



APPLICATION ACCEPTED: June 15, 2007
PLANNING COMMISSION: November 28, 2007
BOARD OF SUPERVISORS: January 7, 2008
@ 3:30 pm

County of Fairfax, Virginia

CRD

November 14, 2007

STAFF REPORT

APPLICATIONS PCA 2005-MA-005 and SEA 84-M-088-2

MASON DISTRICT

APPLICANT: Goodwin House Incorporated

PRESENT ZONING: C-4 (High Intensity Office District)
HC (Highway Corridor Overlay District)
SC (Sign Control Overlay District)
CRD (Commercial Revitalization Overlay District)

PARCEL(S): 62-1 ((1)) 16G

ACREAGE: 7.89 acres

FAR: 1.65

OPEN SPACE: 15%

COMPREHENSIVE PLAN: Office/Adult Congregate Living Facility

PROPOSAL: Amend previous approvals (for housing for the elderly, medical care facility, and waivers in the Commercial Revitalization District to permit an increase in building height) to permit the construction of a parking deck and underground stormwater management, and other site modifications.

O:\tswag\Goodwin House PCA 2005-MA-005 SEA 84 088\PCA 2005-MA-005 SEA 84-088.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/

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 2005-MA-005, subject to the execution of proffers consistent with those found in Appendix 1 of this report.

Staff recommends approval of SEA 88-MA-088-2, subject to development conditions consistent with those found in Appendix 2 of this report.

Staff recommends approval of a Modification to allow the use of underground stormwater management in a residential development subject to Waiver #06194-WPFM-002-1, with waiver conditions dated October 22, 2007.

Staff recommends approval of a modification of the transitional screening requirement along the northern boundary in favor of that shown on the GDP/SE plat.

Staff recommends approval of a modification of the Baileys Crossroads streetscape standards in favor of that shown on the GDP/SE plat.

Staff recommends a reaffirmation of the previously approved modification of the loading requirements, to allow three loading spaces instead of the five required.

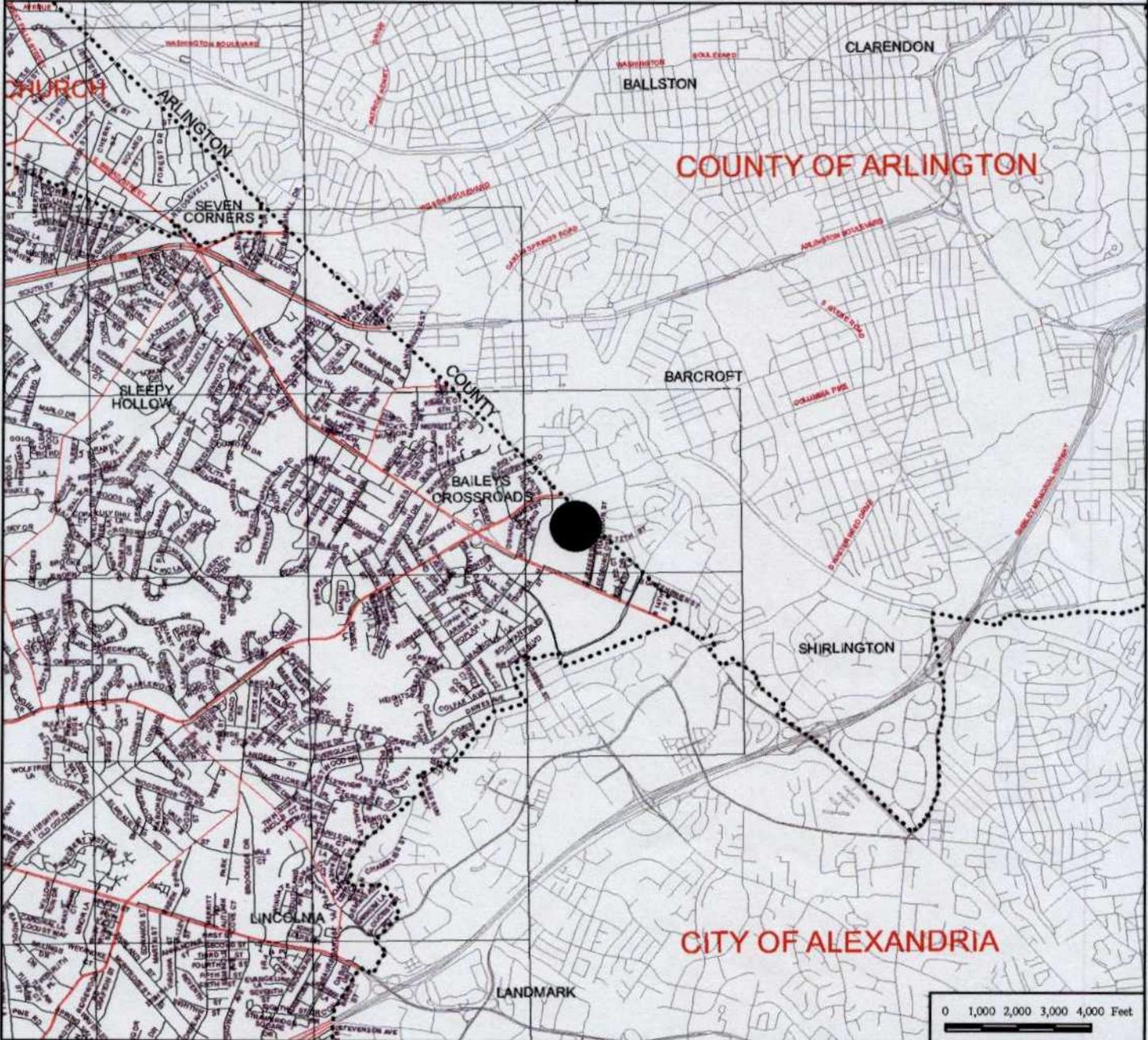
It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards; and that, should this application be approved, such approval 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 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.

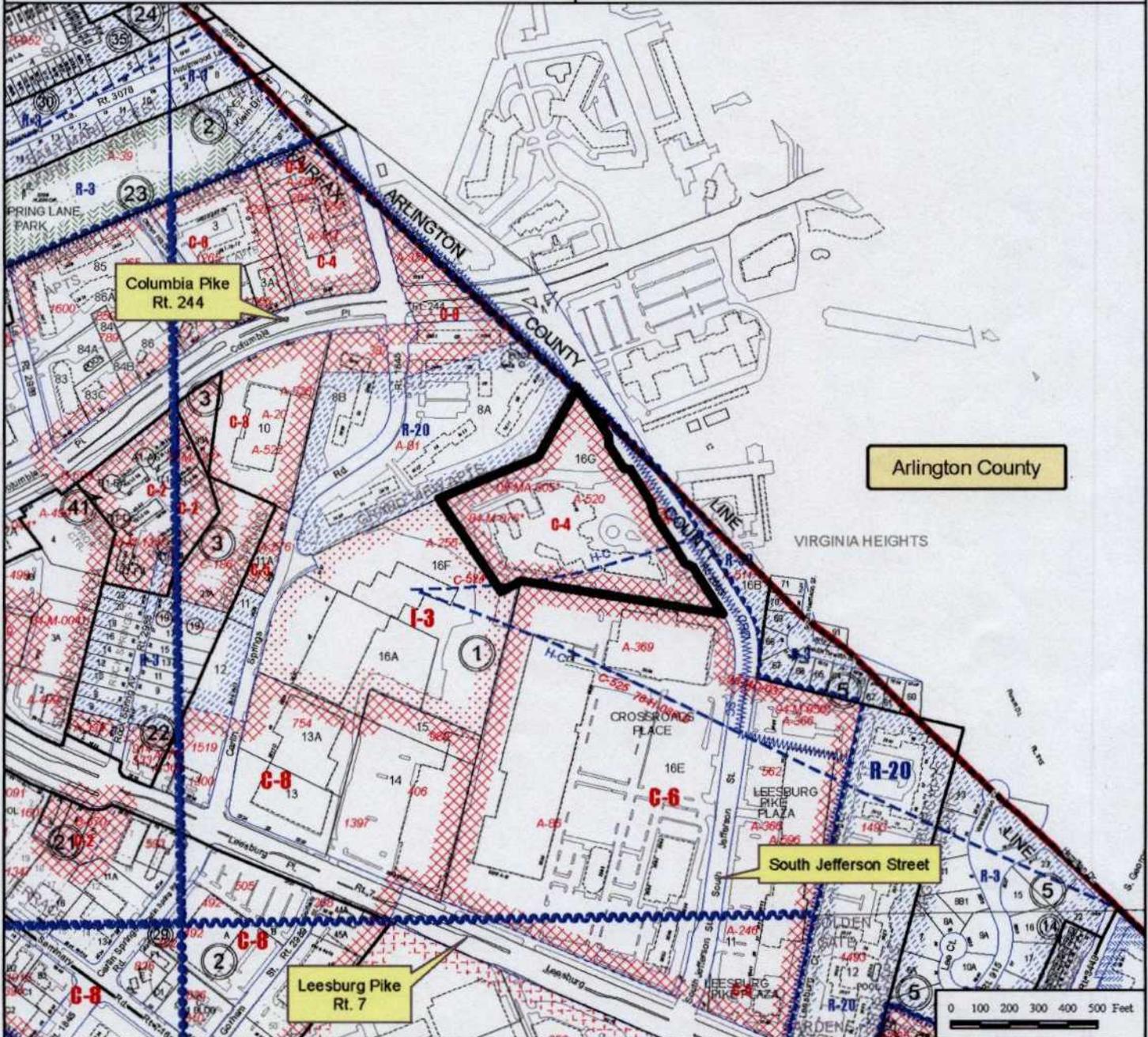
For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290 TTY 711 (Virginia Relay Center)



Proffered Condition Amendment PCA 2005-MA-005	Special Exception Amendment SEA 84-M-088-02
Applicant: GOODWIN HOUSE INCORPORATED Accepted: 06/15/2007 Proposed: AMEND RZ 2005-MA-005 PREVIOUSLY APPROVED FOR COMMERCIAL DEVELOPMENT TO PERMIT AN ADDITIONAL PARKING STRUCTURE AND SITE MODIFICATIONS	Applicant: GOODWIN HOUSE INCORPORATED Accepted: 06/15/2007 Proposed: AMEND SE 84-M-088 PREVIOUSLY APPROVED FOR HOUSING FOR THE ELDERLY, MEDICAL CARE FACILITY, INCREASE IN BUILDING HEIGHT, AND WAIVERS AND MODIFICATIONS IN A CRD TO PERMIT AN ADDITIONAL PARKING STRUCTURE AND SITE MODIFICATIONS
Area: 7.89 AC OF LAND; DISTRICT - MASON	Area: 7.89 AC OF LAND; DISTRICT - MASON
Zoning Dist Sect: Located: WEST SIDE OF SOUTH JEFFERSON STREET IMMEDIATELY SOUTH OF THE FAIRFAX COUNTY/ARLINGTON COUNTY BOUNDARY	Zoning Dist Sect: 09-0622 04-0404 Art 9 Group and Use: 6-19 3-06 3-4
Zoning: C- 4 Overlay Dist: CRD SC HC Map Ref Num: 062-1- /01/ /0016G	Located: 3440 SOUTH JEFFERSON STREET Zoning: C- 4 Plan Area: 1, Overlay Dist: CRD SC HC Map Ref Num: 062-1- /01/ /0016G



Proffered Condition Amendment PCA 2005-MA-005	Special Exception Amendment SEA 84-M-088-02
Applicant: GOODWIN HOUSE INCORPORATED Accepted: 06/15/2007 Proposed: AMEND RZ 2005-MA-005 PREVIOUSLY APPROVED FOR COMMERCIAL DEVELOPMENT TO PERMIT AN ADDITIONAL PARKING STRUCTURE AND SITE MODIFICATIONS	Applicant: GOODWIN HOUSE INCORPORATED Accepted: 06/15/2007 Proposed: AMEND SE 84-M-088 PREVIOUSLY APPROVED FOR HOUSING FOR THE ELDERLY, MEDICAL CARE FACILITY, INCREASE IN BUILDING HEIGHT, AND WAIVERS AND MODIFICATIONS IN A CRD TO PERMIT AN ADDITIONAL PARKING STRUCTURE AND SITE MODIFICATIONS
Area: 7.89 AC OF LAND; DISTRICT - MASON Zoning Dist Sect: Located: WEST SIDE OF SOUTH JEFFERSON STREET IMMEDIATELY SOUTH OF THE FAIRFAX COUNTY/ARLINGTON COUNTY BOUNDARY	Area: 7.89 AC OF LAND; DISTRICT - MASON Zoning Dist Sect: 09-0622 04-0404 Art 9 Group and Use: 6-19 3-06 3-4 Located: 3440 SOUTH JEFFERSON STREET
Zoning: C-4 Overlay Dist: CRD SC HC Map Ref Num: 062-1-/01/ /0016G	Zoning: C-4 Plan Area: 1, Overlay Dist: CRD SC HC Map Ref Num: 062-1-/01/ /0016G



GOODWIN HOUSE BAILEY'S CROSSROADS

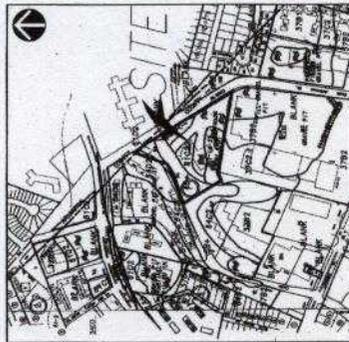
PROFFER CONDITION AMENDMENT PCA 2005-MA-005
AND SPECIAL EXCEPTION AMENDMENT SEA 84-M-088-2

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

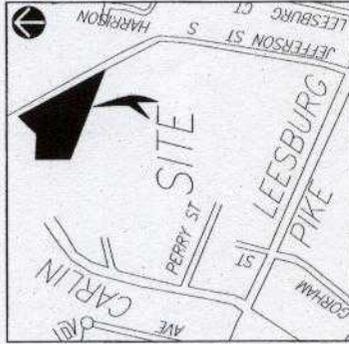
APRIL 19, 2007
JUNE 7, 2007
AUGUST 31, 2007
OCTOBER 26, 2007
NOVEMBER 8, 2007

SHEET INDEX

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SOILS MAP
SCALE: 1"=200'
TAX MAP NO.: 62-1-(1)-16-G



VICINITY MAP
SCALE: 1"=200'
TAX MAP NO.: 62-1-(1)-16-G

APPLICANT/DEVELOPER

GOODWIN HOUSE INC.
9440 S. JEFFERSON STREET
FALLS CHURCH, VA 22041
CONTACT: LINDA L. (703) 578-7207

ARCHITECTS/PLANNERS (MAIN BLDGS)

DORSKY HODGSON PARRISH YLIE ARCHITECTS
2026 M STREET, NW, SUITE 610
WASHINGTON D.C. 20036
CONTACT: MR. SANDY SILVERMAN
(202) 778-0400

LANDSCAPE ARCHITECT (MAIN SITE)

LEWIS SCULLY GONET, INC.
1819 GALLOWAY ROAD, SUITE 110
VIENNA, VIRGINIA 22182
CONTACT: MS. CONNIE FAN
(703) 981-2045

ATTORNEY

WALSH, COLUCCI, LUBELEY, BURCH, & WALSH, P.C.
2200 CLARENDON BLVD., 10TH FLOOR
ARLINGTON, VA 22201
CONTACT: JEFFREY D. BAUER
(703) 698-4700

ARCHITECT (PKG DECK)

GEIER BROWN BRUNSON ARCHITECTS
901 NORTH PITT STREET, SUITE 330
ALEXANDRIA, VA 22314
CONTACT: CAMILO BEARMAN
(703) 836-9775

LANDSCAPE ARCHITECT (PKG DECK)

BRIAN J. STEPHENSON & COMPANY, LLC
3520 CUESADA STREET, NW
WASHINGTON, DC 20015
CONTACT: BRIAN STEPHENSON
(202) 270-8522

ENGINEER

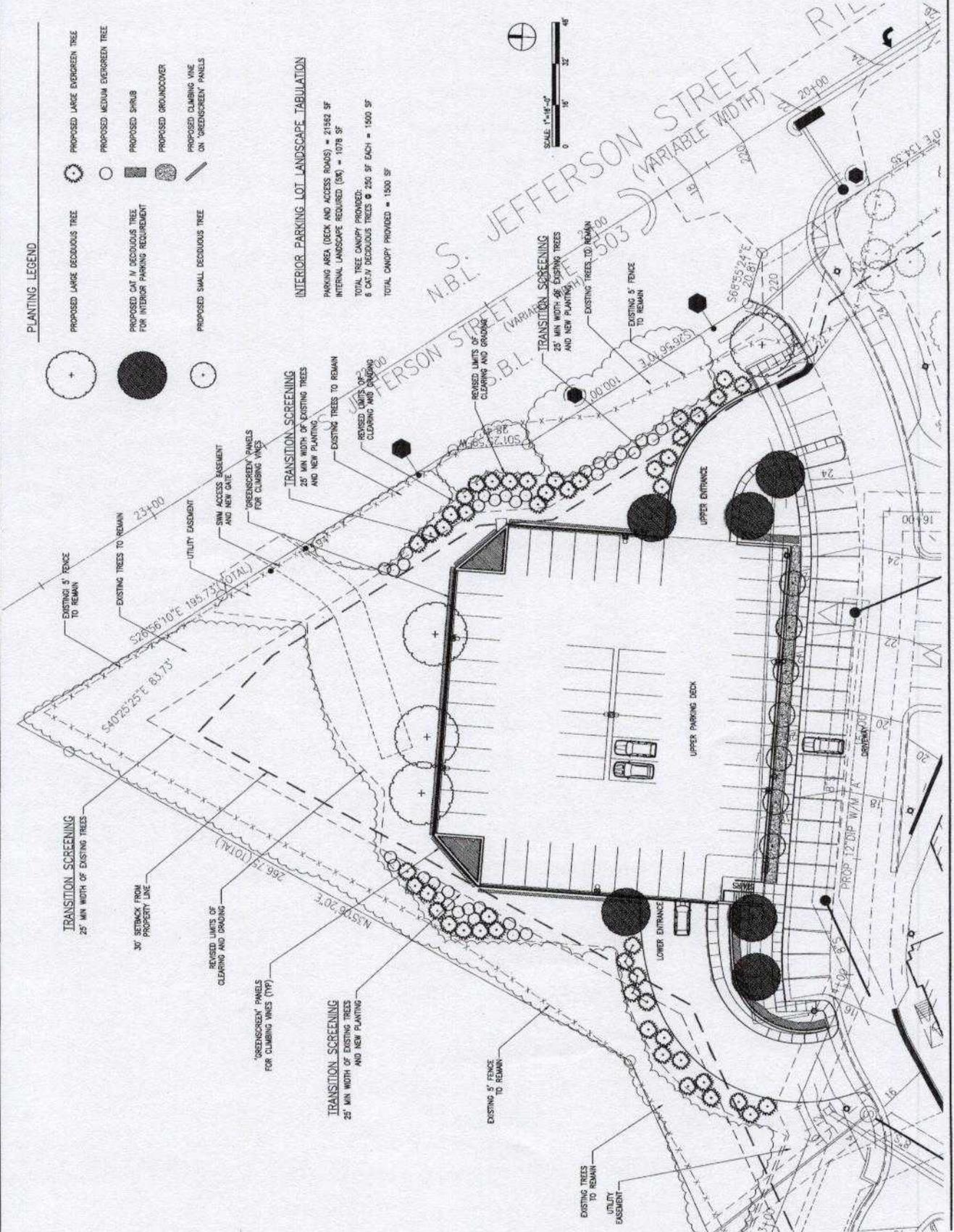
VKA INC.
8180 GREENSBORO DRIVE, SUITE 200
MCLEAN, VIRGINIA 22102
CONTACT: JOHN M. MARITTI
(703) 442-7800



Zoning Evaluation Division

PLANTING LEGEND

-  PROPOSED LARGE DECIDUOUS TREE
-  PROPOSED LARGE EVERGREEN TREE
-  PROPOSED MEDIUM EVERGREEN TREE
-  PROPOSED SMALL DECIDUOUS TREE
-  PROPOSED LARGE DECIDUOUS TREE FOR INTERIOR PARKING REQUIREMENT
-  PROPOSED LARGE EVERGREEN TREE
-  PROPOSED MEDIUM EVERGREEN TREE
-  PROPOSED SMALL DECIDUOUS TREE
-  PROPOSED CLIMBING VINE ON EVERGREEN PANELS
-  PROPOSED ROUNDCOVER
-  PROPOSED SHRUB
-  PROPOSED CLIMBING VINE ON EVERGREEN PANELS



