County of Loudoun

Department of Planning

MEMORANDUM

DATE: October 6, 2009

TO: Sophia Fisher, Project Manager
Land Use Review

FROM: Joe Gorney, AICP, LEED AP, Senior Planner JG
Community Planning

SUBJECT: ZMAP 2008-0023, Cedar Green Church, 2nd Referral

EXECUTIVE SUMMARY

Staff finds that the proposed civic use is in conformance with the land use policies of the Plan and supports siting the church in the proposed location. However, the applicant has not adequately addressed design, parking, and Green Infrastructure issues.

BACKGROUND

Iglesia Galilea de las Asambleas de Dios proposes a Zoning Map Amendment to convert two lots from the Single Family Residential Zoning District (R-4) to the Planned Development-Industrial Park (PD-IP) Zoning District. Each lot currently contains a single-family dwelling. The applicant wishes to develop the properties as a single parcel of approximately 2.9 acres for a 9,600-square foot church with a maximum of 420 seats. The applicant expects to demolish the dwelling on the existing northern lot and to retain the dwelling on the southern lot as an accessory/rectory use.

The site is generally southeast of the intersection of Route 28 and Church Road (Route 625) and more specifically southwest of the intersection of Shaw Road and Cedar Green Road. The property lies within the Airport Impact Overlay District (AI) LDN 60 1-mile buffer. The property also lies within the Route 28 Highway Improvement Transportation District (Route 28 Tax District).

The lot is surrounded by commercial and light industrial uses zoned PD-IP to the west (Belfort Furniture warehouse/showroom, outdoor storage), civic uses to the north zoned R-4 (Buddhist monastery), a single-family attached development zoned R-16 (Townhouse/Multi-Family) to the east (Old Sterling Gable), and vacant parcels zoned R-4 to the south. The site contains isolated forest resources and hydric soils.

Staff has reviewed responses to Community Planning First Referral dated March 23, 2009. Below is a discussion of outstanding issues.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The subject property is governed under the policies of the Revised General Plan. The property is located within the Sterling Community of the Suburban Policy Area, and is designated as a Business area (*Revised General Plan, Chapter 7, Planned Land Use Map*). The policies of the Bicycle and Pedestrian Mobility Master Plan (Bike/Ped Plan) and the Countywide Transportation Plan (CTP) also apply.

Specifically, the Business and Light-Industrial policies of Chapters 6 and 11 of the Revised General Plan apply to the proposed development including streetscape, building placement and design, landscaping and buffering, parking, stormwater management, lighting, and open space.

The environmental features on the subject site were assessed applying the Green Infrastructure policies of Chapter 5 of the Revised General Plan, including policies pertaining to plant and wildlife habitats, surface and groundwater resources, river and stream corridor resources, forest, trees, and vegetation, and the built environment.

Bicycle and pedestrian accommodations were assessed using the Land Development, Transportation Project Development, Walkways and Sidewalks, and Baseline Connecting Roadways policies and guidance of Chapters 4 and 5 of the Bike/Ped Plan.

OUTSTANDING ISSUES

Streetscape

In the First Referral, staff recommended that the applicant provide further details regarding street trees in order to promote an overhead leaf canopy for Cedar Green Road. The applicant was also asked to consider gateways, walls, enhanced plantings, or other design elements along the Cedar Green Road frontage.

The applicant states that design elements such as gateways, walls, and enhanced landscaping will be considered during the site plan stage.

Staff recommends that the applicant commit to the design elements that will be incorporated along Cedar Green Road, such as street trees and enhanced landscaping. Staff recommends that the applicant submit an illustrative depicting these elements.

Building Placement and Design

In the First Referral the applicant was asked to consider various building placement and design issues to ensure compatibility with the surrounding community. Staff recommended that the applicant incorporate usable outdoor spaces and amenities for church members and employees, such as pavilions, shaded benches, and picnic tables. Staff also recommended that the applicant describe how parking, sidewalks, crosswalks, amenities, and landscape materials would be integrated with the building placement and design.

In response the applicant submitted illustrative church elevations, which depict the following:

- Front building width along Cedar Green Road - approximately 60 feet;
- Roof height - 35 feet;
- Steeple height - approximately 19 feet above the roof with a total height of approximately 54 feet;
- Side width – approximately 120 feet;
- Roof type - metal seam;
- Wall facades – approximately 4 feet of split face block topped with vertical siding;
- Buffer widths – 15 feet along each lot line; and,
- A driveway through the front buffer from Cedar Green Road to the church.

The application also includes an open space of 40 x 140 feet north of the church, although no amenities are designated for the space. Staff notes that an extension of Shaw Road adjacent to the northern boundary of the site is being considered as part of the Countywide Transportation Plan update. If Shaw Road is extended, the applicant's designated open space would overlook the intersection of Shaw Road and Cedar Green Road.

Staff recommends that the church be shifted to the north and the open space relocated to a position between the rectory and the proposed church. Such a location would facilitate the creation of an interior court shielded from noise impacts from the possible extension of Shaw Road. The applicant should also commit to the specific types and numbers of features and amenities to be included in the open space. The applicant should include walkways and outdoor seating throughout the site.

Staff also recommends the use of natural stone, brick, and wood and discourages the use of standard concrete block to help ensure compatibility with the adjacent single-family uses. All ground-mounted mechanical equipment should be screened from view.

Landscaping and Buffering

In the First Referral, staff recommended that the applicant commit to a landscape plan with special attention to the project's visual impact. Staff recommended that elevations and plantings be planned to screen parking and filter views of the church from nearby residences. Staff also recommended that plantings along Cedar Green Road frame the church. The applicant was asked to commit to the landscaping and buffering, a long-term maintenance plan, and the use of native species for most or all of the plantings.

The applicant is requesting reduced setbacks along the side yards to 15 feet. No justification is given and no landscaping is depicted on the concept plan. A general depiction of trees, shrubs, grasses, perennials, depressed parking areas, and/or berms throughout the site would help determine whether the landscaping and buffering are adequate to ensure compatibility with the surrounding uses and to assess the visual impact of the project. Planting areas and landscape materials could enhance the visual

quality of the project, provide shade and visual interest, mitigate environmental impacts, buffer pedestrians from automobile traffic, provide patrons with open space, allow the incorporation of indigenous vegetation into the project, and provide habitat for wildlife.

Staff recommends that the applicant incorporate further details regarding landscape, buffer, and open space components in conformance with County policies.

Parking

In the First Referral, staff recommended that the concept plan provide information regarding the location of parking, travel lanes, drop-off points, and the number of parking spaces. Staff noted that the County discourages developments from providing additional impervious surfaces that exceed the parking requirements of the Zoning Ordinance. Staff also encouraged the use of pervious parking surfaces.

In response to First Referral comments, the applicant updated the Concept Plan and depicted 180 parking spaces. The applicant states that only 105 spaces are required but that approximately 150 to 190 parking spaces will be provided. The depicted 180 spaces represent approximately 170 percent of the parking requirement.

Staff recommends that the applicant provide no more than the required amount of parking to prevent the creation of unnecessary amounts of impervious cover and to help ensure compatibility with the surrounding uses.

Staff recommends that the applicant provide information regarding landscape treatments to help mitigate the impacts of parking and that the applicant commit to these measures. Staff suggests that the applicant consider vegetated berms and massed plantings.

Stormwater Management

In the First Referral, staff recommended that the applicant consider LID facilities on-site, such as permeable pavers, porous concrete, cisterns, planted swales, curb cuts, rain gardens, and bioretention filters adjacent to impervious areas, to promote infiltration on-site, minimize peak storm flows, and help filter non-point source pollutants. Staff also recommended that pipe installation be minimized.

In response, the applicant stated that stormwater management and best management practices will be developed and that Low Impact Development will be considered at the site plan stage. The applicant did not address the incorporation of specific LID techniques.

To adequately convey and treat stormwater on-site and preclude impacts to neighboring properties, staff recommends that the applicant commit to the water management techniques that will be incorporated into the project. Staff also recommends that the applicant address the incorporation of LID techniques, such as permeable pavers, porous concrete, rain gardens, oil-water separators, and native landscaping, to meet aesthetic and water quality goals.

Bicycle & Pedestrian Accommodations
Staff previously recommended that the applicant commit to the installation of a 5-foot sidewalk and curb and gutter construction on the west side of Cedar Green Road to match the facilities on the east side of the road. Staff recommended that safe crossing facilities be provided across the church driveway and to the residential area on the east side of Cedar Green Road and that all pedestrian facilities, including those within the site, be depicted on the proposed concept plan. Staff also recommended that all bicycle and pedestrian facilities be constructed in accordance with County policies, AASHTO, ADAAG, and the County Bicycle and Pedestrian Facility Design Toolkit.

The applicant updated the Concept Plan with a 5-foot wide sidewalk and a 4-foot wide landscape strip along Cedar Green Road and a crosswalk to the east side of Cedar Green Road. However, the applicant states in the Response Letter that since a sidewalk is not included in the Site Plan for the adjacent Wat Yarnna Rangsee Complex to the north, "a sidewalk will not be functional." It is unclear from the applicant's comments whether they intend to construct a sidewalk.

Staff recommends that the applicant commit to the construction of the sidewalk and crosswalk as depicted on the Concept Plan. Staff also recommends that the applicant incorporate internal circulation paths from Cedar Green Road and the parking areas to the church and the rectory.

Lighting
In the First Referral, staff recommended that the applicant commit to lighting that is fully shielded, provides a glare-free environment, is confined to the site, and is turned off after business hours, unless required for security purposes, and that illumination levels will be no greater than necessary for a light's intended purpose. Staff recommended that all lighting be mounted as low as practicable and designed to preclude light trespass onto adjoining properties, glare to passersby, skyglow, and deterioration of the nighttime environment.

In response, the applicant stated that a lighting plan will be developed at the site plan stage that meets the County's requirements.

Staff recommends that the applicant commit to lighting that is fully shielded, provides a glare-free environment, is confined to the site, and is turned off after business hours, unless required for security purposes, and that illumination levels will be no greater than necessary for a light's intended purpose. Staff also recommends that all lighting be mounted as low as practicable and designed to preclude light trespass onto adjoining properties, glare to passersby, skyglow, and deterioration of the nighttime environment.

Wetlands
In the First Referral, staff recommended that the applicant verify whether wetlands exist on-site. Should any wetlands exist on-site, staff recommended that the applicant avoid

these areas. For any impacts to on-site resources, staff recommended, in order of preference, mitigation on-site, within the same watershed, and within Loudoun County.

In response, the applicant stated that there does not appear to be any wetlands on-site but that wetlands might exist on the neighboring property. The applicant states that a US Army Corps of Engineers (USACE) confirmation will be requested.

Staff recommends that the applicant confirm whether they have contacted the USACE regarding the presence of wetlands on or near the site. The applicant should specify the site design details and development techniques that will be incorporated into the project to preclude impacts to any on-site or nearby wetlands.

Forest Resources

In the First Referral, staff recommended that the applicant evaluate the species and condition of the on-site forest resources and provide this information to County staff so that opportunities to preserve viable resources and incorporate them into the development could be evaluated.

In response, the applicant depicted individual tree resources on the Existing Conditions Plat and specified the species, sizes, and condition ratings of the trees. Of particular note is a 53-inch dbh (diameter at breast height) Osage Orange tree (*Maculura pomifera*) in Fair to Good condition. The applicant stated that the church cannot commit to saving the tree since the full impact cannot be realized until the final site plan design, during which time an effort will be made to preserve the tree, if possible.

Staff recommends that the applicant design for and commit to the preservation of significant tree resources, including their critical root zones. The applicant should also specify the protection measures that will be taken to ensure the health of the trees during construction. Staff recommends that the applicant coordinate with the County Urban Forester regarding opportunities to preserve the Osage Orange tree and other viable trees and incorporate them into the site design.

RECOMMENDATION

Staff finds that the proposed civic use is in conformance with the land use policies of the Plan and supports siting the church in the proposed location. However, the applicant has not adequately addressed design, parking, and Green Infrastructure issues.

Staff recommends the following:

- Reduce the parking to the minimum required to address both design and Green Infrastructure policies;
- Shift the church to the north and relocate the open space to a position between the rectory and the proposed church to help buffer the open space from a possible extension of Shaw Road on the north side of the property;
- Provide commitments for the provision of street trees and the preservation of on-site trees;

- Submit an illustrative depicting landscape areas, buffers, open space, and pedestrian pathways;
- Commit to Low Impact Development (LID) water management techniques to meet aesthetic and water quality goals; and,
- Specify the site design details and development techniques to preclude impacts to any on-site or nearby wetlands.

cc: Julie Pastor, AICP, Planning Director
Cindy Keegan, AICP, Program Manager, Community Planning (via email)

County of Loudoun

Department of Planning

MEMORANDUM

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BACKGROUND

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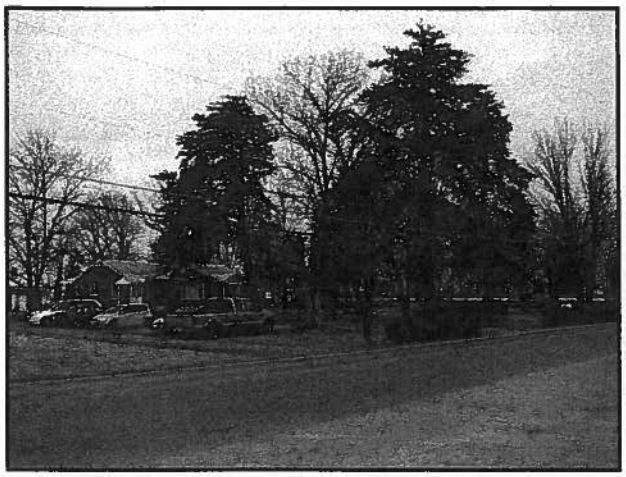
Vicinity Map

The site is generally southeast of the intersection of Route 28 and Church Road (Route 625) and more specifically southwest of the intersection of Shaw Road and Cedar Green Road. The property lies within the Airport Impact Overlay District (AI) LDN 60 1-mile buffer. The property also lies within the Route 28 Highway Improvement Transportation District (Route 28 Tax District). County Geographic Information Systems (GIS) records indicate a limited area of wetlands in the southwest corner of the site, scattered forest resources, and hydric soils. There are no known archaeological or historic resources on-site.



Existing Conditions – Southern Lot
(View to northwest, March 10, 2009)

Existing Conditions – Northern Lot
(View to west, March 10, 2009)

The lot is surrounded by commercial and light industrial uses zoned PD-IP to the west (Belfort Furniture warehouse/showroom, outdoor storage), civic uses to the north zoned R-4 (Buddhist monastery), a single-family attached development zoned R-16 (Townhouse/Multi-Family) to the east (Old Sterling Gable), and vacant parcels zoned R-4 to the south. The site contains isolated forest resources and hydric soils.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The subject property is governed under the policies of the Revised General Plan. The property is located within the Sterling Community of the Suburban Policy Area, and is designated as a Business area (*Revised General Plan, Chapter 7, Planned Land Use Map*). The policies of the Bicycle and Pedestrian Mobility Master Plan (Bike/Ped Plan) and the Countywide Transportation Plan (CTP) also apply.

Specifically, the Business and Light-Industrial policies of Chapters 6 and 11 of the Revised General Plan apply to the proposed development including streetscape, building placement and design, landscaping and buffering, parking, stormwater management, lighting, and open space.

The environmental features on the subject site were assessed applying the Green Infrastructure policies of Chapter 5 of the Revised General Plan, including policies pertaining to plant and wildlife habitats, surface and groundwater resources, river and stream corridor resources, forest, trees, and vegetation, and the built environment.

Bicycle and pedestrian accommodations were assessed using the Land Development, Transportation Project Development, Walkways and Sidewalks, and Baseline Connecting Roadways policies and guidance of Chapters 4 and 5 of the Bike/Ped Plan.

ANALYSIS

LAND USE

The County encourages a mix of uses in most of its office and light-industrial

developments. In addition to offices, Business land uses generally may feature housing and/or commercial/retail uses, and all of the uses have a component of public/civic uses and parks and open space (*Revised General Plan, Chapter 6, Business, text*).

The proposed church is a civic use. Civic uses are defined as public or quasi-public institutional uses in residential or business areas that primarily serve the immediate community and that, due to their small size, design and limited ancillary activities (traffic, parking, noise, or similar activity) are compatible with the surrounding residential or business uses. Such uses may typically include small churches, fire and rescue facilities, schools, day care centers, group homes, community centers, post offices, and community club houses (*Revised General Plan, Glossary*).

The land use mix, measured as a percentage of the land area, in Light-Industrial communities will generally comply with the following ratios:

Land Use Category	**Minimum Required**	**Maximum Permitted**
High Density Residential	0%	25%
Commercial Retail and Services	0%	10%
Regional Office	0%	40%
Overall Business Uses (Commercial Retail & Services and Regional Office combined)	0%	40%
Light Industrial/Flex	45%	85%
Public & Civic	5%	No maximum
Public Parks & Open Space	10%	No maximum

(*Revised General Plan, Chapter 6, Light-Industrial Use Policies, Light-Industrial Use Policy 5*)

For properties less than 50 acres outside of Keynote Employment designations, such as the proposed site, the Revised General Plan recognizes that a mix of uses may not be achievable due to the small size of the parcel. In those cases, the applicant may vary from the land use mix by showing that an alternative is more appropriate for the specific site. This can be accomplished by providing the County with a survey of land uses within a 1,500-foot radius of the site (*Revised General Plan, Land Use Pattern and Design Policies, Land Use Pattern and Design Policy 8*).

No maximum is listed for public and civic uses in Light-Industrial communities. The applicant proposes to develop the site with 100 percent civic uses and has provided an inventory of the adjacent properties.

Staff finds that the proposed civic use is in conformance with the land use policies of the Plan. Staff supports siting the church in the proposed location provided that the applicant addresses issues discussed below.

SITE DESIGN

In evaluating Business land use proposals, the following will be considered:

- Steps taken to mitigate the impact of parking, signs, and other associated activities on the surrounding community; and,
- The relationship of the proposed use to the to the community design policies of the Plan (*Revised General Plan, Chapter 6, General Business Land Use Policies, General Business Land Use Policy 3*).

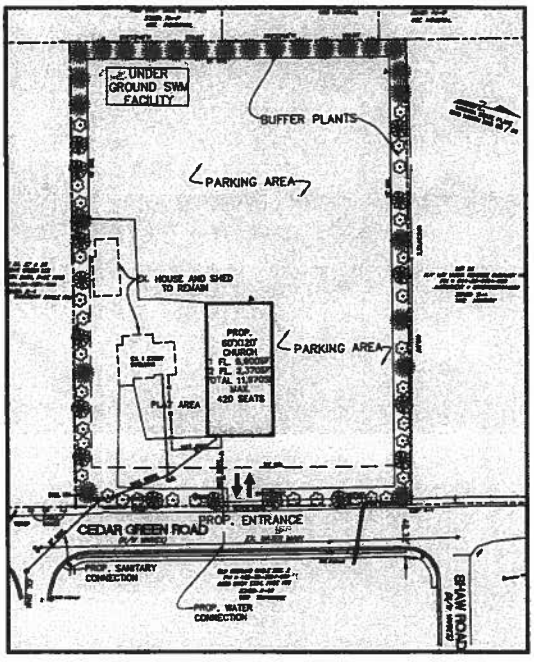
Site design issues include streetscape, building placement and design, landscaping and buffering, parking, stormwater management, bicycle and pedestrian accommodations, and lighting.

Streetscape

Collector and local access streets are to be considered the main "public rooms" of a community and should be designed to accommodate a number of specific, interactive functions, such as: (i) pedestrian and vehicular movement and the daytime parking of cars, (ii) foreground and entryway into buildings and, to a lesser extent, (iii) interactive social space.

To frame the street and to create a better sense of visual enclosure for motorists and pedestrians, front yards should be minimized and the buildings moved closer to the street. Spatial definition should be reinforced with the regular planting of street trees chosen to develop an overhead leaf canopy (*Revised General Plan, Chapter 11, Light Industrial and Regional Office Design Guidelines, Streetscape Guideline 7b*).

The proposed concept plan centers the church on the street frontage. The church is set back approximately 62 feet from the front property line. A vehicle entrance is placed directly in front of the church.



Concept Plan Excerpt
(January 2, 2009)

Staff recommends that the applicant provide further details regarding vehicle circulation with clearly defined entrance lanes, curbs, sidewalks, and drop-off points, as applicable, so that the streetscape can be evaluated. The applicant should consider relocating the entrance driveway further to the north, to enhance the views of the church from the street and the surrounding community. Street tress should be placed to create an overhead leaf canopy for Cedar Green Road. The applicant should also consider gateways, walls, enhanced plantings, or other design elements along the Cedar Green Road frontage.

