

# Environmental and Energy Program

## Program Description

This section Includes environmental and energy strategy projects and describes the on-going Sustainability Policy for building construction.

## Link to the Comprehensive Plan

The Environment Section of the Policy Plan within the Fairfax County Comprehensive Plan includes the following established objectives:

- Improve the identification and mitigation of environmental impacts, and the monitoring and enforcement of environmental policies as applied to land disturbing activities.
- Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.

Source: 2017 Edition of the Fairfax County Comprehensive Plan, Policy Plan - Environment, Amended through 6-28-2022

## Program Initiatives

The Fairfax County Board of Supervisors has set the framework for the County's environmental initiatives through its vision, goals, policies, and ordinances and has dedicated considerable resources to support implementing these initiatives. The County's Environmental Vision helps to guide environmental sustainability initiatives, strategies, policies, and programs. Two key principles direct the vision: the conservation of limited natural resources and a commitment to providing the resources needed to protect the environment. The vision is connected to how the County provides services, and it focuses on seven core service areas: Land Use, Transportation, Water, Waste Management, Parks and Ecological Resources, Climate and Energy, and Environmental Stewardship

Each year, Environmental Improvement Plan (EIP) projects are selected based on a project selection process supported by the Environmental Quality Advisory Council (EQAC), which includes the application of specific project criteria, review of proposals from County agencies, and identification of projects for funding. Some of the programs approved for funding have previously included the Park Authority's Invasive Management Area (IMA) program, the Green Purchasing program, the Watershed Protection and Energy Conservation Matching Grant program, outreach and education programs, the installation of web-based smart technologies to limit water consumption, and natural landscaping projects.

### Environmental Initiatives

County agencies regularly collaborate and coordinate on environmental initiatives. In FY 2020, after many years of informal committee-based collaboration, the County's Office of Environmental and Energy Coordination (OEEC) was established to lead the County's cross-organizational development and implementation of environmental and energy policies, goals, programs, and projects. To carry out its mission, the OEEC frequently engages with County agencies and oversees cross-departmental teams for major planning initiatives. The OEEC and other agencies also coordinate closely with the county's Environmental Quality Advisory Council (EQAC), which is an independent, board-appointed advisory committee. EQAC is tasked with reporting the state of the environment in Fairfax County and in recommending policy and programmatic actions that the Board can take in support of the environment.

## Operational Energy Strategy

In July 2021, the Board of Supervisors adopted the goal to be energy carbon neutral by 2040 through a Carbon Neutral Counties Declaration. To support this goal, in July 2021, the Board also adopted an update to its 2018 Operational Energy Strategy. The Energy Strategy was first adopted to further the objectives of the Board's Environmental Vision by providing goals, targets, and actions across multiple focus areas. The 2021 update includes accelerated goals and targets across the following 11 focus areas to meet the carbon neutral goal: Greenhouse Gas Emissions Reductions, Energy Use and Efficiency, Water Use and Efficiency, Green Buildings, Renewables, Fleet Electrification, Goods and Services, Waste Management and Recycling, Awareness and Engagement, Utility Cost Management, and Reporting and Collaboration. The Energy Strategy promotes cost-effective solutions and an energy-conscious culture for government agencies and employees. The resulting reductions in energy use will help reduce greenhouse gas emissions, mitigate escalating energy costs, and promote a more sustainable future for Fairfax County.

The Energy Strategy is designed to reduce emissions across all major emitting sectors. Through new goals and targets included in the 2021 Energy Strategy, the County is working to decrease energy use in County buildings by as much as 50 percent by 2040 compared to a FY 2018 baseline and to produce 50 percent of electricity from renewable energy sources by 2040, using the FY 2018 baseline. With respect to transportation, the Energy Strategy includes fleet electrification targets for vehicles and buses, with both fleets to be powered by electricity or a non-carbon emitting alternative by 2035. Another highlight from the 2021 Energy Strategy includes a target in the Waste Management and Recycling focus area to be Zero Waste by 2030.

## Sustainable Development Policy

In February 2008, the Board of Supervisors adopted the County's Sustainable Development Policy for capital facilities projects. This policy established Leadership in Energy and Environmental Design (LEED®) as the standard for projects and established the LEED Silver certification level as the goal for projects over 10,000 square feet in size. Since the adoption of this policy in 2008, 39 County buildings have been designed and constructed under the sustainable development policy, with 17 of these buildings certified as LEED Gold buildings. The remaining 22 buildings have all met or exceeded the 2008's policy goal of LEED Silver.

In September 2020, the Board adopted an updated Sustainable Development policy designed to demonstrate an increased commitment to environmental, economic, and social stewardship through sustainable development practices for facilities and buildings. The 2020 update increased the minimum LEED certification target from Silver to Gold and provided for incremental energy performance improvements and reductions in greenhouse gas (GHG) emissions, with a target of achieving Net Zero Energy (NZE) eligibility by no later than FY 2031. The 2020 update also encouraged solar and EV-readiness components and emphasized renewable energy with either on-site generation or supplemental off-site generation. This 2020 Sustainable Development Policy will be further updated to align with the goals of the adopted July 2021 Operational Energy Strategy.

In July 2021, following its adoption of the Carbon Neutral Counties Declaration, the Board further strengthened its green building policy as part of its adoption of the 2021 Operational Energy Strategy. The 2021 policy retains the requirement of LEED Gold from the 2020 update, but replaces the minimum energy performance improvement criteria and multi-year transition to NZE with a NZE standard for new construction and major renovations and provisions regarding building electrification. This 2021 policy provides that all new county and parks facility construction, additions, and major renovations with an occupied area greater than 10,000 square feet beginning planning and design in 2021 must, at minimum:

- Meet NZE standards unless the Board of Supervisors is advised prior to the 30% design phase as to why the project cannot meet the NZE standard; and
- Achieving LEED Gold plus 50 percent more energy efficient than baseline is the minimum certification.

