DIVNEY • TUNG • SCHWALBE
Intelligent Land Use

Pace Land Use Law Center
15th Annual Conference

Sustaining Places:
The Prelude at Brookfield Commons

Andrew Tung, ASLA, Esq., LEED AP

Dec. 8, 2016

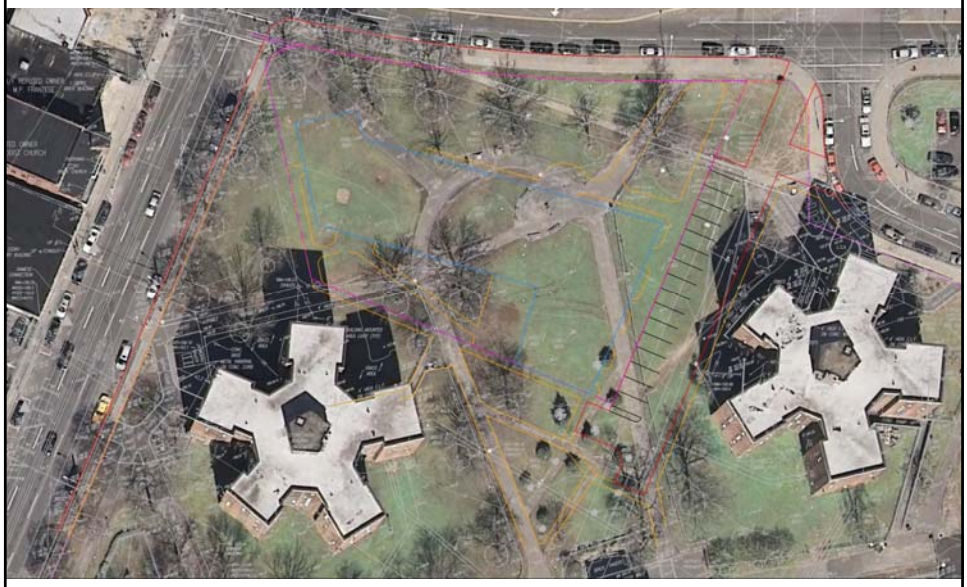
Planning Objectives

1. Keep existing residents on site.
2. Develop 1,024 mixed income units, including 450 public housing replacement.
3. Reestablish street grid.
4. Improve urban design, especially along South Lexington Avenue.
5. Provide sufficient parking as each sub-area is developed.
6. Provide adequate infrastructure for existing and new buildings.
7. Distribute density for compatibility with surrounding uses and roadways.
8. Maintain 0.6 acres usable open space.

DUNAY • ELSIC • SCHNEIDER VHB Vanasse Hangen Brustlin

CONCEPTUAL DEVELOPMENT
PLANNING OBJECTIVES

WINBROOK PHASE I DEVELOPMENT
White Plains, New York



A Comparison of 2011 Enterprise Green Communities Criteria
v.
LEED for Homes Multifamily Mid-Rise (MFMR)

