



APPLICATION ACCEPTED: October 24, 2005
PLANNING COMMISSION: October 3, 2007
BOARD OF SUPERVISORS: October 15, 2007
@ 4:00 pm

County of Fairfax, Virginia

September 19, 2007

STAFF REPORT ADDENDUM II

RZ 2005-SP-033

SPRINGFIELD DISTRICT

APPLICANT: Centerpointe Church at Fair Oaks
(formerly known as Fairfax Assembly of God)

PRESENT ZONING: C-3, R-1 and HC

PROPOSED ZONING: C-3 and HC

PARCEL(S): R-1: 46-3 ((1)) 45 – 48 and 50
R-1 & C-3: 46-3 ((1)) 49
and a portion of the prescriptive right-of-
way for Legato Road to be
vacated/abandoned

ACREAGE: R-1: 2.07 acres
C-3: 1.86 acres (portion of Parcel 49)
prescriptive ROW: 8,958 square feet
TOTAL: 4.13 acres

FAR: Church Option: 0.48 (at final build out)
Office Option: 1.0

OPEN SPACE: Church Option: 42%
Office Option: 38%

PLAN MAP: Fairfax Center Area; Institutional Use at
0.50 FAR at the Intermediate Level; Office
use at 1.0 FAR at the Overlay Level

TDS:O:\tswagl\Centerpointe Church RZ 2005-SP-033\RZ 2005-SP-033.doc

Department of Planning and Zoning

Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703 324-1290
FAX 703 324-3924
www.fairfaxcounty.gov/dpz/

PROPOSAL:

Rezone 4.13 acres from the R-1 and C-3 Districts to allow the expansion of an existing church in phases (with nursery school) or the development of an office/non-residential building (with other C-3 uses allowed, including a church)

WAIVERS & MODIFICATIONS REQUESTED:

Modification of loading space requirement for office option only, to allow tandem spaces

Modification of transitional screening and barrier requirements on the western and southern property boundaries, in favor of that shown on the GDP

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2005-SP-033, subject to proffers consistent with those contained in Attachment 1.

Staff recommends approval of a modification of the loading space requirement for the office option only, to allow tandem loading spaces.

Staff recommends approval of a modification of the transitional screening and barrier requirements on the western and southern property boundaries, in favor of that shown on the GDP.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards; and that, should this application be approved, such approval does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

It should be noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

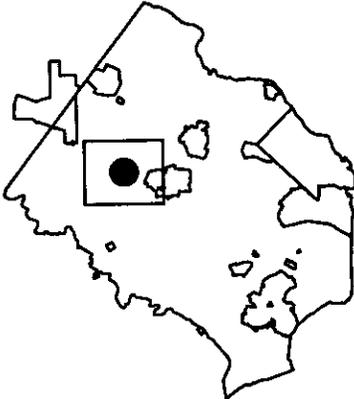
For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290 TTY 711 (Virginia Relay Center).



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Rezoning Application

RZ 2005-SP-033



Applicant: CENTERPOINTE CHURCH AT FAIR OAKS FORMERLY KNOWN AS FAIRFAX ASSEMBLY OF GOD

Filed: 10/24/2005

Proposed: PLACE OF WORSHIP (WITH CHILD CARE CENTER/NURSERY SCHOOL) OR OFFICE USE

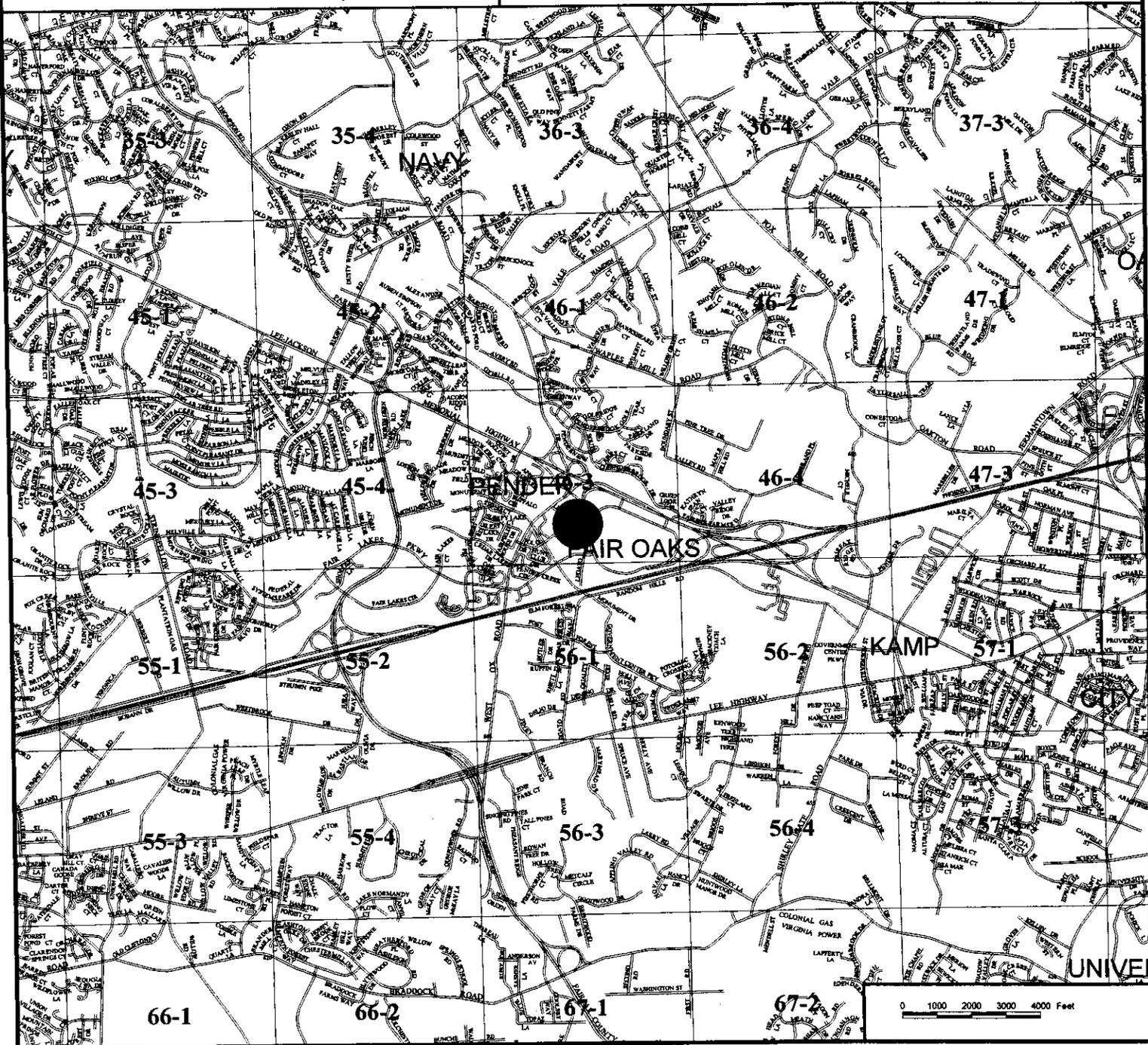
Area: 4.13 AC OF LAND; DISTRICT - SPRINGFIELD

Located: LOCATED AT THE SOUTHWEST QUADRANT OF THE INTERSECTION OF LEGATO ROAD AND LEGATO ROAD

Zoning: FROM C-3 TO C-3, FROM R-1 TO C-3

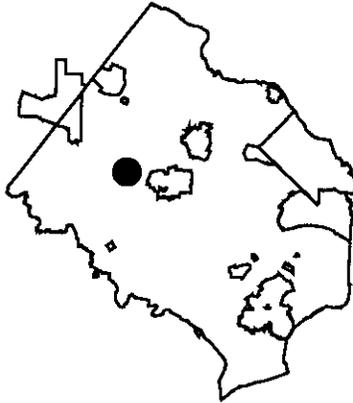
Overlay Dist: HC

Map Ref Num: 46-3 ((1)) 45, 46, 47, 48, 49, 50 AND A PORTION OF THE PRESCRIPTIVE RIGHT-OF-WAY FOR LEGATO ROAD TO BE VACATED AND/OR ABANDONED



