Green Building Policy Update

LRPC Chair James Schroll opened the meeting at 7:00pm.
Commissioner Schroll recognized the presenters of the meeting’s agenda item.

Ms. Joan Kelsch presented an overview of the Green Building Policy. The policy establishes a voluntary process through which a special exception site plan project can receive bonus density in return for incorporating energy efficiency and utilizing green building techniques in the project. The policy was originally adopted by the County Board in 2000 and has been updated four times over the past 20 years, with the most-recent update occurring in 2014. The proposed update is intended to help the County move toward the goals of the Community Energy Plan (CEP), adopted by the County Board in 2019.

Ms. Jessica Abralind presented an overview of the proposed changes to the Green Building Policy. These updates include adjustments to existing prerequisites for utilizing the policy; the creation of new, additional prerequisites; the establishment of a menu of “extra” criteria; and the establishment of a built-in update to the policy in two-and-a-half years.

Once Ms. Kelsch and Ms. Abralind’s presentation concluded, Commissioner Schroll solicited comments and feedback from LRPC attendees.

The Commission members offered the following comments and raised several clarifying questions:

General Comments:

- LRPC members expressed general support for staff’s efforts to update the policy to support the adopted CEP goals.
- LRPC members acknowledged the challenge of balancing multiple policy goals (e.g., supporting the CEP goals, establishing economically feasible prerequisites) in the update to the policy.
- LRPC members asked clarifying questions about the existing policy and the methodology and usage of LEED scoring in the implementation of the policy.

Comments related to the Update:

- LRPC members expressed general support for staff’s proposal to incorporate LEED Gold as a baseline prerequisite for all levels of the policy.
- LRPC members asked clarifying questions related to the proposed bird-friendly glass prerequisite and the reasoning for including it as a new prerequisite when the Planning Commission generally raises the issue during the site plan review process.
- LRPC members asked clarifying questions related to the proposed new baseline prerequisite requiring two percent of parking spaces be dedicated for electric vehicle charging. Staff replied that the two percent is currently used as a standard by the LEED system to earn a LEED point.
- Was electrification of cooking areas considered for inclusion in the policy? Staff noted that cooking areas generally have a smaller energy load than other areas of buildings.
- How did staff arrive at the proposed new baseline requirement of on-site solar of two watts per square foot of roof area (approximately 16 percent of the roof’s area)? Staff indicated that there was an interest in establishing on-site solar but also balance other needs for roof area (e.g., green roof, common area, mechanical equipment).
• Did staff consider allowing an in-lieu fee to satisfy policy requirements; an in-lieu fee could be a way for the County to target investment elsewhere to maximize potential benefit.
• LRPC members discussed the potential effects of instituting an automatic update to the policy in two-and-a-half years.
• LRPC members asked questions related to feedback provided by the Environment & Energy Conservation Commission (E2C2) and NAIOP.

Other Comments:

• LRPC members asked about the status of a separate electrification study that is underway and overseen by Department of Environmental Services staff.

Crystal City Substation General Land Use Plan (GLUP) Amendment

Commissioner Schroll recognized the presenters of the meeting’s agenda item.

Ms. Jennifer Skow presented an overview of the Crystal City substation site and the proposed land use actions and real estate transaction between the County and Dominion Energy that would result in an expanded substation, the exchange of two parcels, and the dedication of right-of-way.

Mr. Matt Ladd presented an overview of Virginia state code requirements related to the public facilities review process (Code of VA §15.2-2232). Mr. Ladd then presented an overview of the proposed amendment to the General Land Use Plan (GLUP). The proposed amendment would amend the GLUP’s Public Facilities Map, adopted in February 2020 as part of the 2020 GLUP reprint, to identify and include Dominion Energy’s electrical substations under the category of public service corporation facilities on the map. This update would include the expanded Crystal City substation and 10 other Dominion substations. This proposed amendment is scheduled to be heard by the Planning Commission at its November 2020 meeting.

Once Ms. Skow and Mr. Ladd’s presentation concluded, Commissioner Schroll solicited comments and feedback from LRPC attendees.

General Comments:

• LRPC members asked clarifying questions about the public facilities review process and whether this was being presented to the Public Facilities Review Committee (PFRC).
• LRPC members asked clarifying questions related to the Crystal City substation; the proposed expansion and its design; and the real estate transaction between the County and Dominion Energy. Mr. Matt Mattauszek provided additional background on the proposed expansion of the Crystal City substation, the public plaza adjacent to the substation, and the Dominion parcel that would be conveyed to the County. Mr. Mattauszek added that the Dominion parcel to be conveyed to the County is identified an opportunity site in the Public Spaces Master Plan.
• LRPC members asked clarifying questions related to the future design of the Crystal City substation, as the design and character of these sites would be included in future consideration of these sites through the public facilities review process.
LRPC members inquired about the community engagement that has been conducted in relation to the Crystal City substation. Mr. Mattauszek and Scott Reamy (Dominion Energy) relayed that Dominion has conducted outreach with civic associations, established a website for the substation, held a virtual public meeting, and conducted an online survey.

**GLUP Amendment Comments:**

- LRPC members posed questions related to the adoption of the public service corporation facilities on the GLUP’s Public Facilities Map and potential scenarios for considering future GLUP amendments for substation expansions.
- LRPC members expressed a desire for additional thought and guidance related to the future vision for the substation sites across the County, as opposed to thinking about these sites on a case-by-case basis.
- LRPC members expressed that there is concern about the specificity of the amendment and that it may not provide sufficient clarity in the future to address additional issues related to substations. Additionally, LRPC members suggested that there is concern related to the specific Crystal City substation proposal and whether it would be in keeping with the public facilities review process.

**Public Comment**

Mr. Scott Reamy (Dominion Energy) provided additional information related to Dominion’s website for the Crystal City substation, which contains additional information about the site, a recording of a virtual meeting, and additional contact information.

LRPC Chair James Schroll adjourned the meeting at 8:49pm.