Draft Generic Environmental Impact Statement

CHAIN WORKS DISTRICT REDEVELOPMENT PROJECT

Lead Agency: City of Ithaca Planning and Development Board
City of Ithaca
108 East Green Street
Ithaca, New York 14850-5690

DGEIS Adequacy: March 8, 2016
DGEIS Public Hearing: March 29, 2016
Comment Period Ends: May 10, 2016

UNCHAINED PROPERTIES - developer

FAGAN ENGINEERS & LAND SURVEYORS - project lead and civil engineering

HARTER, SECREST, AND EMERY - environmental, land use, and zoning law

CHAINTREUL | JENSEN | STARK ARCHITECTS - architecture and planning

WHITHAM PLANNING AND DESIGN - project planning approvals

STREAM COLLABORATIVE - zoning development and design guidelines

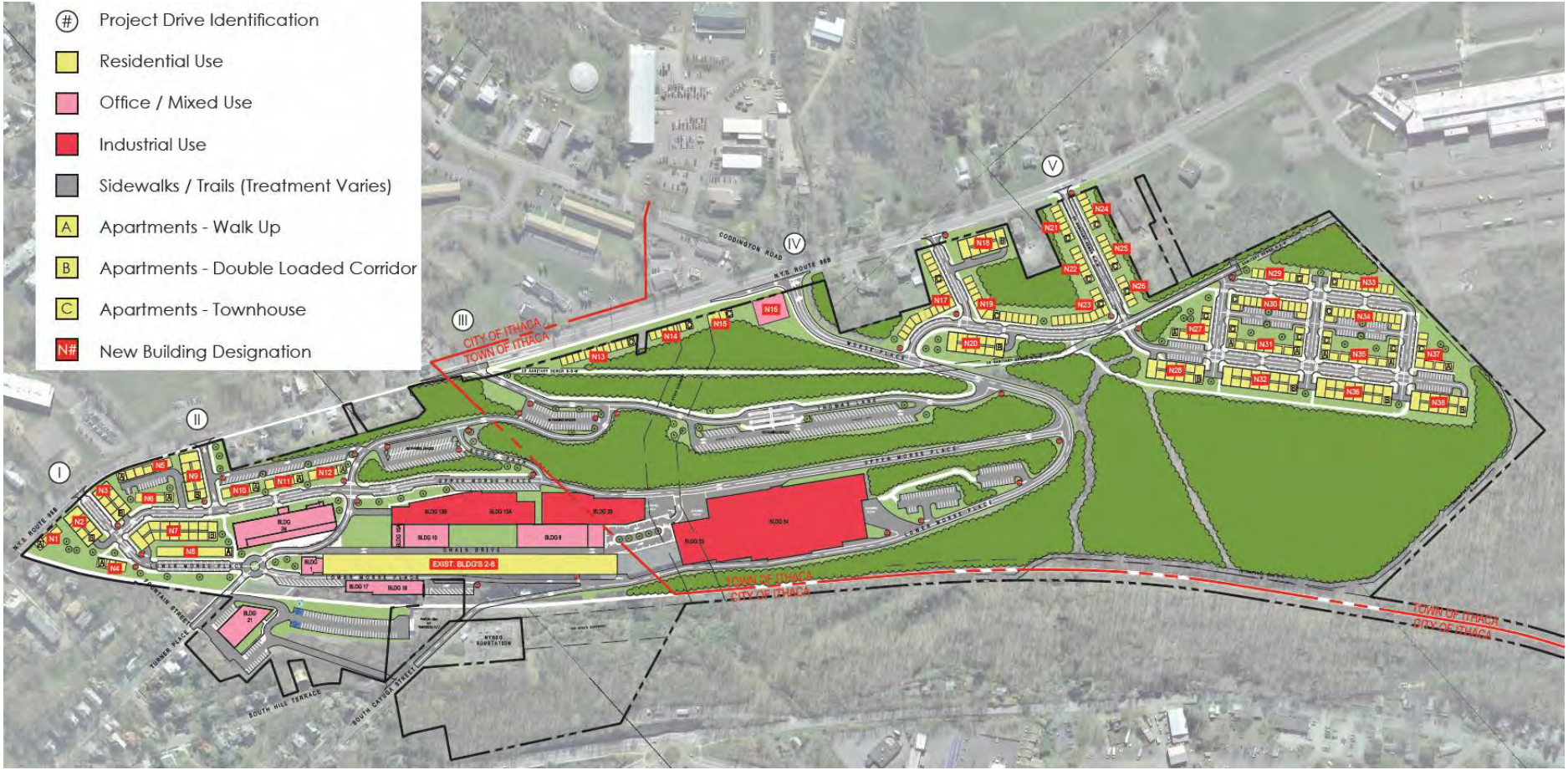
LA BELLA P.C. - environmental consulting

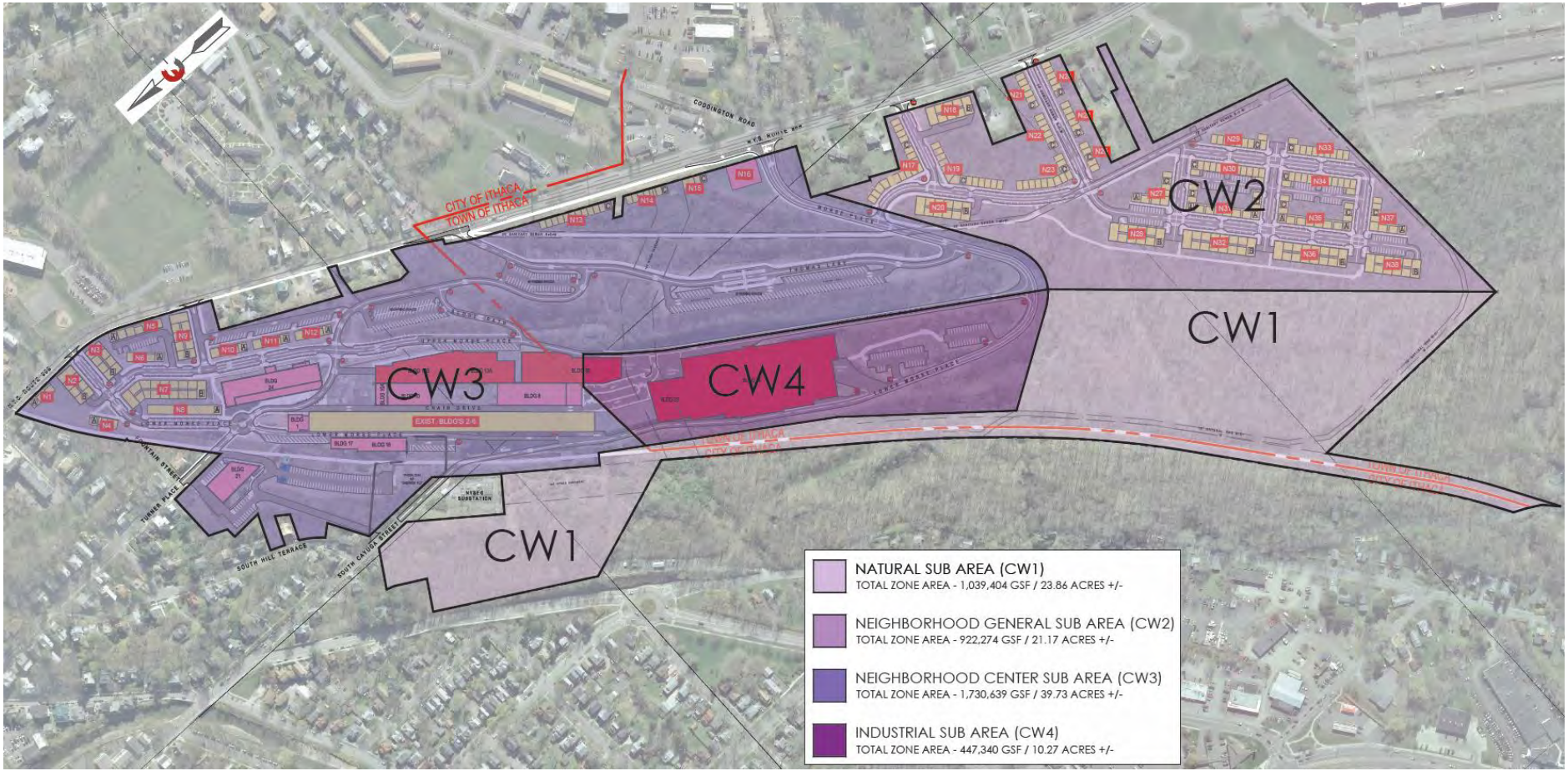
SRF & ASSOCIATES - traffic and transportation engineering

RANDALL + WEST - LEED ND and planning consulting

BROUS CONSULTING - public outreach

AUSTIN + MERGOLD - architecture, branding and outreach


Project Drive Identification
Residential Use
Office / Mixed Use
Industrial Use
Sidewalks / Trails (Treatment Varies)
A Apartments - Walk Up
B Apartments - Double Loaded Corridor
C Apartments - Townhouse
N# New Building Designation
I
II
III
IV
V
CITY OF ITHACA
TOWN OF ITHACA
CODDINGTON ROAD
N.Y.S. ROUTE 96B
MAIN DRIVE
UPPER MORSE PLACE
LOWER MORSE PLACE
EXIST. BLDG'S 2-6
FOUNTAIN STREET
TURNER PLACE
SOUTH HILL TERRACE
SOUTH CAYUGA STREET
NYSEG SUBSTATION

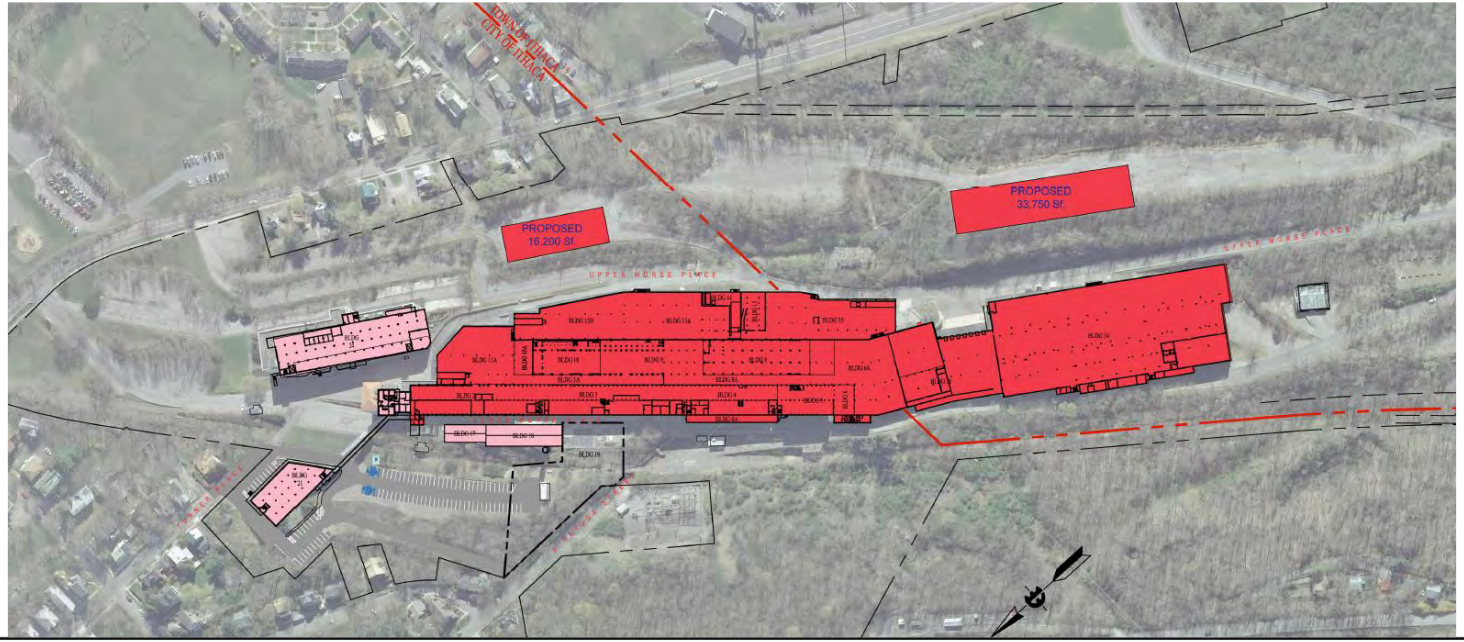

CW1
CW2
CW3
CW4
CW1
CITY OF ITHACA
TOWN OF ITHACA
CODDINGTON ROAD
NYS ROUTE 96A
SOUTH HILL TERRACE
SOUTH CAYUGA STREET
TURNER PLACE
FOUNTAIN STREET
NYSEG SUBSTATION
EXIST. BLDGS 2-6
NATURAL SUB AREA (CW1)
TOTAL ZONE AREA - 1,039,404 GSF / 23.86 ACRES +/-
NEIGHBORHOOD GENERAL SUB AREA (CW2)
TOTAL ZONE AREA - 922,274 GSF / 21.17 ACRES +/-
NEIGHBORHOOD CENTER SUB AREA (CW3)
TOTAL ZONE AREA - 1,730,639 GSF / 39.73 ACRES +/-
INDUSTRIAL SUB AREA (CW4)
TOTAL ZONE AREA - 447,340 GSF / 10.27 ACRES +/-

Reasonable Alternatives to the Project

No Action Alternative - Existing, sprawling complex of buildings would remain idle. Remediation based on existing ROD (industrial use only) continues.

