



A NATIONAL DEVELOPER, BUILDER AND MANAGER OF
CLASS A MULTI FAMILY ASSETS

Toll Brothers®



Commonwealth Centre – Land Bay A

Sully District Council

Land Use and Transportation Committee

April 19, 2021



April 2020 Proposal



July 2020 Proposal



BOHLER
 SITE, CIVIL, AND LANDSCAPE ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	CONTRACT	CONTRACT
1	08/18/2021	REVISIONS FOR CONCEPT	08/18/2021
2	08/18/2021	REVISIONS FOR CONCEPT	08/18/2021
3	08/18/2021	REVISIONS FOR CONCEPT	08/18/2021

811
 Know what's below
 Call before you dig
 ALWAYS CALL 811
 It's fast. It's free. It's the law.

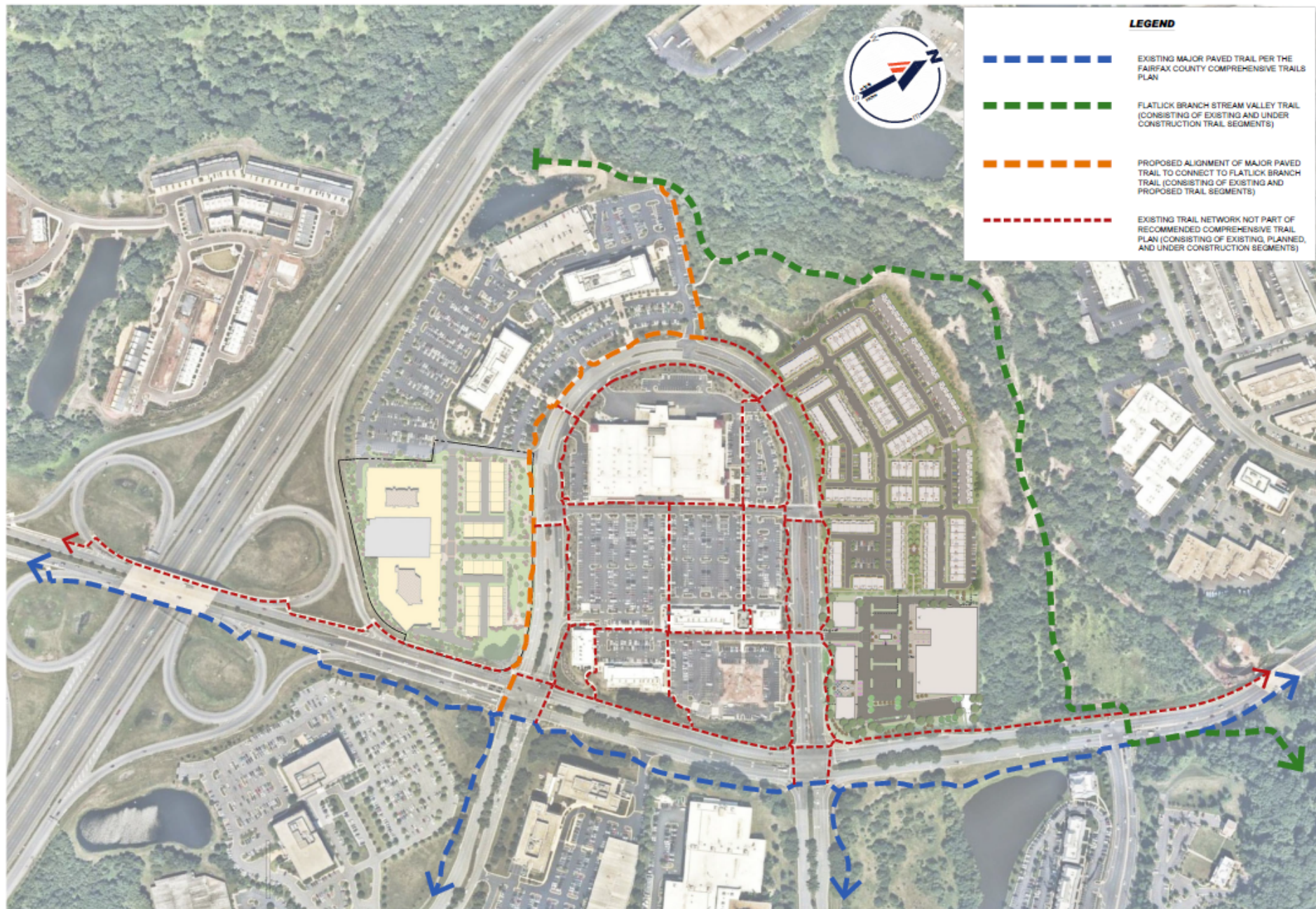
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PROJECT INFORMATION
 PROJECT NAME: JLB REALTY LLC AND TOLL MID-ATLANTIC LP COMPANY, INC.
 PROJECT NO.: 12025 WORLDGATE DR, SUITE 100, HITTENDEN, VIRGINIA 20170
 CHECKED BY: JLB
 DATE: 08/18/2021
 CAD D.T.: JLB

