

## **Arlington County E2C2 Energy Committee**

### **Meeting Summary**

Wednesday, September 9, 2020

7:30 am – 9:30 am

Held via Conference Call on MS Teams Due to COVID-19 Emergency Status

### **Agenda Items**

1. Greetings and introductions. **(7:30)**

- Previewed day's agenda.
- The group discussed possible boundary conditions, scope changes among Arlington County Advisory Groups, including the Urban Forestry Commission and E2C2. If E2C2 changes its scope, then it might change how the Energy Committee (EC) operates.
- ART bus facility: discussed creating and sending in a letter to the County on that matter.

2. Review/approve agenda and August meeting summary **(7:35)**

- Change Kevin Vincent's title in the August meeting summary
- Both the agenda for today's meeting and the August meeting summary were approved.

3. Public Comment on General Topics. **(7:40)**

- None

4. [Green Building Incentive Program](#)

- a. Presentation. – **AIRE Staff (7:45)**
- b. Discussion. – **Jonathan Morgenstein (8:00)**

- This presentation was given to E2C2 a few weeks ago. The slides are provided in Attachment A in this meeting summary.
- The GB Policy is for Site Plan projects.
- It is designed to reduce environmental impact with an increased emphasis on energy efficiency since 2010.
- There is a lot of negotiation that takes place before the standard site plan condition that is in a project's County Board report goes final.
- The site plan condition is voluntary. It is up to the developer whether or not the additional FAR for the building is pursued by agreeing to the Green Building Program site plan condition language.
- The proposed draft outline for the 2020 update was presented.
- Q&A

- We would like to see additional options for “advanced renewable technologies” for clean energy added to the proposed update. The Federal government has lists you can point to for that.
  - A: Yes, staff will look into that.
- Could you talk about load shifting under greater harmonization involves, affordable housing requirements, and what is the SWA report you are working on? Also, regarding Equity, is it part of the draft program update’s baseline? We would have liked to have seen equity treated the way it is like the Community Reinvestment Act aims for, even though that is for banks.
  - A: Jessica Abralind sent to E2C2 members after the presentation to E2C2 a list of links providing details on LEED credits referenced in the draft Green Building Program update:
    - [LEED version 4.1 Energy Optimization credit – three \(3\) points](#)
    - [Electric vehicles – earn LEED v 4.1 credit option 1](#)
    - [Advanced Energy Metering LEED 4.1 credit \(office only\)](#)
    - [Building Life Cycle Impact Reduction LEED 4.1 credit, Options 1, 2, 3, or 4 \(Path 4 only\)](#)
    - [Grid Harmonization LEED version 4.1 credit](#)
    - [Affordable housing LEED credit \(LEED v 4.1 High Priority Site and Equitable Development Option 2, path 2\)](#)
  - A: The Steven Winter team is working on a report for the AIRE Team.
- The program is focused on energy efficiency, which gets us to a certain percentage toward our carbon neutrality goals in the CEP. Can you add to the stretch goals that the building’s electric load is offset via offsite solar PV investment, other than the rooftop solar PV incentive? What about adding a “no onsite combustion” item to the stretch goal list?
  - A: Staff will consider adding under “proposed extra items” an offsite solar PV investment to offset electric load.
  - A: Staff will consider the idea of adding “no onsite combustion” to the list of options.
- Impact of FAR on bonus density?
  - A: Floor Area Ratio is based on the size of the parcel or site on which the building sits. The amount of bonus density usually adds less than one whole level to a new development.
- NAACP has started up an energy equity committee. Jonathan will send along information, FYI.