Reasonable Alternatives to the Project

Development in Accordance with Existing Zoning - Five out of seven zoning classifications at the site are not industrial. However, ROD only allows industrial uses, so development would be limited to industrial and ancillary uses.



Reasonable Alternatives to the Project

Maximum Development Scenario - Develop Site utilizing the maximum build-out. Density 25% greater than preferred project.

Summary of Potential Significant Impacts and Mitigation

- **Land Use and Zoning (Section 5.1)**
  - **Impact**: The proposed rezoning will allow for a greater variety of uses, such as office, retail, restaurant/café, and higher density residential, than the surrounding area and what is currently allowed at the Site.
  - **Mitigation**: Design Standards implementing LEED ND guidelines for sustainable, urban-style development and phased development will mitigate the impact of the higher-density mix of uses. Preliminary site plan approval of Concept Plan ensures Planning Board review of significant changes.

- **Land (Section 5.2)**
  - **Impact**: The Project will require changes to topography through cut and fill, erosion, and possible blasting of bedrock.
  - **Mitigation**: Only areas with a slope of 20% or less will be developed. Impact will also be mitigated by grading plans and development and implementation of generic and specific Stormwater Pollution Prevention Plans and Best Management Practices.

Summary of Potential Significant Impacts and Mitigation

- **Water Resources (Section 5.3)**
  - **Impact**: Proposed crossing of unnamed streams, potential exposure to contaminated groundwater during construction, and likely changes to stormwater runoff.
  - **Mitigation**: Project will maintain a 50-foot buffer from streams and implement DEC design standards where stream-crossing is necessary. DEC approved groundwater management plan will be followed if contaminated groundwater is encountered during construction, and generic and specific Stormwater Pollution Prevention Plans will be developed for the Site.

- **Vegetation and Fauna (Section 5.4)**
  - **Impact**: Vegetated areas will decrease by 11%. No threatened or endangered species.
  - **Mitigation**: Natural Sub Area CW1 will preserve the most valuable vegetation—an Appalachian Oak-Hickory forest—and assist with displaced wildlife.

Summary of Potential Significant Impacts and Mitigation

- **Historic and Archaeological Resources (Section 5.6)**
  - **Impact**: Select demolition for site circulation and greater openness. Demolition may prevent National Register designation. There are no known, identified, or suspected archaeological resources.
  - **Mitigation**: Building removal will be done in accordance with the Secretary of the Interior's Standards and Guidelines. Remaining historical buildings will be restored and/or rehabilitated to preserve, reflect, and promote their inherent historical and architectural significance.

- **Utilities (Section 5.8)**
  - **Impact**: Increased usage and demand, which all service suppliers anticipate having sufficient capacity to meet. Increased usage could also increase light spillage and create sky glow.
  - **Mitigation**: "Dark Sky" techniques, shut off controls (e.g. sensors, timers, and motion detectors), and confinement and minimization of lighting to the extent practicable.

Summary of Potential Significant Impacts and Mitigation

- **Air Quality (Section 5.9)**
  - **Impacts**: No significant impacts to air quality from vehicle emissions. CO_2 from heating buildings exceed threshold criteria.
  - **Mitigation**: In addition to the mitigation effects inherent in LEED ND buildings, alternative energy generation at the Site will be studied.

- **Visual and Aesthetic Resources (Section 5.10)**
  - **Impact**: Existing and new buildings will be visible from several locations throughout the area.
  - **Mitigation**: Conceptual Site Layout Plan and Design Standards will mitigate visual impacts through the careful placement and design of proposed structures.

Summary of Potential Significant Impacts and Mitigation

- **Community Services (Section 5.11)**
  - **Impact**: Local police, fire, emergency medical services, solid waste management, and other governmental and educational facilities have sufficient capacity to serve the Project.
  - **Mitigation**: Additional tax base generated from the increased property assessment for the Site, sales tax, and other tax revenue will offset any increased cost on community services.

- **Open Space and Recreation (Section 5.12)**
  - **Positive Impact**: An area otherwise not open to the public will be made available.
  - **Mitigation**: CW1 conservation area and easement for the Gateway Trail will all positively impact open space and recreation.

Summary of Potential Significant Impacts and Mitigation

- **Construction Activities (Section 5.13)**
  - **Impact**: Erosion, site runoff, disposal of contaminated soil/fill and construction debris, potential exposure to contaminated media, and temporary impacts to traffic, air quality, and ambient noise levels.
  - **Mitigation**: Implement a DEC-approved site management plan and comply with all local, state, and federal regulations, as well as applicable generic and specific Stormwater Pollution Prevention Plans. Use on-site staging area.

