

Commonwealth Centre Landbay D2

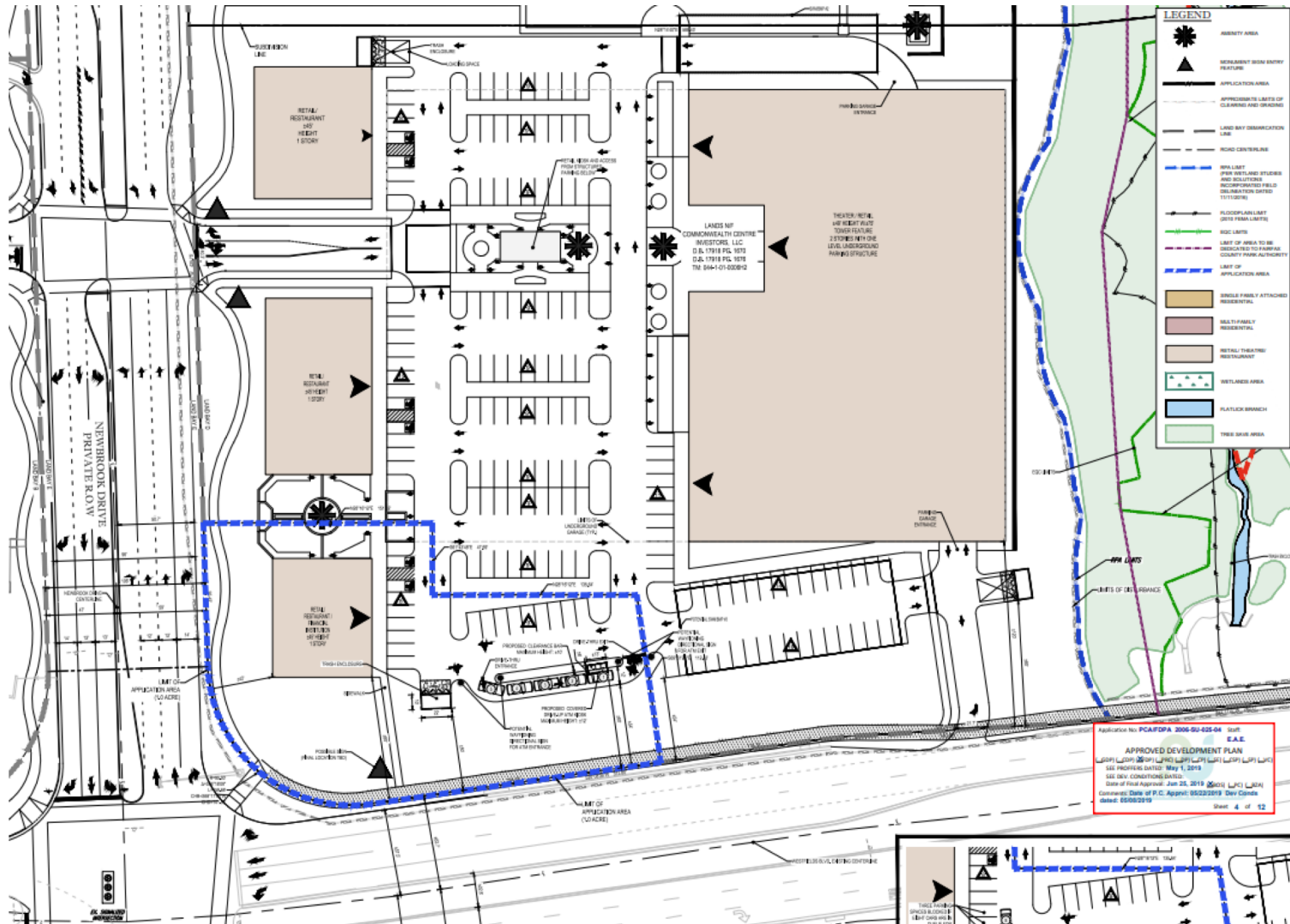
Proffered Condition Amendment/Conceptual and Final Development Plan Amendment

Presentation to Sully District Council Land Use & Transportation Committee
August 18, 2025