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RZ 2005-SP-033



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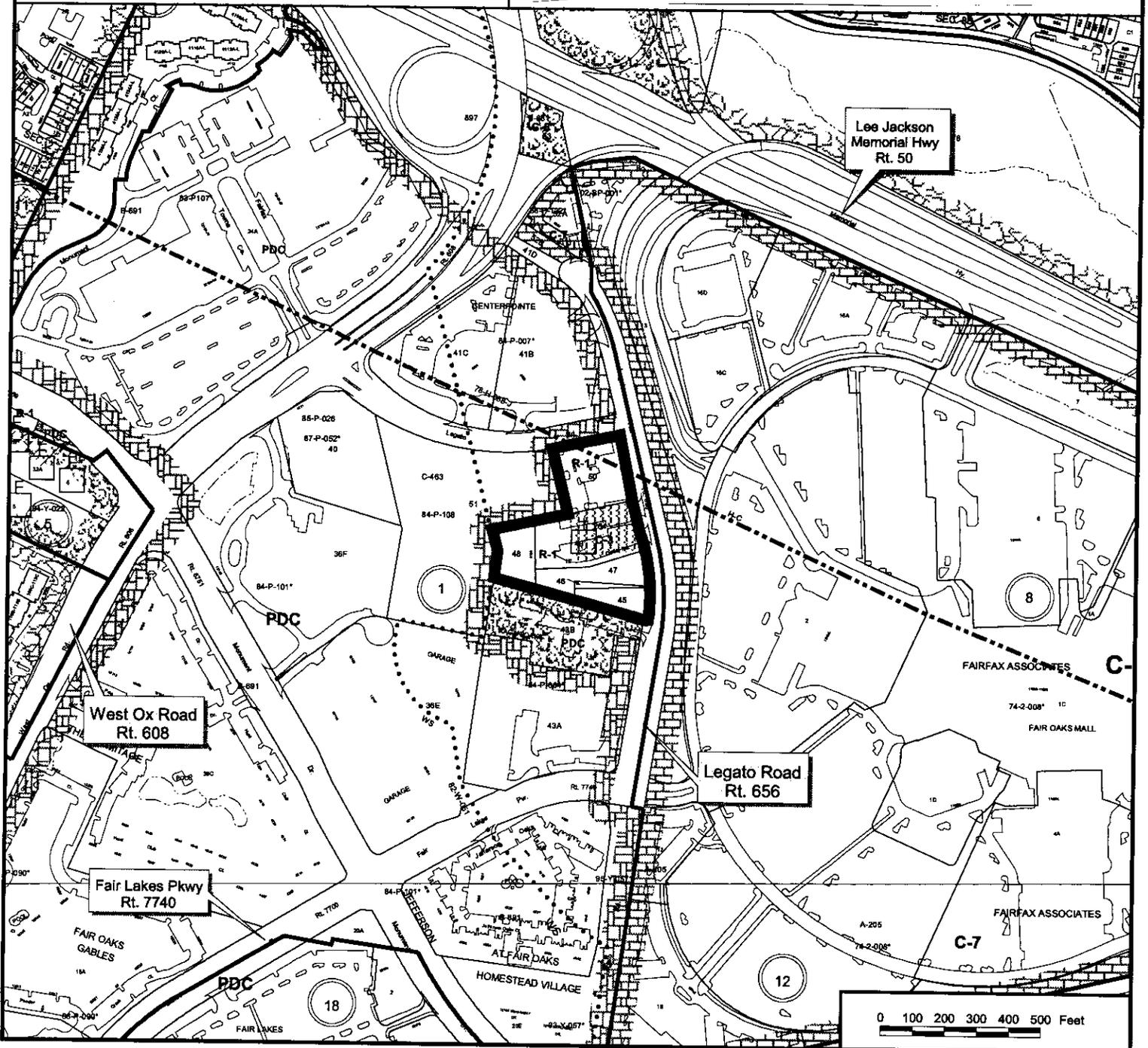
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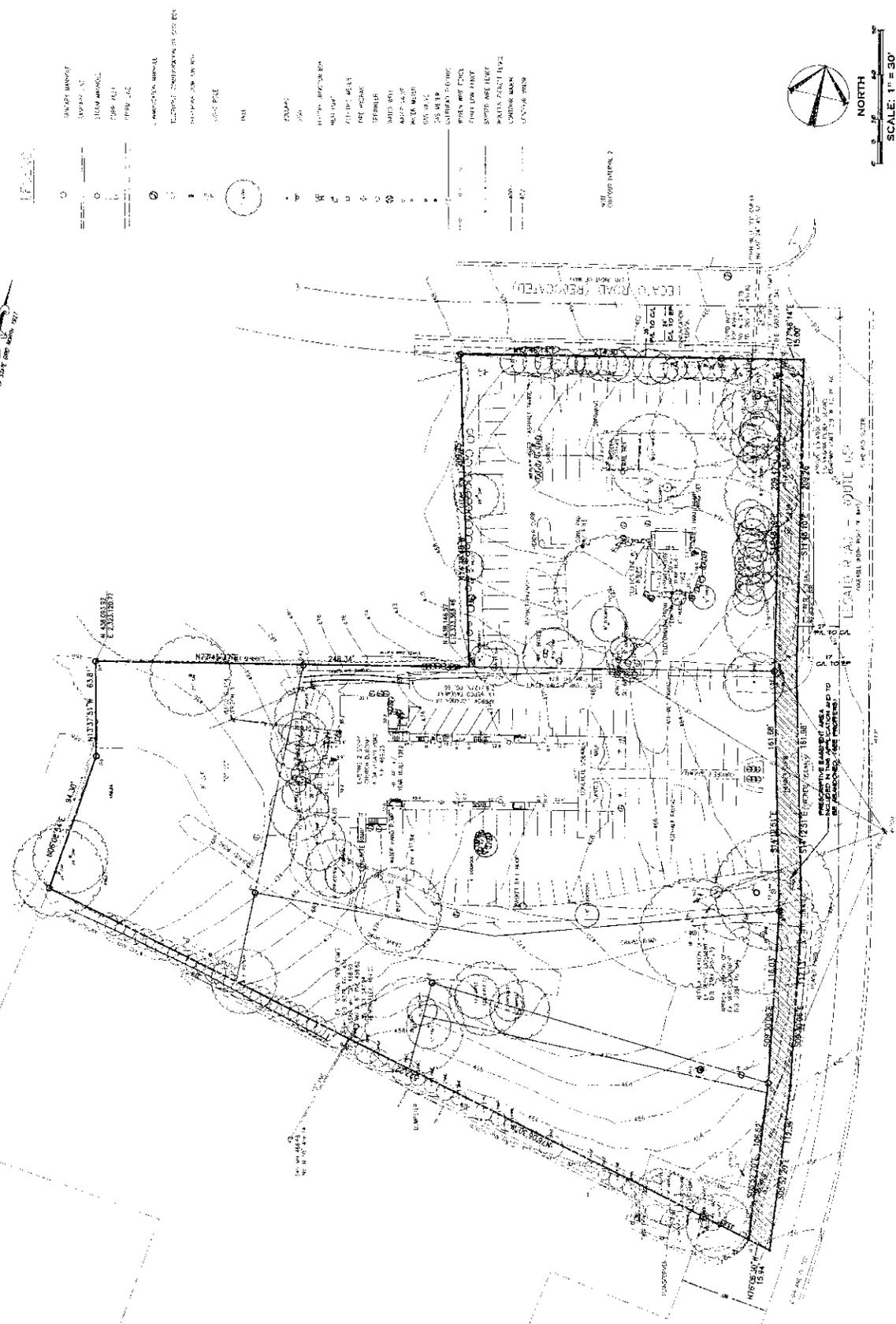


William H. Gordon Associates, Inc.
 4901 Boyd Drive
 Raleigh, N.C. 27612
 Phone: 703-251-1900
 Fax: 703-251-0798



DATE: 03/11/2005
 DRAWN: BAC
 CHECKED: SRS
 PROJECT: 19144012
 SHEET: 19144012.002
 DATE: 03/11/2005

EXISTING CONDITIONS PLAN
CENTERPOINTE CHURCH
 AT FAIR OAKS
 SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA



PROJECT MANUAL
 4901 BOYD DRIVE
 RALEIGH, NC 27612
 PHONE 703-251-1900
 FAX 703-251-0798

DATE: 03/11/2005
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 4901 BOYD DRIVE
 RALEIGH, NC 27612
 PHONE 703-251-1900
 FAX 703-251-0798



NORTH
 SCALE: 1" = 30'

DATE	1.2.2017
DRAWN	MARK H. GORCAN
CHECKED	MARK H. GORCAN
SCALE	AS SHOWN
PROJECT NO.	1914/H02
DATE	1914/H02
SCALE	1/4" = 1'-0"
DATE	1914/H02
SCALE	1/4" = 1'-0"

PHASE 2 CHURCH

LEGEND

- BUILDING ENVELOPE
- BUILDING FOOTPRINT
- EXISTING SHADE TREE TO BE INCLUDED IN TREE PRESERVATION PLAN
- SHADE TREE: 3"-3 1/2" caliper
- Large Shade Tree: Liriodendron Tulipifera
- Ornamental Tree: 1" - 8" Height
- Flowering Crappple
- Low-Med Evergreen Tree: 8" - 10" Height
- Medium Evergreen Tree: 6" - 7" Height
- Native Starburst Holly
- SHRUB

APPROXIMATE LIMITS OF CLEARING & GRADING (SUBJECT TO FINAL ENGINEERING DESIGN)

DRAINAGE SWALE

BIKE RACK (SEE PROFFER)

PHASE 2 TABULATIONS

SEE SHEET 1 (COVER SHEET)

TREE COVER CALCS

GROSS SITE AREA: 89,896 SF (2.05 AC)

LAND DEDICATIONS:

- OPTIONAL DEDICATIONS (IMP): 11,300 SF (0.26 AC)
- BUILDING FOOTPRINTS: 60,590 SF (1.39 AC)
- ADJUSTED GROSS SITE AREA: 17,196 SF (0.40 AC)
- TREE COVER REQUIRED (ZONE C-3): 10%

TOTAL COVER REQUIRED: 10,185 SF (0.23 AC)

TREE COVER CREDITS:

- TREES TO BE PLANTED (US CREDITS): 306 (17 AC)
- TREES TO BE PLANTED (US CREDITS): 76,500 SF (1.74 AC)
- TREES TO BE PLANTED (US CREDITS): 9,400 SF (0.21 AC)
- (EXISTING TREES 3.0" DBH) 5,115 SF (0.11 AC)
- (EXISTING TREES 3.0" DBH) 2,800 SF (0.06 AC)

TOTAL TREE COVER PROVIDED: 40,561 SF (0.93 AC) (22%)



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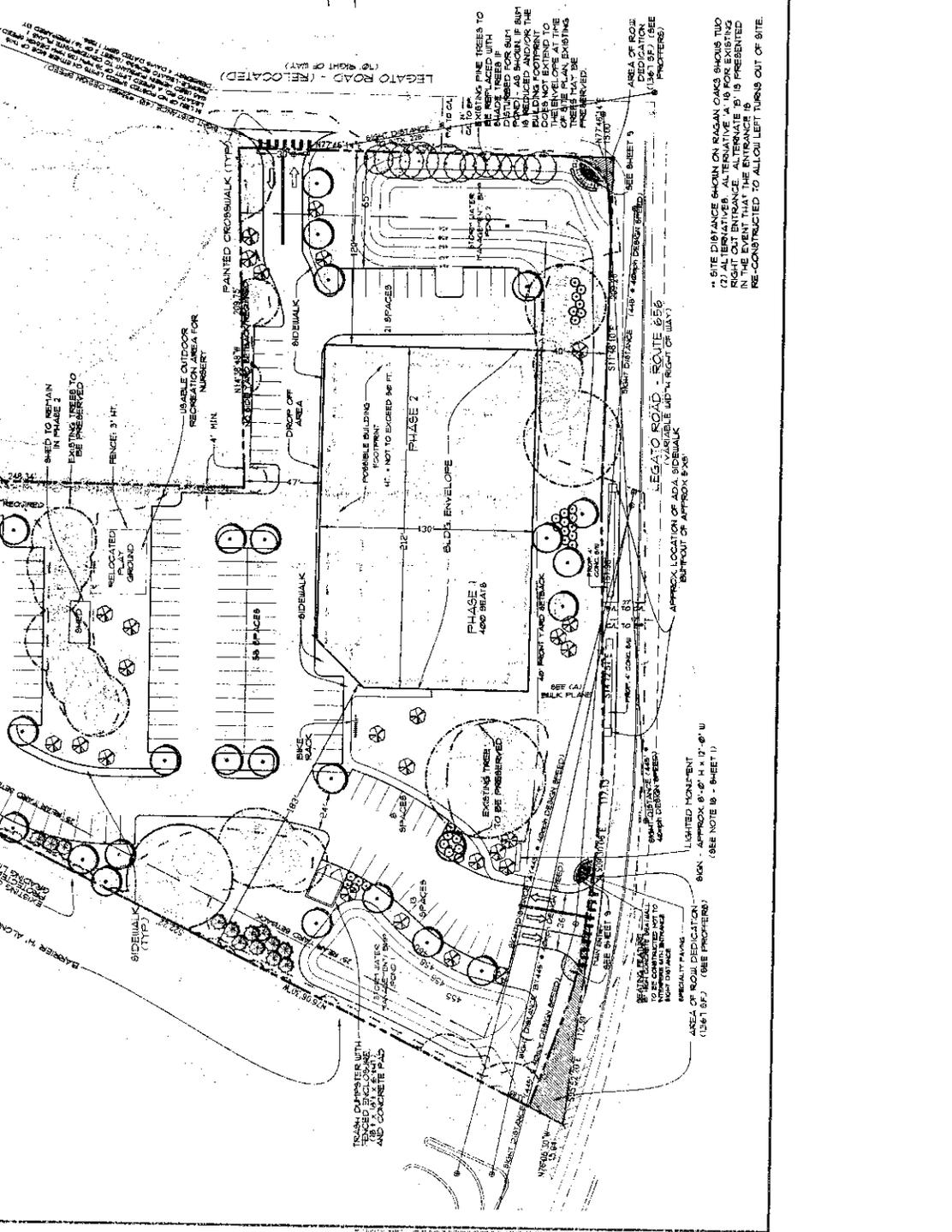
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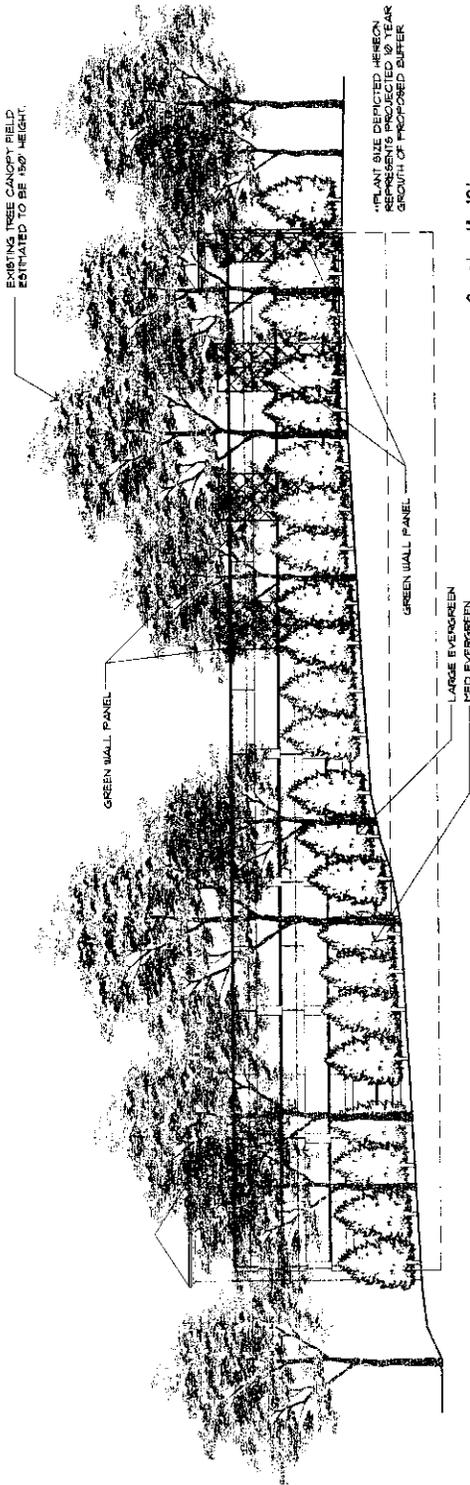
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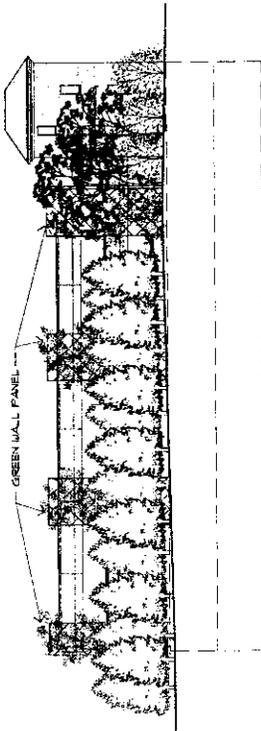
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EXISTING TREE CANOPY FIELD ESTIMATED TO BE 150' HEIGHT.



