

July 30, 2019

To: City of Kingston Planning Board

Re: The Kingstonian  
Kingston, NY  
City of Kingston Application – Sustainable Features of Project

The project is currently in early design stages with regard to green technologies and overall energy efficiencies. The project will be designed in accordance with the following energy codes:

1. 2015 International Energy Conservation Code
2. 2016 Supplement to the New York State Energy Conservation Construction Code
3. 2013 ASHRAE 90.1 2013

Features of the project would include consideration of the following:

1. High performance building envelope with R-21 walls, R-49 roof, double glazed windows with low E coating;
2. Appropriately colored roof materials to reduce solar heat gain;
3. Use of low VOC paints, sealants and adhesives;
4. Energy Star efficient HVAC systems for all units;
5. Use of energy efficient water and water distribution system, designed to minimize length of plumbing runs;
6. Energy star lighting and appliances;
7. Use of recycled materials in construction, including fly ash in concrete mix;
8. With regard to project location and available transportation, the project will:
  - a. Respect the need for sensitive land protection;
  - b. Respect desirability of diverse uses;
  - c. Facilitate access to quality transit;
  - d. Offer bicycle facilities;
  - e. Reduce overall parking footprint;
  - f. Accommodate green vehicles;
9. With regard to a sustainable site, the project will:
  - a. Respect sound rainwater management strategies;
  - b. Consider heat island reduction;
  - c. Consider light pollution reduction;
10. With regard to water efficiency, the project will:
  - a. Consider outdoor water use reduction;
  - b. Consider indoor water use reduction;
11. With regard to energy and atmosphere, the project will:
  - a. Consider commissioning;
  - b. Consider optimized energy performance;

- c. Consider renewable energy production;
- 12. With regard to materials and resources, the project will:
  - a. Consider environmental product declarations;
  - b. Consider optimization of sourcing of raw materials;
  - c. Respect construction and demolition waste management;
- 13. With regard to indoor environmental quality, the project will:
  - a. Consider enhanced indoor air quality strategies;
  - b. Consider low-emitting materials;
  - c. Endeavor to facilitate thermal comfort;
  - d. Endeavor to facilitate indoor lighting quality;
  - e. Endeavor to facilitate quality views;
  - f. Endeavor to facilitate acoustic performance;
- 14. With regard to innovation, we have LEED accredited personnel on staff to review project features as appropriate.
- 15. With regard to promoting sustainable lifestyles, the project offers the following benefits:
  - a. An opportunity for a live/work circumstance in the Stockade District, and
  - b. A corresponding opportunity to eliminate the need for ownership of and/or dependence on the automobile;
  - c. A walkable, pedestrian oriented circumstance for those staying at the hotel or living in the Stockade District, and
  - d. A corresponding opportunity to rely on bicycles (electric or other) as primary means of transportation;
  - e. The ability to facilitate healthier lifestyles through walking and bicycling;
  - f. Units that facilitate downsizing for those who so desire, similar to the small/tiny house movement;
  - g. Linkages between parking/housing/commercial/public uses that facilitate and promote walkability;
  - h. A public pedestrian plaza and amenity courtyard for housing residents that offer a convenient, potentially stress reducing respite from vehicular traffic;

Let us know if any questions. Thank you.

Sincerely,



Stephen P. Mackenzie, AIA, NCARB  
Mackenzie Architects P.C.