Building Placement and Design
Light Industrial areas will emulate the key traditional design concepts of the Revised General Plan by addressing the design and function of exterior spaces, pedestrian access from adjoining residential areas, architectural cohesiveness, and environmental conservation (*Revised General Plan, Chapter 11, Light Industrial and Regional Office Design Guidelines, Streetscape Guideline 7a*).

The Revised General Plan also states that designers should seek to reduce the potential impact of building size, exterior cladding of the building, signs, and other features that may create visual impacts on the surrounding community (*Revised General Plan, Chapter 6, General Business Land Use Policies, General Business Land Use Policy 5*).

Although proposed as a civic use, opportunities exist to incorporate open space elements into the concept plan. The Revised General Plan states that Business and Industrial land use areas will provide open space of the following types: open space in its "natural" state, such as forests, wetlands, or meadows; trails and trail connections; water features, or amenities (*Revised General Plan, Chapter 6, Open Space Policies, Open Space Policy 2*).

The concept plan depicts a building outline of 60 feet x 120 feet, but no details were provided regarding building design. With the exception of a planted buffer, the concept plan does not depict any defined open spaces.

Staff recommends the application be revised to include details regarding building placement and design so that the application can be evaluated against County policies. The following building placement and design issues should be considered to ensure compatibility with the surrounding community:

- ***Rooflines, materials, window arrangement, sign locations, and architectural details;***
- ***Building recesses, off-sets, angular forms, or other features;***
- ***Distinctive roof forms; and,***
- ***Weather protection over doors and main walkways.***

The applicant should provide illustratives of the intended architectural features and describe the materials to be used.

Staff also recommends that the applicant incorporate usable outdoor spaces and amenities for church members and employees, such as pavilions, shaded benches, and picnic tables. The placement of the open spaces should consider the issues listed below, along with views from inside the buildings.

The applicant should also describe how parking, sidewalks, crosswalks, amenities, and landscape materials will be integrated with the building placement and design.

Landscaping and Buffering
Business land uses will include landscape screening from surrounding neighborhoods for various functions, including on-site parking, storage, and loading areas (*Revised General Plan, Chapter 6, General Business Land Use Policies, General Business Land Use Policy 5*). Landscape designs will incorporate adequate landscaping and berms (*Revised General Plan, Chapter 6, Suburban Parking Policies, Suburban Parking Policy 10*).

Staff notes that the Revised General Plan encourages the incorporation of indigenous vegetation into the landscape (*Revised General Plan, Chapter 5, Plant and Wildlife Habitats Policies, Plant and Wildlife Habitats Policy 7*).

Overall, landscaped edges screen and soften views of the business from roads, enhance the visual quality of the project, provide employees and patrons with open space, mitigate environmental effects, allow the incorporation of indigenous vegetation into the project, and provide habitat for wildlife.

While buffer plantings are depicted within setback areas, no landscaping is depicted within the parking areas or other internal portions of the site. A general depiction of trees, shrubs, grasses, perennials, depressed parking areas, and/or berms throughout the site would help determine whether the landscaping and buffering is adequate to ensure compatibility with the surrounding uses and to assess the visual impact of the project.

Given the proximity of residential uses, additional details are needed to determine whether the proposed use is compatible with the surrounding residences. Staff recommends that the applicant commit to a landscape plan with special attention to the project's visual impact. Elevations and plantings should be planned so that parking is screened and views of the use are filtered from the residences. Staff also recommends that the depicted plantings be augmented around the building with special consideration to the building frontage along the entrance driveway to frame the church. The applicant should commit to the landscaping and buffering, a long-term maintenance plan, and the use of native species for most or all of the plantings.

Parking
The County discourages developments from providing additional impervious surfaces that exceeds the parking requirements of the Zoning Ordinance (*Revised General Plan, Chapter 6, Suburban Parking Policies, Suburban Parking Policy 1*). Additionally, the County will continue to allow shared/reduced parking based upon the joint-use, time-of-day, or time-of-week needs of different users (*Revised General Plan, Chapter 6, Suburban Parking Policies, Suburban Parking Policy 6*). The County also encourages the use of pervious parking surfaces where existing soil types and current technology will allow (*Revised General Plan, Chapter 6, Suburban Parking Policies, Suburban Parking Policy 8*). Where appropriate, parking lots will be placed to the rear of buildings

(*Revised General Plan, Chapter 6, Suburban Parking Policies, Suburban Parking Policy 9*). Parking should not be located at the front of buildings (*Revised General Plan, Chapter 11, Light Industrial and Regional Office Design Guidelines, Streetscape Guideline 7b*).

The proposed concept plan depicts the general location of parking to the side and rear of the church. No details have been provided regarding the extent of the parking or the number of spaces.

Staff recommends that the concept plan provide information regarding the location of parking, travel lanes, drop-off points, and the number of parking spaces. All parking should be placed behind buildings, where appropriate.

Stormwater Management

The Revised General Plan calls for the protection of surface water resources from contamination and pollution and preventing the degradation of water quality in the watersheds. The project's proposed impervious surfaces, including parking lots and rooftops, are anticipated sources of runoff and pollutants, such as litter, road salts, oil, grease, and heavy metals, which impact water quality (*Revised General Plan, Chapter 5, Surface and Groundwater Resources, text*). The proposed grass and landscape areas can also be expected to have substances, such as fertilizers, pesticides, and herbicides, applied to them each year. Increased storm runoff volumes and velocities are also expected, which could scour adjacent drainageways, impact wetland resources, and impact adjacent properties.

Design guidelines will be established to facilitate environmentally sound stormwater run-off (*Revised General Plan, Chapter 6, Suburban Parking Policies, Suburban Parking Policy 10*).

To protect water resources and the integrity of neighboring properties, the Revised General Plan calls for low impact development (LID) techniques, which integrate hydrologically functional designs with methods for preventing pollution (*Revised General Plan, Chapter 5, Surface Water Policies, Surface Water Policy 2*). LID approaches seek to control runoff discharge, volume, frequency, and quality in order to mimic predevelopment runoff conditions through a variety of small-scale site design techniques. LID techniques can help reduce sedimentation and erosion, trap and remove pollutants such as nitrogen, phosphorus, metals, and organic compounds, protect wildlife habitat, store flood waters, and maintain the overall water quality of nearby streams. These facilities should be located as close as possible to impervious areas and utilize the landscape and soils to naturally move, store, and filter run-off. The associated flow reductions and water quality improvements can then benefit the receiving streams. LID techniques include:

- Permeable paving;
- Porous concrete;
- Native landscaping enhanced through the routing of runoff through these areas;
- Rain gardens;

- Native-vegetated drainage swales for the movement and temporary storage of runoff;
- Vegetated filter strips that slow runoff speed, trap sediment and pollutants, and provide additional water absorption;
- The collection and use of rooftop runoff for irrigation; and,
- Green roofs.

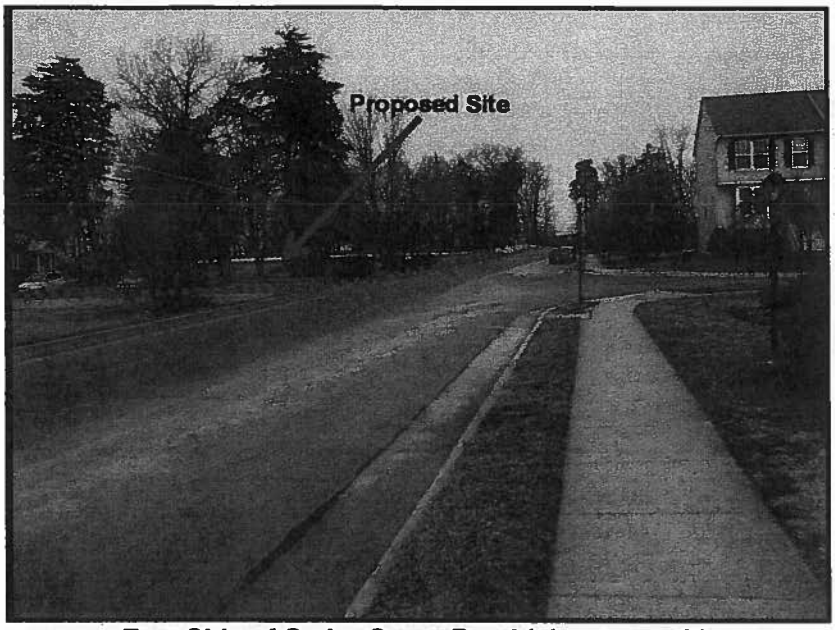
The applicant has designated an area in the southwest corner of the site as an underground stormwater management facility but has not provided any further details regarding water quality and quantity controls. Staff notes that a curb and gutter system has been installed on the east side of Cedar Green Road.

Staff recommends that the applicant consider employing LID facilities on-site. Staff recommends water treatment measures that mimic the pre-development conditions of the site, mitigate impacts to the watershed, and treat the stormwater runoff as an amenity. The applicant should consider various site measures, such as permeable pavers, porous concrete, cisterns, planted swales, curb cuts, rain gardens, and bioretention filters adjacent to impervious areas, to promote infiltration on-site, minimize peak storm flows, and help filter non-point source pollutants. Pipe installation should be minimized.

Bicycle & Pedestrian Accommodations
All land development applications are to provide bicycle, pedestrian, and transit access linkages to the County Bicycle and Pedestrian Network (*Bike/Ped Plan, Chapter 4, Land Development Policies, Land Development Policy 5*). Bicycle facilities will also be designed in accordance with nationally accepted guidelines established by organizations such as American Association of State Highway and Transportation Officials (AASHTO) and the Americans with Disabilities Act Accessibility Guidelines (ADAAG) and the Loudoun County Bicycle and Pedestrian Facility Design Toolkit (*Bike/Ped Plan, Chapter 4, Transportation Project Development Policies, Transportation Project Development Policy 2*).

Cedar Green Road is designated as a Baseline Connecting Roadway for the Bicycle and Pedestrian Mobility Master Plan (*Bike/Ped Plan, East Loudoun County Map*). Such roadways were selected to provide comprehensive connectivity throughout the County and its most populated areas (*Bike/Ped Plan, Chapter 5, Baseline Connecting Roadways, text*). The Bike/Ped Plan also stresses the importance of bicycle and pedestrian mobility both within a site and between adjacent sites. Developments should enhance bicycle and pedestrian mobility throughout the County (*Bike/Ped Plan, Chapter 4, Land Development Policies, Policies 3, 5, 6, & 7*). In and around business uses, pedestrian and vehicular circulation systems will form a safe and convenient network (*Revised General Plan, Chapter 6, General Business Land Use Policies, General Business Land Use Policy 5*). The CTP also states that all development proposal site plans will show safe, direct, and barrier-free pedestrian and bicycle circulation systems (*CTP, Chapter 2, Pedestrian and Bicycle Facilities Policies, Pedestrian and Bicycle Facilities Policy 5*).

Roads in the Suburban Policy Area will have sidewalks on both sides, with widths from 5 to 6 feet. Sidewalks along collector roadways will have a minimum width of 6 feet. Vegetated buffers shall also be provided between roads and sidewalks. Six-foot wide sidewalks will feature 4-foot wide vegetated buffers (*Bike/Ped Plan, Chapter 4, Walkway and Sidewalk Policies, Walkway and Sidewalk Policy 2*).



East Side of Cedar Green Road (view to north)
(March 10, 2009)

The applicant has not proposed a sidewalk or curb and gutter construction along the west side of Cedar Green Road. Nor has the applicant proposed crosswalks across Cedar Green Road to the residential uses on the east side of the road. A sidewalk is already constructed on the east side of Cedar Green Road.

Staff recommends that the applicant commit to the installation of a 5-foot sidewalk and curb and gutter construction on the west side of Cedar Green Road to match the facilities on the east side of the road. Safe crossing facilities should also be provided across the church driveway and to the residential area on the east side of Cedar Green Road. All pedestrian facilities, including those within the site, should be depicted on the proposed concept plan. Staff also recommends that all bicycle and pedestrian facilities be constructed in accordance with County policies, AASHTO, ADAAG, and the County Bicycle and Pedestrian Facility Design Toolkit.

Lighting

County policies call for appropriate lighting to achieve the following:

- Promote the use of lighting for convenience and safety without the nuisance associated with light pollution;
- Promote a glare-free environment through proper lighting performance standards to improve visibility and enhance public safety;
- Promote appropriate lighting standards to conserve energy; and,
- Develop appropriate lighting standards to prohibit unnecessary and intrusive light trespass that detracts from the beauty and view of the night sky (*Revised General Plan, Chapter 5, Lighting and Night Sky Policies, Lighting and Night Sky Policy 1*).

The applicant has not provided any information regarding lighting.

Staff recommends that the applicant commit to lighting that is fully shielded, provides a glare-free environment, is confined to the site, and is turned off after business hours, unless required for security purposes, and that illumination levels will be no greater than necessary for a light's intended purpose. All lighting should be mounted as low as practicable and designed to preclude light trespass onto adjoining properties, glare to passersby, skyglow, and deterioration of the nighttime environment.

GREEN INFRASTRUCTURE

County Geographic Information Systems (GIS) records indicate a limited area of wetlands in the southwest corner of the site, scattered forest resources, and hydric soils. The proposed plan would impact forest resources. There are no known archaeological or historic resources on-site.

Wetlands

The County supports the federal goal of no net loss to wetlands (*Revised General Plan, Chapter 5, River and Stream Corridor Resources Policies, River and Stream Corridor Resources Policy 23*). In the event of an impact, compensatory mitigation (restoration, creation, enhancement, and preservation) could replace the loss of wetland functions in the watershed to meet the County's goal of no net loss to the existing acreage and functions of wetlands.

The County predictive wetlands model shows a limited wetlands area in the southwest corner of the site. The proposed plat depicts an underground stormwater management facility and buffer plantings in the vicinity of the predicted wetlands. However, no wetlands are depicted on the existing conditions plat.

Staff recommends that the applicant verify whether wetlands exist on-site. Should any wetlands exist on-site, staff recommends that the applicant avoid these areas. For any impacts to on-site resources, staff recommends mitigation on-site, or within the same watershed, or within Loudoun County.

Forest Resources

County policies encourage the preservation of existing vegetation and wildlife habitat on developing properties (*Revised General Plan*, Chapter 5, Forests, Trees, and Vegetation Policies, Forest, Trees, and Vegetation Policy 10).

The existing conditions plat depicts scattered forest resources throughout the site. The applicant has provided common names and a diameter at breast height for the largest trees. The plat does not contain species names or condition ratings for the trees. The proposed concept plan does not depict any existing trees.

Staff recommends that the applicant evaluate the species and condition of the on-site forest resources and provide this information to County staff so that opportunities to preserve viable resources and incorporate them into the development may be evaluated.

Efficiency

In implementing its program for achieving and sustaining a Built Environment of high quality, the County will emphasize its role as leader and facilitator, and as a source of information on environmental design options and procedures (*Revised General Plan, Chapter 5, Built Environment Policies, Built Environment Policy 2*).

Staff recommends that the applicant consider sustainable design measures that could be incorporated into the project site and building.

RECOMMENDATIONS

Staff finds that the proposed civic use is in conformance with the land use policies of the Plan. Staff supports siting the church in the proposed location provided that the applicant addresses issues raised above.

Staff is available to meet with the applicant to discuss these issues.

cc: Julie Pastor, AICP, Planning Director
Cindy Keegan, AICP, Program Manager, Community Planning (via email)

ZONING ADMINISTRATION 3rd REFERRAL

DATE: November 24, 2009

TO: Sophia Fisher, Project Manager

THROUGH: Marilee Seigfried, Deputy Zoning Administrator

FROM: Cindy Lintz, Zoning Administration

SUBJECT: ZMAP 2008-0023 - Cedar Green Church

LCTM:	/80/A/1////24/	**MCPI:**	044-20-7098
	/80/A/1////25/		044-20-7585

The Zoning Administration has reviewed the third submission of the above referenced application and has the following comments:

STATEMENT OF JUSTIFICATION/ REQUEST FOR MODIFICATION

1. The first sentence needs to be changed to state the request a modification to the side building and parking. Also the required Section is 4-505(B)(2).
2. Please state how the modification will achieve an innovative design, improve upon the existing regulations, or otherwise exceed the public purpose (6-1504) given that this use could have been requested by Special Exception under the current zoning district and that the 75' building 60' parking side yards wouldn't be required.

PLAT

1. Are you proffering to the concept plan, but not the cover sheet. The cover sheet needs to be labeled to what is stated in proffer #1.
2. The Vicinity Map does not match County Records. There appears to be additional parcels in some areas and not enough in other areas. Update the Vicinity Map.
3. Under Vicinity Map, correct the spelling of "Cedar Green" on #4.
4. Under Vicinity Map, the Aylestock property use is industrial (vacant).
5. Under Vicinity Map, remove Al-Bassam since that parcel does not touch the parcels on the application.
6. Under Site Data, Proposed Parking: change the note to read "Greater than 105 Spaces".
7. Sheet 2, show the square footage (350') on proposed addition for storage on the existing house.
8. Sheet 2, show the side building and 25' parking setbacks and show the requested modification setbacks.
9. Sheet 2, show the front parking setback.
10. Sheet 2, on the north side remove the Type 1 buffer, since no buffers are required (church – church).

PROFFER STATEMENT

1. The first sentence, correct the Loudoun County Tax Map numbers for the two parcels and the spelling of the owner's name. Staff suggest the first line read, " Jose A. Martinez ("Owner"), as owner of the property described as Loudoun County Tax Map /80/A/1////24/ (044-20-7098), and Lidia M. Serrano de Araujo ("Owner"), as owner of the property described as Loudoun County tax Map /80/A/1////25/ (044-20-7585), the two parcels being collectively referred to as the "Property", on behalf....
2. First paragraph, last sentence after Revised 1993 Zoning Ordinance, staff suggests inserting the Code of Virginia. "... in the event the Property is rezoned by the Loudoun County board of Supervisors to the PD-IP Planned Development -Industrial Park District administered under the Revised 1993 Zoning Ordinance, as substantially set forth in the Concept Development Plan dated November 13, 2009, with revisions through XXX and further described in its application as 'Cedar Green Church Rezoning (ZMAP 2008-0023)' sheets 1 through 3, the development of the Property shall be in substantial conformance with the following conditions, pursuant to Section 15.2-2303 of the CODE OF VIRGINIA (1950) as amended." Note: the wording of Concept Development Plan/ Concept Plan needs to be consistent throughout the plat and the proffer statement.
3. Under Development, staff suggest the first sentence be revised to read "The development of the Property shall be in substantial conformance with Sheets X through 3 of the plan set entitled "Cedar Green Church Rezoning (ZMAP 2008-0023), dated November 13, 2009, with revisions through XXX, prepared by Apex Solutions, LLC..."
4. Staff questions how the County can enforce proffer #4 – Energy.
5. Proffer #5, Landscaping. Staff suggests proffering this landscaping plan since it is used as the justification for the modifications. This would mean removing the words Illustrative from the plan.
6. Proffer #6, second sentence, staff suggests revising the sentence to "... for public street purposed, twenty feet wide" as indicated on the Concept Plan sheet 2 of 3.
7. Staff does not see the proposed right-of-way dedication on the plat.
8. Proffer #6, third sentence, staff suggests revising the sentence to "... This dedication shall be made prior to the first zoning permit submission."
9. Proffer #6, second to the last sentence, staff suggests inserting 'Sheet 2 of 3" after Concept Plan.
10. Proffer #6, last sentence, staff suggests removing the words "a certificate of occupancy for the new church building" and replacing it with "the first occupancy permit."

ZONING ADMINISTRATION 2nd REFERRAL

DATE: September 3, 2009

TO: Sophia Fisher, Project Manager

THROUGH: Marilee Seigfried, Deputy Zoning Administrator

FROM: Cindy Lintz, Zoning Administration

SUBJECT: ZMAP 2008-0023 - Cedar Green Church

LCTM:	/80/A/1////24/	**MCPI:**	044-20-7098
	/80/A/1////25/		044-22-7585

The Zoning Administration has reviewed the second submission of the above referenced application and has the following comments:

1. Staff could not review the proffers since none were submitted.
2. In your response to the modification of the 75' building setback and a 60' parking setback along the side yards, you request a 15' setback. Staff needs a justification for this modification per Section 6-1504 to show the modification exceeds the public purpose, etc.
3. Provide a cover sheet to this application.
4. Include page numbers on this application.
5. Label the building and parking yard setbacks on the property.
6. Against Lot 26, 27 & 28 the Type 2 Buffer requires a 20—30' buffer. The current buffer yard shown is 15'. Adjust the buffer yard and remove parking from the buffer yard.
7. The Total Gross Building Area is 12,600 s.f., since the proposed building is 9,600 s.f. not 11,970 s.f. The F.A.R. is 0.10.
8. Include on the plat that the property is subject to the Revised 1993 Zoning Ordinance.
9. Include the property owner's address/ property address on the plat.
10. The BLAD needs to be approved prior to site plan approval.
11. Provide a notation of the required parking, F.A.R., Lot Coverage, Open Space Landscaping, and Building Height on the plat.
12. Explain the proposed "Play Area".
13. The Preliminary Design Review Drawing shows 453 seats (33 behind platform, 200 in sanctuary and 220 on the second floor) not 420. This does not take into account other classroom seating and fellowship area seating.

