City of Alexandria

Neighborhood Parks Draft Improvement Plans

Spring 2015

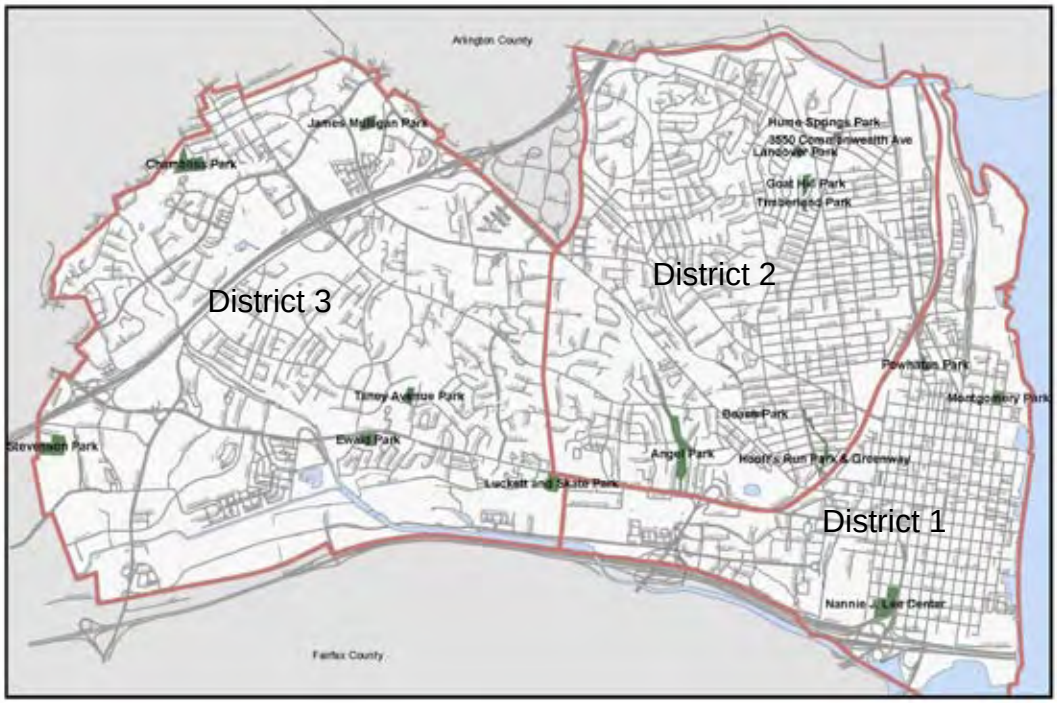
The Division of Park Planning, Design, and Capital Development is currently planning for the City's existing Neighborhood Parks, which we characterize as being 0.5 - 10 acres with a service area of up to 0.5 miles. The results of this plan will help determine budgeting priorities and recommendations for both short and long-term incremental improvements, ensuring that neighborhood parks serve Alexandria's needs now and into the future.

Staff developed the following draft plans after an extensive existing condition and use analysis and community feedback in Fall 2014. The draft plans will be available for the public to review on the City's website and in the parks until mid-June 2015. Park Planning will hold community workshops on the following dates:

District 1: May 14, 7pm
(location TBD)
Includes: Montgomery Park, Powhatan Park, Lee Center

District 2: May 27, 7pm
(location TBD)
Includes: Hume Springs Park, 3550 Commonwealth Ave, Landover Park, Goat Hill Park, Timberland Park, Hooffs Run Park & Greenway, Beach Park, Angel Park

District 3: June 4, 7pm
(location TBD)
Includes: Luckett/Skate Park, Taney Ave Park, Ewald Park, Mulligan Park, Chambliss Park, Stevenson Park



Staff will also hold feedback sessions at events throughout the City during the spring.

Following community input, Park Planning Staff will make changes to the draft plans and complete the document, including cost estimates. In fall 2015, Staff will present the final draft plan to the Park and Recreation Commission and City Council for endorsement.

If you have questions, please contact Dana Wedeles at dana.wedeles@alexandriava.gov or 703-746-5491.

Recommendations for all Neighrbohood Park Plans

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 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. Furthermore, as pointed out through community feedback, park users are often lost in the Parks, particularly when trying to find athletic facilities. Developing a wayfinding program through the parks, coordinated with the City's newly adopted Wayfinding guidelines and graphic standards, can 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.

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 by providing a connection to the past.

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 six parks in order to support Alexandria's Eco-City principles. (See the appendix for proposed receptacle locations).

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.

