

Gloria Sitton

From: Christina Lytle via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Sunday, November 26, 2017 3:29 PM
To: City Council; City Council Aides; Alexis Lacy; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #134224: Mayor, Vice Mayor, City Council Dear Madam Mayor, Mr. Vice Mayor, and Ci

Follow Up Flag: Follow up
Flag Status: Flagged

Dear **Call.Click.Connect.** User

A request was just created using **Call.Click.Connect.** The request ID is 134224.

Request Details:

This is a "public" request. Information may be provided to anyone who requests it.

- Name: Christina Lytle
- Approximate Address: No Address Specified
- Phone Number: 703-217-7973
- Email: tinalytle@aol.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Madam Mayor, Mr. Vice Mayor, and City Council Members,

Thank you for your efforts to help find very necessary corrective improvements to the flawed plan for 3832 & 3834 Seminary Rd./Karig Estates.

We formally appeal the decisions of the planning commission on Oct 3 & Nov 9th to City Council and request that the parties involved look more carefully into ways to improve the present site plan.

Our house is adjacent to the site in question. We have been homeowners in the City for 25 yrs, 19 in our current home. We are particularly concerned about setback, water runoff, building on the unstable slope, and irreparable damage to one of the few natural habitats left in the City. There just isn't a good reason why the houses shouldn't be set closer to Seminary Rd. in order to avoid building in the ravine. We also take great issue with the negative characterizations made by Ms. Gibbs and Mr. Gant about those of us opposing this plan during the prior hearing.

We invite you to come see the site for yourselves anytime at your convenience. We'd be happy to have you stop by to see exactly why we are concerned.

Thank you for your careful consideration.

John & Christina Lytle
3925 Colonel Ellis Ave.
Alexandria, Virginia 22304

- Expected Response Date: Friday, December 1

Please take the necessary actions in responding, handling and/or updating this request at the [Call.Click.Connect. staff interface](#).

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Gloria Sitton

From: David Cavanaugh via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Sunday, November 26, 2017 1:22 PM
To: City Council; City Council Aides; Alexis Lacy; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #134220: Mayor, Vice Mayor, City Council at 3834 SEMINARY RD I support appeal of the November 9, 2017
Attachments: map.png
Follow Up Flag: Follow up
Flag Status: Flagged

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 134220.

Request Details:

This is a "public" request. Information may be provided to anyone who requests it.

- Name: David Cavanaugh
- Approximate Address: 3834 SEMINARY RD (See [map below](#))
- Phone Number: 703-869-8362
- Email: dacava1@yahoo.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: I support appeal of the November 9, 2017 decision of the Planning and Zoning Commission to the Alexandria City Council. The decision approving the Karig Estates (3832-3834 Seminary Road) Site Plan as amended and the Subdivision Plan should be temporarily set-aside and referred to staff and the applicant to satisfactorily resolve concerns raised in the Beth El Hebrew Congregation Appeal.

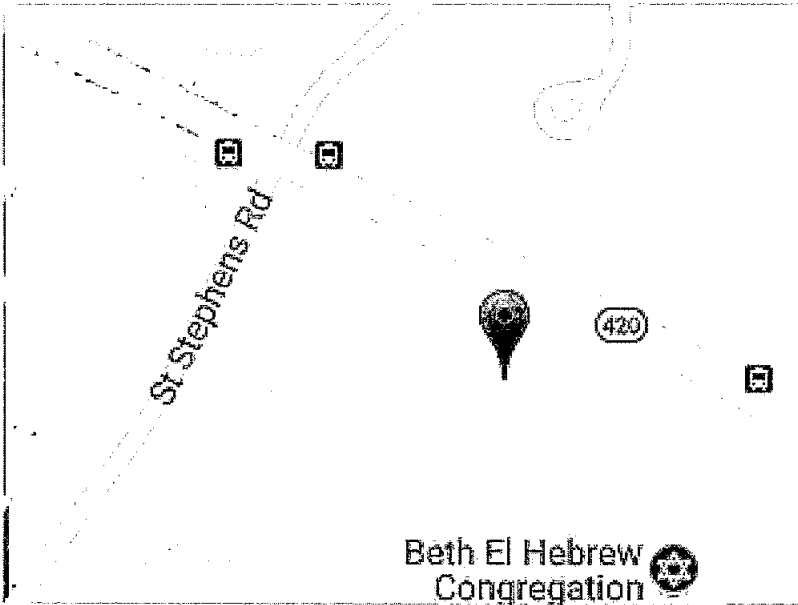
I add my name to the Alexandria Coalition for Responsible Stewardship petition in support of the November 22, 2017 Beth El Hebrew Congregation's letter appealing the decision.

Remaining issues include 1) the setback of Lot #1 from Seminary Road, 2) the location of Lot #4 on the edge of the ravine and the resulting increase in slope erosion and water flow into the ravine and wetland, and 3) the location of the proposed sewer line through the wetland buffer zone.

Community concerns were routinely dismissed by the Planning and Zoning Board. City staff pledges they will continue to monitor and work with the applicant before granting final approval were not reassuring.

I ask the Planning and Zoning Decision be remanded back to staff for re-consideration of the following:

- 1) Re-evaluate the building setback from Seminary Road to conform with the setback of adjacent residential subdivision lots;
 - 2) ensure the house on Lot# 4 is set back from the edge of the ravine so as not to increase slope erosion and storm water drainage into the ravine and on to adjacent properties; and
 - 3) relocate the proposed sewer line away from the buffer zone and wetland. The goal being to minimize impacts on the buffer zone/ wetland and saturated soils on adjacent properties.
- Expected Response Date: Friday, December 1



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Gloria Sitton

From: Justin Wilson
Sent: Sunday, November 19, 2017 11:31 PM
To: Gloria Sitton
Cc: James Banks; Karl Moritz
Subject: Fw: Call.Click.Connect. #133719: Mayor, Vice Mayor, City Council 3828 Fort Worth Avenue Alexandria VA 22

Follow Up Flag: Follow up
Flag Status: Flagged

FYI.

I've asked her to clarify if she is actually filing an appeal or just supporting an appeal.

Justin M. Wilson, Vice Mayor
Alexandria City Council
Office: 703.746.4500
Home: 703.299.1576
justin.wilson@alexandriava.gov

From: Nina Schwartz via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Sunday, November 19, 2017 11:06 PM
To: City Council; City Council Aides; Alexis Lacy; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #133719: Mayor, Vice Mayor, City Council 3828 Fort Worth Avenue Alexandria VA 22

Dear Call.Click.Connect. User

A request was just created using Call.Click.Connect. The request ID is 133719.

Request Details:

This is a "private" request. Information should only be provided to the original customer.

- Name: Nina Schwartz
- Approximate Address: No Address Specified
- Phone Number: 703-823-2989
- Email: artstop@impulsegraphics.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: 3828 Fort Worth Avenue Alexandria VA 22304

Dear Mayor Silberberg, Vice-Mayor Wilson, and Council,

I am writing to request an Appeal of the Planning Commission's November 9 approval of the revised plan for development at 3832-3834 Seminary Road, now designated as Karig Estates.

I live halfway down the hill from the proposed development. I am concerned that the amount of impermeable surface will produce a spike in the amount of storm runoff and groundwater. This would impact ALL HOMES DOWNHILL OF THE DEVELOPMENT, not just homes contiguous to it—affecting the owners' ability to sell them. The 3 in-ground filtration tanks proposed by the developer are described as grossly inadequate in a letter to the Planning Commission (attached) by geologist Anthony Fleming, who authored the City's Geological Atlas.

To quote Mr. Fleming's letter: "Geological processes, including landslides and stormwater runoff, do not respect property boundaries, most especially when they are moving down steep slopes. A few small retention basins situated just above nearly impermeable clay are not going to hold back the runoff from a major storm – much less that from a hurricane. It is not a question of if these kinds of storms will occur, the only question is, when?"

Groundwater is already a severe problem in this area. Just HOW severe is not officially recognized, because neighbors do not want to go on record, fearing that they could not sell their homes afterward. In 2009 my husband and I had to have our home waterproofed at a cost of \$40,000. Our cost was minimal compared to that of some of our neighbors, who have spent upwards of \$100,000. Allowing yet more runoff would be tantamount to stealing hundreds of thousands of dollars from longtime Alexandria residents, who don't deserve such treatment from the City. And the full amount of damage may take years, even decades, to become apparent—by which time the proposed development would be an irreversible fact.

Please override the Planning Board's November 9 decision. More thorough protection is required for the surrounding neighborhood, before this development is allowed to go forward.

Thank you for your kind consideration.

Nina Schwartz

- Attachment: [Open LTR Tony Fleming.pdf](#)
- Expected Response Date: Friday, November 24

Please take the necessary actions in responding, handling and/or updating this request at [the Call.Click.Connect. staff interface](#).

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Gloria Sitton

From: Nina Schwartz via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Sunday, November 19, 2017 11:07 PM
To: City Council; City Council Aides; Alexis Lacy; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #133719: Mayor, Vice Mayor, City Council 3828 Fort Worth Avenue Alexandria VA 22

Follow Up Flag: Follow up
Flag Status: Flagged

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Request Details:

This is a "private" request. Information should only be provided to the original customer.

- Name: Nina Schwartz
- Approximate Address: No Address Specified
- Phone Number: 703-823-2989
- Email: artstop@impulsegraphics.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: 3828 Fort Worth Avenue
Alexandria VA 22304

Dear Mayor Silberberg, Vice-Mayor Wilson, and Council,

I am writing to request an Appeal of the Planning Commission's November 9 approval of the revised plan for development at 3832-3834 Seminary Road, now designated as Karig Estates.

I live halfway down the hill from the proposed development. I am concerned that the amount of impermeable surface will produce a spike in the amount of storm runoff and groundwater. This would impact ALL HOMES DOWNHILL OF THE DEVELOPMENT, not just homes contiguous to it—affecting the owners' ability to sell them. The 3 in-ground filtration tanks proposed by the developer are described as grossly inadequate in a letter to the Planning Commission (attached) by geologist Anthony Fleming, who authored the City's Geological Atlas.

To quote Mr. Fleming's letter: "Geological processes, including landslides and stormwater runoff, do not respect property boundaries, most especially when they are moving down steep slopes. A few small retention basins situated just above nearly impermeable clay are not going to hold back the runoff from a major storm – much less that from a hurricane. It is not a question of if these kinds of storms will occur, the only question is, when?"

Groundwater is already a severe problem in this area. Just HOW severe is not officially recognized, because neighbors do not want to go on record, fearing that they could not sell their homes afterward. In 2009 my husband and I had to have our home waterproofed at a cost of \$40,000. Our cost was minimal compared to that of some of our neighbors, who have spent upwards of \$100,000. Allowing yet more runoff would be tantamount to stealing hundreds of thousands of dollars from longtime Alexandria residents, who don't deserve such treatment from the City. And the full amount of damage may take years, even decades, to become apparent—by which time the proposed development would be an irreversible fact.

Please override the Planning Board's November 9 decision. More thorough protection is required for the surrounding neighborhood, before this development is allowed to go forward.

Thank you for your kind consideration.

From Tony Fleming

An Open Letter to Members of the Alexandria Plan Commission and City Planning & Zoning Staff

From 2006 to 2008, and again from 2014 to 2016, I carried out detailed research on the geology, hydrology, and geologic hazards in the City of Alexandria, which ultimately was incorporated into the various maps, documents, and databases that comprise the online Geologic Atlas of the City of Alexandria (www.alexandriava.gov/89974). The atlas incorporates a large amount of historical geological, hydrological, and engineering information collected over more than a century by various geologists, many of them experts of their times who worked for the U.S. Geological Survey, along with hundreds of geotechnical engineering reports in the City's archive which detail subsurface conditions in nearly every neighborhood. I also walked literally every street, alley, park, and the yards of willing landowners, observing the geologic materials and processes that have acted over millennia to produce the modern landscape. I hope you have availed yourself of this unique resource, which among other things is intended to help planners, engineers, and policy makers identify and address the geologic conditions and hazards that present themselves in various places around the City.

One of the places I visited during this process is the property known as Karig Estates, and the larger Strawberry Run watershed it is part of, including several homes along Colonel Ellis Drive directly below the Karig Estates site. The physiographic region of the City in which all these properties are situated is called the Hospital Escarpment, a massive, oversteepened bluff as much as 200 feet high underlain by "marine clay" and dotted with abundant evidence of both prehistorical and modern landslides and debris flows. You can see some of this evidence yourselves, simply by driving up any of the city streets that traverse the escarpment and observing the commonly rippled pavement and areas of sharply leaning trees, all of which signify an unstable hillside actively moving downhill.

The mechanics of slope failures in this terrain are well understood. In fact, the renown engineering geologist Stephen Obermeier of the USGS published an entire book on the subject, focusing on adjacent parts of Fairfax County having identical geology to the Hospital Escarpment, and including several case studies of landslides observed over decadal time scales. This escarpment has very likely evolved into its present shape by large-scale mass wasting triggered by the highly expandable and strongly fractured nature of the underlying clay, which causes strong shrink-swell of the soil profile during seasonal wetting and drying cycles and - of particular concern -

during major precipitation events, such as the periodic hurricanes and torrential thunderstorms that visit the region. It is during these low-frequency, high-impact precipitation events that the largest and most severe slope failures tend to initiate.

One of the most important observations made by both Obermeier and myself is the strong correlation between slope failures and disruption of the natural groundwater hydrology at the crowns of slopes. There are many examples of this in Alexandria, where excavations, grading, and placement of structures and artificial fill at the tops of escarpments have resulted in the failure of the slopes below. A prominent landslide at St. Stephens School, for example, resulted from the emplacement of artificial fill over the wall of a deep ravine; the landslide persisted for more than a decade before it was finally remediated at considerable cost, but not before traveling hundreds of feet downslope and toppling more than an acre of high quality forest. It was fortunate no residences or other structures were situated below.

That is not the case with the Karig Estates property, which is perched on the crown of a steep slope that descends to the homes along Colonel Ellis Drive, a neighborhood that already experiences problems with unstable backyard slopes and wetness during large storms. Moreover, the development of this site as currently contemplated will severely disrupt shallow groundwater flow and an ecologically important spring by regrading and emplacing a significant mass of fill in the thalweg of a prominent ravine, which represents a major hydrologic artery directly above the steepest part of the slope – in other words, the filling and regrading of the site, coupled with the conversion of some 2 to 3 acres of mature forest into impervious and less pervious surfaces will dramatically transform the hydrology of both the site and the adjacent slope below, greatly heightening the risk of destabilizing the slope and putting the subjacent landowners and their properties in jeopardy from both debris flows and damaging amounts of stormwater runoff.

I reviewed the site plan and found it woefully deficient in addressing these issues. In fact, it does not acknowledge the potential for off-site impacts at all and treats this steeply-sloping site as if it exists in a geological vacuum. I assure you, it does not: geological processes, including landslides and stormwater runoff, do not respect property boundaries, most especially when they are moving down steep slopes. A few small retention basins situated just above nearly impermeable clay are not going to hold back the runoff from a major storm – much less that from a hurricane. It is not a question of *if* these kinds of storms will occur, the only question is, *when?* Once that question is answered, then the questions become, *what happens if the slope fails?* and *who is responsible (especially if the failure occurs years or decades after the development is built, a common situation) - the developer, the city, or the*

neighbors who will bear the brunt of the resulting debris flows and stormwater runoff?

Given the well documented hazards associated with building on the Hospital Escarpment, policymakers would be well advised to consider these questions now and not after the fact, when remediating the consequences will be significantly more costly.

