

May 27, 2026

Honorable Matt de Ferranti
Chair, Arlington County Board
Ellen M. Bozman Government Center
2100 Clarendon Blvd, Suite 300
Arlington, VA 22201

RE: **Waverly Ridge Project (2134 N. Taylor Street)**

Dear Chair de Ferranti and members of the County Board:

Commission Members

Cindy Lewin, Chair
Rob Sandoli, Vice Chair
Alex Rough
David Friedman
Doug Snoeyenbos
Elizabeth Whitney
Henry Perillo
Joseph Trivette
Kevin Vincent
Liliana Diaz
Lisa Marcellus
Malcolm Gregory
Scott Brideau
Trevor Montano
Student Representative: Helen Hass

The Climate Change, Energy and Environment Commission (C2E2) has reviewed the application for the Waverly project. The project is planned for a 47-unit townhouse community. Overall, utilizing our current updated checklist and based on the available information we have, we score this project **48 percent**, indicating the project **falls short** of what is necessary to meet the County's carbon neutrality and other sustainability goals.¹

C2E2 notes that the Applicant submitted minimal sustainability documentation. C2E2 recognizes and commends County staff for incorporating the sustainability commitments that the Applicant was willing to make late in the process into the site plan amendments. C2E2 also appreciates direct engagement with the Applicant. *C2E2 recognizes that the Board approved this project on May 16 and are therefore submitting this revised letter and our assessment for the record.*

We also wish to highlight the need for improvements when and how sustainability in considered and addressed in the SPRC process. In short, we suggest that no project should move forward to County Board review unless sufficient sustainability documentation is submitted in a timely fashion during the SPRC process. Furthermore, we suggest such documentation should be submitted in advance of the first of two planned SPRC meetings.

Green Building Certification and Inadequate Minimum Standard Site Plan Conditions

The project is not participating in the Green Building Incentive Program and is not pursuing any green building certification. The County's site plan conditions currently do not have a certification requirement for townhouse developments, since the County's Green Home

¹ The project was assessed using our standard scorecard as updated in May 2025. We notified the Board of the changes to our scorecard and the rationale for them in our letter dated May 20, 2025.

<https://www.arlingtonva.us/Government/Commissions-and-Advisory-Groups/Climate-Change-Energy-and-Environment-Commission-C2E2/Letters>.

Choice program was discontinued. Other certification options such as PHIUS are available, but the developer has decided not to pursue any green building certification. We understand that efforts to update the standard site plan conditions will be commencing; this project offers a prime example of why it is so important to expedite this work, as we have previously urged.

Energy Efficiency and Electrification

To the Applicant's credit, appliances will be EnergyStar, and appliances and HVAC systems will be fully electric. The applicant committed to use WaterSense-certified water fixtures. The Applicant committed to windows that meet a U-factor (a measure of efficiency) equal or less than 0.3, which falls short of the EnergyStar requirement of equal or less than 0.25 for Arlington's climate zone.

Electric Vehicle Charging and Renewable Energy

The Applicant is committing to prewire all units for rooftop solar and for EV charging in the garages, which is commendable. C2E2 recommends that the Applicant "finish the job" and install solar PV and EV chargers, allowing those incremental costs to be rolled into the new homeowner's mortgage at purchase.

Tree Canopy and Biophilia

The tree canopy commitment is 26 percent, which falls short of the 35 percent goal. Open space consists of a small wedge on the east edge of the property, which is about 40 percent less than the amount of open space envisioned in the Langston Boulevard Area Plan.

C2E2 wishes to thank the Board and County staff for supporting the sustainability commitments that were negotiated with the Applicant. C2E2 would appreciate further support, through revised site plan conditions and general outreach, to ensure all developers incorporate sustainability features to the maximum extent practical *during the predesign phase*.

Sincerely,



Cindy Lewin, Chair
C2E2

cc: Mason Kushnir, County Board Clerk
Nia Bagley, Chair, Waverly Ridge SPRC; Chair, Planning Commission
Anthony Fusarelli, CPHD Director
Kevin Lam, CPHD Staff