

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

Summary of October 24, 2022

## Virtual Meeting

**Members Present:** Joan McIntyre (Chair), John Bloom, Stephen D'Alessio, Joshua Griset, Kevin Vincent, Majdi Shomali, Cindy Lewin, Mark Greenwood, Jonathan Morgenstein, Mikaila Milton,  
**Staff Present:** Rebecca Moser (DES), Demetra McBride (DES), Richard Dooley (DES), Jason Papacosma (DES)

**Members Absent:** Carrie Thompson (Vice Chair), Shawn Norton, Gilbert Campbell  
**Guests:** Eric Gibbs, Connor Pace, Matt Ginivan, Madhvi Shukla (JBG Smith), Kimberly Pexton (JBG Smith), Eric Shullman (JBG Smith), Rachel Nicely (JBG Smith) Jake Torok (JBG Smith – Sustainable Building Partners), Judy Collins, Matt Shuma

### 1. Public Comment on General Topics

No public comments. Jason Papacosma gave the Commission a quick announcement in advance of an upcoming public comment period November 1-15, 2022 for water quality standards for various pollutants. Two plans that are required under the MS-4 permits, TMDL Action Plans. Rebecca will send out an email reminder prior and at the onset of the public comment period.

### 2. Meeting Minutes

Meeting minutes were briefly reviewed and unanimously approved for June, July and September (August is a bi-month).

### 3. Discussion with Takis Karantonis on 2023 Priorities (7:10 p.m. – 7:40 p.m.)

Takis did not join the meeting. The Commission proceeded with the JBG Smith presentation.

### 4. JBG Smith Presentation on 223 23<sup>rd</sup> St./ 2250 Crystal Dr. Project (7:40 p.m. – 8:20 p.m.)

Refining the design of the buildings over the last year has allowed JBG Smith to strengthen their sustainability strategy and overall energy efficiency.

- A huge priority for JBG Smith was to make the site as pedestrian friendly as possible. Also incorporating a bike-oriented design within the project, adding 1600 feet of protected bike lanes on Crystal Dr. and 23<sup>rd</sup> St S.
- Both towers combined are about 1.1 million sq feet, together bringing in around 1400 new residential units and introducing 23,000 square feet of new ground floor retail.
- Both projects will be able to participate in the green building incentive program.
- Landscapers are working to incorporate biophilic design principles in the native planters. On the inside, JBG Smith will also be including biophilia within the interior of both buildings.
- In 2021, JBG Smith committed to carbon neutrality and achieved this for their operational portfolio.
- With regards to energy and water consumption, ensuring that the design is hitting a minimum of a 25% energy consumption reduction target, and also targeting a 20% reduction in embodied carbon.

- Set targets for energy consumption, water reduction, consumption, carbon emission reductions and also waste diversion to be achieved by 2030 no later than 2030.
- Question about electrification: JBG Smith has cautiously committed to electrification however there are some challenges that they are still studying with respect to technology on the domestic water heating front. As of right now, no one-to-one conversion.
- Protected bike lanes will be separated by full concrete curb barriers with planters in them. They are very permanent. Both buildings have a combination of ground floor bike rooms for parking, plus space in the garage for bicycle parking.
- As of right now, there is no design element with gray water reuse.
- Energy Performance:
  - The off-site tier 2 renewable energy, important to note that EV ready parking spaces and embodied carbon reduction align with JBG Smith's goal and energy performance.
  - Goal of 20% energy cost savings: water source heat pump system, higher performance ventilation unit, advance controls, efficient lighting (low flow fixtures) & Energy Star appliances.
- IRA Incentives: JBG Smith tax staff looking into the IRA, however preliminary feedback suggests complications with the IRA because they are classified as a real estate investment trust, meaning there is no tax obligation. Looking for specific language in the IRA that allows JBG Smith to take advantage of the incentives.
- All of JBG Smith building operations total out to a net zero carbon emissions. This includes buildings that are currently owned and operated.
- Carbon Neutrality is defined by: surrounding scope 1 and scope 2 emissions. Scope 1 encompasses natural gas consumed on-site and refrigerants that flow through systems, and company vehicles (x3). Scope 2 is electricity purchased on behalf of others. All tenants are on a master meter. JBG Smith purchases carbon offsets to match natural gas and refrigerant footprint and renewable energy credits to match energy consumption. This is viewed as a bridging strategy. Identifying energy efficiency projects and water efficiency projects across the entire portfolio.
- The projects will comply with the Green Building Incentive, highlighting specifically LEED Gold certification, the off-site tier 2 renewable energy.

## 5. Community Choice Aggregation (CCA) / Green Banks Letter Review

Letter review on CCAs and Green Banks. Major comment from Commissioners is to remove Green Banks from the letter because they are different topics.

