



Minutes

EPC MONTHLY MEETING

May 18, 2026

AlexRenew, 1800 Limerick St, Floor 6

7:30 – 9:30 p.m.

Attendance

EPC Members (12)	Status	Staff/Presenters
Dan Beattie, Vice-Chair	E	Melissa Atwood, TES
Eldon Boes	P	Ryan Freed, Office of Climate Action (OCA)
Jennifer Debias	P	Dustin Smith, OCA
Jordon Eccles	P	Paul Stoddard, Planning & Zoning (P&Z)
Charlie Garlow	P	Andra Schitt, P&Z
David Hole	P	Kevin Kask, P&Z
Perrin Krisko	P	Carrie Beach, Neighborhood Planning, P&Z
Philip Mobilia, Secretary	P	
Marta Schantz, Chair	P	
Rick Schneider	P	Guests
Julia Slayden	P	Emma Bidwell, ACPS student
Olu Smoak	P	Megha Munipalla, ACPS student
Yanique Revers	P	

P: Present; **PR:** Present Remotely; **A:** Absent - Unexcused; **E:** Absent – Excused; **N:** Not a Member

1. Welcome & Introductions

Chair Marta Schantz called the meeting to order and provided an overview of topics to be covered. Introductions were completed for all attendees.

2. Public Comment

Megha Munipalla, Alexandria City Public School (ACPS) student, provided an update of environmental work she and Emma Bidwell completed since the last EPC meeting, including a successful clean up event and progress on creating an environmental club in the middle school. Environmental club may be an extension to the High School’s Watershed Warriors club.

3. Updates from Planning & Zoning

Mr. Paul Stoddard, Director of Planning & Zoning (P&Z), provided updates on development projects that would likely trigger the Green Building Plan and process for implementation of the 2026 Green Building Plan.

Bi-Annual Development Update

Mr. Stoddard introduced the One Start process, which is how the City works to get projects from initial concept to final occupancy. One Start is designed to increase the efficiency of how City rules are administered, not change the rules. Efficiency is related to decreasing the time it takes for projects to move from application to occupancy by relying on the community informed Small Area Plans and rigorous plan review, resulting in a 2-year development review process.

Discussion concluded with a review of the entitled projects through April 2026 and the potential projects that may trigger the Green Building Plan through the end of CY 2026. A short description of each potential project was provided, including the first blocks associated with the Potomac River Generating Station (PRGS) development.

EPC questions and comments focused on (1) how One Start would improve efficiency without reducing quality of reviews and (2) whether the PRGS development was keeping to the Coordinated Sustainability Strategy (CSS). Staff noted plans are currently in line with the CSS.

Green Building Plan Implementation Plan

Mr. Stoddard provided background on the 2026 Green Building Plan components, adopted by City Council in January 2026, including requirements regarding energy use intensity (EUI), renewable energy, and electrification. This Plan moves away from third-party certifications and toward performance-based standards. Third-party certifications are still an option, but certification standards were tightened to achieve stronger energy efficient buildings. Other compliance options focused on affordable housing, small projects, and public projects.

Discussion on implementation of the plan included the steps to updating existing materials and educating stakeholders, including development of a toolkit including information on using EUI to look at building design. The toolkit will be a guidebook that includes common techniques to achieving EUI. This helps set expectations and provide options for achieving EUI. It also provides a clearer understanding of what was tried and/or not possible in a project, leading to why EUI requirements may not be met, despite effort level to achieve it.

Presentation covered the development review process, from concept to occupancy/bond release, to show how the 2019 Policy or 2026 Policy would be embedded in the process from start to finish. Last, next steps for the implementation schedule were covered. Plan was adopted by City Council in January. From February through June, staff are incorporating the Plan into the development review process and anticipate starting to use the 2026 Green Building Plan requirements on July 1, 2026 for all new DSP/DSUP concept designs.

EPC questions/comments/discussion included

- Understanding how the implementation of the 2026 Plan and phase-out of the 2019 Plan affect the PRGS site. Generally, any PRGS block currently in concept will follow the 2019 Plan. After July 1, 2026, PRGS blocks submitted will be required to meet the 2026 Plan requirements.

- Discussion on whether there are “alternate options” the developer could select from if they are not going to meet the Green Building Plan requirements, despite best efforts. P&Z staff noted it’s important not to provide a menu of other options as our goal is to meet the requirements of the Green Building Plan. Renewable energy is an area where the City understands there may be struggles to achieve these requirements. Therefore, the tradeoff to contribute to the fund is already built into the Plan. Achieving the EUI would be the second most challenging, and therefore, the City believes the toolkit will be important.
- Different components of the Green Building Plan implementation would be public facing either on the City’s webpage (e.g., toolkit) or in the development applications (e.g., standard conditions). City Council also requested a report out in a couple of years, so data will be gathered for that as well. Data includes tracking submissions and understanding how they align with the Plan. The collection of data will be further developed and planned after completing the implementation of the Green Building Plan.
- EPC requested to stay involved in the drafting of the Green Building Plan toolkit, as it is key to ensuring compliance with the Plan, including review of the draft toolkit before publication.
- Discussion on how P&Z staff will increase their own education on green building practices and innovations. Some staff are interested in sustainability. Education is focused on the development application process, not on green buildings. EPC offered to send a list of green building training and conferences to Mr. Stoddard for future consideration.

