

**Environment and Energy Conservation Commission**  
**Draft**

Summary of August 24, 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 Program 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 iterated that this is a voluntary program and is focused on energy efficiency. Jessica Abrialind presented the draft proposal. Further discussion will occur with the community, development community, and other stakeholders.

This slide detailed the proposed density, baseline items, and energy performance for each certification level:

**Proposed Draft Outline:  
2020 Update**

	FAR			
2020 (proposed)	.25	.35	.50	.60
	<ul style="list-style-type: none"> <li>• Baseline items               <ul style="list-style-type: none"> <li>• LEED Gold</li> <li>• EE measures</li> <li>• Rooftop solar</li> <li>• EV charging</li> <li>• Equity</li> </ul> </li> <li>• Energy Performance               <ul style="list-style-type: none"> <li>• Energy Star Score 80</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Baseline items               <ul style="list-style-type: none"> <li>• LEED Gold</li> <li>• EE measures</li> <li>• Rooftop solar</li> <li>• EV charging</li> <li>• Equity</li> </ul> </li> <li>• Energy Performance               <ul style="list-style-type: none"> <li>• Energy Star Score 85</li> </ul> </li> <li>• 3 <i>Extra</i> items               <ul style="list-style-type: none"> <li>• Choose from 8 options (EE, solar, affordable housing)</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Baseline items               <ul style="list-style-type: none"> <li>• LEED Gold</li> <li>• EE measures</li> <li>• Rooftop solar</li> <li>• EV charging</li> <li>• Equity</li> </ul> </li> <li>• Energy Performance               <ul style="list-style-type: none"> <li>• Energy Star Score 90</li> </ul> </li> <li>• 4 <i>Extra</i> items               <ul style="list-style-type: none"> <li>• Choose from 8 options (EE, solar, affordable housing)</li> </ul> </li> </ul>	Same at 0.50 Plus: <ul style="list-style-type: none"> <li>• NZE or ZC</li> </ul>

For the first time, there is FAR specified at .60 for Net Zero Energy or Zero Carbon certification. The proposed baseline items for participation in the Green Building program include:

- **Green Building Certification**
  - **LEED BD&C for office/hotel**
  - **Residential LEED or Earthcraft Gold**
- **Energy Star appliances**
- **Water Sense Fixtures**
- **Energy Star post-occupancy certification \***
- **Automated benchmarking\***
- LEED v 4.1 Energy Optimization credit – 3 EE points
- Energy Use Intensity (EUI) design target
- All LED lights
- Electric vehicles charging – earn LEED credit
- Continuous exterior insulation
- Wall Mock-up (English and Spanish)
- Refrigerant leakage reporting
- Central ventilation testing
- Solar 2W/sf of roof area (~16% of roof area)
- Biophilia narrative
- Bird-friendly glass (1,500 ft from Potomac)
- Dark Sky (no uplighting)
- Equity criteria
- **Financial security – change to 50% LEED/50% Energy Star\***

[bold] Currently included in policy  
\* adjustment from existing

The items in **bold** above are already in the current program. The other items are new additions.

The proposed “Extra” Items are noted in the graphic below. Developers would have to select 3 items at the .35 FAR level and 4 items at the .5 FAR level. Most of these items are energy efficiency or energy-related items.

- Whole building air leakage testing or envelope commissioning
- Advanced energy metering (4.1) credit (office only)
- Building life cycle impact reduction (4.1)
- Grid harmonization (4.1)
- Solar – 4W/sf of roof area
- Three (3) additional energy optimization points
- Electric heating for hot water and ventilation (e.g., heat pump) (multi-family only)
- Affordable housing LEED credit

The proposed program also includes an equity component. These is detailed below:

**Goal**

Support personnel best practices that embed and infuse equity, diversity, and inclusion into the fabric and culture of the building design and construction workplace in Arlington.

**Criteria**

At least one member of the design and construction team shall be employed by an organization with a racial and ethnic diversity, equity, and inclusion program within its management operations. Specifically, the firm’s program shall include:

- Staff training plan that reflects the firm’s understanding of structural racism and its intersection with the building industry.
- Professional development opportunities and data-driven policies used to identify and invest in staff diversity among leadership levels.
- Strategies in place to ensure racial and ethnic inclusion at all levels of the organization, including the Board of Directors level.

**Documentation**

Include a description of how the firm implements and institutionalizes diversity through policy, management philosophy and training. Describe how the firm, on a day-to-day basis, fosters a work environment that is inclusive and conducive to diverse staff. Include copies of personnel and other relevant policies, training provided to staff, description of the general management philosophy as it relates to diversity.

As part of this proposed update, staff are also proposing an automatic update that will kick in several years down the road. This is to acknowledge the lengthiness of update processes and to keep the Program ahead of code and business as usual.

# Automatic UPDATE

- 2 ½ years after program adoption
- Two additional energy points under LEED 4.1 EA Credit: Optimize Energy Performance
- Electrification of building systems (except back-up generation and cooking) – waiting for SWA report
- 10% improvement in EUI design target based on use type

The timeline of the update is as follows:

## Community Engagement Process At the *Involve* Level

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
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

Commissioners asked about energy thresholds, EV thresholds, and others. Staff will share specific LEED credits and thresholds.

36 minute mark.

### **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.