



Greenbelt Advisory Committee on Environmental Sustainability

**GREENBELT ADVISORY COMMITTEE ON ENVIRONMENTAL SUSTAINABILITY
GREENBELT GREEN TEAM
Recommendations for NRP proposal for a multifamily development
on Cherrywood Lane by the Courthouse
November 27, 2019**

- ❖ Green ACES recommends that NRP contact PEPCO – we had made this recommendation in August, but NRP did not follow through – to discuss potential incentives available under the EMPOWER Maryland program to make their project more energy efficient than what they are currently proposing. John Lippert, chair of Green ACES, offered to work with the developers to maximize utility incentives (which he did at his last job before retiring).
- ❖ Green ACES recommends that NRP investigate and consider a geothermal heating/cooling system for the entire project, including the amenities building. Since the site is near water/wetlands it may be especially conducive to employing this technology. A geothermal system can employ common wells to serve individual water-source heat pumps in each apartment, so that residents have control of and pay the cost of heating and cooling. The cost to operate the common wells can easily be included in monthly rents. A geothermal system will save at least 1/3 of the heating and cooling energy, thereby dramatically reducing the carbon footprint of this development. We recommend that developers take the next step in energy conservation.
- ❖ Green ACES suggests NRP install a geothermal system at least starting in the clubhouse, where NRP would benefit directly from much lower electricity costs. This could help them dip their toes into the water and become familiar with geothermal heating and cooling, as they have not installed a system like that yet and appeared reluctant to do so. We indicated that there are a number of local contractors experienced in installing this technology.
- ❖ NRP Group indicated that they would install 6 electric vehicle (EV) charging stations. We indicated that this number is insufficient to serve the hundreds of residents living there, and their guests, in view of the growing popularity of EVs. We recommend that this number be increased substantially; we further recommend that increased electrical capacity be installed to facilitate adding EV charging stations at a later date.
- ❖ Green ACES recommends installing a solar energy system for this development. Each apartment building should be provided with a roof-mounted solar array to provide power for the house loads; an array should also be provided on the roof of the amenities building. With existing tax and other incentives and current falling prices for solar equipment, it makes sense to do so both monetarily and for the environment.
- ❖ Green ACES believes that NRP can do better in terms of environmental stewardship by adopting the above recommendations. By doing so, and by marketing the project as environmentally responsible, NRP can provide our community with a superior residential development where new Greenbelters will want to live, now and in years to come.