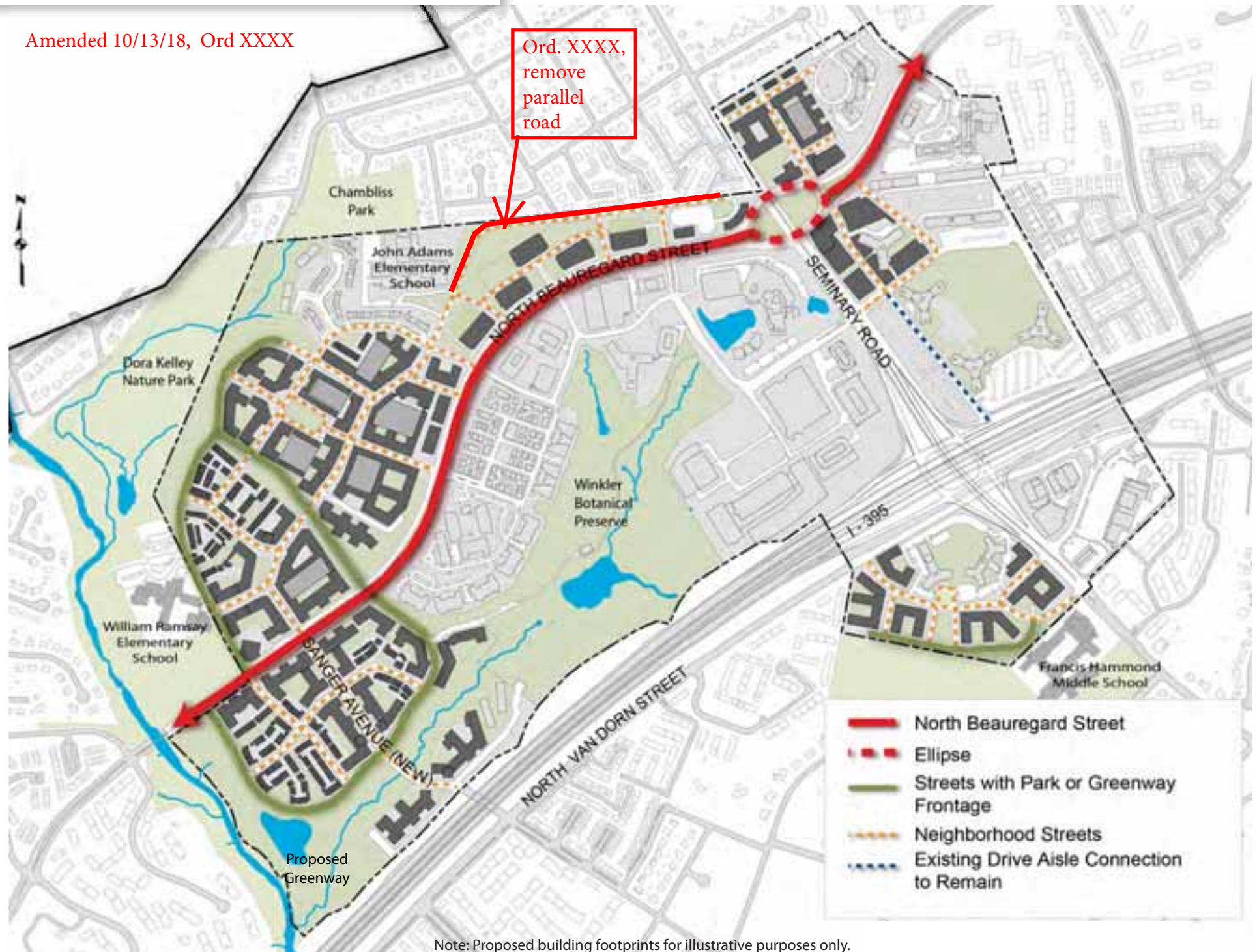


