

Environment and Energy Conservation Commission
Draft

Summary of July 27, 2020 Meeting
Virtual Meeting

Members Present: Mike Hanna, Claire O’Dea, Carrie Thompson, Timothy Effio, Jonathan Morgenstein, Carol Rakatansky, Teresa Leonardo, John Bloom, Gabriel Thoumi, Joan McIntyre, Kevin Vincent

Members Absent: Shawn Norton, Mike Mesmer

Guests: David Howell, Carolyn Lang, Caroline Haynes

Staff Present: Adam Segel-Moss (DES), Joan Kelsch (DES), Demetra McBride (DES), John Morrill (DES), Rich Dooley (DES), Jessica Abralind (DES)

1. Public Comment

None

2. Green Building Update – (Joan Kelsch and Jessica Abralind, DES)

Joan and Jessica provided background on the Green Building program including history, evolution, and next steps.

Some Green Building program history includes:

- ▶ Began in 2000
 - ▶ Incentive for LEED Silver only, commercial office only
- ▶ Update in 2003
 - ▶ Included all LEED levels and all site plan projects
- ▶ Update in 2009
 - ▶ Adjusted bonus to reflect market transformation
- ▶ Update in 2012
 - ▶ Focus on energy efficiency to align with Community Energy Plan goals
- ▶ Update in 2014
 - ▶ Energy performance, Arlington specific
- ▶ Update in 2020
 - ▶ Address updated Community Energy Plan goals (energy performance, renewables, Zero Carbon), other County priorities (equity, biophilia)

Joan noted that the Green Building Program needs to be updated to stay beyond code and align with current county goals such as the Community Energy Plan (CEP). The CEP goals include:

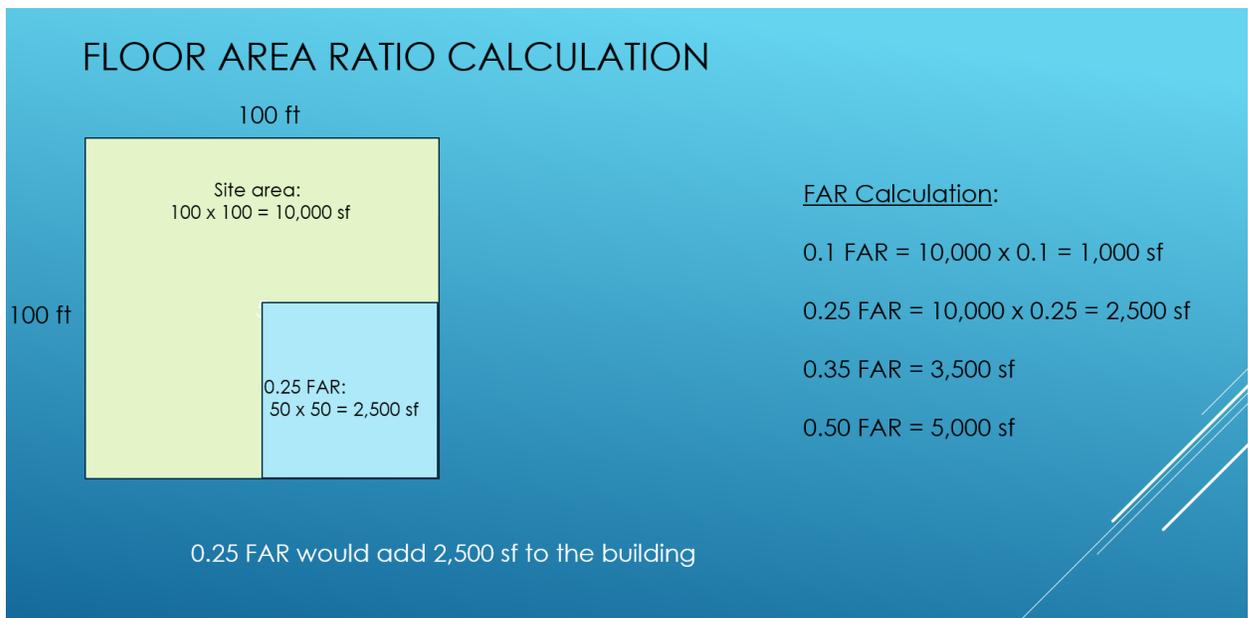
- ▶ Sets goal of becoming carbon neutral by 2050
- ▶ Community to achieve 100% renewable electricity by 2035

- ▶ New buildings need to be 50% more efficient than code as soon as possible – *this is our collective challenge*
- ▶ Government operations to achieve 100% renewable electricity by 2025
- ▶ Consider energy equity during implementation

Joan helped everyone understand an often-misconstrued element of the density incentive associated with the GB program. The incentive is not a percentage, rather is based on floor area ration. An incentive of .25 FAR is not equivalent to a 25% larger building.

