

NEWBROOK PARK

SULLY DISTRICT

**LAND USE AND TRANSPORTATION
COMMITTEE**

November 17, 2025

Newbrook Park Location



Newbrook Park Plan Comparison

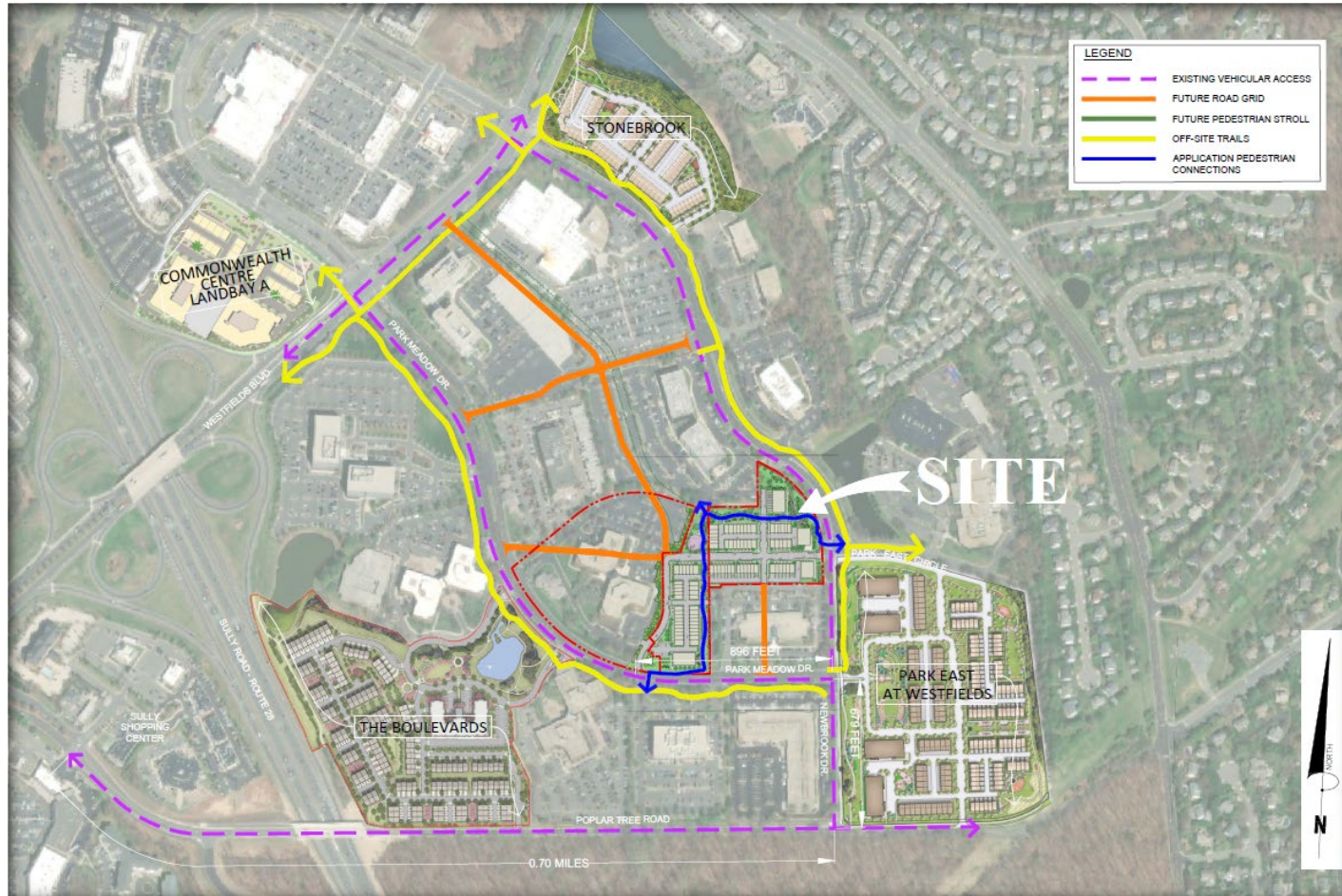
Prior Presented Plan (5.19.2025)



