



Minutes

EPC / PLANNING COMMISSION JOINT MEETING

October 17, 2022

Patrick Henry Recreation Center

[Zoom Meeting Recording](#)

7:30 – 9:30 PM

Attendance

EPC Members (13)	Status	Staff
Dan Beattie	P	Jessica Lassetter, T&ES
Eldon Boes	P	Nancy Williams, P&Z
Edith Cecchini	P	Bill Skrabak, T&ES
Alexander Clark	P	Felipe Ip, T&ES
Benjamin Cuddy	PR	Jeff Farner, P&Z
Jennifer Debias	P	Robert Kernz, P&Z
Cynthia Elliott	E	Ann Horowitz, P&Z (Virtual)
Oleksandr Faryga	P	Julian Gonsalves, City Manager's Office (Virtual)
Nicole Heckman	PR	Christina Brown, City Attorney's Office (Virtual)
Kathie Hoekstra, Chair	P	Bill Eger, General Services (Virtual)
Michael Olex, Vice-Chair	P	Distinguished Guests
Brendan Owens	P	Rep. Don Beyer (D-VA-08)
Marta Schantz	P	City of Alexandria Councilmember Sarah Bagley
		Public (Partial List)
		Scott Barstow
		Steve Walz
Planning Commission Members		Noah Simon, Senior District Director for Beyer
Nathan Macek, Chair	P	Duncan Blair (Virtual)
Melissa McMahon, Vice Chair	P	MC Gibbs (Virtual)
David Brown	P	Arthur "Sash" Impastato (Virtual)
Melinda Lyle	P	Tracy Briggs (Virtual)
Stephen Koenig	P	M Chang (Virtual)
Vivian Ramirez	P	Jennifer K (Virtual)
Jody Manor	P	Kayla H (Virtual)

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

1. Welcome & Introductions

Environmental Policy Commission Chair Kathie Hoekstra and Planning Commission Chair Nathan Macek welcomed Commissioners and the public.

2. Public Comments & EPC Administrative Items

There were no public comments.

3. Congressman Don Beyer – Discussion on the Federal Inflation Reduction Act

Congressman Don Beyer discussed the Federal Inflation Reduction Act and its benefits to local municipalities such as Virginia, as well as, its impact on reducing global greenhouse gases. Specifically, he discussed tax credits and energy efficiency incentives.

4. Discussion

The EPC and Planning Commission discussed building efficiency and the importance of net zero for new buildings. They discussed ways in which new buildings are becoming more energy efficient through the installation of electric heat pumps and electric appliances. The Commission members discussed the types of buildings in the City, opportunities presented through the Inflation Reduction Act, and the importance of using energy use intensity (EUI) to measure energy efficiency. Also discussed was how to promote “green buildings” through updates to the State’s building code and the City’s Green Building Policy (GBP).

The Commissions together approved the convening a small working group with members from both the EPC and Planning Commission. The goal is to provide a series of recommendations on how to improve energy efficiency for new and existing buildings in the City that “move the needle” as the Mayor stated during the approval of the new Office of Climate Action. The working group should review the entitlement process (Master Plan, Small Area Plans, GBP, CDDs, DSUP and SUPs) for amendments that lead to improved energy efficiency and ways to reduce EUIs working towards the goal of being net zero energy. Chair Hoekstra suggested defining net zero as DC does that includes: 1) increasing energy efficiency as much as possible, 2) adding as much on-site renewable energy as possible, and 3) purchasing the remaining energy needed from renewable energy sources off-site. The working group is to provide recommendations for consideration by both the EPC and the Planning Commissions by the end of January. After approval by both Commissions, the joint letter of recommendations signed by the Chairs would go to the City Council for public comment and integration into the entitlement process.

5. Adjournment

The meeting adjourned at 9:30 p.m.