



BUILT ENVIRONMENT AND ENERGY ADVISORY COMMITTEE (BEEAC)

Draft Webinar Meeting Summary: February 15, 2023

BEEAC Local and State Government Members in Attendance:

- Andy Young, Falls Church (BEEAC Chair)
- Al Carr, DOEE (BEEAC Co-Vice Chair)
- Mati Bazurto, City of Bowie, MD (BEEAC Co-Vice Chair)
- Alex Hirtle, Prince George's County
- Amanda Campbell, City of Rockville
- Anna Bower, WMATA
- Ashleigh Diaz, City of Bowie
- Ben Burrows, Frederick County
- Bill Eger, Arlington County
- Brian Booher, Montgomery County
- Chloe Delhomme, City of Manassas
- Dale Medearis, NVRC
- Dan Lee, WMATA
- Deron W. Lovaas, MDOT
- Dory Estrada, City of Takoma Park
- Erica Bannerman, Prince George's County
- Elliot Harkavy, CAN
- Jeremy Good, Montgomery County
- Kate Tanabe, DOEE
- Kathie Hoekstra, City of Alexandria
- Kristin Mielcarek, Frederick County

- Lewis Morgante, Montgomery County
- Lindsey Shaw, Montgomery County
- Luisa Robles, City of Greenbelt
- Matthew Meyers, Fairfax County
- Michele Blair, City of Laurel
- Ryan Freed, City of Alexandria
- Shawn O'Neill, Fairfax County
- Stefanie Kupka, City of Fairfax

Additional Attendees:

- Monica Chhatwani, DPR
- Stuart, BranchPattern
- Joshua Clement, BranchPattern
- Maya Dhavale, USGBC

COG Staff:

- Leah Boggs, COG DEP
- Alissa Boggs, COG DEP
- Kelsey Boatwright, COG DEP
- Robert Christopher, COG DEP
- Jeff King, COG DEP
- Tim Masters, COG DEP
- Maia Davis, COG DEP



1. CALL TO ORDER AND INTRODUCTIONS

Andrew Young, Interim Deputy City Manager, City of Falls Church and Chair

Chair Young introduced himself and the agenda for the day. Co-Vice Chairs, Mati Bazaruto, Director of Business Operations with the City of Bowie and Al Carr, Policy Analyst with DC, also introduced themselves.

2. APPROVAL OF THE NOVEMBER 16, 2023 MEETING SUMMARY

Andrew Young, BEEAC Chair

Rockville asked for a change in the description of their EECBG work. Meeting summary for November 16, 2023 was approved with this change.

3. 2024 BEEAC PRIORITIES DISCUSSION

Andrew Young, BEEAC Chair

The Chair shared committee's priorities for the year and opened a discussion. The priority topics are grouped into 2 main categories: implementation and education.

Implementation topics:

1. Solar: Large Scale and Small/Municipal - regional 2030 goal: 250,000 rooftops
2. Climate Investment Planning and Clean Energy Financing
 - a. Methodologies for capital investment planning for municipalities
 - b. Bond financing
 - c. Green banks and CPAC
3. Building Energy Tracking and Reporting

Education topics:

1. Embodied Carbon
 - a. Policy strategies: material-specific embodied carbon or whole-building lifecycle analysis evaluation
2. Electrification and Reliability

A focus on energy and climate equity are embedded in all these areas.

Comments

Rockville:

- Interest in whether other places are considering Direct Pay for their jurisdictions.
- Strategies for community outreach for IRA implementation, particularly in historically marginalized communities.
- How jurisdictions have made their permitting processes more efficient.
- Sharing of procurement strategies and procurement staff training methods.
- Electrification plans for buildings and infrastructure.
- Floodplain management in response to climate change.
- Effective community energy efficiency strategies.
- Managing incoming funding opportunities.

- Potential use of medium to heavy duty electric vehicles for public works.
- Street tree species selection for climate adaptation, considering exclusively native species.
- Strategies to balance the installation of street trees with solar panels.

COG staff:

- Potential priorities: hydrogen fueling corridors and establishing a Virginia Clean Energy Center to lead complex statewide projects.

4. JURISDICTION UPDATES AND ROUNDTABLE PEER EXCHANGE

BEEAC Committee Members

Update provided by members on energy and building related events, projects, and programs while addressing questions related to the main agenda item.

- What practices has your jurisdiction adopted that support embodied carbon reductions in the building stock?
- What barriers have been encountered in assessing and benchmarking value chain impacts and embodied carbon in your jurisdiction's building stock?

City of Bowie: Researching. No plans put into place, except tracking energy use for BEPS.

Takoma Park: Not a lot of new construction. Listening and learning. Green procurement. How to find vendors that use the EPD product declarations in their work.

Greenbelt: Only measuring energy consumption at this time.

Prince George's County: Working on CPRG hoping to secure funds to bolster future efforts.

Frederick County: BEPS focused. Level 2 ASHRAE energy audits. Cost is a barrier.

