

ENVIRONMENT AND ENERGY CONSERVATION COMMISSION

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

August 29, 2017

The Honorable Jay Fisetto, Chair
Arlington County Board
2100 Clarendon Blvd.
Arlington, VA 22201

Re: Lubber Run Community Center Project

Dear Mr. Fisetto:

Thank you for taking the time to consider our previous letter on the Lubber Run Community Center Project. As a follow up to the July 18 County Board meeting, the July 24th E2C2 meeting, and the July 27th Lubber Run PFRC meeting on this project, E2C2 would like to make a few additional comments regarding the process and results.

Net-zero Energy Consumption

Although the \$39 million does not include the Net Zero costs, E2C2 was pleased to hear that the County Board committed to creating Net Zero energy consumption for the Center in the June and July County Board meetings. This is in keeping with the initial vision of the project, our Community Energy Plan, and the County's recent Climate Action Resolution. We expect the Board to honor this commitment.

Building Footprint

At the end of the design process we discovered that zoning restrictions would require a height variance for the design. This requirement likely had a significant impact on the staff selection process, and could explain why early input for reducing sprawl into the park by building up one more story did not receive a great deal of support from County Staff. This information should have been disclosed earlier in the schematic design phase so that time and resources were not wasted on designs that were not considered viable.

E2C2 believes that Arlington residents have spoken consistently about community priorities regarding preserving green natural space and safeguarding watersheds; these priorities have formed the basis of the draft Public Spaces Master Plan and should continue to guide County projects. Addressing these County-wide priorities at the onset of the project would likely have identified the need for a height variance, allowed staff to obtain one, and resulted in a design

that involved only one building wing, thus creating less impact on the existing Lubber Run Park.

We support the recent effort made to reduce the west wing by 30 feet and hope the design team will continue to explore additional opportunities to modify and reduce the footprint of the building, in particular the wing that encroaches into Lubber Run Park.

Storm Water Runoff / Erosion

We know that there are concerns in the community about the storm water runoff and erosion. During the July 27th PFRC meeting the civil engineers provided information on this matter. We expect that the design team will closely monitor the situation and develop mitigation strategies beforehand should any issue arise. We expect the Environmental Assessment will address erosion, sediment control, and stormwater design in detail and provide assurance to the community that it adequately addresses environmental protection during construction and post-development.

Sincerely,

A handwritten signature in black ink that reads "Christine Ng". The signature is written in a cursive, flowing style.

Christine Ng
Chair, Environment & Energy Conservation Committee