- Prospects for getting a green bank are greater at a higher level.
- Separating the two might mean two short/insufficient in length letters

Vote on removing green banks from the letter: 4

Vote to keep in: 2

The commission voted and unanimously approved the letter.

## 6. Review/Approve Talking Points for Langston Blvd. Preliminary Concept Plan

General takeaways on Energy and Emissions Framework:

- Included energy efficiency, LED lighting, streetlights
- Relies on broader trends of shifting electricity to renewable energy.
- Doesn't provide much of a framework for the redevelopment along Langston Blvd. Did not add up to 100%, didn't make much sense.

The concept plan should be much more specific, and discuss how buildings should be carbon neutral, all electric. Include EV charging, rooftop solar (when possible), etc. There is language supporting the CEP but lacks specifics.

John Bloom: Important and central issue to get a voluntary incentive program in place for clean energy for Langston Blvd.

Demetra McBride: Cannot mandate certain provisions. If there is no cohesive plan for Langston Blvd. – the development and redevelopment will take place opportunistically under by right, in which the County will have no discussion at all. If the County doesn't move forward and push hard, by right will put the County in a worse position.

Concept plan sees the redevelopment of multifamily properties along Langston Blvd. instead of retrofitting and renovation. There is a huge carbon impact for redevelopment.

Proposed redevelopment also points to reduction of pervious green space. Plan focuses on “plantable” space that included rooftop gardens, accounting for about half of expected area.

Commissioners approved talking points for Langston Blvd. Preliminary Concept Plan.

## **7. Missing Middle Housing Study – Revisit**

Divisive topic in most neighborhoods in Arlington. In the last C2E2 letter regarding Missing Middle, the Commission endorsed it. Tim Effio feels that this may have been an overreach and beyond what C2E2 should be doing. Tim Effio put in a revision request to the Board, striking the first paragraph of the letter to neither endorse nor oppose Missing Middle.

John: It is exciting to get more information about the ordinance language. Existing language in the current letter is very qualified given the information C2E2 has. It is not unusual to comment on topics that are cross-cutting areas.

Several Commissioners agreed to wait until more specifics and clearer language is publicly available before reviewing our position

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

Energy Committee – Jonathan Morgenstein

- Woman in charge at the state level (Burtina Berger), with regards to green banks, does not know how it would be set up yet. Kind of conduit of funds. Providing technical assistance/support to small banks. Administers of the funds would be pre-existing, privately-owned, or non-profit banking institutions, but would operate as green banks as a model.
- Another model would be to simply support local green banks and get them up and running.
- Is there concern with the Governor stifling the effort? She advised to not leave any funds on the table. The Governor would not block the effort to get these up and running. This information is very encouraging.

If the Commission could coordinate communications with the State that would help a lot. Rich Dooley is doing a lot of this work. Hoping to coordinate the messaging so that the State isn't getting different stakeholders from Arlington County asking for the same information.

No jurisdiction in the State of Virginia has a green bank. This will need heavy/strong funding. DC and Montgomery County (MD) have one.

SPRC Process

- Crystal Plaza 5 – JBG Smith presented earlier in the meeting.
- Joyce Motors – Sent SPRC checklist to them. Falls short of where they should be. Made their position clear.
- Silver Diner – Assigned to Tim Effio, or another lead with Tim's support. No new progress.

- Macy's in Ballston – SPRC meeting number 2 set for Monday November 7. It's been a long time since the first meeting. They are working to make improvements. No new documents submitted. Interesting to see what they come back with. Reviewing what changed.
- Ballston Holiday Inn – First SPRC meeting tonight, October 24. Heavy commentary on buildings taking up a lot of space. Improvements have been made. Mark Greenwood will be helping and assisting with project tracking.
- Americana Hotel – Assigned to Cindy Lewin. JBG Smith not going for GBI, but going for bonus density, for yet to be named community benefits. Several things that were mentioned tonight that they are doing perhaps for all buildings but not mentioned with regards to Americana Hotel. Going for LEED Gold.
- Stephen D'Allesio: Stormwater utility information session for nonprofit organizations on November 2<sup>nd</sup>, 2022 at 11am.
- NRJAG meeting: on FNRP updates
- Public Spaces Master Plan Implementation Committee: On October 17<sup>th</sup>, 2022.
- Capital Improvement Plan (update): update on parks zoning to allow for stormwater management
  - Alcohol in the parks pilot update: where it is allowed and can be sold.
- Biosolids: John Bloom – nothing new.
- Chesapeake Bay Ordinance/Protection: John is cycling off and will need a successor.

Mark Greenwood assisting with Commissioner tracking and assigning. 5-6 more projects coming up soon.

**Meeting ended: 9:11 p.m.**