

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

Summary of November 21, 2022

## Hybrid Meeting

**Members Present:** Joan McIntyre (Chair), Jonathan Morgenstein, John Bloom, Mark Greenwood, Cindy Lewin, Eric Gibbs, Majdi Shomali, Stephen D'Alessio

**Members Present Virtually:** Carrie Thompson (Vice Chair), Joshua Griset, Tim Effio

**Members Absent:** Kevin Vincent, Gilbert Campbell, Shawn Norton, Mikaila Milton

**Guests Present:** Takis Karantonis (County Board Member)

**Guests Virtually:** Anne Bodine (Arlingtonians for Our Sustainable Future), Brooke, Jon Ware (Arlington County resident), Judy Collins, Terri.

**Staff Present:** Rebecca Moser (DES), Demetra McBride (DES), Richard Dooley (DES), Aileen Winquist (DES)

*Due to technical difficulties, the agenda was not followed in the order below. Public Comment was made after the discussion with Takis Karantonis.*

### 1. Introductions and Public Comment

1. Anne Bodine (ASF) provided public comment on the impact of C2E2's equities from the new draft amendments to the Arlington zoning code. She suggests that the new code is legally doubtful in areas that affect environment/energy objectives, e.g.:
  - Entire Section 10.4 = Expanded Housing Options (new MM draft code) introduces "special exception zoning" without County Board approval, may violate law.
  - County claim we can maintain 20% canopy for single family homes built with denser (4, 6, or 8-plex) zoning is wrong, violates [Virginia CPBO canopy code](#) that sets canopy cover by units per acre zoned;
  - Option 10.4.6A (if selected) may violate the [Virginia canopy code](#) provision: "In no event shall any local tree replacement or planting ordinance adopted pursuant to this Article exceed the requirements of this sub-Article."

Potential Missing Middle effects include the following:

- Reduces tree canopy lot coverage to only 10% on 97% of land being rezoned;
- Kills county goal of 40% tree canopy;
- Loss of 584 acres of tree canopy;
- Adds 480,000 cubic feet per year of runoff, "requiring sizable County expenditures to build the necessary stormwater infrastructure [for higher] demand;"
- Lowest price points for new units are above median HH income of Arlington's Blacks, Hispanics and seniors;
- Incentivizes inefficient construction that adds to energy consumption, complicating effort to reach carbon neutrality;
- Adds to carbon footprint with massive amounts of landfill

Anne requests C2E2 to look at all ASF materials on this matter and have an environmental survey of the old zoning versus the new zoning. Anne's full presentation is included below.

2. Jon Ware, Arlington County resident. Jon raised the County's lack of analysis on climate change and the environment as it relates to the zoning change put forward via Missing Middle. He urges C2E2 to advocate that the County Board perform such critical analysis. FOIA requests found

zero studies or analyses related to the environmental impacts of missing middle. Tree canopy study, the county found 8 of 10 missing middle building types will fail to meet the county's tree canopy goal of 40% canopy applying the maximum amount of canopy possible on the new lots. Urges C2E2 to do the necessary analysis on the environmental impacts of missing middle before willing endorsing the zoning change.

3. Terri provided public comment regarding the Commission's support of Missing Middle. Very frustrated that her work with the Tree Canopy Fund, for over a decade, will result in the destruction of trees and complete reversal. All trees will be removed, big, medium, and small. Lots will no longer allow for tree planting because of limited space, electrical, gas, etc. buried underneath which will not allow for root growth. Terri is very disappointed in C2E2's decision.

## 2. October Meeting Minutes

Meeting minutes were not discussed or approved at this meeting.

## 3. Discussion with Takis Karantonis on 2023 Priorities

Takis mentioned progress made on CEP goals, public facilities, and buildings that take into account the pressures of climate change. Has C2E2 been briefed on the Decarbonization Tool that has recently been developed? Takis is pleased to announce that Maplewood (solar farm) is operational and producing more renewable energy.

- Increased focus on the electrification of cars and fleets, yet this hasn't really materialized. Focus point for concrete deliverable this year to prepare for transition to electric vehicles. 16 buses approved for a pilot electric fleet.
- Bonus Density Incentive – top item. The Commission has lobbied hard for the electrification of buildings. This has pushed several projects forward in the right direction. Closer to an inflection point where the incentive will be tougher to achieve. Moment to see how construction companies will react.
- Meeting staffing needs at the County Managers level and the AIRE team. Supporting the County via budget, resources, and staff in these offices.
- Promote CCA (Consumer Choice Aggregation) – high on list. There are two Board members that openly support CCAs, and three other Board members who are receptive. Excited to make some progress on this.
- Green Banks – another top priority. Not easy to find funding or partners. Takis expects more money coming from the federal government to assist with Green Banks.
- After first quarter 2023, update of the Master Transportation Plan. There is a lot of need in this area. Greenhouse gas emissions-based approach is needed.
- Preliminary proposal for the master financing of the development of Barcroft Apartments. Critical opportunity for sustainable reinvestment.
- Natural Resources Master Plan: Takis hopes to see progress with mature tree preservation. Lobbying the general assembly for this in Richmond. Particularly concerned about RGGI.

