



Local governments working together for a better metropolitan region

Chesapeake Bay and Water Resources Policy Committee

Date: Friday, Jan. 18, 2008

Time: 10:00 a.m. – 12 noon *

**Place: Third Floor Board Room
777 North Capitol Street, NE
Washington, DC 20002**

District of Columbia

*Bladensburg**

Bowie

College Park

Frederick

Frederick County

Gaithersburg

Greenbelt

Montgomery County

Prince George's County

Rockville

Takoma Park

Alexandria

Arlington County

Fairfax

Fairfax County

Falls Church

Loudoun County

Manassas

Manassas Park

Prince William County

**Adjunct member*

**Lunch will be available for committee members and alternates after the meeting.*

Meeting Agenda

- 10:00 **1. Introductions and Announcements**..... Hon. Martin Nohe
Chair, Prince William County
 - Potomac Monitoring Forum
 - 2008 schedule (*Att. 1*)
- 10:05 **2. Approval of Meeting Summary for Nov. 30, 2007**..... Chair Nohe
Recommended action: Approve DRAFT Meeting Summary (*Att. 2*).
- 10:10 **3. Selection of Committee Vice Chairs for 2008** Members
The CBPC bylaws call for the committee to select vice chairs from the state-level jurisdictions not represented by the Chair, which, in 2008, are Maryland and the District of Columbia.
Recommended Action: Approve CBPC Vice Chairs from Maryland and the District of Columbia.
- 10:15 **4. Climate Change, Green Building and Water Quality** Ted Graham, COG
Water Resources Director

Mr. Graham will update members on key concerns from a national workshop on climate change sponsored by the research arms of the Water Environment Federation and the American Water Works Association. He also will note the water quality aspects of COG's "Green Building" initiative (Summary Report attached; for technical report, see: <http://www.mwcog.org/uploads/pub-documents/ylhXWQ20071213085203.pdf>) and discuss how these elements will be integrated into COG's FY 2009 Regional Water Fund work program. The green building initiative was recently cited by the *Washington Post* for its potential to aid water quality clean-up efforts in the region (*Att. 4*).

Recommended action: Provide guidance into development of linkages between COG's water quality programs and its green building and climate change initiatives.

10:40 5. **Committee Focus for 2008**..... Chair Nohe, members

COG staff has prepared a set of potential items (*Att. 5*) on which the committee could focus particular attention during the coming year, including both longstanding issues before the committee, such as nutrient use in urban regions, and potential new items, such as Bay reforestation policy. Chair Nohe will solicit input from members on these and other items of interest to individual members. COG staff also will identify any additional topics or priorities that the WRTC recommended.

Recommended action: Establish a set of priorities for committee action in 2007.

11:10 6. **Introduction to Water Quality Metrics**..... COG staff

COG is convening a Greater Washington 2050 Coalition to try to balance future growth and economic development with environmental, health, and other goals. As part of its work program (*Att. 6*), this coalition will develop a number of goals, measures of effectiveness and metrics that can be used to assess progress. COG staff will update members on some of the measuring sticks currently being used to assess water quality within the region and elsewhere.

11:25 7. **Response to Concerns about Local Government Role**..... Hon. Penelope Gross, Fairfax County

Mr. Graham, COG staff

COG has received a reply (*Att. 7*) from EPA Chesapeake Bay Program Office Director Jeffrey Lape regarding its concerns about the role of local governments in a re-organized Bay Program, as expressed in an October 31, 2007, letter. Ms. Gross, who chairs the Bay Program's Local Government Advisory Committee, and Mr. Graham will review the response and the proposals for local government involvement

Recommended action: Provide guidance to Ms. Gross and Mr. Graham in their continuing work on the issue of local government voice in the Bay program.

11:40 8. **Legislative Update**..... COG staff

COG staff will update members on any proposed Bay-related legislation for the upcoming general assembly sessions in Virginia and Maryland.

Recommended action: Determine whether COG should take any action in regard to these proposals and, if so, approve such recommended action for consideration by the COG Board.

11:55 9. **New Business** Members

12:00 10. **Adjourn**

The next meeting is scheduled for Friday, March 21, 2008, 10 a.m. - 12 noon.

Enclosures/Handouts:

- Item 1 Proposed CBPC 2008 meeting schedule
- Item 2 DRAFT meeting summary of Nov. 30, 2007
- Item 4 "Dirty Water," Washington Post editorial of Jan. 2, 2008
"Greening the Metropolitan Washington Region's Built Environment," a summary report from the COG Intergovernmental Green Building Group
- Item 5 COG staff recommendations for committee priorities in 2008
- Item 6 Final Greater Washington 2050 Work Program
- Item 7 Letter from Jeffrey Lape to Chair Martin Nohe dated Dec. 17, 2007

Chesapeake Bay Policy Committee 2008 Meeting Schedule

January 18, 2008

Board Room
10 am – 12 noon

March 21, 2008

Board Room
10 am – 12 noon

May 16, 2008

Board Room
10 am – 12 noon

July 18, 2008

Board Room
10 am – 12 noon

September 19, 2008

Board Room
10 am – 12 noon

November 21, 2008

Board Room
10 am – 12 noon

Note that meeting times may be adjusted based on chair and committee member preference. Generally, meetings will be held on the third Fridays of alternate months. If you should have any questions, please contact Karl Berger @ 202-962-3350, or Wyetha Lipford @ x3239.

CHESAPEAKE BAY and WATER RESOURCES POLICY COMMITTEE
777 North Capitol Street, N.E.
Washington, D.C. 20002

DRAFT MINUTES OF NOVEMBER 30, 2008, MEETING

ATTENDANCE:

Members and alternates:

Chair Martin Nohe, Prince William County
Hamid Karimi, District of Columbia
J Davis, City of Greenbelt
Penelope Gross, Fairfax County
Barbara Favola, Arlington County
Tim Lovain, City of Alexandria,
Andy Fellows, College Park
Bruce McGranahan, Loudoun County
John Dunn, District of Columbia WASA
Uwe Kirste, Prince William County
Mark Charles, City of Rockville
J. L. Hearn, WSSC

Staff:

Ted Graham, DEP Water Resources Program Director
Paul DesJardin, Chief of Housing and Planning
Monica Bansal, DTP
Tanya Spano, DEP
John Galli, DEP
Brian LeCouteur, DEP
Heidi Bonnaffon, DEP
Karl Berger, DEP

1. Introductions and Announcements

Chair Martin Nohe called the meeting to order at 10:08 a.m. He conducted a round of introductions and recognized Mr. Graham, who noted that the Bay Program's Chesapeake Executive Council would hold its annual meeting Dec. 5 in Annapolis.

2. Approval of Meeting Summary for Sept. 21, 2007

The committee approved the draft summary.

3. Update on Greater Washington 2050

Mr. Desjardin briefed members on the most recent status of this initiative, including plans to establish a coalition of elected officials and representatives from other stakeholder groups in the region to oversee development of the various products. He went over the plans for a budget and schedule for the work that were developed by the Metropolitan Development Policy Committee. The committee's proposal will be considered and hopefully finalized at the COG Board's December meeting, he said. He then answered several questions.

Discussion: Ms. Spano asked how many representatives are expected from each of the COG committees to be represented on the coalition. Ms. Desjardin said only one.

Ms. Favola recommended that the Washington Area Housing Partnership be represented on the coalition. Ms. DesJardin said he would agree.

Mr. Graham asked whether there is a specific process for determining which of the many environmental groups in the region would be asked to have a representative on the coalition. Mr. DesJardin said there is not a specific process, but that COG staff will gather recommendations from other groups throughout the region, such as the Northern Virginia Regional Council.

Ms. Gross asked if a representative of the region's arts community is specifically being targeted for participation or whether this constituency would have to fit under the overall business category. Mr. DesJardin said he would recommend that the arts community be given its own slot.

Action item: The committee agreed to put forward Chair Nohe's name as the CBPC representative on the coalition. Other committee members, such as Ms. Favola, said they also could help represent water quality interests even if, as expected, she is appointed to the committee as a representative of the Housing Partnership.

4. Review of Environmental Mitigation Maps

Ms. Bansal briefed members on a process that the regional Transportation Planning Board (TPB) has undertaken in the wake of new federal requirements for consultation on the potential environmental impacts of the Constrained Long Range Plan. She said the federal rules prompted COG's TPB staff to reach out to environmental agency staff at the federal and state levels as well as representatives of non-governmental environmental organizations in the region. Eventually, TPB staff decided to create a series of maps that would show the routes of planned transportation projects superimposed over different sorts of environmental features, such as wetlands and forested lands in the region. Ms. Bansal noted that the scale of the maps, which was derived from data supplied by state and federal agencies, is not fine enough to show the impact of individual projects, which also may lack final route locations anyway.

