

GMB Consulting Services, LLC



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Maifly Development

This document has been put together to provide responses to the specific questions asked by the Town of Dryden planning board regarding the LEED Neighborhood & Development v4 checklist.

We would like to applaud the Town of Dryden to identify the Hamlet of Varna as a place to apply the LEED ND concepts. This shows that the town has great interest in making the Hamlet of Varna a walkable neighborhood with an increased density of people living, working, recreation and entertainment in a more sustainable environment. We want to stress that 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 maximize the sustainability elements while working within the constraints of the location and economics.

We also want to remind the planning board that any LEED certification is a process. At this point we are at the very beginning of the process. This LEED checklist we have put in front of you is a 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 would like to achieve. As the design moves forward it will be easier to identify the credits we are achieving.

In recent projects it was found acceptable by the town of Dryden for GMB Consulting Services, LLC to provide updates during design and construction to offer assurance we are meeting the LEED ND goals we have promised to the planning board.

Specific credits that have questions:

Neighborhood Pattern and Design, Prereq 1 Walkable Streets:

The single family homes on this site meet the requirement to have the functional entry onto a circulation network or other public space. The multifamily buildings do have the functional entries at a circulation network, but on the other side of the circulation network or sidewalk is the parking lot. During site design the buildings were configured in several different ways to see how they would best fit the site to provide good curb appeal and function for the building occupants. The entries for these units lead out to a sidewalk network that connects to the sidewalk network that is being provided on Freese Rd and Dryden Rd. This will provide the walkable streets this credit is looking for.

Neighborhood Pattern and Design, Prereq 2 Compact Development:

This credit we are meeting the residential component density with 14 units per acre. There is a bus stop for public transit on the site. There are ample sidewalks to get from each unit to the bus stop. We recognize that Varna is looking to be a walkable streets neighborhood and we look forward to providing additional community members to help facilitate the redevelopment of the Village into a more walkable community. However, there are currently minimal services within the walkable area and a car will be required on a daily basis for residents.

Neighborhood Pattern and Design, Prereq 3 Connected and Open Community:

This credit requires 90 intersections to be within a ¼ mile radius of the project site. The Hamlet of Varna only has 5, maybe 6. This is a rural community and it would be incredibly challenging to find a location that meets this requirement anywhere in the Town of Dryden. We understand that this could be one of the first developments to start to make this requirement achievable for future developments. There are ample sidewalks and there are open green spaces that can be used as recreational areas. We have reworked the open space and parking in the development to provide a significantly greater amount of recreation area and green space.

Neighborhood Pattern and Design, Credit 1 Walkable Streets:

Here are the strategies the design team is working on.

- No more than 40% of the sidewalk length along a façade is blank (without doors or windows)
- Continuous sidewalks will be provided at 5ft wide
- The ground floor dwelling units of at least 50% have an elevated ground floor at least 24 inches.
- Target speed of the circulation network within the development is less than 20mph
- At grade sidewalk crossings with driveway and road.
- Possibly: minimum building-height-to-centerline ratio of 1:1.5
- Possibly: 80% of the total linear distance of the building facades facing the circulation network in the project is no more than 25ft from the property line.

Neighborhood Pattern and Design, Credit 12 Community Outreach and Involvement:

Pursuing option 3 which would obtain an endorsement from an ongoing local or regional nongovernmental program. .

Green Infrastructure and Building, Prereq 2 Minimum Building Energy Efficiency

We are targeting our buildings to have a HERs rating of approx. 57 which is what was achieved at Ivy Ridge development. This meets the minimum HERs rating for EnergyStar and also provides 16 points as part of the LEED for Homes Program. The LEED for Homes program requires a HERs rating of 80 for certification. This would be covered in option 3, prescriptive compliance.

Green Infrastructure and Building, Prereq 3 Indoor Water Use Reduction

The development will install low flow fixtures. As the project has not been fully designed the flow rates for each fixture have not been selected. We plan to provide WaterSense certified fixtures where available. The requirement is to provide residential buildings to meet LEED for Homes v4 WE Indoor Water Use credit and earn 2 points. This would be a 15% reduction in indoor water use.

Green Infrastructure and Building, Credit 2 Optimize Building Energy Performance

We are targeting our buildings to have a HERs rating of approx. 57 which is what was achieved at Ivy Ridge development. This meets the minimum HERs rating for EnergyStar and also provides 16 points as part of the LEED for Homes Program. The LEED for Homes program requires a HERs rating of 70 for certification. This would be covered in option 2, prescriptive compliance.

Innovation and Design, Credit 1: Education

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. This would qualify for 1 point.

Innovation and Design, Credit 2: Green Cleaning

This will be a document that is also given at the rental office and will explain green cleaning practices for the tenant to utilize. The document will provide recommended cleaning products for the types of surfaces that are in each unit along with the step by step cleaning process used for each of the products. This would qualify for 1 point.

Regional Priority Credits:

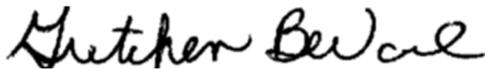
These are given by zip code when looking up the 14850 zip code these were the qualifying regional priority credits. The credits are achieved only if you already meet the requirements for that specific credit already. It is like a bonus point. We are claiming 2 points for regional credits.

- GIB 2: 1 point earned
- GIB 5: Do not meet this credit.
- GIB 3: 1 point earned.
- SLL 8: Do not meet this credit.
- NPD 13: Do not meet this credit.
- SLL 5: Do not meet this credit

I have also included an updated LEED ND Plan checklist to show any changes that have been made since we spoke in August.

Please let me know if you have any questions or concerns. Thanks.

Sincerely,
GMB Consulting Services, LLC



Gretchen BeVard, PE, LEED AP BD+C
Mechanical Engineer, Owner