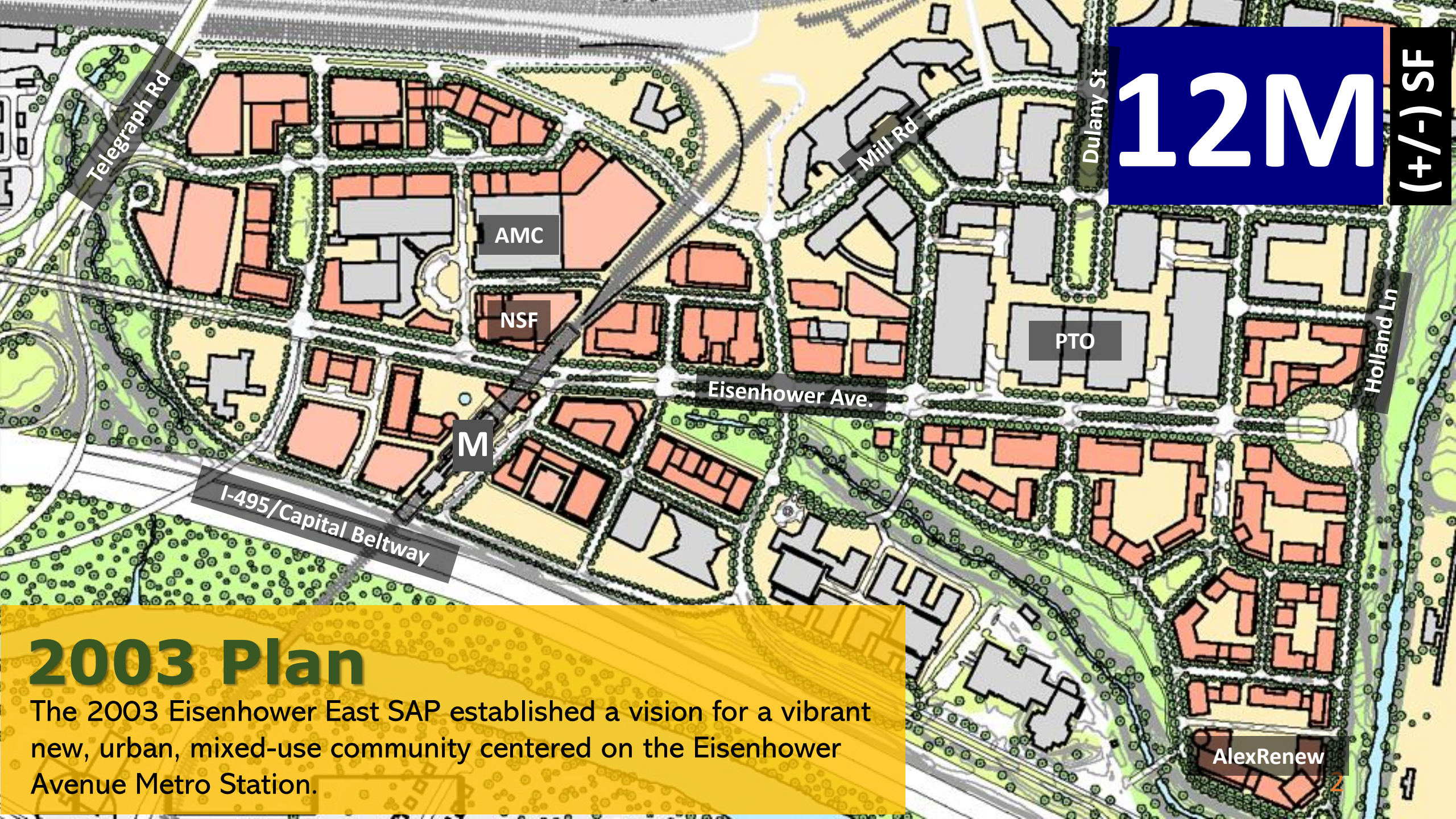




eisenhower **east**

Park and Recreation Commission 05.16.2019



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

I-495/Capital Beltway

M

Eisenhower Ave.

