

## IMAGINE 80% OF THE TREE CANOPY ACROSS LOTS A, B & C DESTROYED. GONE FOREVER.

An allowable consequence of By Right development



**July 14, 2018 UPDATE:**  
Princetowne Estates has indicated they will no longer seek to develop townhomes and instead build 3-5 single family homes across lots A, B & C. Although this change would now be a BY RIGHT development project, the environmental impact and conditions regarding watershed & drainage, compromising the hill's stability, removal of mature trees, etc. remain the same.

Dashed white line is the approximate proposed subdivision of Lot B as described in the former townhome plan. Current owners retain existing home. Back portion of Lot sold to Princetowne Estates

County Right-of-Way Dedicated in 1973 by Forest Hills Builder, Van Metre. Van Metre family still owns 2413 S. Queen Street.

"Across FHCA, and Lots A, B, and C is one of the nicest Acidic Oak-Hickory Forest remnants remaining in Arlington County. There are only half-a-dozen these remnants of any quality remaining in the County.

Everything on these Lots is irreplaceable. In addition to a diversity of mature Oaks and Hickory trees (many large and old), the development site hosts the largest *woodland* occurrence of Low St. Andrew's Cross (*Hypericum hypericoides* ssp. *multicaule*) in the County - a county plant record! A sizeable population of Starry Campion (*Silene stellata*). A variety of Muehlenberg's Sedge, Solomon's Seal, Blue-stemmed Goldenrod, and other wildflowers as well.

This Oak-Hickory Forest is especially well developed as it is rooted in ancient colluvial slopes and benches, with soils derived from underlying lenses of weathered montmorillonite clay of the Potomac Formation. The small degree of base cation saturation provided by the clayey soils may also contribute to greater species richness than otherwise occurs in leached, acidic environments."

-Rod Simmons, Ecologist and Natural Resource Manager / Plant Ecologist City of Alexandria