

CLIMATE CHANGE, ENERGY AND ENVIRONMENT COMMISSION

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

March 25, 2025

Honorable Takis Karantonis, Chair
Arlington County Board
2100 Clarendon Blvd., Suite 300
Arlington, VA 22201

Re: Clarendon Square (3033 Wilson Blvd)

Dear Chair Karantonis:

The Climate Change, Energy and Environment Commission (C2E2) has reviewed the application for the Clarendon Square project. The project is participating in the Green Building Incentive Program (GBIP) for additional bonus density of 0.35 FAR and mostly 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 74 percent, indicating the project objectively meets many of the County's carbon neutrality and other sustainability goals.** The LEED scorecard and energy model suggest that this score may understate the project's overall sustainability.

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.

Green Building Certification and Carbon Reduction:

While the project is targeting LEED 4.0 Gold, the LEED scorecard indicates the project is just a few points shy of LEED Platinum, and we encourage the Applicant to strive for this higher level. Furthermore, the project will reuse the existing garage and wood framing for the building, which together will reduce the global warming potential compared with comparable buildings by 59 percent. This reduction in embodied carbon along with other features of the project is a good start in achieving Zero Carbon certification through the International Living Future Institute. We encourage the Applicant to divert from landfill most of the materials from the deconstruction of

the existing building for reuse or recycling, to select FSC certified wood for the framing, and otherwise incorporate low-carbon and environmentally sustainable materials.

Energy Efficiency:

The Applicant is committing to an Energy Star score of 80 and to reducing energy use by 24 percent over the ASHRAE as required by the GBIP, but the energy model indicates that energy savings could be higher. In particular, the energy model indicates the expected energy use for the building would meet an Energy Star score of 92. We encourage the Applicant to pursue an Energy Star score certification higher than its commitment once the project is completed.

Electrification of Systems:

The project is expected to meet 98 percent of its energy needs through electric systems but does plan for gas as auxiliary heat for the DOAS ventilation system. We encourage the applicant to opt for an electric system for this small portion of the HVAC system to ensure that the building can operate with zero carbon emissions once the electric grid has shifted to renewable energy sources. In addition, we encourage the Applicant to continue to explore options for heat pump water heat rather than electric resistance for further energy and cost savings for residents.

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 but has not yet committed to anything above the GBIP minimum. This would help meet future demand for a full transition to electric vehicles and avoid the need for much more expensive retrofitting later. We strongly urge the Applicant to achieve this higher target or at minimum ensure that transformer capacity can meet future demand and create a plan for expanding EV charging capacity as demand increases.

Biophilia:

The design includes a partially shaded plaza, street trees along the perimeter, green walls and rooftop, and rooftop community vegetable garden as an amenity for its residents, offering residents enhanced access to nature. These features along with reflective roofing materials and pavers will also serve to reduce the urban heat island impact compared to the existing site. We particularly appreciate the Applicant's presentation of the change in urban heat island impact resulting from redevelopment, which we have not seen in other project plans.

This project could be an exemplar for other development projects in Arlington, demonstrating the feasibility of building high-performing buildings with a low carbon footprint. We encourage

the Applicant to go the extra mile to ensure this building meets the highest standards for sustainable, climate-friendly construction and operation.

Sincerely,



Cindy Lewin
Chair, Climate Change, Energy and Environment Commission

Attachment: SPRC Checklist

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: Claredon Square--3033
COMMISSIONER Wilson Blvd
REVIEWING: Joan McIntyre

Overall Score

74%

Building Component	GBI or C2E2 Baseline (Meets)	Requirements to Meet CEP & Sustainability Goals (Exceeds)	Claredon Square--3033 Wilson Blvd (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			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.		Reuse of the existing garage and use of mass timber framing will reduce GWP by 59 percent	Exceeds
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		Energy model indicates that energy savings could exceed the 24% GBIP requirement	Meets
AIRE GBI required narrative	Provide narrative on Energy Efficiency	Make available on SPRC website			Meets
Energy Star Certification	Must meet Energy Star 75 within 4 years	Meet highest possible GBI standard (differs by FAR level)		Committing to 80 but energy model indicates that a score of 92 is feasible	Exceeds
Energy Benchmarking	Install energy meters or monitoring devices	Meet GBI Extra on Advanced Energy Metering			Meets

Electrification					67%
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)			Exceeds
	Electric HVAC ready and narrative	Fully electric HVAC (commercial and residential)			Falls short
	Electric cooking ready and narrative	Electric cooking; electric ready for restaurants.		Unclear for restaurant	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		Applicant is considering extra points for 50% 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			Meets
Battery Energy Storage*	Battery Energy Storage ready	Battery Energy Storage as backup generation			
Environmental Sustainability					73%
Biophilia / Open Space	Provide narrative addressing listed issues	Create a sense of natural environment, habitats. Keep mature trees, tree canopy, native plants, etc		Project calls for shaded plaza, green walls and rooftop, and community vegetable garden	Exceeds
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 		Planning social equity policy within operations and maintenance staff	Exceeds

***C2E2 Baseline Requirements**