AMC

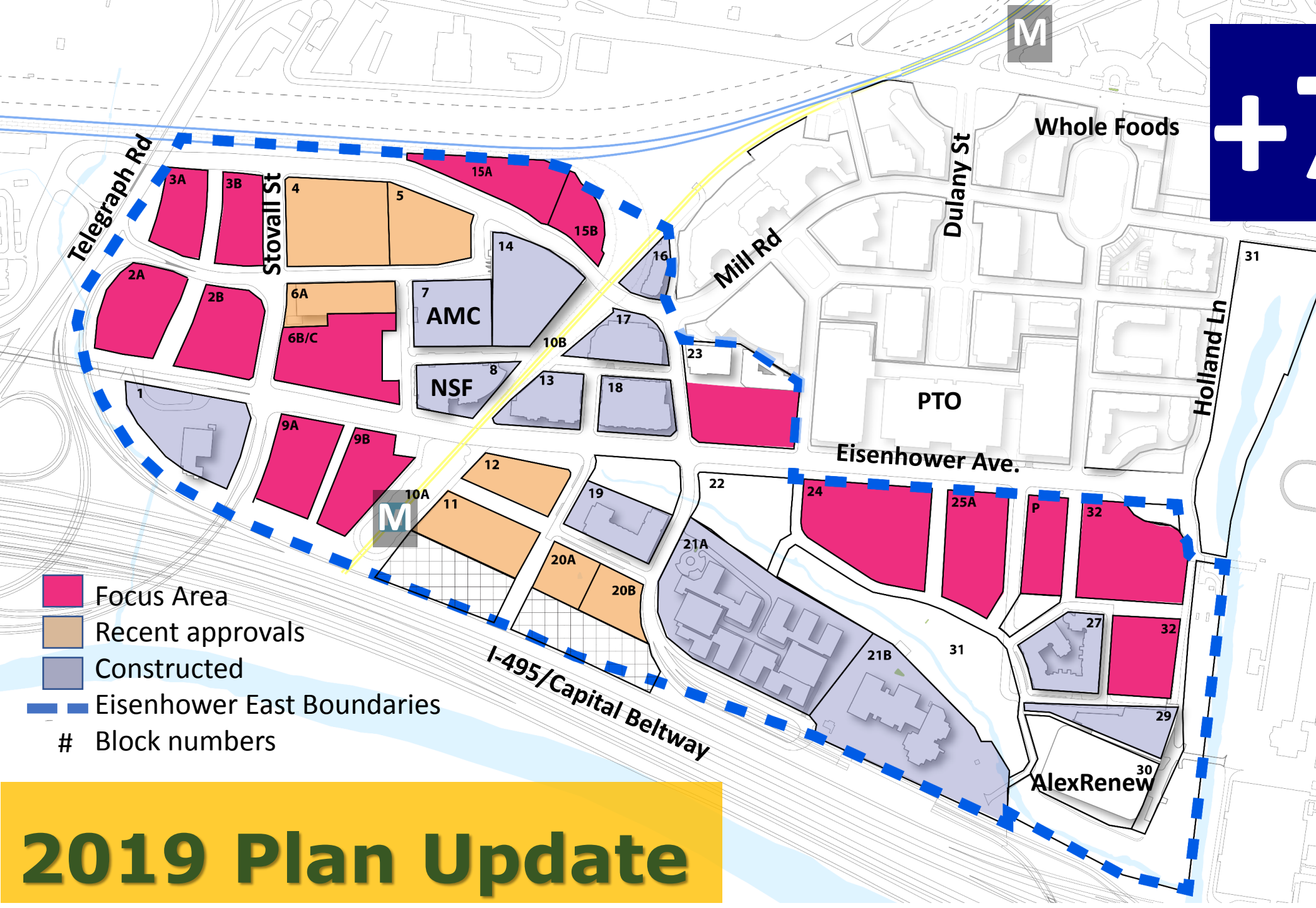
NSF

PTO

AlexRenew

# 2003 Plan

The 2003 Eisenhower East SAP established a vision for a vibrant new, urban, mixed-use community centered on the Eisenhower Avenue Metro Station.