Rockville: Has points in the County's Green Code for recycled, reused and sustainably sourced materials. The County recently reduced permit costs for renovations to incentivize them over re-builds.

DC: Green Building Advisory Council interested in the topic. Funded grants to conduct lifecycle carbon analyses and are looking for tools to determine the path forward.

Fairfax Water: Level 2 energy audits and HVAC controls in buildings. Demand-response program energy rebates. Cost is a barrier.

Falls Church: Energy plans to drive reductions in GHG emissions.

5. THE BUILT ENVIRONMENT AND EMBODIED CARBON: HOW LOCAL AND STATE GOVERNMENTS CAN MEET THE CHALLENGE

Monica Chhatwani, DPR

Stuart Shell, BranchPattern

Presenters from DPR and Branch pattern gave presentations focused on measuring embodied carbon in the built environment and potential strategies for management.

Monica Chhatwani:

- Monica discussed the role of the construction industry in global carbon emissions, focusing on embodied carbon, which includes emissions from material manufacturing, transportation, installation, maintenance, and disposal.
- She outlined the process of measuring embodied carbon, touching on the use of Building Information Models (BIMs) and tools like One Click LCA for lifecycle analysis.
- Monica also highlighted current policies supporting embodied carbon reduction, like the Buy Clean California Act, and discussed how DPR Construction incorporates these policies into their projects.
- Question: How can local governments integrate embodied carbon reduction into their processes, considering limited jurisdiction over building codes?
 - Answer: Starting with municipal buildings and operations to set an example is a feasible approach. However, collaboration with larger governing bodies that oversee building codes is crucial for broader implementation.

Stuart Shell:

- Stuart emphasized the complexity of addressing embodied carbon, suggesting that the industry is still figuring out the best approaches.
- He discussed various strategies for reducing embodied carbon, such as whole-building lifecycle assessments and material-specific carbon thresholds.
- Stuart introduced the idea of using top-down approaches to set carbon budgets for buildings, aligning with global climate goals.
- Question: How can jurisdictions enact thresholds for materials like concrete to reduce embodied carbon?
 - Answer: Implementing "buy clean" standards for municipal projects is a good starting point, and jurisdictions can look to existing models and policies for guidance.

General Discussion:

- There was a discussion on the potential for local jurisdictions to influence embodied carbon reduction through permitting processes and strategic planning.
- The concept of aligning local policies with broader carbon budgets and disclosure requirements, possibly influenced by future SEC rules, was explored.
- Question: How can embodied carbon considerations be integrated into existing regulatory frameworks like building energy performance standards?
 - Answer: Concept papers and collaborative efforts could help connect embodied carbon strategies with existing regulatory drivers, leveraging funding opportunities to support this integration.
- The session underscored the complexity of addressing embodied carbon in the built environment and the need for collaborative efforts across different levels of government and industry to develop and implement effective strategies.

6. ICLEI'S BUDGETING FOR CLIMATE ACTION TRAINING UPDATE

Maia Davis, COG

Maia presented an opportunity for local governments in the Metro Washington area to participate in a virtual cohort focused on budgeting for climate action, in partnership with Resource X and ICLEI. The

initiative aims to help communities transition from planning to implementation of climate action plans by integrating climate actions into local budget and procurement cycles.

Key Points:

- The cohort builds on ICLEI's research with over 500 local jurisdictions, addressing the gap between adopting climate action plans and their implementation.
- The program offers learning and working sessions on priority-based budgeting systems, budget evaluation, and analysis related to climate change.
- Participating teams, consisting of 3-5 members from both climate action and budget departments, will work on incorporating at least 3 climate action plan projects into their operating and capital budgets.
- The cohort will include 8 sessions, which can be scheduled monthly or bi-weekly, with some homework in between sessions.
- Participants will also explore procurement models and policies that support climate action implementation beyond the budgeting phase.

Q&A:

- Question: Is there a maximum number of participants per jurisdiction?
 - Answer: ICLEI recommends 3-5 participants per jurisdiction, but there isn't a strict maximum. The size should be manageable to facilitate progress.
- Question: Is there a deadline for jurisdictions to express interest?
 - Answer: Jurisdictions are encouraged to respond by the end of the month.
The cohort aims to provide a structured approach to integrate climate action more deeply into the financial planning and operational processes of local governments, leveraging best practices and collaborative learning.

7. ANNOUNCEMENTS, 2024 MEETING SCHEDULE AND ADJOURNMENT

BEEAC Chair

- 2024 BEEAC Meeting Schedule (virtual meeting only*).

April 18, 2024*

June 20, 2024 (Potential hybrid meeting.)

September 19, 2024*

November 21, 2024*

All meeting materials including speaker presentations can be found on the MWCOG website by clicking the link below –

<https://www.mwco.org/events/2024/2/15/built-environment-and-energy-advisory-committee/>

For more information, visit: www.mwco.org/accommodations or call (202) 962-3300 or (202) 962-3213 (TDD)