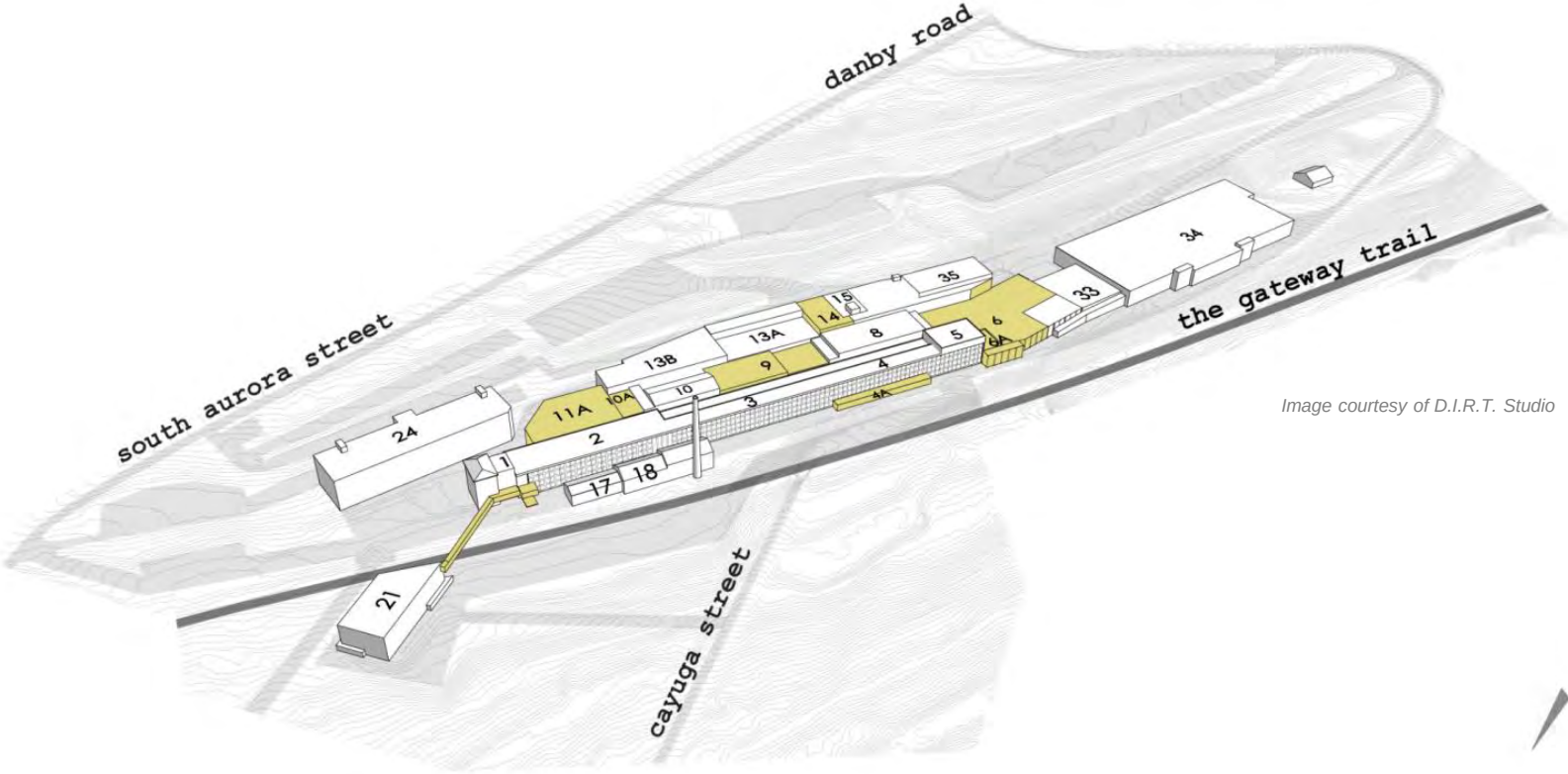


Image courtesy of D.I.R.T. Studio

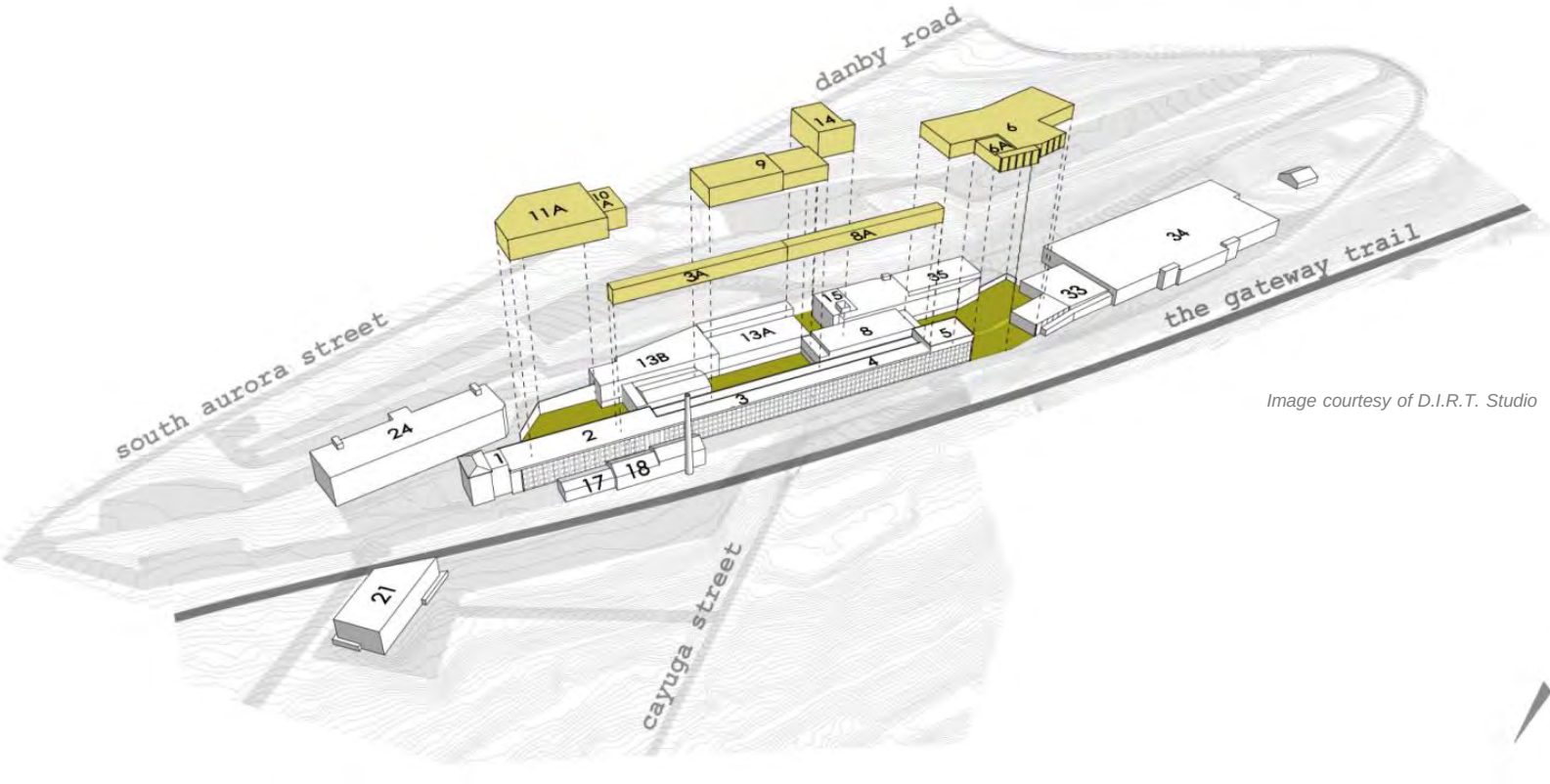
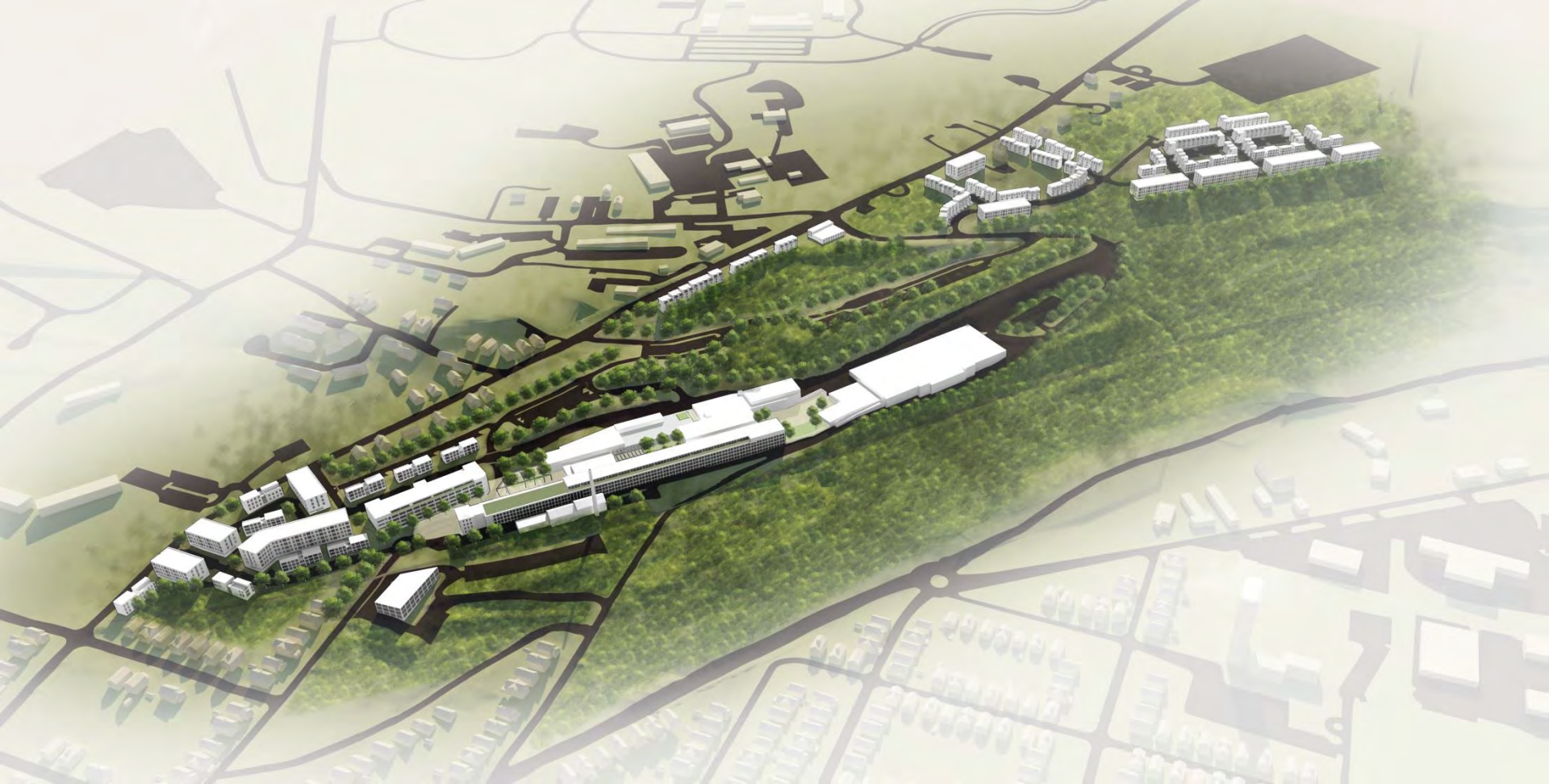
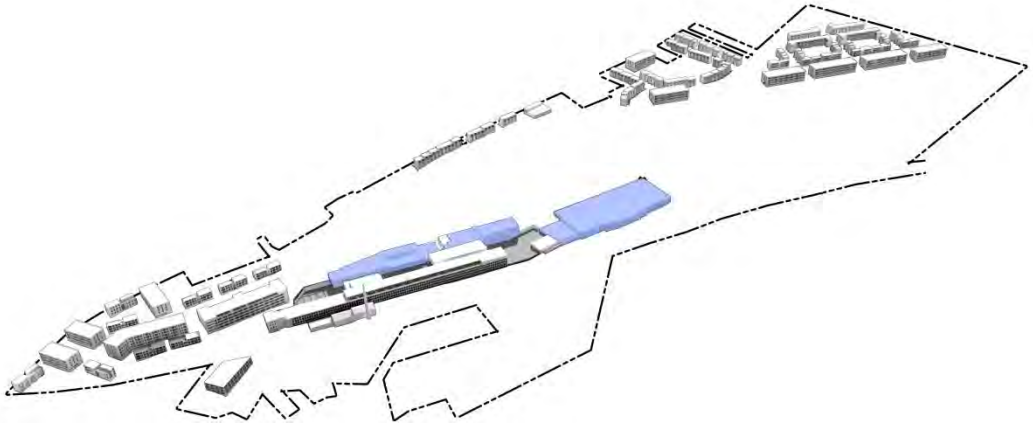
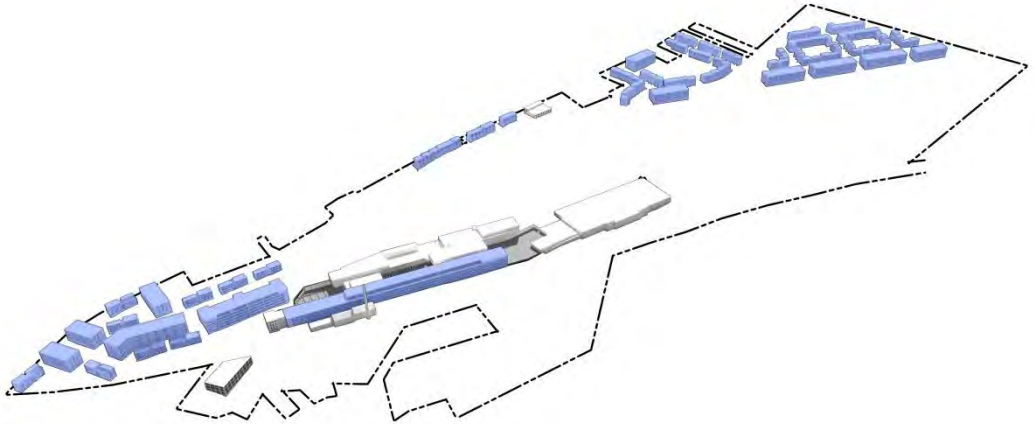


