

Paul Roman

Management. I'm here tonight with my colleague Chris Crider and we will be speaking about the bird friendly design topic, specifically about the Green Building Incentive program, how it's been updated and adopted by the County Board this past December.

But specifically speaking about that based on prerequisite, the requirements as well as the retail transparency and how you know there'll be no impact moving forward in terms of site plans that opt into the the GPIIP.

So here's our agenda for tonight's presentation. We'll start with the updated Clean Building incentive policy baseline prerequisite for bird friendly materials, and then we'll end with the information and capacity and additional resources.

So Chris and I will be flip flopping kind of back and forth throughout the presentation, but I'll start out with the the baseline prerequisite here.

So for this prerequisite project teams are required to meet the will they be required to meet or earn one point for the lead version 5 sustainable sites credit biodiverse habitat. So option two of that credit which is bird friendly glass.

On screen is the table that compares the 2020 versus 2025 policy requirements. I will wait here for a second. As noted on the screen, the maximum threat factor remains the same.

Between the 2020 and 2025 policy with the Max factor of 30, but the bird family materials height is now from grade up to 50 feet. So before in the 2020 policy we had it from 8 to 36 feet, but now in the lead version 5 credit they updated that language and to follow that so that.

The project team also earns the credit, it'd be great to 50 feet. And then as we move along here, we'll certainly discuss the site plan review process and kind of how that interacts with the retail transparency guidelines. But Chris will, you know, as we mentioned, you know, we'll go through that in the the further slides.

This is just more information about the LEED version 5 credit. As I mentioned before, the maximum threat factor of 30. It's kind of the standard now as defined by the American Bird Conservancy's Threat Factor database. This does apply to all glass, including spandrel glass.

But when it's located from grade up to 50 feet, measured at all points of that glazing, also up to 20 feet measured from finish to grade of a green roof, and then any distance from grade or roof for glass and guardrails. **Or windshields.**

Paul Roman

Can they can you all still hear me?

Paul Roman 33 minutes 6 seconds

We're having a number of bird strikes. They were finding the carcasses on the terrace because it's a kind of a captured enclosed area because of the mirrored glass and the and and the the fact that it those buildings surround.

The park itself and that's where just to segue into the issue of of we're all concerned about night sky standards and the lighting and I'm glad that that that's in play here.

But this the the lighting is is about bird navigation and it's about.

Sometimes it's about not seeing obstacles. If you have an indoor garden and you've got lighting in there and low light outside, it looks like the same thing, but it that that's not as much of an issue.

As far as I understand and I've looked into the pyramid, it's not so much of an issue of with strikes as it is with with navigation and this is where the tall buildings come in and and the fact that.

It it looks like it's confusing to them. This is why in New York they turn off the beams of light that go up to remember the Twin Towers. They turn those off.

During the two migrations entirely, because they find hundreds of birds are just flying around in a circle till they're exhausted. So this is where you you had a a bullet there about behavior and this is where.

An understanding of the of the context and the behavior is is really important because it's it's not a cookie cutter thing. For example, UV treatments are great for songbirds.

But Raptors don't see that, and neither do doves, and neither do corvids. So crows and Ravens and a few other species. And I'm not sure where whether Blue Jays are into that or not, but because they're kind of related, but.

Those solutions aren't gonna work in every context and.

Stickers, you know, two or three stickers of an owl on a window has been pretty much been proven to be completely ineffective. So the the American Bird Conservancy has testing facilities, two of them, and they test every product and they rate them, and that's the standard that we need.

We need to hold on to and I I don't think that it's helpful whether we're talking about individual residences or buildings to to pretend that a lot of the.

Sort of minimal solutions are actually effective enough to be worth having a policy at all, but that doesn't mean that you can't have some very inexpensive and very effective solutions.

Like the films with, you know, with the lines on them or dots and that kind of thing as a retrofit or even new, but if you're not going to use, you know, glass that's already treated.

At in the residence, one of the simplest things you can do is just take a stick of wood and tie some twine or or parachute cord on it and have another stick and tie it on the bottom so it hangs and just and just have those.

Strings going there because those physical objects are enough for the birds to see what what the you know, what the barrier is, and to recognize it as it's not an open space.

So you know that's good as as far as the the retail, I'm I'm, I'm very glad to see the the GVIP standards now it's it's a big improvement but.

I think for from the retail side the only and I'll stop with this because I probably could just. Pour everybody to death with too much, but.

To me, the the key Nexus between the biophilic narrative and Birch Friendly Glass that we can look into and work on is the established documentation that that and and analysis.

That nature, natural and landscapes is a positive for retail. It it increases interest, it increases sales, it increases customer satisfaction.

And so if part and parcel of having that indoors or out is to.

Is to keep that environment safe for birds.

Then that's cost to doing business, but it's worthwhile because there's plenty of documentation that nature sells.

So I I would like, I think it would be really beneficial especially because then this Chris, this goes to your point about about Arlington already sort of beginning to look at the outdoors as.

A retail venue as well as the indoors and having both of those operate harmoniously and and in a mutual, mutually beneficial way may be.

