

# **Committee Reports**

## A&PB Committee Report

February 12, 2025

The A&PB held their monthly on Wednesday, February 12, 2025. In attendance were Valerie Hassett, Gary Hucka (Chair), Paula Martori, and Alexandra Swan.

### **Storm Door Question**

A question has come up on the method the screen on the exterior storm door is installed. A number of door manufacturers have integrated a retractable screen at the head of the storm door that can be pulled down when the upper glass pane is lowered next to the bottom pane and the screen is pulled down from the head of the door to cover the top half.

The committee believes the new door configuration is acceptable. The storm door specifications will be reviewed and changes proposed to allow this storm door configuration to be installed. These changes will be submitted to the Parkfairfax Board of Director for approval.

### **Parkfairfax Board Member Request to Review Management's Bidding Process**

A&PB has received a request from a single Parkfairfax Board member to review the bidding process used by Parkfairfax Management. A&PB is requesting from the entire Parkfairfax Board of Directors direction if the A&PB is to review the Parkfairfax Management bidding process.

If the direction is to review the bidding process, what are the parameters to follow in the A&PB review?

Meeting adjourned at 8:15 PM.

## **Building & Utilities Committee Monthly Meeting Report**

**Wednesday, February 5, 2025 Via Zoom**

**Attendees:** Jim Konkel, Scott Knudsen, Heather Rogers (new member), and Mike Rothenberg (Board Liaison)

### **BUC Agenda 2/5 Meeting**

1. Welcome New Volunteers
2. Bikes & E-bikes
3. Additional Community Storage Needs
4. Dog Washing Facility
5. Capital Improvement Fund Resident Survey
6. Gym Proposals from Rec Committee and Arch & Planning Board (A&PB)
7. Water Meter Monitoring Project Update
8. Monthly WaterWise Status Report

The committee, which was down to just two members and no chair, recently added three new members for a total of five. Hopes are to continue to build the committee, and ultimately, find a new committee chair.

Two of the new members reached out to the committee expressing interest in working on the Parkfairfax bike storage issue and possible safe e-bike storage and charging options.

The third new member has volunteered to initially help with the tracking of the WaterWise Buildium requests and the water meter monitoring program that is currently under development.

In an effort to try to recruit new members, the following call for volunteers was drafted and submitted for inclusion in an upcoming weekly announcement email blast.

### **E-BIKES, BIKE & PERSONAL STORAGE, INDOOR DOG WASHING AREA -- HELP THE BUC ADDRESS THESE ITEMS**

The Building & Utilities Committee (BUC) is forming several working groups to address E-Bike and Bike Storage, Increasing Personal Storage Space, and an Indoor Dog Washing Station. Pick an issue and volunteer to help the BUC develop recommendations to the Board. No long-term commitment required. If interested in one or more of these, please email Mike at [rothenbergward1@gmail.com](mailto:rothenbergward1@gmail.com).

**Parkfairfax Covenants Committee**  
**Report to the Board of Directors**  
February 13, 2025 – 7:00p

**Attendees:**

<b>Participant</b>	<b>Role</b>	<b>Present/Not Present</b>
Eric Keber	Committee Chair	Present
Anita Van Breda	Committee Vice Chair	Present
Kristine Miller	Committee Member	Not Present
Angel Rivera	Committee Member	Present
Whitney Mitchell	Committee Member	Present
Scott Buchanan	Board Liaison	Present
Dana Cross	Assistant General Manager	Present

**Applications Considered**

<b>Non-Routine Change</b>	<b>Address</b>	<b>Action Taken</b>	<b>Comments</b>
Arbor/Gate	3511 Valley Drive	Approved	The owner had submitted an application in January to seek approval of an already-installed arbor and gate on his patio. The gate was attached to the side of the brick building, so the application was denied. The owner resubmitted the application this month providing evidence that the gate was no longer connected to the side of the building.
Patio	3109 Valley Drive	Denied	The application was denied because staff had not yet done a pre-check of the project. There was also a missing signature on the Non-Routine Application form and the architectural cross-section needed to be added to the application.
HVAC	3736 Valley Drive	Approved	No Comment
HVAC	3342 Gunston Road	Approved	No Comment
Patio	3423 Valley Drive	Denied	The application was denied because staff had not yet done a pre-check of the project. The notary's name was also missing from the Non-Routine Change Form.

**Other Matters**

Board Liaison Scott Buchanan mentioned that the Board has received the list of most common violations for purposes of potential enhanced enforcement by Parkfairfax staff. He also mentioned that the Board is considering hiring a landscape director, which may have an impact on projects residents undertake that require Committee approval.

The meeting was moved to February 13 from February 11 at the request of the Board Secretary because it overlapped with an Elections Committee event.

The meeting was adjourned at 7:49p.

# ParkFairfax Draft Capital Improvements Survey

## Communications Committee

### 2/12/2025

As requested, following is draft survey regarding use of Capital Improvement funds for review by the Board.

#### **SURVEY:**

Parkfairfax has a capital improvement fund with money set-aside specifically for neighborhood improvement projects. We would like to know people's preferences for what projects this money might be used to implement. This survey is for information gathering purposes only.

#### Question 1

Please rank the following projects in order of importance with **1 being the Lowest Importance** and **5 being the Highest Importance**.

- Additional Electric Vehicle Charging Station(s) **(Rank)**
- Fitness Center Renovation/Upgrades **(Rank)**
- E-bike/E-scooter Storage **(Rank)**
- Conversion of the Decommissioned Laundry Rooms to Another Purpose **(Rank)**
- Other **(Rank)**
  - Please fill in the blank **(Fill in the Blank)**

#### Question 2

- Do you currently own an EV (car)? **(Y/N)**
- If you do not currently own an EV, would additional EV Charging Station locations influence whether you would consider purchasing one? **(Y/N)**

#### Question 3

- Do you currently use the fitness center? **(Y/N)**
- If yes, please answer the following:
  - The fitness center is fine as is **(Y/N)**
  - The fitness center could use improvement **(Y/N)**
- If you feel improvements are needed, please fill in the blank with your suggestion **(Fill in the Blank)**
- If you do not currently use the fitness center, what changes would increase the likelihood that you would use it in the future? **(Fill in the Blank)**

#### Question 4

- Do you currently own an e-bike/e-scooter? **(Y/N)**
- If you do not currently own an e-bike/e-scooter, would storage locations in a separate building influence whether you would consider purchasing one? **(Y/N)**

Question 5

What would you like to see done with the decommissioned Laundry Rooms? Please rate each item in order of importance with **1 being the Lowest Importance** and **5 being the Highest Importance. (Rate Each)**