BOHLER
 12025 WORLDGATE DR, SUITE 100
 HITTENDEN, VIRGINIA 20170
 Phone: (703) 798-8000
 Fax: (703) 798-8001
Vib@BohlerEng.com

LANDSCAPE PLAN

SHEET NUMBER:
L-2
 REVISION 2 - 08/18/2021





 Public Amenity Spaces

BOHLER
 CIVIL AND LANDSCAPE ARCHITECTS
 PROGRAM MANAGER
 LANDSCAPE ARCHITECT
 SUSTAINABLE DESIGN
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	BY	CHKD
1	08/10/20	REVISED FOR ACCEPTANCE COMMENTS	WTC	WTC
2	01/08/21	REVISED PER COUNTY COMMENTS	WTC	WTC
3	04/16/21	REVISED LAYOUT	WTC	WTC

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PROJECT NO.	03300077
DRAWN BY	WTC
CHECKED BY	WTC
DATE	08/10/20
CAD D.T.	08/10/20

PROJECT: COMMONWEALTH CENTRE (P&A)
 CONCEPTUAL DEVELOPMENT PLAN
 AMENDMENT (CDPA)
 FINAL DEVELOPMENT PLAN AMENDMENT (FPA)
 JLB REALTY LLC
 AND
 TOLL MID-ATLANTIC
 LP COMPANY, INC.

COMMONWEALTH CENTRE
 LANDBAY A
 CHANTILLY
 FARM COUNTY, VA

BOHLER
 12025 WOODGATE DR. SUITE 200
 HERNDON, VIRGINIA 20170
 PHONE: (703) 755-5850
 FAX: (703) 755-5851
 VA@BohlerEng.com

COMMONWEALTH OF VIRGINIA
Paul T. Bohler
 NICHOLAS T. GEORGAS
 Cert. No. 001653
 LANDSCAPE ARCHITECT
 04/6/21

SHEET TITLE
**COMMONWEALTH
 CENTRE OVERALL
 OPEN SPACE PLAN**

SHEET NUMBER:
C-6A

REVISION 3 - 04/16/2021



BOHLER
 SITE, CIVIL, AND CONSTRUCTION ENGINEERING
 PROJECT MANAGEMENT
 LANDSCAPE ARCHITECTURE
 1325 WORLDGATE DR., SUITE 700
 HERNDON, VIRGINIA 20150
 PHONE: (703) 759-8000
 FAX: (703) 759-8001
 VA@BohlerEng.com

REVISIONS

REV.	DATE	COMMENT	BY	CHKD
1	04/19/2021	REV FOR ACCEPTANCE	STS	TPP
2	04/19/2021	PROVIDED FOR COMMENTS	STS	TPP
3	04/19/2021	REVISED LAYOUT	STS	TPP

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PROJECT NO:	8110001
DESIGN BY:	STS
CHECKED BY:	TPP
DATE:	04/19/2021
DATE:	04/19/2021

PROPOSED PROFFER CONDITION AMENDMENT (PCA)
 CONCEPTUAL DEVELOPMENT PLAN
 AMENDMENT (CDPA)
 FINAL DEVELOPMENT PLAN AMENDMENT (FPA)
 JLB REALTY LLC
 AND
 TOLL MID-ATLANTIC
 LP COMPANY, INC.

