



March 14, 2022

Mr. Mayor, Madam Vice Mayor and members of City Council,

Thank you again for meeting with myself and Commissioner Marta Schantz over the last several weeks to discuss the joint letter from the Environment, Planning and Transportation Commissions to Council. During a follow-up discussion to the joint letter, the EPC unanimously supported the following Motion related to our suggested Next Steps and the FY2023 budget:

- 1) We support fully funding the increases in staff and related funding needed to implement all the specific plans/programs in Chapter 10 of the EAP2040 on outreach regarding programs such as C-PACE and other outreach efforts to provide community information and programs to address the climate crisis;
- 2) We support a requirement that all developers who are negotiating with the City for increased density or height on a CDD, be required to provide an Energy and Sustainability Plan which includes answers/commitments to the following five items:
  - a) Will your building/development be all-electric, and if not, why not, and how will you offset the GHG emissions from the non-electric usage in future years?
  - b) How much on-site renewable energy do you plan; or will you at least make all of your buildings solar-ready?
  - c) What is your planned Energy Use Intensity (EUI) for each building and/or development?
  - d) What do you anticipate will be the estimated CO<sub>2</sub>-equivalent emissions (embodied carbon) for your development/building?
  - e) During the operational phase of your building/development will you commit to benchmarking your utility monthly usage rates into the FREE Energy Star Portfolio Manager software operated by the US Environmental Protection Agency and sharing this data with the City? This is for determining building performance in energy efficiency and can be used to help identify when investment in energy efficiency measures makes financial sense.
- 3) We support a net zero carbon standard for residential and commercial developments as soon as possible, but in no case later than 2026 for residential new construction and 2030 for commercial developments<sup>1</sup>; and
- 4) We support a request that City Council set an agenda item on its docket preferably in April (Earth Day month) for an open discussion about the climate crisis, including City staff detailing past successes and future plans/programs and their funding needs, with Chairs of Commissions discussing progress in addressing the crisis and also highlighting impediments to further progress and proposals to address these impediments, as well as community groups or citizens providing their proposed future actions and funding needs.

We remain committed to finding specific, fiscally sound and legal ways to implement solutions to the climate crisis so that Alexandria meets the commitments made in its Emergency Climate Declaration and ALL Alexandria vision. We believe that the listed actions are ones that can and must be taken at this time to accomplish this purpose.

Sincerely,

*Kathie Hoekstra*

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EPC Chair

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<sup>i</sup> Note that this vote came before the buildourfuture.org Webinar detailing the hundreds of affordable housing units which have been built since 2015 in Philadelphia that are all net zero energy – meaning they use no more energy than they produce on site. See the video at this link: <https://www.youtube.com/watch?v=oHYQkvEBSyA&feature=youtu.be> The District of Columbia is in the process of enacting legislation to require that all commercial buildings built after 2026 be net zero energy. While LEED certification has some measures that impact energy efficiency, Passive House deals with energy usage and the measures needed to reach net zero energy for a building. Lastly, for every building or development we permit today which doesn't meet a net zero energy standard, we are contributing to the current climate problem and requiring a more costly and complicated future solution or perhaps a full building replacement.