

December 7, 2022

Hon. Jeff Zyontz
Chair, Montgomery County Planning Board
2425 Reedie Drive, 14th Floor
Wheaton, MD 20902

Dear Chair Zyontz and Planning Commission Members,

The Maryland Building Industry Association (MBIA) appreciates the opportunity to submit comments in regards to Bill 3-22-Climate Assessments. The purpose of Bill 3-2 is to advance the County's climate goals by requiring the Council to consider the anticipated impact of proposed legislation and land use decisions on climate change. First off we very much appreciate planning staffs communication with the industry in receiving our comments and also the recent briefing from both staff and the consultant on the findings We understand the Park and Planning would be tasked with preparing climate assessments for each zoning text amendment, master plan, and master plan amendment.

While we appreciate the intent of this bill and proving the necessary tools to better combated climate change, the industry does have some concerns in regards to the unintended consequences of the bill. There is little to no precedence for the document that has been created, it does not factor in other newly implemented state law, and it is unclear what, if any impact the assessment will have on master planning and ZTA's moving forward. Assessments such as the Climate Assessments will likely be used by both proponents and opponents of projects contained in the Master Plan as reasons to either approve support or deny a project during planning board hearings and the overall entitlement process.

The industry supports revisiting the climate assessment metrics every two years, new county legislation and technological innovations should also be factored in. For example, legislation requiring electrification such as Building Energy Performance Standards (BEPS), the adoption of electric vehicles and new building codes.

We understand it is law, that something needed to be implemented to meet the requirements of the law and would appreciate a seat at the prior to and during the development of future iterations. We appreciate the opportunity to offer our comments and again thank planning staff for their hard work on the proposal.

Griffin Benton,
Vice President Government Affairs