Discussion: Chair Nohe asked how staff determined whether resource land was truly protected, using as an example the Quantico Marine base. Ms. Bansal said that staff accepted whatever designation was supplied by the state and federal agencies that supplied the data.

Ms. Spano suggested that source water or groundwater recharge protection areas be included as another map overlay.

Committee members raised a number of questions about the scale of the maps. Ms. Gross asked why a minimum parcel size of 100 acres was imposed for the map of green infrastructure in the region. In the case of Fairfax County, she said, such a minimum parcel size discounts hundreds of local parks that collectively total about 24,000 acres, she said. Similarly, Ms. Davis said the same situation occurs in Greenbelt.

In response, Ms. Bansal said that staff could produce a map with more detail after getting input from local agencies. She said a new round of meeting with stakeholders is being planned.

Both Ms. Davis and Mr. Fellows strongly encouraged TPB staff to "take the next step" and either create new set of maps with greater local details or embed within the existing maps an interface that allows users to zoom in on a

particular locale. Mr. Karimi noted that most of the local governments in the region maintain GIS data layers of the same environmental features compiled in the existing TPB maps. Although the current set of maps may be accurate as far as they go, he added, they risk taking on a life of their own if they are not updated with more localized data.

Chair Nohe noted that it was important to consider potential budget and process limitations. He asked when the current set of maps is due. In response, Ms. Bansal said the maps would be released to the public in December and brought to the TPB for potential adoption at its January 2008 meeting. Current plans call for the maps to be updated annually.

Mr. Fellows also noted that there may be a problem in getting information at the local jurisdiction level because it may no longer be uniform.

Ms. Gross said that any project that COG is doing needs to incorporate what its members are doing at the local level.

Chair Nohe asked that this issue be brought before the committee again sometime this summer and that the committee be briefed on whatever feedback that TPB staff gets on the maps' usefulness and accuracy.

Action item: The committee directed staff to provide the TPB with the minutes from this item to reflect the members' concerns and the sense of the committee about the future direction of this project.

5. Local Government Role in Bay Program

Ms. Gross, who serves as chair of the Bay Program's Local Government Advisory Committee (LGAC), explained that this issue arose from an initial proposal for restructuring the Bay Program which proposed to eliminate the LGAC as well as the Citizens Advisory Committee and had a very vague reference (a dotted line) to the role of local governments in this revised structure. Because of what Ms. Gross termed "push back" from the two groups, Bay Program officials dropped this initial proposal. She also said that in her comments as LGAC Chair at the upcoming EC meeting, she will recommend that the governors, who appoint the LGAC members, strive for geographic balance and representation from both urban and rural area governments.

Discussion: Noting that COG staff had originally recommended that regional government entities be empowered to appoint representatives directly to the LGAC, Ms. Favola said this was an idea with some merit. However, Ms. Gross said that it would be difficult to try to create a new appointment process at this point, which might lead to a decision to abolish the committee altogether.

The committee agreed that there was no need to send another letter on this topic at this point, having sent a letter in late October when the initial proposal to which the Bay Program has not yet responded.

6. Legislative Update

Mr. Berger briefly summarized recent developments in federal and state legislation that could affect Bay clean-up efforts. He noted that although the version of a new federal farm bill that passed the House of Representatives authorized as much as \$250 million in new funds for the Bay watershed, the Senate had not yet taken action on the bill and it was unclear when it might do so. He also noted that COG might have an opportunity to weigh in on the reauthorization of the federal surface transportation funding bill expected to be considered in 2008. Bay advocates are targeting this legislation as a way of authorizing funds for urban stormwater efforts in the

watershed, an effort that COG supported in the past.

Perhaps the most significant development in this arena was a decision by the Maryland General Assembly to authorize a new \$50 million a year fund, to be known as the Chesapeake Bay Trust Fund, to help pay for Bay restoration measures. Mr. Berger noted that the General Assembly approved the measure during its recent special session to address the state's budget shortfall. He also said that details of how this new money would actually be spent are expected to be hammered out during the regular general assembly session in 2008.

In the Virginia General Assembly in 2008, a coalition of environmental and farm groups is expected to introduce a measure that would create a new \$100 million/year fund for paying for agricultural BMPs (best management practices) and preservation easements that could benefit the bay. Bay advocates also expect to introduce a version of the ban on phosphates in dish detergents that passed the Maryland General Assembly in 2007.

Action item: The committee directed staff to continue to track legislation and potentially report back on items of potential interest at the January meeting.

7. Report on Green Infrastructure Project

Mr. Galli and Mr. Lecouteur briefed members on COG's Green Infrastructure Demonstration Project, which is designed to highlight the importance of urban forests, wetlands, farmland and other natural resources in the region to reaching or maintaining environmental goals. Mr. LeCouteur described a number of the aspects of the project, which include the sponsorship of public forums, development of a web site with a virtual tour of green infrastructure projects in the region and a whole series of regional and sub-regional maps that highlight the extent of these natural resources in the region.

Mr. LeCouteur also described two of the most recent aspects of the overall project. One of these is a "working lands" initiative to document farmland and help protect farmers and promote agricultural economic opportunities in the region. Under this project, COG staff has worked with local government staff to document the benefits of local agriculture to the regional economy and highlight local farmers' markets, pick-your-own operations and vineyards. He also noted that COG received a grant to facilitate the production of lumber and other products from trees that are cut down in the urban region. This waste-wood recovery initiative will use a portable sawmill to help entrepreneurs develop a market for these trees.

Discussion: Several committee members asked Mr. LeCouteur for a point of contact for the waste-wood recovery project.

8. Updates

Mr. Berger noted that staff provided copies of a recently released report by the Potomac Conservancy on the health of the river.

Ms. Spano said staff is still working on finalizing its report on compounds of emerging concern, whose scope has expanded significantly since it was originally begun last year. For example, she said, staff is working with Fairfax County officials to explore the possibility of launching a take-back program for unused pharmaceuticals that has been tried in other parts of the country.

9. New Business

Mr. Fellows noted that this would be his last meeting, as he did not run for re-election to the College Park council.

10. Adjourn

The meeting was adjourned at 12:13 p.m.

Dirty Water

Trouble on the way to a clean Chesapeake Bay and Patuxent and Potomac Rivers

Wednesday, January 2, 2008; Page A12

THE METROPOLITAN area's waterways are losing the fight against pollution. After years of improvement, the Potomac Conservancy slapped its namesake river with a D-plus grade. The Patuxent River earned the same grade last month from the University of Maryland Center for Environmental Science. The Chesapeake Bay was given a D by the Chesapeake Bay Foundation, while a recent review of the Chesapeake Bay Program showed that it hasn't been nearly as successful in cleaning up pollution as it proclaims. The explosion of development deserves much of the blame.

"Patuxent 20/20," a report from Patuxent Riverkeeper, notes that there has been a 136 percent jump in population in that river's watershed between 1970 and 2000, with an additional 22 percent increase expected by 2020. Meanwhile, environmentalists point out that the population in the Chesapeake Bay's 14,700-square-mile watershed has more than doubled, to 16.7 million people, since 1950. By 2020, it's estimated that the number will climb 20 percent further. Sure, agricultural waste from farms and pollutants from industrial facilities play a big part in fouling the waters of the Potomac and Patuxent Rivers and the Chesapeake Bay. But with all those people come buildings, roads and large amounts of unfiltered pollutants that are damaging the waterways.

Officials in Maryland, Virginia and the District are beginning to take the threat seriously. In a special legislative session last fall, Maryland lawmakers set aside \$50 million annually for bay restoration, but without specifying how or where the funds are to be used. It's with best scientific practices, not political convenience.

In addition, the state's Stormwater Management Act of 2007 mandates green development practices to lessen the impact of polluted stormwater runoff into streams, rivers and the bay. In February, Gov. Martin O'Malley (D) instituted BayStat, a monthly meeting of the state's top officials charged with the increasingly tough task of cleaning up the Chesapeake. And the Metropolitan Washington Council of Governments (COG) now recommends that its member jurisdictions in Virginia and Maryland pursue Leadership in Energy and Environmental Design ratings in new construction. The benefit is green-building standards that would encourage such features as water-absorbent roofs, which make buildings more energy efficient, as well as the use of recycled construction material and solar systems.