## 5. Discussion of Potential County Govt Policies to Drive Private-Sector EV Adoption

- a. Presentation. – **Kevin Vincent (8:20)**
- b. Discussion. – **Kevin Vincent (8:30)**

- Different policies the County could implement to advance the use of electric vehicles (EVs)

- Sierra Club and others issued policies at the Federal, State, and local levels that could really help.
  - Improve the permitting process for EV chargers. Recognizing that adding EV charging is in the public interest, prioritize EV charging station permit requests – put them at the top of the queue along with other public interest permit requests.
  - Make government fleet EV commitments, including ensuring bus fleet is moving toward electric buses as new buses are ordered and electric bus charging is incorporated into facility plans. Look at contracted fleets, such as garbage and recycling trucks, and ensure the contract updates require electric trucks.
  - Building codes – require a certain number or percentage of parking spots to be “EV-Ready” since it is much more expensive to retrofit a parking spot after it is built to make it available for EV charging.
- Q&A
  - The County is developing an EV and EVSE plan, and we plan to have elements of those plans ready to read by the end of the year.
  - There is a draft letter regarding the Arlington bus maintenance facility. Is there anything the EC should change with the letter or our testimony based on what the AIRE Team knows?
    - The project was slated to follow the County’s Facility Sustainability Policy, which is not in the draft EC letter.
    - The Board report does not have the energy details for the facility. That said, AIRE staff set EUI target on the average of other bus maintenance facility EUIs minus 25%.
  - Links for Item #28 from the County Board agenda was dropped into today’s meeting chat.
    - AIRE staff suggested EC members talk with DES-Transportation staff before a letter or testimony is provided, especially if we are asking for changes to the project.

6. *Legislative Priorities for Arlington General Assembly Delegation in 2021 Session*

a. Back brief on E2C2 Letter and discussion. – **John Bloom (8:40)**

- E2C2 approved and sent the suggested legislative package that was sent to the CB.
  - Some changes were made to the letter during the E2C2 meeting. For example, Sierra Club members provided some background intelligence during the E2C2 meeting.
  - A few proposals that were interesting were left off the list to help highlight the main areas of interest to the EC and E2C2 members.
  - E2C2 is looking to the County for leadership in using and advancing the use of electric leaf blowers.
- Commission scope changes
  - There is a proposal from the Urban Forestry Commission – went to Matt D. for consideration – to provide the UFC with complete jurisdiction of environmental issues. Their focus is “natural resources” which is flora and fauna. The UFC does not intend to overlap with the E2C2 scope.

- Could E2C2 realign into a “climate change and sustainability” advisory group, with the EC taking the mantle of focusing on the energy part of that scope?
- Goal from the E2C2 point of view is to eliminate redundancy among different advisory groups. E2C2 does not have the capacity to cover all things about the environment, so a discussion about the different advisory groups is worthwhile.
- Unfortunate that no one in the County came to OSEM to vet this UFC scope change idea.

7. *Community Energy Plan Implementation Framework (CEPIF)*

- a. Brief update on status of CEPIF update process. – **AIRE Staff (8:55)**
- b. Discussion. – **Jonathan Morgenstein (9:05)**

- The EC passed along a letter to AIRE staff expressing EC perspectives on the first draft CEPIF.
  - Staff are developing replies to those suggestions.
- The CEPIF is before County departments for review right now. After we incorporate those comments, a public-facing webpage will provide that resulting draft CEPIF.
- AIRE staff are creating pre-recorded presentations and will hold live MS Teams forums on the CEPIF.
- After that, staff will bring the updated CEPIF to Commissions and community groups. After further updating the CEPIF from comments from those groups, staff in the first quarter of 2021 plan to bring the CEPIF to the County Board.

8. New business/ Other member updates **(9:25)**

- Since November/December 2019, Jonathan, Claire, and John Bloom have been actively recruiting more EC members to address diversity concerns and racial and gender balance issues regarding EC membership. If you know anyone in your network who could provide more background and experience to energy issues, please let Jonathan know of that person/those people.