Site Location



Previously Approved (Unbuilt) Development

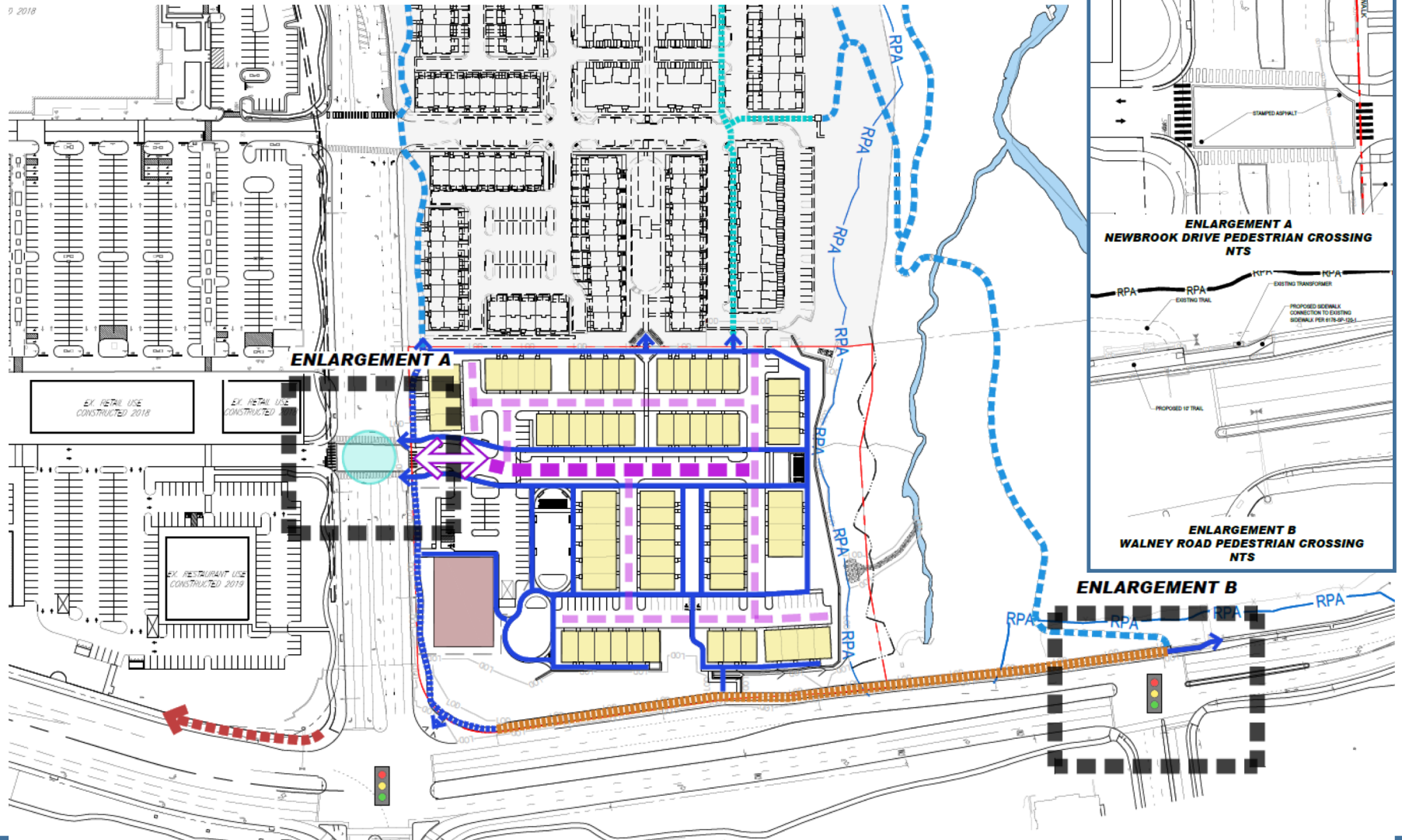


Proposed Development

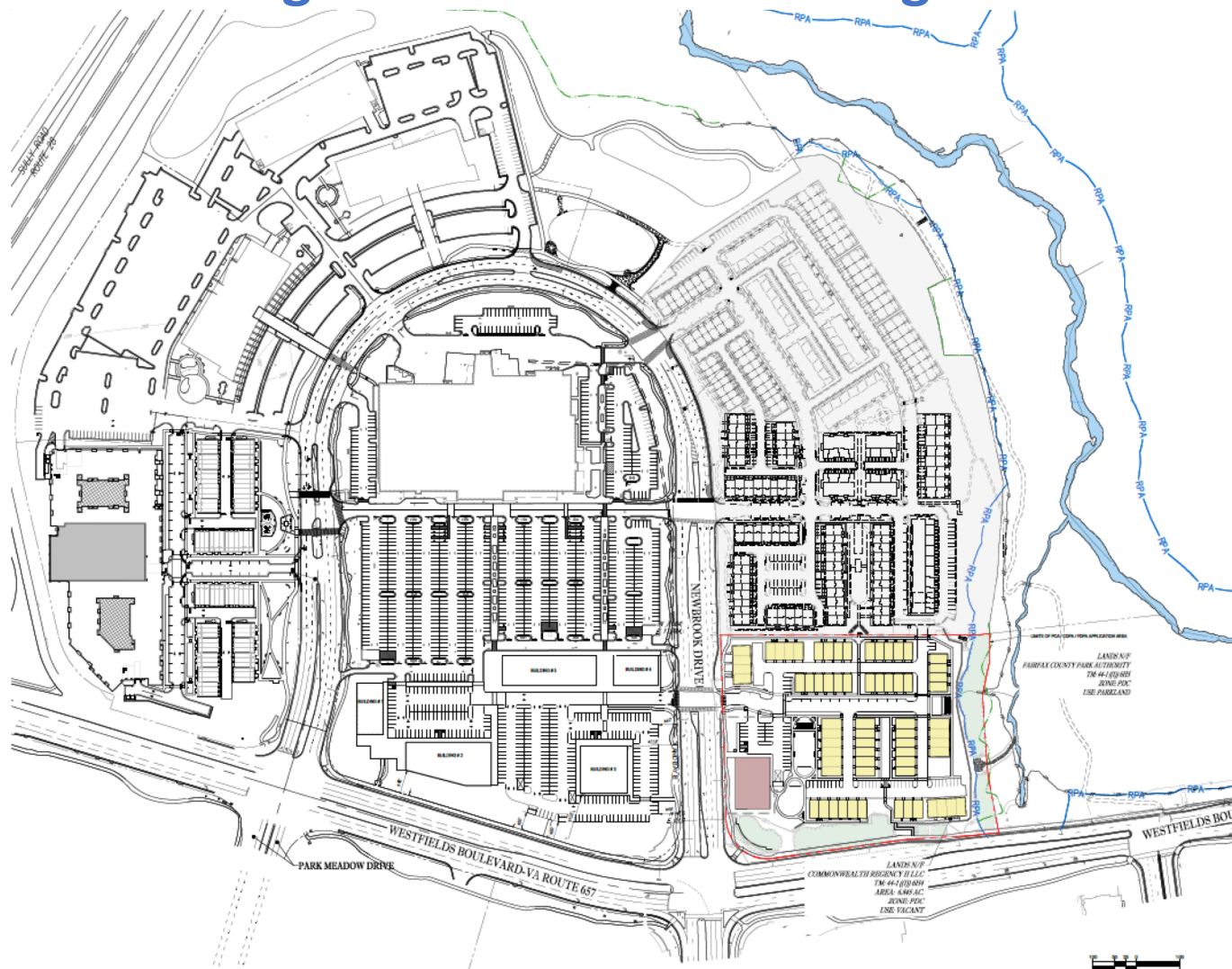


Enhanced Pedestrian Connectivity

9 2018



Integration With Surrounding Area



Architectural Character - Residential Dwellings



TYPICAL TOWNHOME FRONT ELEVATION



TYPICAL TOWNHOME SIDE HIGH VISIBILITY ELEVATION



TYPICAL TOWNHOME REAR ELEVATION



TYPICAL TOWNHOME SIDE LOW VISIBILITY ELEVATION



TYPICAL TOWNHOME FRONT ELEVATION



TYPICAL TOWNHOME FRONT ELEVATION

Urban Park Precedent Images



PERGOLA SEATING STRUCTURE



OVERHEAD ARBOR STRUCTURE



SEATING WALL



SHADE STRUCTURE WITH SEATING



OPEN LAWN PARK SPACE



OPEN LAWN PARK SPACE



POCKET PARK / PASSIVE SEATING AREA



PEDESTRIAN CIRCULATION BETWEEN BUILDINGS



TOWNHOME MEWS OPEN SPACE



NEWBROOK DRIVE STREETSCAPE

Application Benefits

- Development of vacant parcel with a residential neighborhood that integrates with the surrounding area
- Pedestrian connections to adjacent communities and surrounding area
- 2.9 acres of open space including .35 acres of publicly accessible urban park space
- Dedication of land and monetary contribution to facilitate construction of community arts building
- Stormwater management and preservation of adjacent environmentally sensitive areas
- ADUs/WDUs in accordance with Zoning Ordinance requirements and County Policy

Questions and Discussion