



URBAN FORESTRY COMMISSION

2700 South Taylor Street, Arlington, VA 22206
TEL 703-228-6525 FAX 703-228-6507 www.arlingtonva.us

July 6, 2018

The Honorable Katie Cristol, Chair
Arlington County Board
2100 Clarendon Blvd., Suite 300
Arlington, VA 22201

Subject: Resource Protection Area and Dawn Redwood Tree at 3260 N. Ohio St.

Dear Chair Cristol:

At the UFC meeting of June 28, we considered the issue of the proposed re-development on the property at 3260 N. Ohio Street, where a portion of the lot, and a very large, mature dawn redwood tree, is in the Resource Protection Area (RPA). As you are aware, the County Stormwater Manual is based on Arlington's Chesapeake Bay Preservation Ordinance (CBPO, Chapter 61), which provides protection to water bodies and the environmentally sensitive lands within 100 feet of these water sources to help protect the water quality. This property is located within the Little Pimmit Run Branch and due to the small size of the surface stream, is particularly sensitive to the effects of adjacent development. There have already been two instances of neighboring houses adapting their building designs to meet the RPA requirements. According to §61-17, "The County Manager, on behalf of the County Board, may seek injunctive relief to enjoin a violation or a threatened violation of any provision of this chapter."

Both the County Board and UFC are aware that infill development is creating significant angst in Arlington's neighborhoods as mature trees are removed to create new houses. Public comment at UFC meetings, as well as neighborhood petitions and civic association letters to the County Board have centered on saving the magnificent dawn redwood located on this property. This tree is not only a County Champion, but also State Champion and within a few inches from being the largest of its kind in the United States. This tree is magnificent and worthy of preserving.

Given the presence of a Resource Protection Area, Arlington County has a greater say than in most "by right" developments and the lot size greater than 32,000 square feet allows for innovation in future building footprints. The commission urges the County Board to direct the County Manager to pursue all possible alternatives to protect this magnificent tree and the RPA.

Sincerely,

Nora Palmatier, Chair
Urban Forestry Commission