Nauck &
Four Mile Run Valley
Opportunity Zone Boundary

Residential Complexes
1. The Macedonian
2. The Shelton
3. Harlowe Apartments
4. Twenty400
5. Dolley Madison Towers
6. Fort Henry Garden Apartments
7. Valley Heights Condominiums
8. Shirlington Crest Townhomes

Hotels
9. Best Western Pentagon
10. Comfort Inn Pentagon City

Churches
11. Mount Zion Baptist Church
12. Our Lady Queen of Peace Church
13. Macedonia Baptist Church
14. Lomax AME Zion Church

Public Uses
15. Drew Model Elementary School
16. Drew Park
17. Fort Barnard Park
Nauck/Four Mile Run Valley – Land Use Plans

Nauck Village Center Action Plan

Proposed Land Use

- Predominantly Residential
- Mixed-Use/Office, Residential, Commercial
- Neighborhood Town Square
- Public Mixed-Use Activity Node
- Open Space/Plaza Surrounding by Retail/Residential Mix
- School/Institutional Uses/Open Space
- Church/Institutional
- Open Space
- Minor Activity Node
- Major Activity Node
- Gateway

Location and Extent of Retail Uses

- Retail Required on Final Floor Frontage
- Retail Options

Four Mile Run Valley Area Plan

- Four Mile Run Valley Study Area
- Nauck Revitalization Area
- Parks Master Plan/Study Area
- Allen S. Fredrick Park & Natural Area
- James A. Mc. Ziel Church (Retreat)

Legend:
- Preserve Existing Uses
  - Uses: Industrial / Service Commercial / Public
  - Height: Up to 75 feet (piloting height)
  - Characteristics: Mixed-use, low-rise development
  - Location: Existing industrial and commercial areas
  - Role: Support existing uses
- Preserve Existing Uses / Arts Oriented Uses
  - Uses: Flex Industrial / Retail / Public
  - Height: Up to 75 feet (piloting height)
  - Characteristics: Mixed-use, low-rise development
  - Location: Existing industrial and commercial areas
  - Role: Support existing uses and arts-oriented activities
- Greater Scale and Broader Uses
  - Uses: Flex Industrial / Retail / Office / Residential / Public
  - Height: 90 to 120 feet (piloting height)
  - Characteristics: Mixed-use, medium-rise development
  - Location: Existing industrial and commercial areas
  - Role: Support existing uses and mixed-use development

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Vision: Flexible Industrial and Commercial Uses

- Keep Industrial aesthetic & uses
- Mixed-use, mid-rise development along Shirlington Road
- Ground floor retail
- Flex Industrial / Maker Spaces
Nauck/Four Mile Run Valley – Recent Development Activity

1. The Macedonian
2. Shirlington Crest Townhomes
3. Cubesmart Self Storage
Nauck/Four Mile Run Valley – Potential Development Sites

Potential Sites

1. Southern Half of Macedonia Church Block
   (2222-2224 Shillington Road)

2. Best Western Pentagon
   (2480 South Glebe Road)

3. Chester’s Site
   (2620 Shirlington Road)

4. ABC Lumber Site
   (2645 Shirlington Road)