4. Duke Street Land Use Update

Carrie Beach, Department of Planning & Zoning, provided a quick introduction to the purpose of this presentation, which is to provide an update on the high-level concepts that were developed and shared with the community and to get feedback before they release the draft plan. This outreach is being conducted with all Boards & Commissions. Presentation included background and existing conditions, land use and sustainability, next steps, opportunities to engage, and Q&A.

Duke Street Land Use Plan area is from Eisenhower East to the old Landmark Mall area, covering 3.5 miles and crossing several neighborhoods.

Ms. Andra Schmitt discussed the plan process. It started in early 2025 with robust outreach to gain feedback from the community and commissions. Describing the existing conditions, including understanding demographics, comparing averages along Duke St versus City wide, and identifying more vulnerable communities along Duke St. Next, the process includes consulting and evaluating the guiding principles. Staff are currently in the third phase of the process, which is to share draft information with boards and commissions, including information on the plan framework. Throughout the summer and fall, staff will review comments and recommendations, refine and draft the plan, and move to complete the process through adoption by Planning Commission and City Council in late 2026.

Mr. Kevin Kask discussed how the guiding principles for this plan focused on the sustainability aspects a land use plan can influence, such as impervious surface, land use,

green building, stormwater, and mobility; and understanding that the overall impact is likely not seen at individual sites, but realized over the plan area, the total 3.5 miles, as a whole. Identifying opportunity areas in the plan to capitalize on forward movement regarding the guiding principles. Land use & sustainability could reduce surface parking and impervious surfaces. Parks & open space would envision a network of parks that are connected and easier to move between. Mobility could include expanded bike and pedestrian grids along the corridor.

Upcoming opportunities to engage included two community meetings, where the May 28th meeting would focus on housing and health and the June meeting would focus on transportation, parks, and sustainability. The June date is to be determined and would be shared with the EPC once identified.

A letter of support or letter of comment would be most appropriate in October or November 2026, after the draft plan is released. Commissioner Julia Slayden will lead the Duke Street Land Use Plan effort for EPC as it comes out in the summer/fall.

EPC Questions/Discussion focused on:

- The area included in the Duke St corridor and further understanding of the heat map along the corridor.
- Duke Street Land Use Plan coordination with other City programs, such as Stay Cool ALX and Flood Resilience, and connection to guiding principles around housing, mobility, and parks & open space leading to resilience and a sustainable urban environment.
- Clarification and understanding of what opportunity areas look like and how they would be included without losing the things residents value. For example, grocery store parking lots could be opportunities to generate more parks, by redeveloping the lot into a mixed-use building with a grocery store on the ground level and residential above it, leaving space for open space.
- Heat map showed high temperatures on the artificial turf, generating discussion around use of artificial turf versus natural grass. Commissioner David Hole will reach out to the Parks & Recreation Commission to see if they have discussed this topic.
- EPC's more in-depth questions can be addressed with the online engagement portal.

5. Retreat Action Items

Chair Schantz reviewed a list of topics of interest that the EPC has discussed over FY 2026 to initiate discussion on where the EPC wants to focus their time in the upcoming fiscal year. The list continues to grow. Reducing the list would move commissioners from knowledgeable to possibly have an impact or influence.

Data centers were discussed, including whether there was a way for EPC to engage on that topic when there is no data center in Alexandria. It was mentioned that data centers could be a larger regional point made with the legislative letter in the fall. Other specific topics mentioned were engagement with the school board, program updates from Office of Climate Action, and hard hat tours of City Hall.

EPC discussed whether they could create a survey and select their preferred focus areas for FY 2027. Melissa Atwood will check with the City Attorney's office if this is acceptable prior to moving forward with a survey.

