



**ALEXANDRIA PLANNING COMMISSION  
ALEXANDRIA ENVIRONMENTAL POLICY COMMISSION**

Alexandriava.gov

301 King Street  
Alexandria, VA 22301

Phone (703) 746-4357

February 7, 2023

Dear Mr. Mayor, Madam Vice Mayor, City Council Members and City Manager,

Following our February 2, 2022 joint letter to City Council with recommendations for Sustainable Developments and High Performance Buildings, the Planning Commission and Environmental Policy Commission worked jointly to identify opportunities to better link the City's climate plans and policies to the City's entitlements approval process for **new** development. Our Commissions agree that the immediate, short- and long-term strategies listed below are the most actionable, feasible, and impactful to engage development in the City to combat the climate crisis. Our Commissions urge Council to budget for permanent, ongoing support that links climate policy with the entitlements approval process for new development. We believe partial funding for these efforts can come from the \$1.85M already reserved by the City Manager to take climate action in the short term.

According to the City's Draft Energy & Climate Change Action Plan, 91 percent of Alexandria's greenhouse gas emissions come from two sources: **community buildings** (new and existing), and **transportation**. Therefore, any mitigation strategies must address those two elements. The Draft Plan identifies the enormity of proposed solutions and offers limited implementation strategies including:

- 95 percent of all new buildings to be net zero ready by 2025;
- 32,835 (43 percent) of the City's current 76,361 existing residential units be retrofitted with energy efficiency and/or electrification by 2025;
- Rapid shift to electric vehicles with nearly all new vehicles sold in Alexandria in the near-term to be electric, a proposed solution with far more aggressive EV sales targets than in California.

We again express our concerns for rapid and effective updates to development approval processes to meet Alexandria's 2019 **Declaration of a Climate Emergency commitments** and **Environmental Action Plan (EAP) 2040**. In our opinion, the City presently lacks adequate policies to require or encourage new developments to exercise best practice building standards to meet these commitments and targets through the City's entitlements process.

The most cost-efficient method to "move the needle" and reduce greenhouse gas (GHG) emissions from new construction is to make buildings well insulated and airtight,<sup>1</sup> with balanced ventilation. One example of a best practice on energy efficiency is Passive House Standards<sup>2</sup>. In addition to reducing the fuel needed to heat/cool the buildings, this approach significantly improves air quality, reduces the adverse health effects to children and

---

<sup>1</sup> Link to Measurements of Levels of Air Leakage: <https://www.alexandriava.gov/sites/default/files/2023-01/Measured%20Air%20Leakage%20Requirements%20in%20Context%20-%20Building%20Enclosure.pdf> and link to How to measure air leakage: <https://www.alexandriava.gov/sites/default/files/2023-01/Test-Results-and-Sample-Test-Forms-Guide-.pdf>

<sup>2</sup> Link to Passive House standards for various building types: <https://www.phius.org/standards>. This is only one example.

families, increases building resiliency in cases of power outages, and reduces the operating cost of buildings over time.

Like floor area ratio (FAR) or miles per gallon (MPG) standards, **the best method to measure a building's energy efficiency is Energy Use Intensity (EUI).**<sup>3</sup> There are numerous examples of buildings across the northeast with an EUI of 20 or less that have been designed, built, and are being operated. The City's current Green Building Policy (GBP) does not have an explicit EUI standard and, as a result, recent projects have been designed to achieve an average EUI of 40-45<sup>4</sup> for multi-family residential units, more than double that of buildings in other cities are achieving. Staff initially estimated in 2019 that the GBP would reduce GHG emission in Alexandria by **only 3 percent.**<sup>5</sup> No achievable climate plan demonstrates how Alexandria could meet its pollution reduction targets without amending the GBP to better address energy efficiency since adding to a problem never makes it better.

To ensure all parts of the entitlement process work smoothly together, we recommend the use of a systems approach. Our proposed recommendations aim to establish a common understanding of the issues and ensure we all speak the same language to avoid confusion. The proposed refinements below reflect the nuances of Alexandria's entitlements process, moving from general to specific, and recommend refinements within existing authorities, incentives, and new requirements through plans, policies, and development permit approvals. We trust that the following integrated refinements to strategically selected aspects of our planning processes may serve as a framework for directly linking climate policy with the entitlements process for new development.