YES
MAYBE
NO

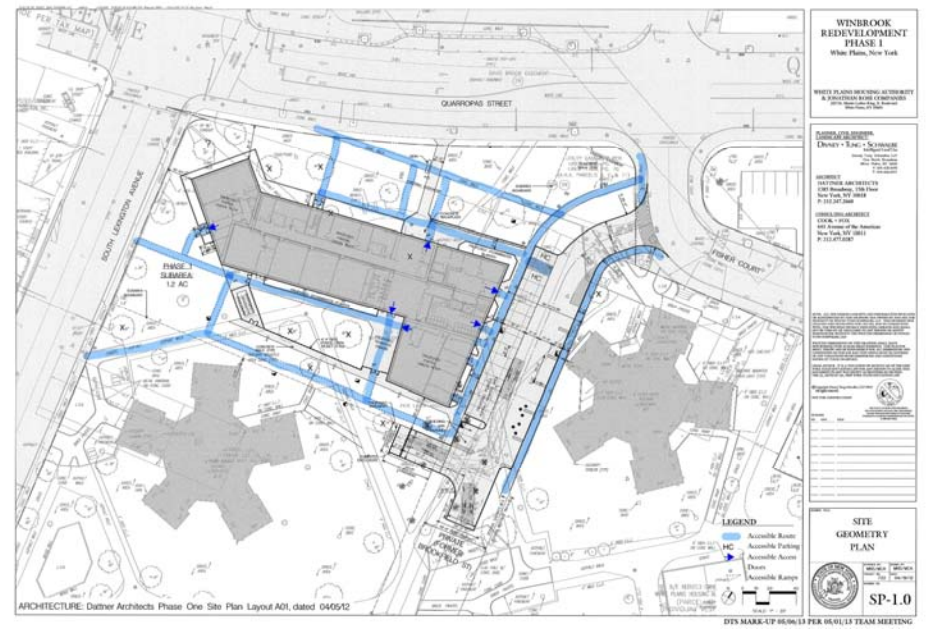
Winbrook Phase I - Site Plan Approval

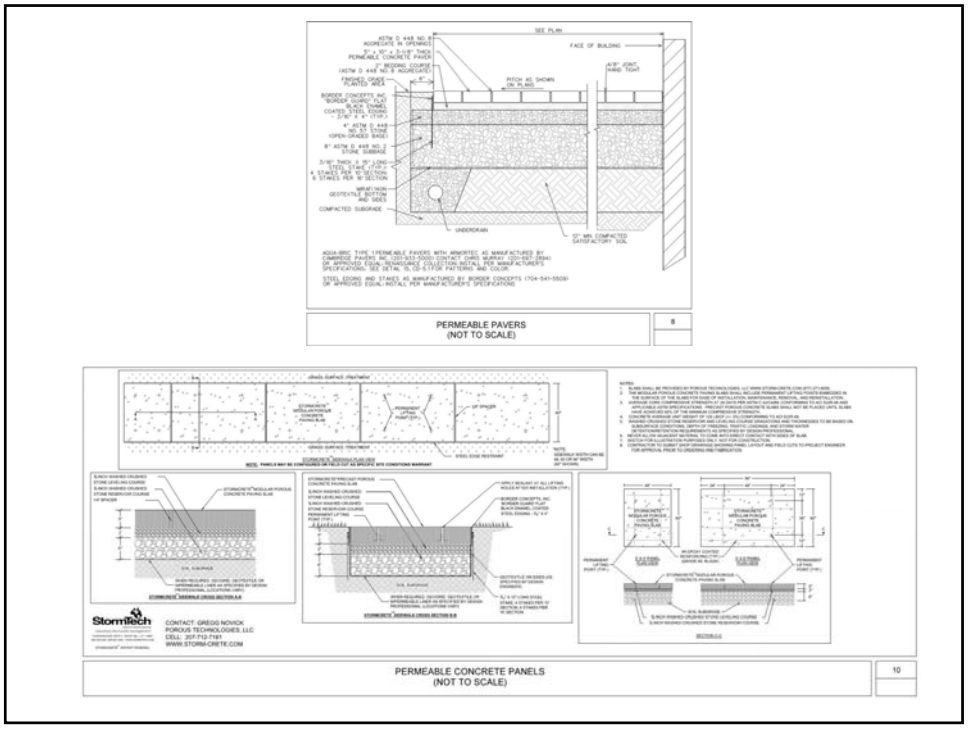
Sustainability Checklist

Date: 02/29/12
By: JMD/DA/IRCO/WPHA
Issue: 1
Rev:

2011 Enterprise Green Communities Criteria			LEED for Homes Multifamily Mid-Rise (MFMR)												
			Primary			Secondary			Tertiary		Primary			Secondary			Tertiary	
1 Integrative Design																	
1.1a	30	Green Development Plan: Integrative Design Meetings	30	1.4	Design Charrette (1 point)	30	1.2	Integrated Project Team (1 point)			30	1.4	Design Charrette (1 point)				
1.1b	30	Green Development Plan: Criteria Documentation															
1.2a	2	Universal Design (New Construction only)	30	4	Pilot Credit 34: Design for Adaptability (1 point)	30	5	Pre-approved Innovation in Design Credit for Visitability and Universal Design (2 points max)			30	4	Pilot Credit 34: Design for Adaptability (1 point)	30	5	Pre-approved Innovation in Design Credit for Visitability and Universal Design (2 points max)	
1.2b	3 or 5	Universal Design (Substantial & Moderate Rehab only)	30	3	Pilot Credit 34: Design for Adaptability (1 point)	30	5	Pre-approved Innovation in Design Credit for Visitability and Universal Design (2 points max)			30	3	Pilot Credit 34: Design for Adaptability (1 point)	30	5	Pre-approved Innovation in Design Credit for Visitability and Universal Design (2 points max)	
2 Location and Neighborhood Fabric																	
2.1	10	Sensitive Site Protection (New Construction Only)	11	3.1	Preferred Location - Edge Development (1 point)	11	3.3	Preferred Locations - Previously Developed (1 point)			11	3.1	Preferred Location - Edge Development (1 point)	11	3.3	Preferred Locations - Previously Developed (1 point)	
2.2	10	Connections to Existing Development and Infrastructure (New Construction only, except for projects located on tribal lands, in colonias communities, or in communities of population less than 10,000)	11	3.1	Preferred Locations - Edge Development (1 point)	11	4	Infrastructure	11	3.3	Preferred Locations - Previously Developed (1 point)	11	3.1	Preferred Locations - Edge Development (1 point)	11	4	Infrastructure	11	3.3	Preferred Locations - Previously Developed (1 point)
2.3	10	Compact Development (New Construction only)	10	6	Compact Development						10	6	Compact Development for MID-RISE						
2.4	2 or 5	Compact Development	10	9	Compact Development						10	9	Compact Development for MID-RISE						
2.5	10	Proximity to Services (New Construction only)	11	3.1	Basic Community Resources/Transit (1 point)						11	3.1	Basic Community Resources/Transit (1 point)						
2.6	10	Preservation of and Access to Open Space: Rural/Tribal/Small Town only (New Construction only)	11	6	Access to Open Space (1 point)						11	6	Access to Open Space (1 point)						
2.7	7 max	Preservation of and Access to Open Space	11	6	Access to Open Space (1 point)						11	6	Access to Open Space (1 point)						
2.8	5	Access to Public Transportation	11	3.1	Basic Community Resources / Transit (1 point)						10	7.1	Alternative Transportation - Public Transit for MID-RISE (1 point)						
2.9	5	Walkable Neighborhoods: Connections to Surrounding Neighborhood - Rural/Tribal/Small Town only																	
2.10	7 max	Smart Site Location - Passive Solar Heating / Cooling	10	1.1	Building Orientation for Solar Design (1 point)						10	1.1	Building Orientation for Solar Design (1 point)						

WINBROOK
REDEVELOPMENT
PHASE 1
White Plains, New York
QUARROPAS STREET
SOUTH LEXINGTON AVENUE
HIGHER COURT
PHASE 1
SUBAREA
1.2 AC
FOR REVIEW
ONLY
1/11/2013
SITE
GEOMETRY
PLAN
SP-1.0
ARCHITECTURE: Dattner Architects Phase One Site Plan Layout A01, dated 04/05/12


WINBROOK
REDEVELOPMENT
PHASE 1
White Plains, New York
QUARROPAS STREET
SOUTH LEXINGTON AVENUE
HIGHER COURT
PHASE 1
SUBAREA
1.2 AC
LEGEND
Accessible Route
HC Accessible Parking
Accessible Access
Doors
Accessible Ramps
SITE
GEOMETRY
PLAN
SP-1.0
ARCHITECTURE: Dattner Architects Phase One Site Plan Layout A01, dated 04/05/12
DTS MARK-UP 05/06/13 PER 05/01/13 TEAM MEETING