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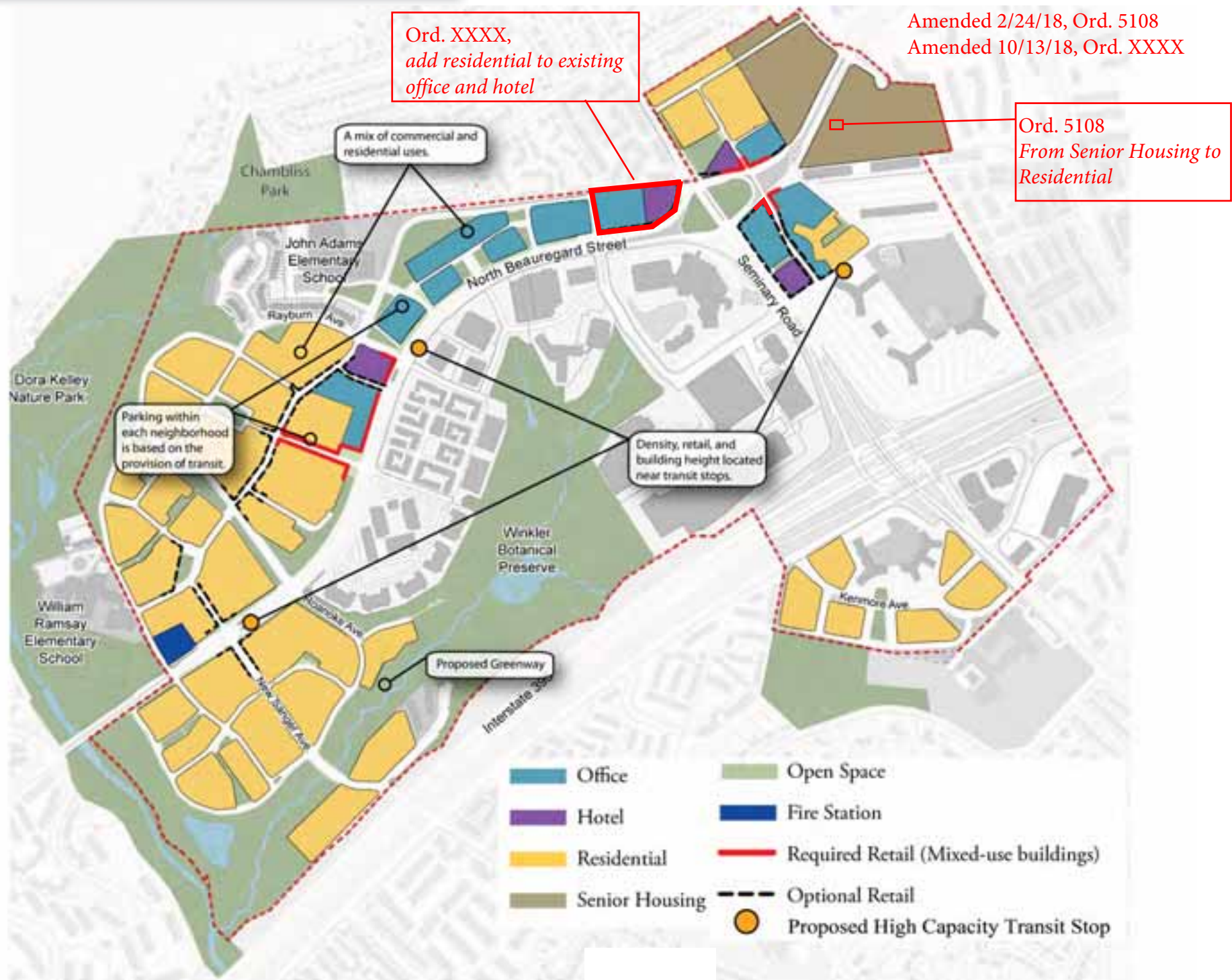
