

NEW BROOK PARK SULLY DISTRICT LAND USE AND TRANSPORTATION COMMITTEE

May 19, 2025

Newbrook Park Plan Overview

Plan Highlights

- Delivers much needed housing in Westfields, replacing vintage vacant office and underutilized parking lots.
- Frontages have been designed to create a “suburban urban” edge consistent with WBOA’s vision for this area of Westfields.
- Urban themed buildings provide for the appearance of scale and density, while obscuring townhomes and alleys from view on Newbrook and Park Meadow.
- Pedestrian connectivity and public space are prioritized, while incorporating WBOA’s vision for the stroll and public masterplan elements.
- Various active and passive public park elements have been planned, far exceeding Fairfax County’s urban park space requirements.
- In coordination with FCDOT, the plan establishes the early elements of a broader road grid with Westfields as future redevelopment occurs.



Newbrook Park Plan Comparison

Initial Rezoning Submission



Latest Rezoning Submission



Newbrook Park East Entrance



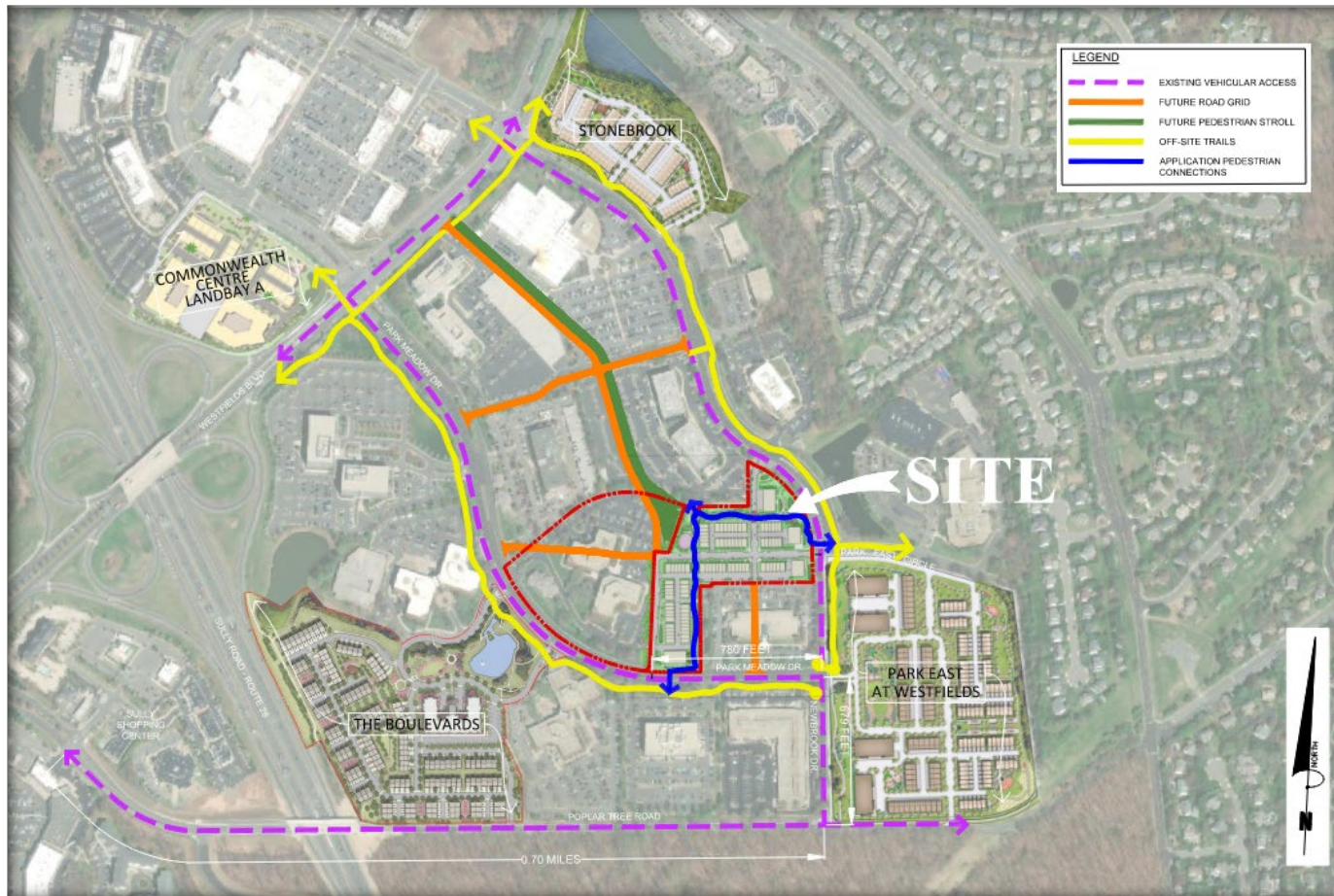
Renderings are conceptual in nature and subject to change during coordination with Fairfax County staff and WBOA ARB

