

ENVIRONMENT AND ENERGY CONSERVATION COMMISSION
c/o Department of Environmental Services
2100 Clarendon Blvd., Suite 705
Arlington, VA 22201

July 22, 2019

Honorable Christian Dorsey, Chair
Arlington County Board
2100 Clarendon Blvd., Suite 300
Arlington, VA 22201

Re: Support for Updating the Green Building Density Incentive Policy for Site Plans

Dear Chair Dorsey,

The Environment and Energy Conservation Commission (E2C2) was briefed about the proposed update to the County's Green Building Density Incentive Policy for Site Plans. E2C2 supports adding Zero Carbon certification to the Green Building Density Incentive program as an option for developers to earn bonus density.

The County's Green Building Density Incentive Policy was updated in 2014 to provide additional density to developers in exchange for Net Zero Energy certification, which requires that buildings have 100% of their energy needs supplied by on-site renewable energy on a net annual basis. Given the urban nature of Arlington County (buildings that are taller than they are wide), achieving Net Zero Energy certification in Arlington is more difficult and costly than in other jurisdictions. Zero Carbon certification was developed in 2018 to recognize the growing desire for highly energy efficient buildings which are designed and operated to fully account for their carbon emissions impacts. Zero Carbon certification requires 100% of the building's energy use be offset by on- or off-site renewable energy on a net annual basis, while providing minimum on-site energy efficiency standards.

No projects have applied for Net Zero Energy certification since its incorporation into the Green Building Density Incentive Policy for Site Plans in 2014. Adding Zero Carbon certification to the program will expand the options available for developers to add density in exchange for significantly improved energy profiles, while providing flexibility to use offsite renewables to meet requirements.

E2C2 supports the proposal to add Zero Carbon certification to the Green Building Density Incentive Policy for Site Plans as an option for building developers to earn bonus density. We thank the Board for the opportunity to comment.

Sincerely,

Mike Hanna
E2C2 Chair