AFTER PUBLIC HEARINGS THE ENVIRONMENTAL SUSTAINABILITY GUIDELINES WERE PUT IN PLACE

"The City of Yonkers intends that all project sponsors undertaking redevelopment activities under this Master Plan will incorporate sustainable development practices into the construction operation and management of any residential, retail, commercial, office, and open space elements. The City of Yonkers intends that all buildings be designed utilizing "green building" technologies. The U.S. Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) standards for new construction provides further suggested guidelines." (from the Alexander Street Master Plan Chapter 5)

The Master Plan addresses the following areas:

- Site sustainability;
- Water efficiency;
- Materials;
- Energy conservation;
- Indoor air quality.

William McDonough's Chicago rooftop garden (http://news.bbc.co.uk/1/hi/sci/tech/4682011.stm)

Rooftop gardens are one way to reduce run-off and storm impacts. These gardens are designed to absorb and slow rain runoff, and to offset some of the heat island effect of inner city roofs.

LISTED HERE ARE SOME OF THE ITEMS THEY PLAN TO INCLUDE IN THEIR WATERFRONT MASTER PLAN FOR DEVELOPMENT

Light & Heat Island Impacts

- Provide shade and/or light-colored and/or open grid pavement for at least a third of the site's non-roof impervious surfaces including outdoor parking lots, walkways, plazas, etc. This would assist in reflective heat and also in run-off.
- Put residential and office parking in parking garages to help reduce the heat island effect.
- Parking garages roofs will be landscaped areas with no parked cars on this level
- Install a "green" roof (rooftop garden) for at least 50 percent of the roof area.
- Use lighting dimmers, lighting shields, modular lighting, etc., to reduce light pollution.

Traffic Reduction

- Include bicycle storage and changing rooms in commercial businesses

Water Consumption

- Require water-efficient landscaping using high-efficiency irrigation.
- Captured rain or recycle site water to reduce water consumption.
- Include planted roofs to reduce stormwater runoff.
- Use of native plant species in landscaped areas and planters to minimize irrigation.
- Include porous paving to minimize impervious surfaces and allow water to be absorbed into root systems of adjacent plants.

Energy conservation - Optimize conservation in lighting & energy through:

- Sensors that turn lights on and off as space is occupied
- Fiber-optic lighting
- Internal and external units shading devices
- Shading with vegetation to provide cooling
- High-intensity discharge lamps
- Fluorescent fixtures
- Lighting dimmers
- Light pipes
- Daylighting controls
- Use of natural or indirect lighting
- High-efficiency appliances
- Solar heating encouraged
- Passive solar encouraged by the placement of windows to capture sunlight
- Geothermal heating if possible

- **Materials Reuse and Handling during Construction**
- During construction encourage use of recycled and salvaged materials on site.
- Construction materials that can not be recycled on site sent to a licensed recycling facility equipped to process the reusable material.
- Providing an easily accessible recycling area that serves the entire building and is dedicated to the separation, collection, and storage of materials for recycling.
- Using salvaged, refurbished, or reused materials, products, and furnishings.
- Specifying materials with recycled content.
- Using locally manufactured building materials, with a goal of incorporating a minimum of 20 percent of building materials and products that are manufactured regionally within a radius of 500 miles.
- Using rapidly renewable building materials and products (i.e., materials made from plants that are typically harvested within a 10-year cycle or shorter, such as bamboo flooring, cotton batt insulation, linoleum flooring, sunflower seed board, wheatgrass cabinetry, and wool carpet).
- Using wood certified in accordance with the Forest Stewardship Council's Principles and Criteria for wood building components.
- Encourage materials harvested from sustainable forests, as possible.
- Development of a Construction Waste Management Plan.

- **HCFC:**
- Eliminate hydrochlorofluorocarbon (HCFC) and halon use, which are harmful to the ozone layer, through heating, ventilation, air conditioning, and refrigeration (HVAC&R) systems that do not use HCFCs and halons.

- **Plantings**
- Require native species along all major streets and in landscaping on the water's side of the esplanade