These efforts will take time. Maryland's Department of the Environment is still devising the regulations for compliance with the stormwater law. Adoption of those rules won't be completed until next December. And COG's members are under no legal obligation to follow its recommendations, though many are already doing so, and the rest are expected to follow suit. They should pick up the pace. The waters of the Potomac, Patuxent and Chesapeake will get dirtier if public officials in cities and towns along their banks and tributaries don't move with deliberate speed to mitigate the damage done by the communities' enormous growth.

FINAL
DECEMBER 12, 2007

Greening the Metropolitan Washington Region's Built Environment

**A Report to the Metropolitan Washington
Council of Governments
Board of Directors**

Summary Report



By

COG Intergovernmental Green Building Group

December 2007

Metropolitan Washington Council of Governments

COG is a regional association comprised of 21 local governments surrounding our nation's capital, plus members of the Maryland and Virginia legislatures, the U.S. Senate, and the U.S. House of Representatives. COG provides a focus for action and develops sound regional responses to such issues as the environment, affordable housing, economic development, health and family concerns, human services, population growth, public safety, and transportation.

www.mwcog.org

COG Mission

Enhance the quality of life and competitive advantages of the metropolitan Washington region in the global economy by providing a forum for consensus building and policy-making; implementing intergovernmental policies, plans, and programs; and supporting the region as an expert information resource.

Intergovernmental Green Building Group

"Promoting cooperation on green building in the metropolitan Washington region"

The IGBG, a standing technical committee of COG, is a cross-jurisdictional group of local government staff and interested nongovernmental participants who are committed to green building as a sustainable development strategy for the metropolitan Washington region.

Joan Kelsch, IGBG Chair

Stuart Freudberg, Director, Department of Environmental Programs

George Nichols, Principal Environmental Planner and Energy Program Manager

Stella Tarnay, Consultant

Acknowledgements

This report was prepared by the Intergovernmental Green Building Work Group. Special recognition is also acknowledged from several private and nonprofit organizations, particularly American Institute of Architects Committee on the Environment, Amicus Green Building Center, and District of Columbia Building Industry Association, GreenHOME, GBO Construction, and USGBC National Capital Area Chapter.

Vision

The National Capital Region is a national leader in green building. The region's local governments lead in innovation and stewardship of the environment through green building design and construction, and support for innovation in the private sector.

Executive Summary

Metropolitan Washington is expanding at a rapid pace. Current forecasts show the region will grow by 1.6 million people and 1.2 million jobs between 2005 and 2030.

This economic prosperity will not come without its challenges. As the region grows, so will the strain on infrastructure and the demand for new buildings and renovations. How the region builds will to a great extent determine quality of life for residents, the capacity of municipal governments to meet needs and the health of the environment.

To help the region prepare, COG's Intergovernmental Green Building Group (IGBG) decided to examine issues related to environmentally friendly development practices known as "green building" and to exchange knowledge about best practices in the region. In this report, the group reviews best practices and standards, offers recommendations for local governments and considers benefits, costs, and related opportunities. This summary provides an overall look at green building as a tool for protecting natural resources while improving performance of the region's building stock. A full technical support document provides greater details of the issues addressed by IGBG and recommendations given.

Adoption of green building throughout metropolitan Washington can support the growth of a green economy and job opportunities in multiple sectors. Public sector green building practices and support of green business innovation, which is now occurring, will support long-term goals for a sustainable and healthy region.

Introduction and Background

Metropolitan Washington faces both opportunities and challenges as it continues to grow and prosper. Demand for commercial properties and residential renovations continues to be strong even during a housing market slowdown. Local governments continue to build schools, expand facilities, and upgrade municipal buildings.

As development progresses, COG member governments have embarked on an effort to improve performance of the region's buildings and encourage environmentally responsible practices. In November 2006, following months of preparation, COG's Board of Directors created the Intergovernmental Green Building Group as a technical committee and charged it with preparing a guide for implementing green building practices throughout the region.

In this report, the committee has assessed the environmental impacts of all development while focusing recommendations on municipal buildings and new commercial projects that stand to have a strong impact. In the future, the committee will also consider green building options for existing and historic buildings,

small-scale residential projects, schools, and affordable housing projects. General policy guidelines are currently provided for these project types in the report, with recommendations for future action.

What is Green Building?

Green building is an approach to design, construction, and management that reduces the negative impact of buildings on the environment while increasing building performance and occupant health. Relying on natural sunlight during peak hours, using recycled construction materials and designing green roofs covered with vegetation are all examples of green building practices. According to the US Green Building Council (USGBC), green buildings use less energy, consume less potable water, generate fewer air pollutants, produce less solid waste, and provide healthier indoor environments.

Buildings and the Region's Environment

As developers build homes on land once covered by forests and farmland, maintaining the quality of the region's water and air is an increasing challenge. Building activity—from site development and construction to operations

and waste disposal—impacts the region’s environment in significant ways. Increased storm-water runoff, for instance, has polluted waterways in the Chesapeake Bay watershed. The amount of impervious surfaces such as pavement and roofs have increased by 40 percent since 1986, air pollution has suffered from ozone producing chemicals and particle emissions, greenhouse gases are increasing and tree coverage has been substantially reduced. There is an ongoing need to clean the region’s air of pollutants and to meet federal requirements for particulates as well as ozone, the harmful gas formed when sun heats polluted air, and mitigate global warming.

Green building practices can help to lessen such impacts by using environmentally-friendly construction methods and reducing wasteful materials. Green buildings are compatible with smart growth, Low Impact Development (LID), and community planning techniques that preserve natural resources and promote quality of life. Potential benefits include:

- Reduced reliance on fossil fuels and opportunities for renewable energy;
- Improved air quality and fewer greenhouse gas emissions;
- Less pollution in the Chesapeake Bay and reduced demand for potable water from the region’s waterways and reservoirs; and
- Less strain on the region’s ecosystems.

Analysis of Trends and Findings

Human Health

The U.S. Environmental Protection Agency estimates that up to 30 percent of new and remodeled buildings have acute indoor air quality problems, an especially difficult situation for one third of the region’s children and seniors who have some type of respiratory disease. Green building practices can contribute to the health of residents by improving ventilation in workplaces, homes and schools, and by reducing exposure to toxins and asthma triggers. Increased natural light, fresh air and greater comfort improve overall wellbeing.

Impact on Municipal Systems

Local governments shoulder many of the “externalized” impacts of regional development. Energy demands may contribute to future brownouts, necessitate siting new power gen-

eration facilities and transmission lines, and increase public investment in infrastructure and repairs.

The human costs of poor building decisions also impact municipal systems. Students and employees in poorly designed buildings do not perform to the best of their abilities. Treatment of chronic diseases such as asthma puts a strain on the region’s medical infrastructure. Jurisdictions are also affected by expensive heating and cooling due to substandard insulation in low-income housing that puts an economic strain on residents. Green building practices can help the region’s governments reduce costs by:

- Reducing demand on local infrastructures that deliver water and energy and treat wastewater, stormwater, and construction waste;
- Reducing stress on local emergency services and public medical facilities;
- Improving productivity in schools and at work because of healthier environments;
- Increasing resilience to weather emergencies such as storms and heat waves.

Future Trends

Three trends will amplify the impact of buildings on the region’s environment and on its future quality of life:

1. The metropolitan Washington region is expected to grow by **1.6 million people and 1.2 million jobs** by 2030.
2. **By 2035, 75 percent** of all U.S. **buildings will be new or renovated**, according to national forecasts. Real estate activity in metropolitan Washington exceeds national averages.
3. **Climate change** is expected to have regional impacts, making the region’s ecosystems and infrastructure more vulnerable, particularly to storm and heat events.

Population and job growth will continue to push demand for housing, workplaces, and schools. Without regional efforts to improve common building practices, the negative environmental impacts can be expected to increase.

Standards and Codes for Green Building

The environmental performance of buildings is generally managed at the local government level through building codes, zoning, comprehensive plans, and other site design and development requirements. A number of independent organizations, industry groups, and public agencies have created specific guidelines that can be integrated into such mechanisms. They generally provide guidance and tracking for:

- Site planning and management
- Energy performance
- Indoor and outdoor water use
- Resources and building materials
- Indoor environmental quality
- Waste management
- Relationship to transportation infrastructure

Most systems use a point system for certification. Verification methods for performance vary widely, from voluntary reporting to rigorous third-party review.

The LEED (Leadership in Energy and Environmental Design) system, developed by the U.S. Green Building Council (USGBC), is the most widely used green building guidance and certification system in the U.S. today. Over 8,000 building projects have been registered under LEED, and more than 1,000 have achieved certification. Developed initially for *new commercial* projects, LEED standards are now available for *existing commercial buildings, commercial interiors, and schools*. Standards for homes and neighborhoods are in a pilot phase, and guidelines for other specific building types are in development. Certification is achieved by third party review and testing, and includes levels of Certified, Silver, Gold, and Platinum.