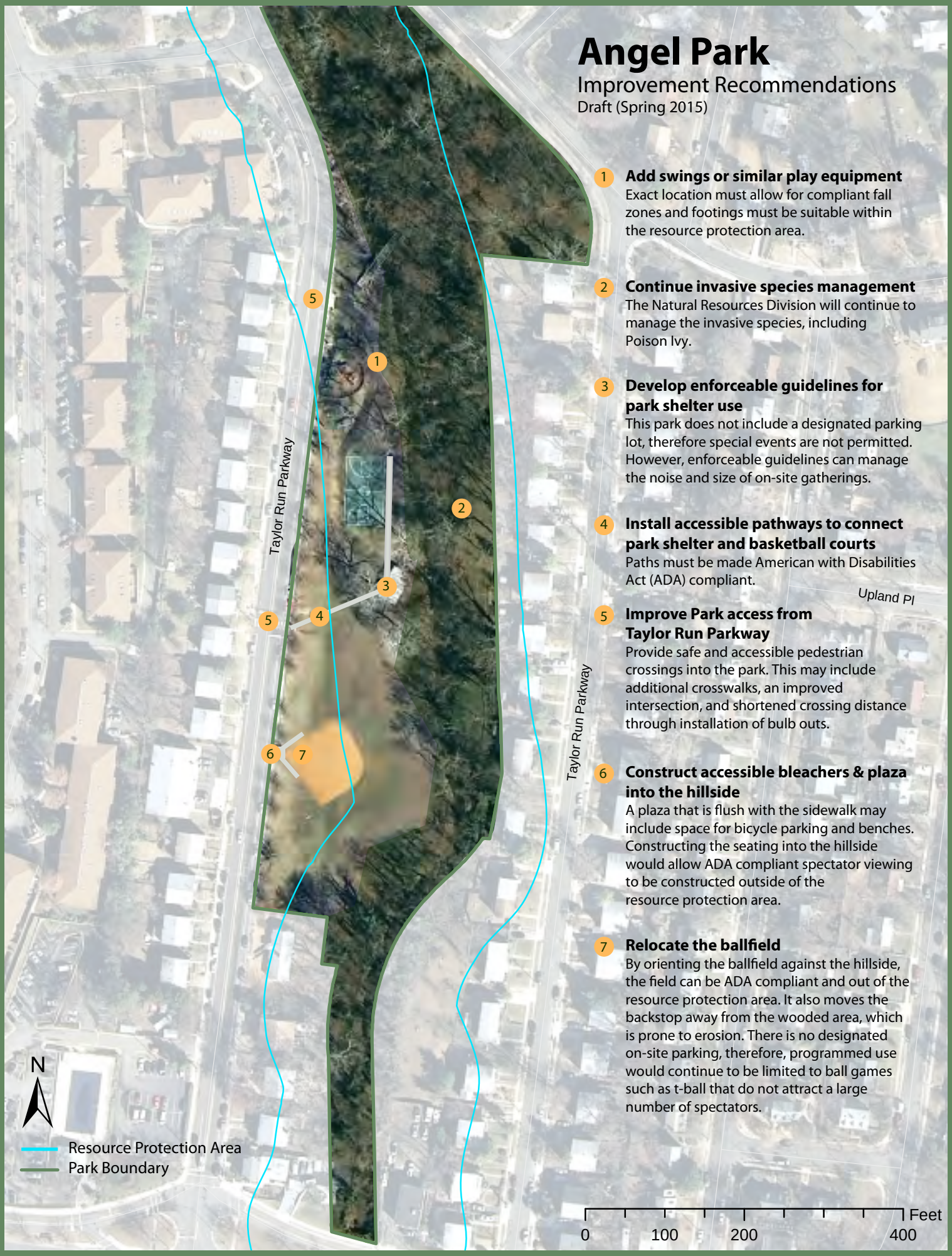
Angel Park

Existing Conditions

Angel Park

Improvement Recommendations

Draft (Spring 2015)



1. **Add swings or similar play equipment**
   Exact location must allow for compliant fall zones and footings must be suitable within the resource protection area.

2. **Continue invasive species management**
   The Natural Resources Division will continue to manage the invasive species, including Poison Ivy.

3. **Develop enforceable guidelines for park shelter use**
   This park does not include a designated parking lot, therefore special events are not permitted. However, enforceable guidelines can manage the noise and size of on-site gatherings.

4. **Install accessible pathways to connect park shelter and basketball courts**
   Paths must be made American with Disabilities Act (ADA) compliant.

5. **Improve Park access from Taylor Run Parkway**
   Provide safe and accessible pedestrian crossings into the park. This may include additional crosswalks, an improved intersection, and shortened crossing distance through installation of bulb outs.

6. **Construct accessible bleachers & plaza into the hillside**
   A plaza that is flush with the sidewalk may include space for bicycle parking and benches. Constructing the seating into the hillside would allow ADA compliant spectator viewing to be constructed outside of the resource protection area.

7. **Relocate the ballfield**
   By orienting the ballfield against the hillside, the field can be ADA compliant and out of the resource protection area. It also moves the backstop away from the wooded area, which is prone to erosion. There is no designated on-site parking, therefore, programmed use would continue to be limited to ball games such as t-ball that do not attract a large number of spectators.