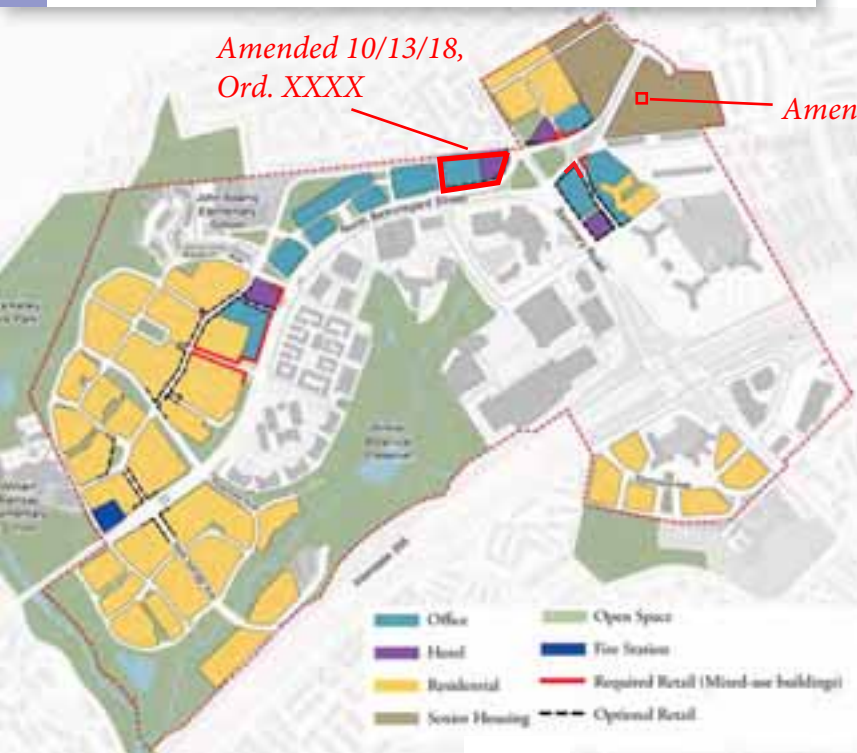