This leads to my final point: I strongly urge the City to take a proactive approach in how it deals with the closely intertwined questions of geologically problematic terrain and open space preservation, rather than the reactive approach so apparent in the current debacle regarding the Karig Estates site, which serves no one well. From my perspective, the present process appears dysfunctional: the lack of a strategic vision based on science and resource inventories results in a haphazard process that works at cross purposes to the City's stated goals as they pertain to both development and natural resource protection. For example, the City simply cannot achieve its stated goal of 40% tree canopy by permitting the destruction of the best and largest tracts of mature tree canopy in its jurisdiction.

The Karig site is hardly unique. In fact, it is emblematic of most of the landscape of the Hospital Escarpment, not only in its readily recognizable geological hazards, but also in the fact that some of the best remaining mature tree canopy in the City occurs on the escarpment between Pegram Street and College Park, where it collectively forms a nearly continuous corridor of high-quality forest. Using planning and zoning tools to restrict high-impact development on this geologically fragile landscape, while also establishing mechanisms to acquire open space at a fair price from property owners (or the development rights via conservation easements) is highly compliant with the Eco-City standards to which the City aims to adhere. To the best of my knowledge, no such mechanism is currently in place, which leads to the currently fragmented landscape and development process.

On the other side of the ledger, the geological terrain in many other parts of the City does not possess the kinds of potentially high-impact geologic hazards found on the escarpment, and contains large areas that are perfectly suitable for development that do not host large tracts of high quality tree canopy. In short, I urge you to take full advantage of the resources at your disposal, including the geologic atlas, to establish a forward-looking approach that brings the goals of preserving tree canopy and steering development away from geologically unsuitable terrain into alignment. As someone who has served on Planning Commissions, creating win-win solutions by

solving problems before they occur is what planning and zoning are supposed to be all about.

Yours truly,

Tony Fleming, Licensed Professional Geologist
Author, Geologic Atlas of the City of Alexandria

Nina Schwartz

- Attachment: [Open LTR Tony Fleming.pdf](#)
- Expected Response Date: Friday, November 24

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Gloria Sitton

From: Christine Michaelis via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Wednesday, November 08, 2017 6:23 AM
To: City Council; City Council Aides; Alexis Lacy; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #132772: Mayor, Vice Mayor, City Council Please support the Karig Estate develo

Dear **Call.Click.Connect.** User

A request was just created using **Call.Click.Connect.** The request ID is 132772.

Request Details:

This is a "private" request. Information should only be provided to the original customer.

- Name: Christine Michaelis
- Approximate Address: No Address Specified
- Phone Number: 703-823-2096
- Email: christinemichaelis@comcast.net
- Service Type: Mayor, Vice Mayor, City Council
- Request Description:
Please support the Karig Estate development as approved by Planning and Zoning. The plans approved by Planning and Zoning were the result of extensive work, revision, outreach and compromise over many months. The approved plans support individual property owner rights while also maintaining extensive tree canopy.

I live at 3976 Seminary Road. I do not support a cluster of homes near Seminary Road (or sewer access from Seminary) as it will adversely affect our view, devalue the development, and unfairly affect homes situated on the north end of the development. Moreover, clustering homes near Seminary would be extremely detrimental to 3908 Seminary, my neighbor who would then look at two homes, and cause yet another delay in this project.

Delay is the goal of certain neighbors in the hope that the developer will give up. Then their plan is to somehow force the owners to sell the property at a steep discount (or not at all, they don't care that the owners only asset is this property). They also hope, next, to further pressure the City to purchase the property as a park. However, there are neighbors who strongly oppose a park on this property.

I have kept silent to date because there has been extensive pressure on those who support redevelopment to nothing. I am not able to keep silent anymore. Please support the Karig Estate development as already approved by Planning and Zoning. Thank you.

- Expected Response Date: Monday, November 13

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Gloria Sitton

From: Cynthia Evans via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Monday, November 06, 2017 4:01 PM
To: City Council; City Council Aides; Alexis Lacy; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #132677: Mayor, Vice Mayor, City Council Dear Mayor Silberberg and members of Cou

Dear **Call.Click.Connect.** User

A request was just created using **Call.Click.Connect.** The request ID is 132677.

Request Details:

This is a "public" request. Information may be provided to anyone who requests it.

- Name: Cynthia Evans
- Approximate Address: No Address Specified
- Phone Number: 7033703113
- Email: cynthiaevans52@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Mayor Silberberg and members of Council:

Last spring, I wrote to you concerning the possible development of the woods now referred to as Karig Estates. At that time, I received responses from two of you (Mayor Silberberg and Councilmember/ViceMayor Wilson). Neither was familiar with the property nor with the possible sale of the 3+ acres. Our property at 1211 Saint Stephens Road abuts the ravine which makes up a good part of that property.

When we purchased our home in 1997, we were informed by our realtor as well as the seller's realtor that the property to the back of ours was unbuildable and would be wooded in perpetuity. Sadly, that now appears to have been untrue. The woods, wetlands, and ravine that we love is in danger of being lost at this point. There are old growth trees there from the 1860s. There is an intermittent stream and, we suspect, an underground spring and stream on our property which feed into the headwaters of Strawberry Run and on into the Potomac River. Anyone with even a rudimentary understanding of water quality knows that wetlands are nature's filters. Destroying any wetland area has repercussions beyond the immediate property. The proposed development cannot help but impact the wetland area. The developer plans to run the sewer line from the huge new homes down through the wetland. This is unacceptable.

The woods are also home to wildlife that those of us who live here are lucky enough to enjoy. The balance of nature is maintained as long as the woods remain. It seems that the entire city benefits directly from maintaining tree canopy, maintaining healthy trees whose roots help to stabilize the marine clay slope, and maintaining a greenway for our wild creatures.

We moved here because we believed that Alexandria was dedicated to the preservation of green space. We are happy to pay our property taxes which go to sustain parks and wild spaces throughout the city. Privately, we used to clear invasives from the ravine behind our home for the elderly woman who lived on the property that is now slated for destruction. Should the city see its way clear to purchase that property outright in order to conserve it, we would be more than happy to volunteer as much time as necessary to help save that treasure for everyone in Alexandria.

I hope the council step in and stop the devastation that this development will cause. This a a unique piece of property and an opportunity for the city to take the long view on this. I hope you will consider the option of offering to buy the land from Birdie Carrier in order to live up to the title of being an Eco-City.

Very truly yours,
Cynthia B. Evans

1211 Saint Stephens Rd
Alexandria, VA 22304
cynthiaevans52@gmail.com

- Expected Response Date: Saturday, November 11

Please take the necessary actions in responding, handling and/or updating this request at the **Call.Click.Connect.** staff interface.

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Gloria Sitton

From: Pat Tokarz via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Monday, November 06, 2017 2:06 PM
To: City Council; City Council Aides; Alexis Lacy; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #132664: Mayor, Vice Mayor, City Council This is Background information on the up

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 132664.

Request Details:

This is a "private" request. Information should only be provided to the original customer.

- Name: Pat Tokarz
- Approximate Address: No Address Specified
- Phone Number: 5712211969
- Email: jptokarz@comcast.net
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: This is Background information on the upcoming matter of improving the plan for the Karig Place development.

The strongest argument is the property is unsuitable for development as proposed, is important to the local environment (habitat- trees- drainage), and construction would increase stormwater runoff and erosion on adjacent properties.

The proposed sewer line that will run through the protected wetland/forested spring should be abandoned in favor of a lift station that pumps the sewage to the sanitary main on Seminary Road.

The current plan for sewage disposal is to run a line through the protected forested spring/wetland area. This will destroy the feature: the trenching activity will irreparably destroy the ground surface and soil structure, while the trench itself (presumably gravel filled) will act as a drainage tile and dewater the wetland. Of necessity, the trench will be cut into the underlying clay, which acts as a confining unit in the vicinity of the spring. All of this could be avoided by instead installing a lift station, which is a reliable and widely used method of dealing with sewage lines in areas of inconvenient topography.

Moving all of the lots away from the top of the ravine (Lot 4) and closer to Seminary Road would decrease soil disturbance, better protect the natural drainage into the ravine, reduce the length of the proposed road, and reduce the cost of footings and retaining walls to support the construction.

Clustering the houses closer to Seminary Road would also decrease tree loss, reduce soil disturbance and the potential for erosion and slope failure. Adopting this modification as an amendment to the site plan also provides a visual buffer and protects wildlife habitat in the Strawberry Run watershed behind the homes on St. Stephens, Colonel Ellis and behind the Beth El Synagogue nature garden.

While the modification of moving the fourth house 12 feet will be a small improvement, the proposed construction will still cause irreparable harm to the ravine, increase stormwater runoff onto adjacent properties causing erosion and potentially undermine and cause slope failure in the disturbed construction areas.

The proposed BMPs are inadequate. Even assuming they may initially work, the infiltration trenches and grass channels will fill with sediment, be expensive to maintain, become a breeding ground for insects, and stormwater drainage will gradually get worse.

We request the city work with a local water and soil engineer to develop a more realistic plan.

We feel all the stakeholders can share the goal of having an even better development to bring to market than the

current plan. One that addresses the realistic concerns of the city, the neighbors, the owners, the developer , and the environmentally minded citizens (who spent a lot of time, effort and tax money approving the realistic goals of this being an " eco-city "with 40 % tree canopy and protections of natural waterways, wetlands, wildlife and topography by private landowners).

It seems to us that the focus needs to be on environmentally constructive ways for the city, the developer and concerned citizens to act with responsible stewardship of the land and the interests of the community.

Thank you,

The Coalition for Rational Stewardship

- Attachment: [SeminaryridgeLetterToEditorfive.docx](#)
- Expected Response Date: Saturday, November 11

Please take the necessary actions in responding, handling and/or updating this request at [the **Call.Click.Connect.** staff interface.](#)

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Dear Editor:

We represent many residents of the Seminary Ridge neighborhood of Alexandria who have major concerns about a proposal under review by the City's Planning and Zoning Department requesting approval of a site plan to allow the construction of four abnormally large homes at 3832 Seminary Road, adjacent to Temple Beth El.

While Alexandria is officially committed to being an Eco-City where the wishes and priorities of its residents are to be balanced to provide the best outcomes for the human and natural worlds, our view is that development of the site for housing construction is a bad idea both environmentally and economically.

Environmentally, the steep ravine site is a remnant of the ancient wooded areas that existed throughout Alexandria before suburban development. This ravine is the last headwater of Strawberry Run that remains in a semi-natural condition. The unspoiled area of the property provides habitat for birds, deer, fox and other wildlife found in the Strawberry Run wildlife corridor. It has its own natural spring and wetland area.

Construction of the large homes, a new cul-de-sac street, driveways, sidewalks and patios with massive excavation and foundation fill and extensive tree removal would greatly increase storm water runoff adding to existing water problems and wet backyards for adjacent property owners.

Many homeowners in Alexandria have had expensive problems caused by building on steep slopes or unstable marine clay. Alexandria has a history of allowing developers to build on steep slopes with unstable soils. This has led to sliding foundations, leaky basements, and runoff problems that were foreseen but ignored. Eventually the unsuspecting homeowners had to pay to fix them.

Because the environment has too often taken a back seat to development, we have formed The Alexandria Coalition for Responsible Stewardship. Our Coalition's goal is to work with City officials to honor its environmental sustainability goals and to achieve solutions that protect our neighborhood from potential mud slide and water run-off of the types experienced in the past. We also seek to protect the Strawberry Run watershed and its wildlife habitat.

Gloria Sitton

From: Dina Backer via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Monday, October 23, 2017 11:07 AM
To: City Council; City Council Aides; Alexis Lacy; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #131729: Mayor, Vice Mayor, City Council October 23, 2017Dear Mayor Silber

Follow Up Flag: Follow up
Flag Status: Flagged

Dear **Call.Click.Connect.** User

A request was just created using **Call.Click.Connect.** The request ID is 131729.

Request Details:

This is a "public" request. Information may be provided to anyone who requests it.

- Name: Dina Backer
- Approximate Address: No Address Specified
- Phone Number: 703-537-3084
- Email: dina.backer@jccnv.org
- Service Type: Mayor, Vice Mayor, City Council
- Request Description:
October 23, 2017

Dear Mayor Silberberg and Members of the City Council,

I am writing at this time concerning the plans to develop the property at 3832 -3834 Seminary Road (Karig Estate) I am the Director of the Early Childhood Learning Center that is housed in the Beth El Hebrew Congregation building, located at 3830 Seminary Road.

We have 90 children this year in our program with expected growth next year and moving forward. We are a Reggio Emilia inspired school that values nature and the open space around us. We use all of our grounds, trails, wooded gathering areas as well as the playground on a regular basis. Our outdoor space is a 2nd classroom and it is one of the aspects of our program that pleases parent. Parents select our program because of our outside space.

The plans for the new development are of great concern to us. Our existing playground will be adjacent to the new road. Ongoing safe access to our playground is imperative to our program. The excessive noise and vibrations that will come from clearcutting dozens of huge trees and, ultimately building will not only be disruptive but dangerous as well. Even if all safety protocols are followed, there is still a potential for flying debris and foreign objects landing in our play space that could be dangerous to our children. Furthermore, to not have access to our outdoor space puts us in violation of our state licensing standards that require at least 30 minutes of outdoor time in the morning and at least 30 minutes of outdoor time in the afternoon .

We are concerned as well about the numbers of shade trees that we depend on that are slated to be removed. The playground is shaded by trees owned both by Beth El and the Karig Estate property. I would advocate for saving as many of those mature trees as possible.

There is also a Vulture Habitat located among those same trees. Not only is that Vulture Habitat part of our outdoor learning (teaching about habitat conservation, lifecycles etc.), it is unconscionable to destroy the habitat of a native species.

It is my understanding that one of the mansions is scheduled to be placed on the wooded hillside which will

disrupt the continuity of forest and our trails. I would like to support the request to move that mansion up and off the hillside towards Seminary Rd.

Clearly, this development is raising a lot of concerns for us as a school community. With a growing preschool, one that takes children as young as 16months, we are providing a much needed service in this area for people who are looking for quality learning experiences for their children. It is imperative that we continue to provide the care and education on which our program has gained its good reputation and that parents expect from us. This involves continued, safe access to our playground and our outdoor classroom space.

I am happy to continue the conversation or be helpful in any way possible. Please do not hesitate to contact me

Thank you for your time and your consideration.

Dina Backer

Dina L. Backer
Jewish Community Center of NOVA
Director, Early Childhood Learning Center, Alexandria
Beth El Hebrew Congregation
3830 Seminary Rd
Alexandria, VA 22304
703-537-3084

- Expected Response Date: Saturday, October 28

Please take the necessary actions in responding, handling and/or updating this request at the **Call.Click.Connect.** staff interface.

If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

This is an automated email notification of a **Call.Click.Connect.** request. Please do not reply to this email.

Gloria Sitton

From: Dina Backer via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Monday, December 04, 2017 2:45 PM
To: City Council; City Council Aides; Alexis Lacy; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #134967: Mayor, Vice Mayor, City Council It has come to my attention that the n

Dear **Call.Click.Connect.** User

A request was just created using **Call.Click.Connect.** The request ID is 134967.

Request Details:

This is a "private" request. Information should only be provided to the original customer.

- Name: Dina Backer
- Approximate Address: No Address Specified
- Phone Number: 703-537-3084
- Email: dina.backer@jccnv.org
- Service Type: Mayor, Vice Mayor, City Council
- Request Description:
It has come to my attention that the note I sent earlier this afternoon did not have the attachment attached as it showed on my screen. I am trying again!

