



# Chesapeake Bay Preservation Areas Map Update

URBAN FORESTRY COMMISSION

APRIL 2017



# Requested County Board Actions:

- Remove the Chesapeake Bay Preservation Ordinance from the Comprehensive Plan
- Adopt an updated Chesapeake Bay Preservation Areas (CBPA) Map



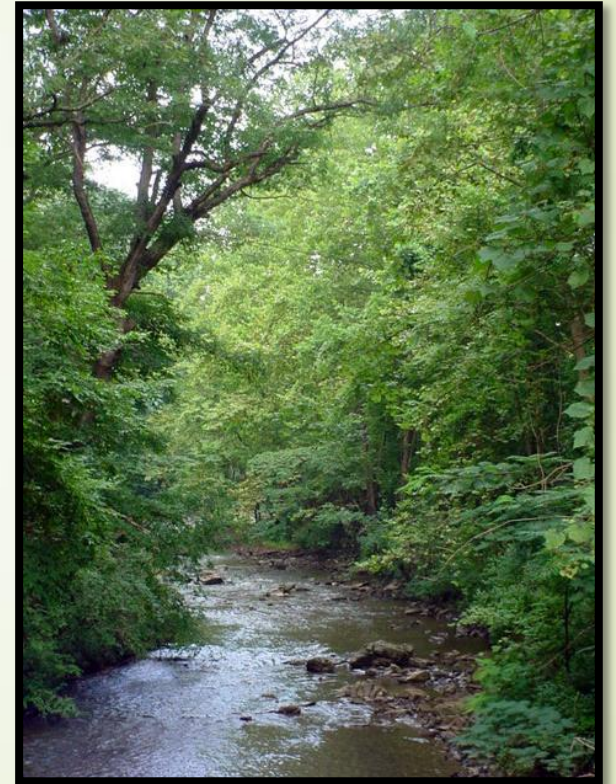
# Chesapeake Bay Program Comprehensive Plan

- ~~Chesapeake Bay Preservation Ordinance (1992)~~  
(Chapter 61, Arlington County Code)
- Chesapeake Bay Preservation Areas (CBPA) Map (1992)
- Chesapeake Bay Preservation Plan (2001)

# Chesapeake Bay Preservation Areas (CBPA) Map Update

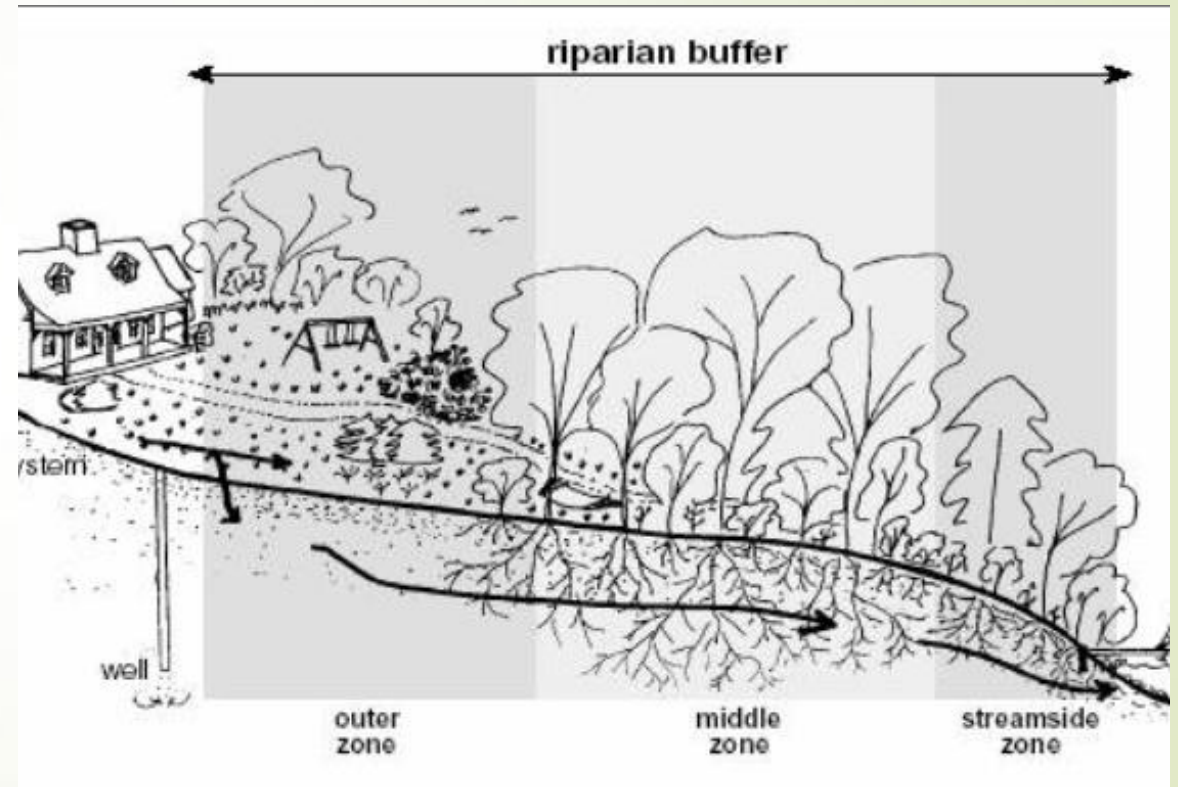
What are Resource Protection Areas?

