

Environment and Energy Conservation Commission
Draft

Summary of October 28, 2019 Meeting
2100 Clarendon Blvd, 311 Conference Room

Members Present: Mike Mesmer, Joan McIntyre, Claire O’Dea, Carol Rakatansky, Jonathan Morgenstein, John Bloom, Mike Hanna, Timothy Effio, Charles Girard

Members Absent: Shawn Norton, Gabriel Thoumi, Teresa Leonardo

Guests: Dolores Nalia, Justin Donaldson, Bernie Berne, Brian Earle, Joe Chapman, Rick Keller, Scott Dickie, Brian Stout, Matt Ginivan.

Staff Present: Adam Segel-Moss (DES), Demetra McBride (DES), Joan Kelsch (DES), Jessica Abralind (DES), Joanne Gabor (DES)

1. Public Comment

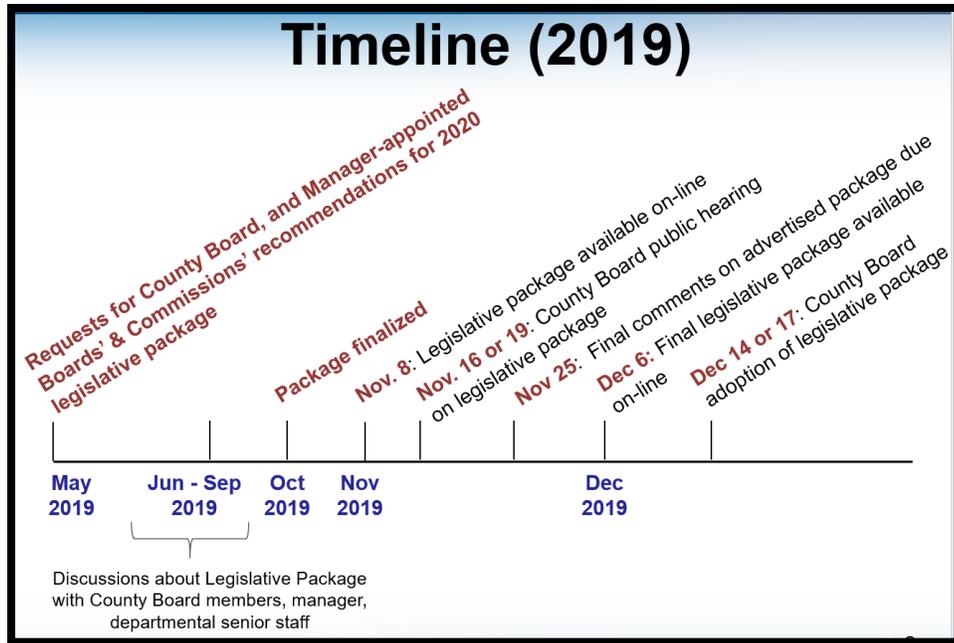
Bernie Berne noted disappointment in the Commission regarding Benjamin Banneker Park. Regarding Benjamin Banneker, Mr. Berne noted that he feels the Board is moving the project along without due diligence or appropriate public process. He also expressed concern about a zoning amendment to allow bonus density and affordable housing regarding the Harris Teeter project on Glebe. Mr. Berne also expressed concern about the number of trees being lost as well as the lack of open space on the proposed project.

2. Legislative Process

Patricia Carroll provided an update on the legislative process. Patricia noted that she can discuss the legislative process generically, however the Board hasn’t decided what shall go into the package. Once it is finalized she will forward the package to the Commission for review.

The Commission asked for better clarification on the timeline of the legislative process, how they can best engage in the process, and how their priorities should be communicated clearly.

Patricia noted that early is always better. The timeline is as follows:



Patricia noted that the Commission provides recommendations, she meets with the County Board, Manager, and senior staff. She notes that the process is unique each year depending on competing priorities, politics, and needs.

Patricia noted that the legislative package will be available on Nov. 8th – publicly. She noted that there will be a public hearing on Nov. 16 or Nov. 19.