Dear Mayor Silberberg and Members of the City Council,
We are still very much concerned about the plans to develop the property at 3832 -3834 Seminary Road (Karig Estate) I am the Director of the Early Childhood Learning Center that is housed in the Beth El Hebrew Congregation building, located at 3830 Seminary Road.

At this time, I would like to share with you a letter from our teachers as well as some of the thoughts of the children on what they see as they enjoy the woods behind the Synagogue. The children also reflect on what they would miss if there was a house in place of the nature trails.

We appreciate the time you will take to consider the thoughts and feelings of our children, the next generation of Alexandria residents!

Thank you.

Dina Backer

- Attachment: FROM THE CHILDREN OF THE BETH EL ECLC.pdf
- Expected Response Date: Saturday, December 9

Please take the necessary actions in responding, handling and/or updating this request at the [Call.Click.Connect. staff interface](#).

If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

This is an automated email notification of a **Call.Click.Connect.** request. Please do not reply to this email.

Gloria Sitton

From: dina backer via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Monday, December 04, 2017 2:29 PM
To: City Council; City Council Aides; Alexis Lacy; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #134964: Mayor, Vice Mayor, City Council Dear Mayor Silberberg and Members of the

Dear **Call.Click.Connect.** User

A request was just created using **Call.Click.Connect.** The request ID is 134964.

Request Details:

This is a "private" request. Information should only be provided to the original customer.

- Name: dina backer
- Approximate Address: No Address Specified
- Phone Number: 703-537-3084
- Email: dina.backer@jccnv.org
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Mayor Silberberg and Members of the City Council, We are still very much concerned about the plans to develop the property at 3832 -3834 Seminary Road (Karig Estate) I am the Director of the Early Childhood Learning Center that is housed in the Beth El Hebrew Congregation building, located at 3830 Seminary Road.

At this time, I would like to share with you a letter from our teachers as well as some of the thoughts of the children on what they see as they enjoy the woods behind the Synagogue. The children also reflect on what they would miss if there was a house in place of the nature trails.

We appreciate the time you will take to consider the thoughts and feelings of our children, the next generation of Alexandria residents!

Thank you.

Sincerely,

Dina Backer

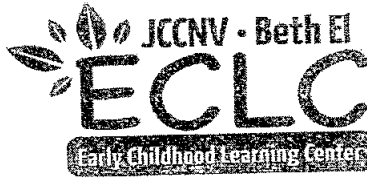
- Expected Response Date: Saturday, December 9

Please take the necessary actions in responding, handling and/or updating this request at [the Call.Click.Connect. staff interface.](#)

If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

This is an automated email notification of a **Call.Click.Connect.** request. Please do not reply to this email.

Dina Backer
Alexandria Director
(703)537-3084
Dina.backer@jccnv.org



Alison Kerlin
Assistant Director
(703)537-3084
Alison.kerlin@jccnv.org

To whom it may concern,

We are writing to let you know what we enjoy about the wooded area adjacent to our playground. We get so excited when we see the white tail deer moving among the trees, when we see a squirrel climbing a tree and jumping over to a high branch or see the rustle of leaves and know something is there; and then laugh when a chipmunk scurries into view.

We make it a game to listen for the woodpeckers and then see if we can be the first to find the tree they are pecking at. In the fall we have fun watching the leaves change colors and then laughing and squealing with joy when the leaves literally rain down all around us.

Some of are interested in all the different varieties of birds and have fun using reference guides to try to identify the different species. We are especially interested in the pair of American Black Vultures that nest nearby; we get excited when we see them soaring overhead or perched in nearby trees.

We take so much joy and delight in the nature we find all around us and it would make us sad to see the nature disappear and houses appear. There are so many things we would miss if this happens. Please see the attached classroom conversations. Thank you.

Sincerely,

The children and teachers of The JCCNV Beth El Early Childhood Learning Center

Meerkats

Look around- What do you see? Toddlers

Aria - the leaves

Eli - points to the trees

Hannah - I get to play!

Zoe - Birds

Olivia - airplanes

Mallory - we get to eat!

The Jelly Fish
Two year olds

Look around- What do you see?

Sammy - I see a spider! I see a bird!

Abby - I see leaves

Addalee - I see the playground

Stella - Trees!

Remy - I see Mr. Owl!

Stella Jane - I see branches

Carol - I see a big tree

Farah - I see leaves falling

Maxsen - I see a big branch

Charlotte - I see plants

Jellyfish
2 year old

If there was a house here what would we miss?

I would miss

Macsen : Mr. Owl

Carrie : deers visiting us

Sammy : the birds, walking here.

Charlotte : oh oh no, all gone!

Stella J : the leaves, the trees

Stella : circle time

Addi : the leaves

Farah : walking.

Remy : our nature trail adventures

Abby : looking for leaves

Huskies

12/1/17

Look around- What do you see?

Two year
olds

Butterflies

Trees

Flowers

Squirrels

Huskies

12/1/17

If there was a house here what would we miss?

Group Discussion

We would miss -

trees and leaves,

butterflies, squirrels,

birds. deer

"We like the nature
trail" Thomas

Look around- What do you see?

The Pandas
Two Year Olds

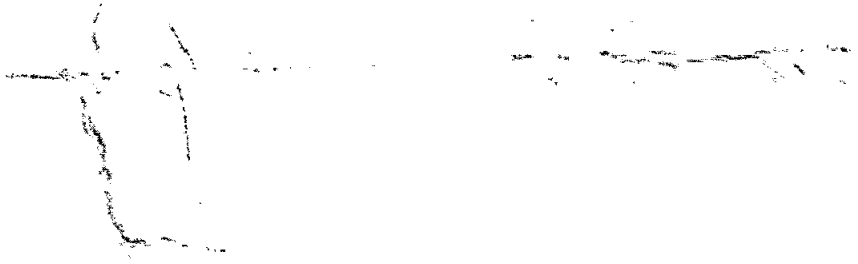
a lot of trees

big big trees

leafs, Flowers,

A nest

We sit on a log



Pandas 24r olds

If there was a house here what would we miss?

Our trees "

Our Animals,

Our Birds,

Our woods,

Others

3 year olds

Look around- What do you see?

Dani leaves, trees, birds, bushes, sticks

Asher grass, sticks
stick

Asha trees

Will R plants

Will J leaves falling down

Molly leaves on the ground

Bennett trees

Levi Bird Feeder - Birds

Stone trees

Avery leaves

Others
3y olds

If there was a house here what would we miss?

we will miss our Vultury

Dani dont want stinky gas trees

Asher woods

Asha land

Will R leaves

Will J woods

Molly leaves

Bennett woods

Levi our nature path and I will miss.

Stone trees the animals

Avery woods/leave

The Fireflies
Three year olds

Look around- What do you see?

Eli - a lot of trees, leaves up there.

Lucy - leaves, a tree, a house, tiny snakes!

Tate - leaves, spiky bushes, trees, a house

Ruth -

Becky -

Frank

Wiva - birds! A nest!

Ben - trees, leaves,

Sam - trees, houses

fireflies
3yr old

If there was a house here what would we miss?

Tate - the plants & trees. It would be sad. The trees help you breathe

Lucy - Mommy, the trees. That is mean.

Ben - the trees, we'd be so sad!

Sam - the grass

Eli - the leaves on the ground, big sticks

Frank - flowers. I'd be so sad. No sticks to blow anything.

Jviva - ~~a rock! A nest!~~ We'd be sad, and so mad! No leaves
anywhere.

If there was a house here what would we miss?

Claire - trees

Theo - leaves

Ife - birds

Andrew K - all the trees

Daniel - Mr. Happy Tree and Hoity Owl (Trees with faces)

Andrew Y - trees

Ace - the bridge

Cameron - the trees and lots of leaves

Arran - trees

Bryce - buss and seeing deer

Everyone - yeah. we would all miss seeing deer

Jonah - trees

leaves
prek

Look around- What do you see?

Claire- trees

Theo- leaf piles

Ace- pine cones

Ife- piles of leaves that we jumped in

Daniel- bugs

Audrey K- leaves raining from the trees

Bryce- a worm

Audrey Y- trees

Ireen- trees

Sonah- trees

Cameron- lots and lots of leaves

Look around- What do you see?

Mr. Happy Tree & Owl Tree - Noah

A pumpkin - Noah

An ant colony - Owen

A cave. - Ayla.

A rock - Noah

I found sticks! - Bennett

I found a piece of metal! - Owen

A birdhouse! - Bennett

There's a kind of white tree and
a bird thingy ma bob. - Avery

A birdnest! - Noah

Wes - Aylee

Iguana
pack

If there was a house here what would we miss?

Squirrels - Bennett

Birds - Devora

Chipmunks - Owen

Deer - Noah

Even snapping turtles! - Bennett

And then we would have to say bye-bye to
the snapping turtles! - Owen & Bennett

Gloria Sitton

From: Call Click Connect
Sent: Tuesday, January 16, 2018 1:20 PM
To: Allison Silberberg
Cc: City Council
Subject: Fw: Thank you for your continuing interest in our concerns, feedback on staff input provided

Advised to forward by Pat Tokarz

Sincerely,
Call.Click.Connect. Office Division of the
Department of Emergency Communications
3600 Wheeler Avenue
Alexandria, VA 22304
703.746-HELP (4357)
callclickconnect@alexandriava.gov

From: Pat Tokarz <jptokarz@comcast.net>
Sent: Sunday, January 14, 2018 5:00 PM
To: Call Click Connect
Subject: FW: Thank you for your continuing interest in our concerns, feedback on staff input provided

Please send a copy to the Mayor and City Council

From: J. Denis O'Toole [mailto:Irishoat@aol.com]
Sent: Sunday, January 14, 2018 2:43 PM
To: 'Justin Wilson'
Subject: Thank you for your continuing interest in our concerns, feedback on staff input provided

Dear Justin,

Thank you for your e-mail of Jan. 11th. It was extremely courteous of you to ask the City staff some additional questions about the Karig application based on the comments you have received from us and other Seminary Ridge constituents.

As you know from your visit our backyard, our property at 3917 Colonel Ellis Ave. does not directly abutt the Karig site, but because of the topography of our Seminary Ridge neighborhood, we believe that there is real possibility that some of the storm water run-off from the Karig site will flow down on to our property and other yards located on the north side of the 3900 block of Colonel Ellis as surface water run-off: (1) eventually entering into the perennial stream in our backyard; and (2) without question being conducted beneath our backyard through the storm and sanitary sewers that traverse our property pursuant to easements granted to the City of Alexandria.

While we completely associate our concerns with those of our neighbors regarding slope instability of the proposed Karig development and strongly object to the City's acquiescence to the developers profligate proposal for removal of trees on the site, our primary concern is with the storm water run-off issues that can be reasonably expected from the construction of the 4 proposed homes on the development site.

As you are also aware we communicated to the Planning and Development Commission in a public hearing on the Karig development, our own experience in having to personally deal over the past four decades with storm water runoff on to our property from water flowing down on to our property from the site of houses on Chelsea Court, which were approved for construction by the City in the late 1970's. Over the course of the intervening 38 years, we have had to spend at least \$100,000 thousand dollars to address the erosions and flooding issues to our backyard resulting from the by the inadequacy of the City's storm water management policies of the 1970's.

Because of this experience, we felt a civic duty to alert our neighbors to the problems we have faced with storm water runoff and to make sure that if the Karig development proceeded that they would not have to deal with the same kind of runoff problems that we have had to deal with.

Secondly, because the City of Alexandria has historically rejected any financial liability caused to property owners because of the inadequacy of its storm water management policies, we also want to establish a clear record that **IF** we as homeowners are again disadvantaged in the use of our property by the inadequacy of governmental action relating to storm water runoff, that we fully intend to pursue a legal cause of action against the City and the developer should our property experience any additional storm water runoff as a result of the Karig development.

Hopefully, the latter action will be unnecessary as we note the staff report states:

"Per the Virginia Storm water Management Program, as incorporated into the City's Environmental Management Ordinance in Section 13-109(F), the runoff rate from a developed property cannot exceed that of the predevelopment state. The design engineer must provide calculations on the signed and sealed plan set demonstrating that this requirement has been met."

Given the City staff's own acknowledgement of the unique topography of our Seminary Ridge neighborhood, which in their report they characterize as:

"This site is in the local Strawberry Run Watershed, which is part of the larger Cameron Run Watershed that flows to the Potomac River. Storm water runoff, streamflow from smaller tributaries, and other water sources may ultimately enter the Strawberry Run channel. Staff has not performed an extensive hydrological study to determine specific conditions if/when these onsite features may contribute to offsite flow. Under dry conditions, it is not likely that this wetland/seep would contribute to offsite flows. Any overland flow leaving the site would likely be captured in the offsite yard inlet and storm sewer that is attached to the storm sewer system on the project site."

It is therefore perplexing to us why the City is not requiring a hydrological study of the Northside of the slope behind the 3900 block of Colonel Ellis, where remnants of the Strawberry Run Watershed are clearly observable?

Given the numerous problems that the residents of the Seminary Ridge neighborhood have brought to the City's attention about problems that they have experienced from the past decision making of the City with its approval process for construction of new homes, it would seem prudent for the City to take all reasonable initiatives to assure constituents that there past concerns are being addressed.

Also, as a follow up question to the staff, we would appreciate your inquiry to the staff as to why the staff looked at location of other houses and buildings on the 3800 and 3900 Seminary Road block to determine set back requirements, but does not apply the same level of analysis the storm water run-off concerns to the residents living on the Northside of the 3900 Colonel Ellis block? Why this disparate treatment, where it appears that the views of homeowners living in the 3900 block of Seminary Road were given preferential treatment in addressing their concerns, but the same treatment was not afforded to those of us living on Colonel Ellis Ave.?

Also discussed in the staff report is a lengthy discussion about **Resource Protection Areas (RPAs)**, in which the staff states:

"The site does not contain any of the features that meet RPA designation. It does not contain a tidal shore, tidal wetland, perennial stream, nor non-tidal wetland connected to a tidal wetland or perennial stream.

Per the City's Ordinance, for a stream to be considered perennial, it must have year-round flow and be in a natural or engineered channel. There is no year-round water flow in a natural or engineered channel on this site. The site contains buried 21-24" concrete storm water pipes that carry flow from Seminary Road and from yard inlets located on this and adjacent properties. The lack of year-round flow, lack of base flow, and the existence of a pipe preclude the existence of a natural stream and is therefore not designated as an RPA. The isolated wetland is not tidal nor is it connected to a perennial stream and therefore cannot be designated as in an RPA."

The report states further:

Resource Protection Areas (RPAs). RPAs are sensitive environmental corridors that should be preserved in a natural condition. The City adopted an RPA map in 1992 based on criteria provided in the Management Regulations. New State mandates require that **all City streams with perennial flow must be protected by a 100 foot Resource Protection Area buffer.** Therefore, the RPA map was amended in 2004 to comply with the new State requirements. The amended RPA map and the new natural intermittent stream map were produced from information collected during Phase I of the City-wide stream classification study. Each map depicts a restrictive buffer, 100 feet for an RPA feature and 50 feet from top of stream bank for natural intermittent streams.

We would contest the accuracy of the staff's assertion that the 3900 block of Colonel Ellis does not contain any perennial streams, which per the City's Ordinance, **is a stream having year-round water flow and be in a natural or engineered channel.**

As part of the storm water run-off mitigation issues that we had to undertake on our property to deal with the problems discussed above, it was necessary for us to have our own hydrological study or our property conducted, which ultimately resulted in the discovery of at least 3 active springs on our property producing water into a stream that flows 24X7 into a channel we had constructed in order to deal with the run off issues affecting our property.