- Established under Chesapeake Bay Preservation Ordinance (Chapter 61)
- Environmentally sensitive 'buffer' areas that provide critical ecosystem functions and protect the health of adjacent streams and wetlands from upland land uses.
- Minimum width is 100 feet from the streambank edge, expanded to include steep slopes 25% or greater.



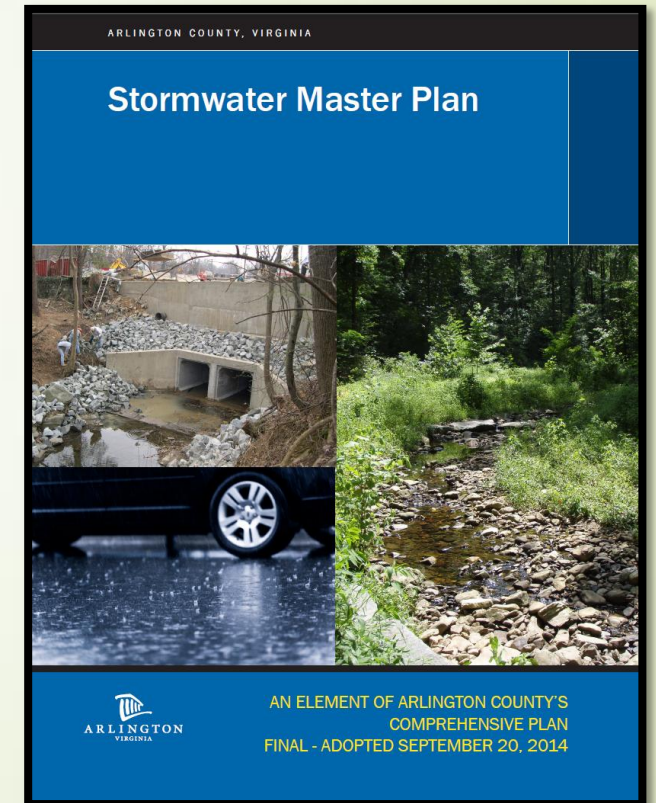
# Why are RPAs protected?