In addition, the 2021 green building policy provides that all new county and parks facility construction, additions, and major renovations beginning design in FY 2022 or later shall be electric-ready, meaning that the building has all necessary accommodations to convert to all-electric operations. All new facility construction, additions, and major renovations beginning design in FY 2024 or later shall use only electric equipment and appliances, unless no alternative can be identified. The 2021 green building policy reiterates the commitment, first expressed in the 2020 Sustainable Development Policy, to an ongoing program for monitoring and analysis of actual building energy performance data; identifying existing buildings as priority candidates for systems recommissioning; recommissioning of priority buildings with initial focus on buildings previously certified by LEED; and for more proactive management of building systems and controls. This commitment helps ensure that new and renovated buildings or facilities perform as intended, designed, and constructed.

## Sustainability Rating Systems

LEED provides a holistic approach to sustainability. Some of the key benefits of LEED include:

- **Financial:** Lower operating costs, lower life cycle costs, and increased building value.
- **Environmental:** Greenhouse gas emission reductions, energy and water savings, waste diversion from landfill, conservation of natural resources, air and water quality improvement, biodiversity, and ecosystem protection.
- **Social/Cognitive:** Increased cognitive function, focused and applied activity level, crisis response, increased user productivity and satisfaction, public relations, and community benefits.

In addition, the County tracks infrastructure projects under the Envision Rating System for sustainable practices. The Huntington Levee project received Bronze Certification and the Disinfection System Replacement project received Gold Certification under Envision. County garages follow the Parksmart Sustainability Rating System.

## Sustainable Strategies for Capital Projects

Early in the design phase, the County addresses energy and explores cost-effective opportunities to reduce energy consumption and greenhouse gas emissions in four holistic interconnected elements: Energy Demand, Energy Efficiency, Renewable Energy, and Ongoing Energy Performance.

- **Energy Demand** – County strategies that are utilized to reduce the building's energy demand include the following:
  - **Design and Energy Goals:** Set targets to establish building performance indicators.
  - **Size the Building Appropriately:** The building serves its function and reduces unproductive energy demand.
  - **Utilize Passive Design Opportunities:** Orient the building to reduce the building envelope losses and gains, utilize natural ventilation, solar, and daylighting.

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- **Building Envelope:** Design buildings with a well-designed envelope assembly that reduces heating or cooling losses through the thermal envelope, thereby reducing energy demand. Furthermore, the building envelope performance for some projects may include Envelope Commissioning which verifies that the performance meets the design requirements.
- **Monitor Building Energy Consumption:** Buildings are provided with advanced energy metering via the building automation and energy management system(s) to capture real-time performance data.
- **Energy Efficiency** – The efforts to reduce building energy demand provide the foundation for energy efficiency within the supporting systems and end users. County strategies to achieve energy efficiency improvements include the following:
  - **Install High Performance Building Systems:** During the design, decisions are made to invest in energy efficient technologies. To date, such systems have been implemented in County buildings as follows: Variable Air Volume (VAV) HVAC Systems with Control Strategies, Variable Refrigerant Flow (VRF) HVAC Systems, Energy Recovery Systems, Indoor and Outdoor LED Lighting systems, and Lighting controls (systems that actively track building occupancy lighting needs and harvest nature daylighting to reduce lighting fixture demand and energy consumption via sensors and can communicate to central lighting controls). Lighting control systems have been installed in Tysons Pimmit Library and Public Safety Headquarters. Currently, five projects in design are being evaluated for Geothermal systems and two projects in construction are tracking NZE.
  - **Specify High Efficiency Appliances:** All appliances are specified as Energy Star Certified.
  - **Utilize Energy Simulation:** Energy Modeling software is used during the design to determine and prioritize energy efficiency measures and system types.
  - **Monitor and Verify Building Performance:** Commissioning and/or Enhanced Commissioning is a project requirement which provides an independent authority to verify the operation of all systems meets the design, installation requirements, and future operation.
- **Renewable Energy** – Efforts to reduce demand and increase efficiency to meet the building's energy needs.
  - All projects are analyzed early in design to determine the feasibility of solar photovoltaic systems.
  - The County has awarded contracts to vendors for solar Power Purchase Agreement (PPA) services and is working with the vendors on the implementation and O&M phases.
  - A solar photovoltaic (PV) system was installed on the roof of the Stringfellow Park and Ride facility. There are fifteen buildings currently in construction with infrastructure for PV systems and fifteen in design with infrastructure for PV systems.
  - Infrastructure for Electric Vehicle (EV) Charging Stations is being phased into the building design which will provide stations for building occupants and visitors. EV Charging Stations have recently been installed at the Sully and Lorton Community Centers. There are ten buildings under construction with infrastructure for EV Charging Stations.

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- **Ongoing Energy Performance/Post Occupancy** – To maintain all efforts made during design and construction, it is critical to be mindful of the post occupancy activities that maintain energy performance targets.
  - **Continuous and Retro Commissioning:** Continues to confirm the building is performing as designed or to support future occupancy changes by the end user.
  - **Provide Staff Training:** Personnel are trained properly on new building system technologies.
  - **Create Incentives for Occupants:** Promote energy efficient strategies with occupants.