NORTH ELEVATION

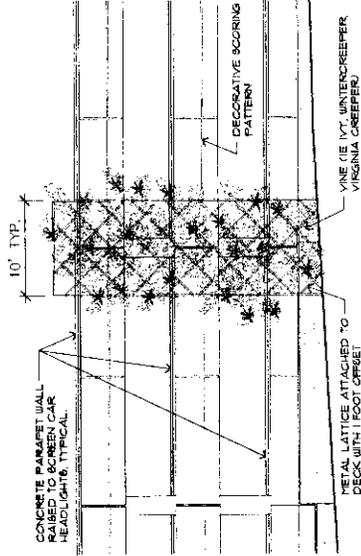
Scale 1"=12'



WEST ELEVATION

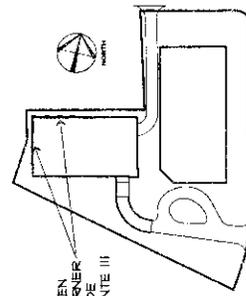
Scale 1"=12'

NOTE: BUFFER TO CONSIST OF VARYING EVERGREEN SPECIES ABLE TO WITHSTAND SHADY CONDITIONS, (IE AMERICAN HOLLY, NELLIE STEVENS HOLLY) AND WILL BE PLANTED AT VARYING HEIGHTS AT TIME OF RATE PLANTING PASSED. MIN. HEIGHT AT TIME OF PLANTING TO BE 6'-10'

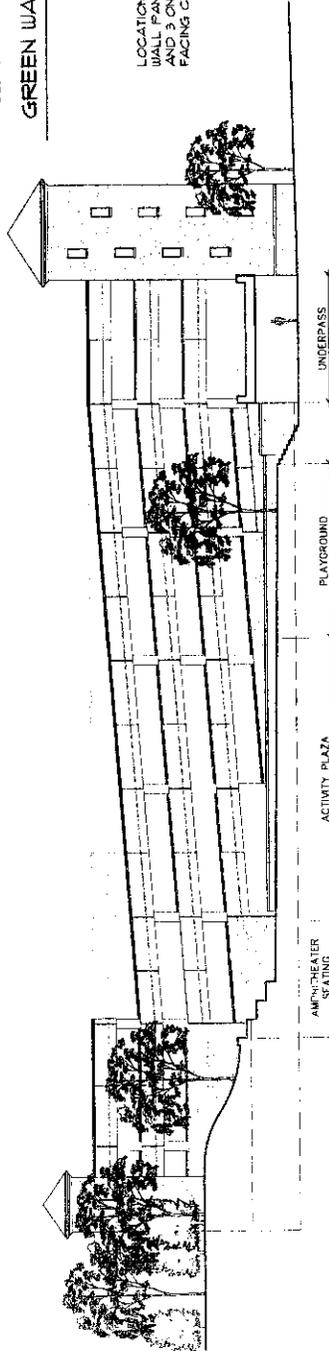


GREEN WALL PANEL

1"=6'



LOCATIONS OF GREEN WALL PANELS I CORNER AND 3 ON EACH SIDE FACING CENTERPOINTE III



SOUTH ELEVATION

Scale 1"=12'

KEY MAP

William H. Gordon Associates, Inc.
4501 Roy Drive
Fairfax, VA 22031
Phone 703-262-1905
Fax 703-262-0768
EXHIBIT: EXHIBIT 1 - PLANNING AND DESIGN REPORT



RELATIONS
1. APPROVE STATE DOCUMENTS
2. REVIEW AND APPROVE
3. REVIEW AND APPROVE
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PHASE 3 CHURCH/OFFICE PARKING DECK ELEV. 1
CENTERPOINTE CHURCH
AT FAIR OAKS
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: 08/01/2010
DRAWN: BAC
CHECKED: SLS
JOB #: 1014-0102
JOB FILE: 1014-SP-1.dwg
SHEET: 7 OF 16

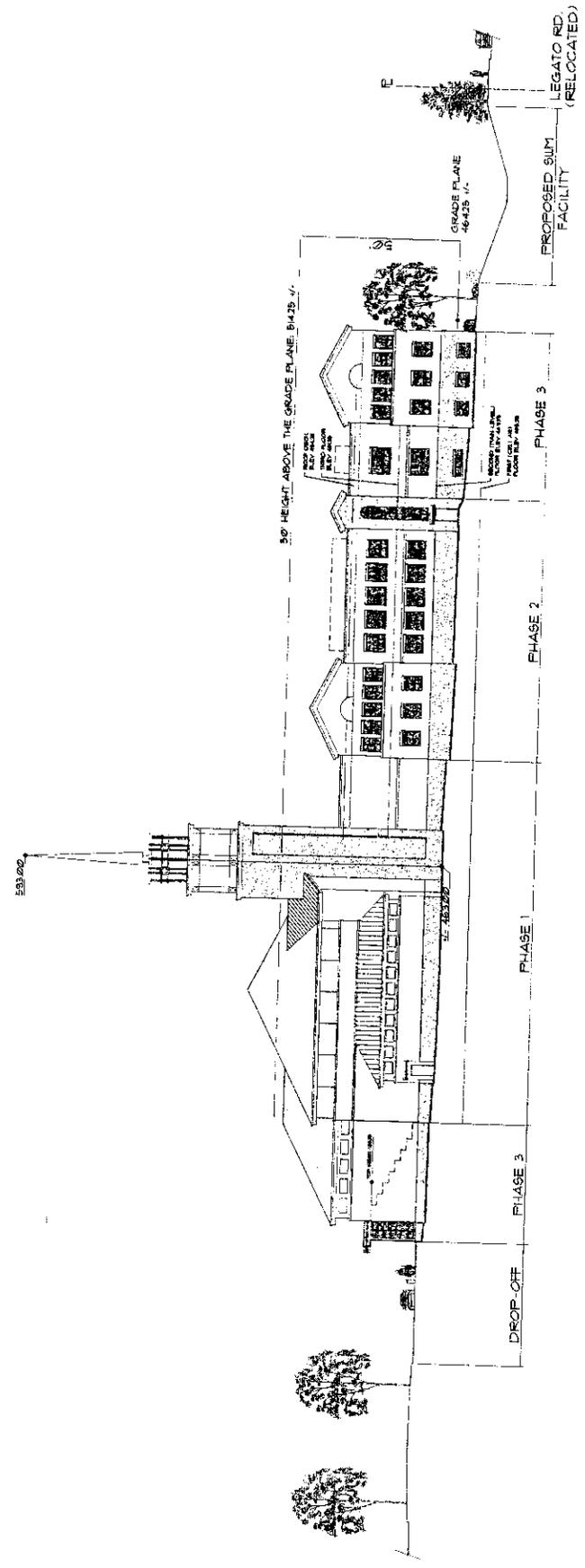
William H. Gordon Associates, Inc.
 4501 Duff Drive
 Durham, N.C. 27703
 Phone 703-252-0700
 Fax 703-252-0706
 E-mail: wmg@whga.com



REVISIONS
 1. 02/06 SITE PLAN (AMENDMENTS)
 2. 02/06 SITE PLAN (AMENDMENTS)
 3. 02/06 SITE PLAN (AMENDMENTS)
 4. 02/06 SITE PLAN (AMENDMENTS)
 5. 02/06 SITE PLAN (AMENDMENTS)
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CENTERPOINTE CHURCH
 AT FAIR OAKS
 SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA

DATE	11-14-03
DATE	MARCH 2005
DESIGNED BY	W.H.G.
SCALE	1/8" = 1'-0"
DATE	11-14-03
DATE	11-14-03
DATE	11-14-03



VIEW LOOKING WEST FROM LEGATO ROAD
 SCALE: 1" = 16'-0"



William H. Gordon Associates, Inc.
 4501 Duff Drive
 Durham, N.C. 27703
 Phone 703-252-0700
 Fax 703-252-0706
 E-mail: wmg@whga.com

- NOTES:
- THIS ARCHITECTURAL ELEVATION DEPICTS A GENERAL CONCEPT OF THE APPEARANCE, MASS, AND SCALE OF THE BUILDING. IT IS SUBJECT TO CHANGE DUE TO FURTHER ARCHITECTURAL AND ENGINEERING DESIGN STUDIES AND REQUIREMENTS THAT SHALL BE IN GENERAL CONFORMANCE WITH THE CONCEPT PRESENTED HERE.
 - GRADE ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES TO ESTIMATE OVERALL BUILDING HEIGHT AND WILL CHANGE WITH FINAL ENGINEERING, PROVIDED 50 FT. HEAD LIMIT FOR FIRE ACCESS OR BULK PLANE ANGLE ARE NOT EXCEEDED.