She asked that the commission be in touch once the package is released. Specifically, if E2C2 sees something in the package that needs to be amended.

John bloom asked how the Commission could support the legislative process to be more impactful or have more bandwidth. Patricia noted that early input is key.

Jonathan Morgenstein asked to what degree can the commission or County can ask for autonomy on any given issue (e.g. green buildings, trees, energy, etc.). Patricia noted that the County may ask for anything but would be wise to form coalitions, build critical mass, and ultimately only a few items at a time may be worked on. In a sense, she suggested that the Commission pick what is more important and most achievable given the landscape.

John Bloom also added to Jonathan's question regarding autonomy – who would grant Dillon Rule flexibility on these issues.

Ms. Carroll noted it needs to be done issue-by-issue even if the general assembly were to change. The Dillion Rule won't be removed. The Building Code is done by the building code officials.

Mike Hanna noted that even with Dillion Rule Exceptions – there is still a very narrow parameter to regulate and must be done with specificity.

Patricia noted that scooters are an example within a narrow window of time and on a small scale.

Mike Hanna continued that there is a great deal of work happening at this time of year.

Pat asked to copy her on communications to their Board liaison.

Particularly in regard to VML and their timing, getting the E2C2 legislative letter sooner rather than later is very helpful.

If in March the Commission identifies an issue (e.g. EVs), she asked that E2C2 contact the Board and Pat Carroll, so they are both aware of hot topics.

3. Green Building Program

Joan Kelsch and Jessica Abrialind attended the E2C2 meeting to answer E2C2 questions regarding the Green Building (GB) Program.

Jessica explained the mechanics of the GB program. She noted that developers may apply for small amounts of density in exchange for commitments of high-level sustainability. This includes LEED certification at elevated levels (e.g. Silver and above), including energy commitments, energy reporting, Energy Star certification, and more.

She detailed that the buildings often receive ~6,000-7,000 sq. ft of additional density. However, in exchange for this commitment the overall projects often use 30-50% less energy, water, and have additional benefits to the community.

When an applicant comes in, staff ask above the minimum threshold including:

- LEED Gold Certification
- Energy Star Certification and Reporting
- 15% Energy Efficiency

This Program has evolved over time to keep up with changing market conditions. Staff noted that they continue to update the program to ensure that incentives aren't being offered for actions that developers would take without incentives.

Jessica noted that the GB Program will be updated again in 2020 to align it with the recently adopted Community Energy Plan and changing market forces.

Mike Hanna asked about the conditional density as it relates to lower cost housing, affordable housing, and if the County program was additive to other programs. Jessica noted that the County currently has separate pots of density they use for things. This is likely to change over the coming year to allow the Board to balance priorities.

Tim Effio asked about the cost of certification at various levels vs. payback. He asked if the County has metrics on the incremental costs associated with additional LEED levels and what the marginal cost to reach higher levels is. Staff noted that they are not privy to the costs by developers but anecdotally are aware that it is beneficial or else the projects would not participate. The modest additional density that can be leased in perpetuity is the key to garner these sustainability commitments.

Claire requested that staff consider adding biophilic design to the program update in 2020. She noted that Board action is likely and others in the community have been pushing to see the integration of biophilic decisions more broadly.

Mike Hanna noted that the Energy Committee would be willing to support the GB program update in 2020. He noted that this would be a perfect role for them to support staff as they look for technical feedback and general input.