Other significant building standards that promote environmentally responsible building include:

ENERGY STAR: a federally sponsored certification and labeling program for energy conservation in *commercial buildings* and homes.

Green Globes: a voluntary on-line building assessment tool and rating system for *commercial buildings* sponsored by a cross-sector industry coalition, the Green Building Initiative.

EarthCraft: a voluntary, contractor-oriented guidance and certification system for *residential projects and communities*, developed by Southface Institute and partners.

NAHB Model Green Home Building Guidelines: developed by the National Association of Home Builders for *new homes*.

Regional Green Home rating systems: developed by homebuilder associations, often with state support, such as Colorado Green-Built.

Green Communities – a voluntary rating system for affordable housing developed by Enterprise and partners.

The General Services Administration (GSA), like most local and state governments across the nation, has concluded that LEED is currently the most appropriate green building rating system for public projects. The District of Columbia, Gaithersburg, Montgomery County, Alexandria, Arlington County and others use LEED as the primary assessment tool for public and private commercial buildings.

Because certifying single-family homes is still expensive and logistically difficult, several municipalities have developed their own programs. Arlington's Green Home Choice program, for example, is based on EarthCraft guidelines.



The National Association of Realtors' new Washington headquarters building has been awarded a LEED Silver certification for a high level of environmental performance. The striking, glass-wrapped structure is the first newly constructed building in the District of Columbia to be honored for meeting "green" standards set by the U.S. Green Building Council.

Raising Building Performance in the Region

COG's member jurisdictions agree that a regionally consistent set of policies and standards for green building will benefit the region. The area is in a good position to adopt rigorous green building standards that will raise building performance and benefit the environment. National development in green building guidelines, green codes, and climate protection can support this effort. However, success-

ful adoption and implementation of such regional policies will require:

- Consensus on widely accepted standards for public and private commercial buildings;
- Verifiable standards for green homes and small-scale residential projects;
- Guidelines for green building management and operations. Much of the environmental impact from buildings in the region comes from existing buildings;
- Integration of selected green building standards with complementary LID, smart growth, community development, and transportation strategies;
- For the longer-term, implementation of consistent building codes across the region, on schedule with international updates.

Guidelines that take these factors into consideration will “level the playing field” for developers and encourage adoption of green building practices.

Trends and Best Practices in Green Building

Local governments across the nation are setting ambitious green building performance goals for their facilities, and are supporting innovation in the private sector through regulatory and incentive programs. In metropolitan Washington, over a dozen COG member jurisdictions have green building policies in place or are in the process of developing them. The District of Columbia, Gaithersburg, Montgomery County, Alexandria, and Arlington County all use LEED as the primary assessment tool for public and private commercial buildings.

With most state and local governments using LEED as the rating system for green building, national trends point toward LEED Silver rating as a standard requirement for public buildings, with many governments moving toward requiring a Gold rating. Many jurisdictions augment LEED requirements with ENERGY STAR to further promote energy conservation.

Nationally, local governments are leading the way with green building practices to:

- Demonstrate commitment to environmental, economic, and social stewardship;

- Yield cost savings to taxpayers through reduced operating costs;
- Provide healthy work environments; and
- Contribute to public goals to protect, conserve, and enhance environmental resources.

Local Government Programs and Policies

Municipalities establish green building standards through legislation, executive orders, incentive programs, zoning requirements, comprehensive plan policies, and internally developed policies for government facilities. National leaders are distinguished in part by well defined policies, staffed programs with clear lines of authority and communication, and dedicated funding sources. A clear vision on the part of elected leaders, active citizens and businesses has been the hallmark of successful municipal green building programs.

Green building programs in cities such as Seattle and Portland, OR are part of comprehensive agendas that incorporate energy conservation, urban forestry, water and air quality measures, recycling, climate protection efforts, and green infrastructure planning. It is worth noting that most of the government programs making significant progress are in states where legislation, regulations and incentives support green building.

Tools for Private Innovation

Public leaders who have achieved widespread adoption of green building practices in their jurisdictions have done so through a combination of exemplary public buildings and active private sector involvement. Local governments engage with the private sector in many ways to support green building. Tools currently in use include:

- Legislated or mandated guidelines requiring compliance with standards such as LEED for commercial buildings or Green Communities for affordable housing;
- Building codes for both the residential and commercial sectors;
- Performance tracking requirements that are part of the project review process;
- Development density and Floor Area Ratio (FAR) bonuses;

- Tax rebates or abatement for buildings achieving certified green building performance;
- Technical assistance to builders of green projects;
- Educational programs and web resources for homeowners, homebuilders, and others;
- Targeted cross-sector partnerships in support of green building;
- Expedited permitting;
- Grants that support innovation; and
- Competitions and recognition for excellence.

Such programs and incentives have encouraged innovation on the part of developers, builders, and homeowners in Seattle, Portland, Chicago, and Austin. Specialized green businesses have also blossomed in these metropolitan areas. Similar industries are in the early phase of development in the metropolitan Washington region, and will likely benefit from targeted public grants, incentives, and partnerships.



The Langston-Brown School and Community Center uses extensive interior daylighting with sunshades to control heating from the hot summer sun. Two large cisterns capture rainwater from the roof, which can be used for irrigation around the building. During construction, over 80% of construction debris was recycled.

Leading for Green Building

A clear vision on the part of elected leaders, active citizens and businesses has been the hallmark of successful municipal green building programs. Program piloting in Chicago, outreach and education in Seattle and Portland, and LEED performance requirements for public buildings in Austin are all examples of how governments are developing and fine tuning their programs.

Private sector leaders in these cities and others have initiated some of the nation's most ambitious green building initiatives. Bank of America's new headquarters building in Manhattan, for instance, was designed with the goal of achieving the LEED platinum designation. In the District of Columbia, the D.C. Building Industry Association was an active partner in developing the city's Green Building Ordinance. Nonprofits, citizen groups, and educational institutions have often served as important advisors and catalysts for both private and public innovation in green building.

According to the Greater Washington Board of Trade, there are now over 480 LEED registered projects in the Washington Metropolitan region, and 35 buildings have achieved LEED certification. A regional green building policy will make it easier for owners, developers, and contractors to follow a consistent set of guidelines and expectations across the region. Establishing this consistency will increase the opportunity for more green buildings and reduced environmental impacts.

National trends point toward the LEED Silver rating as a standard requirement for public buildings, with many governments moving toward requiring a LEED Gold rating.

Climate Protection and Green Building

Cities and counties across the nation are exploring methods for integrating green building with climate protection initiatives to reduce carbon emissions. Several national programs such as the 2030 Challenge, International Council for Local Environmental Initiatives, American Institute of Architects, and the US Conference of Mayors offer models for reduction goals. Early work in this field is focusing on creating consensus for measurement benchmarks and for developing appropriate assessment and implementation tools. COG's Climate Change Initiative will soon be considering options for reducing greenhouse gas emissions. Regional adoption of green building policies will figure prominently in this effort.

Green Building Costs and Operational Considerations

A modest green building investment at the early stage of a project can bring performance and cost benefits over its entire lifecycle. Recent studies shed light on initial costs associated with green building.

Initial Costs of Green Building

Several recent studies have found that green buildings have a modest initial cost premium, but that long-term benefits far exceed the incremental capital costs. A study commissioned by the State of California, *The Costs and Benefits of Green Building*, found a two percent average cost premium for 33 green building projects nationwide. A comparative study conducted for the General Services Administration found that first costs for green buildings range from 0.4 percent below conventional budgets to 8.1 percent above, based on the options selected.

Final costs for green building development and construction depend on several factors including scale and location of the project, environmental goals, quality of project management, certification fees, unexpected events unrelated to green features, energy modeling, commissioning, and testing costs. Expenses are becoming competitive with standard practices.

Project developers and builders are still learning how to produce green buildings in the most cost-effective manner, but experience shows that the most successful projects are managed by experienced teams or have expert consulting, and incorporate green features early in the design phase. Feedback from local developers at COG's 2006 conference *Regional Leadership Conference on Green Building* indicate that initial costs of green projects are reduced with experience.

Lifecycle Performance and Cost Benefits

Improved building operations, occupant productivity and wellbeing are all long-term benefits of green building. Specific benefits may include:

- Measurable reductions in energy and water bills in public buildings;
- Reduced maintenance and repair costs due to high-performing materials and systems;
- Less waste as a result of improved durability and recycling;
- Reduced employee and student health costs, fewer sick days and improved productivity due to healthier indoor environments;
- Fewer incidents of insurance risk, sick building syndrome, and mold and water damage.