The all-season, all-terrain kind of solution, you know, for for different locations. Now, well, OK, one last thing, pardon me, but we also have to realize that almost all.

Bird friendly fenestration is also much better for climate resiliency and energy efficiency than just regular old glass.

I mean you can get different kinds of glass that also have you know properties that are you know reduce heat gain and reduce UV and that kind of thing. But the just take a look at the the specs for. The Longbridge Aquatic Center.

It's like 25% less heat gain and 25% less heat loss in the winter because of the two paned glass with argon in between the two panes. And that also has the Birch Riley thing. So I think these are compatible and you know.

We should be combining this, the, you know, climate policy, biophilia. These are two resolutions that have a lot to do with each other and and and then, you know, the desire for active retail space, those things all go together.

To make satisfactory environments for people and also for and safe environments for for birds, wherever it is, wherever it is. OK, I'll just give. No, I think that's a good point. I want to go back to the question. I don't know who asked.

You asked it about the cost, but it's not just the cost of the glass, but it is to your point too, can be an energy savings and and how do we market this to the developers?

Yeah, I I think that's a great point. I I mean, well, the answer to the cost question is to not answer it, but to answer it does vary because there's obviously different manufacturers, different types of work from the glass where you're talking about like film or patterns or you know, etched for the.

Glass, whatever it may be. So the the cost comparison to you know something just that's just conventional, you know there's really not like a hard line you know answer on that. It can vary between you know 2% increase versus.

You know, 5%, it just, you know, varies on the marketplace. You know, I'm happy to to follow up kind of with more factual numbers there. But in terms of marketing this to developers, you know, I think that's where.

Through the the site plan review process where we engage early with the project teams, whether that's a conceptual site plan that comes through, we have the opportunity to where you know they may have not started their design to the full extent yet. They don't know if they're going to opt into the green building incentive policy, even if they don't.

You know, it's still a point where we can engage and say, look at their design, you know, if it's a high-rise building and say, you know, you're in this area located in Arlington, you

know, whether it's about the, you know, kind of retail transparency or just, you know, glazing.

You know, about 50 feet, you know, I think that's kind of where we, you know, make those recommendations, talk about what's available on the market, provide examples within Arlington as well as outside of Arlington. And then again talk about as you mentioned Caroline, the benefits of energy efficiency and.

Kind of how that plays a role. You know, I think part of that too is I think in architecture, specifically in Arlington, we're seeing, you know, a lot of glass buildings. I think in Rosslyn you see, you know, a lot of these developments that are all, you know, glazing on all sides.

You know, I think you know from at least from my opinion and point of view, yeah, I'd like to see less of that. You know, as you can see kind of through energy efficiency certifications now like Passive House and you know, ILFI and these other ones.

They're focused on energy efficiency, but it's about like a tight envelope and it's about air sealing and insulation and not about, you know, glazing and everything like that is kind of what we're seeing today and kind of like the conventional designs here. So I think there's, you know, certainly different avenues and and different pathways that we can take with developers.

Certainly when you're pushing them to a more energy efficient standard, there's cost involved, there's cost involved in everything. But I think it's just kind of weighing the, you know, kind of weighing their project scope, their budgets and you know, kind of the cost benefit analysis of everything.

Because I think too in Arlington and I'll I'll stop here with my response, but you know some developers are are building and then selling. They're not holding on to their their properties for a while. So I think when you know you're making these initial investments whether it's you know energy efficient systems or you know bird friendly glass.

Or, you know, these different sustainability elements, some may look at that and say, well, you know, we're going to build and then sell in five years and that's really not worth our investment. I think certainly when they opt into the Green Building incentive policy.

There is an initial investment in there because you know they're you know making those enhancements or to the building or their design to include those you know more stringent sustainability features. So I think you know making that a long-term

investment whether it's for them or their tenants moving forward, I think certainly plays a role in kind of the advertisement of everything but.

Yeah, I think, you know, engaging early on in those conversations and you're certainly giving them, you know, the actual data involved whether it's energy efficiency or you know, kind of examples. So we were asked specifically by the plan commissioners that came to our commission and said we need more information.

Because developers are flirtsless. So again, I would love to work with you guys and figure out how do we package this and get that back to them early and often and let them know they're going to be asked about it, that they better have a response. So and changing the conversation that way, but too.

Yeah, yeah. I think that's a great point. Again, if they opt into the the green building inside of policy, you know, they know those baseline prerequisites and what's expected of them moving forward and to meet those requirements. But I think if you're thinking of just a, you know, a standard site plan that's not receiving bonus sensitive through the GVIP.

And Doug, I think this actually answers your question in the chat too, that we currently don't have bird friendly requirements just through a standard site plan condition without bonus sensitives, you know, again preparing them for those, you know, conversations with Planning Commission and you know, again we can make recommendations as staff.

But we can't forcefully push upon a requirement to them and then put it in the condition. They have to agree to that as part of their project moving forward for them, you know, the board to approve that. But I think you know engaging again, engaging early on and.

You know, going through examples and and kind of walking them through the process and you know what to expect. What is the uptake on the GPS and the rebuildings and the policy? Like what percentage of site plan developers, what percentage of developers are opting into that? So it's varied by year, but historically.

