



Alexandria West Open Space Report February 2024

RFQU 955 Task Order 001



**Recreation, Parks
& Cultural Activities**

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All photos, unless noted, are provided by L/KLA or the City of Alexandria



William Ramsay School Playground

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James Mulligan Park

Purpose

This report categorizes and inventories the City of Alexandria's existing open space by park typology, feature, and amenity and evaluates the inventory against national norms for population data in 2020 and population projections in 2045. The population data is based on the Metropolitan Washington Council of Government's projected population by Traffic Analysis Zone for 2045 and paired with park data from the National Recreation and Park Association and Trust for Public Land. This analysis will contribute to the development of the new Alexandria West Small Area Plan.

In addition to informing future planning processes, the report will assist City staff in making recommended improvements for the Alexandria West Planning Area.

Background

Alexandria West Planning Area

The City of Alexandria is updating the long-term vision for the Alexandria West Planning Area by revising the 1992 Alexandria West Small Area Plan and integrating the 2012 Beaugard Small Area Plan into a single, community vision that will allow the City to proactively plan for change and prepare for challenges in the years to come.

The Alexandria West Planning Area is bounded on the west by Fairfax and Arlington Counties, and on the east by Interstate 395, with the exception of a small section of the current Beaugard Small Area Plan that extends east across I-395 around its intersection with Seminary Road.

Existing Demographics

According to data from the 10.0 Metropolitan Washington Council of Government's (MWCOC) Traffic Analysis Zone (TAZ) report, approximately 30,580 people live in the West End planning boundary, accounting for roughly 20 percent of Alexandria's total population. This number is anticipated to increase by roughly 40 percent to around 44,000 residents in 2045¹. The neighborhood is very diverse; approximately 40 percent of residents in the West End are foreign-born², almost 30 percent of whom are non-U.S. citizens. The neighborhood also attracts many young-professionals between the ages of 25 and 45³, and will continue to be a desirable location for new and current residents.

Map 1. Planning Boundaries and Park Locations

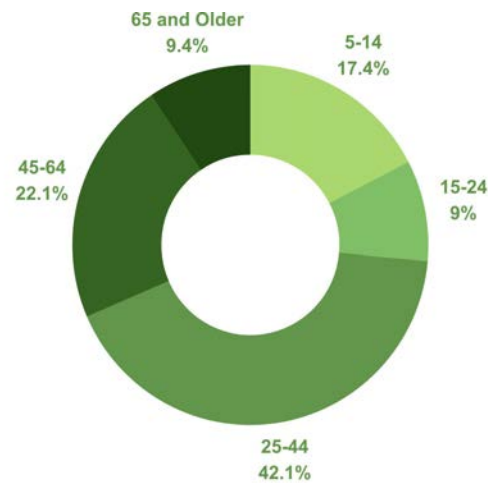
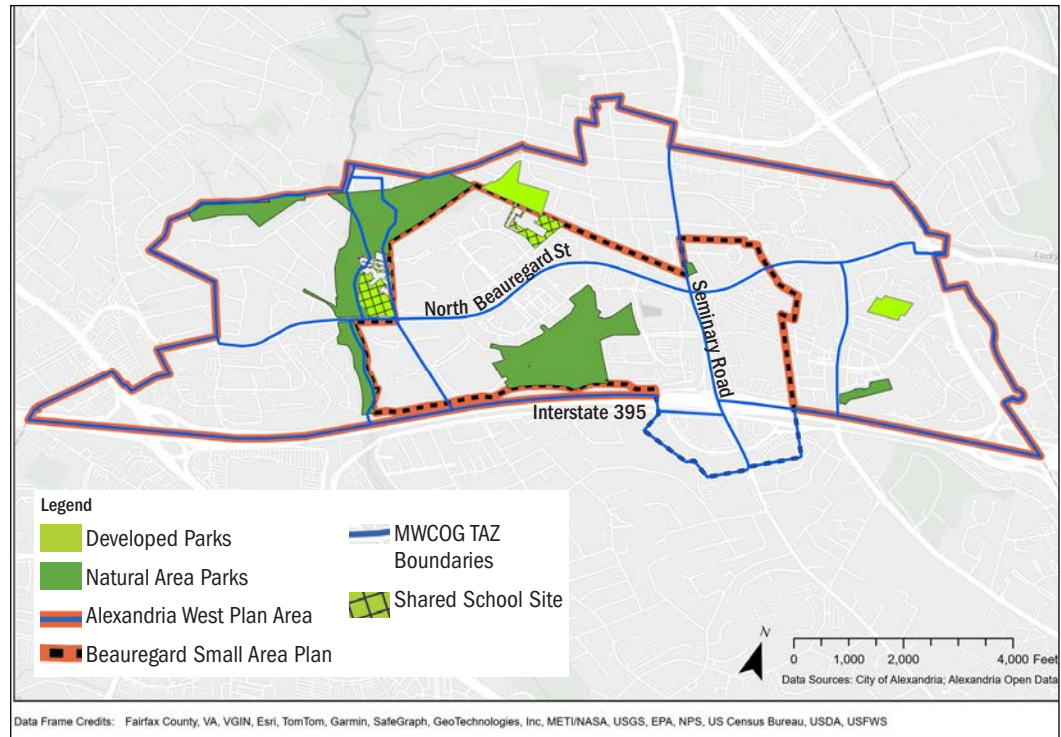