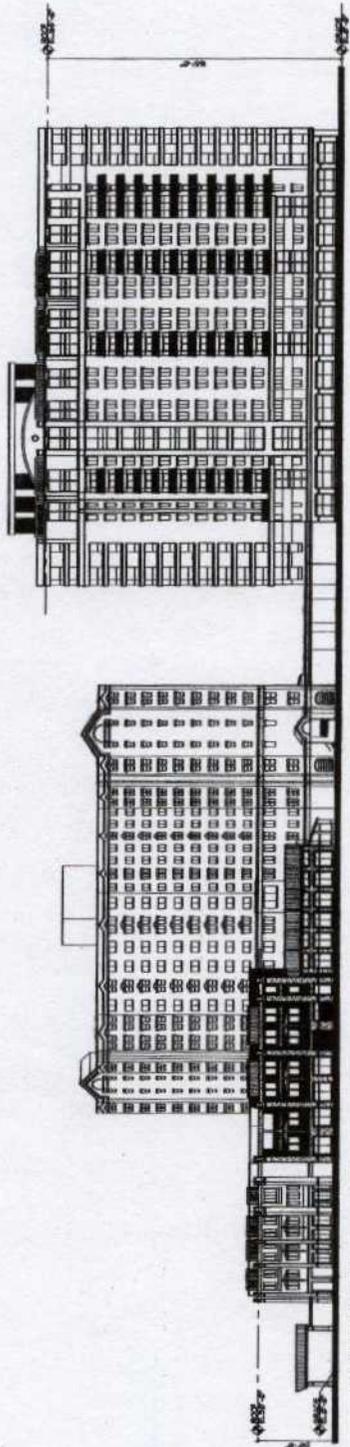
Project
Parking Garage
Goodwin House
 Bailey's Crossroads
 Falls Church, Virginia

S+
BRIAN J. STEPHENSON + CO.
 Landscape Architects
 3320 Cascade Street, NW
 Washington, DC 20015
 202.276.6322



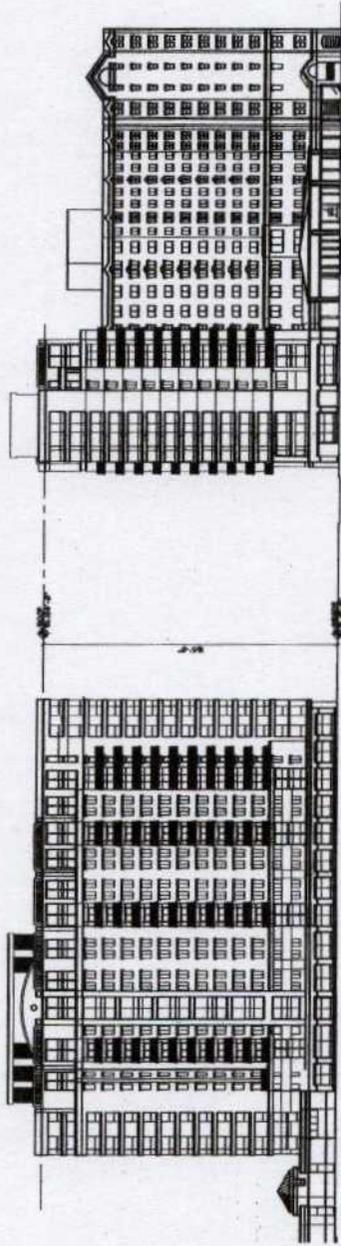
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Parking Garage
Landscape Plan

Drawing No.
LG-1.0



SITE SOUTH ELEVATION

POSSIBLE PORTE COCHÈRE

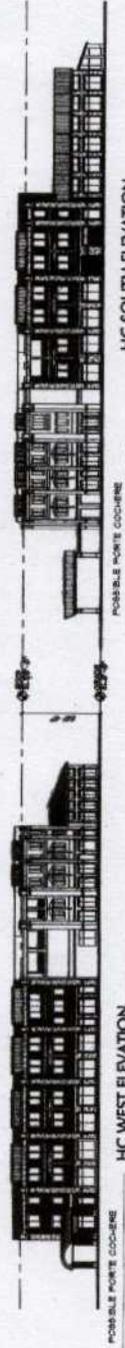


TOWER SOUTH ELEVATION

POSSIBLE PORTE COCHÈRE

TOWER EAST ELEVATION

POSSIBLE PORTE COCHÈRE



HC WEST ELEVATION

POSSIBLE PORTE COCHÈRE

POSSIBLE PORTE COCHÈRE

HC SOUTH ELEVATION

POSSIBLE PORTE COCHÈRE

POSSIBLE PORTE COCHÈRE

POSSIBLE PORTE COCHÈRE

Goodwin House Bailey's Crossroads

Elevations

Fairfax County, Virginia

04.01.05

D:\PH 2004\015

1/30" = 1'-0"

A203

QUALITY OF DESIGN
 ARCHITECTURE
 INTERIORS
 LANDSCAPE ARCHITECTURE
 PLANNING
 ENGINEERING
 ENVIRONMENTAL DESIGN
 CONSTRUCTION MANAGEMENT

1/30" = 1'-0"
 SCALE: AS SHOWN
 6 OF 12

DORRKY HODGSON + PARTNERS
 CLEVELAND
 FORT LAUDERDALE
 WASHINGTON DC



**Goodwin House
Bailey's Crossroads
Parking Garage**

3440 South Jefferson St.
Falls Church, VA 22041

**Whiting-Turner
Contracting Company**
14800 Conference Center Drive
Centreville, VA 20106
703 817 1021 F
703 817 1021 F

**Geler Brown Renfrow
Architects**
501 N. Park Ave.
Arlington, VA 22204
703 838 9778 F
703 838 9783 F

Brian J. Stephenson + Company, LLC
Landscape Architect
5820 Overseas Blvd NW
Washington, DC 20015
202 517 6821 F
202 517 6821 F

Cagley & Associates
Structural Engineers
6141 Executive Blvd
Falls Church, VA 22041
501 881 8650 F
501 961 1128 F

Strickler Associates, Ltd.
MEP Engineers
8900 Main Street, Suite 300
Falls Church, Virginia 22041
703 272 8848 F
703 272 8848 F

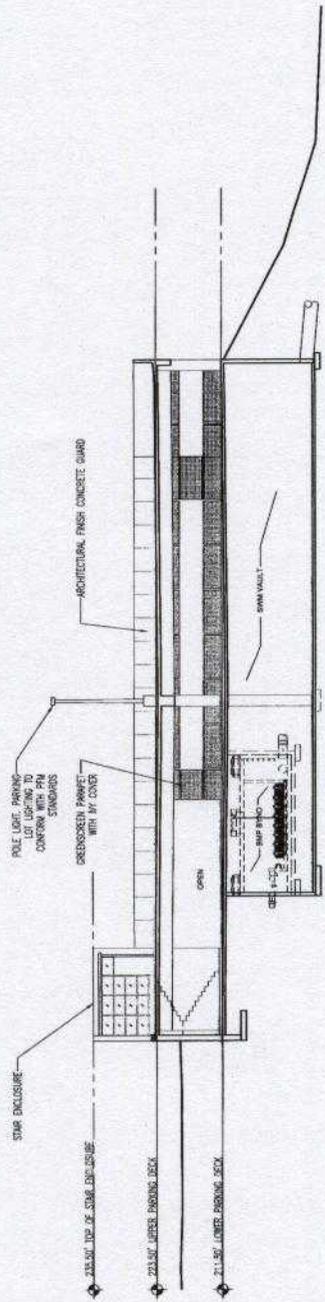
VIKA Incorporated
Civil Engineering
8188 Overlook Dr., Suite 200
McLean, VA 22102
703 442 7800 F
703 791 2787 F

APM, Inc.
Project Management
6160 Parkside Drive, Suite 100
Chantilly, VA 20151
703 253 3100 F
703 253 3100 F

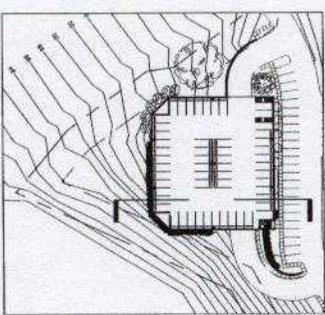
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Issue Name	00-00-00	8-31-09
Project No.	08701	11-1-07

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BUILDING SECTIONS
Drawing Scale:
AS NOTED
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08701
Date:
00.00.00
Drawing No.:

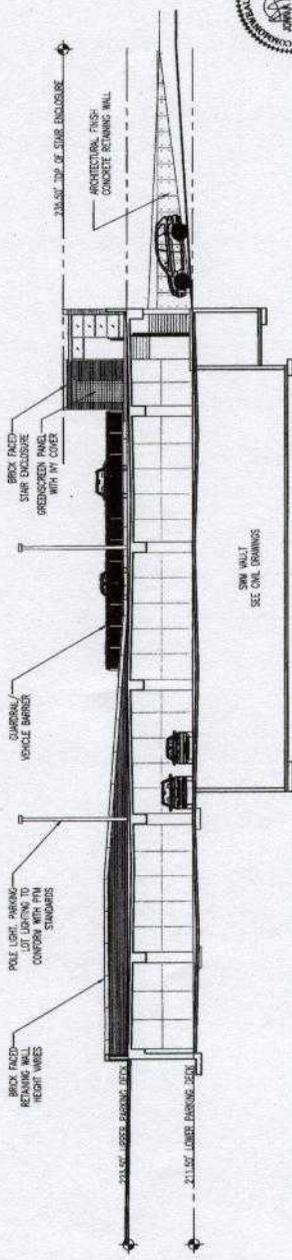
A3.1
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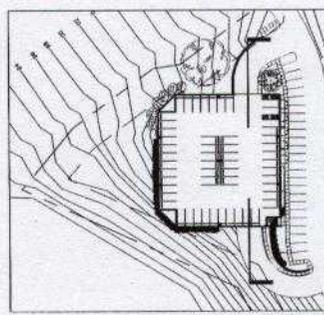
1 BUILDING SECTION
SCALE 3/32" = 1'-0"



KEY PLAN
NOT TO SCALE



2 BUILDING SECTION
SCALE 3/32" = 1'-0"



KEY PLAN
NOT TO SCALE



**Goodwin House
Bailey's Crossroads
Parking Garage**

3440 South Jefferson St.
Falls Church, VA 22041

**Whiting-Turner
Contracting Company**
14300 Conference Center Drive
Chantilly, VA 20151
703 836 8774
703 817 1287

**Geier Brown Renfrow
Architects**
901 N. 9th St., Suite 200
Arlington, VA 22202
703 526 8774
703 526 8781

Brian J. Stephenson + Company, LLC
Landscape Architect
3000 Quaker Blvd NW
Washington, DC 20015
202 275 8800
202 275 8811

Cagley & Associates
Structural Engineers
6141 Executive Blvd
North Bethesda, MD 20852
301 481 6800
301 481 1257

Stricker Associates, Ltd.
MEP Engineers
9900 Main Street, Suite 300
Falls Church, VA 22041
703 573 8941
703 573 8942

VTKA Incorporated
Civil Engineering
8180 Greenlboro Dr., Suite 200
McLean, VA 22102
703 791 5781
703 791 5787

APM, Inc.
Project Management
5150 Piedmont Drive, Suite 200
Chantilly, VA 20151
703 283 3100
703 283 3100 L

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		0-0-00

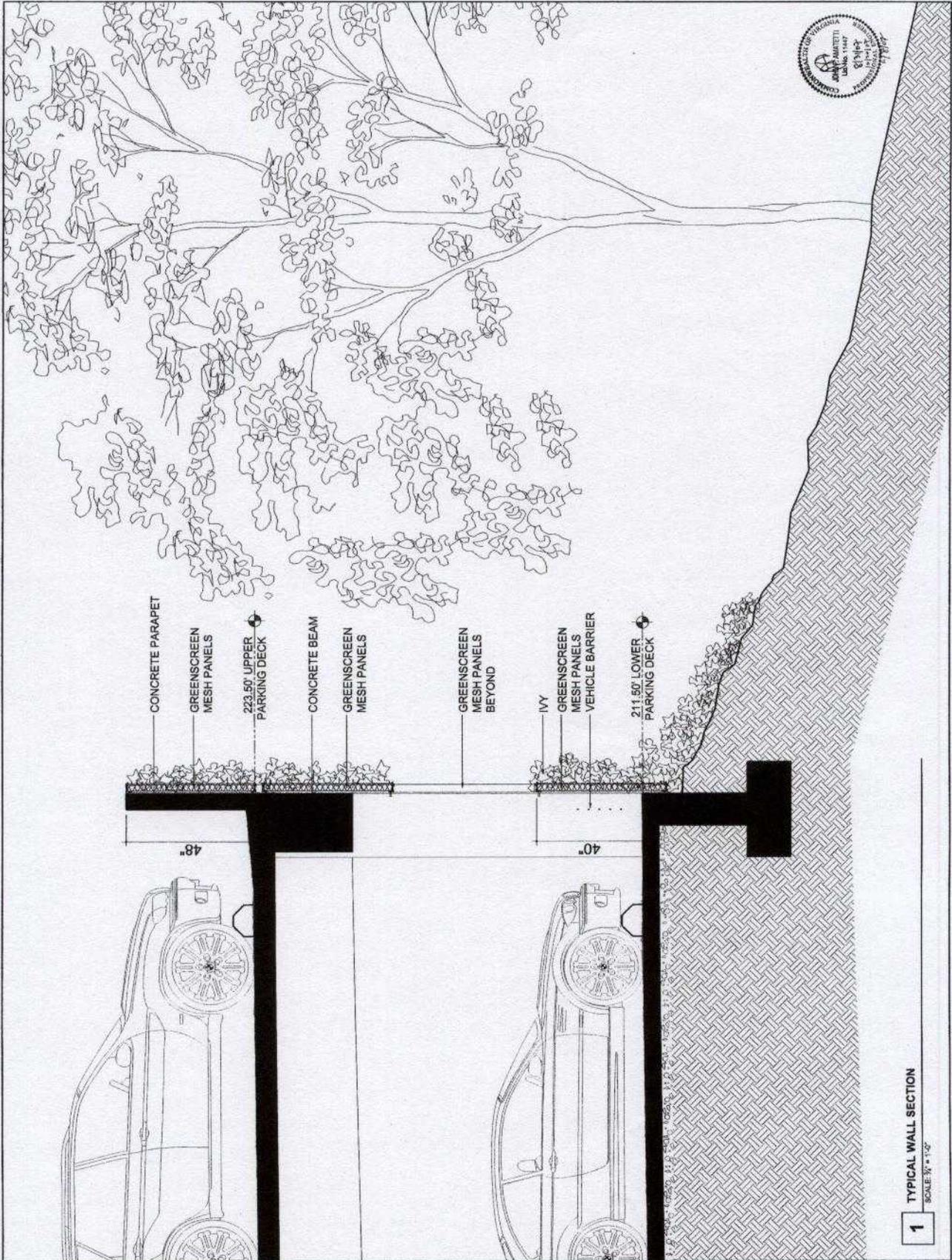
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**TYPICAL WALL
SECTIONS**

Drawing Scale:
AS NOTED

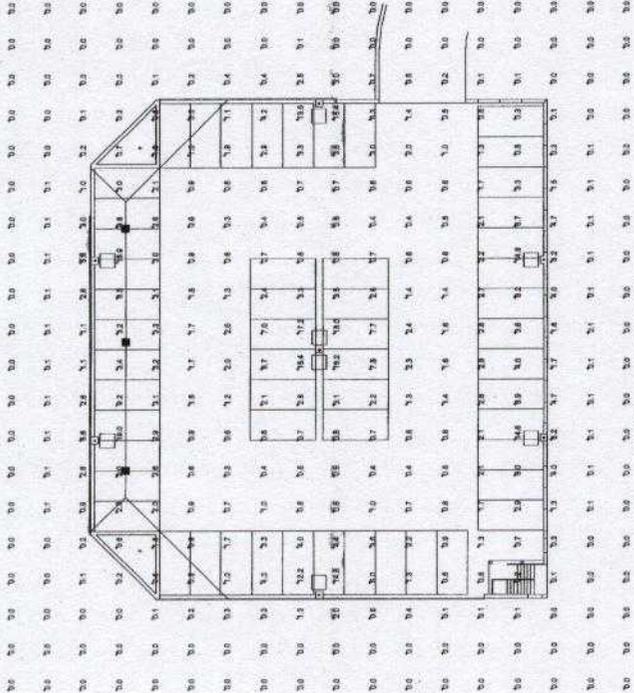
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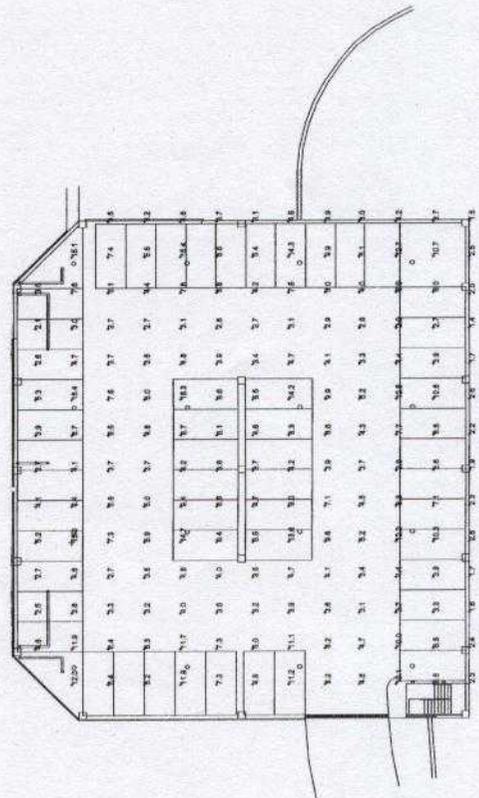
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A3.2



54667, 04.01.12



UPPER LEVEL - GARAGE
SCALE: 1/8" = 1'-0"



LOWER LEVEL - GARAGE
SCALE: 1/8" = 1'-0"

LUMINAIRE SCHEDULE

Symbol	Label	Qty.	Category	Manufacturer	Description	Lot #	Part #	Power	Lumens	LF	Notes
□	F24	2	SMART LED	STANLEY	RECESSED DOWNROCK MOUNTED OUTDOOR LIGHT FIXTURE WITH 2x4 FT. LAMP	C100000000000	SM100000	1000	1000	0.75	100
□	F24	6	SMART LED	STANLEY	RECESSED DOWNROCK MOUNTED OUTDOOR LIGHT FIXTURE WITH 2x4 FT. LAMP	C100000000000	SM100000	1000	1000	0.75	100
□	M6	6	SMART LED	STANLEY	RECESSED DOWNROCK MOUNTED OUTDOOR LIGHT FIXTURE WITH 2x4 FT. LAMP	M600000000000	SM100000	1000	1000	0.75	100
□	M6	6	SMART LED	STANLEY	RECESSED DOWNROCK MOUNTED OUTDOOR LIGHT FIXTURE WITH 2x4 FT. LAMP	M600000000000	SM100000	1000	1000	0.75	100
□	A	0	SMART LED	STANLEY	RECESSED DOWNROCK MOUNTED OUTDOOR LIGHT FIXTURE WITH 2x4 FT. LAMP	A000000000000	SM100000	1000	1000	0.75	100

STATISTICS

Description	Symbol	Qty.	Power	Max	Min	Month	Region
Garage M	+	12	10.0	10.0	10.0	N/A	N/A

LUMINAIRE LOCATIONS

No.	Label	X	Y	Z
1	F24	44.4	125.0	12.0
2	F24	42.0	125.0	12.0
3	F24	44.9	11.0	12.0
4	F24	44.9	11.0	12.0
5	F24	44.9	11.0	12.0
6	F24	44.9	11.0	12.0
7	F24	44.9	11.0	12.0
8	F24	44.9	11.0	12.0

STATISTICS

Description	Symbol	Qty.	Power	Max	Min	Month	Region
Garage M	+	12	10.0	10.0	10.0	N/A	N/A

