

**Climate Change, Energy, and Environment Commission  
(C2E2)**

Summary of Oct. 23, 2023

Hybrid Meeting

**Members Present:** Joan McIntyre, chair; Carrie Thompson, vice-chair, Mark Greenwood, Kevin Vincent, Stephen D'Alessio, Mikaila Milton, Rob Sandoli, Doug Snoeyenbos, Elizabeth Whitney

**Members Virtual:** Suzanne Swink, Majdi Shomali

**Members Absent:** Cindy Lewin, Eric Gibbs, David Evans, Johnathan Morgenstein

**Guests Virtually:** Steve Stephens (guest), Jean Henceroth (guest), Adam Riedel (guest ACG), Douglas Krietemeyer (guest ACG), John Bloom (EC), Erik Grabowsky (guest ACG), Casey Studhalter (guest DOEE)

**Staff Present:** Demetra McBride (DES-OSEM), Jenna Peabody (DES-AIRE)

**1. Introductions & Public Comments** – no public comment.

**2. DC Building Code Revisions** – Casey Studhalter works for the Dept of Energy and Environment for the District and presented to the commission. He sits on the urban sustainability administration. He does a lot of green building policy work – he crafts the energy conservation and construction code for the district. Has authority to enact construction codes, but does not enforce them, the Dept of buildings does that. He presented the series of sustainable DC plans, which is the broad sustainability plan. Climate Ready DC is their climate adaptation plan. Clean energy DC is their clean energy plan which drives most of his work. They are currently revisiting needs from the district topics that weren't existent in 2018, such as embodied carbon and building electrification, which his team is working to advance. There will be a draft in early calendar 2024.

Goals are: Adapt to climate change, have climate ready buildings, cut energy use by 50%, have 50% renewable energy, require new net zero buildings, complete net zero retrofits, cut GHG emissions by 50%, the goal was for 2050 but has since been updates as the three policy proposals that came out of the plan have been codified by law: (1) Adopt a Net-Zero Energy building code by 2026; (2) Improve the performance of existing buildings by implementing a Building Energy Performance Standard, (3) Require 100% renewable electricity by 2032, and 10% from local solar by 2041. Buildings are a key driver for the district and represent 74% of the emissions for the district. Climate policy for buildings is important for the district. Elizabeth Whitney asked if this includes federal government buildings, Casey said it does not as they don't benchmark with them. Demetra asked why transportation is low – is that because they are destination points vs. Arlington's is high due to pass-through traffic. Casey confirmed. He said it's not a consumption-based inventory which doesn't represent the influx of

commuter vehicles, just the registered passengers in the district. 24% GHG emissions from energy sources in DC.

It has become a goal to switch away from fossil gas to electricity. Question from Carrie – Casey said being a home rule jurisdiction is a blessing and a curse, what is the downside of developing new policies as they have more leeway vs. A largely Dillon ruled state? Casey said that there is a national apparatus to update model construction codes, Intl codes council or ASHRAE, the district found that in order to meet its goals, they find it necessary to modify or amend some of the national model codes which come with it the need to stand up technical advisory groups of largely private sector volunteers. There is a process that needs to be replicated at the local level to do it justice. Carrie asked do you get push back from the developer community for all the modifications you want to make? Casey confirmed. Casey said they do have a recent law to adopt a net zero energy and all electric construction code by the end of 2026. Joan asked when that goes into effect will that be any buildings starting after it's in effect or some projects grandfathered in? Casey said the law adopts the code by Dec. 2026 but the codes have a transitory provision. They can continue over the old code, or one year under the old code with a contract. It will be about a year till they see projects under the new code. Casey tried to phase in an electrification option as an onramp but there was developer pushback. Casey presented the clean energy plan buckets -Taken from the 2018 energy plan - of policies considered including relative impacts of action areas: electric and efficient vehicles; shifting to transit, walking, biking; net zero new buildings; efficient existing buildings; renewable energy outside of DC; local renewable energy. A chart showed 56% of GHG emission savings targeting 2032 emissions. Casey presented a slide of policy activity from 2006 which builds to a 2045 carbon neutrality goal.