Jonathan Morgenstein – some buildings built are not totally electrified. Not all vehicles purchased by the County are EVs. Simply need/want a justification as to why the County does not hold up to progress moving forward. Jonathan would like to make it a standard that all buildings the government builds are electrified. And if not, justification is provided as to why they cannot be, and have it publicly shared.

Takis: Several justifications as to why total electrification is not always achieved. 1. Caution of engineers, 2. Financial investments (some technologies are not available and affordable). 3. Strong political will is sometimes not there.

Dominion has not been very transparent when it comes to increasing load capacities to allow for more building electrification. Bottleneck: electrifying at a faster pace than keeping up with infrastructure. In addition to there being a lack of storage capability.

Goal: Ensure the most efficient use of dollars to ensure climate investments are made with tight budgets moving forward.

Advice for the Commission to be as helpful as possible to the Board. 1. Greenhouse accounting for the building after its life cycle. As of right now, there is no carbon accounting for these buildings when decisions have been made. 2. Thankful for the work C2E2 is doing and raising issues without fear. As a community, Arlington has moved builders & developers to be more receptive and aware of electrification simply by C2E2's work.

Takis would like to request a tour of the Amazon's MetPark. Asks C2E2 if December or January would be best for the tour to look together.

#### **4. Stormwater Zoning Study – Aileen Winkvist & Nick (CPHD)**

Brief overview of a zoning study getting underway – focused on enabling existing stormwater management facilities constructed on public land. Arlington's need for urgent action to address flooding, due to:

1. Increasingly intense storms due to climate change
2. Lack of sufficient space to make resilient system upgrades, or provide safe pathways for water to flow during storm events
3. Development patterns that pre-date modern stormwater management practices that have exacerbated the severity of flooding.

Discuss issues in current zoning standards to better mitigate flood risk.

Example: Cardinal Stormwater Vault – First major project completed under Flood Resilient Arlington. This will hold up to 400 million gallons of stormwater storage.

This zoning is primarily for public districts, not private lots. Looking to add additional stormwater facilities to help mitigate effects.

Meeting on December 14<sup>th</sup>. Full presentation included below.

#### **5. AIRE Team CEP Implementation Update**

Below lists updates to the following studies and plans:

- ArtBus Zero Emissions Feasibility Study – public engagement period to begin in January. Finished final analysis.
- EV TCO Comparative Study – DM provided final comments about a week ago. Finishing last comments, will furnish to C2E2 in December.
- Program Dev Grants and CEP Action Fund – waiting to see if the Governor's administration is going to green light another round of grants. Possibility of money for affordable housing. AIRE is looking at federal and state grant money. No guidance manuals for funding opportunities as of right now.
- Decarbonization of Transportation Plan – this study will be finished earlier. Covers all of the private sector, government and APS. First push is towards micro-mobility, as opposed to electric vehicles. This will inform the update to the existing transportation plan. Mid-calendar year next year is the anticipated completion date.
- CCA Study – Aggregation is necessary for CCA. AIRE in contact with Loudoun County. Possibly taking an update to their board this month. Also speaking with Alexandria and will move forward on a joint basis. Meeting Alexandria in December and scoping the task order.
- Flood Resilient Design & Construction Guidelines – RAMP produced an enormous amount of data. Added on additional watersheds, in the southern part of the County. An education tool/engagement tool with developers and architects. Then a slow consideration of what measures might be considered by the County for incorporation into building codes. Few similar plans like this across the Country.

- Risk Assessment and Management Plan – Completed. Not just a fiscal and financial assessment, but also a social, including environmental losses and impacts.
- Sustainable Community Strategy – A climate-facing green infrastructure plan, but changed course because of a small percentage of control over developer land. Looking at other plans, cross cutting, and putting adaptation sections in other plans, like the green building density incentive plan, etc.
- Green Building Incentive Program Update - 1. Most recent update (less than 3 years ago) included grandfathering into the previous policy. About 5 million sq feet of new construction, but over 50% is grandfathered into the old policy. All tier 1 and tier 2, no developer willing to engage tier 3 or tier 4. Raising the bar on the program further marginalizes the program. 2. Recognized across the US, LEED is a certification, but doesn't measure performance of energy on the backend well. Possibility of giving developers three buckets, LEED, adaptation, and measures that are strictly performance based. Not interested in outputs, interested in outcomes.
- 2024 CEP / CEAP – Early Development – early discussions on the early data gathering for the greenhouse gas inventory update to inform the 2025 CEP.

AIRE to give C2E2 updates & summary on key projects, depending on what they are.

Public EVSE Hubs – no contracts regionally that Arlington can ride on. No one has one and everyone is in planning mode.

AIRE programs focus on middle to low-income housing. The federal government has reached out to Arlington County to get input and recommendations for how to structure programs and where money should go.

## **6. Letter Reviews – Crystal Plaza 5, Ballston Macy's, & Joyce Motors**

The Commission reviewed and approved three letters: Crystal Plaza 5, Ballston Macy's and Joyce Motors.

## **7. 2023 Planning**

This agenda item was not covered.

## **8. Work Plan Updates & Comments**

This agenda item was not covered.

Meeting ended: **9:46pm**