Fig 1. Alexandria West Population by Age

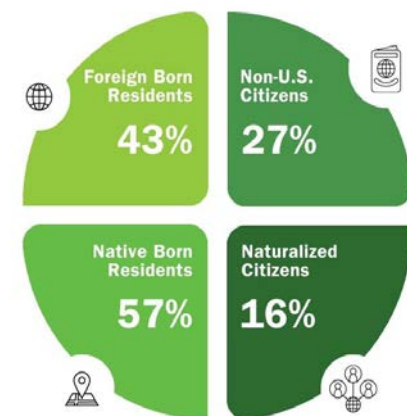


Fig 2. Alexandria West Percent of Foreign Born Residents

1 Metropolitan Council of Government's Traffic Analysis Zones (TAZ) Report 10.0

2 American Community Survey 2021 5-Year Estimates

3 American Community Survey 2021 5-Year Estimates



Dora Kelley Nature Park



William Ramsay Recreation Center and Elementary School



John Adams Elementary School and ACPS Early Learning Center

Alexandria West Park Inventory

The Alexandria West Planning Area encompasses a total of 1200 acres, 100 of which are dedicated to developed and natural areas park land. The City's park system is an essential element of this neighborhood, providing avenues for connection, places to relax, and recreational opportunities. Future demographic shifts necessitate a careful assessment of the adequacy of existing park amenities to meet evolving needs.⁴

Park Ownership

The West End's park network consists of a combination of playgrounds, school-affiliated recreational areas (shared use typology), and significant natural area lands spanning nine parks. Of the three parks with playgrounds, only one is fully available to the general public. The other playgrounds are located on Alexandria City Public School (ACPS) property and are maintained by the Alexandria School Board. John Adams Elementary and ACPS Early Childhood Learning Center offer multiple playgrounds on their grounds, for age groups 2-5 and 5-12, and William Ramsay Elementary has a playground situated on school property. Ferdinand T. Day School's (another ACPS) rooftop play area is not accessible to the general public. These playgrounds are only accessible to the general public outside of school hours.

The majority of the park acres within the Alexandria West area are natural area sites and are owned by the City of Alexandria. However, the largest natural area, The Winkler Botanical Preserve, was transferred from a family-owned property in 2022 to NOVA Parks, a regional park jurisdiction with multiple properties located within the City's boundaries. The Preserve operates with a public access agreement.



Chambliss Park



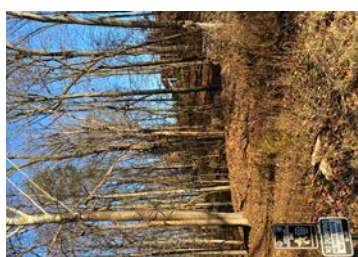
James Mulligan Park



Stonegate Scenic Easement



Winkler Botanical Preserve



Rynex Nature Area



Holmes Run Scenic Easement

⁴ Population assessment subareas with Alex West reflect the Metropolitan Council of Government's Traffic Analysis Zones (TAZ) for current and projected population.

Park Amenities

The City's parks offer a range of amenities to the Alexandria West community, providing recreational opportunities, pleasant public spaces, and extensive natural areas. An inventory of the existing parks and public access lands in the Alexandria West Planning Area was completed in July and August 2023 and the identified amenities are shown on Map 2. The inventory included elements drawn from the City's Recreation Amenity Points in ParkLink and the City's Park Facility Standards Manual. This inventory documented park features found in the parks today, ranging from trash cans to utility poles to playgrounds and ballfields. From this extensive list, key amenities were identified for benchmarking. These elements, drawn from the ParkLink mapping and field work, included:

- Dog Park (fenced or unfenced)
- Diamond Field (Softball / Baseball)
- Multiuse Court
- Playground (it was not distinguished in ParkLink's inventory for ages 2-5 or 5-12; if possible, field identification was assigned and noted)
- Tennis Court
- Baseball Field
- Basketball Court
- Futsal Court
- Adult Exercise/Fitness Equipment