PAVEMENT MARKING LEGEND

- ① TYPE B, CLASS 1, WHITE, 4" WIDTH
- ② TYPE B, CLASS 1, WHITE, 4" WIDTH, 10' LONG, 30' SPACING
- ③ TYPE B, CLASS 1, WHITE, 4" WIDTH, 2' LONG, 10' SPACING
- ④ TYPE B, CLASS 1, WHITE, 24" WIDTH
- ⑤ TYPE B, CLASS 1, YELLOW 4" WIDTH, DOUBLE LINE, 4" SEPARATED BY A 4" SPACE
- ⑥ TYPE B, CLASS 1, YELLOW, 24" WIDTH, 20' SPACING, 45° ANGLE
- ⑦ TYPE B, CLASS 1, WHITE, FLANGATED TYPON ARROW

SIGN LEGEND

- ① 93-7
30' x 30'
- ② 93-7
30' x 30'
- ③ 98-35
30' x 30'
- ④ 98-35
30' x 30'

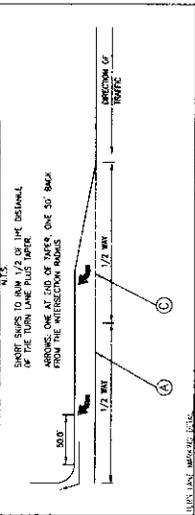
EXISTING CONCRETE RAISED MEDIAN

EXISTING RIGHT IN/RIGHT OUT ENTRANCE

SIGNING & PAVEMENT MARKING NOTES

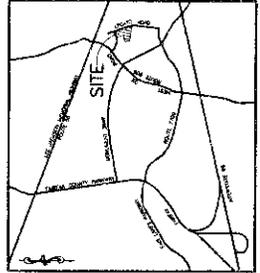
1. ALL PROPOSED SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF EACH OF THE FOLLOWING AND ANY REVISION THEREOF:
 - A. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - B. THE VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE SPECIFICATIONS.
 - C. THE VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE STANDARDS.
2. ALL PAVEMENT MARKINGS TO BE TYPE B, UNLESS OTHERWISE NOTED.
3. PROPOSED SIGN LOCATION AND PROGRAMME AND SHALL BE MARKED IN THE FIELD AND SHALL COMPLY WITH STANDARDS REFERENCED IN NOTE 1. INTERFERING MARKINGS SHALL BE COMPLETELY REMOVED.
4. ANY EX. PAVEMENT MARKING WHICH WILL CONFLICT WITH PROPOSED PAVEMENT MARKINGS SHALL BE COMPLETELY REMOVED.
5. CONTINUE UNTIL EXISTING PAVEMENT MARKINGS CAN BE TOUCHED.
6. LINES AND CROSSINGS AS SHOWN APPLICABLE FOR PROPOSED LOCATIONS OF STOP

MARKING DETAIL FOR TURN LANES

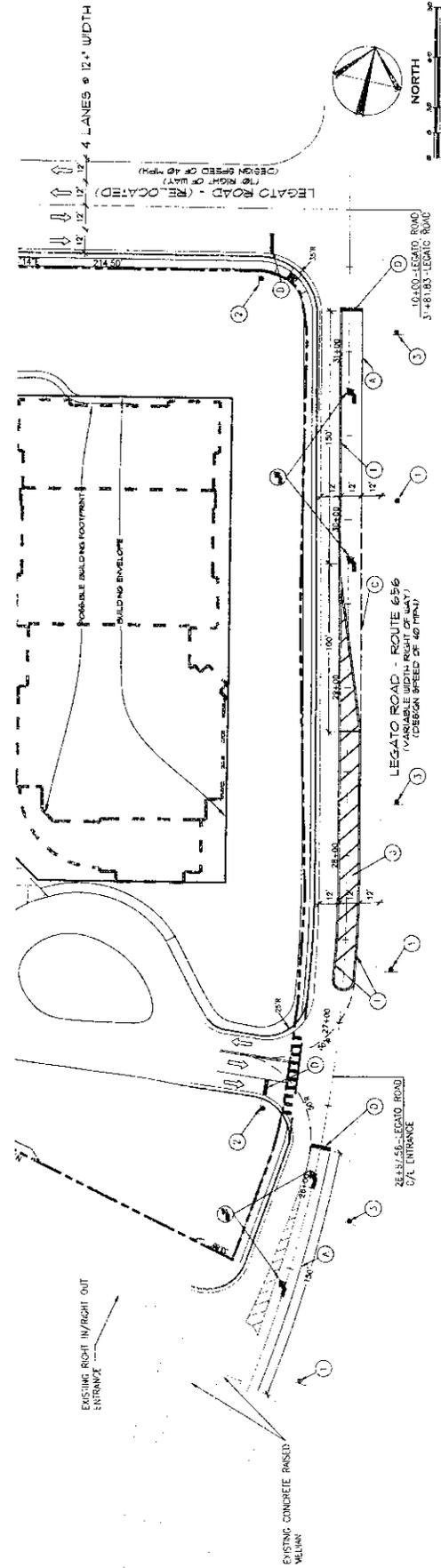


AREA RESERVED FOR 90° RIGHT TURN SIGNAGE

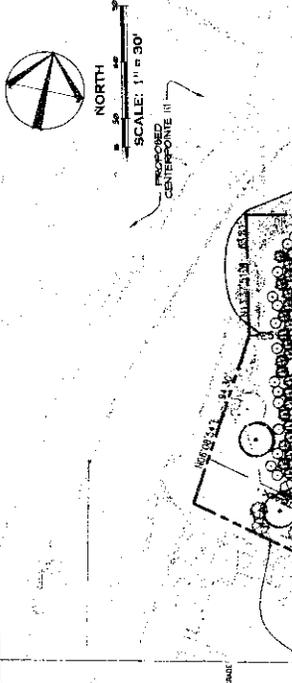
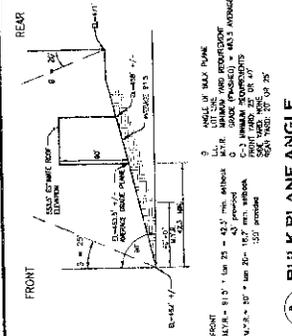
THIS DRAWING IS NOT APPROVED FOR A ROAD SIGNAGE



VICINITY MAP
SCALE: 1" = 200'



THIS SHEET FOR PAVEMENT MARKING AND SIGNAGE ONLY



TREE COVER CALCS

GROUND SITE AREA	86,000 SF (4.3 AC)
- LAND DEDICATIONS	1700 SF (0.17 AC)
- BUILDING FOOTPRINTS	14,500 SF (0.66 AC)
- TREE COVER REQUIREMENT (LOE C-3)	14,500 SF (0.66 AC)
TOTAL COVER REQUIRED	14,500 SF (0.66 AC)
TREE COVER CREDITS	
TREE PRESERVATION CREDITS (1/3 CREDIT)	28,400 SF (1.3 AC)
TREE PLANTING CREDITS (1/3 CREDIT)	28,400 SF (1.3 AC)
TOTAL TREE COVER PROVIDED	56,800 SF (2.6 AC)

- LEGEND**
- BUILDING ENVELOPE
 - BUILDING FOOTPRINT
 - EXISTING SHADE TREES TO BE INCLUDED IN TREE PRESERVATION PLAN
 - SHADE TREE: 3"-3 1/2" CALIBER
 - SHADE TREE: 4"-4 1/2" CALIBER
 - SHADE TREE: 5"-5 1/2" CALIBER
 - SHADE TREE: 6"-6 1/2" CALIBER
 - SHADE TREE: 7"-7 1/2" CALIBER
 - SHADE TREE: 8"-8 1/2" CALIBER
 - SHADE TREE: 9"-9 1/2" CALIBER
 - SHADE TREE: 10"-10 1/2" CALIBER
 - SHADE TREE: 11"-11 1/2" CALIBER
 - SHADE TREE: 12"-12 1/2" CALIBER
 - SHADE TREE: 13"-13 1/2" CALIBER
 - SHADE TREE: 14"-14 1/2" CALIBER
 - SHADE TREE: 15"-15 1/2" CALIBER
 - SHADE TREE: 16"-16 1/2" CALIBER
 - SHADE TREE: 17"-17 1/2" CALIBER
 - SHADE TREE: 18"-18 1/2" CALIBER
 - SHADE TREE: 19"-19 1/2" CALIBER
 - SHADE TREE: 20"-20 1/2" CALIBER
 - SHADE TREE: 21"-21 1/2" CALIBER
 - SHADE TREE: 22"-22 1/2" CALIBER
 - SHADE TREE: 23"-23 1/2" CALIBER
 - SHADE TREE: 24"-24 1/2" CALIBER
 - SHADE TREE: 25"-25 1/2" CALIBER
 - SHADE TREE: 26"-26 1/2" CALIBER
 - SHADE TREE: 27"-27 1/2" CALIBER
 - SHADE TREE: 28"-28 1/2" CALIBER
 - SHADE TREE: 29"-29 1/2" CALIBER
 - SHADE TREE: 30"-30 1/2" CALIBER

SITE TABULATIONS

TOTAL SITE AREA	86,000 SQUARED AC
PROPOSED ZONING	C-3
FLOOR AREA RATIO ALLOWED (FAR)	UP TO 10 FAR
FLOOR AREA RATIO PROVIDED	8.0 FAR
GROUND COVER FOOTPRINT PROVIDED	86,000 S.F. (0.66 AC)
BUILDING HEIGHT ALLOWED	30 FEET
BUILDING HEIGHT PROVIDED	28 FEET (TYPICAL)
PARKING (THE FOLLOWING IS PROVIDED FOR AS POSSIBLE ALTERNATE DEVELOPMENT PLAN (SEE PROFFER 1))	
CHURCH/OFFICE OPTION	
1000 SEATS	2200 SP
2000 SEATS	4400 SP
3000 SEATS	6600 SP
4000 SEATS	8800 SP
5000 SEATS	11000 SP
6000 SEATS	13200 SP
7000 SEATS	15400 SP
8000 SEATS	17600 SP
9000 SEATS	19800 SP
10000 SEATS	22000 SP
TOTAL	4400 SP

- CHURCH/OFFICE OPTION**
- 1) OFFICERS, PROBABLE CELLAR SPACES 600 THAT MAY BE PROVIDED WITH ADDITIONAL PARKING AS REQUIRED.
- 2) BUILDING HEIGHT MAY BE LESS AND WILL BE BASED ON FURTHER ARCHITECTURAL DESIGN TO DETERMINE ACTUAL FLOOR HEIGHTS AND NUMBER OF STOREYS.
- 3) WHILE PARKING PROVIDED ABOVE IS BASED ON OFFICE USE, IT SHALL BE PRESUMED THAT THE QUANTITIES SHOWN WILL BE ADJUSTED TO ACCOMMODATE CHURCH USE. SEE PROFFER 1 FOR FURTHER INFORMATION ON CHURCH USE AND GENERAL NOTE TO REGARDING THROUGHPUT FOR CHURCH USE.
- 4) THE TREATMENT AND MAINTENANCE OF THE BUILDING SHALL BE BASED ON A SEVERITY SHORT COURSE OF THE LOADING SPACES TO ALLOW SPACES PARKED IN FACILITY AS SHOWN.
- 5) IT SHALL BE UNDERSTOOD THAT THE PROFFER IS SUBJECT TO NEARBY CHILD CARE FACILITY IS BASED ON ATTENDANCE AT ANY ONE TIME.
- 6) THE RESTAL PARKING RATE SHOWN ABOVE IS USED FOR PURPOSES OF POSSIBLE PARKING QUANTITIES BASED ON THE TYPE OF OFFICE USE AS ALLOWED BY PROFFER 1. THE TYPE OF OFFICE USE AS ALLOWED BY PROFFER 1 IS BASED ON THE TYPE OF OFFICE USE AS ALLOWED BY PROFFER 1. THE TYPE OF OFFICE USE AS ALLOWED BY PROFFER 1 IS BASED ON THE TYPE OF OFFICE USE AS ALLOWED BY PROFFER 1.