- Storage Space for Residents **(Rate)**
- Additional Bike Storage **(Rate)**
- Dog Washing Station **(Rate)**
- E-bike/E-scooter Storage **(Rate)**
- Other **(Rate)**
  - Please fill in the blank **(Fill in the Blank)**

Example: Responses to Question 5

Rate Each	Least Important			Most Important	
	1	2	3	4	5
Storage Space for Residents (Rate)					X
Additional Bike Storage (Rate)			X		
Dog Washing Station (Rate)		X			
E-bike/E-scooter Storage (Rate)			X		
Other (Rate)	X				

Please fill in the blank (Fill in the Blank)

Rate Each	Least Important			Most Important	
	1	2	3	4	5
Storage Space for Residents (Rate)			X		
Additional Bike Storage (Rate)		X			
Dog Washing Station (Rate)					
E-bike/E-scooter Storage (Rate)					X
Other (Rate)					

Please fill in the blank (Fill in the Blank)

Rate Each	Least Important			Most Important	
	1	2	3	4	5
Storage Space for Residents (Rate)				X	
Additional Bike Storage (Rate)				X	
Dog Washing Station (Rate)	X				
E-bike/E-scooter Storage (Rate)	X				
Other (Rate)	X				

Please fill in the blank (Fill in the Blank)



Parkfairfax Landscape Committee  
February 2025

**At our February meeting, the Landscape Committee discussed the following business:**

1. “Gardens in the Park” month planning:
  - “Landscape Committee Café” during Home & Garden tour on Sat. 6/7
  - Tree walk in June (to be scheduled)
  - Turtle walk in June (to be scheduled)
  - Invasive plants discussion, named “Mimosas by the Mimosa” (to be scheduled)
2. Tree Removal Request Form:
  - Members discussed the final-revision-to-date of the form. Members agreed form is nearly finished. Final version will be submitted to Board for approval in March.
3. Tree of Heaven Update:
  - Contractor will treat the approximately two dozen Tree of Heaven trees in Parkfairfax (12 of these of significant size & about 12 small, young trees) within the next month.
4. Update on Parkfairfax budget for next fiscal year given by Treasurer
  - Main takeaway is that (so far) funding for a Landscape Supervisor remains on track.
5. Saturday 2/8 livestream of native plant symposium in Manassas:
  - Planning for event in the Community Room was discussed.
  - At the event that Saturday, over a dozen people came to watch Doug Tallamy’s presentation livestreamed from the symposium. Nearly half of the people who attended were not members of the Landscape Committee. One Board member also attended the livestream to watch Tallamy’s presentation.
  - A link to watch the recorded presentation will be distributed to the community.
6. “Un-Tree Walks”
  - Scheduled for Saturdays 3/15 and 3/22 from 9am to 11am. Start of the first walk will be at the Main Office. (Location for start of second walk still to be determined.)
  - These will be walks on all streets in Parkfairfax to map out where various trees (canopy and understory) should be planted in the future.
  - First walk will cover major through-streets. Second walk will cover minor streets.
  - These walks are intended for Landscape Committee members, but interested Board members are also invited to attend. Residents will not be invited to attend.



## Recreation Committee Meeting Meeting Minutes

February 19, 2025

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### **MATTER FOR BOARD ATTENTION:**

1. Taking up the 11-question gym survey for discussion.
- 

The Recreation Committee met at 7pm on February 3, 2025, via Zoom.

#### **Members:**

Lisa Harger, Chair  
Starr Newlon, Alternate Chair  
Cindy Engelhart  
Paul Friedman (absent)  
Michelle Wagner

#### **Liaison:**

Jim Wicker

#### **Discussion:**

##### **1. Report from Liaison**

Jim elected not to make a report.

##### **2. Residents Forum**

n/a

##### **3. Committee Goals for 2025**

The Committee would like to focus on tennis/pickleball rules after the pool rules/hours and gym survey are completed. A question was raised about whether we will host the Movie Night or not. Lisa Harger agreed to reach out to Paul Friedman to see if he was still interested in coordinating this event.

##### **4. Gym Discussion**

Starr Newlon walked us through the most recent draft of the gym survey. A discussion followed, and the Committee proposes the attached survey.

##### **5. Pool Discussion**

Starr Newlon discussed generally the most recent draft of the pool rules. Cindy Engelhart volunteered to review and revise.

# Parkfairfax Gym/Exercise Room 2025 Survey

This survey is intended for information-gathering purposes only. Please submit one response per unit. Thank you.

Please take a few minutes to provide feedback to 11 questions about your experience with the Parkfairfax gym/exercise facility. The Recreation Committee is preparing recommendations for the Management and the Board of Directors about gym/exercise facility, and we would love to incorporate your suggestions and address your concerns. The survey will be open for the next three weeks, until [insert date]. Thank you for your participation!

1. How often do you use the ParkFairFax Gym Facility?
  - a. 5 or more times a week.
  - b. 3 – 4 times per week.
  - c. 1 – 2 times per week.
  - d. 2 – 3 times a month.
  - e. A few times a year.
  - f. Never.
  
2. If never, why not? (*Select as many as are applicable.*)
  - a. Unaware of the gym's existence.
  - b. Have other gym/exercise program membership.
  - c. Due to the quality of equipment.
  - d. Unable to get the desired quality of workout.
  - e. Can't use a personal trainer.
  - f. Due to over-crowding.
  - g. Due to safety concerns.
  - h. Due to not being able to access equipment on the second floor.
  - i. Other (*write in*).
  
3. What do you like about the gym amenity? (*Select as many as are applicable.*)
  - a. Convenience.
  - b. Cost included in my condo fee.
  - c. Walkability.
  - d. Having a back-up bathroom to use while my unit is renovated, water is out, etc.
  - e. I do not use the gym facility.
  - f. Other (*write in*).
  
4. When is your preferred time to use the gym?
  - a. Morning (6:00 am - 8:00 am).
  - b. Mid-morning (8:00 am – 12:00 pm).
  - c. Afternoon (12:00 pm – 4:00 pm).
  - d. Evening (4:00 pm – 8:00 pm).

## Parkfairfax Gym/Exercise Room 2025 Survey

This survey is intended for information-gathering purposes only. Please submit one response per unit. Thank you.