Figure 24: Existing Land Uses



Figure 25: Proposed Land Uses



B. LAND USES:

Nurturing a vibrant and inclusive community

A fundamental element for any successful community is the provision of an appropriate mix of land uses. The Plan requires specific uses for certain blocks. The blocks adjacent to the transit stops are generally a mix of retail, residential, hotel and office, while other blocks are predominantly residential. An opportunity and a challenge for the Plan area is that it is surrounded by one of the largest concentrations of office use within the City (Figure 24, Table 1).

While the existing Mark Center office buildings provide an employment center for the City, the uses and buildings are segregated in a suburban office park, rather than integrated into each of the neighborhoods. In addition, the existing office buildings limit the market demand for new office within the redevelopment sites. It is essential that the Plan integrate the existing office uses within the Mark Center as part of the Plan.

Table 1: Existing and Planned Office Development

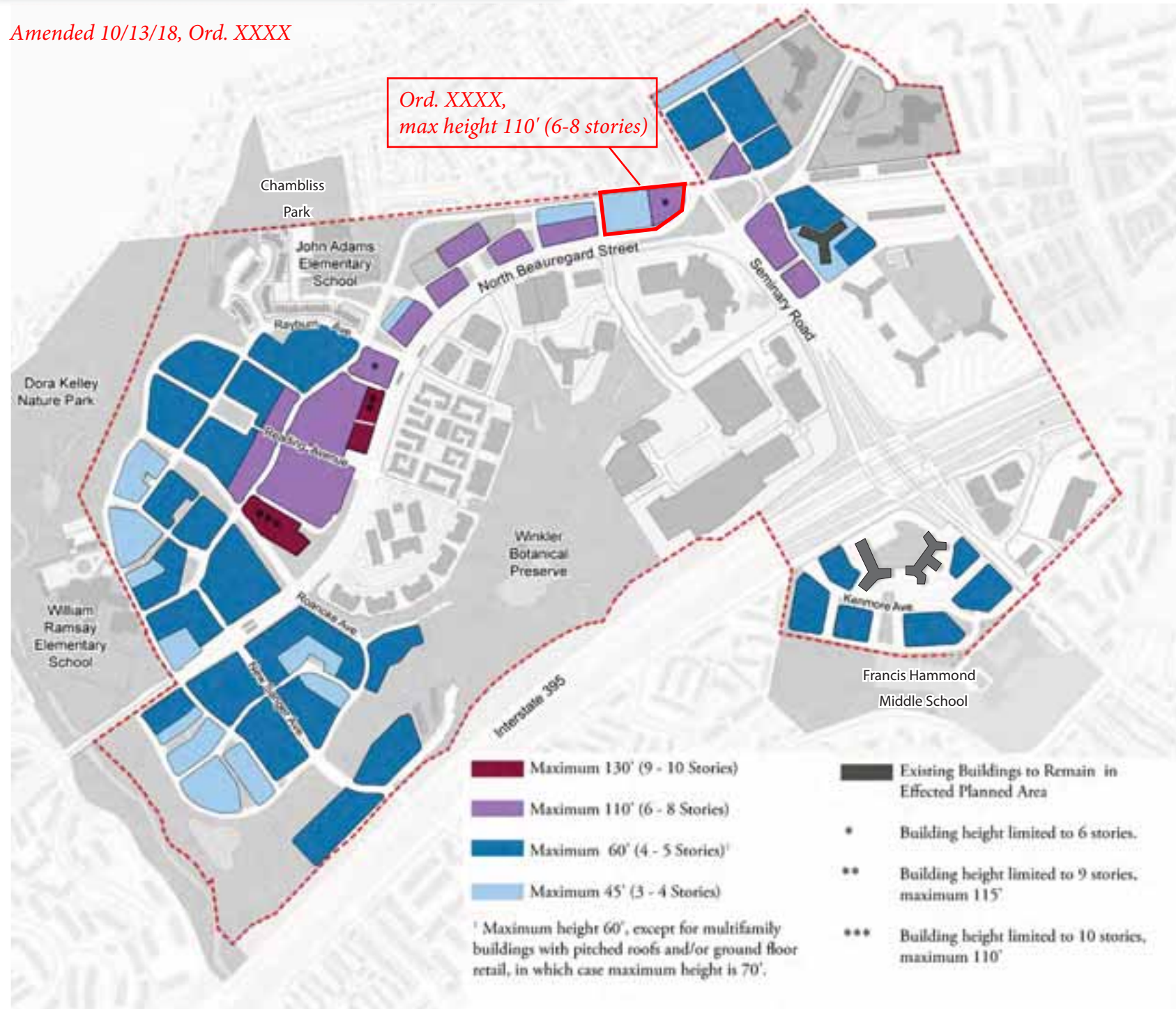
	CARLYLE	EISENHOWER EAST	LANDMARK/VAN DORN	MARK CENTER	NORTH POTOMAC YARD	SOUTH POTOMAC YARD
Acres	± 77	± 64	± 138	± 102	± 70	± 166
Office (sq ft.)	4,000,000	6,300,000	4,000,000	3,956,307	1,930,000	1,932,000*
Hotel (sq ft.)	230,000	780,000	350,000	448,100	170,000	320,000**
Total (sq ft.)	4,230,000	7,080,000	4,350,000	4,404,407	2,100,000	2,252,000

Note:

* Given additional flexibility permitted in the CDD conditions, office, retail and residential uses can be converted

