Water Equipment	3
0	0	0	Credit	Lighting	2
0	0	0	Credit	High Efficiency Appliances	2
0	0	0	Credit	Renewable Energy	4

<b>2</b>	<b>0</b>	<b>0</b>	<b>Materials and Resources</b>		<b>10</b>
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Y			Prereq	Certified Tropical Wood	Required
Y			Prereq	Durability Management	Required
1	0	0	Credit	Durability Management Verification	1
1	0	0	Credit	Environmentally Preferable Products	4
0	0	0	Credit	Construction Waste Management	3
0	0	0	Credit	Material Efficient Framing	2

<b>11</b>	<b>0</b>	<b>0</b>	<b>Indoor Environmental Quality</b>		<b>16</b>
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Y			Prereq	Ventilation	Required
Y			Prereq	Combustion Venting	Required
Y			Prereq	Garage Pollutant Protection	Required
Y			Prereq	Radon-Resistant Construction	Required
Y			Prereq	Air Filtering	Required
Y			Prereq	Environmental Tobacco Smoke	Required
Y			Prereq	Compartmentalization	Required
1	0	0	Credit	Enhanced Ventilation	3
1	0	0	Credit	Contaminant Control	2
3	0	0	Credit	Balancing of Heating and Cooling Distribution Systems	3
1	0	0	Credit	Enhanced Compartmentalization	1
2	0	0	Credit	Enhanced Combustion Venting	2
2	0	0	Credit	Enhanced Garage Pollutant Protection	2
1	0	0	Credit	Low Emitting Products	3

<b>1</b>	<b>0</b>	<b>0</b>	<b>Innovation</b>		<b>6</b>
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Y			Prereq	Preliminary Rating	Required
0	0	0	Credit	Innovation	5
1	0	0	Credit	LEED AP Homes	1

<b>4</b>	<b>0</b>	<b>0</b>	<b>Regional Priority</b>		<b>4</b>
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1	0	0	Credit	Regional Priority: Compact Development	1
1	0	0	Credit	Regional Priority: Outdoor Water Use	1
1	0	0	Credit	Regional Priority: Community Resources	1
1	0	0	Credit	Regional Priority: Annual Energy Use	1

<b>85</b>	<b>0</b>	<b>0</b>	<b>TOTALS</b>		<b>Possible Points: 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