



City of Alexandria Neighborhood Parks Improvement Plan

2015



Park and Recreation Commission endorsed on November 19, 2015
This page is intentionally left blank

Table of Contents

6	Introduction & Park Plan Goals
8	Methodology & Navigating the Plan
9	Recommendations for all Neighborhood Parks
	Park Plans
10	Angel Park
16	Beach Park
22	Beverley Park
26	Chambliss Park
32	3550 Commonwealth Avenue
38	Ewald Park
44	Goat Hill Park
50	Hooff's Run Park and Greenway
56	Hume Springs Park
62	Landover Park
66	Lee Center
72	Lockett Ballfield and Schuyler Hamilton Jones Skate Park
78	Montgomery Park
84	Mount Jefferson Park and Greenway
88	James Mulligan Park
92	Powhatan Park
98	Stevenson Park
102	Taney Avenue Park
106	Timberland Park
111	Appendix

Park and Recreation Commission endorsed on November 19, 2015

Acknowledgements

City Council

William D. Euille, Mayor
Allison Silberberg, Vice Mayor
John T. Chapman
Timothy B. Lovain
Redella S. “Del” Pepper
Paul C. Smedberg
Justin Wilson

Park and Recreation Commission

Jennifer Atkins, Chair
Gina Baum
William Cromley
Catherine Poulin
Stephen Beggs
Ripley Forbes
Richard Brune
Brian McPherson
Judith Coleman
Emma Schutzius

Prepared by:

Recreation, Parks, and Cultural Activities
Park Planning, Design and Capital Development Staff

In coordination with:

Alexandria City Public Schools
Alexandria Police Department
Department of Planning and Zoning
Office of Historic Alexandria
Office of Human Rights
Transportation and Environmental Services

Foreword

The City of Alexandria's neighborhood parks are in need of improvement in order to meet the recreational and open space needs of residents. As the City grows denser and land becomes finite, those spaces are increasingly important in providing respite, recreation and gathering spots. This plan sets out to provide a framework for gradual improvement to these sites and the quality of life in Alexandria.



Note: Beverley Park and Mt. Jefferson Park are considered neighborhood parks but are not included in this plan because staff already had separate planning processes underway for these parks.

Introduction & Park Plan Goals

In the summer of 2012, the Department of Recreation, Parks and Cultural Activities (RPCA) began a multi-year process to develop a series of Park Improvement Plans. **Each plan covers a collection of parks categorized by typology, and ensures a system of open space that equitably responds to the City's recreational and natural resource needs while efficiently utilizing available resources.** All open spaces will ultimately be included within the process, as shown in the timeline on the right, and each plan will be re-visited every ten years to ensure the recommendations are current and accommodate necessary changes in use.

The Neighborhood Parks Improvement Plan is the second of the Improvement Plans. The goal of this initiative is to study and understand the existing conditions and future needs for Alexandria's parks that are between 0.5-10 acres, municipally owned, and have multiple uses. The neighborhood parks in this plan include¹:

1. **Montgomery Park**
2. **Lee Center**
3. **Powhatan Park**
4. **Beach Park**
5. **Hooff's Run Park and Greenway**
6. **Timberland Park**
7. **Goat Hill Park**
8. **Landover Park**
9. **Angel Park**
10. **Hume Springs Park**
11. **3550 Commonwealth Ave**
12. **James Mulligan Park**
13. **Stevenson Park**
14. **Lockett Field & Schuyler Hamilton Skate Park**
15. **Ewald Park**
16. **Taney Avenue Park**
17. **Chambliss Park**

Through the Neighborhood Park Improvement Plan, RPCA intends to determine budgeting priorities and recommendations for both short and long-term incremental improvements, ensuring that public parks serve Alexandria's needs now and into the future.

Each Park Improvement Plan contains background, public feedback, recommendations and cost estimates. **Packaged together, these individual plans strive to meet a vision to improve existing open space, impacting the health of Alexandria's natural environment and its people.**

¹ Mt. Jefferson Park and Beverley Park are considered neighborhood parks but are not included in this plan because they are being studied through projects that preceded this process.

Classification	Description	Size	Service	Estimated Planning Process Timeline
Citywide	Contains multiple uses within park boundary including; attracts visitors from all over the City Example: Chinguapin Park	10 to 50 acres	0-25 miles from users	Completed April 2014
Neighborhood	May include multiple uses within park boundary; attracts nearby residents Example: Angel Park	0.5 acres to 10 acres	0-5 miles from users	2014 – 2015
Pocket Park	Small open space; mainly single use attracting nearby residents Example: Sunset Mini Park	Under 0.5 acres	.25-0.5 mile or less from users	2016
Natural Resource Areas	Includes open spaces that are primarily passive-use or preservation areas. Example: Clermont Natural Park	No Min or Max	Citywide	2016-2017
Shared Use	Includes parks that share facilities with schools and recreation centers Examples: Charles Barrett Field	5-20 acres (average)	0-25 miles from users	Included as part of the 2013-2014 Long-Range Educational Facilities Plan
Destination/Historical	Attracts users from beyond the region, typically because of a particularly unique features. Example: Ft. Ward Park, Waterfront Park System	Varies	0-100 or more miles.	Park Plans completed individually for these sites because of their unique character.
Regional	Includes lands or facilities administered by other regional entities Example: Cameron Run Regional Park	50-75 acres	0-100 miles from users	Planned by external jurisdictions.
Corridors/Linear Parks/Trailways	Includes trailways, corridors and linear parks that serve primarily as linear bikeway corridors; may include ROWs. Example: Metro Linear Park	No Min or Max	0-100 miles from users	Included as part of the upcoming Bicycle/Pedestrian Master Plan

The Typologies matrix above outlines how parks and open spaces are classified by service area and size. The neighborhood parks constitute the second phase of the planning process for all parks in Alexandria.

There are many reasons why are we planning for improvements to our neighborhood parks. First, the City is growing increasingly dense and land is less available for acquisition of new open space, therefore, we must take full advantage of the parks we have and ensure that they offer the variety of recreational needs that a dense city requires. This includes opportunities for passive relaxation, organized sports, early childhood development, family fun, and individual athletic activities.

We must also make investments in the parks to simply maintain them for years to come. Many of the park fixtures, such as utilities and furniture, and features, such as playgrounds and dog parks, are reaching the end of their useful life. Rather than merely replace them in-kind, we need to determine whether these are the appropriate mix

of uses and in the right location. Throughout this planning process we asked the questions: **Does this park meet today's needs and does it meet tomorrow's needs? We then considered, if it doesn't, how can we improve the Park so that it does?**

To determine the needs of the parks, we approached the plan in two ways: 1) an active public outreach strategy, including on-site message boards, and 2) a statistically accurate Parks and Recreation Needs Assessment (see appendix for findings). The public outreach on this project included six public workshops (two for each park district), online surveys, and "mobile workshops" at community association and group meetings. We assumed that those that use the parks have the best knowledge of what improvements the sites need. Secondly, RPCA, working with a consultant, conducted 2011 and 2013 Parks and Recreation Needs Assessments by sending a survey to demographically and geographically representative households. With over 600 responses for each year, we can confirm that the results are accurate in depicting residents' needs.

Using this dynamic approach of both qualitative and quantitative research, we prioritized the improvements. Given current financial uncertainties, the Department knows that it will not receive funding for every Capital Improvement Program request that it puts forward. There is not an expectation that all park plans can be paid for at once. Instead, this plan uses citizen input and considers other external considerations to determine how to address park improvement incrementally over time. Therefore, most of the recommendations in the plan can be implemented independent of other projects as funding is available, whether through City or non-City funds.

If we do not act, we risk having our parks deteriorate and not serve residents outdoor recreational needs, a great loss to the historical economic investment made in these resource-rich public spaces. This plan is important because it strives to improve existing open space, which impacts both the health of Alexandria's natural environment and its people. The City's Strategic Plan aims to ensure that the City's natural and built environment is healthy and that its residents are thriving. In the broadest sense, by implementing the recommendations in this plan, the City can move towards meeting these goals by providing the best outdoor recreational opportunities and natural resources possible for its residents.

Neighborhood Park Improvement Plan Goals:

1. Increase accessibility to the City's neighborhood parks and their facilities
2. Design public spaces that meet multiple community needs and balance passive and active uses
3. Steward and cultivate the parks' many natural resource assets
4. Strengthen the network of Neighborhood Parks and their role in connecting the community



The community provided feedback on the neighborhood parks at public workshops in Fall 2014 and Spring 2015.

Park and Recreation Commission endorsed on November 19, 2015

Methodology & Navigating the Plan

Each of the following plans include four sections with background, community feedback, recommendations, and implementation. RPCA staff used a multi-pronged approach to gather information and develop these sections, as follows:

History and Character

The neighborhood parks each have a rich history and meaning within their adjacent neighborhoods. In Summer 2014, Staff reviewed existing plans and documents, gathered qualitative data from City Staff, and conducted site observations and park inventory. The Office of Historic Alexandria provided background on each park's historic use and evolution into a Park. In some cases RPCA staff also conducted oral interviews with long-time park advocates and neighbors.

Community Feedback

To gather a sense of the park character, RPCA staff observed park uses during various times of day and spoke to park users while on-site. RPCA staff then collected park information from the community by holding three public workshops to discuss park needs and also distributed an online survey asking for feedback. Information was gathered based on the following set of questions: What would you like done with existing features in the park? What is missing from the park? What else can you tell us about

the park? The survey also asked park users to identify their usual point of access into the park, the mode of transportation they use to get there, their typical park activities and what they like about the park. Survey participants also prioritized their improvement needs. Over 700 Alexandria residents responded throughout the process. Staff also placed a "graffiti board" with a pen attached in each park. Park visitors could write their vision for the park on the board. RPCA also attended numerous community association meetings throughout the City to present the plans.¹

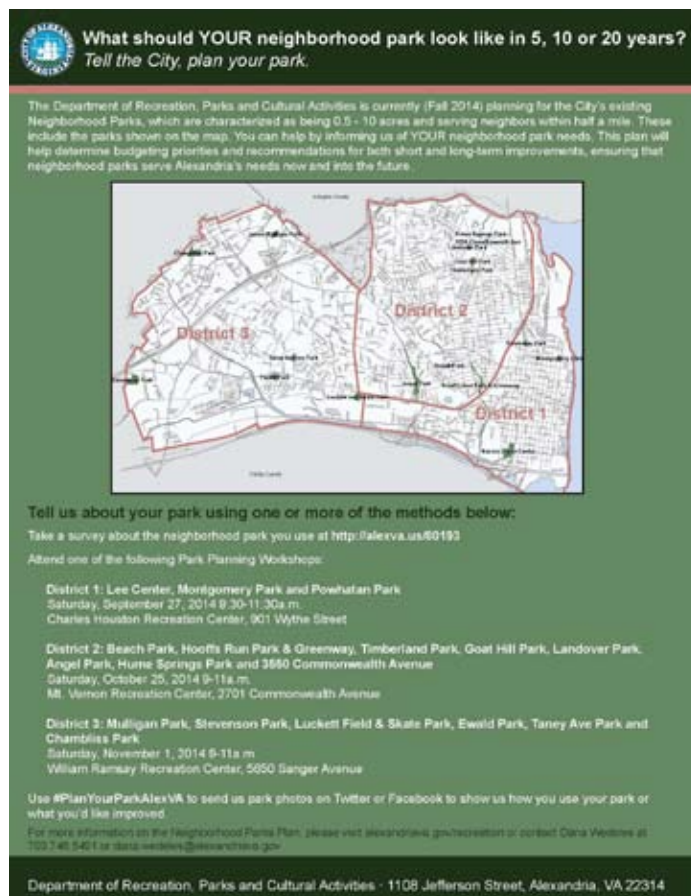
Recommendations & Implementation Strategy

To develop draft plans and recommendations, Park Planning Staff used information collected from the existing conditions and community input.

In Spring 2015, staff presented the draft plans at interactive public workshops, neighborhood association meetings, and on signs in the parks. Staff then refined the plans to represent the community comments and developed an implementation strategy for each recommendation. The strategy includes a cost, priority rank, and proposed timeframe. The cost estimates (in 2015 dollars) do not include operating costs. Prior to the implementation of any recommendation, operating costs, if any, must be considered.

The priority for each recommendation is shown as "low," "medium," or "high." RPCA determined these rankings based upon multiple factors:

1. Park user safety
2. Community prioritization feedback and the results of the 2011 and 2013 Parks and Recreation Needs Assessment
3. Life span of the existing conditions
4. Potential for non-city funding sources
5. Level of user impact
6. Relationship to other projects



The flyer, shown above, advertised the park meetings and provided information on how to take the park survey. The flyer was also distributed in Spanish.

¹ RPCA acknowledges that results of the community feedback efforts were not statistically accurate. Rather, the responses are from those who saw the survey and chose to participate. While this is a sample of park users, it is not representative of all users. For this reason, the information was supplemented with site observation and additional data to inform recommendations in the Park Improvement Plans.

Recommendations for all the Neighborhood Parks

Throughout the community feedback process, RPCA found that many of the existing conditions and improvement needs were consistent in all seventeen parks. To efficiently use resources, RPCA recommends addressing the following issues in coordination:

Improve wayfinding and regulatory signs throughout the Park System

Throughout the parks, various welcome, rules and regulation, and historical/educational signs are scattered about. There is no consistent graphic conformity to them and the locations are often haphazard. Staff is currently developing a wayfinding plan for the six citywide parks which will impact the design of the neighborhood parks. This citywide wayfinding plan is being coordinated with the City's newly adopted wayfinding guidelines and graphic standards aimed to help orient and direct park users while also giving the parks a tidier look. Better placed and clearer rules and regulations signs can also help educate the Park users on appropriate park behavior.



The photo from Landover Park, above, demonstrates the uncoordinated multitude of signs placed in the park over time.

Complete a Documentary Study and Archaeological Evaluation and Incorporate Interpretive Elements

The completion of the Documentary Study and Archaeological Evaluation, as appropriate for each site, will allow for an understanding of the history of the site and the locations of significant resources. These are needed for current and future interpretive, planning and management decisions and can guide the potential placement of interpretive markers and/or other interpretative elements to educate residents about the area's history and enrich the visitor experience.

Provide Improved Trash Receptacle Locations and Recycling Program

Many of the trash receptacles in the Parks are in locations difficult for sanitation trucks to access and off the typical path for park users. Some of the trash receptacles are also in poor condition and not standard. Standardizing the trash receptacles and moving them to locations that make more sense for usability and maintenance will help the parks look cleaner and better control litter. In addition, recycling receptacles are needed in all neighborhood parks in order to support Alexandria's Eco-City principles.

Include Universal Accessibility in all Plans

The City and RPCA are committed to ensuring that people with disabilities are able to enjoy full and equal access to all of the City's parks and their amenities. Any renovation or park improvement proposed in the plan incorporates designs that meet or exceed the U.S. Department of Justice's 2010 ADA Standards for Accessible Design. In some cases, RPCA has prioritized projects in the plan that have particularly poor access. In addition, RPCA will utilize the expertise of the Alexandria Commission on Persons with Disabilities for support and guidance on accessibility improvements to park pathways and facilities.



As shown above, the park features in Angel Park, including a park shelter, ballfield, and basketball court, are currently inaccessible to people with disabilities.

Angel Park

History and Character

Angel Park is a 10-acre park with Taylor Run flowing from North to South through the center of the park.

The Janney House is documented on an 1894 map as being in the north portion of the current park. Two homes from this time period have been documented to the south of the park. City Archaeologists identified and researched the Gloria site within the park, a Native American site dating the Archaic Period. Taylor Run may have deposited the artifacts, including quartz flakes and “cobble quality” cores, found during excavations. Native Americans may have used the area around Taylor Run to prepare quartzite cores, which would later be used to make projectile points, blades, and scrapers. Only one projectile point was found at the site: It was serrated and its stem had broken off.

The 1939 WPA Real Property Survey, Land Use Survey Maps show that the area off of Duke Street belonged to William J. Angel, for whom the park is named. By 1955, the area north of Duke Street along what was Burgess Drive was a city playground, smaller than the current park and not stretching as far North. Portions of northern property became part of the current park later on.

Today, the site is well used by the neighborhood and includes an athletic field, park shelter, playground, basketball court, and paths.

While the site has an athletic field and picnic shelter, there are too few off-street parking spaces to support large events or sports programming.



The playground is well used by the community and includes features built into the hillside. The hill is also enjoyed by families for sledding during snow events.

The site is currently not fully accessible for people with disabilities and needs a ramp and pathway system to



connect the park features. The stairs down the hillside also lack any railings.

The wooded area of the park includes a small trail connecting the two sides of Taylor Run Parkway and provides a nice setting for neighbors to walk.

The ground layer throughout the wooded area is highly disturbed and completely overrun with a myriad of non-native invasive plants and Poison Ivy (*Toxicodendron radicans*), including one of the largest Kudzu (*Pueraria montana* var. *lobata*) infestations in the City.

Although the stream banks and surrounding soils are highly disturbed, a diversity of native trees occur along both sides



of Taylor Run at Angel Park. The largest Sycamore trees in the City grow along the edge of the stream and ball field at the lower end of Angel Park, as well as a City co-champion River Birch. A bowl-shaped depression below a stand of old Tulip Trees on the slope on the east side of E. Taylor Run Parkway, in addition to Sallow Sedge (*Carex lurida*), Common Cattail (*Typha latifolia*), and other wetland plants, marks the location of a strong-flowing spring.

Existing Conditions Map



Park and Recreation Commission endorsed on November 19, 2015

Community Feedback

In Fall 2014, staff collected community feedback to understand how the park is used and how it could be improved in the future. The following information summarizes what we heard through an online survey, community workshop, and “graffiti board” in the park. Over 270 people responded to the survey in total, twenty-eight of which were specific to Angel Park. Staff used the collected information to develop draft park plans.

In 10 years I would like this Park to...

(Top 3 rankings shown; based on a weighted score)

What would you like done with the ballfield?

Value	Count	Percent
Preserve it as is	4	19%
Enhance it	14	67%
Transform it	3	14%

Explain

Improve turf conditions.

It needs to be graded so it will drain after it rains.

Not the right size diamond Poor dirt

Better seating and use for games

Very wet

We use it for baseball practice and just want it to be maintained. It's a really great space for young kids to practice because it is quiet/uncrowded so they can focus.

The city is lacking baseball fields that are in good shape. This field, if improved, could be used more often for practice. Too much money has been spent on soccer fields, and far too little on baseball fields.

What would you like done with the basketball court?

Value	Count	Percent
Preserve it as is	10	56%
Enhance it	7	39%
Transform it	1	6%

Explain

Make into multi-use space.

resurface and out line court

Install trash and recycling cans. many users leave plastic bottles as there is nothing to put them in.

What would you like done with the natural areas?

Value	Count	Percent
Preserve it as is	10	50%
Enhance it	6	30%
Transform it	4	20%

Explain

Install a barrier to keep out vehicles.

There is SO much poison ivy around this area. Needs to be eliminated so that I don't have to worry about my daughter playing here.

How do you get to this Park?

Value	Count	Percent
Walk	15	54%
Bike (personal)	2	7%
Bike (Capital Bikeshare)	0	0%
Drive	11	39%
Public Transit	0	0%
Carpool	0	0%

How far do you typically travel to visit this park?

Value	Count	Percent
Less than ½ mile	9	32%
Between ½ mile to 1 mile	9	32%
Between 1-2 miles	8	29%
Over 2 miles	2	7%

How often do you visit this park?

Value	Count	Percent
Daily	0	0%
Weekly	13	48%
Monthly	10	37%
Yearly	4	15%

1. Provide organized recreational opportunities

2. Be a safe place for children to explore

3. Be a place to create social connections with neighbors

What would you like done with the open lawn?

Value	Count	Percent
Preserve it as is	7	37%
Enhance it	9	47%
Transform it	3	16%

Explain

Holes need to be filled, glass and other hazards picked up and reseed grass.

Improve turf conditions with artificial or durable well kept grass

Bleachers could easily be added for parents

Drainage

Really beautiful area and nice to have so much open space surrounding by trees. Just keep it up a little better.

What would you like done with the picnic shelter?

Value	Count	Percent
Preserve it as is	10	53%
Enhance it	6	32%
Transform it	3	16%

Explain

This area gets a beating every summer. Look at the shelters at Chinquapin or in Arlington parks.

What would you like done with the playground?

Value	Count	Percent
Preserve it as is	6	29%
Enhance it	11	52%
Transform it	4	19%

Explain

Add swings and play area for toddlers. Existing equipment for older children.

Improve maintenance. New addition is unsightly and already broken.

It need more and a wider range of age appropriate playing structures.

More toddler friendly

My son has been stung by bees on this playground

Swings needed.

shade would be nice for caretakers

swings

Great playground which just needs to be maintained a little better (e.g. check for wear/tear/damage instead of waiting for complaints/mishaps).

Have any of the following circumstances prevented you from visiting this Park? (check all that apply)

Value	Count	Percent
I am physically limited from walking	3	16%
There is no pedestrian/bike friendly access to the park from where I live	2	11%
I have concerns about crime or personal safety	7	37%
There is not enough parking	11	58%
There is nothing in the Park that interests me	6	32%



Graffiti Board

A "graffiti sign" in the park had a marker attached and asked park users to write down what they would like their park to look like in the future. The sign were on site from September to November 2014 (images from October 27).

What is currently NOT in the Park that you would like to see there?

Response

Playground equipment
 Bleachers, restroom, enhanced surroundings
 Exercise equipment for adults
 It is not Toddler friendly
 Soccer field.
 Swings and better steps to access the park
 Swings and play area more suited for children under 3.
 Swings for children. Spray ground.
 Swings; better baseball field.
 Equipment for school age children
 Goals for soccer field, another trash can
 Seating
 Trash and recycling cans that are emptied regularly, fencing to keep children out of the creek, a barrier to keep vehicles off the basketball court and grass, a more improved baseball field and backstop. we should have as nice or nicer facilities than our surrounding cities. Alexandria does not need anymore residential developments I wonder if outdoor Rec Dept. camps would be welcomed over the summers. So many kids live walking distance and safety is a concern due to isolation. Maybe organized Bleachers for the parents. There is no reason a Tball game should not have bleachers. Parents can sit together as needed

Is there anything else you would like to tell us about the Park?

Response

Baseball Field needs improvement
 The basketball court is nice but the entire park could be vastly improved!!
 The playground is terrific, but suffering a bit from recent graffiti.
 It could be a great tee ball or coach pitch field if the field was graded correctly.
 Needs to be updated
 over the grass and basketball court, and strew trash all over. The fact that the pavilion is used on a first come, first serve, basis means nobody takes responsibility for what goes on. Neighborhood residents can often not enjoy the park on the weekend, have to listen to loud music and vulgar language and are then treated to a park strewn with trash, The open fields and baseball fields are not well kept. They are very uneven. Need a safer walking path to get to the bottom of the hill.
 parking could be a lot better - as could the traffic nearby - it backs up often for no good reason.
 Again, the poison ivy in and around the park really needs to be dealt with. It grows up so close on the bridge that I can't even visit it.
 I think if kids resort to bringing in shopping carts to the park it is not providing the play structures and environment they seek. a low rope fence along the creek so kids would play soccer on the field instead of the basketball court

Draft Plan Feedback

In Spring 2015, the community provided feedback on the draft park plan (below) through online surveys (see appendix for full results), park signs and public meetings. Based on information from the Spring input phase, staff updated the plan to best represent current and future community needs. A major change to the Angel Park plan included not reversing the direction of the field, as originally shown.



Park and Recreation Commission endorsed on November 19, 2015

Improvement Recommendations



Implementation Strategy

This plan uses citizen input and considers other external considerations to determine how to address park improvements incrementally over time. Most of the recommendations in the plan can be implemented independent of other projects as funding is available, whether through city or non-city funds. The cost estimates (in 2015 dollars) do not include operating costs. Prior to the implementation of any recommendation, operating costs, if any, must be considered.

The priority for each recommendation is shown as “low,” “medium,” or “high.” RPCA determined these rankings based upon (1) park user safety, (2) community prioritization feedback and the results of the 2011 and 2013 Parks and Recreation Needs Assessment, (3) life span of the existing conditions, (4) potential for non-city funding sources, (5) level of user impact, (6) relationship to other projects.

Angel Park					
#	Recommendation	Priority	Estimated Cost	Associated Recommendations	Dept Lead
1	Add swings or similar play equipment and upgrade play equipment to include climbing features	Medium	10,000-15,000		RPCA
2	Continue invasive species management	Medium	Underway		RPCA
3	Develop enforceable guidelines for park shelter use	High	N/A		RPCA
4	Install accessible pathways to connect park shelter and basketball court	High	50,000-75,000		RPCA
5	Improve access from Taylor Run Parkway	High		Transportation analysis needed prior to cost estimates	TES
6	Improve edge between the park and the sidewalk	Low	up to 35,000		RPCA

Park and Recreation Commission endorsed on November 19, 2015

Beach Park

History and Character



Beach Park is a 1.4 acre area in the Rosemont neighborhood. There are no known archeological sites within the park.

City Council appropriated \$2,400 in 1943 to purchase lots adjacent to the Maury School for playground purposes. The playground was built the following year (though children over 13 years old were banned from using it for some time following accounts of vandalism).

In 1944, Rucker Place between Maury School and Beach Park was an Alexandria street that had been reserved for sledding with police stationed to caution motorists. The Chief of Police also warned that children seen hitching a ride by grabbing the back of a car would have their sleds confiscated until the snow melted. Following many incidents involving children playing in the street, Council voted to close Rucker Place to vehicular traffic in 1954 to allow safe passage for children between two playgrounds. This plan was never implemented and Rucker has remained open to vehicles since.

In 1974, City Council renamed the park in honor of a beloved retiring Maury School Principal, Lillian E. Beach.

Today, the park is very well used by the community and serves as a social meeting place for neighbors and families. It also hosts the annual Rosemont Citizens Associations events.



Rucker Street is an active road dividing the Maury School and playground and Beach Park.

The open lawn is used for both passive play and for tot soccer programs. The high use of the lawn and drainage issues have continued to deteriorate the green space with an often muddy patch in the center. The open space is often used for off-leash dogs, also leading towards the poor grass condition.



The City installed the wooden stairs in the center of the park to serve as amphitheater seating, however, the stairs are rarely used as such and are in dilapidated condition. The slope is more often known as the sledding hill of the neighborhood and is just as popular today as it was in the 1940's during snow events.



There are two pathways into the park, one at the northwest corner and one at North View Terrace. Otherwise, it is porous along the edges and there is not a clear entrance into the park. The south and east edge is marked by wooden bollards in poor condition.

The park is one of the few neighborhood parks in the City with ample lawn space for multiple passive and active uses and also has plenty of shade from surrounding trees. Several stately, native canopy trees occur throughout the site – all relics of pre-development - including two large, old Pin Oak (*Quercus palustris*), a large Silver Maple (*Acer saccharinum*), and a City co-champion Persimmon (*Diospyros virginiana*).

Existing Conditions



Park and Recreation Commission endorsed on November 19, 2015

Community Feedback

In Fall 2014, staff collected community feedback to understand how the park is used and how it could be improved in the future. The following information summarizes what we heard through an online survey, community workshop, and “graffiti board” in the park. Over 270 people responded to the survey in total, forty-one of which were specific to Beach Park. Staff used the collected information to develop draft park plans.

Comments from Community Workshop held on October 25, 2014

Playground	Preserve	Keep mulch surface and sand box
Playground	Preserve	Keep grass and natural feel
Playground	Preserve	Maintain ADA Routes
Amphitheater	Enhance	Investigate school use of amphitheater
		-Causes flooding in neighborhood basements. - Needs engineering study. - Discuss system solution with Dr. Singh (18 W. Masonic)
Various	Transform	- Park must be planned after drainage has been fixed.

What would you like done with the amphitheater stairs?

Value	Count	Percent
Preserve it as is	8	25%
Enhance it	10	31%
Transform it	14	44%

Explain

Clean it up
Fix (x2)
Get rid of them!!! They are awful and mess up sledding (x3)
I had wondered if that's what it was.
Needs some drainage. It gets swampy when it rains
Not used at all and is a safety hazard
Part of park history; fits in nicely with terrain; hope you can keep
Seems like something better could be done here.
The space seems to be under-used. Can it be more active? Rope climbing? Sledding?
Other ideas?
A nice historical piece but not sure if this could be used in a better way?
The amphitheater is a neat idea, but it is overgrown. It would be great to clean it up and have better seating for watching games.
These don't seem to have a purpose. It'd be cool if the city made use of the stairs, but it doesn't, and the wood is rotting and it takes up what could be usable green space.
If rehabbed, the amphitheater could provide a neighborhood venue for local music groups, plays, etc.
Some of the wood planks have large nails sticking out, which pose a danger to kids, especially when they are sledding in winter.
These are so deteriorated as to be dangerous now. The space has never been actually used as an amphitheater in the 10 years I've lived in Rosemont. This is one of the only contained spaces where kids in the neighborhood can go sledding in the winter, and the steps impede that and can cause injuries especially when just covered enough with snow as to be hidden.

What would you like done with the open lawn?

Value	Count	Percent
Preserve it as is	15	44%
Enhance it	14	41%
Transform it	5	15%

Explain

Alexandria needs more open space like this!
Can include some native wildflowers and meadow area.
Drainage and lack of grass are problem.
Drainage could be better (x3)
Great space kids to run on, Have played a lot of soccer there.
Mini turf field
This is a much-needed open space for kids to run, play soccer, etc.
Add more opportunities for soccer
Close the park to be able to sod until it's strong enough for soccer, etc.
Great for kids running around/playing sports/soccer etc.
Periodically needs upgrade; dog owners run and play with dogs all the time and I see poop not cleaned up

In 10 years I would like this Park to...

(Top 3 rankings shown; based on a weighted score)

1. Be a safe place for children to explore

2. Be a place to create social connections with neighbors

3. Be a place to relax

What would you like done with the playground?

Value	Count	Percent
Preserve it as is	16	46%
Enhance it	15	43%
Transform it	4	11%

Explain

Remove
Haven't used it much but kids seem to enjoy it.
More wood and natural elements would be great. More "movable parts"
We need new climbing facilities
It'd be great if there was more playground equipment. The offerings for really young kids (ages 6 mos-3 years) is pretty paltry.
Add elements that interest 3-5th graders. Add building materials like logs, increase the stream so they can play in the water.
The play space for little ones has old equipment and isn't as nice as the equipment for bigger kids
The small wooden climbing structure is slippery for kids, especially when covered in sand. Does not seem safe.

What would you like done with the seating?

Value	Count	Percent
Preserve it as is	8	25%
Enhance it	20	63%
Transform it	4	13%

Explain

A designated picnic area would be great, with some picnic tables.
Artistic benches could be a great addition.
There is not enough seating
There's not enough seating for adults near the playground, and no place for family picnics, etc.
There's seating?
add some benches
but get rid of the railroad ties!!!!!!!
more interested in opportunities for kids to be active than for parents to sit :-)
one more bench under the tree
very limited
An overhang/trellis with picnic benches would be lovely and the city can charge for renting this space for birthday parties, etc.!!! Look at new Rocky Run Park in Arlington for ideas

How often do you visit this park?

Value	Count	Percent
Daily	8	20%
Weekly	18	44%
Monthly	13	32%
Yearly	2	5%

Is there anything else you would like to tell us about the Park?