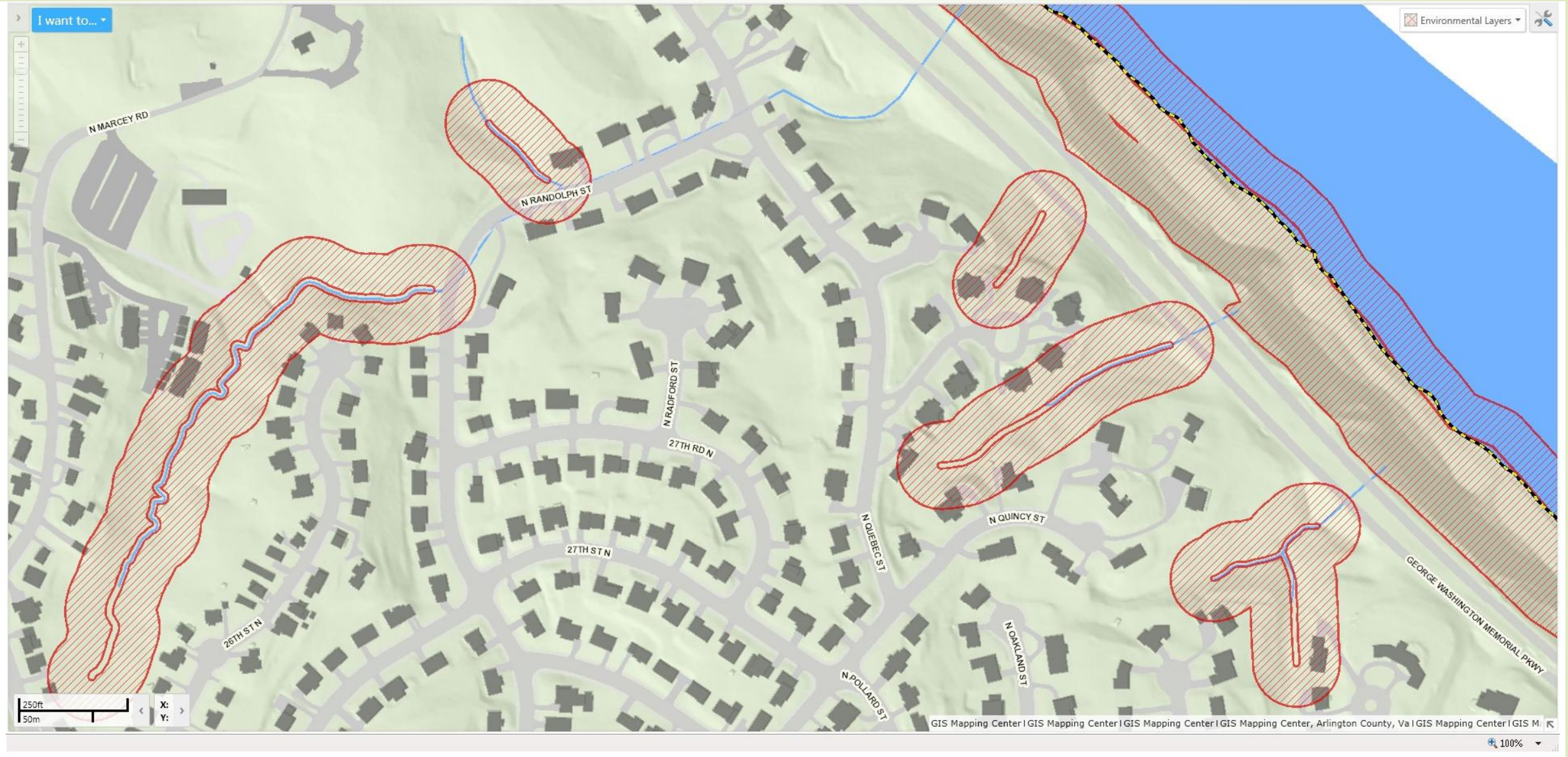
- Filter and absorb upland runoff
- Stabilize soil and streambanks
- Provide wildlife habitat
- Provide shading for streams

