

8  
10-19-19

**Gloria Sitton**

---

**From:** Max Ewart  
**Sent:** Friday, October 18, 2019 10:20 AM  
**To:** Gloria Sitton  
**Cc:** Karl Moritz; Tony LaColla; Ann Horowitz  
**Subject:** FW: FW: Fort Ward Park Access from Van Dorn Street (re: SUP2019-0043)

Hi Gloria,

A comment regarding Docket Item #3 for 2500 North Van Dorn Street.

Max

**From:** Mike DeLiso [mailto:mike@parkplaceva.com]  
**Sent:** Thursday, October 17, 2019 10:01 PM  
**To:** Jack Browand <Jack.Browand@alexandriava.gov>; Justin Wilson <justin.wilson@alexandriava.gov>  
**Cc:** City Council <CityCouncil@alexandriava.gov>; Board of Directors <bod@parkplaceva.com>; Max Ewart <Max.Ewart@alexandriava.gov>; Shawn O'Quinn <soquinn@legumnorman.com>  
**Subject:** Re: FW: Fort Ward Park Access from Van Dorn Street (re: SUP2019-0043)

Jack, Thanks for meeting with us earlier this week. Don and I really appreciated your time and discussions around Ft. Ward Park and thank you for engaging our community.

Mayor Wilson, Thanks for facilitating the conversation with Jack.

Jack, Mayor and Council, Below is planned testimony from the Park Place Condominium Board for this Saturday morning's docket #3 (SUP 2019-0043). Feel free to let us know if you have comments or questions on it beforehand. I look forward to seeing you on Saturday morning.

Best Regards,  
Mike DeLiso  
Park Place Condominium Board  
2500 N Van Dorn St.

Good morning. My name is Michael DeLiso and I represent the Park Place Condominium Board at 2500 North Van Dorn Street Unit 118; I live there in unit 1402.

The Board thanks Mayor Wilson, the Planning Commission and City staff for efforts addressing comments from the community, the Board, and the applicant. We welcome Ms. Villa and Our First Steps Day Care Center. We hope the business thrives in our community.

Park Place Condominium is next to Fort Ward Park and consists of 399 residential units, amenities and forested open space, and roughly a full floor of commercial units, currently occupied by three medical practices.

We believe the day care center is an appropriate use, and support the planning commission and staff recommendation to approve the application. For details on Board views, please see our second letter dated September 3rd and our Planning Commission testimony.

We appreciate any City efforts to help the applicant fulfill play area requirements, and hope RPCA works toward an agreement to use Fort Ward Park's playground.

While a separate issue from the SUP itself, we welcome City efforts to improve pedestrian access to the park, and improve Van Dorn Street transit service for our businesses, residents, and community.

We look forward to Fort Ward Park pedestrian trail improvements from Van Dorn Street and playground site improvements set for FY19 funding in the CIP for FY19-FY28. We request future funding for pedestrian access improvements to the western park entrance from Van Dorn Street.

We appreciate the addition of all-day bus service proposed in the Alexandria Transit Vision and value its single seat service to metro. With the new N10 route and unchanged service levels on the 22F peak service to Pentagon, our residents, businesses and community will be well served. We thank staff efforts for proposing a routing work-around of the intersection of Kenmore Ave and Seminary Road. We look forward to continued engagement with the City and other stakeholders on transportation matters on the Van Dorn Street corridor.

In conclusion, the Board supports approval of the application and welcomes new businesses to Park Place. We believe the day care center will bring vibrancy to the community and serve well as a community amenity for families. We welcome City efforts to improve our park access and transit service, and we once again thank City staff, the planning commission, and thank Council for hearing us today.

On Wed, Oct 9, 2019 at 2:33 PM Jack Browand <[Jack.Browand@alexandriava.gov](mailto:Jack.Browand@alexandriava.gov)> wrote:

Mike,

I would welcome the opportunity to meet with you to discuss where the City is in the implementation of the recommendations as provided in the Fort Ward Management Plan and to address the questions raised to the Mayor. Please let me know a few dates and times we can meet in person at the park or by phone if preferred. I am also available to attend your board/community meeting if helpful.