Response

Dog owners use the park extensively. The lawn is usually smelly and unhygienic. Small children, who spend a lot of time on the ground, also use the lawn for organized soccer. Drainage issues plague that Park and the Maury school yard. Great park, but I do feel it has more bugs and is an issue getting bit during the summer. Green space needs improving. Bike run? I love the trees and the big open spaces. It is generally very well kept. Keep the trees! Maybe add more benches, space to hang out and socialize. Love the big tree at the top of the amphitheater. Needs some stormwater controls. This is a pretty passive park (there's a small playground and lots of just open space) and that's ok, if we could just have some upgrades/better use of the land. This is one of the few good-size and contained (i.e., safe, not right next to a busy road) open spaces where children in the Rosemont/Del Ray/Old Town area can run and explore freely. To me it is most important to preserve that, not by adding more equipment but by focusing on making it safe for free play and to shore up its infrastructure so that it protects the Maury playground below, which is a very important play space not just for the school but the entire community. There is a need for more space for soccer practice. Also help alleviate the stormwater issues so that the great work for the Maury schoolyard can move ahead. Thanks! I don't want to see anything changed with this park. I can't believe this park is on the list when you have Maury slated to be renovated based on all the fund raising. There needs to be a park that services older kids not just preschool age. Something similar to rocky run park in Arlington should be created. The Mvcs playgrounds should be looked at based on the amount if non school use and foot traffic it brings to the del ray businesses. I also think the empty pool space at the corner of mt Vernon and del ray is a complete waste and should be addressed prior to beach park. We have so many kids that play soccer but no futsal courts. It would be great to have one of these. There is way too much wasted space at Beach Park. The amphitheater steps need to go. They are not used and a safety hazard. Poor rainwater management makes the Maury fields a mess. I have lived nearby for 15 years and am always surprised how little care it receives. The playground is now in good shape, but it seems to be ignored by Parks & Rec for maintenance. It is a safe, enjoyable space. We like the trees that provide greenery and privacy for the homes along its border. It's great for sledding so if there was a way to build up the hill that would be great! We live nearby and love to hear the sounds of the little kids playing Tball and soccer on Sat morning, and the families paying touch football on the weekends and holidays. I love being able to walk there with my kids (and dog, who loves the pomegranate tree). Maybe actually labeling what the tree species are could add some educational elements.

What is currently NOT in the Park that you would like to see there?

Response

A turf field for recreational usage. Activities. Nature walks. Playground for older kids (9 and 10 years). Baseball field. Activities/play for older kids (10+); adult exercise equipment (bars for pull-ups, etc.) Additional trash cans for trash and pet waste. Better drainage from run off. Grass! I love it! Please repair it but don't tear it all open and build. More for older children. Needs more shade! Picnic Tables. Play equipment for older kids, accessible equipment, rainwater management. Running water in the stream bed, climbing trees. Seating/picnic space. Shade on the main playground areas. The lousy rotten railroad ties and the amphitheater. Get rid of them, please! drinking fountain on lower end. more seating including so you can have a small group talking with each other. I don't want to see anything changed with this park. I can't believe this park is on the list when you have Maury slated to be renovated based on all the fund raising. There needs. Would be great to have breech park combined with Maury park so that it would be a bigger green space. Activities for older children and adults, more trees and wildflowers, maybe a native garden. Large boulders, logs and natural elements to explore. Climbable trees. Movable. Please no dog parks. When I see owners running their dogs in the area kids play soccer I cringe. this is typically at dusk and mid-day when there is no enforcement (is There is plenty there. Just a different climbing structure for smaller children that is less slippery. better drainage. kids take the rocks and play with them and that doesn't help the little drainage help there is there. Also would like to see "no using the bushes as a bathroom sign". Would love to see a dog play area too.

How do you get to this Park?

Value	Count	Percent
Walk	35	85%
Bike (personal)	3	7%
Bike (Capital Bikeshare)	0	0%
Drive	3	7%
Public Transit	0	0%
Carpool	0	0%

How far do you typically travel to visit this park?

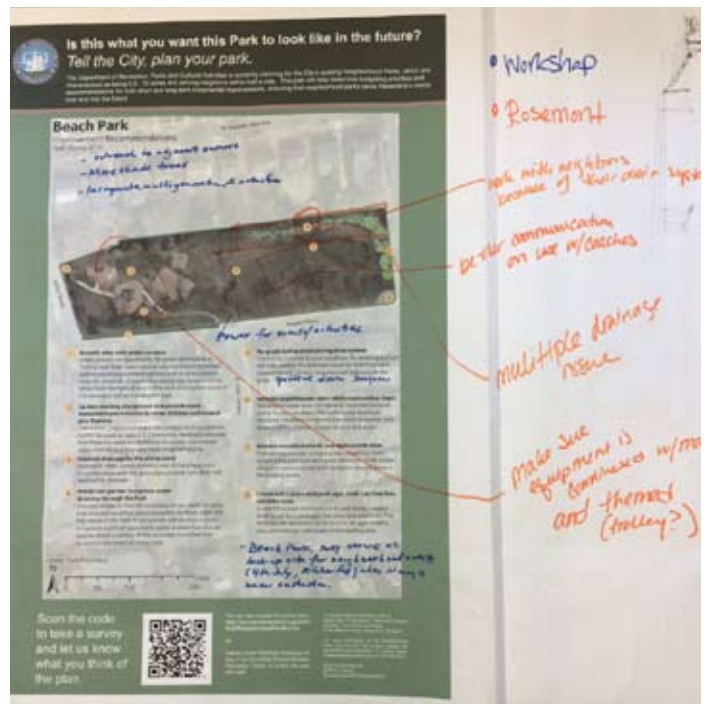
Value	Count	Percent
Less than ½ mile	25	61%
Between ½ mile to 1 mile	12	29%
Between 1-2 miles	3	7%
Over 2 miles	1	2%

Have any of the following circumstances prevented you from visiting this Park? (check all that apply)

Value	Count	Percent
I am physically limited from walking	1	20%
There is no pedestrian/bike friendly access to the park from where I live	1	20%
I have concerns about crime or personal safety	0	0%
There is not enough parking	1	20%
There is nothing in the Park that interests me	3	60%

Draft Plan Feedback

In Spring 2015, the community provided feedback on the draft park plan (below) through online surveys (see appendix for full results), park signs and public meetings. Based on information from the Spring input phase, staff updated the plans to best represent current and future community needs.



Park and Recreation Commission endorsed on November 19, 2015

Improvement Recommendations



Cost Estimates and Implementation

This plan uses citizen input and considers other external considerations to determine how to address park improvements incrementally over time. Most of the recommendations in the plan can be implemented independent of other projects as funding is available, whether through city or non-city funds. The cost estimates (in 2015 dollars) do not include operating costs. Prior to the implementation of any recommendation, operating costs, if any, must be considered.

The priority for each recommendation is shown as “low,” “medium,” or “high.” RPCA determined these rankings based upon (1) park user safety, (2) community prioritization feedback and the results of the 2011 and 2013 Parks and Recreation Needs Assessment, (3) life span of the existing conditions, (4) potential for non-city funding sources, (5) level of user impact, (6) relationship to other projects.

Beach Park					
#	Recommendation	Priority	Estimated Cost	Associated Recommendations	Dept Lead
1	Retrofit alley with green systems	Low	75,000-100,000		TES
2	Update existing playground and provide more imaginative and natural play features, incorporating a theme based on history of the Rosemont neighborhood	Low	200,000 - 350,000	Play elements should be coordinated with Maury School Initiative to ensure they are not too similar.	RPCA
3	Improve drainage by the playground	High	3,500-5,000	Should be implemented at the same time as vegetated swale (recommendation #4)	RPCA
4	Install vegetated swale to capture water draining through the Park	High	50,000-75,000	Should be implemented at the same time as vegetated swale (recommendation #7)	RPCA
5	Re-grade turf, amend soil, and install water management system	Medium	50,000-80,000		RPCA
6	Remove center amphitheater stairs while maintaining slope and refurbish the stairs on the sides	High	20,000-30,000		RPCA
7	Remove wooden bollards and replace with trees	Medium	7,500-10,000	Should be implemented at the same time as vegetated swale (recommendation #4)	RPCA
8	Create entry plaza with park sign, trash can, benches, and bike racks	Low	50,000-75,000		RPCA
9	Install a power source	Low	20,000-30,000		RPCA
10	Make Johnston Place more pedestrian oriented	Medium	12,500-15,000		TES/ACPS/RPCA

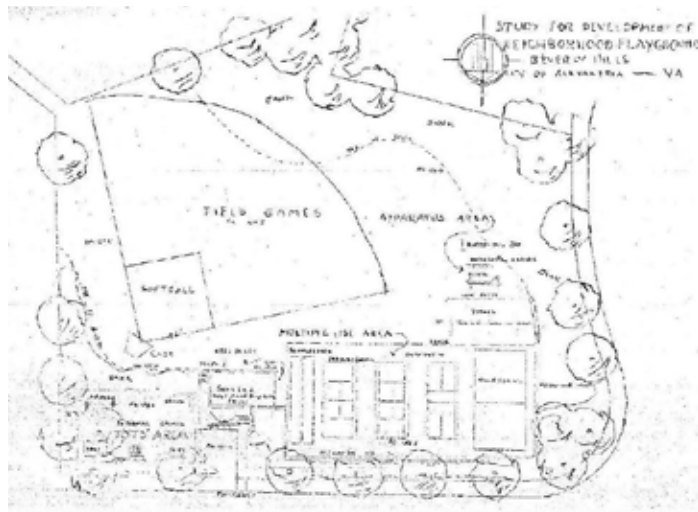
Beverley Park

History and Character

Beverley Park, also known as “the Pit,” is a 1.7 acre park in the Beverly Hills neighborhood.

The 1944 Long-term Recreation Plan for the City of Alexandria described the Park as:

“An undeveloped city opened property in Beverley Hills, known as the “gravel” pit of approximately 1.75 acres, is the only available property within this neighborhood for active recreation. The development of this property involves considerable engineering if the maximum use of the property is to be realized. Unfortunately, there is considerable differences in elevation which will involve a large amount grading. The area is further handicapped by its size but it is felt that in spite of these conditions steps should be taken to develop it for playground purposes...”



1944, National Recreation Association, Alexandria Long-Term Recreation Plan

The plan called for a softball field, court area, tot area, and apparatus area, as shown in the image below. The park has only changed slightly since then and its current features and configuration has largely remained the same since the 1970's.

The Park is known as a community gathering space, where families and friends meet throughout the day. It also hosts the North Ridge Neighborhood Association's Christmas Tree Lighting, Beautification Program, and other activities. The hard top area (formally the basketball court) is known as a place for children to find and play toys left behind by other park users.

While a popular site, the park still suffers from many of the conditions cited in the 1940's park plan. The retaining walls along the park are deteriorating, the slopes are eroding and the site is not ADA accessible. The playground structures are also over twenty years old and at the end of their useful life.

Current Project

While Beverley Park is considered a neighborhood park, it was not included in the overall Neighborhood Park Improvement Planning process because the City had already allocated funds to renovate the Park by the time the Neighborhood Park Improvement Plans began in 2014. The early allocation of funding was largely needed to address serious erosion concerns along the park's south and west sides.

The project goals include:

- Preserve existing trees;
- Repair and reinforce existing retaining walls in order to preserve trees;
- Relocate ADA entrance;
- Retain existing court and add path;
- Add reforestation areas and nature play elements; and
- Reduce erosion by limiting foot traffic on the slope and re-establishing vegetation



Timeline of Project, to-date

January 2014:	Completed slope study
April-November 2014:	Developed park renovation strategy and obtained community feedback
January –April 2015:	Developed project cost estimates and obtained CIP funding (\$900,000)
May-June 2015:	Completed 30% Engineering Plan review
July-November 2015:	Re-evaluated design due to extensive site impacts, constructability concerns and cost increases
November 2015:	Release modified Renovation Plan

Project Schedule

Fall 2015 - Winter 2016	Complete engineering plans and obtain plan approvals
February - June 2016	Solicit and award construction contract
August - December 2016	Anticipated site construction

Existing Conditions



Park and Recreation Commission endorsed on November 19, 2015

Community Feedback

While not part of the overall planning process, staff did conduct a similar community feedback survey specific to Beverley Park and held community meetings. The results of the survey are shown below. Staff also held meetings with the North Ridge Citizens Association and conducted on-site workshops.

Approximately how far away do you live from the Park?

Value	Count	Percent
Less than 1/8 mile (less than a five minute walk)	38	50.7%
About 1/2 mile (about a 10-15 minute walk)	17	22.7%
More than 1 Mile	12	16.0%
About 1 mile (about a 20-25 minute walk)	8	10.7%

On average during which times of the day/week, do you or members of your household visit the Park. Select all that apply.

Value	Count	Percent
Weekends	44	58.7%
Weekdays	37	49.3%
After 5 pm	32	42.7%
11 am - 1pm	32	42.7%
8 - 10 am	31	41.3%
2 - 4 pm	29	38.7%

What activities do you do in the Park?

Value	Count	Percent
Use the Playground	59	78.7%
Use the Multi-Purpose Hard Court	43	57.3%
Use the Open Turf Area	36	48.0%
Relax	28	37.3%
Picnic	26	34.7%
Visit Natural Areas	23	30.7%
Walk	21	28.0%
Participate in Park/Garden Cleanups	15	20.0%
Attend Events	15	20.0%
Walk Dog(s)	13	17.3%
Other	11	14.7%

When children in your household visit the Playground what is their favorite activity?

Value	Count	Percent
Playing on play equipment	20	30.8%
Unstructured play - running, games, group play	14	21.5%
Play with loose toys brought to Park	19	29.2%
Other	12	18.5%

From the list below, please rank the types of play equipment you would like to see in the new Playground, with 10 being the most desirable, and 1 being the least desirable.

Item	Score	Overall Ra
Swings	437	1
Slides	369	2
Climbing ladders/walls/nets	362	3
Playhouses or other "make-believe" elements	359	4
Crawl tunnels/tubes	281	5
Monkey bars/trapeze rings	280	6

Rotating or spinning equipment	257	7
Stepping pods/"stones"	246	8
Rockers or see-saws	223	9
Activities with moveable parts, games, puzzles	161	10

Which general style of equipment do you think is most appropriate for the new Playground?

Value	Count	Percent
Traditional (similar to existing, with many platforms)	31	44.9%
Abstract/Modern (typically less platforms)	5	7.3%
Natural (boulders, logs, earth forms—nature inspired)	33	47.8%

What do you think needs improvement in the Park? Select all that apply.

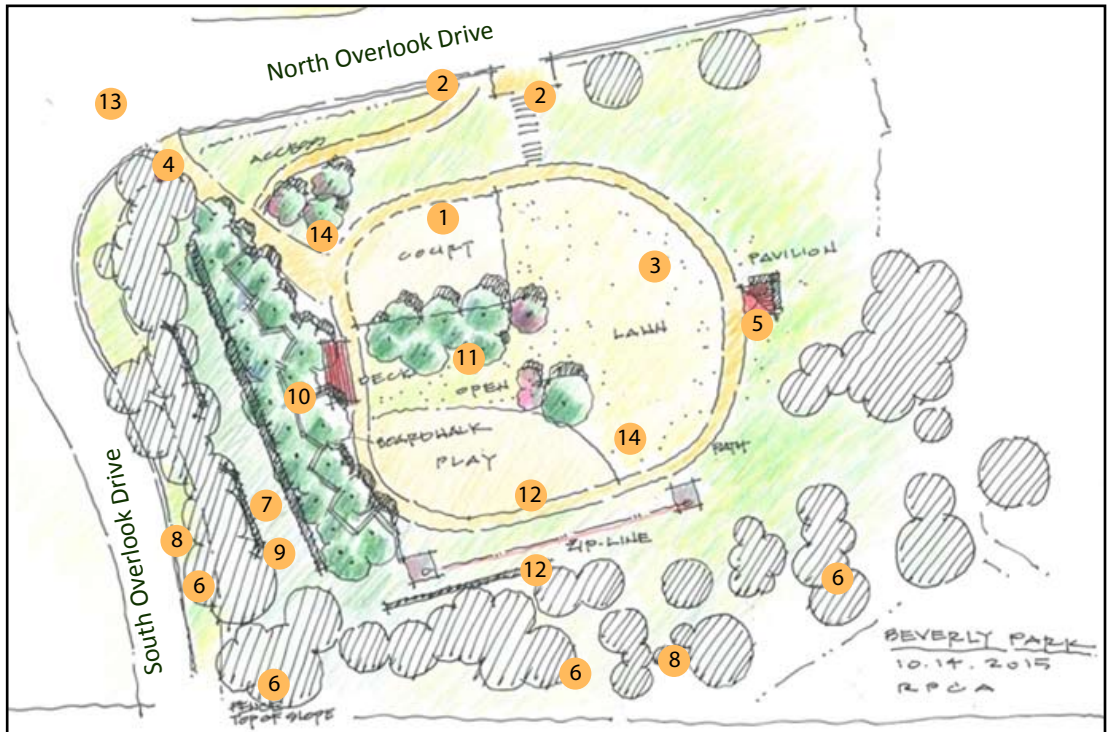
Value	Count	Percent
Park Furnishings (such as benches, picnic tables)	41	54.7%
Playground	32	42.7%
Picnic Area	24	32.0%
Open Turf Area	21	28.0%
Natural Areas	20	26.7%
Other	20	26.7%
Passive Use Areas	11	14.7%
Trails	10	13.3%
ADA Accessibility	9	12.0%
Park Entrances	8	10.7%
Parking	5	6.7%
Security	3	4.0%
Signage	0	0.0%

What do you think needs improvement in the Playground? Select all that apply.

Value	Count	Percent
Variety of play equipment	26	41.9%
Other	24	38.7%
Seating	21	33.9%
Protection from weather	17	27.4%
Amount of play equipment	13	21.0%
Safety Surfacing in the playground	11	17.7%
Age Appropriateness of play equipment	10	16.1%
Fencing	8	12.9%
Activities suitable for children with disabilities	7	11.3%
Safety of play equipment	6	9.7%
Signage	2	3.2%

Concept Plan as of December 29, 2015

- 1 Preserve existing hard court.** Formerly a basketball court, the existing asphalt court is now a well-used area for unstructured play. The new park layout will slightly reduce the length and width of the court by approximately 10 feet.
- 2 Add accessible park entrance and pathway connecting pavilion, playground and hard court.** The site currently does not comply with ADA. A loop pathway will connect the pavilion, playground and hard court. The accessible ramp will be located near the existing wood steps. To build the new ramp, the existing hedges on North Overlook will be removed or pruned back as needed.
- 3 Improve open lawn areas and drainage.** Open lawn areas will be situated on the eastern portion of the site. The area will be re-graded and the existing storm drains will be upgraded to improve drainage. The lawn area can accommodate youth sports practices, up to ages 8.
- 4 Enhance existing maintenance driveway.** The driveway located at the corner of North and South Overlook Drive is not very welcoming. This area will be enhanced with low plantings. The driveway will also be re-graded to be less steep for maintenance vehicles.
- 5 Replace and relocate pavilion.** The existing pavilion is often used for birthday parties. The current structure does not comply with code and the dirt floor is often inundated with water from rain events. The new pavilion will be located away from drainage areas and have a hard floor surface.
- 6 Preserve identified native trees on slopes.** The existing trees are a valuable natural resource for wildlife and include several native oaks and hickories. The trees are also providing shade and are helping to stabilize the slope. During construction, extensive tree preservation measures will be implemented.
- 7 Remove retaining walls on the south slope and repair retaining walls on the west slope.** The older walls on the south slope have deteriorated past their useful life and will be removed. Based on topography, replacement walls are not necessary. The walls on the upper west slope are in good condition and will be reinforced with additional support pilings. The lower walls are leaning profusely and rebuilding the wall in the same footprint would impact trees. Based on structural evaluations, a new wall can be built in front of the existing wall, without having to remove the existing wall, or impact vegetation.
- 8 Reduce soil erosion on the slopes.** The existing slopes are prone to frequent washouts. Planting native groundcovers and grasses will help establish vegetative cover. Temporary silt fence and other erosion control practices will also help reduce siltation and slow runoff. Because foot traffic on the slope contributes to soil compaction and disturbs vegetation establishment, a permanent fence will be installed to stop access to the slope. To ensure long term erosion control, a maintenance follow up plan will be developed.
- 9 Establish a reforestation area on the west side of the park adjacent to retaining walls.** By planting sapling trees at the base of the slopes, these will over time, replace trees on the slope that decline naturally.
- 10 Add nature play features through the new reforestation area.** The existing slope is well used by children for play, however, the use contributes to slope erosion. New nature play elements, such as a plank boardwalk through the reforestation area, will provide opportunities for exploration and unstructured play. A low multi-purpose deck can be used as a stage for events, or imaginative play.
- 11 Create areas for congregation with picnic tables and site furnishings.** The area between the court and playground will have moveable site furnishings and picnic tables. This area is the center of the park, and will provide a social gathering space, while also providing surveillance within the park for caregivers and parents. Benches will also be located along the loop path.
- 12 Renovate playground areas.** Most of the play equipment is over twenty years old and will be updated with new structures for multiple age groups. The structures will have slides, climbing nets and other elements. Other equipment include more swings, a zipline, and shade sails. Both rubber and wood fiber, safety surfacing will be used.
- 13 Install Traffic Calming.** The intersection of North and South Overlook is very wide and vehicles are prone to drive over the speed limit. Realigning the intersection and adding crosswalks and a stop sign can alleviate these issues. Line striping, color coating, or bollards can also be implemented as interim measures.
- 14 Add park security lighting.** The park is closed at dark and currently unlit. Recent incidents have occurred at the park during nighttime hours. Pursuant to an approved Special Use Permit, the addition of security lighting can improve Police surveillance and park security during evening hours. Security lighting is not intended to permit nighttime use of the park, and will be designed to minimize spillover into adjacent properties. The park will continue to remain closed at dark.



Chambliss Park

History and Character

Chambliss Park is an 8.08 acre park on the west end of Alexandria, adjacent to John Adams Elementary School and Dora Kelly Park. There are no known historical sites within the current park, however, there are two documented Civil War Era buildings to the south of the park, one of which may have been a stable.

Being in close proximity to Holmes Run (0.5 miles away on Civil War-Era map), the area would have been rich in game during prehistoric times. Native Americans likely would have used the area for hunting. As other hunting camps dating as far back as 10,000 years ago have been found in western Alexandria, there is the possibility archaeological evidence of hunting activities may be found within the park. This area of Alexandria was first settled by Europeans in the early 18th century and remained primarily agricultural until the early 20th century.



Today, the park is well used by the neighborhood as a place to walk dogs, play tennis, sled, and play baseball. It is also used by parents and students walking to John Adams Elementary School. The path from Chambliss street to the school is in poor condition and has a sharp corner that veers south and is hidden from view, raising a safety concern (below left). A dark pathway from private property (below right) connects to it.



There are two Resource Protection Areas (RPAs) in the park. RPAs are sensitive environmental corridors. The Commonwealth of Virginia requires that all City streams with perennial flow must be protected by a 100 foot Resource Protection Area buffer. This regulation was established after the City installed the tennis court in the park.

Much of the woodland is highly degraded with thick infestations of numerous species of non-native invasive plants. Nonetheless, small sections of relatively clean, intact woodland remain, including a remnant of Piedmont Acidic Oak - Hickory Forest on a southfacing knoll near N. Scott Street. A small, semi-open seep occurs at the northeastern edge of the woodland at the headwaters of the Chambliss tributary.

There is potential for increased use of the park when the Beauregard Small Area Plan is implemented and the site to the south (between Dora Kelley and John Adams Elementary School is re-developed). The site is slated to be mixed-use and residential.

John Adams Elementary School employees have used the area west of the baseball field (left) as an overflow parking area for the past few years. This is not a permitted use and has impeded upon the open space. A plan approved in Spring 2015 will expand the school's parking lot and restore this area of the park to open space.



Existing Conditions



Park and Recreation Commission endorsed on November 19, 2015

Community Feedback

In Fall 2014, staff collected community feedback to understand how the park is used and how it could be improved in the future. The following information summarizes what we heard through an online survey, community workshop, and “graffiti board” in the park. Over 270 people responded to the survey in total, forty of which were specific to Chambliss Park. Staff used the collected information to develop draft park plans.

In 10 years I would like this Park to...

(Top 3 rankings shown; based on a weighted score)

1. Be a safe place for children to explore

2. Be a place to relax

3. Be a place to create social connections with neighbors

What would you like done with the ballfield?

Value	Count	Percent
Preserve it as is	15	47%
Enhance it	15	47%
Transform it	2	6%

Explain

Great exercise.

I do not like the fact that it is now locked and thus unavailable for general use.

Needs more frequent trash removal and maintenance.

No lights please!

The ballfield seems rarely used

Allow access

A lot more trashcans that actually get emptied and trash pickup on the grounds. Designated parking the doesn't interfere with the school pick up for after school programs

What would you like done with the natural area?

Value	Count	Percent
Preserve it as is	15	46%
Enhance it	15	46%
Transform it	3	9%

Explain

Beautify with landscaping and nice seating area. Nothing has been added to replace trees that have fallen.

Add paths for better access

Add picnic tables and water fountains.

I love natural settings.

Natural areas enhance the entire area.

Too much poison ivy that should be sprayed.

What would you like done with the off-leash dog park?

Value	Count	Percent
Preserve it as is	5	14%
Enhance it	21	57%
Transform it	11	30%

Explain

A fence would be great.

Add a fence

Dedicated fenced dog park is needed

Dog park is needed.

Enclose area

Enclose with fence.

Fenced area for off lead activities

Fence in. More frequent mowing.

Fence it - so that dogs can run and play off leash.

Fenced in area, and water for the dogs in summer

Gate the dog park so owners and dogs don't have to worry about traffic

Hardly ever used by dog owners. Add a fence to provide extra peace of mind.

Keep open but add a fence line to keep dogs away from chamiss.

Move the area to the correct side of the tennis courts. Add picnic tables and a water fountain.

Too many dogs loose outside boundaries.

Trim/prune trees and clear up broken branches.

Would be helpful to have water source for people and dogs.

add fence

dog area is unfenced, and does not seem like a dog focused area.

enclose it

Fence in the area. Street traffic passes closeand fencing would help secure animals from traffic flow. Add

water fountain.

It's hilly, full of old tree stumps, not mown, and there are lots of holes. I rarely see off-leash dogs here!

What would you like done with the tennis courts?

Value	Count	Percent
Preserve it as is	28	80.0%
Enhance it	6	17.1%
Transform it	1	2.9%

Explain

Add lights

Add water fountain.

Add water fountain.

Back boards for solo practice

I see people regularly using these courts.

No lights, please!

Picnic area or seating area

Tennis is good exercise.

Some big cracks have appeared this year but so far are not affecting play. Hopefully, the city will monitor this

What would you like done with the open lawn?

Value	Count	Percent
Preserve it as is	15	46%
Enhance it	15	46%
Transform it	3	9%

Explain

Add a fence for a dog park

Add benches and nicer landscaping

Better maintenance and lighting!

Block it so that morons and idiots can't drive on it

Child friendly play area with equipment.

Keep.

More and better maintained picnic tables.

Surround with fence.

The open lawn is beautiful just as it is!

add a park bench

add baby playground

There is no playground anywhere near by for children except John Adams which is not supposed to be use outside of school hours. If your kids aren't school age they cant be there. All this space really should be useful for playing. You need to preserve the hill for sled riding though. the sidewalk through the open area needs to be refreshed. The mud piles at the bottom year after year and neighbors have to shovel it. It also needs to be shoveled when it snows to allow walking access to the school

Actually, the walkway from the tennis courts up the hill to the school need repair, and adding lighting would be welcome. Last fall, a neighbor was assaulted and robbed on the path at dusk; so lighting would help with safety.

What would you like done with the parking lot?

Value	Count	Percent
Preserve it as is	3	50.0%
Enhance it	3	50.0%
Transform it	0	0.0%

Explain

Maybe for 20.

Parking around John Adams is insufficient for the size of the school

Perhaps clean it up a bit. Tennis players use the parking lot and dog walkers as well.

Plenty of on-street parking already available.

Lights

No need to be bigger. the street parking is never ever used and there is a ton of it

How do you get to this Park?

Value	Count	Percent
Walk	38	95%
Bike (personal)	0	0%
Bike (Capital Bikeshare)	1	2.5%
Drive	1	2.5%
Public Transit	0	0%
Carpool	0	0%

How far do you typically travel to visit this park?

Value	Count	Percent
Less than ½ mile	30	75%
Between ½ mile to 1 mile	8	20%
Between 1-2 miles	2	5%
Over 2 miles	0	0%

Have any of the following circumstances prevented you from visiting this Park? (check all that apply)

Value	Count	Percent
I am physically limited from walking	0	0%
There is no pedestrian/bike friendly access to the park from where I live	0	0%
I have concerns about crime or personal safety	15	83%
There is not enough parking	1	6%
There is nothing in the Park that interests me	4	22%

Value	Count	Percent
Daily	21	53%
Weekly	15	38%
Monthly	3	8%
Yearly	1	3%

A gated dog park
A playground
A playground area for children.
A tot lot -- we are in need of a play area for young children in the neighborhood.
Add a fence, so that dogs can run & play off leash.
Add water fountain.
Back boards in the tennis courts, and a fenced area in the off-lead Dog Park
Dog park.
Enclosed space for dogs to run. Water fountain. Benches.
Fence around dog play area. Water fountains.
Fenced dog area
Fenced dog park Lights, neighbor was mugged, beaten & robbed there several months ago
Fenced dog park, exercise area
Identification of types of trees and other plants. More trash cans
More seating
Picnic tables and a water fountain
Places to sit and enjoy the natural setting.
Seating or picnic tables
Well-marked and maintained pathways with lighting.
a park bench or picnic table
better maintained foot path to townhouses
better path up the hill to JA
more benches
playground with baby swings
water fountain for tennis players and other park visitors, including dogs
A source of water, benches, and a fence (the park fronts on a street with a fair amount of traffic)
A fence enclosure so dogs can run freely without concern for vehicle traffic. Water fountains
pets.

29

Park and Recreation Commission endorsed on November 19, 2015

Improvement Recommendations



Implementation Strategy

This plan uses citizen input and considers other external considerations to determine how to address park improvements incrementally over time. Most of the recommendations in the plan can be implemented independent of other projects as funding is available, whether through city or non-city funds. The cost estimates (in 2015 dollars) do not include operating costs. Prior to the implementation of any recommendation, operating costs, if any, must be considered.

The priority for each recommendation is shown as “low,” “medium,” or “high.” RPCA determined these rankings based upon (1) park user safety, (2) community prioritization feedback and the results of the 2011 and 2013 Parks and Recreation Needs Assessment, (3) life span of the existing conditions, (4) potential for non-city funding sources, (5) level of user impact, (6) relationship to other projects.

Chambliss Park					
#	Recommendation	Priority	Estimated Cost	Associated Recommendations	Dept Lead
1	Construct mulched trail	Medium	50,000-70,000		RPCA
2	Install play features along mulch trail (recommendation #1)	Medium	12,500-15,000	Should be installed after mulch trail or with trail design complete.	RPCA
3	Reconfigure the existing east-west pathway	High	30,000-40,000		RPCA
4	Install bike racks	Low	5,000-7,500		TES
5	Re-examine the dog area location through updating the Dog Park Master Plan	Medium	N/A at this time		RPCA
6	Create park entrance and pervious trail from Scott Street	Medium	25,000-35,000	Should be completed after John Adams parking lot improvements and re-establishment of grass space next to the baseball field.	RPCA
7	Plant trees to serve as barrier	Medium	1,500-2,500		RPCA

Park and Recreation Commission endorsed on November 19, 2015

3550 Commonwealth Ave

History and Character

In 2009 the City negotiated an agreement to purchase this 0.58 acre property from Virginia Electric Power Company (VEPCO). The site had previously been an unsightly and dormant substation (images below). The property is adjacent to the Glebe House Apartments (to the west) and a church to the south. Cora Kelly School and Recreation Center and Four Mile Run Park are immediately across West Reed Avenue.



