

a. Landbay 5 (G-1) (Isaac Newton Square and adjacent sites)

- i. *The vision is for a residentially dominated area with a large centralized public green space supporting the community, like a public park and/or athletic field.*
- ii. *The overall desired ratio for office to residential is [20:80].*
- iii. *Amenity retail at the street level, which would service the residential community but not duplicate the denser retail in Landbays 3-4.*
- iv. *Isaac Newton Square would have the potential for taller residential buildings than anticipated by its distance to metro (in part to facilitate the desired open space), with appropriate tapering to the golf course on the north.*
- v. *There would be a grid of "complete streets" connecting residents to Sunset Hills and Wiehle. The sidewalks have evenly spaced trees lining the curb edge and benches. The sidewalks are wide enough for restaurants/cafés to have outside seating. There should also be bicycle and running trails connecting landbay 5 to points east and south across Wiehle Avenue and Sunset Hills Road.*
- vi. *Development along the Washington and Old Dominion Railroad Regional Park should be oriented in order to create connections to development within the landbay to the park property. This regional asset should be assimilated as much as possible into the landbay's development pattern in order to create a more urban fabric for the park property. Careful attention to design is necessary to maintain safe passage for through trail users.*

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