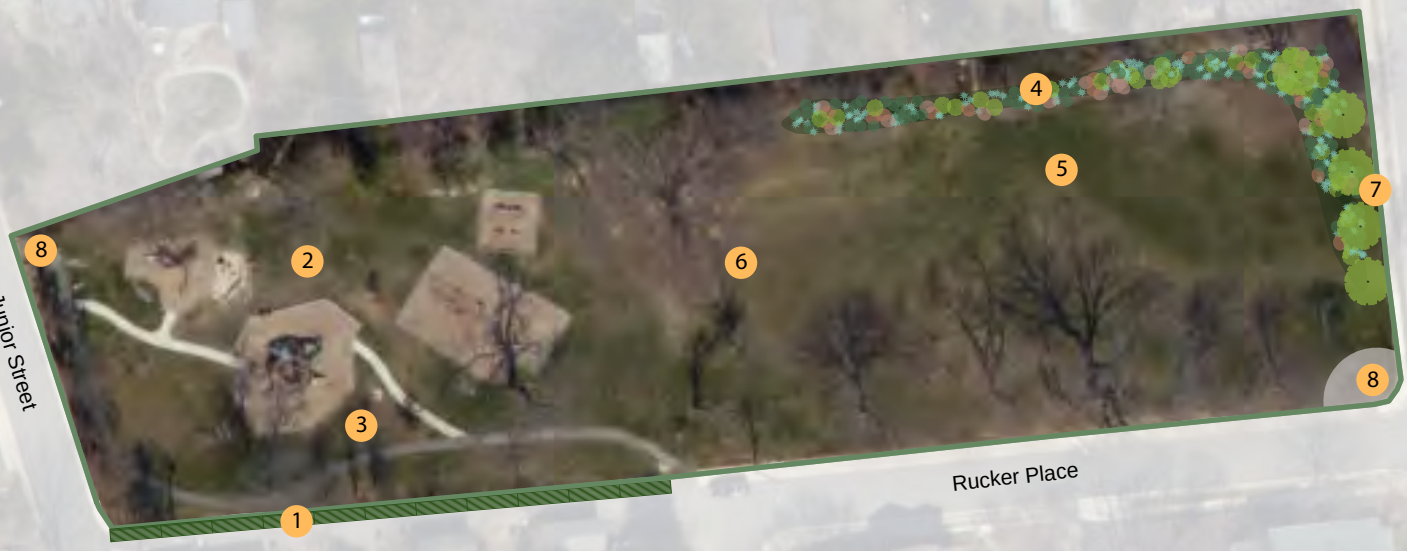
Beach Park

Existing Conditions

Beach Park

Improvement Recommendations

Draft (Spring 2015)



1 **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 grass-pave or recycled materials. A green alley would also serve as a transition from the right-of-way to the park and capture some of the rainwater before it enters the park.

2 **Update existing playground and provide more equipment geared towards older children and natural play features**
The current playground is standard playground equipment, mainly focused on ages 2-5. Community feedback indicated that there is a need for additional structures that interest older children and promote more imaginative play.

3 **Improve drainage by the playground**
Rainwater often causes ponding east of the playground. In combination with the green alley, a small yard drain will resolve this problem.

4 **Install rain garden to capture water draining through the Park**
The park slopes to the north causing all rain water to move that direction and then pond along the northern edge and the center of the field. A rain garden will serve as a basin to capture and then absorb the water. A drain may also be used to direct a portion of the rainwater to an overflow location in the event of heavy rains.

5 **Re-grade turf and install irrigation system**
The turf is currently in poor condition. Re-grading and soil will help control the drainage issues by diverting water toward the rain garden. Irrigation will help sustain the grass.

6 **Remove amphitheater stairs while maintaining slope**
The amphitheater does not serve its intended purpose and is in poor condition. The community feedback indicated the desire to remove the stairs altogether and retain a hill for children to play on and sled down.

7 **Remove wooden bollards and replace with trees**
The existing wooden bollards prevent vehicles from entering the park but are in poor condition. Trees would serve the same purpose and also better absorb water in the existing swale.

8 **Create entry plaza with park sign, trash can, benches, and bike racks**
A new formalized entrance to the park would create a small space for a park sign, benches, and bike racks. The benches can become a social spot for all ages to relax. adjacent trees can add shade to the seating area.

Park Boundary

N

0 50 100 200 Feet

Chambliss Park

Existing Conditions

Chambliss Park

Improvement Recommendations

Draft (Spring 2015)

1. **Construct nature trail**
A new soft surface nature trail, beginning at Chambliss and Fillmore would bring park users through the park, connecting to a pathway system. Benches along the trail near the play equipment would provide quiet seating areas.

2. **Install play features and remove unfenced dog area**
While the John Adams School playground is a short distance from this area of Chambliss Park, it is up a hill, making it inaccessible, and not available to non-school aged children during school hours. This plan recommends small play areas scattered along a new pathway. Some of the features would cater towards non-school age children and would include a nature-based theme to fit within the surrounding environment. This would replace the unfenced dog area, which is rarely used for its intended purpose. Removal of the unfenced dog area requires an amendment to the City's Dog Park Master Plan.

3. **Reconfigure the existing east-west pathway**
The current path connecting Chambliss to John Adams School is in poor condition. Sharp angles create areas that are out of view. To increase visibility and safety, this plan recommends reconfiguring the path slightly north. The path will also require a switchback down the hill to be Americans with Disabilities Act compliant.

4. **Install bike racks**
Bike racks will be added to the parking lot entrance and can be useful for cyclists using the adjacent entrance to the Holmes Run Valley Stream bike trail.

5. **Convert the parking lot to an unfenced dog park with landscape barrier along the street and Resource Protection Area (RPA)**
The existing parking lot is under used as there is street parking along the park on Chambliss St. There is community support for a fenced dog area in Chambliss Park, however, the Dog Park Master Plan stipulates that fenced dog areas must be 1/2 acre, 50 ft. from a residential property, and 60 ft from any stream bed or water source. The only area of the park that meets these size requirements is area shown in recommendation #1, however, it would fill the entire area. Staff does not support such a highly dedicated park use in a location with passive and natural character. Instead, this plan recommends an unfenced dog area at the parking lot with a landscape barrier to prevent dogs from running into the RPA and street.