**+7M**

**(+/-) SF**



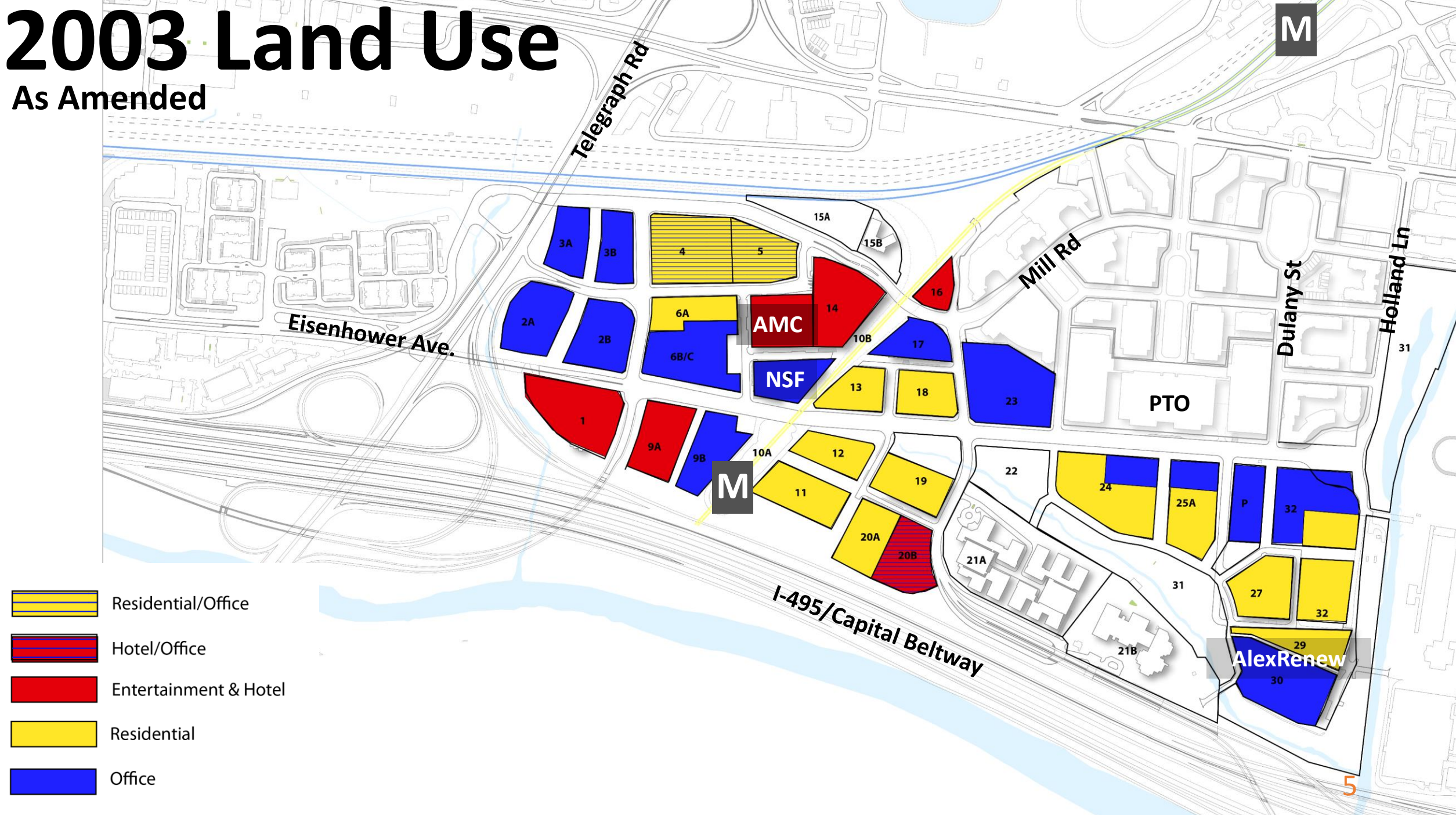
**2019 Plan Update**

# Land Use



# 2003 Land Use

As Amended



-  Residential/Office
-  Hotel/Office
-  Entertainment & Hotel
-  Residential
-  Office

# Working Draft 2019 Land Use

M

Neighborhood 1

Neighborhood 2

Distributed Land Use

Flex (30 % Minimum Required Commercial)

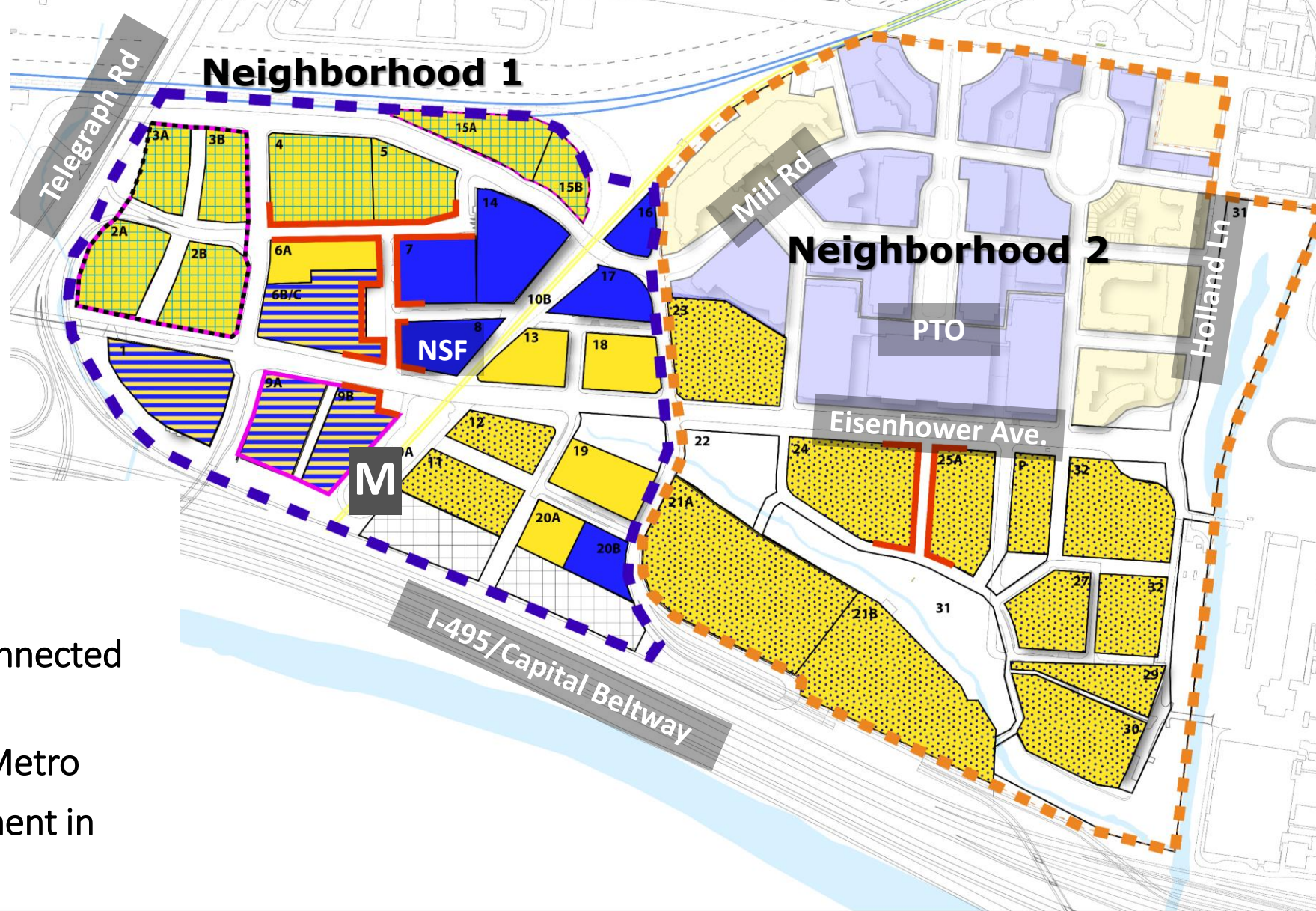
Flex (60 % Minimum Required Commercial)