## Water Conservation

The conservation and creative reuse of water are important in addressing overall water use reduction in buildings and on sites. The following strategies are evaluated early in the design process:

- **Plumbing Fixtures:** Fixtures, such as showerheads, toilets, and faucets, are specified as low flow since they utilize low gallons per minute of water. The low flow requirement has been incorporated in the design guidelines for all current and future projects. Some completed projects with low flow fixtures are Lewinsville Center, Tysons Pimmit Library, Bailey's Shelter/Supportive Housing, McLean Community Center, Reston Police Station/Governmental Center, Public Safety Headquarters, Scotts Run Fire Station. Recently completed projects include both Sully and Lorton Community Centers and the Lorton Library.
- **Rainwater Harvesting:** Storage tanks or cisterns can hold rainwater that can be utilized for non-potable uses, such as irrigation. The feasibility of incorporating a rainwater harvesting system is evaluated during the design of new construction projects. The Stormwater Wastewater facility incorporates rainwater harvesting for use in bathrooms.
- **Water Re-Use:** Strategies to reuse wastewater for non-potable uses will be evaluated for new construction projects that are in early design.
- **Natural Landscaping:** New construction projects are designed to follow the County's natural landscaping policy, with a goal to minimize resource consumption, reduce stormwater runoff, increase the habitat value of the site, and increase soil and plant health. A few projects that currently incorporate natural landscaping are Lorton Community Center and Library, Sully Community Center, Lorton Fire Station, and the Stormwater Wastewater facility.
- **Irrigation:** The use of natural landscaping and native species reduces the need for irrigation, thereby reducing outdoor water usage. Exterior hose bibs are provided at strategic places around the building in lieu of an automatic irrigation system, in all new construction projects.
- **Green Roofs:** An early feasibility study of the use of green roofs is included in each project scope. Green roofs have been installed at the West Ox Bus Operations Center, Merrifield Center, Dolley Madison Library, Great Falls Volunteer Fire Station, Providence Community Center, Herndon Fire Station, and the Public Safety Headquarters. Green roofs minimize heating and air conditioning costs, in addition to reducing stormwater runoff.



## **Sustainable Sites**

Focusing on sustainable strategies is key to maintaining the environment surrounding the building, vital relationships among buildings and ecosystems, restoring project site elements, integrating the site with local and regional ecosystems, and preserving the biodiversity that natural systems rely on.

- **Parking Reduction and Public Transportation:** Reducing the parking footprint can minimize the environmental harms associated with impervious areas, including automobile dependence, land consumption and rainwater runoff. Location and available alternate transportation options are evaluated for each project site during design. Potential reduction in parking requirements is developed based on user needs. Parking reduction was recently sought and approved for the Lorton Community Center and Library project, the Sully Community Center, and the Kingstowne Consolidated Facility.
- **Low Impact Development (LID):** Green Infrastructure and LID reduce rainwater runoff volume and improve water quality by replicating the natural hydrology and water balance of the site. Approaches and techniques for LID involve minimizing disturbed areas on the site, limiting the amount of impervious cover on the site and infiltrating, filtering, storing, evaporating, or detaining rainwater runoff at or close to its source. Strategies for stormwater management including bioswales, dry ponds and infiltration trenches, and going above and beyond minimum code requirements, are analyzed early in the design process. Recent examples include Sully Community Center, the Lorton Community Center, the Stormwater Wastewater facility, and the South County Police Station and Animal Shelter.

## **Indoor Environmental Quality**

Green buildings with good indoor environmental quality promote the health and comfort of building occupants. High quality indoor environments also enhance productivity, decrease absenteeism, and increase the building value.

- **Low VOC:** Design guidelines for all projects require use of products that have low volatile organic compounds.
- **Green Cleaning:** Green cleaning products and procedures are practiced, minimizing negative impact, and protecting the health of employees.
- **Daylighting:** All new projects strive to optimize natural daylighting strategies to enhance the indoor lighting quality.

## **Materials and Resources and Waste Management**

Sustainably produced materials and waste reduction, reuse and recycling strategies help in minimizing embodied energy and impacts associated with the extraction, processing, transport, maintenance, and disposal of building materials. Project requirements emphasize the use of locally produced materials and staff must develop and implement a construction and demolition waste management plan with a goal to reduce waste disposed of in landfills and incineration facilities by recovering, reusing, and recycling materials.

## **Innovation in Design**

Other sustainable strategies employed on projects include options, such as bird friendly design, involving articulation of facades, and a combination of opaque and transparent materials to reduce bird collisions.

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The County's green building policy is intended to reduce the consumption of non-renewable resources, reduce greenhouse gas emissions, minimize waste, and foster healthy, productive environments. Some examples of recently completed CIP projects that have achieved many of the green building policy objectives include:

- **Bailey's Shelter and Supportive Housing:** This project achieved LEED Gold certification. The project is an innovative model of shelter, housing, medical care, and supportive services in one building providing support services for residents in need. The co-location of an emergency shelter and permanent supportive housing units will ensure residents and guests can make the



most efficient use of county resources to improve their lives. A vegetated roof with modular planting trays helps reduce heating and air conditioning costs and stormwater runoff while providing attractive views from a shared gathering area. Other sustainable design strategies include: LED lighting with occupancy sensors and daylight harvesting sensors to take advantage of natural light and adjust indoor light levels, use of recycled materials and regionally sourced materials, low VOC interior finishes and furnishings to improve interior air quality, low flow plumbing fixtures and native landscaping to ensure water efficiency, and the use of energy efficient appliances and equipment throughout the building.