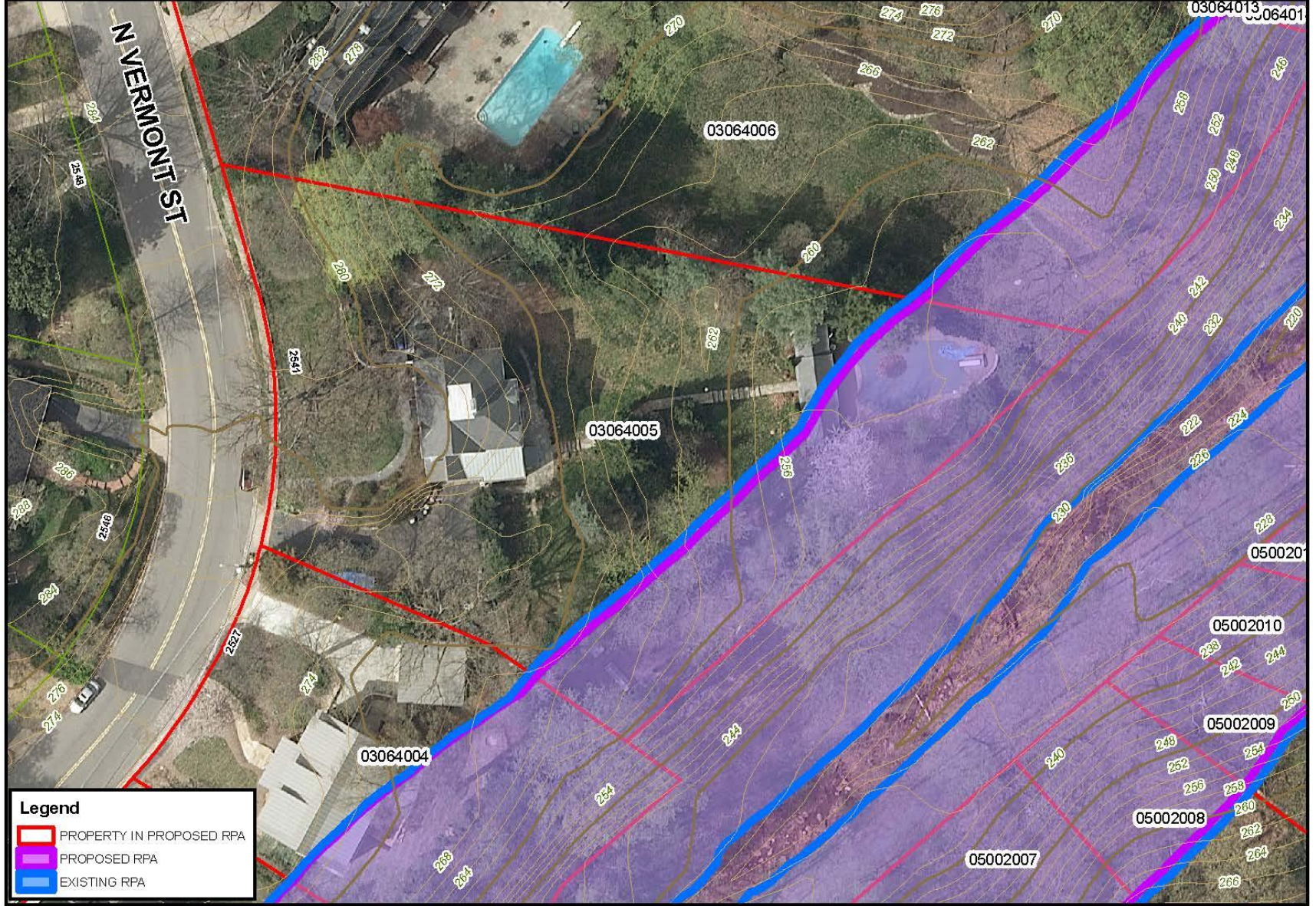


# Chesapeake Bay Preservation Areas Map Update – Why Now?

- Adopted 1992; Last revision 2003
- Regulatory requirement
- Incorporate new information from recent assessments.
- Make needed corrections.
- Ensure equitable plan review.
- Provide accurate information regarding properties to owners and the real estate and development communities.
- Incorporate 25 percent slopes







