

**Environment and Energy Conservation Commission**  
Draft

Summary of April 22, 2019 Meeting  
2100 Clarendon Blvd, Azalea Conference Room

Members Present: Jessica Skerritt, Gabriel Thoumi, Carol Rakatansky, Mike Hanna, Claire O’Dea, John Bloom, Teresa Leonardo

Members Absent: Colleen Orr, Shawn Norton, Mike Mesmer, Kimberly Fedinatz, Sarah Meservey, Charles Girard

Guests: Jim Spearmen, Jonathan Morgenstein, Joan McIntyre, Bernie Berne

Staff Present: Adam Segel-Moss (DES), Robin Hodges (APS), Benjamin Burgin (APS)

**1. Public Comment**

Bernie Berne asked for the Commission to push the Board and staff to restrict mowing to 3 feet on either side of trails. He specifically asked that this be included in the Bicycle Element. Mr. Berne noted that trail widths are specified in detail within the plan. He feels that mowing widths could also be explicitly detailed in the Bike Element as well.

**2. Education Center Environmental Assessment**

Benjamin Burgin, Assistant Director Arlington Public Schools, Robin Hodges, APS Project Manager, and Jim Spearmen, Studio 27 Architecture presented the APS Education Center project.

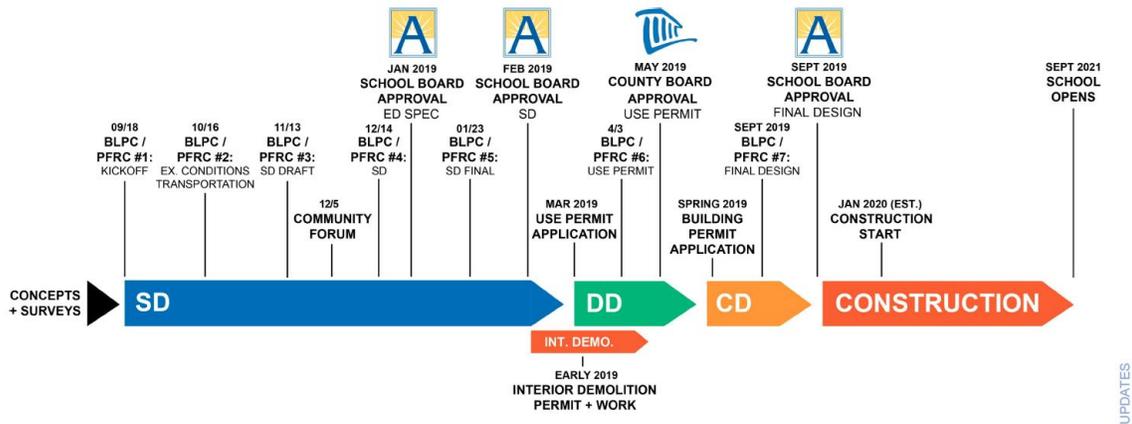
Benjamin detailed the project parameters, including:

- Project included in the FY2019-28 Capital Improvement Plan (CIP)
- Renovate the Education Center to both increase the capacity of Washington-Lee initially, and later to adapt to possible future instructional and grade level changes
- Support APS Strategic Plan Goals, specifically for Healthy, Safe, and Supported Students
- Address capacity by providing 500-600 high school seats
- Open by start of school 2021
  - Spend a maximum project cost of \$37 million, using every effort to spend less

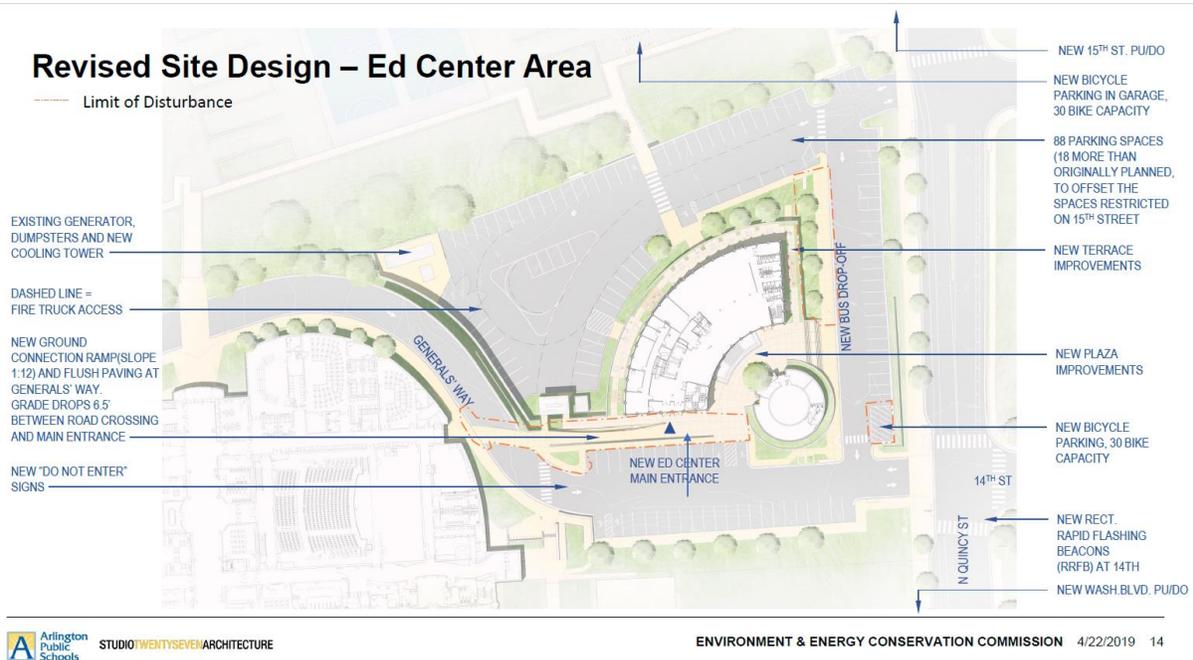
The APS Board decided that they wanted to reuse the Education Center for School use. This is an adaptive reuse of an existing office building to a new facility that will be adaptable and amendable for future uses.