Ground Floor Active Retail/Entertainment Corridor

Residential and/or Commercial

Residential

Commercial



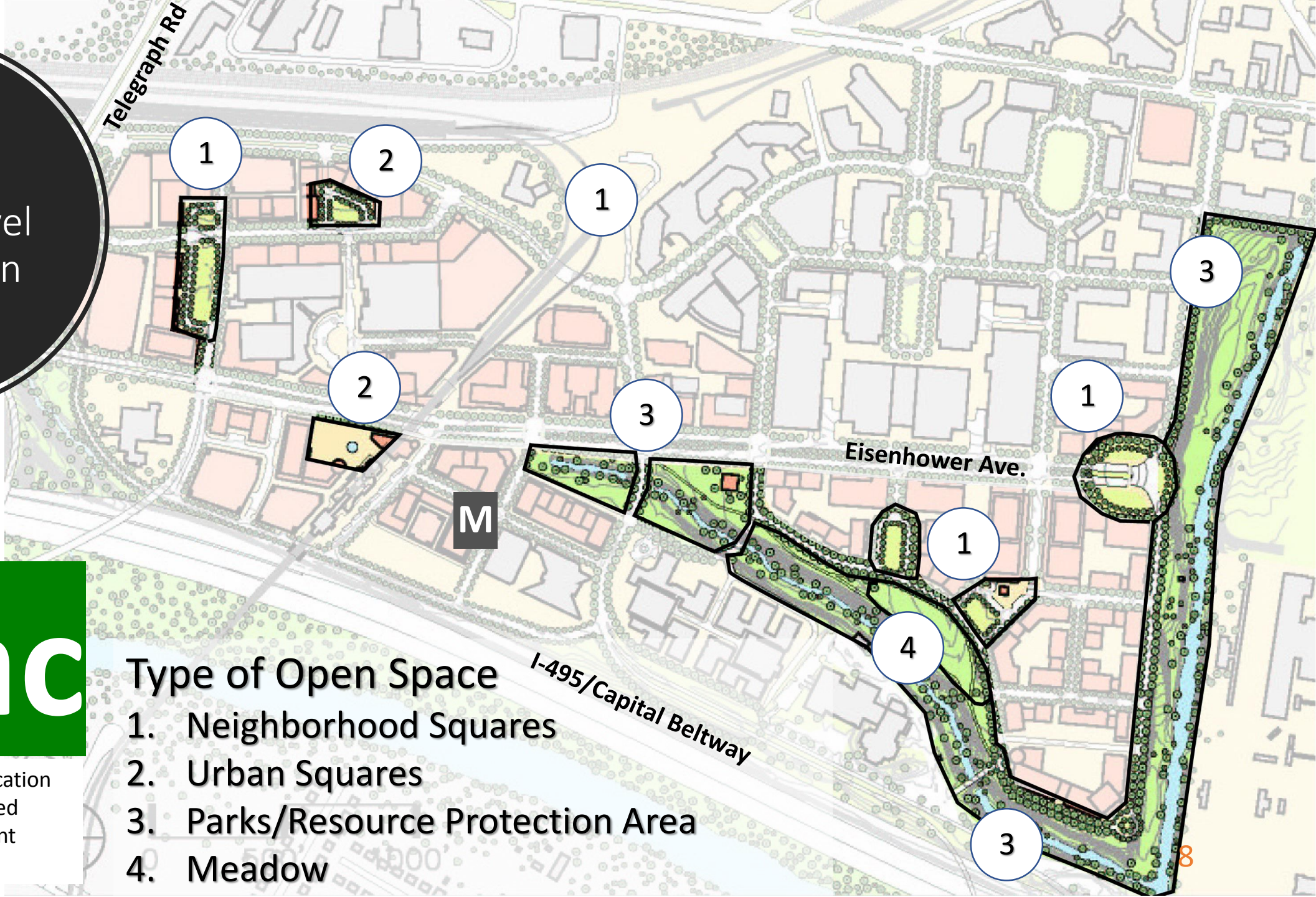
## THEMES:

1. Enhance Land Use Flexibility
2. Plan Area as two complete/connected Neighborhoods
3. Focus Commercial uses near Metro
4. Concentrate Retail/Entertainment in Neighborhood Districts



# Open Space

2003  
Required  
Ground Level  
Public Open  
Space



**18 ac**

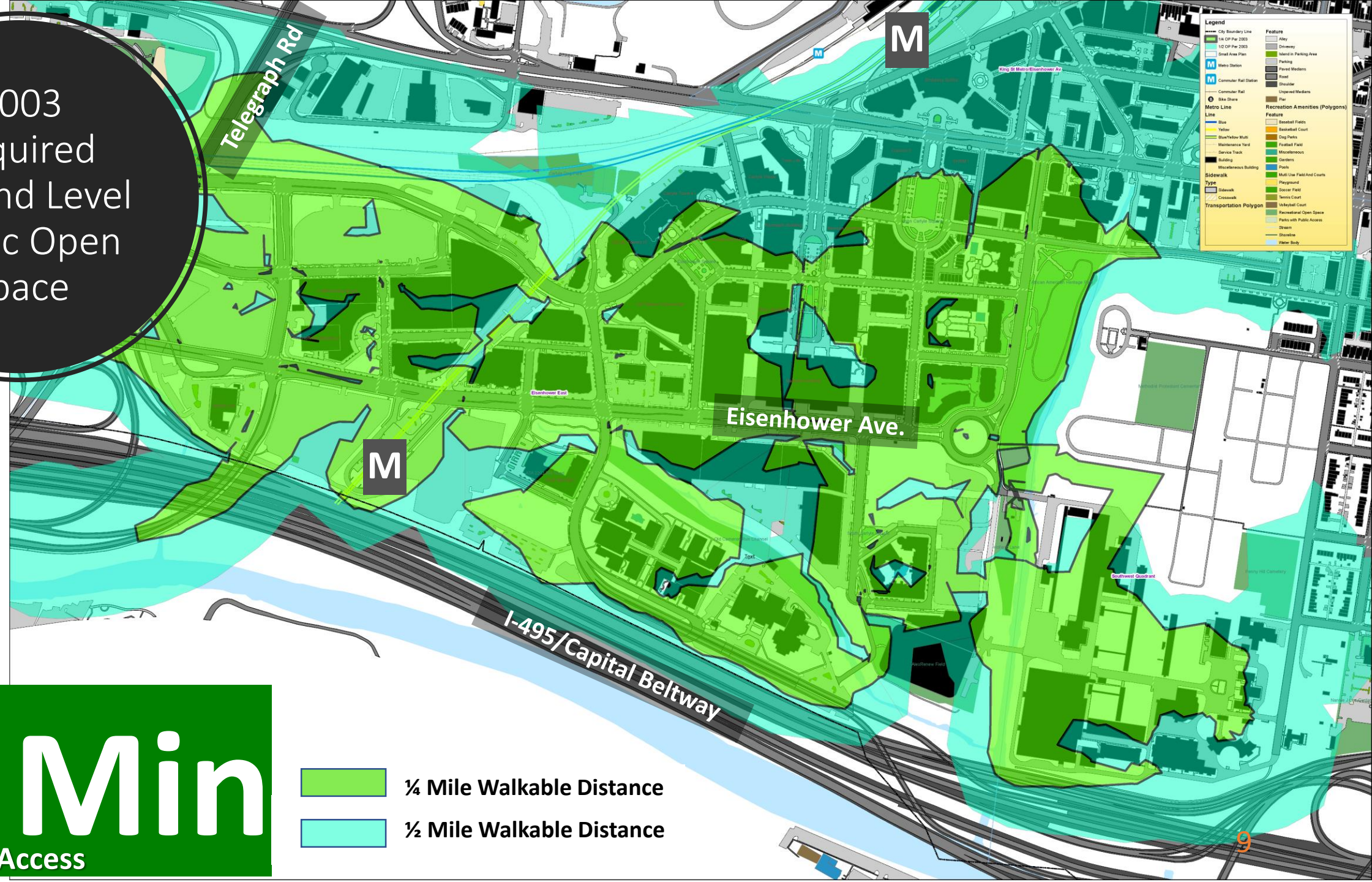
Type of Open Space

- 1. Neighborhood Squares
- 2. Urban Squares
- 3. Parks/Resource Protection Area
- 4. Meadow