LUMINAIRE LOCATIONS

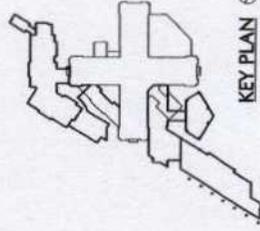
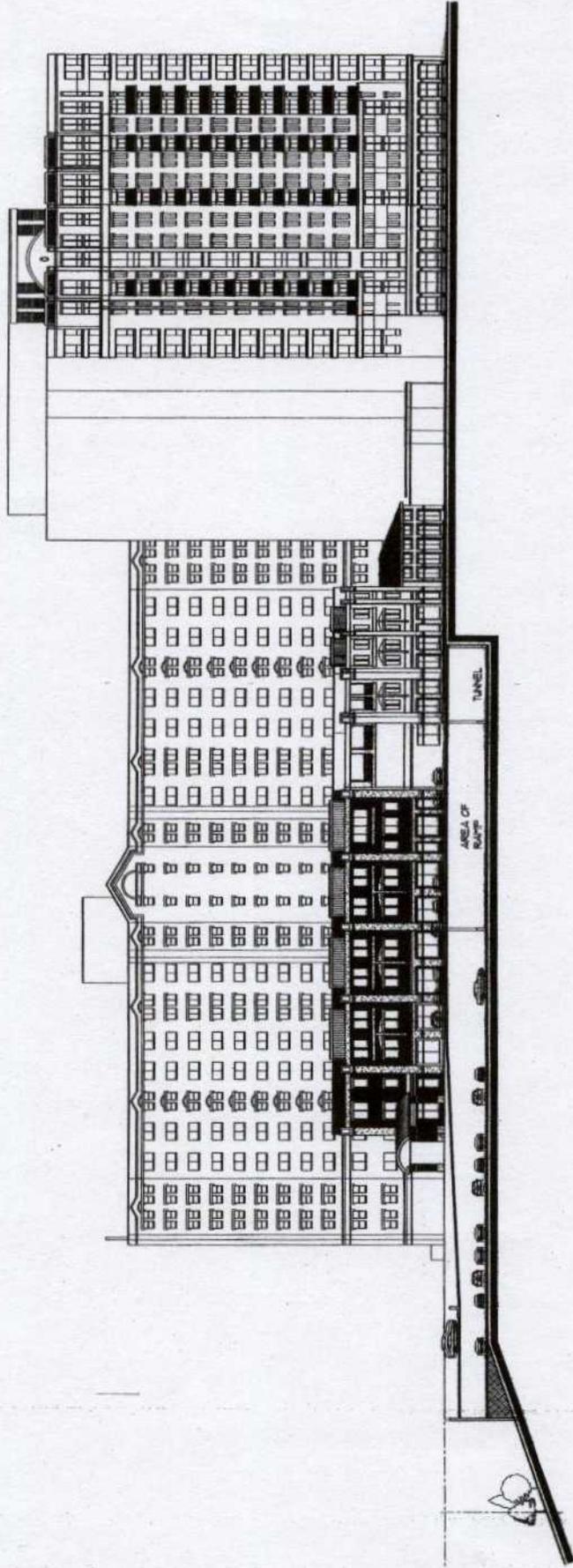
No.	Label	X	Y	Z
1	A	54.9	15.0	12.0
2	A	52.5	15.0	12.0
3	A	47.5	15.0	12.0
4	A	15.0	15.0	12.0
5	A	14.8	45.0	12.0
6	A	52.5	45.0	12.0
7	A	47.5	45.0	12.0
8	A	14.8	19.1	12.0
9	A	52.5	19.1	12.0
10	A	47.5	19.1	12.0
11	A	47.5	79.1	12.0
12	A	12.0	79.1	12.0
13	A	14.8	104.4	12.0
14	A	52.5	104.4	12.0
15	A	47.5	104.4	12.0
16	A	12.0	104.4	12.0



PHOTOMETRIC DIAGRAM

GOODWIN HOUSE, INC.
MASON DISTRICT - FAIRFAX COUNTY, VIRGINIA

PROJECT: FAIRFAX COUNTY MASON DISTRICT OFFICE
DESIGNER: JAMES J. AMIRETTI, P.E.
DATE: APRIL 19, 2007
SCALE: AS NOTED
SHEET NO. 60 of 12



REGISTERED ARCHITECT
 STATE OF VIRGINIA
A250
 EXPIRES 12/31/2007
 JAMES B. BOYD
 7 DE 12

Site Section

03.30.06
 DHPW 2004015
 1/20" = 1'-0"

Goodwin House Bailey's Crossroads

Fairfax County, Virginia



BORSKY HOBBSOON * PARTNERS
 CLEVELAND FORT LAUDERDALE WASHINGTON DC

**Goodwin House
Bailey's Crossroads
Parking Garage**

3440 South Jefferson St.
Falls Church, VA 22041

**Whiting-Turner
Contracting Company**
14300 Conference Center Drive
Chantilly, VA 20151
703 891 7771
703 817 1807

**Geler Brown Renfrow
Architects**
661 N. Pitt St., Suite 330
Arlington, VA 22201
703 528 9774
703 528 9783

Brian J. Stephenson + Company, LLC
Landscape Architect
5025 Overseas Drive NW
Washington, DC 20015
202 219 8621
202 207 0211

Cagley & Associates
Structural Engineers
8141 Executive Blvd.
Reston, VA 20191
301 881 6502
301 881 1128

Strickler Associates, Ltd.
MEP Engineers
8900 Main Street, Suite 300
Falls Church, Virginia 22041
703 273 8461

VKA Incorporated
Civil Engineering
8150 Overholser Dr., Suite 200
McLean, VA 22102
703 791 2787

APM, Inc.
Project Manager
8150 Parkside Circle, Suite 100
Chantilly, VA 20151
703 228 3100

Issue:	Description:	Date:
	Issue Name	06-20-00
		06-23-00
		11-7-07

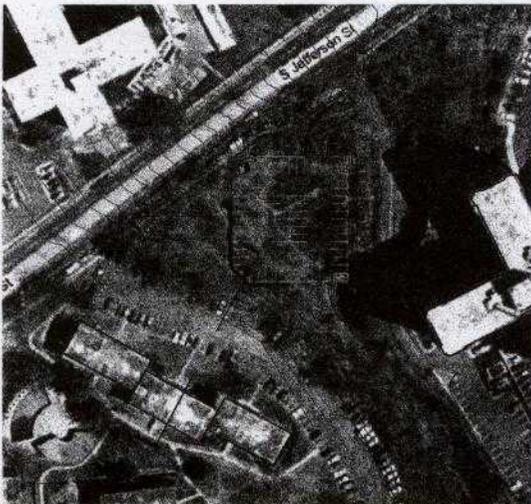
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Drawing Scale:
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Project No.:
06701
Date:
00.00.00
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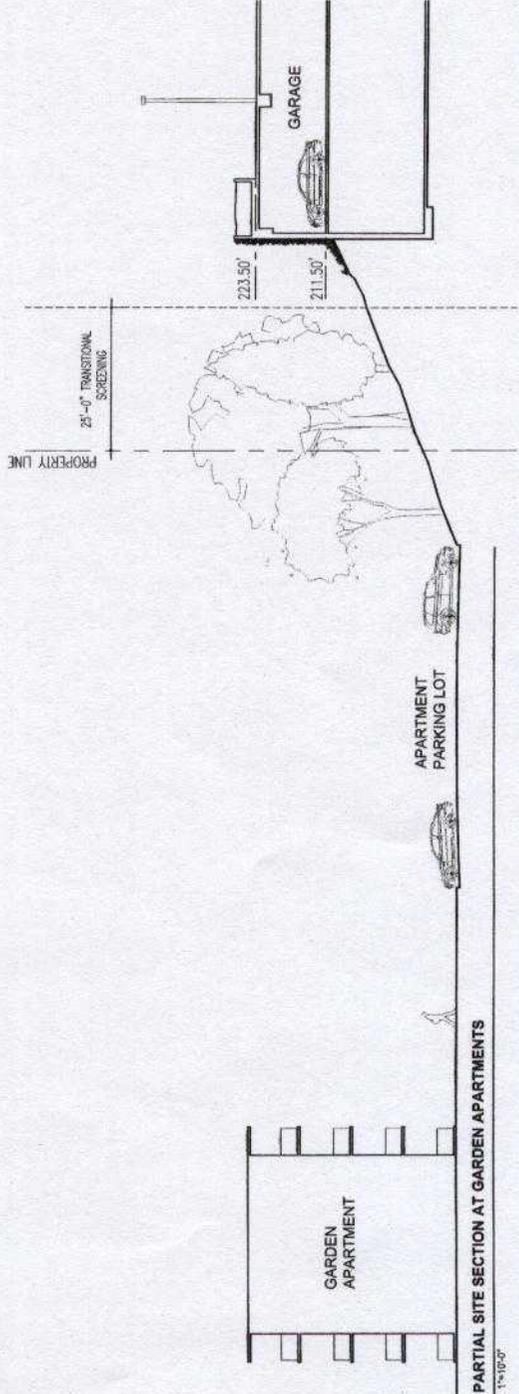


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SHEET 7A OF 72



KEY
NOT TO SCALE



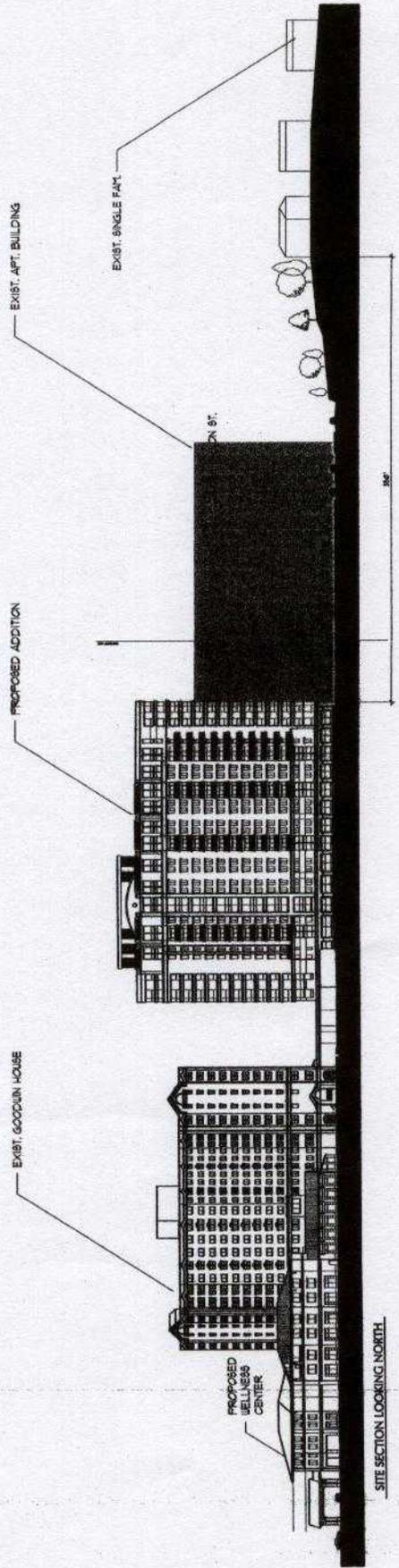
PARTIAL SITE SECTION AT GARDEN APARTMENTS
1"=10'-0"



Goodwin House



**BOBKY
MOBISON
PARTNERS**
 Architects
 Planners
 Interiors
 Cleveland
 Fort Lauderdale
 Washington DC



SITE SECTION LOOKING NORTH



NO.	DATE	DESCRIPTION
1	01/11/11	ISSUED FOR PERMIT
2	01/11/11	REVISIONS

EXISTING VEGETATION TABLE

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES
"E"	DEVELOPED	N/A	3,864 ACRES	GENERALLY GOOD	WILLOW, OAK, PINE, PINE, PINE
"F"	MAINTAINED GRASSLAND	N/A	4,030 ACRES	GENERALLY GOOD	WILLOW, OAK, PINE, PINE, PINE
TOTAL AREA			7,894 ACRES		

CONDITION DESCRIPTIONS:
 COVER TYPE "E" IS A DEVELOPED AREA CONSISTING MOSTLY OF BUILDING PAVEMENT, AND MAINTAINED LAWNS AND GRASS AREAS.
 COVER TYPE "F" IS A MAINTAINED GRASSLAND AREA CONSISTING MOSTLY OF GRASSSED AND UNDISCOURD AREAS AND GREEN AREAS BEYOND OF NATURAL VEGETATION.

LEGEND

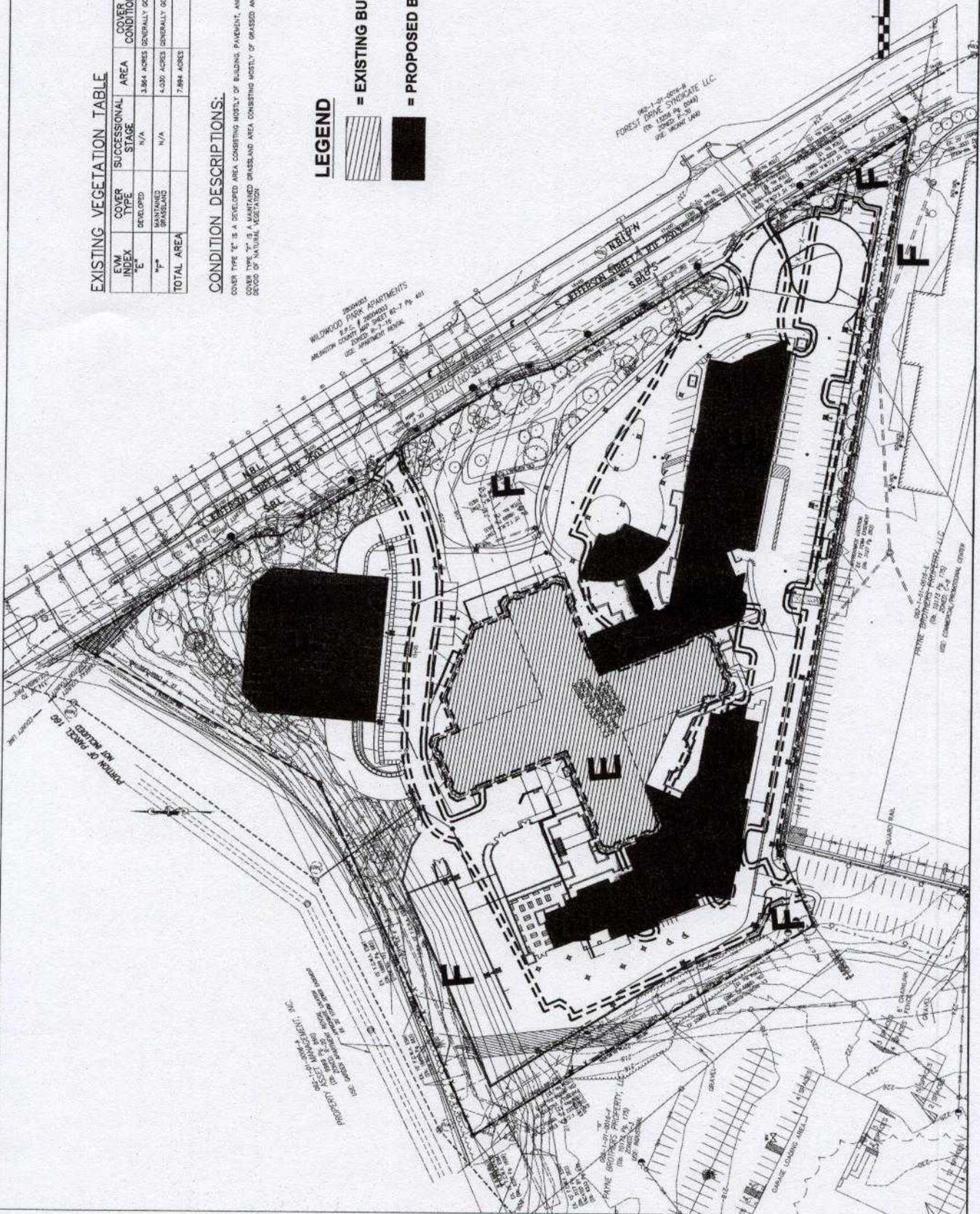
 = EXISTING BUILDINGS

 = PROPOSED BUILDINGS

GRAPHIC SCALE
 1 inch = 40 ft.

NORTH

COMMISSION OF THE DISTRICT OF COLUMBIA
 JAMES A. HANCOCK
 DISTRICT OF COLUMBIA
 APRIL 15, 2009



BMP FACILITY DESIGN CALCULATIONS
 File Name: GOODWINDHOUSE Date: 4/20/21
 File Number: Engineer: SBF

I. WATER QUALITY NARRATIVE
 WATER QUALITY IMPROVEMENTS WILL BE MADE TO EXCEED THE NECESSARY PHOSPHORUS REMOVAL FOR THIS PROJECT. ABAO WALLS UNCONTROLLED RUN-OFF FROM THE SITE WHICH WILL NOT BE TREATED FOR WATER QUALITY.

II. WATERSHED INFORMATION

Part 1: List all of the Subareas and "C" factors used in the BMP Computations

Subarea Designation	"C" Factor	Area	Product
(1) UNWEED CONTROLLED	0.50	8.50	4.25
(2) CONCRETE UNCONTROLLED	0.35	0.35	0.12
			7.99

Part 2: Compute the Weighted Average "C" Factor for the Site

(A) Area of the Site: 7.15 acres

Subarea Designation	"C" Factor	Area	Product
(1) UNWEED CONTROLLED	0.50	8.50	4.25
(2) CONCRETE UNCONTROLLED	0.35	0.35	0.12
			8.51

(B) Weighted average "C" factor: 0.75

(C) $100 \times (1 - C) = 100 \times (1 - 0.75) = 25\%$

Part 3: Compute the Total Phosphorus Retention for the Site

Subarea Designation	Retention Efficiency (%)	Area (Ac)	Product
(1) UNWEED CONTROLLED	30	8.50	25.50
(2) CONCRETE UNCONTROLLED	0	0.35	0.00
			25.50

(A) Total = 25.50

Part 4: Determine Compliance with Phosphorus Retention Requirement

(A) Retention Requirement: 50% (Fairfax County and Prince William County)

Compliance by Phosphorus Area (Area Designated): 40% (Fairfax County)

Compliance by Phosphorus Area (Phosphorus Removal): 50% (Prince William County)

(B) $100 \times (1 - 0.40) = 60\%$ for Phosphorus removal requirement is satisfied.

Proposed Phosphorus Retention is satisfied.

BMP NARRATIVE

THE PROPOSED IMPROVEMENTS ASSOCIATED WITH THIS PROJECT WILL INCREASE THE IMPERVIOUS AREA BY 24% WHEN COMPARED TO THE EXISTING CONDITIONS. THIS PROJECT IS CLASSIFIED AS A NEW WORK OF THIS SITE. THE DEVELOPMENT THIS PROJECT WILL BE REQUIRED TO MEET THE 40% PHOSPHORUS REMOVAL REQUIREMENT. IN ORDER TO MEET THE 40% PHOSPHORUS REMOVAL REQUIREMENT, A STORMFILTER WILL BE PROVIDED BELOW THE NEW TWO STORY PARKING GARAGE. SEE AREA COMPUTATIONS AND PHOSPHORUS REMOVAL TABULATION ON THIS SHEET.

DETENTION NARRATIVE

DETENTION REQUIREMENTS WILL BE MET THROUGH THE USE OF AN UNDERGROUND DETENTION VAULT IN THE TWO STORY PARKING GARAGE. THE 2-YR, 10-YR AND 100-YR STORM EVENTS WILL BE DETAINED TO PRE-DEVELOPMENT RATES. THE 2-YR, 10-YR AND 100-YR ALLOWABLE RELEASE RATES WILL BE APPROXIMATELY 0.80 CFS, 0.80 CFS AND 18 CFS, RESPECTIVELY. THE REQUIRED STORAGE VOLUME TO SATISFY THESE DETENTION REQUIREMENTS IS 41,000 CUBIC FEET.