The help to meet this goal is from a renewable portfolio standard which focuses on the demand side and the supply side, working with Pepco. Joan asked how that is going working with them? Casey said it created a market for solar in the district. Joan asked if they are looking at their portfolio and having a pathway to produce enough renewable energy? Casey confirmed. Rob Sandoli questioned one of the percentages from a slide. Casey said that the percentage would be reached by 2041. Rob asked about the definition of local. Casey said it includes the district border but may have exceptions. Doug asked if DC has a real estate exemption for solar equipment on residential or commercial. Casey did not know but would follow up. Carrie asked what percentage of buildings are federal government buildings (which are not subject to DC regulations)? Casey said 20%. Joan asked about benchmarking and energy efficiency targets. Casey responded with the differences, with benchmarking included in the last 10 years for buildings over 50,000 sq.ft. Joan asked if there is any leverage against electrification or incentives they are using. Casey said they are using some and provided examples such as taking away incentives for gas. Joan asked about its success. Casey said it's too early to tell. Joan asked how much of that increase were they looking at to handle the load of managing the programs? Casey confirmed there were increases, listed examples. Joan asked if any building owners were moving out front? Casey provided positive outcomes of the performance standard that leads with equity. Joan asked Is there private developer pushback? Casey said yes but there is an advisory task force they are working with to identify the right way to structure the program.

**3. Meetings Minutes from July and September** – Minor edits. Both approved unanimously.

**4. Solid Waste Management Plan (SWMP)/Zero Waste Plan (ZWP)** – Carrie provided background of the committee and plan. The current plan is from 2004 – 2024. The next plan will be from 2024 – 2044. The SWC was expanded to include members from various key constituencies (including chamber of commerce, APS, affordable housing, restaurants, etc.) The job during the Sept 21 meeting was to vote on the draft plan to issue it to the public. The plan is divided into two parts – (1) meet the state requirements for a SWMP and (2) the newer part, fulfill county board's 2015 zero waste resolution (90% diversion from waste to landfill). It was unanimously approved, with one qualifying comment. Public sharing will begin on Nov. 1. This is a framework and a menu of options that will be implemented subject to the budget and other processes. This is the plan to get us to the 90% diversion goal. Introduced Eric Grabowsky, Chief of the Solid Waste Bureau, Adam Riedel, manager of the environmental waste management, Doug Krietemeyer, solid waste planner. Doug presented a timeline of events from 2022. Domestic/International Production of goods source reduction has the largest impact on the municipal solid waste. The plan tries to focus on the source reduction and the waste reduction. The County will need to focus on re-allocating waste stream disposal as population and waste generation increase over the planning period. The SWMP's efforts to encourage recycling and organics diversion should ensure future disposal capacity for County generated waste.

The goal is to minimize the waste disposal. In order to determine where the opportunities lie. Audits of the Arlington Trash Stream Composition for multifamily, commercial and residential were conducted. More than 2/3 of material in Residential, Multi-Family, and Commercial trash could be diverted. Food waste is the biggest opportunity to divert across all 3 sectors. Elizabeth Whitney asked what food waste is defined as. Doug confirmed that food waste is the organics. Joan asked about the reduction in food waste in residential trash when it went to the curbside program. Doug responded that there is a 23% capture rate of the curbside program and it's an area to continue to educate on. The initiatives are focused on behavior change and connecting with the Arlington Community. Mark asked if the policy would cover wastewater sludge. Joan said there is a separate program for that, Biosolids Master Plan. Diversion Potential included attaining up to 78.2% diversion through: 100% proper disposal and additional regulation (organics). The goals are classified as mandatory (as required by Dept. Of Environmental Quality for the state of VA (DEQ)), and aspirational (not enforceable by DEQ): Mandatory: (1) Employ a comprehensive solid waste management system that considers the Commonwealth's hierarchy. (2) Ensure that the County implements a strong diversion/recycling program, and that the County recycles at a rate that, at a minimum, meets the Commonwealth's recycling goals. (3) Carefully evaluate the waste management needs of the county for the next 20 years and identify actions to be taken to meet those needs.

Aspirational: Divert 90% or more of generated waste from landfills or incineration by 2038; Voluntary program enhancements to achieve zero waste goal through enhanced education and outreach efforts to achieve better waste reduction and recycling outcomes; comprehensive organics management; legislative efforts. Joan asked how the 25 is accounted for? Doug said there are annual reporting requirements that they use. Adam Riedel responded that they get 46% reported as recycling tonnage which is a volume calculation not one of quality.

SWMP/ZWP proposes to reach the 90% goal through 15 Voluntary Program Enhancements/Initiatives, 4 Policy Programs, and three intermediate diversion targets to gauge progress (excludes 5% bonus from state). The voluntary program enhancements were developed by SWC, SWB staff, and public feedback. Each program enhancement/initiative was evaluated to understand potential impacts in three areas: Diversion Impact, Greenhouse Gas Emissions Impact, Financial Impact to the County; prioritized into short, medium, long term and policies. They have an estimated diversion rate for 2023 at 49%. MFC Targeted Initiatives (64% of Waste Stream) were presented, including: Expanded Education and Outreach; Initial focus on MF - "Recycling Right" to reduce high contamination levels in MF sector; Organics Diversion from MF and restaurants; Assistance and incentives for voluntary diversion of organics at MFC properties; Comprehensive Organics Management; Additional Glass Drop Off Locations; Focused on high-density development corridors, such as Rosslyn-Ballston and Richmond Highway. Implementation Considerations included Resources, Infrastructure and Legislation/Regulation.