- e. Late evening (8:00 pm – 10:00 pm).
  - f. Not at all.
5. Would you rate the overall quality of the gym and maintenance of the equipment?
- a. Excellent.
  - b. Good.
  - c. Average.
  - d. Poor.
  - e. No opinion.
6. What equipment do you use most often at the gym facility?
- a. Cardio machines (treadmill, bike, rower, etc.).
  - b. Weight machines (chest press, leg press, etc.).
  - c. Free weights.
  - d. Ballet bar.
  - e. Exercise balls.
  - f. Bosu ball.
  - g. Other (*write in*).
7. What is the number one thing you would like to see changed?
- a. Improvement of overall equipment quality.
  - b. More cardio and exercise machines.
  - c. Increase safety measures.
  - d. Have facility deep cleaned.
  - e. Other (*write in*).
8. Are the gym rules being followed?
- a. Yes.
  - b. No, personal training is happening at the gym.
  - c. No, people under the age of 18 are using the facility.
  - d. No, people are bringing in more than one guest at a time.
  - e. No, people do not clean off their machines after working out.
  - f. No, people are playing loud music.
  - g. Other (*write in*).
  - h. No opinion.

## Parkfairfax Gym/Exercise Room 2025 Survey

This survey is intended for information-gathering purposes only. Please submit one response per unit. Thank you.

9. Who uses the gym facility from your unit? (*Select as many as are applicable.*)
  - a. Self.
  - b. Second adult.
  - c. Adult children.
  - d. Guest.
  
10. What is the age of the resident who uses the facility? (*Select as many as are applicable.*)
  - a. 18 – 24 years old.
  - b. 25 – 34 years old.
  - c. 35 – 44 years old.
  - d. 45 – 54 years old.
  - e. 55 – 64 years old.
  - f. Over 65 years old.
  
11. Your feedback is invaluable. Do you have any additional comments or suggestions?

**From:** [Bob](#)  
**To:** [Dana Cross](#)  
**Cc:** ["Bob"](#)  
**Subject:** Minutes of 03 February 2025 Parkfairfax Transportation and Land Use Committee (TLUC) meeting  
**Date:** Wednesday, February 5, 2025 5:35:14 PM  
**Attachments:** [Eco-City Peer Group \(condensed\).pdf](#)

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The venerable TLUC held its monthly meeting on 03 February 2025 in the Community Room.

1. For reasons yet to be determined, multiple attempts to connect wirelessly to the large TV were unsuccessful. So the TLUC repaired to the kitchen area, where connecting to the smaller TV was immediate and trouble-free! Hopefully the Parkfairfax IT folks will investigate.
2. Traffic Calming. A letter of endorsement from our Board President was signed on 17 January and immediately transmitted to Ms. Adriana Castañeda, Alexandria's Transportation and Environmental Services (TES) Director. Notes from Ms. Castañeda and her staff expressed appreciation for the constructive working relationship with our community, as evidenced at the TLUC Townhall and reception last November. The "next steps" are:
  - a. The Traffic and Parking Board will consider the proposed removal of a few parking spaces near Gunston and Lyons, and creation of an all-way stop at Chalfonte and Gunston. These will most likely be a "consent items" at the 24 February Traffic and Parking Board hearing at City Hall. As required by statute, notices (flyers) will be posted in the affected areas by 17 February. The promised parking study at Gunston and Lyons will be conducted prior to the 24 February hearing.
  - b. Detailed engineering design will occur this spring. This could possibly reduce the number of parking spaces forfeited, but that remains to be seen.
  - c. Installation this summer.
  - d. Follow-up traffic measurement at the six locations evaluated in June 2024 will occur this fall, after school is back in session.
3. The City's "EV Charging Station Peer Group," to which I signed on as a charter member in 2023 has morphed into the "Eco-City Multi-family Peer Group in 2025." Ms. Amy Posner, Alexandria's Electric Vehicle Planner, who works for the City Manager (not TES) launched the group for communities to share lessons learned in installing EV charging stations, along with industry and governmental agency briefings. As an early-adopter and visionary community, we invited Ms. Posner to visit Parkfairfax in January 2024 where she observed our installation almost ready for prime-time. While there is still

interest City-wide in EV charging, the new focus of the group is on environmental issues, including energy efficiency, conservation, flood grants, tax incentives and even recycling. Please see the attached 27 January presentation to appreciate the new “flavor.” While not all the initiatives discussed are applicable to Parkfairfax, the scope exceeds the TLUC charter and may be of more general interest to the Board and Management. The group will continue to meet virtually, every 2-3 months, and I suggest the Board consider designating an appropriate representative to participate in these worthwhile meetings. I will be happy to ensure a smooth transition.

4. Considerable discussion centered around TLUC recruitment. Past efforts have resulted in impressive individuals who attended several meetings, but due to time-constraints or other factors, have disappeared like last month’s snow. We will advertise in the weekly email, the newsletter and at the Annual Meeting, hoping to recruit a few members with a passion for transportation and a commitment to the TLUC. Our meetings will continue to be informal and not recorded, so as to promote the free exchange of great ideas. The aforementioned Townhall last November was successful thanks to the dedicated support of core TLUC members and other community volunteers. The TLUC looks forward to additional community events in 2025.
  
5. The next TLUC meeting will be on 03 March 2025 at 7PM in the Community Room. I just received good-news on a community enhancement that we’ve been working on for over 3 years, and I’ll be making the big announcement to those who attend our March meeting!

Best regards,

Bob

Bob Gronenberg  
Chair  
Parkfairfax Transportation and  
Land Use Committee



**CITY OF ALEXANDRIA**

# **Eco-City Multi-Family Peer Group Meeting**

New Year, New Name, New Topics!

January 27, 2025



# Agenda

## **1. Welcome**

## **2. Building a Sustainable Community**

- Dustin Smith, Green Building Manager
- Camille Liebnitzky, Senior Environmental Engineer/Stormwater Utility Program Manager
- Valerie Amor, Energy Manager