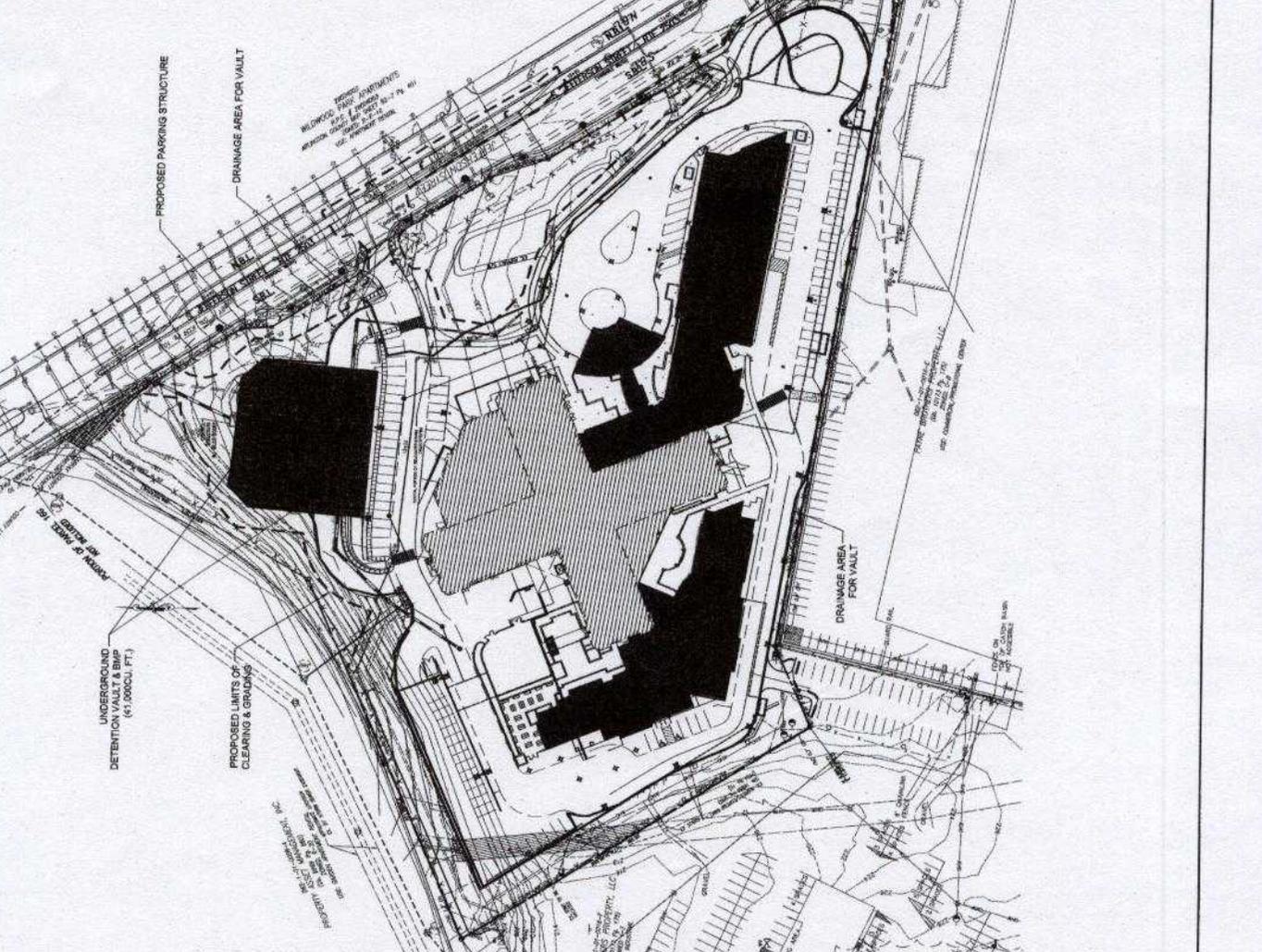
VPKA REVISIONS
 DATE: 4/20/21
 REVISION: 1
 DESCRIPTION:

SEWER INFORMATION FOR REMEDIATION, SPECIAL EXCEPTIONS, PERMITS, EXEMPTIONS AND DEVELOPMENT FEE APPLICATIONS

1. This is a preliminary plan for a sewer system. It is not intended to be used for construction. It is intended to be used for informational purposes only. It is not intended to be used for any other purpose.

2. The sewer system is shown in black. It is not intended to be used for construction. It is intended to be used for informational purposes only. It is not intended to be used for any other purpose.

3. The sewer system is shown in black. It is not intended to be used for construction. It is intended to be used for informational purposes only. It is not intended to be used for any other purpose.



LEGEND
 [Hatched Box] = EXISTING BUILDING
 [Solid Black Box] = PROPOSED BLDGS.

**A GLOSSARY OF TERMS FREQUENTLY
USED IN STAFF REPORTS WILL BE
FOUND AT THE BACK OF THIS REPORT**

DESCRIPTION OF THE APPLICATIONS

The applicant, Goodwin House Incorporated, proposes to amend the existing rezoning and Special Exception approved for housing for the elderly, medical care facility, and an increase in building height, to permit site modifications including the construction of a parking deck in the location of the existing stormwater management pond, and the construction of underground stormwater management facilities to replace the existing pond. Additional minor site modifications such as a reorientation of some parking areas and a modification to the porte-cochere are also proposed.

The continuing care retirement community (CCRC) is described by the applicant as a residential setting for elderly residents which has a continuum of care available as the needs of individual residents change. The project includes three levels of care: independent living units, assisted living units and skilled nursing beds. A variety of accessory facilities are provided within the development, including a chapel, cafeteria, game room, library, and other gathering spaces and community areas. The facility as it is currently approved consists of a 12 story residential tower, a 15 story residential tower, and a three story building wing with health and wellness facilities on the ground floor and assisted living and skilled nursing wings on the upper two floors. The first floor and basement levels of the main towers include the majority of the communal spaces, including the cafeteria.

The facility is currently approved for a maximum of 359 independent living units, 60 assisted living units and 73 skilled nursing beds. The facility has a floor area ratio of 1.65, and a maximum height of 165 feet. No changes are proposed to the number of units or the floor area or maximum height previously approved.

**Waivers & Modifications
Requested:**

Modification of the transitional screening yard along northern property boundary

Modification of the Baileys Crossroads streetscape requirements in favor of that shown on the GDP/SE Plat

Reaffirmation of a modification of the loading requirement from 5 spaces to 3 spaces

Waiver to allow the use of underground stormwater management facilities in a residential development

LOCATION AND CHARACTER

The application property is located on the southwestern side of South Jefferson Street, adjacent to Arlington County. As noted, the site is developed with a 12-story facility including independent living (formerly elderly housing) and medical care (assisted living units and skilled nursing beds). All parking is in surface lots surrounding the building, and a stormwater

management facility is located in the northern corner of the site. Construction is underway on the recently approved additions to the site, which include a 15 story residential tower, additional building modifications, and underground parking. Access is provided through two entrances onto South Jefferson Street; the frontage of the street is developed with a concrete sidewalk and decorative iron fencing.

SURROUNDING AREA DESCRIPTION			
	Use	Zoning	Plan
Northwest	Multi-family residential (Grand View Apartments)	R-20	Residential, 16-20 du/ac
East	Multi-family residential (high rise, Arlington County)	RA7-16	Low-medium residential use, 16-36 du/ac
South	Retail (Burlington Plaza Shopping Center)	C-6	Retail use at its current intensity
Southwest	Retail and industrial uses	I-3	community serving retail up to .35 FAR

BACKGROUND

RZ 84-M-076 and **SE 84-M-088** were approved by the Board of Supervisors on March 25, 1985. The two cases rezoned 2.3 acres of the application property from the I-3 to the C-3 District (the remainder was already C-3) and approved an SE for housing for the elderly, a medical care facility, and a building height increase.

The original building was constructed in 1987.

RZ 2005-MA-005 and **SEA 84-M-088** were approved by the Board of Supervisors on June 20, 2005. The applications rezoned the entire site from the C-3 District to the C-4 District to allow for an increase in floor area ratio, and amended the existing special exception to allow the same uses as before, at higher limits. See Appendix 5 for the governing proffers, plan, and development conditions.

COMPREHENSIVE PLAN PROVISIONS (Appendix 6)

- Plan Area:** Area I
- Plan District:** Baileys Planning District
- Planning Sector:** Baileys Crossroads Community Business Center, Sub-Unit C-1
- Plan Map:** Office

The Fairfax County Comprehensive Plan, Area I, 2007 edition, Baileys Planning District as amended through September 11, 2006; Baileys Crossroads Community Business Center, Sub-Unit C-1, page 33, states:

“Located to the east, on Parcel 62-1 ((1)) 16G, is the Goodwin House West, an adult congregate living facility, which is planned at the existing density. As an option, this facility may be appropriate for expansion up to 1.65 FAR if it is designed in a manner that is compatible with the surrounding uses, can be adequately served by the surrounding road system and provides adequate access. Any expansion should provide or retain the pedestrian connection to the adjacent retail uses.”

ANALYSIS

Generalized Development Plan/Special Exception Plat (GDP/SE Plat)

(Copy at front of the staff report)

Title of GDP/SE Plat: Goodwin House Bailey's Crossroads

Prepared by: VIKA

Original and Revision Dates: April 19, 2007 as revised through November 8, 2007

The combined GDP/SE Plat consists of 19 pages.

Sheet 1 is the title page and includes an index and soils and vicinity maps.

Sheet 2 includes the notes and tabulations, illustrations of the front and rear yard angle of bulk plane, and an illustration of average grade calculation and the limits of the underground parking structure.

Sheet 3 shows the existing conditions, including easements and general vegetation as well as surface parking and structures (prior to the previous approval).

Sheet 4 shows the plan view layout of the site (described below).

Sheet 5 shows the landscape plan for the site.

Sheet 5A shows a detail of the landscaping around the new parking deck.

Sheet 6 shows elevations of the residential towers from the south and east, and of the new health center from the east and west, with a key.

Sheet 6A shows the elevations of the proposed new garage (all four sides).

Sheet 6B shows north-south and east-west cross sections of the proposed new garage.

Sheet 6C shows a wall section (in cross section) of the new garage, showing the parapet walls and “green screen”.

Sheet 7 shows the site elevation from the west, including a cut-away view of the underground parking.

Sheet 7A shows a cross section to the northwest, illustrating the relationship between the proposed parking deck and the adjacent apartments.

Sheet 8 shows the site elevation from the southeast, looking north, including cross-sections of the existing apartment building across South Jefferson Street to the north,

and the existing single family detached neighborhood across South Jefferson Street to the east.

Sheet 9 shows cross section details of the northern boundary, showing the relationship of the adjacent garden apartments to the property line, landscaping, and previously approved underground parking (just to the west of the new proposed garage). Also shown are cross sections of the underground parking and landscaping on the western edge of the site and the streetscape and sidewalk (and street) along South Jefferson Street.

Sheet 10 shows details of the decorative paving proposed at the main entrance (the southern entrance) in lieu of the full streetscape requirements. Also shown are a pavement cross section and a detail showing the required streetscape streetlights.

Sheet 11 is the Existing Vegetation Map.

Sheets 12 and 12A include the stormwater management details and adequate outfall analysis.

Buildings:

The existing building is a 12 story (120 foot) structure roughly shaped like an "X" with one story areas located between the arms of the "X" on the north and south sides. With the previous approval, the majority of this structure was to be retained, with only a portion of the one-story "fill in" on the south side being removed. The previously approved (but not yet constructed) new residential tower, a 15 story, 165 foot tall addition, will be located on the southeast side of the existing building. The two buildings will be attached by a one-story connector, which will include a new entrance (to both buildings) with a porte-cochere over the entrance. The previously approved (but not yet constructed) health and wellness building will be constructed on the southwest side of the existing building. This three-story structure will be tied into the existing building on all three levels. The first floor will be comprised of communal facilities, including a pool, which will form the south side of the courtyard on the south side of the existing building. The second and third floors of this structure will tie into the remodeled assisted living and skilled nursing areas, and will also include some roof-top recreation areas for those residents. The total gross floor area of the buildings (existing and under-construction) is 567,369 square feet.

The only changes to the buildings proposed from the previous approval with this application are the removal of the porte-cochere over the entrance to the health and wellness building (in the northwest of the site) and a modification of the design of the porte-cochere over the main entrance (on the east side of the buildings). The buildings will continue to house 359 independent living units, 60 assisted living units and 73 skilled nursing beds, and have an overall floor area ratio of 1.65.

Vehicular Access & Parking:

The access to the site is not changing; two entrances are shown to South Jefferson Street. The GDP/SE Plat does show upgrades to the northern entrance and a left turn

lane and median break at the northern entrance, which were approved with the previous application. The main entrance to the building has a covered turn-around (slightly modified from the previous approval), with commitments for this to be constructed to accommodate the Metro buses that stop at the front door. A bus layover area for smaller buses (such as those serving churches) is shown as part of the front circulation as well.

As compared to the previous approval, the circulation pattern remains the same, but the exact design has been slightly modified to accommodate the entrances to the new garage and to smooth out the driveways.

As in the previous approval, some surface parking remains around the periphery of the site (in similar locations to today), and the majority of the parking will be located in underground structures to be constructed under the building additions currently under construction. The northwest face of this parking will be exposed as the ground to the north of the site slopes down, and this underground parking will directly access the buildings (with elevators).

As noted, the primary change from the previous approval is the addition of a parking deck in the northern corner of the site, housing an additional 109 parking spaces. This two story structure will be built over what is today the stormwater management pond, and, as shown on Sheets 6A, 6B and 6C of the GDP/SE Plat, the upper level will be at grade with the northern side of the buildings. The new garage will be constructed of architecturally finished concrete and brick, and the exposed northwestern corner will be screened with "green screens." These metal mesh screens will be planted with ivy or other climbing plants intended to soften the face of the garage and mask the structure as seen from the adjacent apartments.

Pedestrian Access & Transit:

The GDP/SE Plat shows the existing sidewalk to remain on South Jefferson Street, and sidewalks into the site at both entrances. These sidewalks will connect to existing trails around the site and along the parking areas to the entrances. The GDP/SE Plat shows the existing pedestrian access to the adjacent shopping center (which includes a grocery store) to remain. In addition to the bus stop at the front door, the applicant has carried forward a commitment to provide a shelter for an existing bus stop (which currently has no shelter) on South Jefferson Street. The future trolley system planned for the center of Jefferson Street would utilize the median and is not expected to require any right of way from this property. No significant changes to these items, versus the previous approval, are proposed.

Landscaping, Tree Save & Streetscape:

The majority of the vegetation currently existing on-site prior to the previous approval was slated to be removed with the current construction, with the exception of those areas in the northern corner of the site (north of the stormwater management pond and along the northern boundary) and to the west of the existing building, where the

residents have a garden area and treed walks. The applicant continues propose modification of the standard requirements of the Baileys Crossroads CRD streetscape, to that shown on the GDP/SE Plat. The existing four foot wide concrete sidewalk will continue to be maintained along the length of the street frontage, along with the existing decorative iron fence. Existing trees will be supplemented on the applicant's side of the fence in some locations. The GDP/SE Plat shows "special paving" along the sidewalk in the vicinity of the main entrance, to consist of interlocking concrete pavers, in a color to be coordinated with the proposed building. The special paving will extend from the new bus shelter on the north across the entrance, with bars of the pavers set into the sidewalk from the south side of the entrance to the property line. No significant changes to these items, versus the previous approval, are proposed.

Stormwater Management:

As noted, the current application proposes to install a parking deck where a stormwater management pond is currently located. The applicant therefore proposes to install underground stormwater detention vaults and BMPs for water quality (sand filters). Although the proposed use is commercial in nature, it is considered to be a "residential development" and therefore requires a waiver to allow the use of underground stormwater management in a residential development. Analysis of this request can be found in Appendix 9. The applicant has also requested a temporary waiver of stormwater management, which will be addressed by DPWES at the time of site plan approval.

Transportation Analysis (Appendix 7)

With the revisions to the GDP/SE Plat and proffers, the application has addressed all transportation issues raised by staff. The applicant has provided improved the left turn lane at the northern entrance, and has carried forward all transportation commitments from the previous approval, including provision of a bus stop shelter on South Jefferson Street, pedestrian connections into the site, and accommodation of Metro buses at the front entrance of the buildings.

Land Use and Environmental Analysis (Appendix 8)

The subject property is located in the Baileys Crossroads CBC in Sub-Unit C-1, and planned for office use. Further Plan guidance recognizes the existing adult congregate living facility, and recommends that this use be retained at the existing density with an option to expand the site up to 1.65 FAR. The site is currently approved for development at that level, and the current proposal does not expand the facility.

Initial submissions of the plat did not clearly show how the landscaping would screen the proposed parking deck from the adjacent apartments to the north. Additionally, the existing landscaping did not reflect the current, existing conditions (after construction began on the recently approved additions). The applicant has revised the plat to demonstrate what screening will be provided, including the green screens along the

face of the northwestern corner of the garage. Other modifications addressed the existing vegetation mapping discrepancy, and moved a number of proposed trees away from walls and other constraints to be in conformance with Public Facility Manual standards and increase survivability.

The proposed addition of a parking structure does not increase the intensity on the site or the number of units, beds, staff, or expected visitors. No additional land use issues are raised by the application.

Public Facilities Analysis

The proposed parking deck does not impact any public facilities, aside from stormwater management (addressed below). All previous public facility commitments have been carried forward with the proposed proffers, plat, and development conditions.

Stormwater Management Analysis (Appendix 9)

The applicant proposes to replace a standard, dry stormwater management pond with an underground structure, located underneath a new parking structure. The location of the facilities, and the nature of the use, are such that children are not likely to be playing in the area. The applicant has agreed to provide the appropriate liability insurance and maintenance agreements. Because the use is not a condominium-type development (nor a rental development that might become a condominium, future maintenance of the facility will not be a burden on residents. It would be appropriate for the applicant to proffer to coordinate stormwater management with Arlington County, as the storm drainage system for the site drains into the Arlington County system.

ZONING ORDINANCE PROVISIONS

Bulk Standards (C-4 CRD)		
Standard	Required	Provided
Lot Size	40,000 sq. ft	7.89 acres
Lot Width	200 feet	880 feet ±
Building Height	120 feet	165 feet ¹
Front Yard	20 feet	67 feet 30 feet (to parking deck)
Rear Yard	20° ABP but not less than 25 feet (25 feet)	30 feet (to parking deck)
FAR	1.65	1.65
Open Space	15%	15%
Parking Spaces	267 spaces	486

Loading Spaces	5 spaces	3 spaces ²
Transitional Screening & Barrier		
North (Zoning R-20)	Screening Yard 1 (25 feet); Barrier D, E or F	30 feet, 6 foot chain link fence

¹ SE for increase in height

² modification requested

Waiver/Modification: Transitional Screening and Barrier

The applicant has requested a modification of the transitional screening yard along a portion of the northern property boundary in favor of that shown on the GDP/SE Plat. The plat shows that 30 feet of screening will be provided, which is in excess of the width required by the Zoning Ordinance, and that in addition to the existing vegetation, new landscaping will be provided, including green screen elements along a portion of the parking deck façade. Staff does not object to the request for a modification.

Waiver/Modification: Loading Space Requirements (reaffirmation)

Five loading spaces would be required, the applicant is proposing to provide three spaces in locations as shown on the GDP/SE Plat. The spaces have been sited to allow for adequate access to the different buildings in the development. Staff does not object to the request for a modification, which was previously approved and is not substantively changed with this request.

Waiver/Modification: Streetscape Requirements (reaffirmation)

With the previous application, the applicant received a modification of the streetscape requirements along South Jefferson Street to allow for an existing sidewalk and decorative fence to remain. No changes to these elements are proposed with this application, and staff does not object to the request for a modification.

Other Zoning Ordinance Requirements:

Special Exception Requirements (Appendix 10)

General Special Exception Standards (Sect. 9-006)

The General Special Exception Standards require that the proposal be in harmony with the Comprehensive Plan, that there be a finding of no significant negative impacts on surrounding properties, and that safe and adequate vehicular and pedestrian access be provided. The applicant has proposed transportation improvements including turn lanes, bus stops and pedestrian facilities, and will mitigate visual impact through design and additional landscaping. The proposal will provide appropriate streetscape elements on South Jefferson Street, as modified. With the imposition of the proposed development conditions, Staff believes that the use and development proposed continue to satisfy all of the General Special Exception Standards.

Category 3 Standards (Sect. 9-304)

The Category 3 Standards require that the proposed development meet lot size and bulk requirements for the Zoning District, comply with performance standards, and be subject to site plan review. The proposed use meets these standards, except for the requested increase in building height, discussed below.

