



Minutes

EPC MONTHLY MEETING

February 10, 2025

City Hall, Council Workroom

[Zoom Meeting Recording](#)

7:30 – 9:30 p.m.

Attendance

EPC Members (12)	Status	Staff
Kishla Askins	PR	Melissa Atwood, T&ES
Dan Beattie	P	Bill Skrabak, T&ES
Eldon Boes	A	Erin Bevis-Carver, T&ES
Alexander Clark	A	Maya Contreras, P&Z
Benjamin Cuddy, Vice-Chair	P	
Jennifer Debias	P	
Charlie Garlow	P	Guests
Kathie Hoekstra	P	Perrin Krisko
Philip Mobilia	P	
Marta Schantz, Chair	PR	
Julia Slayden	P	
Yanique Revers	E	

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

1. Welcome & Introductions

Chair Marta Schantz is joining the call virtually. As Vice Chair, Mr. Ben Cuddy assumes the role of chair for this meeting. Chair Cuddy called the meeting to order; and introductions were completed for all attendees.

2. Public Comment

No public comments.

3. Annual Sanitary Infrastructure Update (T&ES)

Ms. Erin Bevis-Carver, Division Chief of the Sanitary Infrastructure Division, provided an annual update of work the department has done, and what the departments responsible for, including planning level engineering related to 240 miles of sanitary and combined sewers pipe, developing and implementing a 10-year capital improvement program, and site plan reviews to ensure adequate sewer capacity to accommodate future growth. Further discussion was focused on the sanitary sewer

asset renewal program, where they inspect and rehabilitate sewer pipes in the city with the goal of removing infiltration and inflow and extending the useful life of existing sewers; projects that address sewer backups; the fats, oils, and grease (FOG) program; and status of the EAP2040 long-term goals.

Next, Ms. Bevis-Carver provided an update on the Oronoco Remediation Project by providing a review of the project background, consent decree, installation of new recovery wells, pipeline rehabilitation requirements, and sediment characterization and remediation.

4. 1900 N. Beauregard CDD presentation & Development 101 discussion

Ms. Maya Contreras, Principal Planner, provided an overview of the changes being considered for the Coordinated Development District (CDD) 21, which is related to the Alex West Small Area Plan, previously the Beauregard Small Area Plan (SAP), and was approved by Council in November 2024. CDD 21 was created in 2013, establishing zoning for that area and including five different neighborhoods. Changes to the CDD are technically to clean up the document, include removing reference to the Beauregard SAP, updating sustainability conditions to refer to current city policy, and removing obsolete plans, such as the Transportation Management Plan, that does not exist anymore. This change to CDD 21 is updating conditions specifically associated with the Adams neighborhood.

Ms. Contreras provided an overview of the development review process, describing the difference in a development site plan (DSP), which is by right and means the project complies with the zoning ordinance for that area so site plans are reviewed and approved by Planning Commission. Development Special Use Permits (DSUPs) include developments where they are asking for changes to the zoning standards and require Council approval.

Commissioners discussed possible tie-in (or reference) to the Environmental Action Plan (EAP) 2040 as requirements in SAPs or Master Plans. Additional discussion and questions were related to the Green Building Policy and when it applies.

5. Administrative Items

a) Confirm May 3, 2025 for EPC Retreat

EPC commissioners confirmed the EPC Retreat would be May 3, 2025, at Business Center Drive, to avoid conflict with City Council meeting held on Saturday, April 26, 2025.

a) Discuss Potential EPC stance on gas powered leaf blower ban

Beautification Commission (ABC) reached out to EPC about co-signing a letter regarding stance on gas-powered leaf blowers, including an implementation timeline suggestion, focus on Alexandria becoming the first to do this in Virginia, and encouragement for community education.

Ms. Kathie Hoekstra will be the point of contact with ABC and bring information back to the EPC in March.

Parks & Recreation Commission is also interested in a joint letter. Ms. Schantz will reach out to the Public Health Commission with regards to their possible plans to write a letter.

Mr. Bill Skrabak provided information related to current regulation of lawn & garden equipment in the City and guidance received from council at January's City Council meeting.

b) Update on EPC Strategy Document

Document is intended to include EPC priorities, individual commissioner areas of interest and expertise, and City Council's area of interest with respect to climate. Commissioners are asked to fill out a survey on priorities and interests in key areas, which were determined by reviewing the Eco-City Charter.

Ms. Kishla Askins will send the survey link to Melissa Atwood to share with EPC.

c) Approval of Meeting Minutes for December 16, 2024

Vote on December 16, 2024, regular meeting minutes, for approval. Motion: Mr. Philip Mobilia; Second: Mr. Dan Beattie; Vote: Unanimous approval, with abstention from Ms. Kathie Hoekstra, Ms. Jennifer Debias, and Mr. Ben Cuddy.

d) Approval of Meeting Minutes for January 13, 2025

Vote on January 13, 2025, regular meeting minutes, for approval. Motion: Mr. Dan Beattie; Second: Mr. Philip Mobilia; Vote: Unanimous approval, with abstention from Ms. Kathie Hoekstra, Ms. Kishla Askins, and Ms. Julia Slayden.

e) Reports from Commissioners/Staff

Ellen Pickering Award (Melissa Atwood): AlexRenew is planning to announce the recipient of this year's Ellen Pickering Award during the Del Ray GardenFest on Sunday, April 27, 2025. Each year, the EPC provides one commissioner to be part of the award selection committee.

Ms. Jennifer Debias will be the EPC selection committee member this year.

Transportation Commission (Mr. Dan Beattie): Meet on January 22, 2025. A significant project is coming forward from the Virginia Passenger Rail Authority to build a fourth track along the main line, going from Witter Field in Alexandria all the way to Long Bridge Park. Project includes replacing the King Street Bridge and Commonwealth Avenue Bridge, and to widen under both bridges, adding bike lanes and better pedestrian capacity.

The Transportation Commission will not meet in March.

Update from Mr. Phil Mobilia: Wrote a letter on Eco-City Homes for the Zebra. Planning for it to be in the March edition.

(a) Adjourn

Motion to Adjourn: Ms. Kathie Hoekstra

The meeting was adjourned at 9:15p.m.

DRAFT

FY2025 Attendance

Member	Sept 16, 2024	Oct 21, 2024	Nov 18, 2024	Dec 16, 2024	Jan 13, 2025	Feb 10, 2025	Mar 10, 2025	Apr 21, 2025	TBD (Retreat)	May 19, 2025	Jun 16, 2025	TOTALS
Kishla Askins	P	P	P	PR	E	PR						100%
Dan Beattie	P	P	P	PR	P	P						100%
Eldon Boes	P	P	P	PR	P	A						83%
Alexander Clark	E	P	E	PR	E	A						83%
Benjamin Cuddy	E	P	P	E	P	P						100%
Jennifer Debias	E	P	PR		PR	P						100%
Charlie Garlow		P	P	PR	P	P						100%
Kathie Hoekstra	P	PR	P	PR	PR	P						100%
Philip Mobilia	P	P	P	PR	P	P						100%
Marta Schantz	P	P	P	PR	P	PR						100%
Julia Slayden	P	P	P	PR	E	P						100%
Yanique Revers				PR	PR	E						100%
James Vandeputte	E											

***NOTE: Dec 16, 2024 meeting was virtual only**