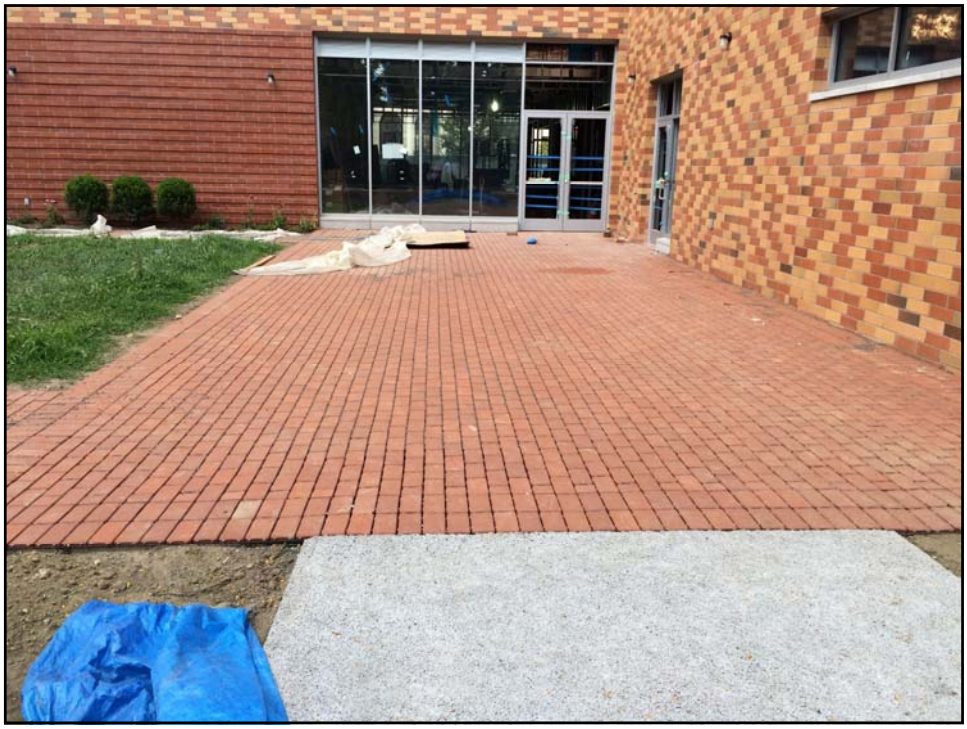

PERMEABLE PAVERS
(NOT TO SCALE)
8
PERMEABLE CONCRETE PANELS
(NOT TO SCALE)
10

WINBROOK
REDEVELOPMENT
PHASE I
White Plains, New York
QUARROPAS STREET
FISHER COURT
ILLUSTRATIVE
SITE PLAN
SP-3.0A

SEP 30 2015

SEP 1 2015

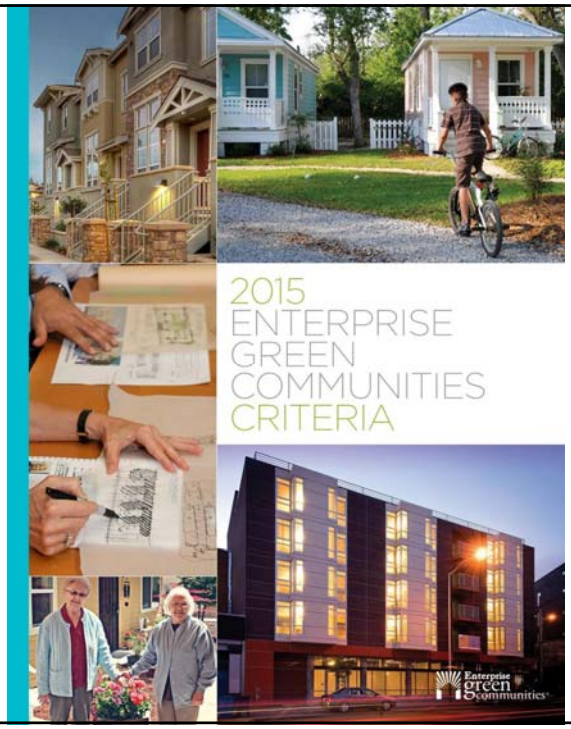
AUG 21 2015



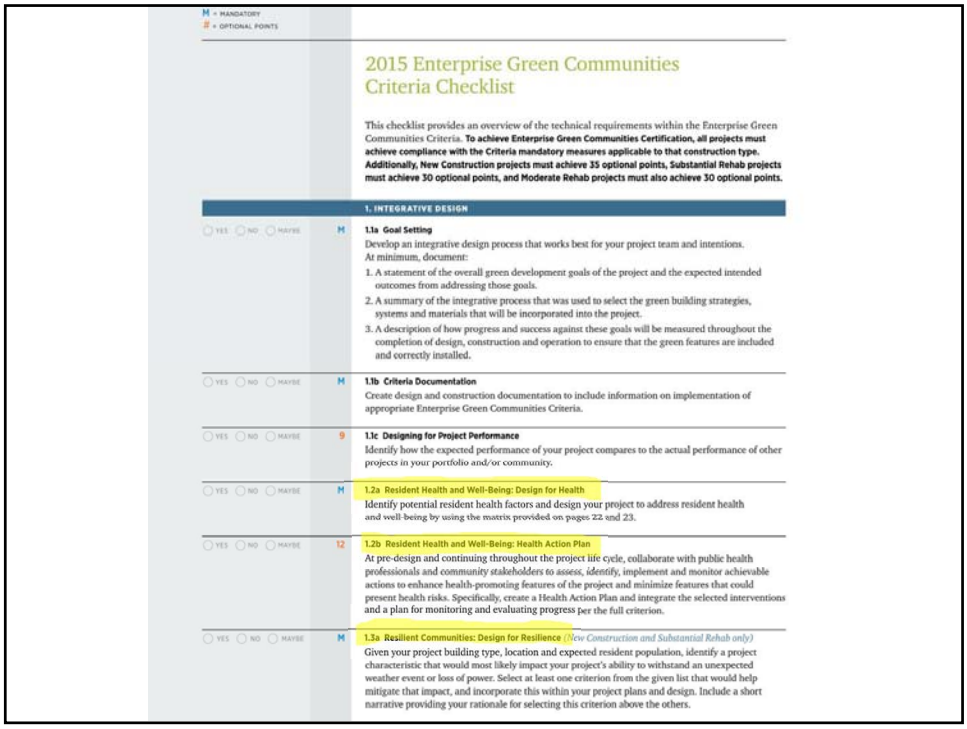
JUL 28 2015

JUL 22 2015

JUN 12 2015



1. **Integrative Design**
2. **Location + Neighborhood Fabric**
3. **Site Improvements**
4. **Water Conservation**
5. **Energy Efficiency**
6. **Materials**
7. **Healthy Living Environment**
8. **Operations, Maintenance + Resident Engagement**



M = MANDATORY
# = OPTIONAL POINTS

2015 Enterprise Green Communities Criteria Checklist

This checklist provides an overview of the technical requirements within the Enterprise Green Communities Criteria. **To achieve Enterprise Green Communities Certification, all projects must achieve compliance with the Criteria mandatory measures applicable to that construction type. Additionally, New Construction projects must achieve 35 optional points, Substantial Rehab projects must achieve 30 optional points, and Moderate Rehab projects must also achieve 30 optional points.**

1. INTEGRATIVE DESIGN

YES NO MAYBE M **1.1a Goal Setting**

Develop an integrative design process that works best for your project team and intentions. At minimum, document:

1. A statement of the overall green development goals of the project and the expected intended outcomes from addressing those goals.
2. A summary of the integrative process that was used to select the green building strategies, systems and materials that will be incorporated into the project.
3. A description of how progress and success against these goals will be measured throughout the completion of design, construction and operation to ensure that the green features are included and correctly installed.

YES NO MAYBE M **1.1b Criteria Documentation**

Create design and construction documentation to include information on implementation of appropriate Enterprise Green Communities Criteria.

YES NO MAYBE 9 **1.1c Designing for Project Performance**

Identify how the expected performance of your project compares to the actual performance of other projects in your portfolio and/or community.