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



2003  
Required  
Ground Level  
Public Open  
Space



Legend	
City Boundary Line	Feature
1/4 OP for 2003	Play
1/2 OP for 2003	Driveway
Small Area Plan	Maint in Parking Area
Metro Station	Parking
Commuter Rail Station	Forest Wetland
Unopened Median	Road
Commuter Rail	Shoulder
Bike Share	Unopened Median
Metro Line	Feature
Blue	Baseball Fields
Yellow	Baseball Court
Orange/Yellow Multi	Cricket Pitch
Maintenance Yard	Football Field
Service Track	Miscellaneous
Building	Gardens
Miscellaneous Building	Path
Sidewalk	Multi Use Field And Courts
Type	Playground
Sidewalk	Soccer Field
Crosswalk	Tennis Court
Transportation Polygon	Volleyball Court
Parks with Public Access	Recreational Open Space
Stream	
Swimming	
Water Body	

**10 Min**  
Open Space Access

 1/4 Mile Walkable Distance  
 1/2 Mile Walkable Distance

# Planning for Success



## A. Connect the Community

- Access & Linkages
- Comfort & Image
- Flexibility

## B. Invest in Our Natural Environment

- Sustainable Design

## C. Improve Well-Being

- Sociability
- Mixture of Uses & Activities



## 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

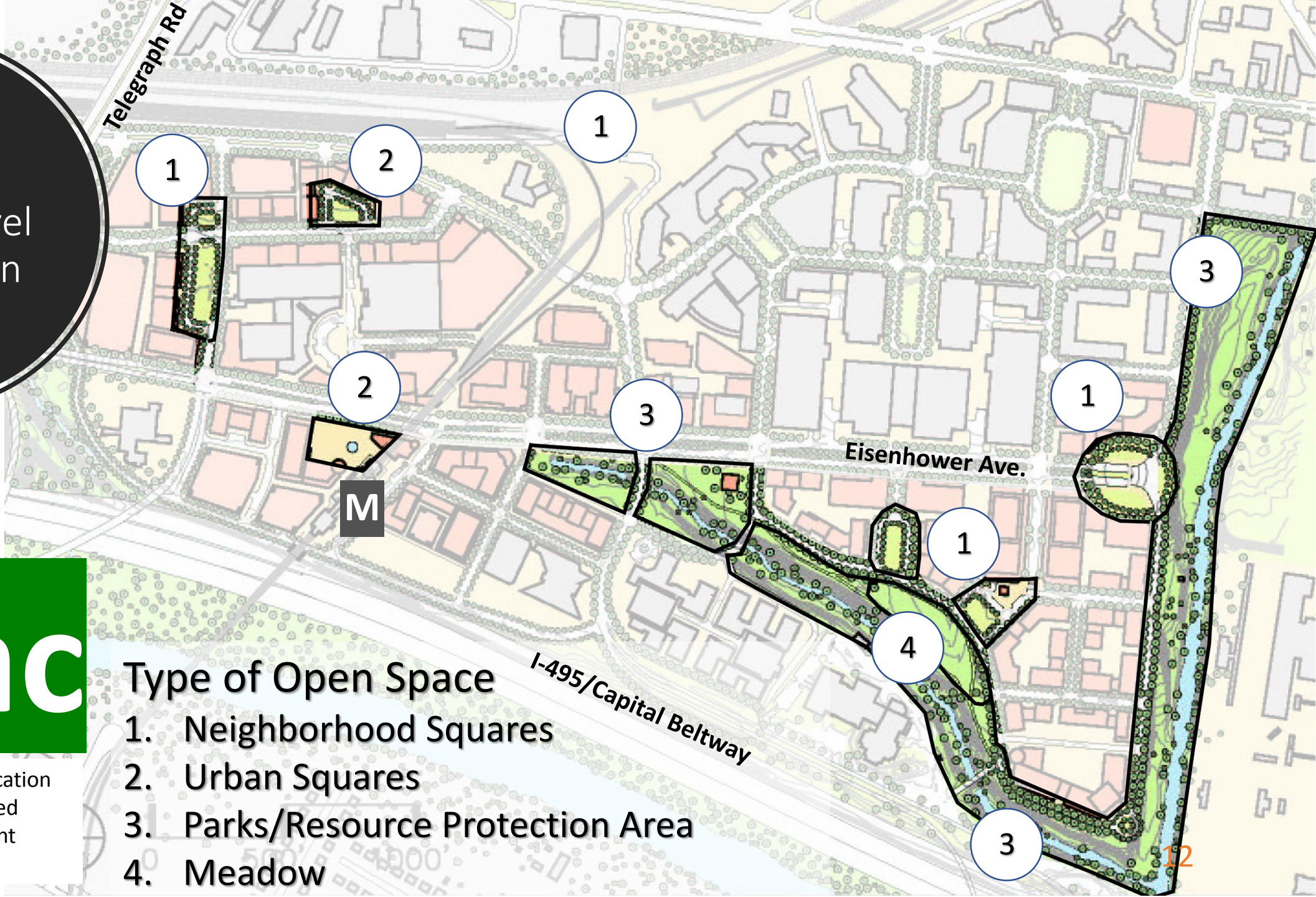
2003  
Required  
Ground Level  
Public Open  
Space