When applied on a broader scale, green building practices can reduce the fiscal burden on jurisdictions throughout metropolitan Washington. In Montgomery County, for instance, the public school system expects to save \$60,000 annually in utilities at the recently completed Great Seneca Elementary School. Applied region wide, green building practices can help decrease burdens on public water, energy and other public utility systems while protecting the environment.



TC Williams High School in Alexandria adheres to LEED standards, and was recently awarded a Green Innovation Award for Best Institutional Project from the Virginia Sustainable Building Network. Its environmentally friendly features include a rooftop garden to provide stormwater management, waterless urinals, a 450,000-gallon underground cistern to collect and store rainwater for use in toilet flushing, and a system for tracking water and energy use.

Local Government Operational Issues

Implementing green building policies will require:

- Budget and facilities planning that incorporates lifecycle assessment and operations costs;
- Procurement and RFP practices, as well as incentives, that support green building;
- Improved communications across departments regarding green building;
- Shared organizational understanding of green building, selected rating system, and the integrated design and development process;
- Familiarity with green building management and improvement practices among facilities managers;
- Functional understanding of green building techniques, technology, and codes among permitting and inspections staff;
- Understanding of green building and related community planning, stormwater, LID, smart growth, and waste management issues among relevant planning and environmental staff.

Education of staff and executives will be very important as programs are developed. Local and regional workshops, rating systems, and implementation tools can be very helpful. Senior level leaders who set priorities for green building and demonstrate a willingness to innovate throughout the organization will facilitate successful adoption of green building.

Economic Opportunities for the Region

Green businesses and industries are still in the formative stages in the metropolitan Washington region, but this new sector is growing. Opportunities for economic growth through green building fall generally into the following areas:

- Project opportunities for developers and builders with green expertise;
- Consulting and design services;
- Sales of green products and building materials;
- Contracting for green construction and other services such as utilities installation, plumbing, carpentry, and green roof installation;
- Education and research.

Together, these areas create the potential for new job opportunities – from trades jobs to specialized knowledge sector niches – that promote economic development and a healthier regional environment. With its highly educated population and informed leadership, the metropolitan Washington region is well positioned to take advantage of these emerging opportunities and become a national model of interjurisdictional cooperation on green building. The Greater Washington Board of Trade's Potomac Conference, *Green as a Competitive Advantage*, focused on promoting green development and green business in the Washington region. This is a significant step toward accelerating progress in green building implementation and other environmental protection activities.

Policy Goals

The IGBG has identified several recommendations that will position the region's local governments as leaders in innovation and environmental stewardship. While green building innovations are evolving, there are some key policy directions that warrant priority while

other recommendations are prioritized in the yearly program review and performance evaluation. It is essential to have a consistent region wide minimum green building standard. There must be continued integration of green building techniques into practical applications throughout the region. Finally, education and capacity must be built into the overall performance. Thus, key policy recommendations are:

- Establish a widely understood and rigorous region-wide standard for green building;
- Increase knowledge and capacity to implement green building throughout the region;
- Make facilities developed and built by COG member jurisdictions models of best green building practice;
- Promote and support green building innovation in the private sector through incentives, regulatory mechanisms, and information sharing;
- Promote cross-sector collaboration that supports regional goals for green building, environmental conservation, climate protection, and the growth of a regional green economy.

KEY RECOMMENDATIONS AND RATIONALE

Recommendation 1: Preferred Green-building Rating Standards

Establish LEED as the region's preferred green building rating system for new commercial construction and high-rise residential projects. LEED includes several green building rating systems that apply to specific building types, including, but not limited to, LEED for New Construction (LEED-NC), LEED for Core and Shell (LEED-CS), and LEED for Commercial Interior (LEED-CI) rating systems. LEED building guidelines are also available or are in development for specific commercial project types (schools, health care, retail, existing buildings, neighborhoods, etc.) and should be evaluated for applicability as appropriate. In the future, the Intergovernmental Green Building Group will provide formal recommendations for green building standards in these sectors, but in the interim local governments are encouraged to consider available standards for these building types.

The following jurisdictions in the COG region use LEED as a guide and rating system for public and/or private projects: Arlington County, City of Alexandria, District of Columbia, Fairfax County, City of Gaithersburg, City of Greenbelt, Montgomery County, Prince George's County, City of Leesburg, Prince William County, City of Rockville, Takoma Park, and Falls Church.

Rationale

- LEED is the most recognizable and recognized green building guidance and rating system in use nation-wide.
- LEED is the system preferred by metropolitan Washington industry representatives.
- LEED is currently being used by many local governments in the metropolitan Washington region for public and private construction.
- There are about 487 LEED registered buildings in the metropolitan Washington region.
- GSA finds that the "USGBC's LEED rating system continues to be the most appropriate and credible sustainable building rating system available for evaluation of GSA projects."
- LEED has clearly defined standards and outlines specific requirements for compliance.
- LEED provides a rigorous, third-party certification process.
- LEED provides on-going training as well as local technical support.

The policy rationale behind **Recommendation 1** is that the region will benefit from a consistent, rigorous, and widely understood standard for green building.

Recommendation 2: Green Building Standard for Local Government Public Projects

Establish LEED Silver certification as the goal for all local government facilities constructed in the Washington Metropolitan Region. The appropriate LEED rating system should be used for each specific type of public project, and should incorporate at least 4 credits as outlined by the COG Regional LEED Certified standard (see Recommendation 3) for private commercial and high-rise residential development. Public buildings should

also pursue the Energy Star label as part of their ongoing performance.

Rationale

- LEED Silver is the entry level green building high performance standard among municipal leaders in the nation. Cutting edge municipalities are moving toward LEED Gold for public buildings.
- There are nearly 40 projects in the DC region that have achieved LEED ratings of Certified or higher.
- According to industry representatives, the LEED Certified rating – the baseline LEED ranking -- can easily be achieved in the Metropolitan Washington region.
- A growing number of builders in the region strive for LEED Silver as part of their competitive strategy.
- Local government should set a higher bar for building sustainability as an example of their commitment to achieving a sustainable and energy efficiency environment.
- Currently about 10 COG member governments participate in EPA's ENERGY STAR program.
- Energy Star and LEED programs complement one another. Energy Star products can be used in LEED buildings. Energy Star tools, such as Portfolio Manager, can be used to measure a LEED rated building's ongoing energy performance.
- LEED recently enhanced the energy performance requirements. (Two Energy Optimization credits are now required on all projects).

The policy rationale behind **Recommendation 2** is that programs with strong energy conservation and energy efficiency components provide the region with the greatest opportunities for overall economic and environmental sustainability. Recommendation 2 supports making public facilities models for best green building practices.

Recommendation 3: Develop "COG Regional Green Standard" for Private Development

Establish the *COG Regional LEED Certified* standard for **private commercial and high-rise residential development**.*

COG Regional LEED Certified is defined as achieving a LEED Certified rating with at least 4 credits from the following:

- (1) Additional EA1 credits -- (Energy Optimization) credits
- (2) SS7.1 – Heat Island, Non-Roof
- (3) SS7.2 – Heat Island, Roof
- (4) EA 2 – On-site Renewable Energy
- (5) EA6 – Green Power
- (6) MR2.2 – 75% Construction Waste Management
- (7) SS 6.1 Stormwater Design – Quantity Control
- (8) SS 6.1 Stormwater Design – Quality Control

Focusing the LEED certification using these credits directly addresses the critical environmental issues facing the Metropolitan Region including energy efficiency, global warming, heat island impacts, solid waste management stormwater management, and Chesapeake Bay protection.

*Review and revise COG Regional LEED Certified recommendation no later than 2012 with the goal of increasing the standard in future years.

Rationale

- **The metropolitan Washington region is diverse, with urban and non urban environments.**
- **A LEED Certified rating is easily attained in the region due to local expertise and services.**
- **The USGBC is currently developing criteria to make documentation less onerous in recognition of concerns regarding commissioning and documentation costs.**
- **The LEED Certified rating allows maximum flexibility in choosing environmental components for cost effective implementation.**
- **There are nearly 40 buildings in the region that have achieved LEED ratings of Certified or higher.**

The policy rationale behind **Recommendation 3** is that the region will benefit from establishing a region specific standard that focuses on environmental issues of regional concern (Chesapeake Bay protection, greenhouse gas emission reduction, and waste management) and respects the diversity of the region's urban and non-urban environments.

