

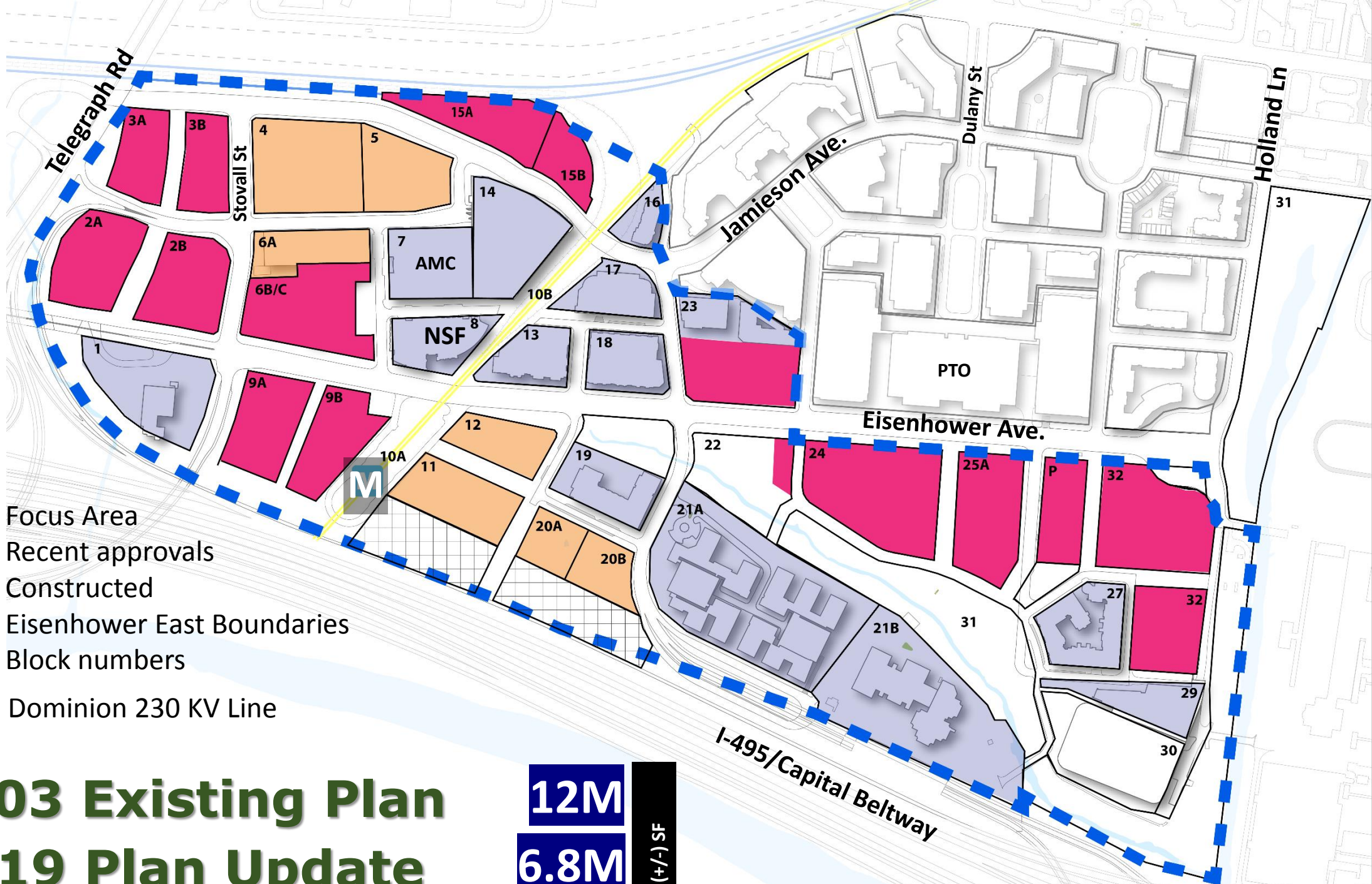


# Open Space

eisenhower **east**  
Park and Recreation Commission 06.20.2019



That the Park and Recreation Commission endorse the Eisenhower East Small Area Plan open space recommendations as consistent with the goals of the Alexandria Open Space Plan and Strategic Plan 2018-2023