18 ac

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

Type of Open Space

- 1. Neighborhood Squares
- 2. Urban Squares
- 3. Parks/Resource Protection Area
- 4. Meadow



# Working Draft

M

2019  
New Additional/  
Required  
Ground Level  
Public Open  
Space

+8 ac

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

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



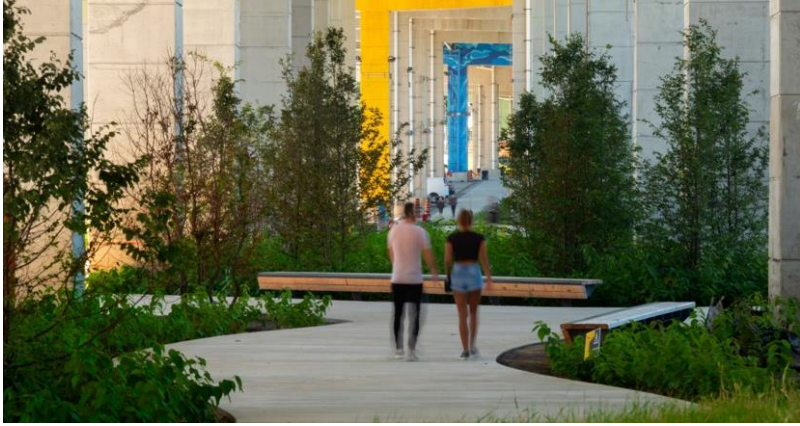
- Type of Open Space
1. Neighborhood Squares
  2. Urban Squares
  3. Linear Parks
  4. Active/Social Parks
  5. Rooftop Open Spaces

13



# 1. Neighborhood Squares

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## 2. Urban Squares

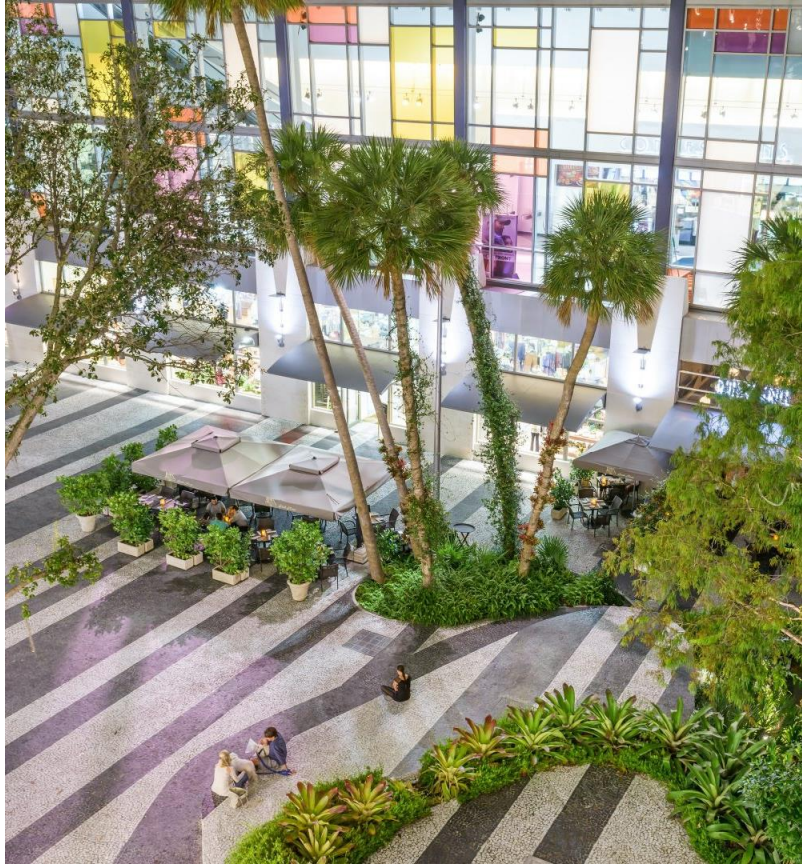
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# 3. Linear Parks