## **3. Alexandria's Multi-family Recycling Program**

- Howard Lee, Environmental Program Manager
- Stiles Peabody, Program Analyst

## **4. EV Charging Needs Survey**

- Amy Posner, EV Planner





**CITY OF ALEXANDRIA**

# **Becoming a Sustainable Community**

**January 27, 2025**





# Energy Efficiency

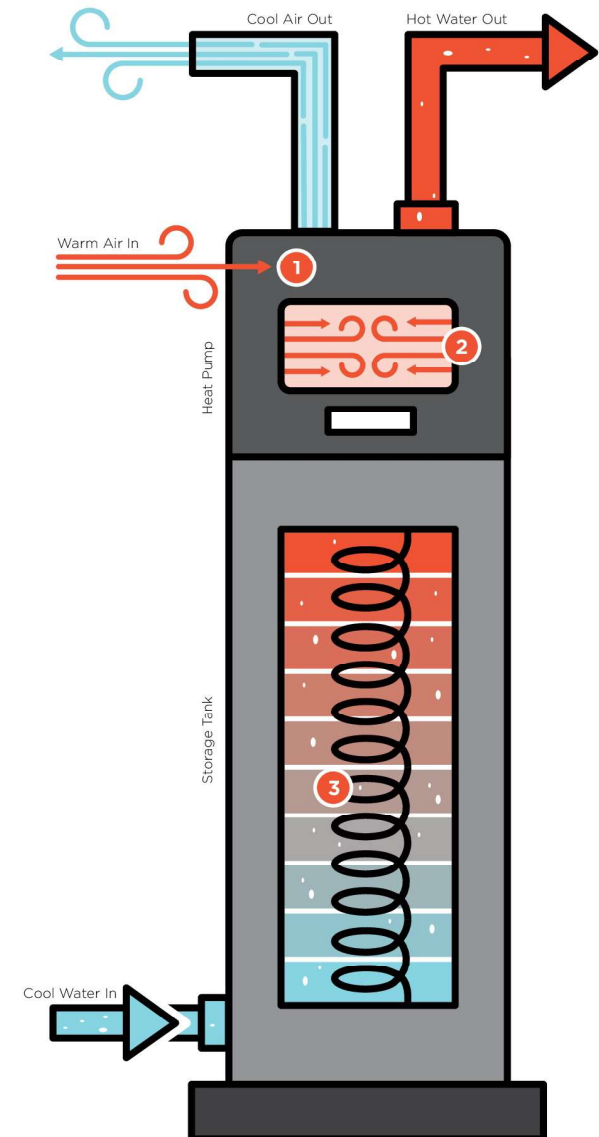
- ▶ **Meters: Monitor Energy Use**
- ▶ **Lighting: LEDs**
- ▶ **Appliances: ENERGY STAR-rated**
- ▶ **HVAC: filters, regular maintenance, useful life**
- ▶ **Envelope (Weatherize: Seal Windows & Doors, Install Insulation)**





# Building & Site Electrification

- ▶ **Electric Cooktops**
- ▶ **Heat Pump Water Heaters**
- ▶ **Heat Pump HVACs**
- ▶ **Lawn Equipment**
- ▶ **Transportation – bikes, cars, scooters, DASH, and Metro**





# Onsite Renewable Energy

- ▶ **Site Audit: Shade, Roof Condition/Warranty, HVAC, Meters, Dominion Interconnection...**
- ▶ **Solarize -**  
<https://solarizenova.org/solarize-alexandria>
- ▶ **Private Sector Renewable Energy Developers**
- ▶ **Community Solar**





# Water Conservation

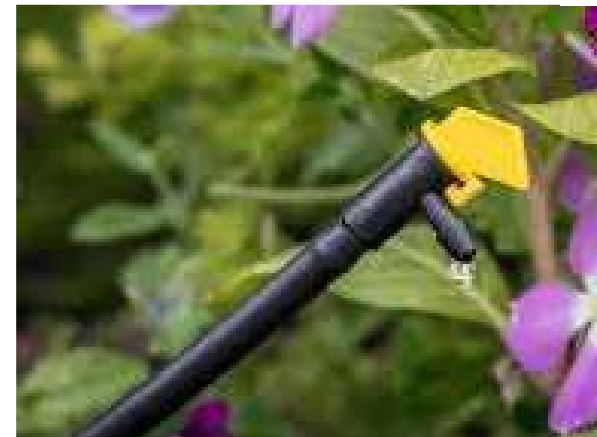


## ▶ Plumbing Fixtures

- ▶ Low-Flow
- ▶ WaterSense-Labelled
- ▶ Especially important for conserving hot water

## ▶ Drought-Tolerant Landscaping

## ▶ Low-Flow or Drip Irrigation





# Waste Management

- ▶ **Recycling** - <https://www.alexandriava.gov/Recycling>
- ▶ **Composting**
- ▶ **Encourage Use & Limit Contamination**



# Healthy & Sustainable Materials

- ▶ Low Emitting Materials
- ▶ Natural Ventilation
- ▶ Promote Physical Activity

**GREEN LABEL PLUS**  
INDOOR AIR QUALITY TESTING PROGRAM  
THIS CERTIFIES THAT

**Milliken & Company**  
Address: PO Box 1928, 920 Milliken Road M-620,  
Spartanburg, SC 29304, United States

HAS MET THE REQUIREMENTS OF  
THE CARPET AND RUG INSTITUTE'S GREEN  
LABEL PLUS PROGRAM FOR CATEGORY:

**13X Pre-dyed Nylon with Polyurethane Backing**

Range of Total VOCs  
0.2 mg/m<sup>3</sup> or less

Product Type: Modular Tile

Description: Continuous Dyed, Solution Dyed Nylon, WellBAC™ Comfort ES:ESP, WellBAC™ Comfort Plus ES:ESP

Joe W. Yarbrough, President,  
The Carpet and Rug Institute, Inc.

Certification Date: 11/21/2006  
Expiration Date: 12/29/2020

To view all GLP-Certified products visit [www.carpet-rug.org/glp/products](http://www.carpet-rug.org/glp/products).

Page 1 of 1



GLP7205

This product complies with California DPH Section 01350 Version 1.2 Private Office Scenario.

A USGBC® recognized third party certification program for LEED v4 EQ Credit Low-Emitting Materials.



ISO/IEC 17065 Product Certification Body #0734



**Declare.**

**Product Name**  
**Manufacturer**

**Final Assembly:** First City, State, Country;  
Second City, State, Country; Third City, State, Country  
**Life Expectancy:** 50 Years  
**Embodied Carbon:** # kg CO<sub>2</sub>-eq =  
**Declared Unit:** # m<sup>2</sup>  
**End of Life Options:** Recyclable (95%), Landfill (5%),  
Take Back Program (Program Name/Location)

**Ingredients:**

**Your First Component:** Sustainably Sourced Ingredient;  
**LBC Red List Ingredient:** **Your Second Component:**  
**LBC Watch List Priority for Inclusion:** Non-Toxic Ingredient;  
Undisclosed (<0.1%)\*

<sup>1</sup>LBC Temp Exception RL-009 Formaldehyde  
<sup>2</sup>LBC Temp Exception RL-004var.a Proprietary Ingredients

**Living Building Challenge Criteria:** Compliant

**I-13 Red List:**

LBC Red List Free      % Disclosed: 99.9% at 100ppm  
 LBC Red List Approved      **VOC Content:** # g/L  
 Declared

**I-10 Interior Performance:** CDPH Standard Method v1.2-2017  
**I-14 Responsible Sourcing:** Product Available with FSC Chain of Custody

XXX-XXXX  
EXP. 01 OCT 2021  
Original Issue Date: 20XX

**Third Party Verified**

MANUFACTURER CLAIMS VERIFIED BY **THIRD PARTY VERIFIED ASSESSOR**  
INTERNATIONAL LIVING FUTURE INSTITUTE™ [living-future.org/declare](http://living-future.org/declare)





# Eco-City Homes

- ▶ Save money, use less energy, and have a comfortable and healthy home
- ▶ Tax incentives and financial resources
- ▶ Information and guidance
  - ▶ Assessing home energy use
  - ▶ Weatherizing
  - ▶ Energy efficiency
  - ▶ Electrification
  - ▶ And more!