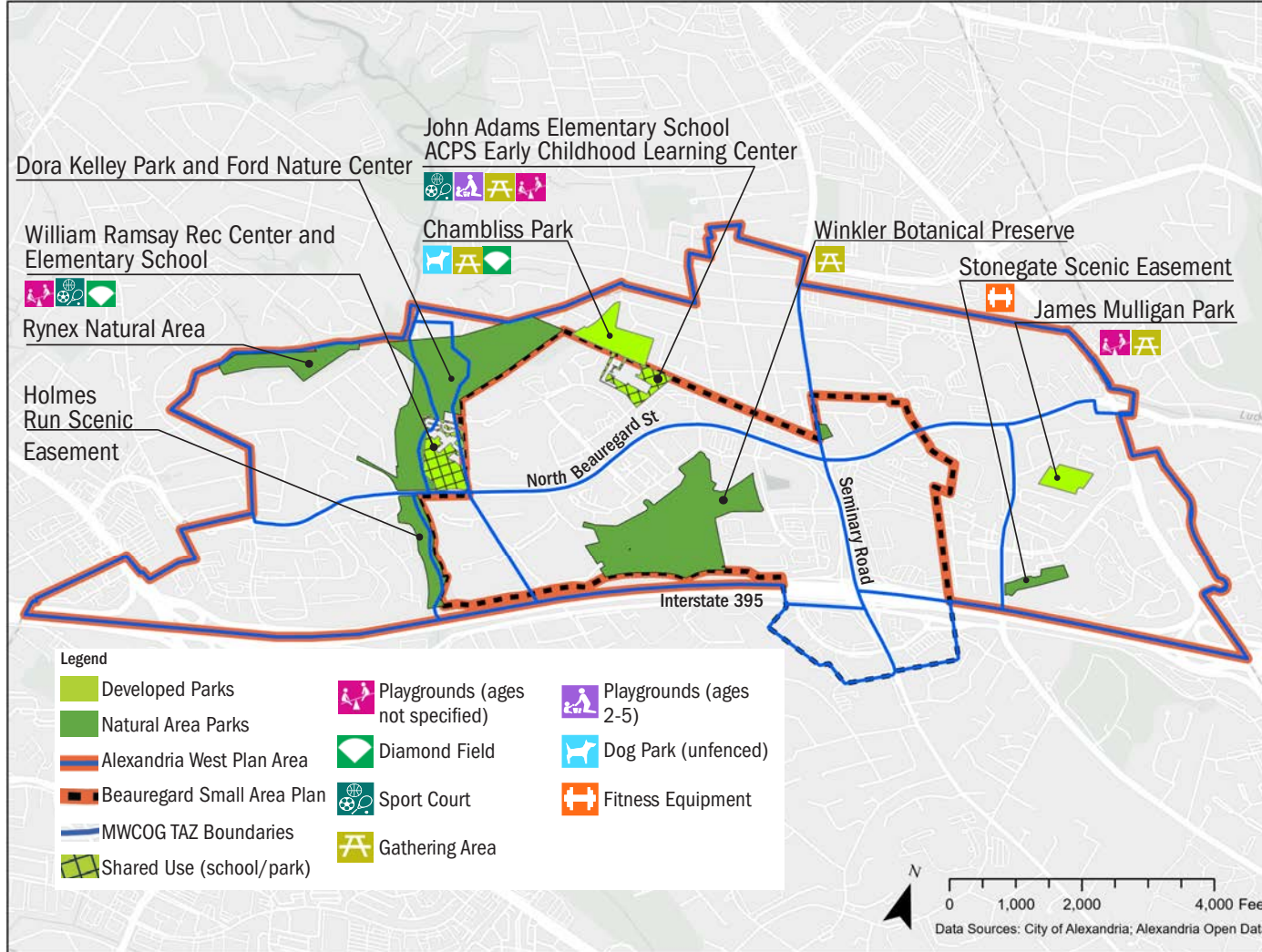
Additional amenities were added to the desired benchmarking list. They included:

- Pickleball Court
- Cricket Field
- Splash Pad
- Rectangular Field (Soccer / Football / Lacrosse)
- Swimming Pool
- Volleyball Court



John Adams Elementary School Basketball Court

Map 2. Alexandria West Parks: Shared Use; Natural; Developed Parks and their Existing Amenities



Data Frame Credits: Fairfax County, VA, VGIN, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Table 1. Existing Park Amenities														
	Playground Ages 2-5 / Tot Lots	Playground - Ages 5-12	Fitness Equipment	Dog Park	Basketball Courts/Hoops	Tennis Courts (outdoor)	Futsal Court	Bench	Player Benches	Picnic Tables (Gathering Area)	Diamond Field (Baseball or softball)	Rectangular Field	Multi Use Court	Spectator Seating
Individual Parks														
Winkler Botanical Preserve	0	0	0	0	0	0	0	2	0	3	0	0	0	0
John Adams Elementary School/ ACPS Early Childhood Center (shared school site1)	1	4	0	0	1/3	0	1	2	0	6	0	0	0	0
Ferdinand T. Day Elementary School ²	(Not included in data set)													
Chambliss Park	0	0	0	1 ³	0	2	0	3	2	1	1 ⁴	0	0	2
Dora Kelley Park and Ford Nature Center	0	0	0	0	0	0	0	8	0	0	0	0	0	0
Holmes Run Scenic Easement	0	0	0	0	0	0	0	0	0	0	0	0	0	0
James Mulligan Park	0	1	0	0	0	0	0	2	0	3 w/ grills	0	0	0	1
Rynex Natural Area	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stonegate Scenic Easement	0	0	1 set/ 7 components	0	0	0	0	3	0	0	0	0	0	0
William Ramsay Recreation Center (shared school site)	0	1 ⁵	0	0	1	0	1 ⁶	5	0	0	1 ⁷	0	2	0
NOVA	(Not included in data set)													
Alexandria West Area Plan	1	6	1	1	2	2	2	25	2	13	2	0	2	3
Legend	1	Park Amenity (per category noted)												
	0	No park amenity in this park (per category noted)												

1 General public access hours limited

2 Open space on roof is not open to the general public; not included in data set; not listed in City Park Typology list <https://media.alexandriava.gov/docs-archives/recreation/parks/park-typologies-acreage-totals.pdf>

3 Unfenced

4 Baseball

5 General public access hours limited

6 Numbers as of August Inventory, observed 12/14/2023, additional painted overlay futsal courts have been added to a multiuse court

7 Softball

Table 2. City of Alexandria Park Typologies	
Typology	Characteristics as Drawn from City Sources
Citywide Parks	<ul style="list-style-type: none"> Offers diverse uses; attracts visitors from all over the City Size is 10 to 50 acres Service area is 0-25 miles
Historic or Conservation Easement	<ul style="list-style-type: none"> Easements Size varies
Historical/Destination	<ul style="list-style-type: none"> Attracts users from beyond the region, typically because of unique features Size varies Service area is 0-100 miles or more
Natural Area	<ul style="list-style-type: none"> Includes open spaces that are primarily passive-use or preservation areas Size - no minimum or maximum Service area is Citywide
Neighborhood Parks	<ul style="list-style-type: none"> May include multiple uses within park boundary; attracts nearby residents Size is 0.5 acres to 10 acres Service area is 0-5 miles
Pocket Parks	<ul style="list-style-type: none"> Small open space, mainly single use attracting nearby residents Size is under 0.5 acres Service area is 0.5 miles or less
Private w/o Public Access	<ul style="list-style-type: none"> Open space not open to the public without express permission, such as private schools or homeowner commons
Private w/Public Access	<ul style="list-style-type: none"> Open space located on non City-owned property that is open to the public under specific conditions
Regional Jurisdiction	<ul style="list-style-type: none"> Includes lands or facilities administered by other regional entities Size is 50-75 acres Service area is 0-100 miles from users
Right of Way	<ul style="list-style-type: none"> Open space located in public rights-of-way
Shared Use	<ul style="list-style-type: none"> Includes parks that share facilities with schools and recreation centers Size is 5-20 acres (average) Service area is 0-25 miles
Corridors/ Linear Parks/ Trailways	<ul style="list-style-type: none"> Includes trailways, corridors, and linear parks that serve primarily as linear bikeway corridors, may include rights-of-ways (ROWS) Size - no minimum or maximum Service area is 0-100 plus miles

Park Typologies

Since 2012, the City has categorized its existing parks into park typologies based on their size and uses. There are multiple lists, some more comprehensive than others. The sources and park types defined within each are noted below.

City of Alexandria Department of Recreation, Parks and Cultural Activities Park Typologies⁵, undated, with no specific parks listed:

- Citywide
- Neighborhood
- Pocket Park
- Natural Resource Areas
- Shared Use
- Destination/Historical
- Regional
- Corridors/Linear Parks/Trailways

A similar list is included on the City's webpage under Alexandria Typology Park Plans.⁶

A third more comprehensive list is located on the City's webpage entitled City of Alexandria Open Space Typologies. In addition to typologies, this listing also notes the size of each park listed within each of the typologies.⁷ Additional park typologies on this list include:

- Historic or Conservation Easement
- Private w/o Public Access
- Private with Public Access
- Right-of-Way

These sources are combined in Table 2, with park typologies shared across all lists indicated with blue headers, and those unique to one list indicated with a light green header.