Image courtesy of D.I.R.T. Studio

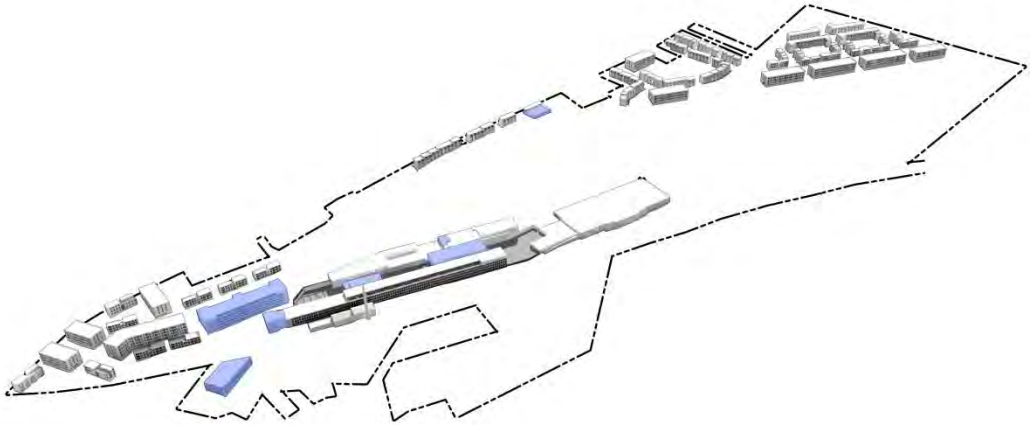




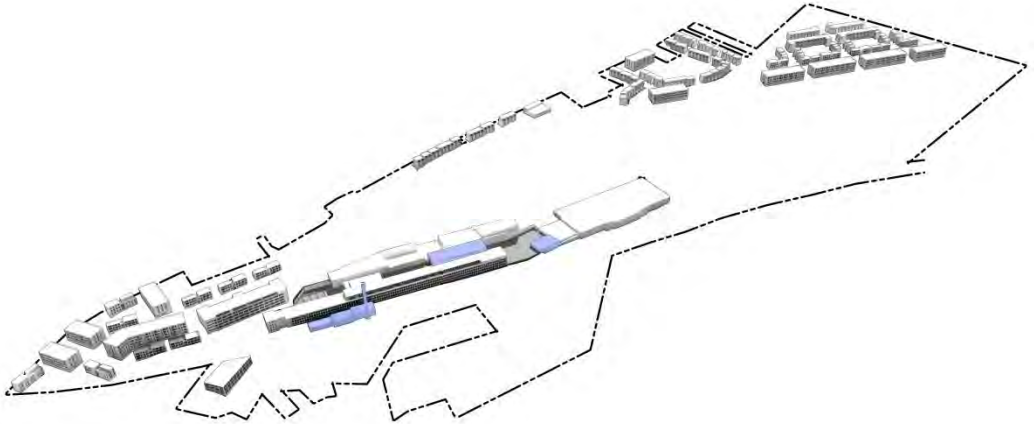
INDUSTRIAL USE LOCATIONS



RESIDENTIAL USE LOCATIONS



COMMERCIAL OFFICE USE LOCATIONS

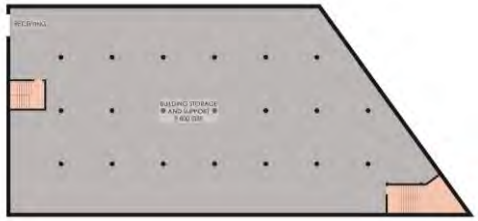


COMMERCIAL RETAIL USE LOCATIONS

WEST ELEVATION

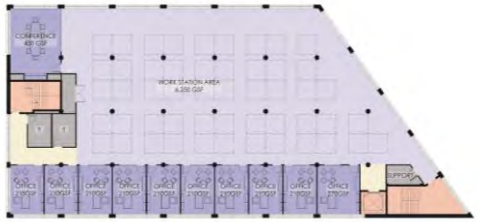
EAST ELEVATION

NORTH ELEVATION



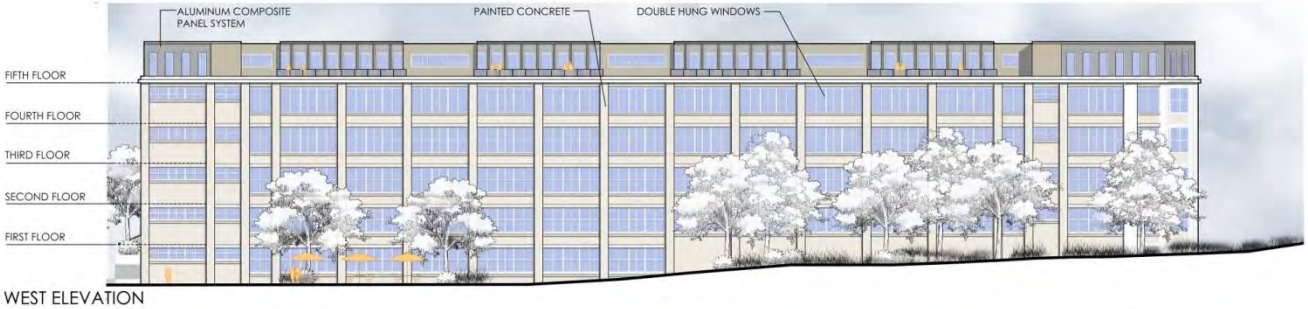
BASEMENT

FIRST FLOOR

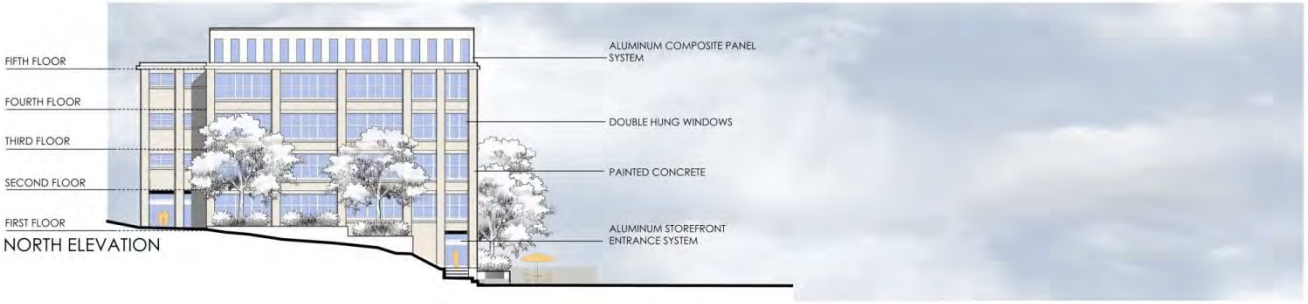


SECOND / THIRD

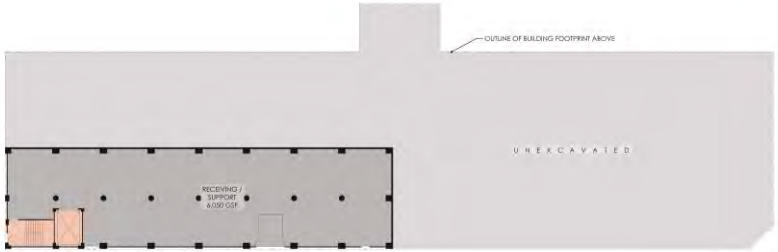
EAST ELEVATION



WEST ELEVATION



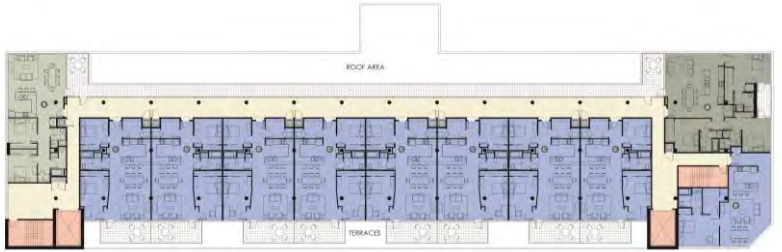
NORTH ELEVATION



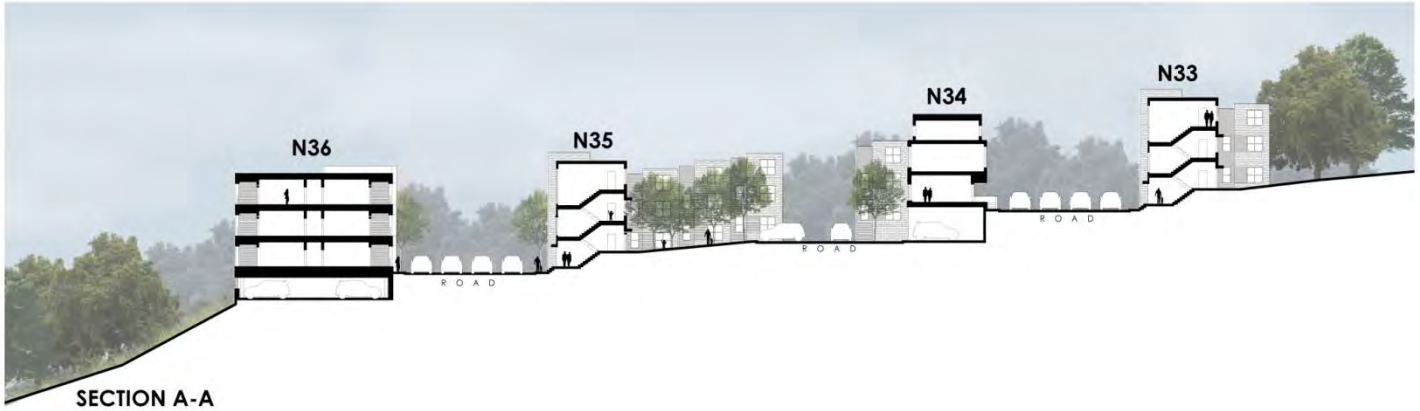
BASEMENT

FIRST

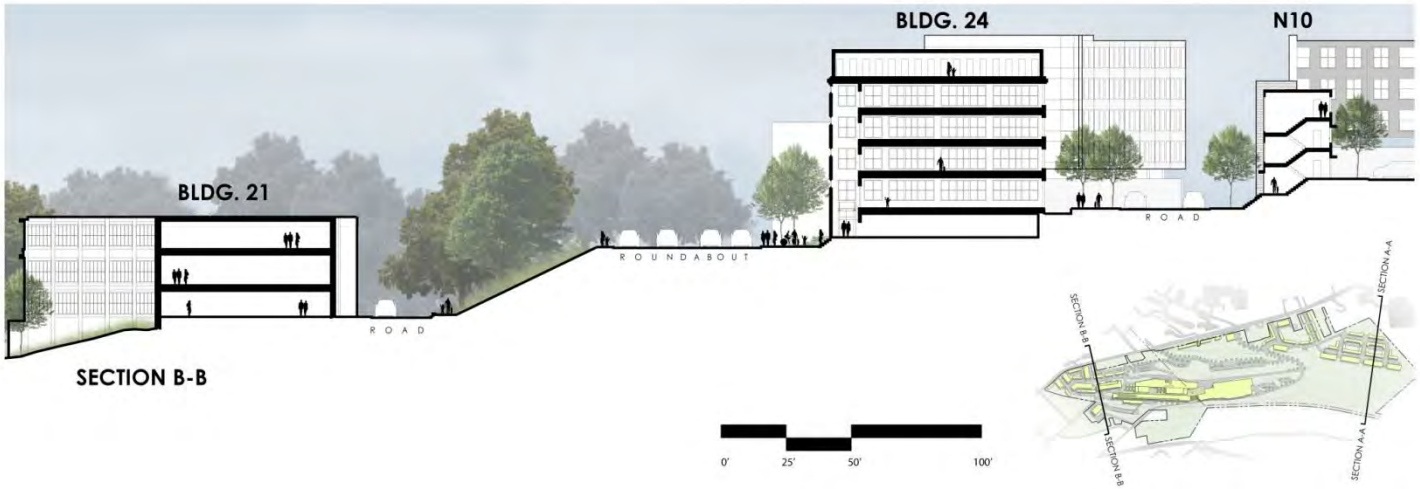
SECOND / THIRD / FOURTH



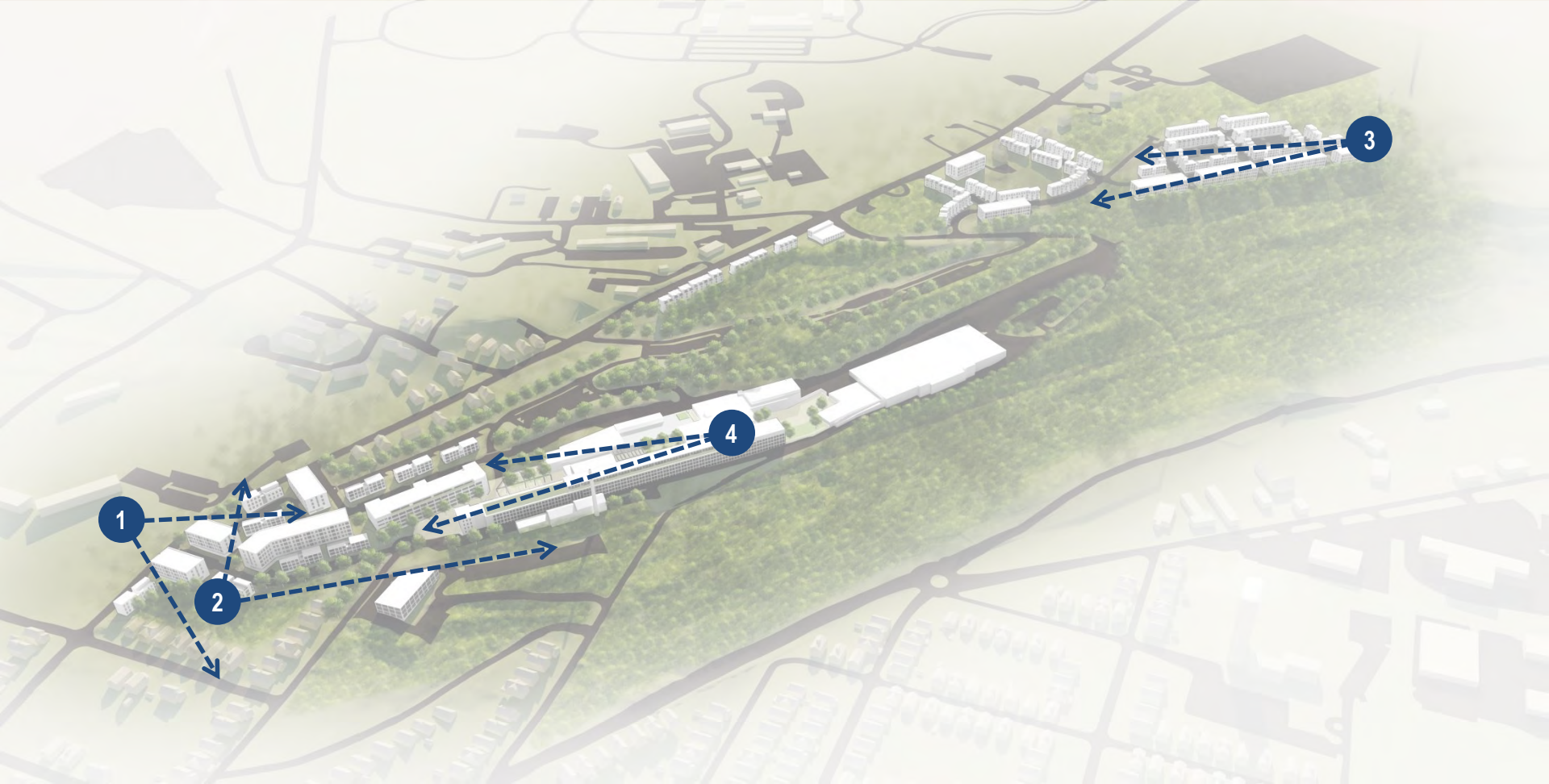
PENTHOUSE



SECTION A-A



SECTION B-B


1
2
3
4

UNCHAINED PROPERTIES LLC

VIEW FROM DANBY ROAD LOOKING WEST

CHAIN WORKS DISTRICT

UNCHAINED PROPERTIES LLC

VIEW FROM NORTH END OF TRAIL LOOKING SOUTH

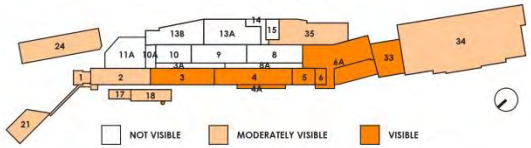
CHAIN WORKS DISTRICT

UNCHAINED PROPERTIES LLC

VIEW FROM NEW SOUTHERN DEVELOPMENT