**2003 Existing Plan**  
**2019 Plan Update**

**12M**  
**6.8M**  
 (+/-) SF

# Key Concepts



## Building on the 2003 Plan

- **Additional open space**, including ground level and rooftop, public and private
- **Natural green spaces** connecting within the area and beyond
- **Activated** connected gathering spaces
- **Variety of open spaces** serving all age groups and activities







18 ac  
+ 8 ac

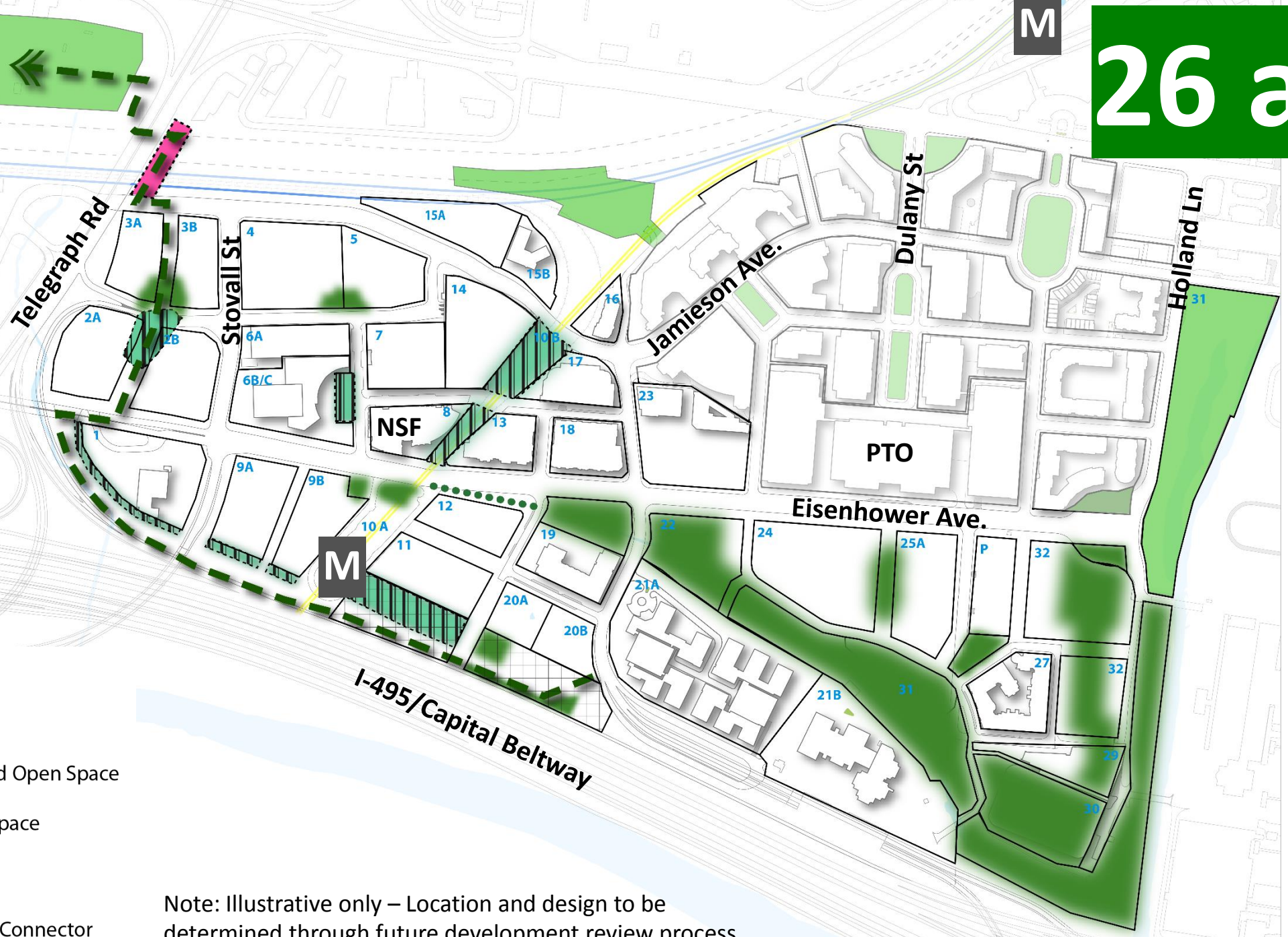
**+26 ac**

Ground Level Public Open Space

2019  
Required  
Ground Level  
Public Open  
Space -Draft