Purchase of the property required that VEPCO demolish and remove the substation and complete all necessary environmental remediation.

In October 2011, neighborhood volunteers partnered with the City and Dominion Power for a community planting day. Using donated plants and mulch, volunteers transformed the site, installing two gardens, a walking path, shade trees and park benches.



The community efforts beautified the park and neighborhood. The benches are regularly used by nearby residents and the pathway is frequented by families walking to Cora Kelly. Yet, the entire park was not fully planned at the time and the open space

behind the benches has remained an unused open lawn.

In 2014, a bulb-out and crosswalk improvements at Reed Avenue and Commonwealth Avenue made the site and Cora Kelly School and Recreation Center safer for pedestrians to access.

The park remains unnamed until the residents' submit a formal naming request and it is approved by the City Council's naming committee.

Community Feedback

In Fall 2014, staff collected community feedback to understand how the park is used and how it could be improved in the future. The following information summarizes what we heard through an online survey, community workshop, and "graffiti board" in the park. Over 270 people responded to the survey in total, seven of which were specific to 3550 Commonwealth Ave. Staff used the collected information to develop draft park plans.

In 10 years I would like this Park to...

(Top 3 rankings shown; based on a weighted score)

1. Be a place to relax
2. Be a safe place for children to explore
3. Be a place to create social connections with neighbors

How do you get to this Park?

Value	Count	Percent
Walk	4	57%
Bike (personal)	2	29%
Bike (Capital Bikeshare)	0	0%
Drive	1	14%
Public Transit	0	0%
Carpool	0	0%

How far do you typically travel to visit this park?

Value	Count	Percent
Less than ½ mile	4	57%
Between ½ mile to 1 mile	2	29%
Between 1-2 miles	0	0%
Over 2 miles	1	14%

Existing Conditions



Park and Recreation Commission endorsed on November 19, 2015

Have any of the following circumstances prevented you from visiting this Park? (check all that apply)

Value	Count	Percent
I am physically limited from walking	0	0%
There is no pedestrian/bike friendly access to the park from where I live	0	0%
I have concerns about crime or personal safety	1	33%
There is not enough parking	1	33%
There is nothing in the Park that interests me	3	100%

How often do you visit this park?

Value	Count	Percent
Daily	2	29%
Weekly	4	57%
Monthly	1	14%
Yearly	0	0%

What would you like done with the open lawn?

Value	Count	Percent
Preserve it as is	0	0%
Enhance it	2	29%
Transform it	5	71%

Explain

Plant trees

Bocce

Improve it

Perhaps the open lawn could be transformed into a pathway featuring native plants and dispersed relaxing seating.

Seriously, site specific public art in this location would create a useful, effective cultural bridge.

What would you like done with the planting bed?

Value	Count	Percent
Preserve it as is	0	0%
Enhance it	5	71%
Transform it	2	29%

Explain

Have art commission advise with participation from community

How about creating more green space such as a butterfly garden, and planting trees?

A good neighborhood start but needs more plantings

More plantings

This could be a nice site for the nearby school children to learn about plants and gardening. Could it become a community garden?

What would you like done with the seating?

Value	Count	Percent
Preserve it as is	0	0%
Enhance it	4	67%
Transform it	2	33%

Explain

Seating along a mulch pathway featuring native plants would be nice.

Turn this park into a sculpture garden!

Add more

Improve the desire path

What is currently NOT in the Park that you would like to see there?

Response

A butterfly garden, especially a Monarch way station. And more trees.

Active uses. Trees

Public art!!!

More plants and pathways to invite activity. A demonstration or community garden

Information about native plants. Signs that invite pedestrians and school children

Needs more seating a gazebo would be great more plantings the walkthrough

needs to be reestablished labyrinth

ART. Creative seating, interesting water feature, colorful signage, many other elements - just please don't make it another ho-hum park (yawn).

Is there anything else you would like to tell us about the Park?

Response

HSCA did a fantastic job getting this started! It needs a name!

Too much of Alexandria has been paved over, and looks like Crystal City. How about letting parks be green spaces with lots of trees and flowers and no concrete no jungle gyms, and no organized activity.

It is in a great location near a school and a lot of residential space. It would be great to see the school children use it more to learn about the environment.

Graffiti Sign

A “graffiti sign” in the Park had a marker attached and asked park users to write down what they would like their park to look like in the future. The sign was on site from September to November 2014. Comments included:

- Community garden
- Bocce ball
- Badminton
- Volleyball
- Lots of ‘spinning things’ and slides
- Fountains
- Public art
- Water park (x3)
- Skate park
- Ice skating rink
- Swings and slides



Comments from Community Workshop held on October 25, 2014

- Change park's name
- Connection to Cora Kelly should be improved
- Preserve planting beds
- Enhance existing planting beds and provide additional seating and gathering area
- Enhance soft trail around seating area
- Maintain green space. Use landscaping and plantings to provide social and play opportunities
- Suggestion: provide labyrinth

Draft Plan Feedback

In Spring 2015, the community provided feedback on the draft park plan through online surveys (see appendix for full results), park signs and public meetings (comments on the plan shown below). Based on information from the Spring input phase, staff updated the plans to best represent current and future community needs.

Is this what you want this Park to look like in the future?

Tell the City, plan your park.

The Department of Recreation, Parks and Cultural Activities is currently planning for the City's existing Neighborhood Parks, which are characterized as being 0.5 – 10 acres and serving neighbors within half a mile. This plan will help determine budgeting priorities and recommendations for both short and long-term incremental improvements, ensuring that neighborhood parks serve Alexandria's needs now and into the future.

3550 Commonwealth Ave

Improvement Recommendations
Draft (Spring 2015)

- 1 Install plaza with game tables and seat wall**
This plan recommends constructing a plaza on the corner of Reed and Commonwealth. Along the edge of the plaza would be a seating wall with built-in game tables and secured chairs. The plaza will serve as a community gathering spot, visible from all sides. Game pieces, such as dominos, chess, and checkers, could be checked out from Cora Kelly Recreation Center, creating a connection between the two facilities. Trees along the edges would provide shade for the seating.
- 2 Retain the two landscape gardens at the corner of the Park**
When the City acquired this Park in 2009, a community group volunteered their services to create and maintain two gardens on the corner of Reed and Commonwealth. This plan recommends retaining the site and adding irrigation to them.
- 3 Add a park sign to create a defined entrance**
A formal sign would define the entrance and recognize the site as a recreational space. The sign would be most visible along Commonwealth Avenue.
- 4 Plant trees along Commonwealth Avenue**
Planting trees along Commonwealth Avenue will provide shade and define the edge of the Park. The trees should be limbed up to 5 feet to allow clear visibility into the Park.

- 5 Convert maintenance path into formal entrance**
The former site's driveway is now used as a maintenance path for the park, however the asphalt abruptly ends after about 20 feet into the park. This plan recommends this as a location for a Park entrance with a sign and a path connecting to the Plaza. It also recommends removing the evergreen trees along Reed Street which currently block the view into the park.
- 6 Create shaded play areas**
This plan recommends creating four spaces with trees and interactive and/or climbing features. Each of the four spaces may be designed with a different play element, such as a hammock, boulder, movable bench (such as a joggle board), or climbing sculpture. The features are meant to be used by both children and adults to encourage all ages to use the site and move around to different stations.
- 7 Create unprogrammed play space by re-grading and installing irrigation in the center green space**
The center of this park is currently wide open, however, it is not in the condition for recreational use. Re-grading the open area and installing irrigation will provide an open lawn for a variety of active and passive uses. Programmed sports would not be permitted here in order to maintain the grass for more universal use by the community. The park will remain unfenced.

Scan the code to take a survey and let us know what you think of the plan.

You can also access the survey here: <http://survey.alexandriava.gov/3550DraftNeighborhoodParkSurvey>

or

Attend a Park Planning Workshop on May 14 at 7pm at the Charles Houston Recreation Center to review the plan with staff.

To provide written comments, write to: alexandria.parks@alexandriava.gov or 703.748.5461

For more information on the Neighborhood Parks Improvement Plan project, please visit alexandriaparks.org or 703.748.5461

#ParkPlanFeedback
@APCA_AlexVA
facebook.com/APCAlexandriaVA

Park and Recreation Commission endorsed on November 19, 2015

Improvement Recommendations

1 Install plaza with game tables and seat wall

This plan recommends constructing a plaza of pervious pavers on the corner of Reed and Commonwealth. Along the edge of the plaza would be a seating wall with built-in game tables, such as chess tables and foosball, and secured chairs. The plaza will serve as a community gathering spot, visible from all sides. Game pieces, such as dominos, chess, checkers, and foosball soccer balls, could be checked out from Cora Kelly Recreation Center, creating a connection between the two facilities. Trees along the edges would provide shade for the seating.

2 Retain the two landscape gardens at the corner of the Park

When the City acquired this Park in 2009, a community group volunteered their services to create and maintain two gardens on the corner of Reed and Commonwealth. This plan recommends retaining the site and adding irrigation to them.

3 Add a park sign and kiosk to create a defined entrance

A formal sign would define the entrance and recognize the site as a recreational space. The sign would be most visible along Commonwealth Avenue. A kiosk will provide space for community and park notices.

4 Plant trees around park

Planting trees along Commonwealth Avenue and around the park will provide shade and define the edge of the Park. The trees should be limbed up to 5 feet to allow clear visibility into the Park.

5 Install tricycle track/walking path

A curvy tricycle track will provide a space for children to weave and race around the site on a marked route. The track can also be used as a walking path for adults.

6 Create unprogrammed play space by re-grading and installing irrigation in the center green space

The center of this park is currently wide open, however, it is not in the condition for recreational use. Re-grading the open area and installing irrigation within the tricycle track will provide an open lawn for a variety of active and passive uses. Programmed sports would not be permitted here in order to maintain the grass for more universal use by the community. The park will remain unfenced.

7 Create shaded play areas

This plan recommends creating a space with trees and interactive and/or climbing features, such as boulders, movable bench (such as a joggle board), or stepping stones. The features are meant to be used by both children and adults and are located between the two picnic area to allow direct access during picnic gatherings.

8 Install two picnic area

The two picnic areas would each include four tables and two grills. The picnic areas could be used for small multi-generational gatherings. Trees and shade structures will be located to provide shade while also maintaining visibility from Commonwealth and Reed to ensure safe use.

9 Install water fountain

A new water fountain will have a spout for both humans and dogs.

10 Install low fence along parking lot

A two foot fence will be visually unobtrusive but will keep children and soccer balls out of the adjacent parking lot.

REED



COMMONWEALTH

Park Boundary

0 25 50 100 Feet

Implementation Strategy

This plan uses citizen input and considers other external considerations to determine how to address park improvements incrementally over time. Most of the recommendations in the plan can be implemented independent of other projects as funding is available, whether through city or non-city funds. The cost estimates (in 2015 dollars) do not include operating costs. Prior to the implementation of any recommendation, operating costs, if any, must be considered.

The priority for each recommendation is shown as “low,” “medium,” or “high.” RPCA determined these rankings based upon (1) park user safety, (2) community prioritization feedback and the results of the 2011 and 2013 Parks and Recreation Needs Assessment, (3) life span of the existing conditions, (4) potential for non-city funding sources, (5) level of user impact, (6) relationship to other projects.

3550 Commonwealth Ave					
#	Recommendation	Priority	Estimated Cost	Associated Recommendations	Dept Lead
1	Install plaza with game tables and seat wall	High	50,000 - 65,000		RPCA
2	Retain the two landscape gardens at the corner of the park	N/A			RPCA
3	Add a park sign and kiosk to create a defined entrance	High	8,000 - 10,000		RPCA
4	Plant trees around park	Medium	5,000 - 10,000	Should be done after recommendation #6	RPCA
5	Install tricycle track/walking path	Medium	50,000 - 65,000	Recommendations #5 and #6 should be done together	RPCA
6	Create unprogrammed play space by re-grading and installing irrigation in the center green space	Medium	40,000 - 50,000		RPCA
7	Create shaded play areas	Medium	10,000 - 15,000	Recommendations #7 and #8 should be done together	RPCA
8	Install two picnic areas	Medium	25,000 - 30,000		RPCA
9	Install water fountain	Low	10,000 - 15,000		RPCA
10	Install low fence along parking lot	Medium	10,000 - 15,000		RPCA



Examples of outdoor game tables

Park and Recreation Commission endorsed on November 19, 2015

Ewald Park

History and Character

Ewald Park is a 3.88 acres park acquired in 1965. There are no known or documented historical sites within the park though there is a good possibility Native Americans used the area for seasonal settlements and/or hunting camps given its proximity to Holmes Run.



Today the park features a playground, basketball court, swimming pool (closed), and open field. It previously held tennis courts, though they were removed in the early 2000's. The former tennis area, pool and playground sit high on a hill and are not well seen from the Duke Street. The topography and hidden areas of the park have contributed to on-going safety concerns in the park, as frequently noted by the Alexandria Police Department.

has an organized summer league and often attracts NBA and college talent. But street ball takes place on courts in neighborhoods across the United States. The Ewald Park court, where the city installed new lights last year, can hold its own against most places, players say. 'We get guys from colleges coming here, players come from Maryland all the time,' said Tavon Singletary, 21, who along with Walton graduated from T.C. Williams in 2011. "Barry Farms is big, but we get some recognition out here." (McElhatton, "Playing Outside the Lines" Alexandria Times, January 24, 2014).



Ewald Pool (image left) opened in 1969 and closed in 2012 due to low cost recovery and financial constraints. Prior to its closure the pool was lightly used and lacked good accessibility and visibility, despite it being the only pool on the west side of the City.



The playground (image left) is hidden behind the pool house and has very infrequent use by children. The equipment is outdated and is inaccessible to people with disabilities.



The field is heavily used for pick-up soccer. The City and its affiliates do not program the field, rather it is a site that players know to go to for unscheduled recreation. The field (image left) is in poor condition due to its heavy use and lack of proper irrigation

and drainage.

As reported in the Alexandria Times on January 24, 2014, Ewald's basketball court is one of the best known in the Washington D.C. area for street ball. Throughout the year, players both young and old show up to play, watch and learn. As the article states:

"The best-known place for street ball in the D.C. area is the Barry Farms neighborhood in southeast Washington, which



The Alexandria West Rotary (AWR) recently adopted the Park and in Spring 2015 they held a volunteer day to shovel mulch, paint fences, and plant shrubs (shown below). In the past year, the Wakefield-Tarleton Neighborhood Association has also held clean-up days, in collaboration with the Alexandria Police Department. Over the years many other individuals and community groups have donated time and resources to spruce up the park, particularly around the park entrance.

Existing Conditions



Park and Recreation Commission endorsed on November 19, 2015

Community Feedback

In Fall 2014, staff collected community feedback to understand how the Park is used and how it could be improved in the future. The following information summarizes what we heard through an online survey, community workshop, and “graffiti board” in the park. Over 270 people responded to the survey in total, seventeen of which were specific to Ewald Park. Staff used the collected information to develop draft park plans.

In 10 years I would like this Park to...

(Top 3 rankings shown; based on a weighted score)

1. Be a safe place for children to explore

2. Be a place to create social connections with neighbors

3. Have lots of activity

What would you like done with the basketball court?

Value	Count	Percent
Preserve it as is	8	53%
Enhance it	5	33%
Transform it	2	13%

Explain

Add multi-sport component to the basketball court for futsal, hockey, and other sports

Appreciate the energy efficient night lighting

FUTSAL COURT!! Would be used 24/7 by the community.

I see the courts being used quite often.

This comment applies to all park elements: The big issue is safety and lack of "nice" things. There's lots of people hanging (read: "cat calls", up to no good, etc...) around as a result of the local apartment complex The Fields and the 7-11. I do believe keeping the basketball court is a good thing because it will keep the kids from the area engaged and lower potential crime. Also, kids routinely walk across Duke without using the cross walk, making it unsafe and it disrupts traffic. The 7-11 is also a problem. The Alexandria PD always has a police car there, which tells you that crime in that area is a problem. The Park and surrounding area needs a revamp.

What would you like done with the former tennis court

Value	Count	Percent
Preserve it as is	0	0%
Enhance it	4	29%
Transform it	10	71%

Explain

A public pool would be great for the neighborhood.

Bring back the tennis courts! Maintain them

FUTSAL Court!

Give us back our tennis courts!

Please do SOMETHING with this. There is so much wasted/unused space in this park!

What would you like done with the parking lot?

Value	Count	Percent
Preserve it as is	8	61%
Enhance it	4	31%
Transform it	1	8%

Explain

Add bike parking

Needs white stripes to mark parking spaces.

How do you get to this Park?

Value	Count	Percent
Walk	14	82%
Bike (personal)	0	0%
Bike (Capital Bikeshare)	0	0%
Drive	3	18%
Public Transit	0	0%
Carpool	0	0%

How far do you typically travel to visit this park?

Value	Count	Percent
Less than ½ mile	15	88%
Between ½ mile to 1 mile	0	0%
Between 1-2 miles	1	6%
Over 2 miles	1	6%

What would you like done with the open lawn?

Value	Count	Percent
Preserve it as is	1	8%
Enhance it	5	38%
Transform it	7	54%

Explain

Maybe expand the playground or build a gazebo or something of interest

No one's played baseball here for years. Anything will improve!

Turf this. May be the most used open space in small park in the city.

All dirt and rocks totally unusable and unsafe

Put it to good use

Add small turf soccer fields/futsal courts. Many people play soccer in the open area, so enhancing this area would be attractive

What would you like done with the playground?

Value	Count	Percent
Preserve it as is	0	0%
Enhance it	9	69%
Transform it	4	31%

Explain

Need to make this area more family friendly

The playground is basic, old and needs enhancement or transformation.

We could use a playground suitable for younger children.

What would you like done with the pool and bath house? (Currently closed)

Value	Count	Percent
Preserve it as is	0	0%
Enhance it	4	31%
Transform it	9	69%

Explain

A public pool would be great for the neighborhood.

Either fix it up and use it or replace it with something else.

If it's not to be used as a pool, then transform to be useful!

Open it for use.

Spray grounds would be awesome

Keep closed fill it in and turn it into open space! Maybe a picnic shelter!

It would be great to actually have the pool and bathhouse open again, but I understand that it was closed due to funding and the perceived abundance of private pools in the immediate West End area. In the absence of re-opening that facility, transforming it into something useable would certainly be a welcomed change.

Market the facility, no one knew it was there. Lack of hours hurt pool use. Needed weekend hours so parents could take their kids.

How often do you visit this park?

Value	Count	Percent
Daily	0	0%
Weekly	5	36%
Monthly	3	21%
Yearly	6	43%

What is currently NOT in the Park that you would like to see there?

Response

First Topic: In the distant past I had observed seniors gathering for breakfast at the McD's on South Van Dorn Street. Then the building was refurbished and the chairs and tables were anchored so that the furniture could no longer be gathered together for people to sit in groups. Next the seniors from the West End gathered at the McD's on North Paxton Street and Duke Street. This building was also refurbished and the chairs and tables anchored so that they could no longer be moved together for a gathering of customers. The seniors stopped gathering there. A "senior room" at Ewald Park should have moveable furniture so that seniors could carry in breakfast and converse. The City has been stalling for a number of years on having a Senior Center out here in the West End. An extensive survey was conducted as to the needs, and the results were included in the Chinquapin Recreation Center. Just a reminder: In the "planned" communities of either Columbia, Maryland or Reston, Virginia the seniors gathered in a Laundromat because there were chairs there! Perhaps a request should be submitted for a Laundromat in Ewald Park so the seniors would have a place to gather. Another topic: The Central Library has a large number of students using the Internet Terminal from about 3:00 PM to about 5:00 PM during the school year. Perhaps some Internet Terminals should be installed in Ewald Park for the children to use in the afternoon when school has let out. During the morning and during the evening the terminals would be available for adults. Parking: The space available for vehicle parking is about 16 or 18 spaces. White lines on the asphalt would be helpful. Would one handicap parking space be the correct amount?

A larger playground or area for my child to play

Good tennis courts that are in a safe park

Improved soccer fields, futsal courts

Quality playing surface

Restrooms!

Benches

I can't really say, but it's really tragic. Inner city parks in major metropolitan cities are more enjoyable. There's a huge field in the back that has potential...but I'm not sure what should go there. Maybe a jungle gym for kids?

A family friendly vibe. If the tennis courts were repaired a children's tennis program could be scheduled there.

A beautiful, relaxing spot for neighbors to gather. It's currently a spot for kids to loiter and smoke pot. It needs to be turned into a much better spot for all neighbors not just bored kids.

Is there anything else you would like to tell us about the Park?

Response

The state of the pool/bathhouse makes the entire park downright unappealing. The park has an appearance that is haggard, neglected, and completely unwelcoming. There is just too much wasted, unused, and/or decrepit looking space! People do not feel comfortable using the space for anything outside of basketball and soccer games. There are safety concerns at night due to the substandard lighting in the area, making it a draw to kids who want to smoke, drink, have sex and hang out. It's absolutely appalling that the city has let this park decay to this level!

More organized and supervised activities for children, teaching about litter prevention

It needs a complete overhaul and a cross walk across the street. People cross the street and don't care that cars have to stop. It's all the young kids from the surrounding area. Someone will get hit at some point. Also, the 7-11 creates huge problems. Doesn't really make anyone feel safe that there's a constant police presence there and often times at the park.

Park is not safe to use. Basketball court is only real usable area currently. Pickup semi-organized soccer fills the grass area and has left the area dirt and rocks only! Bring back nice tennis courts

People frequently cross Duke Street to get to the park, and do not use the crosswalk at the intersection with Jordan Street. Since cars coming west are coming down a hill and have limited visibility, crossers are at greater risk of being struck. This needs to be addressed somehow.

The park is well used for basketball and soccer - perhaps an actual soccer field should be put in for these pickup games. The hidden portion of the playground makes it dangerous and under utilized. Lighting should be put in and the pool expanded for actual use.

There is a major issue with this park and that is accessibility. There is a lack of a crosswalk across Duke Street from The Fields apartments to the park. This intersection is so very dangerous because the kids from this apartment complex do not walk down to the crosswalk at Jordan and Duke Streets. They cross Duke in the middle of the street either stopping traffic or getting close to being hit by a car. It's an incredibly dangerous area for adults and children.

Have any of the following circumstances prevented you from visiting this Park? (check all that apply)

Value	Count	Percent
I am physically limited from walking	0	0%
There is no pedestrian/bike friendly access to the park from where I live	3	25%
I have concerns about crime or personal safety	10	83%
There is not enough parking	1	8%
There is nothing in the Park that interests me	6	67%

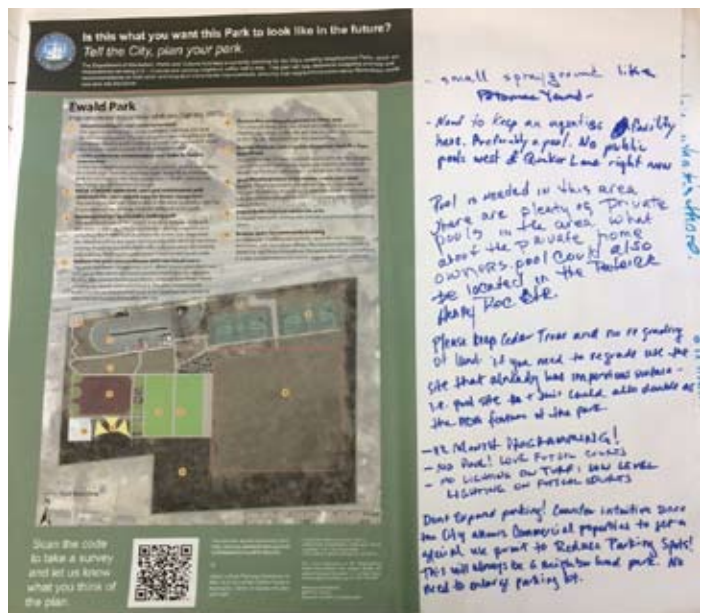
Graffiti Sign

A "graffiti sign" in the Park had a marker attached and asked park users to write down what they would like their park to look like in the future. Park users recorded the following comments between September to November 2014



Draft Plan Feedback

In Spring 2015, the community provided feedback on the draft park plan through online surveys (see appendix for full results), park signs and public meetings (comments on the plan shown below). Based on information from the Spring input phase, staff updated the plans to best represent current and future community needs.



Park and Recreation Commission endorsed on November 19, 2015

Improvement Recommendations

- 1 Create a turnaround and landscaped median in the parking lot**
The current parking lot is, unstriped and does not allow for turnaround space or landscaped medians. This plan proposes installing a landscaped median and trees to provide a turnaround. It would also include parking spaces for disabled park users. The lot would be designed to not impact healthy existing trees.
- 2 Create pedestrian entrance near Duke St./Jordan intersection**
A new formalized entrance to the park would create a small space for a park sign, benches, and bike racks. It would also provide park access close to the Duke Street and S. Jordan intersection, encouraging safer pedestrian access.
- 3 Install a second basketball court and maintenance path**
The existing basketball court is one of the most popular in the City. The addition of lights will require a special use permit and may be added at a later stage of implementation due to cost.
- 4 Renovate the turf and install a walking path**
The park holds one of the largest and most popular unfenced turf areas in the City. This plan proposes adding irrigation and re-turfing the field to better sustain the active use. Steps from the multi-use courts to the open turf area may also serve as spectator seating. A path around the field will create a location for running and walking. Walking the path seven times would equal a mile. As requested by the Park and Recreation Commission on October 17, 2015, staff will investigate the use of synthetic turf and lights prior to implementation.
- 5 Replace the pool and poolhouse with two multi-use courts**
The pool has been closed since 2011. When it was open there was low use as the site is not conducive to a high capacity aquatic facility. The current poolhouse blocks visibility from Duke Street creating an unsafe setting behind it. This plan recommends replacing the pool and poolhouse with sport courts to meet the increasing demand in the city. One of the courts will be a multi-use court and include a movable net for tennis and pickleball. The other court would be used for futsal (court soccer).
- 6 Restore the existing playground to forest area**
This area is hidden from the street and difficult to access. Planting new trees in this site will help increase the tree canopy in the City, per the Urban Forestry Master Plan.
- 7 Work with Alexandria Police Department (APD) to improve park safety, particularly in areas not visible from Duke St.**
This plan recommends on-going community group involvement and cooperation to keep "eyes on the park." This can occur through regularly scheduled events in the park, communication with APD and increased park use. Over time, these strategies and crime reports will be measured to ensure safety and determine if other Crime Prevention Through Environmental Design tactics should be pursued while not impacting healthy existing trees.
- 8 Move the playground to the former tennis court area**
Moving the playground to the former tennis court area will increase its visibility from Duke St and encourage greater use. It will also include new and modern equipment and may integrate water features.
- 9 Install shade structure and picnic area**
A shaded area with seating will provide a community gathering space. The shade structures will be integrated within the existing trees to provide year round shade.
- 10 Reserve space for community building**
A community building can provide space for civic meetings, restrooms, and recreation offices. The location of the building allows for sightlines throughout the park to increase surveillance. It is also located next to the picnic area to allow for joint uses.



Implementation Strategy

This plan uses citizen input and considers other external considerations to determine how to address park improvements incrementally over time. Most of the recommendations in the plan can be implemented independent of other projects as funding is available, whether through city or non-city funds. The cost estimates (in 2015 dollars) do not include operating costs. Prior to the implementation of any recommendation, operating costs, if any, must be considered.

The priority for each recommendation is shown as “low,” “medium,” or “high.” RPCA determined these rankings based upon (1) park user safety, (2) community prioritization feedback and the results of the 2011 and 2013 Parks and Recreation Needs Assessment, (3) life span of the existing conditions, (4) potential for non-city funding sources, (5) level of user impact, (6) relationship to other projects.

Ewald Park					
#	Recommendation	Priority	Estimated Cost	Associated Recommendations	Dept Lead
1	Create a turnaround and landscaped median in the parking lot	Low	450,000-550,000	This recommendation will be considered if there is increased need for drop-off/pick up space after the multi-use courts are installed (recommendation #5)	RPCA
2	Create pedestrian entrance near Duke St./Jordon intersection	High	50,000-75,000		RPCA
3	Install a second basketball court and maintenance path	Medium	150,000-250,000		RPCA
4	Renovate the turf and install a walking path	High	500,000-650,000		RPCA
4b	<i>Option with synthetic turf and lights, per PRC</i>		800,000 - 1,000,000		RPCA
5	Replace the pool and poolhouse with two multi-use courts	Medium	550,000-650,000	Removal of the poolhouse should ideally precede the playground construction (recommendation #8) to provide visibility to the site from Duke Street.	RPCA
6	Restore the existing playground to forest area	High	35,000-50,000	Will follow the construction of the new playground (recommendation #8)	RPCA
7	Work with Alexandria Police Department to improve park safety, particularly in areas not visible from Duke St.	High	N/A at this time		APD/RPCA
8	Move the playground to the former tennis court area	High	350,000-500,000	FY19 CIP is design \$\$ only	RPCA
9	Install shade structure and picnic area	Medium	25,000-35,000		RPCA
10	Reserve space for community building	Low	N/A at this time		RPCA



The image (left) from a San Francisco park shows an example of stairs serving as spectator seating as proposed between the sport courts and open field space.

Goat Hill Park

History and Character

Goat Hill Park a 2.5 acres site dedicated to the City in 1953 as part of the Warwick portion of the Hume Estate for the purpose of public use.

The park is characterized by three different area. The portion along Kennedy Street holds a playground with standard equipment and rubberized surface poured along the hillside. The playground is well used by children in the Warwick Village neighborhood of the City (image top left, below).



A chain link fence separates the playground and the forested area in the center of the park (image bottom left). While the forested area had previously be infested with invasive species and vines, recent efforts by the Natural Resources Division staff have enhanced and managed the natural area on the naturally steep slope above the playground: removing annual and perennial weeds, non-native invasive woody shrubs and trees (i.e., Callery Pear), and Kudzu; planting many appropriate native wildflowers, shrubs, and trees (i.e., Sweet Crabapple,



Pasture Rose, Sassafras, etc.); sowing pounds of native grass and wildflower seed; and installing "Native Plant Conservation Zone" signs. Southern Red Oak (*Quercus falcata*) is the dominant tree on the dry to mesic, southwest-facing, gravelly ridge and upper slope, along with Black Oak (*Quercus velutina*), Post Oak (*Quercus stellata*), Chestnut Oak (*Quercus montana*), Black Cherry (*Prunus serotina*), and Mockernut Hickory (*Carya alba*). The largest and oldest of these are probably relics of the old Hume estate.

Access to the forested area from the playground is limited. There is an unofficial trail (shown right) leading from the playground through the woods, though it is steep and eroded. While it is clear that children frequently trek and play between the



two areas, A more secure trail system would allow easier access through the park and between Hickory and Kennedy Streets.