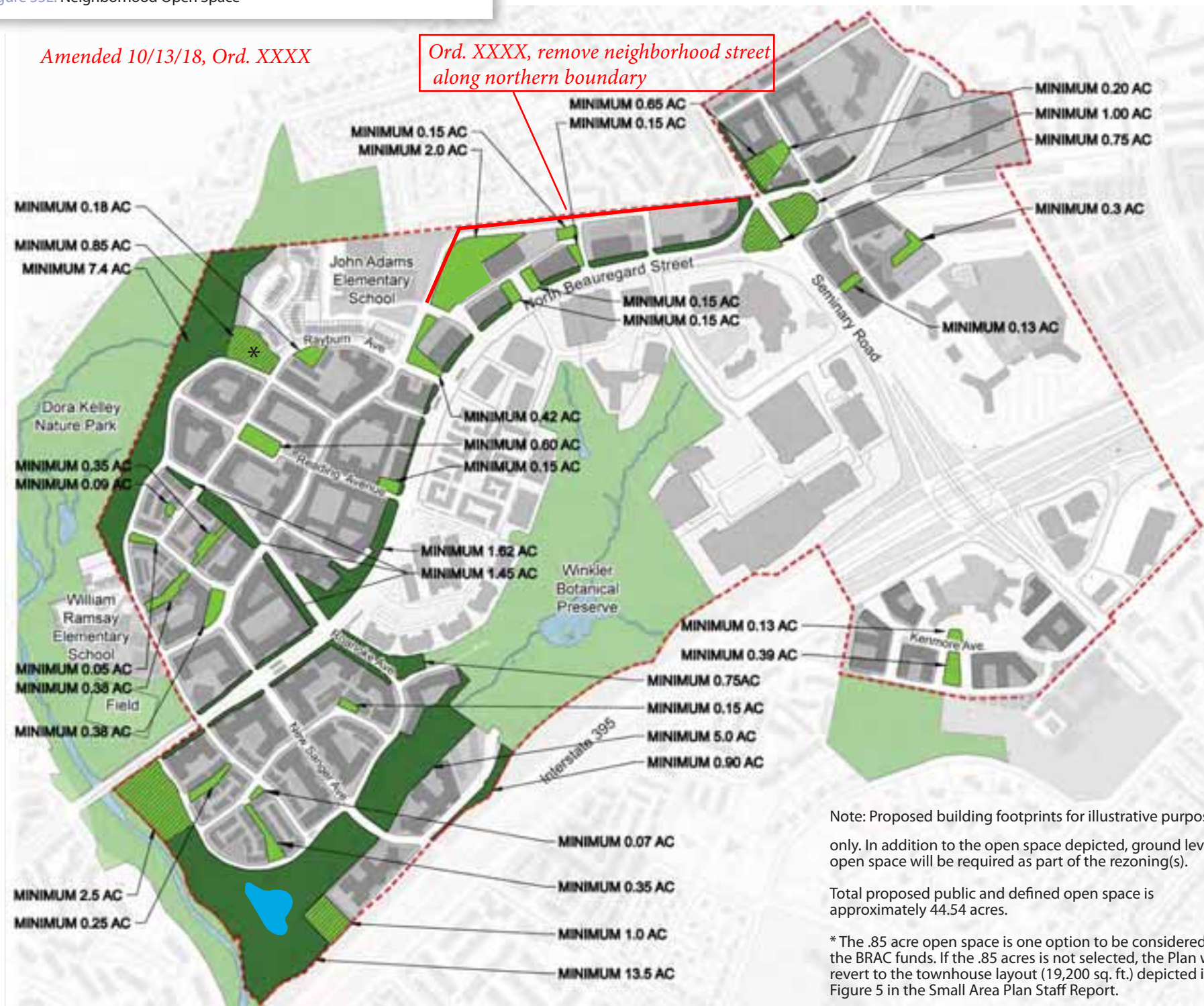
** Based on 500 sq. ft./room

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Ord. XXXX, remove neighborhood street along northern boundary



Note: Proposed building footprints for illustrative purposes only. In addition to the open space depicted, ground level open space will be required as part of the rezoning(s).

Total proposed public and defined open space is approximately 44.54 acres.

* The .85 acre open space is one option to be considered with the BRAC funds. If the .85 acres is not selected, the Plan will revert to the townhouse layout (19,200 sq. ft.) depicted in Figure 5 in the Small Area Plan Staff Report.