Based on our experience from the Chelsea Court development many years ago, it is our belief that there is a very high probability that any significant excavation of the underlying soil of the ravine behind the 3900 block of Colonel Ellis (including the Kraig development site) will produce new springs in the old Strawberry Run footprint, located at the base of the ravine and for this reason we would strongly urge the City to reconsider its decision to not conduct a hydrologic study of our neighborhood south of the 3900 block of Seminary Road and north of the 3900 block of Colonel Ellis. A study should be required as soon as possible before any soil excavation is permitted.

Appreciate your continuing interest in our concerns, and hope that you will pass along our questions and concerns to the City staff for their additional input. Again, thanks for your excellent constituent service, it is welcome breadth of fresh air to the governance process of Alexandria.

Regards,

Joan and Denis O'Toole

From: Justin Wilson [<mailto:justin.wilson@alexandriava.gov>]

Sent: Thursday, January 11, 2018 12:26 AM

To: J. Denis O'Toole <Irishoat@aol.com>

Subject: Re: Thank you

Mr. O'Toole,

While the staff report should be coming out shortly, I did pose some questions to our staff regarding the application that I did not believe would be answered in the forthcoming Staff Report.

Here are the questions and answers. Let me know if you have any questions:

What water source feeds the isolated wetlands identified in the staff report?

A hydrological study to determine the precise water source of the isolated wetland has not been performed as it is not a requirement of the development process. In general, wetlands can be formed by ground water flow or surface water flow, or a combination of the two. When formed by ground water, wetlands form where the water table is usually at or near the surface. When formed by surface water, an existing depression in the ground may collect water for extended periods of time forming a wetland. The wetland on the Kraig site may be a result of either groundwater or surface water, or both. To be conservative, the onsite isolated wetland and the nearby seep are delineated as protected by the City's ordinance, which places a 50' buffer on this feature.

Do these springs and wetland feed a larger body of water?

This site is in the local Strawberry Run Watershed, which is part of the larger Cameron Run Watershed that flows to the Potomac River. Storm water runoff, streamflow from smaller tributaries, and other water sources may ultimately enter the Strawberry Run channel. Staff has not performed an extensive hydrological study to determine specific conditions if/when these onsite features may contribute to offsite flow. Under dry conditions, it is not likely that this wetland/seep would contribute to offsite flows. Any overland flow leaving the site would likely be captured in the offsite yard inlet and storm sewer that is attached to the storm sewer system on the project site.

Is an RPA an "automatic" designation? In other words, if an area meets a certain criteria, is it an RPA? Or does it require some approval process?

The Chesapeake Bay Act, as incorporated into the City's Environmental Management Ordinance, defines an RPA. This definition can be found in 13-105(B) of the Ordinance. Per the Ordinance, an area of land that includes any one of the following land types is within the RPA: 1) tidal wetlands; 2) tidal shores; 3) non-tidal wetlands connected by surface flow and contiguous to tidal wetlands or water bodies with perennial flow; and 4) water bodies with perennial flow.

RPA areas are determined from the City's RPA map which was adopted in 1992 and amended again in 2004 to meet updated Chesapeake Bay Act criteria. During the development process, any onsite RPAs must be field-delineated and shown in plain view on proposed development plans, and must include a 100' RPA buffer measured landward from the feature. The field delineated RPA is reviewed by staff during the development process.

Section 13-109(11) of the Environmental Management Ordinance contains the City's more protective buffer requirements for intermittent streams and non-tidal wetlands. These requirements were put into place to provide protection for sensitive areas that are not protected by the State and Federal government's Chesapeake Bay Regulations. Per the City's Ordinance, intermittent streams contained within an existing natural channel and isolated non-tidal wetlands are granted 50-foot buffer areas, but are not within a designated RPA. This does not require an approval process.

Given staff's determination that there is no RPA in this area, what are the criteria not met that would make it an RPA?

The site does not contain any of the features that meet RPA designation. It does not contain a tidal shore, tidal wetland, perennial stream, nor non-tidal wetland connected to a tidal wetland or perennial stream.

Per the City's Ordinance, for a stream to be considered perennial, it must have year-round flow and be in a natural or engineered channel. There is no year-round water flow in a natural or engineered channel on this site. The site contains buried 21-24" concrete storm water pipes that carry flow from Seminary Road and from yard inlets located on this and adjacent properties. The lack of year-round flow, lack of base flow, and the existence of a pipe preclude the existence of a natural stream and is therefore not designated as an RPA. The isolated wetland is not tidal nor is it connected to a perennial stream and therefore cannot be designated as in an RPA.

Was a tree inventory performed across the property? Do we know the age, etc? Are they healthy generally? How many trees will be part of the new tree preservation area? How many cut down?

Yes, a tree inventory was provided as part of the preliminary site submission (Sheets 31-33 of the original DSP request, and revised Sheet 33 with the DSP amendment) and will be carried forward as part of the final site plan submission. The inventory includes the location, species, size, and health of all trees on the site and those on adjacent properties but with canopies that extend onto the site. Counting only those trees on the project site,

the inventory shows that 95 trees would remain (almost all of them within the preservation area) and 90 trees would be removed at the site upon completion of the project. Providing the age of each tree is not a DSP submission requirement and was not provided in the plan set.

How is the BMP sized? How do we determine that it is sufficient? What testing is performed before the bond is released by the City?

Per the Virginia Stormwater Management Program, as incorporated into the City's Environmental Management Ordinance in Section 13-109(F), the runoff rate from a developed property cannot exceed that of the predevelopment state. The design engineer must provide calculations on the signed and sealed plan set demonstrating that this requirement has been met.

The Virginia Department of Environmental Quality (DEQ) developed a set of BMP standards and specifications for use in complying with the Virginia Stormwater Management Law and Regulations. These standards are included in the Virginia Stormwater BMP Clearinghouse. The standards and specifications were developed with significant assistance from the Chesapeake Stormwater Network (CSN), staff of the Center for Watershed Protection (CWP), the Northern Virginia Regional Commission (NVRC), and the Engineers and Surveyors Institute (ESI) of Northern Virginia. These standards and specifications are a result of extensive reviews of BMP research studies incorporated into the CWP's National Pollution Removal Performance Database (NPRPD). The proposed BMPs for this site are reviewed and evaluated per the standards and specifications provided in DEQ's BMP Clearinghouse.

BMPs are inspected during the construction process by City inspectors and the design engineer. Prior to acceptance by the City, the design engineer must sign and seal a BMP certification that certifies that the BMPs were constructed per the approved design and specifications. The property owner must sign and record a BMP maintenance agreement requiring them to maintain the BMPs in perpetuity. The City ensures the BMPs are maintained and functioning as design through the City's BMP inspection program.

Do you know the composition of the soil on this property? Are these soils stable and suitable for construction of large homes on steep slopes?

The subsurface exploration and geotechnical evaluation of the soil composition was provided by GEO DESIGN and Engineering dated April 18, 2017. The geotechnical engineer will confirm if the existing soils are suitable and, if not, provide direction as to how to remedy any problem soils. They will provide recommendations and analysis based on the structures that will be constructed on the property.

Given the soil types and steep slopes, what will be needed to stabilize homes and other structures?

Engineering recommendations and designs are the provided by, and the responsibility of, the applicant's geotechnical and structural engineers. The building code has requirements to address issues related to slope and soil composition; therefore the Department of Code

Administration will review the recommendations and design to determine compliance with the appropriate code requirements.

42. What is the impact of the sewer line construction on the existing resources?

The applicant proposes locating the sanitary sewer line for the four new dwellings within a portion of the 50-foot buffer around the isolated wetland. Sewer lines are allowed to be located in the buffer area, according to the City's Zoning Ordinance, but would not be permitted within the limits of the wetland itself (and are not proposed to be at Karig Estates). In fact, a sanitary sewer line already exists below the isolated wetland and the 50-foot buffer. As part of the final site plan process, staff will also seek to further minimize impacts to the buffer area and the isolated wetland from construction of the new line, if possible. For instance, it will ask the applicant whether any additional trees could be saved in the buffer and about the use of certain construction techniques to further protect the adjacent wetland.

Justin M. Wilson, Vice Mayor
Alexandria City Council
Office: 703.746.4500
Home: 703.299.1576
justin.wilson@alexandriava.gov

From: Justin Wilson
Sent: Wednesday, December 6, 2017 8:25:19 AM
To: J. Denis O'Toole
Subject: Re: Thank you

That's fair feedback. We do spend a fair amount of time using a lot of jargon.

I'll keep you updated. Have a good week.

Justin M. Wilson, Vice Mayor
Alexandria City Council
Office: [703.746.4500](tel:703.746.4500)
Home: [703.299.1576](tel:703.299.1576)
justin.wilson@alexandriava.gov

On Dec 6, 2017, at 8:18 AM, J. Denis O'Toole <Irishoat@aol.com> wrote:

Thank you, Justin, for this update as well as the information you provided me earlier in the week on the storm water requirements that the Planning Commission mandated in the approved DSP.

You also indicated that a new Planning Commission staff report will be generated when the appeal is heard by the City Council, which as you indicate has been postponed till Jan. 20 if next year.

One observation I have after being involved in this process now for nearly 9 months, is that the average citizen is really disadvantaged in the process by the extensive use of technical jargon and legalese used in the documents that we are asked to review. Understand that we are a country that operates under laws that public agencies must follow, but I also think that there should be a requirement for the use of simple, clear explanations that are written without the need to hire a lawyer or other consultant to translate into understandable concepts. Just a thought for your consideration as we prepare for the Jan 20 hearing.

Appreciate your continuing interest in this matter and keeping us in the information loop.

Regards,

Denis O'Toole

From: Justin Wilson [<mailto:justin.wilson@alexandriava.gov>]
Sent: Wednesday, December 06, 2017 1:24 AM
To: J. Denis O'Toole <Irishoat@aol.com>
Subject: Re: Follow-up on your request of 11/27/2017

Mr. O'Toole,

Given the complexity of the appeal, the appeal has been delayed until our January public hearing. It will be heard on Saturday January 20th at 9:30 AM at City Hall.

Let me know if you have any questions.

Justin M. Wilson, Vice Mayor
Alexandria City Council
Office: 703.746.4500
Home: 703.299.1576
justin.wilson@alexandriava.gov

From: Justin Wilson
Sent: Sunday, December 3, 2017 2:48:00 PM
To: J. Denis O'Toole
Subject: Re: Follow-up on your request of 11/27/2017

Mr. O'Toole,

Thanks for the note and the clarifications regarding what questions that you had outstanding for our staff. I don't want anyone to feel as though they were ignored by our staff.

I do recall our meeting with the Lytle's. Additionally, I was out at the site again this morning meeting with representatives from Temple Beth El.

I have attached the Planning Commission staff report for this issue (there will be a new one generated when the appeal is heard by the City Council).

While the City government cannot provide any "assurances" to property owners against particular conditions, we can adopt and apply restrictions (to the extent state law allows) to manage those conditions.

As it relates to stormwater, there were substantial stormwater requirements built into the approval of the DSP by the Planning Commission (beginning on page 35 in the attached).

Is it your concern that those stormwater requirements do not go far enough to manage the potential impacts of the proposed by-right development?

Are there other questions that you felt were posed to staff an unanswered?

Let me know. Happy to explore further.

Have a good Sunday.

Justin M. Wilson, Vice Mayor
Alexandria City Council
Office: 703.746.4500
Home: 703.299.1576
justin.wilson@alexandriava.gov

From: J. Denis O'Toole <Irishoat@aol.com>
Sent: Sunday, December 3, 2017 1:39 PM
To: Justin Wilson
Subject: Follow-up on your request of 11/27/2017

Dear Mr. Vice-Mayor,

Thanks for your response to my e-mail to you and the other members of the City Council, which we sent on Nov. 27th regarding our concerns over the proposed development of four new homes to be located at 3832 & 3834 Seminary Road, which is also now being called Karig Estates.

In response to your question about who we communicated our concerns to in City government, you will find attached a copy of our statement of Oct. 3, 2017 provided to the members of the City's Planning Commission at its hearing on development of the proposed property. Please see page 2 where we asked: "what assurances are we going to receive from the City of Alexandria and the developer of Stewarts Walk that we identified from past development approvals or not going to be repeated at the expense of all of us who live along St. Stephen's Road and Colonel Ellis Ave?"

As you probably read in the Letters to the Editor Sections of the **Alexandria Times** and the **Alexandria Gazette Packet** in their past week editions, we are not the only homeowners in our neighborhood having concerns over the proposed development in light of the many past

structural problems occurring to homes in this area because of marine clay problems and the problem of storm water runoff that occurs because of the sloping topography of the Seminary Hill area.

You may recall that in early June, you were thoughtful enough to schedule a visit to our neighborhood in the company of Christina Lytle so that you could observe first-hand the problems with erosion discussed in our testimony. Very much appreciate your continuing oversight and review of this situation.

Sincerely yours,

Joan and Denis O'Toole
3917 Colonel Ellis Ave.

From: Justin Wilson [<mailto:justin.wilson@alexandriava.gov>]
Sent: Monday, November 27, 2017 11:09 PM
To: J. Denis O'Toole <Irishoat@aol.com>
Subject: Re: Request by Alexandria Homeowners for corrective improvements to the 3832 & 3834 Seminary Road - Karig Estates

Mr. & Mrs. O'Toole,

Thanks for the note and the additional concerns regarding the proposed development on Seminary Road. As I understand it, an appeal has been filed and should be heard at Public Hearing of the City Council in December.

You mentioned that you had written to staff with questions and not heard back. Who did you write to? Can you provide me with a copy of the questions that you did not receive a reply to? I'll be happy to run those down for you.

Have a good week.

Justin M. Wilson, Vice Mayor
Alexandria City Council
Office: 703.746.4500
Home: 703.299.1576
justin.wilson@alexandriava.gov

From: J. Denis O'Toole <Irishoat@aol.com>
Sent: Monday, November 27, 2017 4:46 PM
To: Call Click Connect; ddunbar@alextimes.com; smauren@connectionnewspapers.com; James Cullum; maryann.barton@patch.com
Cc: Allison Silberberg; Justin Wilson; smauren@connectionnewspapers.com; vmiles@alextimes.com
Subject: Request by Alexandria Homeowners for corrective improvements to the 3832 & 3834 Seminary Road - Karig Estates

To whom it may concern in the Alexandria City Government:

We have been residents of 3917 Colonel Ellis Ave., here in Alexandria for over 33 years. We have testified before the City Planning and Zoning Commission earlier this fall relating our experience from inadequate storm water controls to protect our property when the City approved the construction of new homes on Chelsea Court back in the early 1980's. Our concern is that that same sort of problems will occur to our property again in 2017-2018 with the construction of new homes at 3832 & 3834 Seminary Road.

While we provided our views in formal testimony, we have yet to receive any communications from the City acknowledging our concerns or explaining how the problems affecting our property for the past three decades will not happen again. So much for responsive City government!

In addition, **we strongly support the formal appeal of Temple Beth El to the Planning Commission's decision of November 8, 2017. We respectfully wish to appeal the Planning Commission's on our own motion as well.**

Sincerely yours,

Mr. and Mrs. J. Denis O'Toole (Denis and Joan)
3917 Colonel Ellis Ave.
Alexandria, VA 22304
703-461-0914

Gloria Sitton

From: Cynthia Evans via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Monday, December 04, 2017 1:14 PM
To: City Council; City Council Aides; Alexis Lacy; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #134951: Mayor, Vice Mayor, City Council Dear Mayor Silberberg, Vice Mayor Wilson

Dear **Call.Click.Connect.** User

A request was just created using **Call.Click.Connect.** The request ID is 134951.