CHAIN WORKS DISTRICT


BREWHOUSE
SOUTH HILL CIDE



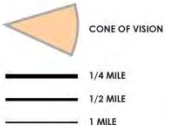


Image courtesy of Whitham Planning and Design

UNCHAINED PROPERTIES LLC

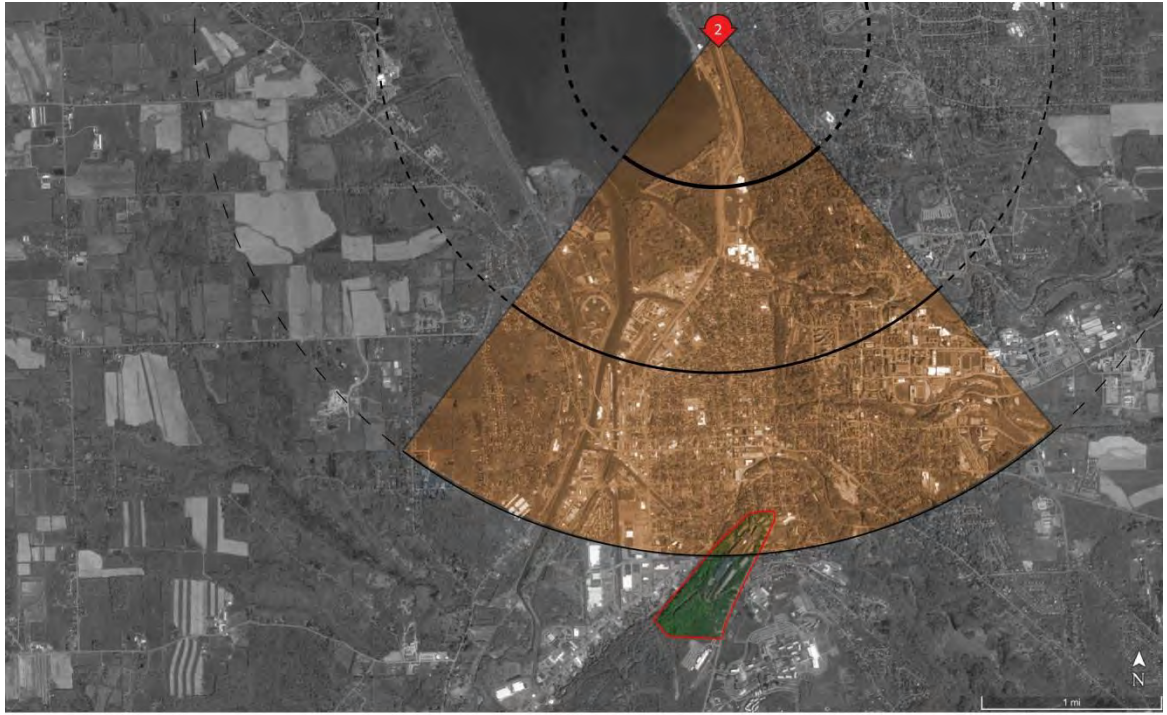
VIEW 1 - FROM MEADOW STREET - EXISTING

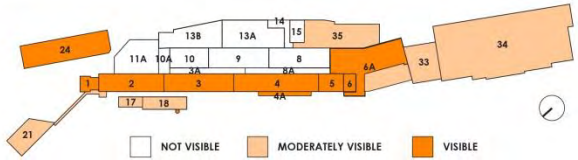
CHAIN WORKS DISTRICT

UNCHAINED PROPERTIES LLC

VIEW 1 - FROM MEADOW STREET - PROPOSED

CHAIN WORKS DISTRICT





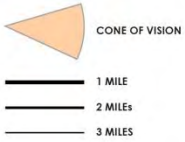
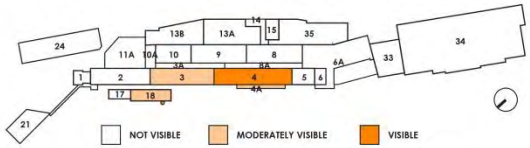


Image courtesy of Whitham Planning and Design



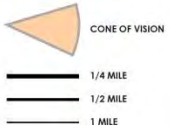
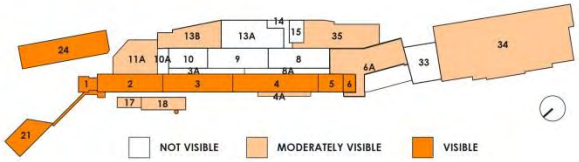


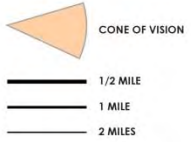
Image courtesy of Whitham Planning and Design

UNCHAINED PROPERTIES LLC

VIEW 6 - FROM SOUTH CAYUGA STREET - PROPOSED

CHAIN WORKS DISTRICT





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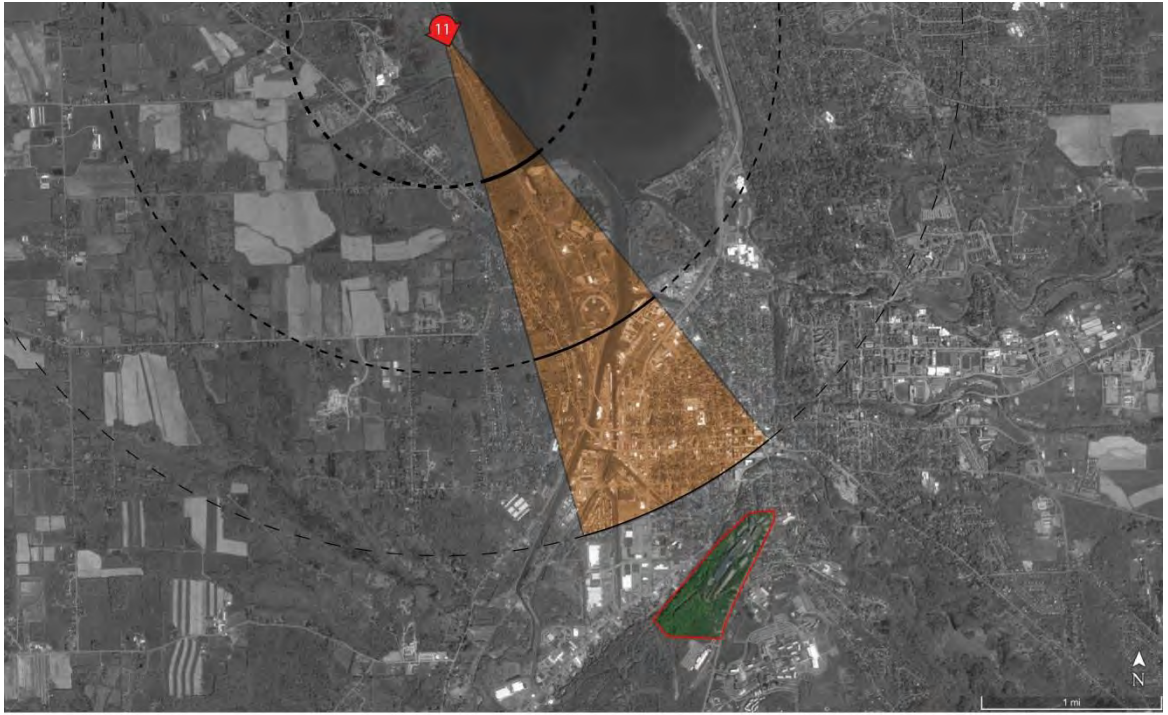
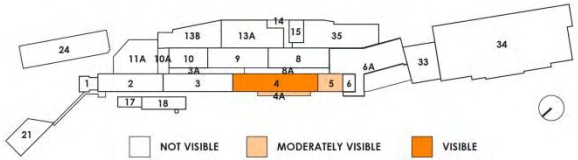




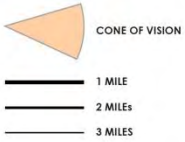
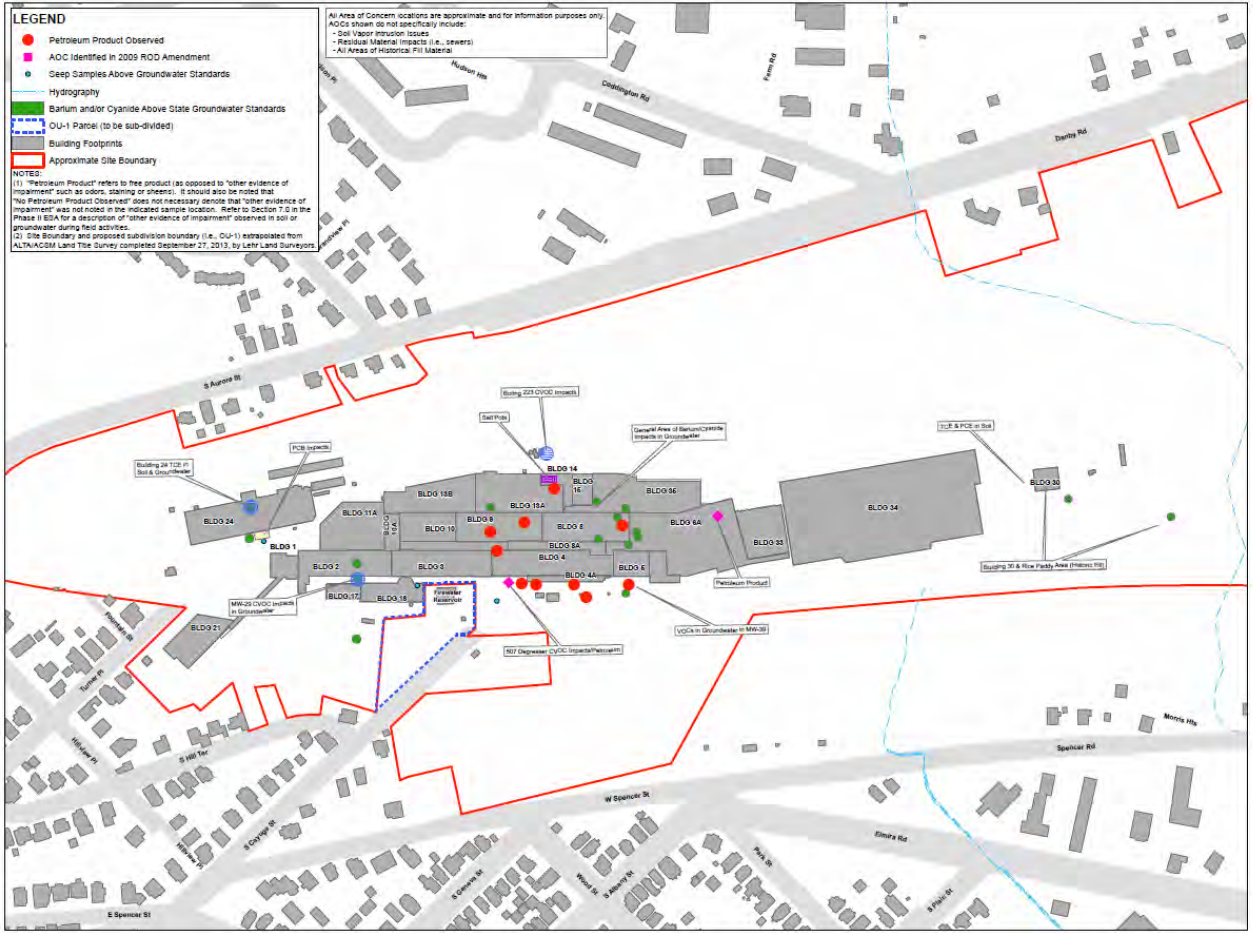


Image courtesy of Whitham Planning and Design



LABELLA Associates, D.P.C.