ZONING ADMINISTRATION 1ST REFERRAL

DATE: March 16, 2009

TO: Sophia Fisher, Project Manager

THROUGH: Marilee Seigfried, Deputy Zoning Administrator

FROM: Cindy Lintz, Zoning Administrator

SUBJECT: ZMAP 2008-0023 - Cedar Green Church

LCTM:	/80/A/1////24/	**MCPI:**	044-20-7098
	/80/A/1////25/		044-22-7585

The Zoning Administration has reviewed the first submission of the above referenced application and has the following comments:

1. Per Section 4-505, remapping this property from the R-4 into the PD-IP district creates a new 75' building setback and a 60' parking setback along the side yards. Either provide the setbacks or request a modification for the existing two houses, the shed and the proposed parking per Section 6-1504.
2. On the Concept Plan, the proposed church is labeled 60' x 120' which is a total of 7200 s.f.., however, the first floor area is labeled as 9,600 s.f. Please correct the discrepancy.
3. Label the size of the shed and the existing 1-story dwelling.
4. Correct the spelling of "Monastery" on Lot 23.
5. On the plat, please remove the trees on the Concept plan, but label the buffer yard. Next to Lot 23, a Type 1 buffer is required; next to Old Sterling Gable requires a Type 2; Lot 26, 27 & 28 requires a Type 2 and Lot 11A, Lot 9 and Lot 8 (PD-IP) require a Type 2 buffer.
6. The specific number of parking spaces is not required with the rezoning application; however, they should be shown on the site plan.
7. The plat shows the total size of the church as 11,970 s.f. (including 9,600 s.f. on the first floor and 2,370 s.f. on the second floor). On the "Preliminary Design Review" plan, "Option – First floor Addition, the first floor has 7,200 s.f. and the second floor has 2, 400 square feet for a total of 9,600 s.f. Please correct the inconsistencies.
8. The Preliminary Design Review Drawing includes a future addition that is not included on the plat.
9. Per Section 5-1102, "Places of Worship" require 0.25/person in permitted capacity. Currently proposed are 420 seats, as shown on the Concept Plan. However, the "Preliminary Design Review" plan shows 690 seats (including class room and fellowship areas).

*Note: A church is a permitted use by Special Exception in the R-4 district. In the R-4 district, no modification is needed for the side yards.

See Attached ERT Comments

DEPARTMENT OF BUILDING AND DEVELOPMENT

COUNTY OF LOUDOUN

MEMORANDUM

DATE: March 12, 2009

TO: Cindy Lintz, Zoning Planner

FROM: Laura Edmonds, Environmental Engineer

THROUGH: William Marsh, Environmental Review Team Leader

CC: Sophia Fisher, Planning Project Manager
Joe Gorney, Community Planner

SUBJECT: ZMAP-2008-0023 Cedar Green Church

The Environmental Review Team (ERT) reviewed the subject application during the February 23, 2009, ERT Meeting. Our comments pertaining to the current application are as follows:

Regarding forest resources

1) The Forest, Trees, and Vegetation Policies of the Revised General Plan (RGP) encourage the preservation of existing vegetation (Page 5-32). Furthermore, Item J.5 of the Rezoning Checklist requires a description of the type and extent of tree cover on the property and an inventory of specimen trees.

   While a Tree Table has been provided on the Existing Conditions Plat, it does not include all specimen trees over 30-inches diameter breast height (dbh) (e.g., Maple 36). Staff recommends that the plat be updated such that all trees over 30-dbh are numbered and included in the Tree Table and that the common name, genus and species name, and condition rating information are included in the table. Staff further recommends that a cover type description (species composition, size, age, quality, acreage, etc.) be provided for the existing vegetation along the southern property boundary consistent with the Rezoning Checklist.

   The requested information is needed in order to identify opportunities to preserve existing vegetation and to evaluate the effect of the proposed rezoning on vegetation as required by Section 6-1211.E.9 of the Revised 1993 Loudoun County Zoning Ordinance.

2) The largest tree currently identified in the Tree Table is T1, a 60-inch Oak. The County Urban Forester has visited the site and indicated that this tree is a 50-60 dbh Osage Orange tree in fair to good condition that is worthy of preservation. Therefore, staff recommends that the applicant explore opportunities to preserve this tree and its associated critical root zone (a 50-60-foot concentric circle surrounding the tree trunk) in conjunction with the proposed development. Staff further recommends that any trees to be preserved be identified on the concept plan, accompanied by a related preservation commitment.

Regarding Green Building practices

3) Staff supports a built design with this application that helps to sustain the natural environment, consistent with Revised General Plan (RGP) language on page 5-2. Accordingly, staff recommends that the applicant implement design measures that conserve energy and reduce water consumption, minimize waste generated

during construction, and maintain interior and exterior air quality. RGP policies supporting these design measures include policy one, page 2-20; policy two, page 2-23; policy one, page 5-5; and policy one, page 5-41.

Several design approaches are available to achieve these goals, including Leadership in Energy and Environmental Design (LEED) as administered by the United States Green Building Council; and Energy Star and Water Sense programs administered by the Environmental Protection Agency. The Board of Supervisors has endorsed LEED as the preferred green building rating system for non-residential construction through its support of the COG Regional Green Standard, available at http://mwcog.org/environment/greenbuilding/ . Loudoun County also participates with the Energy Star program and uses the Energy Star Portfolio Manager to benchmark energy efficiency for public facilities. Staff recommends incorporation of these design approaches and is available to discuss design options with the applicant, thereby meeting its role as "leader and facilitator" for achieving and sustaining a built environment of high quality, as directed by RGP policy one, page 5-5.

Please let me know if you need any additional information as you complete your review of the application.

DEPARTMENT OF BUILDING AND DEVELOPMENT

COUNTY OF LOUDOUN

MEMORANDUM

DATE: September 18, 2009

TO: Sophia Fisher, Planning Project Manager

FROM: William Marsh, Environmental Review Team Leader

CC: Joe Gorney, Community Planner
Cindy Lintz, Zoning Planner
Dana Malone, County Urban Forester

SUBJECT: ZMAP-2008-0023 Cedar Green Church

The Environmental Review Team (ERT) reviewed the subject application during the February 23, 2009, ERT Meeting. Our comments pertaining to the current application are as follows:

Regarding forest resources

1) Staff supports the preservation of the specimen Osage Orange tree on site, depicted as "T2" on the Existing Vegetation Map. As noted in the first referral, the County Urban Forester has visited the site and indicated that this tree is worthy of preservation. Staff understands it to be the case that the applicant does not agree to preserve the tree, although a zoning modification is needed for parking spaces in the tree's location. The criteria for accepting modifications include achieving an innovative design, improving upon existing regulations, or otherwise exceeding the public purpose of existing regulation, per Revised 1993 Zoning Ordinance (ZO) Section 6-1504. Further, rezoning to Planned Development districts includes a goal of efficiently using land and to "protect and preserve, to the extent possible, natural features of the land such as trees, streams, and topographic features." (ZO Section 6-1502(B)) ERT supports the requested zoning modification elsewhere on site to the extent that the requested buffer yard be expanded to preserve the critical root zone (c.r.z.) of the Osage Orange tree.

2) Staff further recommends that any trees to be preserved be identified on the concept plan, accompanied by a related preservation commitment. Further implementation recommendations are provided from the County Urban Forester:

   a) Have an ISA Certified Arborist evaluate the tree and outline a course of action to enhance tree vigor and improve overall growing conditions. Techniques such as

vertical mulching, radial trenching, topical mulching, fertilization and tree growth regulators such as cambistat should strongly be considered.

b) No vehicular traffic/parking should be allowed within the c.r.z. of the tree. For this particular tree, the c.r.z. would extend out 53' in all directions from the trunk. More specifically, no utility lines or site disturbance of any kind, apart from that recommended by an ISA Certified Arborist, should occur within the c.r.z.

Regarding stormwater (swm) management

3) The applicant's most recent submittal includes a graphic for "underground swm facility" on the southwest corner of the project. ERT recommends labeling this as "possible underground swm facility" to preserve other stormwater options. That notwithstanding, ERT also supports Community Planning's recommendation for low impact development, because this is an "in-fill" site with constrained storm runoff locations. Designing a varied portfolio of low impact options (including preserving the Osage Orange tree) may be needed to adequately treat and convey stormwater.

Regarding Green Building practices

4) The applicant expressed interest in energy efficient, green building goals but does not desire to commit to a green building certification. Recent church applications have committed to purchasing Energy Star rated appliances and fixtures, including dishwashers, refrigerators, and interior lighting. Staff recommends review of a free resource from the Energy Star program to pursue energy efficiency goals:
http://www.energystar.gov/index.cfm?c=congregations_guidebook.congregations_guidebook

A Spanish language equivalent is available at:
http://www.energystar.gov/index.cfm?c=sb_espanol.sb_congregations .

Please let me know if you need any additional information as you complete your review of the application.

County of Loudoun

Office of Transportation Services

MEMORANDUM

RECEIVED
OCT 19 2009
PLANNING DEPARTMENT

DATE: October 19, 2009

TO: Sophia Fisher, Project Manager
Department of Planning

FROM: Lou Mosurak, AICP, Senior Transportation Coordinator LM
(reviewer for Second Referral)

SUBJECT: **ZMAP 2008-0023—Cedar Green Church**
Second Referral

Background

This referral serves as an update to the status of issues identified in the first OTS referral on this rezoning (ZMAP) application (dated February 17, 2009). The application proposes to rezone approximately 2.86 acres on the west side of Cedar Green Road (Route 775) in the Belfort Park area from R-4 (Single Family Residential) to PD-IP (Planned Development—Industrial Park) and construct a 420-seat (9,600 sq-ft) church and accessory (rectory) uses. Access is proposed via a new site driveway from Cedar Green Road.

Based on the Applicant's traffic study reviewed during the first referral, a total of 268 vehicle trips (139 in, 129 out) would be generated on Sunday morning for a single church service in the forecast year (2010). Overall total future intersection level of service (LOS) at both the site entrance and the nearby Cedar Green Road/Shaw Road intersection are forecast to be LOS A.

This update is based on review of materials received from the Department of Planning on August 19, 2009, including (1) a letter from the Applicant responding to first referral comments, dated August 11, 2009, and (2) a revised concept plan prepared by Apex Solutions, LLC, dated August 11, 2009. A copy of this concept plan is provided as *Attachment 1*.

Status of Transportation Issues/Comments

Staff comments from the first OTS referral, along with the Applicant's responses (quoted directly from its August 11, 2009 response letter) and issue status, are provided below.

1. Initial Staff Comment: How may on-site parking spaces will be provided for the church? Any overflow parking will most likely use existing on-street spaces across the street and impact local residents.

Applicant's Response: All of the require[d] parking spaces will be on site. Approximately 150 to 190 parking spaces will be proposed but only 105 spaces are required per [the] 420-seat church.

Issue Status: A total of 180 parking spaces are depicted on the concept plan. OTS defers to the Department of Planning and the Department of Building and Development (Zoning Administration) regarding the appropriateness of excess parking on site.

2. Initial Staff Comment: Curb and gutter frontage improvements should be provided along with a sidewalk to match improvements on the other side of the street [Cedar Green Road] (Old Sterling Gable, Section 2).

   Applicant's Response: Curb and gutter frontage improvements to match what is shown on Wat Yarnna Rangsee Complex Site Plan (STPL 2004-0030) will be proposed. Since there is no side walk proposed on church's side of the road on the Wat Yarnna Rangsee Complex Site Plan building, a sidewalk will not be functional.

   Issue Status: The concept plan depicts an additional 20 feet of ROW dedication along the site frontage, which would allow for approximately 52 feet of pavement (curb to curb) along Cedar Green Road. A 5-foot sidewalk is also depicted within the proposed ROW along the site frontage, as are what appear to be crosswalks. The Applicant should clarify its intent regarding the timing of these proposed improvements (ROW dedication and road, sidewalk, and crosswalk construction); this type of information is typically specified in a proffer statement, though no proffers were included for OTS staff review. OTS recommends that all improvements be constructed and available for use prior to opening of the proposed church.

3. Initial Staff Comment: The Applicant should provide a commercial entrance meeting VDOT standards.

   Applicant's Response: Commercial site entrance will be provided similar to the one proposed for Wat Yarnna Rangsee Complex Site Plan (STPL 2004-0030).

   Issue Status: No entrance is shown on STPL 2004-0030; the Applicant should clarify the specifics of the entrance proposed.

New Comment

4. On June 2, 2009, the Board of Supervisors passed a resolution (provided as *Attachment 2)* indicating its preference regarding the alignment of the future east-west segment of Shaw Road in the Belfort Park area. The Board's resolution calls for a two-lane (U2) road section within a 50-foot ROW extending west from the current east-west Shaw Road alignment, which would place the road along or just north of the site's northern boundary. This location has been included on the current draft of the *Countywide Transportation Plan* currently under review by the Planning Commission. Given this alignment, OTS staff suggests that the Applicant consider designing its proposed parking area (in the northwest

corner of the site) to accommodate a future ingress/egress access point to this future road.

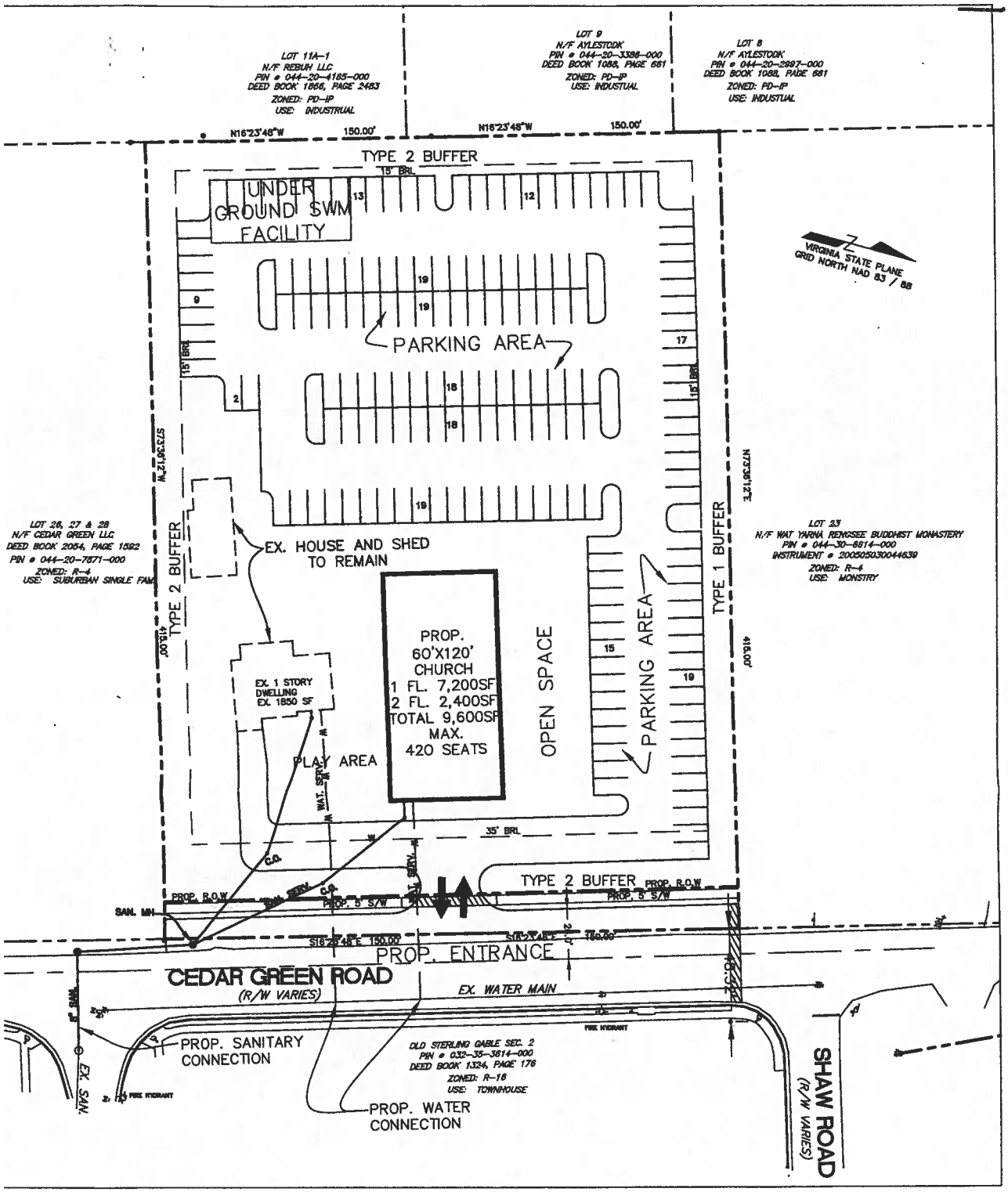
Conclusion

Subject to the resolution of the comments noted above, OTS would have no objection to the approval of this application. OTS staff is available to meet with the Applicant regarding the comments contained in this referral.

ATTACHMENTS

1. Applicant's Concept Plan (August 11, 2009)
2. BOS Copy Teste and Resolution Regarding the Location of Shaw Road in the Belfort Park Area (June 2, 2009)

cc: Terrie Laycock, Director, OTS
Andrew Beacher, Assistant Director, OTS



XISTING ZONE: R4 PROPOSED ZONE: PD-IP
OTAL SITE AREA: 2.86 AC.
ROPOSED USE: CHURCH
ROPOSED GROSS BUILDING AREA: 11,970 SF
XISTING HOUSE TO REMAIN: 1,850 SF
XISTING SHED TO REAMAIN: 1,150 SF
OTAL GROSS BUILDING AREA: 14,970 SF
ROPOSED F.A.R = 0.12
ROPOSED MAX. NUMBER SEATS: 420
EQUIRED PARKING: 420/4 = 105 SPACES
ROPOSED PARKING: GREATER THAN 105 SPACES

LOT 24 & 25 ARE TO BE CONSOLIDATED.

WATER AND SANITARY SEWER TO BE CONNECTED TO PUBLIC SYSTEM, AS SHOWN ON THIS DRAWING.

Apex Solutions, LLC
Professional Engineering Services
412 Old Dominion Way
Herndon, VA 20170
Email: yungkim@apex-s.com Web: apex-s.com Fax: 703-437-8174

RECEIVED
AUG 12 2009
PLANNING DEPARTMENT

Designed By:	Drawn By:	Scale:	Date:

CONCEPT PLAN
(ZMAP 2008-0023)
CEDAR GREEN CHURCH

OWNER: JOSE A MARTINEZ (LOT 24) &
LIDIA M. SERRANO DE ARAUJO (LOT 25)
TAX MAP: 80/A/1////24/ & 80/A/1////25/

ATTACHMENT 1

Loudoun County, Virginia
www.loudoun.gov
Office of the County Administrator
1 Harrison Street, S.E., 5th Floor, P.O. Box 7000, Leesburg, VA 20177-7000
Telephone (703) 777-0200 • Fax (703) 777-0325

At a business meeting of the Board of Supervisors of Loudoun County, Virginia, held in the County Government Center, Board of Supervisors' Meeting Room, 1 Harrison St., S.E., Leesburg, Virginia, on Tuesday, June 2, 2009 at 9:00 a.m.

IN RE: BOARD MEMBER INITIATIVE: SHAW ROAD REALIGNMENT IN BELFORT PARK

Ms. McGimsey moved the Board of Supervisors support the resolution indicating its desire to depict the location of the northern east-west section of Shaw Road in the 2009 CTP as reflected on the map as a two-land urban roadway within a 50-foot right-of-way.

Ms. McGimsey further moved that a copy of this resolution and map be forwarded to the Planning Commission for consideration in its review of the draft 2009 Countywide Transportation Plan.

Seconded by Mrs. Waters.

Voting on the Motion: Supervisors Buckley, Burk, Burton, Kurtz, McGimsey, Waters and York – Yes; None – No; Supervisors Delgaudio and Miller – Absent for the Vote.