Recommendation 4: Education

COG shall collaborate and partner with **the private development community, non-profit organizations, federal programs, educational institutions, financial institutions, and other interested parties** to ensure green building goals are achieved to maximize opportunities for innovation in the region, and to optimize outreach and educational opportunities. One means of implementing this goal is an annual regional green building conference that includes all stakeholders – public, private, and community.

Rationale

- **Jurisdictions have successfully pioneered green building programs. They have actively involved the public and private sectors, nonprofit organizations, and financial institutions in the development and implementation of green building activities. Community action and market development create jobs and are vital to the success of green building.**

The policy rationale behind **Recommendation 4** is to promote and support green building innovation in the private sector through incentives, regulatory mechanisms, and information sharing.

Recommendation 5: Implement Actions to Insure the Success of the Regional Green Building Policy

- Local governments should use the IGBG Summary Report and Technical Report as a reference guide in developing and implementing Green Building initiatives;
- Continue further work to streamline the implementation of LEED, including working with the USGBC on a regional portfolio standard and other ways to helping implementation of LEED to be more efficient.
- Develop efforts to train local government staff and facility managers in green building design and management, including a monitoring and tracking recommendation on the numbers, types and certification level of green buildings.

- Develop quantification of the benefits of wide-spread implementation of the green building policy on energy use, greenhouse gas reduction, and other measures between now and 2030.
- Develop regional guidance for green building standard for the residential sector, schools, hospitals, existing buildings, and major renovations.
- Develop regional guidance on Energy Star as a performance measure for Green Building.
- COG should formalize a **Green Building Program within the Department of Environmental Programs** to support green building policy development, education, and regional coordination. The Green Building Program should coordinate with existing COG programs (Energy, Climate Change, Water Quality, Air Quality, Regional Growth and Development, Housing, Procurement, etc).

Rationale

- **Widespread regional implementation will insure a level playing field for the private sector.**
- **Collaboration with the US Green Building Council on streamlining implementation of the LEED certification process should help insure wider acceptance of green building policies and promote efficient implementation.**
- **Education and training are essential for local government personnel to help speed implementation of green building policies, including those for local government facilities.**
- **Computation of the benefits of green building will provide reinforcing data supporting the regional green building policy.**
- **COG's Department of Environmental Programs has the lead responsibility for environmental issues including air, water, energy, climate change, green building and solid waste. The key feature of green buildings is the integration of the various environmental media and sustainability practices in combination with traditional development policies, housing and procurement.**

The policy rationale behind **Recommendation 5** is to promote cross-sector collaboration that supports regional goals for green building, environmental conservation, climate protection, and growth of a regional green economy.

Conclusion

Metropolitan Washington faces an unprecedented period of opportunity for developing green building practices and markets. As the region faces many challenges related to air and water quality and climate change, coordinated public policies that promote green building will help overcome those issues while enabling innovators to take advantage of emerging economic opportunities.

LEED currently offers the most reliable and widely understood system for guiding and certifying green commercial projects. ENERGY STAR energy performance guidelines and measurement tools are a valuable accompaniment. National green building codes, currently in development, will offer a viable option for raising base environmental performance of all buildings, while LEED will continue to push toward high performance. Regional leaders face the unenviable task of coordinating such standards in a tri-state area with varying policies. The District of Columbia has already stepped up to this challenge by establishing a process for reviewing and updating codes to support green building. In-depth analysis and evaluation will help determine how green building standards should be applied to small-scale residential projects, affordable housing, schools and existing and historic projects.

As green building guidelines and incentives evolve nationally, COG members will need to follow developments closely. Unlike cities such as Seattle, Portland, and Austin, utilities in metropolitan Washington are privately owned, meaning the region's leaders will need to explore alternative options for funding-related incentive tools.

Green building policies and initiatives will be most effective when they are applied with complementary LID, smart growth, and community development practices, and in coordination with COG's existing environmental initiatives. Green building is a vital part of an integrated, coordinated approach to regional sustainable development and environmental stewardship. Most notably, opportunities for integration of green building policies with the region's new climate change initiative remain to be explored.

Building construction, management, and disposal practices have not been well tracked or analyzed at the regional scale. A quantitative tracking and evaluation system for green building in the region will help COG members measure progress and meet goals for improving the region's water, air, and land resources. Further analysis can also assist in creating targets for energy conservation and carbon dioxide (CO₂) emission reductions.

National experience indicates that the best and strongest municipal efforts for green building

involve strong leadership, empowered staff, and strong engagement on the part of the private sector, education institutions, and non-profit organizations. As the metropolitan Washington region moves from public policy toward an integrated regional approach, such partners will have to be a vital part of the regional conversation. All will have to be engaged in an ongoing process of education and information sharing as we move toward best green building practices in the region.

Copies of this executive summary, as well as the full report, are available for download at www.mwcog.org.

CBPC Focus for 2008

COG staff draft
January 8, 2008

Longstanding Issues

- **Advocate for funding -- continue to encourage the development of new or greater sources of state and federal funding for the Bay restoration effort**
 - Federal – Work with Chesapeake Bay Commission, congressional Bay Task Force and other potential partners on FY 09 budget requests
 - State – Support appropriate state legislative initiatives in Maryland and Virginia
 - Develop recommendation for allocation of Maryland’s new “Green Fund
- **Identify links between growth policies and water quality**
 - Provide water quality focus to Greater Washington 2050 initiative
 - Work with COG’s Green Building and Global Climate Change initiatives to quantify water quality aspects of these related environmental efforts
 - Work with Chesapeake Bay Program on quantifying nutrient loads that may be created by future growth in the region (2030 analysis)
- **Advocate for local government voice in Bay Program decision making**
 - Work with CBP Local Government Advisory Committee in retaining local government representation in revised Bay Program structure
 - Advocate for local government roles in Bay Program’s evolving strategy on growth, on TMDL development efforts and on urban stormwater enhancement efforts
- **Support regional public outreach efforts**
 - Continue to work with Scotts Miracle-Gro Company and other parties on the sponsorship of public outreach messages on environmentally friendly lawn care practices.
 - Finalize COG Board report on compounds of emerging concern
 - Explore potential for joint outreach efforts on public health-environmental issues such as compounds of emerging concern with COG’s Health Officers Committee
- **Help to coordinate the Trash-Free Potomac Watershed Initiative**
 - Continue to track member participation in this initiative, which is coordinated by the Alice Ferguson Foundation, and assess potential for trash-based TMDL development..

Potential New Issues

- **Global climate change and airborne pollutants**
 - Efforts to reduce air emissions of various pollutants, such as those overseen by the Metropolitan Washington Air Quality, also help to reduce nitrogen pollution to Bay waters. With various local jurisdictions now increasing their focus to include efforts to

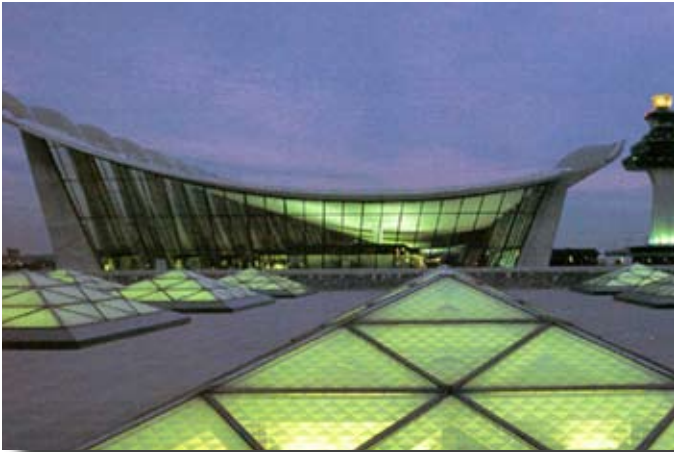
reduce carbon dioxide emissions, there will be further opportunities to simultaneously benefit the Bay restoration effort.

- Climate change also is expected to greatly impact the local environment and potentially local government's ability to provide services such as drinking water and waste water treatment.. COG staff already is working with local utilities and their national trade groups on potential implications and responses.
- **Decline in forest coverage**
 - This was listed in 2007, but the committee did not pursue anything. There are a number of related aspects of this in the region, such as preservation of green infrastructure and urban reforestation efforts under Green Building and other initiatives.
- **Farmland preservation**
 - As detailed in a presentation at the November 2007 meeting, COG staff is currently involved in several activities in this area. It is coordinating a "working lands" initiatives with several components aimed at maintaining productive farm and forest land in the region.
- **Others - ?**

Actions to Support Focus on Issues

- **Committee meetings** (6 per year)
- **Committee tour** (details to be determined)
- **Federal legislation** (provide opportunity to meet with local congressional delegation)
- **Individual presentations/appearances by members**

Greater Washington 2050 Work Program



**Approved by:
COG Board of Directors
12/12/07**



What is COG?