### **Recommended Refinements to Plans, Policies and Requirements**

We recommend addressing these needs through refinements to the City's existing Master Plan and Small Areas Plans; the Green Building Policy; Coordinated Development District Concept plans; and Development Special Use Permit conditions. We recognize the City will need to determine the specific targets and implementation approach for each refinement consistent with established entitlement processes, authorities, and budgets. However, we've referenced industry standard best practices throughout the recommendations to provide illustrative possible benchmarks that are feasible and have been implemented in other jurisdictions. Our specific suggestions appear below:

#### **1. Master Plan and Small Area Plans**

**The Master Plan and most Small Area Plans do not adequately address or include reference to community environmental goals/targets.** Use the existing amendment process and current planning process such as the Alexandria West Small Area Plan<sup>6</sup> and others to:

- A. Establish a means or principle** by which EAP2040 GHG reduction **targets** and Climate Emergency Declaration **commitments** become binding on new development.
- B. As part of the master plan/small area plans, require developers to submit an Action Plan** for Carbon Neutral Buildings by 2030 and Carbon Neutral Sites by 2040 to achieve GHG emission targets and Climate Declaration commitments. The plans should consider funding available from the federal Inflation Reduction Act of 2022 and other funding streams.<sup>7</sup>

#### **2. Green Building Policy**

---

<sup>3</sup> Energy Use Intensity is defined as a simple quotient of energy delivered to a building divided by its area (typically expressed in British Thermal Units (BTU) per square foot per year (BTU/sq.-yr.).

<sup>4</sup> See Slide #20 on PRGS presentation to EPC on November 21, 2022 [https://www.alexandriava.gov/sites/default/files/2022-11/20221121\\_EPC%20Meeting%20FINAL\\_G\\_compressed.pdf](https://www.alexandriava.gov/sites/default/files/2022-11/20221121_EPC%20Meeting%20FINAL_G_compressed.pdf)

<sup>5</sup> The EAP2040 calls for a reduction of 50 % GHG emissions by 2030 and 80-100 % by 2050 based upon 2005 levels.

<sup>6</sup> <https://www.alexandriava.gov/AlexandriaWest>

<sup>7</sup> [https://www.usgbc.org/sites/default/files/2022-12/USGBC\\_IRA-Fact-Sheet-Existing\\_v4\\_FINAL.pdf](https://www.usgbc.org/sites/default/files/2022-12/USGBC_IRA-Fact-Sheet-Existing_v4_FINAL.pdf)

The current **voluntary** GBP guidance does not adequately address energy, emissions, and resilience. Amend the GBP to:

- A. Set a specific date by which all new buildings above 50,000 square feet must meet a Net Zero Energy performance standard.** For example, like the District of Columbia, Alexandria could amend its GBP to require new buildings to meet a Net Zero Energy standard defined as: 1) using the current best practice to increase energy efficiency to the highest level, 2) require the most on-site renewable<sup>8</sup> energy as possible and 3) require the remaining energy needed from offsite renewable sources.
- B. Set energy use intensity requirements by building type, with progressive reductions in EUI targets over time.** The City's requirements could use authoritative sources such as ASHRAE Advanced Energy Design Guides<sup>9</sup> for each building type.<sup>10</sup>
- C. Set renewable energy requirements for onsite energy generation and onsite electrical storage, with progressive increases in requirements over time combining solar and green roof whenever possible.** For example, the GBP could require new buildings to include a minimum percentage of on-site renewable energy with a **suggested** amount of battery storage and a timeline to increase the storage until it can replace 1-for-1 backup fossil fuel emergency generators.
- D. Set annual recording (benchmarking) of energy usage.** This could include a requirement that new buildings over 50,000 square feet must input their fossil fuel and electric energy usage in the **free** EPA's Energy Star Portfolio Manager software **to** enable the City to better track energy usage and changes.

