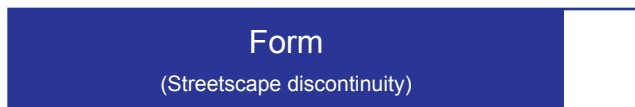


# Human Dominate & Mixed Use

**Human Dominate & Mixed Use** communities have a strong balance between residential and commercial uses tied together with great amenities. The *State of Place*® is high in these communities enabling a high quality of life for many people.

## Examples

Clarendon, King Farm, Downtown Frederick



Minimum

Maximum

# Human Oriented & Mixed Use

**Human Oriented & Mixed Use** communities are vibrant places with plenty of momentum and capacity to offer more to their residents and visitors in the foreseeable future. The *State of Place*® in these areas is strong and likely to grow stronger.

## Examples

Silver Spring, Crystal City, Columbia Heights



Photo by MR. T in DC



Photo by Andrew Bossi

Density (Building Concentration & Height)	
--	--

Form (Streetscape discontinuity)	
-------------------------------------	--

Proximity (presence of non-residential land use)	
---	--

Parks & Public Space (Playgrounds, Plazas, Playing fields)	
---	--

Pedestrian Environment (Curbscuts, Sidewalks, Street Furniture)	
--	--

Safety ( Graffiti, Litter, Windows with Bars)	
--	--

Traffic (Signals, Traffic Calming)	
---------------------------------------	--

Minimum

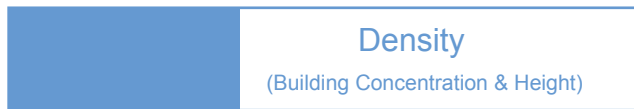
Maximum

# Auto Oriented & Mixed Use

**Auto Oriented & Mixed Use** communities have good “bones” and that promote auto oriented mixed use. The *State of Place*® is lower in these communities demonstrating the possibility of strong returns on place making investments.

## Examples

Leesburg, Fort Totten, Wheaton



Minimum

Maximum



Photo by MR. T in DC



Photo by Elvert Barnes

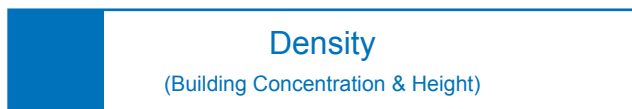
# Auto Oriented & Separated Use

## Auto Oriented & Separated Use

Communities are ripe with opportunity. The *State of Place*® of these areas is low indicating that these areas have the most to gain from place making investments.

## Examples

Springfield, Ivy City, Waldorf



Minimum

Maximum



# State of Place Groupings

## HUMAN DOMINANT & MIXED USE

Capitol Hill  
Clarendon  
Downtown DC  
Downtown Frederick  
Dupont Circle  
Foggy Bottom  
Georgetown  
Judiciary Square  
King Farm  
King Street  
Mount Vernon  
National Harbor  
Penn Quarter/Chinatown  
South West Federal - Center  
Virginia Square  
West End

## HUMAN ORIENTED & MIXED USE

Anacostia  
Bethesda  
Ballston  
Braddock  
Capitol Riverfront  
Carlyle  
Columbia Heights  
Columbia Pike Town - Center  
Courthouse  
Crystal City  
Downtown Takoma Park  
East Frederick Rising  
Gaithersburg Central  
Gaithersburg Crown - Farm  
Germantown

Glover Park  
Historic Fairfax City  
H Street/Atlas District  
Gaithersburg Kentlands  
Logan Circle  
NoMa  
Pentagon City  
Potomac Yard  
Reston Town Center  
Rockville  
Rosslyn  
Shirlington  
Silver Spring  
South West Waterfront  
U Street/Shaw  
Urbana Town Center

## AUTO ORIENTED & MIXED USE

Bailey's West  
Beauregard  
Bowie Town Center  
Branch Ave  
Brunswick  
Congress Heights  
Downtown Manassas  
Dulles Town Center  
Falls Church  
Fort Totten  
Herndon  
Huntington / Penn Daw  
Glenmont  
Greenbelt Metro Station  
Kensington  
Landmark Van Dorn

Langley Park  
Largo Town Center  
Leesburg  
M Square Research Park  
Manassas Park  
Metropolitan Grove  
Minnesota Ave.  
New Carrollton  
Prince George's Plaza  
Reston East  
Rhode Island Avenue Metro  
Saint Elizabeth's  
Twinbrook  
Vienna Transit Station Area  
Walter Reed  
West Hyattsville  
Wheaton  
White Flint  
Van Dorn Transit Area

## AUTO ORIENTED & SEPARATED USE

Addison Road Metro  
Beacon/Groveton CBC  
Bladensburg Town Center  
Dulles West  
Francis Scott Key Mall  
Ivy City  
Landover Road Metro Area  
Naylor Road  
North Woodbridge  
Springfield  
Route 28 South  
Tyson's Corner  
Waldorf

\* Each group is listed in alphabetical order

# Activity Centers Strategic Investment Plan

