



CITY OF ALEXANDRIA

Department of Recreation, Parks
and Cultural Activities

Department of Project Implementation

John Ewald Park Improvements Draft Recommendations

Park and Recreation Commission

| May 15, 2025



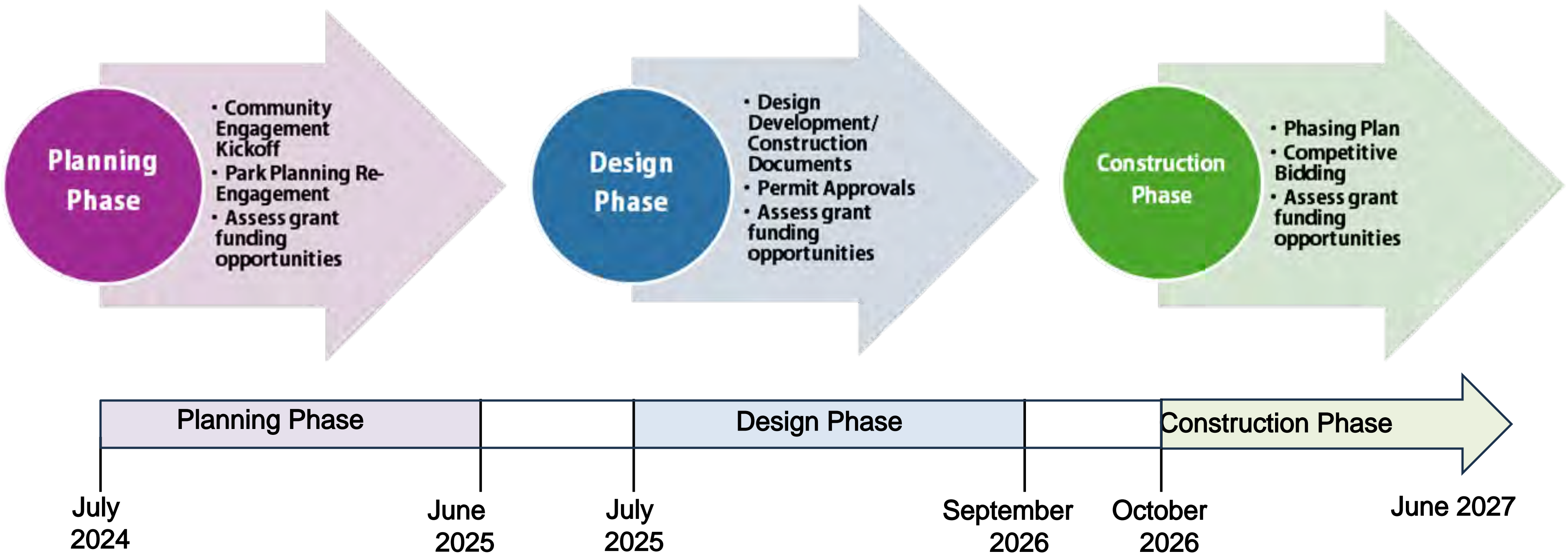
Agenda



- | | |
|----------|---|
| 1 | Project Schedule |
| 2 | Community Survey Highlights |
| 3 | Park Improvement Recommendations |
| 4 | Community Engagement Schedule |
| 5 | Commission Questions /Comments |
| | |
| | |



John Ewald Park Improvements Implementation Process





John Ewald Park Improvements

Planning Phase

Planning Phase

June 2024 -
June 2025

- Community Engagement Kickoff
- Park Planning Re-Engagement
- Assess grant funding opportunities

- Reaffirm park goals and objectives
- Revisit park improvement recommendations and identify updates
- Assess park equity
- Complete park asset conditions assessment
- Collect site data
- Develop site design concepts
- Develop preliminary cost estimate
- Conduct community engagement
- Coordinate with partner departments
- Seek grant funding opportunities
- Hold Park and Recreation Commission Public Hearing



John Ewald Park Improvements



Ewald Park
2023 aerial

Existing Conditions



2015 Neighborhood Park Improvement Plan Recommendations for John Ewald Park

Endorsed by the Park and Recreation Commission on November 19, 2015

1. Create a turnaround & landscaped median in the parking lot
2. Create pedestrian entrance near Duke St./Jordan intersection
3. Install a second basketball court & maintenance path
4. Renovate the turf & install a walking path
5. Replace the paved blacktop with two multi-use courts
6. Restore the existing playground to forest area
7. Work with Alexandria Police Department to improve park safety, particularly in areas not visible from Duke Street
8. Move the playground to the west side of the park
9. Install shade structure & picnic area
10. Reserve a space for a community building



Ewald Park Improvement Recommendations

Park Improvement Goals:

Goal 1: Be a safe place for children to explore

Goal 2: Be a place to create social connections

Goal 3: Be a place full of community activities

Park Improvement Objectives:

1. Improve Lighting and Security: Improve lighting and consider visibility and approaches to promote safety

2. Incorporate Shade: Add shaded areas to enhance comfort and usability.

3. Preserve and Replace Vegetation: Preserve existing vegetation wherever possible. For any vegetation removed, replace it at a 3:1 ratio.

4. Enhance Street Frontage and Safety: Beautify and secure the Duke Street frontage with plantings, fencing, and well-defined arrival points.

5. Park Beautification: Add plantings in strategic locations and collaborate with community groups to ensure long-term maintenance.

6. Support Multi-Generational Uses: Provide activity areas that support programming and create opportunities for social interactions with diverse groups.

7. Ensure Accessibility: Apply best practices for accessibility, and inclusion, and comply with ADA requirements.

8. Integrate Public Art: Collaborate with the City's Office of the Arts to incorporate public art in the park.

9. Incorporate Parkour Fitness: Include the Parkour fitness area funded by the community.

10. Promote Sustainability: Implement sustainability measures to improve park conditions and leave "better for future generations."



DEPARTMENT OF RECREATION, PARKS & CULTURAL ACTIVITIES

Ewald Park Survey Highlights

Preferred *Park* Concepts

Park Concept #1: 85 Responses 59%

Park Concept #2: 59 Responses 41%

Park Concept
Option #1



Park Concept
Option #2



Option 1: Strengths

- More open space
- Playground positioned away from busy roads
- Inclusion of a second basketball court
- Better connectivity through pathways
- Safer parking lot entrance location & traffic flow

Option 1: Concerns

- Some seating areas are too far/not visible from recreational spaces
- Parkour area is not widely desired.
- Need for more shade & tree coverage
- Visibility & site lines

Option 2: Strengths

- Improved visibility of park elements from the street & within the park
- Better organization of amenities for families
- Safer entrance location & improved pathway accessibility
- More centralized layout

Option 2: Concerns

- Playground being too close to the street
- Parking lot relocation may be costly & reduce green space
- Lack of a second basketball court
- Open space appears more limited
- Less pathways throughout the park

Additional Suggestions & Comments:



Inclusion of Dark Sky compliant lighting to reduce light pollution.



Addition of more walking pathways around open lawn areas.



Consideration for water features or splash pads due to hot summers.



Ensuring restroom maintenance and proper trash disposal.



More shaded seating areas and picnic tables.



Signage that tells the history of the neighborhood.



Space for informal soccer and other sports.



More greenery, native plants, and trees for shade.



Improved access for pedestrians and cyclists from Duke Street.



Inclusion of fencing around playground for child safety.



Exploring other ways to access the park from neighborhoods located south of the park.

Department of Recreation, Parks & Cultural Activities
NEIGHBORHOOD PARK IMPROVEMENT PLAN UPDATE 2025

Ewald Park Improvement Recommendations

SHORT-TERM RECOMMENDATIONS

1. PARK SAFETY AND SECURITY

Prioritize safety and security by improving site lines and lighting.

a. Relocate the children's play area. The play area is relocated to the west side of the park, where it is visible from Duke Street but away from the busy road. See the recommendation for the play area below.

b. Relocate Parking. The parking lot is relocated to the east side of the park. The high elevation on the east side provides clear site lines across the park and will improve maintenance access. The parking will have a turnaround for safe ingress and egress from Duke Street. The parking lot will be lit.

c. Enhance Lighting. Add lights for activity areas and luminate pathways. Standard for lighted parks are 5 a.m.–10 p.m. The lights can be programmed to shut off at 10 p.m. to indicate the park is closed.

2. PEDESTRIAN SAFETY

Provide safer pedestrian access at the Duke Street and Jordan Street intersection through already planned projects in the City's Complete Streets Program.

3. PARK UTILITIES

Restore and expand utilities such as water and sewer and increase electrical capacity. Consider solar power where possible. New water service can support bottle fillers and drinking fountains.

4. REPURPOSE EXISTING PARKING

Re-purpose the existing parking lot with interim uses to help activate the park along Duke Street. Remove the hedge of evergreens that block site lines. Consider a flexible sport court like Cameron Run Regional Park and add lighting.

5. MULTI-USE SPORT COURTS

Add multi-use sports courts that can accommodate a variety of hard surface court games. The courts can be modular and implemented in phases.

6. PARKOUR FITNESS

Add the parkour fitness course as funded by the community and approved by the Parks and Recreation Commission.

7. OPEN LAWN

Preserve and expand the open lawn to the greatest extent possible. The lawn will be available to the community for pick-up games and other informal uses.

8. WALKING PATHS

Provide a loop walking path that connects activity areas and improves access and visibility to all areas of the park.

9. EXISTING BASKETBALL COURT

Preserve the existing basketball court. Consider adding additional goals for half-court/individual play, similar to Potomac Yard Park.

10. PICNIC PAVILION/SHADE STRUCTURE

Provide a picnic pavilion, with tables and a grill, that is available for drop-in community use and does not require reservations.

11. CHILDREN'S PLAY AREA

Replace play equipment to serve multiple age groups. The play area may have integrated shade sails, picnic tables, seating, and a soft surface for flexible play. The location will take advantage of topography changes by using climbers and other creative play components.



Concept Plan, Plan View | April 21, 2025

Ewald Park Improvement Recommendations

LONG-TERM RECOMMENDATIONS

FUTURE OPPORTUNITIES:

A. PARK BUILDING

Explore the feasibility of a small building. This building could be a hub for teenagers with year-round programs and activities. The location will need to be further studied with parking and fire safety taken into consideration. In addition, potential opportunities may also arise through the City's Small Area Plan (SAP) process and SAP redevelopment.

B. DUKE STREET REALIGNMENT

Explore widening the Duke Street sidewalk and creating larger buffers between the street and the park. Opportunities include realigning the road as part of the Duke Street Transitway project. In the interim, provide fencing, plantings, and defined entrances.

C. PARK ACCESS

Explore alternate access routes to get to the park, other than Duke Street. Identify potential opportunities through the SAP process and adjacent property redevelopment. Work with private property owners to consider publicly accessible conservation easements and other access easements.

D. INTERACTIVE FOUNTAIN/SPRAYGROUND

Study the feasibility of a children's water feature in Ewald Park. The study would evaluate fiscal impacts, infrastructure needs, and access compared to other parks located in the West End of Alexandria.

E. RESTROOMS

Restroom facilities will be explored and may be integrated with future structures or buildings. Temporary restroom structures should be considered as an alternative to permanent structures. These structures may require additional utility connections.













**Multi-Use Sport Court and
Children's Play Area (Beyond)**

Stairs

**Modular Sport Court
(Repurposed Parking Lot)**

**Duke
Street**



https://alexandria.granicus.com/ViewPublisher.php?view_id=29&coa_view_id=29&coa_clip_id=6500



Community Engagement Schedule

Public Comment Period
April 21 – May 21, 2025

Learn more

alexandriava.gov/parks/ewald-project



Next Steps

- ▶ **Ewald Park Community Meeting/Open House #3**
When: Thursday, April 24, 7 p.m.
Where: Patrick Henry Recreation Center, *4643 Taney Ave.*
- ▶ **Ewald Park Virtual Community Meeting #3**
When: Thursday, May 1, 7:30 p.m.
Where: [Meeting Registration Link](#)
- ▶ **RecFest 2025**
When: Saturday, May 3, 10 a.m. - 2 p.m.
Where: Patrick Henry Recreation Center, *4643 Taney Ave.*
- ▶ **Community Cookout**
When: Wednesday, May 7, 6 - 7:30 p.m.
Where: Ewald Park, *4452 Duke St.*
- ▶ **Park and Recreation Commission Presentation**
When: Thursday, May 15, 7 p.m.
Where: Charles Houston Recreation Center, *901 Wythe St.*
- ▶ **Park and Recreation Commission Public Hearing**
When: Thursday, June 26, 7 p.m.
Where: Patrick Henry Recreation Center, *4643 Taney Ave*



Commission Questions/Comments

Project Webpage :

<https://www.alexandriava.gov/parks/project/john-ewald-park-improvements>

Project Team:

Judy Lo, ASLA, PLA

Principal Planner, Capital Development

Department of Recreation, Parks and Cultural Activities

judy.lo@alexandriava.gov, 703.746.5490

Qiaojue Yu

Technical Project Manager

Department of Project Implementation

qiaojue.yu@alexandriava.gov, 703.746.4691

Bethany Znidersic

Division Chief

Department of Recreation, Parks and Cultural Activities

bethany.znidersic@alexandriava.gov, 703.746.5492





Project Funding

► Funding in the approved FY 2026 – FY 2035 CIP: \$4.1M

► 2025 Concept Cost Estimate: \$6.71M
Note: Community building additional cost estimate: \$2.85M - \$4.72M

► Phase I Cost Estimate: \$3.82M
Playground relocation
Parking lot relocation
Parkour
Pathway system
Plantings
Site lighting

► Phase II Cost Estimate: \$2.89M (unfunded)
Multi -purpose Sport Court
Picnic Pavilion
Additional Site Lighting
Complete Pathway system
Additional Plantings

Community Building Estimate will be refined based on final programming intent: \$2.85M - \$4.72M (Unfunded)

