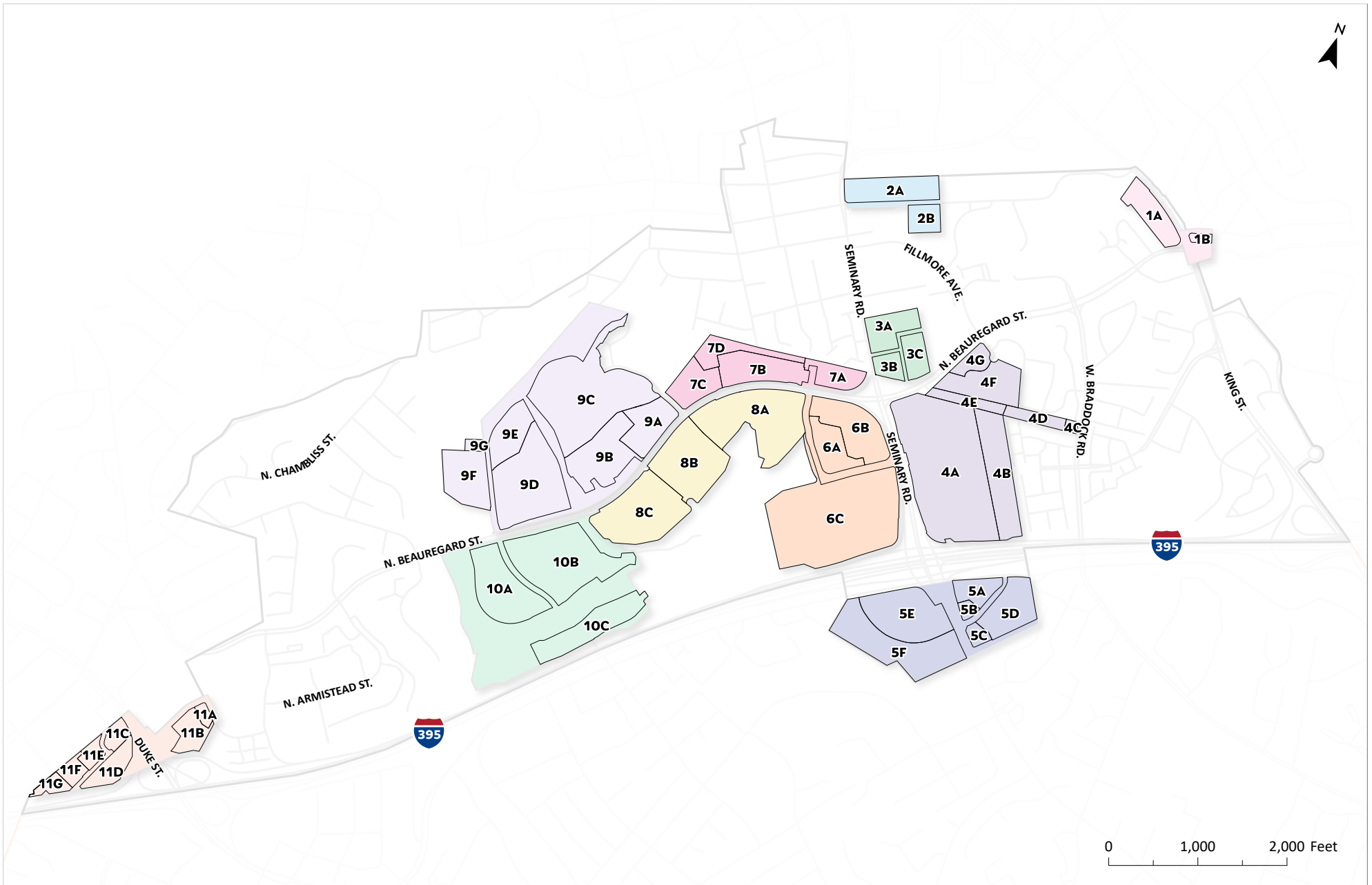


Figure 9: Neighborhood Map Key



Neighborhood Development Table (Table 4)

March 2024 | Working Draft

Neighborhood	Sub-Area	Land Use(s)	Floor Area Ratio (FAR)	Required Ground Floor Retail Frontage	Maximum Building Height (FT)	Parks (SF)
Neighborhood 1: King and Beaugard	1a	Residential/ Commercial	3.0	Yes	100	6,000
	1b	Residential/ Commercial	3.0	No	60 and 100	N/A
Neighborhood 2: Dawes/Coca-Cola	2a	Residential	3.0	No	60 and 85	N/A
	2b	Residential	3.0	No	85	25,000
Neighborhood 3: Upland Park	3a	Residential	Refer to CDD	Yes	45	N/A
	3b	Residential/ Commercial	Refer to CDD	Yes	100	37,000
	3c	Residential/ Commercial	Refer to CDD	Yes	100	N/A
Neighborhood 4: Southern Towers	4a	Residential/ Commercial	3.0	Yes	100*	174,000
	4b	Residential/ Commercial	3.0	No	85	
	4c	Residential	3.0	No	60	N/A
	4d	Residential/ Commercial	3.0	No	60	45,000
	4e	Residential/ Commercial	3.0	No	100	N/A
	4f	Residential/ Commercial	3.0	No	150	N/A
	4g	Residential/ Commercial	3.0	No	100	N/A



Neighborhood	Sub-Area	Land Use(s)	Floor Area Ratio (FAR)	Required Ground Floor Retail Frontage	Maximum Building Height (FT)	Parks (SF)
Neighborhood 5: Seminary, East of 395	5a	Residential/ Commercial	3.0	Yes	150	N/A
	5b	Residential/ Commercial	3.0	Yes	150	N/A
	5c	Residential/ Commercial	3.0	Yes	85	N/A
	5d	Residential/ Commercial	3.0	Yes	85	25,000
	5e	Residential	3.0	No	150	5,500
	5f	Residential	3.0	No	85	17,000
Neighborhood 6: Mark Center + Hilton	6a	Residential/ Commercial	3.0	No	100	N/A
	6b	Residential/ Commercial	3.0	No	100	6,000
	6c	Residential/ Commercial	3.0	No	150	20,000
Neighborhood 7: Adams	7a	Residential/ Commercial	Refer to CDD	No	100	132,000
	7b	Residential/ Commercial	Refer to CDD	No	85	
	7c	Residential/ Commercial	Refer to CDD	No	100	
	7d	Residential/ Commercial	Refer to CDD	No	N/A	
Neighborhood 8: Beauregard	8a	Residential/ Commercial	3.0	No	150	N/A
	8b	Residential/ Commercial	3.0	No	100	N/A
	8c	Residential	3.0	No	100	49,000



