

Environment and Energy Conservation Commission
Draft

Summary of October 26, 2016 Meeting
2100 Clarendon Blvd, Azalea Conference Room

Members Present: Scott Dicke, Adanna Woodson, John Seymour, Sarah Meservey, Christine Ng, Gabriel Thoumi, Irwin Kim, Patrick Kenney, Alex Sanders, Kari Klaus, Mike Hanna

Members Absent: Claire O'Dea,

Guests:

Staff Present: Joan Kelsch (DES), John Morrill (DES),

1. Public comment

No public comment

2. Stratford Letter Review and Approval

The Commission discussed the Stratford project and the associated letter. The Commission unanimously approved the letter as amended. The letter will be sent to the County Board on 10/27/16 with a CC to the APS Board.

3. Wilson EA

The APS and contractors provided an update on the Wilson School project and the associated Environmental Assessment.

- December 18, 2014 the School Board approved the construction of a new school to be built at 1601 Wilson Blvd., the current Wilson School site.
- Estimated Seats: 775
- Projected Completion Date: start of school, September 2019
- Maximum Estimated Project Cost: \$100.8M
- Programs to be included at the Wilson site: H-B Woodlawn Secondary Program, Stratford Program, ESOL/HILT and Asperger's Program currently located at the H-B Woodlawn/Stratford site on Vacation Lane

Alex asked how the runoff from the field would be handled. APS noted that subsurface drainage would collect the storm water and sent to detention and bio retention.

John Seymour noted that early designs indicated that net zero water was possible. He asked if that was still planned. No, APS noted that it requires space and money that isn't allocated.

John also asked how deeper root zones would be provided for some of the mature trees shown in the visuals on roof planting. APS noted that appropriate depths and sizing of trees and root zones will be provided. APS also noted that irrigation may be used for hardwoods.

John asked why geothermal was eliminated. APS noted that this began as an \$80 million project. The bid costs came in significantly higher and cuts had to be made. In addition, APS noted that the placement of a temporary fire station on the play field would make geothermal a complicating factor.

John Seymour asked if the field lights could be discussed more by APS. APS noted that they have been very transparent that the field will have lighting. John asked about community feedback to the lights. APS noted that they have received little to no pushback from neighbors and the surrounding community about having a field with lights here. Many have expressed excitement about using the field. Light mitigation techniques will be used and lights will be shut off when not in use.

Christine asked if there were concerns about petroleum hydrocarbons. There was a gas station near the current 7-11 site and the underground storage tanks are leaking. APS noted that additional studies found that leaking fuel was localized and hadn't spread further into the site. Areas that are excavated will be remediated. Remediation will occur at the site to make it safe for the site to be occupied. Christine noted vapor migration concerns. She asked that be reviewed by APS.

Irwin asked about the energy model and baseline for the school. Irwin asked that the HVAC be explained regarding the VRF. The cooling tower and boiler will feed the VRF system. Various mechanical rooms throughout the building will connect to a dedicated outdoor air system. High performance wall and roof assemblies are included in the design.

Scott noted that there are many windows and the glazing levels appeared to be very high from the renderings. APS noted that the higher performing windows have been included in the design. Irwin asked if reducing glazing was considered. Since the PFRC BLPC selected the window percentage, APS noted that a reduction of glazing wasn't something being discussed at this point. APS noted that the current percentage is approximately 70%.

Alex asked if additional funds were made available, would solar be possible on the roof of the top level? APS noted that with additional funds solar would be possible, and it would be one of the easiest thing to include. That said, there isn't that much room since it will have a cooling tower on the roof.

Alex asked what the cost would be to make the school solar ready. APS didn't readily have that number. Christine asked if there were a master list of projects, if funds were made available could that be targeted? APS noted that there isn't a master list of solar ready or potential solar projects if funds were made available.

General concerns noted by the commission during discussion included:

- Significant amounts of glazing
- Is this the best envelope that can be put together?
- Possible lighting concerns
- Solar ready
- Vapor migration concerns

John Seymour volunteered to draft the letter for the Wilson School and circulate it in advance of the next meeting.

4. Meeting Summary Review – 4/25 & 6/27

5. Old/New Business

Old new business.

Irwin gave an update on the 4MRV planning process noting upcoming opportunities for input.

John provided an update on the Williamsburg Field Lighting. He noted that there is a potential for a single report that is balanced and provides the pros and cons, however no consensus will be built.

Christine brought up Claire's Facilities Study item. She asked if the Commission would vote to co-sign the letter that the parks commission signed. John noted that he doesn't have enough information to make a decision at this time.