

**Timber Ridge at EDS, LLC – Proposed Development**  
*October 4, 2012*

**Background**

- Prior application - RZ 2006-SU-007 – Approved February 2, 2007
  - Rezoned a total of approximately 67 acres from the I-5 District to the Planned Residential Mixed-Use (PRM) District.
  - Permits up to 1,159 multifamily units, 107,360 square feet of retail use, and 650,600 square feet of office use at an overall Floor Area Ratio (FAR) of 0.69.
- Timber Ridge at EDS, LLC (the "Applicant") purchased approximately 37 acres of the original site area identified as Fairfax County Tax Map 24-4 ((1)) 6C3 and 6C4 (the "Application Property") and is processing a partial Proffered Condition Amendment and Conceptual Development Plan/Final Development Plan Amendment identified as PCA/FDPA 2006-SU-007.

**Current Proposal**

- Reduce previously approved 1,159 units to 805 residential units
- Unit Types
  - 85 townhouses
  - 720 multifamily units
    - 342 units - Traditional Multifamily Units
    - 198 units - Two-Story Condos
    - 180 units – Elevator Condos

**Transportation Improvements**

- Construction of North/South Collector Road – 4 lane, median divided road with pedestrian enhancements.
- Centreville Road
  - Provide right-of-way dedication
  - Construct right turn lanes into Subject Property from Centreville Road to Parkland Drive and Main Street
  - Construct left turn lane from Centreville Road on to Main Street
- Wall Road
  - Improvements to result in left turn lane, through lane, and right turn lane on Wall Road.
- McLearen Road
  - Left turn lane from EDS Drive to McLearen Road
  - Right turn lane to Centreville Road
- Provide 2-3 bus shelters
- Traffic Signals – Provide or Adjust Signal Timings at the following intersections:

- Centreville Road and Kinross Circle South
- North/South Collector Road and Wall Road
- Wall Road and Centreville Road
- EDS Drive and North/South Collector Road
- North/South Collector Road and Parkland Drive

### **Park Complex**

- Fairfax County Tax Map Reference 24-4 ((1)) 6B3
- Approximately 17 acres
- Two (2) turf, lit rectangular fields
- Two (2) 60 foot baseball diamonds
- One (1) 90 foot baseball diamond
- Restrooms
- Parking
- Pedestrian Access
- Dedicated to Fairfax County Park Authority

### **Timeline**

- Planning Commission Public Hearing – October 17, 2012, 8:15 p.m.
- Board of Supervisors Public Hearing – October 30, 2012, 3:30 p.m.