You know it's near like 60%. So you know kind of post pandemic it was you know difficult for for markets to catch up or developers to catch up through the marketplace, you know as prices kind of fluctuated and and different things like that, but.

You know, there are no site plans right now through the, you know, the new GVIP. I believe in the 2020 policy I'd have to actually be. I think what we showed on screen 1616, maybe 18. I think I could follow up on that, but.

You know, we'll we'll see how this new policy kind of plays out and how many opt in throughout the years. But I think it just depends on you know the current market and you know kind of what the scopes of the projects are and the budgets involved. What precisely encouraged you to raise the the height?

From 36 to 50 feet, well, I think it was in recommendation and alignment with the USGBC lead credit. I think you know us raising that height and kind of being in alignment or exactly being in alignment with that credit also provides a carrot to the developer.

If they're pursuing LEED certification, they can also receive that LEED credit or that one point for that optional. But I think, you know, certainly, you know, looking at, you know, our neighbors in Washington, DC, I know they're from great up to 100 feet. You know, I think just throughout the public engagement process.

You're hearing developers, you know, kind of as this is a voluntary program. Again, I think we're trying to balance the market and you know, you know to push the envelope, but that's certainly nobody will opt in to the policy. I think we just felt that at that time 100 feet was a bit too high for us.

I think, you know, looking at where USGBC updated their standard in the version 5 and that's really, I think one of the only jurisdictions in Northern Virginia, maybe the only one that has a bird friendly requirement, you know, that's kind of where we upped our, upped our standards there.

Relation is the only one that has a word friendly requirement. As far as I know, I don't believe Alexandria does. I don't believe Fairfax. Wow, I feel like we're so far behind other cities. That's but we don't even really have a requirement. No, we don't. But at least we talk about it. But you know, Toronto and New York.

We're in Virginia, yeah. So what are the thoughts of, for example, with this project that's near the Balsam Wetlands Pond and the county has put so much effort into the Balsam Wetlands Pond to encourage the bird development, you know?

Wildlife benefits that would ideally obviously be extended the benefits of the and then investment be extended if there were bird friendly glass nearby. So could it be considered a community investment, you know, a community benefit like when we're negotiating the developers, is that?

In that equation at all.

I think it's up to the citizens really to and the Planning Commission to elevate it as a priority because it's I mean it's not forbid. So no and I think the input that David and others gave on Boston one.

Contributed to some changes to the facade faced. So you know, there's always a compromise, unfortunately, and and I think we have tried to be leaders. We're not going to be the best at doing this.

But a lot of it comes through the community advocacy.

They hear you more than they hear stance. That's just, you know, unless we have a policy that we can point to.

Staff has limitations. We can offer our comments and we can ask clarification and make suggestions, but ultimately it's, you know, the board's decision and and the developer for willingness and it's.

A lot of times our willingness is driven by the public support or lack there. So I'm wondering like just thinking about updates to the standard site plan conditions which go through every, you know, periodically that if that's something we ought to be pushing for.

And yeah, it's a green building plant program, but maybe we need some at least minimal or friendly class requirements. Well, we're always gonna get changes to the tree community requirements. It's only been 30 years since we put that letter out.

So.

And I think to David's earlier point about there are simple solutions.

I go back to how do I get people doing it on their own, right? How do we make it super easy? You know, we give trees away. Can we give bird friendly screens away or something like, you know, can we find cheap ways?

For people to to because it's it's just like anything. We're not going to eliminate every bird stripe, but if we can cut it by 50%, you know, is it worth it? Absolutely. So we have to take, you know, there's there's always going to be competition, but the more we can do, but the simpler we can do it.

And the the less expensive we we talked to, I mean maybe there's out there in the future there are building codes that are changed to require bird friendly glass and all

new constructions at certain levels. That's where you're going to have a fundamental impact on the landscape.

So yeah, they they actually live by filming cities.

Uh website has uh.

Has information about standards in different cities. San Francisco, Toronto, Caroline Ranch, Chicago. Chicago had a big glass building that had 1000 strikes in one night last year.

Made the national news.

So you know, I mean the the between habitat loss and bird strikes.

Cats. Cats. We're, you know, we're losing somewhere between 300 million and a billion birds a year. Some ways cats are worse because they get the little ones that never get, never grow up. Cats are worse.

I got to call down on that one, but but you know, there's some terrific success stories in the Jacob Javits Center, which is 7 acres of building.

Replaced all of this glass with bird friendly glass. That's also climate friendly. They got a 95% reduction in bird strikes and a 26% reduction in energy costs.

Well, yeah, well, let's like go this way, so.

There's what you can add to existing window, and there's probably your inexpensive solutions there, and that is making people the general public aware of these treatments and how easy and inexpensive they are. If you have to buy windows with it, that's a significant expense. I mean, buying windows.

Right, right. This is a significant expense. And so there it's a matter of just making see people aware of this is an option because when you talk to companies that sell this stuff, they don't talk about that. They're not even aware of it.