Neighborhood	Sub-Area	Land Use(s)	Floor Area Ratio (FAR)	Required Ground Floor Retail Frontage	Maximum Building Height (FT)	Parks (SF)
Neighborhood 9: Town Center and Garden	9a	Residential/ Commercial	Refer to CDD	Yes	110 and 130	355,000
	9b	Residential	Refer to CDD	Yes	110 and 130	
	9c	Residential	Refer to CDD	No	60	
	9d	Residential	Refer to CDD	No	60	196,000
	9e	Residential	Refer to CDD	No	45	
	9f	Residential	3.0	No	45	
	9g	Residential	3.0	No	60	N/A
Neighborhood 10: Greenway	10a	Residential	Refer to CDD	No	45	10,659,130
	10b	Residential	Refer to CDD	No	60	
	10c	Residential	Refer to CDD	No	60	
Neighborhood 11: Duke Street	11a	Residential/ Commercial	3.0	No	100	N/A
	11b	Residential/ Commercial	3.0	No	100	30,000
	11c	Residential/ Commercial	3.0	No	100	10,000
	11d	Residential/ Commercial	3.0	No	100	10,000
	11e	Residential/ Commercial	3.0	No	100	N/A
	11f	Residential/ Commercial	3.0	No	100	N/A
	11g	Residential/ Commercial	3.0	No	100	N/A
*Existing constructed building heights as of 2023 are permitted to remain and subject to all applicable Zoning Ordinance provisions.						