The schedule of the project is as follows:

### Schedule and Interior Demolition Phase



The proposed site design and changes include:



The limits of disturbance are small for this project. The main items being amended are the walking connection from the existing Washington Lee school to the Ed Center as well as additional tree planting, patio planters, and new bike parking.

John Bloom asked what the plan was for the roof. Ben noted that APS has an existing PPA. The vendor is going to evaluate the roof for solar, but staff are not optimistic given the geometry of the roof.

The site already has some stormwater BMPs and will remain in place. About 10,000 sq. ft of space will be disturbed. Approx 1,300 sf of impervious area will be converted to pervious. No trees are being removed. New canopy trees will be added.

Regarding building updates and design, below are sustainability-related features:

- Adaptable and agile high-performance learning environments
- Extensive building envelope improvements:
  - Replace existing roof membrane and insulation
  - Adding exterior wall/soffit air barrier and insulation
  - Adding insulation below existing roof terrace
  - Replacing existing single-pane windows with energy efficient glazing
  - Adding operable windows
  - Using glazing frit that responds to annual sun exposure and solar orientation
  - Replace existing HVAC with water-source distributed two-stage/variable heat pumps
- Estimated EUI between 30-40
- Projected LEED v4 BD+C: Schools Silver Level certification

The current energy intensity of the Ed Center is around 200. The estimated target of 30-40 EUI for the facility is very aggressive. Ben noted that this is one of the biggest energy hogs in the APS inventory.

All windows will be replaced with high performance glass curtain wall windows with operable windows.

Several commissioners asked about electric vehicle charging (EVs). Ben noted that no EV charging is being incorporated into this project.

Claire asked if there is an EV-ready policy or spec that could be used for this project. This could include simply placing the conduit in the ground and making sure that the capacity in the electrical panels is there.

John Bloom asked about energy on the LEED scorecard for optimized energy performance. He asked about points that were not achieved.

APS tries to be conservative on the number of credits are achievable. The project is also dealing with an existing building that is an adaptive reuse. Building orientation and glazing ratio are much different than APS would create if they had a blank slate. This project is working with a very high glazing ratio of more than 60%.

Claire asked about how biophilic cities can be incorporated. She noted the importance of trees, plants, softening the built environment with nature.

John Bloom asked about the HVAC system selection process. He asked if there had been a study on geothermal. Ben noted that geothermal is the preferred system for APS. It is low maintenance and reliable. It wasn't feasible for this project given space restrictions for geothermal wells.

The Commission discussed having a representative give public comment at the Board meeting in support of the project as time won't permit for a letter to be drafted and approved in advance of the Board meeting.

The following E2C2 comments were approved for public comment:

- Appreciative of APS' to take on an adaptive reuse project. The Commission continues to look to minimize development of new land and this aligns with those aspirations.
- E2C2 applauds the Energy Use Intensity goal of 30 from the current level of ~200
- The Commission would like to see the project incorporate solar
- The Commission would also like to see more electric vehicle (or bus) charging stations. At the very least they would like to see EV ready parking spots (electrical panel capacity designed in and empty conduit installed).
- E2C2 would like to see APS reach for LEED Gold, if the budget allows.
- The Commission also applauds APS for preserving all trees and adding trees to the site.

The comments were approved unanimously. A representative will attend the upcoming Board meeting to provide these comments.

### **3. Meeting Summary Review – March**

Approved unanimously.

### **4. Old / New Business**

Mike Hanna noted that the Bike Element is up for approval at the next Board meeting. There are several unresolved issues. Trail lighting, trail width, mowing specifications, and the balance of where critical bike links vs. natural area meet needs further quantifiable guidance. Mike suggested that a separate process would be helpful to nail down as many quantifiable parameters as possible.

Claire noted that POPS is going to the Board this week as well. The working group unanimously agreed that the issue of mountain biking came in too late in the process and could have significant environmental impacts.

Carol provided an update on the Lee Highway planning process. She noted that she would circulate a newsletter that includes a summary of the kickoff meeting. She noted that the main points of discussion are the nodes of higher activity and traffic issues to be addressed.

Gabriel noted that the Climate & Leadership Awards are open for applications through MWCOG. ACPAC is reducing meeting frequency due to budget constraints.

John Bloom noted that the CEP should be rolled out in May for public review. At the last energy committee meeting, a DVP representative discussed EVs and are collecting feedback. John also noted that there is some discussion of APS electric buses, where DVP could buy the battery if APS buys the bus. This would allow battery-to-grid peak shaving, especially in the summer when buses are mostly parked.

Gabriel asked about solid waste and glass recycling. Mike Hanna noted that it is hard to train people. Alexandria decided to keep it in their curbside for that reason. Mike noted that E2C2 isn't ready to take a position at this time. Plastics were also discussed by the Commission and the pervasive environmental and health impacts. The Commission discussed this as a potential future agenda item for non-legislative action (e.g. plastic free July, etc.). Teresa agreed to do some research and present to the Commission on plastics at a future meeting.

Gabriel asked if socially responsible investing vis-à-vis the County's retirement system could be an item at a future meeting.

Mike suggested a wiki list of ideas that the Commission would like to explore, which will help the Commission from getting distracted on one-off issues. Possible topics discussed included:

- Socially responsible investing
- EVs and electric buses
- What other committees and other jurisdictions are working on
- Endocrine disruptors and DPR's invasive removal, by hand, acre by acre, Roundup, etc.