6. **Create park entrance and trail from Scott Street**
Park users have created a desire line and opening in the woods from Scott Street to the park. This indicates the need to formally establish this as a trail. The park entrance would include a refinished wooden fence at the dead end of Scott Street, a park sign, and a soft surface nature trail. This trail would provide improved access for students and their parents to walk to John Adams School through the park.

7. **Convert the John Adams School parking lot to play fields**
The draft 2015 Long-Range Educational Facilities Plan proposes a school addition and parking lot in the current location of the school's playground, concurrent with the implementation of the road network outlined in the Beauregard Small Area Plan. As a result, a play area and play fields would be established in the location of the existing parking lot. The Chambliss Neighborhood Park Plan supports this proposal as it creates a more cohesive recreation area.

3550 Commonwealth Ave

Existing Conditions

3550 Commonwealth Ave

Improvement Recommendations

Draft (Spring2015)

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.

Ewald Park

Existing Conditions

Ewald Park

Improvement Recommendations (Spring 2015)

1. **Expand parking lot and create turnaround**
The current parking lot is small, unstriped and does not allow for turnaround space. This plan proposes expanding the lot and including a landscaped median to provide a turnaround. It would also include parking spaces for disabled park users.

2. **Create pedestrian entrance plaza near Duke St./Jordon 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 (alternatively, court may be area for fitness equipment)**
The existing basketball court is one of the most popular in the City. A second court would help meet the demand at this park.

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 futsal 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.

5. **Replace the pool and poolhouse with two futsal courts**
The pool has been closed since 2011. When it was open there was low use as the site is not condusive to a high capacity aquatics facility. The current poolhouse blocks visibility from Duke Street creating an unsafe setting behind it. This plan recommends replacing the pool and poolhouse with futsal (soccer) courts to meet the increasing demand in the city.

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. **Remove the trees and re-grade to improve visability from Duke Street**
The existing row of trees, in combination with the topography, cause a visual barrier from Duke St and make it seem unsafe. Removing the trees will increase visibility into the playground.

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.

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 surveilance. It is also located next to the picnic area to allow for joint uses.

Goat Hill Park

Existing Conditions

Goat Hill Park

Improvement Recommendations

Draft (Spring 2015)

1 **Improve access from Kennedy St.**
There is currently no designated pedestrian crossing across Kennedy Street and park users, including children, often jaywalkto enter the park. Access improvements may include a crosswalk and signage at Ancell St. to create a safer intersection with a better defined street crossing.

2 **Formalize park entrance as a nature trail entrance at Hickory St.**
Currently, the only public park entrance from Hickory St. is unmarked. A sign and park map would indicate that this is a public entrance leading to a trail and playground. Marking this as the entrance will also encourage park users to enter through the public route rather than through private openings.

3 **Eradicate invasive species and restore natural area**
This section of the park is the most disturbed, with some mature native trees, but mostly pervasive invasives like Tree-of-Heaven, Bush Honeysuckle, etc. This is the area of the park with most of the active dumping of private materials.

4 **Continue native plant restoration**
This area is a very steep, sandy, "no public access" hillside formerly covered in Kudzu. In the past two years, the Natural Resource Division has substantially planted appropriate native plants. Staff has also installed educational signage ("Native Plant Conservation Zone") in this area.

5 **Conserve remnant trees**
The grassy knoll is an area of old remnant trees, likely from the historic Warwick estate. This includes a large, old Southern Red Oak and Black Cherry, as well as numerous mature Post Oak, Mockernut and Pignut hickories, American Elm, etc. Notable trees would be marked and preserved with environmental education signage.

6 **Construct nature trail**
The current makeshift trail through the woods, connecting the playground and open lawn shows the desire for a formal nature trail. A new trail would include stairs to allow safe access up the slope. This would also create an area for children to explore nature.

7 **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.

Hooffs Run Park & Greenway

Existing Conditions

Hooffs Run Park & Greenway

Improvement Recommendations

Draft (Spring 2015)

1. **Install bike share station**
The parking lot is located 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. (This station would need to be re-located upon implementation of recommendation #2).

2. **Convert half of the parking lot to expand the unfenced dog area and add shrubs and natural barrier along street**
The existing parking lot is, for the most part, not used for park users, despite it being within an area zoned for recreational purposes. There is community support for a fenced dog area in Hooffs Run Park & Greenway, however, there are no appropriate locations as the Dog Park Master Plan stipulates that fenced dog areas must be 1/2 acre and 50 ft. from a residential property.

   The existing unfenced dog area could be expanded into the parking lot. Shrubs and other plantings can be planted along Commonwealth Ave and Oak street to define the edges of the unfenced dog area and create a natural barrier to stop unleashed dogs from going into the street.

3. **Install backboard at the tennis court for solo play**
There is community support to add a backboard to this already popular tennis court to allow for solo practice.

4. **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.

5. **Paint or cover 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 an enlivening and interactive design for the surface.