FAR is planning term that means floor to area ratio, and is used to measure the size of a building as compared to the size of the site.

A building that is 1.0 FAR would be 10K sf. If the footprint of the building is on the blue square – one quarter of the site – the 1 FAR building would be 4 stories tall. This is only illustrative, and most projects are far more nuanced.



Joan noted that the current GB program is LEED *Plus*. The program doesn't just offer density for base-level LEED certification. Far more elements are included that result in additional energy and environmental benefits to the community.

Current Green Building Policy – LEED Plus

	FAR			
Current Policy (2014)	.25	.35	.50.	>.55
	Silver V4 plus: <ul style="list-style-type: none"> 15% energy efficiency Energy Performance – Energy Star Plus 0.05 Arl Priorities Energy Star appliances Water Sense fixtures Financial Security (50% LEED/50% Energy Star) 10 yrs energy reporting 	Gold V4 plus: <ul style="list-style-type: none"> 15% energy efficiency Energy Performance – Energy Star Plus 0.05 Arl Priorities Energy Star appliances Water Sense fixtures Financial Security (50% LEED/50% Energy Star) 10 yrs energy reporting 	Platinum V4 plus: <ul style="list-style-type: none"> 15% energy efficiency Energy Performance – Energy Star Plus 0.05 Arl Priorities Energy Star appliances Water Sense fixtures Financial Security (50% LEED/50% Energy Star) 10 yrs energy reporting 	<ul style="list-style-type: none"> Gold V4 plus NZE or ZC

Below is the community engagement timeline as of July, 2020.

Community Engagement Process Green Building Policy

Time	Stakeholders	Communications Strategy
May – mid-July 2020	County department discussions	CPHD Planning, CPHD Housing, AED,
Late June – early July	DES leadership and SFW	DES leadership and SFW
July	County leadership	CAO, CMO
July - Sept	Public	Post on website; receive comments online; staff reviews comments and addresses changes;
August - Sept	E2C2, Energy Committee; Economic Development Commission; Long Range Planning Committee; NAIOP; Chamber of Commerce	Present at commission meetings; NAIOP engagement (Backup plan: host public forum instead of commissions if needed)
Late Sept - October 2020	CMO and CAO CB 2x2s late October	Prepare final draft of GB Incentive Policy. Conduct CB 2x2s in preparation for November 2020 CB meeting for action
November 2020	Planning Commission; County Board;	Final Green Building Incentive Policy to Planning Commission County Board

Joan and Jessica will return to E2C2 for an additional update in August once the draft program is ready for public input.

3. Community Energy Plan Implementation Framework (CEPIF)

The Commission discussed the Community Energy Plan (CEPIF) and next steps.

Staff plan to release the draft CEPIF for public and community input in September. Comments will be received in September to further develop the CEPIF.

Commission and stakeholder meetings will happen (e.g. Parks, Urban Forestry, AED, Chamber of Commerce, E2C2) to further solicit comments and input.

The draft final CEPIF will then be created in the January timeline and will be targeting Board action in February.

4. Site Plan Review Updates / Discussion

The Commission discussed the site plan process and role of E2C2 in the process.

E2C2 remains interested in raising sustainability and

Joan and Jessica noted the document circulated previously that includes questions regarding energy information for site plan projects. These are questions that could be asked by E2C2 or other stakeholders to better understand actions being taken by a developer at a more granular level.

Staff is pushing for projects to comply with the GB program and more. E2C2 can push projects to the level of energy reduction and sustainability that they feel is appropriate.

5. Legislative

The Commission discussed the legislative priorities process. The Energy Committee will be working on items for E2C2 consideration. The Commission will work on a draft letter for review on 8/31.

6. Old / New Business

Demetra provided an update on stormwater. She noted that the CIP is being heard by the Board in late August. There is a proposed CIP that includes a bond proposal for approximate \$51 Million dollars. This is a one-year CIP. Additional CIP planning will happen once more clarity is available for staff on expenses and revenues for the County.