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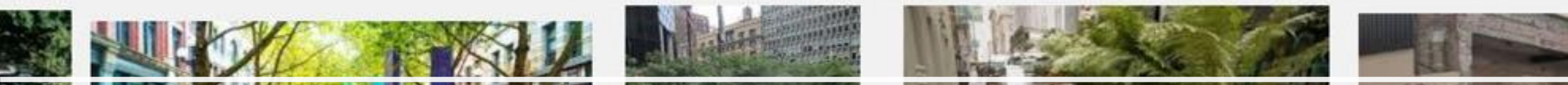
# 4. Active/Social Parks

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# 5. Rooftop Open Spaces

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# Interim Open Spaces



# Ground Level Public Open Space Comparisons

## Percentage of Open Space

(OS Acres to Plan Acres)

North Potomac  
Yard- 2017



**13%**

Eisenhower East  
2019



**11%**

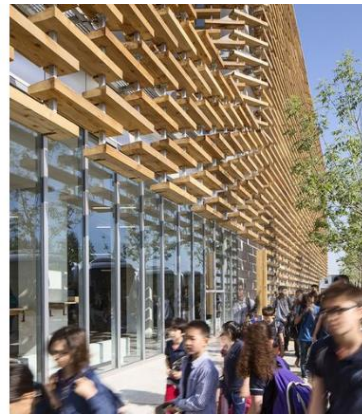
Eisenhower East  
2003



**8%**

# Eisenhower East Small Area Plan - Priorities

- Affordable housing
- Schools
- Pedestrian and Bike Safety/Access
- New/Improved Public Open Spaces
- Enhance Metro Access- Eisenhower Avenue Crossing
- Improved pedestrian connections under railroad tracks
- Open Space Under Metrorail Tracks

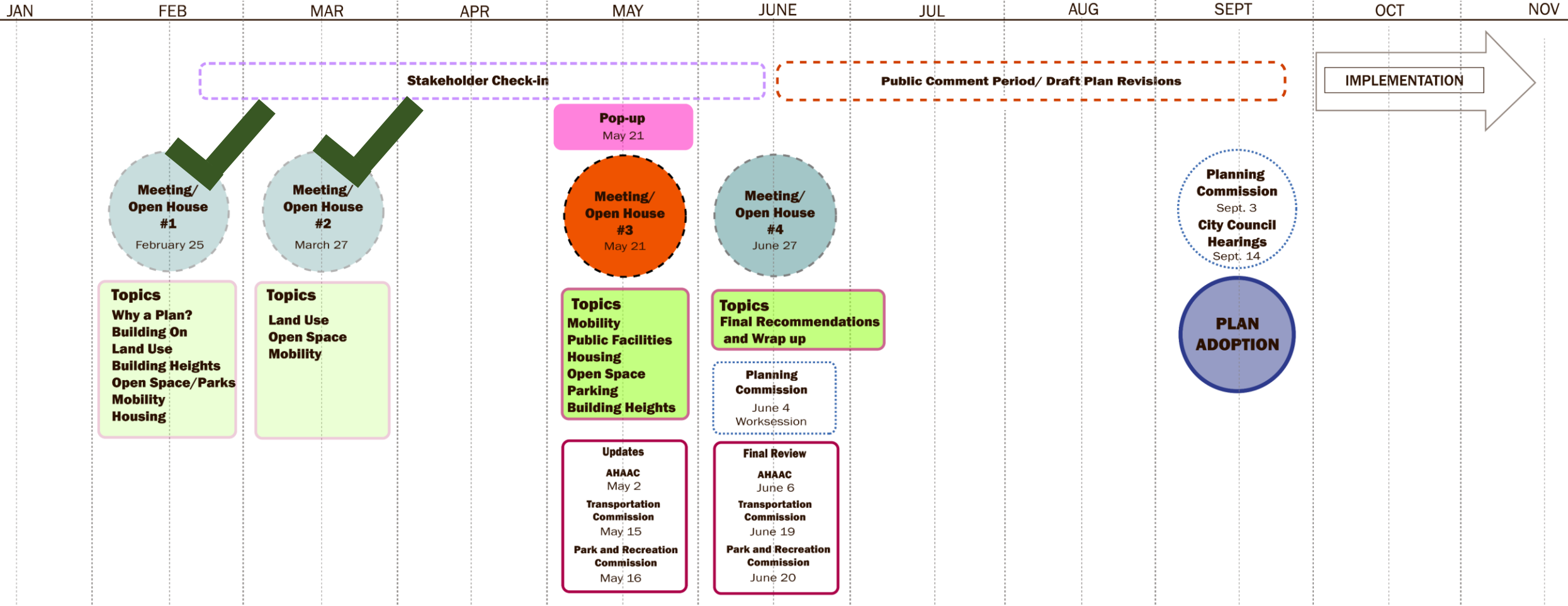



# PROJECT SCHEDULE

## EISENHOWER EAST PHASE 2 PLAN UPDATE

05/02/2019

2019





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Park and Recreation Commission 05.16.2019