# Stormwater Utility (SWU) Fee Credit Program

- ▶ Billed 2x/year on the Real Estate bill.
- ▶ Associations can apply to the program on behalf of property owners.
  - ▶ Application window: December 1st – February 15th
  - ▶ Application cycle: Every 2 years
  - ▶ Maximum Credit: 50% credit
- ▶ Section 7 of the [Stormwater Utility Fee Credit Manual](#) lists all eligible practices.
- ▶ Questions: [Stormwater@alexandriava.gov](mailto:Stormwater@alexandriava.gov)
- ▶ [www.alexandriava.gov/StormwaterUtility](http://www.alexandriava.gov/StormwaterUtility)



Eleva





# Flood Mitigation Grant Program

- ▶ Cost-share program that provides a 50/50 cost share with property owner to implement floodproofing measures
  - ▶ Property Owner: Max \$5,000 grant
  - ▶ Associations: Max \$25,000 grant
- ▶ Associations can apply to the program on behalf of property owners.
- ▶ Over 25 eligible approved practices
- ▶ No requirement to have previously flooded
- ▶ Questions: [FloodGrant@alexandriava.gov](mailto:FloodGrant@alexandriava.gov)
- ▶ [www.alexandriava.gov/flood-action/flood-mitigation-grant-program](http://www.alexandriava.gov/flood-action/flood-mitigation-grant-program)





# How can my condo or multi-family dwelling be more sustainable

- ▶ **Know your building!**
  - ▶ Energy Audits
- ▶ **Identify and prioritize projects**
- ▶ **Examples of feasible and impactful projects**



# Energy Audits

The purpose of an energy audit is to identify areas of a building that can be improved to reduce energy usage.

## **Building Owners/management - common spaces**

(lighting, electrical systems, amenities, landscape practices)

## **Condo Owners – private spaces**

(metering, community bylaws/policies unit modifications)

- ▶ **HERS (nonprofit)**
- ▶ **Dominion (public utility)**
- ▶ **Energy Star (EPA)**
- ▶ **ESCO (Private, DOE)**



# Energy Audits

## ▶ Typical areas

- ▶ Building Envelope (windows, doors, insulation, ducts)
- ▶ Heating, cooling, ventilation equipment
- ▶ Appliances
- ▶ Lighting
  - ▶ Comfort issues
  - ▶ Moisture

## ▶ Typical methods for audits

- ▶ Visible inspection
- ▶ Diagnostic testing (blower door test, duct leakage test, combustion analyzer, infrared camera)
- ▶ Utility bill review

## ▶ Potential solutions

- ▶ Do-it-yourself
- ▶ Hire a third-party certified contractor



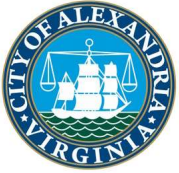
# Energy Audits – HERS

- ▶ HERS Home Energy Audit
- ▶ RESNET Home Energy Auditor
- ▶ Certified RESNET Home Energy Rater
- ▶ **Two types of energy audits**
  - ▶ Home Energy Survey – 1 hr.
    - ▶ building envelope, equipment, appliances, lighting, utility bills
  - ▶ General Energy Audit – 3-4hrs.
    - ▶ more detailed, blower door test, infrared, leakage, insulation
    - ▶ Sample Report: Building construction, lighting, mechanical, controls, fuel source

RESNET HERS Index – 100 average home, lower is better  
(Exterior envelope, roofs, foundations, mechanical, attics)



**Cost: Average audit \$300-\$800 (depending on which energy audit)**  
**Benefit: Real estate market value, operational/energy costs**



# Energy Audits – Dominion

## ▶ Residential MF Program + Non-Residential MF Program

▶ Owns or manages individually metered multifamily residential buildings or residential

▶ Available measures:

▶ Shower heads, LED, insulate hot water pipes, mechanical adjustments, occupancy sensor, air sealing, attic insulation, heat pump tune-up/upgrade/duct sealing, Smart Thermostat, Energy Star appliances

## ▶ Income and Age-Qualifying Residential Bundle Program

▶ Household annual income not > 80% (local area median income) or 60% (state)

▶ No cost audit + report + install selected energy-savings products

▶ LED, water saving devices, insulation (hot water pipes, attic, floor, walls, hot water heater), mechanical tune-ups, air & duct sealing, refrigerator replacement

## ▶ Save Energy at Home

▶ Rebates, discounts on energy-efficient equipment + appliances



**Cost: No cost for initial audit, receive Personalized Report**

**Benefit: Access to pre-qualified Participating Contractors Network, financial incentives from Dominion Energy, lower energy bills, healthier home**



# Energy Audit Energy Star

## Energy Star supports do-it-yourself audit

### ▶ Energy Star Home Upgrade

- ▶ Six areas: heating & cooling, attic, water heater, windows, thermostat, EV ready

### ▶ Energy Savings at Home - more detailed

- ▶ Tips
- ▶ Appliances
- ▶ Mechanical equipment
- ▶ ENERGY STAR certified product lookup
- ▶ Rebate finder
- ▶ Tax credits

### ▶ Energy Star Multifamily Housing

- ▶ Portfolio Manager
- ▶ **Energy Star rating 0-100**



**Cost: No Cost**

**Benefits: Many upgrades are low cost and easy to do, many resources (technical, financial)**

## Multifamily Housing: Looking for Energy Solutions

**Turn to an ENERGY STAR® Service a**  
ENERGY STAR Service and Product Providers (SPPs) have the exper  
for you. Following the U.S. Environmental Protection Agency's (EPA)  
ENERGY STAR partner successes, SPPs can help your organization

## Energy Efficiency Benefits the Multif Your Tenants, and the Environment

ENERGY STAR SPPs can help multifamily housing owners and mana  
performance. Utility costs represent the single largest controllable cost

Look to the expertise of ENERGY STAR SPPs to help your organizati

- > Achieve operational excellence in your properties.
- > Reduce energy costs and operating expenses.
- > Increase asset value.
- > Enhance resident satisfaction, attraction, and retention.
- > Increase occupant health.
- > Demonstrate environmental leadership by reducing greenhouse gas

### Most Act

ENERGY  
projects t  
Active Se  
experien  
costs, inc

## The Advantages of Energy Efficiency

Immediate gains can be achieved from improved energy efficiency, wh  
can turn pennies of savings into millions in asset value.