Additional Standards for Independent Living Facilities (Sect. 9-306)

Additional Standards for Medical Care Facilities (Sect. 9-308)

Provisions for Approving an Increase in Building Heights (Sect. 9-607)

With the current application, no changes are proposed to the use on the site, which continues to satisfy the additional standards for independent living facilities, the additional standards for medical care facilities, and the provisions for approving an increase in building height, all of which may be found in Appendix 10.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

This application proposes to add a parking deck to an existing facility, with no increase in floor area ratio, number of units or beds, and no substantive changes in design to the residential towers. The facility, as approved, is in harmony with the Comprehensive Plan recommendations and in conformance with the applicable Zoning Ordinance provisions. Adequate access has been provided for vehicular, pedestrian, and transit traffic, including improvements to the entrances, sidewalks into the site and to adjacent retail, and bus shelters and stops. Illustrations in the GDP/SE Plat show how the proposal will fit into the neighborhood without unduly impacting the residential garden apartments to the north or the single family residential areas to the east.

Recommendations

Staff recommends approval of PCA 2005-MA-005, subject to the execution of proffers consistent with those found in Appendix 1 of this report.

Staff recommends approval of SEA 88-MA-088-2, subject to development conditions consistent with those found in Appendix 2 of this report.

Staff recommends approval of a Modification to allow the use of underground stormwater management in a residential development subject to Waiver #06194-WPFM-002-1, with waiver conditions dated October 22, 2007.

Staff recommends approval of a modification of the transitional screening requirement along the northern boundary in favor of that shown on the GDP/SE plat.

Staff recommends approval of a modification of the Baileys Crossroads streetscape standards in favor of that shown on the GDP/SE plat.

Staff recommends a reaffirmation of the previously approved modification of the loading requirements, to allow three loading spaces instead of the five required.

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.

APPENDICES

1. Draft Proffer Statement
2. Proposed Development Conditions for SEA 84-M-088-2
3. Affidavits
4. Statements of Justification
5. Proffers (RZ 2005-MA-005); Development Conditions (SEA 84-M-088) and GDP/SE Plat
6. Plan Citations
7. Transportation Analysis
8. Environmental Analysis
9. Underground Stormwater Management Waiver Analysis
10. Applicable Zoning Ordinance Provisions
11. Glossary of Terms

PROFFERS**GOODWIN HOUSE INCORPORATED****PCA 2005-MA-005****November 9, 2007**

Pursuant to Section 15.2-2303(A), *Code of Virginia*, as amended, Goodwin House Incorporated, Applicant/Owner of the property subject to PCA 2005-MA-005, identified as Tax Map 62-1 ((1)) 16G (the "Property"), proffers for themselves, their successors and assigns, that the development of the Property shall be in accordance with the following conditions.

1. Development Plan. Subject to the provisions of Section 18-204 of the Zoning Ordinance, development of the Property shall be in conformance with the Generalized Development Plan/Special Exception Plat ("GDP/SE Plat") prepared by VIKA, Incorporated dated April 19, 2007 as revised through November 8, 2007.
2. Minor Deviations. Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications from the GDP/SE Plat may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on the GDP/SE Plat without requiring approval of an amended GDP/SE Plat provided such changes are in substantial conformance with the GDP/SE Plat, and neither increase the total gross floor area approved nor decrease the amount of open space.
3. Uses. Up to 567,370 gross square feet of independent living facilities and medical care facilities may be developed on the Property. A maximum of 359 independent living dwelling units, 60 assisted living units, and 73 skilled nursing beds may be provided. Residents of the independent living facilities shall be 62 years of age or older, or couples where either the husband or wife is at least 62 years or older.
4. South Jefferson Street. Commensurate with development of the Property and subject to approval by the Virginia Department of Transportation (VDOT), the Applicant shall construct a new median break and left turn lane at its northern entrance on South Jefferson Street, as generally shown on the GDP/SE Plat.
5. Density Credit. The Applicant reserves density credit in accordance with provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance as it may apply to any street dedications as may be reasonably required by Fairfax County or the Virginia Department of Transportation (VDOT) at site plan approval.
6. Landscaping. Landscaping shall be provided in general as shown on the Landscape Plan on Sheets 5 and 5A of the GDP/SE Plat. The exact number, size and species of trees and other plant material shall be submitted at the time of final site plan review and shall be subject to the review and approval of Urban Forest Management (UFM). If, at the time of final site plan review, conflicts exist between required easements and landscaping, the

Applicant shall work with UFM to relocate plantings and select alternative planting materials as may be necessary to ensure provision of adequate screening and landscaping in keeping with the intent of the landscaping shown on Sheet 5. Plantings within Dominion Resources easements shall be subject to review and approval of Dominion Resources.

7. Tree Preservation.

- A. The Applicant shall submit a tree preservation plan as part of the first and all subsequent subdivision/site plan submissions for the northeastern portion of the Property identified as a tree save area on Sheet 5 of the GDP/SE Plat. The preservation plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a certified arborist or landscape architect and reviewed and approved by UFM. The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees that are ten (10) inches or greater in diameter, and twenty (20) feet to either side of the limits of clearing and grading shown on the GDP/SE Plat in the northeast portion of the Property. The condition analysis ratings 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 plan.
- B. The Applicant shall, with a certified arborist or landscape architect, have the limits of clearing and grading marked with a continuous line of flagging prior to the pre-construction meeting. Before or during the pre-construction meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with an UFM representative to determine where minor adjustments to the clearing limits can be made to increase the survivability of trees at the edge of the limits of clearing and grading, and may result in an expansion of the limits of clearing and grading, and the limits shall be adjusted accordingly. Trees that are not likely to survive construction due to their species and/or their proximity to disturbance will also be identified at this time, and the Applicant may be given the option of removing them as part of the clearing operation. Any tree that is designated for removal at the edge of the limits of clearing and grading, or within the tree preservation area, shall be removed using a chain saw to avoid damage to surrounding trees. If a stump must be removed, this shall be done using a stump grinding machine in a manner causing as little disturbance as possible to the adjacent trees.
- C. All trees shown to be preserved on the tree preservation plan or identified in the field shall be protected by a tree protection fence. Tree protection fencing 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, shall be erected at the limits of clearing and grading as shown on the Phase I and Phase II erosion and sedimentation control sheets for the entire site.

Methods to preserve existing trees may include, but not be limited to, the following: use of super silt fence, welded protection fence, root pruning and mulching. All tree protection fencing shall be installed prior to any clearing and grading activities. The installation of all tree protection fencing, except super silt fence, shall be performed under the supervision of a certified arborist. Three days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, UFM shall be notified and given the opportunity to inspect the site to assure that all tree protection devices have been correctly installed and the project's certified arborist or landscape architect shall verify in writing that the tree protection fence has been properly installed.

- D. During any clearing or tree/vegetation/structure removal on the Application Property, a representative of the Applicant shall be present to monitor the process and ensure that the tree protection fencing remains in place and the trees protected by said fencing are preserved. The Applicant shall with a certified arborist or landscape architect monitor all construction work and tree preservation efforts in order to ensure conformance with all tree preservation proffers/conditions. The monitoring schedule shall be described and detailed in the tree preservation plan, and reviewed and approved by UFM.
8. Architectural Design. The architectural design of the proposed new building and garage shall generally conform to the character of the building elevation shown on Sheet 6 and garage elevation shown on Sheet 6A. Construction materials for the buildings shall include one or more of the following: masonry, stone, pre-cast concrete, applied cementitious surface, and glass. The design of the parking garage shall incorporate green screen panels with ivy cover as shown on Sheet 6A.
9. Bus Shelter. The Applicant shall provide a bus shelter along its South Jefferson Street frontage as generally shown on Sheet 5 of the GDP/SE Plat. The bus shelter shall be the typical open type and the installation shall be limited to the concrete pad, the shelter itself and a trash can. No bus turn outs or special lanes shall be provided by the Applicant. The shelter shall be in place or bonded prior to the first Residential Use Permit (RUP) for the new independent living facilities. The bus shelter and trash can shall be maintained by the Applicant.
10. Stormwater Management. Stormwater detention shall be provided in an underground detention vault beneath the parking garage as generally shown on Sheets 6B and 12 and as approved by DPWES. Best Management Practices (BMPs) shall be provided to meet County requirements with an underground BMP facility (sand filter or other similar storm filtration device to be determined at the time of site plan approval subject to DPWES approval. The responsibility for maintenance and replacement of the underground SWM/BMP facilities shall fall solely on the Applicant, the individual residents shall have no responsibility for maintaining the underground facilities.

11. Transportation Demand Management. The use of mass transit, ride-sharing and other transportation demand management (TDM) strategies to reduce single occupant vehicular traffic generated by site development during peak periods shall be encouraged. The Applicant shall designate an individual to act as the Transportation Coordinator, whose responsibility shall be to develop and implement the TDM strategies. The Transportation Coordinator position may be part of other duties assigned to the individual. The strategies may include, but not be limited to:
 - A. Distribution of TDM materials to employees discussing available transit information, car/van pooling formation, alternative work schedules and the Metrocheck program;
 - B. Establishment of a voluntary car pool/van pool programs for employees of the Property, with the program under the direction of the Transportation Coordinator;
 - C. Designation of convenient parking in preferred locations for car pool/van pool use;
 - D. Distribution of TDM materials to residents discussing available transit alternatives and privately operated shuttles to various destinations;
 - E. Promotion of mass transit usage by the transportation director; and
 - F. Provision of a bus shelter as described in Proffer 9.
12. 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 not exceed twenty (20) feet in height, shall be of low intensity design and shall utilize full cut-off fixtures which shall focus directly on the Property.
13. Streetscape/Entrance. The Applicant shall install new sidewalk and entry treatment along South Jefferson Street, from the proposed bus shelter south to the Property's southern boundary, as shown on Sheet 10. The specialty pavement shown on Sheet 10 shall be concrete pavers in a color compatible with the building materials used in construction of the new residential building. If VDOT will not maintain the areas of specialty pavement, the Applicant shall provide maintenance.
14. Successors and Assigns. These proffers will bind and inure to the benefit of the Applicant and his/her successors and assigns.

[SIGNATURE ON NEXT PAGE]

APPLICANT/TITLE OWNER

GOODWIN HOUSE INCORPORATED

By: Kathleen S. Anderson
Its: President and CEO

[SIGNATURE END]

PROPOSED DEVELOPMENT CONDITIONS

SEA 84-M-088-2

November 14, 2007

If it is the intent of the Board of Supervisors to approve SEA 84-M-088-2 located at Tax Map 62-1 ((1)) 16G (3440 South Jefferson Street), previously approved for housing for the elderly, medical care facility, and waivers in the CRD (increase in building height), to permit site modifications including a parking deck, pursuant to Sect. 4-304 and 9-622 of the Fairfax County Zoning Ordinance, then staff recommends that the Board condition the approval by requiring conformance with the following development conditions. These development conditions shall supercede any previous development conditions for this application. Conditions which are substantively the same and which have been carried forward from previous applications are indicated with an asterisk *.

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land. *
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions. *
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Goodwin House Bailey's Crossroads," prepared by VIKA, consisting of 19 sheets and dated April 19, 2007, as revised through November 8, 2007, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. Right and left turn lanes shall be provided at both entrances to the site, as shown on the GDP/SE Plat. *
5. The portico over the main entrance to the building shall be designed to accommodate metro bus service. *
6. Stormwater management and BMPs shall be provided as required by DPWES and in conformance with Waiver #06194-WPFM-002-1, with conditions dated October 22, 2007.
7. Pedestrian lighting shall be provided in accordance with the Baileys Crossroads Streetscape requirements along the South Jefferson Street frontage. *
8. All of the associated recreational and other similar facilities shall be for the use of residents, employees and invited guests, and not for the general public. *

The above-proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

REZONING AFFIDAVIT

DATE: October 17, 2007
 (enter date affidavit is notarized)

I, Elizabeth D. Baker, agent, 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

964876

in Application No.(s): PCA 2005-MA-005
 (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)
Goodwin House Incorporated Agents: Linda L. Lateana Kathleen S. Anderson	4800 Fillmore Avenue Alexandria, Virginia 22311	Applicant/Title Owner of Tax Map 62-1 ((1)) 16G
VIKA, Incorporated Agents: John F. Amatetti Jeffrey A. Kreps	8180 Greensboro Drive, Suite 200 McLean, Virginia 22102	Engineers/Agent

(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: October 17, 2007
 (enter date affidavit is notarized)

964876

for Application No. (s): PCA 2005-MA-005
 (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)
Geier Brown Renfrow Architects, LLC f/k/a Geier Brown Renfrow	901 North Pitt Street, #330 Alexandria, Virginia 22314	Architect/Agent
Agents: William H. Geier Phillip W. Renfrow Camilo L. Bearman		
Advanced Project Management, Inc.	5160 Parkstone Drive, Suite 100 Chantilly, VA 20151	Agent for Owner
Agents: Stephen C. Karcha Michael S. Catlett		
Dorsky Hodgson Parrish Yue	2025 M Street, NW, Suite 510 Washington, D.C. 20036	Architect/Agent
Agent: Sanford Silverman (nmi)		
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.	2200 Clarendon Boulevard, 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent
Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Jason B. Heinberg Abby C. Denham Tara E. Wiedeman Blair A. Lonergan (former) Sara V. Mariska Elizabeth D. Baker Inda E. Stagg Kara M. Whisler Megan C. Shilling Elizabeth A. McKeeby		

✓ (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 Attachment to Par. 1(a)

DATE: October 17, 2007
(enter date affidavit is notarized)

964876

for Application No. (s): PCA 2005-MA-005
(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)
Lewis Scully Gionet Inc. Agent: Yunhui Connie Fan	1919 Gallows Road, Suite 110 Vienna, Virginia 22182	Landscape Architect/Agent
Brian J. Stephenson + Company, LLC Agent: Brian J. Stephenson	3520 Quesada Street, NW Washington, DC 20015	Landscape Architect/Agent

(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: October 17, 2007
(enter date affidavit is notarized)

964876

for Application No. (s): PCA 2005-MA-005
(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)
Goodwin House Incorporated
4800 Fillmore Avenue
Alexandria, Virginia 22311

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)
A not-for-profit corporation with no shareholders

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

Board of Trustees Officers: David C. Canfield, Chairman; Robert L. Whittle, Vice Chairman; Hugh Campbell, Treasurer; Melinda Baskin Hudson, Secretary; Kathleen S. Anderson, President & CEO; Joan F. Lampe, Assistant Treasurer. Board of Trustees Members: Jack W. Buechner, Donald R. Calloway, K. Clark Childers, Deborah K. Forbes, Rev. Churchill Gibson, J. Robert McAllister, III, Howard I. Melton, Jr., H.B.W. Schroeder, Charles H. Smith, Rev. Canon Rosemary Sullivan, S. Wesley Teague, III, Anne G. Ritchie. Other Officer: Linda L. Lateana, Executive Director, Goodwin House Bailey's Crossroads.

(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: October 17, 2007
(enter date affidavit is notarized)

964876

for Application No. (s): PCA 2005-MA-005
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
VIKA, Incorporated
8180 Greensboro Drive, Suite 200
McLean, Virginia 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)

Charles A. Irish, Jr.	Mark G. Morelock
John F. Amatetti	Jeffrey B. Amateau
Harry L. Jenkins	Kyle U. Oliver
Robert R. Cochran	

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)

Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

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)

David J. Bomgardner, E. Andrew Burcher, Thomas J. Colucci, Peter M. Dolan, Jr., Jay du Von, Jerry K. Emrich, William A. Fogarty, John H. Foote, H. Mark Goetzman, Bryan H. Guidash, Michael D. Lubeley, J. Randall Minchew, M. Catharine Puskar, John E. Rinaldi, Lynne J. Strobel, Garth M. Wainman, Nan E. Walsh, Martin D. Walsh

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: October 17, 2007
(enter date affidavit is notarized)

964870

for Application No. (s): PCA 2005-MA-005
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Advanced Project Management, Inc.
5160 Parkstone Drive, Suite 100
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 SHAREHOLDER: (enter first name, middle initial, and last name)
Michael S. Catlett
Jessica S. Sugrue
Stephen C. Karcha

=====

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)
Dorsky Hodgson Parrish Yue
2025 M Street, NW, Suite 510
Washington, D.C. 20036

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 Dorsky (nmi) Sanford Silverman (nmi)
Cornelia C. Hodgson
David O. Parrish
Victor Yue

=====

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: October 17, 2007
(enter date affidavit is notarized)

964875

for Application No. (s): PCA 2005-MA-005
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Lewis Scully Gionet Inc.
1919 Gallows Road, Suite 110
Vienna, Virginia 22182

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)
Mark R. Lewis
Sunny J. Scully
Mark C. Gionet
Robert K. Esselburn

=====
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)
Brian J. Stephenson + Company, LLC
3520 Quesada Street, NW
Washington, DC 20015

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)
Brian J. Stephenson

=====
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: October 17, 2007
(enter date affidavit is notarized)

964876

for Application No. (s): PCA 2005-MA-005
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Geier Brown Renfrow Architects, LLC f/k/a Geier Brown Renfrow Architects (a partnership)
901 North Pitt Street, Suite 330
Alexandria, VA 22314

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)

William H. Geier, Managing Member
Phillip W. Renfrow, Managing 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)

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: October 17, 2007
(enter date affidavit is notarized)

964870

for Application No. (s): PCA 2005-MA-005
(enter County-assigned application number(s))

I(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)

Geier Brown Renfrow Architects
901 North Pitt Street, #330
Alexandria, Virginia 22314

(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**)

William H. Geier, Partner
Phillip W. Renfrow, Partner

(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 AFFIDAVIT

DATE: October 17, 2007
(enter date affidavit is notarized)

964876

for Application No. (s): PCA 2005-MA-005
(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: October 17, 2007
(enter date affidavit is notarized)

964876

for Application No. (s): PCA 2005-MA-005
(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.)

Kathleen S. Anderson of Goodwin House Incorporated donated in excess of \$100 to Supervisor Penny Gross.

(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)

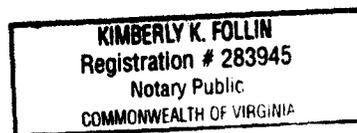
Elizabeth D. Baker
[] Applicant [x] Applicant's Authorized Agent

Elizabeth D. Baker, agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 17 day of October, 2007, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2007



SPECIAL EXCEPTION AFFIDAVIT

DATE: October 17, 2007
(enter date affidavit is notarized)

I, Elizabeth D. Baker, agent, 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

964866

in Application No.(s): SEA 84-M-088-2
(enter County-assigned application number(s), e.g. SE 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 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)
Goodwin House Incorporated Agents: Linda L. Lateana Kathleen S. Anderson	4800 Fillmore Avenue Alexandria, Virginia 22311	Applicant/Title Owner of Tax Map 62-1 ((1)) 16G
VIKA, Incorporated Agents: John F. Amatetti Jeffrey A. Kreps	8180 Greensboro Drive, Suite 200 McLean, Virginia 22102	Engineers/Agent

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

Special Exception Attachment to Par. 1(a)

DATE: October 17, 2007
 (enter date affidavit is notarized)

964826

for Application No. (s): SEA 84-M-088-2
 (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)
Geier Brown Renfrow Architects, LLC f/k/a Geier Brown Renfrow Architects	901 North Pitt Street, #330 Alexandria, Virginia 22314	Architect/Agent
Agents: William H. Geier Phillip W. Renfrow Camilo L. Bearman		
Advanced Project Management, Inc.	5160 Parkstone Drive, Suite 100 Chantilly, VA 20151	Agent for Owner
Agents: Stephen C. Karcha Michael S. Catlett		
Dorsky Hodgson Parrish Yue	2025 M Street, NW, Suite 510 Washington, D.C. 20036	Architect/Agent
Agent: Sanford Silverman (nmi)		
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.	2200 Clarendon Boulevard, 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent
Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Jason B. Heinberg Abby C. Denham Tara E. Wiedeman Blair A. Loneragan (former) Sara V. Mariska Elizabeth D. Baker Inda E. Stagg Kara M. Whisler Megan C. Shilling Elizabeth A. McKeeby		

 (check if applicable)

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

Special Exception Attachment to Par. 1(a)

DATE: October 17, 2007
(enter date affidavit is notarized)

964864

for Application No. (s): SEA 84-M-088-2
(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)
Lewis Scully Gionet Inc. Agent: Yunhui Connie Fan	1919 Gallows Road, Suite 110 Vienna, Virginia 22182	Landscape Architect/Agent
Brian J. Stephenson + Company, LLC Agent: Brian J. Stephenson	3520 Quesada Street, NW Washington, DC 20015	Landscape Architect/Agent

~~(check if applicable)~~

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: October 17, 2007
(enter date affidavit is notarized)

964825

for Application No. (s): SEA 84-M-088-2
(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:

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

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code)
Goodwin House Incorporated
4800 Fillmore Avenue
Alexandria, Virginia 22311

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)

A not-for-profit corporation with no shareholders

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit 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.