5 <https://media.alexandriava.gov/docs-archives/recreation/parks/parktypologies.pdf>

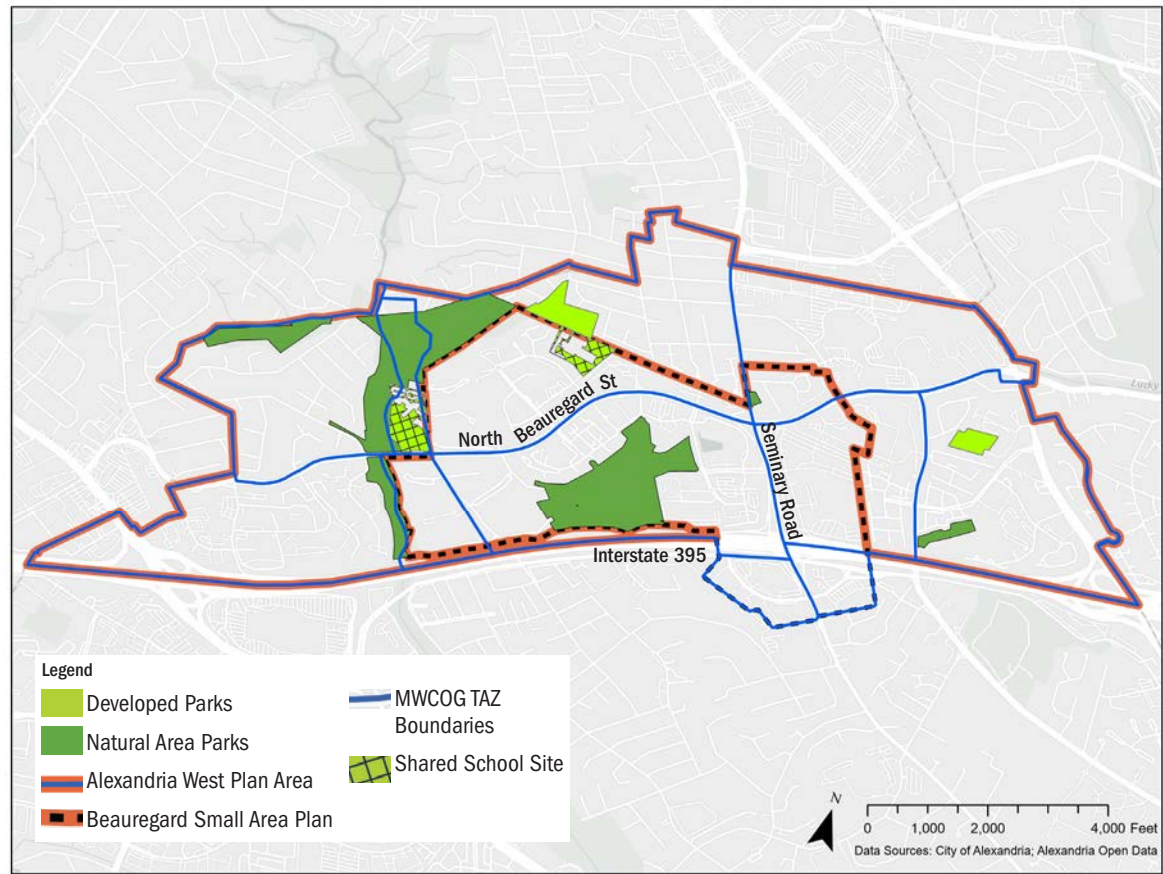
6 <https://www.alexandriava.gov/parks/project/alexandria-park-plans>

7 https://media.alexandriava.gov/docs-archives/recreation/parks/park-typologies-acreage-totals.pdf?_gl=1*11ynwnx*_ga*MTYzNzEyNTMzOS4xNzA1NDE4NzI2*_