OFFICE ONLY OPTION

10000 GP	24,000 SP
TOTAL PARKING SPACES PROVIDED	4400 SP (PROFFER 1)
LOADING SPACES REQUIRED	9 SP (PROFFER 1)
OPEN SPACES PROVIDED	14,500 S.F. (0.66 AC)
OPEN SPACES REQUIRED	14,500 S.F. (0.66 AC)
TOTAL	4400 SP

- FOOT NOTES**
- OFFICERS, PROBABLE CELLAR SPACES 600 THAT MAY BE PROVIDED WITH ADDITIONAL PARKING AS REQUIRED.
 - BUILDING HEIGHT MAY BE LESS AND WILL BE BASED ON FURTHER ARCHITECTURAL DESIGN TO DETERMINE ACTUAL FLOOR HEIGHTS AND NUMBER OF STOREYS.
 - WHILE PARKING PROVIDED ABOVE IS BASED ON OFFICE USE, IT SHALL BE PRESUMED THAT THE QUANTITIES SHOWN WILL BE ADJUSTED TO ACCOMMODATE CHURCH USE. SEE PROFFER 1 FOR FURTHER INFORMATION ON CHURCH USE AND GENERAL NOTE TO REGARDING THROUGHPUT FOR CHURCH USE.
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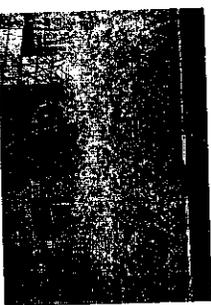
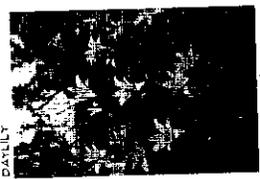
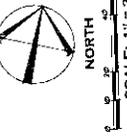
SEE PROFFERS REGARDING LOW IMPACT DESIGN FACILITIES TO BE LOCATED AT TIME OF SITE PLAN

WILLIAMS H. Gordon Associates, Inc.
4300 Park Drive
Fairfax County, Virginia
703-271-1000
FAX 703-271-0160
E-MAIL: WGA@WGA.COM
WWW.WGA.COM

FAIRFAX COUNTY, VIRGINIA
DEPARTMENT OF PERMITTING
10000 STATE COMMONS
FAIRFAX COUNTY, VIRGINIA
22031-4609
703-271-1000
WWW.FAIRFAXCOUNTY.VA.GOV

OFFICE OR OFFICE/CHURCH PLAN
AT FAIR OAKS
CENTERPOINTE CHURCH
FAIRFAX COUNTY, VIRGINIA

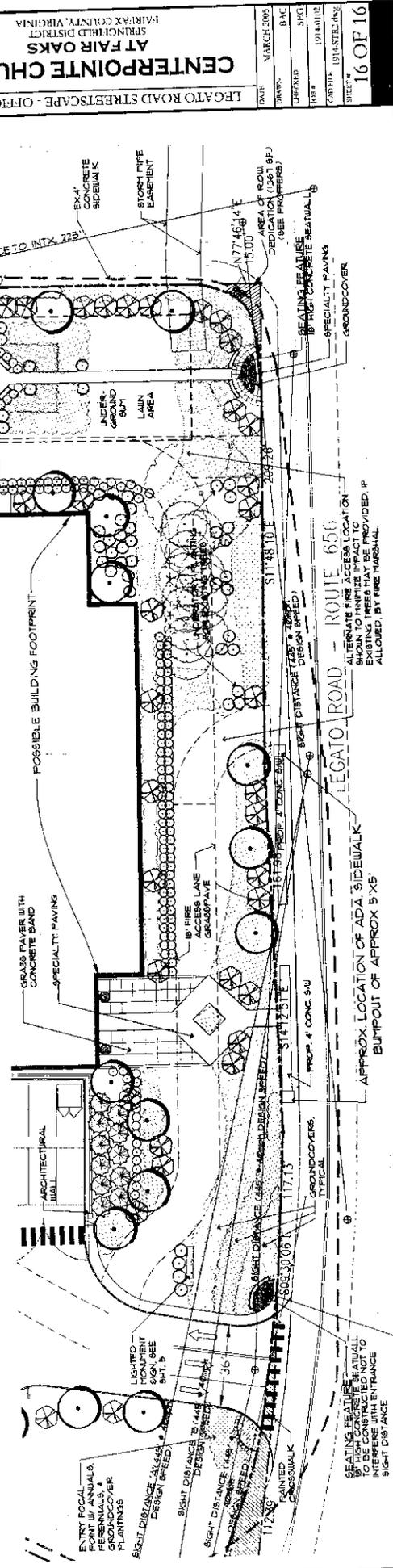
DATE: MARCH 2005
DRAWN: BAC
CHECKED: BAC
DATE: 1914 0012
APPROVAL OFFICE: JWB
SHEET: 14 OF 16



LEGEND

- EXISTING SHADE TREE TO REMAIN
- PROPOSED SHADE TREE: 2'-12" - 3' caliper
 - Willow Oak
 - Landscape Pine
 - Red Maple
- PROPOSED ORIENTAL TREE: 6' - 8' height
 - Redwood
 - Camellia
 - Serviceberry
 - Black Pine
 - Japanese Maple
 - Amelanchier
- PROPOSED EVERGREEN TREE: 6 - 7 height
 - Yucca
 - Juniper
 - Boxwood
- SHRUB
 - Yucca
 - Juniper
 - Boxwood
- GROUNDCOVERS / PERENNIALS
 - Daylily
 - Wintercreeper
 - Fountain Grass
- LINES OF CLEARING AND GRADE

The landscape treatments and design features presented herein shall be considered conceptual and represent the visual character of the project. The concepts may change in response to final architectural and engineering design and County Site Plan approvals.



W. H. Gordon Associates, Inc.
 4501 Oak Drive
 Dallas, TX 75219
 972-253-0766
 ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS



- 1. PLANNING STATE COMMENTS
- 2. DESIGN STATE COMMENTS
- 3. PERMITS STATE COMMENTS
- 4. CONSTRUCTION STATE COMMENTS
- 5. MAINTENANCE STATE COMMENTS
- 6. FINISH STATE COMMENTS
- 7. AS-BUILT STATE COMMENTS

CENTERPOINTE CHURCH
 LEGATO ROAD STREETSCAPE - OFFICE OPTION

DATE: MARCH 2005
 DRAWN BY: BAC
 CHECKED BY: BAC
 SHEET NO.: 10141012
 PROJECT: 10141012
 SHEET: 16 OF 16

PROPOSAL

The applicant proposes to rezone the application property from the R-1 and C-3 Districts to the C-3 District to allow one of two options. Option 1 would permit the expansion of an existing church, previously approved on a portion of the application property under SP 84-P-010. The rezoning is necessary to allow the church to expand to the maximum FAR of 0.5, requested at Phase 3. The applicant has added a request for a nursery school as part of the church option. Option 2 actually includes several sub-options, and could allow the development of an all-office building, an office/church combination, or an office and other C-3 use(s) combination (a "mixed use" option). Although other uses are allowed, Option 2 is referred to in this report as the office option, for ease of identification. Option 2 would have a maximum FAR of 1.0.

Development of the Church option is proposed in three phases. The following chart illustrates the basics of the three phases of the Church option as well as the Office option.

	Church Option			Office Option
	Phase 1	Phase 2	Phase 3	
GFA	39,000 sq ft	60,500 sq ft	85,000 sq ft	180,000 sq ft
FAR	0.22	0.34	0.48	1.0
# seats	400	400	800	NA
# parking spaces	166 (1 per 2.41 seats)	151 (1 per 2.65 seats)	385 (1 per 2.08 seats)	468
% open space	42%	43%	42%	38%

BACKGROUND

A staff report published on November 14, 2006, recommended denial based on the addition of new uses to the proposal at a late date without sufficient time for review; proffer language issues; missing design details for the office option; lack of sufficient specificity on the office option; and lack of traffic generation data for the proposed mix of uses under the office option. After publication of the staff report, the applicant requested a deferral to address these outstanding issues.

After revisions to the plans and proffers were provided, a staff report addendum was published on January 23, 2007. The majority of staff's issues were addressed by the revised GDP and proffers, and staff would have been able to recommend approval of the church option, or of the office sub-options either for office only or an office / church combo. Staff continued to recommend denial of the application, however, because the option for office and other C-3 uses (the "mixed use" option) had outstanding issues, as follows:

- *Accuracy of traffic generation report:* The traffic generation report provided by the applicant contained a number of incorrect details and egregious conclusions.

- *Additional analysis of road improvements and road network needed:* Based on the estimated trip generation provided by the applicant, additional analysis was needed of the left turn lane into the site from Legato Road (east) and of the section of Fair Lakes Parkway from Legato Road (east) to Monument Drive.

DISCUSSION

Since publication of the previous Addendum, the applicant has coordinated with staff to correct the traffic study and provide the additional analysis requested. A revised traffic impact analysis study dated March 9, 2007, corrected the previous study, and provided additional analysis of nearby intersections in addition to site entrances. These intersections include Fair Lakes Parkway/Monument Drive, Fair Lakes Parkway/Legato Road, Fair Lakes Parkway/Fair Oaks Mall Ring Road, Legato Road (north)/Legato Road (east), and West Ox Road/Legato Road (north).

Based on the analysis, the applicant concluded that levels of service of the surrounding road network, with development of the most intense option for the application property, would continue to be adequate. Based on this analysis, staff believes the issues raised in the previous staff report addendum have been satisfactorily resolved.

The Addendum #3 to the Transportation Analysis (included in Attachment 3 of this report) notes two outstanding issues, both of which have been addressed by the applicant as follows:

- The applicant has proffered that any features located at the intersection of Legato Road (east) and Legato Road (north) will not impede lines of sight for the intersection (and had previously placed such a note on the GDP).
- The applicant has further provided a line-of-sight profile illustrating that the line of sight easement shown for the off-site Ragan Oaks Court entrance to the south will function (should, in the future, the County choose to improve that entrance to accommodate left turns).

A revised GDP and revised proffers have been submitted, now dated May 30, 2007, and September 17, 2007, respectively. These materials address the two noted issues, and further reflect minor changes to the proffer language.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant continues to propose two options for development: a church (to be constructed in phases) which could include a nursery school or an office use, which could include other C-3 uses along with office (including a church).

The applicant has provided sufficient proffer commitments to ensure staff that the proposed mix of uses allowed under the "office" option will be substantially in conformance with the recommendations of the Comprehensive Plan, will provide the high quality development expected in the Fairfax Center Area, and will not negatively impact the surrounding road network.

Recommendations

Staff recommends approval of RZ 2005-SP-033, subject to proffers consistent with those contained in Attachment 1.

Staff recommends approval of a modification of the loading space requirement for the office option only, to allow tandem loading spaces as shown on the GDP.

Staff recommends approval of a modification of the transitional screening and barrier requirements on the western and southern property boundaries, in favor of that shown on the GDP.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

ATTACHMENTS

1. Draft Proffers
2. Affidavit
3. Transportation Analysis Addendum II

Centerpointe Church at Fair Oaks
RZ 2005-SP-033
Tax Map 46-3((1))-45, 46, 47, 48, 49 & 50

PROFFER STATEMENT

August 5, 2006
Revised September 27, 2006
Revised October 30, 2006
Revised November 13, 2006
Revised December 7, 2006
Revised December 15, 2006
Revised January 24, 2007
Revised September 6, 2007
Revised September 17, 2007

Pursuant to Section 15.2-2303-A of the Code of Virginia, 1950, as amended, and Section 18-204 of the Zoning Ordinance of the County of Fairfax, 1978, as amended as of the date hereof ("Ordinance"), subject to the Board of Supervisors' approval of the requested Rezoning Application ("Rezoning"), the applicant and owner, for itself and its successors and assigns ("Applicant" or "Owner") hereby proffers the following conditions ("Proffers"). The property that is the subject of these Proffers is identified on the Fairfax County Tax Maps as 46-3((1))-45, 46, 47, 48, 49 & 50 (the "Property") and the area depicted on the GDP (as defined below) as "Prescriptive Easement Area included in this Application to be Abandoned".