COMMONWEALTH CENTRE
 LANDSCAPE ARCHITECTURE
 FAIRFAX COUNTY, VA

BOHLER
 1325 WORLDGATE DR., SUITE 700
 HERNDON, VIRGINIA 20150
 PHONE: (703) 759-8000
 FAX: (703) 759-8001
 VA@BohlerEng.com

SHEET TITLE
**LANDSCAPE
 PLAN
 ENLARGEMENTS**
 SHEET NUMBER
L-4
 REVISION 3 - 04/19/2021



CACI FRONTAGE SEATING AREA 1
SCALE: 1"=20'



CACI FRONTAGE SEATING AREA 2
SCALE: 1"=20'

BOHLER
SITE CIVIL AND LANDSCAPE ARCHITECTS
10000 WOODLAWN DRIVE, SUITE 100
FARMERS MARKET, VA 22031
TEL: 703-755-0000
WWW.BOHLERENG.COM

REVISIONS

REV	DATE	CONTRACT	REVISION
1	20-02-20	REVISIONS	REVISIONS
2	20-02-20	REVISIONS	REVISIONS
3	20-02-20	REVISIONS	REVISIONS

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PROJECT NO.: 20-02-20
DRAWN BY: JLB
CHECKED BY: JLB
DATE: 02/20/20
CAD ID: JLB

PROPOSED CONDITION AMENDMENT (PCA)
CONCEPTUAL DEVELOPMENT PLAN
AMENDMENT (CDPA)
FINAL DEVELOPMENT PLAN AMENDMENT (FDPA)
JLB REALTY LLC
AND
TOLL MID-ATLANTIC
LP COMPANY, INC.
COMMONWEALTH OF VIRGINIA
LAURENCE A. LAURENCE
CHAIRMAN
FAIRFAX COUNTY, VA

BOHLER
10000 WOODLAWN DRIVE, SUITE 100
FARMERS MARKET, VA 22031
Phone: 703-755-0000
Fax: 703-755-0000
VIA@BohlerEng.com

**LANDSCAPE
PLAN
ENLARGEMENTS**

SHEET TITLE:
**LANDSCAPE
PLAN
ENLARGEMENTS**
SHEET NUMBER:
L-5

REVISION 2 - 04/16/2021



REVISIONS

REV	DATE	CONTRACT	DATE
1	30/3/22	CONTRACT	30/3/22
2	01/04/22	CONTRACT	01/04/22
3	01/04/22	CONTRACT	01/04/22



PROJECT NO: 220002
 DRAWN BY: JLB
 CHECKED BY: JLB
 DATE: 03/04/22
 CAD ID: LJB

PROPOSED CONDITIONAL PLANNING
 CONCEPTUAL DEVELOPMENT PLAN
 ALTERNATIVE (CPDA)
 FINAL DEVELOPMENT PLAN ALTERNATIVE (FPA)
 JLB REALTY LLC
 AND
 TOLL MID-ATLANTIC
 LP COMPANY, INC.

COMMONWEALTH OF VIRGINIA
 LANDLORD &
 FARMASVILLE, VA

BOHLER
 10025 WORLDGATE DR. SUITE 100
 FARMASVILLE, VA 22431
 Phone: (540) 753-0000
 Fax: (540) 753-0000
 Web: WWW.BOHLENGRUPP.COM

**LANDSCAPE
 PLAN
 ENLARGEMENTS**

SHEET NUMBER:
L-6

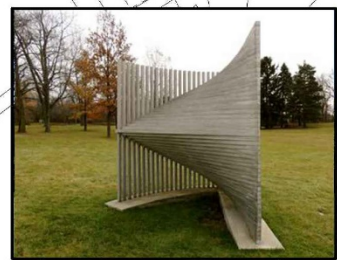
REVISION 2 - 04/16/2021

COMMONWEALTH CENTRAL PARK

MULTI-PURPOSE FIELD



MOVIE LAWN



ART SCULPTURE



FREE FORM LANDSCAPE MASSING

THE ILLUSTRATIONS PRESENTED ON THIS SHEET ARE PRELIMINARY. THEY ARE PRESENTED TO ILLUSTRATE THE CONCEPTUAL CHARACTER OF THE PROPOSED DEVELOPMENT. THEY ARE NOT TO BE USED FOR ANY OTHER PURPOSE AND ARE SUBJECT TO CHANGE AT THE TIME OF FINAL ENGINEERING AND DESIGN.