Table 3. City of Alexandria Park Typologies and Existing Park Amenities per Population																
	Amenities															
	Playground (Tot Lot, ages 2-5)	Playground (ages 5-12)	Gathering Areas (2 or more picnic tables)	Dog Park (fenced/unfenced)	Multi use Courts (outdoor pickle ball/ tennis/ futsal)	Multi use Courts (volleyball, basketball)	Fitness Equipment	Basketball Court	Skate Park	Diamond Field	Rectangular Field (multipurpose)	Overlay Field	Multipurpose Field (synthetic)	Splash Pad	Swimming Pool (outdoor)	Swimming Pool (indoor, competitive)
	City of Alexandria: Existing Quantity Citywide of Park Amenity per Citywide Population (as reported to NRPA in 2022)															
Alexandria Citywide Amenities Provision	¹	3,797	²	22,781	15,917	26,578	³	10,998	159,467	5,316 ⁴	6,933	6,644	31,893	⁵	53,156	159,467
Park Typology and Associated Amenities Within Each Park Typology																
Citywide Parks																
Historic or Conservation Easement																
Historical/ Destination																
Natural Area																
Neighborhood Parks																
Pocket Parks																
Private w/o Public Access																
Private w/ Public Access																
Regional Jurisdiction																
Right of Way																
Shared Use																
Corridors/ Linear Parks/ Trailways																
Legend		Park Amenity CAN be located within this Park Typology														
		Park Amenity canNOT be located within this Park Typology														

1 Data not available in NRPA Park Metrics
 2 Ibid
 3 Ibid
 4 Four types of diamond fields were reported, this number reflects a total of 30 fields divided by the City's reported population of 159,467
 5 Data not available in NRPA Park Metrics

Map 3. Alexandria West Park Typologies



Data Frame Credits: Fairfax County, VA, VGIN, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Park Use

For the scope of this research, parks and their associated park typologies were categorized into two main types:

- Natural areas
- Developed areas with amenities

Natural areas, as listed in the City's park typologies, are park areas, some that are conserved through scenic easements, often encompass environmentally sensitive resources and are not available for active recreation amenity development of playgrounds, ballfields, dog parks, or similar. Distinguishing between natural areas and developed park lands is important when assessing the equitable provision of recreational resources within a geographic area and barrier free access to park land.

As illustrated in Map 3, existing natural park lands within the Alexandria West Small Area Plan boundaries are:

- Holmes Run Scenic Easement
- Rynex Natural Area
- Dora Kelley Park and Ford Nature Center
- Winkler Botanical Preserve
- Stonegate Scenic Easement

Developed park lands, with amenities include shared use sites and the following park lands:

- William Ramsay Recreation Center and Elementary School
- Chambliss Park
- James Mulligan Park
- John Adams Elementary School and ACPS Early Childhood Learning Center

Alexandria West Today

The selected MWCOG TAZ boundaries within the Alexandria West study boundary totals 1,238 acres. As these are source of the 2020 and 2045 population figures, this document uses the TAZ boundaries for compiling the acreage of the study area. Of that total, 126.62 acres⁸, or 10 percent, is categorized as park land. These lands are composed of a mixture of developed and natural areas. A subset of this figure is attributed to land that is shared with the Alexandria City Public Schools. Known as shared use, these lands are not available for use by the general public during school hours.

A compilation of the two sources of park acres is included in Table 4. The City's GIS data includes the school buildings, parking, and access drives in addition to the shared use park or play area of the site. The City's park typology inventory on the City's website is more conservative, and includes acreage for the 'park' only portion of each site. Figures in this document make use of the more conservative figures.

⁸ There are two data sources for park size for this portion of the City and their totals differ. See footnotes in Table 4 for sources. For purposes of this document, the source for park size is the City's Park Typology listing.

Table 4. Existing Park Acreage within the Alexandria West Planning Area					
	City Park Typology	Acres	Restricted Hours for General Public Access Acres	Natural Acres	Developed/Designed Acres
Beauregard Small Area Plan					
Winkler Botanical Preserve	Natural Area, Regional Jurisdiction	44.63¹ <i>44.15²</i>		44.63 <i>44.15</i>	
John Adams Elementary School/ ACPS Early Childhood Center (shared school site ³)	Shared Use	1.54 <i>7.9</i>	1.54 <i>7.9</i>		1.54 <i>7.9</i>
Ferdinand T. Day Elementary School ⁴	(Not included in data set)				
Alexandria West Area Plan					
Chambliss Park	Neighborhood Park	8.08 <i>8.14</i>			8.08 <i>8.14</i>
Dora Kelley Park and Ford Nature Center	Natural Area	46.61 <i>43.6</i>		46.61 <i>43.6</i>	
Holmes Run Scenic Easement	Citywide Park	8.02 <i>8.12</i>		8.02 <i>8.12</i>	
James Mulligan Park	Neighborhood Park	3.51 <i>3.91</i>			3.51 <i>3.91</i>
Rynex Natural Area	Natural Area	9.32 <i>9.33</i>		9.32 <i>9.33</i>	
Stonegate Scenic Easement	Private w/Public Access	3.1 <i>3.06</i>		3.1 <i>3.06</i>	
William Ramsay Recreation Center (shared school site)	Shared Use	1.81 <i>10.85</i>	1.81 <i>10.85</i>		1.81 <i>10.85</i>
Total Park and Open Space Acres within Alexandria West Planning Area		126.62 <i>139.06</i>	3.35 <i>18.75</i>	111.68 <i>108.26</i>	14.94 <i>30.80</i>