Yeah, I think it's the combination of highlighting the problem and the implications of that. You know, a bird strike is not just the life of that bird. It's all the other things like that bird in terms of its role in the ecosystem. So people get worried, they get scared, right? They get motivated.

And then I think coming forward with easy solutions. So it's the problem and answer conversation that that people need to be aware of it and I think that will then also bring the developers around because of their clients.

Come with an expectation they would they want to live in a bird friendly building, then they'll deliver a bird friendly building. So it's it's it's raising public awareness of the benefits and the and the concern educating people, but then also coming up with solutions.

I I think of how many private residences I see with bird feeders out without bird family bus.

They want, they want the birds right near the Bay window and they're just inviting. You don't need to do a lot either. Like I said, you can just use, you know, 4 inches apart, vertical strings.

Or you know or you can use um.

Stickers, you know, throw on the out there on the outside and you have enough of them. Maybe it's a a volunteer on LinkedIn MLK Day. We have a whole table of people making bird friendly screens. You know, I mean, there's got to be a fundraising, a sort of.

Community effort behind them, if if it's something on a matter. So I want to make sure we get a chance for the folks online. Are there other questions from you all have been very patient. I hope you're not hearing the echo like we are.

Doug Snoeyenbos - C2E2

We're hearing Echo.

Paul Roman

You are hearing the echo. I hope they're hearing you. Sorry about that.

Cindy Lewin

But but we can hear you too. Yeah, I I agree with what's been said about making the public. I'm surprised that people aren't already pushing to live in buildings where they don't wake up surrounded by dead bodies of birds in the morning. But we asked developers at the roundtable if that was ever a complaint.

Or an issue that they got from either office tenants or residential tenants and they said no. So I agree with you that that's, you know, that is one way to get pressure.

Paul Roman

I will say, I will say Dave makes a very good point when when animals die within minutes something, especially when we we have overpopulation of raccoons, cats, whatever, they scarf them up.

Like this. So it it it's happening at night. You never notice. You wake up in the morning, you're not going to find anything except maybe a few feathers. Well, even city wildlife, I know it had to get out. You know they were getting out at 3:00 in the morning. You have to. It's no way to do it. And then the yeah, yeah, the custodians are.

Jennifer Soles

Yeah, so I have volunteered. Can you hear me? OK, so I volunteered actually with Wildlife Rescue League's Lights Out Nova project. They've just started doing bird strike surveys in Arlington as well as out in Fairfax, modeled on the program in DC.

Cindy Lewin

Yes.

Jennifer Soles

And yeah, by, you know, we're starting like getting out there like 6:30 in the morning or something. At that time, the custodial staff in, you know, business districts is out there cleaning up after the night before, so. by 7:30 they've already 7:00, they've already swept cleaned areas or else we were finding a lot of like bits of carcasses that I don't know if rats or something had eaten them.

Paul Roman

If you are, if you move the volume on that, I can use my laptop for me.

And that's also part of the tracking. So where and where is that based on?

Jennifer Soles

So it's called the The Wildlife Rescue League has a program called Lights Out Nova and they are looking for volunteers. I'll I'll send an e-mail to Alonso or something. I'll forward it and he can forward it on to.

Paul Roman

I'm gonna get up at 3:00 in the morning.

Jennifer Soles

To you guys, but they are starting. They just started last year, so it's just still getting itself settled as to where to survey what to do. But the program does exist and as you were saying, you have to go out early because. With, you know, it's it's being cleaned up, whether by people or by critters.

Paul Roman

Yeah, I see. Yeah. So this is iNaturalist and this is just one, just one of the projects that they do it. And in this particular one in Arlington, there were 32 observations of 30 different species of birds were picked up. And this is again such a small portion because.

Again, most of them get scarfed up by scavengers. These are just some early bird watchers that have found these birds and have entered in here, and it's still dramatic. And certain birds are ridiculously susceptible for this. Woodcock is one day, so fine. They fly less than 50 feet off the air, which is again, you know how.

How high reach the stuff. And because their eyes are so set back and their bills are so long, they strike and almost always kill themselves. I get reports at the Nature Center, stuff like that, of people finding dead woodcocks all the time because they're so

susceptible. What time of year were all those? So this is the problem. There are migratory seasons.

However, you got to remember that in this part of Virginia, many of them are residents, so it can be year round. But most of them do happen in February, March when they're when the majority of them are moving through. But we have residents. So yeah, they go through the Sparrows in the winter, Hummingbirds in the summer.

Um, one of the things that.

That was that was that was the echo. So one of the things that might be, I think I I think would be worth exploring as we go from the GPIP standard that's about to be implemented.

Into a future posture, you know, where maybe it's part of the standard site plan conditions or whatever, is the idea that if a developer understands.

The the threat and the possible solutions that in that early pre application conversation period.

You could consider the site location, the the context, the the landscape context and the basic ideas that they have for purpose and footprint and facade and those kind of things.

With the idea that you could customize the solution.

That wouldn't just be 0 to 50.

But it could be appropriate to what the circumstances are of the site. So I I do remember and I, you know, maybe I was speaking out of turn or not, but I do remember on the Boston One project saying.

