



GMB Consulting Services, LLC

August 21, 2020

Town Of Dryden, Planning Board

9 Freese Rd – Maifly Development

Maifly Development and their design team is committed to providing a LEED v4 for Neighborhood Development project. The design team has been working together to assure this project is a success. The project plans to get all the buildings Energy Star Certified as part of the commitment to sustainability and the community.

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 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.

Specific credits to draw attention to:

Neighborhood Pattern and Design, Prereq 1: We do not meet this required credit. The requirement is for 90% of the building entrance to be open to a plaza or not a parking lot. We meet this requirement for the single-family homes but cannot rearrange the site to meet this requirement for the multifamily buildings.

Neighborhood Pattern and Design, Prereq 3: We do not meet this required credit. This credit requires 90 intersections to be within a ¼ mile radius of the project site. We only have 5 maybe 6. This is a rural community and it would be incredibly challenging to find a location that meets this requirement in the Town of Dryden.

Innovation and Design, Credit 1: We will be making a tri-fold brochure to have at the Maifly's Rental 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.



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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 **40 points with 15 maybe points** under the LEED v4 ND rating system. As the design develops, we will continue to update the LEED spreadsheet.

Sincerely,

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

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