- **John Marshall Library:** This project achieved LEED Gold certification. The renovation and expansion project successfully integrates the existing facility with the 1,400 square foot addition creating an integrated design to improve the services provided. The new addition provides a welcoming front entry and public meeting spaces, and the new floor plan provides an efficient layout that includes study and community meeting rooms. Sustainability is central to the project with the re-use of the existing building shell and extending the life cycle of the structure to conserve resources and reduce waste. The new light-filled library provides sustainable design strategies that include



an energy efficient mechanical system, LED lighting with occupancy sensors to reduce energy consumption, use of

recycled materials and regionally sourced materials, low VOC interior finishes and furnishings to improve interior air quality, low flow plumbing fixtures, native landscaping and an underground stormwater management system for water quality and quantity control.

- **Lewinsville Redevelopment Project:** This project achieved LEED Silver certification. The project provides services to community members of varying generations that include a Senior Center, Adult Day Health Care Center, and two Childcare providers. The building provides a



comfortable balance of spacious design and flexible multi-purpose spaces for seniors and school age children. LED lighting along with occupancy sensors are provided to reduce energy consumption. Solar tubes provide natural lighting to the common lounge area while daylight harvesting sensors adjust indoor light levels in the dining areas and multi-purpose rooms. Other sustainable design strategies include: an energy efficient VRF mechanical system, recycled building materials and regionally sourced materials, use of low flow plumbing fixtures, low VOC emitting interior finishes to improve indoor air quality for the occupants, and use of native planting species for landscaping to eliminate the need for irrigation.

- **Scotts Run Fire Station 44:** This project achieved LEED Silver certification. The project provides emergency services to the growing Tysons community. The design accommodates a challenging site and uses low-impact development techniques to provide a two-story fire station building maximizing the efficiency of the layout while meeting the operational requirements of the Fire and Rescue Department. LED lighting, along with occupancy sensors, are provided to reduce energy consumption. Other sustainable design strategies include energy efficient systems, recycled and regionally sourced building materials, use of low flow plumbing fixtures, low VOC emitting interior finishes to improve indoor air quality for the occupants, and stormwater management with a dry swale and urban bioretention basins.



## Current Project Descriptions

1. **Climate Action Implementation (Countywide):** \$1,725,000 is estimated to begin to address implementation of the County's Climate Action Plan Plans, including the Community-wide Energy and Climate Action Plan (CECAP), regarding climate mitigation (emissions reductions), and Resilient Fairfax, regarding climate adaptation and resilience. Funding focuses on two climate action programs, Charge Up Fairfax and the Tree Canopy program, as well as the expansion of current education, outreach, and engagement initiatives. Charge Up Fairfax will facilitate at-home electric vehicle charging by residents of multifamily residential communities, particularly homeowners associations (HOAs) and condominium associations. The Fairfax County Tree Canopy program will facilitate partnerships with homeowners and condominium associations and nonprofit organizations to promote tree plantings and maintenance of native plants. FY 2024 funding of \$300,000 has been included and is supplemented by \$1,425,000 in existing fund balances.
2. **Community - Annandale Urban Park (Mason District):** \$363,250 was approved for a new urban green space in an underutilized portion of County property in central Annandale, located in the Annandale Commercial Revitalization District. The development of this green space is the result of significant community and inter-departmental collaboration, and will promote numerous objectives, including addressing the disproportionate impacts of heat island effect through enhancements of a local green space into a more environmentally sustainable and usable community asset. Enhancements include a civic plaza, a multi-functional and flexible lawn area, a children's educational garden, native landscaping, a reduction in impervious surface and stormwater improvements, and a network of accessible paths that will connect residential neighborhoods and the commercial core of central Annandale. The goals and objectives of this urban green space strongly align with numerous County priorities, including the Environmental Vision, the policies of One Fairfax, and the long-range development vision for Annandale. Further, this initiative positively addresses County priorities related to stormwater management, tree canopy coverage, and climate resilience.



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3. **Community - CECAP (Countywide):** \$2,163,362 has been approved to date, to support the development of the Community-Wide Energy and Climate Action Plan (CECAP). This funding has provided for consulting services for technical analysis and plan development as well as outreach materials. The consulting services supported community outreach and engagement, including the facilitation of meetings and development of an interactive, online web presence. The community-wide greenhouse gas inventory was updated, climate mitigation actions tied to inventory and community priorities were developed, and a long-form technical report, summary documents and online resources were produced.
4. **Community - HomeWise Outreach Program (Countywide):** \$280,000 has been approved to date for the HomeWise energy education and outreach program. HomeWise was created to educate, empower, and enable low- and moderate-income residents to lower their utility bills by reducing their energy and water use. The program emphasizes relationship-building between qualified volunteers and specific communities in the County where energy-efficiency improvements and changes to daily behaviors are likely to have the greatest impact.
5. **Community - Plastic Bag Tax Projects (Countywide):** \$2,251,360 has been received through the *FY 2023 Third Quarter Review* associated with the plastic bag tax. On September 14, 2021, the Board of Supervisors adopted an ordinance to enact a \$0.05 tax, effective January 1, 2022, on disposable plastic bags provided by grocery stores, convenience stores, and drugstores. VA Code Sec. 58.1-1745.B dictates that revenues from the plastic bag tax program are to be appropriated for environmental clean-up, education programs designed to reduce environmental waste, mitigation of pollution and litter, and the provision of reusable bags to recipients of certain federal food support programs.
6. **EIP - Composting Pilot (Countywide):** \$104,600 will support two composting projects. One project supports a Composting Pilot Program at Fairfax County government offices, managed by an employee volunteer group. A second project supports a pilot composting program developed by DPWES's Solid Waste Management Program (SWMP). SWMP has implemented a pilot drop-off program for residential food scraps, with initial drop-off locations near the existing residential recycling drop-off centers at the I-66 Transfer Station and the I-95 Landfill Complex and at five farmer's markets in the County. SWMP efforts to educate residents about the new program will include the creation and distribution of fact sheets, the development of an instructional video, and community presentations.
7. **EIP - DPMM Green Intern (Countywide):** \$25,000 will support limited term staff to assist in developing environmental initiatives applicable to the County's procurement process. Fairfax County maintains an electronic Contract Register of over 2,000 active contracts and emphasizing environmental attributes such as recycling, energy efficiency, durability, and reduced toxicity during the procurement process can contribute to the purchase of green products, creating fiscal and environmental savings. The intern will also pursue Zero Waste Certification for the Springfield Logistics Center. The certification process serves as a foundational element from which facilities can achieve cost avoidance, support sustainable initiatives, and improve material life cycles. If certified, Fairfax County would become one of the first jurisdictions with a certified public facility.

