Ruby Tucker Park

History and Character

Ruby Tucker Park is located at 3500 Richmond Highway in the Potomac Yard neighborhood. The park was improved in 2002 during the development of Preston Condominiums and Townhomes. The Preston Condominium maintains the park per DSUP 2002-0001.

The park is 0.31 acres and features large shade trees, benches, a walking path, and a horseshoe pit. The park is adjacent to the Preston Condominium and the surrounding neighborhood includes residential homes, apartment complexes, and a commercial area along Richmond Highway and in the Potomac Yard Center.

Existing Conditions Map

Ruby Tucker Park

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

1. Dog pickup bags
2. Nothing is needed
3. Native plants that help pollinators and signage that explains what they do and why they are important.
4. It would be great to have a Capital Bikeshare station immediately adjoining the park. This would create an ideal way for people from other parts of the city to visit Ruby Tucker Park in a sustainable way, and for residents of this neighborhood to have a sustainable, low-impact way to visit other parts of the city (including parks and libraries).
5. A table

Community Feedback

In Fall 2018, staff collected community feedback to understand how the park is used and how it could be improved in the future. The following information summarizes what we heard through an online survey and community workshop. Over 400 people responded to the survey in total, 12 of which were specific to Ruby Tucker Park. Staff used the collected information to develop the draft park plans.

In 10 years, I would like this Park to…

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

1. *Be a place to relax*
2. *Be a place to create social connections with neighbors*
3. *Provide opportunity to explore nature*

**survey responses were limited for this park*

The image above is an example of a bocce ball court. The conversion of a bocce ball court from a horseshoe pit is relatively minimal because the exiting stone dust and timber border can be used.

Bocce ball encourages social interactions, can be played by most age groups, and is a form of light physical fitness.

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Which of the following existing proposed park elements do you love, like, or not like?

Recommendation	Capital Bikeshare	
Number of responses	6	
Value	**Count**	**Percent**
I love it!	5	83
I like it	1	17
I don't like it	0	0

Recommendation	Trees	
Number of responses	6	
Value	**Count**	**Percent**
I love it!	3	50
I like it	3	50
I don't like it	0	0

Recommendation	Bench	
Number of responses	6	
Value	**Count**	**Percent**
I love it!	3	50
I like it	2	33
I don't like it	1	17

Recommendation	Native plant/pollinator	
Number of responses	5	
Value	**Count**	**Percent**
I love it!	4	80
I like it	1	20
I don't like it	0	0

Recommendation	Horseshoe pit	
Number of responses	6	
Value	**Count**	**Percent**
I love it!	1	17
I like it	4	67
I don't like it	1	17

Improvement Recommendations

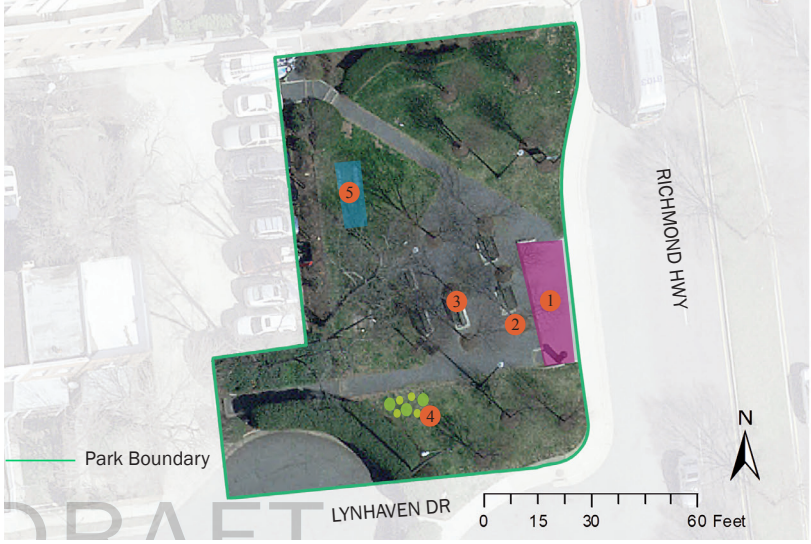
1. **Investigate Capital Bikeshare opportunities**
There is a large, unused concrete pad adjacent to Richmond Highway along the edge of the park. This concrete pad used to hold a bus shelter for a bus stop that has since been moved to a different location along Richmond Highway as part of a bus stop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



In the summer of 2019 RPCA staff collected community feedback on the draft recommendations for improving this pocket park. The following information summarizes what was heard through online surveys and community feedback (see appendix for full results). Over 700 responses were collected in total, six of which were specific to Ruby Tucker Park.

Based on information from the summer input phase, staff updated the plan to best represent current and future community needs. This park plan was amended based on conversations with Preston Condominiums, who have an agreement with the City of Alexandria (per DSUP 2002-0001) to maintain the park.

Ruby Tucker Park

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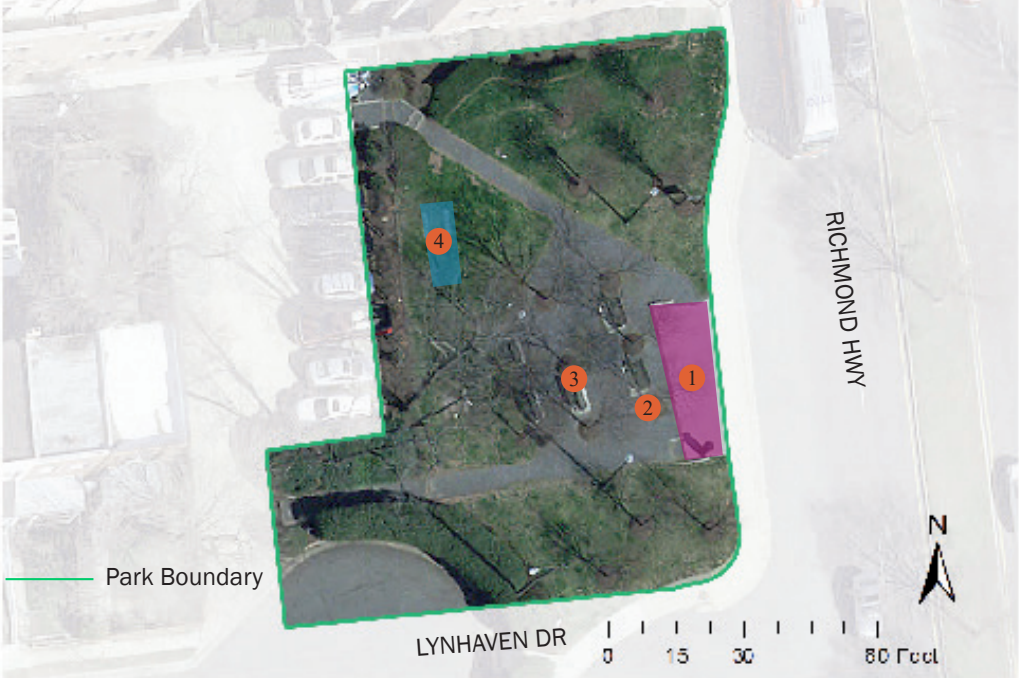
4 **Replace horseshoe pit**
The existing horseshoe pit is not well used. Replace it with a bocce court to provide a more desired recreation option in this area.

Note: This park is maintained by Preston Condominiums as per DSUP 2002-0001 Condition 14.



Recommendations and Rankings		
Recommendation	**Ranking**	**Cost**
Capital Bikeshare		
Tree		
Middle bench		
Horseshoe pit		

DRAFT - WILL BE UPDATED IN FEBRUARY 2020