DATE: JUNE 20, 2019

TO: ALEXANDRIA PARK AND RECREATION COMMISSION

THROUGH: JACK BROWAND, DIVISION CHIEF
PARK PLANNING, CAPITAL DEVELOPMENT & WATERFRONT

FROM: DANA WEDELES, PRINCIPAL PLANNER, PARK PLANNING
SARA DEGROOT, CIVIL ENGINEER III, T&WES
ANA VICINANZO, PLANNER II, PARK PLANNING

ITEM: PARK & RECREATION COMMISSION AGENDA ITEM VI.c.
POCKET PARKS IMPROVEMENT PLAN DRAFT


RECOMMENDATION: That the Park & Recreation Commission receive the Draft 2019 Pocket Parks Improvement Plan and schedule the draft plan for Park & Recreation Commission Public Hearing in October 2019.

BACKGROUND: In the spring of 2012, the Department of Recreation, Parks & 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.

The Pocket Parks Improvement Plan (the Plan) is the third of the Park Improvement Plans. The Plan examines the City of Alexandria’s 25 pocket parks (parks that are municipally owned and less than 0.5 acres) and seeks to study and understand the existing conditions and future needs for these parks. Through the Plan, RPCA intends to determine the 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.

The process for the creation of the Plan began in 2016 with data collection. Through 2018, community engagement efforts were carried out to learn more about the parks and what the community would like to see enhanced, transformed, and preserved in the parks.
**NEXT STEPS:** Park Planning staff will hold community engagement efforts and gather cost estimates for the recommendations included in the plan. Park Planning Staff will then prepare an updated draft of the plan for a public hearing with the Park and Recreation Commission in October 2019.

For additional information, visit the Alexandria Typology Park Plans page on the RPCA website.
**48 S Early Street**

**Improvement Recommendations**

1. **Update park signage**
   The existing park welcome sign will be updated to the current standard.

2. **Add an educational sign**
   There are several environmental features in the park, such as vegetation and Strawberry Run flowing through the park. Adding an environmental educational sign about these natural features will provide additional learning opportunities for visitors to the park.

3. **Add natural play features**
   Community feedback indicated a desire for a playground in this park, however, the entire park is located within the Resource Protection Area (RPA). RPAs are sensitive environmental corridors around streams, which precludes installation of a new playground in this park. Installing natural play features, such as boulders, logs, and stepping-stones, throughout the park will provide play opportunities appropriate for the RPA.
**1301 Powhatan Street**

**Improvement Recommendations**

1. **Improve park access from Powhatan Street**
   - Provide safe and accessible pedestrian and bike crossings to the park across Powhatan Street and from the existing Bikeshare station. This may include adding a crosswalk and updating the ADA access ramp at the intersections of Powhatan Street and Bashford Lane.

2. **Widen the sidewalks**
   - The existing sidewalks along Powhatan Street and Bashford Lane are narrow and do not meet current City standards for sidewalk width along these types of roads. Widening these sidewalks to 6 feet would meet current standards and provide greater pedestrian access.

3. **Add a park welcome sign**
   - Add a park welcome sign to meet the City’s wayfinding standards and invite park users into the park and make it clear that it is a public site.

4. **Add seating areas**
   - Add benches or tables in the grass areas near the trees to create seating and community gathering areas.

5. **Install a walking path**
   - An accessible walking path through the park would draw visitors into the park, provide an additional opportunity to access the open space, and provide access to seating areas.

6. **Prune trees**
   - Pruning the trees throughout the park, particularly along the alley, will help to open up sightlines into the park.

7. **Consider public art**
   - Work with the Office of the Arts to appropriately integrate public art into the design process for this park.
   - *Note: a location is not shown as it would be determined through a public art process.*
2304 E Randolph Avenue
Improvement Recommendations

1. **Add a park welcome sign**
   Add a park welcome sign to meet the City’s wayfinding standards and invite park users into the park.

2. **Plant a new tree along La Grande Avenue**
   There is an open space in the park after the tree in the corner along La Grande Avenue was removed. Replace this tree with a new native tree, such as an oak, to create shade and provide habitat for birds and other animals.

3. **Create a seating area**
   Install moveable chairs, such as Adirondack chairs, to provide a place to relax and socialize. They can also be used for small neighborhood gatherings.
**Armory Tot Lot: 208 South Royal Street**

**Improvement Recommendations**

1. **Cover the utility boxes with mylar patterned covers**
   Similar to the traffic control box wraps project that the city conducted in 2015 and 2016, cover the two existing utility boxes with patterned wraps. Wrap the utility box closest to Royal Street and near the entrance ramp with a cover that includes a welcome sign for the park. Wrap the utility box inside the fence with a cover that integrates the history of the park and educational information.

2. **Create shaded social seating areas**
   Community feedback indicated a need for gathering space for caregivers to relax while children play. Install round tables to provide places for visitors and caregivers to relax, picnic, and socialize.

3. **Add a stroller parking area**
   Convert and designate the area between the utility box and the playground as a stroller parking area.

4. **Install a sign about leaving toys in the park**
   Visitors enjoy leaving toys in the park for children to play with; however, many of these toys are left in the equipment fall zone and need to be removed by staff for safety. Installing a friendly sign thanking visitors for leaving their toys, and asking visitors not to leave toys in the fall zone could help resolve this safety concern. The sign will include a map of the fall zone to be clear about what that area is.

5. **Update existing playground and provide swings for multiple age groups**
   The current playground includes outdated play equipment, mainly focused on ages 2-5. Community feedback indicated that there is a need for additional swings for older children. A renovated playground will include features that promote more imaginative play. Given the limited space in this park, this plan also suggests replacing the bucket swings with “swing with me” swings similar to those already installed in other parks in the City, such as Beverly Park and Potomac Yard Park. These swings can each be used by one or two people and will allow children of all ages to use the swings.
Add a park welcome sign  
Add a park welcome sign to meet the City’s wayfinding standards and invite park users into the park.

Provide benches  
Community feedback indicated a need for benches in the park. Install benches near Commonwealth Avenue and along the back edge of the park to create a social spot for park users of all ages to relax.

Install a path connection through the park  
Install a path through the park to connect the sidewalks along Braddock Road and Commonwealth Avenue through an additional trail connection. This pathway would provide an accessible way to access and experience the park.

Plant shrubs and native plants  
Planting shrubs and native plants around the perimeter of the park will help define the edges of the park and create a natural boundary to the park border. The native plants will also provide an area for natural habitat within a largely urban setting.

Install a vegetated swale to capture water draining through the park  
The park drains east to west and there is a storm drain in the southeast corner of the park. A vegetated swale planted with shrubs and grasses will serve as a basin to capture and then adsorb rain water. The existing storm drain may be used as an overflow in the event of heavy rains. Any drainage improvements will be coordinated with the adjacent neighbors.

Re-examine the dog area location through updating the Dog Park Master Plan  
There is community interest in a fenced dog area at Braddock & Commonwealth Park, however, the Dog Park Master Plan states that a fenced dog area must be a minimum of ½ acre and 50 ft. from a residential property. It is not possible to meet these requirements in this park. An update to the Citywide Dog Park Master Plan (developed in 2000) will re-evaluate the dog area criteria described above and whether this is an appropriate location.

Install naturalistic parkour/exercise equipment  
Community feedback indicated a desire to use this park for exercise opportunities. Install naturalistic parkour and/or exercise equipment along the new path through the park.
Charles Hill Park: 300 East Oxford Avenue

Improvement Recommendations

1. Update access ramps at cross walks
   Update the ADA access ramps at the intersections of Oxford Avenue & Terrett Avenue and Oxford Avenue & DeWitt Avenue to the City standard.

2. Update park signage
   Update the existing park welcome sign to the current standard.

3. Install game tables and seating
   Community feedback indicated a desire for a community gathering spot with game tables, similar to the tables at 3550 Commonwealth Avenue Park. Rustic tables and seating, such as logs, would keep the naturalistic feel in this park.

4. Provide a native plant/pollinator garden
   A native plant/pollinator garden in the circular mulched area will be visually pleasing and provide an area for natural habitat within a largely urban setting. Native plants that are well adapted to shady settings can be selected so that plants can grow in this area.

5. Install a stepping stone path
   A stepping stone path, using stones or logs surround with mulch, provides a shaded space for children to explore or for story-time.

6. Install a Little Free Library
   A Little Free Library focusing on children’s books would provide families access to age appropriate books. The Little Free Library could be shaped like a birdhouse to mirror the birdhouses in the trees.

7. Install a playhouse
   A playhouse shaped like a large birdhouse, to mirror the birdhouses in the trees, would provide a space for children to play. Co-locating this playhouse with the stepping stone path will provide an area with multiple opportunities for children to play in the park.

8. Cover utility box with mylar patterned cover
   Similar to the traffic control box wraps project conducted throughout the City in 2015 and 2016, cover the existing green utility box with a patterned wrap.

9. Install a water fountain and hose bib
   A new water fountain, with a spout for both humans and dogs, will provide drinking water and water for a hose to use for watering plants.
Chetworth Place: 810 Chetworth Place
Improvement Recommendations

1. Update park signage
   The existing park welcome sign will be updated to the current standard.

2. Add a path connecting the two park entrances
   Install a path through the park to connect the two entrances to the park from Chetworth Place and Seaport Lane. This pathway would provide an accessible way to access and experience the park.

3. Add social seating areas
   Install round tables with seating to provide places to relax, picnic, and socialize. They can also be used as seating for neighborhood events and gatherings.

4. Install game tables and seating
   Community feedback indicated a desire to enhance the park as a community gathering spot. Install game tables and seating, similar to the tables at 3550 Commonwealth Avenue Park and Braddock interim park.

5. Renovate the playground
   The current playground is mainly focused on ages 2-5 and was last renovated in 2002. A new design for the site should include additional structures that interest all ages.

6. Move the fence and enhance park entrance
   The existing fence extends beyond the playground and serves as a physical, visual, and social barrier to the southern half of the park. Reconfigure the location of the fence so that it is only around the playground. The fence will prevent children from running into the street, but will not be the defining characteristic of this end of the park. The existing drinking fountain may need to be moved to accommodate the new fence and playground gate location. Enhance the park entrance along Seaport Lane so that this area serves as a park entrance, rather than just a playground entrance.

7. Update and move the kiosk
   The kiosk provides a space for community and park notices. Update the kiosk and move it to the entrance near the playground along Seaport Lane, which is a more visible location in the park.
Improvement Recommendations

1. **Add a park welcome sign**
   Add a park welcome sign to meet the City’s wayfinding standards and invite park users into the park.

2. **Conduct a bike study**
   Study the bike use and storage at the bike parking area to determine additional storage needs.

3. **Add bike amenities**
   Consider building a bike shelter, adding a bike fix-it-station, and/or expand the bike parking area as needed based on the results of the bike study.

4. **Add a parklet to the taxi stand**
   T&ES staff studied this taxi stand in 2013 for the Traffic and Parking Board. Findings showed that taxis were not using the space during the course of the study, and half of the taxi stand was converted to bike parking. Conduct a study of the remaining taxi stand to determine if it still needed at this location. If not, convert the taxi stand to a parklet. Potential uses for the parklet include a stormwater BMP, additional bike parking, or amenities based on the results bike study.

5. **Replace the gateway welcome sign to the City**
   Replace the “Welcome to Alexandria” sign along Mount Vernon Avenue to meet the City’s wayfinding standards and create a gateway to welcome visitors to the City.

6. **Add seating**
   Add benches to create a social spot for all ages to relax.
1. **Reduce erosion on slopes**
   Rainwater and runoff causes erosion along the steepest slopes of the park. Planting additional native groundcover and grasses will help further establish vegetative cover and reduce erosion on these slopes.

2. **Install a path extension**
   The current path in the park dead ends at the far corner of the park. Adding an extension to the path creates a circular loop that can be used as a walking path for adults and children.

3. **Add social seating area**
   Install seating, such as wood logs or boulders, to provide a place to relax and socialize that also fits in with the naturalized character of the park.
Hillside Park: 264 Burgess Avenue

Improvement Recommendations

1. Update park signage
   The existing park welcome sign will be updated to the current standard.

2. Add outdoor exercise equipment
   Community feedback indicated a desire to use this park for exercise. The park already has numerous stairs which serve as a form of exercise equipment. Add exercise equipment to provide additional exercise opportunities throughout the park. Also add signage about proper ways to use the exercise equipment and how many approximate calories are burned by participating in different activities.

3. Replace railroad ties
   The slopes and stairs in the park are supported with wooden railroad ties which need to be replaced.

4. Resolve soil erosion on slopes
   The existing slopes are prone to washouts and erosion. Planting appropriate plants, such as groundcovers, will help establish vegetative cover to help control and reduce erosion. To ensure long term erosion control, a maintenance follow up plan will be developed.

5. Continue invasive species management and increase vegetative diversity
   The Natural Resources Division will continue to manage the invasive species and replace with native species as appropriate.

6. Seek easement for connection point
   If redevelopment of the adjacent shopping center occurs, seek an access easement for a connection point between the park and the shopping center.
Replace the bucket swings
Community feedback indicated that there is a need for both bucket swings for toddlers and swings for older children. Given the limited space in this park, this plan suggests replacing the bucket swings with “swing with me” swings similar to those already installed in other parks in the City, such as Beverly Park and Potomac Yard Park. These swings can each be used by one or two people and will allow children of all ages to use the swings.

Add additional benches
Install additional benches in the park along the fence line and in the shaded area in the center of the park between the two play areas.

Add a water fountain
Install a drinking fountain to provide drinking water inside the park.

Update park signage
The existing park welcome sign will be updated to the current standard.

Cover utility box with mylar patterned cover
Similar to the traffic control box wraps project conducted throughout the City in 2015 and 2016, cover the existing green utility box with a patterned wrap.
Interior Park: 1321 Oronoco Street

Improvement Recommendations

1. **Update park signage**
   The existing park welcome sign will be updated to the current standard.

2. **Retrofit alley with green systems**
   Alleys provide an opportunity for green stormwater infrastructure. Their lower vehicle volumes lend themselves well to pervious pavement options such as permeable asphalt or recycled materials. A green alley would also serve as a transition from the alley and right-of-way to the park and capture some of the rainwater from the surrounding buildings before it enters the park.

3. **Create accessible entrance**
   The two main entrance points into the park are not accessible. Create an accessible entrance point into the park.

4. **Provide a native plant/pollinator garden**
   A native plant/pollinator garden will be visually pleasing and provide an area for natural habitat within a largely urban setting.
Lake Cook Pocket Park: 3911 Eisenhower Ave

Improvement Recommendations

1. **Install nature inspired play features**
   Community feedback indicated a desire for additional opportunities for children to play in the park. Install a playground with nature inspired features for children of all ages. Locate the playground outside of the resource protection area.

2. **Install a bat house**
   Community feedback indicated a desire to enhance nature throughout the park and to control insects naturally. Bats are an important part of the ecosystem, they eat mosquitos and other insects and act as pollinators. Install a bat house to attract bats to the park. Work with the Natural Resources Division to ensure the bat house is installed in an appropriate location.

3. **Invasive species management**
   The Natural Resources Division will manage invasive species in the park as part of its operating program.

4. **Plant native trees in wooded areas**
   By planting sapling native trees in the wooded areas around the park, these will over time, replace trees that decline naturally. Also, evaluate the plantings around the lake and throughout the park and supplement as needed.

5. **Add seating and shade structures**
   Community feedback indicated a need for shaded seating and gathering spaces. Install picnic table seating and shade structures that could be used as a gathering area for caregivers, multi-generational gatherings, and community gatherings.

6. **Plant trees to serve as barrier**
   Vehicles park along the side of the access road, killing the small plants and creating muddy conditions, instead of driving into the park and parking in the provided parking lot. Trees will serve as a natural barrier along the access road and guide park visitors to the parking lot.

7. **Install Bike Share Station**
   Transportation & Environmental Services is considering installing a Bike Share station near the Cameron Run bike trail. This station would provide a needed connection point in the bike share network along the busy Cameron Run bike trail. The selected location will need to allow a vehicle to access the station to “rebalance” bikes between stations.

8. **Improve park access from Eisenhower Avenue**
   Provide safe and accessible pedestrian and bike crossings into the park. This may include additional crosswalks, updating existing crosswalks to high visibility, an improved intersection, and shortened crossing distance through installation of refuge islands or realigning the crosswalks. A transportation analysis will be coordinated by Transportation and Environmental Services.

9. **Mark the loop trail with a ¼ mile sign**
   The new loop trail around the lake is ¼ mile long. Mark the trail to indicate the length.

10. **Evaluate park needs based on use since renovation**
    The area around the lake was extensively renovated in 2018 as part of a stormwater retrofit project. Evaluate use and park needs since the renovation, paying particular attention to school groups, fishing patterns, and neighborhood use.

11. **Explore partnerships with NOVA Parks for bathroom access**
    Community feedback indicated a desire for bathrooms or port-a-johns to be installed in the park. Explore partnerships and signage with NOVA Parks to provide a bathroom for park users at Cameron Run Regional Park.
Le Bosquet at Sunnyside: 615 West Glebe Road
Improvement Recommendations

1. **Update park signage**
   Update the existing park welcome sign to the current standard.

2. **Renovate the park to creatively integrate soccer**
   Community and staff feedback indicated that neighbors regularly use this park for pick up soccer games. The current design is not conducive to integrating soccer with other park uses. Redesigning and renovating the park for more open area creates a cohesive space for neighbors to create social connections and enjoy this park space. Moving the rocks closer to will allow them to street to act as a natural barrier for the park without them being obtrusive to use.

3. **Add social seating areas**
   Community feedback indicated a need for gathering space in the park. Add round tables away from the open area to provide places for visitors to relax, picnic, and socialize.
Lynhaven Gateway Park: 101 Lynhaven Drive

Improvement Recommendations

1. Update park signage
   The existing park welcome sign will be updated to the current standard.

2. Add a kiosk
   A kiosk will provide space for community and park notices.

3. Install rubberized play surface mounds
   This plan recommends removing the 5 existing rock mounds and in place of 3 of the existing rock mounds installing 3 rubberized play surface mounds. These rubberized play surface mounds will continue to provide a play area for children in the park on a safer play surface.

4. Create an open plaza area
   This plan recommends removing the 5 existing rock mounds and in place of 2 of the rock mounds creating an open plaza with a shade/rain cover to be used during community gatherings.

5. Install rocks/boulders around the park
   The community calls this park “Rock Park”. Installing rocks or small boulders around the edge of the park will help define the space, create additional seating opportunities during community gatherings, and maintain rocks in the park.

6. Add a second Little Free Library
   There is an existing Little Free Library in the park that is very popular. Community feedback indicated that a second Little Free Library focused on children’s books.

7. Create a story time area
   This plan recommends creating a space with small boulder or tree stump seating to be used for story time. The features are meant to be used by both children and adults located near the fence and away from roads.

8. Install a power source
   The community has a long history of using this park for neighborhood events. A power source will provide electricity for the events.

9. Add string lights
   Community feedback indicated a desire to have more lights in the park during the winter, to ensure these lights aren’t too bright, and to enhance the park as a community gathering sport. Installing string lights would provide additional lighting, particularly in the winter months when the sun sets earlier, without creating bright light that would disturb neighbors. The string lights would also enhance the appearance of the park for community gatherings.
Improvement Recommendations

1. **Plant trees around the park**
   Planting trees in the grass area outside of the fence along Reed Avenue and the alley will provide shade inside the playground without taking space from the playground area.

2. **Add a park welcome sign**
   Add a park welcome sign to meet the City’s wayfinding standards and invite park users into the park.

3. **Install a stroller parking area**
   Convert the flat hardscape area near the entrance to the park along Wilson Avenue and designate as stroller parking area.

4. **Update existing playground and provide equipment for multiple age groups**
   The current playground is outdated standard playground equipment, mainly focused on ages 5-12. Community feedback indicated that there is a need for additional structures that interest multiple ages and promote more imaginative play.

5. **Create shaded social seating areas**
   Community feedback indicated a need for gathering space for parents to relax and socialize while their children play. This can include shade structures and tables.

6. **Convert an area of mulch away from the play features to blacktop**
   Community feedback indicated a need for variation in ground surface in the park that could be used for various activities, especially for older children. A blacktop surface could provide multiple uses. One potential use of this blacktop surface is a traffic garden, a painted miniature roadway with markings that demonstrate various roadway scenarios.
Mason Avenue Mini Park: 10 E Monroe Avenue

Improvement Recommendations

1. Update park signage
   The existing park welcome signs will be updated to the current standard.

2. Reconfigure the playground and resurface play area
   The current playground was renovated in 2007, and the typical lifespan of a playground is approximately 15 to 25 years. Replace the rubberized play surface as an interim step until a full playground renovation. When appropriate to renovate the full playground, consider combining the two playground equipment areas into one area. The playground will continue to have features for children of all ages.

3. Install a drinking fountain with mister
   A water fountain will provide drinking water and a mister on top will provide an additional play opportunity for kids.

4. Conduct a safety study
   Conduct a Crime Prevention Through Environmental Design study (CPTED) to address safety concerns that the community has expressed. This will provide suggestions on improved sightlines.

5. Convert to open space area
   In conjunction with the playground reconfiguration, convert the current swing area to an open space area. Add a picnic area for small multi-generational gatherings.

6. Realign park furnishings
   Many benches in the park are located away from the playground and are not conducive to creating social connections. Realign park furnishings, including benches to encourage relaxation and social gatherings.

7. Prune trees, particularly along Monroe Avenue
   Community feedback indicated reduced sightlines into the park contribute to safety concerns when using the park. Pruning the trees throughout the park, particularly along Monroe Avenue closest to the park welcome sign, will help to open up sightlines into the park. Plant new trees along Monroe in areas that allow for good sightlines and provide shade.
Update park signage
The existing park welcome sign will be updated to the current standard.

Retrofit alley and parking area with green systems
Alleys and parking areas provide an opportunity for green stormwater infrastructure. Their lower vehicle volumes lend themselves well to pervious pavement options such as permeable asphalt or recycled materials. A green alley would also serve as a transition from the alley and right-of-way to the park and capture some of the rainwater from the surrounding buildings before it enters the park.

Create accessible entrance
The two main entrance points into the park are not accessible. Create an accessible entrance point into the park by ramping up the curb along the alley.

Provide a native plant/pollinator garden
A native plant/pollinator garden will be visually pleasing and provide an area for natural habitat within a largely urban setting.
Portner Park: 513 N Washington Street
Improvement Recommendations

1. Add a park welcome sign
   Add a park welcome sign to meet the City's wayfinding standards and invite park users into the park and to help create more place making in this park.

2. Install game tables and seating
   Community feedback indicated a desire for a community gathering spot. Installing game tables, similar to the tables at 3550 Commonwealth Avenue Park, would provide an opportunity to create social connections for both older children and adults.

3. Add natural play features
   Community feedback indicated a desire for play features for children in this park. Installing natural play features, such as boulders, logs, and stepping-stones, will provide play opportunities throughout the park.

4. Seek partner agreements with neighbors on park plantings
   The park is for public use. Many private properties have planted within the park boundary. An agreement would ensure the plants are appropriate variety and non-invasive.

5. Explore an additional park entrance
   Community feedback indicated that the single entrance to the park limits access and makes visiting the park challenging. Explore adding an additional park entrance using an existing easement or through acquiring an additional easement to help make the park accessible to more neighbors.
Potomac Triangle Park
Improvement Recommendations

1. **Add a park welcome sign**
   Add a park welcome sign to meet the City’s wayfinding standards and invite park users into the park and to help create more place making in this park.

2. **Add a natural play area**
   Community feedback indicated a desire for opportunities for children to play in the park. Install a tot lot play area with nature-inspired features, similar to the playground at Judy Lowe Neighborhood Park.

3. **Add explorer gardens**
   An explorer garden provides children of all ages with opportunities to explore habitats, discover plants, and learn about wildlife. The explorer gardens could include sensory gardens, which focus on incorporating scents, textures, colors, and sounds. The explorer gardens will use native plants to provide habitat to native animals like bees, butterflies, and birds.

4. **Add a walking path through the park**
   An accessible walking path through the park would provide a loop through the park and provide an additional opportunity to access the explorer gardens. The loop would also provide access to seating areas.

5. **Add buffer plantings and shade trees**
   Planting shrubs, grasses, and native plants around the perimeter of the park will help define the edges of the park and create a natural boundary to the park border. The native plants will also provide an area for natural habitat within a largely urban setting. Additionally, plant new trees in areas that allow for good sightlines and provide shade in the park.

6. **Add social seating areas**
   Community feedback indicated a need for social gathering space. Install round tables to provide places for visitors and caregivers to relax, picnic, and socialize.

7. **Maintain bollards along the edge of the proposed road**
   Maintain bollards along the edge of the proposed extension of Nelson Avenue to prevent cars from driving through until the Department of Transportation & Environmental Services determines the future conditions of this road.

*Department of Transportation & Environmental Services to determine future conditions of proposed Nelson Avenue extension.*
Ruby Tucker Park: 3500 Richmond Highway

Improvement Recommendations

1. **Investigate Capital Bikeshare opportunities**
   There is a large, unused concrete pad adjacent to Richmond Highway along the edge of the park. This concrete pad used to hold a bus shelter for a bus stop that has since been moved to a different location along Richmond Highway as part of a bus stop reconfiguration. Investigate installing a Capital Bikeshare station in this location.

2. **Plant tree in empty tree well**
   Plant a tree in the empty tree well to replace the tree that was previously removed.

3. **Remove middle bench**
   There are 5 benches in the center of the park. The middle bench is placed in a location and direction that is not conducive to creating social connections. Replace this bench with a circular picnic table or change the direction of the bench so that it faces the bench closest to it will help create a location to facilitate gatherings and social connections.

4. **Provide a native plant/pollinator garden**
   A native plant/pollinator garden will be visually pleasing and provide an area for natural habitat within a largely urban setting. An educational sign explaining the native/pollinator plants could add an additional educational component to the park.

5. **Replace horseshoe pit**
   The existing horseshoe pit is not well used. Replacing with a bocce court provides a more desired recreation option in this area.

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Ruby Tucker Park: 3500 Richmond Highway

![Map of Ruby Tucker Park]
St. Asaph Park: 221 E Mount Ida Avenue

Improvement Recommendations

1. Upgrade and relocate the lights in the park
   The existing light fixtures are in poor condition and are located in areas that limit use of the park. Updating and relocating the lights would help create more space for park use.

2. Install a walking path
   An accessible walking path through the park would connect the two park entrances. A loop through the open space would provide a defined social space and accessibility to the picnic tables.

3. Provide a native plant/pollinator garden
   A native plant/pollinator garden will be visually pleasing and provide an area for natural habitat within a largely urban setting.

4. Install picnic tables
   Community feedback indicated a desire to relax and create social connections in the park. Picnic tables would provide a place to relax, picnic, and socialize.

5. Resolve drainage issues
   Rainwater and runoff causes ponding throughout the park. Study the drainage issues to determine the cause and implement an appropriate solution.

6. Relocate the park sign
   The park sign is currently somewhat hidden and not near the most used entrance to the park. Additionally, community feedback indicated a desire to remove the barberry bushes along E. Mt. Ida Avenue. Placing an updated park sign where the barberry bushes are currently located, also near the new walking path, would provide a clearer entrance to the park.

7. Cover utility box with mylar patterned cover
   Similar to the traffic control box wraps project conducted throughout the City in 2015 and 2016, cover the existing green utility box with a patterned wrap.

8. Remove invasive species and preserve native plants
   Develop and implement a plan to remove invasive species, such as barberry bushes, throughout the park. Ensure that native plants in the park are identified and preserved.
Sunset Mini Park: 4 Sunset Drive
Improvement Recommendations

1. **Move fence to designate use areas**
The fence is currently around the entire park, and community feedback indicated that many people are not aware this is a park. Moving the fence so that it is only around the playground opens up the rest of the park to passers-by and creates a more inviting space for all ages.

2. **Renovate the playground**
The playground equipment is limited in this park and does not adequately use the available space. The current playground was renovated in 2007. When appropriate to renovate the full playground, consider a train theme given the proximity to train tracks that serve Amtrak and WMATA trains.

3. **Add social seating area**
This park could be a gateway into the City from the WMATA/Amtrak stations and be a good place for families and visitors who use the train to picnic and play. Add picnic benches or Adirondack chairs in the grass area near the cherry trees to create a community gathering area.

4. **Add a park welcome sign**
Add a park welcome sign to meet the City’s wayfinding standards and invite park users into the park and to help create more place making in this park.

5. **Improve park access from King Street**
Improve the pedestrian crossing to the park across Sunset Drive to provide safe and accessible access from King Street. This may include updating the existing crosswalk to high visibility and updating the ADA access ramps at the intersection of Sunset Drive and King Street.

6. **Consider public art**
Work with the Office of the Arts to appropriately integrate public art into the design process for this park.

*Transportation and Environmental Services is considering improvements to the design of the King Street, Callahan Drive, and Russell Road intersection.*
Washington Way: 120 North Pitt Street

Improvement Recommendations

1. **Add a park welcome sign**
   Add a park welcome sign to meet the City’s wayfinding standards and invite park users into the park.

2. **Seek partner agreements with neighbors on park plantings**
   The planting bed in the park has been informally maintained by neighbors for a number of years. Actively seek a partner and formalize an agreement to maintain the plantings.

3. **Add a contrasting treatment to the alley**
   Adding a contrasting treatment, such as thermoplastic, pavers, or cobblestones, to the alley will help differentiate this portion of the alley so that it is more inviting and is connected to the park.

4. **Replace evergreen**
   The large evergreen bush is unhealthy and restricts views into the park, especially from the southeast side of the park. Replace this bush with native plants that are appropriate for the site.

5. **Raise the alley elevation**
   There are no ramps on the curbs along the alley through the park, which renders a portion of the park inaccessible and artificially separates the two sides of the park. Raising the elevation of the alley surface and adding a strip of truncated domes along the edge of the alley will improve accessibility and help join the two sides of the park together.

6. **Add a historical marker**
   Washington Way has a direct connection to George Washington, whose townhouse was located just around the corner on Cameron Street. Add a historical marker, sign, or stanchion to commemorate the historical significance of this location.

7. **Add social seating areas**
   Install moveable round tables with seating, similar to those in Waterfront Park, to provide places to relax, eat a meal, and socialize.

8. **Add string lights**
   Installing string lights would enhance the appearance of the park and draw people into the park without creating bright light that would disturb neighbors.
**Woodbine Tot Lot: 1509 Woodbine Street**

Improvement Recommendations

1. **Update park signage**
   The existing park welcome sign will be updated to the current standard.

2. **Add additional seating**
   Install picnic table seating that could be used as a gathering area for caregivers and for multi-generational gatherings. Also install multi-tiered seating near the playground that can be used as a gathering area for caregivers and allows them to see children throughout the playground.

3. **Renovate and reconfigure the playground**
   The existing playground is outdated and does not meet the community needs. It can be difficult for caregivers to see children throughout the playground due to the location of the equipment. The play equipment will be updated with new structures for multiple age groups.

4. **Add a gate to the alley**
   Community feedback indicated that families along Dogwood Drive would like to access the park through the alley. Along with a gate, additional signage in the alley would need to be installed warning drivers that children are present.

5. **Add paint/thermoplastic to the alley**
   To add additional color and visibility to the alley near the playground, install a thermoplastic or painted design in the alley along the length of the playground. This acts as a safety feature to help cars slow down and adds color and vibrancy to the park.