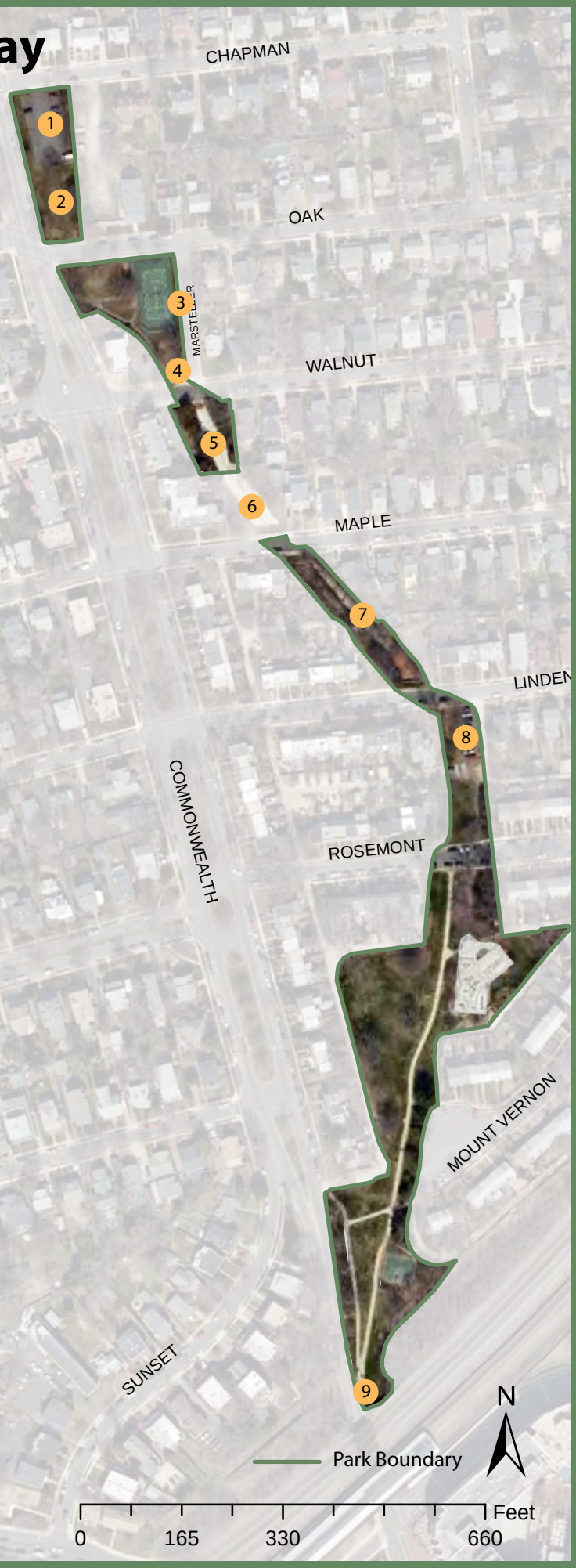
6. **Consider access easment to connect trail**
The parcel at Maple Street that seems to connect the trail is private property. An access easment along the site would complete a public path from the Metro through Rosemont.

7. **Renovate trail between Maple and Linden Streets**
While used by many commuters to and from the Metro, 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.

8. **Renovate the parking lot to define the space**
The existing gravel parking lot appears informal and non-standard. 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 and marked with standard signs to indicate that it is parking for park use. Bike racks can also be added to the lot.

9. **Install wayfinding signage**
Signs with a map of the park will help identify the park and orient trail users.

**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.*



Hume Springs Park

Existing Conditions

Hume Springs Park

Improvement Recommendations

Draft (Spring 2015)

1. **Renovate playground**
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**
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**
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**
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**
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**
A butterfly garden near the playground 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.

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

Landover Park

Existing Conditions

Landover Park

Improvement Recommendations

Draft (Spring 2015)

1. **Install crosswalks from Burgess Ave across Landover St**
   Currently, there are no crosswalks across Landover Street near the park entrance. Crosswalks would both serve as a traffic calming measure and as a visual cue to the park entrance.

2. **Plant a new line of healthy trees and replace the fence along Landover St**
   The existing trees along the street are in poor health and the existing fence is in bad condition, providing a poor sightline along the park. A new 4 ft standard fence and new trees would make the park more welcoming and clean.

3. **Renovate Park entrance**
   The entrance has broken asphalt and is unsightly. An tidier park entrance would make the park more attractive.

4. **Install stairs to connect to Warwick Pool**
   There is currently an opening in the fence between Warwick Pool and Landover Park, however there are no stairs to connect down the steep slope. Installation of stairs would provide a safer connection for Park users and stop the desire line from causing further erosion.

5. **Create a new park entrance on the north corner of the park**
   A new entrance would encourage pedestrians to enter from north end of the park and create a better access from Mt. Vernon Ave. Incorporating the existing wooden poles into the entrance can make a unique entrance and Park feature.

6. **Wrap the wooden poles with colorful material**
   The wooden poles, left from previous on site structure, could provide an opportunity for public art if wrapped with printed material, such as mylar.

7. **Install railroad ties or other low barrier along playground**
   A barrier along the playground will prevent mulch from entering the rubber surface area.

8. **Install shade structures over benches**
   The playground is very hot in the summer. Shade structures overhead would make the site more comfortable for children and care-givers.

9. **Install a fence along the corner of the Park**
   The area behind the pool is hidden from view and provides a safety concern. Closing it off from the public will help keep people, particularly children, from entering the area. The area behind the fence should be planted as a meadow or woodland area to lower maintenance needs.