Sincerely,

jack

Jack Browand, Division Chief, CPRP CPM

Recreation, Parks & Cultural Activities

Park Planning, Capital Development & Waterfront

1108 Jefferson Street

Alexandria VA 22314

703.746.5504 (office)

202.497.7452 (cell)

**From:** Justin Wilson <[justin.wilson@alexandriava.gov](mailto:justin.wilson@alexandriava.gov)>

**Sent:** Wednesday, October 9, 2019 8:23 AM

**To:** James Spengler <[James.Spengler@alexandriava.gov](mailto:James.Spengler@alexandriava.gov)>

**Cc:** Jack Browand <[Jack.Browand@alexandriava.gov](mailto:Jack.Browand@alexandriava.gov)>; Debra Collins <[Debra.Collins@alexandriava.gov](mailto:Debra.Collins@alexandriava.gov)>

**Subject:** Re: Fort Ward Park Access from Van Dorn Street (re: SUP2019-0043)

I got this from Mr. DeLiso. Can someone reach out to them to discuss?

Thanks.

“Thanks Mayor Wilson.

I hadn't yet taken a look at the CIP documents to see how the plan got carried there.

At this point, I'm looking for more information to bring back to my community. Details of the implementation schedule and scope would be great information. Also, I'd be curious as to what meetings or stakeholders groups exist where our community can better understand improvements and changes to the park and express its views.

Ft. Ward Park is an amazing resource for our community and serves as a critical recreational space. Our community's current and former name pay homage to the importance of the park.

My best read of the FY19-FY28 CIP is that for FY19, there was money for Phase I soft interpretative trail installation, marking and development of an eastern park entrance from Van Dorn Street, and costs related to movement of the playground. I don't want to assert further Park Place Board positions beyond those already taken in our letters and testimony at this point. That said, I want to be able to relay information back about

proposed placement of trails and entry points that directly affect our community. I'm also interested in knowing what the proposed trail is from the eastern entrance, and if there is any CIP consideration for the shorter and less-graded western entrance, which would grant more direct access to the picnic areas and park road loop. While both the eastern and western Van Dorn entrances are important, absent good connectivity from the eastern entrance, movement of the playground's location obviously reduces needs at an eastern entrance and increases them at a western entrance.

Thanks for anything you can do to get us more information and for anything that provides more transparency or involvement as the Fort Ward Management Plan gets carried out.

-Mike DeLiso”

----

Justin M. Wilson, Mayor

Alexandria City Council

Office: [703.746.4500](tel:703.746.4500)

Home: [703.299.1576](tel:703.299.1576)

[justin.wilson@alexandriava.gov](mailto:justin.wilson@alexandriava.gov)

On Oct 8, 2019, at 5:00 PM, James Spengler <[James.Spengler@alexandriava.gov](mailto:James.Spengler@alexandriava.gov)> wrote:

The only item carried in the CIP is to upgrade the existing natural trail to make it more useable but not to make it a hard surface, ADA accessible trail. The amount of funding for this work is approximately \$40,000. There has been not other work to date to consider other trail types. Additionally, the playground itself is to be moved from the current location to a more accessible location on the west side of the park where it would have ADA access as well. The natural trail would not leave you at a spot close to the new playground and there would be no feasible trail linkage from Van Dorn to the playground once move since it will be closer to Braddock. The playground relocation is covered in the Ft. Ward General Management Plan.

**From:** Justin Wilson <[justin.wilson@alexandriava.gov](mailto:justin.wilson@alexandriava.gov)>

**Sent:** Tuesday, October 08, 2019 7:56 AM

**To:** James Spengler <[James.Spengler@alexandriava.gov](mailto:James.Spengler@alexandriava.gov)>

**Subject:** Fwd: Fort Ward Park Access from Van Dorn Street (re: SUP2019-0043)

Jim,

Do you know the status of the connection from Van Dorn that Mr. DeLiso references?