A COPY TESTE:

Arneta Gilbert

DEPUTY CLERK FOR THE LOUDOUN COUNTY BOARD OF SUPERVISORS

(16-Shaw Road Realignments In Belfort Park).doc

ATTACHMENT 2

RESOLUTION

WHEREAS on January 15, 2008, the Loudoun County Board of Supervisors established the Belfort Park Task Force to examine land use and transportation issues within the Belfort Park area, and

WHEREAS on January 21, 2009, following numerous public meetings during 2008, the Belfort Park Task Force presented its recommendations regarding land use, economic development and transportation to the Board of Supervisors, and

WHEREAS the Task Force made transportation recommendations on a number of planned Countywide Transportation Plan (CTP) road alignments in the area, and indicated that the final alignment of the east-west segment of Shaw Road, in the northern portion of the Belfort Park area, be determined based on the ultimate planned land use for the area, and

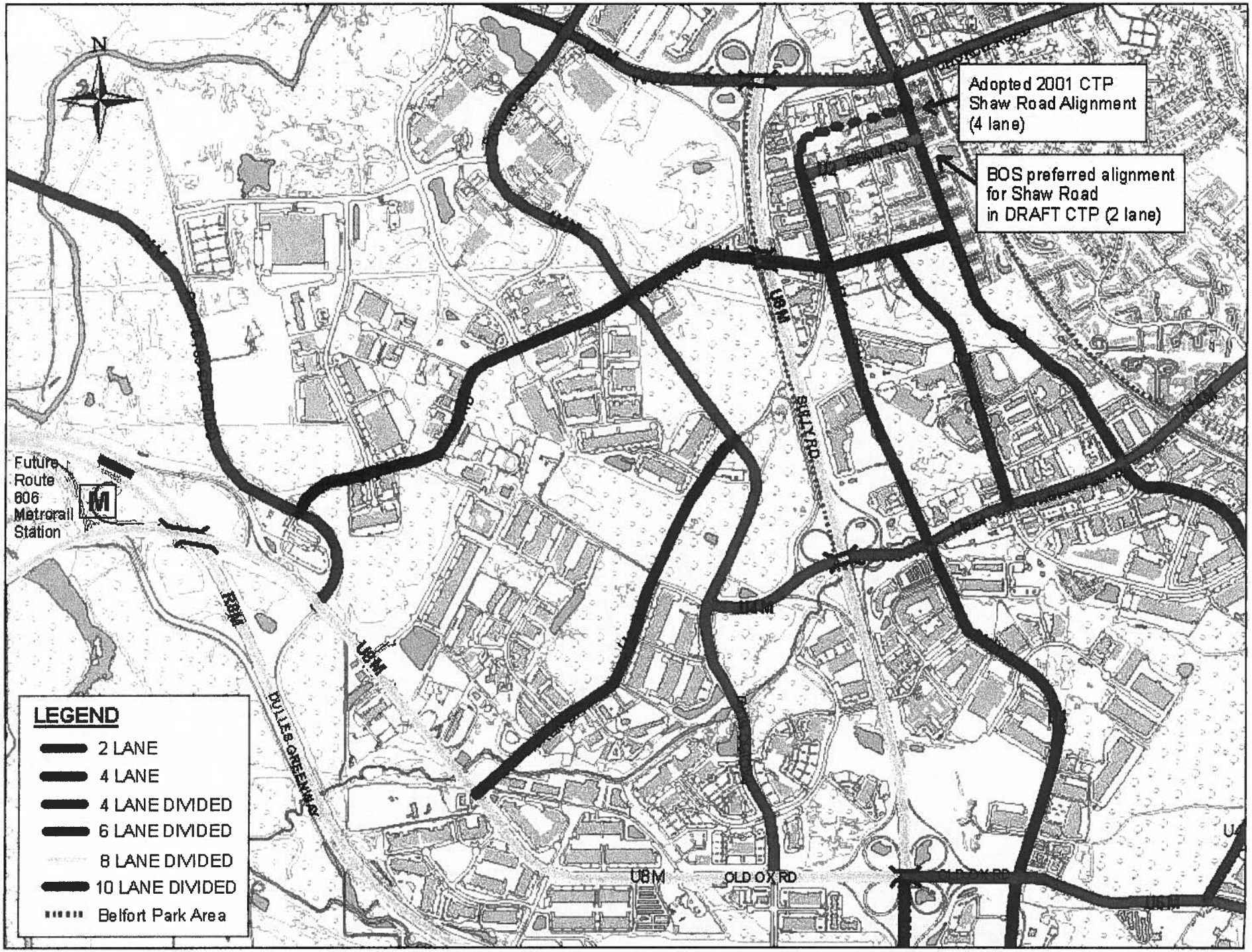
WHEREAS the adopted *2001 Revised Countywide Transportation Plan* (CTP) map depicts the alignment of the east-west segment of Shaw Road, in the northern portion of the Belfort Park area, as a four-lane urban undivided (U4) roadway, to be located within a 70-foot-wide right-of way, and

WHEREAS no right-of-way for this planned roadway has been acquired to date, and the construction of such roadway would have significant impacts on existing development in the area, including the County-owned Sterling Annex property, and

WHEREAS the Board of Supervisors wishes to promote and implement better connectivity in the area, while minimizing the impacts of new road corridors on existing development,

NOW THEREFORE BE IT RESOLVED, that the Loudoun County Board of Supervisors indicates its desire that the alignment of the east-west segment of Shaw Road, in the northern portion of the Belfort Park area, be included in the draft 2009 Countywide Transportation Plan update, currently under review by the Planning Commission, as a two-lane urban undivided (U2) roadway, within a 50-foot right-of-way, in the location depicted on the attached map.

Draft 2009 CTP Road Network with BOS Preferred Alignment for Shaw Road



Attachment 2 - 1 (Date: 06/02/09)

County of Loudoun

Office of Transportation Services

MEMORANDUM

DATE: February 17, 2009

TO: Sophia Fisher, Project Manager, Department of Planning

FROM: Art Smith, Senior Coordinator

SUBJECT: ZMAP 2008-0023, Cedar Green Church
First Referral

BACKGROUND

This application proposes to rezone two residential lots from the R-4 District to the PD-IP District. Each lot currently contains a single residential unit. One of the homes on existing Lot 24 would be demolished, and the two lots would then be consolidated. A new church would be constructed on the consolidated lot. The other existing home would be retained for rectory uses.

The consolidated lot would have an area of approximately 2.86 acres. The lot is located on the west side of Cedar Green Road, Route 775 south and east of Shaw Road, Route 636. Please see Attachment 1, Regional Site Map. The application's traffic study states that the church will be used primarily for Sunday services and will not have weekday uses, such as daycare, pre-school or school. The church is proposed to have 9,600 square feet of floor area with 420 seats in its sanctuary.

EXISTING, PLANNED AND PROGRAMMED ROADS

Cedar Green Road along the project's site currently has a 37 foot wide cross section. It has a painted center line which allows operation of a single travel lane in each direction. There is also a single parking lane on the east side of the road, which also has a sidewalk. There are no Cedar Green Road improvements projects currently in the Secondary Road Program and no further improvements are planned to the road in the current or proposed Countywide Transportation Plan (CTP).

Please note the recommendations of the Belfort Park Task Force have been forwarded to the Planning Commission by the Board of Supervisors. These recommendations do not include any major changes to Cedar Green Road along the site's frontage.

EXISTING AND FORECASTED TRAFFIC VOLUMES AND SERVICE LEVELS

Since this project will have little impact on weekday peak hours (7 trips in the AM peak hour and 6 trips in the PM peak hour), the applicant's traffic study focuses on Sunday peak hour trip generation. Traffic conditions were evaluated at the intersection of Cedar Green Road / Shaw Road and also at the church's entrance. A total of 268 two-way trips are forecast (for a single service) in forecast year 2010. The following information is attached to this referral.

Attachment 2: Existing Peak Hour Traffic Volumes (Sunday)
Attachment 3: Trip Distribution and Generated Traffic Volumes
Attachment 4: Total Future Peak Hour Traffic Volumes (Sunday)
Attachment 5: Forecasted Levels of Service (LOS)

Peak note that Sunday LOS is forecasted to be in the LOS A/B range

QUESTIONS / COMMENTS

1. How many on-site parking spaces will be provided for the church? Any overflow parking will most likely use existing on-street spaces across the street and impact local residents.
2. Curb and gutter frontage improvements should be provided along with a sidewalk to match improvements on the other side of the street (Old Sterling Gable, Section 2).
3. The applicant should provide a commercial entrance meeting VDOT standards.

CONCLUSION

Provided the applicant provides appropriate responses to the above comments, OTS would have no objection to the approval of this application.

cc: Andy Beacher, Assistant Director/Highway Division Chief

Kimley-Horn
and Associates, Inc.

MEMORANDUM

Suite 400
13221 Woodland Park Rd
Herndon, Virginia
20171

To: George Phillips
Loudoun County Office of Transportation Services

From: Edward Y. Papazian, P.E. EYP
Kaitlyn J. Weatherton, EIT KJW
Kimley-Horn and Associates, Inc.

Date: November 14, 2008

Subject: Cedar Green Road Rezoning, Sterling, VA
Traffic Analysis

Introduction

This memorandum serves as a traffic analysis for the proposed rezoning of 2.86 acres along Cedar Green Road near Shaw Road in Sterling, Virginia. The property is currently zoned R-4 and is proposed to be rezoned to the I-zone. The proposed development on the property is to be a church with 9,600 square feet of floor area and with a sanctuary containing 420 seats.

The following sections of this memorandum demonstrate that the proposed rezoning for the proposed church will result in fewer weekday peak hour trips than the existing zoning. The proposed activity levels at the church will have no adverse impact on the area roadways. Also, the vehicle access drive will operate in a safe and efficient manner.

Site Location and Area Setting

The property is located along the west side of Cedar Green Road just south of Shaw Road in Sterling (see Figure 1). The property consists of two parcels each containing 1.43 acres. The property is in the R-4 zone. It is proposed to be rezoned to the I-zone. The proposed development in the I-zone consists of a church with 9,600 square feet of floor area and a sanctuary containing 420 seats. The church will be used primarily for Sunday services. There will be no weekday activities, such as schools, pre-school, or daycare that will result in commuter peak hour traffic.

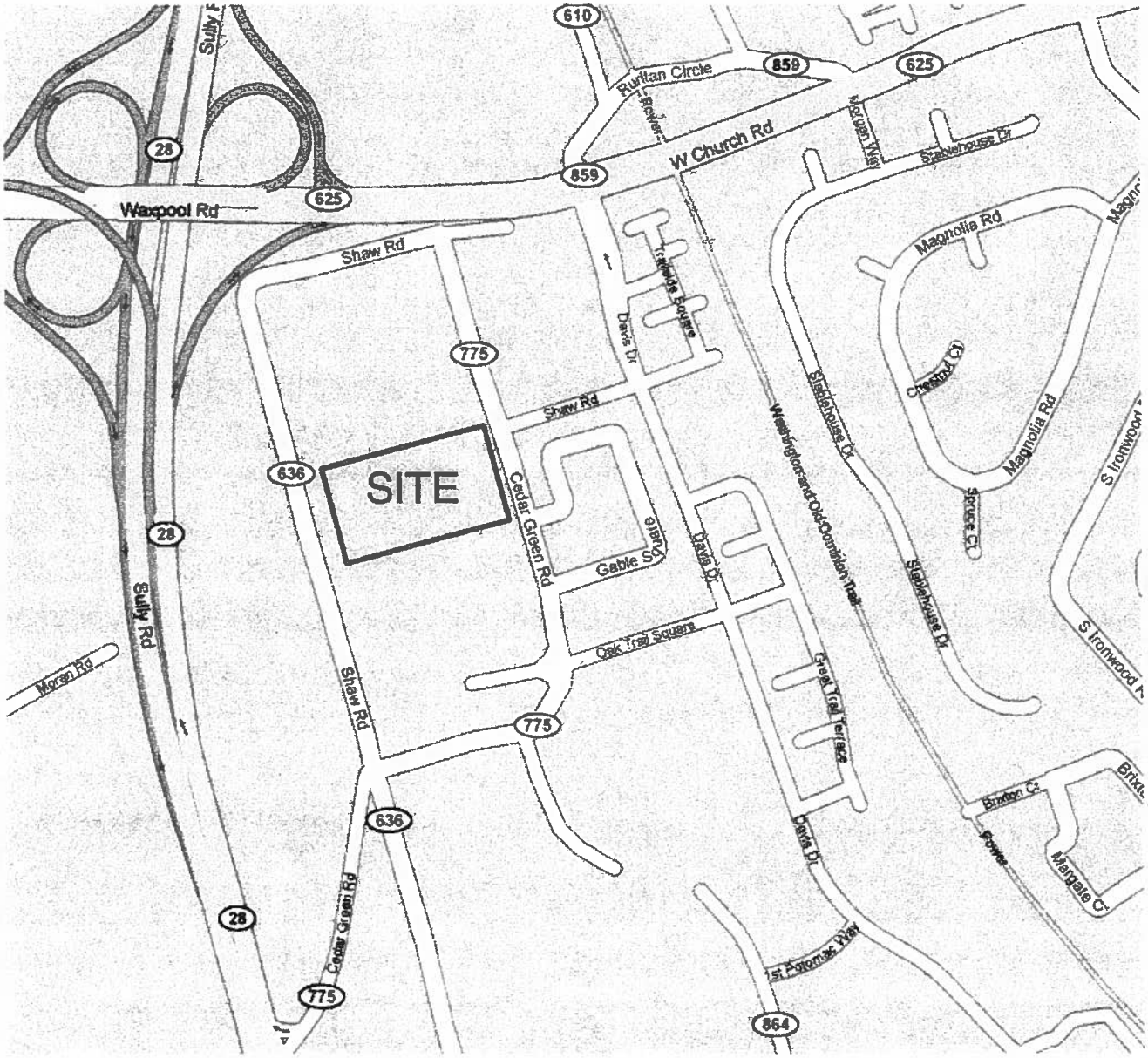
Cedar Green Road along the property has a 37 foot wide cross section. It has a painted center line that permits a single travel lane in each direction. There is a parking lane on the east side of the road that is 9 feet wide. The northbound travel lane is 17 feet wide while the southbound lane of Cedar Green Road is 11 feet wide.

The horizontal alignment of Cedar Green Road is straight. There is little change in the vertical alignment. There are no obstructions along Cedar Green Road in the area of the proposed driveway. As a result, there are no safety hazards in the area of the property.

TEL 703 674 1300
FAX 703 674 1350

ATTACHMENT 1

NOT TO SCALE



Kimley-Horn and Associates, Inc.

KHA Project # 110219000

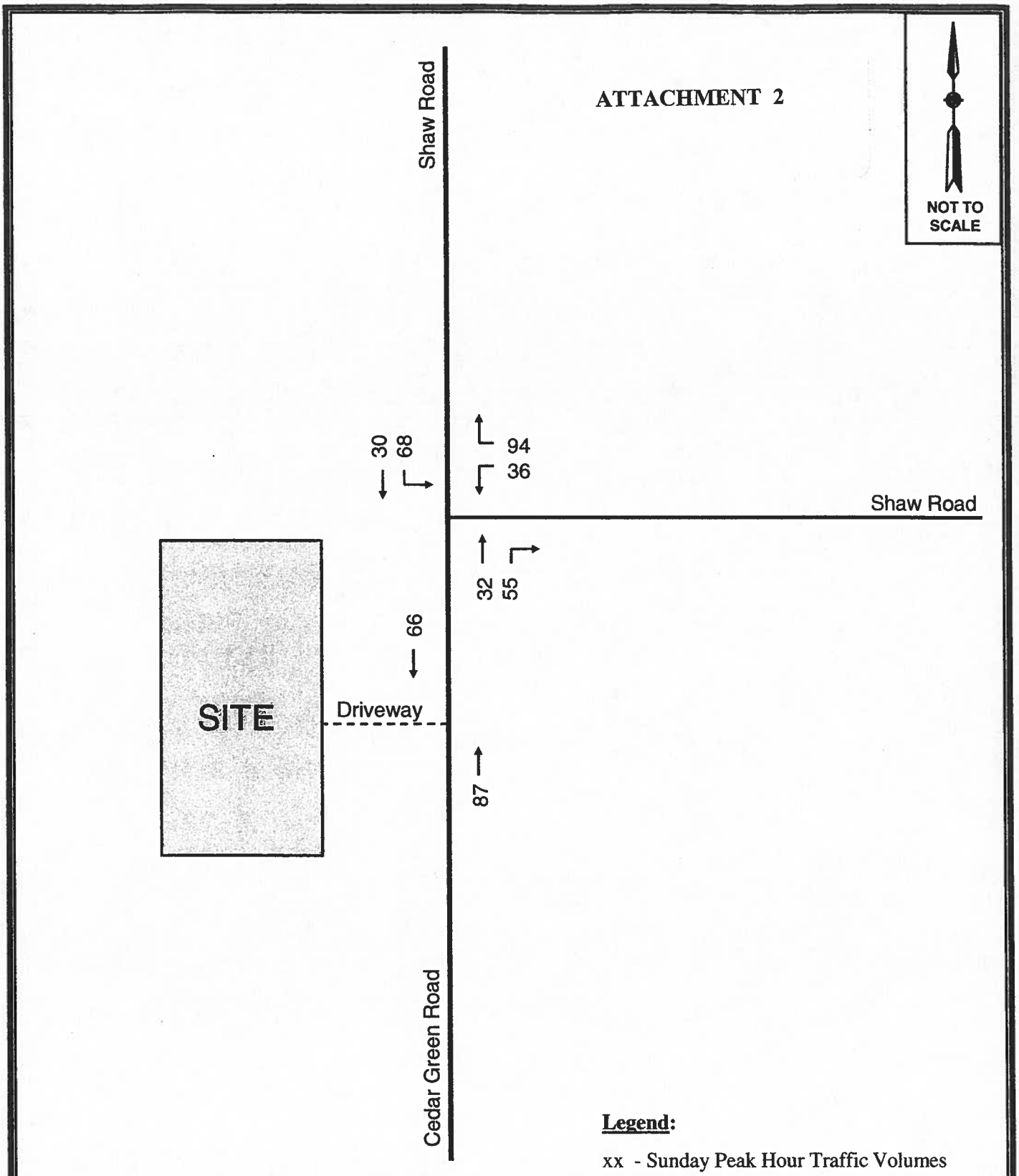
Regional Site Map

Cedar Green Road Rezoning
Sterling, VA

Figure 1

A-37

ATTACHMENT 2



Kimley-Horn and Associates, Inc.

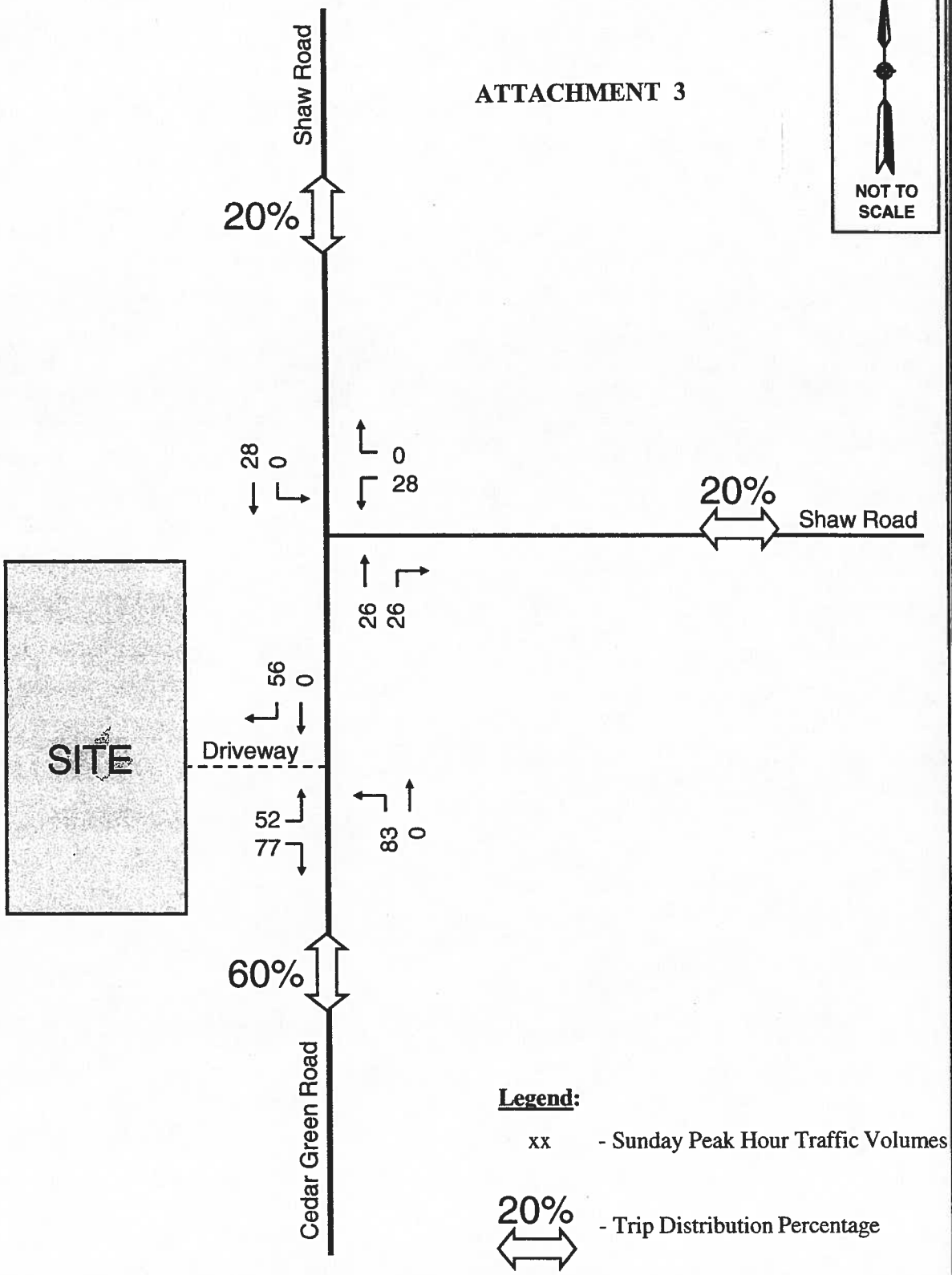
KHA Project # 110219000

Existing Sunday Peak Hour Traffic Volumes

Cedar Green Road Rezoning
Sterling, VA

Figure 3

ATTACHMENT 3



Kimley-Horn and Associates, Inc.