Special Exception Attachment to Par. 1(b)

DATE: October 17, 2007
(enter date affidavit is notarized)

964866

for Application No. (s): _____
(enter County-assigned application number (s))

=====

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

VIKA, Incorporated
8180 Greensboro Drive, Suite 200
McLean, Virginia 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)

Charles A. Irish, Jr.	Mark G. Morelock
John F. Amatetti	Jeffrey B. Amateau
Harry L. Jenkins	Kyle U. Oliver
Robert R. Cochran	

=====

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

Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

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)

David J. Bomgardner, E. Andrew Burcher,	Michael D. Lubeley, J. Randall Minchew,
Thomas J. Colucci, Peter M. Dolan, Jr., Jay	M. Catharine Puskar, John E. Rinaldi,
du Von, Jerry K. Emrich, William A.	Lynne J. Strobel, Garth M. Wainman, Nan
Fogarty, John H. Foote, H. Mark Goetzman,	E. Walsh, Martin D. Walsh
Bryan H Guidash,	

=====

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

Special Exception Attachment to Par. 1(b)

DATE: October 17, 2007
(enter date affidavit is notarized)

96486r

for Application No. (s): SEA 84-M-088-2
(enter County-assigned application number (s))

=====

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

Advanced Project Management, Inc.
5160 Parkstone Drive, Suite 100
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)

Michael S. Catlett
Jessica S. Sugrue
Stephen C. Karcha

=====

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

Dorsky Hodgson Parrish Yue
2025 M Street, NW, Suite 510
Washington, D.C. 20036

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 Dorsky (nmi)
Cornelia C. Hodgson
David O. Parrish
Victor Yue
Sanford Silverman (nmi)

=====

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

Special Exception Attachment to Par. 1(b)

DATE: October 17, 2007
(enter date affidavit is notarized)

964865

for Application No. (s): SEA 84-M-088-2
(enter County-assigned application number (s))

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

Lewis Scully Gionet Inc.
1919 Gallows Road, Suite 110
Vienna, Virginia 22182

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)

Mark R. Lewis
Sunny J. Scully
Mark C. Gionet
Robert K. Esselburn

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

Brian J. Stephenson + Company, LLC
3520 Quesada Street, NW
Washington, DC 20015

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)

Brian J. Stephenson

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

Special Exception Attachment to Par. 1(b)

DATE: October 17, 2007
(enter date affidavit is notarized)

964866

for Application No. (s): _____
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Geier Brown Renfrow Architects, LLC f/k/a Geier Brown Renfrow Architects (a partnership)
901 North Pitt Street, Suite 330
Alexandria, VA 22314

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. Geier, Managing Member
Phillip W. Renfrow, Managing Member

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)

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: October 17, 2007
(enter date affidavit is notarized)

96486 6

for Application No. (s): SEA 84-M-088-2
(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, and number, street, city, state, and zip code)

Geier Brown Renfrow Architects
901 North Pitt Street, #330
Alexandria, Virginia 22314

(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)

William H. Geier, Partner
Phillip W. Renfrow, Partner

(check if applicable) [] There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit 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.

SPECIAL EXCEPTION AFFIDAVIT

DATE: October 17, 2007
(enter date affidavit is notarized)

964866

for Application No. (s): SEA 84-M-088-2
(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 "Special Exception Attachment to Par. 2" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: October 17, 2007
(enter date affidavit is notarized)

964868

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.)
Kathleen S. Anderson of Goodwin House Incorporated donated in excess of \$100 to Supervisor Penny Gross.

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 "Special Exception Attachment to Par. 3" form.

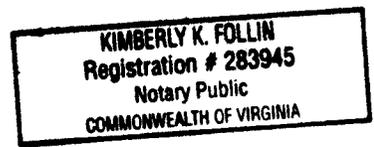
4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, 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: Elizabeth D. Baker
(check one) [] Applicant [x] Applicant's Authorized Agent
Elizabeth D. Baker, agent
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 17 day of October, 2007, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2007





**WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC**

Elizabeth D. Baker
Land Use Coordinator
(703) 528-4700 Ext. 5414
ebaker@arl.thelandlawyers.com

April 30, 2007

Ms. Barbara Byron
Director, Zoning Evaluation Division
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway
Suite 801
Fairfax, Virginia 22035

**Re: Application for Proffered Condition Amendment and Special Exception
Amendment
Goodwin House Incorporated
Tax Map 62-1 ((1)) 16G (the "Subject Property")**

Dear Ms. Byron:

Please accept this letter as a statement of justification for a proffered condition amendment ("PCA") and a special exception amendment ("SEA") to permit construction of an additional parking structure and minor site modifications at Goodwin House in Bailey's Crossroads. The Subject Property is identified as Tax Map 62-1 ((1)) 16G and is located on the west side of South Jefferson Street immediately south of the boundary between Fairfax and Arlington Counties. It is presently zoned C-4, CRD, SC, and HC and is developed with Goodwin House, a residential facility providing independent living units for seniors, assisted living care and skilled nursing beds. The Applicant seeks approval to construct a new parking facility to serve the existing and approved uses on the Subject Property.

By way of background, the Subject Property contains approximately 7.89 acres, is zoned to the C-4 District pursuant to RZ 2005-MA-005 that was approved by the Board of Supervisors on June 20, 2005, and is subject to proffers dated June 17, 2005. Concurrent with the rezoning, SEA 84-M-088 was approved to permit independent living facilities, a medical care facility, and waivers in the CRD (an increase in building height). The approved generalized development plan/special exception amendment plat (the "GDP/SEA Plat") shows a fifteen (15)-story residential tower, a twelve (12)-story building, a three (3)-story health and wellness building, and one (1)-story connectors linking these structures. Parking is provided in a combination of underground, structured and surface spaces. The total gross floor area for the approved development on the Subject Property is 567,369 square feet, or 1.65 FAR.

Access to the Subject Property is provided at two (2) entrances on South Jefferson Street. Parking for the Subject Property is currently provided through a combination of surface spaces and below grade parking.

As a not-for-profit continuing care retirement community, Goodwin House Bailey's Crossroads provides housing and health care for 342 seniors and employment for approximately 337 staff. The facility is currently licensed by the Virginia Department of Health and is certified under the Medicare and Medicaid programs for 73 nursing care beds, and by the Virginia Department of Social Services for 48 assisted living units and 234 residential apartments. Goodwin House Bailey's Crossroads is one of two retirement communities owned and operated by Goodwin House Incorporated. This organization has been in service to older adults in Northern Virginia for over forty years. Goodwin House Foundation, a charitable organization, provides approximately \$814,000.00 of financial assistance to residents of both Goodwin House in Alexandria and Goodwin House in Bailey's Crossroads each year.

Since the approval of RZ 2005-MA-005 in 2005, Goodwin House has diligently pursued the requisite site plan approvals and has commenced construction of improvements on the Subject Property. It has become apparent, however, that the Subject Property's parking will need additions to meet the needs of the employees, residents, and visitors of Goodwin House. As such, the Applicant is requesting a PCA/SEA to permit the construction of an additional parking facility on the Subject Property, modification of the existing stormwater management system, and minor modifications to the main building complex.

The Applicant has prepared a generalized development plan/special exception amendment plat ("GDP/SEA Plat") illustrating the proposed development and site modifications. The GDP/SEA Plat does not significantly alter the location, design, or size of the buildings that were approved pursuant to RZ 2005-MA-005. Instead, the GDP/SEA Plat depicts an additional two (2)-story parking structure to be constructed on the northernmost portion of the site, where a stormwater management pond is currently located. To accommodate the proposed parking structure, the Subject Property's stormwater management facilities will be located in an underground vault.

The GDP/SEA Plat also includes a few minor modifications to the previously approved GDP. These minor modifications include:

1. The removal of a small row of surface parking spaces along the western edge of the Subject Property, across from the proposed Health and Wellness Center;
2. A minor change in the site's circulation pattern along the western edge of the Subject Property;
3. The removal of a connection between the two (2) below-grade parking structures. Instead, the proposed GDP/SEA Plat depicts the two (2) below-grade parking areas as separate garages;
4. Minor modifications to the shape of the porte cochere on the front of the proposed one-story building addition;
5. The removal of a porte cochere on the western side of the proposed Health and Wellness Center;

6. A reduction in the length of the proposed “grasscrete” fire lane on the eastern side of the existing building;
7. Modifications to the previously approved limits of clearing and grading; and
8. A modification to the setbacks for the proposed fifteen (15)-story building from the southern property line. The previously approved GDP provided 77-foot setbacks from the property line to the main building. Instead, the proposed GDP/SEA Plat depicts 74-foot setbacks from the property line to the roof overhang.

In accordance with Section 9-011 of the Zoning Ordinance, please accept the following information:

- The type of operation proposed is a continuing care retirement community with a maximum of 359 independent living units, 60 assisted living units, and 73 skilled nursing beds.
- Hours of operation: 24 hours a day.
- Estimated number of residents: approximately 500.
- Proposed Number of Employees – There will be shifts of employees with a maximum of 133 employees on any one shift. Fifty percent (50%) or 67 of these employees will be dedicated to the independent living units, 23 employees will be associated with the assisted living units, and 42 employees will be associated with the skilled nursing beds.
- Estimate of Traffic Impact of the Proposed Use – Traffic impact from the proposed use is estimated to be minor because it is a senior living community. Many residents do not drive or drive only on occasion. Most traffic generated will be from employees and visitors and will not have a major impact on the adjacent roadways.
- General Area to be Served – Fairfax County, Falls Church and Arlington areas.
- Description of Buildings – The existing building is 12 stories in height (134 feet) and is constructed of reddish-brown brick with pre-cast concrete accents. The approved additions to the existing structure will be integrated into the base of the existing tower and will utilize compatible building materials. The new residential structure will be 15 stories or 165 feet in height. The exterior building materials of various colors of brick with pre-cast stone details will be used to integrate the new building with the existing brick buildings. The composition of the facades respects the traditional base, shaft and top arrangement of the existing building, applied to a more contemporary trapezoidal building form. The proposed parking

structure will consist of a combination of brick and concrete facades that will also be compatible with the existing development on the Subject Property.

- The north side of the proposed parking deck consists of two (2) exposed levels of structured parking, screened by a combination of existing trees, new plantings, and a greenscreen. From the south, the lower level of parking is completely below-grade, while the top level of parking is at-grade. A combination of building materials will be utilized in the construction of the proposed parking deck, including concrete and brick façade, in order to integrate the structure into the overall development on the Subject Property.
- To the best of our knowledge, there are no hazardous or toxic substances currently on the property, nor any hazardous substances proposed to be generated, utilized, stored, treated and/or disposed of on the site.

The proposed use conforms with the provisions of all applicable ordinance regulations and adopted standards with the following exceptions, which were approved with the Board's previous approval of RZ 2005-MA-005 and SEA 84-M-088:

1. The Applicants requests a modification of the transitional yard screening requirement along the north and east property lines adjacent to residential districts (in accordance with Section 13-304 (3)) to maintain existing vegetation in certain areas and to install additional plants as shown on Sheets #5, 9, 10, and 11 - Landscape Plans.
2. The Applicant requests a modification of the loading requirement (5 spaces), to provide three (3) spaces.
3. The Applicant requests a modification of the Bailey's Crossroads Community Business Center Streetscape Design Guidelines to provide sidewalks and planting areas as shown on Sheets #9 and 10.

The Applicant also requests an additional temporary waiver of stormwater detention during construction of the new parking garage and storm water detention facility.

The Applicant also proposes a PCA to permit the relocation of the Subject Property's stormwater management facility and the construction of an above-grade parking structure as depicted on the GDP/SEA Plat. As noted above, the proposed changes to the Subject Property do not significantly impact the approved buildings or the approved uses on the Subject Property. The proffers that govern the Subject Property must be amended, however, in order to account for the proposed development. Pursuant to Section 18-204(6) of the Ordinance, all previously approved proffered conditions which are not subject to the amendment shall remain in full force and effect.

In conclusion, the Applicant's proposal is in harmony with the purpose and intent of the Ordinance and the recommendations of the Comprehensive Plan. The Subject Property is

located within the Bailey's Crossing Community Business Center, Sub-Unit C-1 of the Fairfax County Comprehensive Plan (the "Plan"), which permits the Subject Property to be developed with an adult congregate living facility up to 1.65 FAR. The proposed development is in keeping with the general guidance for the Bailey's Crossroads Commercial Revitalization District and the Plan's site-specific recommendations.

A variety of commercial and residential uses surround the Subject Property. To the south of this site is property zoned C-8 and C-6 and developed with a variety of retail uses, including a commercial retail center with a Giant grocery store, a Burlington Coat Factory, and a TJ Maxx. Property to the west is zoned I-3 and is developed with industrial/retail uses. Immediately to the north is property zoned R-20 and developed with rental garden apartments. Across South Jefferson Street to the east is property in Fairfax County zoned R-30 and developed with residential uses, and property in Arlington County zoned RA7-16 and developed with the high-rise Wildwood Park apartments. The proposed development on the Subject Property is in harmony with the adjacent uses.

Should you have any questions regarding this proposal, or require additional information, please do not hesitate to contact me. I would appreciate the acceptance of this application and the scheduling of a public hearing before the Fairfax County Planning Commission at your earliest convenience.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.



Elizabeth D. Baker
Land Use Coordinator



FAIRFAX COUNTY

OFFICE OF THE CLERK
BOARD OF SUPERVISORS

12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

Tel: 703-324-3151 • Fax: 703-324-3926 • TTY: 703-324-3903

V I R G I N I A

www.fairfaxcounty.gov/gov/bos/clerkhomepage.htm

Email: clerktothebos@fairfaxcounty.gov

July 7, 2005

Elizabeth D. Baker, Land Use Coordinator
Walsh, Colucci, Lubeley, Emrich & Terpak, PC
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201-3359

RE: Rezoning Application Number RZ 2005-MA-005
(Concurrent with SEA 84-M-088)

Dear Ms. Baker:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on June 20, 2005, granting Rezoning Application Number RZ 2005-MA-005 in the name of Goodwin House Incorporated to rezone certain property in the Mason District from C-3 District, Commercial Revitalization District (CRD); Sign Control (SC) and Highway Corridor (HC) Overlay Districts to the C-4 District; CRD, SC, and HC Overlay Districts, located on the west side of South Jefferson Street immediately south of the Fairfax County/Arlington County boundary at 3440 South Jefferson Street (Tax Map 62-1 ((1)) 16G), to permit commercial development with an overall Floor Area Ratio (FAR) of 1.65, subject to the proffers dated June 17, 2005, consisting of approximately 7.89 acres.

The Board also modified:

- **The transitional screening on the northern property boundary in favor of that shown on the GDP/SE Plat.**
- **The Baileys Crossroads streetscape standards in favor of that shown on the GDP/SE Plat.**
- **The loading space requirement to permit three, instead of five, loading spaces.**

Sincerely,

Nancy Velts
Clerk to the Board of Supervisors

PROFFERS

GOODWIN HOUSE INCORPORATED

RZ 2005-MA-005

June 17, 2005

Pursuant to Section 15.2-2303(A), *Code of Virginia*, as amended, Goodwin House Incorporated, Applicant/Owner of the property subject to RZ 2005-MA-005, identified as Tax Map 62-1 ((1)) 16G (the "Property"), proffers for themselves, their successors and assigns, that the development of the Property shall be in accordance with the following conditions.

1. Development Plan. Subject to the provisions of Section 18-204 of the Zoning Ordinance, development of the Property shall be in conformance with the Generalized Development Plan/Special Exception Plat ("GDP/SE Plat") prepared by VIKA, Incorporated dated February 4, 2005 as revised through June 17, 2005.
2. Minor Deviations. Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications from the GDP/SE Plat may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on the GDP/SE Plat without requiring approval of an amended GDP/SE Plat provided such changes are in substantial conformance with the GDP/SE Plat, and neither increase the total gross floor area approved nor significantly decrease the amount of open space.
3. Uses. Up to 567,370 gross square feet of independent living facilities and medical care facilities may be developed on the Property. Notwithstanding what is shown on the GDP/SE Plat, a maximum of 359 independent living dwelling units, 60 assisted living units, and 73 skilled nursing beds may be provided. Residents of the independent living facilities shall be 62 years of age or older, or couples where either the husband or wife is at least 62 years or older.
4. South Jefferson Street. Subject to approval by the Virginia Department of Transportation (VDOT), the Applicant shall construct a new median break and left turn lane at its northern entrance on South Jefferson Street, as generally shown on the GDP/SE Plat.
5. Density Credit. The Applicant reserves density credit in accordance with provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance as it may apply to any street dedications as may be reasonably required by Fairfax County or the Virginia Department of Transportation (VDOT) at site plan approval.
6. Landscaping. Landscaping shall be provided in general as shown on the Landscape Plan on Sheet 5 of the GDP/SE Plat. The exact number, size and species of trees and other plant material shall be submitted at the time of final site plan review and shall be subject

to the review and approval of the Urban Forest Management Branch. If, at the time of final site plan review, conflicts exist between required easements and landscaping, the Applicant shall work with Fairfax County Urban Forest Management to relocate plantings and select alternative planting materials as may be necessary to ensure provision of adequate screening and landscaping in keeping with the intent of the landscaping shown on Sheet 5. Plantings within Dominion Resources easements shall be subject to review and approval of Dominion Resources.

7. Tree Preservation.

- A. The Applicant shall submit a tree preservation plan as part of the first and all subsequent subdivision/site plan submissions for the northeastern portion of the Property. The preservation plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a certified arborist or landscape architect and reviewed and approved by Urban Forest Management. The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees that are ten (10) inches or greater in diameter, and twenty (20) feet to either side of the limits of clearing and grading shown on the GDP/SE Plat in the northeast portion of the Property. The condition analysis ratings 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 plan.
- B. The Applicant shall with a certified arborist or landscape architect have the limits of clearing and grading marked with a continuous line of flagging prior to the pre-construction meeting. Before or during the pre-construction meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with an Urban Forest Management representative to determine where minor adjustments to the clearing limits can be made to increase the survivability of trees at the edge of the limits of clearing and grading, and may result in an expansion of the limits of clearing and grading, and the limits shall be adjusted accordingly. Trees that are not likely to survive construction due to their species and/or their proximity to disturbance will also be identified at this time, and the Applicant may be given the option of removing them as part of the clearing operation. Any tree that is designated for removal at the edge of the limits of clearing and grading, or within the tree preservation area, shall be removed using a chain saw to avoid damage to surrounding trees. If a stump must be removed, this shall be done using a stump grinding machine in a manner causing as little disturbance as possible to the adjacent trees.
- C. All trees shown to be preserved on the tree preservation plan or identified in the field shall be protected by a tree protection fence. Tree protection fencing 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, shall be erected at the limits of clearing and grading as shown on the Phase I and Phase II erosion and sedimentation control sheets for the entire site.

Methods to preserve existing trees may include, but not be limited to, the following: use of super silt fence, welded protection fence, root pruning and mulching. All tree protection fencing shall be installed prior to any clearing and grading activities. The installation of all tree protection fencing, except super silt fence, shall be performed under the supervision of a certified arborist. Three days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, Urban Forest Management shall be notified and given the opportunity to inspect the site to assure that all tree protection devices have been correctly installed and the project's certified arborist or landscape architect shall verify in writing that the tree protection fence has been properly installed.

- D. During any clearing or tree/vegetation/structure removal on the Application Property, a representative of the Applicant shall be present to monitor the process and ensure that the tree protection fencing remains in place and the trees protected by said fencing are preserved. The Applicant shall with a certified arborist or landscape architect monitor all construction work and tree preservation efforts in order to ensure conformance with all tree preservation proffers/conditions. The monitoring schedule shall be described and detailed in the tree preservation plan, and reviewed and approved by Urban Forest Management.
8. Architectural Design. The architectural design of the proposed new building shall generally conform to the character of the building elevation shown on Sheet 6. Building materials shall include one or more of the following: masonry, stone, pre-cast concrete, applied cementitious surface, and glass.
9. Bus Shelter. The Applicant shall provide a bus shelter along its South Jefferson Street frontage as generally shown on Sheet 5 of the GDP/SE Plat. The bus shelter shall be the typical open type and the installation shall be limited to the concrete pad, the shelter itself and a trash can. No bus turn outs or special lanes shall be provided by the Applicant. The shelter shall be in place or bonded prior to the first Residential Use Permit (RUP) for the new independent living facilities. The bus shelter and trash can shall be maintained by the Applicant.
10. Stormwater Management. Stormwater retention shall be provided in an existing facility in the northeast portion of the Property as generally shown on the GDP/SE Plat. This pond may be modified as approved by DPWES. The amount of tree preservation adjacent to the pond is approximate and subject to final engineering and DPWES approval.