9. Adjourn. **(9:30)**

- The meeting adjourned at 9:27 am

**ATTACHMENT A**  
**Green Building Incentive Program Presentation**

## Green Building Incentive Policy Proposed 2020 Update



Department of Environmental Services  
Office of Sustainability and Env. Management  
September 3, 2020

## Green Building Policy - Background

- For site plan projects
- Encourage reduced environmental impact
  - Energy efficiency
- Voluntary
- Bonus Density
  
- Initial proposal – your feedback is critical

## History of Green Building Incentive Policy

- First adopted in 2000
  - Incentive for LEED Silver only, commercial office only
- Update in 2003
  - Included all LEED levels and all site plan projects
- Update in 2009
  - Adjusted bonus to reflect market transformation
- Update in 2012
  - Focus on energy efficiency to align with Community Energy Plan goals
- Update in 2014
  - Energy performance, Arlington specific
- Update in 2020
  - Address updated Community Energy Plan goals (energy performance, renewables, Zero Carbon), other County priorities (equity, biophilia)

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## Community Energy Plan 2019

- Sets goal of becoming carbon neutral by 2050
- Community to achieve 100% renewable electricity by 2035
- New buildings need to be 50% more efficient than code as soon as possible – *this is our collective challenge*
- Government operations to achieve 100% renewable electricity by 2025
- Consider energy equity during implementation

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## Current Green Building Policy: LEED *Plus*

	FAR			
Current Policy (2014)	.25	.35	.50	>.55
	LEED Silver Plus:	LEED Gold Plus:	LEED Platinum Plus:	LEED Gold Plus: • NZ or ZC
	<ul style="list-style-type: none"> <li>• Energy Performance – Energy Star (required for office)</li> <li>• Energy Star appliances</li> <li>• Water Sense fixtures</li> <li>• 10 years of energy reporting</li> <li>• Financial Security (75% LEED/25% Energy Star)</li> <li>• Plus 0.05 Arl Priorities</li> <li>• 15% energy efficiency (encouraged)</li> </ul>			

## Proposed Draft Outline: 2020 Update

	FAR			
2020 (proposed)	.25	.35	.50	.60
	<ul style="list-style-type: none"> <li>• Baseline Prereqs               <ul style="list-style-type: none"> <li>• LEED Gold</li> <li>• EE measures</li> <li>• Rooftop solar</li> <li>• EV charging</li> <li>• Equity</li> </ul> </li> <li>• Energy Performance               <ul style="list-style-type: none"> <li>• Energy Star Score 80</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Baseline Prereqs               <ul style="list-style-type: none"> <li>• LEED Gold</li> <li>• EE measures</li> <li>• Rooftop solar</li> <li>• EV charging</li> <li>• Equity</li> </ul> </li> <li>• Energy Performance               <ul style="list-style-type: none"> <li>• Energy Star Score 85</li> </ul> </li> <li>• 3 <i>Extra items</i> <ul style="list-style-type: none"> <li>• Choose from 8 options (EE, solar, affordable housing)</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Baseline Prereqs               <ul style="list-style-type: none"> <li>• LEED Gold</li> <li>• EE measures</li> <li>• Rooftop solar</li> <li>• EV charging</li> <li>• Equity</li> </ul> </li> <li>• Energy Performance               <ul style="list-style-type: none"> <li>• Energy Star Score 90</li> </ul> </li> <li>• 4 <i>Extra items</i> <ul style="list-style-type: none"> <li>• Choose from 8 options (EE, solar, affordable housing)</li> </ul> </li> </ul>	Same at 0.50 Plus: <ul style="list-style-type: none"> <li>• NZE or ZC</li> </ul>

*Existing*  
baseline  
prereqs with  
proposed  
adjustments

- Green Building Certification\*
  - LEED version 4 or 4.1 BD&C for office/hotel
  - Residential LEED version 4 or 4.1 or Earthcraft Gold
- Energy Star appliances\*
  - add Energy Star dryers
- Water Sense Fixtures
- Energy Star post-occupancy certification\*
  - All eligible building types
- Automated benchmarking\*
- Financial security\*
  - change to 50% LEED/50% Energy Star