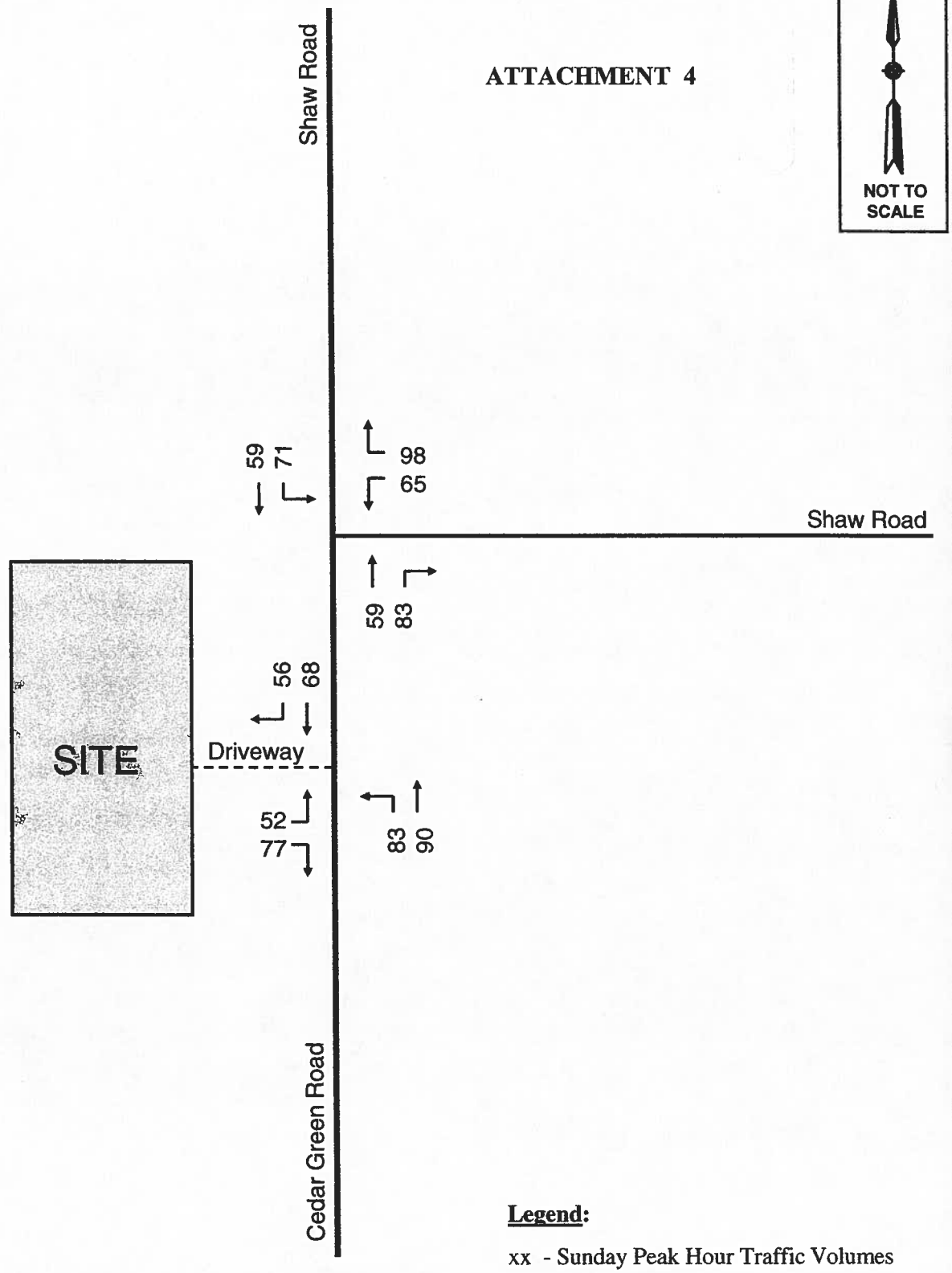
KHA Project # 110219000

Trip Distribution and Site Generated Traffic Volumes

Cedar Green Road Rezoning
Sterling, VA

Figure 5

ATTACHMENT 4



Kimley-Horn and Associates, Inc.

KHA Project # 110219000

Total Future Sunday Peak Hour Traffic Volumes

Cedar Green Road Rezoning
Sterling, VA

Figure 6

A-40

Table 3 Level of Service Summary at Study Intersections (LOS/sec of delay per vehicle)			
Intersection	**Existing 2008**	**Background 2010**	**Total Future 2010**
Cedar Green Road and Shaw Road			
Northbound (Cedar Green Road)	A (0.0)	A (0.0)	A (0.0)
Southbound (Shaw Road)	A (5.3)	A (5.4)	A (4.4)
Westbound (Shaw Road)	A (9.8)	A (9.8)	B (10.9)
Overall Intersection	**A (5.7)**	**A (5.7)**	**A (5.4)**
Cedar Green Road and Church Driveway			
Northbound (Cedar Green Road)	-	-	A (3.9)
Southbound (Cedar Green Road)	-	-	A (0.0)
Eastbound (Church Driveway)	-	-	B (10.8)
Overall Intersection	-	-	**A (4.9)**

Conclusions

Based on these analyses, it is concluded that the proposed rezoning to permit a church on the property will result in fewer peak hour trips than the permitted density under the existing zoning.

The traffic generated by the church at the time of Sunday services can be easily accommodated on the surrounding roadways. The levels of traffic service will be A and B on Sunday at the site driveway and at the nearby intersection.

There are no road safety hazards in the area of the property. As a result, the vehicle access system will operate in a safe and efficient manner.

September 15, 2009

Sophia Fisher, Project Manager
County of Loudoun
Department of Planning
1 Harrison Street, S.E.
P.O. Box 7000
Leesburg, Virginia 20177-7000

Re: Cedar Green Church
Loudoun County Plan Number ZMAP 2008-0023, Second Submission

Dear Ms. Fisher:

We have reviewed the above referenced application and we have no objection to approval subject to the following comment.

1. The entrance should be designed in accordance with the VDOT Minimum Standards of Entrances to State Highways.

If you have any questions, please call me at (703) 383-2041.

Sincerely,

Thomas B. Walker
Senior Transportation Engineer

RECEIVED
MAR 19 2009
PLANNING DEPARTMENT

COMMONWEALTH of VIRGINIA

DAVID S. EKERN, P.E.
COMMISSIONER

DEPARTMENT OF TRANSPORTATION
14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)

March 16, 2009

Sophia Fisher, Project Manager
County of Loudoun
Department of Planning
1 Harrison Street, S.E.
P.O. Box 7000
Leesburg, Virginia 20177-7000

Re: Cedar Green Church
Loudoun County Plan Number ZMAP 2008-0023

Dear Ms. Fisher:

We have reviewed the above referenced application and offer the following comments.

1. This office recommends frontage improvements consistent with the adjacent Wat Yarnna Rangsee site (STPL 2004-0030).

If you have any questions, please call me at (703) 383-2041.

Sincerely,

Thomas B. Walker
Senior Transportation Engineer

ATTACHMENT 1e

LOUDOUN WATER

WWW.LOUDOUNWATER.ORG

PO Box 4000 | 44865 Loudoun Water Way | Ashburn, VA 20146
TEL 571.291.7700 | FAX 571.223.2910

September 21, 2009

Ms. Sophia Fisher
Department of Planning
1 Harrison Street, S.E.
P. O. Box 7000
Leesburg, Virginia 20177-7000

Re: ZMAP-2008-0023; Cedar Green Church

Dear Ms. Fisher:

Loudoun Water has reviewed the referenced referral application and offers the following comments:

- Water and sewer are now conceptually adequate as shown. No further review by Loudoun Water is required.

Service would be contingent upon the developer's compliance with Loudoun Water's Statement of Policy; Rates, Rules and Regulations and design standards. Should you have any questions, please do not hesitate to contact me.

Sincerely,

Julie Atwell

Julie Atwell
Engineering Administrative Specialist

ATTACHMENT 1-f

A-44

LOUDOUN WATER

WWW.LOUDOUNWATER.ORG

PO Box 4000 | 44865 Loudoun Water Way | Ashburn, VA 20146
tel 571.291.7700 | fax 571.223.2910

March 6, 2009

Ms. Sophia Fisher
Department of Planning
1 Harrison Street, S.E.
P. O. Box 7000
Leesburg, Virginia 20177-7000

Re: ZMAP-2008-0023; Cedar Green Church

Dear Ms. Fisher:

Loudoun Water has reviewed the referenced Zoning Map Amendment Petition and offers the following comments:

- Revise concept plan with regard to water and sewer as follows:
    - Extend public sewer so as to cross perpendicular to Cedar Green Road, and across frontage of adjoining property, and across frontage of adjoining property, onto the subject site.
    - Each premises must have an independent sewer service from the terminus of the public main.
    - Show independent water services, from public main, to dwelling and church.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Julie Atwell

Julie Atwell
Engineering Administrative Specialist

A-45

Loudoun County, Virginia
Department of Fire, Rescue and Emergency Management
803 Sycolin Road, Suite 104 Leesburg, VA 20175
Phone 703-777-0333 Fax 703-771-5359

Memorandum

To: Sophia Fisher, Project Manager
From: Maria Figueroa Taylor, Fire-Rescue Planner
Date: March 26, 2009
Subject: Cedar Green Church
ZMAP 2008-0023

RECEIVED
MAR 27 2009
PLANNING DEPARTMENT

Thank you for the opportunity to review the above captioned applications. The Fire and Rescue Planning Staff, in agreement with the Fire Marshal's Office, has no objection to the applications as presented.

The Fire-Rescue GIS and Mapping coordinator offered the following information regarding estimated response times:

PIN	Project name	Sterling VFRC Station 11/15 Travel Time
044-20-7098	Cedar Green Church	4 minutes

The Travel Times for each project were calculated using ArcGIS and Network Analyst extension to calculate the travel time in minutes. To get the total response time another two minutes were added to account for dispatching and turnout. This assumes that the station is staffed at the time of the call. If the station is unoccupied another one to three minutes should be added.

Project name	Sterling VFRC Station 11/15 Response Times
Cedar Green Church	6 minutes

If you have any questions or need additional information, please contact me at 703-777-0333.

c: Project file

Loudoun County Health Department

P.O. Box 7000
Leesburg VA 20177-7000

Environmental Health
Phone: 703 / 777-0234
Fax: 703 / 771-5023

Community Health
Phone: 703 / 777-0236
Fax: 703 / 771-5393

RECEIVED
JAN 27 2009
PLANNING DEPARTMENT

January 21, 2009

MEMORANDUM TO: Sophia Fisher, Project Manager MSC # 62
Planning Department, Building & Development

FROM: John P. Dayton MSC #68
Sr. Env. Health Specialist
Division Of Environmental Health

SUBJECT: **ZMAP 2008-0023, Cedar Green Church**
LCTM: 80A((1)) 24 & 25, PIN 044-20-7098 & 7585

This Department reviewed the package provided to this office and the plat prepared by Apex Solutions, LLC date **0 1/02/2009**, and recommends approval with the following comments/conditions to the proposal.

1) All the existing and proposed structures are properly served by public water and public sewer.

2) All existing wells, drainfields and pump and haul tanks must be properly abandoned (Health Department permit required) prior to razing of the structure.

If further information or clarification on the above project is required, please contact John Dayton at 737-8848.

JPD/JEL/jpd

ATTACHMENT 1 h

From: Boyd Church
To: Sophia.Fisher@loudoun.gov
CC: Randy Williford
Date: 2/24/2009 10:38 AM
Subject: Cedar Green Church ZMAP 2008-0023

Dear Ms. Fisher:

I have reviewed the information for the above referenced project. No stormwater concepts were provided so therefore we reserve the opportunity to review and comment at the development review stage. Thanks.

Sincerely,
Boyd M. Church
Senior Stormwater Engineer
Loudoun County Dept. of General Services
Stormwater Management
803 Sycolin Road, S.E. Suite 100
Leesburg, VA 20176
Office- 571.258.3204
Fax- 703. 737.8008
Mobile- 571.233-9629

ATTACHMENT 1i

I, MARK G. JENKINS, do hereby state that I am an

___ Applicant

__X__ Applicant's Authorized Agent listed in Section C.1. below

in Application Number(s): _____

and that to the best of my knowledge and belief, the following information is true:

C. DISCLOSURES: REAL PARTIES IN INTEREST AND LAND USE PROCEEDINGS

1. *REAL PARTIES IN INTEREST*

The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS** and **LESSEES** of the land described in the application* and if any of the forgoing is a **TRUSTEE**** each **BENEFICIARY** of such trust, and all **ATTORNEYS,** and **REAL ESTATE BROKERS, and all AGENTS of any of the foregoing.**

All relationships to the persons or entities listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together (ex. Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc.) For a multiple parcel application, list the Parcel Identification Number (PIN) of the parcel(s) for each owner(s).

PIN	*NAME (First, M.I., Last)*	*ADDRESS (Street, City, State, Zip Code)*	*RELATIONSHIP (Listed in bold above)*
044-20-7098-000 and 044-29-7585-000	Iglesia Galilea de las Asambleas de Dios	22195 Cedar Green Road Sterling, Virginia 20164	Applicant
044-20-7098-000	José A. Martinez	22195 Cedar Green Road Sterling, Virginia 20164	Title Owner Lot 24
044-29-7585-000	Lidia M. Serrano de Araujo	22217 Cedar Green Road Sterling, Virginia 20164	Title Owner Lot 25
	Apex Solutions, LLC	412 Old Dominion Ave Herndon, VA 20170	Civil Engineer/Agent

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** In the case of a TRUSTEE, list Name of Trustee, name of Trust, if applicable, and name of each beneficiary.

Check if applicable:

_x_ There are additional Real Parties in Interest. *See* Attachment to Paragraph C-1.

ATTACHMENT TO PARAGRAPH C-1 - PAGE 1 of 1

C. DISCLOSURES: REAL PARTIES IN INTEREST AND LAND USE PROCEEDINGS

1. *REAL PARTIES IN INTEREST*

The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS** and **LESSEES** of the land described in the application* and if any of the forgoing is a **TRUSTEE**** each **BENEFICIARY** of such trust, and all **ATTORNEYS,** and **REAL ESTATE BROKERS, and all AGENTS of any of the foregoing.** All relationships to the persons or entities listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together (ex. Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc.) For a multiple parcel application, list the Parcel Identification Number (PIN) of the parcel(s) for each owner(s).

PIN	*NAME (First, M.I., Last)*	*ADDRESS (Street, City, State, Zip Code)*	*RELATIONSHIP (Listed in bold above)*
	Apex Solutions, LLC	412 Old Dominion Ave Herndon, VA 20170	Civil Engineer/Agent
	Yung Kim	Apex Solutions, LLC 412 Old Dominion Ave Herndon, VA 20170	Civil Engineer/Agent
	H. Wayne Smith	117 E. Meadowland La. Sterling, Virginia 20164	Architect
	Leslie C. Schuermann	240 Rebecca Dr., Winchester VA 22602	Surveyor
	Kimley-Horn and Associates, Inc. wholly owned by Associates Group Services, Inc.	3001 Weston Parkway, Cary, North Carolina 27513	Engineers
	Kimley-Horn and Associates, Inc. wholly owned by Associates Group Services, Inc.	13221 Woodland Park Rd#400 Herndon, Virginia 20171	Engineers
	Associates Group Services, Inc wholly owned by APHC, INC	3001 Weston Parkway Cary, North Carolina 27513	Engineers
	APHC, Inc	3001 Weston Parkway Cary, North Carolina 27513	Engineers
	Edward Y. Papazian	13221 Woodland Park Rd#400 Herndon, Virginia 20171	Engineer
	Geoff D. Giffin	13221 Woodland Park Rd#400 Herndon, Virginia 20171	Engineer
	Katie Weatherton	13221 Woodland Park Rd#400 Herndon, Virginia 20171	Engineer
	Mark G. Jenkins PC	2071 Chain Bridge Rd. #400 Vienna, Virginia 22182	Attorney/Agent
	Mark G. Jenkins	2071 Chain Bridge Road #400 Vienna, Virginia 22182	Attorney/Agent

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** In the case of a TRUSTEE, list Name of Trustee, name of Trust, if applicable, and name of each

2. *CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)*

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

IGLESIA GALILEA de las ASAMBLEAS de DIOS , a Virginia non-stock corporation, 22195 Cedar Green Road, Sterling, Virginia 20164

Description of Corporation:

___ *There are 100 or fewer shareholders and all shareholders are listed below.*

___ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

___ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

___ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of Shareholders:

SHAREHOLDER NAME (First, M.I., Last)	*SHAREHOLDER NAME (First, M.I., Last)*
Virginia Non-Stock Corporation – no shareholders	

Names of Officers and Directors:

NAME (First, M.I., Last)	*Title (e.g. President, Treasurer)*
Jose A. Martinez	Director and President
Walter Landaverde	Director and Vice-President
Mayra Yesenia Landaverde	Director and Secretary
Lourdes Hernandez	Director
Jose a Nolasco	Director

Check if applicable:

_x__ There is additional Corporation Information. *See* Attachment to Paragraph C-2.

ATTACHMENT TO PARAGRAPH C-2 – PAGE 1 of 8

2. *CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)*

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

APEX SOLUTIONS, LLC 412 Old Dominion Ave., Herndon, VA 20170

Description of Corporation:

_X__ *There are 100 or fewer shareholders and all shareholders are listed below.*

___ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

___ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

____*There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of Shareholders:

SHAREHOLDER NAME (First, M.I., Last)	***SHAREHOLDER NAME (First, M.I., Last)***
Yung Chull Kim, sole member	

Names of Officers and Directors:

NAME (First, M.I., Last)	***Title (e.g. President, Treasurer)***

Check if applicable:

_x__ There is additional Corporation Information. *See* Attachment to Paragraph C-2.

ATTACHMENT TO PARAGRAPH C-2 – PAGE 2 of 8

2. *CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)*

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

MARK G. JENKINS, P.C., 2071 Chain Bridge Rd., Suite 400, Vienna, VA 22182

Description of Corporation:

_X__ *There are 100 or fewer shareholders and all shareholders are listed below.*

___ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

___ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

___ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of Shareholders:

SHAREHOLDER NAME (First, M.I., Last)	***SHAREHOLDER NAME (First, M.I., Last)***
Mark G. Jenkins, sole shareholder	

Names of Officers and Directors:

NAME (First, M.I., Last)	***Title (e.g. President, Treasurer)***
Mark G. Jenkins	President

Check if applicable:

_x__ There is additional Corporation Information. *See* Attachment to Paragraph C-2.

ATTACHMENT TO PARAGRAPH C-2 – PAGE 3 of 8

2. *CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)*

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

KIMLEY-HORN AND ASSOCIATES, INC., 3001 Weston Parkway, Cary, N.C. 27513; and with a local office at 13221 Woodland Park Road, #400 Herndon, VA 20171

Description of Corporation:

_x_ *There are 100 or fewer shareholders and all shareholders are listed below.*

___ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

___ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

____ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of Shareholders:

SHAREHOLDER NAME (First, M.I., Last)	*SHAREHOLDER NAME (First, M.I., Last)*
Associates Group Services, Inc., sole shareholder	

Names of Officers and Directors:

NAME (First, M.I., Last)	*Title (e.g. President, Treasurer)*
Mark S. Wilson	President and Director
Nicholas L. Ellis	Senior Vice President, Treasurer
Richard N. Cook	Senior Vice President, Secretary
John C. Atz	Senior Vice President, Director
T. Jack Bagby III	Senior Vice President, Director
Continued on following page	

Check if applicable:

_x_ There is additional Corporation Information. *See* Attachment to Paragraph C-2.