Request Details:

This is a "public" request. Information may be provided to anyone who requests it.

- Name: Cynthia Evans
- Approximate Address: No Address Specified
- Phone Number: 703.370.3113
- Email: cynthiaevans52@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Mayor Silberberg, Vice Mayor Wilson, and members of City Council:

I would like to comment on the Karig Estates development plan. Having become more aware than previously of the problems associated with pile driving which the developer has proposed, I urge you to send this development back to the Planning Commission for further review.

The developer has agreed to limit the hours during which he installs piles so as not to disrupt services at Temple Beth El. However, I do not feel that is sufficient. The following is taken from the link below* and from information I received. I do hope all of you and the Planning Commission will give all due consideration to unbiased and factual evaluation from those who know more about this issue than either you or I. Obviously, if piles need to be driven deeply into the clay in order to construct new homes, there is a problem that must be addressed by changing the number and moving the homes to be built much closer to Seminary Road.

Pile installation/penetration into clay produces an increase in "lateral stresses, pore pressures, and heaves of the ground surface. During pile driving, the excess pore pressure increases with each driven pile and may reach large values at distances far beyond the pile group area." Such "excess pore pressure can be much greater than the initial effective overburden stress." After the pile driving is completed and the excess pore pressure has dissipated, the soil consolidates again and ground surface settles. "The soil settlement is usually greater than the heave during pile driving because soil compressibility is significantly increased by soil remolding after pile installation (D'Appolonia, 1971).

Movements of adjacent buildings during pile installation can be an important problem if clay susceptible to the dynamic loading-induced settlement is present at a construction site. Effects of pile driving in soft to medium clay on the surrounding area should be expected at distances from the pile installation equal to about the thickness of the clay layer being penetrated."

As a homeowner who lives adjacent to the ravine and development in question, should this development go forward as approved, it is highly likely that I and many others who are also neighbors of the development will suffer significant damage, both physical and monetary. Some have already spent in the area of \$100,000 to deal with the unstable clay. Imagine the financial outlay that we could face once the developer begins to drive piles. Approving developments with little thought is just not acceptable. I implore our city leaders to take the long view here and do what is right. Send this back to the Planning Commission with the recommendation to consider professional, educated, and fact-based reports from those whose professional knowledge can be of great benefit to everyone before approval of the project. There is no good reason to simply go along with such an ill-conceived plan. One good place to start would be the soil report the city itself undertook and paid for several years ago.

Please do not throw away our tax dollars.

Very truly yours,
Cynthia B. Evans
1211 Saint Stephens Rod
Alexandria, VA 22034
cynthiaevans52@gmail.com

*http://www.fdot.gov/research/completed_proj/summary_str/fdot-bdk80-977-22-rpt.pdf

*From:

http://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=80&cad=rja&uact=8&ved=0ahUKEwiMxdu1hOjXAhVHct8KHfVeCpM4RhAWCFQwCQ&url=http%3A%2F%2Fwww.fdot.gov%2Fresearch%2Fcompleted_proj%2Fsummary_str%2Ffdot-bdk80-977-22-rpt.pdf&usg=AOvVaw2H1XOD72x8wauntuDgjOl8

- Expected Response Date: Saturday, December 9

Please take the necessary actions in responding, handling and/or updating this request at the [Call.Click.Connect. staff interface](#).

If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

This is an automated email notification of a **Call.Click.Connect.** request. Please do not reply to this email.



MOUNT VERNON GROUP VIRGINIA CHAPTER

THE CITIES OF ALEXANDRIA & FALLS CHURCH, ARLINGTON COUNTY, AND
EASTERN FAIRFAX & PRINCE WILLIAM COUNTIES



January 4, 2018

Mayor Allison Silberberg and Members of the City Council
City Hall, Room 2300
301 King Street
Alexandria, VA 22314

Re: Appeal of Planning Commission decision regarding Karig Estates

Dear Mayor Silberberg and Members of the City Council:

The Sierra Club urges the City Council to review the November 7, 2017, decision of the Planning Commission regarding the Karig Estates Development Site Plan and Subdivision. The bases for our appeal are the probable negative environmental consequences of the development plan, as approved by the Planning Commission.

A first step to reducing the negative environmental consequences of the proposed development would be to reduce required setbacks from Seminary Road. The current requirement for a 104 foot setback pushes any development of the site further into the mature forest that covers most of the site and toward a ravine with steep, erosive slopes. Some neighbors have proposed a setback of 57 feet. The Sierra Club supports such a setback, as it would reduce the conflict between profitably developing the site and protecting the locally rare and valuable ecological community that is there now.

Another necessary step prior to approving this development is to confirm that the City is enforcing its Chesapeake Bay protection ordinance by protecting the headwaters of Strawberry Run. The City should consult with the Commonwealth of Virginia to determine whether the wetlands on the property qualify as a Resource Protection Area (RPA) under state law. If the wetland on the property is determined to be an RPA, the City should ensure that development of the site conforms to all restrictions on disturbance to RPAs, including those that relate to steep slopes extending beyond the normal 100-foot buffer area. Given the great expense the City is about to incur to correct ill-advised sewer projects approved by your predecessors on the City Council, the planned new sewer line through this wetland also should be reconsidered. The fact that a storm sewer was put through this area decades ago is no reason to replicate that error and double the chances of an eventual leak. Despite that ill-advised storm sewer, a mature and healthy forest has developed on the lower end of the property, which features the steep slopes and ravine.

Even if the wetland area is determined not to be an RPA, development should be prevented that might cause damage to the wetlands on the site. Building on or near the steep slopes on the property would almost certainly cause erosion and silt damage to the wetlands. A full evaluation of the current biological community on the site and soil types should be concluded before development is approved.

Fortunately, the City's own naturalist is one of the most respected experts on the biology of Northern Virginia. The City Council should consult with Mr. Rod Simmons to determine the likely environmental consequences of completing the current plan. Mr. Simmons did not testify before the Planning Commission when it approved the current development plan. The City Council should correct this oversight and ensure that it has the benefit of its staff's expertise on the potential irreversible consequences of this development.

Sincerely,

A handwritten signature in cursive script that reads "Dean F. Amel". The signature is written in dark ink and is positioned above the typed name.

Dean Amel, Chair
Sierra Club – Mount Vernon Group

Gloria Sitton

From: Dean Amel via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Thursday, January 04, 2018 5:39 PM
To: City Council; City Council Aides; Alexis Lacy; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #136675: Mayor, Vice Mayor, City Council The Sierra Club requests a reconsiderati

Dear **Call.Click.Connect.** User

A request was just created using **Call.Click.Connect.** The request ID is 136675.

Request Details:

This is a "public" request. Information may be provided to anyone who requests it.

- Name: Dean Amel
- Approximate Address: No Address Specified
- Phone Number: 7032432095
- Email: damel@alum.mit.edu
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: The Sierra Club requests a reconsideration of the Planning Commission decision regarding Karig Estates. Please see the attached letter.
- Attachment: [Karig Estates final letter 1-4-18.docx](#)
- Expected Response Date: Tuesday, January 9

Please take the necessary actions in responding, handling and/or updating this request at the [Call.Click.Connect. staff interface](#).

If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

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Gloria Sitton

From: Call Click Connect
Sent: Thursday, January 04, 2018 4:05 PM
To: City Council; City Council Aides; Alexis Lacy; Gloria Sitton; jeremy.flachs@flachslaw.com
Subject: Re: Call.Click.Connect. #136663: Mayor, Vice Mayor, City Council Dear Mayor Silberberg and Council: The

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Dear Jeremy Flachs,

Thank you for contacting the City of Alexandria. The City Council has received your email and made note of your comments.

Sincerely,
Call.Click.Connect. Office Division of the
Department of Emergency Communications
3600 Wheeler Avenue
Alexandria, VA 22304
703.746-HELP (4357)
callclickconnect@alexandriava.gov

From: jeremy flachs via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Thursday, January 4, 2018 3:40 PM
To: City Council; City Council Aides; Alexis Lacy; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #136663: Mayor, Vice Mayor, City Council Dear Mayor Silberberg and Council: The

Dear Call.Click.Connect. User

A request was just created using Call.Click.Connect. The request ID is 136663.

Request Details:

This is a "public" request. Information may be provided to anyone who requests it.

- Name: jeremy flachs
- Approximate Address: No Address Specified
- Phone Number: 703-879-1998
- Email: jeremy.flachs@flachslaw.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Mayor Silberberg and Council: The attached email is important because it shows that the City has previously considered Karig worthy of preservation as open space.
- Attachment: [KarigConsideredAsOpenSpace.pdf](#)
- Expected Response Date: Tuesday, January 9

Please take the necessary actions in responding, handling and/or updating this request at the Call.Click.Connect. staff interface.

If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

This is an automated email notification of a Call.Click.Connect. request. Please do not reply to this email.

Gloria Sitton

From: jeremy flachs via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Thursday, January 04, 2018 3:59 PM
To: City Council; City Council Aides; Alexis Lacy; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #136667: Mayor, Vice Mayor, City Council Dear Mayor Silberberg and Council: Wh

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Dear **Call.Click.Connect.** User

A request was just created using **Call.Click.Connect.** The request ID is 136667.

Request Details:

This is a "private" request. Information should only be provided to the original customer.

- Name: jeremy flachs
- Approximate Address: No Address Specified
- Phone Number: 703-879-1998
- Email: jeremy.flachs@flachslaw.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Mayor Silberberg and Council: When the Karig matter was before the Planning Commission, I requested projection of the attached drawing. It shows the placement of the 4 homes at Karig superimposed on an elevation drawing. For some reason it was not available and was not discussed at the hearing. This drawing clearly shows the 4th home on the steep slope and ravine, adjacent to the wetland, with the 3rd new home perched on the edge of the ravine. Even if moved 15 feet, that 4th home is still stuck in the middle of the steep and forested slope above the wetland. While elimination of that 4th home is best, pushing all 4 homes toward Seminary Road and out of the ravine and off the slopes is next best. Reducing the blockface (setback) to a more reasonable 40 feet or so will be part of the solution.
- Attachment: [SitePlan.ShowsElevation.Concept3.June2017.pdf](#)
- Expected Response Date: Tuesday, January 9

Please take the necessary actions in responding, handling and/or updating this request at [the **Call.Click.Connect.** staff interface.](#)

If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

This is an automated email notification of a **Call.Click.Connect.** request. Please do not reply to this email.

Gloria Sitton

From: jeremy flachs via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Thursday, January 04, 2018 3:40 PM
To: City Council; City Council Aides; Alexis Lacy; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #136663: Mayor, Vice Mayor, City Council Dear Mayor Silberberg and Council: The

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Dear **Call.Click.Connect.** User

A request was just created using **Call.Click.Connect.** The request ID is 136663.

Request Details:

This is a "public" request. Information may be provided to anyone who requests it.

- Name: jeremy flachs
- Approximate Address: No Address Specified
- Phone Number: 703-879-1998
- Email: jeremy.flachs@flachslaw.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Mayor Silberberg and Council: The attached email is important because it shows that the City has previously considered Karig worthy of preservation as open space.
- Attachment: [KarigConsideredAsOpenSpace.pdf](#)
- Expected Response Date: Tuesday, January 9

Please take the necessary actions in responding, handling and/or updating this request at [the **Call.Click.Connect.** staff interface.](#)

If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

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Gloria Sitton

From: - ROBERT MCLAUGHLIN via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Monday, January 15, 2018 10:47 PM
To: City Council; City Council Aides; Alexis Lacy; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #137266: Mayor, Vice Mayor, City Council Dear Mayor and Council,As a...

Dear **Call.Click.Connect.** User

A request was just created using **Call.Click.Connect.** The request ID is 137266.

Request Details:

This is a "public" request. Information may be provided to anyone who requests it.

- Name: ROBERT MCLAUGHLIN
- Approximate Address: No Address Specified
- Phone Number: 7037513867
- Email: robertmclaughlin2011@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Mayor and Council,

As a corollary to the "Out With the Old, In With the New..." and "Council Vote Will Reveal Priorities" letters a good number of concerned citizens recently sent to you, we ask for a quality answer to inquiries of over a month ago: When exactly did Planning and Zoning and City staff first learn of the plan for Mark Center tree cutting?

Planning and Zoning Department in its reply, as well as those from some on Council, in early December 2017 dodged this question, or never answered it fully. It is important because it has been reported that residents, Morgan Properties, and perhaps others alerted City staff to the planned clearcutting at Mark Center in early November 2017, well before over 500 native mature canopy oaks and other trees were unnecessarily lost.

Reportedly, the Mayor called Morgan properties as soon as she heard about it. She was told that Morgan properties left two messages with city staff but never heard back from anyone. Staff said that even if staff had heard about it there was nothing they could do because it was on private property and the city has no power over what landowners do. Did they ever hear of education, persuasion, or incentives ?

The Mayor then had a long conversation with their president who said every tree removed was dead, sick, or too close to the buildings and damaging the foundations. If this was true, then we have an even greater crisis in Alexandria. What is sickening and killing all our mature trees? It is hard to believe every single one of 500 mature trees needed to be destroyed. He said they would be happy to coordinate their replanting plan with the city's guidance. We should have some mature trees back in about fifty years. Perhaps the city could have offered guidance and expertise before all the trees were destroyed ?

The smoking gun is who knew about this before the slaughter and felt these trees were not worth even a conversation to see if some judgement might not save many of the trees. It all gets back to attitude and goals.

If it turns out that the City knew about the Mark Center tree massacre a month before it happened but did nothing until citizens cried out in disbelief, then it underscores exactly what proponents of improving the plan for Karig Estates and others in Alexandria have been saying all along - that environmental protection, safeguards, and policies get short shrift in the City from a complacent P&Z and City staff. If true, how else could one honestly interpret the situation?

On its own, the Karig Estates debacle demonstrates an overwhelming body of technical information disregarded, manipulated, and suppressed by P&Z and the City, resulting in the City's sticking to bad land use planning and giving flimsy explanations to the public for doing so. (Some of Council have also expressed that the overall review

and public hearing process was botched.) This Information would have been helpful in providing a good outcome to the project for all - if utilized in a timely, transparent fashion, which unfortunately it wasn't. It all gets back to attitude and goals.

The Mark Center tree massacre which happened at roughly the same time as the unfairly City-controlled Planning Commission hearing of November 9, 2017 should be instructive to Council in showing that P&Z's motives, land use supervision, and subsequent decisions are greatly subpar when we are trying to qualify as an Eco-city, and that the Karig Estates now-approved proposal should be remanded back to P&Z with instructions for substantive revisions.

Either way, we would please like to have a timely, straight answer to the question above - without the burden of having to generate yet another FOIA.

Sincerely,

Robert and Suzanne McLaughlin
Charles and Cynthia Evans
Bonnie Petry
The Coalition for Rational Stewardship

- Expected Response Date: Saturday, January 20

Please take the necessary actions in responding, handling and/or updating this request at the [Call.Click.Connect. staff interface](#).

If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

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Gloria Sitton

From: jeremy flachs via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Wednesday, January 10, 2018 6:30 PM
To: City Council; City Council Aides; Alexis Lacy; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #137047: Mayor, Vice Mayor, City Council Re: Karig EstateDear Mayor and...