At the top portion of the park, behind the house on Hickory Street, is an open lawn (shown right). The lawn primarily serves as an extension to the backyards of these homes. The hill in the park provides good sledding conditions in the winter and draws children from the broader east end of Alexandria. Access to this area is limited. There is a public right of way between two homes leading to the open lawn, however the entrances are unmarked and feel private (image above).



Community Feedback

In Fall 2014, staff collected community feedback to understand how the Park is used and how it could be improved in the future. The following information summarizes what we heard through an online survey, community workshop, and "graffiti board" in the park. Over 270 people responded to the survey in total, thirteen of which were specific to Goat Hill Park. Staff used the collected information to develop draft park plans. In Spring 2015, the community provided feedback on the draft park plan (see appendix) through online surveys, park signs and public meetings. Based on information from the Spring input phase, staff updated the plans to best represent current and future community needs.

In 10 years I would like this Park to...

(Top 3 rankings shown; based on a weighted score)

1. Be a safe place for children to explore
2. Provide opportunity to explore nature
3. Be a place to relax

Existing Conditions



Park and Recreation Commission endorsed on November 19, 2015

What would you like done with the playground?

Value	Count	Percent
Preserve it as is	0	0%
Enhance it	1	17%
Transform it	5	83%

Explain

The playground is unusable on hot afternoons. Provide additional shade

Add more baby swings, there is almost always a line.

Not best playground, but ok

the Hill is mostly avoided

What would you like done with the natural area?

Value	Count	Percent
Preserve it as is	3	30%
Enhance it	5	50%
Transform it	2	20%

Explain

The slope between the playground and the forest is degrading.

Make more of a playground

Poison ivy - unsafe to hike through

Make it more clear that there are trails in the natural area; perhaps label or sign marking a path or two to the grassy area. Most people have no idea that the natural area is part of the park (including me until I just saw the map!). Would be a great wilderness resource for parents with young kids (these are typically the folks I see at the park).

What would you like done with the open lawn?

Value	Count	Percent
Preserve it as is	3	38%
Enhance it	3	38%
Transform it	2	25%

Explain

??? How to access???

More!

more playground space

What is currently NOT in the Park that you would like to see there?

Response

A water fountain

Crosswalks, fencing around the entire park.

Labels for the paths/trails in the nature area.

Water fountain

safe trails - free of poison ivy

It could benefit from a 2nd baby swing, and perhaps a path so that people can explore the nature area? I like the nature area largely as is, but it is pretty un-useable. A small path could be nice for exploring.

other than the playground, the space seems not accessible. Make it more accessible and welcoming

How do you get to this Park?

Value	Count	Percent
Walk	13	100%
Bike (personal)	0	0%
Bike (Capital Bikeshare)	0	0%
Drive	0	0%
Public Transit	0	0%
Carpool	0	0%

How far do you typically travel to visit this park?

Value	Count	Percent
Less than ½ mile	9	69%
Between ½ mile to 1 mile	4	31%
Between 1-2 miles	0	0%
Over 2 miles	0	0%

Is there anything else you would like to tell us about the Park?

Response

We love this park - it's well set up for kids.

add more play structures

I really like that the park has a gate so my toddler can't run out, and I like that the playground's "bridge" has a safety rail.

I love this park - it is challenging for kids b/c of the hills and rock climbing - in a good way. And it is a nice location - good for Del Ray, Warwick Villiage, and all the new apartment buildings. I also like that it has a gate - for kids, that is essential. (the one on Del Ray and Commonwealth REALLY needs a gate to be safe for toddlers!)

The surrounding sidewalks are difficult to traverse with a stroller because the telephone poles are in the middle of them.

Have any of the following circumstances prevented you from visiting this Park? (check all that apply)

Value	Count	Percent
I am physically limited from walking	0	0%
There is no pedestrian/bike friendly a	1	25%
I have concerns about crime or persc	2	50%
There is not enough parking	0	0%
There is nothing in the Park that inter	1	25%

How often do you visit this park?

Value	Count	Percent
Daily	1	8%
Weekly	7	54%
Monthly	5	39%
Yearly	0	0%

Draft Plan Feedback

- In Spring 2015, the community provided feedback on the draft park plan through online surveys (see appendix for full results), park signs and public meetings. Based on information from the Spring input phase, staff updated the plans to best represent current and future community needs. Only minor text changes were made to the Goat Hill Park Plan.

A “graffiti sign” in the Park had a marker attached and asked park users to write down what they would like their park to look like in the future. Park users recorded the following comments between September to November 2014



Park and Recreation Commission endorsed on November 19, 2015

Improvement Recommendations



Implementation Strategy

This plan uses citizen input and considers other external considerations to determine how to address park improvements incrementally over time. Most of the recommendations in the plan can be implemented independent of other projects as funding is available, whether through city or non-city funds. The cost estimates (in 2015 dollars) do not include operating costs. Prior to the implementation of any recommendation, operating costs, if any, must be considered.

The priority for each recommendation is shown as “low,” “medium,” or “high.” RPCA determined these rankings based upon (1) park user safety, (2) community prioritization feedback and the results of the 2011 and 2013 Parks and Recreation Needs Assessment, (3) life span of the existing conditions, (4) potential for non-city funding sources, (5) level of user impact, (6) relationship to other projects.

Goat Hill Park				
#	Recommendation	Priority	Estimated Cost	Dept Lead
1	Improve access from Kennedy St	Low	5,000-7,500	RPCA
2	Formalize Park Entrance as a nature trail at Hickory St	Medium	7,500-10,000	RPCA
3	Eradicate invasive species and restore natural area	High	15,000 - 25,000	RPCA
4	Continue native plant restoration	Medium	5,000 - 10,000	RPCA
5	Conserve remnant trees	High	5,000 - 7,500	RPCA
6	Construct nature trail	High	10,000-12,500	RPCA
7	Seek partner agreements with neighbors on park plantings	Medium	N/A	RPCA
8	Replace chain link fence with a wooden split rail fence	Low	10,000-20,000	RPCA
9	Address erosion and drainage concerns	Medium	100,000 allowance	RPCA/TES

Park and Recreation Commission endorsed on November 19, 2015

Hooff's Run Park & Greenway

History and Character

Hooff's Run Park and Greenway contains several city parcels acquired over time. Pieced together, the parcels link an almost continuous 4.5 acre green system through the Rosemont Historic District and neighborhood.

Hooff's Run travels through the park. Native Americans would have fished in the stream and hunted the numerous animals that used the water. There may be archaeological evidence related to such activities within the park. There may also be evidence of seasonal camps. Three Civil War period houses are documented as being east of the current park, though no names are associated with the structures.

The Run was once navigable for cargo boats from Hunting Creek to Duke Street. As Rosemont developed in the early 1900's, the Run presented traffic and health problems as it would frequently flood and became a public dumping ground. As shown in the image above, the Washington Times reported on September 3, 1922, the residents of North Rosemont making the best of the flooding situation. Despite this "fun," The Alexandria Gazette reported that the water was considered to be a "standing nuisance which not only bed mosquitoes but dangerous fevers." The Run has long since been channelized and covered in asphalt, green space, and concrete in some areas.



By 1955, all of the parcels making up the current park appear to have their current boundaries and all of the parcels are vacant. By 1988, the City owned most of the parcels that make up the current park. The City acquired the two parcels between Linden Street and Rosemont Avenue more recently in 1993 and 2013. These two parcels are zoned for residential use (RB) but permit parks within them. The rest of the City owned parcels are zoned Public Open Space (POS) and do not allow uses other than park and recreational use.

Today, Hooff's Run Park and Greenway includes a frequently used pedestrian trail from the King Street Metro to Chapman Street. The trail is more formal below Rosemont Avenue. Between Linden and Maples Streets the trail is somewhat hidden and runs along a chain link fence adjacent to the Run.

The playground and basketball court south of Rosemont Avenue were both renovated within the past five years. The playground, in particular, serves as a neighborhood gathering space for families with young children and is used throughout the day. The gravel parking lot north of the playground has time restrictions and is meant to serve the park and playground.

Moving north, the concrete area between Maple and Walnut Streets covers the Run. The lower portion of the area is private property, owned by the adjacent apartment complex. The northern portion along Walnut Street (shown below) is publicly owned and unused hard space. Across the street, the entrance to



the park is adjacent to a coffee shop, which creates a social use within the site. It is the only area not surrounded by residential use. The tennis court in this area is one of the most popular single courts in the City and was renovated in 2014.

Between Oak and Chapman Streets is an unfenced dog area and a parking lot. The dog area has a rules and regulations sign but appears as an open space with no apparent recreational use (shown below). The parking lot, beyond the dog area, does not have time restrictions and is not used for park use, despite it



being zoned POS. Most often, neighbors, commuters walking to the metro, and commercial vehicles park in the lot for long periods of time.

Existing Conditions



Park and Recreation Commission endorsed on November 19, 2015

Community Feedback

In Fall 2014, staff collected community feedback to understand how the Park is used and how it could be improved in the future. The following information summarizes what we heard through an online survey, community workshop, and “graffiti board” in the park. Over 270 people responded to the survey in total, thirty-nine of which were specific to Hooft’s Run Park and Greenway. Staff used the collected information to develop draft park plans.

What would you like done with the basketball court?

Value	Count	Percent
Preserve it as is	18	72%
Enhance it	7	28%
Transform it	0	0%
Explain		
Bench		
Maybe have two hoops?		
Would be great if it was a full court		

What would you like done with the hard surface area at Maple St?

Value	Count	Percent
Preserve it as is	9	36%
Enhance it	5	20%
Transform it	11	44%
Explain		
It would be nice to use it for something other than a throughway.		
Mini skate park would be awesome.		
Need a pathway especially with in climate weather		
Not sure what this is.		
Seems like wasted space.		
Paint it and make it a space for kids to ride bikes		
Remove the concrete cover. Transform it into an open air waterway, similar to between linden and maple.		
Could be turned into urban park. Great area for kids to ride bikes, play street hockey, four square, hopscotch, etc. Lighting should also be improved.		
Remove ugly concrete hard surface to open running water below (like between Maple Ave. and Linden St. (or cover with turf/grass)		
The concrete deck between Maple and Walnut is a terrible eyesore and doesn't drain well creating vector hazards (mosquitos). The neighborhood would like to see this section landscaped similar to other stretches to the south such as between Maple and Linden.		
There's no clear purpose for this. It begs for transformation. Could we daylight the stream here and provide some habitat for pollinators?		
I guess it works for a kids' bike area, but it doesn't make much sense. It seems like a vacant lot. It could be improved. Maybe with fake bike lanes/paths for the kids?		

What would you like done with the off-leash dog area?

Value	Count	Percent
Preserve it as is	10	37%
Enhance it	11	41%
Transform it	6	22%
Explain		
Bags Benches		
Dogs should be on leashes		
Fenced-in dog area		
I would like it fenced in, especially since it is so close to the busy road.		
Off leash dog area on 600 block of Commonwealth Ave should be fenced in.		
Provide a fenced area for off-leash dog activity.		
The dog area at Commonwealth and Oak is very nice, but for safety a low fence would be nice.		
Dog parks without fences make absolutely no sense		
Putting kids and dogs together is not good. No one keeps their dog on leash there.		
There is NO off leash area but people constantly let dogs run all over the park and playground and they've been doing it for years		
Dog owners would prefer to use the local tennis court since it is safer for their dogs. Perhaps an enclosed fenced area for dogs is a good alternative and will preserve tennis courts for tennis		
Add a fence! There are no fenced dog parks on this side of the city. Since we can no longer exercise our dog off leash here, it is not a very useful space as is.		

What would you like done with the open lawn area?

Value	Count	Percent
Preserve it as is	19	68%
Enhance it	8	29%
Transform it	1	3%
Explain		
Please continue to maintain the grass and trees.		
This area is completely unused		
Love this! keeping it regularly mowed is great. New trees are a nice addition. To the degree possible, please keep it open. Kids love to play there.		

In 10 years I would like this Park to...

(Top 3 rankings shown; based on a weighted score)

1. Be a safe place for children to explore
2. Be a place to create social connections with neighbors
3. Be a place to relax

What would you like done with the playground?

Value	Count	Percent
Preserve it as is	10	37%
Enhance it	15	56%
Transform it	2	7%
Explain		
Excited to see new playground. I hope there is something for older kids (8+) as well.		
Let's wait and see.		
Under transformation right now I guess. Thanks.		
Was perfectly fine as it was. New design takes over too much lawn area		
With the reconstruction, it looks great so far!		
looking forward to it!		
provide more shade		
Will wait until it's finished. It was terrible timing to do the renovation during the time most people use it. Should have been done over the winter.		

What would you like done with the seating?

Value	Count	Percent
Preserve it as is	6	24%
Enhance it	18	72%
Transform it	1	4%
Explain		
Need more seating		
Some additional benches would be great.		
Could use additional		
Seating should be installed in park between Walnut & Oak. Would allow neighbors to picnic with kids, people to use the park while working from home, could take coffee, etc. from Grape & Bean and enjoy in the park.		

What would you like done with the tennis courts?

Value	Count	Percent
Preserve it as is	17	68%
Enhance it	7	28%
Transform it	1	4%
Explain		
I never think of the tennis court on Commonwealth as part of the park. Nice work re-doing it!		
It is veritably unused by tennis players. The recent renovation was a waste of money		
Nicely repaired, thank you!		
Re-seed grass; plant new trees; replace curbs		
Nice job with the renovation		
Tennis court is 1 mile from middle of Old Town and middle of Del Ray Mt. Vernon Ave shops.		
Bikeshare station would be an ideal addition. Also, add seating (tables and chairs) for neighbors to enjoy the shady green areas.		

What would you like done with the trail from the Metro to Chapman St.?

Value	Count	Percent
Preserve it as is	13	50%
Enhance it	10	39%
Transform it	3	11%
Explain		
Please continue to maintain the grass and trees.		
Re-seed grass; replace wooden markers; install new fence along church property line		
This isn't used as a trail much, as it's not very nice. Seems like wasted space.		
Trail between E Linden and E Maple should be paved.		
I'm not sure what this means. The bike path down Commonwealth is fine. If we added anything, I'd say add pylons that ensure cars don't cross into bike path.		

What would you like done with the parking lot?

Value	Count	Percent
Preserve it as is	13	54%
Enhance it	2	8%
Transform it	9	38%

Explain

Eliminate it and transform into community garden space.

No need for a parking lot.

Use it for something fun.

Kids bike area

Replace parking lot, which currently serves as a commuter lot for non-residents and, despite signs, a long-term parking lot. Replace with open space or other amenities.

The parking lot at E Chapman and Commonwealth should become green space to enhance increasing numbers of children in the neighborhood (as supported by the numbers at Maury Elem. School). That area is a parking lot because of the culvert and inability to build on it, and as such, given the ever decreasing amount of green space in this city, my vote is to enhance with green. There is plenty of parking space all along Commonwealth Ave for public parking. The Baptist Church that used to rent this parking lot (years ago for \$1.00 per year) does not have any particular need for it now.

My entire block would like to do away with the parking lot as it is used by MD commuters and construction workers and, for some, is perceived to be a safety concern AND an eye sore.

This parking lot is often used by people from out of the area during the day, and provides "overflow" parking for some local residents. Generally, though, it is an area that is underutilized by the community as a whole. Moreover, it could be converted into an entity that absorbs rainwater, perhaps used as a local community food garden, and other things.

Would love to see something like a park or garden at this spot. Parking is NOT needed for people that live in the community. There are about 50+ kids within a block radius, so kid friendly would be nice.

What is currently NOT in the Park that you would like to see there?**Response**

A decent water fountain

A direct, off-road path to the metro, for walking and commuting

A fenced dog park. (x4)

A splash park would be so cool!

Additional seating and adult exercise equipment

An area for kids to bike ride

Fitness trail things?

More lighting, street hockey rink

Practice turf (artificial, all weather) for soccer

Soccer fields. Maybe the basketball court could double as a futsal court.

expanded tennis courts w/ backboard

obvious connection between elements of the park

The less clutter the better. To return to most natural state possible would be best. The recently reconstructed hard concrete surface between Walnut and Maple Streets was a real big (and probably expensive) disappointment

More lawn space adjacent to the dog park - which could be achieved by reclaiming the

"Maryland Commuter" Parking lot at the intersection of Commonwealth and Chapman.

Tables and chairs. Community gathering places. Access to electricity for block parties and other neighborhood events.

Is there anything else you would like to tell us about the Park?**Response**

Love the open space. The playground is going to be great.

More shade is better

Please turn the parking lot into green space!

Preserve nature and enhance neighbor gatherings

We are so excited for the new playground!

We love "Blue Park" and can't wait for construction to be done

1) There must be a better way to connect the park to the Grape & Bean, at Walnut St. 2) I am confident there would be great neighborhood support for completely transforming the parking lot at Chapman St.

It would be appropriate to name the park between Walnut and Oak (including the tennis court) after the late Ron Kirby who lived nearby and used the park for dog walking and tennis.

It is wonderful to have these surveys to get our comments heard. I like the logistics of question 7!

It seems disjointed. Would love it to be a nice thoroughfare for the kids. Either ditch the parking lot or clean it up.

I know a lot of neighbors are clamoring for a fenced-in dog park. I hope everyone keeps in mind the extra traffic/parking/noise that would entail in an otherwise quiet residential area.

Great opportunity to educate about stormwater. Daylight some of the storm sewer! Provide an opportunity to reconnect with a historical waterway - paths along it. What an opportunity!! Two years ago, or more, my neighborhood signed a petition to remove the parking lot at Chapman and Commonwealth because it attracted too many cars for a small neighborhood street with lots of kids - a safety and security issue. It is also used for commuters from Maryland and workers walking to construction jobs (check it out in the AM). It is also considered an eye The park between the Metro and Rosemont and between Walnut & Oak are natural gathering places. The parks are underutilized and would be great locations for neighborhood holiday parties, summer block parties, etc.

Graffiti Sign

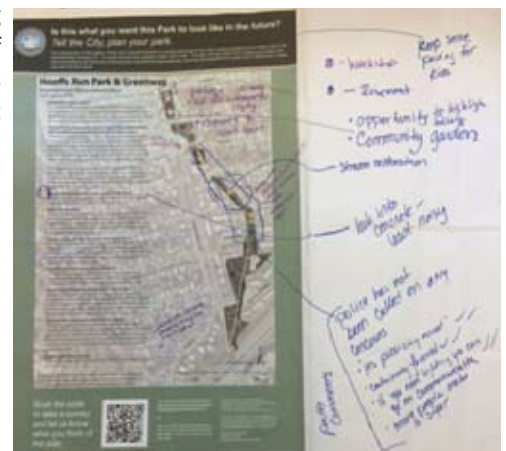
A "graffiti sign" in the Park had a marker attached and asked park users to write down what they would like their park to look like in the future. Park users recorded the following comments between September to November 2014

**Comments from Community Workshop held on October 25, 2014**

- Transform hard surface. Concrete surface is a useless eyesore. Do something cool with the concrete (e.g painted kids track, hop scotch)
- Transform parking lots. Look at a park pavilion in the parking lot
- Investigate further commuter behavior, Churches schedule and parking use as well as Pre-K
- Put in new signage throughout the park to inform the public what's in the park
- Put in a curb cut to playground from Rosemont Ave
- Preserve resource protection area as a footpath only. Provide some low-level lightning
- Enhanced stabilize trail. Add lighting for safety
- Transform trail. Light the gravel lot between Linden and Rosemont
- Enhance dog park safety with a fence or other on Commonwealth Ave.

Draft Plan Feedback

In Spring 2015, the community provided feedback on the draft park plan (shown below) through online surveys (see appendix for full results), park signs and public meetings. Staff also met with the Rosemont Citizens Association. Based on information from the Spring input phase, staff updated the plans to best represent current and future community needs.



Park and Recreation Commission endorsed on November 19, 2015

Improvement Recommendations

1 Convert half of the parking lot to create recreational space

The existing parking lot is, for the most part, not used for park users, despite it being within an area zoned for recreational purposes. Staff supports converting half of the parking lot to recreational space, as suggested through neighborhood petitions and community feedback. As an interim use the asphalt could be painted with tricycle tracks and used as black top space for children. The long-term phase includes restoring the asphalt to landscaped green space with grass, benches and shade. The portion of the parking lot that would remain would include six spaces, two of which would be accessible spaces.

2 Enhance the unfenced dog area and add shrubs and a natural barrier along the street

The unfenced dog area is located next to a busy street. While there was some community support for a fenced dog area in Hooffs Run Park & Greenway, there are no appropriate locations in the park as the Dog Park Master Plan guidelines for new fenced dog areas calls for 1/2 acre and 50 ft. from a residential property. This plan recommends shrubs and other plantings along Commonwealth Avenue and Oak Street to define the edge of the unfenced dog area and create a natural barrier to stop unleashed dogs from going into the street.

3 Add park furniture

The park entrance at Walnut and Marsteller Streets is very shaded from three large and well established trees. The shade provides a great location to place benches for park users to enjoy a cup of coffee or socialize. A trash can and small park information board can also be placed at this site.

4 Transform the concrete area with public art

The concrete surface currently serves no above ground purpose other than to cover a culvert. This plan recommends that the Office of the Arts conduct a "call to artists," per the 2014 Public Art Master Plan implementation strategy, to find site specific and interactive design for the surface.

5 Consider access easement to connect trail

The parcel at Maple Street that seems to connect the trail is private property. An access easement along the site would complete a public path from the Metro through Rosemont. If pursued, the easement would be voluntary by the property owner and is not for the City's determination.

6 Renovate trail between Maple and Linden Streets

While used by many pedestrians, the existing trail has hidden entrances and feels unsafe. The adjacent fence has deteriorated with overgrown vines and brush within it. A new fence, marked entrances, and new pervious surfacing would make this path a safer route and community asset. Improvements would maintain a natural character as much as possible while eradicating and managing the invasive species.

7 Resolve drainage and ADA concerns through parking lot renovation

Community feedback indicated ponding and associated mosquito issues in the parking lot. The lot is also unstripped. This plan recommends replacing the parking lot surface with a pervious asphalt surface to allow water to flow through. The lot should also be stripped, including accessible spaces, and marked with standard signs to indicate that it is parking for park use. Bike racks can also be added to the lot.

8 Install wayfinding signage

Signs with a map of the park will help identify the park and orient trail users. Signs will also include standard park rules and regulation signs.

- * Transportation and Environmental Services is considering a bike share station for the corner of Maple and Commonwealth. It is in an ideal location for a bike share station because it is 1/2 mile from other bike share stations and a short distance from commercial areas.

Note: This plan does not recommend further improvements south of Rosemont Avenue at this time because the area was recently updated as part of the playground renovation.



Implementation Strategy

This plan uses citizen input and considers other external considerations to determine how to address park improvements incrementally over time. Most of the recommendations in the plan can be implemented independent of other projects as funding is available, whether through city or non-city funds. The cost estimates (in 2015 dollars) do not include operating costs. Prior to the implementation of any recommendation, operating costs, if any, must be considered.

The priority for each recommendation is shown as “low,” “medium,” or “high.” RPCA determined these rankings based upon (1) park user safety, (2) community prioritization feedback and the results of the 2011 and 2013 Parks and Recreation Needs Assessment, (3) life span of the existing conditions, (4) potential for non-city funding sources, (5) level of user impact, (6) relationship to other projects.

Hooffs Run Park and Greenway					
#	Recommendation	Priority	Estimated Cost	Associated Recommendations	Dept Lead
1	Convert half the parking lot to create recreational space	High	75,000-100,000	Estimated cost is for long-term conversion. In the interim, the black top space can be painted and chairs may be added to the site for under \$10,000. Long-term plans should be done in coordination with recommendation #2.	TES/RPCA
2	Enhance the unfenced dog area and add shrubs and a natural barrier along the street	High	15,000-25,000	Should be done in coordination with recommendation #1.	RPCA
3	Add park furniture	Medium	10,000-15,000		RPCA
4	Transform the concrete area with public art	Medium	20,000-50,000		RPCA
5	Consider access easement to connect trail	Low	N/A		RPCA
6	Renovate trail between Maple and Linden Streets	High	50,000-65,000		RPCA
7	Resolve drainage and ADA concerns through parking lot renovation	Medium	75,000-100,000		RPCA/TES
8	Install wayfinding signage	Medium	5,000-10,000		RPCA

Park and Recreation Commission endorsed on November 19, 2015

Hume Springs Park

History and Character

This 0.53 acres park is located in the Arlandria neighborhood between Dale and Reed Streets.



There are two documented Civil War Union Camp sites within the current park. The 1st and 2nd Ohio Militia Camp was to the north and the 1st and 3rd New Jersey Militia was to the south. Archaeological evidence of the documented Union

encampments is likely present in the park. Artifacts that may be found include, but are not limited to: buttons, clasps, tins, bullets, leather scraps, metal objects, charcoal, and privies.

The site was part of the Hume Estate and dedicated to the City in 1951 for the purpose of public use. The park features a playground, pathway, and seating. The lit path that transverses the park is used as a cut-through between Dale and Reed.

For many years, particularly throughout the 1980's to 1990's, the park suffered from neglect and crime. The most characteristic feature of the park has been the thirteen foot chain link fence that surrounds it. While installed with the intent to allow neighbors to lock the park at night, it has made the park feel prison-like and uninviting.

Despite this history, today, police report a decrease in crime in the area and neighbors and the Hume Springs Neighborhood Association have adopted the park, becoming its eyes and



ensuring safe and appropriate use. It is located in a neighborhood densely populated with families and children. The park is across the street from Cora Kelly Elementary School, however, the school's playground can only be used by students during the school day. Therefore, the Hume Springs Playground is well used by day-cares and non-school aged children. The park also features planted, mature native shade trees, including a large Cherrybark Oak (*Quercus pagoda*).

While the hard surface in poor condition, it provides event space for neighborhood gatherings, including the annual National Night Out event, and frequent socialization.

Community Feedback

In Fall 2014, staff collected community feedback to understand how the Park is used and how it could be improved in the future. The following information summarizes what we heard through an online survey, community workshop, and "graffiti board" in the park. Over 270 people responded to the survey in total, ten of which were specific to Hume Springs Park. Staff used the collected information to develop draft park plans.

In 10 years I would like this Park to...

(Top 3 rankings shown; based on a weighted score)

1. Be a place to create social connections with neighbors
2. Be a safe place for children to explore
3. Be a place to relax

What would you like done with the hard surface area?

Value	Count	Percent
Preserve it as is	2	29%
Enhance it	3	42%
Transform it	2	29%

Explain

Repave walkway (x2)

Way too many types of hard surface, uneven



Existing Conditions



Park and Recreation Commission endorsed on November 19, 2015

What would you like done with the hill?

Value	Count	Percent
Preserve it as is	1	14%
Enhance it	1	14%
Transform it	5	72%

Explain

Remove

Can we make this into usable space? maybe a sandbox or more play area?

Ends in a concrete culvert!

The Hill is mostly avoided

There is often broken glass and litter here, and the drainage also means that it is not fit for many purposes.

What would you like done with the Playground?

Value	Count	Percent
Preserve it as is	1	14%
Enhance it	5	72%
Transform it	1	14%

Explain

It's 20 years out of date

The playground could be modernized, with a soft surface and a structure that would accommodate a larger range of ages.

I think the entire park could be enhanced to create a more open and friendlier environment. I think adding some more physical play items or even better, some exercise components to the park for the adults and the kids could make it more useful to the community and more linked to the community center - they could have Yoga in the park. etc.

What would you like done with the fence?

Value	Count	Percent
Preserve it as is	1	14%
Enhance it	1	14%
Transform it	5	71%

Explain

It would be more attractive to have a lower, wooden fence.

Replace with lower, more attractive fencing, especially along Dale and W Reed

Please, please get new fencing. It's like a prison in there!

I'm not sure the fence currently achieves any goal. What is its purpose and does it help or hinder the community?

What would you like done with the seating?

Value	Count	Percent
Preserve it as is	0	0%
Enhance it	5	71%
Transform it	2	29%

Explain

More benches, please

Perhaps a picnic table for food. There's currently only one bench. (x2)

There's one bench! Fear of homeless sleeping there

How do you get to this Park?

Value	Count	Percent
Walk	8	100%
Bike (personal)	0	0%
Bike (Capital Bikeshare)	0	0%
Drive	0	0%
Public Transit	0	0%
Carpool	0	0%

How far do you typically travel to visit this park?

Value	Count	Percent
Less than ½ mile	7	87%
Between ½ mile to 1 mile	1	13%
Between 1-2 miles	0	0%
Over 2 miles	0	0%

What is currently NOT in the Park that you would like to see there?

Response

A soft surface under the playground area.

Drinking fountain

Sandbox!

Updated play equipment.

More level areas for play and relaxation

Seating water fountain trash containers plantings soft surfaces for children equipment!!!

A greater connection to the community center and the community. This is often a nice, quiet place and I think you could have more opportunities for social things that bring the community together, like yoga. I would also like to see more apparatus, particularly that could be used by both adults and children.

Is there anything else you would like to tell us about the Park?

Response

It's a disaster - a poor reflection on Alex such a nice location - could be so good!

There is almost always broken glass in the grassy areas, and as a result, I have generally stopped taking my child there.

This is a nice shady park area that could be greatly enhanced to make better use of the space for children to play in the afternoons when other playgrounds are often too hot.

The sewage areas are not well constructed and children are often playing around and digging around them. Mosquitos and other bugs are attracted and that makes the park less conducive to visits. Also, I think the community police could swing by more often, particularly on Sunday mornings and in the evenings to make their presence felt. The open/closed times seem meaningless as the park gate is always open. The fence is probably important for the adjoining residential properties, but it is unclear what value it adds to the front and back (street) sides of the property.

My civic association holds events here and could use more seating, attractive landscaping, and level area.

Have any of the following circumstances prevented you from visiting this Park? (check all that apply)

Value	Count	Percent
I am physically limited from walking	0	0%
There is no pedestrian/bike friendly access to the park from where I live	0	0%
I have concerns about crime or personal safety	1	33%
There is not enough parking	0	0%
There is nothing in the Park that interests me	3	100%

How often do you visit this park?

Value	Count	Percent
Daily	1	12%
Weekly	5	63%
Monthly	2	25%
Yearly	0	0%

Workshop held on October 25, 2014

- Preserve see-saw
- Provide additional swings in playground
- Modular structure used as 'hang-out'
- Provide more benches throughout entire park
- Transform fence
- The use of hill/mound is not clear
- Storm drains are not safe
- Provide more gathering space for adults/neighborhood groups throughout the park
- Enhance landscaping
- Enhance or make asphalt area safer



On June 10, 2015, RunningBrooke presented the Alexandria City Council with a contribution of \$80,000 to revitalize Hume Springs Park. RunningBrooke funds innovative local charities and programs that help ensure young people in our community are healthy, active and ready to succeed in school and life. Their mission is for every child in Alexandria, no matter their background or circumstances, to come to school healthy and prepared to learn and thrive. Since 2009, RunningBrooke has raised \$620,000 for local programs and charities.

For the Hume Springs project, RunningBrooke raised funds through major events, such as Spring2ACTion, and a sponsorship from the Alexandria Marketing Fund for the Alexandria Running Festival. Generous donors, sponsors and volunteers, and partnerships made this park revitalization possible. Partners to date include the Rotary Club of Alexandria, Rebuilding Together Alexandria, Simpson Development and the Hume Springs Civic Association.