Kevin asked for definitions. Erik defined. The implementation schedule and costs were presented. The most initiatives fall into the near and mid term. Financial Costs will be added to the County Budget & Funding Streams will cover some aspects of it. Costs include increased staffing, program costs, etc. Funding streams example: Household Solid Waste Rate (HSWR) full cost recovery structure for single-family residential. The last overarching strategies for success: 1. Producer Responsibility, 2. Community/Consumer Responsibility, 3. Policy & Political Leadership. Next steps include: Public Town Halls are on November 1 & 2, 6:30pm-7:30pm, November 2, 11am-12pm, a Public Comment Period on November 1-December 1; Funding of short-term initiatives, Adoption of proposed plan. Rob Sandoli asked are you focusing on education outreach on the commercial or multifamily? Erik said that the focus will be more on the commercial and multifamily sector since 2/3 of the community lives there and they are underperforming. Kevin stated that education doesn't help at all around trash pick up that basically combines the two including recycling, but fines would help there. He asked if they have authority to mandate? Erik says they are looking at the recycling system and that they educate the staff; it's not enforceable right now. Joan asked if we could change the code or incentives? Erik says they need to consider the budget perspective. Joan asked how they would measure a decline in waste and how that accounted for the 90% diversion. Erik said they do quarterly waste stocks of food waste. Incineration is going down because we are sending to composting, recycling, etc. We know what our overall generation is. Carrie said we may begin the dialogue with the community on the waste topic. Elizabeth Whitney volunteered to work with Carrie on a C2E2 letter.

**5. ART Bus Update** – Demetra said there was a lengthy list of questions provided by C2E2 and EC that have been distributed to the relevant staff and they are working on responses. The board is getting their usual 2x2 meetings and notions and applications, in addition, there are some initiatives that maybe the board realizes it wants to make decisions on and an election with 2 new members to the board. Planned meeting for Nov. 1. Need to adjust the meeting date and time. Demetra will request responses by the time of the meeting. Joan circulated the list of questions. Demetra update adjacent to the ART bus study – they started the WPI cohort onsite focused on embodied carbon. They are looking at a short list of commercial buildings. Christian

Dorsey was at the White House accepting acknowledgement for overperforming on the Better Buildings Challenge. They were also going to announce their better Climate Challenge with AC accepted. Demetra will provide Jenna with the high-level topic points. There is a 10-year goal for a 70% reduction of possible GHG emissions. Rob Sandoli said this has been a program for a year. We received EPA notice that our environmental justice grant proposal was accepted focused on underserved communities. We have to get through the contract first. Moving forward with BRICK application, or pre application was accepted. Due Nov. 22. for planning on microgrids. Sandoli asked about the EPA grant. Demetra responded it's a million dollar planning tool: decarbonization tools for common buildings in underserved communities and funding options and mechanisms for underserved communities and public engagement.

**6. 2024 Plans and Priorities** – Reviewed the website's high level goals. Demetra recommended to change the goal from make AC a leader, to expand or enhance as a leader. Demetra asked about the 50% to be correct, double check against the GHG dashboard. Names need to be updated. The GBIP update is actually due March 2024. Joan recommended that the 5-year CEP should be updated. Carrie recommended the owners tackle it and provide updates. Action items included reviewing the document that Joan would pass along. Mark Greenwood suggests adding to the SPRC checklist for stormwater and urban heat island.

**7. Updates – (8:45-9:00)** - Joan has been attending planning commissions and meetings on Plan Langston Blvd. That will go to the county board in Nov. The Forestry and Natural resources plan may go to the board in December. They are looking to adopt quickly. Doug said that he is in discussion with the Attorneys office that owners of buildings with solar equipment get a real estate tax exemption for the value of the cost of that equipment. They believe it is a nullity and has no effect. He will have a conversation with the attorneys office otherwise, he is recruiting pro bono attorneys. Mark update on SPRC: the EHC rehab center is an agreement between the county and EHC, a bunch of things are contingent on sale. SPRC review will be a 120 day period. We have been thinking about approaching them. Joan asked if anyone wants to help Mark. Joan recommended looking into the sustainability goals for the project at Reevland, which is being converted into a facility for disabled adults. There will be a Gulf Branch meeting, noted by Mikaila. Next meeting will be virtual.