Lee Center

Existing Conditions

Lee Center

Improvement Recommendations

Draft (Spring 2015)

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 and replace trees 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 to allow site surveillance and replace with low native species perennial grasses and/or shrubs. Remove approximately 5 trees and reestablish in locations closer to the parking area/away from building foundation.

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 **Hold design competition to determine interim use for the closed pool**
The Lee Center Pool has been closed since 2009. The 2012 Aquatics Facility Feasibility Study recommends the Lee Center pool be re-purposed as a therapeutic pool. Given the high cost of this recommendation, the pool is not likely to be re-purposed for many years. 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.

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 **Plant a meadow between the building and new pathway**
A meadow will help beautify the site, which currently lacks any plantings.

7 **Construct new accessible playground**
The Miracle League of Alexandria is currently working with staff to install a new playground with accessible play features. The site will be open to the public but the primary users will be the therapeutic recreation programs, based in the Nannie J. Lee Center. The playground will have a music theme and be named for Ruthanne Lodato. The playground plan also calls for trees to be planted along the playground.

8 **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.

9 **Plant new trees in the parking lot**
The parking lot does not meet the City of Alexandria Landscape Guidelines which requires planted tree islands for every ten spaces. New trees will provide shade and help green the asphalt area.

10 **Add picnic tables and grill**
A picnic area could be rented for outdoor gatherings or be used by the Nannie J. Lee Center after-school and summer camp programs.

11 **Irrigate field using 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.

Luckett Ballfield & Schuyler Hamilton Jones Skate Park

Existing Conditions

Luckett Ballfield & Schuyler Hamilton Jones Skate Park

Improvement Recommendations

Draft (Spring 2015)

1. **Route a bike path through the parking lot to Quaker Lane**
The existing bike route from the city's east to west goes from Colvin St. up to Duke St. and down Wheeler Ave. By installing a bike path through the City-owned parking lot and parcel south of the ballfield, cyclists would be able to avoid the busy and dangerous section of Duke St.

2. **Extend pathway and provide ADA access to dugouts and seating**
There are currently no paths connecting the dugouts, bleachers and ballfield entrance. A new path will connect these features and be accessible from the parking lot.

3. **Upgrade ballfield facilities**
This ballfield needs upgraded dugouts, first base field access, bleachers, and a press box. There is also space to build batting cages to help meet a citywide need for this recreational feature.

4. **Re-grade the ballfield and improve drainage**
Following rain events there is often standing water in the outfield due to poor drainage. With standing water, games and practices are forced to be canceled. Re-grading the field and improving drainage will greatly improve the maintenance and usage of the park.

5. **Replace the modular skate park features with a concrete design**
The skate park was built in 2002 with modular features. These features have a life span of 15-20 years and will need replacement in the upcoming years. This plan recommends replacing the site with a the new industry standard of a concrete skate park, as shown in the image below. While more expensive to construct, concrete requires less maintenance and replacement overtime and is preferred by skate boarders. Concrete provides smoother and safer surfaces, seamless transitions, and design flexibility. The current site is 12,000 sq. ft. and there is room to expand up to 18,000 sq. ft.

6. **Install new pathway from the east corner of the Park**
Many skateboarders take the Duke St. bus to the Park, using the bus stop on the corner of Duke St. and South Quaker Lane. Yet, the entrance to the park is on the West side. There is a clear desire line from this pathway to the Skate Park, indicating where a pathway is needed for easier access.

7. **Improve Plantings along Duke Street**
The original plan for the site in 2002 intended for the Photinia plantings to be maintained at a height of 3'-4' ft. in order to maintain visibility into the park. A new planting plan and maintenance will help improve the attractiveness and surveillance of the site from Duke St.

Montgomery Park

Existing Conditions

Montgomery Park

Improvement Recommendations

Draft (Spring 2015)

1. **Renovate and move 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 under utilized 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 an open lawn, as shown in recommendation #5.

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. **Install pathway to connect the south side of the Park**
The park currently feels disjointed because there is no connection between the park features. A new path, connected to an interior loop, would create a walking system and encourage greater use of the park.

4. **Grade the center of the Park and create a passive lawn**
This park has a number of programmed park 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 open lawn that can be used for passive play, picnicking, and community events. The lawn is adjacent to the park shelter, allowing greater possibilities for the shelter to be used as a small rental space. Benches would surround the center lawn.

5. **Renovate the parking lot to include green infrastructure**
This plan recommends replacing 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.

6. **Fix drainage issues along Fairfax Street**
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.

7. **Install backboard at the tennis court for solo play**
There is community support to add a backboard to this already popular tennis court to allow for solo practice.

N

Park Boundary

0 50 100 200 Feet

Proposed trees

Newly planted trees

James Mulligan Park

Existing Conditions

James Mulligan Park

Improvement Recommendations

Draft (Spring 2015)

1. **Repair the stairs and trail from 28th St. in coordination with the Alexandria Rehabilitation Housing Authority (ARHA)**
   The current access to the Park from 28th Street is located on ARHA property. It has fallen into disrepair and is an unsafe condition. The city intends to work with ARHA in Spring 2015 to repair the stairs and path connection.

2. **Clear invasive brush along access path**
   In conjunction with the Spring 2015 stair project, the City plans to work with volunteers to clear the brush along the pathway so that it feels more open and safer to walk by.