Thanks.

----

Justin M. Wilson, Mayor

Alexandria City Council

Office: [703.746.4500](tel:703.746.4500)

Home: [703.299.1576](tel:703.299.1576)

[justin.wilson@alexandriava.gov](mailto:justin.wilson@alexandriava.gov)

Begin forwarded message:

**From:** Mike DeLiso <[mike@parkplaceva.com](mailto:mike@parkplaceva.com)>

**Date:** October 8, 2019 at 5:59:11 AM EDT

**To:** Justin Wilson <[justin.wilson@alexandriava.gov](mailto:justin.wilson@alexandriava.gov)>

**Cc:** Board of Directors <[bod@parkplaceva.com](mailto:bod@parkplaceva.com)>, Max Ewart

<[Max.Ewart@alexandriava.gov](mailto:Max.Ewart@alexandriava.gov)>, Mike DeLiso <[mikedeliso@gmail.com](mailto:mikedeliso@gmail.com)>

**Subject:** Fort Ward Park Access from Van Dorn Street (re: SUP2019-0043)

Dear Mayor Wilson,

The Park Place Condominium Board of Directors plans to testify at the October 19 City Council meeting in regard to SUP2019-0043, an application for an onsite daycare center that was approved by the planning commission at the October 3<sup>rd</sup> meeting. The Board supports the application and its approval, appreciates any City efforts to help the applicant fulfill play area requirements, and hopes RPCA works toward an agreement to use Fort Ward Park's playground.

While independent of the approval of the SUP, The Board wants City Council to be aware of the need for pedestrian access into Fort Ward Park from Van Dorn Street, and we implore the City to implement the "high priority action" to "Clearly mark and develop two park access points from North Van Dorn Street" established in the "Fort Ward Park & Museum Area Management Plan" released in 2015. Such actions would replace hazardous entry conditions with a proper trail and greatly benefit the 1000+ residents of Park Place Condominiums and Braddock Lee Apartments. Designating and developing the path would also help citizens use the park in a manner that best preserves natural and historical resources alongside trails.

The Board's second letter (dated September 3<sup>rd</sup>) involving this SUP provides more detail about this matter, is attached, and is also toward the end of the docket's additional materials package at <http://alexandria.legistar.com/gateway.aspx?M=F&ID=d42332a2-e4fe-45de-b61f-0ad88f9b94f2.pdf>

At the October 3<sup>rd</sup> planning commission meeting, staff and commissioner remarks acknowledged the poor pedestrian connection into the park, the lack of a definitive implementation schedule, and the need for prompter development of pedestrian access. The Planning Commission also requested informal follow up from planning staff on the matter in the coming month.

Please let us know what City Council can do to help accelerate this matter, and let us know anything the City can do and our community can do to help address this clear need.

Thanks for anything you can do in this matter, and feel free to forward this to other City officials as you see appropriate

