

## **Full title of the subcommittee**

Built Environment and Land Use

## **Chair of the subcommittee and ACA members of the subcommittee**

Chair: Shadi Khadivi. Other SAC Members: Peter Fleischer

## **Outside members of the subcommittee and their expertise**

Rebekah Rice: designer/architect and local farmer

Seth Rosenblum: CFO Rosenblum Development

## **Recommendations that the subcommittee would like to make to the city of Albany**

The Built Environment and Land Use Subcommittee would like to make the following recommendations to the City of Albany:

Our aim is to not only increase the awareness of energy use in the overall building practices and construction in the City of Albany, but also actually implement the goals. We believe that it is important to educate our residents, potential developers and existing staff members on key aspects of energy efficient buildings. Providing incentives for such accommodations should be celebrated but also expected in our current time. There are many buildings that are aging in the commercial, residential and institutional sectors. We believe that focusing attention on building efficiencies both in new construction and rehabilitations can provide opportunities that will have a long term impact on positively impacting the city in various ways by stimulating job opportunities within the region, educating the public on industry standards and educating design and construction professionals. Albany as the capital of New York State has the potential to be a leader not only regionally but also within the state in common industry standards. We as a group value the existing building stock of Albany and see potential in the new construction and rehabilitation involved.

Here is the outline below:

- A first and critical step in achieving the larger goals stated above is to actually **promote building energy codes training for designers, contractors and local code officials.**  
NYSERDA has developed an online line energy code-training module on energy code essentials, compliance tools, building science and best practices and building equipment, which are publicly accessible and available for free or at cost. We make a strong recommendation that the City of Albany utilizes these resources to ensure that the local code officials and those involved in design and construction projects are up to date on the current standards.
  - (Energy<sup>1</sup>) Furthermore we recommend that within the Building and Regulatory Compliance Department there is a NYSERDA expert on staff.

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<sup>1</sup> This recommendation overlaps with the goals and recommendations of the SAC Energy Subcommittee

This is an opportunity to understand the basic and even complex green standards that are being implemented throughout the country and the State of New York. It sets a standard for the community at large.

- Implement green infrastructure practices into capital involvement projects. This is critical if the City of Albany is taking an initiative towards a sustainable city.
- Revise the zoning code and regulations to encourage smart growth by modifying local codes and regulations to encourage form based codes, provisions for walkable communities, green infrastructure, green buildings and other sustainable strategies.
- (Energy) Based on the 2030 Comp Plan we recommend that all new buildings (newly built or rehabbed with public funding be at minimum LEED certified. There are various steps in achieving LEED certification, but at the minimum the publicly funded project should be LEED certified.
- (Energy) Based on the 2030 Comp Plan we recommend that the City of Albany incentivize green building improvements in the Energy Plan.
- (Energy) Based on the 2030 Comp Plan and Energy Plan we suggest that the City of Albany take the lead in developing a green building overlay.
- Revise zoning codes to encourage if not require cool or green roofs on all major rehabs or new development.
- Create a low impact design guideline for the public that outlines the benefits and standards required.
- Being that demolition has been an issue in the City of Albany, we recommend that the City of Albany consider “green demolition” with the standards of LEED or possibly even salvaging be a major component of the demolition application.
- Reduce impermeable surfaces through land development regulations.
- Encourage and require infrastructure to require employers to accommodate cycling and multi-modal transportation. One step further would be to provide employers incentives to raise the standards of sustainability all together.