SCOPING DOCUMENT:
DRAFT GENERAL ENVIRONMENTAL IMPACT STATEMENT

EMERSON POWER TRANSMISSION FACILITY

620 S. AURORA ST
ITHACA, NEW YORK

Areas of Concern

213582

FIGURE A

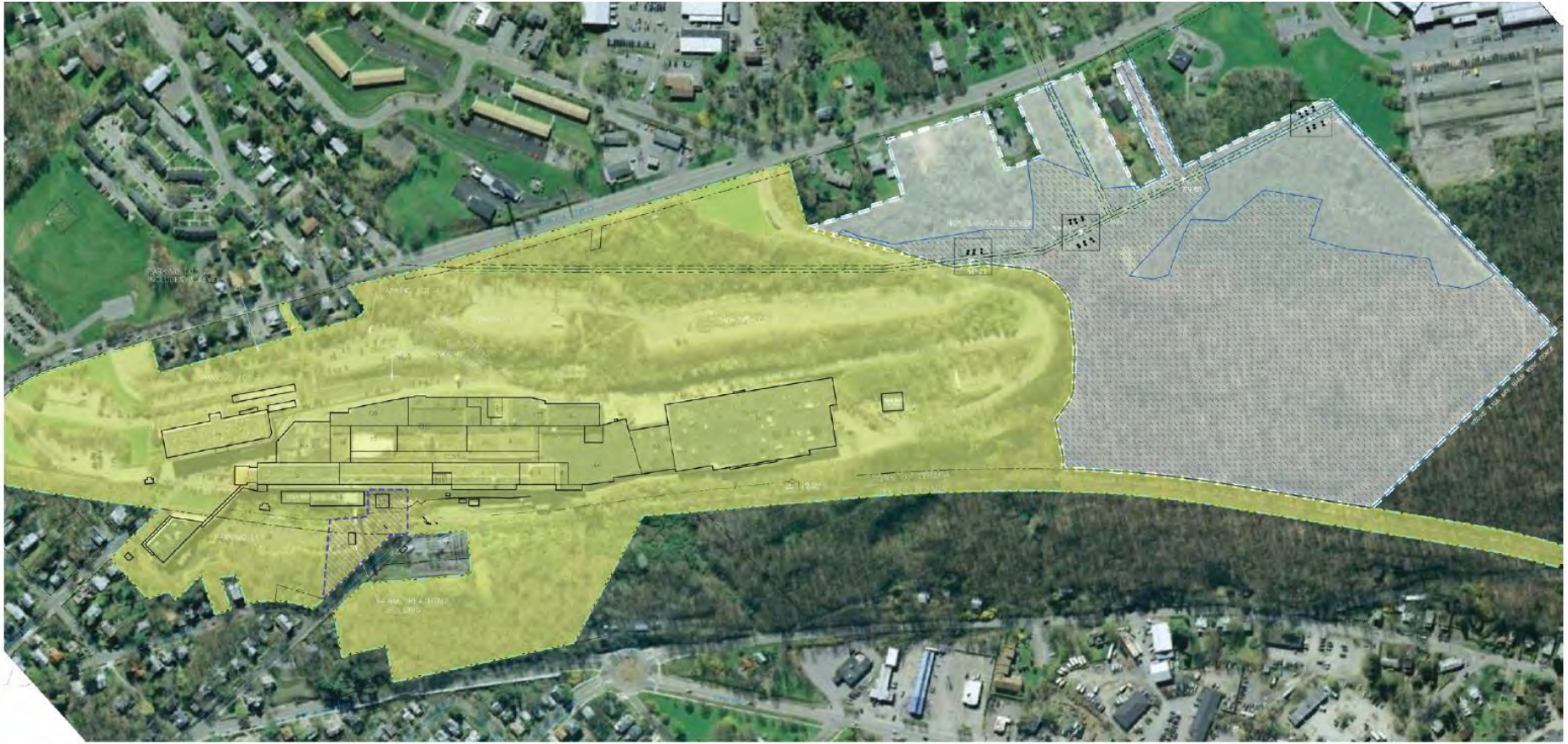


*Figure 5.5-6: Boundary Reassessment - Adapted from WSP Report (FE) **

Section 5.5
Public Health/Environmental Mitigation

- Define nature and extent of impacts at AOCs
- Evaluate remedial approaches
- Amend ROD to allow mixed use with residential
- Engineering and institutional controls to apply to:
  - Portion of CW1
  - CW3
  - CW4
- Tenant compliance with existing laws such as:
  - Permitting discharges to media
  - Community Right to Know laws
  - SPCC plans

Public Health/Environmental Mitigation: Possible Remedial Strategies

- Dig and haul soils/fill
- Cover or cap
- Solidification/stabilization of soils/fill
- In-situ chemical treatment of soil/groundwater
- Pump and treat groundwater and/or soil vapor
- Sub-slab depressurization for SVI

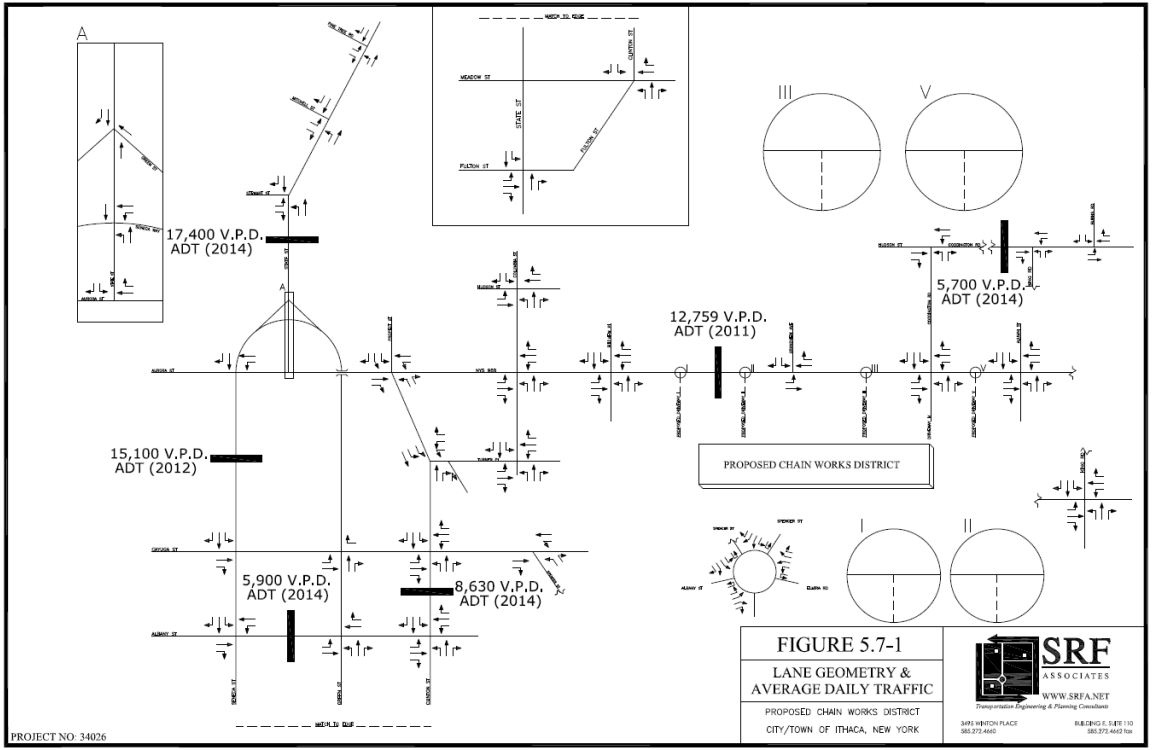
Public Health/Environmental Mitigation: Institutional/Engineering Controls

- Environmental Easement
- Site Management Plan
  - Excavation Work Plan
  - Groundwater Management Plan
  - Community Air Monitoring Plan
  - Cap inspections and maintenance
  - SVI mitigation, operation and maintenance
  - Periodic reporting
- Evaluate any new builds in CW3 and CW4 for SVI
- Dust suppression when necessary

Section 5.7
Transportation and Circulation

- **Purpose:** Identify and evaluate the potential traffic and transportation impacts
- **Scope:** What is our study area? Agency coordination
- **Existing Conditions:** How are we operating today?
- **Developed Conditions:** What is being built? Units, Size? Parking generation?
- **Trip Generation Estimates and Reductions:** Multi-modal Credits
- **Capacity Analysis Results:** How does it impact the study intersections?
- **Recommended Mitigation:** TDM Programs, Pedestrian and Bicycle Facilities, etc.

Study Area


17,400 V.P.D.
ADT (2014)
5,700 V.P.D.
ADT (2014)
12,759 V.P.D.
ADT (2011)
15,100 V.P.D.
ADT (2012)
5,900 V.P.D.
ADT (2014)
8,630 V.P.D.
ADT (2014)
PROPOSED CHAIN WORKS DISTRICT
FIGURE 5.7-1
LANE GEOMETRY &
AVERAGE DAILY TRAFFIC
PROPOSED CHAIN WORKS DISTRICT
CITY/TOWN OF ITHACA, NEW YORK
SRF ASSOCIATES
WWW.SRFA.NET
PROJECT NO: 34026

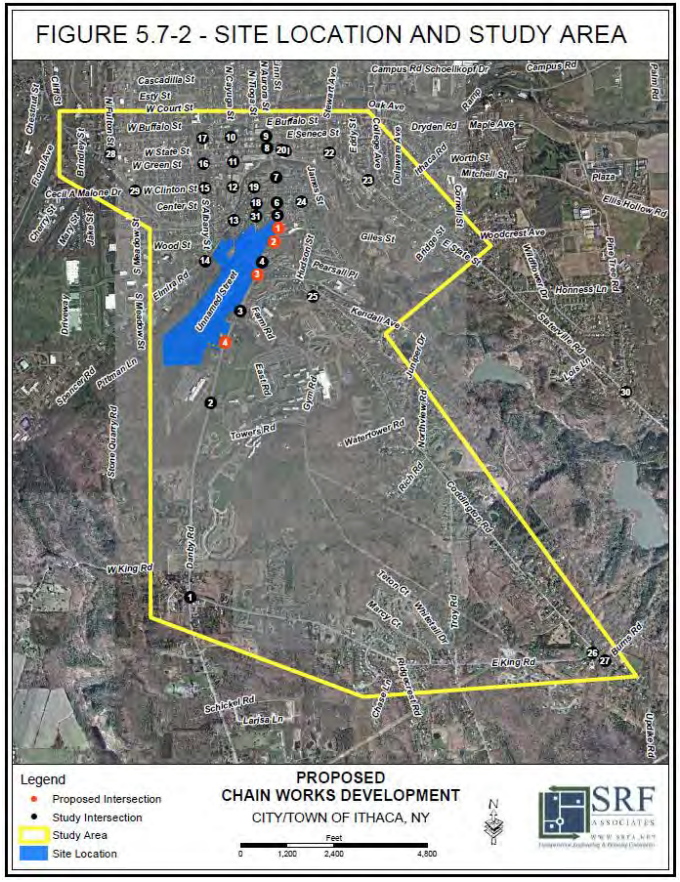
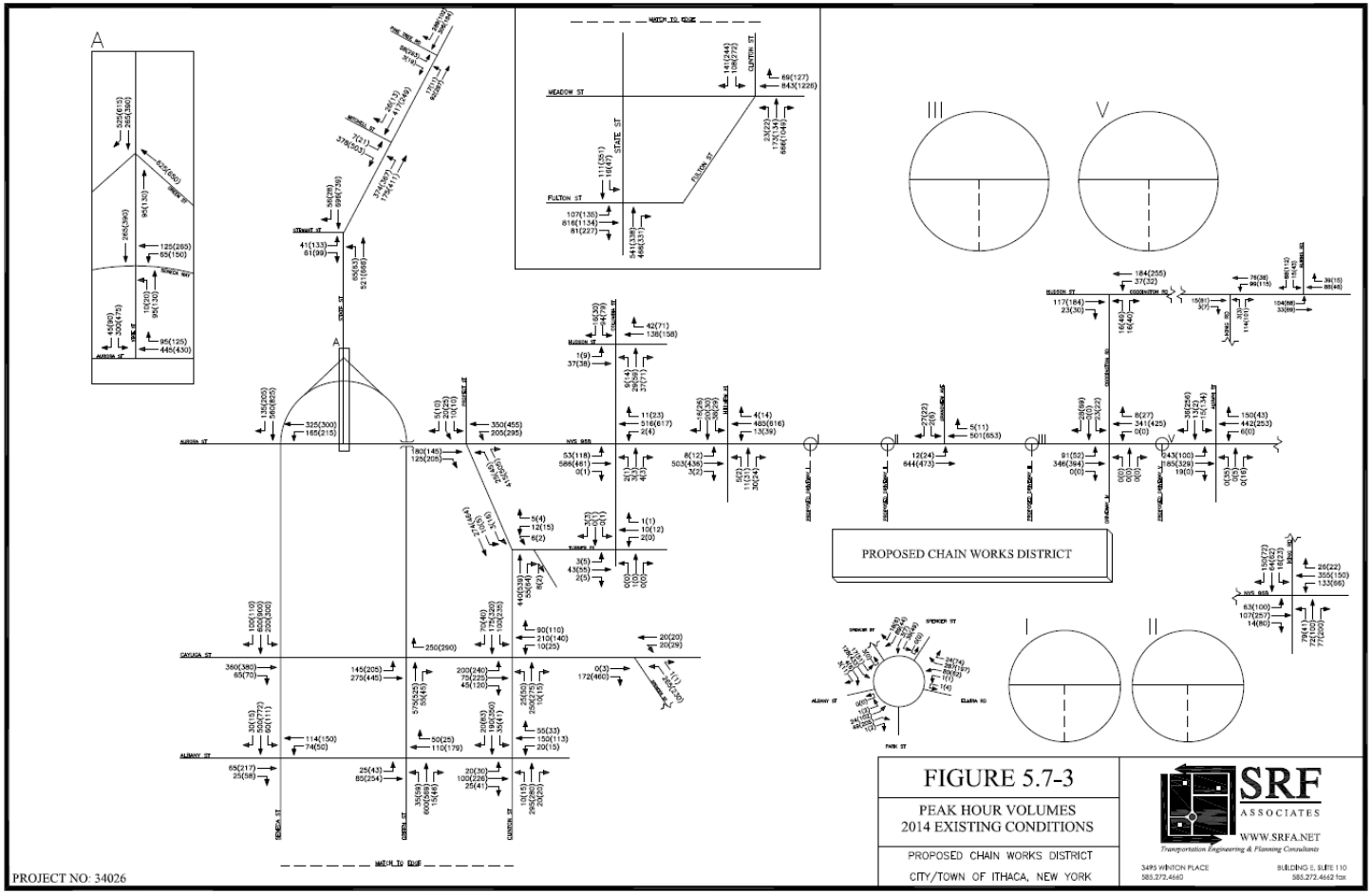