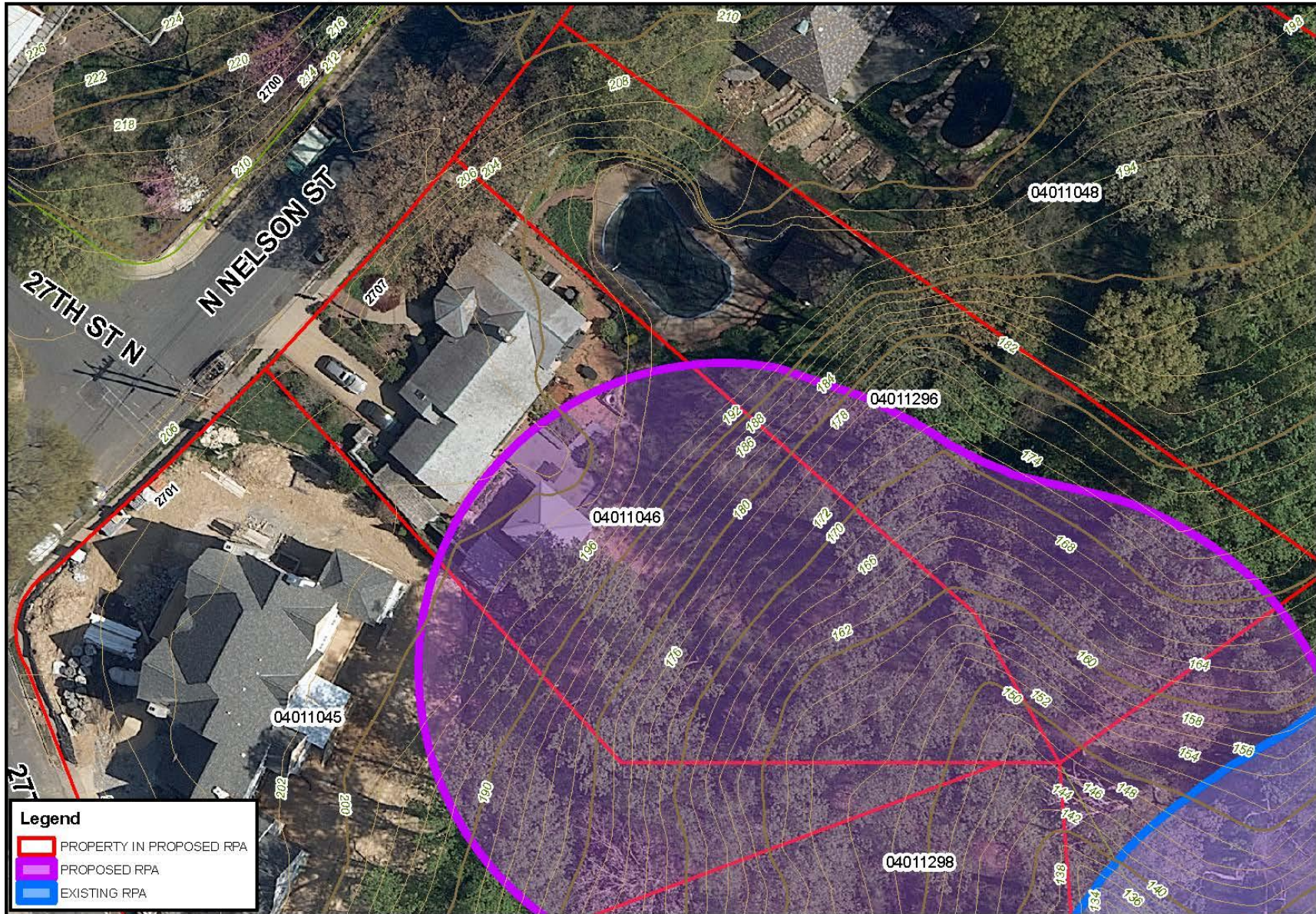
**Legend**

- PROPERTY IN PROPOSED RPA
- PROPOSED RPA
- EXISTING RPA

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1 inch = 48 feet





As shown in Section 241-402 of the Code of Virginia, any determination of topography or contour, or any subsequent physical measurements, observations or measurements of the ground or structures, shall be used for the design, modification or construction of any improvement and shall be for final plan determination.

NOTE: Proposed contours in this map are based on the 2006 topographic data. Users should consider consulting other data for projects, please contact the Office of Geomatics for more information.

1 inch = 43 feet



# RPA Map Update 2017

- About 1500 properties with RPA currently
- 255 will have RPA removed
- 196 will have RPA added
- Others may have RPA modified
- Majority of properties not impacted

# What's allowed in the RPA?

No permit required for:

- ▶ Repairs, home gardening and maintenance work;
- ▶ Removal of dead, dying or hazardous trees/shrubs;
- ▶ Removal non-native invasive or noxious vegetation.

# Water Quality Impact Assessment required for:

- Development or redevelopment projects on properties where **RPA is present**.
- Any project requiring a building, fence\* or land disturbing activities permit on **an RPA property**.
- Adding new paved surfaces in the RPA
- The removal of trees with a diameter > 3 inches in the RPA

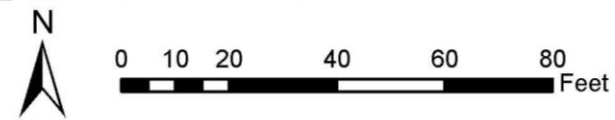
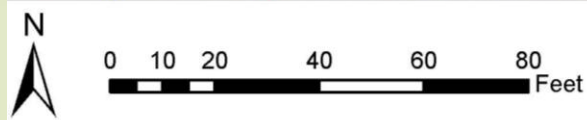
An **exception** may be required for some projects.