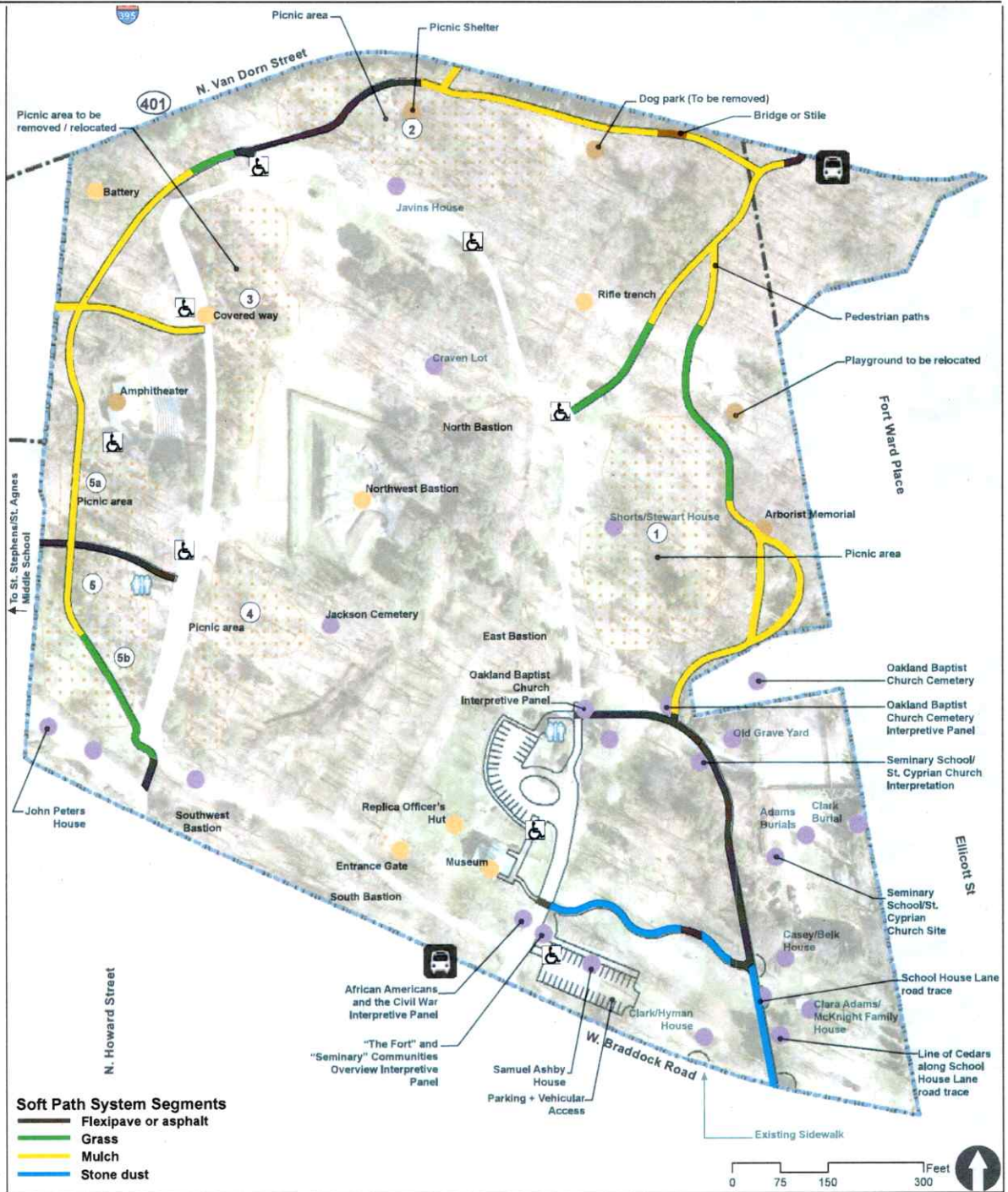
Best,

Mike DeLiso  
[mike@parkplaceva.com](mailto:mike@parkplaceva.com)

Park Place Board of Directors  
[bod@parkplaceva.com](mailto:bod@parkplaceva.com)  
2500 N Van Dorn Street #118  
Alexandria, VA 22302

Personal Contact:  
[mikedeliso@gmail.com](mailto:mikedeliso@gmail.com)  
415.794.9751

2500 N Van Dorn Street #1402  
Alexandria, VA 22302



## Fort Ward Park and Museum Area Management Plan

Soft Path System

City of Alexandria, Virginia

- Management Plan Boundary
- Park Parcel
- Park Road or Parking
- The Fort Community Features
- Civil War Features
- Recreational Feature
- Picnic Area
- Restroom

LKLA Lardner/Klein Landscape Architects, PC  
 in association with  
 Heritage Strategies, Inc., John Milner Associates, Inc. and Barbara Franco

GIS Sources: City of Alexandria