Newbrook Park Northeast Park



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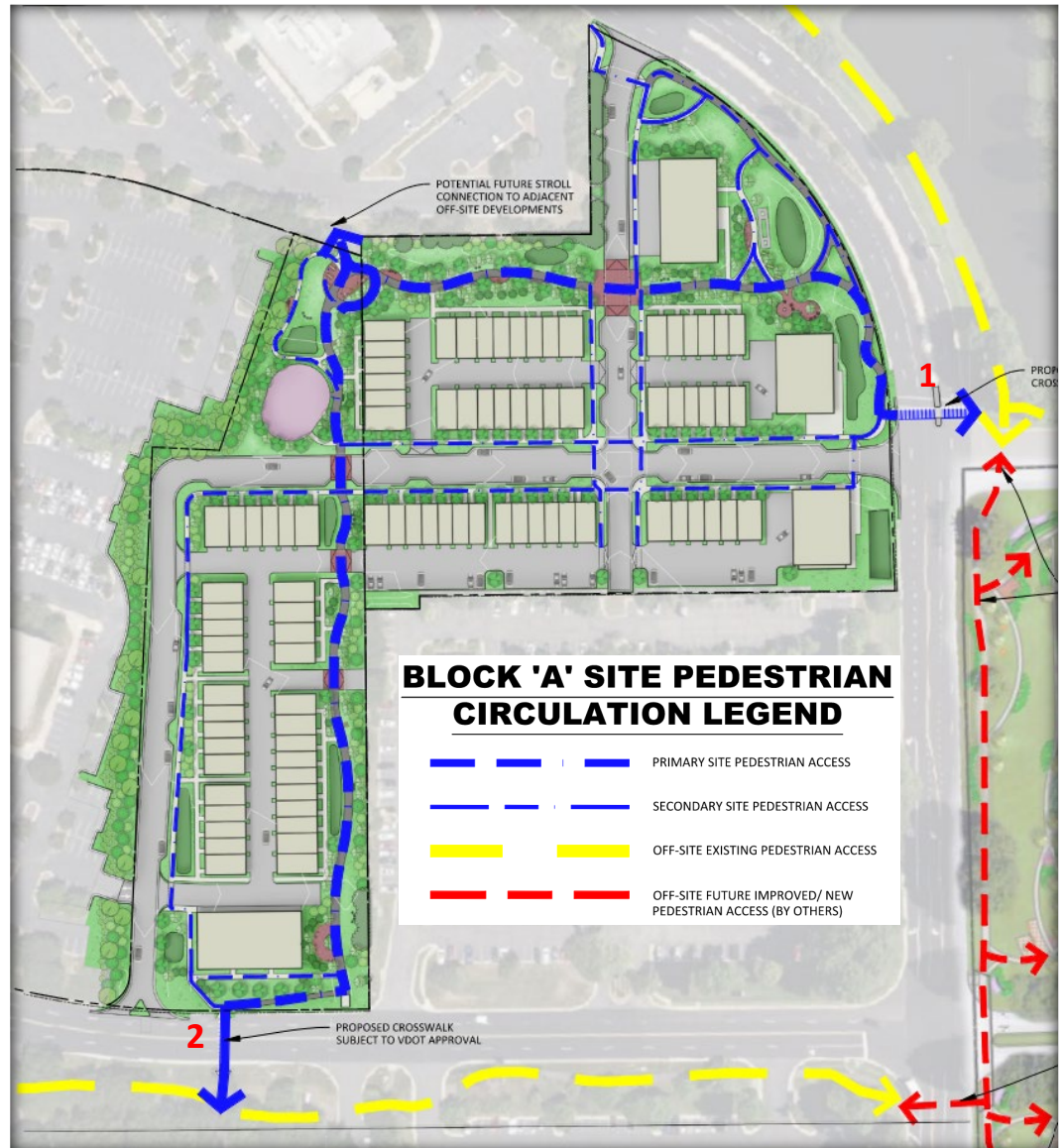
Newbrook Park – Transportation and Pedestrian Planning



- As the first redevelopment “inside the ring”, pre-submission planning was done with FCDOT and WBOA to ensure the transportation and pedestrian elements of the plan would be successful in the interim condition and the future.
- In consultation with WBOA, the plan now incorporates various elements from the Westfield’s Masterplan, including the first section the of the Stroll.

Newbrook Park – Pedestrian Circulation Enhancements

- Existing crosswalk at northern leg of the intersection of Newbrook Drive and Parkeast Circle to be enhanced for pedestrian safety with activated lights, signage and a median refuge. (1)
- Installation of new crosswalk at Park Meadow Drive is proposed to connect the project to the trail network on the south side of Park Meadow. (2)



Newbrook Park – Integration of WBOA Masterplan

- Initial permanent section of the WBOA Stroll, which has been coordinated with WBOA and reflected in their latest Masterplan. (1)
- Pedestrian Stroll extension to provide interim connectivity to Newbrook crossing until permanent Stroll is constructed (requires portion of the property to the north). (2)
- A secondary stroll pathway has been provided to connect to Park Meadow, as indicated in the WBOA Masterplan. (3)
- A central urban park has been incorporated to eventually receive the Stroll from the north and connect Newbrook and Park Meadow accessways. (4)



Newbrook Park – Public Spaces – Pedestrian Stroll



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Newbrook Park – Public Spaces – Pedestrian Stroll



Newbrook Park – Public Spaces – Pedestrian Stroll / Linear Park Imagery