For more than 50 years, the Metropolitan Washington Council of Governments, known as COG, has helped develop solutions to issues of regional importance. The organization is comprised of elected officials from 21 local governments, members of the Maryland and Virginia legislatures, and members of the U.S. Congress.

Background

COG has been at the forefront of regional planning and visioning efforts throughout its history. As part of its 50th anniversary in 2007, COG held a forum that predicted a future of rapid growth, increasing traffic congestion, and affordable housing and environmental problems. To face these challenges and enhance the quality of life in the National Capital Region, COG has launched Greater Washington 2050.

This effort arose following the Reality Check on Growth event in February 2005 and the Potomac Conference in February 2006. In 2006, COG, the Greater Washington Board of Trade and the Community Foundation for the National Capital Region co-convened work groups to review and make recommendations on a proposal to launch a regional visioning campaign, known as Envision Greater Washington.

COG's Metropolitan Development Policy Committee (MDPC), as the COG Board's principal policy advisor on growth and development, also monitored and reviewed the proposal and a recent staff business plan expanded on it.

During their April 2007 meeting, the COG Board of Directors recommended next steps on Envision Greater Washington, specifically:

- What are the specific elements/activities that would be carried out through a visioning effort, how will it be funded, and how will progress be measured?



- How can the region avoid reinventing the wheel and how can we be sure there is added value from this effort?
- Does the region need more planning or should we focus our resources on advancing the vision and plans we already have?
- What will be different, better and/or measurable as a result of this effort?

The COG Board charged MPDC with reviewing the Envision Greater Washington report and to identify specific actions that could be quickly implemented by COG or proposed for the work program and budget to advance the principles of:

1. Stronger multi-sector, multi-jurisdictional and citizen engagement
2. Leveraging existing plans and visions
3. Public choice through deeper understanding of the impact and consequences of alternative growth and investment scenarios
4. A commitment to action and outcomes



Greater Washington 2050 Work Program

MDPC established a work group to respond to the COG Board request. The work group felt strongly that any effort must build upon recent and long-term achievements of COG and its member local governments to address growth.

MDPC members presented the recommendations during the COG annual retreat and again during the September 2007 COG Board meeting. On October 10, the COG Board approved the creation of Greater Washington 2050 to foster regional consensus on enhancing the quality of life in the National Capital Region between now and 2050.

As recommended by the Board, the outcomes of Greater Washington 2050 will eventually be formalized through a Greater Washington 2050 Compact, which will define a common regional vision for all stakeholders.

During their December 2007 meeting, the COG Board approved the following work plan and initial budget for the Greater Washington 2050 initiative, as well as a proposed governance structure.

Action 1

A Greater Washington 2050 Coalition (composed of MDPC, representatives from the National Capital Region Transportation Planning Board, Metropolitan Washington Air Quality Committee, and other COG Policy Committees, the federal government, key regional business, civic and environmental stakeholders) shall be established and charged with oversight of the Greater Washington 2050 initiative for a period of 18 months, with a goal of developing a regional Greater Washington 2050 Compact to address growth-related issues.

Major work program tasks:

1. Establish committee governance and responsibilities to oversee Greater Washington 2050 initiative
2. Invite membership and active representation from:
 - a. standing COG policy committees
 - b. federal and state governments
 - c. key regional business, civic and environmental stakeholder organizations

Products:

1. Establishment of the Greater Washington 2050 Coalition to make recommendations to COG

Action 2

To develop the Compact, a literature review and comprehensive assessment of the common goals articulated in existing member jurisdiction comprehensive and functional plans; previous and current regional “visioning” efforts; and applicable federal and state regulations will be carried out.

This research would define specific elements of the Compact to address: land use, economic growth, environmental quality, transportation, affordable housing, population and demographics, health climate and energy. The Compact will include appendices containing a detailed listing of the goals as specifically articulated in the member jurisdiction plans and other documents.

Other COG Policy Committees (Metropolitan Washington Air Quality Committee, National Capital Region Transportation Planning Board, Human Services Policy Committee, Chesapeake Bay Policy Committee, and Climate Change Steering Committee) will provide more detailed goals based on their existing body of work. A summary of the external influences for each level of government: county on local, state on county, federal on all entities will be prepared.

Major work program tasks:

1. Inventory and review local and regional plans, goals, and vision statements
2. Obtain goals and policy statements from standing COG policy committees

Products:

1. Prepare summary document of common regional goals
2. Draft language for the Greater Washington 2050 Compact



Action 3

To assist with Action 2 and with the development of the Compact, COG (on behalf of the Coalition) will undertake a scientific survey to determine citizens’ attitudes concerning growth and quality of life issues in the Washington region.

Major work program tasks:

1. Work with COG policy committees and staff to develop survey questions
2. Consultant undertakes survey and prepares report

Products:

1. Summary report of citizen and stakeholder perceptions concerning growth and quality of life issues

Action 4

COG and TPB staff will greatly expand upon the work of the Regional Mobility and Accessibility Study (RMAS) by developing additional measures of effectiveness (MOEs) for the existing alternative land use and transportation scenarios. Potential indicators include: air quality, water quality and supply, climate change, energy consumption, open space loss / preservation, and affordable housing.

In addition, COG and TPB staff will develop additional technical “tools” for communicating the results of this work to the public.

Major work program tasks:

1. Develop additional economic, transportation, environmental, and quality of life measures of effectiveness
2. Develop new technical tools for communicating the Regional Mobility and Accessibility Study results
3. Expand outreach on findings of impacts to citizens, stakeholders and advocacy groups

Products:

1. Maps, data and other analyses
2. Technical and policy reports, brochures
3. Targeted presentations to:
 - a. Professional associations and panels
 - b. Business, civic and advocacy groups
 - c. Greater Washington 2050 events, conferences, TBD



Transit-Oriented Development Scenario

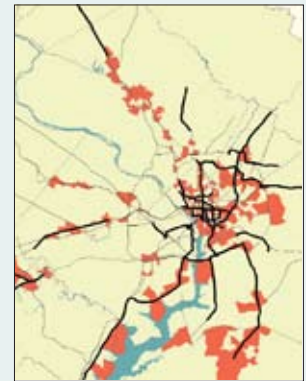
What if more people lived and worked closer to transit?

The Challenge:

70% of new jobs and 80% of new housing in the coming decades will not be located in “transit station areas” (half mile from rail, quarter mile from bus).

The Scenario:

- Locates 125,000 new households (35% of forecast growth) and 150,000 new jobs (19% of forecast growth) closer to transit stations—within a half-mile radius (represented by red areas on the map).
- Adds an extensive transit network (beyond those currently assumed to be planned and funded): 30 miles of new Metrorail; 30 miles of new commuter rail; 218 miles of new light rail and bus rapid transit.





Action 5

The Greater Washington 2050 Coalition will propose a Compact to define a common regional vision for 2050. Among the basic tenets of the Compact would be the willingness of the signatory member jurisdictions to subscribe to: long-range planning of at least 40 years; timely implementation of the stated goals of the Compact; creative financing of public infrastructure and enhanced governmental services to achieve the goals; and development of inter-jurisdictional projects and agreements where necessary to achieve the goals.

Major work program tasks:

1. Work with COG and regional stakeholders to craft the Greater Washington 2050 Compact
2. Develop recommendations for regional governance structures or procedures designed to insure implementation of the Compact
3. Develop local and regional policies to ensure implementation of the Compact

Products:

1. Develop Greater Washington 2050 Compact and Implementation Plan

Action 6

To assess progress in achieving the specific goals of the Compact, a series of metrics will be developed for each element. A tri-annual report detailing an analysis by jurisdiction of the region's progress towards achievement of the goals, consistent with the major update cycles of the TPB's financially Constrained Long-Range Plan (CLRP) and the Cooperative Forecasts will be prepared.

