

November 15, 2017

Town Of Dryden, Planning Board

802-812 Dryden Rd Varna – Modern Living Rentals

Response to memorandum from David Sprout to Marty Mosely.

Modern Living Rentals and their design team is committed to providing a 2009 LEED for Neighborhood Development project. The design team has been working together to assure the Varna project is a success.

The LEED process is exactly that, a process. LEED is a design and construction guide for the design team to use during the integrated design process. At this stage of the design it is difficult to prove we are meeting all the requirements of the 2009 LEED ND rating system. We as a design team have walked through the LEED checklist and have identified the credits we are going to achieve. As the design moves forward it will be easier to identify the credits we are achieving. I am willing to send you monthly or by-monthly updates if that would support needed.

Walkable streets: The design team has decided to include the sidewalks along Dryden Rd as part of the current design and will be installed when the project is under construction.

To address specific credit concerns:

Smart Location and Linkage, Credit 4: There are 4 bike racks which will store 16 bikes shown on the site plan. We are still working on the interior design of these buildings and are working on finding a perfect location to store a bike inside each dwelling unit. This will be shown on our architectural floor plan drawings once they are finalized.

Neighborhood Pattern and Design, Credit 12: We have had a design charrette with the design team but it was not the 2 day length required by this rating system. The checklist has been modified to remove this credit.

Green Infrastructure, Credit 1: We are building all units to be Energy Star Certified and these buildings will meet the LEED for Homes 2009 criteria. The design documents will reflect this. There will also be Energy Star paperwork filed once the building is constructed.

Green Infrastructure, Credit 2: We will have a HERS rating better than 75. I cannot tell you the exact score since we are still designing the buildings. The average Energy Star rated house is 60, which is better on the HERS rating scale. 100 being the worst and 0 being the best.

Innovation and Design, Credit 1: We will be making a tri-fold brochure to have at the Modern Living Rental's office and each tenant will get one when they move in. The brochure will have pictures of our project highlighting the sustainable aspects of each unit.

Innovation and Design, Credit 2: There will be a document that will be given to each tenant that will use Green Seal's GS-49 as a guideline to educate and encourage tenants to use green cleaning practices.

In summary we are at **41 points** under the 2009 LEED ND rating system.

Sincerely,

Gretchen BeVard, PE, LEED AP BD+C, WELL AP

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