

CLIMATE CHANGE, ENERGY AND ENVIRONMENT COMMISSION

c/o Department of Environmental Services

2100 Clarendon Blvd., Suite 705

Arlington, VA 22201

July 28, 2025

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

RE: Inn of Rosslyn (1601 Fairfax Drive)

Dear Chair Karantonis:

The Climate Change, Energy, and Environment Commission (C2E2) has reviewed the site plan application for the Inn of Rosslyn site at 1601 Fairfax Drive. The Applicant, Monument Realty, intends for the project to qualify for the Green Building Incentive Program (GBIP), but only at the minimum bonus density level of 0.25 FAR. **Overall, we score this project's expected contributions to meeting Arlington County Community Energy Plan targets at 67%, which indicates that the project would meet the standards that will be required to achieve the County's carbon neutrality and other sustainability goals.**

Project Background:

The Applicant proposes to demolish the existing 38-unit Inn of Rosslyn building, which was built in 1957, and to replace it with an eight-story residential apartment building with 142 units ranging in size from 506 to 1,157 square feet, and with a gross floor area of approximately 127,000 total square feet. The site is relatively small, consisting of 0.47 acres in an irregular shape.

Green Building Certification and Carbon Reduction:

The project is only targeting LEED 4 Gold, the minimum required for bonus density under the County's current version of the GBIP. Both LEED 4.1 Gold and the recently-adopted LEED 5.0 Gold are more rigorous standards. The Applicant also has not indicated that it intends to take any steps to reuse or recycle building materials from the existing structure, reduce or divert construction waste, or to use sustainable new building materials, such as FSC certified wood for the framing.

Energy Efficiency:

The Applicant has committed to the minimum energy savings and EnergyStar requirements necessary to obtain bonus density under the current version of the GBIP. The energy

model provided indicates that the Applicant could do much better if it chooses to do so. The energy model includes three alternatives, two of which could achieve energy savings of greater than 35 percent. Even the third scenario could achieve 25 percent savings. In addition, the EnergyStar score could be as high as 96. The Applicant has not indicated which technology option it is planning to use. C2E2 strongly encourages it to opt for one of the highest performing.

Electrification of Systems:

We support the applicant's intention to use electricity rather than fossil gas to heat and cool the building, to heat water, and for cooking in the individual residential units. The Applicant intends to use a diesel backup generator for emergency power. We recommend that the Applicant consider a storage battery system that would be noiseless and would not emit greenhouse gases.

The energy model indicated that the two higher-performing alternatives would use heat pump water heaters, while the third alternative would use resistance hot water heaters. C2E2 strongly encourages the Applicant to use heat pump water heaters and thereby reduce energy use and costs for residents.

Electric Vehicle Charging:

The Applicant is committing only to the GBIP minimum requirements of 4 percent of parking spaces having EV chargers and 15 percent of spaces being EV-charger ready. C2E2 strongly recommends that all SPRC applicants plan to have at least 10% of parking spaces with EV chargers, that 50% of parking spots be EV-charger ready, and that they consider "smart-charging" technology.

Other Considerations:

The current site does not have any trees, and the Applicant intends to plant 14 native trees. In addition, the Applicant will install several large street-level planters, and additional planters on the second, third, and fourth stories. From a biophilia perspective this will be a substantial improvement over the current site.

Overall, we commend the Applicant for making the building systems almost entirely electric and for the other sustainable features highlighted above and as "Exceeds" in the attached checklist. That said, the Applicant has an opportunity to excel by using sustainable building materials, increasing EV parking, and using more sustainable energy sources. We encourage the Applicant to make the project a true showplace for the County.

Sincerely,



Cindy Lewin
Chair, Climate Change, Energy and Environment Commission

Attachment: SPRC Checklist

cc: Tenley Peterson, Chair, Planning Commission
Peter Robertson, Chair, SPRC
Anthony Fusarelli, Director, CPHD
Peter Schulz, Staff, CPHD