ATTACHMENT TO PARAGRAPH C-2 – PAGE 4 of 8

2. *CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)*

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

KIMLEY-HORN AND ASSOCIATES, INC., 3001 Weston Parkway, Cary, N.C. 27513, and with a local office at 13221 Woodland Park Road, #400 Herndon, VA

Description of Corporation:

_x *There are 100 or fewer shareholders and all shareholders are listed below.*

___ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

__ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

____*There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of Shareholders:

SHAREHOLDER NAME (First, M.I., Last)	***SHAREHOLDER NAME (First, M.I., Last)***
Associates Group Services, Inc., sole shareholder	

Names of Officers and Directors:

NAME (First, M.I., Last)	***Title (e.g. President, Treasurer)***
Donald L. Bartlett	Chairman and Director
Roscoe L. Biby	Senior Vice President, Director
Michael N. Byrd	Executive Vice President, Director
Jerry W. Ingram	Senior Vice President, Director
Brooks H. Peed	Executive Vice President, Director
James M. Roberts	Senior Vice President, Director
Michael G. Schiller	Senior Vice President, Director
Christopher A. Squires	Senior Vice President, Director

Check if applicable:

__ There is additional Corporation Information. *See* Attachment to Paragraph C-2.

ATTACHMENT TO PARAGRAPH C-2 – PAGE 5 of 8

2. *CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)*

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

ASSOCIATES GROUP SERVICES, INC., 3001 Weston Parkway, Cary, N.C. 27513

Description of Corporation:

_x_ *There are 100 or fewer shareholders and all shareholders are listed below.*

___ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

___ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

____ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of Shareholders:

SHAREHOLDER NAME (First, M.I., Last)	*SHAREHOLDER NAME (First, M.I., Last)*
APHC, Inc. , sole shareholder	

Names of Officers and Directors:

NAME (First, M.I., Last)	*Title (e.g. President, Treasurer)*
Mark S. Wilson	President and Director
Nicholas L. Ellis	Senior Vice President, Treasurer
Richard N. Cook	Senior Vice President, Secretary
John C. Atz	Senior Vice President, Director
T. Jack Bagby III	Senior Vice President, Director
Continued on following page	

Check if applicable:

_x_ There is additional Corporation Information. *See* Attachment to Paragraph C-2.

ATTACHMENT TO PARAGRAPH C-2 – PAGE 6 of 8

2. *CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)*

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

ASSOCIATES GROUP SERVICES, INC., 3001 Weston Parkway, Cary, N.C. 27513

Description of Corporation:

_x__ *There are 100 or fewer shareholders and all shareholders are listed below.*

___ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

__ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

____*There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of Shareholders:

SHAREHOLDER NAME (First, M.I., Last)	***SHAREHOLDER NAME (First, M.I., Last)***
APHC, INC. , sole shareholder	

Names of Officers and Directors:

NAME (First, M.I., Last)	***Title (e.g. President, Treasurer)***
Donald L. Bartlett	Chairman and Director
Roscoe L. Biby	Senior Vice President, Director
Michael N. Byrd	Executive Vice President, Director
Jerry W. Ingram	Senior Vice President, Director
Brooks H. Peed	Executive Vice President, Director
James M. Roberts	Senior Vice President, Director
Michael G. Schiller	Senior Vice President, Director
Christopher A. Squires	Senior Vice President, Director

Check if applicable:

_x There is additional Corporation Information. *See* Attachment to Paragraph C-2.

ATTACHMENT TO PARAGRAPH C-2 – PAGE 7 of 8

2. *CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)*

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

APHC, Inc., 3001 Weston Parkway, Cary, N.C. 27513

Description of Corporation:

___ *There are 100 or fewer shareholders and all shareholders are listed below.*

___ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

_x_ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

____*There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of Shareholders:

SHAREHOLDER NAME (First, M.I., Last)	***SHAREHOLDER NAME (First, M.I., Last)***
See above	

Names of Officers and Directors:

NAME (First, M.I., Last)	***Title (e.g. President, Treasurer)***
Mark S. Wilson	President and Director
Nicholas L. Ellis	Senior Vice President, Treasurer
Richard N. Cook	Senior Vice President, Secretary
John C. Atz	Senior Vice President, Director
T. Jack Bagby III	Senior Vice President, Director
Continued on following page	

Check if applicable:

_x_ There is additional Corporation Information. *See* Attachment to Paragraph C-2.

ATTACHMENT TO PARAGRAPH C-2 – PAGE 8 of 8

2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation: (complete name, street address, city, state, zip code)

APHC, Inc., 3001 Weston Parkway, Cary, N.C. 27513

Description of Corporation:

___ *There are 100 or fewer shareholders and all shareholders are listed below.*

___ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

_X_ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

____*There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of Shareholders:

SHAREHOLDER NAME (First, M.I., Last)	*SHAREHOLDER NAME (First, M.I., Last)*
See above	

Names of Officers and Directors:

NAME (First, M.I., Last)	*Title (e.g. President, Treasurer)*
Donald L. Bartlett	Chairman and Director
Roscoe L. Biby	Senior Vice President, Director
Michael N. Byrd	Executive Vice President, Director
Jerry W. Ingram	Senior Vice President, Director
Brooks H. Peed	Executive Vice President, Director
James M. Roberts	Senior Vice President, Director
Michael G. Schiller	Senior Vice President, Director
Christopher A. Squires	Senior Vice President, Director

Check if applicable:

_ There is additional Corporation Information. *See* Attachment to Paragraph C-2.

3. *PARTNERSHIP INFORMATION*

The following constitutes a listing of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in the affidavit.

Partnership name and address: (complete name, street address, city, state, zip)

NONE

___ (check if applicable) The above-listed partnership has no limited partners.

Names and titles of the Partners:

NAME (First, M.I., Last)	*Title (e.g. General Partner, Limited Partner, etc)*

Check if applicable:
___ Additional Partnership information attached. *See* Attachment to Paragraph C-3.

4. *ADDITIONAL INFORMATION*

a. One of the following options **must** be checked:

___ In addition to the names listed in paragraphs C. 1, 2, and 3 above, the following is a listing of any and all other individuals who own in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

X Other than the names listed in C. 1, 2 and 3 above, no individual owns in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

Check if applicable:
___ Additional information attached. *See* Attachment to Paragraph C-4(a).

b. That no member of the Loudoun County Board of Supervisors, Planning Commission, Board of Zoning Appeals or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or though an interest in a partnership owning such land, or as beneficiary of a trust owning such land.

EXCEPT AS FOLLOWS: (If none, so state).
NONE

Check if applicable:
___ Additional information attached. *See* Attachment to Paragraph C-4(b).

c. That within the twelve-month period prior to the public hearing for this application, no member of the Loudoun County Board of Supervisors, Board of Zoning Appeals, or Planning Commission or any member of his immediate household, either individually, or by way of partnership in which any of them is a partner, employee, agent or attorney, or through a partner of any of them, or through a corporation (as defined in the Instructions at Paragraph B.3) in which any of them is an officer, director, employee, agent or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has or has had any business or financial relationship (other than any ordinary customer or depositor relationship with a retail establishment, public utility, or bank), including receipt of any gift or donation having a value of $100 or more, singularly or in the aggregate, with or from any of those persons or entities listed above.

EXCEPT AS FOLLOWS: (If none, so state).
NONE

Check if applicable:
___ Additional information attached. *See* Attachment to Paragraph C-4(c).

D. COMPLETENESS

That the information contained in this affidavit is complete, that all partnerships, corporations (as defined in Instructions, Paragraph B.3), and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, OR LESSEE of the land have been listed and broken down, and that prior to each hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including any gifts or business or financial relationships of the type described in Section C above, that arise or occur on or after the date of this Application.

WITNESS the following signature:

Mark G Jenkins

check one: [ ] Applicant or [x] Applicant's Authorized Agent

MARK G. JENKINS, ATTORNEY/AGENT

(Type or print first name, middle initial and last name and title of signee)

Subscribed and sworn before me this 24TH day of NOVEMBER 2008, in the State/Commonwealth of VIRGINIA, in the County/City of FAIRFAX.

Cynthia Gardner

Notary Public

My Commission Expires: 9-30-2010

Reg # 7028509

RE: ZMAP 2008-0023-Cedar Green Church
Applicants: Jose A. Martinez and Lidia M. Serrano de Araujo

REVISED STATEMENT OF JUSTIFICATION

1. **APPLICATION HISTORY AND JUSTIFICATION FOR REQUEST FOR MODIFICATION OF CERTAIN SETBACKS IN PD-IP DISTRICT.**

A. The Applicants have worked with Staff to refine the site design. Staff suggested, during the review process, that the main Church building be moved further north from its initial proposed location. Much more of the paved parking areas were also placed behind the new Church building than was depicted in the initial layout and the number of parking spaces was reduced. This allowed for a much-improved plan.

The result, as shown on the revised Concept Plan, presents an attractive streetscape for this civic use, with augmented landscaping around the main Church building and with open space, landscaping, and a walkway and benches linking the new Church building to the existing dwelling that will remain as a parsonage. New street trees will provide the desired overhead leaf canopy for this section of Cedar Green Avenue and plantings in the buffer areas along the eastern and southern boundaries, enhanced beyond a typical Type 2 buffer, will screen and soften the views from adjoining properties. Since Shaw Avenue is planned for extension just to the north of the northern boundary of the Property, placement of the new Church building further to the north also provides some noise shielding for the usable open space on the site.

B. The Property is located within a larger area planned under the Comprehensive Plan under the "Business" designation. As County Staff noted in its March 23, 2009 Memorandum on this Application: "...the proposed civic use is in conformance with the land use policies of the Plan. Staff supports the Church in the proposed location provided that the Applicant addresses the issues ...." identified in that Memo and in subsequent Memos and communications with Staff. The Applicants have been able to successfully address these issues.

It should first be noted that the rezoning procedure is the appropriate land use procedure to establish this civic use at this location, rather than, for example, a special exception. A special exception, as the name implies, addresses uses that are problematic in relationship to other uses permitted by the particular zone. Here, the civic use proposed is an expressly desired use under the Plan and hence would logically be a *permitted* use in the relevant zoning district. Indeed, the Comprehensive Plan itself identifies the rezoning process as the desired procedure to implement uses falling in the Business designation. Page 6-20 of the Comprehensive Plan specifically states that:

4. All Business land use developments will be located in

planned-development zoning districts to ensure the design and compatibility of new development with adjacent land uses and allows flexibility in such design".

The Application successfully meets the various issues identified by Staff. As noted, landscaping and related design features present an attractive visual fit in the neighborhood. The landscape plan is proffered, subject to refinement during the site plan process. The Applicants have also committed to: use of innovative stormwater techniques (sheet 1 of Concept Plan and Proffer 3); fully shielded exterior lighting (sheet 1 of Concept Plan); energy efficient appliances (Proffer 3); dedication of right-of-way and construction of frontage improvements (Proffer 6); a contribution to the fire department (Proffer 7). We submit that the application satisfies the criteria for approval and the specific issues identified by Staff.

C. The Applicant requests a modification, pursuant to Section 16-1504 of the Zoning Ordinance, of some building and parking setbacks otherwise required by Sec 4-505 (B) (2) of the Revised 1993 Zoning Ordinance. The required setbacks and the requested modifications are as follows:

Property Line	Zoning/Use of Adjacent Property	Setback Required	Modification Requested
North	Zoned R-4 Use: Buddhist Monastery	Building Setback - 75 ft Parking Setback - 60 ft	15 feet 15 feet
East	N/A		
South	Zoned R-4 Use: Vacant	Building Setback – 75 ft Parking Setback – 60 ft	20 feet 20 feet
West	N/A		

This request is justified by the details specified above, for those details show an innovative plan that satisfies the standards in Section 6-1504 of the Zoning Ordinance. To summarize, without repeating each item discussed above, the Concept Plan is designed to place

the main Church building off-center to the right, as viewed from Cedar Green Road. This opens up an area, as usable open space, between the main Church structure and the existing house that is to be retained as a parsonage. This area will have augmented landscaping, walkway, and benches, framed by the buildings and shielded somewhat, as usable open space, from the eventual extension of Shaw Road to the north. This area will exclude paving for parking and remain as open space in order to create a courtyard effect. The design allows most of the parking to be placed behind the buildings, away from the only street frontage, reducing the visual impact of required parking on the neighborhood. The Applicants also reduced the number of parking spaces, both to reduce impervious surface and to reduce the visual effect of pavement.

Without the modifications to the setbacks, more of the paved area for parking would have to be placed in front of the Church or otherwise closer to the frontage on Cedar Green Avenue. Most, if not all, of the usable space courtyard would be lost or its effect reduced, defeating Comprehensive Plan goal for usable open space and a well-designed streetscape. The positive visual and other effects of a tree canopy on Cedar Green Avenue created by new trees would also then be reduced.

We submit that the reduction in the width of setbacks is considerably outweighed by the Applicant by the design features depicted on the Concept Plan and the proffers addressing design factors, including the landscape plan.

2. PROJECT SUMMARY

A. This application proposes to re-zone the Properties from the R-4 District to the PD-IP District.

B. Each Lot currently contains a single-family dwelling. The location of each is shown on the Existing Conditions Plat submitted as part of the application. The applicants wish to rezone the Properties to PD-IP and then develop the Properties as one parcel for a church use. It is expected that the existing dwelling on existing Lot 24 would then be demolished and the two lots would then be consolidated. A new church structure would then be constructed on the consolidated lots at the approximate location shown on the Concept Plan that accompanies the application. The existing dwelling on existing Lot 25 (shown on the Concept Plan) would be retained as an accessory/rectory use.

C. The adjacent property uses are as follows:

North: A residence that, combined with the lot to its north, is used as part of a Buddhist monastery, zoned R-4.
South: Parcels to the South are currently single family uses zoned R-4.

West: A furniture warehouse/showroom (Belfort) commercial use, zoned PD-IP.

East: Townhouse dwelling development, part of subdivision known as Old Sterling Gable, zoned R-4.

3. **WRITTEN STATEMENT DESCRIBING THE PROPOSED DEVELOPMENT'S COMPLIANCE WITH THE ENVIRONMENTAL, CULTURAL, LAND USE, ECONOMIC AND FISCAL, AND DESIGN GOALS AND POLICIES OF THE COMPREHENSIVE PLAN**

The planned use of the Properties complies as follows:

- **Environmental** – This site is substantially cleared as a result of existing uses. The proposed .12 FAR is considerably below the maximum FAR of .40 permitted in the Revised General Plan and the PD-IP District Regulations. No material negative environmental impacts would result from this proposed development.

- **Cultural** – There is no basis to believe that the Properties contain any cultural features needing preservation. The Director, by a letter dated September 25, 2008, waived the need for a Phase I Archaeological survey.

- **Land Use** – The PD-IP District is an appropriate incremental addition to the nearby areas, to the north and west, which have been rezoned for commercial, retail and other non-residential uses, consistent with the Revised General Plan. See attached copy of zoning map for the area.

- **Economic and Fiscal** – The Revised General Plan designates the Properties in the "Business" designation (See revised General Plan pp 6-20 and 6-21 and see Record of Pre-Application Conference dated May 27, 2008, included in application). This designation includes public/civic uses, including churches. (Revised General Plan pg. G-2). The PD-IP is an appropriate zoning district. The proposed church use contributes to a mix of residential and non-residential uses within the Business designation and the PD-IP District.

- **Design Goals and Policies of the Revised General Plan** – The intention is to formulate a design in keeping with the scale of the surrounding area and the applicable design goals and policies in the Revised General Plan.

4. **RESPONSE FOR THE MATTERS FOR CONSIDERATION CONTAINED IN 6-1211(E) OF THE ZONING ORDINANCE**:

1. **Whether the proposed zoning district classification is consistent with the Revised General Plan.**

As noted above, the Revised General Plan designates the Properties in the "Business" category (See Revised General Plan pp 6-20 and 6-21). This designation includes public/civic uses, including churches. (Revised General Plan pg G-2). The PD-IP is the appropriate zoning district. The proposed church use contributes to a mix of residential and non-residential uses within this District and the neighborhood generally.

2. **Whether there are any changed or changing conditions in the area affected that make the proposed rezoning appropriate.**
Virtually all of the contiguous or nearby parcels to the west and north have been rezoned to PD-IP or C-1 Districts and have current industrial or commercial uses. We understand that there is a pending application to rezone lots to the south to the PD-IP District, to become part of the adjacent existing Belfort Furniture warehouse/showroom complex. The proposed rezoning would be a natural progression in this planned trend, while continuing a mixture of uses within the Business category.

3. **Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on other property in the immediate vicinity.**
The relatively small scale church use would be compatible with existing and prospective uses. It will contribute to the mix of uses within the planned Business designation for the area, while also serving as an appropriate transition from the industrial/business commercial uses to the west to the residential uses to the east.

4. **Whether adequate utility, sewer and water, transportation, school or other facilities exist or can be provided to serve the uses that would be permitted on the property if it were rezoned.**
Existing sewer and water lines are located at or near the Property (see, e.g., details on the Existing Conditions Plat), and other required facilities are adequate for the proposed use.

5. **The effect of proposed rezoning on the County's ground water supply**
The proposed rezoning would have no effect on ground water. Existing wells would be abandoned and the Properties would be served by public water lines.

6. **The effect of uses allowed by the proposed rezoning on the structural capacity of the soils.**
The Properties do not appear to contain problem or hazardous soils that would impact construction. The proposed use is anticipated to have no effect on soils.

7. **The impact that the uses that would be permitted if the property were rezoned will have upon the volume of vehicular and pedestrian traffic and traffic safety**

in the vicinity and whether the proposed rezoning uses are sufficient measures to mitigate the impact of through construction traffic on existing neighborhoods and school areas.
Applicant has obtained a traffic analysis from Kimbly-Horn and Associates, Inc., dated September 29, 2008 (copy included as part of rezoning application). The analysis concludes that the proposed rezoning will result in fewer peak hour trips than the permitted density of the existing zoning district. Traffic generated by the proposed use can be accommodated on surrounding roadways, with no road safety hazards.

8. **Whether a reasonably viable economic use of the subject property exists under the current zoning.**
The Properties lie in an older subdivision, platted in 1948, that has already become predominantly industrial/commercial. The Revised General Plan itself, by defining these areas as Business, confirms that category as a better range of uses of the Properties. Given the age of the dwellings, a continuation of residential use alone is not a reasonably viable use.

9. **The effect of the proposed rezoning on the environment or natural features, wildlife habitat, vegetation, water quality and air quality.**
The site is substantially clear, as are most parcels in the vicinity. The impact of the proposed use on the natural features would not be detrimental.

10. **Whether the proposed rezoning encourages economic development activities in areas designated by the Revised General Plan and provides desirable employment and enlarges the tax base.**
The zoning category to allow non-residential uses in the PD-IP zone is consistent with trends in the vicinity. The change in use would provide a civic component adding to variety.

11. **Whether the proposed rezoning considers the needs of agriculture, industry, and businesses in future growth.**
See response to Number 10.

12. **Whether the proposed rezoning considers the current and future requirements of the community as to land for various purposes as determined by population and economic studies.**
The Properties are relatively small (total of 2.6 acres) and economic studies would not be useful and would be cost prohibitive. By adding to the mixture of Business uses, the Properties continue a value to the community contemplated by the Revised General Plan.

13. **Whether the proposed rezoning encourages the conversion of properties and their values and the encouragement of the most appropriate use of land throughout the County.**
The rezoning would continue the neighborhood trend, as envisioned by the Revised General Plan, resulting in a logical and appropriate use of land.

14. **Whether the proposed rezoning considers trends of growth or changes, employment and economic factors, the need for housing, probable future economic and population growth of the county and the capacity of existing and/or planned public facilities and infrastructure.**
The Properties are relatively small (total of 2.6 acres) and economic studies would not be useful and would be cost prohibitive. By adding to the mixture of Business uses, the Properties continue a value to the community contemplated by the Revised General Plan.

15. **The effect of the proposed rezoning to provide moderate housing by enhancing opportunities for all qualified residents of Loudoun County.**
Again, the Properties are relatively small. The proposed rezoning is not directly relevant to moderate housing, but the provision of a modest and relatively small church use indirectly serves the needs of the community.

16. **The effect of the rezoning on natural, scenic, archaeological, or historic features of significant importance.**
There is no indication that the Properties contain any features of this nature (e.g., see photograph), so no effect should result.

