Welcome

Welcome and opening remarks provided by Long Range Planning Committee (LRPC) Chair.

Discussion on CEP Update

DES staff Richard Dooley gave a presentation on the CEP Update. After staff’s presentation, Environment and Energy Conservation Commission member and Energy Committee member John Bloom provided comments on the draft update. The LRPC discussed the proposed update. Comments and questions were then posed by members of the public. Comments and questions from commissioners and members of the public included:

- Pleased that District Energy is being replaced with resiliency.
- Arlington has the same carbon footprint as rural areas; we are starting out with an advantage in that sense but this notion that density supports low carbon footprint is not touched upon in this document. For example, East Falls Church has a plan already but the density recommended in that plan is not sufficient for energy efficiency. The Lee Highway planning process does not include the East Falls Church Plan area. Addressing the connection between density and energy efficiency could support long range planning processes. Staff believes that this connection is addressed in the transportation elements of the Comprehensive Plan and agrees it is not specifically called out in the CEP Update. Highlighting the role of density in achieving energy efficiency and reducing carbon footprint in the CEP Update could be considered.
- Do we know if Minneapolis’s change to incentivize triplexes also explicitly ties to that city’s energy goals?
- Do Fairfax, Alexandria, and other nearby jurisdictions have zero-cost programs for homeowners? Staff responded that a program which includes Solar United Neighbors is just launching. Homeowners can sign up to indicate interest and then receive information to decide if they want to invest in solar energy.
- Loan programs would be a good way to encourage solar investment and support plan goals.
- Could solar energy programs be extended to condominiums? This could help address financial issues for condo associations.
- Support for electric charging stations; support for government investment in electric vehicles.
• Fairfax County made a commitment to 6 electric DASH buses.
• To what extent does Arlington Co have ability to adopt appendices to the Building Code? Staff responded that Arlington Co cannot enforce anything beyond the provisions of the Virginia Building Code. But for the most part everything in the ICCE is incorporated into the Virginia Building Code.
• Has Appendix U (solar ready residential construction) been adopted in Virginia? Appendix U – Solar Ready is included in the Virginia Energy Conservation Code (VECC). However, appendices in the IECC and VECC or only enforced when they are specifically referenced in a chapter of the VECC. The VECC does not reference appendix U in any chapters so essentially Appendix U is guidance in the case of homes voluntarily pursue solar or solar ready. In other words, it will not be enforced on new residential construction in Virginia.
• Please consider adding a graphic that shows location of high-density corridors with correlation to energy cost savings.
• Please consider clarifying how/why we save $5 million annually in energy costs.
• How much have we considered the intersection between the new Housing Arlington and energy costs savings for affordable housing? Do we have tools in place already and we just need to apply them or are new policies and tools needed?
• Are multi-family residential buildings covered by C-PACE? More than 4 units, which are not condo, are eligible.
• Virtual net metering could be done off-site for an affordable housing project.
• Is the Community Energy Plan more of a measurement tool than a policy document? What are your leverage points? How are you involved in planning processes? Energy principles should be included in long-range planning processes, even down to energy targets, and this should be explicitly recommended in the CEP Update.
• How does the Environmental Assessment process fit into site plan review process? Staff responded that we are working on refining this relationship so we can make recommendations earlier in the project development.
• Is the County calculating carbon sinks? How do trees factor into energy planning? Staff responded that the Urban Forester does have a program that demonstrates positive impacts of trees on environmental goals, but trees do not factor into the model for carbon footprint.
• How do we address need for batteries for solar energy? Prices are dropping for batteries for solar energy.
• Is there an opportunity to add more standard site plan conditions for electric charging stations, as an example?
• It would be nice if there was some synergy between Community Energy Plan and the Urban Forestry Master Plan regarding trees since we have constraints on ability to protect trees on private property. This will be a big issue as we move into consideration of triplexes and more housing on single family lots in terms of lot coverage and tree impacts.
• Please consider how you would comment on the ratio of EV ready vs EV capable?

Discussion on Green Building Initiative

DES staff Joan Kelsch and Jessica Abralind gave a presentation on the Green Building Initiative and the proposed amendment to the policy. After staff’s presentation, the LRPC discussed the proposed update.
Comments and questions were then posed by members of the public. Comments and questions from commissioners and members of the public included:

- **How does this program apply to older buildings?** Staff responded that it is possible to preserve buildings and achieve Net Zero Energy certification.
- **There is also concern about single-family neighborhoods, especially districts such as Maywood where adding triple-pane windows may not be easy to do; however, this is outside the scope of the Green Building program.**
- **There is concern about Buckingham and/or areas on Lee Highway with market-rate affordable units. Is there a way that we can preserve and upgrade these buildings and achieve energy efficiency in the process?** If you achieve energy efficiency and get added density, does that density needed to be applied on-site? Staff confirmed this is the case. In some projects, bump outs or new buildings are added, and this is a way of applying the earned density without impacting existing historic buildings.
- **There are some projects where LEED certification was not pursued because projects do not need the earned density.** (Jane’s question about 1770 Crystal Drive)
- **Staff commented that the area plans are very important to implement the Green Building Incentive Program. Area plans can indicate that the Green Building Incentive Program are a desired community benefit in exchange for density.**
- **What type of LEED certification is required for participation in the Green Building Incentive Program?** Staff responded that the County is requiring Leed 4.0 for participation in the Green Building Incentive Program. Energy Star is only a requirement for office buildings; not for multi-family buildings because it is much more common to achieve EnergyStar in office buildings country-wide.
- **Please consider how to address scenario in which energy efficiency fails in the long term after a project has already received their density? Could site plan conditions address this scenario? Consider if you could share a draft of the language you would propose as a site plan condition reflecting this and other changes?**
- **Are EV charging stations in buildings a public amenity? This would be a good thing to see.** A big issue is having sufficient electric capacity.
- **For a Zero Carbon Building, how do we ensure the off-site renewable energy stays connected (in the case of a natural disaster or some other failure)?** Zero Carbon certification requires a 15 year contract between the building developer and the solar developer. Staff will research enforcement issues further.
- **What questions can be asked of new developments to gauge their level of participation in the GB incentive program?** Here are staff’s recommendations:
  - Can the building consider pursuing higher levels of sustainability through the green building incentive program (LEED Gold, Platinum, or Zero Carbon/Net Zero Energy certification)?
  - What is the Energy Use Intensity of the building? (answer should be in kbtu/sq.ft./year)
- How much energy will the building save compared to a code building?
- Is the project pursuing any of the “Arlington Priority Credits?”
- Will the project commit to recertify as an Energy Star building after occupancy (based on actual energy usage)?
- Will there be on-site renewable energy?