FEBRUARY 25, 2015 | LD#2014040

MT. JEFFERSON PARK
EXISTING CONDITIONS PLAN | ALEXANDRIA, VA

- EXISTING DOG EXERCISE AREA
  - DRAINAGE, ACCESS AND SAFETY CONCERNS DUE TO PROXIMITY TO RAYMOND AVE
- ADJACENT BUILDINGS DIRECTLY FACE PARK
- EXISTING CHAIN LINK FENCE AT STEWART AVE
- EXISTING BUILDING AND PARKING LOT ENCROACH INTO PARK

MT. JEFFERSON PARK BOUNDARY

AREA OF BUILDING/ROAD ENCROACHMENT INTO PARK

EXISTING TRAIL (approximate alignment)
MT. JEFFERSON PARK
PROPOSED CONDITIONS PLAN | ALEXANDRIA, VA
(EASTERN PARK EDGE)

PARK WIDTH EXPANDED BY +/- 44'
(from 56' width to +/- 100' width total)

MT. JEFFERSON PARK BOUNDARY
AREA RE-PURPOSED TO MT. JEFFERSON PARK
PROPOSED BUILDINGS
EXISTING BUILDINGS TO BE REMOVED
EXISTING TRAIL (approximate alignment)
NEW TRAIL (approximate alignment)

STONEBRIDGE Carras
LandDesign.

DRAFT
**MT. JEFFERSON PARK**

**OVERALL PARK GOAL:**

"Maintain and enhance the existing park character"

**GENERAL PARK IMPROVEMENTS**

1. **Improve Dog Exercise Area**
2. **Trail Improvements**
3. **Trail Connection**
4. **Improve Signage and Wayfinding**
5. **Enhance Buffer**
6. **Phased Removal of Invasive Species**
7. **Improve Stormwater Management and Drainage**
8. **Route 1 Entrance**

**LOW-IMPACT STORMWATER MANAGEMENT AND DRAINAGE**
- Stormwater and drainage issues improved through landscape treatments such as rain gardens and swales
- No large stormwater structures proposed

**RISK GARDEN / BEST MANAGEMENT PRACTICE (B.M.P.)**

**PROPOSED TREES**

**EXISTING TREES TO REMAIN**

**IMPROVE DOG EXERCISE AREA**
- Safety: Separation of dogs from Mt. Jefferson Trail

**TRAIL IMPROVEMENTS**
- Improve Trail Surfacing from Raymond Ave to Swann/Stewart Ave

**OPEN TRAIL CONNECTION AT STEWART AVENUE**
- Includes removal of chain link fence, installation of split rail fence, removable bollard, gravel path, stone boulders, signage

**ENHANCE BUFFER ALONG WESTERN EDGE OF PARK**
- With associated replanting of native plant material

**ROUTE 1 ENTRANCE**
- Remove chain link fence
- Add bollard

**PHASED REMOVAL OF INVASIVE SPECIES**
- With associated replanting of native plant material

**IMPROVE STORMWATER MANAGEMENT AND DRAINAGE**
- Stormwater and drainage issues improved through landscape treatments such as rain gardens and swales
- No large stormwater structures proposed

**ROUTE 1 ENTRANCE**
- With associated replanting of native plant material

**ENHANCE BUFFER ALONG EASTERN EDGE OF PARK**
- With associated replanting of native plant material

**TRAIL CONNECTION AT CALVERT AVE**
- Connect Mt. Jefferson Park Trail to sidewalk at Calvert Ave

**FAQ**

**E. RAYMOND AVE.**
**CALVERT AVE.**
**STEWART AVE.**
**ROUTE 1**
**E. RANDOLPH AVE**
**FUTURE PARK RD**
**FANNON ST.**
**BURKE AVE.**
**LE GRANDE AVE.**
**E. CUSTIS AVE.**
**E. MT. IDA AVE.**
**SWANN AVE.**

**DRAFT**
TRAIL SECTION 1
Raymond to Swann/Stewart Trail Connection (260 ft. +/-)
Notes:
• Alignment to remain on existing trail (8-10' width)
• Additional trail connection to Calvert Ave
• Surface Options:
  - Natural (eg. wood chips or similar pervious material)
  - Semi-Pervious (eg. Flexipave or Gravel-Lok)
  - Impervious (eg. asphalt)