Because it's right next to the wetlands.

I'd be happy to give up.

8 to 36 on the east side of the building if you go top to bottom on the other side.

Because that's where the the wetland park is. I don't know if they even that registered, but but I do. But to me the idea is is is it's about a standard, but the standard is a.

Is a solution impact, not necessarily a numerical, you know, calculation on, you know, cookie cutter kind of situation one of the things that.

I went to a seminar on on Autodesk, which they do a lot, most of the majority of software that for building design and they're able to use modeling to do just that to to identify which sides of the building.

Are going to be most impacted by sound, for example, and they can design that facade differently than facade that's not facing the freeway. And they can do the same thing with birds. You know, they can model where the impacts are likely to be based on historical data. So there's the.

Technology exists. It's the will and and the and it's either the stick or the carrot that continues the conversation. So it's to me is.

You know, it's another thing to do is a more detailed assessment of the environmental conditions by which you're operating and and the Balsam one exam is a great example.

So and him and he had and it says speaking about the economics, the.

For some reason I have a trouble thinking when I'm hearing my stuff talk.

The economics include the negative publicity associated with the building in Chicago, for example. And you can say, all right, well, you don't have that dollar of incentive that you can see immediately. But how about within one year of your building getting constructed, you have.

Publicity that says 1000 birds were killed here last night. That's not going to be remesence. Yeah, whether you've got restaurant customers or whether you've got apartment dwellers.

Yeah, I don't think anybody is gonna sell what they're selling by saying, oh, you'll have a couple of dead birds in your lap. You know, that kind of goes without saying. So it should be in their interest whether or not they can perceive it to be. In their interest as compared to.

Paying a lower price to build what they're gonna build, that's, you know, that's another question. But I I do believe that with the the Nexus with with climate friendly solutions and bird solutions that.

You know, over time there's going to continue to be a a reduction in the difference between this kind of glass and and those without the treatments to the point where that's not an excuse.

It's almost there already. It's very close. And when you start factoring in all the other fudge factors like, well, our design people think we need to have, you know, marble walls and floors in our in our atrium.

Paul Roman 1 hour 6 minutes 54 seconds

You know those you have to question what's the what are what's the basis for the decisions. Let me think too socializing it, because I know Elizabeth Guerin talked about how when she used to raise this issue, developers would just look at her like she didn't, you know, they had no idea what she was talking about. So I mean, I think they have socialized it.

Paul Roman 1 hour 7 minutes 13 seconds

The fact that it is in GBIP is helps, but it's like we need to have participants at the table raising it as a matter of course. You know our three commissions are are good for that. It's great to have the staff reinforcing that and you know and I think too if they know that's going to be asked.

Paul Roman 1 hour 7 minutes 31 seconds

They're gonna have to have a response. They, you know, if they hear it from staff, if they hear it from the citizens who are interested in it too. So, but we have to stay vigilant like every right now, right now.

Paul Roman 1 hour 7 minutes 44 seconds

In the preliminary meetings with staff, you're more in an advisory role like this is the way for you to get through the process and here are the what appear to be the stumbling blocks for your initial plan.

Paul Roman 1 hour 7 minutes 59 seconds

In terms of our the rules that we already have, but it doesn't necessarily mean it's always.

Paul Roman 1 hour 8 minutes 7 seconds

Creative advice about how to optimize the the result and you know.

Paul Roman 1 hour 8 minutes 15 seconds

Well, I just, I mean, if there ever were a way to have.

Paul Roman 1 hour 8 minutes 21 seconds

Two volunteer citizens sit in that conversation with developers. I would love to do that because that is the time to help them start off on the right foot. And I you do it for free. I will. Well, I do everything.

Paul Roman 1 hour 8 minutes 40 seconds

For free. That's what I'm saying. Yeah. And I mean, David, David is quite low. No, I mean, excellent point. And um, you know, I'd interest to add on to that. Uh, you know, I know your staff play this role. Citizens play their role.

Paul Roman 1 hour 8 minutes 56 seconds

But I think it also starts from the beginning with the project team. I think architects and designers have to play their role as well. Obviously their clients, you know, they're being paid and you know, they'll do what their clients want or ask of them. But I think there needs to be education at a broader.

Paul Roman 1 hour 22 minutes 30 seconds

Compared to if you tore down and build new. So you know, I think using kind of those two documents in terms of the model and study and then going into that pre-application meeting, you know, I think there's certainly a lot to talk about with every applicant.

Paul Roman 1 hour 22 minutes 47 seconds

And it's not going to be a one-size-fits-all approach. You know, certainly a new construction, every project is different, but certainly for adaptive reuse, every project is unique in its own way. And in terms of what it's, you know, converting to, it's not just commercial or residential, it could be, you know, any any use type.

Paul Roman 1 hour 23 minutes 6 seconds

So I think that's where we can have those conversations about, you know, what fits your design and what do we see as kind of, you know, aspirational maybe to staff or whoever. But then maybe it's a reality based on, you know, kind of.