Figure 10

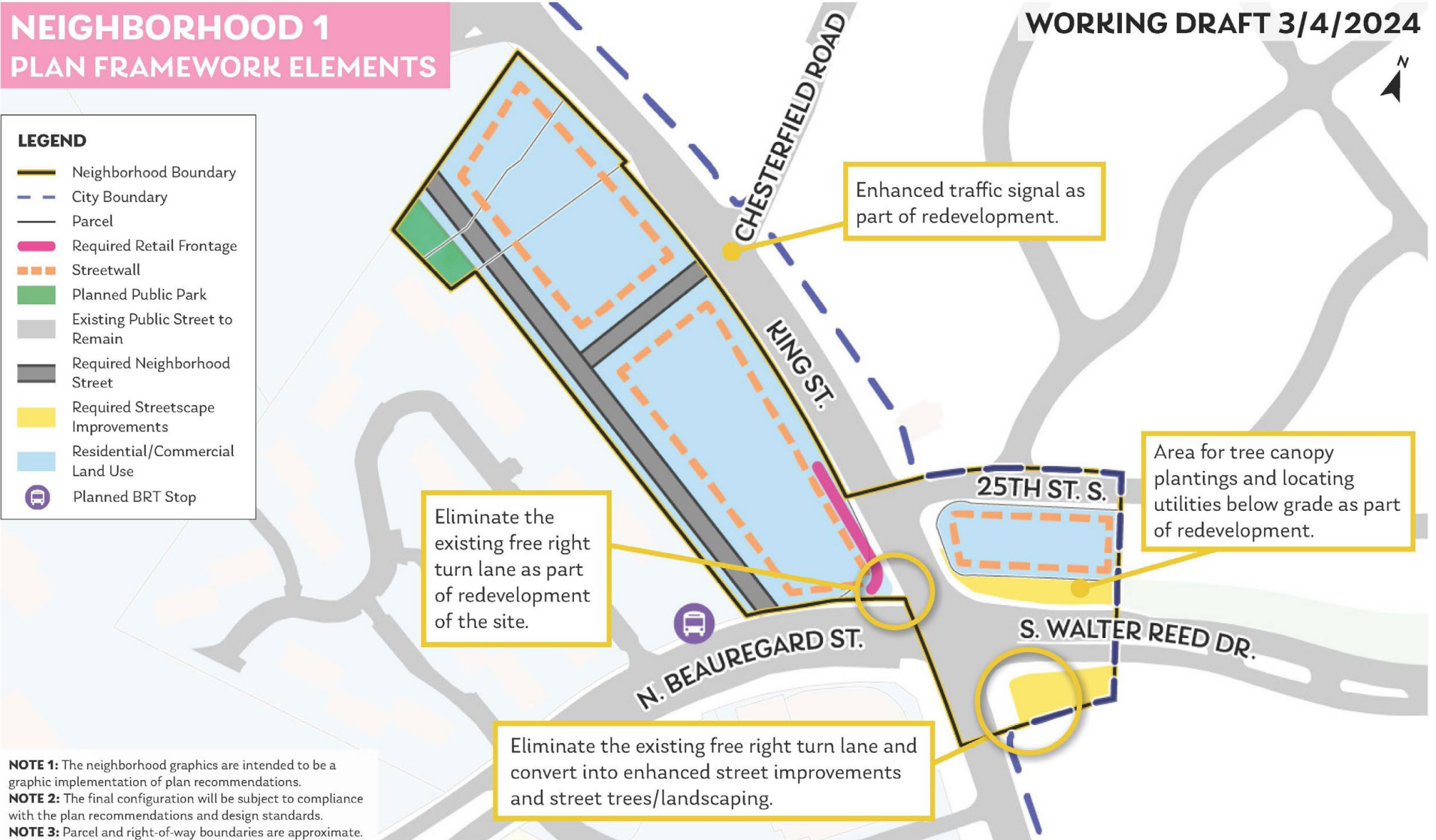


Figure 11

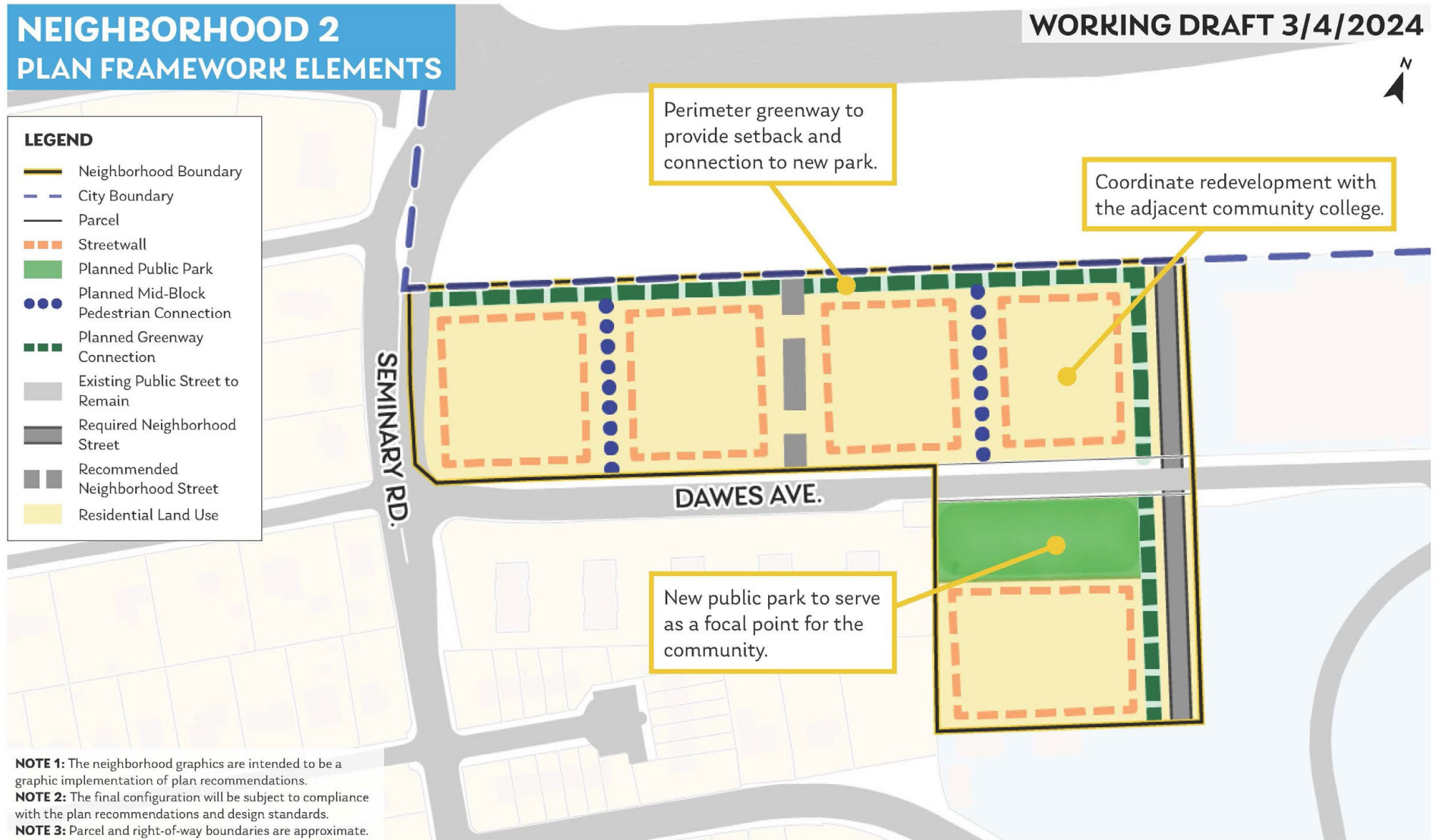


Figure 12

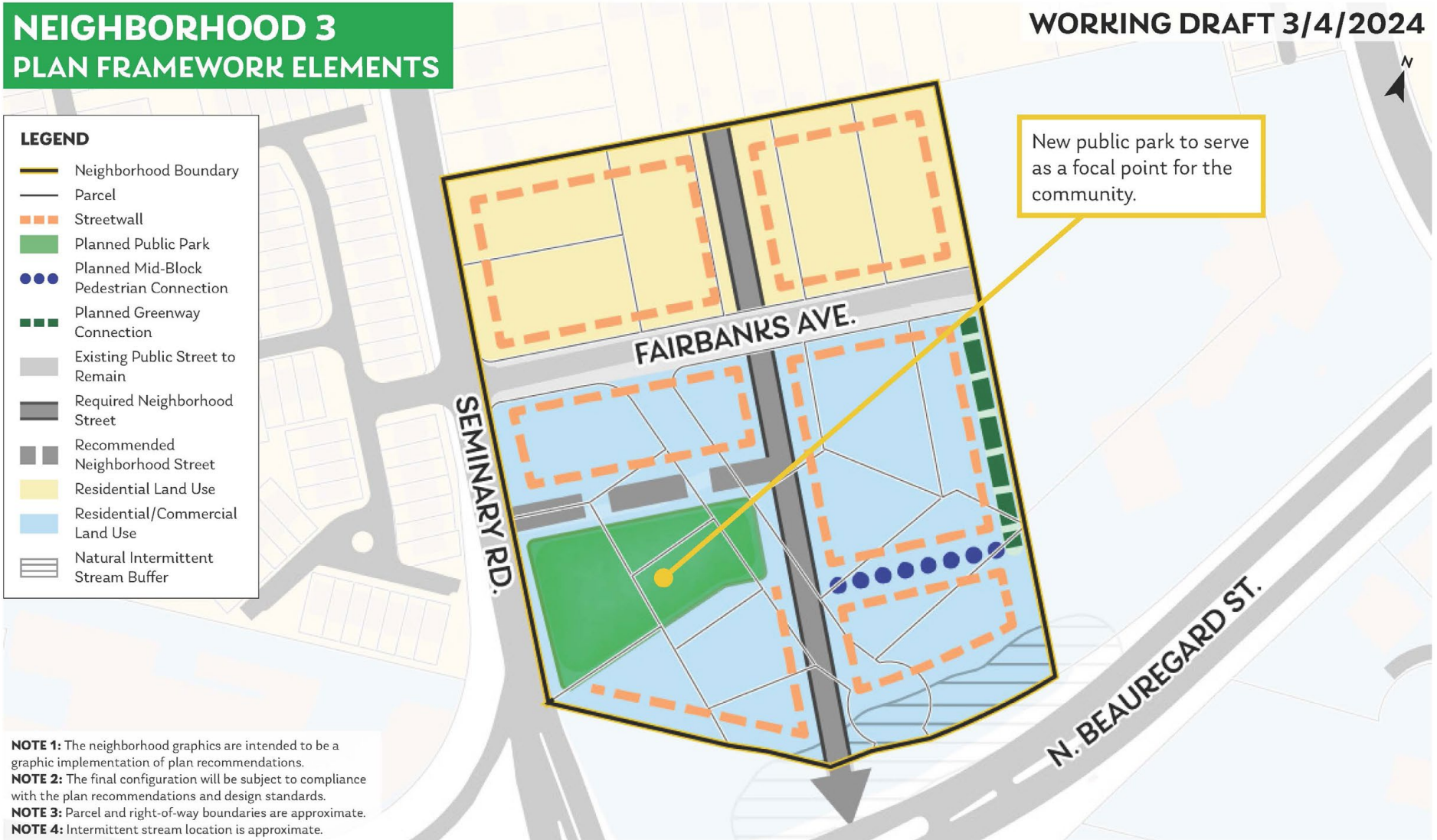


Figure 13

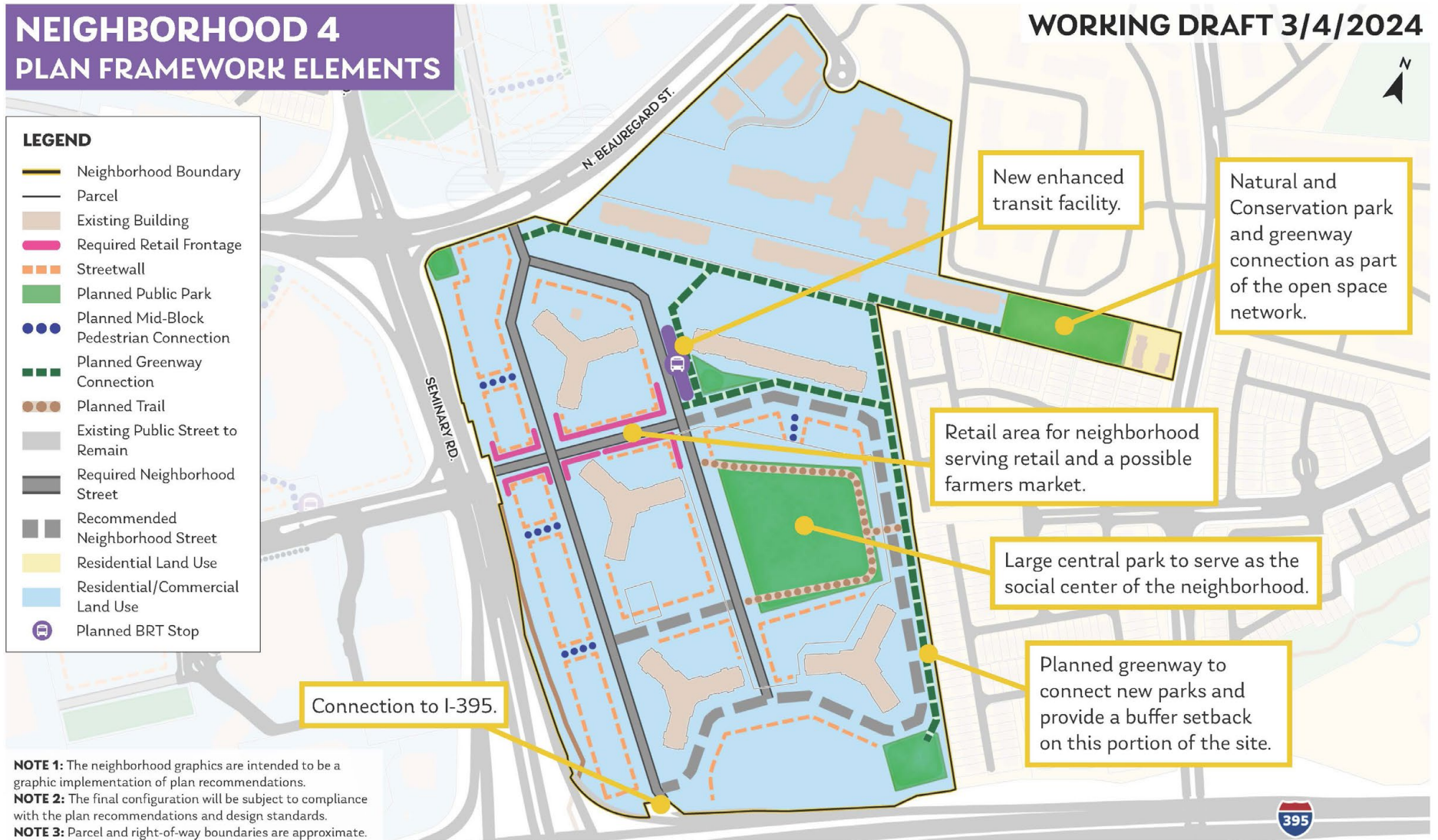


Figure 14

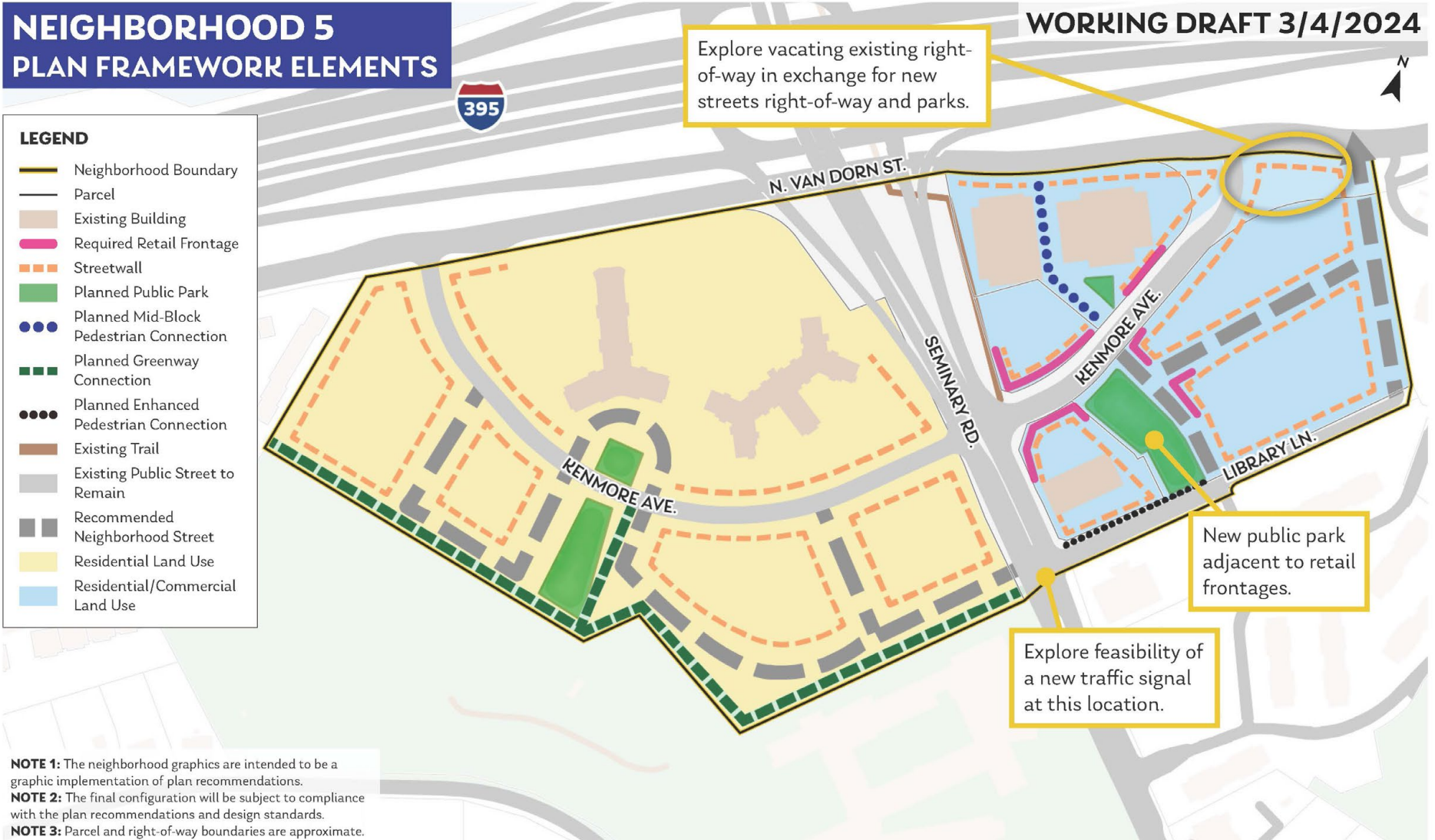


Figure 15

WORKING DRAFT 3/4/2024

NEIGHBORHOOD 6 PLAN FRAMEWORK ELEMENTS

LEGEND

-  Neighborhood Boundary
-  Parcel
-  Existing Building
-  Streetwall
-  Planned Public Park
-  Planned Mid-Block Pedestrian Connection
-  Planned Greenway Connection
-  Planned Enhanced Pedestrian Connection
-  Existing Public Street to Remain
-  Required Neighborhood Street
-  Residential/Commercial Land Use
-  Resource Protection Area
-  Possible Winkler Preserve Pedestrian Access Point
-  Planned BRT Stop

NOTE 1: The neighborhood graphics are intended to be a graphic implementation of plan recommendations.
NOTE 2: The final configuration will be subject to compliance with the plan recommendations and design standards.
NOTE 3: Parcel and right-of-way boundaries are approximate.

