

CLIMATE CHANGE, ENERGY AND ENVIRONMENT COMMISSION

c/o Department of Environmental Services
2100 Clarendon Blvd., Suite 705
Arlington, VA 22201

January 22, 2024

Honorable Libby Garvey, Chair
Arlington County Board
2100 Clarendon Blvd., Suite 300
Arlington, VA 22201

Re: Goodwill Site (10 South Glebe Road)

:

Dear Chair Garvey:

The Climate Change, Energy and Environment Commission (C2E2) has reviewed the application for the Goodwill site and we are pleased to support this project as an exemplar in sustainable design. The project is participating in the Green Building Incentive Program (GBIP) for additional bonus density of 0.35 FAR and overall aligns with what is necessary to address the climate crisis and Arlington's own climate goals. **Overall, based on the available information we have, we score this project's contribution to meeting Arlington County's Community Energy Plan (CEP) targets at 78 percent, indicating the project objectively meets many of the County's carbon neutrality and other sustainability goals and stands out for its sustainability, particularly on electrification, in comparison to other projects that C2E2 has analyzed in recent years.** At the time this letter was approved, C2E2 did not have sufficient information to fully assess many of our criteria although the Applicant's overall commitment to environmental sustainability suggests the actual score would be higher.

The success of Arlington's CEP depends, in large measure, on the County's resolve in ensuring that all buildings are at least zero carbon-ready. In practical terms, that means four things for every new and renovated building: make it highly efficient; make it electric; make the electricity renewable; and minimize its total carbon footprint through selection of low carbon materials and responsible management of construction debris. In this case, Goodwill's application meets most of these criteria.

Green Building Certification and Carbon Reduction:

The Applicant has approached the design of this building with environmental sustainability as one of numerous design criteria intended to ensure the well-being of the building residents and Goodwill's clients. While the project is targeting EarthCraft Gold, the applicant has considered and is incorporating standards of several other sustainable and zero carbon building programs including the International Living Future Institute, U.S. Green Building Council, International Well Building Institute, and Green Globes Building Certification. Incorporating the principles of these programs creates a pathway to zero carbon emissions in operations, reduced embodied

carbon in materials and resources, and other features key to a healthy and sustainable building. More details, particularly for material selection could demonstrate the project's commitment to reducing life cycle carbon emissions.

Energy Efficiency:

The Applicant has shared information with us indicating that expected energy efficiency gains of approximately 20 percent over the ASHRAE baseline, the GBIP minimum required commitment. The EarthCraft check sheet highlights a focus on a tight building envelope, insulation, and other features essential for a high performing building combined with selection of energy efficient systems and appliances should offer a pathway to higher energy efficiency gains and we encourage the Applicant to strive for at least 25 percent gains over the ASHRAE baseline.

Electrification of Systems:

The Applicant has assured C2E2 that both HVAC and hot water systems will be fully electric although we don't have specifics.

Electric Vehicle Charging:

As part of the extra points for GBIP, the Applicant is considering making 10 percent of parking spaces with EV chargers and up to 50 percent of parking spots to be EV-ready. This would help meet future demand for a full transition to electric vehicles and avoid the need for much more expensive retrofitting later.

Biophilia:

The Applicant's landscape design provides for just over 10 percent tree canopy coverage in addition to numerous street trees along its South Glebe Road frontage and the exit ramp from Route 50, a welcomed improvement over current site conditions. We encourage the applicant to continue to seek ways to improve biophilia at this admittedly constrained space and particularly to design the playground for the daycare and residents' children to provide sufficient shade for increasingly hot summers and a stimulating natural environment.

This project could be on track to be an exemplar for other development projects in Arlington, demonstrating the feasibility of building high-performing buildings with a low carbon footprint while simultaneously offering much needed affordable housing for our community. The County Board should expect similar buildings from all developers in Arlington.

