

## Coordinated Review Sustainability Checklist

(The following sustainability criteria are now being reviewed with the project developer, beginning in the initial project design phase, as part of the City's Coordinated Project Review Process, regardless of whether a project requires an EIS. This Checklist uses GBC's LEED Standards Version 2.0)

### A. Site Sustainable Development Criteria

1. White Plains Green Technology Assessment Standards:
  - a. minimum Energy Star standards for applicable projects
  - b. report on LEED standards achievements
2. Selected elements of LEED New Construction Checklist  
(Those items which are pre-requisites under LEEDs are highlighted by an \*)
  - (1) Sustainable Sites
    - \*Construction Activity Pollution Prevention - must implement Construction Management Protocol
    - Transit oriented development - must show relationship to TransCenter, Metro-North Railroad, Westchester B-Line Bus System
    - Development Density and Community Connectivity - compliance with zoning
    - Alternative Transportation - use of van pools, public transportation
    - Alternative Transportation - use of reduced parking requirements in CPA
    - Stormwater quantity/quality - See SWPPP requirements
  - (2) Water Efficiency
    - Landscaping watering (use rate and type of water)
  - (3) Energy & Atmosphere
    - \*Fundamental Commissioning of the Building Energy Systems - what types of systems are proposed, what is the source of fuel
    - \*Minimum Energy Performance - what is anticipated for energy usage levels
    - Optimizing Energy Performance - how is this proposed to be achieved - how does this relate to NYS EnergyStar standards
  - (4) Materials & Resources
    - \*Storage Collection of Recyclables - detailed Waste Management and Recycling Plan must meet City standards for recycling, both in design and operation
    - Construction Waste Management - how is waste handled in construction phase
  - (5) Indoor Environmental Quality
    - \*Minimum IAQ Performance - not covered by City
    - \*Environmental Tobacco Smoke (ETC) Control - not covered by City
    - System Controls in Buildings for light, heat - demonstrate use of efficient energy systems, fixtures, and equipment for light and heat, with minimum Energy Star equipment
    - Types of materials used in finished spaces - describe how energy efficiency and low

energy materials are to be used in project

- (6) Innovation & Design Process  
No specific requirements

## **B. Municipal Services**

1. Water
  - Water service line back flow preventer
  - Water conservation - Dual WP rates, reduced flow fixtures
  - MEP calculations
2. Municipal Sanitary Sewer
  - System capacity upgrades
  - MEP calculations
3. Storm drainage
  - System capacity upgrades
  - MEP calculations
  - Environmental inscription on catch basin curb-step, all area drain cover grates, etc.

## **C. Street ROW Design**

- Public sidewalk in ROW free of utility grates.
- Level pedestrian side walk. Driveway vehicle ramp. No raised curbs across sidewalk.

## **D. The City of White Plains Standard Construction Details and Specifications**

City standard construction details and specifications shall be used and shall supercede any other details or specifications that may have been used by the Applicant.

## **E. Construction Management Protocol**

- The Construction Management Protocol includes a requirement for a Construction Management Plan, which shall include strict controls on all aspects of the construction, including construction related impacts to adjacent properties, such as, but not limited to: hours of operation of construction vehicles and construction work on the site; hours of deliveries to the site; location of deliveries; requirements for loading/unloading and storage of materials on the project site; length of time public street travel lanes can be encumbered; public sidewalk closings or pedestrian diversions to ensure the safety of pedestrians; controls on "fugitive dust" and the impact of run-off from the site on the City and County storm drainage system and adjacent properties, such as from the wash down of delivery vehicles departing the site (all such vehicles must be cleaned on pads located on the site and all drainage must have proper filtration of the wash-down water); noise; pest control; street cleaning; site security; use of ultra low sulfur diesel powered vehicles, non-road vehicles, and equipment; scheduling of periodic meetings with residents and City staff to coordinate project construction and keep residents advised. The Construction Management Plan shall be subject to the approval of the Commissioners of Building, Public Safety, Public Works, Traffic, and Planning and the Environmental Officer.

In addition, the Protocol requires:

- Pre-disturbance surveys
- Parking plan for construction workers
- Controls on construction vehicle idling
- No construction vehicles on City streets and County roads
- Fugitive dust control
- Noise reduction measures
- Strict enforcement of hours of permitted construction work
- Pre-construction meeting with staff and developer to review developer and contractor responsibilities and to establish accountability.

**F. Plans that will be required as part of an approval:**

1. Solid Waste Management Plans
  - On-site recycling, proper storage, and hallway access
  - Access for front-end loader with no backing out into ROW
  - Design of garbage storage incorporated into architectural plans
  - Public vs. private garbage pick up.
2. Traffic Management Plan
3. Landscaping plan
  - Screen parking lots, vegetation preferred over fencing
  - Types of plant materials should be sustainable
4. Parking and Loading Management Plan
5. Lighting Plan for all site lighting
  - To prevent lighting glare, lighting fixtures must screen a direct view of the lamp or visible lens diffuser to adjacent property and site viewers
  - Light spillage onto adjacent properties should be limited to the maximum extent possible while providing adequate security for the project site.