# Formal Exception Process

- Chesapeake Bay Ordinance Review Committee reviews exceptions requests
- Meets as needed
- May add time to the review process (5-7 weeks)
- Types of mitigation requested:
  - Tree replacement or protection
  - Invasive plant removal/control
  - Additional stormwater management measures
  - Additional erosion control measures during construction

# 612 N Abingdon Street – 2007 vs 2015



- Teardown/rebuild with new home in the RPA
- Formal exception requested and approved
- Plantings along stream and ivy removal required
- Pervious driveway



# Proposed Timeline

- Property Owner notification – June, 2016
- Public Meetings – July, 2016 and May, 2017
- Urban Forestry Commission – April, 2017
- Planning Commission – April and June, 2017
- County Board – June, 2017
- New map effective – January 1, 2018
- Web Site

<https://building.arlingtonva.us/chesapeake-bay-preservation-ordinance-rpa-map-update/>



# Questions?

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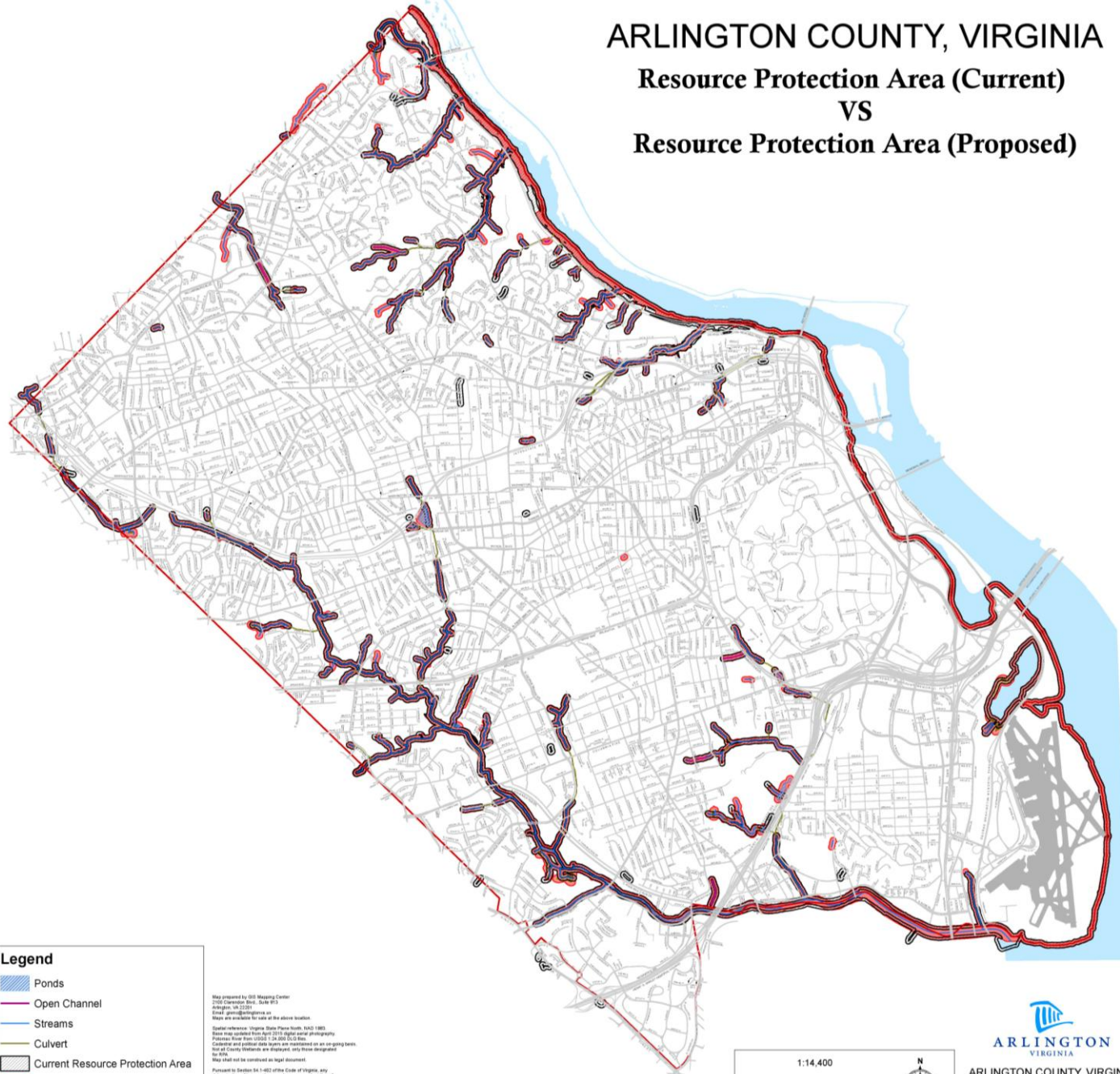
[awinquist@arlingtonva.us](mailto:awinquist@arlingtonva.us)