Mark G. Jenkins, P.C.
Attorney for Title Owner/Applicant

BY: _____
Mark G. Jenkins
Date: 12/2/09

A-69

Apex Solutions, LLC
Professional Engineering Services
703-234-9931 • yungkim@apex-s.com
412 Old Dominion Ave.
Herndon, VA 20170

RECEIVED
DEC 0 2 2009
PLANNING DEPARTMENT

December 1, 2009

Ms. Sophia Fisher
Project Manager,
Department of Planning, County of Loudoun
1 Harrison St., SE., 3rd Floor, Mailstop #62
Leesburg, VA 20177-7000

Re: ZMAP 2008-0023, Cedar Green Church Comments Response Letter

Dear Ms. Fisher:

Apex Solutions has received sets of comments dated November 24, 2009 on above project and has addressed them for your review. Following lists your comments and our response to address your comments:

Ms. Cindy Lintz
Zoining Administrator

Comment:

1. Are you proffering to the concept plan, but not the cover sheet. The cover sheet needs to be labeled to what is stated in proffer #1.

Response:
The cover sheet label has been change to match the proffer #1.

2. The Vicinity Map does not match County Records. There appears to be additional parcels in some areas and not enough in other areas. Update the Vicinity Map.

Response:
Vicinity Map has been updated with current GIS map.

3. Under Vicinity Map, correct the spelling of "Cedar Green" on #4.

Response:
Typo has been corrected.

4. Under Vicinity Map, the Aylestock property use is industrial (vacant).

Response:
"Vacant" has been added to the label.

5. Under Vicinity Map, remove Al-Bassam since that parcel does not touch the parcels on the application.

Response:
Al-Bassam has been removed.

6. Under Site Data, Proposed Parking: change the note to read "Greater than 105 Spaces".

Response:
Note has been changed to "Greater than 105 Spaces".

7. Sheet 2, show the square footage (350') on proposed addition for storage on the existing house.

Response:
350 Square footage has been added to the sheet 2.

8. Sheet 2, show the side building and 25' parking setbacks and show the requested modification setbacks.

Response:
Side building and 25' parking setbacks has been added to the plan.

9. Sheet 2, show the front parking setback.

Response:
Front parking setback has been added.

10. Sheet 2, on the north side remove the Type 1 buffer, since no buffers are required (church – church).

Response:
Type 1 buffer has been removed.

I hope you find the above responses to adequately address your comments. If you have any questions please call me at 703-234-9931 or e-mail at yungkim@apex-s.com.

Sincerely,

APLEX SOLUTIONS, LLC

Yung Chull Kim

Yung Chull Kim, P.E.
Principal

Apex Solutions, LLC
Professional Engineering Services
703-234-9931 • yungkim@apex-s.com
412 Old Dominion Ave.
Herndon, VA 20170

RECEIVED
NOV 13 2009
PLANNING DEPARTMENT

November 13, 2009

Ms. Sophia Fisher
Project Manager,
Department of Planning, County of Loudoun
1 Harrison St., SE., 3rd Floor, Mailstop #62
Leesburg, VA 20177-7000

Re: ZMAP 2008-0023, Cedar Green Church Comments Response Letter

Dear Ms. Fisher:

Apex Solutions has received second sets of comments on above project and has addressed them for your review. Following lists your comments and our response to address your comments:

Mr. Lou Mosurak
Senior Transportation Coordinator
Office of Transportation Services (dated October 19, 2009)

Comment:

1. How many on-site parking spaces will be provided for the church? Any overflow parking will most likely use existing on-street spaces across the street and impact local residents.

Response: All of the require parking spaces will be on site. Approximately 150 to 190 parking spaces will be proposed but only 105 spaces are required per 420 seats church.

Issue Status: A total of 180 parking spaces are depicted on the concept plan. OTS defers to the Department of Planning and the Department of Building and Development (Zoning Administration) regarding the appropriateness of excess parking on site.

Response: Based on existing church congregation survey, there is one car per every 2.5 person therefore; parking spaces need of the church is 168 spaces for 420 seats church. Revise site plan shows only 168 spaces.

Comment:

2. Curb and gutter frontage improvements should be provided along with a sidewalk to match improvements on the other side of the street (Old Sterling Gable Section 2)

Response: Curb and Gutter frontage improvements to match what is shown on Wat Yarnna Rangsee Complex Site Plan (STPL 2004-0030) will be proposed. Since there is no side walk proposed on church's side of the road on the Wat Yarnna Rangsee Complex Site Plan building, a sidewalk will not be functional.

Issue Status: The concept plan depicts an additional 20 feet of ROW dedication along the site frontage, which would allow for approximately 52 feet of pavement (curb to curb) along Cedar Green Road. A 5-foot sidewalk is also depicted within the proposed ROW along the site frontage, as are what appear to be crosswalks. The applicant should clarify its intent regarding the timing of these proposed improvements (ROW dedication and road, sidewalk, and crosswalk construction); this type of information is typically specified in a proffer statement, though no proffers were included for OTS staff review. OTS recommends that all improvements be constructed and available for use prior to opening of the proposed church.

Response: 20' ROW dedication and 5' side walk has been added to the proffer statement.

Comment:

3. The applicant should provide a commercial entrance meeting VDOT standards.

Response: Commercial entrance will be provided similar to the one proposed for Wat Yarnna Rangsee Complex Site Plan (STPL 2004-0030) .

Issue Status: No entrance is shown on STPL 2004-0030; Applicant should clarify the specifics of the entrance proposed.

Response: standard 30' wide VDOT entrance will be provided.

New comment: On June 2, 2009, the Board of Supervisors passed a resolution (provided as Attachment 2) indicating its preference regarding the alignment of the future east-west segment of Shaw Road in the Belfort Park area. The Board's resolution calls for a two-lane (U2) raod section within a 50-foot ROW extending west from the current east-west Shaw Road alignment, which would place the road along or just north of the site's northern boundary. This location has been included on the current draft of the Countywide Transportation Plan currently under review by the Planning Commission. Given this alignment, OTS staff suggests that the Applicant

consider designing its proposed parking area (in the northwest corner of the site) to accommodate a future ingress/egress access point to this future road.

Response: Most of the parking is proposed in the northwest portion of the site and will accommodate a future entrance to the future Shaw Road.

Mr. John P. Dayton
Sr. Env. Health Specialist
Division of Environmental Health

Comment:
1. All the existing and proposed structures are properly served by public water and public sewer.

Response: Both existing house and proposed church will be connected to the public utilities.

Comment:
2. All existing wells, drain-fields and pump and haul tanks must be properly abandoned (Health Department permit required) prior to razing of the structure.

Response: All existing wells, drain fields, pump, and haul tanks will be properly abandoned.

Ms. Julie Atwell
Engineering Administrative Specialist

Comment:

1. Extend public sewer so as to cross perpendicular to Cedar Green Road and across frontage of adjoining property, and across frontage of adjoining property, onto the subject site.

Response: GDP has been revised to extend the existing sewer perpendicular to Cedar Green Road and extended to frontage of the property.

Comment:

2. Each premises must have an independent sewer service from the terminus of the public main.

Response: GDP plan has been revised to have a separate service for each structure.

Comment:

3. Show independent water services, from pubic main, to dwelling and church.

Response: GDP plan has been revised to have a separate service for each structure

Mr. Thomas B. Walker
Senior Transportation Engineer

Comment:

1. This office recommends frontage improvements consistent with the adjacent Wat Yarnna Rangsee site (STPL 2004-0030)

Response: Frontage improvements consistent with Wat Yarnna Rangee Site Plan will be designed during the site plan stage.

1. The entrance should be designed in accordance with the VDOT Minimum Standards of Entrances to State Highways.

Response: understood, entrance will be design to VDOT minimum standards.

Ms. Cindy Lintz
Zoining Administrator

Comment:

1. Per Section 4-0505, remapping this property from the R-4 into the PD-IP district creates a new 75' building setback and a 60' parking setback along the side yards. Either provide the setbacks or request a modification for the existing two houses, the shed and the proposed parking per Section 6-1504.

Response: Side set back modifications which allow 15' set back for parking and building is requested for both side yards.

Comment:

2. On the Concept Plan, the proposed church is labeled 60' x 120' which is a total of 7200 s.f., however, the first floor area is labeled as 9,600 s.f. Please correct the discrepancy.

Response: The discrepancy has been corrected.

Comment:

3. Label the size of the shed and the existing 1-story dwelling.

Response: Size of the shed has been labeled on the plan.

Comment:

4. Correct the spelling of "Monastery" on the Lot 23.

Response: Spelling has been corrected.

Comment:

5. On the plat, please remove the trees on the Concept plan, but label the buffer yard. Next to Lot 23, a Type 1 buffer is required; next to Old Sterling Gable requires a Type 2; Lot 26, 27 requires a Type 2, and Lot 11A, Lot 9 and Lot 8 (PD_IP) require a Type 2 buffer.

Response: Concept Plan has been revised to remove the trees and added buffer type labels.

Comment:

6. The specific number of parking spaces is not required with the rezoning application; however, they should be shown on the site plan.

Response: Understood.

Comment:

7. The plat shows the total size of the church as 11,970 s.f. (including 9.600 s.f. on the first floor and 2,370 s..f. on the second floor). On the "Preliminary Design Review" plan, "Option – First floor addition, the first floor has 7,200 s.f. and the second floor has 2,400 square feet for a total of 9,600 s.f. Please correct the inconsistencies.

Response: Total size has been revised to 9,600 s.f. and first flood has been revised to 7,200 s.f..

Comment:

8. The Preliminary Design Review Drawing includes a future addition that is not included on the plat.

Response: Future addition will be removed from the preliminary design review drawing.

Comment:

9. Per Section 5-1102, "Places of Worship" require 0.25/person in permitted capacity. Currently proposed are 420 seats, as shown on the Concept Plan. However, the "Preliminary Design Review" plan shows 690 seats (including class room and fellowship areas).

Response: "Preliminary Design Review" plan has been revised to show 420 seats to be consistent with Concept Plan.

New Comments dated September 3, 2009

1. **Staff could not review the proffers since none were submitted.**

Response: The proffers statements is attached with this response.

2. In your response to the modification of the 75' building setback and a 60' parking setback along the side yards, you request a 15' setback. Staff needs a justification for this modification per Section 6-1504 to show the modification exceeds the public purpose, etc.

Response: Justification is attached with this response.

3. Provide a cover sheet to this application.

Response: Cover sheet has been added.

4. Include page numbers on this application.

Response: Page numbers has been added to the drawings

5. Label the building and parking yard setbacks on the property.

Response: Building and buffer set back has been shown.

6. Against Lot 26, 27 & 28 the Type 2 Buffer requires a 20—30' buffer. The current buffer yard shown is 15'. Adjust the buffer yard and remove parking from the buffer yard.

Response: the buffer yard has been adjust to show 20' type 2 buffer on West, South and East sides.

7. The Total Gross Building Area is 12,600 s.f., since the proposed building is 9,600 s.f. not 11,970 s.f. The F.A.R. is 0.10.

Response: Total Gross Building Area has been changed to 11,800 since we have added 350 SF of storage addition and removed the existing shed. New F.A.R. is now 0.09.

8. Include on the plat that the property is subject to the Revised 1993 Zoning Ordinance.

Response: Note has been added to the cover sheet.

9. Include the property owner's address/ property address on the plat.

Response: Owner's address and property address has been added on the cover sheet.

10. The BLAD needs to be approved prior to site plan approval.

Response: Understood.

11. Provide a notation of the required parking, F.A.R., Lot Coverage, Open Space Landscaping, and Building Height on the plat.

Response: These has been added to the cover sheet.

12. Explain the proposed "Play Area".

Response: Play area has been removed.

13. The Preliminary Design Review Drawing shows 453 seats (33 behind platform, 200 in sanctuary and 220 on the second floor) not 420. This does not take into account other classroom seating and fellowship area seating.

Response: Based on church's use of the seats, 33 seats behind platform will stay vacant doing most of service and people from the main seating will leave their seats to occupy the 33 seats during singing portion of service and return to main area seating, therefore maximum seating will be 420 seats.

Ms. Laura Edmonds
Environmental Engineer

Regarding forest resources
Comment:

1. The Forest, Trees, and Vegetation Policies of the Revised General Plan (RGP) encourage the preservation of existing vegetation (Page 5-32). Furthermore, Item J.5 of the Rezoning Checklist requires a description of the type and extent of tree cover on the property and inventory of specimen trees.

   While a Tree Tables has been provided on the Existing Conditions Plat, it does not include all specimen trees over 30-inches diameter breast height (dbh) (e.g., Maple 36). Staff recommends that the plat be updated such that all trees over 30-dbh are numbered and included in the Tree Table and that the common name, genus and species name, and condition rating information are included in the table. Staff further recommends that a cover type description (species composition, size, age, quality, acreage, etc.) be provided for the existing vegetation along the southern property boundary consistent with the Rezoning Checklist.

   The requested information is needed in order to identify opportunities to preserve existing vegetation and to evaluate the effect of the proposed rezoning on vegetation as required by Section 6-1211.E.9 of the Revised 1993 Loudoun County Zoning Ordinance.

Response: Existing Vegetation Plan has been created which shows table that list all of trees over 8" in diameter with species, common name, size and condition.

Comment:

2. The largest tree currently identified in the Tree Table is T1, a 60-inch Oak. The County Urban Forester has visited the site and indicated that this tree is a 50-60 dbh Osage Orange tree in fair to good condition that is worthy of preservation. Therefore, staff recommends that the applicant explore opportunities to preserve this tree and its associated critical root zone. (a 50-60-foot concentric circle surrounding the tree trunk) in conjunction with the proposed development. Staff further recommends that any trees to be preserved be identified on the concept plan, accompanied by a related preservation commitment.

Response: At this time, church can not commit to saving of this tree since the full impact can not be realize until the final site plan design. During the final site plan design, effort will be made to preserve the tree if possible.

Regarding Green Building practices

Comment:

3. Staff supports a built design with this application that helps to sustain the natural environment, consistent with Revised General Plan (RGP) language on page 5-2. Accordingly, staff recommends that the applicant implement design measures that conserve energy and reduce water consumption, minimize waste generated during construction, and maintain interior and exterior air quality. RGP policies supporting these design measures include policy one, page 2-20; policy two, page 2-23; policy one, page 5-5; and policy one; page 5-41.
   Several design approaches are available to achieve these goals, including Leadership in Energy and Environmental Design (LEED) as administered by the United States Green Building Council; and Energy Star and Water Sense programs administered by the Environmental Protection Agency. The Board of Supervisors has endorsed LEED as the preferred green building rating system for non-residential construction through its support of the COG Regional Green Standard, available at http://mwcog.org/environment/greenbuilding/. Loudoun County also participates with the Energy Star program and uses the Energy Star Portfolio Manager to benchmark energy efficiency for public facilities. Staff recommends incorporation of these design approaches and is available to discuss design options with the applicant, thereby meeting its role as "leader and facilitator" for achieving and sustaining a built environment of high quality, as directed by RGP policy one, page 5-5.

Response: All effort will be made to design the building with environment and conservation in mind but the church has limited budget to build this building therefore each item will be considered during the final design.

William Marsh
Environmental Review Team Leader
Dated September 18, 2009

Regarding forest resources

1) **Staff supports the preservation of the specimen Osage Orange tree on site, depicted as "T2" on the Existing Vegetation Map. As noted in the first referral, the County Urban Forester has visited the site and indicated that this tree is worthy of preservation. Staff understands it to be the case that the applicant does not agree to preserve the tree, although a zoning modification is needed for parking spaces in the tree's location. The criteria for accepting modifications include achieving an innovative design, improving upon existing regulations, or otherwise exceeding the public purpose of existing regulation, per Revised 1993 Zoning Ordinance (ZO) Section 6-1504. Further, rezoning to Planned Development districts includes a goal of efficiently using land and to "protect and preserve, to the extent possible, natural features of the land such as trees, streams, and topographic features." (ZO Section 6-1502(B)) ERT supports the requested zoning modification elsewhere on site to the extent that the requested**

buffer yard be expanded to preserve the critical root zone (c.r.z.) of the Osage Orange tree.

Response: Based on field and office meeting with County Urban Forester and applicant's arborist, it was determined that saving the Osage Orange tree was not feasible based on church's required use of the property. Applicant agrees to adding additional landscaping trees to compensate for the tree removal. Illustrative landscaping plan has been added to the concept plan which outlines additional trees which shows more than required minimum landscaping.

2) **Staff further recommends that any trees to be preserved be identified on the concept plan, accompanied by a related preservation commitment. Further implementation recommendations are provided from the County Urban Forester:**

   a) **Have an ISA Certified Arborist evaluate the tree and outline a course of action to enhance tree vigor and improve overall growing conditions. Techniques such as vertical mulching, radial trenching, topical mulching, fertilization and tree growth regulators such as cambistat should strongly be considered.**

   b) **No vehicular traffic/parking should be allowed within the c.r.z. of the tree. For this particular tree, the c.r.z. would extend out 53' in all directions from the trunk. More specifically, no utility lines or site disturbance of any kind, apart from that recommended by an ISA Certified Arborist, should occur within the c.r.z.**

Response: Based on ISA Certified Arborist evaluation, concept plan shows exiting tree to be saved in the illustrative landscaping plan. During the final site plan design stage, arborist will outline a course of action required to preserve the existing trees.

Regarding stormwater (swm) management

3) **The applicant's most recent submittal includes a graphic for "underground swm facility" on the southwest corner of the project. ERT recommends labeling this as "possible underground swm facility" to preserve other stormwater options. That notwithstanding, ERT also supports Community Planning's recommendation for low impact development, because this is an "in-fill" site with constrained storm runoff locations. Designing a varied portfolio of low impact options (including preserving the Osage Orange tree) may be needed to adequately treat and convey stormwater.**

Response:
"Stormwater management techniques and best management practices shall be employed to reduce the peak rate of runoff and reduce the volume of pollutants created by rooftop and

parking surfaces on the property. Proposed techniques and practices may include infiltration swales, bioretention basins with underdrains, or other low impact development techniques, where the first inch of storm runoff from rooftop and parking surfaces on site is treated by said techniques. " has been added to the cover sheet.

Regarding Green Building practices

4) **The applicant expressed interest in energy efficient, green building goals but does not desire to commit to a green building certification. Recent church applications have committed to purchasing Energy Star rated appliances and fixtures, including dishwashers, refrigerators, and interior lighting. Staff recommends review of a free resource from the Energy Star program to pursue energy efficiency goals:**
http://www.energystar.gov/index.cfm?c=congregations_guidebook.congregations_guidebook

A Spanish language equivalent is available at:
http://www.energystar.gov/index.cfm?c=sb_espanol.sb_congregations .

Response:
Church agrees to using energy star appliances and fixtures to be more green building.

Joe Gorney, AICP
Senior Planner
Community Planning

Recommendation:
Staff recommends that the applicant provide further details regarding vehicle circulation with clearly defined entrance lanes, curbs, sidewalks, and drop-off points, as applicable, so that the streetscape can be evaluated. The applicant should consider relocating the entrance driveway further to the north, to enhance the views of the church from the street and the surrounding community. Street tress should be placed to create an overhead leaf canopy for Cedar Green Road. The applicant should also consider gateways, walls, enhanced plantings, or other design elements along the Cedar Green Road frontage.

Response: Plan has been revised to include parking layout which shows the entrance. Entrance can not be moved further to the north to maintain the minimum separation between Shaw Road and entrance to the townhouse across the street from the church. During the site plan stage other design elements such as gateways, walls and enhanced landscaping will be considered.

Additional comments:
Staff recommends that the applicant commit to the design elements that will be incorporated along Cedar Green Road, such as street trees and enhanced landscaping. Staff recommends that the applicant submit an illustrative depicting these elements.

Response:
Front elevation Cross section has been added to the cover sheet to show enhanced landscaping along the Cedar Green Road. Also illustrative plan has been added to the concept plan on sheet 2.

Recommendation:
Staff recommends the application be revised to include details regarding building placement and design so that the application can be evaluated against County policies. The following building placement and design issues should be considered to ensure compatibility with the surrounding community:

- *Rooflines, materials, window arrangement, sign locations, and architectural details;*
- *Building recesses, off-sets, angular forms, or other features;*
- *Distinctive roof forms; and,*
- *Weather protection over doors and main walkways.*

The applicant should provide illustratives of the intended architectural features and describe the materials to be used.

Staff also recommends that the applicant incorporate usable outdoor spaces and amenities for church members and employees, such as pavilions, shaded benches, and picnic tables. The placement of the open spaces should consider the issues listed below, along with views from inside the buildings.

The applicant should also describe how parking, sidewalks, crosswalks, amenities, and landscape materials will be integrated with the building placement and design.

Response: Front elevation and Right elevation has been developed to show the architectural features as requested. Concept plan has been revised to show parking layout, open space area and building location with sidewalk placement in the frontage. Landscape materials will be integrated during the site plan stage of the project.

