

**ENVIRONMENTAL SUSTAINABILITY COUNCIL (ESC) and
ENERGY TRANSITION SUBCOMMITTEE (ETS)**

Thursday, January 20, 2022, Virtual Meeting via Microsoft Teams, 7:30 – 9:30 p.m.

MINUTES

1. Call to Order: 7:30 p.m.

2. Reading of Virtual Meeting Notice

This meeting was held via electronic communications using ‘Microsoft Teams.’ This meeting was held pursuant to and in compliance with the Virginia Freedom of Information Act, Section 2.2-3708.2 and state and local legislation adopted to allow for continued government operation during the COVID-19 declared emergency.

3. Roll Call

Attendees: ESC Members: Joseph Schiarizzi (Chair), Sarah Bayldon, Stacey Evers (Vice Chair), Andy Sakallaris, Jennifer Tabola, Mike Trauberman, Jon Ward (ETS Chair), Andy Young; **Student Member:** Terah Nguyen; **City Council Liaison:** Debbie Hiscott; **Planning Commission Liaison:** Tim Stevens; **City Staff:** Kate Walker, ESC Staff Liaison, Dana Lewis (Director, Housing & Human Services); **Urban Forestry Chair/HRTG:** Amy Crumpton; **ESC ETS:** Stacy Noblet; **Public:** John Ferris.

4. Public Comments None were received.

5. One City Center ESC/ETS Comments – Mike Trauberman; Atlantic Realty Companies (Developer)

The One City Center project is a mixed-use development located in the center of Falls Church which will be bordered by West Broad St., South Washington St. and South Maple Ave.

A number of questions were sent from the ESC to the developer, Atlantic Realty the developer of One City Center and project representatives were invited to address the ESC at its January 20, 2022 meeting. The following are members of the team who attended/presented at the meeting:

- Thomas Dinneny, DCS Design
- Ariel Jarvis, Gorove Slade
- Maria Lashinger, Gorove Slade
- Kathy Lawson, DCS Design
- Jackson Marsteller, Atlantic Realty
- Andrew Painter, Walsh, Colucci, Lubeley & Walsh PC, Attorney for Atlantic Realty
- Eric Siegel, Urban LTD
- Adam Schulman, Atlantic Realty
- Kevin Tankersley, Urban LTD

Mr. Painter informed the council that he received the draft ESC and ETS questions today and has distributed them to the appropriate members of his team. He then presented a general overview of the project, addressing building architecture, open spaces, transportation issues including safety, parking, use of bicycles, electric charging stations and the proposed traffic circle.

Ms. Lawson presented sustainability aspects of the project, which include pursuit of LEED Gold, storm water management concepts, use of open spaces and landscaping, discussion of green spaces, tree canopy and vegetation. Additional areas presented included alternative transportation issues including walking, biking, EV charging stations, ride sharing and bus shelters. The developer is also developing a transportation management plan. The developers also discussed reduction of the heat island effect, solid waste reduction and food waste composting, stormwater treatment and detention, indoor air quality, energy use reduction, and future analysis and data collection with a goal of moving towards net-zero-carbon and net-zero-energy ready opportunities, potentially including onsite photovoltaics and offsite energy credit purchases. Embodied carbon in the construction will also be addressed.

Mike T complimented the Development Team on the sustainability of this project and the progress made in shaping this project to meet the City's greenhouse gas reduction goals and minimizing carbon footprint. He emphasized addressing embodied carbon, making sure the buildings are energy efficient, electrification to the extent possible, and using renewable energy sources. He also emphasized the importance of achieving as many points as possible in the energy efficiency category of the LEED certification. Kathy pointed out that the grocer will be high EUI, which will force other spaces in the development to have a higher efficiency to overcome the impact of that space; she also noted that gas is favored in ASHRAE standards, but they will address to the fullest extent possible. Current plans are to electrify building systems, but not apartment or restaurant ranges – Mike encouraged reconsideration of this plan. Installation of PV panels should also be treated as a high priority.

Stacey E. also complimented the team on the effort put into sustainability into this project, encouraged food waste composting to be treated as an important issue, and noted with thanks that artificial turf will not be used. She questioned the need for a grocer – Mr. Painter noted that a grocer would be positively beneficial to the projects overall fiscal impact, and there is a grocer who very much wants to be in Falls Church. Stacey noted that retail clothing might also be considered.

Jon W stated that he was encouraged by the 5% usage for EV chargers but reminded the group to take into consideration the conduits and routing for future EV charging stations and planning for the future. In addition, he recommended the use of energy efficient windows and lighting in the refurbishment of George Mason Square as well as in the new parts of the project. The building will be all concrete floors, with steel walls on the higher stories. Jon encouraged consideration of using wood on higher stories to reduce embodied carbon in the project.

Joseph S commented that the bike lane on Maple Ave connecting to the W&OD should be prioritized as a primary bike pathway.

ACTION ITEM: ESC asked the developers to address the ESC's comments and questions as submitted today.

6. Equity Issues in the City of Falls Church – Dana Lewis, Director, Department of Housing & Human Services (HHS), City of Falls Church

Dana Lewis, Director of Human Services was asked to address the council as part of the ESC's commitment to diversity and equity. She addressed current and anticipated future income distribution across the city population and how HHS is addressing energy needs, transportation needs, and food distribution.

City actions addressing energy needs include:

- The Falls Church Housing Corporation, which manages housing in Winter Hill, has received past funding for storm doors and a boiler for the Community Center, and a bus was provided for emergency cooling during an extended power outage; they will receive some of the City's federal COVID Care Act funds for window replacements.
- Five quadrplexes in Virginia Village will receive weatherization assistance through LEAP.
- The City has used CARES act funds to help 20 households with utility payment assistance, and in the past year has helped 100 households with utility costs and rent.
- Water bill assistance is also available.