¹ These acres, noted in bold, are taken from the City of Alexandria web listing of parks and their park typologies: <https://media.alexandriava.gov/docs-archives/recreation/parks/park-typologies-acreage-totals.pdf>

² These acres, noted in italics, are taken from the City of Alexandria GIS data (L/KLA)

³ General public access hours limited

⁴ Open space on roof is not open to the general public; not included in data set; not listed in City Park Typology list <https://media.alexandriava.gov/docs-archives/recreation/parks/park-typologies-acreage-totals.pdf>

Table 5. Park Acreages - Natural Areas and Developed Parks							
Amenities							
	Data Date	Total Acreage	Total number of acres/park and open space	Natural Park acreage	Developed Park acreage	Percent Natural Park acreage	Percent Developed Park acreage
Alexandria, VA Citywide	2022	9600	1,018	530	566	44%	56%
Alexandria West Planning Area	2023	1238 ¹	126.62 ² 139.06 ³	111.68 108.26	14.94 30.80	88%	12%
Sunnyvale, CA	2018		773	213	560	28%	72%
Fort Lauderdale, FL	2022		816	56	760	7%	93%
Lowell, MA	2018		31,598	30,580	1,018	97%	52%
Arlington, VA	2023		1,759	844	915	48%	52%
Washington, DC	2023		9,296	4,423	4,874	48%	51%
New York, NY	2023		39,796	19,315	20,481	49%	66%
Arlington, TX	2023		4,321	2,848	1,473	34%	37%
Louisville, KY	2023		17,922	11,372	6,550	63%	37%
M-NCPPC Prince George's County, MD	2022		28,608	18,000		63%	37%
Fairfax County Park Authority, Fairfax, VA	2016		23,265	17,000		73%	27%

1 MWCOG TAZ data, slight extension beyond Alex West boundary
 2 These acres, noted in bold, are taken from the City of Alexandria web listing of parks and their park typologies: <https://media.alexandriava.gov/docs-archives/recreation/parks/park-typologies-acreage-totals.pdf>
 3 These acres, noted in italics, are taken from the City of Alexandria GIS data (L/KLA)

Comparative Park Acreage

One of the significant findings of this study was the skewed ratio of developed park land, particularly developed park land accessible to the general public during school hours to the much greater provision of natural area park land in the Alexandria West planning boundary. Table 5 illustrates that atypical ratio. While the ratio of natural (44%) to developed (56%) park land for the overall City of Alexandria is in line with comparable communities, the Alexandria West Planning Area's ratio for natural (88%) to developed (12%) is not.

This information is crucial for addressing equity and park access. Being within walking distance of a park does not mean that resource offers the same amenities. While walkshed maps may indicate that a resident lives within a half-mile walk of a park, it's important to consider whether that park offers developed recreation amenities like playgrounds or ballfields. Conversely, a resident might be close to a developed park but far from natural areas, trails, and woodlands. Access to both types of parks is essential for a healthy community.

Walksheds: Removing Barriers

Mapping proximity to public resources serves as a powerful tool to illustrate access, equity, and community needs. The concept of providing accessible park lands within walking distance of residents dates back to as early as 1965⁹. However, this can be challenging, especially in the face of obstacles like multi-lane high-speed roads, inconsistent sidewalks, lack of signalized crosswalks, and considerable distances between residential neighborhoods and public lands.

To address this, the City of Alexandria staff developed walkshed mapping for the Alexandria West planning area. Two walkshed tiers were created: an inner tier with a five-minute walking distance (0 - 1/4 mile) from a park or open space, and a second tier with a ten-minute distance (1/4 to 1/2 mile) from a park. These distances were selected based on research completed in Vancouver, Canada for the VanPlay Parks and Recreation Master Plan, and tweaked to account for limited access to parks and major barriers, including Interstate 395. Walking speeds from the Vancouver study were applied to Alexandria's sidewalk network, and Alexandria's GIS data was used to note roads, particularly primary and secondary arterials which could then be separated using the 'Avoid Arterials' feature. Please see the Appendix for a more detailed walkshed methodology.