Paul Roman 1 hour 23 minutes 24 seconds

What sustainability aspects they're they're thinking of. So yeah, I think that's where we'll certainly play a role in that that pre-application meeting and then then providing those models and studies will I think tell a bigger picture of the the story of the the application. So what would be useful in that sense then too? I mean it's you know how can.

Paul Roman 1 hour 23 minutes 44 seconds

We support what we want you all to be doing as far as reviewers. I know our, you know, the public is going to be so limited in that. So it would be useful to know, you know,

how can I help you do your job? Yeah, I mean always like it. You know, we're always open to recommendations from the.

Community. So you know if you have you know ideas or things that you would like to see in terms of you know that initial meeting with the the applicant, we're happy to you know look at that and you know have that conversation with them.

You know, I think certainly in terms of, you know, there are things that will be like bird friendly design, recharging stations or renewable energy, whether that's offsite or onsite, you know, certainly that's not just limited. I mean there's there's certainly other options, but.

Yeah, I think kind of everything's on the table in that that pre application meeting. I think we want to know more about their design. I think it gives us an insight into you know, certainly really engaging with the design team at that time and you're having that approach of.

You know, this is how our community feels and our stakeholders. This is how staff feels. These are our recommendations moving forward. Like tell us how you foresee this in your your project and then we can move from there. But you know, I think at a minimum though, you know if you guys do have recommendations or things that you'd like to see.

Yeah, certainly. We're always happy to, I think, you know, during our review of the facade that if we know that there's a particular side of the building or a particular vulnerability.

It doesn't hurt to ask, right. So if if we can have the information at hand and and aware of the opportunity, then I think it's, you know, they're gonna look at what is the additional cost per square foot for doing it this way.

But they'll never do that analysis unless we sort of ask them. So I think you know that's another area to help is you know if a particular project has been announced as an adaptive reuse is to to do that investigation and then.

Put that information in a very succinct manner to to the, you know, to the planners, to to me and others. And we'll do our best to incorporate it in the comments, right. And then you know and and we'll keep those comments open until we're told not to.

But we're we're we're all trying to do the same thing. It's we don't, you know, I'm not an expert on architectural lighting. I'm not an expert on bird friendly design. So I'm only I'm limited by what I can ask for and and describe either through policy.

Or through my own experience and understanding, and I think we find that a lot with county staff is we wear many hats, we want to do what's right, but we're also trying to balance a number of interests.

But when the opportunity presents itself, absolutely. So the process wise, we're not really going to know, are we, when these things are up because they're not going through that. Well, if all these projects do go to the board, but I mean by the time I guess the board is too late.

Yeah, I don't know how that. No, I think there's a website for them. The Bell Street project is on the website.

Yeah, I believe our site plan website has they show up. They show up on the private development page, but the first time they show up is.

After you already held the preliminary meetings, yeah, but they're still taking a number of months to go through the reviews and they're still open comments, so they're.

Yeah, the sooner we get it out there, but there's all there's negotiations right up to the end. So I wanted to raise one other topic that I think all the commissions are are interested in and certainly relate to.

In the remission areas and and that's, you know, I've mentioned climate policy resolution, the biopolitic cities resolution. There's also the equity resolution, the first of the three by a few months.

We're. According to the projections on the county website, we're going to grow another 60,000 people in 25 years. We're going to have density throwing 25 percent, 27% and 30 some percent growth in housing stock. A lot of that's gonna be in areas that are already dense, just by virtue of maybe there'll be some adjustments with the.

You know, with the glove study that's going to follow the comp plan, but in any case, it's not going to radically shift, I don't think. And so that means that when we talk about the importance of of recreational space, when we talk about biopolitic environment.

The health benefits, the social benefits. We're already looking at an uphill climb to continue to provide that, even to the level that we have now.

In fact, if we don't keep acquiring space to create these kinds of environments, we're going to be losing ground as we as we have, you know, adaptive reuse projects and particularly those that go for residential.

And they're in already in places that are built and as we have more and more affordable housing as part of that mix, which is a very good thing.

If we don't also have policies that get quite more assertive about biophilic design.

Natural spaces.

Bird friendly glass things that are necessary so that we're not just in a different way creating.

You know, A2 class system of residential space just based on a different Geo set of geographical factors than the traditional with redlining and all the other historical patterns.

But as we get more urbanized, we already are one of the densest places, one of the densest counties in the country already, if not the densest, then you know, then we really need to be very.

Proactive, these things. And so to me it's a matter of consistency across the different macro policies, the resolution content.

And it's about quality of life. And it's also about that vision spearhead that's about what do we want things to be, what do we want things to look like? And it means something, even if we can't do more than incremental change in the way the process.

This has happened now we have to have a vision for.

How we want to modify those in order to actually get traction and change the way things look and not just different buildings, but in the same situation we're in now, but actually better situations.

So I'll just move my soapbox back to me. Cindy, did you have a comment?

We can't hear you. You're muted.

Cindy Lewin

Yeah, I was listening to what Paul was saying about this energy model in adaptive reuse because we were struggling. You know, I heard what Chris said, that even though there's no SPRC process, we can always write letters. We were really struggling to write meaningful letters because we didn't have access to the information. There wasn't that much posted.