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8. **EIP - DPMM Supply Chain GHG Emissions (Countywide):** \$50,000 will support an analysis of the greenhouse gas (GHG) emissions related to the County's purchasing expenditures, or "spend." This expenditure is about \$1 billion annually and spans hundreds of sectors and thousands of suppliers. Using spend data from FY 2021, this project will develop a detailed understanding of the environmental impacts of the County's supply chain and inform staff as it develops programs and policies to improve the procurement-related environmental footprint. Department of Purchasing and Material Management staff expect that, once measured, the County's supply chain impacts will present a number of opportunities for climate impact reductions that can improve the environment as well as the community's health and well-being.
9. **EIP - DVS Water Fountains (Countywide):** \$36,400 will support the purchase and installation of four water-bottle filling stations at convenient locations within the Newington and West Ox vehicle maintenance facilities. A water bottle filling station is a hands-free way of filling a refillable bottle with tap water, ensuring that both employees and customers awaiting repairs have a healthy hydration option. The bottle filling stations will replace older drinking fountains that are not being used due to health concerns or because they have fallen into disrepair. It is anticipated that the stations will reduce waste by reducing or eliminating the need for staff and customers to bring their own water and soda bottles, most of which are disposable and end up in the trash. The water bottle filling stations are expected to include a ticker that will allow staff to track the number of disposable bottles saved by using the filling station.
10. **EIP - Green Bank Initiatives (Countywide):** \$300,000 has been approved to support the analysis and research options to implement a Green Bank in Fairfax County. Green Banks offer invaluable funding to environmentally focused businesses that have historically struggled to find capital through traditional means. This financing tool will ensure that economic recovery is targeted to communities with the most need in both an equitable and sustainable manner.
11. **EIP - Latino Conservation Week Support (Countywide):** \$11,500 will support the 2024 Latino Conservation Week (LCW) with planning and implementation taking place in the third and fourth quarters of FY 2024. LCW began in 2014 as a campaign to support the Latino community in exploring the environment and participating in natural resource protection. Funding will support community engagement and improvement opportunities as well as conservation-based work experience in the Latino community. Funding of \$11,500 has been included in FY 2024 for this initiative.
12. **EIP - Natural Landscaping (Countywide):** \$198,000 will provide for a multi-phase, multi-year demonstration project that reimagines the Government Center grounds while creating inviting, comfortable, and aesthetically pleasing outdoor spaces with ample shade and a unifying plant palette.
13. **EIP - NVSWCD CAP Program (Countywide):** This is a continuing program, managed by the Northern Virginia Soil and Water Conservation District (NVSWCD). The Watershed Protection and Energy Conservation Matching Grant Program, or "Conservation Assistance Program", is intended to support energy education, and outreach initiatives and promote community engagement regarding sustainability and conservation issues. The program provides financial incentives to empower civic associations, places of worship, and homeowners, through their associations, to implement on-the-ground sustainability projects. The initiative builds on current programs that provide technical assistance, hands-on support, outreach, and education to Fairfax County homeowners and residents. Projects will improve water quality, reduce

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greenhouse gas emissions, and conserve energy and water. The funding provides support for materials and printing, matching grants, outreach and education, site assessments, and inspections.