I. GENERAL DEVELOPMENT PLAN

A. Substantial Conformance. Development of the Property shall be in substantial conformance with the General Development Plan entitled "Generalized Development Plan Centerpointe Church at Fair Oaks" prepared by William H. Gordon Associates, Inc. dated August 7, 2006, last revised May 30, 2007 ("GDP"), except as otherwise provided

herein. Sheets 3, 4, 5 and 14 of the GDP present alternative principal uses and building programs for a (i) three (3) phased church development (Sheets 3, 4 and 5) (“Church Option”) and (ii) office (or office/church) development (Sheet 14) (“Office Option”). The Applicant may develop the Property consistent with the principal uses, building envelopes and parking layouts shown on Sheets 3, 4 and 5 or develop the Property with the principal uses, building envelopes and parking layouts shown on Sheet 14, or may develop the Property initially with one of the alternative uses and subsequently redevelop the Property with the other use, all without an amendment to the GDP, so long as the development is in substantial conformance with the GDP and the Proffers.

B. Minor Modifications. The Applicant reserves the right to alter building envelope sizes, modify plazas and courtyards and adjust pedestrian and vehicular circulation and parking areas, provided that the total gross floor area for such uses do not exceed the amounts set forth on the GDP; the building heights as shown on the GDP are not exceeded; the minimum open space, level of amenities, and peripheral dimensions to lot lines are not reduced, as such elements are shown on the GDP; and to make other modifications as may be permitted pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, provided any such modifications are otherwise in substantial conformance with the GDP.

C. Phasing. Build-out of the Property for the Church Option alternative may proceed in phases as shown on Sheets 3, 4 and 5 of the GDP.

II. PERMITTED USES

A. The principal use on the Property shall be either (i) Church Option as set forth on Sheets 3, 4 and 5 of the GDP or (ii) Office Option as defined herein and as shown on

Sheet 14 of GDP. If the Church Option as shown on Sheets 3, 4 and 5 is developed, the non-principal uses that shall be permitted are limited to:

- (i) nursery school with attendance limited to 99 students at any one time and hours of operation limited to 8:30 a.m. to 4:30 p.m., Monday through Friday to accommodate up to two sessions; and
- (ii) telecommunications facilities provided such facilities are integrated into the church steeple, and are otherwise in substantial conformance with the GDP and Proffers.

B. If the Office Option shown on Sheet 14 is developed the permitted uses shall be all of the uses permitted in the C-3 District, except as limited below:

- (i) a minimum of fifty percent (50%) of the gross floor area constructed shall be utilized for office purposes;
- (ii) the remaining 50% of the constructed gross floor area may be office uses, church uses with a maximum of 800 seats, or other C-3 uses (except as prohibited below). These other uses (including accessory uses and accessory service uses allowed by the Zoning Ordinance) shall not, in the aggregate exceed fifteen percent (15%) of the constructed gross floor area or twenty thousand (20,000) square feet of gross floor area, whichever is less. Additionally, (a) no more than one individual establishment of any particular non-church or non-office use, as defined by the Zoning Ordinance, shall be provided, (b) a health club use shall not exceed 8,000 square feet, (c) a private school of special education use shall not exceed 10,000 square feet with attendance limited to a maximum daily enrollment of 99 students, and (d) an eating establishment use shall not exceed 5,000 square

feet and such eating establishments shall only be located in the northern half of the building;

(iii) a child care center shall be permitted with attendance limited to a maximum daily enrollment of 99 students and hours of operation limited to 7:00 a.m. to 7:00 p.m., Monday through Friday. In the event such child care center is not within space operated by a church, then such child care center shall not exceed 6,000 square feet and such square footage shall count against the cap of 15% of constructed gross floor area or 20,000 square feet, whichever is less, of non-church and non-office uses; and

(iv) the following uses shall be prohibited: private schools of general education, commercial swimming pools, tennis courts, funeral homes, and quasi public athletic fields and related facilities unless an amendment to these Proffers and GDP is obtained.

Under either the Church Option or Office Option, none of the permitted uses shall result in any free-standing buildings not shown on the GDP. Any Special Permit or Special Exception uses subsequently permitted shall be in substantial conformance with the GDP and Proffers, unless an amendment to these Proffers and GDP is obtained. All of the permitted uses shall also be permitted in any cellar space, provided any cellar space that is utilized for a non-church or non-office use shall count against the maximum permitted square footage for such use.

III. TRANSPORTATION

A. Road Dedication. Prior to the first site plan approval for any development on the Property, or upon demand of Fairfax County ("County"), whichever occurs first, the

Owner shall dedicate to the Board of Supervisors of the County ("Board"), at no cost and in fee simple, the right of way along the eastern frontage of Legato Road as shown on Sheet 3 of the GDP. Prior to such first site plan approval, the Owner shall also reserve the area shown on Sheet 3 of the GDP as lying between the eastern right of way of Legato Road and the western of the two lines marked "sight distance" for a sight distance easement which the Owner shall grant the County upon demand, at no cost to the County. The 48" and 52" chestnut oak trees located within this area will not be removed by the Owner unless the County makes that request in the course of a site plan review for the Property.

B. Prior to the first site plan approval, the Owner shall seek to have those portions of the prescriptive right-of-way easement on the eastern right of way of Legato Road as shown on Sheet 2 of the GDP abandoned and/or vacated by the County. Notwithstanding the submission for processing of any applications, plan or plats in furtherance of the development of the Property, the Applicant acknowledges that no such application, plan, or plat shall be approved by the County until or unless the vacation and/or abandonment of the prescriptive right-of-way proposed as part of the Property is approved by the Board and is final. In the event that such vacation and/or abandonment is not approved by the Board or in the event that the Board's approval is overturned by a court of competent jurisdiction, any development of the Property under the C-3 District shall require a Proffered Condition Amendment ("PCA"). The Applicant acknowledges that such PCA may result in loss of density. The Applicant hereby waives any right to claim or assert a taking or any other cause of action that otherwise may have arisen out of a Board decision to deny in whole or in part the right of way vacation and/or abandonment.

C. Fairfax Center Area Road Fund. In the event the Office Option shown on Sheet 14 of the GDP is developed on the Property, the Applicant shall contribute to the Fairfax Center Area Road Fund (“FCAR Fund”), in compliance with the procedural guidelines adopted by the Board on November 22, 1982, as amended, subject to credit for all creditable expenses as determined by Fairfax County Department of Transportation (“FCDOT”). The Owner shall not be required to make any FCAR Fund contribution for any floor area used for a church or its related facilities, including any space within the office building which is owned by the church as a condominium unit (or subject to a long term lease of thirty years or more in favor of the church) and used for services or institutional operations which are exempt from the contribution requirement, provided if such space, or portion thereof, is subsequently converted to non-church use, then the Owner shall be required to pay the applicable FCAR Fund contribution for such converted space as a condition of the issuance of the Non-Residential Use Permit (“Non-RUP”) for such converted space.

D. Density Credit. Density credit shall be reserved for the Property as provided by Section 2-308 of the Zoning Ordinance for all dedications described herein and/or as shown on the GDP or as may reasonably be required by the County, Virginia Department of Transportation (“VDOT”) or others at the time of site/subdivision plan approvals.

E. Sight Distance. No improvements shall be constructed at the entrance from Legato Road or at the intersection of Legato Road and Legato Road (Relocated) within the areas depicted as having seating features as shown on Sheet 9 of the GDP, that are in excess of 18 inches in height and interfere with sight distance. Additionally, at time of site plan approval, the Owner shall, to the satisfaction of the Office of Transportation,

make minor modifications to the Sight Distance lines labeled "A" and "B" on Sheets 3, 4, 5, 9, and 14 of the GDP in the southeast corner of the Property and make minor modifications to the site contours and existing vegetation in order to provide adequate site lines, which modifications shall not require an amendment to the GDP.

IV. STORM WATER MANAGEMENT AND BEST MANAGEMENT PRACTICES

Storm water detention with Best Management Practices ("BMPs") and Low Impact Design ("LIDs") shall be provided in the facilities as shown on Sheet 9 of the GDP, including, in the case of the Church Option, the vegetative swale or infiltration trench, or other locations determined to be appropriate by the Department of Public Works and Environmental Services ("DPWES"), all of which shall be subject to modification and approval by DPWES, so long as any such LIDs or modifications thereof are in substantial conformance with the GDP and Proffers. In the Church Option, the storm water detention and BMP facilities installed in Phase 1 shall be sized to accommodate all storm water detention and provide BMP requirements for all three (3) phases of the church. Upon construction of the structured parking facility, the Applicant shall provide two (2) additional LID facilities consisting of filtergrass, rain gardens or similar facilities in locations approved by DPWES.

V. PARKING

A. Minimum Parking Spaces. The Property shall provide at a minimum the number of parking spaces as required by Article 11 of the Ordinance and shall be consistent with the uses developed. Applicant reserves the right to provide parking in excess of the minimum required per Ordinance as shown on the GDP, and may provide additional spaces beyond those shown on the GDP so long as (i) it does not decrease open space, (ii) is in substantial conformance with the GDP, (iii) is within the footprint shown for

parking, and (iv) if provided in a parking structure, does not exceed the height for such structure, as shown on the GDP. A parking tabulation will be provided with each application for a Non-RUP to demonstrate that the required parking is provided.

B. Non-Required Parking Spaces. The parking spaces shown as proposed on the GDP that are in excess of the number of spaces required by the Ordinance may be provided at the option of Applicant, but shall not be required, provided that in no event, if the Church Option is developed or any church use is provided in the Office Option, shall the number of parking spaces provided for a church use be less than one space per three (3) seats in the sanctuary.

VI. DESIGN

A. Design Concepts. The architectural guidelines for the Property with respect to building facades, building scale and massing, are set forth in Sheet 10 of the GDP for the Church Option (the "Design Concepts"). These Design Concepts are intended to be illustrative of the general quality and character of the development. Modifications to these elements as shown on the GDP shall not require an amendment to the Proffers or GDP and are permitted, provided the changes are in substantial conformance with these Design Concepts. If the Church Option is developed, consistent colors and materials will be utilized throughout all three (3) phases of development. The same or similar architectural treatments, materials and colors will be used on all sides of the church buildings; (ii) if the Office Option is developed, the Applicant shall demonstrate to DPWES at building permit approval that such building will be a Class A office building, and the building elevations and materials shall be submitted to the Planning Commission

for administrative review and approval prior to approval of any building permit by the County.

B. Garage Design. The height of all horizontal panels on the structured parking shall be sufficient to reasonably ensure that the potential glare from headlights of automobiles parked inside the parking garage is screened as shown on Sheet 7 of the GDP. Such panels shall include a decorative scoring panel and shall be a color and material compatible with the other buildings on the Property. The garage shall include green wall panels with a design and in a number and location substantially as shown on Sheet 7 of the GDP. Lighting internal to the parking garages shall be located to prevent glare. Lighting on the upper levels of the parking garages shall not include pole lights and shall consist of bollard and/or parapet wall mounted light fixtures. Where fixtures are mounted along the edge of the topmost deck of a parking garage, such fixtures shall not extend above the parapet wall of the garage.

C. Alternative Garage Structures. If the Property is developed under the Church Option (including the parking garage shown as part of Phase 3 on Sheet 5 of the GDP) and the Property is later developed under the Office Option, the parking garage for the Office Option may utilize the setbacks as shown for Phase 3 of the Church Option (i.e., the parking garage may remain as constructed with Phase 3). This shall not apply if the then existing garage is demolished and a new garage structure is constructed (in which case the larger setbacks shown for the garage in the Office Option on Sheet 14 shall be required).

D. Lighting. All outdoor lighting fixtures shall be in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of

the Zoning Ordinance. Fixtures used to illuminate streets, parking areas and walkways shall be of low intensity design and shall utilize full cut-off fixtures, which shall focus directly on the Property. The maximum height of any light fixtures shall be 14', measured from the ground to the highest point of the fixture.