So I was wondering if what Paul was saying about the things that he's now getting, if that's all public or can be made public and if this has been true of all the adapt, I mean, there's three or four adaptive reuse projects that have been passed. And was this happening then or is this sort of coming in? I know everybody's feeling their way about the right.

Balance between expediting those projects and, you know, giving people an opportunity to weigh in and making public information. So that was my question.

Paul Roman

Yeah, Cindy, great question. So the prior adaptive reuse projects, the shorter answer is no, but because this admin reg 4.1 condition is or admin reg 4.1 process is still being drafted.

Not fully enforced. You know, moving forward after it goes into effects, then those energy models, you know, will be required as part of the submission process as to whether they'll be made.

Cindy Lewin

Required and made public.

Paul Roman

Public I would have to defer to Matt Pfeiffer and others in CPHD on you know how they're planning to upload those to if they're gonna go to our private development website or or elsewhere, but.

Cindy Lewin

All.

Paul Roman

Hopefully that answers your question.

Cindy Lewin

Yeah, that's great. Thank you, Paul.

Paul Roman

Yeah, I I too would emphasize that we're not. I mean, we'll see what form works from us where you get the same letter all the time, which you're not gonna pay attention to after a while. We need access to particular information about those projects.

And we can certainly take that back. You know, we get it. We want it streamlined here at the embedded carbon. It's all a good thing. We totally get it. But we're just trying to figure out how do we make recommendations around the edges and that are productive.

But.

OK. Other questions for our distinguished guests here?

Cindy Lewin

I just wanted to add that I've specifically been asked by county board member to find a way to weigh in on the adaptive reuse projects and so getting more information will make that possible because.

Eventually they're going to require it since. So it's great to hear that you all are requiring it. Sorry, Caroline, that's it.

Paul Roman

Maybe they created, they created a process that doesn't allow that about adaptive reuse from the park and rec standpoint the and the Bell Street project, one of the things we can debate and you decided, I think we decided not to write a letter, but considering that that was going from office space to residential.

And there wasn't a playground, but a playground was supposed to have been put there eventually, something like that. But anyway, the idea is to provide enough recreation for families and children and adults, frankly.

Because we are running out of, we're running out of places. I mean, the county bought a bunch of land down by the chain bridge, but that's not going to be recreation. So we need to find ways inside the buildings, even these adaptive reuse buildings.

The topets of migrations. Mm-hmm. If we can.

Yeah, our parks are very highly regarded, but some of them are starting to feel the strain of overuse and that it's going to get worse. Well, especially like in Crystal City where I know the community spaces were in high demand too. So and those will be.

Two areas that we would focus on that maybe you could have dual use of community space plus recreation.

Gotta get creative, yeah.

All right. Well, thank you for being here. Really. And you're here in person on a snowy night. So really, I appreciate this is super helpful just to get some of this information. I appreciate all the time and energy you guys have spent on it. Well, I certainly learned a lot too. I think that's what's the importance of these is to have that conversation and understand where you're.

Perspectives are and where your perspective of groups are because it, you know, the more it's in front of us, the more likely we're to be looking for these opportunities and there's a whole lot of things we're looking for and at. So the more you know.

We've set a sense of priorities about, well, and actually because we did get that one ask from the Planning Commission for some kind of synthesis on bird friendly glass that they can give to developers, we might want to work with you all on that. So it's consistent with whatever you're all.

I forwarded that material to you. That's what they were asking for, that kind of thing. So yeah, I know you've been gone. You haven't had a chance to look at anything.

But we may be bugging you about that too at some point. Yeah, just to coordinate, make sure we're being consistent, I think would be helpful that what they're hearing from you is the same thing they're going to hear from us since Planning Commission. It would be great. Sounds good. And you all are welcome to stay in here at our echoing meeting.

Here in person. That's pretty. I don't know. I'm looking forward to dinner. We're gonna start.

I think they might lose me. Oh my gosh. Are we gonna lose the rest of the meeting? They can't leave. No, but Jen. Jen's still here because it looks like she's here. So she well, because obviously I can't join in so.

Jennifer Soles

I am here, Alonso, partly because I don't know if you guys started recording. I didn't know if you were able to given all your technical difficulties, so I did hit record. So I, you know, feel like I I'm here indefinitely until the meeting ends.

Paul Roman

Hannah, did you record?

I saw a record. Well, you got record too. I I saw a message. OK, yeah, well, I can't see a thing. So who's gonna listen to it when they have to listen to the echoing? Thanks, Jeff. Thank you. So this is just. This is just our way of emphasizing the importance of everything we said. I'm gonna make it said twice.

Jennifer Soles

Yeah, if I if I'd started recording the very beginning, no one would have lasted through the 1st. It's not that echoey, at least online it's been pretty. It's just a little reverb every now and then.

Paul Roman

All right. I'll hear it. Thank you for very, I guess very clever move. Thank you. OK.

Jennifer Soles

So is the meeting? Are you guys all leaving? Is the meeting over? Can I stop recording or do you have more to do?

Cindy Lewin

We can we just not hear them anymore.

Jennifer Soles

Oh yeah, or we can just not hear them anymore. Not sure what happened there.