Major work program tasks:

1. Develop quantitative and qualitative metrics for periodic assessments of progress in achieving goals of the Greater Washington 2050 Compact
2. Expand outreach on findings of impacts to citizens, stakeholders and advocacy groups

Products:

1. Quantitative and qualitative economic, environmental and transportation indicators for tri-annual assessment of goals achievement
2. Benchmarking initial report concerning regional progress
3. Incentives for implementing the goals of the Compact which may include the use of the metrics as a tool for distributing federal transportation funds

Action 8

The Greater Washington 2050 Coalition will reach out to all adjacent planning regions to collaborate on a bold 21st century investment plan to address the issues of environmental quality, energy efficiency, climate change, sprawling development and the transportation challenges that face the greater mid-Atlantic region. One near-term opportunity is the transportation reauthorization bill expected in 2009 and the potential to address the climate, national security, energy, freight, high-speed passenger and commuter rail, and transit issues of our rapidly growing region.

Major work program tasks:

1. Enhanced coordination with adjacent regions north, south, east and west of metropolitan Washington to achieve common policy goals for growth
2. Work in collaboration with Baltimore and Richmond and other neighboring Metropolitan Planning Organizations to develop a broad regional transportation investment plan as part of 2009 reauthorization of the surface transportation bill

Products:

1. Coordination and collaboration on Greater Washington 2050 Compact with leadership of adjacent regions
2. Drafting of request for special multi-regional transportation investment plan



Action 7

The Greater Washington 2050 Coalition will develop a Communications Plan to disseminate the purpose and understanding of the Compact with the primary focus being the support of local elected officials in their roles of balancing the need to support local projects and authority with regional planning goals.

Included in the Communications Plan will be specific recommendations on ways to enhance the Transportation Planning Board's public outreach on the alternative growth scenarios developed through the Regional Mobility and Accessibility Study.

Major work program tasks:

1. Development of training and "talking points" to assist elected officials
2. Development of a "communications package" for local jurisdictions to brief their constituents
3. Work to leverage new and existing technologies to more broadly disseminate the information

**Greater Washington 2050
Project Budget and Staffing
December 19, 2007**

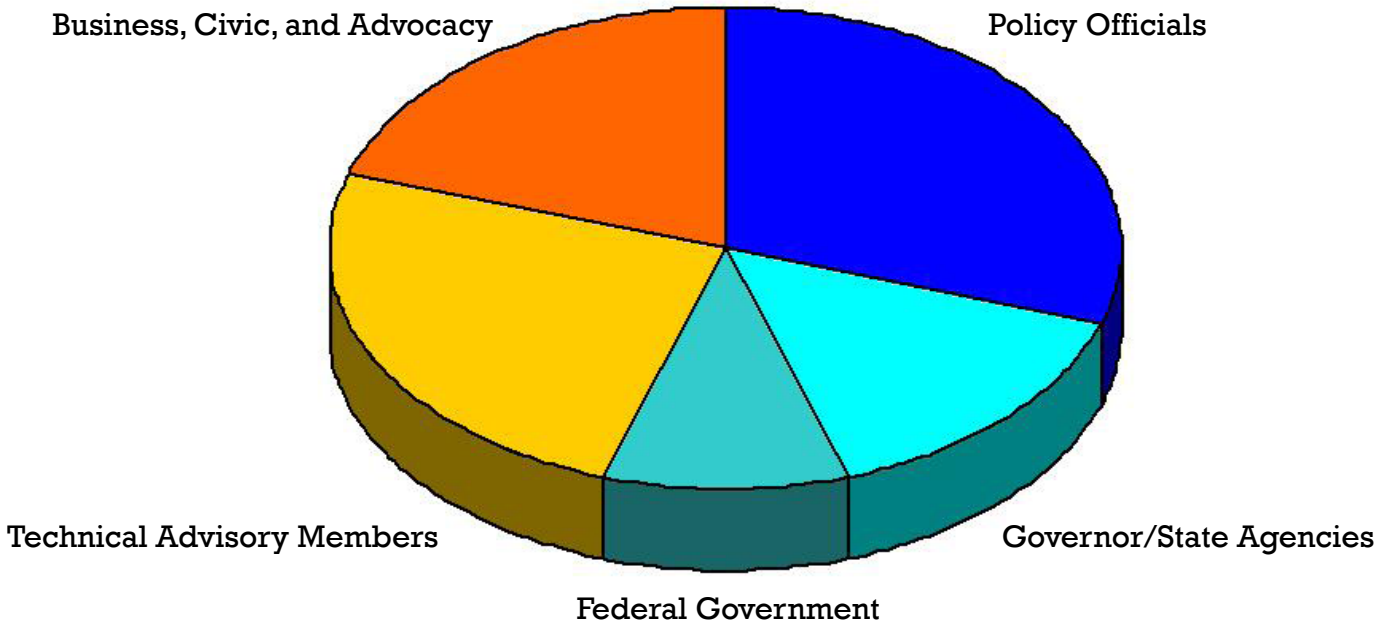
Proposed Revenue

Grants, foundations	\$200,000
COG FY09	\$ 50,000
COG FY08	<u>\$150,000</u>
Total	\$400,000

Proposed Expenses

Project management	\$ 50,000
Action 3 — survey consultant	\$ 90,000
Action 4 — development of MOEs	\$150,000
Action 6 — development of metrics	\$ 75,000
Action 7 — communications plan	\$ 25,000
Action 8 — coordination w/other regions	<u>\$ 10,000</u>
Total	\$400,000

Greater Washington 2050 Coalition





UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION III
Chesapeake Bay Program Office
410 SEVERN AVENUE
ANNAPOLIS, MARYLAND 21403

Mr. Martin Nohe, Chair
Chesapeake Bay and
Water Resources Policy Committee,
Metropolitan Washington Council of Governments
777 North Capitol Street, N.E., Suite 300
Washington, D.C. 20002-4239

DEC 17 2007

Dear Mr. Nohe:

Thank you for your letter of October 31, 2007 regarding your concerns about the proposed reorganization of the Chesapeake Bay Program (CBP). I would like to clarify that local governments will be integral to any new organizational structure that I recommend to the CBP's Principal's Staff Committee (PSC). The intention of the Chesapeake Bay Program Office (CBPO) has never been to marginalize or limit local governments in a reorganized CBP. In fact, given the importance of local involvement in implementation activities we are looking to strengthen local government involvement.

I understand the confusion about the role of local government and citizen involvement in the CBP under the proposed reorganization structure that was sent out. This confusion came about because the discussion regarding local governments and citizen involvement was not documented in the meeting notes. In addition, the selected option showed no clear path for local government or citizen participation. This oversight was not intentional and the portrayal of a reduced role for local governments is not accurate.

At the October 5, 2007 adhoc PSC Reorganization meeting, there was a lot of discussion about the importance of local level involvement in the CBP. Participants recognized that local government and community level actions are extremely important. The majority of participants asserted that the CBP needs to directly hear local perspectives as it develops policies and actions. The question is where and how can the CBP best solicit the community level participation (knowledge, expertise, and information) in its policy debate and decision-making.

At the meeting, there were three basic positions presented regarding local and community level involvement. Some participants argued that the local governments, citizens, and watershed groups would be most effective if they were represented on the Policy Board and other standing committees or task forces as appropriate. This argument focused on the idea that they could shape the actions and policies as decision-makers by participating on decision-making bodies much more effectively than as members of advisory committees.

Other participants argued that local governments, citizens and watershed groups operate

best in an advisory capacity. They believe that the time commitment required by sitting on regular meetings of the Policy Board or any of the other committees was too great for the average citizen or local government official. They also believed that the role of advisory committees provides more strength (in numbers) than having a few representatives on the Policy Board or other committees spread throughout the organization.

The third position was offered by the Commonwealths of Virginia and Pennsylvania; they assert that contact with local governments and community groups could best come through the states. The rationale was that the states are much more closely connected to the local level than the overall CBP.

At the end of the October 5 meeting, we agreed to solicit the opinions of the Advisory Committees on the first two positions. My staff is coordinating with Jessica Blackburn, ACB's liaison to CAC and LGAC, to solicit their opinions.

Recognizing that there is great value in local government participation, the CBPO welcomes COG's input, especially Dr. Ted Graham's thoughts on designing local government participation into sectors such as urban and rural, and his additional thoughts on the different types of local government participation needed in policy and technical issues. I encourage Dr. Graham to continue working with Theresa Martella of my staff to develop options.

The CBPO hopes this letter addresses your concerns. We look forward to working with you to identify the best way to operationalize local government participation in the CBP. Please feel free to contact Deputy Director, Diana Esher, at 215-814-2706 or esher.diana@epa.gov if you have any more comments or suggestions.

Sincerely,



Jeffrey Lape, Director
Chesapeake Bay Program Office

cc: Edward U. (Ted) Graham, Ph.D., P.E, Washington Council of Governments
Diana Esher, Deputy Director, EPA Chesapeake Bay Program
Members, Chesapeake Bay and Water Resources Policy Committee