4. Met Park 6, 7 & 8

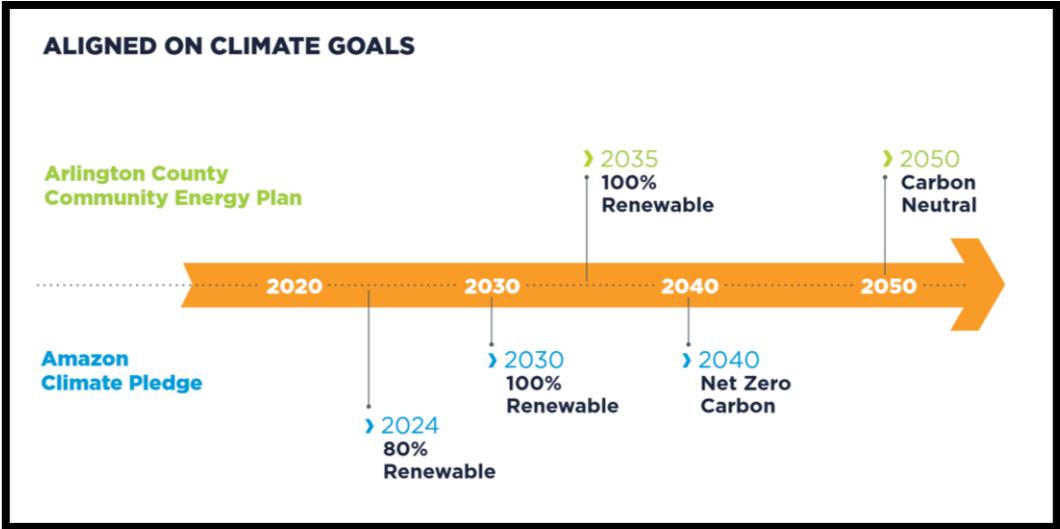
Joanne Gabor provided an introduction from the staff perspective. She detailed the timeline and process for the Met park project. She asked that the Commission hold on discussions of density and community benefit. Rather, she asked that they focus their questions and inquiry to the project with the project staff that were present. She noted that community benefit discussions are still in process and there is much to balance (e.g. affordable housing, transit, green building).

The Amazon design team provided an update on the specific principles of the design. They noted that the project would like to be part of the community and not an isolated campus.

The design team noted that sustainability is a core value of Amazon and Arlington. Amazon is happy to be joining a community that holds these same values and would like to live into them.

The design team detailed the climate pledge that was made by Amazon in the past few months for the company to be carbon neutral by 2040.

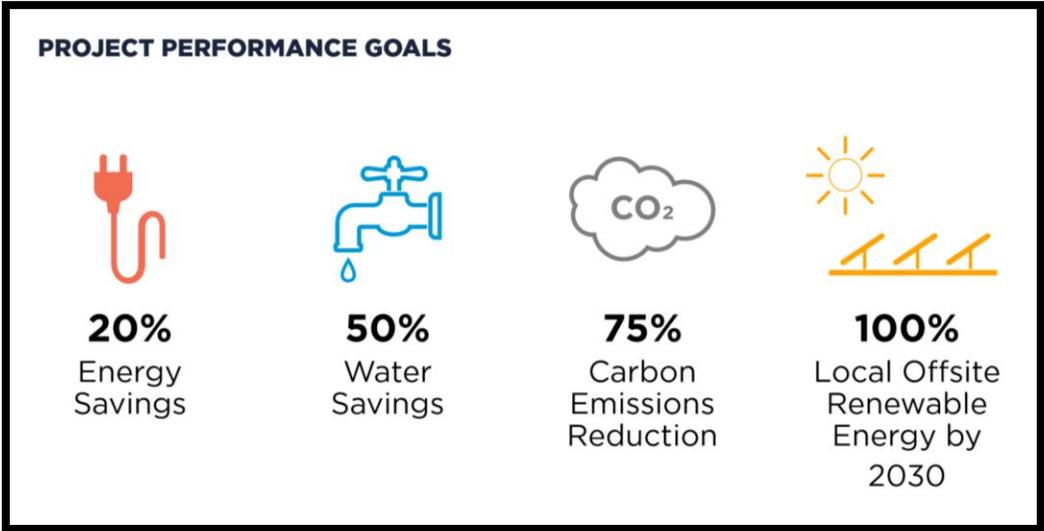
The design team provided the following timeline to detail the aligned climate goals of the County and Amazon:



The design team noted that are already occupying space in National Landing. They will continue to rent space as Met park and Pen Place are designed and built.

Amazon committed to measuring and reporting greenhouse gas emissions as well as associated reductions.