In addition, Best Management Practices (BMPs) shall be provided in on-site storm filters subject to DPWES approval.

11. Transportation Demand Management. The use of mass transit, ride-sharing and other transportation demand management (TDM) strategies to reduce single occupant vehicular traffic generated by site development during peak periods shall be encouraged. The Applicant shall designate an individual to act as the Transportation Coordinator, whose responsibility shall be to develop and implement the TDM strategies. The Transportation Coordinator position may be part of other duties assigned to the individual. The strategies may include, but not be limited to:
 - A. Distribution of TDM materials to employees discussing available transit information, car/van pooling formation, alternative work schedules and the Metrocheck program;
 - B. Establishment of a voluntary car pool/van pool programs for employees of the Property, with the program under the direction of the Transportation Coordinator;
 - C. Designation of convenient parking in preferred locations for car pool/van pool use;
 - D. Distribution of TDM materials to residents discussing available transit alternatives and privately operated shuttles to various destinations;
 - E. Promotion of mass transit usage by the transportation director; and
 - F. Provision of a bus shelter as described in Proffer 9.
12. 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 not exceed twenty (20) feet in height, shall be of low intensity design and shall utilize full cut-off fixtures which shall focus directly on the Property.
13. Streetscape/Entrance. The Applicant shall install new sidewalk and entry treatment along South Jefferson Street, from the proposed bus shelter south to the Property's southern boundary, as shown on Sheet 10. The specialty pavement shown on Sheet 10 shall be concrete pavers in a color compatible with the building materials used in construction of the new residential building.
14. Successors and Assigns. These proffers will bind and inure to the benefit of the Applicant and his/her successors and assigns.

[SIGNATURE ON NEXT PAGE]

PROFFERS
RZ 2005-MA-005

APPLICANT/TITLE OWNER

GOODWIN HOUSE INCORPORATED

Kathleen S. Anderson

By: Kathleen S. Anderson
Its: President and CEO

[SIGNATURE END]

DEVELOPMENT CONDITIONS

SEA 84-M-088

June 17, 2005

If it is the intent of the Board of Supervisors to amend SE 84-M-088 located at Tax Map 62-1 ((1)) 16G (3440 South Jefferson Street), previously approved for housing for the elderly, medical care facility, and an increase in building height, to permit independent living facilities, medical care facility, and waivers in the CRD (an increase in building height); pursuant to Sect. 4-304 and 9-622 of the Fairfax County Zoning Ordinance, then staff recommends that the Board condition the approval by requiring conformance with the following development conditions. These development conditions shall supercede any previous development conditions for this application. Conditions which are substantively the same and which have been carried forward from previous applications are indicated with an asterisk *.

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land. *
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions. *
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Goodwin House Baileys Crossroads," prepared by VIKA, consisting of 12 sheets and dated January 18, 2005 as revised through June 17, 2005, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. Right and left turn lanes shall be provided at both entrances to the site, as shown on the GDP/SE Plat.
5. The portico over the main entrance to the building shall be designed to accommodate metro bus service.
6. Stormwater management and BMPs shall be provided as required by DPWES; any expansion of the stormwater management facilities over that shown on the GDP/SE Plat shall not decrease any areas shown to be protected by the limits of clearing and grading or other open space areas.
7. All new and replacement lighting shall be meet the standards of Article 14 of the Zoning Ordinance; pedestrian lighting shall be provided in accordance with the Baileys Crossroads Streetscape requirements along the South Jefferson Street frontage.
8. All of the associated recreational and other similar facilities shall be for the use of residents, employees and invited guests, and not for the general public.

The above-proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

GOODWIN HOUSE BAILEY'S CROSSROADS

GENERALIZED DEVELOPMENT PLAN FOR RZ 2005
 CONCURRENT WITH SPECIAL EXCEPTION AMENDMENT SEA 84-M-088

MASON DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SHEET INDEX

1. COVER SHEET
2. SITE INTENTIONS/COMMENTS
3. CONCEPT DEVELOPMENT PLAN
4. GENERALIZED DEVELOPMENT PLAN AND SEA FLAT
5. LANDSCAPE SITE PLAN
6. ASB ELEVATIONS
7. ASB SITE SECTION
8. SITE SECTION LOOKING NORTH
9. LANDSCAPE SITE PLAN SECTION
10. LANDSCAPE SITE PLAN SECTION & DETAILS
11. CONCEPT SITE PLAN
12. CONCEPT STORM WATER MANAGEMENT PLAN

APPLICANT/DEVELOPER

GOODWIN HOUSE, INC.
 3400 S. JEFFERSON STREET
 FALLS CHURCH, VA 22044
 CONTACT: MS. LINDA L. LATRANA, EXECUTIVE DIRECTOR
 (703) 291-7291

ATTORNEY

WALKER COLLICK LUMLEY, BRINCK & TERRELL P.C.
 200 CLARENDON BLVD. 10TH FLOOR
 ARLINGTON, VA 22202
 CONTACT: MS. ELIZABETH D. BAUER
 (703) 291-9000

ARCHITECTS/PLANNERS

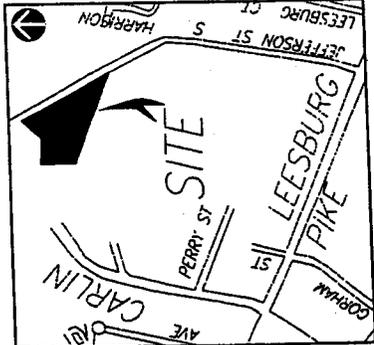
DOMY & ASSOCIATES, P.A.
 2000 N. STREET, NW, SUITE 50
 WASHINGTON, D.C. 20036
 CONTACT: MR. SANDY SILVERMAN
 (202) 775-9400

LANDSCAPE ARCHITECT

LEWIS SCULLY GORNET, INC.
 800 OLD COURTHOUSE ROAD
 SUITE 100
 VERONA, VIRGINIA 22690
 CONTACT: MS. CORINNE PAN
 (703) 801-2943

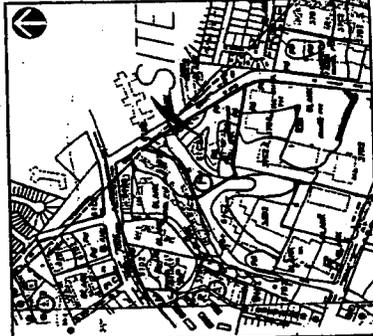
ENGINEER

VEA, INC.
 800 GARDENING DRIVE
 SUITE 200
 MCKEAN, VIRGINIA 22646
 CONTACT: MR. JOHN F. AMATITILLI, P.E.
 (703) 442-5801



VICINITY MAP
 SCALE: 1"=50'

TAX MAP NO. : 62-1-(00)-16-G

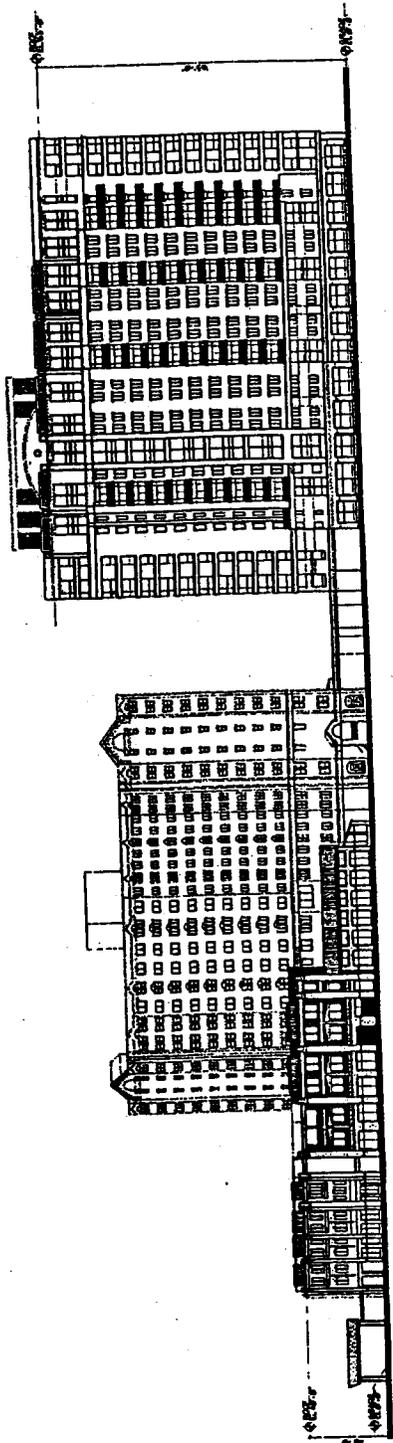


SOILS MAP
 SCALE: 1"=50'

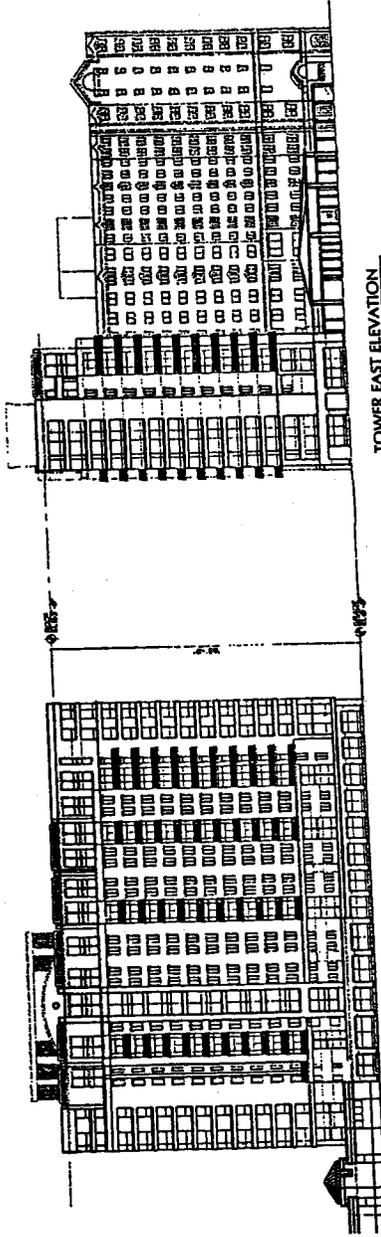
TAX MAP NO. : 62-1-(00)-16-G



JUNE 12, 2005
 SHEET 1 OF 12
 JOB NUMBER: 824-P

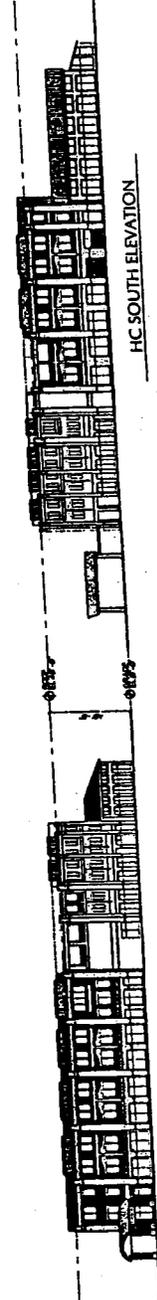


SITE SOUTH ELEVATION



TOWER EAST ELEVATION

TOWER SOUTH ELEVATION



HC SOUTH ELEVATION

HC WEST ELEVATION

Elevations

Goodwin House Bailey's Crossroads

A203

1-14-2005
6 OF 12

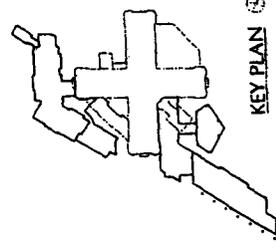
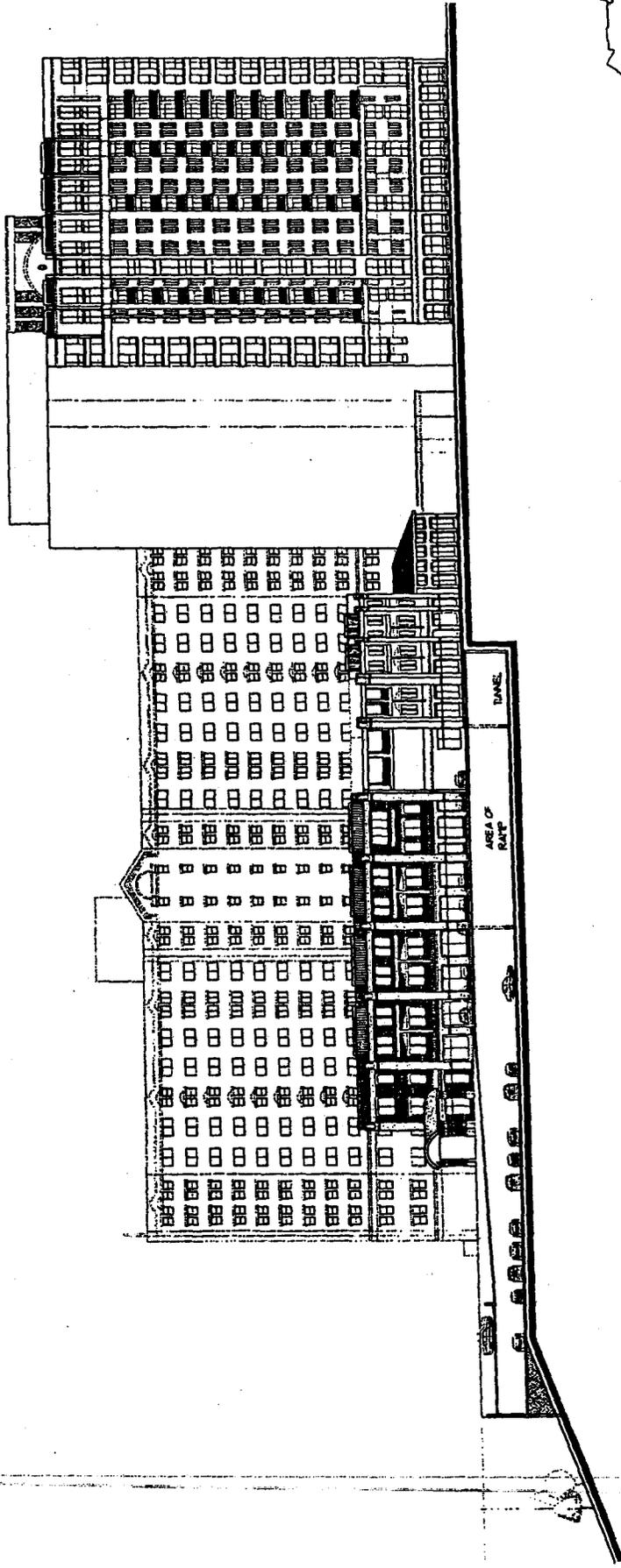
1/30" = 1'-0"

04.01.05
DHP# 2004015

Fairfax County, Virginia

DORSEY HOBBSOM PARTNERS
FORT LAUDERDALE WASHINGTON DC
CLEVELAND





KEY PLAN

<p>A250</p> <p>DATE: 03.30.05 DHP# 2004015</p>	<p>Site Section</p>	<p>Goodwin House Bailey's Crossroads</p> <p>Fairfax County, Virginia</p>
<p>1/20" = 1'-0"</p>	<p>03.30.05 DHP# 2004015</p>	<p>DORRICK HOBBSON • PARTNERS CLEVELAND FORT LAUDERDALE WASHINGTON DC</p>



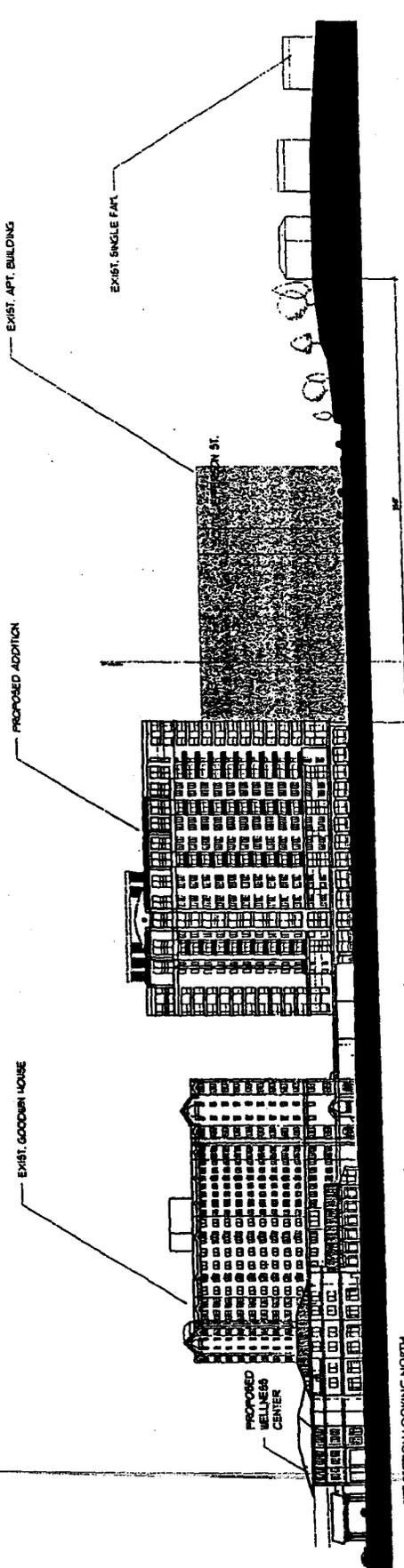
DORRICK HOBBSON • PARTNERS
CLEVELAND FORT LAUDERDALE WASHINGTON DC

Goodwin House

Betty's Courtyard
Fairfax County, Virginia



Architectural
Planning
Interior
Cleveland
Fort Lauderdale
Washington, DC



SITE SECTION LOOKING NORTH

LAND UNIT C

Land Unit C is located in the eastern quadrant of the Baileys Corners CBC and is bounded by Columbia Pike to the north and Leesburg Pike to the south. At the interchange of Columbia and Leesburg Pikes are clustered free-standing office buildings, restaurants, and retail uses. Along Leesburg Pike are located older residential areas as well as a variety of retail and office uses including several community-serving shopping centers including Burlington Plaza and Leesburg Pike Plaza. The visual character of the land unit along Leesburg Pike is adversely affected by extensive surface parking lots barren of landscaping and characterized by sign clutter. Along Carlin Springs Road, which divides the quadrant, are office, retail, and multi-family residential uses. To the north, the land unit includes the Grandview Conservation Area and the Goodwin House West, an adult congregate living facility. Along Leesburg Pike is an older a single-family residential neighborhood along Rock Springs Road that is surrounded by mixed office and retail use, the Rock Spring Professional Center, an office condominium. New hotel and office development is found at the eastern edge of the land unit.

Within the overall Concept for Future Development for Baileys Crossroads, the following recommendations apply to specific sub-units of Land Unit C:

Sub-Unit C-1

This sub-unit is located in the south quadrant of the intersection of Columbia Pike and South Jefferson Street and is planned for and developed with office and higher-density residential uses. The area east and west of Carlin Springs Road and south of Columbia Pike (Parcels 62-1((1))8A and 8B) is planned for residential use at 16-20 du/ac. The remainder of the sub-unit, including the Nassif Building on Parcels 62-1((1))10 and 62-1((3))23A and 39A, is planned for office use and should be retained at the existing intensity. As an option, residential reuse of the Nassif Building may be considered provided that peak hour traffic generation on the site is not increased above that of the present use. Those portions of this sub-unit that front on Columbia Pike are designated gateway locations.

Located to the east, on Parcel 62-1((1))16G is the Goodwin House West, an adult congregate living facility, which is planned at the existing density. As an option, this facility may be appropriate for expansion up to 1.65 FAR if it is designed in a manner that is compatible with the surrounding uses, can be adequately served by the surrounding road system and provides adequate access. Any expansion should provide or retain the pedestrian connection to the adjacent retail uses. To the west, fronting on Columbia Pike, is the Rock Springs Office Center (Parcels 61-2((41))A1 to F1) which is planned for office use and should be retained at the existing intensity.