FRONT ELEVATION

BOHLER
 ARCHITECTURAL ENGINEERING
 10000 WOODLAWN DRIVE, SUITE 100
 FALLS CHURCH, VA 22044
 (703) 751-8000
 WWW.BOHLER-ENG.COM

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD
1	05/20/2021	REVISED PER COMMENTS	MLB	
2	06/04/2021	COMBINED COMMENTS	MLB	
3	06/10/2021	REVISED PER COMMENTS	MLB	

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PROJECT NO.: 21-0002P
 DRAWN BY: MLB
 CHECKED BY: JLB
 DATE: 05/20/21
 CAD D.D.: 05/20/21

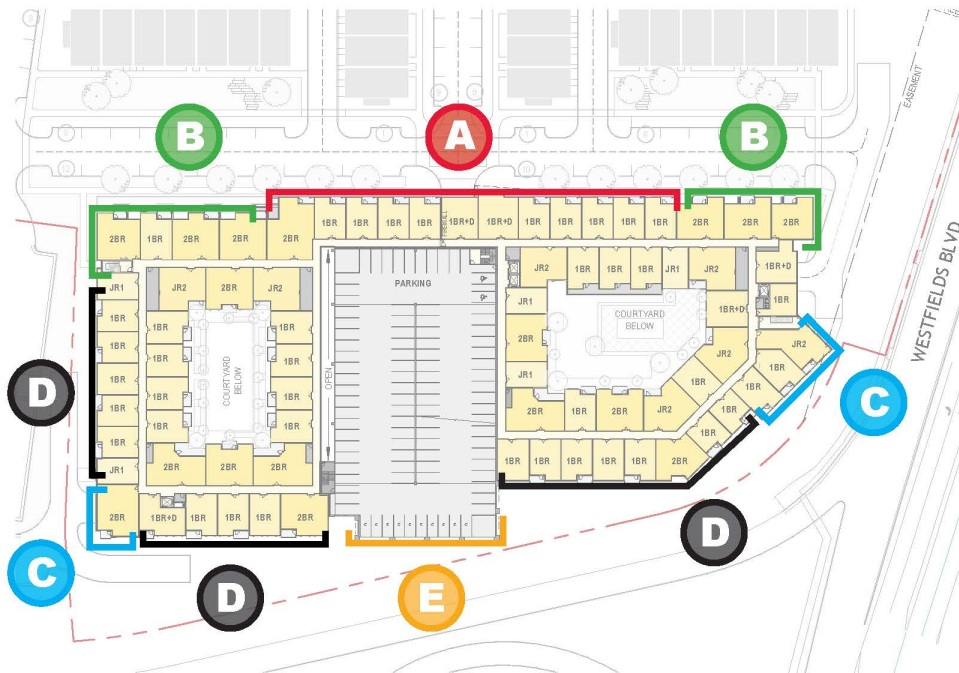
PROPOSED CONDITIONAL PLANNING PERMIT (CPPL)
 CONCEPTUAL DEVELOPMENT PLAN
 ALTERNATIVE (CPPLA)
 FULL DEVELOPMENT PLAN ALTERNATIVE (FDPLA)
 JLB REALTY LLC
 AND
 TOLL MID-ATLANTIC
 LP COMPANY, INC.
 COMMONWEALTH OFFICER
 LAURAY A.
 CHRYL LLY
 FAIRFAX COUNTY, VA

BOHLER
 10000 WOODLAWN DRIVE, SUITE 100
 FALLS CHURCH, VA 22044
 Phone: (703) 751-8000
 Fax: (703) 751-8000
 VLB@BohlerEng.com



SHEET TITLE
**TRIPLEX
 ELEVATION**
 SHEET NUMBER:
A-2
 REVISION 2 - 04/16/2021

DATE: 05/20/21
 PROJECT: 21-0002P
 SHEET: A-2
 DRAWN BY: MLB
 CHECKED BY: JLB
 CAD D.D.: 05/20/21



FAÇADE DESIGN STRATEGY

Façade types are separated by a break or reveal.

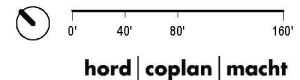
TYPE A – The signature entry façade of the building.

TYPE B – A town home articulation. The scale and rhythm relate to the townhome development.

TYPE C – Brick façade to identify and anchor the gateway corners of the project.

