



**CEDAR RUN WETLANDS BANK
PRINCE WILLIAM COUNTY, VIRGINIA
AND
FAUQUIER COUNTY, VIRGINIA**

The Cedar Run Wetlands Bank currently consists of nine different tracts of land comprising a total of approximately 715 acres, all located within the Cedar Run watershed. Wetland construction was completed as follows:

- 63-acre Phase 2 component was completed in September 2000;
- 245-acre Phase 3 and 4 components were completed in October 2001;
- 230-acre Phase 2A, 6, and 8 components were completed in October 2002;
- 67-acre Phase 1B and 9 components were completed in October 2004; and
- 106-acre Phase 10 component was completed in September 2005.



Located immediately adjacent to Cedar Run in Prince William and Fauquier Counties, these phases provide a total of 375 acres of created, restored, and enhanced wetlands, 3.5 acres of open water, 81 acres of preserved wetlands, and 216 acres of preserved or reforested upland buffers, including mature bottomland forest along Cedar Run.

Cedar Run Wetlands Bank represents the largest mitigation bank in the D.C. Metropolitan area. These wetlands were constructed in former cattle pasture and cultivated land. Each phase has its own unique design elements. For example, Phase 2 was constructed to preserve most of the previously existing emergent wetlands by incorporating them into the construction design and enhancing them through the planting of trees and shrubs; whereas, Phase 2A contains open water areas and complex mosaics of emergent, scrub-shrub, and forested wetlands that further enhance habitat and wildlife diversity.

With the initial phases of the Cedar Run Wetlands Bank constructed in 2000-2002, their wetland functionality is readily apparent. We are currently in our eighth growing season for Phase 2, the seventh growing season for Phases 3 and 4, the sixth growing season for Phases 2A, 6, and 8, the fourth growing season for Phases 1B and 9, and the third growing season for Phase 10. We anticipate that the year-end monitoring, performed in the Fall at the end of the growing season, will confirm, as it has done over past years, that all monitored Phases significantly exceed the Mitigation Banking Instrument's success criteria requirements. The presence of up to 24 volunteer wetland-associated plant species on monitoring plots per Phase demonstrates that the conditions in these wetlands are conducive to the establishment and success of wetlands on the site and that a hydrophytic plant community should be maintained without long-term active management.

In addition to the plant community, the Cedar Run Wetlands Bank has become home to many reptile, bird, and mammal species. Many of the Phases host thousands of breeding frogs and toads in the Spring, and all Phases attract numerous wetland-dependent bird species such as herons, egrets, waterfowl, gulls, and shorebirds. To date, more than 125 bird species have been recorded, including



northern harriers, osprey, hawks, falcons, and even the occasional Bald Eagle. Deer, beaver, muskrats, foxes, and coyotes are just a few of the mammals that have been spotted at the Cedar Run Wetlands Bank.

Along with the Julie J. Metz and North Fork Wetlands Banks, the Cedar Run Wetlands Bank was featured by the Terrene Institute at its 5th annual mitigation banking conference in February 2002. Gregory Peck, Deputy Division Director of the Wetlands Division of the U.S. Environmental Protection Agency, has written, *"The quality of Wetland Studies'*

mitigation banks at both Cedar Run and North Fork have consistently met or exceeded the agencies' performance criteria. The company's track record for building high quality wetland mitigation banks will continue to ensure a high level of trust and respect among the Federal agencies as we work with Wetland Studies on future projects."

Wetland Studies and Solutions, Inc.
5300 Wellington Branch Drive, Suite 100
Gainesville, Virginia 20155
Telephone: 703 679 5600
Fax: 703 679 5601
Web Site: www.wetlandstudies.com