# ARLINGTON COUNTY, VIRGINIA

## Resource Protection Area (Current) VS Resource Protection Area (Proposed)

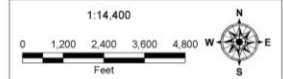


**Legend**

-  Ponds
-  Open Channel
-  Streams
-  Culvert
-  Current Resource Protection Area
-  Proposed RPA
-  Wetland Features: Designated RPA

Map prepared by GIS Mapping Center  
 2500 Cameron Blvd., Suite 803  
 Arlington, VA 22204  
 Email: gis@arlingtonva.us  
 Web: www.arlingtonva.us

Special reference: Virginia State Plane North, NAD 83 1983  
 Date: Map updated from April 2015 digital vector photography  
 Parkway River from USGS 1:25,000 D-20 Data  
 Contour and elevation data were referenced on an on-going basis  
 to the County's existing GIS database  
 Map shall not be construed as legal document  
 Pursuant to Section 66.1-402 of the Code of Virginia, any  
 information or map data or records, or any depiction of  
 physical improvements, property lines or boundaries in a  
 general information map and shall not be used for the design,  
 installation, or construction of improvements to real property  
 or for boundary determination  
 Map © 2017 Arlington County, VA  
 Printed April 2017

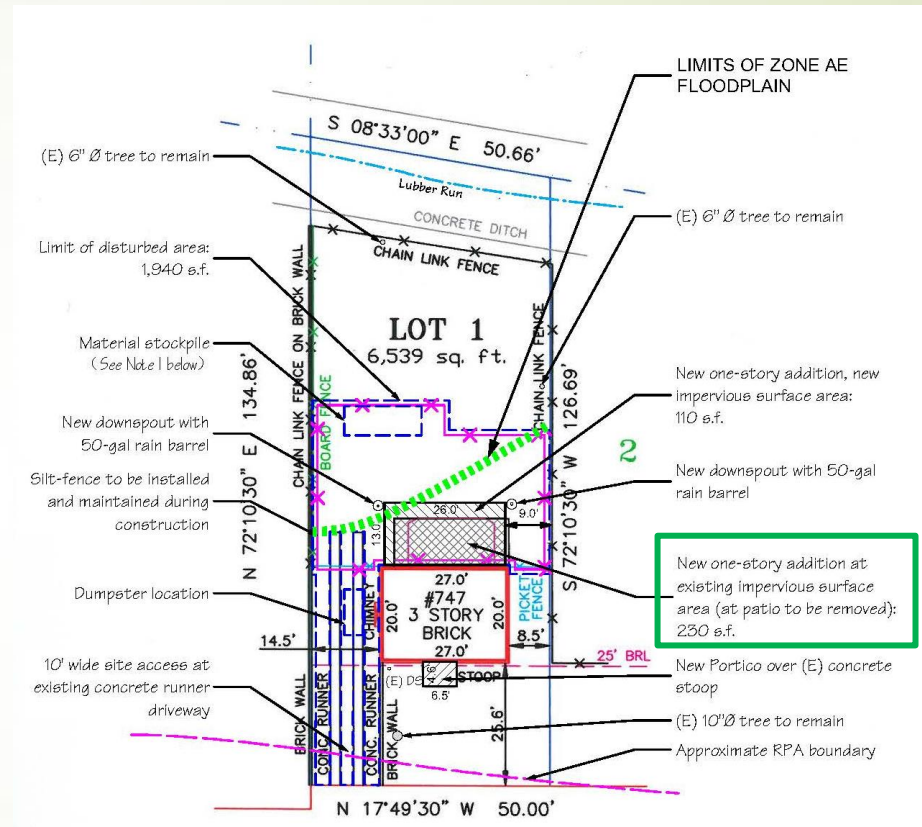




# Impact on Property Values

- Real estate assessment study of single-family home sales
- Compared assessed value to sales price
- County goal – assessed value 95-97% of the sales price
- For RPA properties, ratio is 95.3%
- No impact to sales prices from an RPA designation
- May be impacts on a property by property basis

# 747 N Albermarle Street – 2015 vs 2017



- Slightly larger addition to replace existing rear patio
- Two rain barrels on new downspout
- Soil amendment in stockpile area
- Removal of English ivy on RPA trees