- 14. EIP - Parks Battery Leaf Blowers (Countywide):** \$164,700 will provide for the replacement of noisy and polluting, gas-powered Park equipment with more environmentally friendly electric equipment. The Park Authority will purchase 55 battery-operated backpack leaf blowers for use by staff at its six geographical maintenance area workgroups. These workgroups are responsible for the upkeep of the Park Authority's 25,000 acres of property, including approximately 8,000 acres of developed and actively maintained recreation areas and facilities. Other electric equipment will also be purchased for use by staff at these maintenance area shops and at other Park facilities. Funding of \$164,700 has been included in FY 2024 for this equipment.
- 15. EIP - Parks Bike to Parks (Countywide):** \$134,940 will provide for the "Bike to Parks" program. This program will provide for the installation of bike racks in recreational areas. Promoting biking as a safe and reliable transportation choice for recreational destinations. The Park Authority will add 60 bike racks in approximately 15 parks and Rec Centers that are near Countywide trails in two high density revitalization areas, Annandale and Richmond Highway. In addition to the bike racks installation at the collaboratively identified locations, this project will include public outreach and target improvements, such as adding bike lanes and connections at appropriate locations and adding signage and wayfinding systems from regional trails to the bicycle parking locations at park entrances. Funding of \$75,000 has been included in FY 2024 for this equipment.
- 16. EIP - Parks Bottle Filling Stations (Countywide):** \$97,290 has been included to upgrade 38 water fountains at over 25 Park Authority locations. The upgrades will address several issues including false sensor activation and the need for bottle filling for the public. Upgrading the water fountains will conserve both water and the electricity used to operate the stations. The installation of bottle filling stations encourages the use of reusable water bottles, thereby reducing the amount of waste associated with single-use plastic water bottles at park sites. Additionally, with their downward-facing nozzles, the bottle filling stations reduce the potential for contaminants in the water stream.
- 17. EIP - Parks Dark Skies Education (Countywide):** \$6,200 is included to launch a "Dark Skies" education campaign with the main goal of increasing awareness of light pollution and encouraging value-centered lighting practices by residents. Funding of \$6,200 has been included in FY 2024 for this campaign.
- 18. EIP - Parks Invasive Management Area Program (Countywide):** This is a continuing program managed by the Park Authority to provide for the removal of invasive plants from park properties. The program is volunteer supported and helps to restore hundreds of acres of important natural areas and protect tree canopies. Approximately 20,000 to 22,000 trained volunteers have contributed between 67,000 and 80,000 hours of service annually since the program's inception in 2005, improving over 1,000 acres of parkland. These activities ensure ecological integrity of natural areas and prevent further degradation of their native communities. Funding of \$400,000 has been included in FY 2024 for this program.

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19. **EIP - Parks Magnolia Bog Restoration (Mason District):** \$86,000 will support 1.25 acres of wetland restoration at Green Springs Garden, specifically the restoration of a magnolia bog. This type of bog is a rare geologic feature known to occur only in Virginia, Maryland, and the District of Columbia. The magnolia bog at Green Springs Garden is one of only 11 known occurrences in Virginia, making its restoration and preservation of particular significance. The bog is located adjacent to a pedestrian trail at Green Springs Garden, offering unique, interpretative, and educational opportunities for visitors. Restoration activities will include the design and installation of a rock structure to stabilize soil and protect the bog's hydrologic integrity, as well as the removal of non-native invasive plants and installation of native plants. Project partners will include Friends of Green Springs, Earth Sangha, and the Virginia Native Plant Society.
20. **EIP - Parks Meadow Restorations (Countywide):** \$517,827 will support the restoration of meadows throughout the County. The restorations will establish native plant diversity and provide support to pollinators and native birds by removing non-native invasive plants, remedying prior inappropriate management choices, and improving habitat. Funding of \$198,367 has been included in FY 2024.
21. **EIP - Parks Pool UV Replacement (Countywide):** \$46,399 will provide for the installation of an Advanced Oxidation Process (AOP) treatment system at a Park Authority pool to replace the existing ultraviolet (UV) water treatment system. An AOP treatment system improves air quality while yielding both electricity and chlorine cost savings. An AOP unit is more efficient than a UV unit, which reduces the chlorine demand for the pool system, thereby reducing patron and lifeguard exposure when using or maintaining the pool. The improved air quality, which is the primary benefit of an AOP treatment system, is expected to reduce complaints from pool patrons and frequent users, such as swim teams. AOP treatment systems require cartridge replacement, but the cartridge replacement costs are offset by cost savings associated with reduced electricity and chlorine consumption.
22. **EIP - Parks Solar Panels Support (Countywide):** \$50,000 has been allocated to date to provide support for the installation of solar panels at both County and Park Authority facilities.
23. **EIP - Parks Sully Woodlands Center (Sully District):** \$250,000 has been previously approved to support energy efficiency and renewable energy systems at the Sully Woodlands Stewardship Education Center. The Stewardship Education Center will be an indoor/outdoor, state-of-the-art interpretive center, providing educational and visitor services in environmental stewardship, natural, and cultural resource management activities, and land management of the Sully Woodlands region. A major goal of the program is to achieve net positive energy usage, meaning the facility must produce more energy than it uses. The building will be used as a demonstration tool educating the public about sustainable features used on the facility that could also be used at their homes.
24. **EIP - Parks Watch the Green Grow (Countywide):** \$121,500 will support the Watch the Green Grow Program. This is an outreach and education program with the overarching goal of creating buffers surrounding natural areas by encouraging green behaviors on private property. The outcome will be a web map "snapshot" of stewardship activities of an informed citizenry that actively and voluntarily engages in behaviors that protect and enhance Fairfax County's natural areas and wildlife corridors. This project is designed as a public education project to increase residents' awareness of the value of public green spaces (especially wildlife corridors) and lead

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them to adopt small, but important, stewardship behaviors that will help buffer these places from urbanization stressors like invasive plants. Funding of \$40,000 has been included in FY 2024 for this program.