Reducing energy use by 15 percent in a typical 250-unit master-meter  
asset value by over \$1 million (using a 6 percent capitalization rate). In  
may increase asset value by over \$200,000.

ENERGY STAR® is a U.S. Environmental Protection Agency  
and individuals fight global warming through superior  
Learn more at [energystar.gov](http://energystar.gov).





# Energy Audit – ESCO

- ▶ **ESCO – Energy Service Company**
- ▶ **Audit for energy-efficiency improvements**
- ▶ **Performance based – company \$ directly tied to realized energy savings**
  - ▶ Can be private
  - ▶ Can be through DOE



**Costs: Depends on ESCO**

**Benefits: Projects required to have ROI, maximize energy savings projects, typically no out-of-pocket costs**



# How to identify and prioritize projects

- ▶ #1 recommendation – energy audit (scope)
- ▶ Whole building, systems approach (equipment)
- ▶ Seal, size, solar
- ▶ Comfortability
- ▶ Investment / ROI – short term, long term
- ▶ Financial terms
  - ▶ Potential financial incentives, rebates, tax credits
  - ▶ [Energy.gov/save](https://www.energy.gov/save)
    - ▶ Home upgrades , electric vehicles , Do-It-Yourself Energy Projects
  - ▶ DSIRE lists available Virginia incentive programs
    - ▶ Energy efficiency, solar and more



# Feasible and Impactful Project

## ▶ **Energy Efficiency**

- ▶ LED lighting upgrades
- ▶ High-efficiency windows
- ▶ Improved roof insulation
- ▶ Air sealing
- ▶ Improved controls for equipment optimization

## ▶ **Electrification**

- ▶ Replace gas hot water heater with heat pump



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**Discussion – What topics do you want to know more about?**





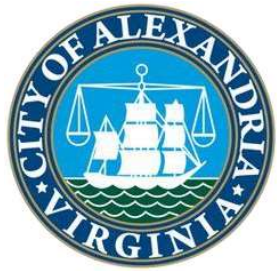
**CITY OF ALEXANDRIA**  
**Transportation &**  
**Environmental Services**

# **City of Alexandria**

# **Multifamily Recycling**

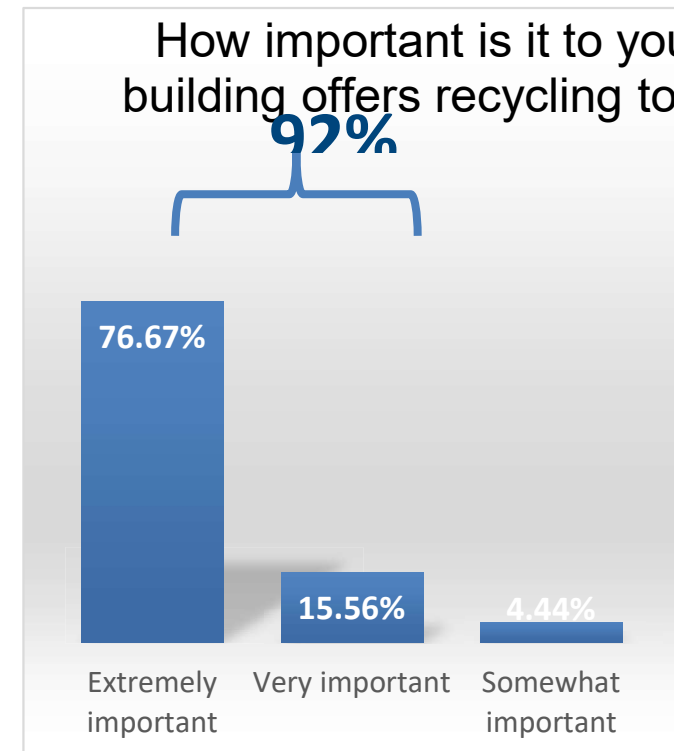
# **Program**

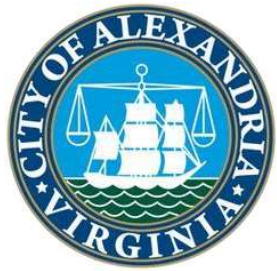




# YOUR Residents Want to Recycle

- According to a 2024 survey of 60+ Alexandria multifamily facilities 92% of survey takers think it is extremely or very important that **their building offer recycling to residents.**
- **Convenience** is important to recyclers.
- Multifamily residents **observe and are disappointed by misuse of recycling** by their neighbors.





# About Multifamily Recycling

- ▶ Since 2006, all Property management companies/homeowners associations, and multiple-family dwellings have been required to collect recycling to separate recycling from trash.
  - Each facility is required to submit a recycling implementation progress (RIP) form annually.
  - The City of Alexandria offers educational materials and best practices on their website to help property managers to have successful recycling programs.

## RECYC



Plastic Bottles & Jugs



Aluminum Cans



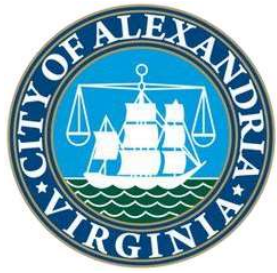
Paperboard Boxes  
\*Trash plastic wrap



Mixed Paper (paper, newspaper, magazines, junk-mail)



Milk & Juice Cartons



# How to Become a Pilot Multifamily Recycling Program

In an effort to offer greater resources to multifamily properties, the City is offering a unique opportunity to participate in a pilot recycling outreach program.

**Grant and budgeted funds** help to support the program that will offer:

- Additional educational materials
- Recycling tote bags
- Assistance with centralized recycling hubs and containers
- Digital educational resources
- Advertising campaigns

**Criteria**







# Pilot Educational Support

## Resident Education Videos:



## Reusable Recycling Tote bags



## Move-In Packets & Tenant Letters:



## Staff Training Guides:



## Signage for Multifamily properties





# Potential Recycling Hubs

Customized Recycling Area Hubs Samples:



Directional Signs





# Your Commitment

- Complete a simple pilot interest form
- Work with the city to customize the program for your residents
- Communicate participation in the program with recycling haulers and the City
- Discuss a reporting process for communicating recycling issues
- Assistance with or permission to post recycling education posters, door hangers, distributing move-in packets
- Distribute digital educational resources via website, social media or e-newsletters

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*Alexandria*

## Property Manager & Custodial Multi-family

As part of our Eco-City collaboration to achieve sustainability and participation as a property manager are key! The minutes in your busy day to answer a few questions

Your valuable input will help the City of Alexandria set up a month education pilot program. The pilot will provide resources to execute or improve recycling for your residents.