TYPE D – Expression linking more identifiable elements. Uses balconies to create bays and modulate the façade.

TYPE E – Architecturally screened garage





NORTH FACADE

Westfields | JLB | Design Update 03.22.2021

hord | coplan | macht



CORNER SE

Westfields | JLB | Design Update 03.22.2021

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CORNER SE

Westfields | JLB | Design Update 03.22.2021

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CORNER SW

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SOUTH FACADE

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CONTEXT VIEW A

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CONTEXT VIEW B

Westfields | JLB | Design Update 03.22.2021

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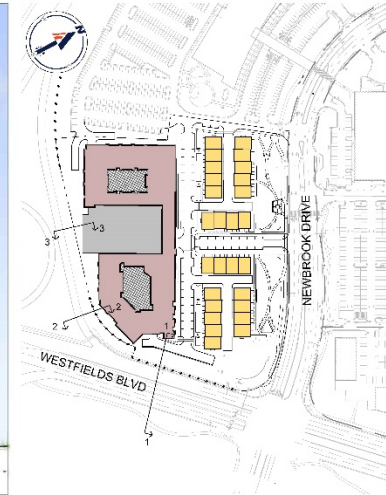
Questions?



WESTFIELD BLVD SECTION 2
SCALE: 1" = 10'



WESTFIELD BLVD SECTION 3
SCALE: 1" = 10'



SECTION KEY MAP
SCALE: 1" = 150'



WESTFIELD BLVD SECTION 1
SCALE: 1" = 10'

REVISIONS			
REV.	DATE	DESCRIPTION	BY
1	08/16/2021	REVISED PER COMMENTS	JLB
2	08/16/2021	REVISED PER COMMENTS	JLB
3	08/16/2021	REVISED PER COMMENTS	JLB



PROJECT NO.	21-00001
DRAWN BY	JLB
CHECKED BY	JLB
DATE	08/16/21
CAD D.T.	08/16/21

PROJECT LOCATION: 12025 WORLDGATE DR., SUITE 750, FARMERSVILLE, VA 22434
 PROJECT NAME: CONCEPTUAL DEVELOPMENT PLAN AMENDMENT (CDPA)
 FINAL DEVELOPMENT PLAN AMENDMENT (FDPA)
 JLB REALTY LLC
 AND
 TOLL MID-ATLANTIC
 LP COMPANY, INC.
 COMMUNITY: TOLL OFA "B"
 LAND: 1.00 AC
 COUNTY: FAIRFAX COUNTY, VA

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VIA@BohlerEng.com



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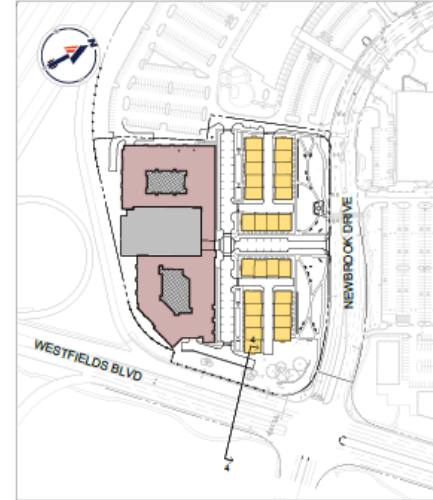
SITE SECTIONS

SHEET NUMBER
C-5.A

REVISION 2 - 04/16/2021



WESTFIELD BLVD SECTION 4
SCALE: 1" = 10'



SECTION KEY MAP
SCALE: 1" = 150'

REVISIONS				
REV	DATE	COMMENT	BY	CHK
1	08/10/20	REV PER ACCEPTANCE COMMENTS	WJS	WJS
2	10/16/20	REVISED PER COUNTY COMMENTS	WJS	WJS
3	10/16/20	REVISED LAYOUT	WJS	WJS



PROJECT: PROFFER CENTER AMENDMENT (PCA)
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT (CDPA)
FINAL DEVELOPMENT PLAN AMENDMENT (FPA)
JLB REALTY LLC
AND
TOLL MID-ATLANTIC LP COMPANY, INC.

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FAIRFAX COUNTY, VA

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SHEET TITLE:

SITE SECTIONS

SHEET NUMBER:
C-5.B

REVISION 3 - 04/19/2021