Follow Up Flag: Follow up
Flag Status: Flagged

Dear **Call.Click.Connect.** User

A request was just created using **Call.Click.Connect.** The request ID is 137047.

Request Details:

This is a "private" request. Information should only be provided to the original customer.

- Name: jeremy flachs
- Approximate Address: No Address Specified
- Phone Number: 703-879-1998
- Email: jeremy.flachs@flachslaw.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Re: Karig Estate

Dear Mayor and Council Members:

I assume that you have all reviewed the attached 11.5.17 letter from Tony Fleming, the scientist hired by the City to perform geologic mapping and hydrology studies in the City, but to be sure, I am attaching a copy to this note. The pleas of the neighbors and Beth El to move any construction off the wooded, steep hillside is well supported by Mr. Fleming's letter.

Regards, Jeremy

- Attachment: [Flemming statement.11.5.17.docx](#)
- Expected Response Date: Monday, January 15

Please take the necessary actions in responding, handling and/or updating this request at the [Call.Click.Connect. staff interface](#).

If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

This is an automated email notification of a **Call.Click.Connect.** request. Please do not reply to this email.

Gloria Sitton

From: Dean Amel via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Thursday, January 04, 2018 5:39 PM
To: City Council; City Council Aides; Alexis Lacy; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #136675: Mayor, Vice Mayor, City Council The Sierra Club requests a reconsiderati

Dear **Call.Click.Connect.** User

A request was just created using **Call.Click.Connect.** The request ID is 136675.

Request Details:

This is a "public" request. Information may be provided to anyone who requests it.

- Name: Dean Amel
- Approximate Address: No Address Specified
- Phone Number: 7032432095
- Email: damel@alum.mit.edu
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: The Sierra Club requests a reconsideration of the Planning Commission decision regarding Karig Estates. Please see the attached letter.
- Attachment: [Karig Estates final letter 1-4-18.docx](#)
- Expected Response Date: Tuesday, January 9

Please take the necessary actions in responding, handling and/or updating this request at the [Call.Click.Connect. staff interface](#).

If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

This is an automated email notification of a **Call.Click.Connect.** request. Please do not reply to this email.

November 5, 2017

FLEMING STATEMENT

Karig Estates Development on Geologically Unstable Hillside Puts Residents at Unacceptable Risk

I strongly urge the city to reconsider its pending approval of the development project known as “Karig Estates” at 3832-3834 Seminary Road, which lies in a high landslide risk area. The current proposal to grade, fill, and squeeze four large homes into one of the last remaining natural ravines on the largest and most unstable escarpment in the city will disrupt a major hydrologic artery on a steep marine clay slope, directly above an established neighborhood that is already experiencing stormwater and slope stability issues. This is playing with fire: disturbances of the soil and natural hydrology at the crowns of marine clay slopes are a well known trigger for landslides and other ground failures that can damage or destroy buildings, property, and infrastructure, something I have personally observed in the city. Some background is in order.

From 2006 to 2008, and again from 2014 to 2016, I conducted research on the geology, hydrology, and geologic hazards in the City of Alexandria. This included compiling hundreds of geotechnical reports in the City’s archive which detail subsurface conditions in nearly every neighborhood. I also walked literally every street, alley, park, and the yards of willing landowners, observing the geologic materials and processes that have acted over millennia to produce the modern

landscape. The results were ultimately incorporated into the various maps, documents, and databases that comprise the online Geologic Atlas of Alexandria (www.alexandriava.gov/89974). I hope you have availed yourself of this unique resource, which among other things is intended to help planners, builders, engineers, and policy makers identify and address the geologic conditions and hazards in the City.

Among the places I visited during my research are the property known as Karig Estates and many neighboring properties. All of these places are situated on the Hospital Escarpment, a massive, over steepened bluff as much as 200 feet high underlain by thick “marine clay” and dotted with abundant evidence of both prehistorical and modern landslides and debris flows. You can see some of this evidence yourselves, simply by driving up almost any city street that traverses the escarpment and observing the commonly rippled pavement and areas of sharply leaning trees, all of which signify an unstable hillside actively moving downhill.

The mechanics of slope failures in this terrain are well documented and will not be repeated here. A summary can be found in the delineation of landslide hazard areas on Plate 7 of the Geological Atlas and in several references therein. Suffice to say that many case studies in northern Virginia, some published by the US Geological Survey and others observed by me during my walkabouts in the city, show: 1) a

strong spatial correlation between landslides and developments sited on or too close to the edges of inherently unstable marine clay slopes; and 2) landslides are commonly triggered by disruption of the natural hydrology at the tops of slopes, which changes the water pressure in the marine clay and overlying materials. This process is often amplified by hurricanes and other low-frequency but high impact precipitation events that occur with some regularity in the region.

There are many examples of this in Alexandria, where excavations, grading, and placement of structures and artificial fill at the tops of escarpments at various times during the last several decades have resulted in the failure of the slopes below. In one instance about a quarter mile from the Karig Estates site, a prominent landslide resulted from the emplacement of artificial fill along the side of a ravine similar to the one on the Karig site; the landslide persisted for the better part of a decade before it was finally remediated at considerable cost, but not before traveling hundreds of feet downslope and severely damaging more than an acre of forest and sending many tons of sediment downstream. It was fortunate no residences or other structures were situated below. The geotechnical report available in the city archive tells the tale.

Such isolation from neighboring structures is not the case with the Karig Estates property, which is perched on the crown of a steep slope that descends to the homes along Colonel Ellis Drive, a neighborhood

that already experiences problems with both unstable backyard slopes and wetness during large storms. Moreover, the development of this site as currently contemplated cannot help but severely disrupt shallow groundwater flow and an ecologically important spring, because it involves grading and emplacing a significant mass of fill within a prominent ravine, which represents a major hydrologic artery directly above the steepest section of the slope. Coupled with the conversion of some 2 to 3 acres of mature forest (which has stabilized this part of the slope for centuries) into impervious and less pervious surfaces, the development is expected to dramatically transform the hydrology of both the site and the adjacent slope below, greatly heightening the risk of destabilizing the slope and putting the subjacent landowners and their properties in jeopardy from both debris flows and damaging amounts of stormwater runoff.

I reviewed the site plan and its accompanying geotechnical report and found them woefully deficient in addressing these issues. The authors seem blissfully unaware of the geologic setting and history of landslides in the geologic terrain in which the site resides. In fact, neither the site plan nor comments provided by city staff acknowledge the potential for off-site impacts; instead, they treat this steeply-sloping site as if it exists in a geological vacuum. I assure you, it does not: geological processes do not respect property boundaries, most especially when they involve landslides and stormwater runoff moving down steep slopes. A few

small infiltration basins situated in or just above nearly impermeable clay are not going to hold back the runoff from a major storm – much less that from a hurricane. It is not a question of if these kinds of storms will occur, the only question is, when? Once that question is answered, then the questions become, what happens if the slope fails? and who is responsible - the developer, the city, or the neighbors who will bear the brunt of the resulting debris flows and stormwater runoff? This question is especially concerning to adjacent landowners in light of the fact that landslides may not initiate until years or decades after the causative disturbance.

Given the well documented hazards associated with building on the Hospital Escarpment, policymakers would be well advised to consider these questions now and not after the fact, when remediating the consequences will be significantly more costly and disruptive.

This leads to a last point: it behooves the City to take a proactive approach in how it deals with the closely intertwined questions of geologically problematic terrain and open space preservation, rather than the reactive approach so apparent in the current debacle regarding the Karig Estates site, which serves no one well and works at cross purposes to the City's stated development, environmental, and quality of life goals (e.g., open space, expanded protection for ravines, Eco City, 40% tree canopy, etc.)

A first step towards bringing all of these competing goals into alignment is to steer high impact development away from geologically fragile places like the Hospital Escarpment, which, not coincidentally, contains some of the most extensive remnant tree canopy and open space in the city. As someone who has served as both staff and consultant to plan commissions, I observe that creating win-win solutions by averting problems before they occur is what planning and zoning are supposed to be all about. I welcome your questions.

Yours truly,

Tony Fleming, Licensed Professional Geologist

Author, Geologic Atlas of the City of Alexandria

260-693-3257 lonewantony@cs.com

3828 Fort Worth Avenue

Alexandria VA 22304

January 20, 2018

RE: City Council Meeting Docket 9, Karig Estates 3832-3834 Seminary Road

Mayor Silberberg, Vice-Mayor Wilson, and Council Members,

I live on Fort Worth Avenue, downhill from the proposed development. I am concerned that the development as currently planned will produce a spike in the amount of stormwater runoff and groundwater. This would impact **all homes downhill of the development**, not just homes contiguous to it—affecting our ability to sell them. The 3 in-ground filtration tanks proposed in the current plans are described as grossly inadequate in a **letter to the Planning Commission** by geologist Anthony Fleming who, in 2015, authored the Geological Atlas of the City of Alexandria.

(Slide 1-shows map) This is **the City's own map** showing geologic conditions and hazards.

(Slide 2-close-up of map showing site) Here is the map in close-up with the Karig Estates plan superimposed. As you see, the development is partly located on some of the City's steepest, most landslide-prone ground. The current plan, to quote Mr. Fleming's letter, "will greatly heighten the risk of destabilizing the slope and put subjacent properties in jeopardy from both debris flows and **damaging amounts of stormwater runoff.**"

(Slide 3-developer's plan, showing filtration tanks etc.) This is from the developer's plan, with the houses, filtration tanks, and existing sewer line highlighted.

Again from Mr. Fleming's letter: "Geological processes, including landslides and stormwater runoff, do not respect property boundaries, especially when they are moving down steep slopes. A few small retention basins situated just above nearly impermeable clay are not going to hold back the runoff from a major storm – much less a hurricane."

Groundwater is **already** a severe problem in this area. Just **how** severe is not officially recognized, because neighbors do not want to go on record, fearing that they could not sell their homes afterward. In 2009 my husband and I had to have our home waterproofed at a cost of \$40,000. Our cost was minimal compared to that of some of our neighbors, who have spent upwards of \$100,000.

Allowing yet more runoff would be tantamount to stealing hundreds of thousands of dollars from longtime Alexandria residents, who don't deserve such treatment from the City. The full amount of damage may take years, even decades, to become apparent—by which time the development, as currently proposed, would be an irreversible fact.

Please override the Planning Board and send this plan back to the developer. He has an alternative plan with the houses moved much closer to Seminary Road. This would cause **much less runoff and danger of flooding**. We have paid for waterproofing; please don't make us pay again and again.

Thank you for your kind consideration.

Nina Schwartz

703-823-2989

artstop@impulsegraphics.com

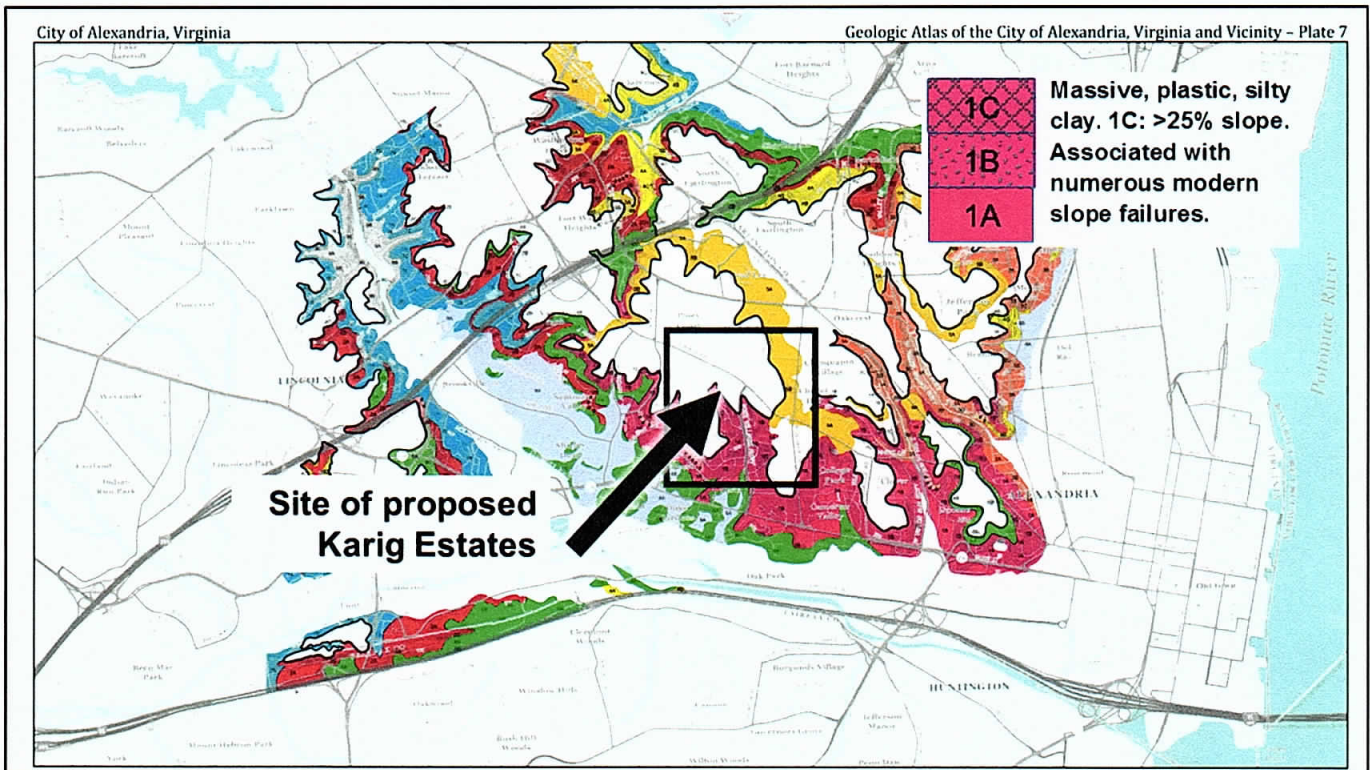
KARIG ESTATES Hydrologic Issues

Nina Schwartz – Docket No. 9

City Council Meeting January 20, 2018

City Council Meeting, January 20, 2018, Docket No. 9 – This slide (slide 0) (may be deleted)

KARIG ESTATES
Hydrologic Issues
Nina Schwartz



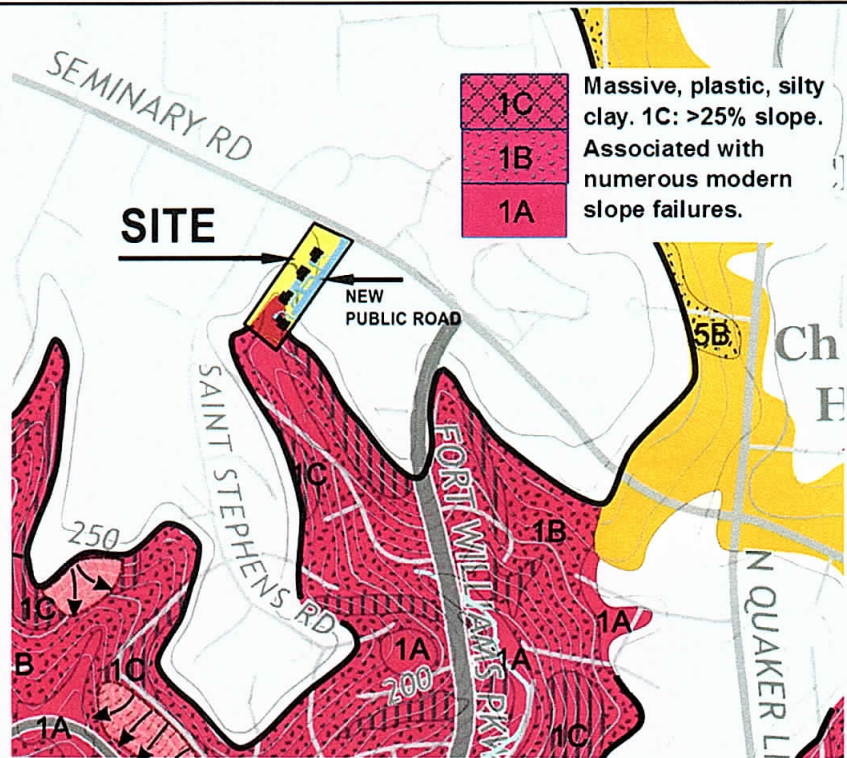
This is **the City's own map** showing geologic conditions and hazards. Soil callout is from the same map. Square shows the area of the next slide.