Additional comment:
Staff recommends that the church be shifted to the north and the open space relocated to a position between the rectory and the proposed church. Such a location would facilitate the creation of an interior court shielded from noise impacts from the possible extension of Shaw Road. The applicant should also commit to the specific types and numbers of features and amenities to be included in the open space. The applicant should include walkways and outdoor seating throughout the site.

Staff also recommends the use of natural stone, brick, and wood and discourages the use of standard concrete block to help ensure compatibility with the adjacent single-family uses. All ground-mounted mechanical equipment should be screened from view.

Response:
Proposed church has been moved to north to create open space between the existing house and proposed church. Landscaping and lawn area has been added in this open space along with stone walkway and benches see sheet 2. additionally, site side walk has been added to the concept plan.

Recommendation:

Given the proximity of residential uses, additional details are needed to determine whether the proposed use is compatible with the surrounding residences. Staff recommends that the applicant commit to a landscape plan with special attention to the project's visual impact. Elevations and plantings should be planned so that parking is screened and views of the use are filtered from the residences. Staff also recommends that the depicted plantings be augmented around the building with special consideration to the building frontage along the entrance driveway to frame the church. The applicant should commit to the landscaping and buffering, a long-term maintenance plan, and the use of native species for most or all of the plantings.

Response: Landscaping plan will be developed during the site planning stage. Every effort will be made to screen the parking from the residential use.

Additional comment:
Staff recommends that the applicant incorporate further details regarding landscape, buffer, and open space components in conformance with County policies.

Response:
Front elevation Cross section has been added to the cover sheet to show enhanced landscaping along the Cedar Green Road. List of planting has been added to the cover sheet as well. Also illustrative plan has been added to the concept plan on sheet 2.

Recommendation:
Staff recommends that the concept plan provide information regarding the location of parking, travel lanes, drop-off points, and the number of parking spaces. All parking should be placed behind buildings, where appropriate.

Response: Concept plan has been revised to show the parking layout. Not all but most of the parking is located in the rear of the builing.

Additional comment:
Staff recommends that the applicant provide no more than the required amount of parking to prevent the creation of unnecessary amounts of impervious cover and to help ensure compatibility with the surrounding uses.

Staff recommends that the applicant provide information regarding landscape treatments to help mitigate the impacts of parking and that the applicant commit to these measures. Staff suggests that the applicant consider vegetated berms and massed plantings.

Response:

Response: Sustainable design measure will be considered during the detail design of the project.

I hope you find the above responses to adequately address your comments. If you have any questions please call me at 703-234-9931 or e-mail at yungkim@apex-s.com.

Sincerely,

APLEX SOLUTIONS, LLC

Yung Chull Kim, P.E.
Principal

Apex Solutions, LLC
Professional Engineering Services
703-234-9931 • yungkim@apex-s.com
412 Old Dominion Ave.
Herndon, VA 20170

RECEIVED
AUG 12 2009
PLANNING DEPARTMENT

June 2, 2009
August 11, 2009 (revised)

Ms. Sophia Fisher
Project Manager,
Department of Planning, County of Loudoun
1 Harrison St., SE., 3rd Floor, Mailstop #62
Leesburg, VA 20177-7000

Re: ZMAP 2008-0023, Cedar Green Church Comments Response Letter

Dear Ms. Fisher:

Apex Solutions has received your comments on above project and has addressed them for your review. Following lists your comments and our response to address your comments:

Mr. Art Smith
Senior Coordinator
Office of Transportation Services

Comment:

1. How many on-site parking spaces will be provided for the church? Any overflow parking will most likely use existing on-street spaces across the street and impact local residents.

Response: All of the require parking spaces will be on site. Approximately 150 to 190 parking spaces will be proposed but only 105 spaces are required per 420 seats church.

Comment:

2. Curb and gutter frontage improvements should be provided along with a sidewalk to match improvements on the other side of the street (Old Sterling Gable Section 2)

Response: Curb and Gutter frontage improvements to match what is shown on Wat Yarnna Rangsee Complex Site Plan (STPL 2004-0030) will be proposed. Since

there is no side walk proposed on church's side of the road on the Wat Yarnna Rangsee Complex Site Plan building, a sidewalk will not be functional.

Comment:

3. The applicant should provide a commercial entrance meeting VDOT standards.

Response: Commercial entrance will be provided similar to the one proposed for Wat Yarnna Rangsee Complex Site Plan (STPL 2004-0030) .

Mr. John P. Dayton
Sr. Env. Health Specialist
Division of Environmental Health

Comment:

1. All the existing and proposed structures are properly served by public water and public sewer.

Response: Both existing house and proposed church will be connected to the public utilities.

Comment:

2. All existing wells, drain-fields and pump and haul tanks must be properly abandoned (Health Department permit required) prior to razing of the structure.

Response: All existing wells, drain fields, pump, and haul tanks will be properly abandoned.

Ms. Julie Atwell
Engineering Administrative Specialist

Comment:
1. Extend public sewer so as to cross perpendicular to Cedar Green Road and across frontage of adjoining property, and across frontage of adjoining property, onto the subject site.

Response: GDP has been revised to extend the existing sewer perpendicular to Cedar Green Road and extended to frontage of the property.

Comment:
2. Each premises must have an independent sewer service from the terminus of the public main.

Response: GDP plan has been revised to have a separate service for each structure.

Comment:
3. Show independent water services, from pubic main, to dwelling and church.

Response: GDP plan has been revised to have a separate service for each structure

Mr. Thomas B. Walker
Senior Transportation Engineer

Comment:

1. This office recommends frontage improvements consistent with the adjacent Wat Yarnna Rangsee site (STPL 2004-0030)

Response: Frontage improvements consistent with Wat Yarnna Rangee Site Plan will be designed during the site plan stage.

Ms. Cindy Lintz
Zoining Administrator

Comment:

1. Per Section 4-0505, remapping this property from the R-4 into the PD-IP district creates a new 75' building setback and a 60' parking setback along the side yards. Either provide the setbacks or request a modification for the existing two houses, the shed and the proposed parking per Section 6-1504.

Response: Side set back modifications which allow 15' set back for parking and building is requested for both side yards.

Comment:

2. On the Concept Plan, the proposed church is labeled 60' x 120' which is a total of 7200 s.f., however, the first floor area is labeled as 9,600 s.f. Please correct the discrepancy.

Response: The discrepancy has be corrected.

Comment:

3. Label the size of the shed and the existing 1-story dwelling.

Response: Size of the shed has been labeled on the plan.

Comment:

4. Correct the spelling of "Monastery" on the Lot 23.

Response: Spelling has been corrected.

Comment:

5. On the plat, please remove the trees on the Concept plan, but label the buffer yard. Next to Lot 23, a Type 1 buffer is required; next to Old Sterling Gable requires a Type 2; Lot 26, 27 requires a Type 2, and Lot 11A, Lot 9 and Lot 8 (PD_IP) require a Type 2 buffer.

Response: Concept Plan has been revised to remove the trees and added buffer type labels.

Comment:

6. The specific number of parking spaces is not required with the rezoning application; however, they should be shown on the site plan.

Response: Understood.

Comment:

7. The plat shows the total size of the church as 11,970 s.f. (including 9.600 s.f. on the first floor and 2,370 s..f. on the second floor). On the "Preliminary Design Review" plan, "Option – First floor addition, the first floor has 7,200 s.f. and the second floor has 2,400 square feet for a total of 9,600 s.f. Please correct the inconsistencies.

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Comment:

8. The Preliminary Design Review Drawing includes a future addition that is not included on the plat.

Response: Future addition will be removed from the preliminary design review drawing.

Comment:

9. Per Section 5-1102, "Places of Worship" require 0.25/person in permitted capacity. Currently proposed are 420 seats, as shown on the Concept Plan. However, the "Preliminary Design Review" plan shows 690 seats (including class room and fellowship areas).

Response: "Preliminary Design Review" plan has been revised to show 420 seats to be consistent with Concept Plan.

Ms. Laura Edmonds
Environmental Engineer

Regarding forest resources
Comment:

1. The Forest, Trees, and Vegetation Policies of the Revised General Plan (RGP) encourage the preservation of existing vegetation (Page 5-32). Furthermore, Item J.5 of the Rezoning Checklist requires a description of the type and extent of tree cover on the property and inventory of specimen trees.

   While a Tree Tables has been provided on the Existing Conditions Plat, it does not include all specimen trees over 30-inches diameter breast height (dbh) (e.g., Maple 36). Staff recommends that the plat be updated such that all trees over 30-dbh are numbered and included in the Tree Table and that the common name, genus and species name, and condition rating information are included in the table. Staff further recommends that a cover type description (species composition, size, age, quality, acreage, etc.) be provided for the existing vegetation along the southern property boundary consistent with the Rezoning Checklist.

   The requested information is needed in order to identify opportunities to preserve existing vegetation and to evaluate the effect of the proposed rezoning on vegetation as required by Section 6-1211.E.9 of the Revised 1993 Loudoun County Zoning Ordinance.

Response: Existing Vegetation Plan has been created which shows table that list all of trees over 8" in diameter with species, common name, size and condition.

Comment:

2. The largest tree currently identified in the Tree Table is T1, a 60-inch Oak. The County Urban Forester has visited the site and indicated that this tree is a 50-60 dbh Osage Orange tree in fair to good condition that is worthy of preservation. Therefore, staff recommends that the applicant explore opportunities to preserve this tree and its associated critical root zone. (a 50-60-foot concentric circle surrounding the tree trunk) in conjunction with the proposed development. Staff further recommends that any trees to be preserved be identified on the concept plan, accompanied by a related preservation commitment.

Response: At this time, church can not commit to saving of this tree since the full impact can not be realize until the final site plan design. During the final site plan design, effort will be made to preserve the tree if possible.

Regarding Green Building practices

Comment:

3. Staff supports a built design with this application that helps to sustain the natural environment, consistent with Revised General Plan (RGP) language on page 5-2. Accordingly, staff recommends that the applicant implement design measures that conserve energy and reduce water consumption, minimize waste generated during construction, and maintain interior and exterior air quality. RGP policies supporting these design measures include policy one, page 2-20; policy two, page 2-23; policy one, page 5-5; and policy one; page 5-41.
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Response: All effort will be made to design the building with environment and conservation in mind but the church has limited budget to build this building therefore each item will be considered during the final design.

Joe Gorney, AICP
Senior Planner
Community Planning

Recommendation:
Staff recommends that the applicant provide further details regarding vehicle circulation with clearly defined entrance lanes, curbs, sidewalks, and drop-off points, as applicable, so that the streetscape can be evaluated. The applicant should consider relocating the entrance driveway further to the north, to enhance the views of the church from the street and the surrounding community. Street tress should be placed to create an overhead leaf canopy for Cedar Green Road. The applicant should also consider gateways, walls, enhanced plantings, or other design elements along the Cedar Green Road frontage.

Response: Plan has been revised to include parking layout which shows the entrance. Entrance can not be moved further to the north to maintain the minimum separation between Shaw Road and entrance to the townhouse across the street from the church. During the site plan stage other design elements such as gateways, walls and enhanced landscaping will be considered.

Recommendation:
Staff recommends the application be revised to include details regarding building placement and design so that the application can be evaluated against County policies. The following building placement and design issues should be considered to ensure compatibility with the surrounding community:

- *Rooflines, materials, window arrangement, sign locations, and architectural details;*
- *Building recesses, off-sets, angular forms, or other features;*
- *Distinctive roof forms; and,*
- *Weather protection over doors and main walkways.*

The applicant should provide illustratives of the intended architectural features and describe the materials to be used.

Staff also recommends that the applicant incorporate usable outdoor spaces and amenities for church members and employees, such as pavilions, shaded benches, and picnic tables. The placement of the open spaces should consider the issues listed below, along with views from inside the buildings.

The applicant should also describe how parking, sidewalks, crosswalks, amenities, and landscape materials will be integrated with the building placement and design.

Response: Front elevation and Right elevation has been developed to show the architectural features as requested. Concept plan has been revised to show parking layout, open space area and building location with sidewalk placement in the frontage. Landscape materials will be integrated during the site plan stage of the project.

Recommendation:
Given the proximity of residential uses, additional details are needed to determine whether the proposed use is compatible with the surrounding residences. Staff recommends that the applicant commit to a landscape plan with special attention to the project's visual impact. Elevations and plantings should be planned so that parking is screened and views of the use are filtered from the residences. Staff also recommends that the depicted plantings be augmented around the building with special consideration to the building frontage along the entrance driveway to frame the church. The applicant should commit to the landscaping and buffering, a long-term maintenance plan, and the use of native species for most or all of the plantings.

Response: Landscaping plan will be developed during the site planning stage. Every effort will be made to screen the parking from the residential use.

Recommendation:
Staff recommends that the concept plan provide information regarding the location of parking, travel lanes, drop-off points, and the number of parking spaces. All parking should be placed behind buildings, where appropriate.

Response: Concept plan has been revised to show the parking layout. Not all but most of the parking is located in the rear of the buiding.

Recommendation:
Staff recommends that the applicant consider employing LID facilities on-site. Staff recommends water treatment measures that mimic the pre-development conditions of the site, mitigate impacts to the watershed, and treat the stormwater runoff as an amenity. The applicant should consider various site measures, such as permeable pavers, porous concrete, cisterns, planted swales, curb cuts, rain gardens, and bioretention filters adjacent to impervious areas, to promote infiltration on-site, minimize peak storm flows, and help filter non-point source pollutants. Pipe installation should be minimized.

Response: During the site plan stage, SWM and BMP plan will be developed. LID will be considered and various site measures will be considered.

Recommendation:
Staff recommends that the applicant commit to the installation of a 5-foot sidewalk and curb and gutter construction on the west side of Cedar Green Road to match the facilities on the east side of the road. Safe crossing facilities should also be provided across the church driveway and to the residential area on the east side of Cedar Green Road. All pedestrian facilities, including those within the site, should be depicted on the proposed concept plan. Staff also recommends that all bicycle and pedestrian facilities be constructed in accordance with County policies, AASHTO, ADAAG, and the County Bicycle and Pedestrian Facility Design Toolkit.

Response: Plan has been revised to show 5' side walk as requested. Cross walk is shown on the north side of the site to existing sidewalk along the existing townhouse development.

Recommendation:

First Draft 11/13/09
Revised 12/02/09
Revised 1/11/2010

DRAFT
PROFFER STATEMENT
ZMAP 2008-0023
_____,2010

Jose A. Martinez, as owner of the property described as Loudoun County Tax Map /80/A/1////24/ (044-20-7098), and Lidia M. Serrano de Araujo, as owner of the property described as Loudoun County Tax Map /80/A/1////25/ (044-20-7585), the two parcels being collectively referred to as the "Property" and the two owners collectively referred to as "Owner", on behalf of themselves and their respective successors in interest, voluntarily proffer that development of the Property shall be in substantial conformance with the following conditions, pursuant to Section 15.2-2303 of the Code of Virginia, in the event that the Property is rezoned by the Loudoun County Board of Supervisors to the PD-IP Planned Development-Industrial Park District administered under the Revised 1993 Zoning Ordinance, as substantially set forth in the Concept Development Plan, consisting of Sheets 1 through 3, dated November 13, 2009, with revisions through _____ (the "Concept Plan") and further described in its rezoning application as "Cedar Green Church Rezoning (ZMAP 2008-0023):"

1. **Development.** The development of the Property shall be in substantial conformance with Sheets 1 through 3 of the Concept Plan, subject to the other provisions of these proffers and subject to the PD-IP District Regulations and other zoning regulations as they may be modified in the rezoning of the Property by the Board of Supervisors.

2. **Potential Changes**. The Owner, or successor, reserves the right to make minor changes to the Concept Plan during site plan review, such as to building footprints, general layout, and utility locations, based on site conditions and engineering considerations. The Owner, or any successor, shall also have the right to make changes to the Concept Plan in accordance with Section 6-1511(A) of the Zoning Ordinance and the right to special exception changes in accordance with Section 6-1511(B) of the Zoning Ordinance.

3. **Stormwater.** Stormwater management techniques and best management practices shall be employed, to the extent feasible, to reduce the peak rate of runoff and reduce the volume of pollutants created by rooftop and parking surfaces on the Property. Proposed techniques and practices may include infiltration swales, bioretention basins with underdrains, or other low impact development techniques, where the first inch of storm runoff from rooftop and parking surfaces on site is treated by said techniques.

4. **Energy** The new Church building to be constructed shall incorporate energy efficient appliances, such as dishwashers and refrigerators. The County will be provided copies of Energy Star certificates at the time of occupancy of the new Church building. The Owner, or any successor, shall consult the Energy Star program, or its equivalent, to determine if additional building features, such as light fixtures, are economically feasible for incorporation into the new church building.

ATTACHMENT 5

A-101

5. **Landscaping**. Sheet 2 of the Concept Plan sets forth a landscape plan, entitled "Landscaping Plan" on Sheet 2, which the Owner proffers, subject to modifications based on final engineering in accordance with the Zoning Ordinance and subject to the remaining provisions of this Proffer. Owner, or any successor, shall develop a landscape plan, prepared by an arborist or landscape architect and in consultation with the County Urban Forester, during site plan review, with the goal of creating visually appealing buffers along the periphery of the Property and creating a visually appealing streetscape along the street frontage of the Property. The landscape plan may include removal of existing trees for the construction of the improvements shown on the Concept Plan. The landscape plan shall identify plantings that, by number or natural qualities, can counterbalance the effect of the removal of any significant existing trees on the Property. New planting materials will consist primarily of native plant species and will be maintained in good health. The Landscape Plan may incorporate gardens or similar areas designed for meditation. Dead or diseased plant materials will be replaced in consultation with the County's Urban Forrester.

Notwithstanding anything to the contrary that may be indicated on the Concept Plan or in this Proffer, the species and types of new plantings, the exact number of new plantings, the spacing of new plantings, and other landscape features may be modified during site plan review, due to site conditions or for engineering reasons, subject to review and approval of the County's Urban Forrester.

6. **Transportation.** The Owner, or any successor, shall dedicate right of way, for public street purposes, approximately twenty feet wide as indicated on Sheet 2 of 3 of the Concept Plan, along the Cedar Green Road frontage of the Property. This dedication shall be made at the time of site plan approval. The Owner reserves any density credit under the Zoning Ordinance or other applicable laws or ordinances. The Owner shall construct frontage improvements as follows: i) an entrance for the Property designed in accordance with the VDOT Minimum Standards of Entrances to State Highways; ii) widening of the pavement in the public right of way abutting the Property, with curb and gutter, to match frontage improvements on the adjacent property to the north; and ii) a five foot wide sidewalk, at the approximate location within the dedicated right of way as shown on Sheet 2 of 3 the Concept Plan. The foregoing frontage improvements shall be subject to performance agreements and bonding as required by Loudoun County and by the Virginia Department of Transportation ("VDOT") in accordance with their respective ordinances or regulations. These public frontage improvements shall be constructed and available for use prior to the issuance of a certificate of occupancy for the new church building.

7. **Contributions**. A one-time fire and rescue contribution will be provided to the County in the amount of $0.05 per square foot of non-residential floor area and $60 per residential unit for equal distribution between the primary volunteer fire and rescue servicing companies. The per square foot contribution shall be made at the time of issuance of zoning permits. This contribution shall escalate annually from the base year of 1988 and change effective each January 1st thereafter, based on the Consumer Price Index (CPI).

8. **General**. These proffer conditions are the only conditions offered on this rezoning, and any prior proffer conditions applicable to the Property are hereby declared void and of no

A-102

effect, provided that these proffers shall become effective only upon final approval of the Zoning Map Amendment application ZAP 2008-0023.

SIGNATURES APPEAR ON NEXT PAGE

A-103

The undersigned hereby warrants that all the owners of any legal interest in the Property have signed the foregoing proffer statement, that he/she has full authority to bind the Property to these conditions, either individually or jointly with the other owners affixing their signatures hereto, and that the foregoing proffers are entered into voluntarily.

_____
Jose A. Martinez
Date: _____

County of Loudoun, Commonwealth of Virginia

I, the undersigned notary public, in and for the state and city/county aforesaid, do hereby certify that _____, as _____ of _____, whose name is signed to the foregoing instrument, has acknowledged the same before me.

Subscribed and sworn to before me this _____ day of _____ 2010

My Commission Expires: _____

_____
Notary Public
Notary Registration Number:_____

_____
Lidia M. Serrano de Araujo
Date: _____

County of Loudoun, Commonwealth of Virginia

I, the undersigned notary public, in and for the state and city/county aforesaid, do hereby certify that _____, as _____ of _____, whose name is signed to the foregoing instrument, has acknowledged the same before me.

Subscribed and sworn to before me this _____ day of _____ 2010

My Commission Expires: _____

_____
Notary Public

Notary Registration Number:_____

A-104