Latest Rezoning Submission



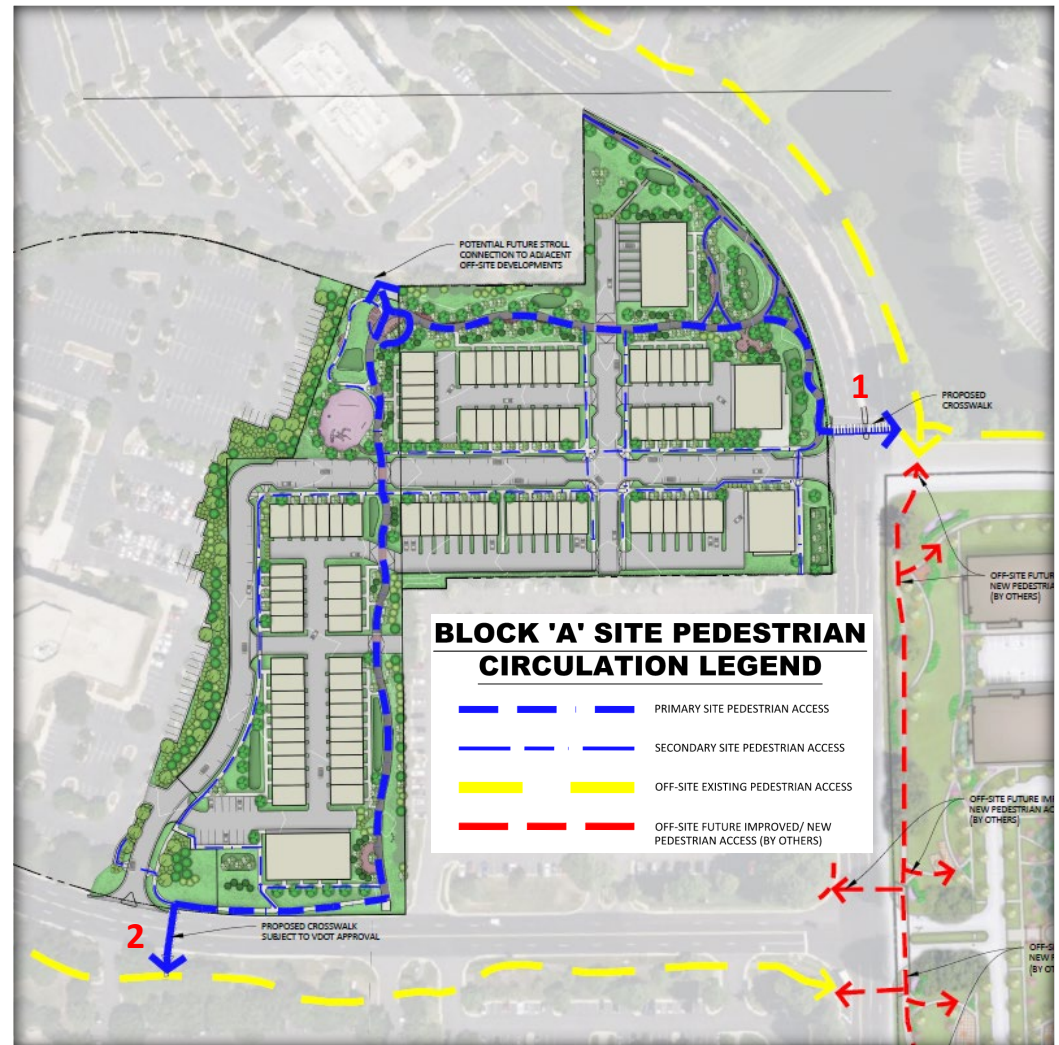
Newbrook Park – Transportation and Pedestrian Planning



- 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, all of which have now been reviewed and supported VDOT.
- In consultation with WBOA, the plan 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 an extended median, pedestrian refuge, improved signage and markings. (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)
- Each of the crossing improvements have been reviewed and support by VDOT through a formal crossing study submission.

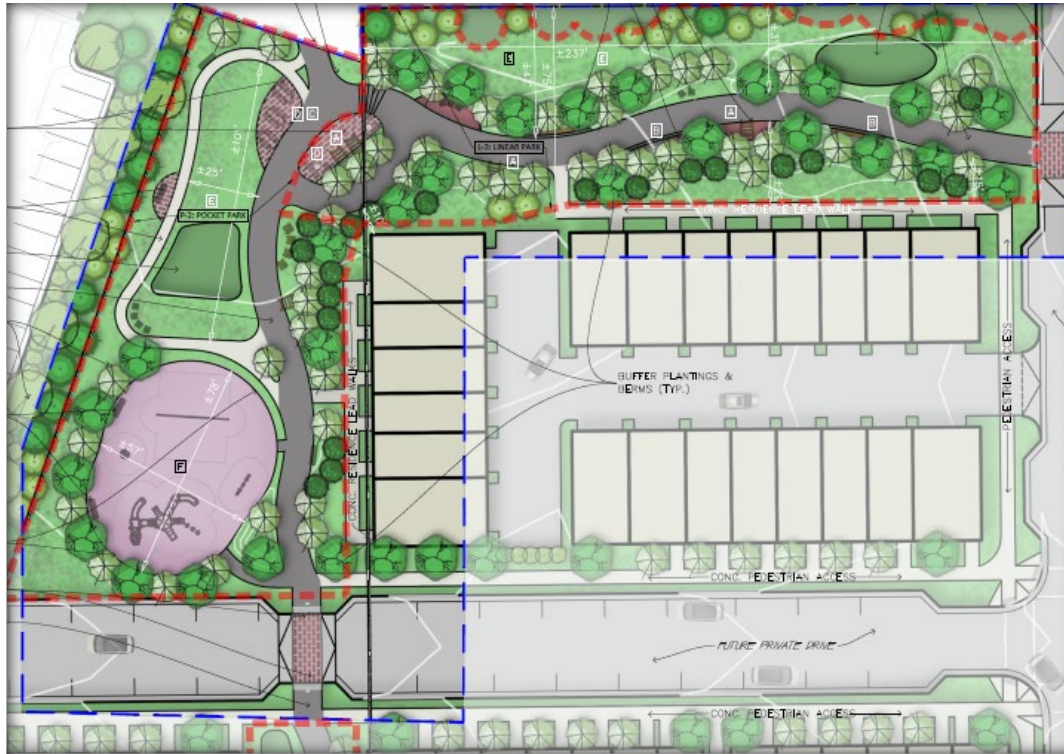


Newbrook Park – Integration of WBOA Masterplan

- 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 & Central Park





Newbrook Park – Public Spaces – Pedestrian Stroll & Park



Newbrook Park – Public Spaces – Pedestrian Stroll / Park Imagery

