

**CLIMATE CHANGE, ENERGY AND ENVIRONMENT COMMISSION**  
**c/o Department of Environmental Services**  
**2100 Clarendon Blvd., Suite 705**  
**Arlington, VA 22201**

January 27, 2023

Honorable Christian Dorsey, Chair  
Arlington County Board  
2100 Clarendon Blvd., Suite 300  
Arlington, VA 22201

Re: Joyce Motors Site (10th & Irving)

Dear Chair Dorsey,

The Climate Change, Energy and Environment Commission (C2E2) has reviewed the application for the Joyce Motors Site (10th & Irving). Based on our review, the Commission assesses that the project does **not** meet minimum energy and sustainability criteria under Arlington's Green Building Incentive Program as the application was submitted prior to the updated of this program. It also falls short of what's necessary to address the climate crisis. **Overall, we score this project's contribution to meeting Arlington County's CEP targets at 50%, indicating the project falls below what is required to achieve the County's carbon neutrality and other sustainability goals.**

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 make it carbon free. In this case, the Orr-Clarendon LLC application falls short in meeting these criteria. New buildings that lock in use of fossil fuels for decades undermine the County's carbon neutrality goals.

**Green Building Certification and Carbon Reduction:**

The Project is targeting a LEED V.4 Gold rating, but to achieve the County's stated CEP targets, **C2E2 recommends all buildings strive to achieve a LEED Platinum rating and explore options to achieve Zero Carbon Certification.** No commitment to achieving either goal was made by the Applicant.

**Energy Efficiency:**

Making a building highly energy efficient is the first step toward reducing the buildings' energy use and therefore its carbon emissions. The LEED scorecard for this project indicates a commitment to improve energy efficiency by 15 percent (over LEED V.4), has a presumed Energy Star rating of 75, and plans to install energy meters. A zero carbon assessment and energy modeling would identify additional energy efficiency gains through building envelope improvement, reduced window area, upgraded windows, and mechanical systems selections. **We recommend energy savings of at least 25 percent over the baseline that could be leveraged on this project.**

**Electrification of Systems:**

This project falls short on a number of critical areas regarding electrification. Natural gas is currently planned for HVAC, water heating and possibly cooking, and the applicant has not provided its plans, if any, for ensuring that infrastructure is in place for electrification in the future. **We strongly urge the County to require the Applicant to do further and deeper diligence into the possible areas of electrification and, in areas where electrification is justifiably not currently possible, determine how building infrastructure can accommodate future electrification.**

The Applicant has indicated that the project will exceed the Green Building Incentive threshold for electric vehicle (EV) infrastructure, with EV chargers installed in 4% of parking spots and 15% of parking spots ready for future EV chargers. **The C2E2 strongly recommends that all projects that come to the SPRC for consideration strive for 10% of parking spots to have EV charging and 50% of parking spots to be EV ready.** This will help meet future demand for a full transition to electric vehicles and avoid the need for much more expensive retrofitting later. The Applicant should consider 'smart charging' technology to maximize the number of vehicles that can be charged while reducing demands on the electrical capacity available at site.

**Renewable Electricity (Energy):**

The Green Building Incentive Policy update requires onsite and offsite solar or the option to contribute to the Green Building Fund. The Applicant has stated they intend to install solar panels but have no plans for non-fossil fuel energy storage.

**Other Sustainability Issues**

The Project includes a number of biophilic elements for the street trees, and interior designs but does not include bird- friendly glass nor dark sky- friendly lighting. WaterSense fixtures will be used to save water but additional savings should be explored.

The world is facing a catastrophic climate crisis which requires immediate action by individuals, governments, and businesses to avoid the worst consequences, and all future development needs to align to these goals. We urge the County to ask the Applicant to move into the forefront by offering a climate-friendly building with this project.

Sincerely,



Joan McIntyre

Chair, Climate Change, Energy and Environment Commission

CC: Devanshi Patel, Chair, Planning Commission

Anthony Fusarelli, CPHD Director

Adam Watson, CPHD Staff

**PROJECT NAME:** Joyce Motors

**Overall Score**

**COMMISSIONER**

**REVIEWING:** Majdi Shomali

**50%**

Building Component	GBI or C2E2 Baseline (Meets)	Requirements to Meet CEP & Sustainability Goals (Exceeds)	Joyce Motors (Evaluation)	Recommendation / Comments	Assessment
<b>Green Building Certification and Carbon Reduction</b>					<b>44%</b>
Certification	Commercial: LEED Gold Multi-family: Earthcraft also permissible	Commercial: LEED Platinum Multi-Family: Earthcraft also permissible			Meets
Zero Carbon*	Evaluate feasibility of Zero Carbon certification (ILFI)	Zero Carbon Certification (ILFI)--(GBI .7 FAR level)			Falls short
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 vesion 4.1 Materials and Resources.		TBD, no commitment to providing this by date.	Falls short
<b>Energy Efficiency</b>					<b>67%</b>
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			Meets
AIRE GBI required narrative	Provide narrative on Energy Efficiency	Make available on SPRC website		Submitted - check LEED documentation and energy modeling, plan to 15%.	Meets
Energy Star Certification	Must meet Energy Star 75 within 4 years	Meet highest possible GBI standard (differs by FAR level)			Meets
Energy Benchmarking	Install energy meters or monitoring devices	Meet GBI Extra on Advanced Energy Metering			Meets

Electrification					50%
Building's Electrical Capacity	Electrical infrastructure allows for GBI baseline	Electrical infrastructure allows for 100% electrification			Meets
Utilities Electrification	Electric water heating ready and narrative	Fully electric water heating (commercial and residential)		Documentation mentions heat pump option.	Falls short
	Electric HVAC ready and narrative	Fully electric HVAC (commercial and residential)		Natural Gas is used for backup generators and gas grills - DOAS in applicant documentation.	Falls short
	Electric cooking ready and narrative	Electric cooking; electric ready for restaurants.			Meets
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					33%
Renewable Energy	2W/ft <sup>2</sup> onsite solar or equivalent	On-site and/or off-site for 50% of annual load			Falls short
Battery Energy Storage*	Battery Energy Storage ready	Battery Energy Storage as backup generation			Falls short
Environmental Sustainability					53%
Biophilia / Open Space	Provide narrative addressing listed issues	Create a sense of natural environment, habitats. Keep mature trees, tree canopy, native plants, etc			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		No intent on meeting this.	Falls short

Light Pollution Reduction	Meet light pollution reduction in GBI	Dark Sky-approved “Friendly Fixture” certification		Asserted compliance in SPRC#2, where documented in applicant materials? Not committed to GBI.	Falls short
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					33%
Diversity, Equity and Inclusion	1. One company on development team with DEI program 2. LEED Social Equity Checklist completed	1. Development team presents and discusses LEED Social Equity Checklist to SPRC and AIRE 2. Develop project specific DEI plan		In progress... long checklist, no commitment to provide by date.	Falls short

**\*C2E2 Baseline Requirements**