

July 29, 2026

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

RE: SPRC: Air & Space Force Association Site, 1501
Langston Boulevard

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 Air & Space Force Association site project at 1501 Langston Boulevard ("Project"). The applicant, Taicoon Property Partners, proposes to demolish the existing office building and construct an 88-unit, eight-story residential condominium building with ground floor "institutional" space and 144 parking spaces located in the existing, to-remain underground parking garage.

Based on the available information we have, we score this project against the standards in the C2E2 scorecard at 75 percent, indicating the project is well-aligned with what is necessary to meet the County's carbon neutrality and other sustainability goals. However, with minor changes to the project that we think are entirely consistent with the applicant's goals for this property, we believe that the project would score even higher on the C2E2 scorecard and could truly serve as an example to other developers for how to advance Arlington's carbon neutrality and sustainability goals.

For context, a project will earn a score of 67% on the C2E2 SPRC Checklist if it "meets" each one of our criteria (although that score could also be earned by exceeding in some areas and falling short in others). Such a score indicates that the project is reasonably aligned with the County's sustainability goals. The higher the score above that 67% threshold, the more the project is making carbon neutrality a core design principle and helping to lead the way for other developers.

The success of Arlington's goals for carbon neutrality 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 the following for every new and renovated building: make it highly efficient in the use of resources; make it fully electrified; make the electricity source(s) renewable; and minimize its total carbon footprint (both embodied and operational carbon) through specification of low carbon materials, adaptive reuse wherever possible, responsible management of construction debris, and the use of highly efficient systems and operating procedures.

Green Building Certification and Carbon Reduction

The Project is not participating in the Green Building Incentive Program as the applicant is not seeking bonus density. However, it is targeting LEED Gold certification under LEED v4.0. The C2E2 strongly recommends that the applicant seek third-party certification as a green building for this project under the Phius ZERO Standards or The International Living Future Institute's Zero Carbon Certification. Third-party certification as a green building will increase the attractiveness of the property to residents in a progressive and affluent community like Arlington County.

Energy Efficiency

The applicant is committing to an Energy Star score of at least 75 and to reducing energy use by at least 20 percent over the ASHRAE baseline. The developer's summary indicates consideration of other design options that could significantly improve overall energy performance. We urge the applicant to pursue design options that would improve the overall energy efficiency and achieve an Energy Star score of at least 85 and achieve a Home Energy Rating System (HERS) Index of 50 or better.

Electrification and Renewable Energy

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. It is notable that they committed to using induction cooktops which are far superior from an energy efficiency perspective. If the applicant includes emergency back-up power onsite we recommend that they install battery storage rather than fossil fuel generators. We also recommend that the applicant use high efficiency technology for the electric water heating and HVAC systems they install in the property.

The applicant indicated that they are considering the installation of solar panels onsite. We strongly recommend that the applicant include balcony and rooftop solar arrays as part of their final design.

Electric Vehicle Infrastructure

The applicant has committed to installing EV charging stations for 4 percent of the parking spaces and to provide electrical service to accommodate making up to 15 percent of spaces in the existing garage (which they are reusing for this project) to be EV ready. This is the bare minimum specified in the C2E2 scorecard and will be insufficient to meet the demands of the residents the applicant should expect in their building. C2E2 strongly recommends that all projects that come to the SPRC strive for 10% of parking spaces equipped with EV chargers and 50% of parking spots to be EV ready (even if the grid capacity is currently insufficient). 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 plug in simultaneously while limiting the demand for electrical capacity to the site.

Environmental Sustainability

The applicant has submitted well thought-out plans for Biophilia, Open Space, Stormwater Management, Bird-Friendly Material, Light Pollution Reduction, and Water Use at the site. We have evaluated this project with our highest rating on most of these criteria in our C2E2 scorecard and commend the applicant for these plans as well as for their decision to reuse the existing garage at this site.

We noted in our walk through of the site that English ivy is climbing and has already topped trees at the site. If the applicant has not already clipped the ivy as we suggested, some of the trees may be dead before they begin their proposed invasive species removal plan. We recommend they immediately clip English ivy climbing trees in the conservation easement and not wait until the first year of construction as proposed in their invasive species removal plan.

Conclusion

Overall, we commend the applicant for making the building systems entirely electric and for the other sustainable features highlighted above and as "Exceeds" in the attached scorecard. That said, the applicant has an opportunity to excel by increasing EV parking, adding solar, and using high efficiency systems in this project. As the applicant continues

to finalize design plans, we urge them to consider the above recommendations. The world is facing a catastrophic climate crisis that requires immediate action by individuals, governments, and businesses to avoid the worst consequences, and all future development needs to align to these goals. We encourage the applicant to make the project a true showplace for Arlington County.

Thank you for your consideration of our recommendations.

Sincerely,

A handwritten signature in blue ink that reads "Cindy Lewin". The signature is fluid and cursive, with the first name "Cindy" being more prominent than the last name "Lewin".

Cindy Lewin, Chair
C2E2

cc: Denyse Bagley, Chair, Planning Commission
Sara Steinberger, SPRC Chair
Adriana Torres-Sejas, SPRC Chair
Anthony Fusarelli, CPHD Director
Krissy Walentisch, CPHD Staff Planner
Mason Kushnir, County Board Clerk