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 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. **Work with neighboring property to provide public access**
   Mulligan Park is currently inaccessible for people with disabilities. It also lacks public access for maintenance vehicles. Because it is essentially surrounded by private property there is no practical way in which to access the site for maintenance purposes without crossing private property. The city will seek an agreement with the adjacent properties to (1) allow maintenance vehicles to park on private property and (2) dedicate two parking spaces in front of the park for people with disabilities to use.

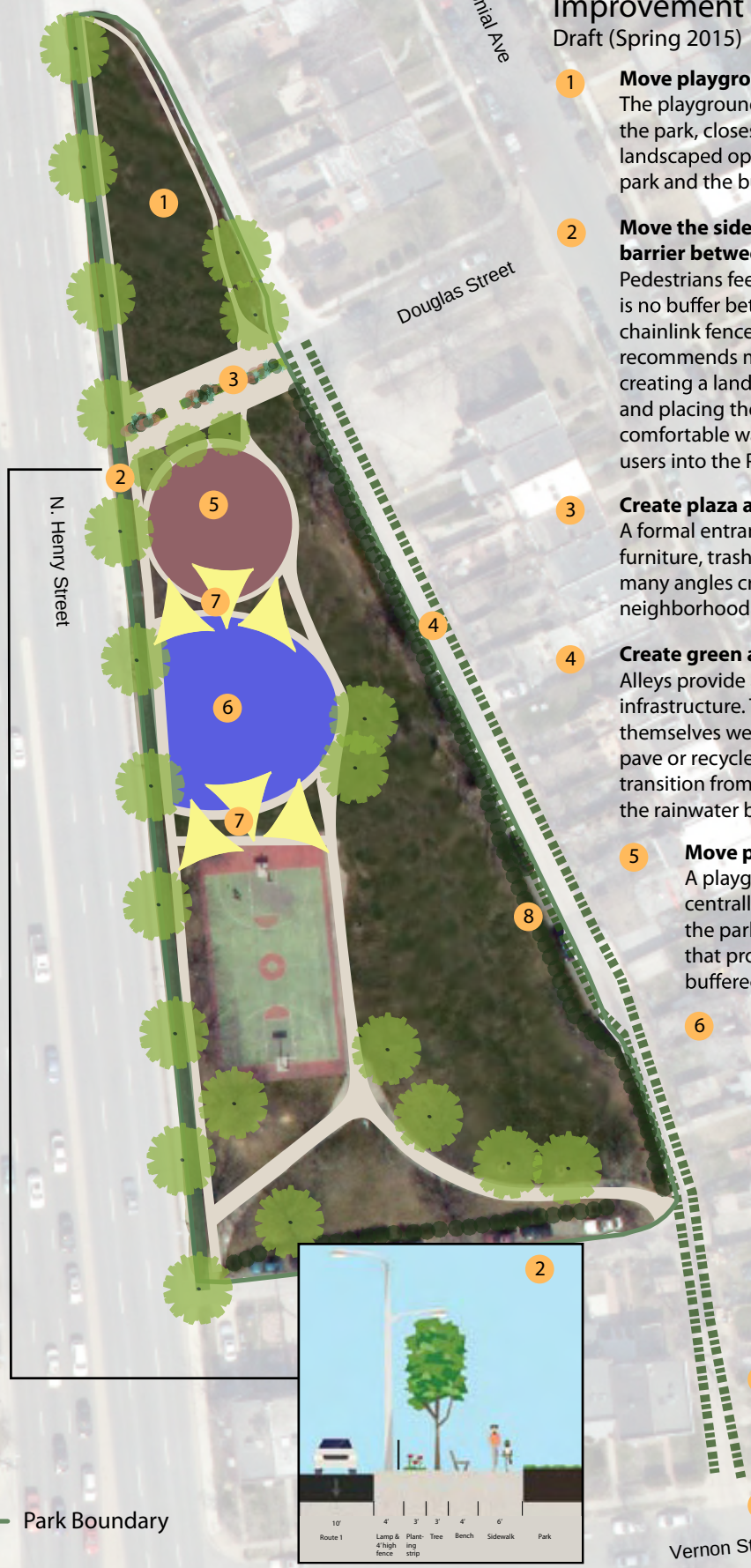
Powhatan Park

Existing Conditions

Powhatan Park

Improvement Recommendations

Draft (Spring 2015)



1 **Move playground and create planted passive area**
The playground is currently located in the most narrow part of the park, closest to Route 1. Restoring this part of the park to landscaped open space will create a visual buffer between the park and the busy street.

2 **Move the sidewalk within the park and create a planted barrier between the pedestrian route and N. Henry Street**
Pedestrians feel unsafe walking along the Park's edge as there is no buffer between the sidewalk and route one. The existing chainlink fence also makes the park unwelcoming. The plan recommends moving the fence to the west side of the sidewalk, creating a landscaped buffer between the fence and sidewalk, and placing the sidewalk within the park. This will create a more comfortable walk for pedestrians along Route 1 and also invite users into the Park from the north and south entrances.

3 **Create plaza at the end of Douglas Street**
A formal entrance at Douglas Street will include a park sign, furniture, trash can and landscape. It will be open and visible from many angles creating a safe enviornment for passive play and neighborhood socialization.