**26 ac**

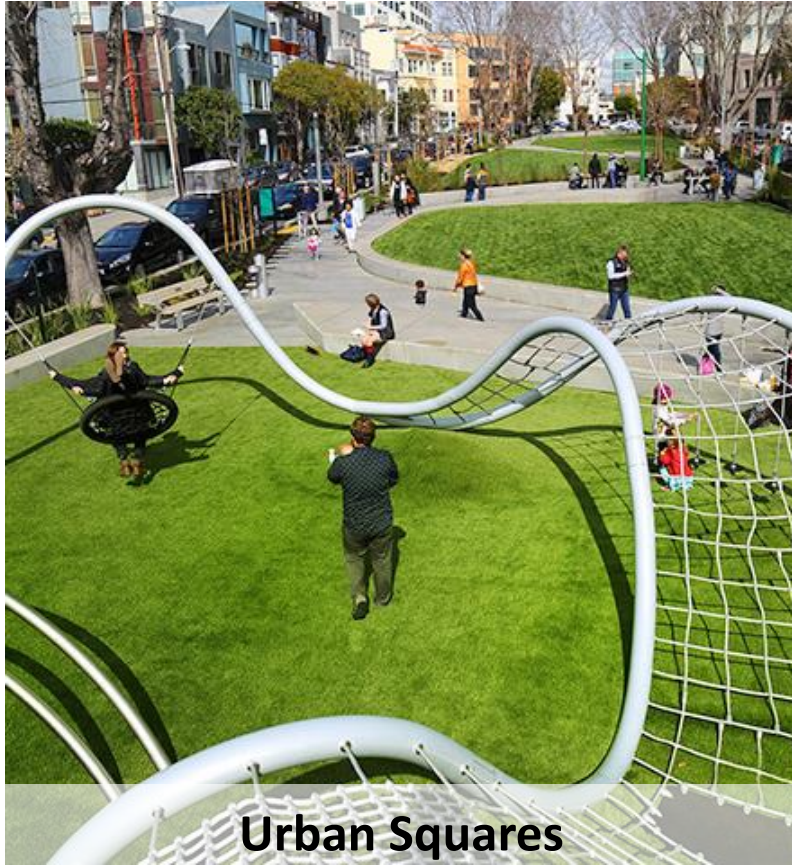
-  Green Street
-  Existing Open Space
-  2003 Planned/Proposed Open Space
-  2019 Proposed Open Space
-  Connection
-  Enhanced Streetscape Connector



Note: Illustrative only – Location and design to be determined through future development review process.



**Neighborhood Squares**



**Urban Squares**



**Rooftop Open Spaces**



**Linear Parks**



**Interim Open Spaces**



**Active/Social Parks**



# Ground Level Public Open Space Comparisons

## Percentage of Open Space

(OS Acres to Plan Acres)

