Open Space
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.
Focus Area
Recent approvals
Constructed
Eisenhower East Boundaries
# Block numbers
Dominion 230 KV Line

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

+26 ac

18 ac

+ 8 ac

Ground Level Public Open Space
2019
Required
Ground Level
Public Open
Space -Draft

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

- Neighborhood Squares
- Active/Social Parks
- Linear Parks
- Urban Squares
- Rooftop Open Spaces
- 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%
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.

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.

   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.

3. **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.

4. 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.
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