VII. LANDSCAPING AND STREETScape/TREE SAVE

A. Landscaping and Streetscape. Site plans submitted for the respective phases of development shall include a landscape and streetscape plan for that phase of development which, at a minimum, is consistent with that shown on Sheets 3, 4, 5 and 9 as to the Church Option and 14 and 16 as to the Office Option of the GDP. The landscaping shown on Sheet 3 of the GDP shall be installed at the same time as the Phase 1 Church Option and the landscaping that is shown as to be preserved for Phases 2 and 3 on Sheet 3 of the GDP shall not be disturbed with any later development. The Owner shall maintain such landscaping. The species and initial planting size of such landscaping is set forth on Sheets 3, 4 and 5 of the GDP as to the Church Option and Sheet 14 of the GDP as to the Office Option, subject to revision of species as may be required by Urban Forest Management ("UFM").

B. Parking Deck Landscaping. The Applicant shall provide planting areas and landscaping on the top level of any parking garage shown on the GDP in accordance with requirements of the Public Facilities Manual ("PFM").

C. Tree Save Areas. The Owner shall submit a tree preservation plan and narrative consistent with the trees indicated on the GDP, to be preserved to the extent practical as determined by UFM, as part of the first and all subsequent site plan submissions for the Property. The preservation plan and narrative shall be prepared by a professional with

experience in the preparation of tree preservation plans and narratives, such as a certified arborist or certified landscape architect and reviewed and approved by UFM. The tree preservation plan and narrative shall include a condition analysis rating for the trees shown on the GDP to be preserved, which analysis shall be prepared using methods outlined in the latest edition of the *Guide for Plant Appraisal* published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survival of trees to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the preservation plan and narrative. All trees shown to be preserved on the GDP shall be protected by a tree protection fence. Tree protection fencing shall be four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart, and shall be erected around trees to be preserved. All tree protection fencing shall be installed prior to any clearing and grading activities. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist or certified landscape architect. Prior to the commencement of any clearing, grading or demolition activities, the UFM shall verify in writing that the tree protection fence has been properly installed. The Owner shall not disturb the areas protected by the limits of clearing and grading, except for utility crossing(s) permitted by DPWES as part of site plan approval. The Applicant shall have no obligation to replace the twin 24" oak trees in the southwest corner of the Property that have been marked for preservation if the same are impacted by development of the adjacent parcels, provided the Owner shall not impact such trees by its development of the Property, as determined by UFM.

VIII. SITE AMENITIES

The Applicant shall provide the site amenities and active and passive recreation areas and plaza areas generally as depicted on Sheets 3, 4 and 5 of the GDP as to the Church Option and Sheet 14 of the GDP as to the Office Option. The general quality and character of such areas are set forth on Sheet 8 of the GDP as to the Church Option and Sheet 16 as to the Office Option. The exact elements that comprise such amenities shall be determined at time of site plan for the applicable phase/use. Additional site amenities may be provided at time of site plan, provided they are of the quality of those set forth on Sheet 8, 14 or 16 of the GDP, as applicable. In the Office Option, the area designated on Sheet 14 of the GDP as "Activity/Recreation Area" shall have facilities appropriate for a child care center, if applicable, and, if there is no such child care center, shall have outdoor fitness facilities appropriate for office uses.

IX. TRANSPORTATION DEMAND MANAGEMENT

If the Office Option is developed, the Applicant shall implement and operate a Transportation Demand Management ("TDM") program for the development within the Property consisting of three (3) major components as follows:

- A. The designation of an employee Transportation Coordinator ("TC"). The Applicant shall appoint a TC from its management staff, or from the property owner's association for the Property prior to the issuance of the first Non-RUP.
- B. The TC will be available to the FCDOT staff to work cooperatively to promote opportunities to enhance participation in TDM programs.
- C. Commencing with the appointment of the TC, implementation of specific programs should be as follows:

- (i) The Applicant, through the TC, shall promote ride sharing on an ongoing basis by displaying information on ride sharing in areas utilized by tenants and their employees, such as common areas and building lobbies. The TC shall: (a) maintain a tenant database that can be used by the TC and/or FCDOT to distribute transit/rideshare information and promote transit use and (b) coordinate with FCDOT to ensure appropriate, up-to-date materials are distributed for promotion of transit and ridesharing;
- (ii) Guaranteed Ride Home. The Applicant shall encourage tenants of offices and other permitted uses and their employees to participate in the Washington Council of Government's "Guaranteed Ride Home" program and to provide financial incentives to their employees to travel other than by single occupancy vehicles.
- (iii) The Applicant shall, as part of the execution of each lease, advise each tenant that both a private and a public TDM program exists and encourage them to participate and contact the TC or FCDOT for applicable participation opportunities.
- (iv) Preferential Parking for Car and Vanpools. The Applicant shall reserve parking spaces convenient to parking garage entrance and exit points for car and vanpools based on the estimated number of car and vanpools being utilized, and such spaces will be clearly identified as so reserved.
- (v) The parking garage, under both the Church Option and Office Option, shall provide enclosed bicycle storage for at least 6 bikes in the location shown on Sheets 5 and 14, respectively of the GDP and the Office Option shall include

shower facilities, which shall include at least one shower each for male and female employees, for use by all tenants of the office building. Bicycle racks for the Church Option and Office Option shall provide bike rack space for 18 bikes in the location as shown on Sheets 5 and 14, respectively of the GDP.

(vi) Tenants/Employer occupants in the Office Option shall be encouraged to offer employee benefit options including pre-tax/payroll subsidies for transit and van pool fares, flex time and alternative work schedule programs, live-near work incentives and telework programs.

X. HEIGHTS OF STRUCTURES

Notwithstanding Section 2-506 of the Zoning Ordinance, (i) in no event shall the height of the church steeple exceed one hundred thirty (130) feet above the grade plane, and (ii) in no event shall any penthouse associated with (a) the church building exceed fifteen (15) feet in height and (b) the office building exceed twenty-five (25) feet in height above the roof deck respectively.

CENTERPOINTE CHURCH AT FAIR OAKS

By: _____
Gary R. Hanson

Its: President & Director

REZONING AFFIDAVIT

DATE: September 6, 2007
 (enter date affidavit is notarized)

I, Benjamin F. Tompkins, do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below 89517e

in Application No.(s): RZ 2005-SP-033
 (enter County-assigned application number(s), e.g. RZ 88-V-001)

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

1(a). 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 foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Centerpointe Church at Fair Oaks, formerly known as Fairfax Assembly of God	4104 Legato Road Fairfax, VA 22030	Applicant/Title Owner of TM 046-3((1)) parcels 45, 46, 47, 48, 49, 50 & a portion of Legato Road to be vacated/abandoned*
Gary R. Hanson, President & Director	4104 Legato Road Fairfax, VA 22030	Owner's Agent
Decision Planning Group Agent: Kenneth C. Harding	P.O. Box 1822 Centreville, Virginia 20122	Owner's Agent
Reed Smith , LLP Agents: Benjamin F. Tompkins Ann Eberhart Goode Grayson P. Hanes Robert A. Lawrence Linda S. Broyhill	3110 Fairview Park Drive, Suite 1400 Falls Church, VA 22042	Attorneys/Agents/Planner

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
 ** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Rezoning Attachment to Par. 1(a)

DATE: September 6, 2007
 (enter date affidavit is notarized)

89517e

for Application No. (s): RZ 2005-SP-033
 (enter County-assigned application number (s))

(NOTE): All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Reed Smith LLP Agents: Michael A. Banzhaf Sally V. Gillette	3110 Fairview Park Drive, Suite 1400 Falls Church, VA 22042	Attorneys/Agents/Planner
M.J. Wells & Associates, L.L.C. Agents: Robin L. Antonucci Amber N. Mikec Jami L. Milanovich Lawrence E. Sefeik	1420 Spring Hill Road, #600 McLean, VA 22102	Agent/Transportation Consultant
McCandlish & Lillard, PC Agents: John W. Farrell Anne R. Jones	11350 Random Hills Road, #500 Fairfax, VA 22030	Former Attorney for Applicant/ Title Owner
Stephen E. Brimmer	4104 Legato Road Fairfax, VA 22030	Former Owner's Agent
William H. Gordon & Associates, Inc.	4501 Daly Drive Chantilly, VA 20151	Engineer/Agent for Applicant/Title Owner

(check if applicable)

[]

There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

REZONING AFFIDAVIT

DATE: September 6, 2007
(enter date affidavit is notarized)

89517e

for Application No. (s): RZ 2005-SP-033
(enter County-assigned application number(s))

1(b). 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 10 or less shareholders, a listing of all of the shareholders, **and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:**

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Centerpointe Church at Fair Oaks
4104 Legato Road
Fairfax, VA 22030

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

Centerpointe Church at Fair Oaks is a non-stock corporation.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer**, etc.)

Gary R. Hanson, President & Director
Thomas Schultz, Secretary & Director
Roger T. Rohrbaugh, Jr., Treasurer & Director

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(b)

DATE: September 6, 2007
(enter date affidavit is notarized)

89517e

for Application No. (s): RZ 2005-SP-033
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Decision Planning Group
P.O. Box 1822
Centreville, VA 20122

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

Kenneth C. Harding, Sole Shareholder

=====

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

=====

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

William H. Gordon & Associates, Inc.
4501 Daly Drive
Chantilly, VA 20151

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

William H. Gordon
Joseph W. McClellan

=====

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: September 6, 2007
(enter date affidavit is notarized)

89517e

for Application No. (s): RZ 2005-SP-033
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
M.J. Wells & Associates, L.L.C.
1420 Spring Hill Road, #600
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

Martin J. Wells & Associates, Inc. (1) Former Member
Terence J. Miller & Associates, Inc. (2) Former Member
M.J. Wells & Associates, Inc. Sole Member

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
M.J. Wells & Associates, Inc.
1420 Spring Hill Road, #600
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

M.J. Wells & Associates, Inc. Employee Stock Ownership Trust. All employees are eligible plan participants; however, no one employee owns more than 1% of any class of stock.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: September 6, 2007
(enter date affidavit is notarized)

89517e

for Application No. (s): RZ 2005-SP-033
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
McCandlish & Lillard, P.C.
11350 Random Hills Road, Suite 500
Fairfax, VA 22030

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

=====

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

=====

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

=====

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

REZONING AFFIDAVIT

DATE: September 6, 2007
 (enter date affidavit is notarized)

89517e

for Application No. (s): RZ 2005-SP-033
 (enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)

Reed Smith LLP
 3110 Fairview Park Drive, Suite 1400
 Falls Church, VA 22042

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

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

- | | | |
|-----------------------|-------------------------|------------------------|
| Abbott, Kevin C. | Bevan, III, William | Bresch, Jeffrey J.* |
| Alfandary, Peter R. | Bhattacharyya, Gautam * | Brown, Charles A.* |
| Allen, Thomas L. | Bickham, J. David | Brown, George |
| Altorelli, John J. | Binis, Barbara R. | Brown, Michael K. |
| Andrews, Alex T. * | Blasier, Peter C. | Buckley, Mike C. |
| Arkebauer, J. Todd * | Blitch, Stephen G. | Burroughs, Jr., Benton |
| Arnold, Roy W. | Bobo, Stephen T. * | Cameron, Douglas E. |
| Baker, Scott D. | Bochner, Russell J.* | Caplan, Gary S.* |
| Ballantine, Frank D.* | Bohan, David C. * | Carder, Elizabeth B. |
| Banzhaf, Michael A. | Bolden, A. Scott | Cardozo, Raymond A.* |
| Barnes, James J. | Bonessa, Daniel I. | Charot, Benoit |
| Barry, Kevin R. | Borrowdale, Peter E. | Christman, Bruce L. |
| Beale, Giles W. | Boutcher, David J. * | Clark, II, Peter S. |
| Begley, Sara A.* | Boven, Douglas G. | Cobetto, Jack B. |
| Beirme, Nola M.* | Bradford, Timothy B. | Colen, Frederick H. |
| Bernier, Maria N. | Bradley, Patrick E. | Colman, Abraham J. |
| Bernstein, Leonard A. | Brand, Mark A. | Connoley, Mark F.* |