On September 11 and 19, 2015, RunningBrooke and Rebuilding Together Alexandria hosted volunteer events to facilitate the renovations. Volunteers removed outgrown shrubbery, planted trees and gardens, installed safety surfacing, and assembled benches, amongst other tasks (images below). The fence will also be replaced through this partnership. As shown on the following implementation page, RunningBrooke has helped staff achieve almost all of the plan recommendations for this park.



Park and Recreation Commission endorsed on November 19, 2015

Improvement Recommendations

1 Renovate playground - COMPLETED FALL 2015

The existing playground is outdated and does not meet the community needs, particularly for non-school aged children that cannot use the Cora Kelly playground during the day. A renovated playground will include more natural features that promote imaginative play and exploration.

2 Replace the fence and enhance entrance - COMPLETED FALL 2015

Currently, the park is surrounded by a 12 foot high chain link fence. While originally installed to address safety concerns in the past, the fence today serves as a physical, visual, and social barrier to the park. This plan recommends replacing the fence with a 4 foot black picket fence. The fence will prevent children from running into the street, but will not be a defining characteristic of the park, as the existing fence is today.

3 Install outdoor fitness equipment - COMPLETED FALL 2015

There is a desire for outdoor fitness equipment throughout the city. Providing the fixtures in this park will create a destination for a diversity of park users, ranging in age, and promote fitness and health. While there are currently two pull up bars in the playground, the new features will be separated from the child-oriented area within the park.

4 Transform asphalt into painted stroller parking area - COMPLETED FALL 2015

The asphalt area, currently an eyesore, will be painted and designated as a stroller parking area. Bright colors will add cheerfulness to the site. It will remain a flat hardscape so that it can continue to be used as event space for neighborhood gatherings.

5 Provide rain gardens

There are two covered drains in the Park that often collect debris and have standing water surrounding them after rain events. This often creates mosquito breeding areas. Creating rain gardens around these drains will provide a better system to address water and be attractive planted areas.

6 Create shaded social seating areas - COMPLETED FALL 2015

This plan recommends installing round tables to provide places to relax, picnic, and socialize. They can also be used as seating for neighborhood events.

7 Provide butterfly garden - COMPLETED FALL 2015

A butterfly garden near the playground and Reed Street entrance will be visually pleasing and provide an area for natural habitat within a largely urban setting. A small path system through the garden will encourage children to interact with nature.

8 Install a water fountain - COMPLETED FALL 2015

A water fountain near the Reed Street entrance will be an asset to the community and park users.

9 Upgrade the light fixtures

The existing light fixtures will be upgraded with energy efficient light bulbs. In addition to using less energy, these bulbs have a longer life span and will reduce maintenance and replacement costs.



Note: The City partnered with RunningBrooke to fund this Playground renovation in Fall 2015. As a result, the City and Organization developed the Park Conceptual Plan in greater detail than other Neighborhood Park Plans.

Implementation Strategy

This plan uses citizen input and considers other external considerations to determine how to address park improvements incrementally over time. Most of the recommendations in the plan can be implemented independent of other projects as funding is available, whether through city or non-city funds. The cost estimates (in 2015 dollars) do not include operating costs. Prior to the implementation of any recommendation, operating costs, if any, must be considered.

The priority for each recommendation is shown as “low,” “medium,” or “high.” RPCA determined these rankings based upon (1) park user safety, (2) community prioritization feedback and the results of the 2011 and 2013 Parks and Recreation Needs Assessment, (3) life span of the existing conditions, (4) potential for non-city funding sources, (5) level of user impact, (6) relationship to other projects.

Hume Springs Park					
#	Recommendation	Priority	Estimated Cost	Associated Recommendations	Dept Lead
1	Renovate Playground			Completed Fall 2015	RPCA
2	Replace the fence and enhance entrance			Completed Fall 2015	RPCA
3	Install outdoor fitness equipment			Completed Fall 2015	RPCA
4	Transform asphalt into painted stroller parking area			Completed Fall 2015	RPCA
5	Provide rain gardens	Medium	25,000 - 35,000		RPCA
6	Create shaded social seating areas		Completed Fall 2015		RPCA
7	Provide butterfly garden		Completed Fall 2015		RPCA
8	Install a water fountain		Completed Fall 2015		RPCA
9	Upgrade the light fixtures	Medium	50,000 - 80,000		RPCA/Dominion

Landover Park

History and Character

Landover Park is a one-acre park in the Warwick Village neighborhood. There are no documented historic sites within the park. Historic Mount Auburn, the home of Helen Chapman Calvert and Calvert's grandfather Thomas Swann, once stood just



above the park at the upper parking lot of adjacent Aspen House, which was built in 1963 shortly after Helen Calvert's death (OHA 2010b). The City started leasing the park and pool site for public use from the Helen Calvert Trust in 1974. In 2006, the Trustees deeded the site, and with it the lease of the land to the City, to the Virginia Theological Seminary. The site remains privately owned and leased to the City. All that remain of the natural features of the park are scattered Eastern Red Cedar (*Juniperus virginiana*), Black Cherry (*Prunus serotina*), Black Locust (*Robinia pseudoacacia*), and Willow Oak (*Quercus phellos*) trees along the park edges.

Today, the park features an open lawn with picnic tables and playground. A pathway northwest of the park, outside the park boundary, leads to a retail area in the Arlandria neighborhood. Police report that because of the topography they have a hard time surveying the site, particularly the wooded area behind the playground. In 2005, the City removed a park shelter and plaza in the northwest corner of the park for safety and security reasons, though the wooden support structures remain on one side.

The City renovated the playground in 2010, installing a rubberized surface and new play equipment. The park has experienced increased use and has become a neighborhood gathering spot for families with children since that time.



The park entrance (image bottom left) includes unsightly patches of asphalt and a deteriorating fenceline. The picnic area (image bottom right) is well shaded.

This plan does not evaluate the future needs for the adjacent Warwick pool. The pool, currently undergoing emergency repairs, is built into a hillside and has ongoing structural issues. The City considered potential future plans for the pool in the 2012 Aquatics Facilities Study.

Community Feedback

In Fall 2014, staff collected community feedback to understand how the Park is used and how it could be improved in the future. The following information summarizes what we heard through an online survey, community workshop, and "graffiti board" in the park. Over 270 people responded to the survey in total, nine of which were specific to Landover Park. Staff used the collected information to develop draft park plans.

In 10 years I would like this Park to...

(Top 3 rankings shown; based on a weighted score)

1. Be a safe place for children to explore
2. Be a place to create social connections
3. Be a place to relax

What would you like done with the open lawn?

Value	Count	Percent
Preserve it as is	6	100%
Enhance it	0	0%
Transform it	0	0%

Explain

What would you like done with the picnic area?

Value	Count	Percent
Preserve it as is	1	17%
Enhance it	5	83%
Transform it	0	0%

Explain

A shelter would be nice.
Add 1-2 more picnic tables
More tables

What would you like done with the playground?

Value	Count	Percent
Preserve it as is	3	50%
Enhance it	3	50%
Transform it	0	0%

Explain

More toddler swings
Would like to see more natural elements if any changes are made

Existing Conditions



Park and Recreation Commission endorsed on November 19, 2015

How do you get to this Park?

Value	Count	Percent
Walk	9	100%
Bike (personal)	0	0%
Bike (Capital Bikeshare)	0	0%
Drive	0	0%
Public Transit	0	0%
Carpool	0	0%

How far do you typically travel to visit this park?

Value	Count	Percent
Less than ½ mile	9	100%
Between ½ mile to 1 mile	0	0%
Between 1-2 miles	0	0%
Over 2 miles	0	0%

What is currently NOT in the Park that you would like to see there?**Response**

A few more picnic tables or benches would be nice.

A picnic shelter

Would like more natural play elements, such as a sandbox

Adult equipment like pull-up bars and offer boot camp type classes would add some variety. Move a couple boulders for optimum (and safer) winter sledding.

Is there anything else you would like to tell us about the Park?**Response**

Much improved over the years - but save the pool!

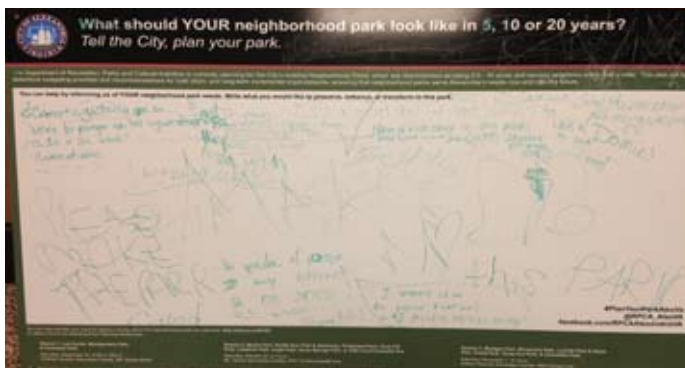
People hold birthday parties there, but how do they reserve the space?

How often do you visit this park?

Value	Count	Percent
Daily	1	14%
Weekly	5	71%
Monthly	1	14%
Yearly	0	0%

Graffiti Sign

A "graffiti sign" in the Park had a marker attached and asked park users to write down what they would like their park to look like in the future. The sign was on site from September to November 2014 (image from October 27).

**Comments from Community Workshop held on October 25, 2014**

Area adjacent to pool	Enhance	Install new fence (e.g. attractive wrought iron or similar) to pool streetside fence
Area adjacent to pool	Enhance	Stabilize soils and remove erosion in area adjacent to the pool
Entire park	N/A	People love and use the park and playground
Entire park	Enhance	Plant new shade trees, especially on west end
Landover St	Enhance	Revisit parking in residential areas. Include signs?

Landover St	Enhance	Park sign, speed bump and pedestrian crosswalk in Landover St
Open area	Preserve	Preserve open areas
Open lawn	Enhance	Relocate picnic tables under shade trees and add 1 more table
Open lawn	Enhance	Add dog/pick up bag dispenser
Open lawn	Enhance	Check loose boulder around totem poles
Open lawn	Enhance	Enhance totem poles; check to secure
Playground	Enhance	New trash receptacle on West side of playground
Playground	Enhance	Fix gap between curb and grade - due to erosion - on east side of playground
Playground/Entrance	Enhance	Revisit dog signs - contradictions
Wooded areas	Transform	New activity area for children in wooded area behind existing playground.
Wooded areas	Enhance	Remove poison ivy

Draft Plan Feedback

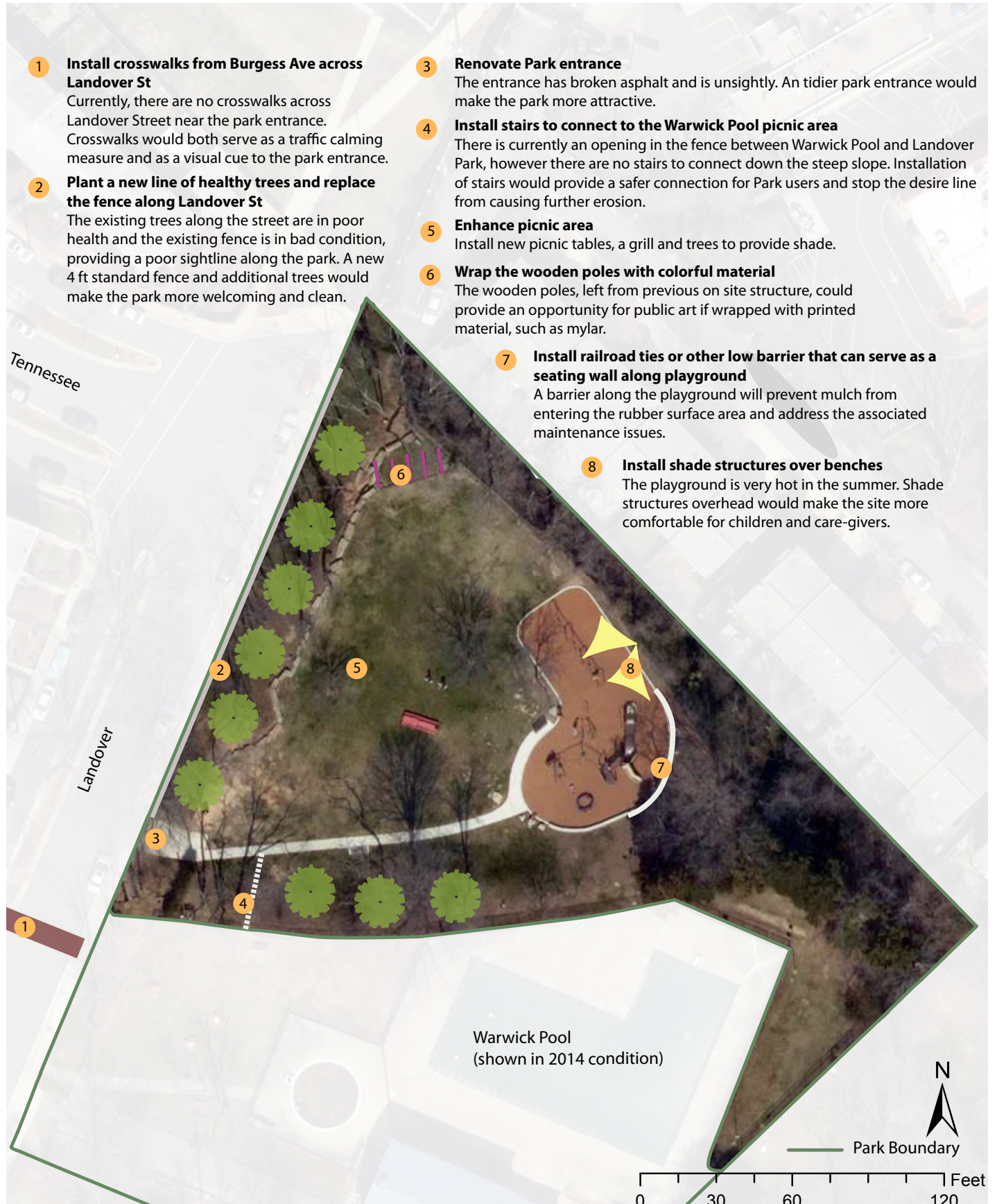
In Spring 2015, the community provided feedback on the draft park plan through online surveys (see appendix for full results), park signs and public meetings. Based on information from the Spring input phase, staff updated the plans to best represent current and future community needs. Changes made to the Landover Park plan include keeping the area behind the playground unfenced to allow kids to explore and not installing a northern park entrance.

Implementation Strategy

The recommendations in the plan (shown right) can be implemented independent of other projects as funding is available, whether through city or non-city funds. The cost estimates (in 2015 dollars) do not include operating costs. Prior to the implementation of any recommendation, operating costs, if any, must be considered. The priority for each recommendation is shown as "low," "medium," or "high." RPCA determined these rankings based upon (1) park user safety, (2) community prioritization feedback and the results of the 2011 and 2013 Parks and Recreation Needs Assessment, (3) life span of the existing conditions, (4) potential for non-city funding sources, (5) level of user impact, (6) relationship to other projects.

Landover Park				
#	Recommendation	Priority	Estimated Cost	Dept Lead
1	Install crosswalks from Burgess Ave across Landover St	Medium	5,000-7,500	TES
2	Plant a new line of healthy trees and replace the fence along Landover St	Medium	10,000-20,000	RPCA
3	Renovate park entrance	High	10,000-12,500	RPCA
4	Install stairs to connect to the Warwick Pool picnic area	Medium	15,000-17,500	RPCA
5	Enhance picnic area	Medium	5,000-7,500	RPCA
6	Wrap the wooden poles with colorful material	Low	1,500-2,500	RPCA
7	Install railroad ties or other low barrier that can serve as a seating wall along playground	Medium	3,000-4,000	RPCA
8	Install shade structures over benches	High	10,000-15,000	RPCA

Improvement Recommendations



Park and Recreation Commission endorsed on November 19, 2015

Lee Center

History and Character

In 1839, Philip Hamilton, a former slave who had purchased his freedom by 1827, purchased two-acres within the current Lee Center property (Jefferson, S Henry, Greene, and Fayette) for an African American Cemetery. It has yet to be determined whether anyone was interred at this location. If the property was used as a cemetery, it would be the earliest African American Cemetery in Alexandria.

A Civil War Union camp for the 18th New York regiment is under what is now the eastern wing of the Center and its playground to the north. A Union camp, Greene's Artillery, is to the immediate west of the Center.

In the early 1900's Washington Florist Company owned over 12 acres of property including portions of the Lee Center. By 1907, they had over 100,000 feet of glass greenhouses around the property. By 1935 the property was part of the Mt. Vernon Floral Company and included two greenhouses and two sheds. The northeastern corner also had three small structures. In 1935 there was a wood working business at the corner of Franklin and North Patrick, a filling station and two other structures southward.

By 1961 the Robert E. Lee Elementary School was built south of Jefferson Street in nearly the same footprint as the Lee Center Building. All other buildings on the property South and North of Jefferson Street were gone by 1961.

Today, the Lee Center building serves as the administrative offices for the Department of Recreation, Parks and Cultural Activities. Space is available for rentals including meetings and events. The Center also houses the Alexandria Fire Department's training facility, an adult day care center, and the Virginia Cooperative Extension offices. The adjacent Nannie J. Lee Recreation Center features a Gymnasium, Kitchen, Fitness Room, Multi-Purpose



Room, and Game and Crafts Room. It offers summer and after school care and is the center for the City's year-round therapeutic recreation programs.

The Lee Center site includes nine acres of outdoor recreational features including two tennis courts, a playground with standard playground equipment and a new inclusionary playground (built in 2015), a lit basketball court, two grass fields and the Miracle

Field. The Miracle Field (image below) was built in 2012 for children and adults with special needs to have a safe environment to play baseball and other sports.



The 1,800 square foot swimming pool opened in 1969 and closed in 2008 due to fiscal constraints. An Aquatics Facilities Study in 2012 recommended that the pool re-open as a therapeutic pool. A therapy pool, in combination with the Miracle Field and inclusive playground would make the Nannie J. Lee Center the City's hub for therapeutic recreational programming.



The outdoor spaces are mainly used for programs offered through the Nannie J. Lee Center, such as the summer camp and Miracle League. The natural grass field along Franklin Street is frequently used for tot soccer practice. Many of the nearby residents use this part of the park for dog walking and exercise. All of the outdoor facilities are also open to the public to use, however, the tennis courts, playgrounds, and basketball court are in the back of the Lee Center and must be accessed by going through the building or around the parking lot.

The City's K-9 unit trains their dogs in the southwest section of the park, west of the basketball court. The Virginia Department of Transportation (VDOT) maintains the sound wall along the eastern side of the site.

Existing Conditions



Park and Recreation Commission endorsed on November 19, 2015

Community Feedback

In Fall 2014, staff collected community feedback to understand how the Park is used and how it could be improved in the future. The following information summarizes what we heard through an online survey, community workshop, and “graffiti board” in the park. Over 270 people responded to the survey in total, sixteen of which were specific to the Lee Center. Staff used the collected information to develop draft park plans.

In 10 years I would like this Park to...

(Top 3 rankings shown; based on a weighted score)

1. Provide organized recreational opportunities

2. Be a place to create social connections with neighbors

3. Be a space to go exercise on my own

What would you like done with the basketball court?

Value	Count	Percent
Preserve it as is	5	83%
Enhance it	1	17%
Transform it	0	0%

What would you like done with the Miracle Field?

Value	Count	Percent
Preserve it as is	8	100%
Enhance it	0	0%
Transform it	0	0%

What would you like done with the open lawn?

Value	Count	Percent
Preserve it as is	5	83%
Enhance it	1	17%
Transform it	0	0%

What would you like done with the open play field?

Value	Count	Percent
Preserve it as is	3	38%
Enhance it	4	50%
Transform it	1	13%

Explain

Add lights

It would be great if the city could add this field as an option for little league games or practices. Benches and picnic tables here would be great too. I'm most interested in seeing the pen play field updated for use as an actual baseball field. Most of the kids in the area are in the NJL district for rec, but we need to travel all over Alexandria for practices and games. It would be ideal if this space was at least useable for baseball practices. It's a great location that is under utilized.

The open play field is currently in disrepair. A little work could go a long way to improve the infrastructure at this park and all it to be used as additional field for baseball.

What would you like done with the picnic tables?

Value	Count	Percent
Preserve it as is	5	71%
Enhance it	2	29%
Transform it	0	0%

What would you like done with the playground?

Value	Count	Percent
Preserve it as is	6	75%
Enhance it	2	25%
Transform it	0	0%

What would you like done with the tennis courts?

Value	Count	Percent
Preserve it as is	6	75%
Enhance it	2	25%
Transform it	0	0%

Explain

Line them for pickleball

What is currently NOT in the Park that you would like to see there?

Response

A lit baseball field.

Covered seating, swings, sandbox, more equipment for smaller kids

Dugouts. Stands for visitors to watch baseball games. More parking available on Franklin St.

Pretty and well kept sitting and walking areas.

Early morning exercise classes for adults ala Chinquapin

Resurfaced tennis courts

More trash containers (properly placed). Better bathroom signage/education.

Better parking signage/enforcement.

Is there anything else you would like to tell us about the Park?

Response

A leisure walking trail around and through the grounds.

No one knows it's there and there's no signage

Over focus on children

It's great that there are pull up bars (part of fire station). Every park should have at least one set outdoors!

It would be nice if the fence near Franklin could have gates that closed so balls aren't able to roll into the street.

It's a great park that is underused but could attract a lot of use if it were improved slightly. It's a neighborhood ballpark that is currently not used but could be a bright spot for organized activities in an upcoming neighborhood.

I live in the neighborhood and have caught people taking advantage of the play field at the center using my condos trash bins as well as using the enclosed trashbin area as a bathroom. Additionally, when there are events, people often take up neighborhood parking as opposed to using the parking at the Lee Center. Better signage and education to the groups using the parks might help. Perhaps having a city representative on site to help enforce rules would be useful.

How do you get to this Park?

Value	Count	Percent
Walk	9	60%
Bike (personal)	2	13%
Bike (Capital Bikeshare)	0	0%
Drive	4	27%
Public Transit	0	0%
Carpool	0	0%

How far do you typically travel to visit this park?

Value	Count	Percent
Less than ½ mile	10	67%
Between ½ mile to 1 mile	0	0%
Between 1-2 miles	1	7%
Over 2 miles	4	27%

Have any of the following circumstances prevented you from visiting this Park?

Value	Count	Percent
I am physically limited from walking	0	0%
There is no pedestrian/bike friendly access to the park from where I live	4	50%
I have concerns about crime or personal safety	1	13%
There is not enough parking	1	13%
There is nothing in the Park that interests me	3	38%

How often do you visit this park?

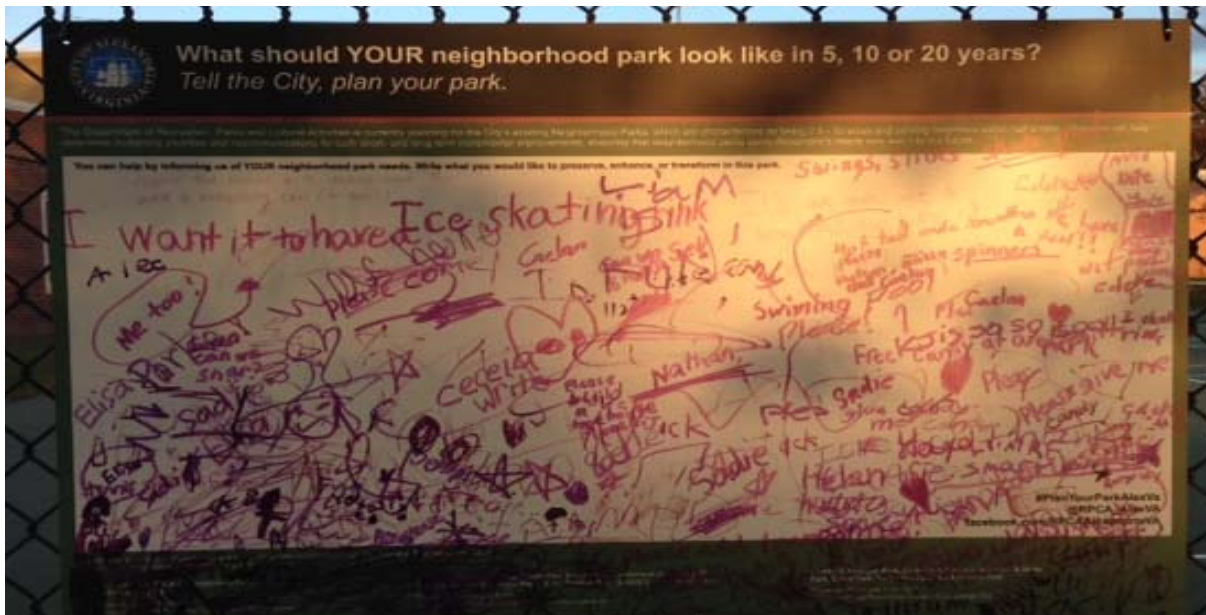
Value	Count	Percent
Daily	5	33%
Weekly	6	40%
Monthly	3	20%
Yearly	1	7%

Graffiti Sign

A “graffiti sign” in the Park had a marker attached and asked park users to write down what they would like their park to look like in the future. The sign was on site from September to November 2014 (image below from October 27).

Draft Plan Feedback

In Spring 2015, the community provided feedback on the draft park plan (below) through online surveys (see appendix for full results), park signs and public meetings (comments on the plan shown below). Based on information from the Spring input phase, staff updated the plans to best represent current and future community needs.



Park and Recreation Commission endorsed on November 19, 2015

Improvement Recommendations

1 Provide standard wayfinding signage

The existing sign at the corner of Jefferson and Fayette Streets is outdated and does not provide directional information to guide visitors to different uses on the site. A new sign would meet the City's wayfinding standards and help avoid confusion. New directional signs from Route One and throughout the neighborhood will also provide guidance to the Lee Center.

2 Develop landscape plan, including seating and vegetation, in front of the building

The existing foundation planting of shrubs and trees along the north side of the building is overgrown and impacts building repairs including windows and utilities. Remove overgrown shrubs and remove trees, as needed, to allow site surveillance and replace with low native species perennial grasses and/or shrubs. Install two benches facing the grassy area.

3 Install pathway to connect the outdoor facilities in the front and back of the building

Access is the biggest challenge to the Lee Center site. To access the playgrounds and courts, park users must either walk through the site parking lot or through the building (when its open). A four foot path on the east side of the site will provide a safe way to reach all park features. For the path to run along the south side of the building, the tennis court fence will need to be cut at a 45 degree angle (known as a "California Corner"). The pool fence will also need to be moved inward.

4 Repurpose the pool in both the long and short term

The Nannie J. Lee Center Pool has been closed since 2009. The 2012 Aquatics Facility Feasibility Study recommends the Lee Center pool be repurposed as a therapeutic pool. Given the high cost of this recommendation, the pool is not likely to be re-purposed for many years.

Short-term use: Hold design competition to determine interim use for the closed pool

This plan suggests holding a design competition to determine an innovative and inexpensive interim use. Some ideas include a greenhouse, play surface, or skateboard park. Any interim use must be American with Disabilities Act compliant and may not preclude the long-term use plans.

Long-term use: Renovate the pool for indoor therapy programming and senior use

The therapeutic pool would be between 84-88 degrees, allowing for gentle exercise. Programming would concentrate on therapy associated with a medical provider.

5 Install new path to connect the Lee Center back entrance to the Courts and Playgrounds

A new path will provide a clear way for visitors to access the recreational features in the back of the center.

6 Install new path to connect the Miracle Field to the northwest corner of the park

A new path would connect the field to the existing western pathway. This would create walking loop around the site.

7 Install fitness equipment

There is an increased need for outdoor adult fitness equipment throughout the City. This is an ideal location because the Alexandria Fire Department (AFD) uses the area for fitness training, often bringing their own portable equipment to the site. Permanent equipment would allow a shared use between the public and AFD.

8 Renovate the parking lot, including new a path and landscape tree islands

The City of Alexandria Landscape Guidelines require planted tree islands for every ten spaces. New trees will provide shade and help green the asphalt area. A new walking path through the lot will safely guide pedestrians to the building. The lot also needs to be re-paved and re-striped to meet City standards.

9 Irrigate field and, if possible, use condensation from the building's HVAC system

Using condensation from the Lee Center's HVAC system for irrigation can be an energy-efficient water management strategy. It can also serve as a demonstration on LEED design for the entire City.



Implementation Strategy

This plan uses citizen input and considers other external considerations to determine how to address park improvements incrementally over time. Most of the recommendations in the plan can be implemented independent of other projects as funding is available, whether through city or non-city funds. The cost estimates (in 2015 dollars) do not include operating costs. Prior to the implementation of any recommendation, operating costs, if any, must be considered.

The priority for each recommendation is shown as “low,” “medium,” or “high.” RPCA determined these rankings based upon (1) park user safety, (2) community prioritization feedback and the results of the 2011 and 2013 Parks and Recreation Needs Assessment, (3) life span of the existing conditions, (4) potential for non-city funding sources, (5) level of user impact, (6) relationship to other projects.

Lee Center					
#	Recommendation	Priority	Estimated Cost	Associated Recommendations	Dept Lead
1	Provide standard wayfinding signage	High	10,000-11,000		RPCA
2	Develop landscape plan, including seating and vegetation, in front of the building	Low	30,000-40,000	May be impacted by construction staging for HVAC and window replacement to the Lee Center	RPCA
3	Install pathway to connect the outdoor facilities in the front and back of the building	High	25,000-35,000		RPCA
4	Repurpose the pool in both the short and long term	Medium			RPCA
4a	Short-term: Hold design competition to determine interim use for the closed pool		250,000 allowance		
4b	Long-term: Renovate the pool for an indoor therapy program and senior use		4,300,000		
5	Install new path to connect the Lee Center back entrance to the courts and playgrounds	Currently underway			RPCA
6	Install new path to connect the miracle field to the northwest corner of the park	Low	25,000-30,000		RPCA
7	Install fitness equipment	Medium	10,000-15,000		RPCA/AFD
8	Renovate the parking lot, including a new path and landscape tree islands	Low	60,000-80,000		RPCA/TES
9	Irrigate field and, if possible, use condensation from the building's HVAC system	Low	35,000-50,000	Should be evaluated as part of the HVAC and window replacement project at the Lee Center	RPCA/GS

Luckett Ballfield & Schuyler Hamilton Jones Skate Park

History and Character

This site 4.3 acre was sold to the City in 1956. No known or documented historical sites are within the park. The park property was likely filled and graded when the railroad was built to the south of the park. It is possible archaeological evidence may be preserved under the fill soil.

The property was originally part of a larger area owned by the City of Alexandria that included the Stonewall Jackson Elementary School and Gym. The adjacent buildings are still owned by Alexandria City Public Schools (ACPS), though they are no longer elementary schools.

Luckett Field is a lit diamond baseball field used by Alexandria Little League, adult softball leagues, city cup softball leagues, Bishop Ireton girls softball and travel baseball programs. The field dimensions can be adjusted from 60 to 70 ft, depending on who is using the field. The field is in relatively good



condition, though there has been an ongoing drainage issue, particularly along the third base line (a scheduled FY16 capital improvement project will resolve this issue). The field is currently inaccessible to people with disabilities and there are no ramps or continuous pathways to the field from the parking lot (shown below).



The skate park was added to the site in 2005, following a special use permit process (SUP #2002-0070) that involved extensive public participation and community support. The skate park is named in memory of Schuyler Hamilton Jones, a 16-year-old T.C. Williams High School student who died in 2003. He had been actively involved in the Friends of Skatepark and the ramp design.

