

# Northfax West RPA Regulations

June 22, 2020

Good morning and thanks for your email.

My records indicate you reached out to me on February 27th of this year regarding the proposed Northfax project. I contacted City staff on March 3rd seeking more information on the project. Since then I have had several long discussions about the project with Brooke Hardin, Director of the City's Community Development & Planning Department. I have voiced my concerns to him about the proposed culverting of the on-site RPA. The Chesapeake Bay Preservation Area Designation and Management Regulations (Regulations) do not include language that would allow culverting (and thus for the sake of the development of land) the elimination of a RPA feature or 100-foot buffer. The City's Bay Act Preservation Ordinance, based on the Regulations, does not provide any provisions that would allow the development to proceed if it includes the culverting of the RPA feature, either.

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