### **3. Coordinated Development District Concept Plan**

**Current CDD Concept Plan requirements do not adequately address energy, emissions, and resilience.** We recommend updating our existing CDD approval process to require an **Energy and Resilience Concept Plan for each new or revised CDD Concept Plan** like the one included for the former Landmark Mall site (now "WestEnd Alexandria") that includes data necessary to evaluate these elements:

- A. Energy use intensity by building type**
- B. Site wide energy demand and emissions**
- C. Consideration and/or use of on-site district energy**
- D. On-site renewable energy in kW + electrical storage in kW**
- E. Consideration and/or use of a site-wide microgrid**
- F. Total embodied carbon<sup>11</sup>**

### **4. Development Special Use Permits**

**DSUP Sustainability Conditions are effective at incrementally improving project performance.** Using the current iterative development review process by City staff, continue the purposeful evolution toward more energy efficiency and the complete elimination of fossil fuels by requesting at the Concept stage:

- A. All electric buildings:** A SMART<sup>12</sup> plan that shows the elimination of all fossil fuels from the site
- B. Renewable energy:** A SMART plan describing renewable energy features of the site, such as 'solar operational' infrastructure.

---

<sup>8</sup> Renewable energy includes solar, wind and water that does not require a cost for the energy source

<sup>9</sup> Link to ASHRAE's Three Zero Energy Design Guides: <https://www.ashrae.org/technical-resources/aedgs/zero-energy-aedg-free-download>

<sup>10</sup> See [Achieving Zero Energy Advanced Energy Design Guide for Multifamily Buildings](https://aedg.ashrae.org/) 2022 link <https://aedg.ashrae.org/>

<sup>11</sup> Embodied carbon could be addressed by using a carbon calculator like the one found at:

<https://www.buildingtransparency.org/>

<sup>12</sup> SMART plans – are plans that include Specific, Measurable, Achievable, Repeatable, Time-bound actions

- C. **Energy use intensity:** A SMART plan for projected EUI performance and energy modeling
- D. **Greenhouse gas emissions:** Require a projection of estimated GHG emissions
- E. **Operational performance:** Expand reporting requirements (benchmarking) for actual energy use after construction for the lifetime of the building.

### Implementation Needs

**Given the financial costs of delaying implementation of our recommendations, we urge the City to follow a timeline to complete full implement of our recommendations as soon as practical, but at a minimum no later than by the end of FY2024.** Over the past 3 years we have already watched the approval of several major developments, each with hundreds of residential units, thus adding to the existing retrofit building stock required to eliminate GHG emissions by 2050. Every new developmental permit issued today without meeting our recommended requirements increases the burden on future generations.

The Commissions believe that many of the above amendments can use existing staff resources given the newly created Office of Climate Action. However, it is critical that sufficient staff and/or consultant resources be available to develop and implement these concepts given the urgency of the climate crisis and its increasing costs.

We note with concern that the Interdepartmental Long-Range Planning Work Program proposal advanced by staff for FY24 does not propose to address these issues. Our commissions strongly believe we must remedy this deficiency through additional budget and staffing to support implementation of these objectives in FY24, and ongoing staffing for implementation in future years.

For example, we recognize that research is required to determine financially viable EUI standards. This research could inform decision-makers on when best to use optional financial incentives for “catalyst” buildings such as those used in the Eisenhower West/Landmark Van Dorn Small Area Plan. In addition, attorneys must inform when the City can use Virginia energy efficiency standards such as VA 58.1-3221.2 Classification of Certain Energy – Efficient Buildings for Tax Purposes<sup>13</sup>. However, if designed progressively to follow government authoritative sources such as the ASHRAE standard cited, it is probable that this research will involve one-time costs, with future changes made as part of a regular standards review process.

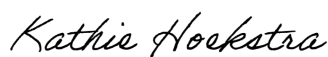
Our commissions believe that the City must budget for permanent, ongoing support linking climate policy with the entitlements approval process for new development as part of its equity, environmental justice and transparency principles. The Office of Climate Action or Department of Planning and Zoning could assume this role in coordination with the other, but regardless of who leads the process, it should be a standing effort of the City’s Interdepartmental Long-Range Planning Work Program.

We strongly encourage Council’s leadership to devote the necessary time and resources to support this effort to address the climate emergency. Our commissions stand ready to support Council in implementing these recommendations.

Sincerely,



Nathan M. Macek, Chair  
Planning Commission



Kathie Hoekstra, Chair  
Environmental Policy Commission

---

<sup>13</sup> <https://law.lis.virginia.gov/vacode/title58.1/chapter32/section58.1-3221.2/>