### 1. Contact Information

Name

Title

Email

Phone

Acc





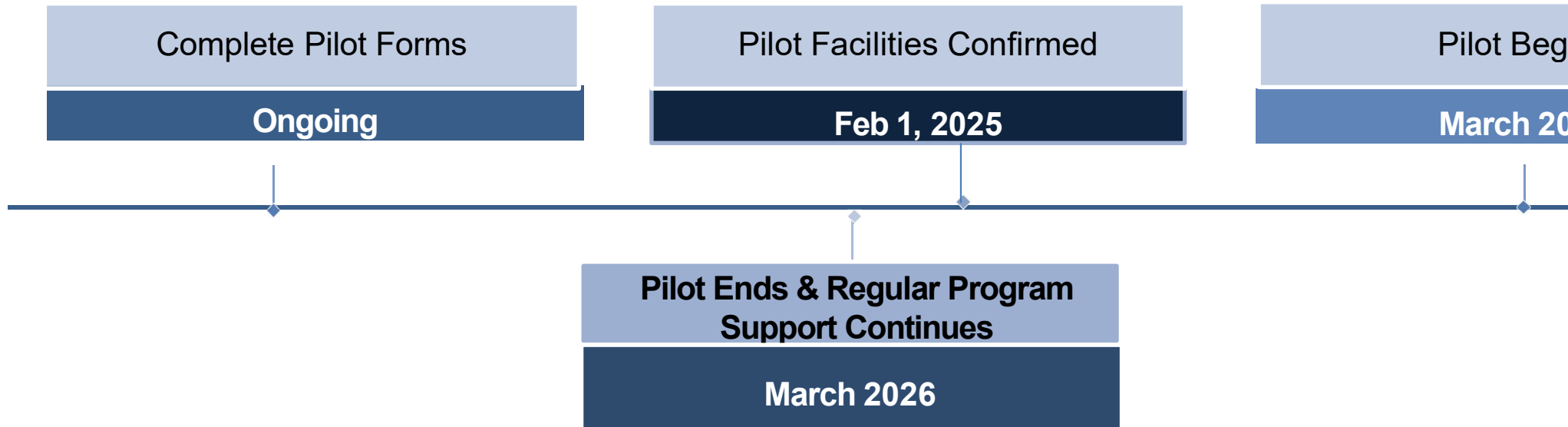
# Benefits to Participation

- Residents can recycle more conveniently with less confusion
- Recycling containers/centralized hubs are clean & attractive
- Decrease the amount of waste disposal to landfill
- Partner in reaching city-wide sustainability goals
- Recognition of your facility as a pilot program participant by the city and potential media opportunities.
- Create a foundation for a sustainable recycling program





# Next Steps



Next Steps



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**Department of Transportation  
& Environmental Services**

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# **EV Needs Survey Results**



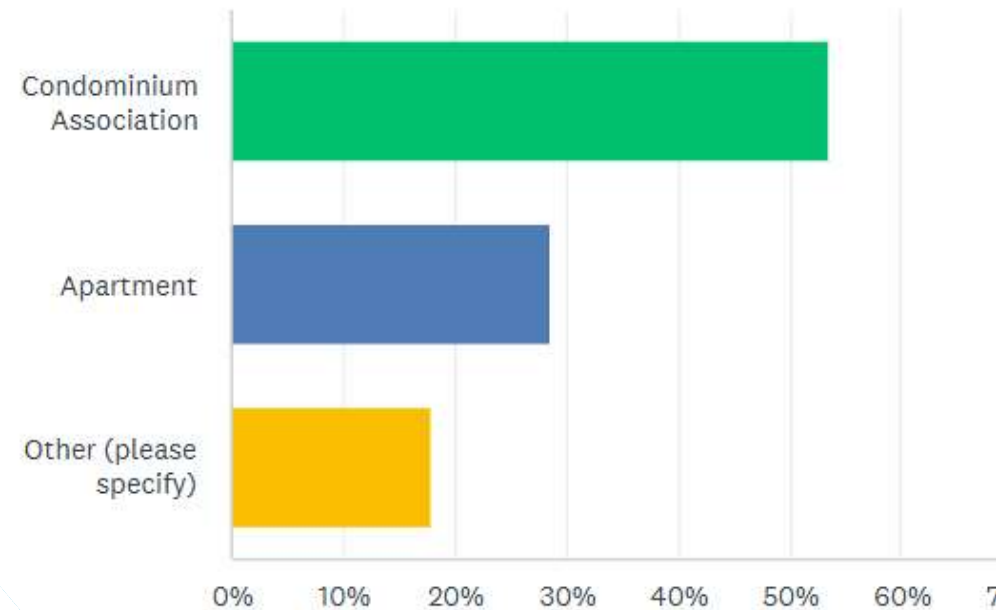


# EV Needs Survey

## ▶ Survey Goals:

- ▶ Understand the challenges multi-family dwellings Alexandria face when planning to install EV charge
- ▶ Evaluate the benefits of possible City resources