TRAIL SECTION 2
Swann/Stewart Crossing (60 ft. +/-)
Notes:
• Alignment to shift toward Park Rd and align to additional connections to east and west (8-10' width)
• Surface Options:
  - Natural (eg. wood chips or similar pervious material)
  - Semi-Pervious (eg. Flexipave or Gravel-Lok)
  - Impervious (eg. asphalt)

TRAIL SECTION 3
Swann/Stewart Crossing to Rt. 1 (380 ft. +/-)
Notes:
• Alignment to remain on existing trail (6-8' width)
• Surface Options:
  - Natural (eg. wood chips or similar pervious material)

DOG EXERCISE AREA

KEY TRAIL NODE (intersection, entrance point, trail split)

EXISTING TREES TO REMAIN

PROPOSED TREES
MT. JEFFERSON PARK
DOG PARK ENLARGEMENT | ALEXANDRIA, VA

PLANTED SLOPE

PLANTED SLOPE WITH PERIMETER FENCE

EXISTING CONDITIONS

PARK IMPROVEMENT FOCUS AREAS

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DOG PARK ENLARGEMENT | ALEXANDRIA, VA

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PLANTED SLOPE WITH FENCE AND SEAT WALL

B.M.P. BIOSWALE WITH FENCE AND SEAT WALL

EXISTING CONDITIONS

SECTION 1”=10’

SECTION 1”=10’

PARK IMPROVEMENT FOCUS AREAS 1”=200’

EXISTING CONDITIONS

EXISTING FENCE TO REMAIN
LOW FENCE (42-48” HIGH)
B.M.P. / RAIN GARDEN WITH
EX. STORM STRUCTURE
ORNAMENTAL TREE
EXISTING TREE TO REMAIN

DOG PARK
+- 6,680 SF
(150’ x 44’)

8’ WIDE TRAIL
BUFFER

RETAINING WALL / SEAT WALL (2-3’ HIGH)
PLANTED SLOPE
LOW FENCE / GUARDRAIL (MIN. 42” HIGH)

DOG PARK
+- 6,680 SF
(150’ x 44’)

8’ WIDE TRAIL
BUFFER

LOW FENCE (42”-48” HIGH)
B.M.P. / RAIN GARDEN (10’ WIDE)
RETAINING WALL
PLANTED SLOPE WITH GUARDRAIL (MIN. 42” HIGH)

EXISTING CONDITIONS

EXISTING FENCE TO REMAIN
LOW FENCE (42-48” HIGH)
B.M.P. / RAIN GARDEN WITH
EX. STORM STRUCTURE
ORNAMENTAL TREE
EXISTING TREE TO REMAIN

DOG PARK
+- 6,680 SF
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BUFFER

RETAINING WALL / SEAT WALL (2-3’ HIGH)
PLANTED SLOPE
LOW FENCE / GUARDRAIL (MIN. 42” HIGH)

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MT. JEFFERSON PARK
DOG PARK ENLARGEMENT | ALEXANDRIA, VA

DRAFT
A) PROPOSED CONDITION

B) PROPOSED CONDITION WITH PARK LANDSCAPE ENHANCEMENTS
**PROPOSED CONDITION**

- **AREA RE-PURPOSED TO MT JEFFERSON PARK**
- **EXISTING CONCRETE SWALE TO REMAIN**
- **EXISTING EVERGREEN TREE TO REMAIN**

**SECTION**

- **1"=10'**

**LAWN**

- **8' WIDE TRAIL**
PROPOSED CONDITION WITH SPUR TRAIL AND LANDSCAPE ENHANCEMENTS

- Existing tree to remain
- Existing concrete swale to remain
- Existing evergreen tree to remain

SECTION 1"=10'

PLAZA AND RETAIL

B

BLOCK C
(RESIDENTIAL)

PARALLEL PARKING

STREET TREE

PARK ROAD

ORNAMENTAL TREE

LANDSCAPE BERRMS
(3' HIGH MAX.)

PARK IMPROVEMENT FOCUS AREAS 1"=200'

E RAYMOND AVE

ROUTE 1

CALVERT AVE

E RANDOLPH AVE

SWANN AVE

STEWART AVE

FANNON AVE

8' WIDE TRAIL

8' WIDE TRAIL

8' WIDE TRAIL

AREA RE-PURPOSED TO
MT JEFFERSON PARK

LAWN

ORNAMENTAL TREE

LANDSCAPE BERRMS
(3' HIGH MAX.)