6. Administrative Items

a) Approval of Meeting Minutes for April 20, 2026

Vote on April 20, 2026, regular meeting minutes, for approval. **Motion:** Ms. Perrin Krisko; **Second:** Ms. Yanique Revers; **Vote:** Unanimous approval.

b) Annual June Elections

Secretary Phil Mobilia provided a summary of how annual elections are conducted, including nomination in May and elections occurring in June. At the time of the EPC meeting, there was one candidate nominated for each position, Chair, Vice Chair, and Secretary. Nominations should be sent to Secretary Mobilia before the June election.

c) Youth Engagement (Ms. Perrin Krisko & Mr. Eldon Boes)

- Submitted bylaw updates to add a youth seat to the commission to the City Clerk for City Council consideration. Council may vote on this in June. It would be effective as of September 1, 2026.
- Bike to School Day had 100 students across three schools. From this bike bus event, two new businesses signed up for the Eco-City Business program. Received a micro-grant to continue the program for another year.

d) Flood Resilience Plan (Secretary Phil Mobilia & Ms. Julia Slayden)

No updates at this time.

e) Housing Master Plan (Ms. Yanique Revers)

Commissioner Revers reached out to Housing with Housing Master Plan questions related to (1) explicitly naming *extreme heat and flooding* rather than using the current language of *extreme temperatures and weather* and (2) including language encouraging the city to advocate in Richmond for expanded local authority over stretch codes and building performance standards.

Housing noted that extreme heat and cold clarify risks in Alexandria, whereas flooding, while a major climate risk in Alexandria, is addressed during development review by other departments and doesn't fall under the purview of housing. Ms. Revers will continue discussions with Housing staff, connecting flooding and stormwater management.

f) Community Choice Aggregation (Mr. Charlie Garlow & Ms. Krisko)

Feasibility study is the next step, possibly starting in July and continuing for multiple months. Followed by several months of litigation with the State Corporation Commission (SCC) and then the request for proposal process. Even if Dominion Energy can meet the requirements and CCA is not needed, the City will proceed with the CCA feasibility study to keep it as a possibility because it's a long process.

g) Council Public Hearing EPC Remarks 9 March signups

Commissioner Jennifer DeBias provided public comment at City Council's May Public Hearing, including a recap of the EPC retreat and ending on the four (4) EPC priorities as a reminder to Council that EPC keeps those in mind.

Mr. Rick Schneider is signed up for the June 13th meetings.

h) Staff/Commission Updates:

Staff Update - Ryan Freed

Mr. Ryan Freed provided a ruling update on the net metering State Corporation Commission (SCC) case. The Commission generally agreed with staff's position allowing one-to-one metering with no application fees. This means the value of installing solar is still there for individual residents.

Upcoming SCC meetings: June 2nd – Dominion Demand Site Management proceeding. June 9th – Washington Gas Rate case. June 10th – water rate increase case.

Dominion announced they intend to be purchased by NextEra, a large renewable energy developer in the utility space.

ARHA project has been designed. Office of Climate Action is giving them \$150,000 for electrification in at least four (4) units at the Hopkins Tancil property. Remaining funds would be used in as many units as possible for bathroom and bedroom fans to reduce smoke and mildew issues faced in those properties.

The City received a one million dollar grant from National Oceanic and Atmospheric Administration (NOAA) as a part of the federal earmark process to do solar and battery backup for resilience and cooling and heat centers at one of our City facilities.

Transportation Commission – Vice-Chair Dan Beattie

No updates at this time.

Waterfront Commission – Mr. Boes

No updates at this time.

Public Health Commission – Ms. Perrin Krisko

No update at this time. Next meeting Thursday, May 21, 2026.

Park & Recreation Commission – Mr. David Hole

No update at this time.

7. Adjourn

Motion to Adjourn: Mr. Charlie Garlow

FY2026 Attendance

Member	Sept 15, 2025	Oct 20, 2025	Nov 17, 2025	Dec 15, 2025	Jan 26, 2026	Feb 23, 2026	Mar 19, 2026	Apr 20, 2026	TBD (Retreat)	May 18, 2026	Jun 15, 2026	TOTALS
Dan Beattie	PR	P	P	P	Cancelled	P	PR	P	P	E		100%
Eldon Boes	P	P	P	P	Cancelled	PR	PR	P	P	P		100%
Benjamin Cuddy	E	E	N	N	Cancelled	N	N	N	N	N		100%
Jennifer Debias	P	P	P	P	Cancelled	PR	PR	E	P	P		100%
Jordon Eccles	E	E	N	N	Cancelled	P	PR	P	P	P		100%
Charlie Garlow	P	P	P	P	Cancelled	P	PR	PR	E	P		100%
Kathie Hoekstra	P	P	P	PR	Cancelled	E	N	N	N	N		100%
David Hole	P	P	P	P	Cancelled	P	E	P	P	P		100%
Perrin Krisko	P	P	P	P	Cancelled	P	E	P	P	P		100%
Philip Mobilia	P	P	P	P	Cancelled	PR	PR	P	P	P		100%
Marta Schantz	P	P	P	P	Cancelled	P	PR	P	P	P		100%
Rick Schneider	N	N	P	E	Cancelled	P	E	P	P	P		100%
Julia Slayden	P	P	P	P	Cancelled	P	E	P	P	P		100%
Olu Smoak	N	N	N	N	Cancelled	N	N	N	P	P		100%
Yanique Revers	P	P	P	P	Cancelled	E	PR	P	E	P		100%

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