



# County of Fairfax, Virginia

## MEMORANDUM

December 22, 2008

**TO:** Leanna Hush O'Donnell, Planner, AICP  
Department of Planning and Zoning

**FROM:** Jessica Strother, Urban Forester II, CA/CF  
Forest Conservation Branch, UFMD, LDS, DPWES

**SUBJECT:** Laurel Hill Adaptive REUSE Area - Master Plan

**RE:** Your Request for Update/Input From Site Visit

At your request, I am providing an overview of a site visit I conducted on November 21, 2008, at Mr. Neal McBride's request to evaluate tree preservation concerns on the subject property. Ms. Eleanor Quigley, Tree Commissioner for the Mount Vernon District joined us. You, Chris Caperton and I met in early December 2008, to discuss the site visit.

A very basic graphic of the REUSE Area was used during the site visit. This is not typical of a conceptual development plan, (CDP) as it has no distances, topography, or scale reflected. The following is a brief overview of what was looked at and my advice offered at that time, and also now, for your benefit. These comments were provided to the tour attendees and not intended as guidance and direction to the consultant preparing the Master Plan (see Role of Forest Conservation Branch below). No comments were provided to the County's consultant.

- The area that was looked at is the proposed roadway accessing the site from Silverbrook Road, as well the area to the south of the roadway. The area in the immediate vicinity of the roadway intersection with Silverbrook Road (slightly to the north and directly south of the intersection) is mostly early-successional vegetation that includes black locust, cherry, and red maple. This area is covered by many invasive vines and groundcover and is moderately sloped.

The area along the southeastern portion of the proposed entrance roadway, as well as directly south of that area is comprised of sub-climax upland hardwood forest that consists of oaks, hickories, dogwoods and some red maple. This area is moderately to greatly sloped and is not currently affected much by invasives. A large chestnut oak was noted in this area.

**Recommendations:** The area where the proposed road from Silverbrook Road accesses the subject property appears to affect mostly the area of early-successional forest with invasives. This area while having some environmental benefits, is not as valuable due to health considerations, as the area that is further south.

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Also of some concern are potential impacts this roadway would have on the more steeply sloped area to the southeast of the road, from a construction and environmental protection standpoint. Once the exact location of the roadway is known, we can further review the potential impacts.

A more thorough review of the site will occur during any rezoning of the property. At that time a development plan would be reviewed that identifies exact locations of proposed roadways.

### **Role of the Forest Conservation Branch (FCB) During Development Review**

The role of the FCB is to review proposals for new development (typically rezonings or formal conservation/engineering plan submittals) as it affects the Comprehensive Plan Recommendations and Policy, the Public Facilities Manual, Zoning Ordinance, Fairfax County Code and industry standards affecting trees and forests.

Additionally, the FCB provides assistance to various agencies and the public as requested during construction of private and County development projects. This is to ensure that proffers (if applicable) design standards, the tree cover requirements and Zoning-related landscaping are adhered to and properly completed.

Feel free to contact me if further assistance is needed at 703-324-1770

JGS/  
UFMID #: 143124

cc: RA File  
DPZ File