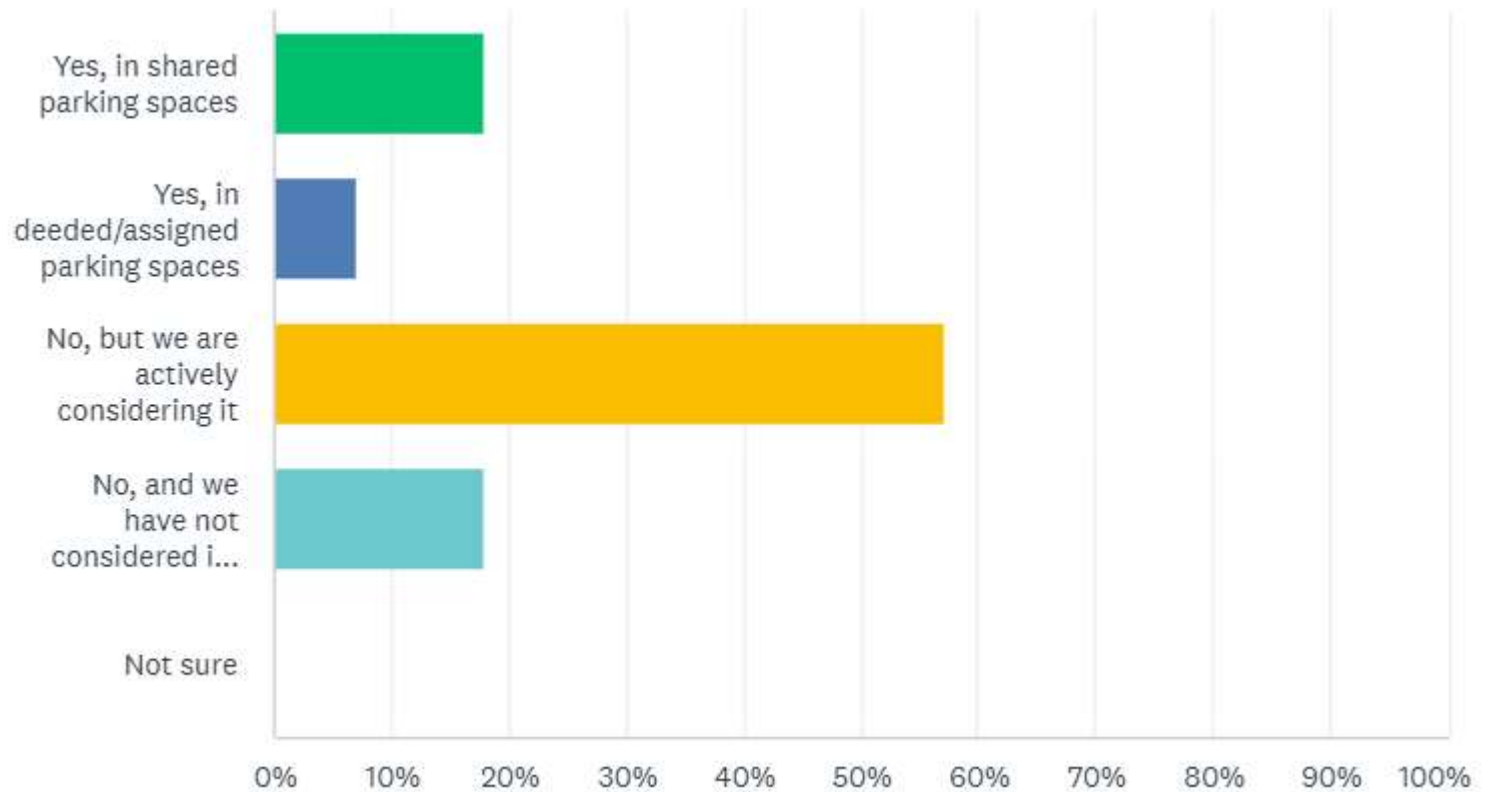
## ▶ 28 responses





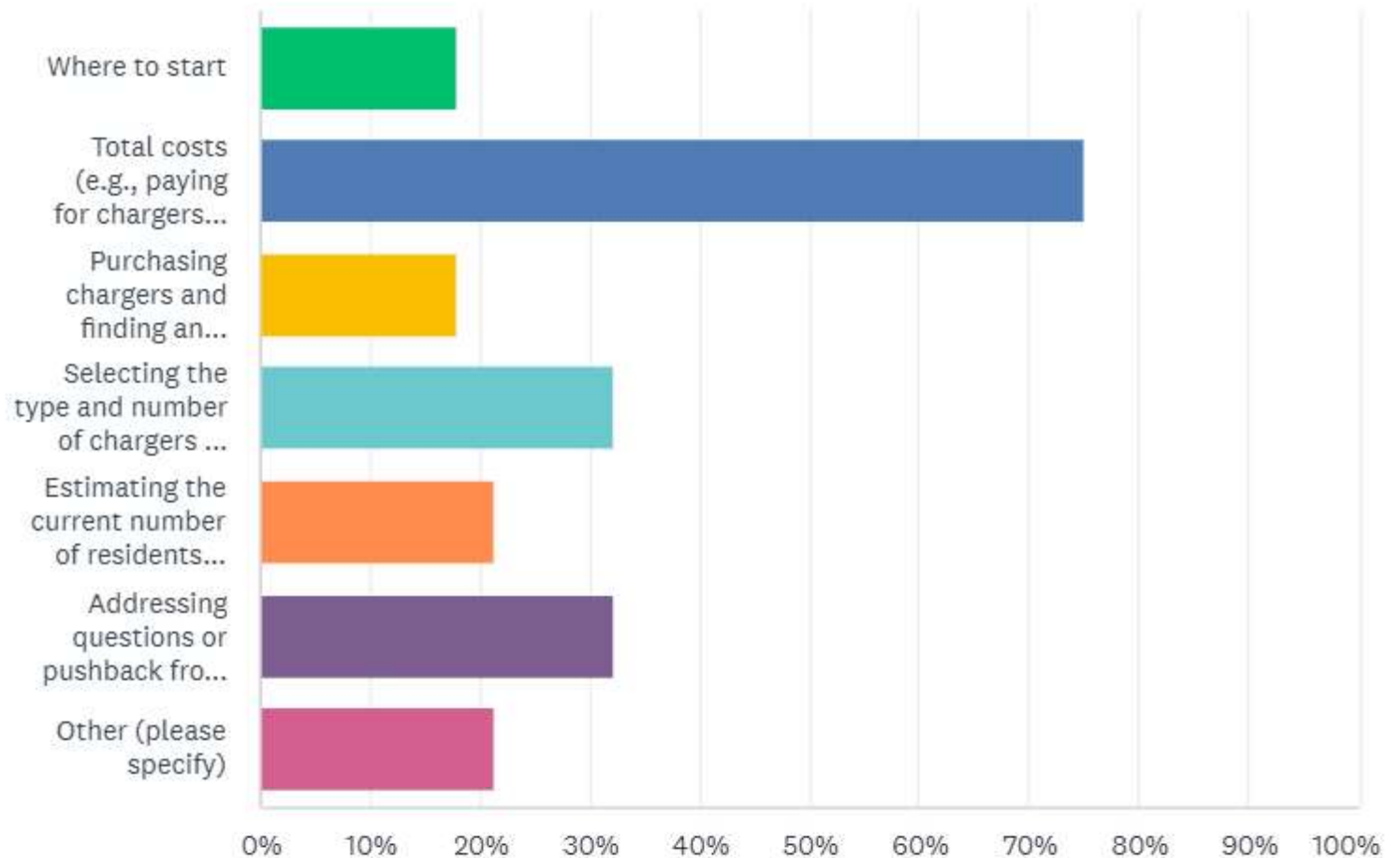


# Charger Installation Status



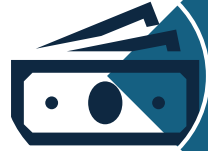


# Challenges





# Priority Needs



Information on grants and incentives



List of qualified contractors



Sample policies



Site assessments



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# Discussion

