



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

June 3, 2008

Mark C. Looney
Cooley Godward LLP
One Freedom Square
11951 Freedom Drive, Suite 1500
Reston, Virginia 20190-5601

RE: Planned Residential Community Application PRC 82-C-060

Dear Mr. Looney:

At a regular meeting of the Board of Supervisors held on June 2, 2008, the Board approved Planned Residential Community Application PRC 82-C-060 in the name of Athena/Renaissance Reston LLC and the Unit Owners Association of the ParcReston Condominium. The Board's action approved the PRC Plan associated with Rezoning Application RZ 82-C-060 to permit residential development. The subject property is located east of Reston Parkway, north of Temporary Road, west of North Shore Drive, and 900 feet south of Baron Cameron Avenue [Tax Map 17-2 ((1)) 23, 24 and 24A; 17-2 ((40)) (1) 1-12; 17-2 ((40)) (2) 1-12; 17-2 ((40)) (3) 1-18; 17-2 ((40)) (4) 1-18; 17-2 ((40)) (5) 1-32; 17-2 ((40)) (6) 1-32; 17-2 ((40)) (7) 1-12; 17-2 ((40)) (8) 1-18; 17-2 ((40)) (9) 1-32; 17-2 ((40)) (10) 1-22; 17-2 ((40)) (11) 1-22; 17-2 ((40)) (12) 1-32; 17-2 ((40)) (13) 1-22; 17-2 ((40)) (14) 1-32; 17-2 ((40)) (15) 1-20] on approximately 23.0 acres of land zoned PRC in the Hunter Mill District and is subject to the following development conditions:

1. Any plan submitted pursuant to this PRC Plan shall be in substantial conformance with the approved PRC Plan entitled "*PRC 82-C-060 Reston Section 81, Blocks 1 & 2, ParcReston*", prepared by Urban Engineering & Associates, Inc., consisting of 23 sheets, and dated October 2005 as revised through April 25, 2008. Minor modifications to the approved PRC Plan may be permitted pursuant to Sect. 16-203 of the Zoning Ordinance.

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.

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
<http://www.fairfaxcounty.gov/bosclerk>

The Board also:

- Reaffirmed the previously approved modification of the transitional screening along the northern property line (Wainwright Drive) in favor of the existing vegetation.
- Reaffirmed the previously approved waiver of the barrier requirement along the northern property line (Wainwright Drive).

If you have questions regarding this Planned Residential Community Application, they should be directed to the Zoning Evaluation Division in the Department of Planning and Zoning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055 Government Center Parkway, Fairfax, Virginia 22035.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors
NV/dms

RECEIVED
Department of Planning & Zoning

JUN 17 2008

Zoning Evaluation Division

Cc: Chairman Gerald E. Connolly
Supervisor Catherine Hudgins, Hunter Mill District
Janet Coldsmith, Director, Real Estate Division. Dept. of Tax Administration
Regina Coyle, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager. – GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Transportation. Planning Division
Ellen Gallagher, Capital Projects and Operations Div., Dept. of Transportation
Audrey Clark, Director – Building Plan Review, DPWES
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
District Planning Commissioner
Barbara J. Lippa, Executive Director, Planning Commission
Jose Comayagua, Director, Facilities Management
Denise James, Office of Capital Facilities/Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation