

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.