Sub-Unit C-2

This sub-unit is located in the eastern quadrant of the intersection of Leesburg and Columbia Pikes and is planned for a mix of office and retail uses up to .35 FAR with a height limit of 40 feet. Any redevelopment activity should not increase intensity and building heights adjacent to the existing single-family residential community to the east, and should provide substantial landscaped buffering and screening to minimize any adverse impacts of development on this adjacent community. As an option, retail use up to .25 FAR may be appropriate on Parcel 61-2((1))82 if integrated with surrounding development in terms of access coordination and design.



County of Fairfax, Virginia

MEMORANDUM

DATE: August 21, 2007

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

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

FILE: 3-4 (RZ 2005-MA-005)
3-5 (SEA 84-M-088-2)

SUBJECT: Transportation Impact

REFERENCE: PCA 2005-MA-005, SEA 84-M-088-2; Goodwin House
Traffic Zone: 1423
Land Identification Map: 62-1 ((01)) 16G

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the plan dated June 7, 2007.

The applicant requests the concurrent processing of a proffered condition amendment (PCA) and a special exception amendment (SEA) to permit the construction of an additional parking facility on the subject property, modification of the existing storm water management system, and minor modifications to the main building complex.

The department has reviewed the subject application and mentions the following:

- The applicant should examine if the existing northbound left turn lane on Jefferson Street (Rte. 2503) has the capacity to handle the extra vehicular trips expected by the construction of this new garage.
- At the Site Planning stage of this application, the applicant should work with VDOT and DPWES to improve the median at the site entrance on Jefferson Street. Such an improvement should increase the deterrent of any errant southbound left turn lanes.
- The applicant should carry forward all previous transportation issues.

AKR/AK C: SEA84M088-2GoodwinHouse

CC: Michelle Brickner, Director, Design Review, DPW & ES



County of Fairfax, Virginia

MEMORANDUM

DATE: November 6, 2007

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

FROM: Pamela G. Nee, Chief *PN*
Environment and Development Review Branch, DPZ

SUBJECT: ENVIRONMENTAL ASSESSMENT for: PCA 2005-MA-005
SEA 84-M-088-02
Goodwin House

This memorandum, prepared by John R. Bell, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. The citations are followed by a discussion of environmental concerns, including a description of potential impacts that may result from the proposed development as depicted on the proffered condition amendment and special exception amendment plans dated April 19, 2007 as revised through August 31, 2007. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition, Environment section as amended through November 15, 2004, on page 5 through 7, the Plan states:

“Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County. . . .

Policy k. For new development and redevelopment, apply better site design and low impact development techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-324-3056
www.fairfaxcounty.gov/dpz/

areas. In order to minimize the impacts that new development and redevelopment projects may have on the County's streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:

- Minimize the amount of impervious surface created. . . .

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations.

Proposals that include the use or storage of hazardous materials should provide adequate containment facilities, monitoring, and spill prevention strategies to protect surface and groundwater resources consistent with State regulations.

Programs to improve water quality in the Potomac River/Estuary, and Chesapeake Bay will continue to have significant impacts on planning and development in Fairfax County. There is abundant evidence that water quality and the marine environment in the Bay are deteriorating, and that this deterioration is the result of land use activities throughout the watershed.

In order to protect the Chesapeake Bay and other waters of Virginia from degradation resulting from runoff pollution, the Commonwealth has enacted regulations requiring localities within Tidewater Virginia (including Fairfax County) to designate "Chesapeake Bay Preservation Areas". Within which land uses are either restricted or water quality measures must be provided. Fairfax County has adopted a Chesapeake Bay Preservation Ordinance pursuant to these regulations.

The more restrictive type of Chesapeake Bay Preservation Area is known as the "Resource Protection Area (RPA)." With a few exceptions (e.g. water wells, recreation, infrastructure improvements, "water dependent" activities, and redevelopment), new development is prohibited in these areas. In Fairfax County, RPAs include the following features:

- water bodies with perennial flow;
- tidal wetlands;
- tidal shores;
- nontidal wetlands contiguous with and connected by surface flow to tidal wetlands or water bodies with perennial flow;
- a buffer area not less than 100 feet in width around the above features; and
- as part of the buffer area, any land within a major floodplain.

The other, less sensitive category of land in the Preservation Areas is called the "Resource Management Area (RMA)." Development is permitted in RMAs as long as it meets water

quality goals and performance criteria for these areas. These goals and criteria include stormwater management standards, maintenance requirements and reserve capacity for on-site sewage disposal facilities, erosion and sediment control requirements, demonstration of attainment of wetlands permits, and conservation plans for agricultural activities. In Fairfax County, RMAs include any area that is not designated as an RPA. . . .

Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.

Policy a. Ensure that new development and redevelopment complies with the County's Chesapeake Bay Preservation Ordinance.

In the Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition, Environment section as amended through November 15, 2004, on page 9, the Plan states:

“Increasing urbanization requires that care be taken to reduce unfocused emissions of light and that efforts be made to avoid creating sources of glare which may interfere with residents' and/or travelers' visual acuity.

Objective 5: Minimize light emissions to those necessary and consistent with general safety.

Policy a. Recognize the nuisance aspects of unfocused light emissions.”

ENVIRONMENTAL ANALYSIS:

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the County's remaining natural amenities.

Water Quality

Issue:

Staff had raised concerns regarding the adequacy of proposed stormwater management and Best Management Practices (BMP) measures for the proposed development. The original plans did not provide sufficient information for staff to make a determination regarding the proposed quantity and water quality control measures indicated for the proposed new development at this location. Staff had also noted that if it was the applicant's intent to rely on underground facilities to meet the requirements for this residential development, then they would need to request a waiver to permit the use of underground facilities in a residential development.

Resolution:

Staff feels that the applicants have generally satisfied staff's concerns regarding the adequacy of the proposed facilities. However, the applicants will still need to request a waiver for the use of underground facilities in a residential development. Any final determination regarding the proposed SWM and BMP facilities will be made by staff in the Department of Public Works and Environmental Services (DPWES).

Lighting

Issue:

The applicants are proposing to build structured parking facilities as part of the new development. The structured parking will be located in close proximity to existing garden apartments located on the adjacent property to the northwest of this site. Staff had raised concerns regarding the potential for headlights and lighting within the parking structure itself impacting the adjacent apartments

Resolution:

The applicants were asked to prepare a lighting study to demonstrate that lighting impacts will meet or exceed current Zoning Ordinance limitations for lighting spillover. It was also noted that use of a parapet wall should satisfy concerns regarding headlight impacts to the adjacent apartments. The applicants will be providing a parapet wall within the structure to address the headlight concerns and a lighting study was provided which appears to demonstrate that the proposed lighting within the parking structure will meet current standards.

PGN:JRB



County of Fairfax, Virginia

MEMORANDUM

OCT 22 2007

DATE:

TO: Tracy Strunk, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Qayyum Khan, Chief Stormwater Engineer 
Environmental and Site Review Division West
Land Development Services
Department of Public Works and Environmental Services

SUBJECT: Proffered Condition Amendment Application, PCA 2005-MA-005 and Special Exception Amendment Application SEA 84-M-088-1, *Goodwin House Baileys Crossroads*, Tax Map #062-1-01-0016-E, Hunter Mill District

REFERENCE: Waiver Request #06194-WPFM-002-1, for Location of Underground Facilities in a Residential Development

We have reviewed the referenced submission for consistency with Section 6-0303.8 of the Public Facilities Manual (PFM), which restricts use of underground facilities located in a residential development (Attachment B). The Board of Supervisors (Board) may grant a waiver after taking into consideration possible impacts on public safety and the environment. The proposed development is for an apartment community with no homeowners association or condominium association. The cost of maintenance and/or replacement of these facilities will be the responsibility of Goodwin House Incorporated. Underground facilities located in residential developments allowed by the Board:

- shall be privately maintained;
- shall be disclosed as part of the chain of title to all future owners responsible for maintenance of the facilities;
- shall not be located in a County storm drainage easement; and,
- shall have a private maintenance agreement, in a form acceptable to the Director of the Department of Public Works and Environmental Services (DPWES), executed before the construction plan is approved.

The applicant has proposed to abandon the existing on-site stormwater detention and water quality control pond in favor of a stormwater management (SWM) vault under a proposed parking deck. The vault will accommodate the stormwater quantity detention and storm filter for water quality control to meet the County requirements. Because these facilities are not located at the conventional at grade, they are deemed underground.

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
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www.fairfaxcounty.gov/dpwes



In the waiver application, the applicant states that the urban nature of the proposed development and the site constraints arising from the need to construct this parking result in a project that necessitates the stormwater detention and Best Management Practice facilities be placed underground as shown on the accompanying plans. Because this is an independent living project with medical care facility, the owners, Goodwin House Incorporated, will be bearing the maintenance and/or replacement of SWM facilities. Accordingly, no construction cost and no cost per housing unit is provided. A private maintenance agreement with the County will be executed prior to the final approval of the plans.

ANALYSIS:

An analysis of the possible impacts on public safety and the environment is as follows:

Impacts on Public Safety – The proposed underground facility is proposed to be located under the lower parking deck. With respect to safety, the location within a parking garage is less likely where children are to play and gain unauthorized access to the SWM facilities. Locking manholes and doors must be provided at each access point.

If it is the intent of the Board to approve the waiver request, the applicant shall provide liability insurance in an amount acceptable to Fairfax County as a waiver condition. A typical liability insurance amount is \$1,000,000 against claims associated with underground facilities. The private maintenance agreement shall also hold Fairfax County harmless from any liability associated with the facilities.

Impacts on the Environment – The surrounding areas are developed and the proposed underground facility is connected to an existing drainage system which outfalls into a watercourse located in Arlington County. The applicant shall coordinate the storm flows with the aforementioned County. The existing receiving system is having adequate capacity to convey the runoff from the subject project. Staff does not believe that there will be any adverse impact on the environment from the proposed underground facility.

Burden Placed on Prospective Owners for Maintenance and Future Replacement – As mentioned above, the costs involved will be the responsibility of the applicant.

A maintenance agreement must be executed prior to the site plan approval. Staff recommends that, if it is the intent of the Board to grant the waiver, the applicant is required to establish a financial plan for the operation, inspection, maintenance and future replacement of the underground facility. The applicant should be required to establish, as part of the owner's document, a fund for the annual maintenance and a separate reserve fund to cover future replacement of the facilities, based on the initial cost and an estimated 50-year lifespan. Staff recommends that the applicant provide an initial deposit, in an escrow account, in an amount equal to the estimated maintenance cost of the first 20-years of maintenance of the facility.

Tracy Strunk, Staff Coordinator
Waiver Request #06194-WPFM-002-1
Page 3

RECOMMENDATION:

DPWES recommends that the Board approve the waiver to locate the underground facility in the residential development for Goodwin House, Incorporated, subject to Waiver #06194-WPFM-002-1 Conditions dated August 22, 2007, as contained in Attachment A.

If you have any questions, or need further assistance, please contact me at 703-324-1720.

ATTACHED DOCUMENTS:

Attachment A - Waiver #06194-WPFM-002-1 Conditions, Goodwin House, October 22, 2007
Attachment B - PFM Section 6-0303.8

cc: Robert A. Stalzer, Deputy County Executive
Jimmie D. Jenkins, Director, DPWES
James Patteson, Director, Land Development Services, DPWES
Assad Ayoubi, Director, Environmental and Site Review Division West, DPWES
Scott St. Clair, Director, Maintenance and Stormwater Management Division, DPWES
Waiver File

Waiver #06194-WPFM-002-1 Conditions

Goodwin House, Inc.
PCA 2005-MA-005
October 22, 2007

1. The underground facility shall be constructed in accordance with the development plan as modified by these conditions and approved by the Director of the Department of Public Works and Environmental Services (DPWES).
2. The underground facility shall be constructed of reinforced concrete products only and incorporate safety features, including locking manholes and doors, as determined by DPWES at the time of construction plan submission.
3. The underground facilities shall be privately maintained and shall not be located in a County storm drain easement.
4. A private maintenance agreement, as reviewed and approved by the Fairfax County Attorney's Office, shall be executed and recorded in the Land Records of the County. The private maintenance agreement shall be executed prior to final plan approval.

The private maintenance agreement shall address:

- County inspection and all other issues as may be necessary to insure that the facilities are maintained by the property owner in good working condition acceptable to the County.
 - A condition that the property owners, their successors or assigns shall not petition the County to take future maintenance or replace the underground facilities.
 - Establishment of a reserve fund, for future replacement of the underground facilities.
 - Establishment of procedures to follow to facilitate inspection by the County, i.e. advance notice procedure, whom to contact, who has the access keys, etc.
 - A condition that the property owners provide and continuously maintain, liability insurance. The typical liability insurance amount is at least \$1,000,000, against claims associated with underground facilities.
 - A statement that Fairfax County shall be held harmless from any liability associated with the facilities.
5. Operation, inspection and maintenance procedures associated with the underground facilities shall be incorporated in the site construction plan, private maintenance agreement, and property ownership documents which insure safe operation, inspection and maintenance of the facilities.

ATTACHMENT A

6. A financial plan for the property, to finance regular maintenance and full life cycle replacement costs, shall be established prior to final subdivision plat approval. A separate line item in the property annual budget for operation, inspection and maintenance shall be established. A reserve fund for future replacement of the underground facilities shall also be established based on the initial construction costs and an estimated 50-year lifespan for concrete products.
7. Prior to final construction plan approval, the applicant shall escrow sufficient funds which will cover a 20-year maintenance cycle of the underground facilities.
8. All future purchasers of the property shall be advised prior to entering into a contract of sale, that the property owner is responsible for the operation, inspection, maintenance and replacement of the underground facilities.
9. The owner and its successors and assigns shall disclose, as part of the chain of title, to all future property owners, the presence of the underground stormwater facilities and the responsibility for operation, inspection, maintenance and replacement of such facilities, by including the following language within the deed for each unit and the record plat:

“The owner and its successors and assigns are responsible for the operation, inspection, maintenance and replacement of the underground stormwater facilities as set forth in the property owner’s documents and a private maintenance agreement entered into with the County.”

ATTACHMENT B

The Public Facilities Manual (PFM) Section 6-0303.8 (24-88-PFM, 83-04-PFM)

Underground detention facilities may not be used in residential developments, including rental townhouses, condominiums and apartments, unless specifically waived by the Board of Supervisors (Board) in conjunction with the approval of a rezoning, proffered condition amendment, special exception, or special exception amendment. In addition, after receiving input from the Director regarding a request by the property owner(s) to use underground detention in a residential development, the Board may grant a waiver if an application for rezoning, proffered condition amendment, special exception, and special exception amendment was approved prior to, June 8, 2004, and if an underground detention facility was a feature shown on an approved proffered development plan or on an approved special exception plat. Any decision by the Board to grant a waiver shall take into consideration possible impacts on public safety, the environment, and the burden placed on prospective owners for maintenance of the facilities. Any property owner(s) seeking a waiver shall provide for adequate funding for maintenance of the facilities where deemed appropriate by the Board. Underground detention facilities approved for use in residential developments by the Board shall be privately maintained, shall be disclosed as part of the chain of title to all future homeowners (e.g. individual members of a homeowners or condominium association) responsible for maintenance of the facilities, shall not be located in a County storm drainage easement, and a private maintenance agreement in a form acceptable to the Director must be executed before the construction plan is approved. Underground detention facilities may be used in commercial and industrial developments where private maintenance agreements are executed and the facilities are not located in a County storm drainage easement.

9-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.



9-304 Standards for all Category 3 Uses

In addition to the general standards set forth in Sect. 006 above, all Category 3 special exception uses shall satisfy the following standards:

- NA** 1. For public uses, it shall be concluded that the proposed location of the special exception use is necessary for the rendering of efficient governmental services to residents of properties within the general area of the location.
- 2. Except as may be qualified in the following Sections, all uses shall comply with the lot size requirements of the zoning district in which located.
- 3. Except as may be qualified in the following Sections, all uses shall comply with the bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Category 3 use may be increased.
- 4. All uses shall comply with the performance standards specified for the zoning district in which located.
- 5. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

7. Independent living facilities may include assisted living facilities and skilled nursing facilities designed solely for the residents as an accessory use.
8. All facilities of the development shall be solely for the use of the residents, employees and invited guests, but not for the general public.
9. In residential districts, the maximum building height shall be 50 feet and in commercial districts the maximum building height shall be as set forth in the district in which located, except that in all cases greater heights may be approved by the Board.
10. The minimum front, side and rear yard requirements shall be as follows, except greater yards may be required by the Board:
 - A. Where the yard abuts or is across a street from an area adopted in the comprehensive plan for 0.2 to 8 dwelling units per acre - 50 feet.
 - B. Where the yard abuts or is across a street from an area adopted in the comprehensive plan for a residential use having a density greater than 8 dwelling units per acre or any commercial, office or industrial use - 30 feet.
11. Transitional screening shall be provided in accordance with the provisions of Article 13, and for the purpose of that Article, an independent living facility shall be deemed a multiple family dwelling.
12. The provisions of Par. 6 above shall not be applicable to proffered rezoning and approved special exception applications or amendments thereto approved prior to May 20, 2003 or for special exception applications approved prior to May 20, 2003 for which a request for additional time to commence construction is subsequently requested in accordance with Sect. 9-015. Additionally, Par. 6 above shall not be applicable, unless requested by the applicant to rezoning and special exception amendment applications filed on or after May 20, 2003, which propose no increase in density over the previously approved density.

9-308

Additional Standards for Medical Care Facilities

1. In its development of a recommendation and report as required by Par. 3 of Sect. 303 above, the Health Care Advisory Board shall, in addition to information from the applicant, solicit information and comment from such providers and consumers of health services, or organizations representing such providers or consumers and health planning organizations, as may seem appropriate, provided that neither said Board nor the Board of Supervisors shall be bound by any such information or comment. The Health Care Advisory Board may hold such hearing or hearings as may seem appropriate, and may request of the Board of Supervisors such deferrals of Board action as may be reasonably necessary to accumulate information upon which to base a recommendation.
2. The Advisory Board, in making its recommendations, and the Board of Supervisors, in deciding on the issuance of such an exception, shall specifically consider whether or not:
 - A. There is a demonstrated need for the proposed facility, in the location, at the time, and in the configuration proposed. Such consideration shall take into account alternative facilities and/or services in existence or approved for construction, and the present and projected utilization of specialized treatment equipment available to persons proposed to be served by the applicant.
 - B. Any proposed specialized treatment or care facility has or can provide for a working relationship with a general hospital sufficiently close to ensure availability of a full range of diagnostic and treatment services.
 - C. The proposed facility will contribute to, and not divert or subvert, implementation of a plan for comprehensive health care for the area proposed to be served; such consideration shall take into account the experience of the applicant, the financial resources available and projected for project support and operation, and the nature and qualifications of the proposed staffing of the facility.
3. All such uses shall be designed to accommodate service vehicles with access to the building at a side or rear entrance.
4. No freestanding nursing facility shall be established except on a parcel of land fronting on, and with direct access to, an existing or planned collector or arterial street as defined in the adopted comprehensive plan.
5. No building shall be located closer than 45 feet to any street line or closer than 100 feet to any lot line which abuts an R-A through R-4 District.
6. In the R-E through R-5 Districts, no such use shall be located on a lot containing less than five (5) acres.
7. For hospitals, the Board of Supervisors may approve additional on-site signs when it is determined, based on the size and nature of the hospital, that additional signs are necessary in order to provide needed information to the public and that such signs will not have an adverse impact on adjacent properties. All proposed signs shall be subject to the maximum area and height limitations for hospital signs set forth in Article 12. All requests shall show the location, size, height and number of all signs, as well as the information to be displayed on the signs.

9-607 Provisions for Approving an Increase in Building Heights

As set forth in the C-3, C-4, C-6, C-7, C-8, C-9, I-1, I-2, I-3, I-4, I-5 and I-6 Districts, and as applicable to all Group 3, Institutional Uses and Category 3, Quasi-Public Uses, the Board may approve a special exception for an increase in height above the maximum building height regulations specified for the zoning district or a given use, but only in accordance with the following provisions:

1. An increase in height may be approved only where such will be in harmony with the policies embodied in the adopted comprehensive plan.
2. An increase in height may be approved only in those locations where the resultant height will not be detrimental to the character and development of adjacent lands.
3. An increase in height may be approved in only those instances where the remaining regulations for the zoning district can be satisfied.

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A GENERALIZED DEVELOPMENT PLAN (GDP) is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A CONCEPTUAL DEVELOPMENT PLAN (CDP) is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A FINAL DEVELOPMENT PLAN (FDP) is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		