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(c)

DATE: September 6, 2007
(enter date affidavit is notarized)

89517e

for Application No. (s): RZ 2005-SP-033
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

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

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Connors, Eugene K.
Convery, III, J. Ferd
Cotler, Alan K.
Davies, Colleen T.
Demase, Lawrence A.
DeNinno, David L.
Dermody, Debra H.
DiFiore, Gerard S.
Dilling, Robert M.
DiNome, John A.
Dittoe, John E.
Dolin, Stewart*
Doran, William E.*
Dubelier, Eric A.
Dumville, S. Miles
Duronio, Carolyn D.
East, Lindsay T.*
Edwards, Stephen S.*
Epstein, Bette B.
Eskilson, James
Evagora, Kyri*
Evans, David C.
Fagelson, Ian B.
Fagelson, Karen C.
Fischer, Michael I.
Fisher, Stanley P.
Flatley, Lawrence E.
Floyd, Michele
Fogel, Paul D.
Foster, Timothy G.
Fox, Thomas C.
Francis, Jr., Ronald L.*
Frank, Ronald W.
Freeman, Lynne P.*

Frenier, Diane M.
Fritton, Karl A.
Gallagher, Jr., Daniel P.
Gallatin, Jr. James P.
Gasparetti, Lorenzo E.
Gentile, Jr. Pasquale D.
Gilbert, Jeffrey T.*
Greeson, Thomas W.
Greenberger, James J.*
Greenblatt, Lewis B.*
Grimes, David M.
Gross, Dodi Walker
Guadagnino, Frank T.
Gwynne, Kurt F.
Hackett, Mary J.
Haggerty, James R.
Hall, Kevin A.
Hanes, Grayson P.
Hargreaves, Philip M.*
Harris, Judith L.
Hartley, Simon P.*
Hartman, Ronald G.
Harvey, Richard H.*
Hawley, Terence N.
Heard, David J.
Heffler, Curt L.
Heidelberger, Louis M.
Hemming, Seth M.*
Hewetson, Charles M.*
Hibbert, Thomas*
Hierons, Richard
Hill, Christopher A.
Hill, Robert J.
Hitt, Leo N.
Hirsch, Austin L.*

Hofstetter, Jonathan M.
Holmes, Katherine M.*
Honigberg, Carol C.
Hultquist, James T.*
Hunt, Mark T.*
Iino, John M.
Innamorato, Don A.
Jared, Cynthia*
Jeffcott, Robin B.*
Jenkinson, Andrew P.*
Johnston, Paul F.*
Jordan, Gregory B.
Kabnick, Lisa D.
Karides, Constantine
Kearney, Kerry A.
Kiel, Gerald H.
King, Robert A.
Kirkpatrick, Stephen A.*
Kleier, James
Klein, Murray J.
Kohn, Steven M.
Kolaski, Kenneth M.
Kozlov, Herbert F.
Krebs-Markrich, Julia
Kuglar, Stefan
Kwuon, Janet H.
Lacy, Jr., D. Patrick
Lasher, Lori L.
LeDonne, Eugene
Leech, Frederick C.
Leiderman, Harvey, L.
Levine, Edward H.
Lo Vallo, Michael A.*
Lewis, Lars*
Loepere, Carol C.

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)DATE: September 6, 2007
(enter date affidavit is notarized)

89517e

for Application No. (s): RZ 2005-SP-033
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)Reed Smith LLP
3110 Fairview Park Drive, Suite 1400
Falls Church, VA 22042(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

London, Alan E.	Nelson, Jack R.	Rosenbaum, Joseph I.*
Lowenstein, Michael E.	Neiman, Robert K.*	Rosenberg, Carolyn H.*
Luchini, Joseph S.	Nicholas, Robert A.	Roth, Robert A.*
Lyons, III, Stephen M.	Nicoll, Richard C.*	Rubenstein, Donald P.
Magera, George F.	O'Neil, Mark T.*	Rudolf, Joseph C.
Mahone, Glenn R.	Oppedahl, Mary C.	Sabourin, Jr., John J.
Mantell, Nanette W.	Paisley, Belinda L.*	Sanders, Michael
Marger, Joseph M.	Parker, Roger J.*	Schaffer, Eric A.
Martin, James C.	Patterson, Lorin E.*	Schaider, Joel R.*
Martini, John D.	Pearman, Scott A.*	Schatz, Gordon B.
Maxtone-Smith, Michael J.*	Peck, Jr., Daniel F.	Schlesinger, Matthew J.*
McAllister, David J.	Pedretti, Mark G.	Schmarak, Bradley S.*
McCarthy, Michael P.*	Perfido, Ruth S.	Schumacher, Jeffrey A.*
McDavid, George E.	Peterson, Kurt C.	Scott, Michael T.
McGarrigle, Thomas J.	Phillips, Richard P.*	Seaman, Charles H.
McGough, Jr., W. Thomas	Phillips, Robert D.	Sedlack, Joseph M.
McGuan, Kathleen H.*	Picco, Steven J.	Seeder, Marshall*
McKenna, J. Frank	Pike, Jon R.*	Shanus, Stuart A.
McNichol, Jr., William J.	Pollack, Michael B.	Shapiro, Clifford J.*
Mehfoud, Kathleen S.	Quinn, Jonathan S.	Shaw, Nick J.*
Melodia, Mark S.	Radley, Lawrence J.	Short, Carolyn P.
Metro, Joseph W.	Raju, Ajay K.*	Siamas, John S.
Meyers, Michael A.	Rambaud, Mathieu	Sigelko, Duane F.*
Miller, Edward S.	Raymond, Peter D.	Simons, Bernard P.
Miller, Robert J.	Reed, W. Franklin	Simons, Robert P.
Miller, Steven A.*	Reid, Graham M.*	Singer, Paul M.
Moberg, Marilyn A.	Reinke, Donald C.	Skrein, Michael P.*
Montague-Jones, Roy R.*	Restivo, Jr., James J.	Smersfelt, Kenneth N.
Morgan, Adam R.*	Rhatigan, Sean M.	Smith, Barry H.*
Morris, Robert K.	Risetto, Christopher L.	Smith, III, John F.
Munoz, Peter S.	Ritchey, Patrick W.	Smith, John Lynn
Munsch, Martha Hartle	Roche, Brian D.*	Smith, Robert M.
Myers, Donald J.	Rofe, Douglas J.*	Sollie, Kyle O.*
Napolitano, Perry A.	Rolfes, James A.*	Spafford, Richard A.*
Naugle, Louis A.	Rosales, Rex K.*	Spaulding, Douglas K.
	Rosen, Barry S.*	Speed, Nicholas P.

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

DATE: September 6, 2007
(enter date affidavit is notarized)

89517e

for Application No. (s): RZ 2005-SP-033
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Reed Smith LLP
3110 Fairview Park Drive, Suite 1400
Falls Church, VA 22042

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

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

- | | |
|------------------------|------------------------|
| Springer, Claudia Z. | Zaimes, John P.* |
| Stanley, David E. | Zoeller, Lee A.* |
| Stewart, II, George L. | Zurzolo, Tracy Leigh* |
| Stoney, Jr., Carl J. | Green, Terry* |
| Swinburn, Richard R.* | |
| Tabachnick, Gene A. | Former Partners: |
| Taylor, Andrew D.* | Bernstein, Robert H. |
| Taylor, Philip M.* | Coltman, Larry |
| Thallner, Jr., Karl A. | Frisch, Tracy Zurzolo |
| Thomas, Alexander Y. | Harnsberger, Thomas L. |
| Thomas, William G. | Scott, Michael T. |
| Thompson, David A. | Shur, Paul H. |
| Tillman, Eugene | Stroyd, Jr., Arthur H. |
| Tocci, Gary M. | Tovey, Morgan W. |
| Todd, Thomas | Wallace, Marshall C. |
| Tompkins, Benjamin F. | Wood, Douglas J. |
| Trevelise, Andrew J. | Wood, James M. |
| Unkovic, John C. | Young, Jonathan |
| Vitsas, John L. | |
| Von Waldow, Arnd N. | |
| Wallis, Eric G. | |
| Warne, David G.* | |
| Wasserman, Mark W. | |
| Weissman, David L. | |
| Weissman, Sonja S. | |
| Weller, Charles G.* | |
| Wilkinson, James F.* | |
| Wilkinson, John | |
| Wilson, Stephanie | |
| Wolff, Sarah R.* | |
| Witty, Huw R.* | |
| Wolff, Sarah R.* | |
| Witty, Huw R.* | |
| Wray, Richard K.* | |
| Yoo, Thomas J. * | |

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

REZONING AFFIDAVIT

DATE: September 6, 2007
(enter date affidavit is notarized)

89517e

for Application No. (s): RZ 2005-SP-033
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

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

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

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, 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 through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (**NOTE:** If answer is none, enter "NONE" on the line below.)

None

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: September 6, 2007
(enter date affidavit is notarized)

89517e

for Application No. (s): RZ 2005-SP-033
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly 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 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 depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

William H. Gordon of William H. Gordon Associates (which corporation is shown as an agent of the Applicant) has donated in excess of \$200 on behalf of 4501 Daly L.P. to Supervisor Michael Frey, however, 4501 Daly L.P. is not associated with this Application.

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, 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 and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

Applicant Applicant's Authorized Agent

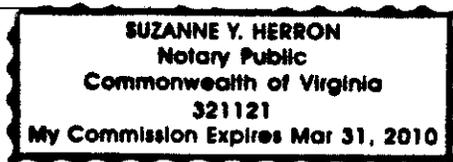
Benjamin F. Tompkins

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

Subscribed and sworn to before me this 6th day of September 2007, in the State/Comm. of Virginia, County/City of Fairfax.

Suzanne Y. Herron
Notary Public

My commission expires:





County of Fairfax, Virginia

MEMORANDUM

DATE: September 5, 2007

TO: Regina Coyle, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Angela Kadar Rodeheaver, Chief *AKR by CAA*
Site Analysis Section
Department of Transportation

FILE: 3-4 (RZ 2005-SP-033)

SUBJECT: Transportation Impact, Addendum #3

REFERENCE: RZ 2005-SP-033, Centrepointe Church at Fair Oaks
Traffic Zone: 1690
Land Identification: 46-3 ((1)) 45-50

Transmitted herewith are additional comments from the Department of Transportation with respect to the referenced application. These comments are based on plans made available to this office dated August 7, 2006, and revised through May 30, 2007, and proffers dated as revised through December 15, 2006. The applicant proposes to rezone 4.1342 acres from an R-1, C-3, HC District to a C-3, HC District for the phased redevelopment of an existing church, or office use at the overlay level with all permitted uses in the C-3 District except those specifically excluded by proffer, or a mix of office and non-office/commercial uses at the overlay level, or office/commercial uses plus a church.

- The applicant should proffer that any "features" at the entrances to the site and at the corner of Legato Road and Legato Road should be designed and placed so as to not obstruct sight distance at those intersections.
- A line-of-sight profile should be provided to show that sight distance to the north from Ragan Oaks Court to Legato Road will be unobstructed by landscaping, grading or "features" on the applicant site. This profile drawing must be approved by VDOT.

AKR/lah

cc: Michelle Brickner, Director, Office of Site Development Services, Department of Public Works and Environmental Services