FIGURE 5.7-2 - SITE LOCATION AND STUDY AREA
Legend
Proposed Intersection
Study Intersection
Study Area
Site Location
PROPOSED
CHAIN WORKS DEVELOPMENT
CITY/TOWN OF ITHACA, NY
Feet
0
1,200
2,400
4,800
SRF ASSOCIATES

Data collection
AM Peak (7-9 AM)
PM Peak (4-6 PM)

Counted
Passenger vehicles
Heavy vehicles
Pedestrians
Bicyclists

Performed
Level of Service
Turn Lane Warrants
Signal Warrants

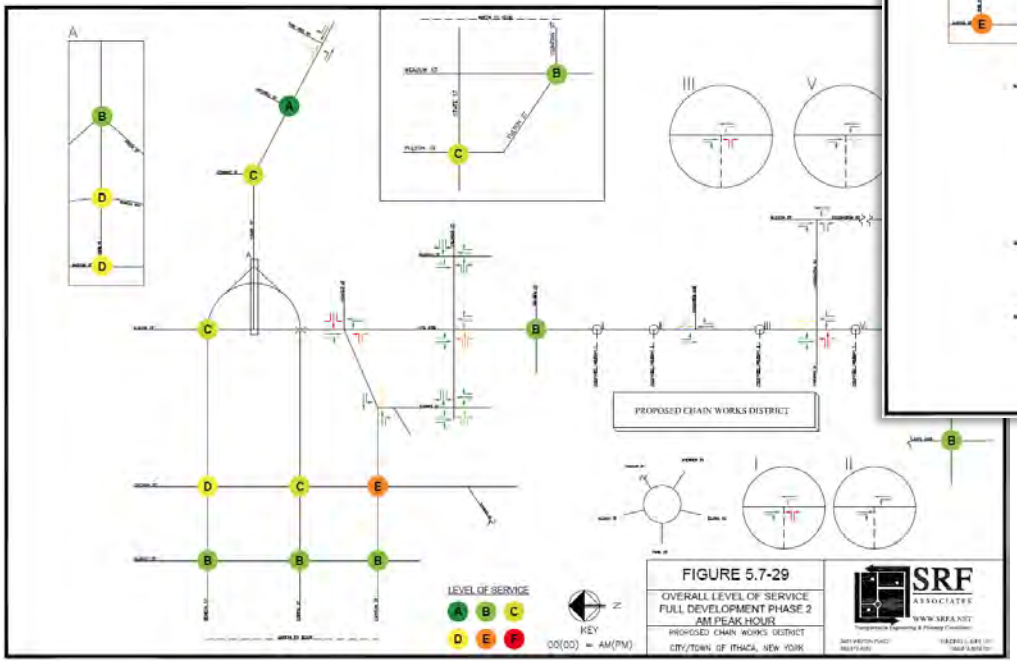


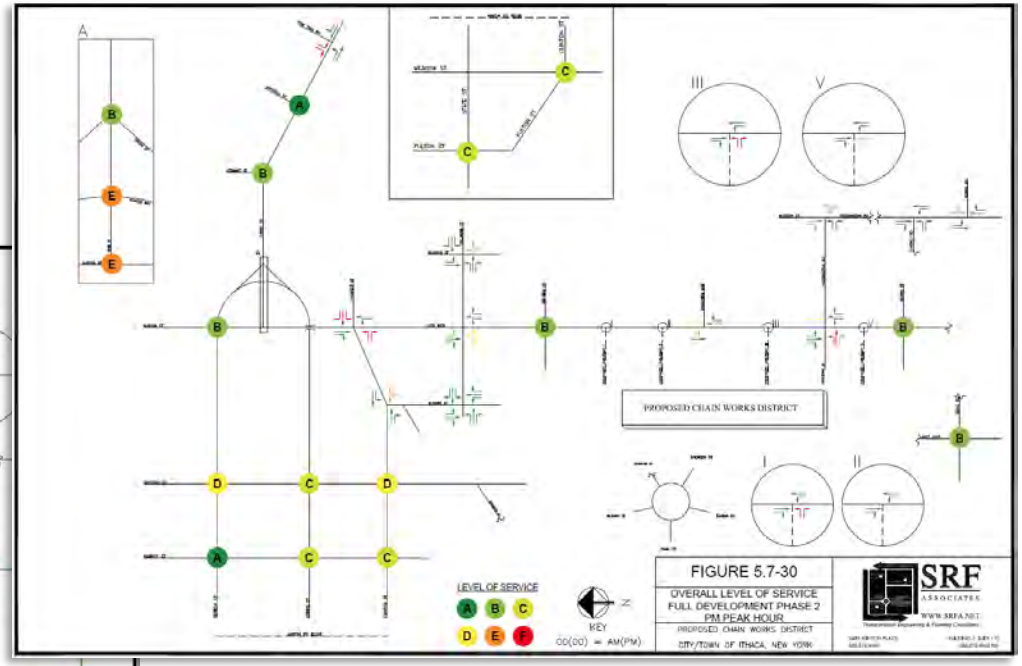
Estimated Trip Generation and Trip Reduction Credits

PHASE	LAND USES	SIZE	AM PEAK		PM PEAK	
			ENTER	EXIT	ENTER	EXIT
Phase I	Office	82.55 ksf	114	15	21	102
	Residential	80 Units	8	25	26	15
	Industrial	170.6 ksf	94	12	10	66
	Sub-total		216	52	57	183
	Trip Reductions		*-30*	*-10*	*-18*	*-40*
	Total New Trips		**186**	**42**	**39**	**143**
Phase II, Full Build-out	Office	185.6 ksf	254	37	48	229
	Residential	835 Units	84	240	259	159
	Retail	52.2 ksf	47	13	88	105
	Restaurant	7.2 ksf	0	0	36	18
	Industrial	246.5 ksf	158	23	20	139
	Sub-total		543	313	451	650
	Trip Reductions		*-76*	*-63*	*-178*	*-180*
	Total New Trips		**467**	**250**	**273**	**470**
Full Development	**Total New Trips Under Full Development**		**653**	**292**	**312**	**613**

Table 5.7-5: Project Traffic Volumes and Adjustments (SRF)

Capacity Analysis Results: Level of Service





Recommended Mitigation

- **Transportation Demand Management (TDM)**
  - **Transit**
  - **Bike share**
  - **Bike parking**
  - **Carpooling**
  - **Car share**
  - **Information packages**
  - **Telecommuting and flex schedules**
- **Shared Parking**
- **Traffic Signals at Driveway I (Existing Main Entrance) and IV (Coddington Road)**
- **Signal Timing Adjustments**
- **Road Diet along NYS Route 96**
  - **Coordination with Pedestrian Corridor Study**
- **Turn Lanes**

BENEFIT	DESCRIPTION
Congestion Reduction	Reduces traffic congestion delays and associated costs.
Road & Parking Savings	Reduces road and parking facility costs.
Consumer Savings	Helps consumers save money by reducing their need to own and operate motor vehicles.
Transport Choice	Improved travel options, particularly for non-drivers.
Road Safety	Reduced crash risk
Environmental Protection	Reduced air, noise and water pollution, wildlife crashes and other types of environmental damages.
Efficient Land Use	Supports strategic land use planning objectives, such as reduced sprawl, urban redevelopment and reduced habitat fragmentation.
Community Livability	Improved local environmental quality and community cohesion.
Economic development	Supports a community's economic objectives, such as increased productivity, employment, wealth, property values and tax revenues.
Physical Fitness and Health	Improved public fitness and health due to more physical activity, usually through increased daily walking and cycling.

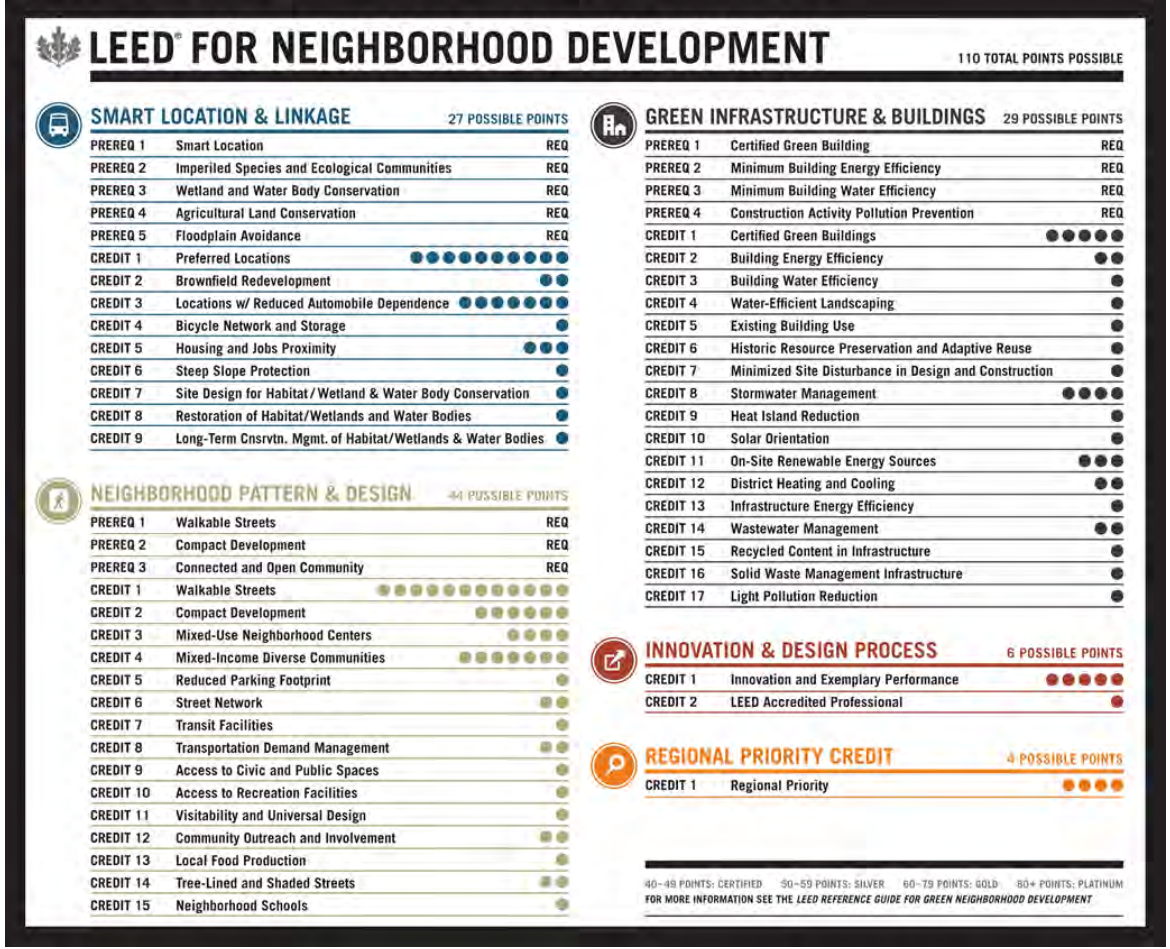
Table 5.7-14: Benefits of TDM Programs (SRF)

