

From: [Jeremy Flachs](#)
To: [Jessica Lassetter](#); [Khoa Tran](#); [Kathie Hoekstra](#)
Cc: [Erin Winograd](#); [Russell Bailey](#); [Andrew MacDonald](#); [Carter Fleming](#); [Jeanne Jacob](#); jptokarz81@gmail.com; [Joe Sestak](#)
Subject: RE: EPC Monthly Meeting Confirmation
Date: Tuesday, June 28, 2022 5:15:20 PM
Attachments: [image001.png](#)

I watched and listened to last night's EPC meeting. I would like to submit these comments to both the EPC and the City Staff regarding the nature channel design for Strawberry Run. Please distribute to each EPC member.

1. The Strawberry Run presentation by the engineer included no plan to address upstream stormwater, which is the major cause of the downstream water volume. Therefore, this stream plan is designed to fail over time and probably a short period of time.
2. Karig Estates, located on Seminary Road next to Beth El Hebrew Congregation is a headwater for Strawberry Run. This has been well documented. I fought tooth and nail, for years, to stop this development or scale it back. I was particularly concerned about the 4th home on the wooded slope which held back a huge amount of storm water which otherwise will flow unimpeded into Strawberry Run. The City fought me every step of the way, and gave the developer the green light to build 4 McMansions directly above and essentially on top of the headwaters of Strawberry Run. The City cannot or will not look into the mirror and see the problem.
3. The City allowed the development of Karig Estates despite the fact it includes a sensitive Resource Protection Area, a spring fed wetland, which represents the headwater of Strawberry Run.
4. While the City has required the developer to collect some of the storm water on site, it will be nearly enough to compensation for the loss of dozens of mature trees on the wooded slope which stands above the springs which feed Strawberry Run. And, until this Spring when the developer bulldozed and clearcut the property, there was a concrete, open stormwater conduit which traversed Karig to funnel water from the Virginia Theological Seminary property, across Karig to the storm water pipe which was installed behind Karig and feeds Strawberry Run. Now more water, much more water, will be entering the storm water pipe from Karig and the Virginia Theological Seminary property, adding to the already much too powerful flow of storm water into Strawberry Run.
5. The Karig Estates was on the City's open space acquisition list, but when this was brought to the City's attention, no effort was made to preserve the open space. The City even ignored my plea to move the 4th home back toward Seminary and off the steep, wooded slope. In effect, the City, with the sole exceptions of then Mayor Allison Silberberg and now marginalized City Natural Resource manager Rod Simmons, seemed to care little about the lost opportunity to preserve Karig, even when opportunities were available to partner with NVCT prior to the final approval.

6. This is an expensive, destructive and useless band aid for a problem of the City's making due to permitting rampant, past and present development and made worse by climate change.

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From: Jessica Lassetter <jessica.lassetter@alexandriava.gov>
Sent: Tuesday, June 28, 2022 3:10 PM
To: Khoa Tran <KhoaDinh.Tran@alexandriava.gov>; Jeremy Flachs <jeremy.flachs@flachslaw.com>; Kathie Hoekstra <391deltacharlie@gmail.com>
Subject: RE: EPC Monthly Meeting Confirmation

Hi there –

Thanks for checking in, Jeremy.

I linked the Zoom recording.

https://zoom.us/rec/play/vAayIjvPsDtQ_jsqC8eCmcx0iRktI8ix1FhZ6u58GxL0JyCwjdhS6Bkja3nUhT4Th9O368qVMI8bzEO8.lmHMnDQz33FSCzR2?continueMode=true

Thanks,
Jess

Jessica Lassetter
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Cell: 703.915.5695

From: Khoa Tran <KhoaDinh.Tran@alexandriava.gov>
Sent: Tuesday, June 28, 2022 1:55 PM
To: Jeremy Flachs <jeremy.flachs@flachslaw.com>; Kathie Hoekstra <391deltacharlie@gmail.com>
Cc: Jessica Lassetter <jessica.lassetter@alexandriava.gov>
Subject: RE: EPC Monthly Meeting Confirmation

Jeremy,

The video of the meeting will be posted on the EPC website in a day or two.
Please check back.

Thanks,

Khoa

Khoa Tran
Environmental Program Manager
City of Alexandria
Department of Transportation & Environmental Services
Office of Environmental Quality
2900B Business Center Drive,
Alexandria, VA 22314
Telephone: (703) 746-4076



From: Jeremy Flachs <jeremy.flachs@flachslaw.com>
Sent: Tuesday, June 28, 2022 11:16 AM
To: Khoa Tran <KhoaDinh.Tran@alexandriava.gov>; Kathie Hoekstra <391deltacharlie@gmail.com>
Subject: RE: EPC Monthly Meeting Confirmation

You don't often get email from jeremy.flachs@flachslaw.com. [Learn why this is important](#)

Good morning Khoa and Kathie: I logged in last night about 6:30 and then saw the Agenda which stated the Strawberry Run item was scheduled for around 9 pm, which was too late for me last night. Is there a link to the Strawberry Run EPC discussion?

Jeremy

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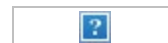
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From: Khoa Tran <no-reply@zoom.us>
Sent: Monday, June 27, 2022 6:56 PM
To: Jeremy Flachs <jeremy.flachs@flachslaw.com>
Subject: EPC Monthly Meeting Confirmation



Hi jeremy flachs,



Thank you for registering for "EPC Monthly Meeting".

Please submit any questions to: KhoaDinh.Tran@alexandriava.gov

Date Time: Jun 27, 2022 07:30 PM Eastern Time (US and Canada)

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