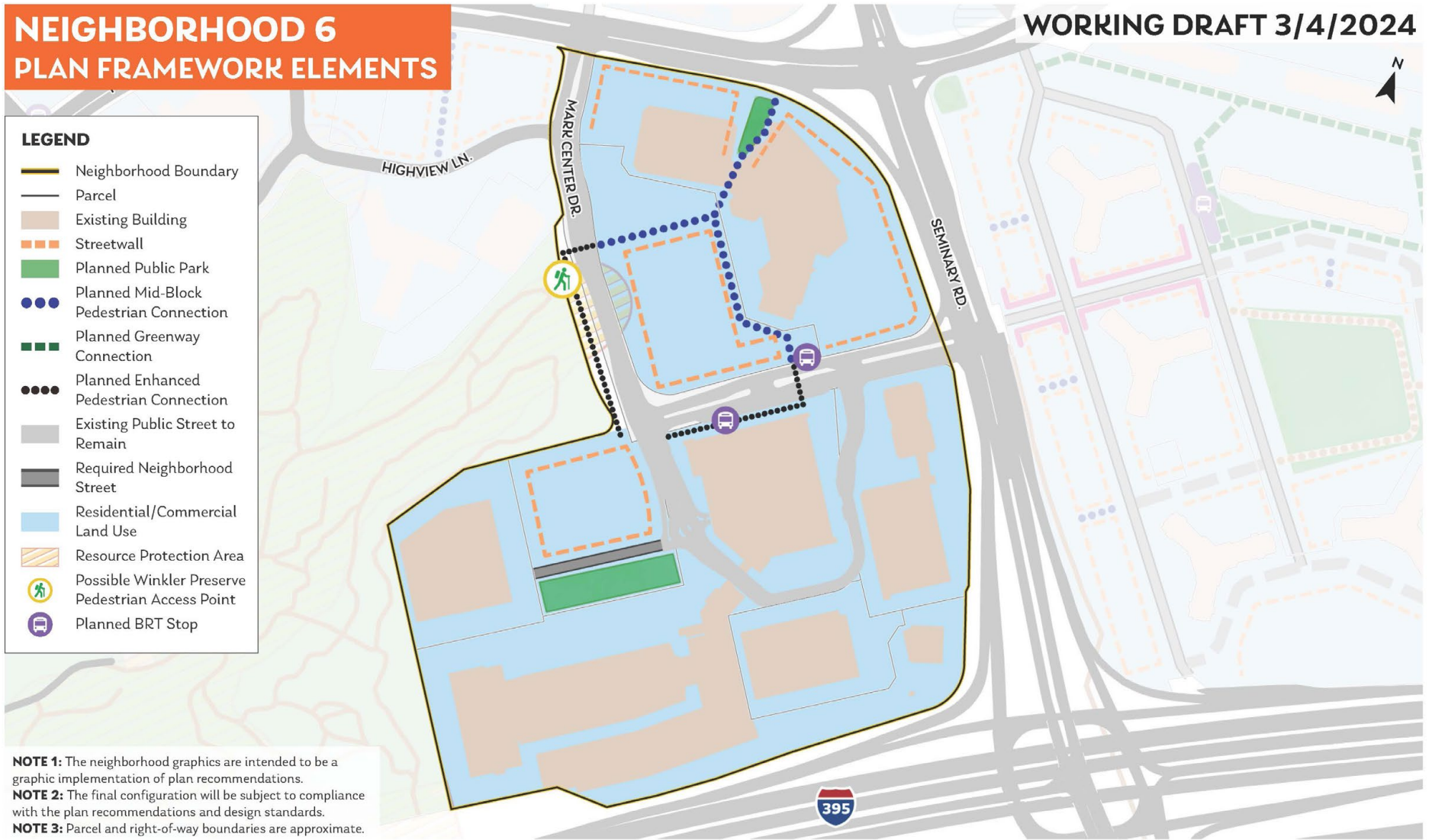


Figure 16

**NEIGHBORHOOD 7
PLAN FRAMEWORK ELEMENTS**

NEIGHBORHOOD DIAGRAM UNDER DEVELOPMENT

Figure 17

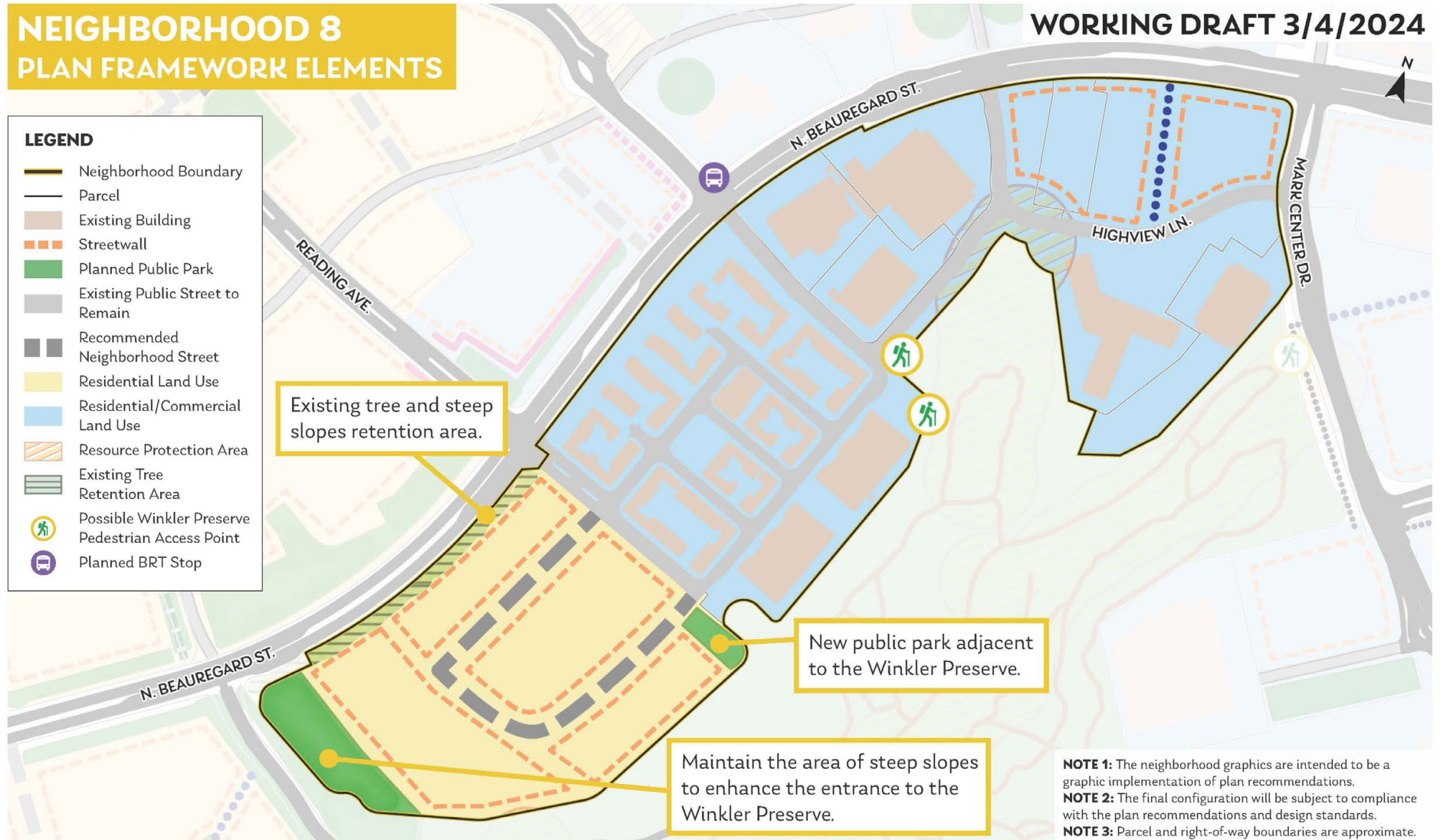


Figure 18

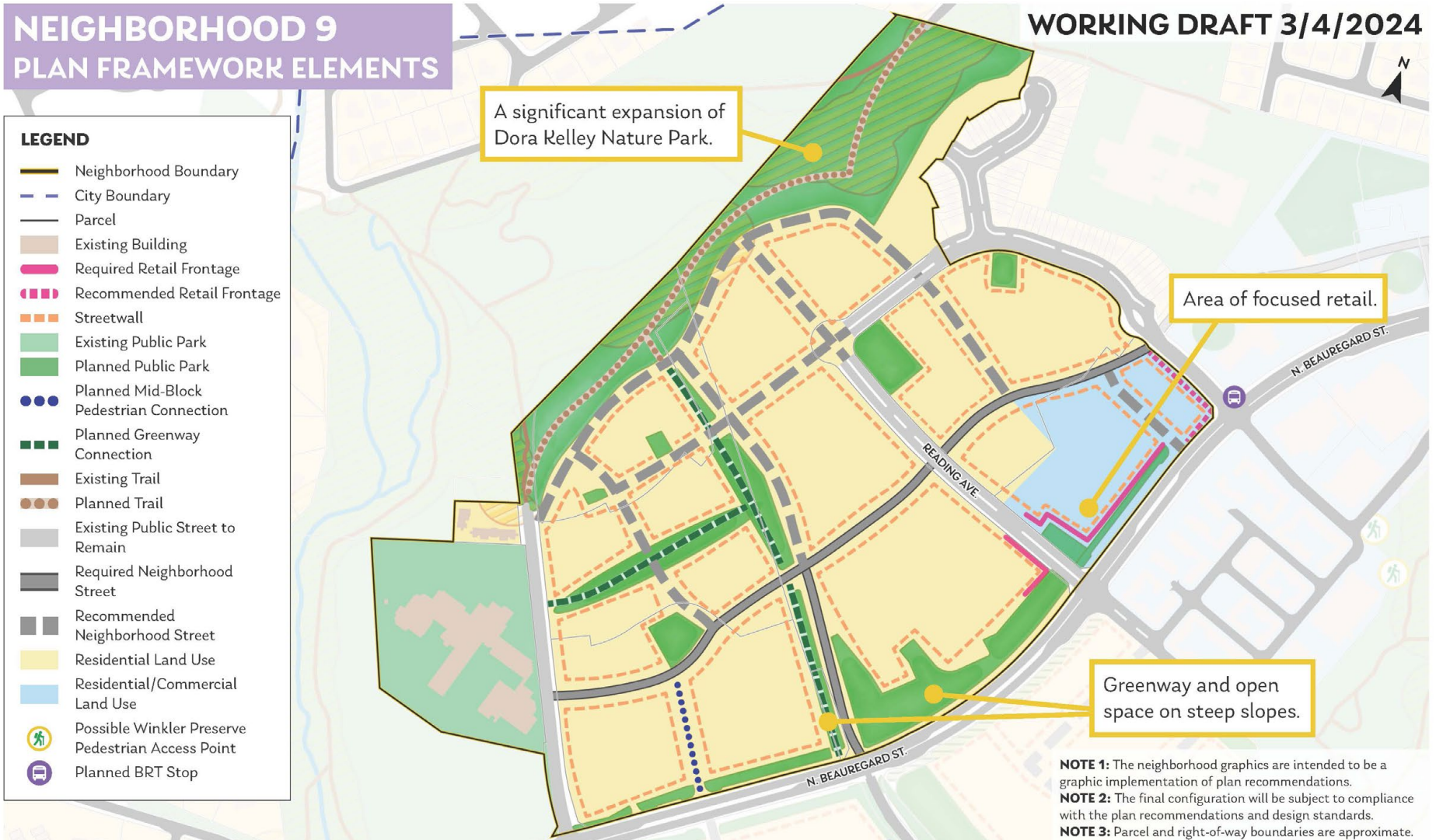


Figure 19

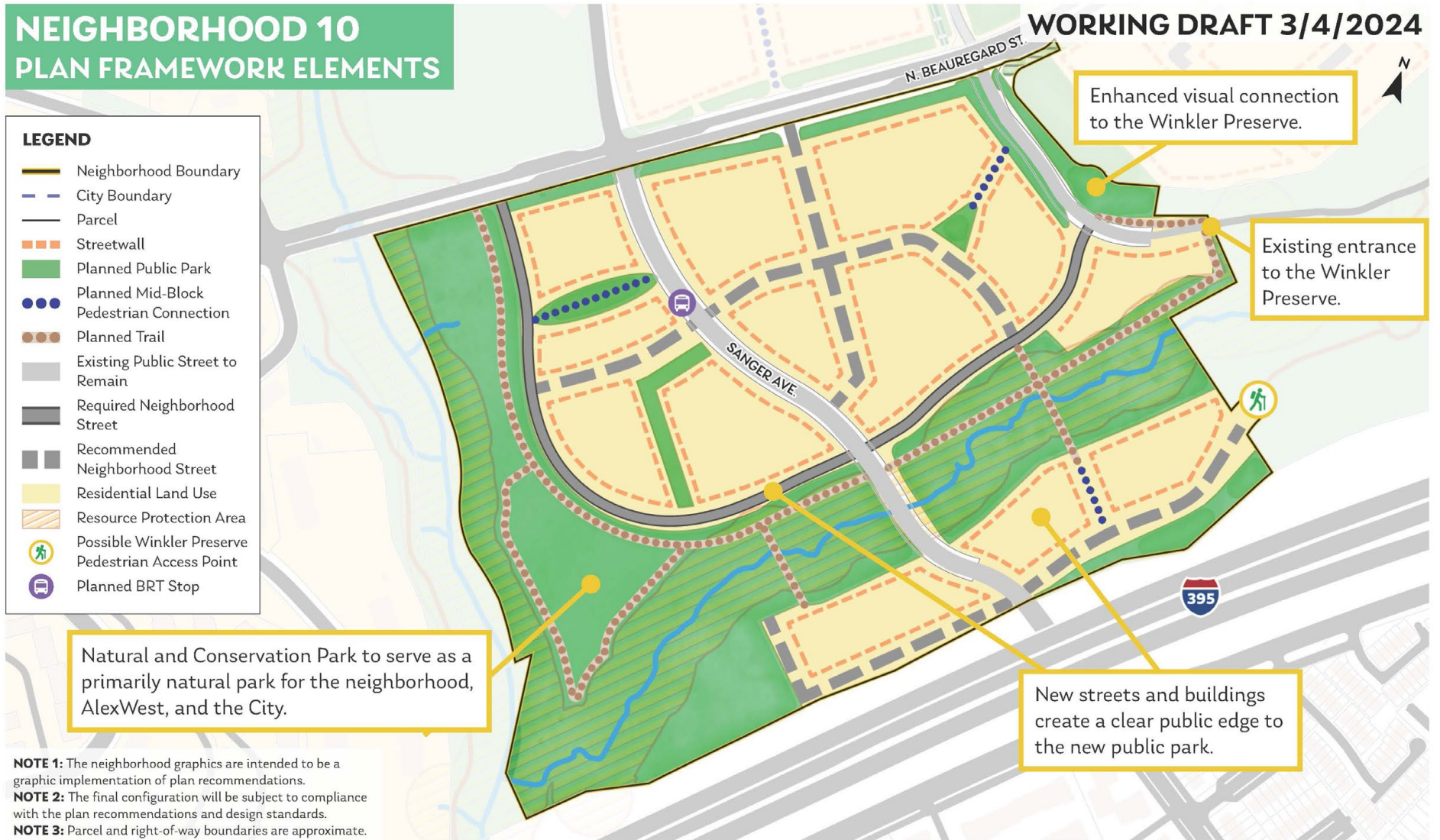


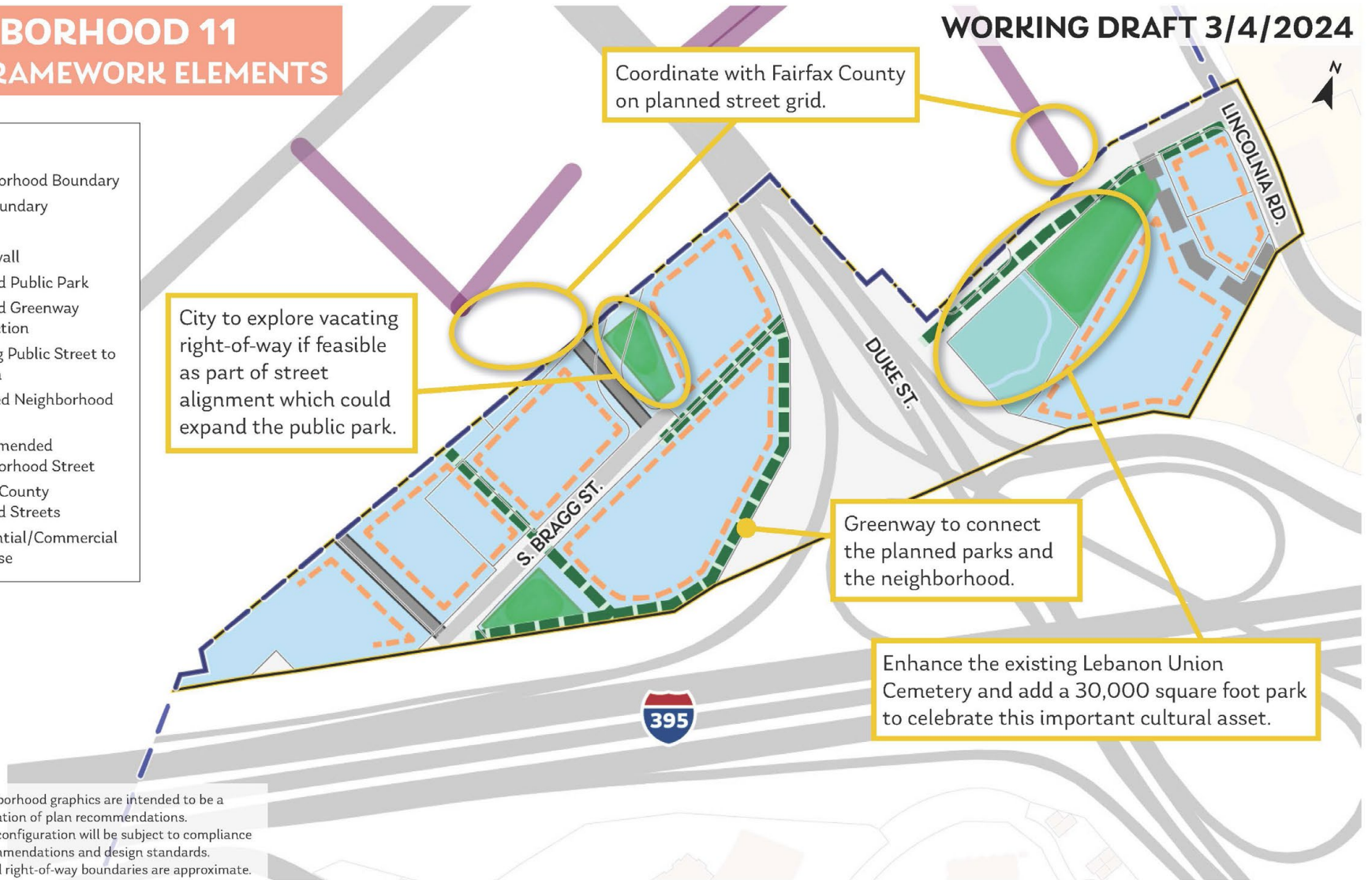
Figure 20

**NEIGHBORHOOD 11
PLAN FRAMEWORK ELEMENTS**

WORKING DRAFT 3/4/2024

LEGEND

-  Neighborhood Boundary
-  City Boundary
-  Parcel
-  Streetwall
-  Planned Public Park
-  Planned Greenway Connection
-  Existing Public Street to Remain
-  Required Neighborhood Street
-  Recommended Neighborhood Street
-  Fairfax County Planned Streets
-  Residential/Commercial Land Use



NOTE 1: The neighborhood graphics are intended to be a graphic implementation of plan recommendations.
NOTE 2: The final configuration will be subject to compliance with the plan recommendations and design standards.
NOTE 3: Parcel and right-of-way boundaries are approximate.