25. **EIP - Parks Water Chestnut Control (Countywide):** This is a three-year program to fund a water chestnut early detection rapid response control program. This program is intended to suppress the spread and reduce the fruiting of an invasive species commonly known as water chestnut. This plant grows in dense, unsightly mats and impacts the functionality and aesthetics of ponds, including stormwater facilities. In addition, its large seeds can cause painful injuries to people and animals walking in the water near the shore. Funding will support engagement efforts with private pond owners and operators and the suppression of water chestnut plants at up to 30 infested ponds on property owned by the Park Authority, Homeowners Associations, or places of worship. Funding of \$103,000 had been included in FY 2024 to support the second year of this program.
26. **EIP - Recycling Education (Countywide):** \$59,500 has been included for the printing and distribution of 85,000 full vinyl stickers to be applied to recycling bins and carts that will help residents to make sustainable choices when recycling unwanted items. This outreach program will provide stickers to residents, multi-family buildings, and Homeowner Associations throughout the County, and will help residents quickly check to see if the items they're discarding are recyclable. The stickers use pictures to illustrate what should and should not be placed in the recycling receptacle and include explanatory text in both English and Spanish. This educational program is expected to help reduce the amount of garbage in the recycling stream, thereby reducing costs and leading to higher prices for cleaner recycled material.
27. **EIP - Zero Waste Initiatives (Countywide):** \$100,000 has been approved to support the development and implementation of a zero-waste plan in Fairfax County. The County's interagency Zero Waste Planning Team has engaged a consultant to assist with waste audits, stakeholder engagement, and the planning of a tiered implementation.
28. **Energy - Energy Contracts (ESCO) (Countywide):** \$16,863,823 has been approved to support ESCO contracts at select County facilities. ESCOs offer comprehensive energy saving solutions by performing building assessments, identifying energy saving upgrades, estimating potential savings, implementing the upgrades, and verifying the savings.
29. **Energy - EV Stations (Countywide):** \$5,224,192 has been approved to date to support the transition from gasoline-powered passenger vehicles to hybrid-electric and electric vehicles (EVs), which require both purchased of EVs and the deployment of EV charging infrastructure. Consistent with the Board's policy and strategic direction, the County awarded a contract for the purchase of Level II commercial electric vehicle charging stations (EVCS) and software that allows the Department of Vehicle Services to manage usage, set rates, receive payment, bill fleet drivers for electricity usage, and run sustainability reports.
30. **Energy - FMD Retrofits (Countywide):** \$10,489,492 has been approved to date to support cost-effective, energy-efficient, innovative technologies at County facilities. A reduction in energy use will help mitigate escalating energy costs and promote a "greener" future. Some of the projects identified to date include replacing incandescent or fluorescent lighting with LED lighting, reducing water use at County facilities, installing solar panels at County facilities, and optimizing resource conservation by increasing recycling rates. All of these projects are

## Environmental and Energy Program

designed to reduce greenhouse gas emissions, lower utility bills for County buildings, and promote an energy-conscious culture within the County's workplace.

- 31. Energy - LED Streetlights (Countywide):** \$9,020,000 is estimated to support the five-year LED streetlight conversion plan. The goal of the plan is to convert more than 56,000 existing mercury vapor, high pressure sodium, and metal halide fixtures to Light Emitting Diodes (LED) streetlights. The cost of the conversion plan is expected to be partially offset by projected savings in utility costs. It is anticipated that after conversion is completed on all streetlights, approximately \$1.4 million in savings will be realized annually. In addition, conversion of these streetlights will remove 32.4 million pounds of carbon dioxide equivalent emissions annually. Finally, conversion will result in reduced maintenance costs given the longer life of LED lighting, result in higher quality lighting, and allow for dimming and automated outage reporting once smart technologies are implemented. Annual funding for this program is typically included at year end.
- 32. Energy - Parks Historic Houses (Countywide):** \$127,500 will provide for efficiency improvements at selected vacant historic houses maintained by Parks. These historic houses are among the 30 properties being considered for the Resident Curator Program. Under this program, a resident curator assumes responsibility for building rehabilitation in exchange for the right to occupy the property. HVAC inefficiencies and building envelope issues in these houses lead to excessive utility bills and increased maintenance needs while the houses remain unoccupied; they also discourage potential curators from program participation. Making energy improvements in these houses prior to inclusion in the Resident Curator Program addresses both issues. Energy improvements include adding insulation to crawlspaces and attics, adding weather-stripping and interior storm windows, and upgrading HVAC systems and controls.
- 33. Energy - Parks Lighting (Countywide):** \$1,242,606 has been approved for lighting retrofits and upgrades at Fairfax County Park Authority facilities for energy efficiency and conservation. Lighting will be upgraded to LED fixtures and lighting controls will be installed to manage operating hours more efficiently. These energy saving retrofits will reduce approximately 80 percent of energy usage, improve lighting, reduce greenhouse gas emissions, and contribute to the dark sky's initiative.
- 34. Energy - Parks Retrofits (Countywide):** \$2,396,250 has been approved to date to support the Board of Supervisor's Energy Strategy by implementing cost-effective, energy-efficient, innovative technologies at park facilities.
- 35. Energy - Parks Unstaffed HVAC Controls (Countywide):** \$44,969 has been approved for the purchase and installation of HVAC controls at park facilities that are not staffed. These controls will prevent heaters and ventilation fans from working at the same time, will establish set points for heating and cooling, and will prevent the public and unauthorized employees from adjusting the settings. In FY 2019, a pilot installation of HVAC controls at Poplar Tree Park resulted in electricity use dropping by approximately 25 percent in the five-month period following installation.
- 36. Energy - Renewable Energy Initiatives (Countywide):** \$2,000,000 has been approved to support the County's renewable energy strategies as outlined in the Operational Energy Strategy (OES). This funding will allow for solar and/or renewable energy installations at several sites.

- 37. Reserve for Carbon Neutral Operations (Countywide):** \$1,850,000 has been approved to begin to implement the Carbon Neutral Counties Declaration and associated initiatives. Adopted in July 2021, the Declaration commits Fairfax County to energy carbon neutrality by 2040. The Carbon Neutral Counties Declaration, 2021 Operational Energy Strategy and Zero Waste Plan reflect recommendations developed by the Joint Environmental Task Force (JET), which was a joint initiative between Fairfax County Government and Fairfax County Public Schools to identify areas of collaboration to advance County and school efforts in energy efficiency and environmental sustainability.