It was the first and remains the only skate park in the City. The park is 12,000 square ft and includes modular equipment such as jumps, pipes, rails, wedges, and boxes. RPCA staff recently (Spring 2015) replaced some of the worn equipment. Most of the modular pieces have reached or are reaching the end of their life span.



Alexandria City Public Schools shares the adjacent parking lot, which has 127 full size spaces. As stated in the skate park SUP, 65 of the spaces are required for ACPS, 30 are estimated for ballpark use and 20 for skateboard park use. The majority of skateboarders do not drive and either skate to the park or rely on the bus or parents dropping them off. In Spring 2015, RPCA installed a new eastern entrance and pathway that connects to the

bus stop after noticing the volume of skateboarders using the bus and cutting through the landscape to get to the site (above). The new path has greatly improved site access.

To the west of the property is the City's fueling station and the Alexandria City Public Schools bus facility. To the south is the City's Maintenance Facility.

Community Feedback

In Fall 2014, staff collected community feedback to understand how the Park is used and how it could be improved in the future. The following information summarizes what we heard through an online survey, community workshop, and "graffiti board" in the park. Over 270 people responded to the survey in total, fourteen of which were specific to Luckett Park and the Skate Park. Staff used the collected information to develop draft park plans.

Existing Conditions



Park and Recreation Commission endorsed on November 19, 2015

In 10 years I would like this Park to...

(Top 3 rankings shown; based on a weighted score)

- 1. Be a safe place for children to explore**
- 2. Provide organized recreational opportunities**
- 3. Have lots of activity**

What would you like done with the skate park?

Value	Count	Percent
Preserve it as is	4	57%
Enhance it	3	43%
Transform it	0	0%

Explain

There is always a lot of trash in the park. It needs to be picked up every morning when it opens

Add to the park

What would you like done with the ballfield?

Value	Count	Percent
Preserve it as is	1	11%
Enhance it	6	67%
Transform it	2	22%

Explain

Batting cages.

Make it accessible without a permit.

Please consider creating a useful baseball facility here with turf

Turf entire facility. Add batting cages. make it a multi-purpose facility. add bathroom facility/Jiffy John.

This field is bigger than it needs to be for its typical uses--youth baseball/softball and adult softball. It could be transformed, along with changes to parking, into two fields--a 60' field with a mound and a softball/multi-use field. The city needs additional 60' fields with mounds, cages, and bullpens.

Playground and open space. Not useable by younger kids and more people seem to go to the baseball field near Monroe Ave

The field should be transformed into a multi-purpose facility that can be used for Little League Baseball, 50-70 baseball, softball, tee ball, coach pitch baseball and other rec. sports

What would you like done with the parking lot?

Value	Count	Percent
Preserve it as is	3	43%
Enhance it	2	29%
Transform it	2	29%

Explain

Could use an upgrade.

What would you like done with the seating?

Value	Count	Percent
Preserve it as is	1	14%
Enhance it	5	71%
Transform it	1	14%

Explain

Could use another bench inside the skatepark area.

How do you get to this Park?

Value	Count	Percent
Walk	2	15%
Bike (personal)	0	0%
Bike (Capital Bikeshare)	0	0%
Drive	11	85%
Public Transit	0	0%
Carpool	0	0%

How far do you typically travel to visit this park?

Value	Count	Percent
Less than ½ mile	1	8%
Between ½ mile to 1 mile	3	23%
Between 1-2 miles	5	39%
Over 2 miles	4	31%

How do you get to this Park?

Value	Count	Percent
Walk	2	15%
Bike (personal)	0	0%
Bike (Capital Bikeshare)	0	0%
Drive	11	85%
Public Transit	0	0%
Carpool	0	0%

How far do you typically travel to visit this park?

Value	Count	Percent
Less than ½ mile	1	8%
Between ½ mile to 1 mile	3	23%
Between 1-2 miles	5	39%
Over 2 miles	4	31%

Have any of the following circumstances prevented you from visiting this Park? (check all that apply)

Value	Count	Percent
I am physically limited from walking	2	40%
There is no pedestrian/bike friendly access to the park from where I live	2	40%
I have concerns about crime or personal safety	0	0%
There is not enough parking	0	0%
There is nothing in the Park that interests me	2	40%

How often do you visit this park?

Value	Count	Percent
Daily	0	0%
Weekly	5	39%
Monthly	6	46%
Yearly	2	15%

Is there anything else you would like to tell us about the Park?**Response**

It needs more shade

The dugouts that were added are a welcome addition. Thank you.

The grounds around the ball field need work. It's dangerous for little kids -- wooded area drops off and there's frequently marshy conditions. Overall, grounds are uneven, lots of flooding and pooling water.

It has lights which are at a premium on fields in Alexandria. The field should be transformed into a multi-purpose facility that can be used for Little League Baseball, 50-70 baseball, softball, tee ball, coach pitch baseball and other rec. sports. The entire facility should have field turf installed to cut down on rain outs and maintenance issues. With field turf this could be one of the premier multi-purpose fields in the City.

What is currently NOT in the Park that you would like to see there?**Response**

Batting cages

Better ballfield

Open space!

Toddler/younger kids playground

more ramps or added structures for skateboarding

mound on ball field; batting cages; bullpen

Unstructured play by children of all ages. The city fails to provide baseball fields that can be accessed by the public. We need places for kids, including teens, to play baseball without coaches and parents supervising their every move.

Batting Cages. Access to bathroom facility. The field does not drain well and is unplayable after a little bit of rain. Turf field would be fantastic - just played on one in DC yesterday, and the boys loved it.

The skate park is nice and has nice landscaping around it but there is always a lot of trash in the morning when we like to visit and it is less crowded.

There should be bathrooms, The back stop needs to be modified to stop foul balls being lost in the woods. The field does not drain. After a rain event it takes days for the field to dry out

Park and Recreation Commission endorsed on November 19, 2015

Graffiti Sign

A “graffiti sign” in the Park had a marker attached and asked park users to write down what they would like their park to look like in the future. The sign was on site from September to November 2014 (image from October 27). Comments on the board included:

- Provide lights
- Skate events
- Bathrooms
- More ramps including mini skate ramps
- Snake run
- Round down rail
- Big pyramid
- Concrete bowl
- Stairs with handrails
- Manual pad
- More benches to sit on
- Water fountain
- Vending Machine
- Pool where baseball field is
- More trash cans
- More room/Space



Draft Plan Feedback

In Spring 2015, the community provided feedback on the draft park plan through online surveys (see appendix for full results), park signs and public meetings. Based on information from the Spring input phase, staff updated the plans to best represent current and future community needs. Only minor text changes were made to the Lockett Ballfield and Schuyler Hamilton Jones Skate Park Plan.

Park and Recreation Commission endorsed on November 19, 2015

Improvement Recommendations



Implementation Strategy

This plan uses citizen input and considers other external considerations to determine how to address park improvements incrementally over time. Most of the recommendations in the plan can be implemented independent of other projects as funding is available, whether through city or non-city funds. The cost estimates (in 2015 dollars) do not include operating costs. Prior to the implementation of any recommendation, operating costs, if any, must be considered.

The priority for each recommendation is shown as “low,” “medium,” or “high.” RPCA determined these rankings based upon (1) park user safety, (2) community prioritization feedback and the results of the 2011 and 2013 Parks and Recreation Needs Assessment, (3) life span of the existing conditions, (4) potential for non-city funding sources, (5) level of user impact, (6) relationship to other projects.

Lockett ballfield and Schuyler Hamilton Jones Skate Park				
#	Recommendation	Priority	Estimated Cost	Dept Lead
1	Route a bike path through the parking lot to Quaker Lane	Medium	15,000 - 30,000	TES
2	Extend pathway and provide ADA access to dugouts and seating	High	35,000-50,000	RPCA
3	Upgrade ballfield facilities	Medium	200,000-300,000	RPCA
4	Re-grade the ballfield and improve drainage	Currently underway		RPCA
5	Replace the modular skate park features with a concrete design	Medium	900,000-1,250,000	RPCA
6	Improve plantings along Duke Street	Low	25,000-35,000	RPCA

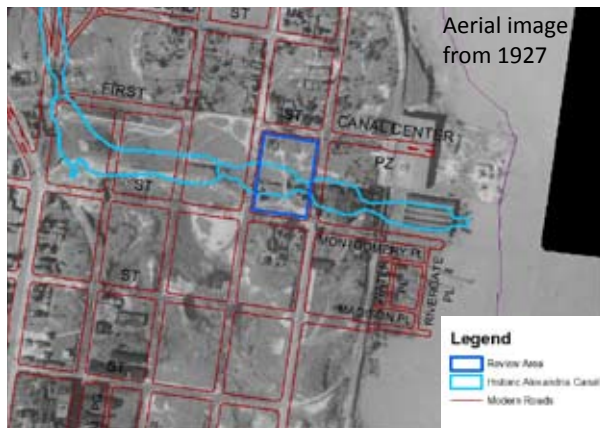


The city of Lawrence, KS replaced their fourteen year old 12,000 sq. ft. modular skate park with concrete features in 2014, shown above.

Montgomery Park

History and Character

Montgomery Park is 2-acre square block park in Old Town North. The site was part of John Alexander's 6,000 acre plat purchased in 1669. The Alexandria Canal ran through the square block and a lock and pool are located under the park (image below). The canal was in operation from 1845-1886 and connected Alexandria



with the Chesapeake and Ohio Canal at Georgetown. Stretching 7 miles, the canal crossed the Potomac on a 1,000-foot aqueduct bridge and at ground level from Alexandria to Rosslyn. The walls of the canal were made of Aquia Freestone with natural cement mortar and the floor lined with wood planking. Each lock was made of wooden timbers with iron fittings and iron wicket gates at the bottom. The locks would have been poled or towed by hand as no evidence of a mule path was found during excavation of Lock 1 and Pool 1 by Alexandria Archaeology and contracted archaeologists from the late 1970s through the mid-1980s. Large amounts of glass debris were found during excavations. The canal must have been used as a dumping ground, particularly from a glass factory that was located along North Fairfax Street from 1898 to 1927. Archaeological features and materials similar to those at the base of the canal would probably also be found at Montgomery Park.

By 1939, the site was one square block property. Tennis courts were installed in the park along Montgomery Street by 1977, though the rest of the park remained cleared open space until the playground and dog park were added between 1998 and 2002.

Today, the four lit tennis courts are the most popular in the City. There are frequent tennis meet-up groups and lessons throughout the week. Because there is still a canal running underneath the park, the courts frequently crack. Most recently, they were renovated in 2008 and had crack repairs after the earthquake in 2011.

The playground is used throughout the day, but its peak is weekday mornings and afternoons when St. Anthony's School uses the site. The playground is over 10 years old and the equipment is starting to reach the end of its useful life. The playground lacks shade. There are two entrances into the playground, but only one from a paved pathway. This is the only public playground within a 0.75-mile radius in a densely populated area of Old Town.

As recommended in the City's Dog Park Master Plan (2000), the dog park was enlarged in 2013 through development contributions. Benches, pathways and trees were also added to the site. The dog park is the only fenced dog area in Old Town.

The park also has a gazebo with electrical outlets, picnic tables and an open lawn. The turf itself is not in good condition and the gazebo does not attract a variety of uses, though it has the potential to be used more often for events and programs. In recent years a yoga group has used the space on weekends.

While there are pathways to each of the park features, the parkways do not connect, limiting circulation and multiple uses throughout the site. There are a number of retail establishments surrounding the park, including a sandwich and coffee shop, that could encourage great use of the site for picnicking and socializing.



Existing Conditions



Park and Recreation Commission endorsed on November 19, 2015

Community Feedback

In Fall 2014, staff collected community feedback to understand how the Park is used and how it could be improved in the future. The following information summarizes what we heard through an online survey, community workshop, and “graffiti board” in the park. Over 270 people responded to the survey in total, forty-two of which were specific to Montgomery Park. Staff used the collected information to develop draft park plans.

What would you like done with the dog park?

Value	Count	Percent
Preserve it as is	28	80%
Enhance it	4	11%
Transform it	3	9%

Explain

Add trees.
Bigger and better
Ensure dogs cannot bite children; I've seen unleashed dogs chasing kids
The recent renovations are impressive.
Too big. Cuts out grass space
Unnecessarily enlarged and expanded.

What would you like done with the open lawn?

Value	Count	Percent
Preserve it as is	22	61%
Enhance it	12	33%
Transform it	2	6%

Explain

Claim some of this area for an expanded playground.
More frequently perform maintenance (e.g., mow).
More trees, etc. would be nice
No one uses it. Make it a flower garden maybe.
Open lawn space is great, please enhance.
Reduce the dog park!
The neighborhood benefits from wide open space for kids to run.
Open lawn is fine as is

What would you like done with the park shelter?

Value	Count	Percent
Preserve it as is	21	60%
Enhance it	10	29%
Transform it	4	11%

Explain

I would like to use the park shelter, but it is almost always occupied by a group of (possibly homeless/transient) men. They leave a lot of trash and curse in front of kids. I do not feel safe there. (x4)
Add a public bathroom

I never see anyone using this space. Could be transformed into a water feature/spray ground.
Serviceable water fountains
Would be nice to expand or have more tables

What would you like done with the parking?

Value	Count	Percent
Preserve it as is	22	69%
Enhance it	5	16%
Transform it	5	16%

Explain

Parking can be challenging at times since Fairfax has old style meters.
Paid parking is horrible; need more free parking.
Unpaid/free spots next to courts
The parking spaces seem to be underutilized and could be transformed to provide additional amenities to park goers.
No problem with parking but it is extremely hazardous to cross First St adjacent to N Royal since the Royal St traffic does not have a stop sign. Please work with Transportation to slow down or have a T intersection for cars to stop. Very dangerous as lots of people with dogs and kids walk to this park.

In 10 years I would like this Park to...

(Top 3 rankings shown; based on a weighted score)

1. Be safe place for children to explore
2. Be a place to create social connections with neighbors
3. Be a place to relax

What would you like done with the playground?

Value	Count	Percent
Preserve it as is	5	14%
Enhance it	26	70%
Transform it	6	16%

Explain

Add more elements
Greatly expand this area. Use rubber flooring. More challenging climbing structures.
More features (e.g. climbing structures and swings) for kids younger than 2 (x3)
More modern playground equipment. Lots outdated (x6)
My recollection is that the playground is fairly exposed to the sun. Add more shade/trees around playground (x2)
Would be great to have a shaded play and sitting area
It'd be good to see a swing added that can accommodate children with disabilities such as the one at Lyles-Crouch.
Kids love the playground; most important part! It's great for families; keep the fence for safety.
It would be great if you could replace the woodchips with the special turf used at other parks. (The kind that has some give in it and feels a bit bouncy).
The playground is very well-loved but offers little to do for the smaller kids so a separate area without mulch and more toddler level equipment would be great. Also more innovative equipment for the bigger kids. Maybe add a maze like the one at the new Potomac Yard park.
Replace mulch with rubber flooring, add a sandbox and more benches!!
It is heavily used and it would be great to see it enlarged and with additional play structures.
Also would like to see improved soft ground surface.

What would you like done with the seating?

Value	Count	Percent
Preserve it as is	15	44%
Enhance it	18	53%
Transform it	1	3%

Explain

Add more benches within fenced playground area.
Add picnic tables and benches in shady areas where trees are.
Additional seating would be nice.
More benches at the playground and along the perimeter of the grass

What would you like done with the tennis courts?

Value	Count	Percent
Preserve it as is	30	94%
Enhance it	0	0%
Transform it	2	6%

Explain

It's great to have them on the occasions my kids want to play. I think they're in good shape.
More grass!
not always being used

What is currently NOT in the Park that you would like to see there?

Response

Bathrooms.
Better playground surface. The bark isn't good for small children.
Free parking next to tennis courts; bathroom facility
Good toilet facilities
I like it the way it is with the nice playground for kids.
More flowers.
More shaded areas.
Rubber on playground not mulch so babies can crawl without eating mulch
Shade covering for hot summer days and winter snow.
Toddler friendly equipment in a non-mulched area. Larger play area overall.
Young children specific areas
A spray ground for kids and a sandbox in the playground. Also, more trees along the fenced in playground to provide more shade during the warmer months. More benches within fenced area of playground for parents/caregivers.
As previously mentioned, a swing or other item for children with disabilities so they too can enjoy the park. A nicer pavilion.

Park and Recreation Commission endorsed on November 19, 2015

Is there anything else you would like to tell us about the Park?

Response

Do not want to attract more homeless or questionable people who might hurt the children. It is a nice park and is kept well groomed by city workers and the neighborhood. It's great to have open space in the neighborhood. Keep the flat green space in the park. Great for tossing a frisbee or baseball. More shade. My family loves this park, and we thank you for all you do to take care of it! Too much emphasis on dog area. Improved access for all pedestrians. We visit the park nearly each day given our child is in school nearby. It is used by many folks during the week and it'd be great to see it used more on the weekends. It's great that this park serves so many diverse groups in the North Old Town area. I especially like that local schools make use of it during the week, while local residents use it actively on weekends.

How do you get to this Park?

Value	Count	Percent
Walk	29	69%
Bike (personal)	0	0%
Bike (Capital Bikeshare)	0	0%
Drive	12	29%
Public Transit	1	2%
Carpool	0	0%

How far do you typically travel to visit this park?

Value	Count	Percent
Less than ½ mile	21	50%
Between ½ mile to 1 mile	9	21%
Between 1-2 miles	5	12%
Over 2 miles	7	17%

Have any of the following circumstances prevented you from visiting this Park? (check all that apply)

Value	Count	Percent
I am physically limited from walking	0	0%
There is no pedestrian/bike friendly access to the park from where I live	2	15%
I have concerns about crime or personal safety	5	39%
There is not enough parking	6	46%
There is nothing in the Park that interests me	0	0%

How often do you visit this park?

Value	Count	Percent
Daily	25	60%
Weekly	12	29%
Monthly	4	10%
Yearly	1	2%

Graffiti Sign

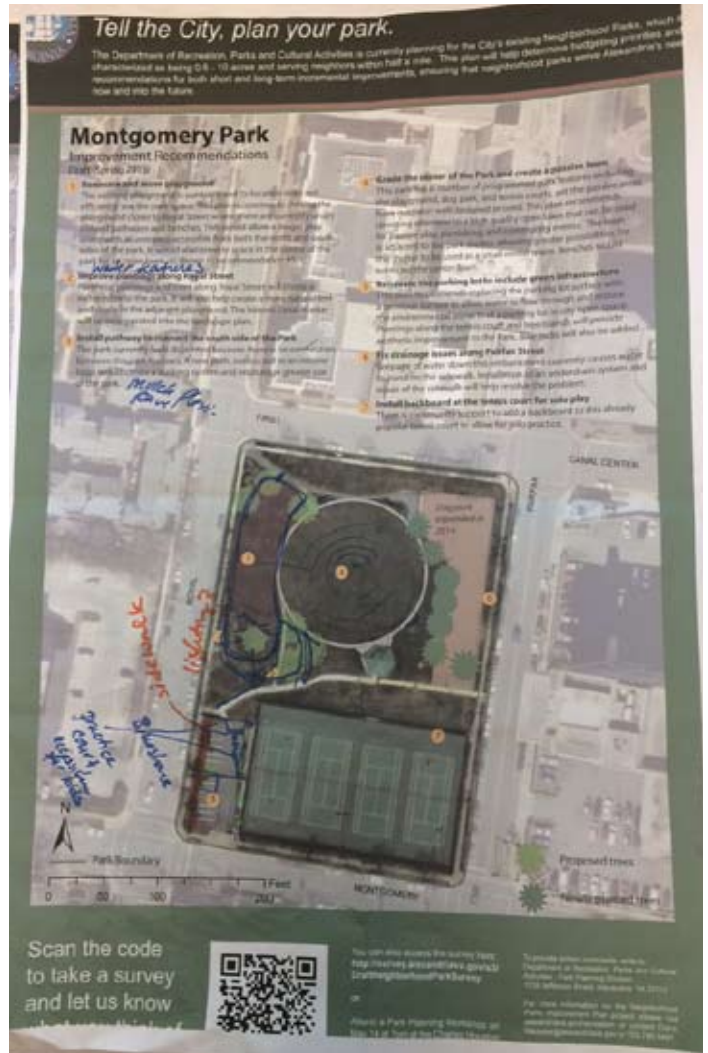
A "graffiti sign" in the Park had a marker attached and asked park users to write down what they would like their park to look like in the future. The sign was on site from September to November 2014. Comments included:

- Add a water fountain
- Tennis practice wall (x2)
- Swimming pool (x4)
- Fenced off area at dog park for small dogs
- Dog waste bags in the dog park
- Slides



Draft Plan Feedback

In Spring 2015, the community provided feedback on the draft park plan (below) through online surveys (see appendix for full results), park signs and public meetings (comments on the plan shown below). Staff also met with parents and administration from St. Anthony's School. Based on information from the Spring input phase, staff updated the plans to best represent current and future community needs.



In October 2015, Staff presented the Draft Neighborhood Parks Improvement Plan to the Park and Recreation Commission (PRC). Following the public comment period, which included concerns on the Montgomery Park Plan, the PRC asked staff to hold another community meeting. A meeting was held on November 17, 2015 at 8am at the park. Approximately 10-15 people, representing neighbors, St. Anthony's parents, local businesses, and tennis players. Meeting attendees raised the following concerns:

- Moving the playground closer to Royal may expose children to fumes from vehicles and foul language used on the adjacent sidewalk. May also invite strangers into the playground. A more open lawn adjacent to the playground may mean balls from sports use could fly into the playground.

Park and Recreation Commission endorsed on November 19, 2015

- There is concern about what can be planted given the soil conditions.
- The recommendations, particularly the contentious ones, are a very high cost
- Moving the backboard out of the tennis court increases cost and removes parking. Increased development in the surrounding area will put added parking needs in the neighborhood.
- Not enough landscape and shade shown, the center oval does not meet this need.

The attendees reached consensus on making the following changes to the plan, as reflected in the recommendations.

- Clarify the text on tree locations
- Add lighting to the park
- Allow space for a farmers market/programmed activity in the parking lot
- Remove parking meters and replace with 2-3 hour limit parking
- Instead of showing the looped walkway, recommend a landscape plan that preserves an open lawn, planting beds, benches, shade, and a meandering path to connect north and south. The planting beds may provide an opportunity for stormwater capture.
- Emphasize the importance of beautification of the park and the related need for trees and other plantings that enhance what's there today.
- The water feature proposed within the playground may extend beyond the playground boundary and into the landscaped area (may be a multi-purpose water feature).
- Ensure the playground serves all ages and has shade. This may mean shade structure canopies until new trees mature.

- Revise the playground location on the plan to more accurately depict that the boundary would be at the top of the slope.
- Add a backboard to an existing court to allow for solo play with regulations that matches override solo practice. If the backboard becomes an issue, further explore other options.

Implementation Strategy

This plan uses citizen input and considers other external considerations to determine how to address park improvements incrementally over time. Most of the recommendations in the plan can be implemented independent of other projects as funding is available, whether through city or non-city funds. The cost estimates (in 2015 dollars) do not include operating costs. Prior to the implementation of any recommendation, operating costs, if any, must be considered.

The priority for each recommendation is shown as "low," "medium," or "high." RPCA determined these rankings based upon (1) park user safety, (2) community prioritization feedback and the results of the 2011 and 2013 Parks and Recreation Needs Assessment, (3) life span of the existing conditions, (4) potential for non-city funding sources, (5) level of user impact, (6) relationship to other projects.

The Old Town North (OTN) Small Area Planning process began the same week as the final Montgomery Park community meeting. During the OTN plan process, staff conveyed that the concept plan for Montgomery Park is flexible. The community views Montgomery Park as a hub/node for the planning area, and if necessary, can bring the park plan back to update as the vision for OTN evolves and is implemented.

Montgomery Park					
#	Recommendation	Priority	Estimated Cost	Associated Recommendations	Dept Lead
1	Renovate, expand, and reconfigure the playground	Medium	500,000-800,000	Should be constructed at same time as passive lawn (recommendation #6 & 7). Cost will depend upon stormwater management needs.	RPCA
2	Improve plantings along Royal Street	Low	50,000-65,000	Should be constructed at same time as playground renovation (recommendation #1)	RPCA
3	Remove parking meters in the parking lot and replace them with 2-hour parking limit	Medium	N/A		TES
4	Renovate the parking lot and include green infrastructure	low	75,000-125,000		RPCA/TES
5	Fix drainage issues along Fairfax St	High	40,000 - 60,000		RPCA
6	Develop and Implement a detailed landscape plan for the passive use area in the center of the park	Medium	100,000 - 200,000	Should be constructed at same time as playground renovation (recommendation #1 & 6); range depends upon the extent of the water feature	RPCA
7	Add a backboard for solo play to tennis court	Medium	8,000 - 15,000	Cost depends upon need for stronger fence to withstand wind with backboard	RPCA

Improvement Recommendations

1 Renovate, expand, and reconfigure the playground

The existing playground is outdated and its location does not efficiently use the park space. This plan recommends shifting the playground closer to Royal Street where there are currently underutilized pathways and benches. This would allow a longer play space with an entrance accessible from both the north and south sides of the park. It would also provide space in the center of the park for a passive use lawn, as shown in recommendation #5. The playground design will incorporate the existing trees to provide shade. Additional shade on the east side of the playground may be accommodated by including shade canopies until new trees mature to the point of providing shade. A water feature may be added extend into the landscaped area outside the playground. The playground will be designed to have features for children of all ages.

2 Improve plantings along Royal Street

Perennial plantings and trees along Royal Street will create a softer edge to the park. It will also help create a more natural feel and shade in the adjacent playground. The historic canal marker will be incorporated into the landscape plan.

3 Remove parking meters in the parking lot and replace them with 2-hour parking limit

The parking lot is not as well used as it could be because it has parking meters while the adjacent streets do not and instead have 2 hour parking restrictions. It is currently the only parking lot within a park with meters. The parking lot may also be used on occasion for special events, such as a farmers market.

4 Renovate the parking lot and include green infrastructure

This plan recommends replacing half of the parking lot surface with a pervious surface to allow water to flow through and reduce the environmental impacts of a parking lot in city open space. Plantings along the tennis court and tree islands will provide aesthetic improvement to the Park. Bike racks will also be added.

5 Fix drainage issues along Fairfax St.

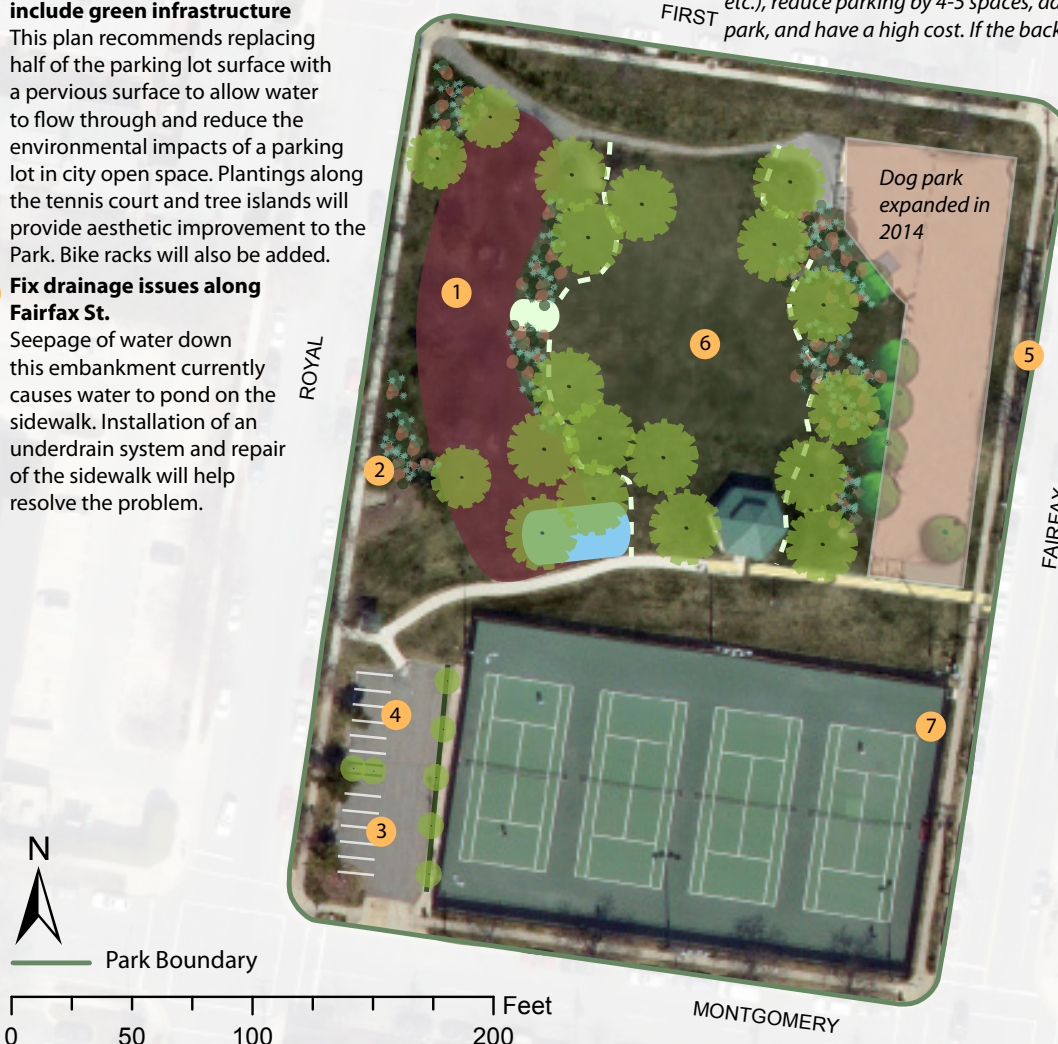
Seepage of water down this embankment currently causes water to pond on the sidewalk. Installation of an underdrain system and repair of the sidewalk will help resolve the problem.

6 Develop and implement a detailed landscape plan for the passive use area in the center of the park

This park has a number of programmed features including the playground, dog park, and tennis courts, yet the passive areas have not been well designed or used. This plan recommends devoting attention to a high quality passive use space that can be used for passive play, picnicking, and community events. The space will also include planting beds, benches, shade trees, and a meandering path to connect north and south. The landscape plan will emphasize the importance of beautification of the park and the related need for trees and other plantings that enhance what's there today. The planting beds may also provide an opportunity for stormwater capture or water feature. The water feature, to be designed as part of the landscape plan, may represent the historic canal that once ran through the park. The water feature proposed within the playground may extend beyond the playground boundary and into the landscaped area (may be a multi-purpose water feature). *(Note: all tree and pathways locations shown in the image below are conceptual only. A landscape plan will provide greater detail on location).*

7 Add a backboard for solo play to the tennis court fence

There is community support to add a backboard to this popular tennis court to allow for solo practice. To avoid use of the backboard from limiting full court use, regulations will be set in place to ensure that matches on the court override use of the backboard. *(Note: a previous version of the plan showed a separate court constructed in the parking lot for solo play. This idea was eliminated from the plan because it would potentially limit programmable space in the parking lot (farmer's market, etc.), reduce parking by 4-5 spaces, add additional chain link fence to the park, and have a high cost. If the backboard in the tennis court causes issue with full court use, other backboard locations may be further examined).*



Park and Recreation Commission endorsed on November 19, 2015

Mount Jefferson Park & Greenway

History and Character

Mount Jefferson Park and Greenway is located within the larger Potomac West Small Area Plan area, on the former rail bed of the former Washington and Old Dominion Railroad. Today, this former right-of-way serves as the eastern boundary of the historic Town of Potomac, which was annexed by the City in the 1930s. The Mount Jefferson Park Trail runs from Commonwealth Avenue at the north to Route 1 at the south, and the trail is paved from Commonwealth Avenue to E Raymond Avenue (shown as Section 1 and 2). A playground is located where the trail meets Raymond Ave.

at E Raymond Avenue, Route 1, and at Stewart Avenue.