Transportation assistance is mainly going to seniors who need rides to doctors and shopping. More than 40 people (double the usual number) meeting income restrictions were given regular assistance with FareWheels taxi coupons last year. Bus and Metro Access fare assistance is also available. Gas cost assistance is available but has not been requested. No existing clients have EVs, but the City Hall chargers would be a potential benefit for them.

Food assistance:

- During the pandemic, some food assistance has been provided through gift cards. City residents donated more than \$1000 of gift cards, and additional food during COVID.
- New grocery stores in the City are a benefit to seniors who prefer to shop close to home.
- Capital Area Food Bank and Food for Others serve our residents in need.
- Panera donates food items to Winter Hill.
- The Farmers Market has started accepting SNAP payments, through coupons issued at the Community Center.

Jon Ward asked for more detail about the window replacement project at Winter Hill. Old, non-opening windows in 80 single-bedroom apartments will be replaced with higher insulating, openable windows using CARES Act funding. The storm doors and boiler additions were funded with a Community Development Block Grant.

Stacey E. asked about the process of applying for grants. Some, such as the LEAP program, are handled but the City. There are also grants available to individuals, and the City assists in those applications when needed. Stacey offered to promote the ability to use SNAP at the Farmers Market, and will share information with HHS about the ability to use SNAP for seed purchases too. Stacey also informed the group that Food for Others is down to only a two-week supply of

food and asked that anyone who could help to donate, if possible. She also asked about the nutritional quality and cultural appropriateness of food assistance available. At Winter Hill, many residents are of Vietnamese origin; the Fields has many Hispanic residents. Fresh foods for healthy eating are typically more expensive, although Aldie offers some less expensive alternatives. Capital Area Food Bank brings fresh food to Winter Hill.

Kate W asked how HHS clients are identified, especially outside the identified communities in need. Word of mouth, outreach using flyers and the City's public communications all contribute. Households spending more than 30% of their income on rent or mortgage are considered cost-burdened, and during the COVID pandemic people at many income levels required assistance.

Joseph S asked about transportation other than taxi coupons. The city is exploring the availability of free Lyft rides. Requests for bus fare assistance have not been received.

7. Bicycle Infrastructure in the City of Falls Church – Andy Young

Andy Y presented a draft letter for input which could be finalized and voted on at our meeting next month. The intention is that it would be signed by multiple Boards and Commissions and submitted to City Council outlining areas for consideration including:

- Finding a solution for the last half mile for the connection from the W&OD bike path to the High School and Middle School
- Providing protected bike lanes on Park Ave
- Providing protected bike lanes on Maple Ave and Annandale Road
- Continuing to incorporate bike infrastructure in future development
- Creating an addendum to existing City Bike Master Plan

Andy suggested a joint meeting with CACT and local biking organizations presenting how bike infrastructure improvements have been achieved in the region.

Joseph suggested including a statement in the letter emphasizing *why* bike infrastructure matters – every person biking takes a car off the road, and cars are the leading killer of children in the US. Mike T indicated his support of this concept, and emphasized that additional support from other community groups, school organizations and City Council members, would be needed. Sarah also expressed support, and would like to contribute her ideas. Council member Hiscott supported this effort and suggested that a plan addressing actions and costs should be put in place as soon as possible in order to get funding allocated. ESC members were in favor of a joint meeting with CACT in the near future, possibly in March.

ACTION ITEM: ESC members to review draft letter and provide comments to Andy Y for a review and vote at a future meeting.

8. Subcommittee & Liaison reports: ETS (Jon); ETG (Sarah); HRTG (Stacey/Amy)

ETS: Jon W and others had a tour of the roof of Founders Row 1 to look at how it was prepared for future solar installation. Jon has contacted Prospect Solar, who intend to contact Mill Creek developers. This could potentially be useful for Founders Row 2. Arcadia Power has sent a

mailing out to residents implying Community Solar is soon to be available. This seems a little misleading, but Jon can provide more information to those who may be interested.

ETG: Sarah B stated that the Operation Earth Watch is still going and activity sheets for January are out.

HRTG: Amy noted spring event dates should be out next month. The city has hired one employee for the greenspace crew and should hire a second employee in the near future.

9. Staff updates

Kate Walker commended the productivity of her recent intern, Colter Adams. He was able to conduct interviews with the Director of Public Works, Director of School Operations, Tim Stevens and John Morrill (of Fairfax County, formerly Arlington County) and provide an analysis of natural gas and fuel data. Thank you, Colter, for your outstanding contributions!

Kate asked Debbie about the agenda and structure of the City Council retreat. Debbie had the date and will let us know if B&C Chairs will be invited.

Additional member comments

State Legislative Update. Mike reported on legislation ESC had supported, which is currently before the VA Legislature, now Senate Bill 452. This Bill:

- Provides for energy efficiency
- Allows local jurisdictions to use statewide energy efficient building code
- Allows locality to require point of sale of energy use intensity
- Allows localities to use energy benchmarking
- Allows localities to provide incentives for energy efficiencies

ACTION ITEM: Mike to provide presented information to ESC members, Councilmember Hiscott and City staff legislative liaison, Cindy Mester. Mike encouraged ESC members to contact their representatives (such as Saslaw) if they personally support the bill.

10. Review & Approval of December 16th, 2021 minutes

Minutes of the December 16, 2021 meeting were approved.