City Council Meeting, January 20, 2018, Docket No. 9 – slide 1
 KARIG ESTATES
 Hydrologic Issues
 Nina Schwartz

“(Current plan) treats this steeply-sloping site as if it exists in a geological vacuum.

“ Puts subjacent properties in jeopardy from both debris flows and **damaging amounts of stormwater runoff.**”

Anthony Fleming
Geologist



Here is the map in close-up with the Karig Estates plan superimposed. As you see, the development is partly located on some of the City’s steepest, most landslide-prone ground. The current plan, to quote Mr. Fleming’s letter, “will greatly heighten the risk of destabilizing the slope and put subjacent properties in jeopardy from both debris flows and **damaging amounts of stormwater runoff.**”

City Council Meeting, January 20, 2018, Docket No. 9 – slide 2
KARIG ESTATES
Hydrologic Issues
Nina Schwartz

Measures to contain runoff are not enough—**sewer overloaded, flooding predicted**

existing sewer line

To Colonel Ellis Drive

retention basins

“A few small retention basins... just above nearly impermeable clay are not going to hold back the runoff from a major storm – much less from a hurricane.” - Anthony Fleming, *Geologist*

This is from the developer's plan, with the houses, filtration tanks, and existing sewer line highlighted.

Again from Mr. Fleming's letter: "Geological processes, including landslides and stormwater runoff, do not respect property boundaries, especially when they are moving down steep slopes. A few small retention basins situated just above nearly impermeable clay are not going to hold back the runoff from a major storm – much less a hurricane."

City Council Meeting, January 20, 2018, Docket No. 9 – slide 3
KARIG ESTATES
Hydrologic Issues
Nina Schwartz

Gloria Sitton

From: Maryann Nguyen <ilymaryann@gmail.com>
Sent: Sunday, December 03, 2017 4:33 PM
To: Allison Silberberg; Justin Wilson; Willie Bailey; John Chapman; Timothy Lovain; Del Pepper; Paul Smedberg
Cc: Gloria Sitton
Subject: Karig Estates Development

Follow Up Flag: Follow up
Flag Status: Flagged

To the Alexandria City Council Members,

The approved Karig Estates to be built in Alexandria city is a disservice to the people who reside here as well as to the wildlife and animals who find it their home. After all, does the city REALLY need four more houses? Will that make a difference in the long run? No. It will not. I would also like to tell the council that even taking one house of the plan to appease those opposed is unacceptable. I wonder how many of you have actually been to this site? I would assume few of you, as this is the only way i can see why the Alexandria City Council would approve this development. The pushing forward of this plan despite all of the natural deterrents is astounding, while i can not site all of them, the steep slope and presence of marine clay does cross my mind. I am sure that all of you are extremely busy, i am as well, though it is of utmost importance to become knowledgable about the decisions you make that have very real consequences for our city.

Thank you,

maryann nguyen

Gloria Sitton

From: Gloria Sitton
Sent: Monday, November 27, 2017 3:27 PM
To: City Council
Subject: FW: Karig Estates development

Message regarding Karig Estates. Please see below.

Gloria Sitton
City Clerk and Clerk of Council
City of Alexandria, Virginia
703-746-4550 (office)
gloria.sitton@alexandriava.gov

-----Original Message-----

From: Iliana Herrman [mailto:herrmanio@mymail.vcu.edu]
Sent: Monday, November 27, 2017 3:24 PM
To: Gloria Sitton <Gloria.Sitton@alexandriava.gov>
Subject: Karig Estates development

To whom it may concern,

I wanted to email here to voice my opposition to the Karig Estates development that was approved by the city council. It is a shame to destroy this piece of land that is home to wildlife.

Iliana Herrman

Sent from my iPhone

Gloria Sitton

From: Justin Wilson
Sent: Monday, November 27, 2017 3:01 PM
To: Gloria Sitton
Subject: Fw: Formal appeal to City Council re. Karig Estates

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

Justin M. Wilson, Vice Mayor
Alexandria City Council
Office: 703.746.4500
Home: 703.299.1576
justin.wilson@alexandriava.gov

From: Pat Tokarz, MD <ptokarzmd@specialdocs.com>
Sent: Monday, November 27, 2017 2:57 PM
To: Call Click Connect; Allison Silberberg; Justin Wilson
Subject: Formal appeal to City Council re. Karig Estates

Subject: Formal appeal to City Council re. Karig Estates

To: Mayor, Vice Mayor, City Council, appropriate City Staff.

As an adjoining neighbor to this land for the last 24 years, I formally appeal the November 9, 2017 decision of the Planning and Zoning Commission to the Alexandria City Council. The decision approving the Karig Estates (3832-3834 Seminary Road) Site Plan as amended and the Subdivision Plan should be temporarily set-aside and referred to staff and the applicant to satisfactorily resolve concerns raised in the Beth El Hebrew Congregation Appeal.

Remaining issues include 1) the setback of Lot #1 from Seminary Road, 2) the location of Lot #4 on the edge of the ravine and the resulting increase in slope erosion and water flow into the ravine and wetland, and 3) the location of the proposed sewer line through the wetland buffer zone.

Community concerns were routinely dismissed by the Planning and Zoning Commission. The city staff and therefore the Planning Commission who depend on the staff for information, did not acknowledge the realistic concerns presented by Tony Fleming, { a geologist that developed the city's geologic atlas that shows the dangers presented by building on steep

slopes on top of marine clay } , Ken Fraine (a soil and water engineer with local experience), or Rod Simmons, (the city expert on ecological concerns).All three of these experts recommend moving the houses as far away from the unstable slope of the ravine as possible. City staff pledges that they will continue to monitor and work with the applicant before granting final approval were not reassuring.

I ask the Planning and Zoning Decision be remanded back to staff for re-consideration of the following:

- 1) Re-evaluate the building setback from Seminary Road to conform with the setback of adjacent residential subdivision lots; This will allow movement of all four houses closer to Seminary Road and away from the steepest and most vulnerable part of the ravine. A preliminary plan to do just that was developed by city staff and the applicant but set aside when the Planning Commission ruled this was not an amendment to the site plan but would require a whole new site plan submission. This decision was made late at night without proper consideration of all the time and effort that the applicant and staff had put in to develop this compromise solution over the previous two years. This decision should be reversed by City Council allowing resolution of these issues in a more timely fashion as an amendment to the approved site plan.
- 2) Ensure the house on Lot# 4 is set back from the edge of the ravine so as not to increase slope erosion and storm water drainage into the ravine and on to adjacent properties. This will shorten the new road, decreasing the amount of impermeable surface, the amount of mature forest that needs to be clear cut, and the distance to Seminary road that the sanitary sewer needs to traverse; and :
- 3) Relocate the proposed sewer line away from the buffer zone and wetland to connect with the sanitary sewer on Seminary Road. The goal being to minimize impacts on the buffer zone, spring, wetland and saturated soils on adjacent properties. This will reduce the need for clear cutting mature forest, the amount of disruption to the natural aquafer, and the subsequent increase in storm water flow and water degradation.

This proposal was made by the Stormwater Section of the City Department of transportation and Environmental services, but was not given adequate consideration by the Commission at their late night meeting. It should be given the attention it deserves, as it addresses so many of the concerns about this project.

Thank you for your time and attention to this important matter,

Pat Tokarz
3937 Colonel Ellis Ave.
Alexandria, Va.
22304
571-221-1969

Gloria Sitton

From: David Cavanaugh via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Sunday, November 26, 2017 1:22 PM
To: City Council; City Council Aides; Alexis Lacy; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #134220: Mayor, Vice Mayor, City Council at 3834 SEMINARY RD I support appeal of the November 9, 2017
Attachments: map.png
Follow Up Flag: Follow up
Flag Status: Flagged

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 134220.

Request Details:

This is a "public" request. Information may be provided to anyone who requests it.

- Name: David Cavanaugh
- Approximate Address: 3834 SEMINARY RD (See [map below](#))
- Phone Number: 703-869-8362
- Email: dacava1@yahoo.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: I support appeal of the November 9, 2017 decision of the Planning and Zoning Commission to the Alexandria City Council. The decision approving the Karig Estates (3832-3834 Seminary Road) Site Plan as amended and the Subdivision Plan should be temporarily set-aside and referred to staff and the applicant to satisfactorily resolve concerns raised in the Beth El Hebrew Congregation Appeal.

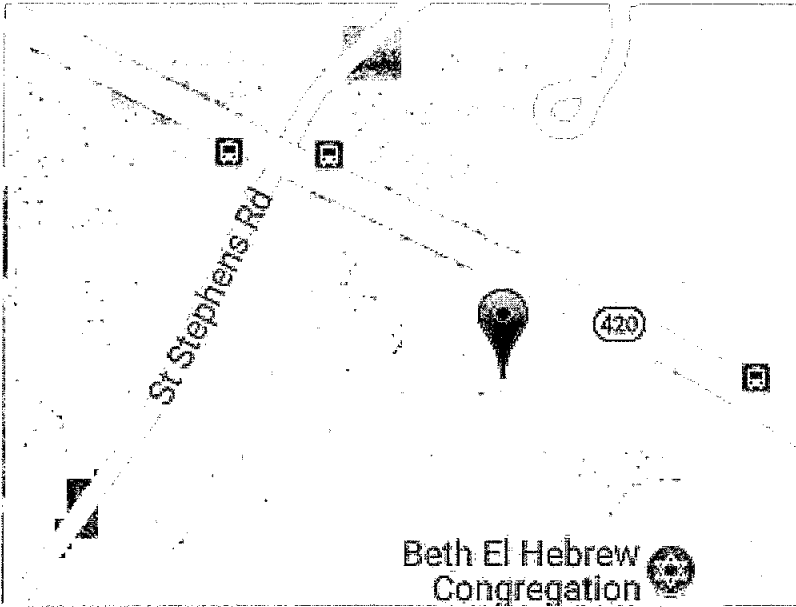
I add my name to the Alexandria Coalition for Responsible Stewardship petition in support of the November 22, 2017 Beth El Hebrew Congregation's letter appealing the decision.

Remaining issues include 1) the setback of Lot #1 from Seminary Road, 2) the location of Lot #4 on the edge of the ravine and the resulting increase in slope erosion and water flow into the ravine and wetland, and 3) the location of the proposed sewer line through the wetland buffer zone.

Community concerns were routinely dismissed by the Planning and Zoning Board. City staff pledges they will continue to monitor and work with the applicant before granting final approval were not reassuring.

I ask the Planning and Zoning Decision be remanded back to staff for re-consideration of the following:

- 1) Re-evaluate the building setback from Seminary Road to conform with the setback of adjacent residential subdivision lots;
 - 2) ensure the house on Lot# 4 is set back from the edge of the ravine so as not to increase slope erosion and storm water drainage into the ravine and on to adjacent properties; and
 - 3) relocate the proposed sewer line away from the buffer zone and wetland. The goal being to minimize impacts on the buffer zone/ wetland and saturated soils on adjacent properties.
- Expected Response Date: Friday, December 1



Please take the necessary actions in responding, handling and/or updating this request at the [Call.Click.Connect. staff interface.](#)

If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

This is an automated email notification of a **Call.Click.Connect.** request. Please do not reply to this email.

Gloria Sitton

From: Nina Schwartz via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Sunday, November 19, 2017 11:07 PM
To: City Council; City Council Aides; Alexis Lacy; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #133719: Mayor, Vice Mayor, City Council 3828 Fort Worth Avenue Alexandria VA 22

Follow Up Flag: Follow up
Flag Status: Flagged

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 133719.

Request Details:

This is a "private" request. Information should only be provided to the original customer.

- Name: Nina Schwartz
- Approximate Address: No Address Specified
- Phone Number: 703-823-2989
- Email: artstop@impulsegraphics.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: 3828 Fort Worth Avenue Alexandria VA 22304

Dear Mayor Silberberg, Vice-Mayor Wilson, and Council,

I am writing to request an Appeal of the Planning Commission's November 9 approval of the revised plan for development at 3832-3834 Seminary Road, now designated as Karig Estates.

I live halfway down the hill from the proposed development. I am concerned that the amount of impermeable surface will produce a spike in the amount of storm runoff and groundwater. This would impact ALL HOMES DOWNHILL OF THE DEVELOPMENT, not just homes contiguous to it—affecting the owners' ability to sell them. The 3 in-ground filtration tanks proposed by the developer are described as grossly inadequate in a letter to the Planning Commission (attached) by geologist Anthony Fleming, who authored the City's Geological Atlas.

To quote Mr. Fleming's letter: "Geological processes, including landslides and stormwater runoff, do not respect property boundaries, most especially when they are moving down steep slopes. A few small retention basins situated just above nearly impermeable clay are not going to hold back the runoff from a major storm – much less that from a hurricane. It is not a question of if these kinds of storms will occur, the only question is, when?"

Groundwater is already a severe problem in this area. Just HOW severe is not officially recognized, because neighbors do not want to go on record, fearing that they could not sell their homes afterward. In 2009 my husband and I had to have our home waterproofed at a cost of \$40,000. Our cost was minimal compared to that of some of our neighbors, who have spent upwards of \$100,000. Allowing yet more runoff would be tantamount to stealing hundreds of thousands of dollars from longtime Alexandria residents, who don't deserve such treatment from the City. And the full amount of damage may take years, even decades, to become apparent—by which time the proposed development would be an irreversible fact.

Please override the Planning Board's November 9 decision. More thorough protection is required for the surrounding neighborhood, before this development is allowed to go forward.

Thank you for your kind consideration.

Nina Schwartz

- Attachment: [Open LTR Tony Fleming.pdf](#)
- Expected Response Date: Friday, November 24

Please take the necessary actions in responding, handling and/or updating this request at the [Call.Click.Connect. staff interface](#).

If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

This is an automated email notification of a **Call.Click.Connect.** request. Please do not reply to this email.

Gloria Sitton

From: Christine Michaelis via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Wednesday, November 08, 2017 6:23 AM
To: City Council; City Council Aides; Alexis Lacy; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #132772: Mayor, Vice Mayor, City Council Please support the Karig Estate develo

Dear **Call.Click.Connect.** User

A request was just created using **Call.Click.Connect.** The request ID is 132772.

Request Details:

This is a "private" request. Information should only be provided to the original customer.

- Name: Christine Michaelis
- Approximate Address: No Address Specified
- Phone Number: 703-823-2096
- Email: christinemichaelis@comcast.net
- Service Type: Mayor, Vice Mayor, City Council
- Request Description:
Please support the Karig Estate development as approved by Planning and Zoning. The plans approved by Planning and Zoning were the result of extensive work, revision, outreach and compromise over many months. The approved plans support individual property owner rights while also maintaining extensive tree canopy.