Cindy Lewin

They're still, they're still talking. We can't hear them.

Jennifer Soles

OK, yeah, they must have been on somebody else's computer there. And whoever it was, I do see people packing up and leaving. There's usually like chitchat at the end as they pack up and leave. So that might be what's happening right now.

Cindy Lewin

Yeah, just left. Yeah, I think it was correct. Yeah, I think it was correct.

Cindy Lewin

There are more things on the agenda, but maybe this would be a good time to give up.

Alonso Abugattas Jr

OK, before it breaks, before it breaks off and I get dumped again. Oh, there I am. Look, I finally showed up on screen and let let's just go through with with reports real quick. I think the the thing that people ask that that you hear most interesting is probably about the deer. Just so you know we're still.

Alonso Abugattas Jr

In the midst of the deer, as as you folks may or may not have known, the weather played some awful tricks on us this time and because of that we were unable to. There are two weeks we basically lost.

Which was sad. We could not do anything. The deer were not moving and it has to do with the phenomena, what they call yarding up north deer. Actually what they call yarding is that because we so much energy walking through the snow, they trample down an area and the yard there, that is where they stay.

It almost never happens in our part, but this time it did because the thin ice, nobody was going to go anywhere. And so the deers were yarding. What I think was so interesting was where they were yarding because we got all sorts of pictures of people sending us that they were in clear.

Garages and yard and apartments where people had cleared out the snow, and that's where they were literally in people's yards and not in the parks. OK, you definitely real yarding. You know, normally yarding is like a New York thing or whatever, but this was kind of a strange thing. So we called the state today.

They they agreed that it was OK to extend what it was. Our contract was very helpful in in adjusting his place to the the meat processor was also very adjusting because I'll be honest with you, he's losing money because he has to keep these these trailers open or in.

Refrigerated basically only for us and you know with with us hoping that we bring him something because you cannot mix deer because it hasn't been tested yet with other foods that then go out to the public if one comes in and and it comes in with a hit.

There goes the whole operation. So they were very accommodating for us, but we are now extending it a little bit further into into another two weeks. So just so you guys know there will be a detailed report, everything like that about this, but we had to readjust and.

And luck and we're learning as we go through this, but so you know we have learned a few things and whatever and the weather did not. Which will probably not be for at least another two weeks, right? So that is.

Actually, and again, the state agreed with us is because of the weather conditions were not suitable. He thought so he knew that that we were doing the best that we could under less than ideal.

Cindy Lewin

Are other people online having hearing Alonso break up?

Alonso Abugattas Jr

Oh, you you couldn't hear me. I'm sorry.

Cindy Lewin

We heard you. We got the gist, but we're missing some chunks of what you're saying, unfortunately.

Jennifer Soles

Yeah, but I I think we got the gist of it, which is and I'll just chime in that, yeah, during the concrete ice snow out there, the deer were not moving around in the parks. So we have extended our sharp shooting season, which I think you all heard Alonso say.

Cindy Lewin

Yes, yeah, we did. Yeah, I definitely had three deer yarding in my yard. I didn't know that's what you know what they were doing, but they stayed. They didn't move.

Gary Shinnars

Yeah, we heard that.

Cindy Lewin

I think given the technical difficulties, maybe we should.

Jennifer Soles

Yeah, it just disappeared again. I think what's left on the agenda is the staff report, is that correct? And then maybe the Commission reports, yeah, maybe that's.

Cindy Lewin

Yeah. And the Commission reports, yeah.

Jennifer Soles

Alonso is back again. I think we've basically got the most important staff report.

Alonso, you're muted.

Alonso Abugattas Jr

Yeah, so there'll be written staff reports just so you guys know. Sorry, I'm gonna, I'm gonna get dumped again.

Thank you, folks. I see. I think she heard me.

Jennifer Soles

Yeah. So I I think the question was what about the Commission reports? Can we just, can we just e-mail those to each other?

Cindy Lewin

I think that it.

Alonso Abugattas Jr

Yeah, they're gonna be written a port.

Cindy Lewin

Yeah, we, Jill, Caroline and I certainly keep in touch. So we we can do that by e-mail. And you know, I want to recognize Doug and Lisa for having from C2E2 from having hung in here, but so we can share what's up. But you know the budget is the big upcoming thing, the climate action plan. You've heard us, you heard Doug talking.

Talking about site plan conditions, we've been working a lot on that. So I don't know if you guys all followed Lucky Gardens. That was another big issue that probably interested everybody where we really actually, I don't know that we made it, but progress was actually made on that development in terms of.

The board not being willing to approve it as it was. I'll just stop there.

Especially because I don't know if anyone can hear me.

Alonso Abugattas Jr

Thank you. We will. Yes. Can you hear us? Yes. OK. I think we decided that since it's 9:00, we're going to let everyone go to bed and we'll send around reports. So thank you for that update.

Cindy Lewin

Yes. OK, sounds great.

Alonso Abugattas Jr

Thank you. Good night. Bye, bye folks. An image for you. Yeah, typical.

Jennifer Soles

Take care. I'm gonna stop recording.