This Section is within the study area for the Oakville Triangle/Route 1 Corridor Vision Plan. This plan, which was recently approved by City Council in October 2015, set the stage for future development of this area. The Oakville Triangle development – bounded by Route 1 to the east, Calvert Street to the north, Mount Jefferson Park to the west, and Fannon Street to the south – is proposed to be redeveloped as a mixed-use neighborhood. The design and construction of the Mount Jefferson Park Improvements project (DSP2015-00025) will be paid for by the developer of the Oakville Triangle site, as part of the developer

contributions package in the Coordinated District Concept Plan.

The park is currently used by residents of the nearby Del Ray neighborhood and frequented heavily by dog owners of the area. The park users have come to appreciate the secluded and forested nature of the site. Portions of the site have significant drainage issues, and some areas have become overgrown with invasive plants.

An unfenced dog exercise area is currently located near the park entrance at E. Raymond Avenue. Many current dog owners allow their dogs to run off-leash throughout the park and outside of the designated dog exercise area. However, other neighbors and park users would prefer more separation between the dog area and the trail, as well as enforcement of the park regulations. The area

near E. Raymond has drainage issues; during hard rains, the area experiences significant ponding and is at times too wet to use.

During the summer of 2015, RPCA created a new access point at Stewart Avenue. A guardrail, chain link fence, and invasive or dead vegetation were removed, with the creation of a new pervious trail connection. Regulatory signage and trees were installed near the entry point, and the entrance was demarcated with a new split rail fence.



The area from E. Raymond to Route 1 (shown as section 3) forms the border between the predominantly residential Del Ray neighborhood and the more industrial Oakville Triangle area. It is bounded by single-family homes to the west and to the east by industrial buildings and residential homes. At its narrowest, the park is 56' wide, where existing buildings and a parking lot encroaches into the park's right-of-way. The park is 100' wide at its entrance near Route 1, and the park is 73' wide at its entrance on E Raymond Avenue. Park users can currently enter the site

Current Projects

While Mount Jefferson Park and Greenway is considered a neighborhood park, it was not included in the overall Neighborhood Park Improvement Planning process because the City renovated Section 2 in 2012 and Section 3 is included in the concurrent Oakville Triangle planning process. The following are upcoming projects based on these planning efforts.

Section 1

There are currently no projects scheduled for this section of Mt. Jefferson Park, except for the addition of mile markers along the trail extending from the Four Mile Run Trail. Also, the section 2 planning process called for garden beds along the trail.

Section 2

Section 2 includes a playground and hard surface court. RPCA renovated the playground in 2012. The planning process included community meetings and on-site park user input, which was captured in the recommendations in the plan shown below. Due to budgetary constraints, phase 2 of the plan has not been implemented. The phase 2 recommendations include:

- Add Low Basketball Goal, soccer nets, or other Sports items to hard court, to appeal to school age children
- Add low fence along Hume Avenue, adjacent to hard court

MOUNT JEFFERSON PARK IMPROVEMENTS (HUME & RAYMOND) Concept Plan

Phase 1 Improvements (Funded): Playground Renovation

Phase 2 Improvements (Unfunded): Multipurpose Court Rehabilitation and other Enhancements



- Add fencing along Raymond Avenue, along south side of playground
- Consider garden beds/garden plots north of Hume, along trail (in section 1)

Section 3

As outlined in the Oakville Triangle Coordinated Development District Concept Plan, Section 3 will be improved through the Oakville Triangle Development project. During the Oakville Plan process, the City held community meetings and distributed an online survey to gather input on how to improve the park. The input included:

- Retain “naturalistic” character of the park
- Consider widening the park and/or providing a buffer along the Oakville boarder
- Improve safety of the park, create “eyes on the park”
- Address drainage problems and concerns with dog exercise area
- Preserve character of park – more park trail, less commuter focus
- Separate dog area from trail
- Incorporate history of the site into plan for the park
- Add mile markers to the trail (from Commonwealth Ave to Route 1)

The final park design strives to meet three overarching goals with the following recommendations, as shown on the site plan on the following page:

Goal 1: Enhance Park Accessibility, Activity, and Safety

- Install new pervious trail surfacing between East Raymond Avenue and the midway point of the park and the secondary trail connection areas only
- Show the potential future trail extension at grade to Route 1

Goal 2: Maintain and Enhance Existing Natural Character

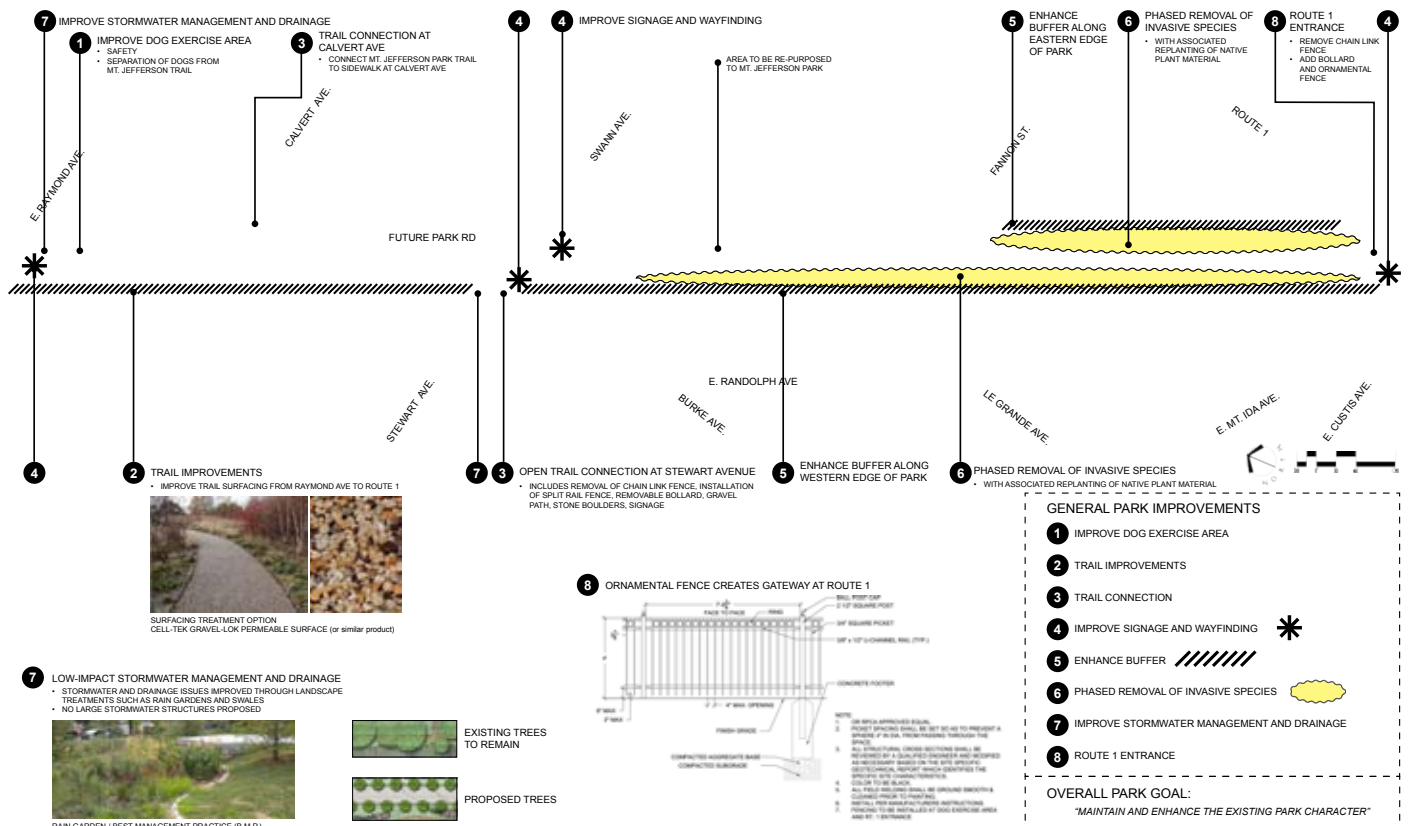
- Minimize impact on existing trees; include all native plants and trees appropriate to the area and its wildlife
- Provide clustered street trees (not linear) and low level plantings; includes 3' high berms and buffer areas with evergreens
- Incorporate interpretive elements based on Mount Jefferson Park's history and character

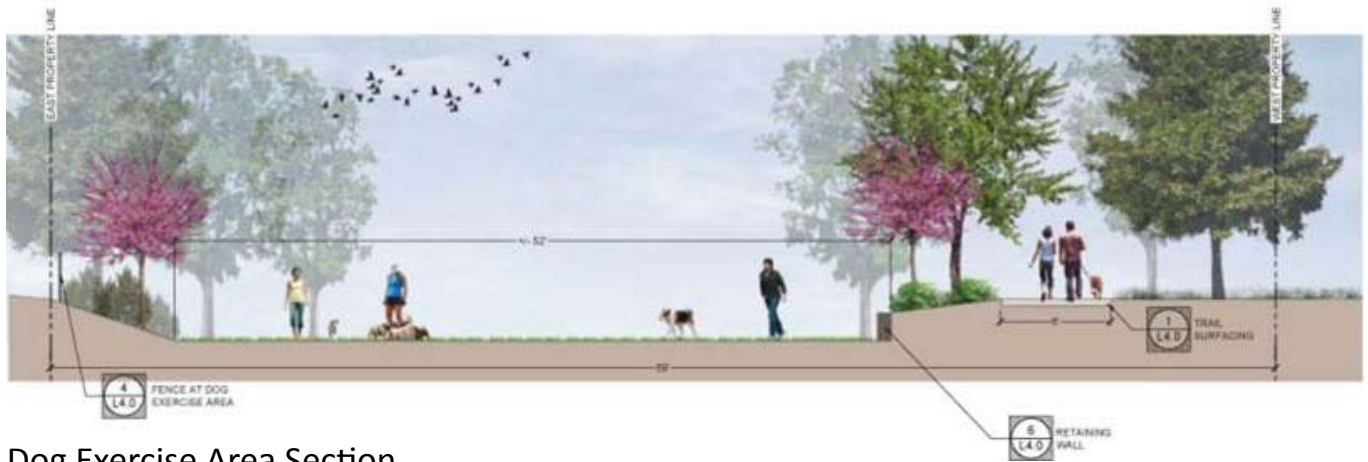
Goal 3: Resolve Infrastructure Issues and Define Dog Exercise Area

- Provide engineered stormwater and drainage system
- Regrade areas to address ponding issues

The proposed plan will retain much of the site's existing topography, which is a remnant of the railroad history of the site. Topographical berms, 3' in height with some evergreen plantings will provide a buffer between the new development and the existing park. Additional buffering and screening measures will be taken to better insulate the park from the Oakville Triangle development. Trees planted between the park and the new road within Oakville Triangle will be planted in groupings, or groves, and not linearly, so as to maintain the naturalized feel of the park. Additionally, a retaining seat wall and wide concrete curb will run along a portion of the park, representing the footprint of a warehouse building within the park, that will be demolished for the park's construction.

The site's historic and past land uses will be represented in various landscape details throughout the park. The site's former use as a rail bed will be described with interpretive signage, proposed at the park entrance near Route 1, as well as through interpretive elements within the landscape's design. In distinct locations, identifying where the previous railway ran, linear bands resembling rail tracks will be sited. They will be in-laid into the ground by plantings in natural areas of the park, and with special stone pavement where they intersect the trail.





Dog Exercise Area Section



Middle Section (Swann/Stewart)



Fannon Spur Trail

Implementation Strategy

Mt. Jefferson Park and Greenway					
#	Recommendation	Priority	Estimated Cost	Associated Recommendations	Dept Lead
Section 1	Install Mile Markers	High	\$2,000	Will be coordinated with mile markers in Four Mile Run	RPCA and TES
	Garden bed/plots	low	\$25,000 - \$30,000		RPCA
Section 2	Add low basketball goals/soccer nets to hard court	low	\$16,000		RPCA
	Add low fence along Hume Ave	Medium	\$10,000		RPCA
	Add fencing along Raymond Ave	Medium	\$12,000		RPCA
Section 3	Improve dog exercise area	The Oakville Triangle Developer is responsible for all improvements associated with the site plan for Mount Jefferson Park (DSP2015-0025) subject to the site plan being a logical extension (and not an expansion) of the concept plan (a copy attached hereto). Prior to the issuance of the first Certificate of Occupancy for any building in the CDP area the improvements shall be fully constructed by the applicant and accepted by the City. The first final site plan for the improvements shall be submitted concurrently with the first final infrastructure plan.			RPCA & P&Z
	Trail surfacing improvements				
	Trail connection at Calvert Ave				
	Improve wayfinding and signage				
	Enhance buffer along western edge of park				
	Improve stormwater management and drainage				
	Route 1 entrance improvements				
	Mile markers				
	Phased removal of invasive species	Medium	\$10,000 - \$15,000	To be coordinated with Natural Resources	RPCA

Mulligan Park

History and Character

Being in close proximity to Holmes Run, Mulligan Park would have been rich in game during prehistoric times. Native Americans likely would have used the area for hunting. As other hunting camps dating as far back as 10,000 years ago have been found in western Alexandria, there is the possibility that archaeological evidence of hunting activities may be found within the park. This area of Alexandria was first settled by Europeans in the early 18th century and remained primarily agricultural until the early 20th century.

Private landowners sold both the Mulligan Park site and the adjacent eastern site to the City in 1979. Alexandria Redevelopment Housing Authority (ARHA) developed the site to the east. The City constructed the playground in Mulligan Park primarily for use by children residing at the ARHA site.

Today, the park is surrounded on all four sides by private property, with the exception of a small right-of-way at the southeast corner that is forested. Little remains of the natural forest in the park site, with much of the wooded area is completely overrun with a myriad of non-native invasive species. A narrow grove of old and large White Oak (*Quercus alba*), Pignut Hickory (*Carya glabra*), Southern Red Oak (*Quercus falcata*), and Virginia Pine (*Pinus virginiana*) grow along the western edge of the park. The forested area does not have any trails and is heavily inundated with invasive species.

At the northwest corner of the park near the Bolling Brook Condominium swimming pool is a large, City co-champion Sweet Crabapple (*Malus coronaria*). The occurrence at the park is the sole surviving remnant of that colony and is one of two stations in the City for this plant.

The lack of adjacent public land presents a problem as all park entrances, including ADA access and park maintenance, requires crossing through private property. Given its limited access, the playground and picnic area are almost exclusively used by residents at the adjacent Bolling Brook Condominium and the ARHA site.

This particular area of the west end of Alexandria has few public parks within walking distance of residents, yet it has a very dense population. The 2011 and 2013 Citywide Parks and Recreation Needs Assessments show a high need for walking trails and nature areas in this part of the City. Yet, while this site has potential for a nature trail, its lack of public access is a challenge to meeting these needs.

Community Feedback

In Fall 2014, staff collected community feedback to understand how the Park is used and how it could be improved in the future. The following information summarizes what we heard through an online survey, community workshop, and “graffiti board” in the park. While only 1 person completed the survey for Mulligan Park, a couple of neighbors wrote suggestions on the graffiti board and also e-mailed staff directly with comments and attended the November 2014 workshop.

Comments from Community Workshop (11/1/2014)

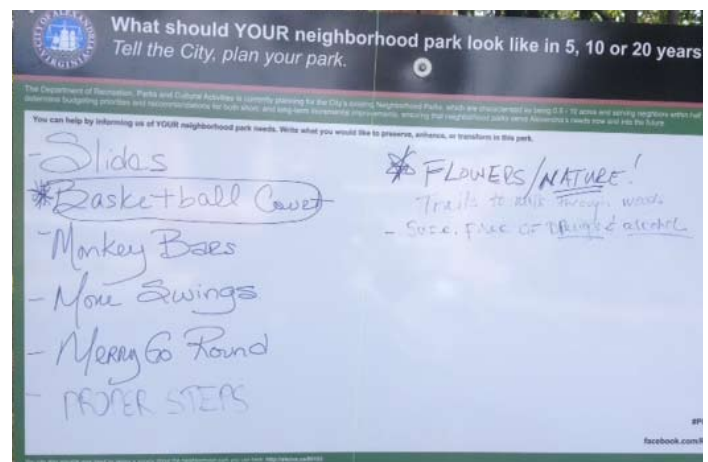
- Slides for big/small children
- Monkey bars
- Merry-go-round
- More benches
- Trails
- Dog park
- Basketball court
- Increase lightning
- Coordinate with home properties
- Proposal for 28th street cul-de-sac access
- ARHA step improvement
- ADA Parking: 2 or 3 party negotiation

Draft Plan Feedback

In Spring 2015, the community provided feedback on the draft park plan through online surveys (see appendix for full results), park signs and public meetings. No changes were made to the Mulligan Plan.

Graffiti Sign

A “graffiti sign” in the Park had a marker attached and asked park users to write down what they would like their park to look like in the future. The sign was on site from September to November 2014 (image from October 27).



Existing Conditions



Park and Recreation Commission endorsed on November 19, 2015

Improvement Recommendations

1 Repair the stairs and trail from 28th St. in coordination with the Alexandria Redevelopment Housing Authority (ARHA) - COMPLETED FALL 2015

The current access to the Park from 28th Street is located on ARHA property. It has fallen into disrepair and is an unsafe condition.

2 Clear invasive brush along access path

The brush along the access path needs to be continually cleared so that it feels more open and safe to walk by. Clearing the invasive species will also help prevent further spread into the wooded area.

3 Create nature trail through the wooded area

Mulligan Park is located in an area of the city that lacks sufficient access to nature and open space. This plan recommends creating a pervious nature trail through the wooded area in order to help meet the recreational need of residents. The trail would ascend a steep slope and be up to 1/4 mile, depending upon the exact route. The trail would create the only publicly owned access to the park.

4 Trim trees along fenceline

In order to maintain sightlines into the park, this plan recommends trimming the trees along the southern boundary of the park.

5 Continue to pursue ways to provide access for people with disabilities

Mulligan Park has unique characteristics of terrain that make it structurally impracticable to incorporate an accessible route for some persons with mobility disabilities to access the park's facilities. In addition, the park is surrounded by private property and the City cannot mandate accessibility on land it does not own or lease. The City sought an agreement with an adjacent property to ensure an accessible route by dedicating two parking spaces in front of the park for people with disabilities to use. Unfortunately, a suitable agreement was not reached. The city will continue to seek accessible routes to the site.



Implementation Strategy

This plan uses citizen input and considers other external considerations to determine how to address park improvements incrementally over time. Most of the recommendations in the plan can be implemented independent of other projects as funding is available, whether through city or non-city funds. The cost estimates (in 2015 dollars) do not include operating costs. Prior to the implementation of any recommendation, operating costs, if any, must be considered.

The priority for each recommendation is shown as “low,” “medium,” or “high.” RPCA determined these rankings based upon (1) park user safety, (2) community prioritization feedback and the results of the 2011 and 2013 Parks and Recreation Needs Assessment, (3) life span of the existing conditions, (4) potential for non-city funding sources, (5) level of user impact, (6) relationship to other projects.

Mulligan Park					
#	Recommendation	Priority	Estimated Cost	Associated Recommendations	Dept Lead
1	Repair the stairs and trail from 28th St. in coordination with the Alexandria Redevelopment Housing Authority	Complete as of September 2015			ARHA
2	Clear invasive brush along access path	Medium	Underway		RPCA
3	Create nature trail through the wooded area	Low	\$250,000 - \$300,000		RPCA
4	Trim trees along fenceline	Medium	10,000 - 20,000	includes eradicating Porcelainberry flume and bamboo	RPCA
5	Continue to pursue ways to provide access for people with disabilities	Medium	N/A at this time		RPCA



RPCA and ARHA Staff worked together in September 2015 to repair the stairs from the ARHA site to Mulligan Park.

Powhatan Park

History and Character

Powhatan Park lies in the North East area of Old Town. There are no sales records to indicate when the City acquired this 1.5 acre property. The Office of Historic Alexandria reports that there are no known historical sites in or in close proximity to the park. In the 19th century, this part of Alexandria served to connect the City with rural areas. Powhatan Street carried trade goods and people to the Washington and Alexandria Turnpike (est. 1808). Land Use maps from 1939 show a playing field in the southern section of the park and sandboxes in the northernmost section. The middle remains a separate property. Maps from 1977 show a playground was located in the southern 1/2 of the current park and the northern portion was vacant. The park has been in its current layout since the 1980's.



Powhatan Park is directly next to Route One with just a chain link fence separating the park features from the busy thoroughfare. As a result, the park is noisy and feels part of a very urban setting. The infrequently used playground, in particular, is most characterized by its adjacent street rather than play features. The City has replaced and repaired the playground equipment multiple times within the past ten years after a series of vandalism incidents.



The basketball court is sporadically used throughout the day and the tennis court is mainly used in the early morning, though infrequently during other times of day. Currently, the tennis court gate is damaged and there is a gap between the court and fence causing balls to roll outside the court. The 2,400 square foot hard surface area outside of the tennis court, which previously held a park shelter, is in poor condition and has only one bench.

While the park is very visible from Route One, accessing the site is difficult. Pedestrians can enter from the adjacent alley or from the southwest corner at a narrow sidewalk along Route One (top right). Thorny shrubs run along the alleyway where there are not entrances into the park. The difficult accessibility is one reason that there has been a history of crime in the Park.



Despite its location and tired condition, the open lawn is well maintained and in good condition. It's frequently used for dog walking, football, and other passive activities. Trees throughout the site, particularly in the lawn area, provide nice shade.

The park has strong potential to be an active urban public space for neighbors to gather, recreate, and find nature in a City.

Community Feedback

In Fall 2014, staff collected community feedback to understand how the Park is used and how it could be improved in the future. The following information summarizes what we heard through an online survey, community workshop, and "graffiti board" in the park. Over 270 people responded to the survey in total, twenty-one of which were specific to Powhatan Park, the results of which are shown below. Staff used the collected information to develop draft park plans.

The North East Citizens Association was heavily involved in all phases of the planning process.

In 10 years I would like this Park to...

(3 rankings shown; based on a weighted score)

1. Be a safe place for children to explore
2. Be a place to create social connections with neighbors
3. Be a place to relax

Existing Conditions



Park and Recreation Commission endorsed on November 19, 2015

What would you like done with the seating?

Value	Count	Percent
Preserve it as is	4	21.1%
Enhance it	11	57.9%
Transform it	4	21.1%

Explain

Add some picnic tables

Additional seating for parents near the playground would be beneficial.

I wish the few benches were in better lit areas as they attract a criminal element at night.

Picnic tables would be nice.

There is almost no seating and there needs to be much more need more benches

The seating in this park is severely lacking. More benches and shading structures would be greatly appreciated.

There is very, very little shade in this park and also very little sight and noise barrier from busy route one traffic. It is not a very nice park to sit in. Adding some evergreen trees or a wooden fence between the park and route one would be a huge improvement.

What would you like done with the tennis court?

Value	Count	Percent
Preserve it as is	9	47.4%
Enhance it	8	42.1%
Transform it	2	10.5%

Explain

Fence is not connected to the court so the balls roll out of the court

The tennis court is in disrepair

Last I checked, the latch on the gate was broken. Also tennis balls can roll out from the gap under the fence, which is annoying.

What would you like done with the playground?

Value	Count	Percent
Preserve it as is	3	15.8%
Enhance it	11	57.9%
Transform it	5	26.3%

Explain

My daughter is older than the play ground options.

Needs more playground equipment for older kids. It has too much cement.

The playground is rundown and needs attention and new equipment some plants to screen noise from route one.

This playground needs some major work. The equipment is boring and outdated and something needs to be done about drainage. Whenever there's a heavy rain, the central part floods. It would also be nice to have some additional shade and benches.

More and more young families are moving to this neighborhood and enhancement of the playground would be an excellent investment for the city.

I feel bad bringing my daughter to this playground because the exhaust and noise from route one is so bad. It would be great to plant some evergreen trees or build a wood fence to create a barrier from busy route one traffic. Would make the the playground and park a lot less bleak!

The playground is small and next to loud Rt 1. It also has very basic equipment that kids quickly get bored with.

Equipment is too small and not very interesting. Swings and seesaw are good but climbing bars and slides could be improved

What would you like done with the basketball court?

Value	Count	Percent
Preserve it as is	11	57.9%
Enhance it	6	31.6%
Transform it	2	10.5%

Explain

I see lots of kids and teens using this court, which is great!

It needs to be rebuilt

Provide some seating and maybe some shade

The basketball court is in disrepair

What would you like done with the hard surface area?

Value	Count	Percent
Preserve it as is	4	21.1%
Enhance it	7	36.8%
Transform it	8	42.1%

Explain

The park have too much hard surface area.

This area if underutilized as it.

needs to be maintained

I never see anyone using this. Better as more lawn or another playground. A covered picnic area would also be great - there is no shade in this park!

The concrete area is very sad. It looks like there used to be a pavilion but it's now missing and it would be nice to have some sort of gathering space. The alleys that border the south and east sides of the park are in very bad shape, too.

What would you like done with the Open Lawn?

Value	Count	Percent
Preserve it as is	9	47.4%
Enhance it	8	42.1%
Transform it	2	10.5%

Explain

Cut down the bushes next to the alley. The promote criminal behavior and limit sight lines

It needs some more seating

a neighborhood garden program or any landscaping would make it more interesting.

The lawn is nice, but the bushes along the south side are not very nice. Maybe a nice fence instead of bushes.

What is currently NOT in the Park that you would like to see there?**Response**

A picnic pavilion, a water fountain, and play equipment that is more exploratory for children.

Adequate maintenance of landscaping.

Bathroom facilities.

Dog park

Ideally, a water feature similar to what they have in Arlington Parks for kids to play in.

Playground equipment for older children such as monkey bars.

To be honest I would love to see a outdoor pool built. Alexandria needs more outdoor pools.

I would like to see some sort of natural barrier between Route 1 and the park--Trees or bushes etc.

Shade! Also noise/car exhaust abatement from busy route one traffic. Both of those make the park really bleak. I'm glad to see kids playing on the basketball court, but it's really only the hardy souls that go there. The playground at the Fayette St park is much better and gets a lot more visitors. In my own neighborhood, we mostly go to the Chetworth pocket park, again because it has trees. The Powhatan park has a great location, but it's really not very inviting, which is too bad.

There isn't any pick-nick areas and the seating is very very limited. I would also like there to be more shade.

A better playground, perhaps with a sound barrier so kids can be heard over the traffic. Also, a softer boundary between the park and the neighborhood than the thorny bushes provide. more benches. and low plants near route one. I know there are safety concerns that would keep tall plants out of consideration. The park could be a lot prettier without too much trouble. more plantings.

Separation from the noise and pollution of Route 1 Comfortable seating Beautiful flowering plants and trees

Is there anything else you would like to tell us about the Park?**Response**

Great potential - just needs a little fixing up!

Nothing else

The park gets a lot of activity, mostly at the basketball court. The rest of the park isn't too interesting for kids to explore once they've mastered the basic playground.

Given the small size of the park, we feel it is adequately programmed. The playground is sufficient for the demographics of our neighborhood.

It needs some friendly landscaping. The bushes are thorny and often the thorns go through our shoes. We love the open space from our back yard but we feel it could use some updating to attract more families.

I think the park needs to be a safer place to use. Lights need to work all the time and not be disconnected by criminal elements

The bushes between the alley and the park need to go. They get too high and they block the view. People tend to use the bushes to hide and they promote illegal activities.

There are a lot of children that live in the immediate vicinity of this park and it needs to be more welcoming and interesting for them.

The park is in poor condition and needs attention. The playground is in very poor shape and there needs to be more equipment.

I wouldn't want the neighborhood to lose it. there are more young families moving to this part of Alexandria. The Chetworth park playground is for very young children. this one could serve the age group and older.

There needs to be something such as a hedge or brick wall to reduce the noise from Route 1 in the park.

Park and Recreation Commission endorsed on November 19, 2015

How do you get to this Park?

Value	Count	Percent
Walk	19	95.0%
Bike (personal)	0	0.0%
Bike (Capital Bikeshare)	0	0.0%
Drive	1	5.0%
Public Transit	0	0.0%
Carpool	0	0.0%

How far do you typically travel to visit this park?

Value	Count	Percent
Less than ½ mile	18	85.7%
Between ½ mile to 1 mile	0	0.0%
Between 1-2 miles	3	14.3%
Over 2 miles	0	0.0%

Have any of the following circumstances prevented you from visiting this Park? (check all that apply)

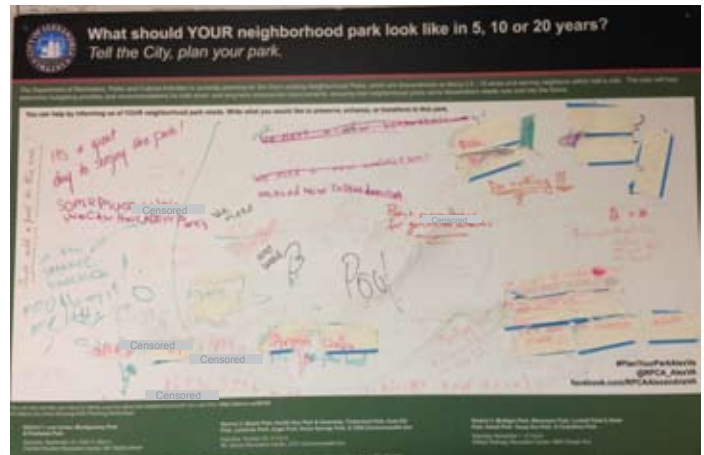
Value	Count	Percent
I am physically limited from walking	0	0.0%
There is no pedestrian/bike friendly access	2	12.5%
I have concerns about crime or personal safety	9	56.3%
There is not enough parking	2	12.5%
There is nothing in the Park that interests me	5	31.3%

How often do you visit this park?