YES NO MAYBE M **1.2a Resident Health and Well-Being: Design for Health**

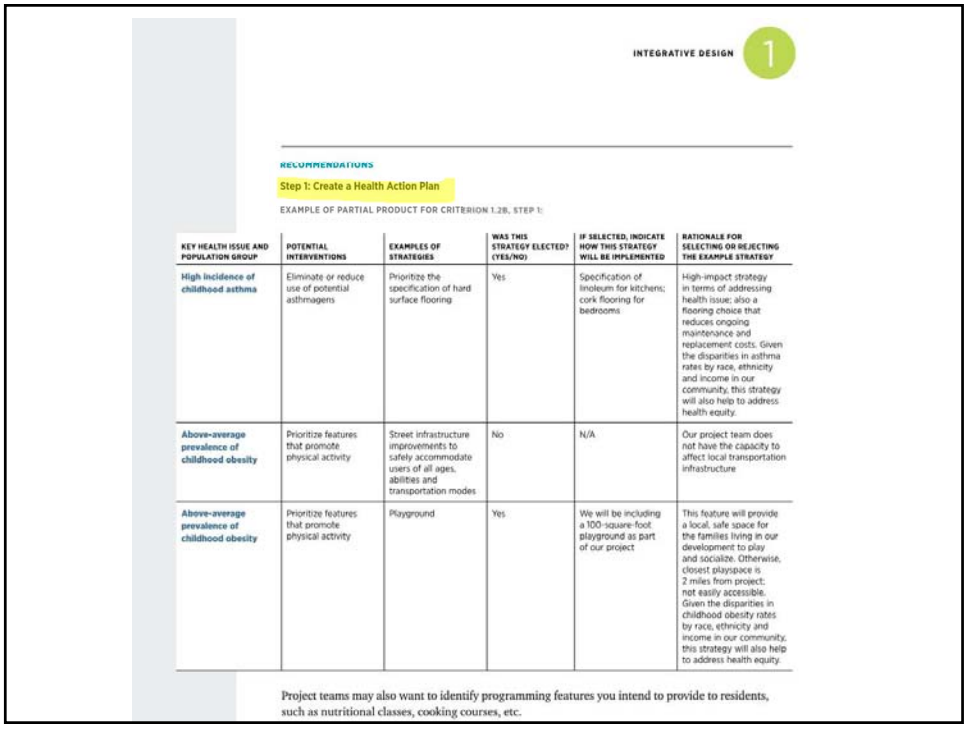
Identify potential resident health factors and design your project to address resident health and well-being by using the matrix provided on pages 22 and 23.

YES NO MAYBE 12 **1.2b Resident Health and Well-Being: Health Action Plan**

At pre-design and continuing throughout the project life cycle, collaborate with public health professionals and community stakeholders to assess, identify, implement and monitor achievable actions to enhance health-promoting features of the project and minimize features that could present health risks. Specifically, create a Health Action Plan and integrate the selected interventions and a plan for monitoring and evaluating progress per the full criterion.

YES NO MAYBE M **1.3a Resilient Communities: Design for Resilience** *(New Construction and Substantial Rehab only)*

Given your project building type, location and expected resident population, identify a project characteristic that would most likely impact your project's ability to withstand an unexpected weather event or loss of power. Select at least one criterion from the given list that would help mitigate that impact, and incorporate this within your project plans and design. Include a short narrative providing your rationale for selecting this criterion above the others.



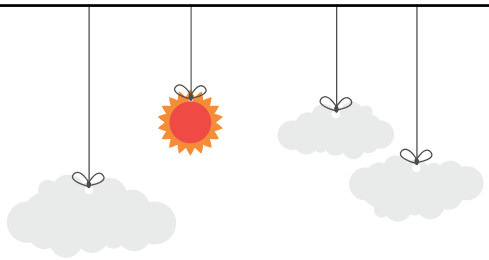
RECOMMENDATIONS

Step 1: Create a Health Action Plan

EXAMPLE OF PARTIAL PRODUCT FOR CRITERION 1.2B, STEP 1:

KEY HEALTH ISSUE AND POPULATION GROUP	POTENTIAL INTERVENTIONS	EXAMPLES OF STRATEGIES	WAS THIS STRATEGY ELECTED? (YES/NO)	IF SELECTED, INDICATE HOW THIS STRATEGY WILL BE IMPLEMENTED	RATIONALE FOR SELECTING OR REJECTING THE EXAMPLE STRATEGY
High incidence of childhood asthma	Eliminate or reduce use of potential asthmagens	Prioritize the specification of hard surface flooring	Yes	Specification of linoleum for kitchens; cork flooring for bedrooms	High-impact strategy in terms of addressing health issue; also a flooring choice that reduces ongoing maintenance and replacement costs. Given the disparities in asthma rates by race, ethnicity and income in our community, this strategy will also help to address health equity.
Above-average prevalence of childhood obesity	Prioritize features that promote physical activity	Street infrastructure improvements to safely accommodate users of all ages, abilities and transportation modes	No	N/A	Our project team does not have the capacity to affect local transportation infrastructure
Above-average prevalence of childhood obesity	Prioritize features that promote physical activity	Playground	Yes	We will be including a 100-square-foot playground as part of our project	This feature will provide a local, safe space for the families living in our development to play and socialize. Otherwise, closest playspace is 2 miles from project; not easily accessible. Given the disparities in childhood obesity rates by race, ethnicity and income in our community, this strategy will also help to address health equity.

Project teams may also want to identify programming features you intend to provide to residents, such as nutritional classes, cooking courses, etc.



YOUR GREEN & HEALTHY HOME

Our resident guide to a healthy home, a healthy community and a healthy **YOU**.

WELCOME TO OUR COMMUNITY!

The purpose of this resident manual is to provide you with the tools, information and resources to help you create and maintain a green and healthy home, community, and lifestyle.

THIS MANUAL

- Provides guidance on maintaining and operating your home
- Offers tips and suggestions for creating and maintaining a healthy and green lifestyle
- Outlines building policies and procedures
- Provides maps of the building and nearby amenities, including public transportation access and bike trails
- And much more!

Please refer to your lease agreement for specifics on building policies and regulations..

Thank you and welcome home!

<INSERT SIGNATURE HERE>
First Last name
Title

[INSERT LOGO HERE]

WHAT TO EXPECT FROM YOUR HOME

This is an Enterprise Green Communities Building.

Enterprise Green Communities is the first national green building program developed for affordable housing. The program was developed by Enterprise Community Partners to provide a clear, cost effective framework for all kinds of affordable housing: new construction and rehabs in multifamily, as well as single family buildings.

Because there are many ways to build green, Enterprise Green Communities provides developers with guidelines to ensure the homes built are healthy and sustainable for their tenants. To achieve EGC Certification, a project needs to earn points in eight categories:

1. Integrative Design
2. Location and Neighborhood Fabric
3. Site Improvements
4. Water Conservation
5. Energy Efficiency
6. Materials Beneficial to the Environment
7. Healthy Living Environment
8. Operations and Maintenance

To learn more about the Enterprise Green Communities rating system, please visit www.enterprisecommunity.org/green.

Enterprise green communities

WHAT A "GREEN" HOME MEANS TO YOU

While your new home may look just like what you have seen in other places you've lived, it is **designed with high standards and the intent to reduce environmental impact and improve human health**.

You are living in a home that is comfortable, energy efficient, affordable to maintain, and long-lasting. Your home:

Social Equality

- Improves your health and wellbeing
- Improves air quality and reduce toxins
- Increases access to basic amenities and alternate transportation
- Enhances comfort and control in the home

Economic

- Reduces the cost to operate the building
- Lowers utility bills
- Increases occupancy of the homes
- Improves performance and durability of the equipment

Environmental

- Protects nature, wildlife and its diversity
- Provides better air and water quality
- Conserves natural resources

This guide will help to explain the special features in your home that will protect your health and well-being while also giving you actionable tips and information to live a green, healthy, and thriving lifestyle.

Use the icons at the bottom of each page to navigate the guide.

BUILDING FEATURES

Low or non-toxic volatile organic compounds (VOCs) in all paints, coatings, sealants, adhesives, and flooring

- This means cleaner air for you! It is proven that these materials help reduce health problems associated with asthma and other chronic issues.

Plumbing fixtures that use less water than traditional fixtures

- These fixtures will reduce water consumption and help our state and country through drought struggles.

Lighting and heating equipment that improves comfort and controllability

- You will be thankful for easy-to-use and efficient fixtures and equipment that will improve your comfort at home and reduce harmful emissions.

Designed for resiliency to help withstand any unexpected weather events or loss of power.