The project performance goals include:



Charles asked if they were going for zero waste. The design team is uncertain at this time.

Charles also asked how much of the parking will be provided for electric vehicles (EVs). The project is being designed for 2% EVs with the ability to scale up as

demand increases. This requires that breakers, wiring, and the overall load is scaled up to meet current and future needs.

Charles asked what kind of boiler the project plans to use. They noted that the project has transitioned to all electric hydronic heating. The project also plans to use frictionless mag-lev chillers that are very efficient.

John Bloom asked about zero carbon and the projects possibilities and intent to achieve the certification. The design team noted that the spirit of the building is a zero-carbon building. The project is going to nearly reach zero carbon. The project is meeting with the certifying body, the International Living Futures Institute (ILFI), and looking to see if it is possible to certify as zero carbon. The design team noted that the largest building previously certified under ILFI is approximately 150,000 sq. ft. They noted that this is orders of magnitude less that the planned Met Park project. Nevertheless, the design team is looking into this possibility.

Johnathan Morgenstein noted that serious challenges will occur with Amazon cafeterias since there are cafeterias that could be burning natural gas. He asked if that was the case, or if everything that Amazon has control over has been moved to electric.

The design team noted that all of Amazon's space, as currently designed, are planned for an all-electric building. The tenant space is not yet known. There may be restaurants that need gas. They are evaluating to see what can be done to minimize or eliminate gas in tenant spaces. They noted that this could be a real challenge for the tenants as well as from an electrical and load sizing perspective.

Tim asked about the renewable commitments. He asked about on-site and off-site renewables. The design team noted that no renewables will be placed on-site. Space is limited and it is more cost effective for the project to look for off-site renewables at scale that could serve the entire building.

Jonathan asked about geothermal and if the project evaluated it. The design team noted that it wasn't evaluated.

Mike Hanna thanked Amazon for putting bike lanes. He noted that this is a critical piece of infrastructure for the project and the area. Amazon also noted that they plan to pay into Arlington County Commuter Services for transit services. All staff will be provided with metro cards upon hire. Other transit amenities will also be provided to their staff. Parking will not be incentivized, with the exception of carpool vehicles. Amazon expects less than 25% of staff to drive, as is the case in their other offices.

Mike also expressed concern about operable windows that are part of the project design.

The design team noted that the operable windows would have no impact on energy use. They noted that there would be a system in place that uses red and green lights to indicate when it is OK to open windows.

John Bloom asked about the Amazon renewable goal to achieve 100% renewable electricity for the building by 2030. John asked why renewables are only being incorporated after nearly a decade of operation, and if it could be moved up to align with full building occupancy.

The design team noted that it is a corporate goal. At this time, they don't know enough to make any commitments today. They also noted that there could be a lag between contractual purchase of the scale renewable purchase and construction.

John Bloom asked if the carbon intensity of building materials would be offset. The project is looking into it but hasn't made any determination at this time.

E2C2 discussed formalizing questions that could be provided for the design team to review and respond to.

Joanne noted that the updated plan submission will be available online in the coming weeks.

She asked that the Commission aggregate questions for Adam Segel-Moss to provide to the Amazon design team. Amazon and the County will evaluate questions to see how they are best answered.

The Commission will draft, review, and approve questions at the November 18 meeting for Amazon and County review.

5. Old / New Business

Claire noted that the Neighborhood Conservation review group met and are still in the data gathering stage.

Joan noted that she would be attending the green procurement event and report back.

Mike Mesmer attended the Gulf Branch Stream restoration meeting and noted that the tributary A Donaldson Run process is going well. The next public meeting is Nov. 6. Mike also attended the first water and waste water utility rate study meeting. He noted that it was mostly introductory in nature and would ramp up over time.

Mike Hanna attended the Bike Committee meeting. He reported back that the County is pushing to complete a policy on shared mobility devices by the end of the year. This is required in order for Arlington to have control over the issue. If an ordinance isn't passed by the end of the year then Arlington will be required to follow whatever guidelines are set by Richmond.