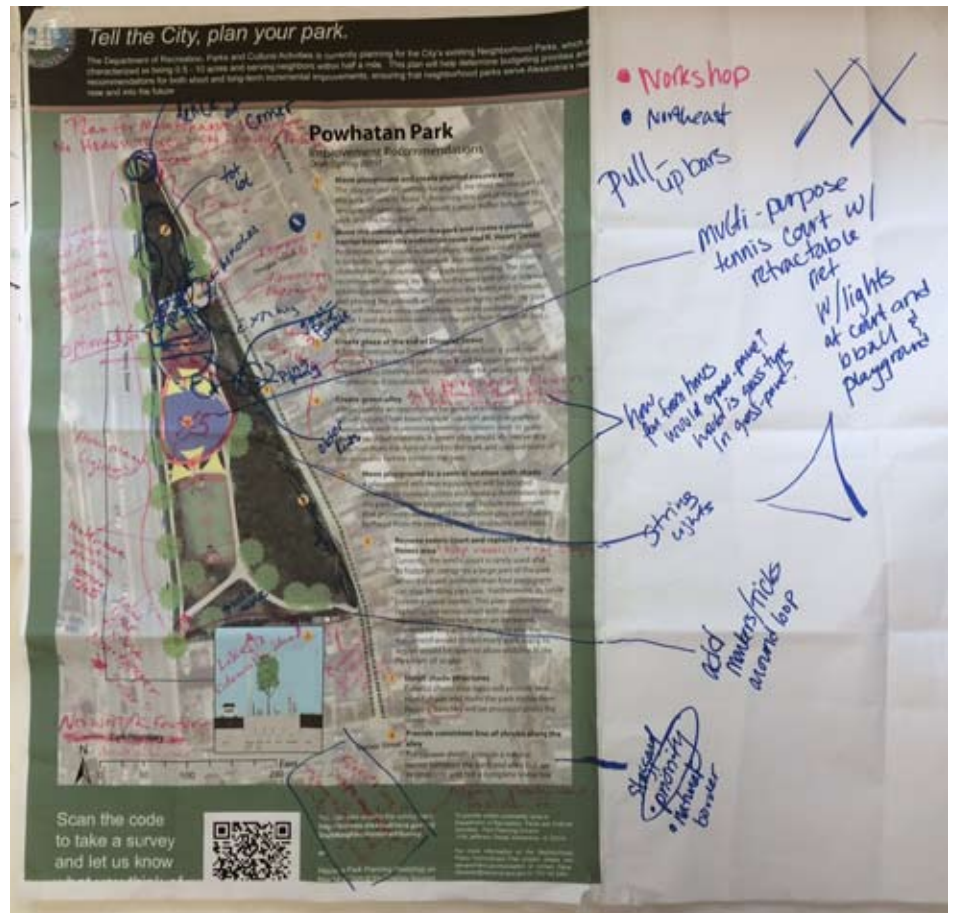
Value	Count	Percent
Daily	5	23.8%
Weekly	10	47.6%
Monthly	1	4.8%
Yearly	5	23.8%

Graffiti Sign

A "graffiti sign" in the Park had a marker attached and asked park users to write down what they would like their park to look like in the future. The sign was on site in September 2014 but was removed after two weeks due to vandalism.

**Draft Plan Feedback**

In Spring 2015, the community provided feedback on the draft park plan (right) through online surveys (see appendix for full results), park signs and public meetings (comments on the plan shown right). Based on information from the Spring input phase, staff updated the plans to best represent current and future community needs.



Park and Recreation Commission endorsed on November 19, 2015

Improvement Recommendations



Implementation Strategy

This plan uses citizen input and considers other external considerations to determine how to address park improvements incrementally over time. Most of the recommendations in the plan can be implemented independent of other projects as funding is available, whether through city or non-city funds. The cost estimates (in 2015 dollars) do not include operating costs. Prior to the implementation of any recommendation, operating costs, if any, must be considered.

The priority for each recommendation is shown as “low,” “medium,” or “high.” RPCA determined these rankings based upon (1) park user safety, (2) community prioritization feedback and the results of the 2011 and 2013 Parks and Recreation Needs Assessment, (3) life span of the existing conditions, (4) potential for non-city funding sources, (5) level of user impact, (6) relationship to other projects.

Powhatan Park					
#	Recommendation	Priority	Estimated Cost	Associated Recommendations	Dept Lead
1	Renovate and expand playground	High	\$250,000 - \$400,000	Staff recommends this project be pursued with a portion of the \$250,000 development contributions from Braddock Gateway (CDD2015 - 00005).	RPCA
2	Move the sidewalk within the park and create a landscape barrier between the pedestrian route and North Henry Street	Medium	\$100,000 - \$150,000	Staff recommends this project be pursued with a portion of the \$250,000 development contributions from Braddock Gateway (CDD2015 - 00005).	RPCA, TES, and P&Z
3	Create plaza at the end of Douglas Street	Medium	\$20,000 - \$30,000		RPCA
4	Resurface tennis court and line it for multiple sport uses (includes pivot or retractable net and new fence)	High	\$75,000 - \$100,000		RPCA
5	Create green alley	Low	\$450,000 - \$600,000	Seek stormwater benefit grants	TES
6	Re-pave pathway and add measured marks	Medium	\$70,000 - \$80,000		RPCA
7	Install shade structure and game tables at hard-surface/plaza	Medium	\$30,000 - \$50,000		RPCA
8	Plant consistent line of shrubs along the alley	High	\$25,000 - \$45,000	Highest priority set by community	RPCA
9	Install water line and water fountain with spigot	low	\$15,000 - \$20,000	May need to be installed with recommendation #8 to ensure establishment of shrubs	RPCA

Stevenson Park

History and Character

Stevenson Park is an 8.5 acre park at the extreme western edge of the City near the Fairfax County border. The site was dedicated to the City in 1969 through the development of adjacent parcels. The park design and features have remained the same for over twenty years.

Approximately five acres of the park are high-quality forest with numerous old-age (at least 120-150 yr. old) upland oaks. The stand of old-age Southern Red Oak along the south-facing



slope is perhaps the finest remaining in a City park. Also, this park is the only known location in Alexandria for Downy Wild Rye (*Elymus villosus* var. *villosus*) and one of 2 locations in the City for the regionally-rare Fragrant Sumac (*Rhus aromatica*). Dogwalkers and pedestrians have created unofficial paths through the wooded area, though there is no formal trail system.



The park's recreational features include a recently renovated park shelter, playground,

basketball court and ballfield. In the past, Alexandria Little League and Alexandria Soccer Association used the site for programming, however, due to site conditions and drainage issues, the field is now infrequently used for these purposes. Neighborhood children do play pick-up soccer (without goals) on it.

Residents from adjacent communities, including Watergate, Stevenson Square, and Fairfax County, regularly use the park for passive play. The playground and shelter are particularly popular for families in the area to meet and the park serves as a gathering space for neighborhood playdates on Friday nights.

The parking lot north of the ballfield is rarely used by park-goers unless there is a Little League event. There is very little signage in the park and users travelling to the site from other areas of the City for sports programming may have a difficult time locating it. Stevenson Park is situated in one of the most dense areas of the City and is the only public park within 0.8 miles (the closest park, Armistead Boothe, requires crossing major roads and infrastructure if accessing by foot). The lack of easy access and

signage to this park is a barrier to area residents seeking public open space.

Community Feedback

In Fall 2014, staff collected community feedback to understand how the Park is used and how it could be improved in the future. The following information summarizes what we heard through an online survey, community workshop, and "graffiti board" in the park. Over 270 people responded to the survey in total, ten of which were specific to Stevenson Park. Staff used the collected information to develop draft park plans.

In 10 years I would like this Park to...

(Top 3 rankings shown; based on a weighted score)

1. Provide organized recreational opportunities
2. Help reduce environmental impacts from urban surroundings
3. Be a place to relax

What would you like done with the open lawn?

Value	Count	Percent
Preserve it as is	3	60%
Enhance it	1	20%
Transform it	1	20%
Explain		
There's grass?		

What would you like done with the parking lot?

Value	Count	Percent
Preserve it as is	1	14%
Enhance it	5	72%
Transform it	1	14%
Explain		

There is a person living in his car in the parking lot. He has been there for more than a year.

What would you like done with the picnic shelter?

Value	Count	Percent
Preserve it as is	1	14%
Enhance it	4	57%
Transform it	2	29%
Explain		

Only used for drug deals and vagrants. needs new picnic tables

Existing Conditions



Park and Recreation Commission endorsed on November 19, 2015

What would you like done with the playground?

Value	Count	Percent
Preserve it as is	2	29%
Enhance it	3	43%
Transform it	2	29%

What would you like done with the ballfield?

Value	Count	Percent
Preserve it as is	0	0%
Enhance it	5	56%
Transform it	4	44%

Explain

Add lights and improve the infield.

Terrible shape overall, limited seating, no dugouts

Worst field for kids in the entire city.

It's poorly maintained, Grass is rarely mowed and full of ticks and poison ivy. Needs a dugout desperately for player safety.

We desperately need more quality little league facilities in the city. This is one option-- the park could be upgraded with dugouts and a cage.

Redone, flatted, grass cut, real dug outs, attention to field. It is in AWFUL shape, Needs lights.

Not a safe area

Comments received in a letter from neighbor:

- Request to designate area between baseball field & basketball court for children to play soccer. Include goalie post.
- Request to move trash can away from picnic tables or install a trash can for dog waste only
- Request to fix drainage. A percentage of the park's runoff enters the inlet in the buildings behind Stevenson. The inlet is too small flooding the private community's dog park. According to the community member, it takes 3-4 days for the water to drain/evaporate

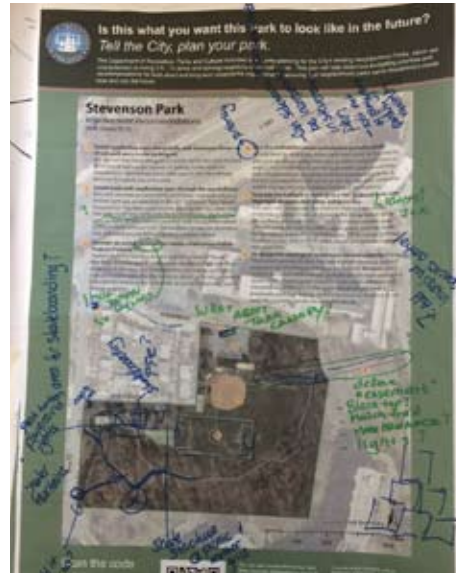
Graffiti Sign

A "graffiti sign" in the Park had a marker attached and asked park users to write down what they would like their park to look like in the future. The sign was on site from September to November 2014 (image from October 27).



Draft Plan Feedback

In Spring 2015, the community provided feedback on the draft park plan (below) through online surveys (see appendix for full results), park signs and public meetings. Staff also met with board members and residents at the Watergate at Landmark. Based on information from the Spring input phase, staff updated the plans to best represent current and future community needs.



Implementation Strategy

The recommendations in the plan (right) can be implemented independent of other projects as funding is available, whether through city or non-city funds. The cost estimates below (in 2015 dollars) do not include operating costs. Prior to the implementation of any recommendation, operating costs, if any, must be considered. The priority for each recommendation is shown as "low," "medium," or "high." RPCA determined these rankings based upon (1) park user safety, (2) community prioritization feedback and the results of the 2011 and 2013 Parks and Recreation Needs Assessment, (3) life span of the existing conditions, (4) potential for non-city funding sources, (5) level of user impact, (6) relationship to other projects.

Stevenson Park					
#	Recommendation	Priority	Estimated Cost	Associated Recommendations	Dept Lead
1	Improve and increase access to the park	High	Review after streetscape improvements		TES/RPCA
2	Create soft surface trails through the wooded area	Medium	50,000-70,000		RPCA
3	Continue to address and manage native and non-native species	Medium	5,000 - 8,000		RPCA
4	Line the outfield for soccer and provide portable goals	Medium	5,000-7,500		RPCA
5	Upgrade the ballfield to hold up to a 70ft diamond field with bleachers, dugouts, foul poles, and press box	High	500,000-600,000	Should be done at same time as parking lot re-design (recommendation #6), though not dependent upon it.	RPCA

Improvement Recommendations

1 Improve and increase access to the park

Stevenson Park is located in a dense area of the City with few public parks, yet it is a difficult park to access. Unless users are coming from the adjacent properties, pedestrians must walk a long distance along Stevenson Avenue or drive from elsewhere in the City. The path to get to the park is unmarked with directional signage and is not pedestrian friendly. This plan proposes access improvements by 1) developing a wayfinding strategy to direct pedestrians and users to the park from Stevenson Avenue and 2) working with Transportation and Environmental Services on their upcoming project (summer/fall 2015) to improve pedestrian conditions along Stevenson Avenue and Stulz Road. If these two methods do not fully succeed in providing improved access, a long-term solution may be to consider an access easement to create a nature trail connection to Yoakum Parkway. This would involve an agreement with adjacent property owners.

2 Create soft surface trails through the wooded area

This Park provides an opportunity to increase access to nature, a desired park use, as indicated in the 2013 Citywide Parks Needs Assessment. This need is particularly great in the City's West End. The trails could also connect to the condominiums south of the park, as many of the residents currently walk through the woods in its condition without trails. The locations shown are illustrative only and need precise field verification when designed.

3 Continue to address and manage native and non-native species

The Division of Natural Resources has ongoing plans and projects to address the non-native invasive species at Stevenson Park, notably the large colony of Wisteria near the western corner of the park. The other two main areas with invasive exotics to be addressed are near the City champion Bush's Oak at the south corner of the park and the weedy area around the Sweet Cherry and the City champion Frosted Hawthorne. The plan will also protect the numerous old-age trees and remnant forest stands, as well as a diversity of native species.

4 Line the outfield for soccer and provide portable goals

As indicated by neighbors, many park users come to this area to play pick up soccer, using trash cans or other makeshift items as goals. Lining the field and providing portable goals would help promote impromptu use of the Park for recreational activity. A full size regulated field will not fit on the site. The field centerline would overlap with the first base foul line of the ballfield.

5 Upgrade the ballfield to hold up to a 70ft diamond field with bleachers, dugouts, foul poles, and press box

This plan calls to upgrade the diamond field to have similar amenities as Lockett Field, as shown in the image below. While the outfield cannot be beyond 250 ft., a shorter outfield could still sufficiently be used for Little League games and help meet the increasing demand for ballfield space. RPCA installed irrigation to this field in 2015, which will provide improved site conditions.

6 Re-design the parking lot to increase use and visibility

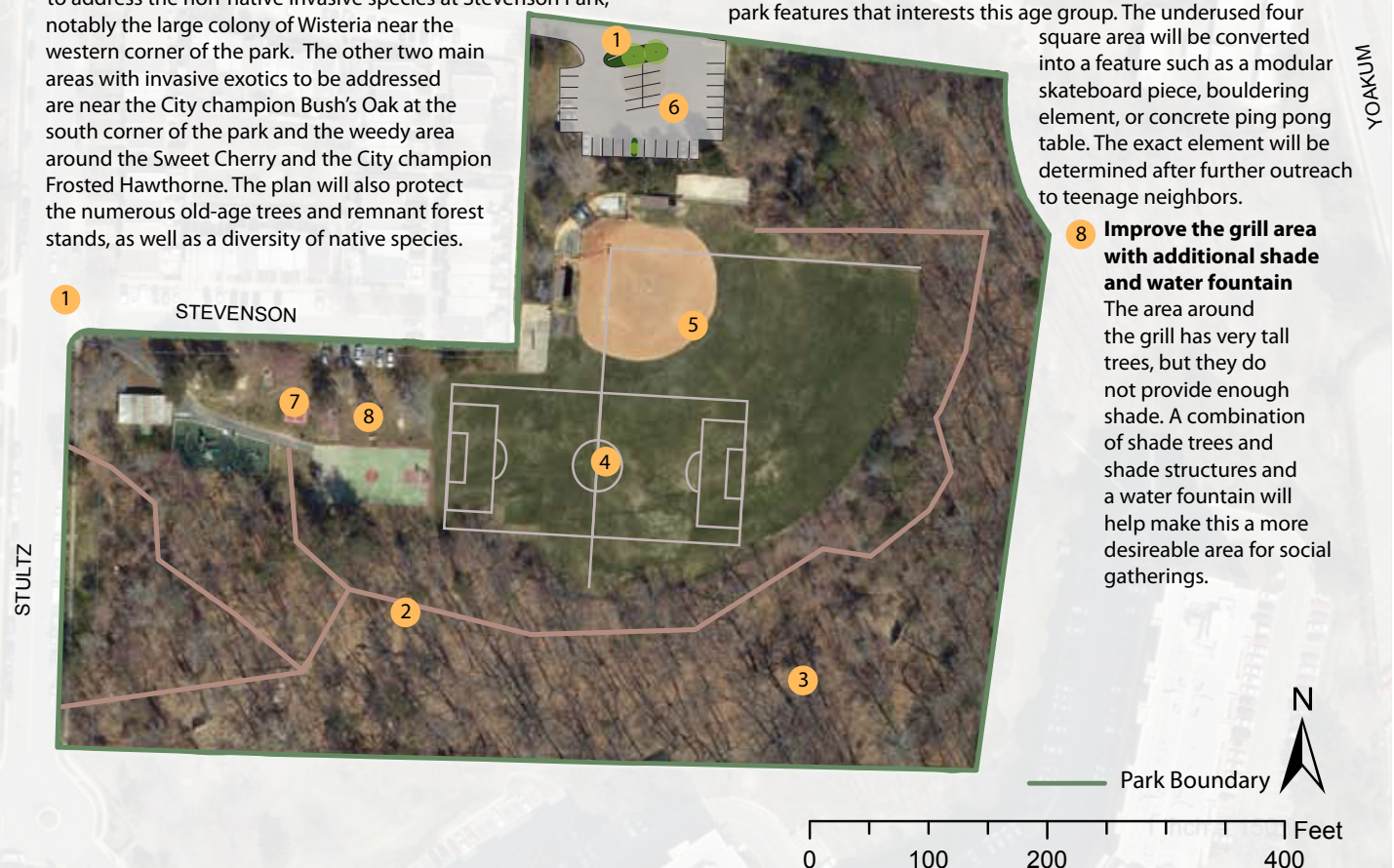
The current parking lot does not have enough spaces to support programmed little league games at the ballfield. However, the circle in the center of the lot can be replaced with eight additional spaces, without expanding the existing hard surface, and a planted green island to make a more efficient and attractive use of the space. The green island will also hold a prominent park sign that recognizes the lot as an entrance to the park. Bike parking can also be added to the lot.

7 Convert the four square area into a feature that interests teens

The adjacent neighborhoods has a high demographic of teenagers and community members have acknowledged the need for more park features that interests this age group. The underused four square area will be converted into a feature such as a modular skateboard piece, bouldering element, or concrete ping pong table. The exact element will be determined after further outreach to teenage neighbors.

8 Improve the grill area with additional shade and water fountain

The area around the grill has very tall trees, but they do not provide enough shade. A combination of shade trees and shade structures and a water fountain will help make this a more desirable area for social gatherings.



Taney Ave Park

History and Character

This 2.6 acre park became public land in 1976. The design and park features have not changed in over twenty years. The Park includes a large expanse of natural turf, benches and a picnic area. It is one of the unprogrammed public lawn spaces on the



West End of Alexandria and maintains a pastoral character (top left image). The shaded picnic area includes a newly installed grill and picnic tables (bottom image).



Residents of the adjacent Foxchase Apartment complex use the park most frequently for dog walking, small gatherings and occasional pick-up soccer games. There are no signs to indicate it is a City owned park and given its proximity to Foxchase many users assume that it is part of Foxchase.

Taney Avenue dead ends on either side of the park and vehicular traffic can not travel through, though a four foot sidewalk allows pedestrians to walk from one side of Taney Avenue to the other. A swath of overgrown invasive species separates the pathway from the rest of the park and creates an unsafe condition for pedestrians (bottom images).



Community Feedback

In Fall 2014, staff collected community feedback to understand how the Park is used and how it could be improved in the future. The following information summarizes what we heard through an online survey, community workshop, and "graffiti board" in the park. Over 270 people responded to the survey in total, ten of which were specific to Taney Avenue Park. Staff used the collected information to develop draft park plans.

In 10 years I would like this Park to...

(Top 3 rankings shown; based on a weighted score)

1. Be a safe place for children to explore
2. Be a place to create social connections with neighbors
3. Provide opportunity to explore nature

What would you like done with the natural area?

Value	Count	Percent
Preserve it as is	2	22%
Enhance it	6	67%
Transform it	1	11%

Explain

It is disgusting and full of trash. The worst is the grass and decrepit sidewalk connecting Taney Avenue.

The park needs more regular clean-up and more law enforcement checking in to cut down on the trash and empty alcohol containers.

What would you like done with the open lawn?

Value	Count	Percent
Preserve it as is	3	33%
Enhance it	5	56%
Transform it	1	11%

Explain

A playground would have an actual draw. it is just a field now.

It would be awesome to have a combo of open field space and a small adventure/non conventional playground in this area. We do not have any playgrounds within easy walking distance and some of the ones that are nearby (Ben Brenman Park) are pretty boring.

What would you like done with the picnic benches?

Value	Count	Percent
Preserve it as is	0	0%
Enhance it	8	100%
Transform it	0	0%

Explain

Not too many places to sit, but there is no reason to hang out there anyways. There is a lot of trash and the park could use more regular clean.

What would you like done with the seating?

Value	Count	Percent
Preserve it as is	1	13%
Enhance it	7	88%
Transform it	0	0%

What is currently NOT in the Park that you would like to see there?

Response

A playground!

A swing set and playground for kids

An adventure style/unconventional playground would be amazing!

Dog park or more walking path areas in the open field. Water feature. Gazebo.

Nice lawn, park benches, attractive landscaping, and other natural elements

Playground and a cleaning crew.

How do you get to this Park?

Value	Count	Percent
Walk	9	100%
Bike (personal)	0	0%
Bike (Capital Bikeshare)	0	0%
Drive	0	0%
Public Transit	0	0%
Carpool	0	0%

Existing Conditions



What is currently NOT in the Park that you would like to see there?

Response

A playground!

A swing set and playground for kids

An adventure style/unconventional playground would be amazing!

Dog park or more walking path areas in the open field. Water feature. Gazebo.

Nice lawn, park benches, attractive landscaping, and other natural elements

Playground and a cleaning crew.

Is there anything else you would like to tell us about the Park?

Response

Access is highly limited from east of the park

Better trash removal around the picnic tables.

The path from the 4000 block of Taney needs to be cleaned up and better maintained.

The park needs more attention in general to cut down on teenagers drinking and partying at night and leaving their broken beer bottles strewn around.

This grassy area is depressing and the "park" connecting Taney is scary, the sidewalk is narrow, broken, muddy, and the surrounding area is covered in beer cans, broken bottles, and litter.

Have any of the following circumstances prevented you from visiting this Park? (check all that apply)

Value	Count	Percent
I am physically limited from walking	0	0%
There is no pedestrian/bike friendly access to the park from where I live	2	22%
I have concerns about crime or personal safety	5	56%
There is not enough parking	2	22%
There is nothing in the Park that interests me	8	89%

How often do you visit this park?

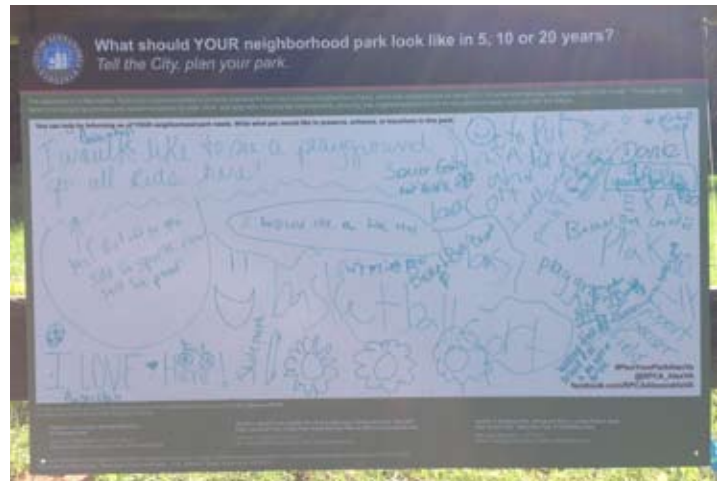
Value	Count	Percent
Daily	0	0%
Weekly	3	30%
Monthly	5	50%
Yearly	2	20%

How far do you typically travel to visit this park?

Value	Count	Percent
Less than ½ mile	4	40%
Between ½ mile to 1 mile	5	50%
Between 1-2 miles	1	10%
Over 2 miles	0	0%

Graffiti Sign

A “graffiti sign” in the Park had a marker attached and asked park users to write down what they would like their park to look like in the future. The sign was on site from September to November 2014 (image from October 27).



Draft Plan Feedback

In Spring 2015, the community provided feedback on the draft park plan through online surveys (see appendix for full results), park signs and public meetings. No changes were made to the Taney Plan.

Implementation Strategy

The recommendations in the plan (right) can be implemented independent of other projects as funding is available, whether through city or non-city funds. The cost estimates below (in 2015 dollars) do not include operating costs. Prior to the implementation of any recommendation, operating costs, if any, must be considered. The priority for each recommendation is shown as “low,” “medium,” or “high.” RPCA determined these rankings based upon (1) park user safety, (2) community prioritization feedback and the results of the 2011 and 2013 Parks and Recreation Needs Assessment, (3) life span of the existing conditions, (4) potential for non-city funding sources, (5) level of user impact, (6) relationship to other projects.

Taney Ave Park					
#	Recommendation	Priority	Estimated Cost	Associated Recommendations	Dept Lead
1	Install widened trail connection between the two parts of Taney Ave	High	20,000-25,000		TES
2	Clear non-native brush between the trail and Park	High	5,000 - 7,500	Should immediately follow trail widening (recommendation #1)	RPCA
3	Create entry plaza to the Park	Medium	10,000-15,000		RPCA
4	Install No Parking sign at the two spaces closest to the park	Low	N/A		RPCA/TES
5	Install climbing play features	High	25,000 - 30,000		RPCA
6	Provide accessible path to new benches	High	20,000-25,000		RPCA
7	Repair split rail fence	Low	1,500-2000		RPCA
8	Mark the southeast corner entrance with a park sign	Medium	3,000-3,250		RPCA

Improvement Recommendations



Timberland Park

History and Character

This small 0.53-acre park is open space dedicated to the City in 1953 and was part of the Hume estate in Warwick Village. The park is accessed by a walkway between 66 and 68 Kennedy Street, though the entrance is unmarked from the street.

The site is mostly open, except for several Black Cherry and Black Locust trees and a large Eastern Boxelder at the bottom of the slope. A large, old Pin Oak at the park entrance along



Kennedy Street likely dates to the old Hume estate. Arrow Bamboo, Multiflora Rose, Japanese Honeysuckle, English Ivy, and White Mulberry are prominent non-native invasive plants, though they are mainly confined to the park's edges.



The structure in the center of the park (middle image left) is the remaining boundary of a play feature that was in the park prior to 1995. The City removed the play equipment due to safety concerns. The wooden structure is now severely degraded.



The center of the structure is mainly used as a dog area for nearby residents. During the winter children, use the hill in the southeast section of the park for sledding.

Community Feedback

In Fall 2014, staff collected community feedback to understand how the Park is used and how it could be improved in the future. The following information summarizes what we heard through an online survey, community workshop, and "graffiti board" in the park. Over 270 people responded to the survey in total, only two of which were specific to Timberland Park. Staff used the collected information to develop draft park plans.

In 10 years I would like this Park to...

(Top 3 rankings shown; based on a weighted score)

1. Help reduce environmental impacts
2. Be a place to create social connections
3. Provide opportunity to explore nature

What is currently NOT in the Park that you would like to see there?

Response

Community garden. Water spigot.

Is there anything else you would like to tell us about the Park?

Response

Would be an ideal location for a community garden.

It is a great place for neighbors to meet and socialize especially if they have dogs. A community garden would provide an opportunity for other neighbors to enjoy the space and would provide a source of water for the plants and dogs.

How do you get to this Park?

Value	Count	Percent
Walk	2	100%
Bike (personal)	0	0%
Bike (Capital Bikeshare)	0	0%
Drive	0	0%
Public Transit	0	0%
Carpool	0	0%

How far do you typically travel to visit this park?

Value	Count	Percent
Less than ½ mile	2	100%
Between ½ mile to 1 mile	0	0%
Between 1-2 miles	0	0%
Over 2 miles	0	0%

How often do you visit this park?

Value	Count	Percent
Daily	0	0%
Weekly	2	100%
Monthly	0	0%
Yearly	0	0%

What would you like done with the structure?

Value	Count	Percent
Preserve it as is	0	0%
Enhance it	2	100%
Transform it	0	0%

Explain

The retaining wall needs to be reinforced. It is deteriorating and needs to be better supported

Existing Conditions



Park and Recreation Commission endorsed on November 19, 2015

What would you like done with the hill?

Value	Count	Percent
Preserve it as is	2	100%
Enhance it	0	0%
Transform it	0	0%

What would you like done with the open space area?

Value	Count	Percent
Preserve it as is	0	0%
Enhance it	1	50%
Transform it	1	50%

Explain

Consider a community garden

it would be great to be able to use part of the space for a community garden. The field gets full sun and parts are relatively flat. it was add an additional amenity to the park.

Comments from Community Workshop held on

October 25, 2014

- Enhance structure by making it a safer climbing structure. Suggestions: tree fort or wooden play fort; boulders
- Install dog pick-up supplies; it could be provided by neighborhood association
- Open lawn needs shade
- Remove bamboo
- Provide signage at entrance

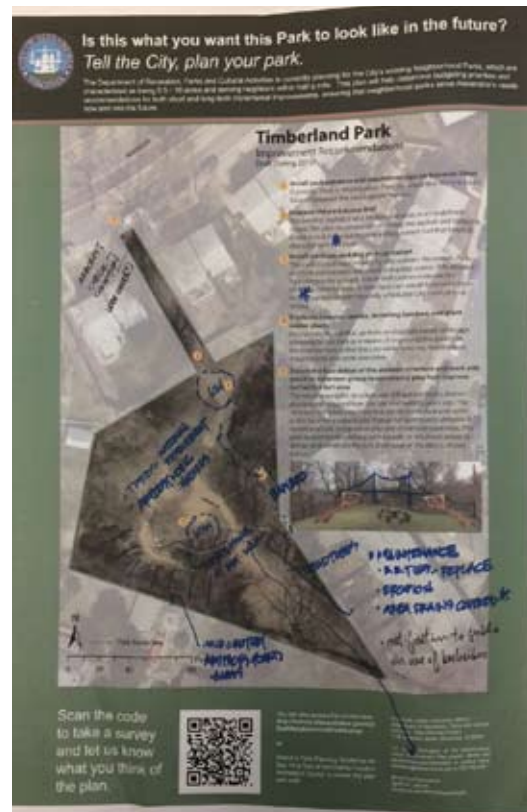
Graffiti Sign

A "graffiti sign" in the Park had a marker attached and asked park users to write down what they would like their park to look like in the future. The sign was on site from September to November 2014 (image from October 27).



Draft Plan Feedback

In Spring 2015, the community provided feedback on the draft park plan (below) through online surveys (see appendix for full results), park signs and public meetings. Staff updated the plans to best represent current and future community needs.



Implementation Strategy

The recommendations in the plan (right) can be implemented independent of other projects as funding is available, whether through city or non-city funds. The cost estimates below (in 2015 dollars) do not include operating costs. Prior to the implementation of any recommendation, operating costs, if any, must be considered. The priority for each recommendation is shown as "low," "medium," or "high." RPCA determined these rankings based upon (1) park user safety, (2) community prioritization feedback and the results of the 2011 and 2013 Parks and Recreation Needs Assessment, (3) life span of the existing conditions, (4) potential for non-city funding sources, (5) level of user impact, (6) relationship to other projects.

Timberland Park				
#	Recommendation	Priority	Estimated Cost	Dept Lead
1	Install park entrance and regulations sign on Kennedy Street	Medium	5,000-7,500	RPCA
2	Improve the park access trail	Medium	5,000-7,500	RPCA
3	Install trash can and dog pick-up station	Medium	2,000-3,000	RPCA
4	Eradicate invasive species, including bamboo, and plant native plants	Low	1,000 - 1,500	RPCA
5	Remedy drainage issues	High	10,000-15,000	RPCA/TES
6	Secure the foundation of the wooden structure and include seating and rails along the edge	High	35,000-50,000	RPCA

Improvement Recommendations



Park and Recreation Commission endorsed on November 19, 2015