I live at 3976 Seminary Road. I do not support a cluster of homes near Seminary Road (or sewer access from Seminary) as it will adversely affect our view, devalue the development, and unfairly affect homes situated on the north end of the development. Moreover, clustering homes near Seminary would be extremely detrimental to 3908 Seminary, my neighbor who would then look at two homes, and cause yet another delay in this project.

Delay is the goal of certain neighbors in the hope that the developer will give up. Then their plan is to somehow force the owners to sell the property at a steep discount (or not at all, they don't care that the owners only asset is this property). They also hope, next, to further pressure the City to purchase the property as a park. However, there are neighbors who strongly oppose a park on this property.

I have kept silent to date because there has been extensive pressure on those who support redevelopment to nothing. I am not able to keep silent anymore. Please support the Karig Estate development as already approved by Planning and Zoning. Thank you.

- Expected Response Date: Monday, November 13

Please take the necessary actions in responding, handling and/or updating this request at [the **Call.Click.Connect.** staff interface.](#)

If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

This is an automated email notification of a **Call.Click.Connect.** request. Please do not reply to this email.

Gloria Sitton

From: Call Click Connect
Sent: Wednesday, November 08, 2017 9:57 AM
To: Loren Needles
Cc: Allison Silberberg; City Council
Subject: Re: Reality Check: Karig Estates--3832 and 3834 Seminary Road

Dear Mr. Loren Needles,

Thank you for contacting the City of Alexandria. The City Council has received your email and made note of your comments.

Sincerely,
Call.Click.Connect. Office Division of the
Department of Emergency Communications
3600 Wheeler Avenue
Alexandria, VA 22304
703.746-HELP (4357)
callclickconnect@alexandriava.gov

From: Loren Needles <loren@lorenneedles.com>
Sent: Tuesday, November 7, 2017 3:14 PM
To: Call Click Connect
Cc: Allison Silberberg
Subject: Reality Check: Karig Estates--3832 and 3834 Seminary Road

Attention CCC:

1) Please forward this message to Mayor, all the Council Members, the Chair and members of the Planning Commission, and Planning Commission staff.

2) Please send me the ticket number.

Thanks

Dear Staff, Council and Planning Committee

I appreciate all the effort to find a Win-Win solution to the idea of building in the ravine 3832 and 3834 Seminary Road . My property (1115 St Stephens Road) is contiguous with the property so I am deeply concerned.

I have studied all the opinions and suggestions of city staff, commissioners, experts, neighbors and activists as well as the site plans.

I have concluded that most site design alternatives amount to putting lipstick on the pig. It is obvious P&Z has not given sufficient consideration to the scientific circumstances found in the Ravine or to the legal issues.

Neither P&Z nor the Planning Commission has addressed the published professional opinions of Geologist Anthony Fleming or Naturalist Rod Simmons. The important professional opinions of both gentlemen are attached.

I commissioned the first and second Fleming works because I believed we needed to include real science along with the routine default regulations for decision-making guidance. It is helpful Tony volunteered further comment most recently.

I filled a FOIA to better understand the inputs to the city's internal decision-making processes. That surfaced the opinions of City Naturalist Rod Simmons who addressed multiple science-based concerns about the effect of building in the ravine.

I called for more attention to science in the decision-making process because it is so easy to cite so-called applicable regulations without further thought. There is much to complain about such an approach. Here, let's just agree that regulations are written to apply to all circumstances as if all circumstances are the same. In fact, some situations like building in a geologically difficult natural ravine is so far from average that we need to seek out a better understanding of the appropriateness of the regulation in this circumstance of its use.

Professional opinions of Fleming and Simmons are now in full public view. Both are officially connected to the city in some significant way. I believe that requires the city to demonstrate it has objectively and publicly considered both gentleman's professional opinions in choosing the WIN-WIN option. The "by-right" legal issue is a pivotal concern. It is essentially the common-law principle that a private owner has the right to develop his/her land if it does not harm his neighbors. There are several ways to think about what the city should do.

1) Roll over and approve the site plan once the developer promises to follow all city requirements. That avoids a law suit.

2) Require the developer to adjust the site plan in some small or medium way(s). Requiring costly site plan adjustments in a large way may risk a by-right law suit which the city prefers to avoid.

3) Permanently reject the building plan likely inviting a law suit although there is influential thinking that no judge would ever rule against a city for ensuring quality control for its land and taxpayers. Particularly if there is an acceptable alternative for the landowner. (See #4)

4) Think outside the box.

- Consider the fact is that Birdie Carrier has publicly stated she is very tired of all the delays and is willing to sell to anyone that will pay \$3 Million for her 3 acres of woodland.

- And consider the fact that Birdie's sales contract with the developer is contingent on final city site approval. Heirs report they can walk away anytime.

- And consider the fact that a buyer can come along before resolution of all appeals.

- I believe there are wealthy buyers interested in building a large luxury home on 3 wooded acres, 15 minutes from ground zero of world power (Whitehouse, Capitol hill, K-Street, etc.) and tax benefited by a conservation trust can be found.

- Alternatively, I believe one or several conservation trusts can engineer the purchase.

- I also believe that Birdie has been persuaded (even intimidated?) by those who want to destroy the ravine to profitably build on the land that the present plan is better for her. How could that be? She just wants her money and sooner rather than later. Who could blame her for that?

Birdie and her sisters and the grandchildren may well prefer to not destroy their childhood playground. Simple solution: Birdie needs to replace her pro bono lawyer with a different lawyer that does not have a dog in the fight. We all know the relative value of free advice she is now depending on.

Sincerely yours,

Loren Needles

1115 St Stephens Rd

703-836-5800

Gloria Sitton

From: Call Click Connect
Sent: Monday, November 06, 2017 4:19 PM
To: City Council; City Council Aides; Alexis Lacy; Gloria Sitton; cynthiaevans52@gmail.com
Subject: Re: Call.Click.Connect. #132677: Mayor, Vice Mayor, City Council Dear Mayor Silberberg and members of Cou

Dear Ms. Evans,

Thank you for contacting the City Alexandria. The City Council has received your email and made note of your comments.

Sincerely,
Call.Click.Connect. Office Division of the
Department of Emergency Communications
3600 Wheeler Avenue
Alexandria, VA 22304
703.746-HELP (4357)
callclickconnect@alexandriava.gov

From: Cynthia Evans via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Monday, November 6, 2017 4:00 PM
To: City Council; City Council Aides; Alexis Lacy; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #132677: Mayor, Vice Mayor, City Council Dear Mayor Silberberg and members of Cou

Dear Call.Click.Connect. User

A request was just created using Call.Click.Connect. The request ID is 132677.

Request Details:

This is a "public" request. Information may be provided to anyone who requests it.

- Name: Cynthia Evans
- Approximate Address: No Address Specified
- Phone Number: 7033703113
- Email: cynthiaevans52@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Mayor Silberberg and members of Council:

Last spring, I wrote to you concerning the possible development of the woods now referred to as Karig Estates. At that time, I received responses from two of you (Mayor Silberberg and Councilmember/ViceMayor Wilson). Neither was familiar with the property nor with the possible sale of the 3+ acres. Our property at 1211 Saint Stephens Road abuts the ravine which makes up a good part of that property.

When we purchased our home in 1997, we were informed by our realtor as well as the seller's realtor that the property to the back of ours was unbuildable and would be wooded in perpetuity. Sadly, that now appears to have been untrue. The woods, wetlands, and ravine that we love is in danger of being lost at this point. There are old growth trees there from the 1860s. There is an intermittent stream and, we suspect, an underground spring and stream on our property which feed into the headwaters of Strawberry Run and on into the Potomac River. Anyone with even a rudimentary understanding of water quality knows that wetlands are nature's filters. Destroying any wetland area has repercussions beyond the immediate property. The proposed development cannot help but impact the wetland area. The developer plans to run the sewer line from the huge new homes down through the wetland. This is unacceptable.

The woods are also home to wildlife that those of us who live here are lucky enough to enjoy. The balance of nature is maintained as long as the woods remain. It seems that the entire city benefits directly from maintaining tree canopy, maintaining healthy trees whose roots help to stabilize the marine clay slope, and maintaining a greenway for our wild creatures.

We moved here because we believed that Alexandria was dedicated to the preservation of green space. We are happy to pay our property taxes which go to sustain parks and wild spaces throughout the city. Privately, we used to clear invasives from the ravine behind our home for the elderly woman who lived on the property that is now slated for destruction. Should the city see its way clear to purchase that property outright in order to conserve it, we would be more than happy to volunteer as much time as necessary to help save that treasure for everyone in Alexandria.

I hope the council step in and stop the devastation that this development will cause. This a unique piece of property and an opportunity for the city to take the long view on this. I hope you will consider the option of offering to buy the land from Birdie Carrier in order to live up to the title of being an Eco-City.

Very truly yours,
Cynthia B. Evans
1211 Saint Stephens Rd
Alexandria, VA 22304
cynthiaevans52@gmail.com

- Expected Response Date: Saturday, November 11

Please take the necessary actions in responding, handling and/or updating this request at [the Call.Click.Connect. staff interface](#).

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Gloria Sitton

From: Pat Tokarz via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Monday, November 06, 2017 2:06 PM
To: City Council; City Council Aides; Alexis Lacy; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #132664: Mayor, Vice Mayor, City Council This is Background information on the up

Dear **Call.Click.Connect.** User

A request was just created using **Call.Click.Connect.** The request ID is 132664.

Request Details:

This is a "private" request. Information should only be provided to the original customer.

- Name: Pat Tokarz
- Approximate Address: No Address Specified
- Phone Number: 5712211969
- Email: jptokarz@comcast.net
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: This is Background information on the upcoming matter of improving the plan for the Karig Place development.

The strongest argument is the property is unsuitable for development as proposed, is important to the local environment (habitat- trees- drainage), and construction would increase stormwater runoff and erosion on adjacent properties.

The proposed sewer line that will run through the protected wetland/forested spring should be abandoned in favor of a lift station that pumps the sewage to the sanitary main on Seminary Road.

The current plan for sewage disposal is to run a line through the protected forested spring/wetland area. This will destroy the feature: the trenching activity will irreparably destroy the ground surface and soil structure, while the trench itself (presumably gravel filled) will act as a drainage tile and dewater the wetland. Of necessity, the trench will be cut into the underlying clay, which acts as a confining unit in the vicinity of the spring. All of this could be avoided by instead installing a lift station, which is a reliable and widely used method of dealing with sewage lines in areas of inconvenient topography.

Moving all of the lots away from the top of the ravine (Lot 4) and closer to Seminary Road would decrease soil disturbance, better protect the natural drainage into the ravine, reduce the length of the proposed road, and reduce the cost of footings and retaining walls to support the construction.

Clustering the houses closer to Seminary Road would also decrease tree loss, reduce soil disturbance and the potential for erosion and slope failure. Adopting this modification as an amendment to the site plan also provides a visual buffer and protects wildlife habitat in the Strawberry Run watershed behind the homes on St. Stephens, Colonel Ellis and behind the Beth El Synagogue nature garden.

While the modification of moving the fourth house 12 feet will be a small improvement, the proposed construction will still cause irreparable harm to the ravine, increase stormwater runoff onto adjacent properties causing erosion and potentially undermine and cause slope failure in the disturbed construction areas.

The proposed BMPs are inadequate. Even assuming they may initially work, the infiltration trenches and grass channels will fill with sediment, be expensive to maintain, become a breeding ground for insects, and stormwater drainage will gradually get worse.

We request the city work with a local water and soil engineer to develop a more realistic plan.

We feel all the stakeholders can share the goal of having an even better development to bring to market than the

current plan. One that addresses the realistic concerns of the city, the neighbors, the owners, the developer , and the environmentally minded citizens (who spent a lot of time, effort and tax money approving the realistic goals of this being an " eco-city "with 40 % tree canopy and protections of natural waterways, wetlands, wildlife and topography by private landowners).

It seems to us that the focus needs to be on environmentally constructive ways for the city, the developer and concerned citizens to act with responsible stewardship of the land and the interests of the community.

Thank you,
The Coalition for Rational Stewardship

- Attachment: [SeminaryridgeLetterToEditorfive.docx](#)
- Expected Response Date: Saturday, November 11

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Gloria Sitton

From: Dina Backer via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Monday, October 23, 2017 11:07 AM
To: City Council; City Council Aides; Alexis Lacy; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #131729: Mayor, Vice Mayor, City Council October 23, 2017Dear Mayor Silber

Follow Up Flag: Follow up
Flag Status: Flagged

Dear **Call.Click.Connect.** User

A request was just created using **Call.Click.Connect.** The request ID is 131729.

Request Details:

This is a "public" request. Information may be provided to anyone who requests it.

- Name: Dina Backer
- Approximate Address: No Address Specified
- Phone Number: 703-537-3084
- Email: dina.backer@jccnv.org
- Service Type: Mayor, Vice Mayor, City Council
- Request Description:
October 23, 2017

Dear Mayor Silberberg and Members of the City Council,

I am writing at this time concerning the plans to develop the property at 3832 -3834 Seminary Road (Karig Estate) I am the Director of the Early Childhood Learning Center that is housed in the Beth El Hebrew Congregation building, located at 3830 Seminary Road.

We have 90 children this year in our program with expected growth next year and moving forward. We are a Reggio Emilia inspired school that values nature and the open space around us. We use all of our grounds, trails, wooded gathering areas as well as the playground on a regular basis. Our outdoor space is a 2nd classroom and it is one of the aspects of our program that pleases parent. Parents select our program because of our outside space.

The plans for the new development are of great concern to us. Our existing playground will be adjacent to the new road. Ongoing safe access to our playground is imperative to our program. The excessive noise and vibrations that will come from clearcutting dozens of huge trees and, ultimately building will not only be disruptive but dangerous as well. Even if all safety protocols are followed, there is still a potential for flying debris and foreign objects landing in our play space that could be dangerous to our children. Furthermore, to not have access to our outdoor space puts us in violation of our state licensing standards that require at least 30 minutes of outdoor time in the morning and at least 30 minutes of outdoor time in the afternoon .

We are concerned as well about the numbers of shade trees that we depend on that are slated to be removed. The playground is shaded by trees owned both by Beth El and the Karig Estate property. I would advocate for saving as many of those mature trees as possible.

There is also a Vulture Habitat located among those same trees. Not only is that Vulture Habitat part of our outdoor learning (teaching about habitat conservation, lifecycles etc.), it is unconscionable to destroy the habitat of a native species.

It is my understanding that one of the mansions is scheduled to be placed on the wooded hillside which will

disrupt the continuity of forest and our trails. I would like to support the request to move that mansion up and off the hillside towards Seminary Rd.

Clearly, this development is raising a lot of concerns for us as a school community. With a growing preschool, one that takes children as young as 16months, we are providing a much needed service in this area for people who are looking for quality learning experiences for their children. It is imperative that we continue to provide the care and education on which our program has gained its good reputation and that parents expect from us. This involves continued, safe access to our playground and our outdoor classroom space.

I am happy to continue the conversation or be helpful in any way possible. Please do not hesitate to contact me

Thank you for your time and your consideration.

Dina Backer

Dina L. Backer
Jewish Community Center of NOVA
Director, Early Childhood Learning Center, Alexandria
Beth El Hebrew Congregation
3830 Seminary Rd
Alexandria, VA 22304
703-537-3084

- Expected Response Date: Saturday, October 28

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