



County of Fairfax, Virginia

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

November 28, 2006

Sheri Hoy
McGuire Woods, LLP
1750 Tysons Blvd.
McLean, VA 22102

RE: Proffered Condition Amendment Number PCA 2006-MV-005
Concurrent with: SE 2006-MV-001 and SE 2006-MV-013

Dear Ms.Hoy:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on November 20, 2006, approving Proffered Condition Amendment PCA 2006-MV-005 in the name of Pace-Boswell Associates, LLC, to establish proffers on the site and approve waivers and modifications in a Commercial Revitalization District (CRD) for PCA 2006-MV-005. The subject parcel(s) is located in the northeast quadrant of the intersection of Boswell Avenue and Richmond Highway on approximately 2.01 acres of land zoned C-8, R-2, Highway Corridor Overlay District (HC) and CRD, and located in the Mount Vernon District. The subject parcel is subject to the proffers dated November 8, 2006.

The Board also:

- Waived the service drive requirement along Richmond Highway
- Modified the transitional screening and waiver of the barrier requirements along the eastern perimeter of the C-8 parcel of the subject property, in favor of the transitional screening and barrier shown on the Generalized Development Plan/Special Exception (GDP/SE) Plat
- Waived the open space requirement for the C-8 portion of the Proffered Condition Amendment site
- Waived the onroad- bike-route requirement along Richmond Highway

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

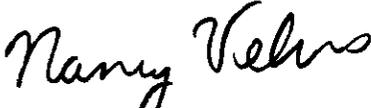
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<http://www.fairfaxcounty.gov/bosclerk>

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- Directed the Director of the Department of Public Works and Environmental Services to waive the frontage improvement requirements along Richmond Highway, in favor of those shown on the GDP/SE Plat

Sincerely,



Nancy Vickers
Clerk to the Board of Supervisors

NV/cwb

cc: Chairman Gerald E. Connolly
Supervisor Gerry Hyland, Mount Vernon District
Janet Coldsmith, Director, Real Estate Division. Dept. of Tax Administration
Barbara A. Byron, 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
Gary Chevalier, Office of Capital Facilities/Fairfax County Public Schools