4 **Create green alley**
Alleys provide an opportunity for green stormwater infrastructure. Their lower vehicle volumes and designs lend themselves well to pervious pavement options such as grass-pave or recycled materials. A green alley would also serve as a transition from the right-of-way to the park and capture some of the rainwater before it enters the park.

5 **Move playground to a central location with shade**
A playground with new equipment will be located centrally to increase access and create a destination within the park. The new playground will include equipment that promotes natural and imaginative play and shall be buffered from the street by shade structures and trees.

6 **Remove tennis court and replace with adult fitness area**
Currently, the tennis court is rarely used and its footprint consumes a large part of the park. When it is used, no more than four particpants can play, limiting park use. Furthermore, its fence creates a visual barrier. This plan recommends replacing the tennis court with outdoor fitness equipment. There has been an increased demand for this activity in the City and the equipment would attract many park users. Its design would be open to allow visibility in the Park from all angles.

7 **Install shade structures**
Colorful shade structures will provide year-round shade and make the park visible from Route 1.

8 **Provide consistent line of shrubs along the alley**
The current shrubs provide a natural barrier between the park and alley but are inconsistent and not a complete linear line.

Stevenson Park

Existing Conditions

Stevenson Park

Improvement Recommendations

Draft (Spring 2015)

1. **Install wayfinding signs along Stultz and Stevenson Street to direct park users to the parking lot**
   It is unclear that the parking lot is a public lot for the park because there are no signs and it appears to belong to the adjacent townhouses. Signs would direct park users to the lot and help increase the sports use of the park.

2. **Create trails with wayfinding signs 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. **Consider an access easement to create a trail connection to Yoakum Parkway**
   Yoakum Parkway is a very densely populated area of the city that lacks access to public open space. Stevenson Park is in close proximity to the area, but is separated to the east by a privately owned wooded area. The city hopes to obtain an access easement through this land in order to provide access to recreational space for city residents.

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 Luckett Field, as shown in the image below. While the outfield cannot be beyond 25000 ft., a shorter outfield could still sufficiently be used for Little League games and help meet the increasing demand for ballfield space. RPCA intends to install irrigation to this field in 2015, which would also 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 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.

Taney Ave Park

Existing Conditions

Taney Ave Park

Improvement Recommendations

Draft (Spring 2015)

1. **Install widened trail connection between the two parts of Taney Ave**
   The current sidewalk between the east and west end of Taney Ave is in disrepair. A new trail would be 10 ft wide, allowing both pedestrians and cyclist to safely pass through. The trail would also create a new east-west pedestrian-cyclist link that runs parallel to Duke Street.
2. **Clear non-native brush between the trail and Park**
   The area between the Taney trail connection and the park is full of overgrown non-native brush. This plan proposes removing some of the brush to make both sections of the park feel cohesive and give sightlines to the trail from the park, enhancing safety.
3. **Create entry plaza to the Park**
   The park does not currently have a formal entrance. The park rules and regulation sign is on the fence and a single pathway, without designation, leads users into the park. A plaza at the corner would include park furniture such as a bench, bike racks, and a sign. Its shown on the corner of Taney to invite park users either into the park or onto the trail.
4. **Install No Parking sign at the two spaces closest to the park**
   Taney Avenue dead ends at the park and there is no space for a car to turn-around. By making the last two spaces "no parking," cars and maintenance vehicles will have the space and ability to back up and preform a 3-point turn.
5. **Install climbing play features**
   The center of this lawn can serve as an area for natural play and climbing features while still retaining the passive character of the park. Natural play may include boulders, balancing equipment, and other child-friendly structures. Existing benches on either side of the lawn provide spaces for parents to sit and watch their children.
6. **Provide accessible path to new benches**
   Park Operations recently replaced the park furniture in this Park, including an ADA picnic table. A pathway will be added for people with disabilities to access the table.
7. **Repair split rail fence**
   The existing fence is in disrepair and needs replacement.

Park Boundary

N

0 50 100 200 Feet

Timberland Park

Existing Conditions

Timberland Park

Improvement Recommendations

Draft (Spring 2015)

1. **Install park entrance and regulations sign on Kennedy Street**
   Currently, there is no indication from the street that there is a park located between the two adjacent houses.

2. **Improve the park access trail**
   The existing asphalt trail is broken and ends in an undefined shape. This plan recommends removing the asphalt and replacing it with a mulch or a permeable surface nature trail that keeps in character with the Park.

3. **Install trash can and dog pick-up station**
   This park is used most heavily by dog walkers. Recreation, Parks and Cultural Activities will install a dog bag station if its adopted by a community group because staff cannot maintain the constant need for bags. A new trash can would be provided next to the bag station with regularly scheduled City trash pick-up service.

4. **Eradicate invasive species, including bamboo, and plant native plants**
   Incorporate thoughtful, up-front ecologically based landscape planning for the Park as a means of improving the quality of the environment within the City while reducing maintenance requirements and costs over-time.

5. **Secure the foundation of the wooden structure and work with youth or volunteer group to construct a play fort; improve turf within fort area**
   The existing wooden structure was left behind from a former playground removed from the site over twenty years ago. The structure is in poor condition but can be reinforced and serve as the base for a natural play feature for community children. It would promote imaginative play and childhood memories. This plan recommends working with a youth or volunteer group to design and construct the fort. A concept of the idea is shown below.