North Potomac  
Yard- 2017



**13%**

Eisenhower East  
2019



**11%**

Eisenhower East  
2003



**8%**



# 2019 EESAP Draft Open Space/Parks Recommendations

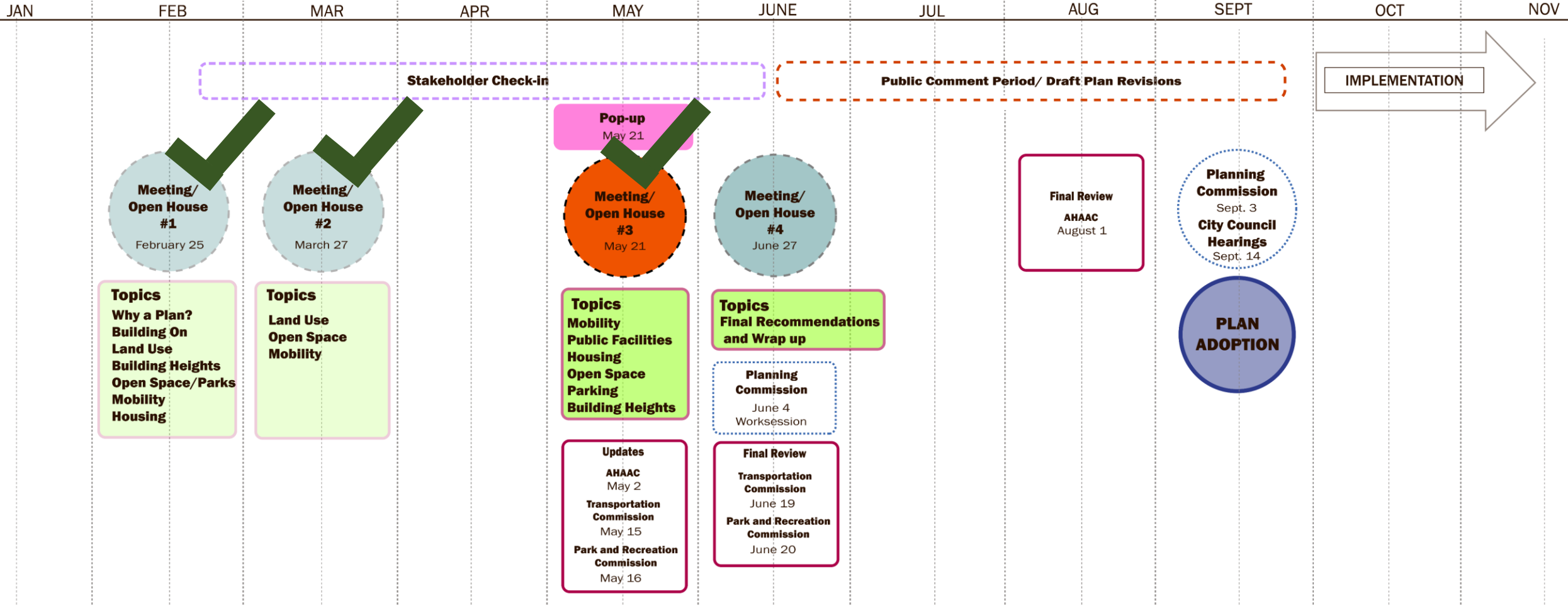
1. **Provide 26 acres of at-grade publicly accessible open space** as generally depicted in the 2019 required ground level public open space map. Open spaces throughout the network will include a mixture of active, passive, natural, , educational, entertainment and social elements for all ages and abilities. Park typologies will be determined as part of the CDD process.
  - a. Blocks required to provide on-site publicly accessible parks/open spaces as depicted in the 2019 required ground level public open space map are eligible for a one-for-one credit toward the open space percentages specified above.
2. **Each block will be responsible for the design and construction of the required publicly accessible open space** as generally depicted in the 2019 required ground level public open space map, as part of the development review process.
3. In addition to the required publicly accessible open space specified in Recommendation #1, each block developed exclusively with a residential use will provide **a minimum 25% at- or above-grade open space**. The percentage will be based on the development block, excluding required streets and parks.
  4. **Consider interim recreational and entertainment uses on the existing surface parking lots** (if not otherwise used as parking) to the extent feasible, as part of the CDD process.
    3. **One story accessory park structures with supporting uses may be provided** if consistent with the intent of the open space and the Plan and approved as part of the development review process.

# PROJECT SCHEDULE

## EISENHOWER EAST PHASE 2 PLAN UPDATE

06/11/2019

2019





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