\* adjustment from existing

*New*  
Proposed  
Baseline  
Prerequisites

Energy

- LEED v 4.1 Energy Optimization credit – 3 EE points
- Energy Use Intensity (EUI) design target
- All LED lights
- Continuous exterior insulation (not including balcony edges)
- Wall Mock-up (English and Spanish)
- Central ventilation testing
- Refrigerant leakage reporting (and/or BAS alarm?)
- Electric vehicles charging – 2% parking spaces
- Solar 2W/sf of roof area (~16% of roof area)

Sustainability

- Narrative on human interaction with nature (biophilia)
- Bird-friendly glass (floors 1-3)
- Dark sky (no uplighting)
- Equity criteria



## *Proposed* “Extra” Items

- Three (3) additional LEED version 4.1 energy optimization points
- Whole building air leakage testing or envelope commissioning
- Advanced energy metering LEED credit (office only)
- Building life cycle impact reduction LEED credit
- Grid harmonization LEED credit
- Solar – 4W/sf of roof area
- Electric heating for hot water and ventilation (e.g., heat pump) (multi-family only)
- Affordable housing LEED credit
- Others?

## *Equity*

### **Goal**

Support personnel best practices that embed and infuse equity, diversity, and inclusion into the fabric and culture of the building design and construction workplace in Arlington.

### **Criteria**

At least one member of the design and construction team shall be employed by an organization with a racial and ethnic diversity, equity, and inclusion program within its management operations. Specifically, the firm’s program shall include:

- Staff training plan that reflects the firm’s understanding of structural racism and its intersection with the building industry.
- Professional development opportunities and data-driven policies used to identify and invest in staff diversity among leadership levels.
- Strategies in place to ensure racial and ethnic inclusion at all levels of the organization, including the Board of Directors level.

### **Documentation**

Include a description of how the firm implements and institutionalizes diversity through policy, management philosophy and training. Describe how the firm, on a day-to-day basis, fosters a work environment that is inclusive and conducive to diverse staff. Include copies of personnel and other relevant policies, training provided to staff, description of the general management philosophy as it relates to diversity.

## Automatic UPDATE

- 2 ½ years after program adoption
- Two additional energy points under LEED 4.1 EA Credit: Optimize Energy Performance
- Electrification of building systems (except back-up generation and cooking) – waiting for SWA report
- 10% improvement in EUI design target based on use type

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## Community Engagement Process At the *Involve* Level

Time	Stakeholders	Communications Strategy
May – mid-July 2020	County department discussions	CPHD Planning, CPHD Housing, AED,
Late June – early July	DES leadership and SFW	DES leadership and SFW
July	County leadership	CAO, CMO
July - Sept	Public	Post on website; receive comments online; staff reviews comments and addresses changes;
August - Sept	E2C2, Energy Committee; Economic Development Commission; Long Range Planning Committee; NAIOP; Chamber of Commerce	Present at commission meetings; NAIOP engagement
Late Sept - October 2020	CMO and CAO CB 2x2s late October	Prepare final draft of GB Incentive Policy Conduct CB 2x2s in preparation for November 2020 CB meeting for action
November 2020	Planning Commission; County Board;	Final Green Building Incentive Policy to Planning Commission County Board

Near-term next steps:

- Post on website for comments
- Continue to meet with NAIOP and stakeholders
- Draft final proposed policy based on input from stakeholders

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## Discussion

Contact:

Jessica Abralind [jabralind@arlingtonva.us](mailto:jabralind@arlingtonva.us)

Joan Kelsch [jkelsch@arlingtonva.us](mailto:jkelsch@arlingtonva.us)

## Proposed Energy Use Intensity (EUI)

Building Type	Baseline Average	EUI Design Target	Future EUI Design Target
	EUI	EUI	EUI
Multi-Family	50	<b>40</b>	31
Office	33	<b>33</b>	25
Data Center	1564	<b>1331</b>	1097
Lodging - Large	81	<b>69</b>	57
Mixed Retail	160	<b>131</b>	101
Restaurant	334	<b>266</b>	198
Grocery/food sales	196	<b>167</b>	138
Retail	57	<b>47</b>	37
Services (salon, cleaner, etc)	55	<b>43</b>	31