
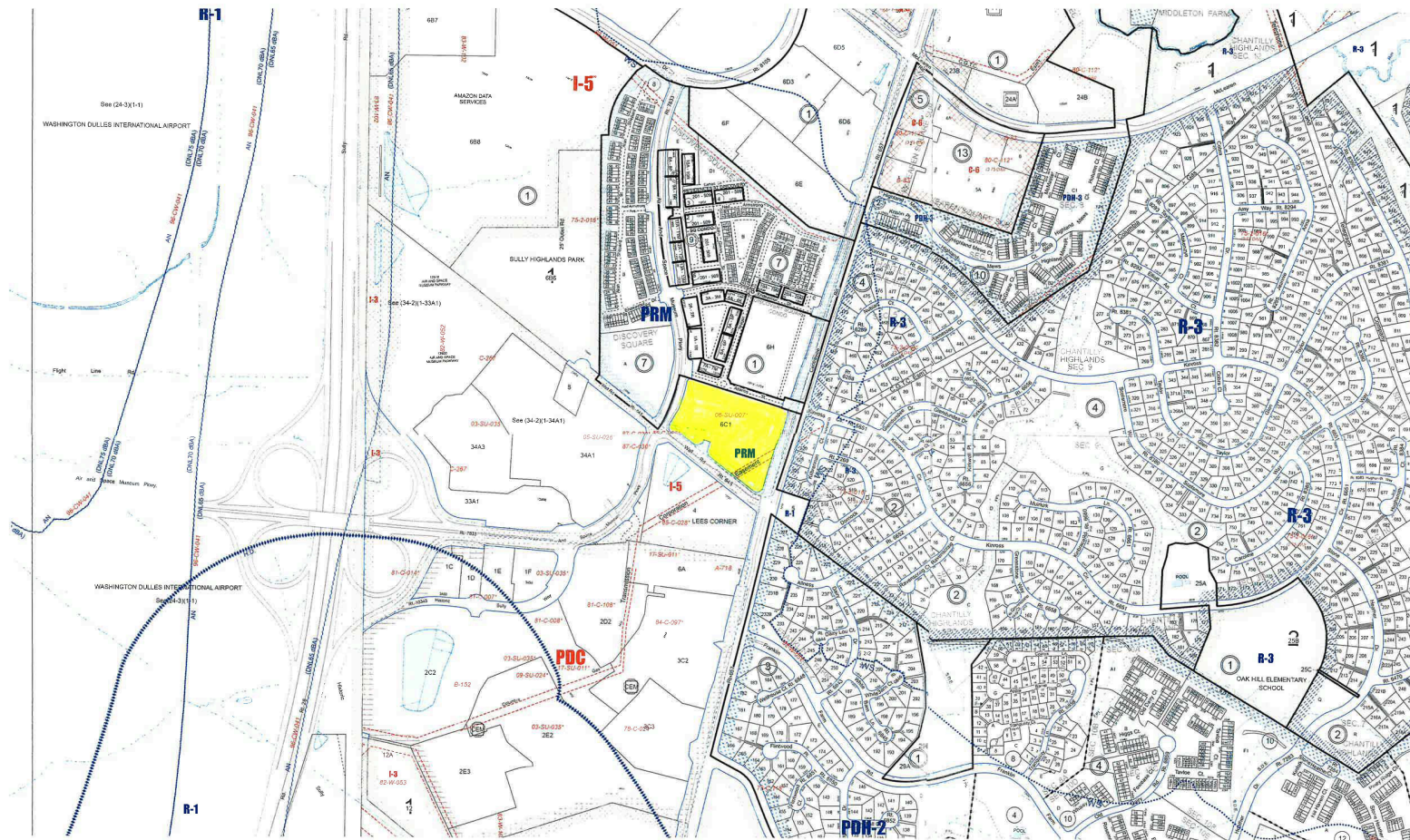


DISCOVERY SQUARE

Sully District Land Use Committee
July 21, 2025





LOCATION



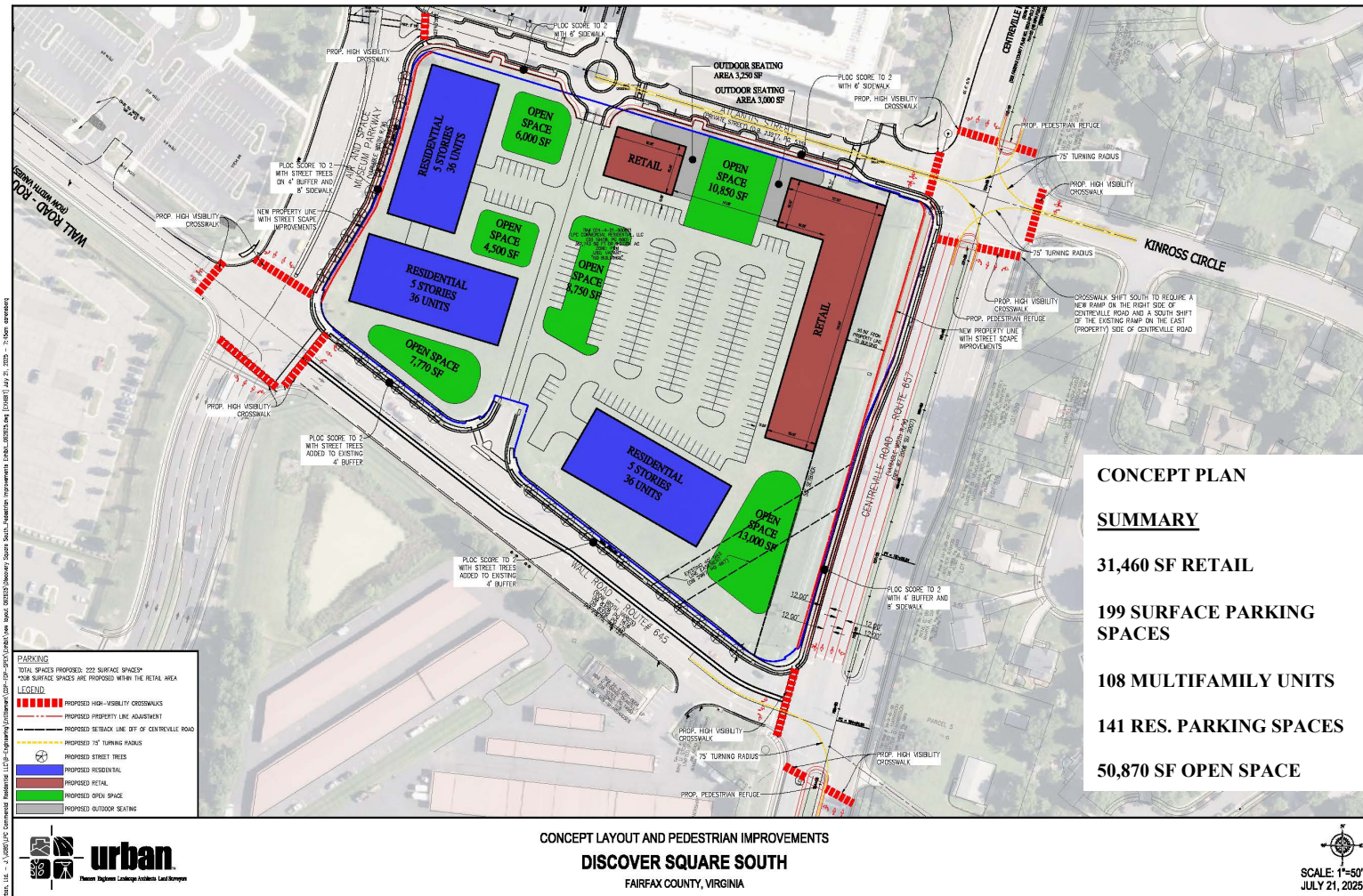
Upscale Mixed-Use, Residential, Retail Neighborhood

- Size and Zoning – 8.0 acres zoned to the PRM District
- Buffer – Retains 50 foot buffer along Centreville Road. Contributes to safety and noise mitigation.
- Streetscape – Continues Yeager Drive streetscape and creates quality streetscape along spine road.
- Pedestrian Environment – Accommodates sidewalks; integrates and screens parking.
- Built Environment – Integrates with balance of existing development which includes residential uses, community center, and park.
- Open Space and Amenities – Considers surrounding uses and accommodate features that are appropriate for the size of site. Creates gathering areas and community open space.
- Parking – Balance between providing enough parking for desired retail uses (e.g. restaurants) without overparking.
- Use Mix – Creates cohesive design between retail and residential components.

Site Overview



Prior Plan



Proposed Plan



Retail View - Illustrative



Retail View - Illustrative



Retail View - Illustrative



Residential View - Illustrative



Residential View - Illustrative