PHASE	LOCATION	MITIGATION MEASURE
I	All signalized City intersections	System-wide signal timing update to ensure optimized signal operation.
I	Aurora Street/Clinton Street/ Prospect Street	The use of TDM strategies, as described in detail in this report, should be utilized to reduce vehicle trips generated as a result of the Project.
I	Seneca Street/Cayuga Street	System-wide update of signal timings as mentioned above.
I	Clinton Street/Cayuga Street	TDM strategies as mentioned above.
I	Pine Tree Road/Slaterville Road	The intersection should be monitored for delay as it relates to potential future signalization.
I	Proposed Driveway I/Aurora Street	Consider installation of a three-color traffic signal after redevelopment of the existing buildings, prior to new development in Sub Areas CW3 and CW4. A study of intersection delay at this point will confirm the need for a potential signal. This signal should be coordinated with the traffic signal at Hillview Place.
II	Aurora Street/State Street	Restripe the westbound approach to provide separate left and right-turn vehicle movements during peak hours only. Enforce peak hour ONLY parking restrictions on north side of State St. approach.
II	NYS Route 96B/Coddington Road/Proposed Driveway IV	Realign, restripe the intersection to include opposing northbound/southbound left-turn lanes, and install a three-color traffic signal. The Project Sponsor should work with NYSDOT and the property owners affected by any intersection realignment.
II	Proposed Driveways III and V at NYS Route 96B	Install northbound left-turn lanes at Proposed Driveways III and V.
II	Cayuga Street/Seneca Street	System-wide update of signal timings as mentioned above.
II	Cayuga Street/Clinton Street	System-wide update of signal timings as mentioned above.
II	Downtown Ithaca	Update a downtown circulation plan with the purpose of developing a workable multimodal circulation system supportive of all modes of travel in the Ithaca CBD. The plan should be flexible to accommodate evolving modes of transportation.

Table 5.7-15: Mitigation Measures and Thresholds for Implementation (SRF)

Why LEED for Neighborhood Development?

- Applicable to redevelopment projects containing residential uses, nonresidential uses, or a mix.
- Projects may be at any stage of the development process, from conceptual planning through construction.
- Integrative approach to design.



LEED® FOR NEIGHBORHOOD DEVELOPMENT

110 TOTAL POINTS POSSIBLE

SMART LOCATION & LINKAGE — 27 POSSIBLE POINTS

PREREQ 1	Smart Location	REQ
PREREQ 2	Imperiled Species and Ecological Communities	REQ
PREREQ 3	Wetland and Water Body Conservation	REQ
PREREQ 4	Agricultural Land Conservation	REQ
PREREQ 5	Floodplain Avoidance	REQ
CREDIT 1	Preferred Locations	●●●●●●●●●●
CREDIT 2	Brownfield Redevelopment	●●
CREDIT 3	Locations w/ Reduced Automobile Dependence	●●●●●●●
CREDIT 4	Bicycle Network and Storage	●
CREDIT 5	Housing and Jobs Proximity	●●●
CREDIT 6	Steep Slope Protection	●
CREDIT 7	Site Design for Habitat / Wetland & Water Body Conservation	●
CREDIT 8	Restoration of Habitat/Wetlands and Water Bodies	●
CREDIT 9	Long-Term Cnsrvtn. Mgmt. of Habitat/Wetlands & Water Bodies	●

NEIGHBORHOOD PATTERN & DESIGN — 44 POSSIBLE POINTS

PREREQ 1	Walkable Streets	REQ
PREREQ 2	Compact Development	REQ
PREREQ 3	Connected and Open Community	REQ
CREDIT 1	Walkable Streets	●●●●●●●●●●●●
CREDIT 2	Compact Development	●●●●●●●
CREDIT 3	Mixed-Use Neighborhood Centers	●●●●●
CREDIT 4	Mixed-Income Diverse Communities	●●●●●●●●
CREDIT 5	Reduced Parking Footprint	●
CREDIT 6	Street Network	●●
CREDIT 7	Transit Facilities	●
CREDIT 8	Transportation Demand Management	●●
CREDIT 9	Access to Civic and Public Spaces	●
CREDIT 10	Access to Recreation Facilities	●
CREDIT 11	Visitability and Universal Design	●
CREDIT 12	Community Outreach and Involvement	●●
CREDIT 13	Local Food Production	●
CREDIT 14	Tree-Lined and Shaded Streets	●●
CREDIT 15	Neighborhood Schools	●

GREEN INFRASTRUCTURE & BUILDINGS — 29 POSSIBLE POINTS

PREREQ 1	Certified Green Building	REQ
PREREQ 2	Minimum Building Energy Efficiency	REQ
PREREQ 3	Minimum Building Water Efficiency	REQ
PREREQ 4	Construction Activity Pollution Prevention	REQ
CREDIT 1	Certified Green Buildings	●●●●●
CREDIT 2	Building Energy Efficiency	●●
CREDIT 3	Building Water Efficiency	●
CREDIT 4	Water-Efficient Landscaping	●
CREDIT 5	Existing Building Use	●
CREDIT 6	Historic Resource Preservation and Adaptive Reuse	●
CREDIT 7	Minimized Site Disturbance in Design and Construction	●
CREDIT 8	Stormwater Management	●●●●
CREDIT 9	Heat Island Reduction	●
CREDIT 10	Solar Orientation	●
CREDIT 11	On-Site Renewable Energy Sources	●●●
CREDIT 12	District Heating and Cooling	●●
CREDIT 13	Infrastructure Energy Efficiency	●
CREDIT 14	Wastewater Management	●●
CREDIT 15	Recycled Content in Infrastructure	●
CREDIT 16	Solid Waste Management Infrastructure	●
CREDIT 17	Light Pollution Reduction	●

INNOVATION & DESIGN PROCESS — 6 POSSIBLE POINTS

CREDIT 1	Innovation and Exemplary Performance	●●●●●
CREDIT 2	LEED Accredited Professional	●

REGIONAL PRIORITY CREDIT — 4 POSSIBLE POINTS

CREDIT 1	Regional Priority	●●●●

40–49 POINTS: CERTIFIED 50–59 POINTS: SILVER 60–79 POINTS: GOLD 80+ POINTS: PLATINUM

FOR MORE INFORMATION SEE THE *LEED REFERENCE GUIDE FOR GREEN NEIGHBORHOOD DEVELOPMENT*

Smart Location & Linkage		28
Prereq	Smart Location	Required
Prereq	Imperiled Species and Ecological Communities	Required
Prereq	Wetland and Water Body Conservation	Required
Prereq	Agricultural Land Conservation	Required
Prereq	Floodplain Avoidance	Required
Credit	Preferred Locations	10
Credit	Brownfield Remediation	2
Credit	Access to Quality Transit	7
Credit	Bicycle Facilities	2
Credit	Housing and Jobs Proximity	3
Credit	Steep Slope Protection	1
Credit	Site Design for Habitat or Wetland and Water Body Conservation	1
Credit	Restoration of Habitat or Wetlands and Water Bodies	1
Credit	Long-Term Conservation Management of Habitat or Wetlands and Water Bodies	1

Achieve Credit with Building or Landscaping
Achieve Credit based on Location
Achieve Credit based on Master Plan
Achieve Credit with Programing

Figure 2.5-1: CWD LEED v4 for Neighborhood Development Checklist - Smart Location & Linkage (R+W)

Neighborhood Pattern & Design		41
Prereq	Walkable Streets	Required
Prereq	Compact Development	Required
Prereq	Connected and Open Community	Required
Credit	Walkable Streets	9
Credit	Compact Development	6
Credit	Mixed-Use Neighborhoods	4
Credit	Housing Types and Affordability	7
Credit	Reduced Parking Footprint	1
Credit	Connected and Open Community	2
Credit	Transit Facilities	1
Credit	Transportation Demand Management	2
Credit	Access to Civic & Public Space	1
Credit	Access to Recreation Facilities	1
Credit	Visitability and Universal Design	1
Credit	Community Outreach and Involvement	2
Credit	Local Food Production	1
Credit	Tree-Lined and Shaded Streetscapes	2
Credit	Neighborhood Schools	1

Achieve Credit with Building or Landscaping
Achieve Credit based on Location
Achieve Credit based on Master Plan
Achieve Credit with Programing

Figure 2.5-2: CWD LEED v4 for Neighborhood Development Checklist - Neighborhood Pattern & Design (R+W)

Green Infrastructure & Buildings		31
Prereq	Certified Green Building	Required
Prereq	Minimum Building Energy Performance	Required
Prereq	Indoor Water Use Reduction	Required
Prereq	Construction Activity Pollution Prevention	Required
Credit	Certified Green Buildings	5
Credit	Optimize Building Energy Performance	2
Credit	Indoor Water Use Reduction	1
Credit	Outdoor Water Use Reduction	2
Credit	Building Reuse	1
Credit	Historic Resource Preservation and Adaptive Reuse	2
Credit	Minimized Site Disturbance	1
Credit	Rainwater Management	4
Credit	Heat Island Reduction	1
Credit	Solar Orientation	1
Credit	Renewable Energy Production	3
Credit	District Heating and Cooling	2
Credit	Infrastructure Energy Efficiency	1
Credit	Wastewater Management	2
Credit	Recycled and Reused Infrastructure	1
Credit	Solid Waste Management	1
Credit	Light Pollution Reduction	1

Achieve Credit with Building or Landscaping
Achieve Credit based on Location
Achieve Credit based on Master Plan
Achieve Credit with Programing

Figure 2.5-3: CWD LEED v4 for Neighborhood Development Checklist - Green Infrastructure & Buildings (R+W)

New York State Energy Research & Development Authority (NYSERDA) competitive grant program for community-scale sustainability projects that are innovative and transformational in their contributions to advancing energy efficiency, renewable energy, or carbon mitigation, plus economic development benefits.

Project awarded $1.75M in 2015

Chain Works District
SEQR Next Steps

- **DGEIS**
  - **Public Comment Period:** Ends May 10, 2016
  - **Methods of Providing Comment:**
  - Website/EMail: http://ChainWorksDistrict.com/GEIS/
  - Public Hearings: March 29, 2016
  - Written: Lisa Nicholas, AICP, Senior Planner
Planning Division, City of Ithaca
108 E Green Street
Ithaca, NY 14850
- **FGEIS**
  - The Final GEIS must consist of: the DGEIS, including any necessary revisions and supplements; a summary of the substantive comments received and their sources; and the Lead Agency's response to the comments.
  - The Notice of Completion of the Final EIS must be prepared, filed distributed and published as described in section 617.12.