

Meeting Agenda

Advisory Committee



Meeting Date/Time:

January 19, 2018 at 10:30am to 12:00pm

Location:

City Hall Council Chambers, 108 E. Green St., Third Floor

Advisory Committee:

Peter Bardaglio *Ithaca 2030 District and TCCPI*
Katie Borgella *Tompkins County Planning*
Kirby Edmonds *Building Bridges and Dorothy Cotton Institute*
Erik P. Eshelman *Cornell University*
Steve Hugo *Holt Architects*
Jon Jensen *Park Foundation*
McKenzie Jones *City of Ithaca Planning Board*
Brent Katzmann *Warren Real Estate*
Leslyn McBean-Clairborne *Tompkins County Legislature and GIAC*
Heather McDaniel *TCAD*
Guillermo Metz *Cornell Cooperative Extension*
Scott Reynolds *INHS*
Frost Travis *Travis Hyde Properties*

Steering Committee:

JoAnn Cornish *City of Ithaca Director of Planning and Development*
Nick Goldsmith *City and Town of Ithaca Sustainability Coordinator*
Bill Goodman *Town of Ithaca Supervisor*
Ducson Nguyen *City of Ithaca Common Council*
Mike Niechwiadowicz *City of Ithaca Director of Code Enforcement*
Lisa Nicholas *City of Ithaca Senior Planner*

Consultants:

Noah Demarest *STREAM Collaborative*
Christian Nielsen-Palacios *STREAM Collaborative*
C.J. Randall *Randall + West Planners*
David West *Randall + West Planners*
Ian Shapiro *Taitem Engineering*
Lou Vogel *Taitem Engineering*

Discussion:

- | | | |
|------|------------------------------|-----------------|
| I. | Project Status Update | 10:30 am |
| II. | Review draft policy | 10:45 am |
| III. | Public Comments | 11:45 am |
| IV. | Adjourn | 12:00 pm |

Homework Assignments:

- Please review the attached proposed Easy Compliance Path worksheet

Easy Path				
Must achieve 5 points: 40%-50% reduction in GHG emissions				
	Improvement	Points Earned		Comments
		Residential (including multifamily 4+)	Commercial	
Development Density	Density > 7 dwelling units/acre	1	1	
Walkability aka Location	w/in 1/4 mile of 5 common destination types	1	1	
Stretch Code	Meet NY Stretch Code	2	2	10-15% better energy use per PR last year - 1 point or two? It's a heavier lift for both developer and verifiers
Space & Water Heating	Heat pumps or biomass for space heating. Electric water heating (HP preferable)	3	2	Electric water heating, preferably HP. Electric resistance allowed if very efficient bldg.
Renewable Energy	Install on-site renewable energy system(s)	1	1	Residential: 1 point for each 1.0 kwh/sf/year (electric systems, e.g. PV) 1 point for each 3.5 kBtu/sf/year (thermal systems, e.g. solar domestic hot water)
Renewable Energy	Install on-site renewable energy system(s)	2	2	Commercial (including industrial): 1 point for each 2.0 kwh/sf/year (electric systems, e.g. PV) 1 point for each 7.0 kBtu/sf/year (thermal systems, e.g. solar domestic hot water)
Affordability Improvement	Smaller building/room size: 10% smaller than reference	1	-	Commercial: Hotel only
Affordability Improvement	Smaller building/room size: 20% smaller than reference	2	-	Commercial: Hotel only
Affordability Improvement	Window to wall ratio <20%	1	1	
Affordability Improvement	Window to wall ratio <10%	2	2	Need local examples. Are there any?
Affordability Improvement	Simple building shape	1	1	Exterior wall and roof area divided by floor area less than maximum.
Affordability Improvement	HVAC system in thermal envelope	1	1	Not in unfinished basements, attics
Affordability Improvement	Reduce hot water use with EPA Water Sense fixtures	1	-	Residential including multifamily. Can you get credit with a hotel? Really easy. That's not a bad thing.
Affordability Improvement	Reduce overlighting (25% lower power density than code)	-	1	Avoid overlighting. Not for residential (incl. multifamily) or hotels
TOTAL POSSIBLE POINTS		16	13	Must achieve 5 points

Whole Building Path				
3rd Party Certification	Net-zero, Passive House, LEED w/ 16 energy points; or HERS (score TBD); or Passive House (or 2030?)	5	5	

A few easy to understand options...

- Option 1 Transportation and density and heat pumps
- Option 2 3rd party certification (assumes at least one more point automatically gained)
- Option 3 All (1 point) affordability options (plus one walkability/density point for commercial)