## Project Cost Summaries

### Environmental and Energy Programs

(\$000's)

Project Number	Project Title	Source of Funds	Budgeted or Expended Through FY 2023	Budgeted or Expended					Total FY 2024 - FY 2028	Total FY 2029 - FY 2033	Total
				FY 2024	FY 2025	FY 2026	FY 2027	FY 2028			
1	Climate Action Implementation	G	\$1,425	\$300					\$300		\$1,725
	2G02-042-000										
2	Community - Annandale Urban Park	G	\$363						\$0		\$363
	PR-000149										
3	Community - CECAP	G	\$2,163						\$0		\$2,163
	2G02-033-000										
4	Community - HomeWise Outreach Program	G	\$280						\$0		\$280
	GF-000057										
5	Community - Plastic Bag Tax Projects	X	\$2,251						\$0		\$2,251
	2G02-041-000										
6	EIP - Composting Pilot	G	\$105						\$0		\$105
	2G02-027-000										
7	EIP - DPMM Green Intern	G	\$25						\$0		\$25
	2G02-028-000										
8	EIP - DPMM Supply Chain GHG Emissions	G	\$50						\$0		\$50
	2G02-037-000										
9	EIP - DVS Water Fountains	G	\$36						\$0		\$36
	GF-000067										
10	EIP - Green Bank Initiatives	G	\$300						\$0		\$300
	2G02-039-000										
11	EIP - Latino Conservation Week Support	G	\$0	\$12					\$12		\$12
	2G51-050-000										
12	EIP - Natural Landscaping	G	\$198						\$0		\$198
	GF-000058										
13	EIP - NVSWCD CAP Program	G	\$75						\$0		\$75
	2G02-036-000										
14	EIP - Parks Battery Leaf Blowers	G	\$0	\$165					\$165		\$165
	PR-000158										
15	EIP - Parks Bike to Parks	G	\$60	\$75					\$75		\$135
	PR-000140										
16	EIP - Parks Bottle Filling Stations	G	\$97						\$0		\$97
	PR-000150										
17	EIP - Parks Dark Skies Education	G	\$0	\$6					\$6		\$6
	2G51-049-000										



## Project Cost Summaries

### Environmental and Energy Programs

(\$000's)

Project Number	Project Title	Source of Funds	Budgeted or Expended Through FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total FY 2024 - FY 2028	Total FY 2029 - FY 2033	Total
18	EIP - Parks Invasive Management Area Program 2G51-046-000	G	C	\$400	\$400	\$400	\$400	\$400	\$2,000	\$2,000	\$4,000
19	EIP - Parks Magnolia Bog Restoration PR-000130	G	\$86						\$0		\$86
20	EIP - Parks Meadow Restorations PR-000131	G	\$320	\$198					\$198		\$518
21	EIP - Parks Pool UV Replacement PR-000143	G	\$46						\$0		\$46
22	EIP - Parks Solar Panels Support 2G51-047-000	G	\$50						\$0		\$50
23	EIP - Parks Sully Woodlands Center PR-000139	G	\$250						\$0		\$250
24	EIP - Parks Watch the Green Grow 2G51-045-000	G	\$82	\$40					\$40		\$122
25	EIP - Parks Water Chestnut Control 2G51-048-000	G	\$103	\$103					\$103		\$206
26	EIP - Recycling Education 2G02-040-000	G	\$60						\$0		\$60
27	EIP - Zero Waste Initiatives 2G02-032-000	G	\$100						\$0		\$100
28	Energy - Energy Contracts (ESCO) 2G02-035-000	G	\$16,864						\$0		\$16,864
29	Energy - EV Stations GF-000063	G	\$5,224						\$0		\$5,224
30	Energy - FMD Retrofits GF-000064	G	\$10,489						\$0		\$10,489
31	Energy - LED Streetlights GF-000065	G	\$7,220	\$1,800					\$1,800		\$9,020
32	Energy - Parks Historic Houses PR-000128	G	\$128						\$0		\$128
33	Energy - Parks Lighting PR-000135	G	\$1,243						\$0		\$1,243

## Project Cost Summaries

### Environmental and Energy Programs

(\$000's)

Project Number	Project Title	Source of Funds	Budgeted or Expended Through FY 2023	Budgeted or Expended					Total FY 2024 - FY 2028	Total FY 2029 - FY 2033	Total
				FY 2024	FY 2025	FY 2026	FY 2027	FY 2028			
34	Energy - Parks Retrofits	G	<b>\$2,396</b>						\$0	\$2,396	
	PR-000136										
35	Energy - Parks Unstaffed HVAC Controls	G	<b>\$45</b>						\$0	\$45	
	PR-000129										
36	Energy - Renewable Energy Initiatives	G	<b>\$2,000</b>						\$0	\$2,000	
	GF-000073										
37	Reserve for Carbon Neutral Operations	G	<b>\$1,850</b>						\$0	\$1,850	
	2G02-038-000										
<b>Total</b>			<b>\$55,984</b>	<b>\$3,099</b>	<b>\$400</b>	<b>\$400</b>	<b>\$400</b>	<b>\$400</b>	<b>\$4,699</b>	<b>\$2,000</b>	<b>\$62,683</b>

Notes: Numbers in bold italics represent funded amounts. A "C" in the 'Budgeted or Expended' column denotes a continuing project.

**Key: Source of Funds**

B	Bonds
G	General Fund
S	State
F	Federal
X	Other
U	Undetermined