Sincerely,



Joan McIntyre

Chair, Climate Change, Energy and Environment Commission

CC: Sara Steinberger, Chair, Planning Commission
Leo Sarli, SPRC Co- Chair
Peter Robertson, SPRC Co- Chair
Anthony Fusarelli, CPHD Director
Kevin Lam, CPHD Staff

C2E2 SPRC CHECKLIST

PROJECT NAME: Goodwill Site--10 S. Glebe
COMMISSIONER
REVIEWING: Joan

Overall Score

78%

Building Component	GBI or C2E2 Baseline (Meets)	Requirements to Meet CEP & Sustainability Goals (Exceeds)	Goodwill Site--10 S. Glebe Road (Evaluation)	Recommendation / Comments	Assessment
Green Building Certification and Carbon Reduction					67%
Certification	Commercial: LEED Gold Multi-family: Earthcraft also permissible	Commercial: LEED Platinum Multi-Family: Earthcraft also permissible		Earthcraft Gold	Meets
Zero Carbon*	Evaluate feasibility of Zero Carbon certification (ILFI)	Zero Carbon Certification (ILFI)--(GBI .7 FAR level)		Is using the ILFI standards as a guide for its design	Meets
Building materials	Meet the criteria that would earn the project at least two (2) points for LEED version 4.1 MR credit Building Life Cycle Impact Reduction.	Score at least ten (10) overall for LEED version 4.1 Materials and Resources.		Limited details available but Applicant is continuing to explore options for selecting low-carbon materials.	Meets
Energy Efficiency					75%
Energy Optimization	Commercial: Min. 10% (20%) improvement LEED v 4.1 (v 4) Multi-Family: HERS Index of 65 also permissible	Commercial: Min. 20% improvement from LEED v4.1 Multi-family: HERS Index of 50 also permissible		Based on current calculations the Applicant indicates that energy efficiency gains would be 1-20 percent but 20 percent is the GBIP minimum	Meets
AIRE GBI required narrative	Provide narrative on Energy Efficiency	Make available on SPRC website		Nothing available	Meets
Energy Star Certification	Must meet Energy Star 75 within 4 years	Meet highest possible GBI standard (differs by FAR level)		Planning for Energy Star score of 80	Exceeds
Energy Benchmarking	Install energy meters or monitoring devices	Meet GBI Extra on Advanced Energy Metering		No information	Meets
Electrification					100%

Building's Electrical Capacity	Electrical infrastructure allows for GBI baseline	Electrical infrastructure allows for 100% electrification		Planning an all-electric building	Exceeds
Utilities Electrification	Electric water heating ready and narrative	Fully electric water heating (commercial and residential)			Exceeds
	Electric HVAC ready and narrative	Fully electric HVAC (commercial and residential)			Exceeds
	Electric cooking ready and narrative	Electric cooking; electric ready for restaurants.			Exceeds
Electric Vehicle Infrastructure					67%
Electric Vehicle Charging	4% of parking spots have EV charging	10% of parking spots have EV charging			Meets
	15% of parking spots are EV-ready	50% of parking spots are EV-ready			Meets
Electricity from Renewable Sources					67%
Renewable Energy	2W/ft ² onsite solar or equivalent	On-site and/or off-site for 50% of annual load		Applicant continues to explore how to maximize solar panels on the rooftop	Meets
Battery Energy Storage*	Battery Energy Storage ready	Battery Energy Storage as backup generation		No information	Meets
Environmental Sustainability					67%
Biophilia / Open Space	Provide narrative addressing listed issues	Create a sense of natural environment, habitats. Keep mature trees, tree canopy, native plants, etc		Project does as best it can within a constrained space and is meeting its tree canopy commitment of 10 percent on site	Meets
Storm Water Management	Meet Virginia building code	Seek use of pervious materials; offset storm water with green roof, bio-retention or manufactured treatment device			Meets
Bird-friendly Material	Must minimize bird strikes by meeting GBI criteria	GBI criteria plus ground floor bird-friendly material			Meets
Light Pollution Reduction	Meet light pollution reduction in GBI	Dark Sky-approved "Friendly Fixture" certification			Meets

Water Use	WaterSense label for all toilets, bathroom faucets, and showerheads installed in residential and hotel units	In addition to Meets, must not use potable water for irrigation.			Meets
Social Equity					100%
Diversity, Equity and Inclusion	<ol style="list-style-type: none"> One company on development team with DEI program LEED Social Equity Checklist completed 	<ol style="list-style-type: none"> Development team presents and discusses LEED Social Equity Checklist to SPRC and AIRE Develop project specific DEI plan 		Goodwill is committed to serving community members with diverse needs and meeting community goals for affordable housing	Exceeds

***C2E2 Baseline Requirements**