Accessibility to planned recreational areas in Alexandria West varies significantly, as does public access to natural areas. Barriers to access include:

- High-speed roads including I395, N Beauregard St, and Seminary Road
- Inconsistent sidewalks and pedestrian crossings
- Closed park entry-points
- Limited school hours on shared use sites



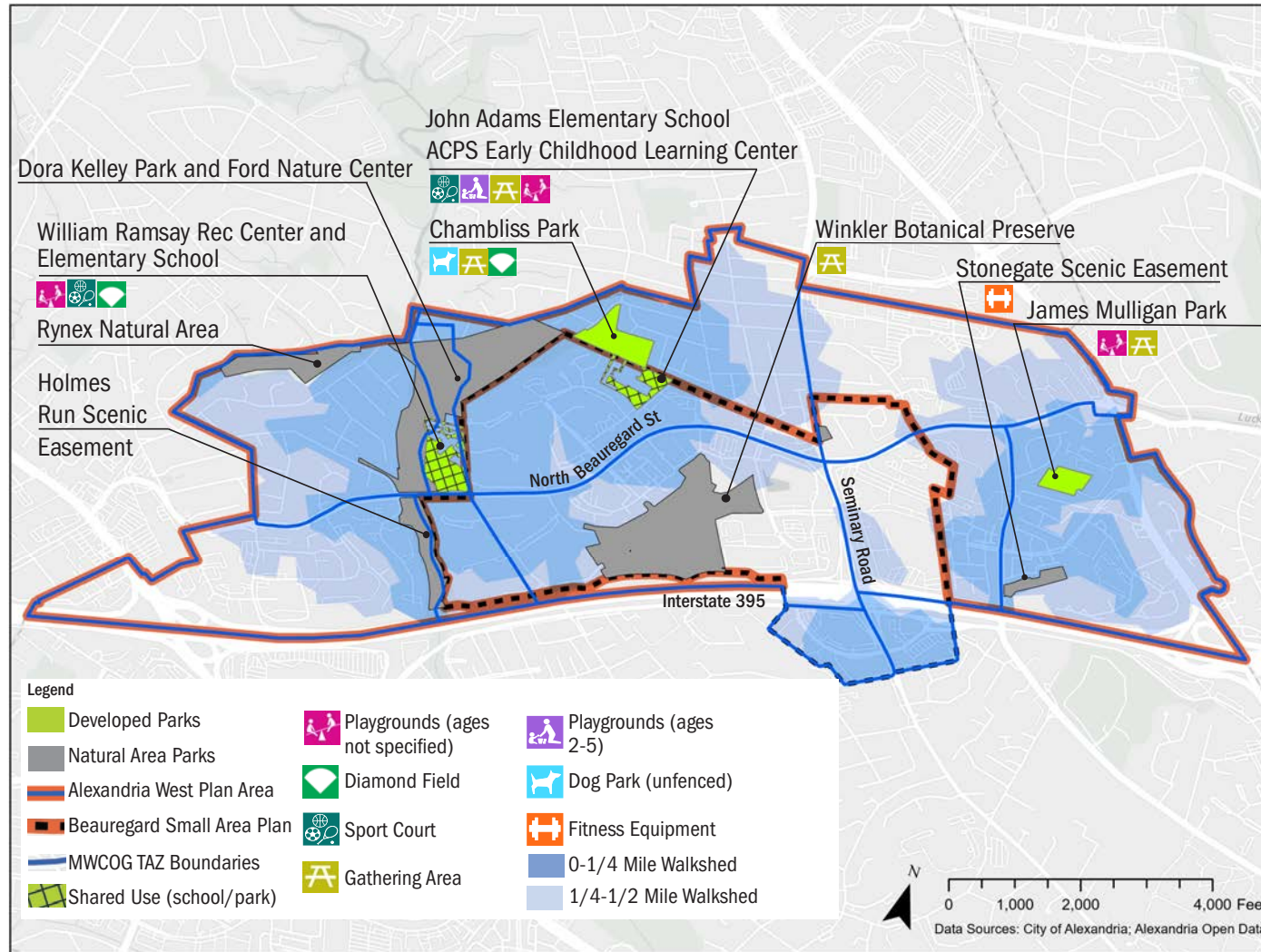
Access barred to Winkler Botanical Preserve

"Just as a standards for elementary school location call for the school to be within walking distance of the homes it serves, so should the neighborhood parks and playgrounds be within walking distance of the families in the neighborhood."¹

⁹ American Society of Planning Officials Report No. 194, January 1965.

¹ American Society of Planning Officials Report No. 194, January 1965. Standards for Outdoor Recreation Areas. Page 5.

Map 4. Walkshed and Developed Parks



Data Frame Credits: Fairfax County, VA, VGIN, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Walkshed Maps

Assuming the City's intent is to provide public park land within a walkable distance to all of its residents, a walkshed map reveals the deficiencies in current park resources within the planning boundaries.

Map 4 shows the 0-1/4 mile and 1/4-1/2 mile walkshed boundaries contrasted with the amount of developed park space available to the public. The crosshatching on shared use sites emphasizes how little developed park land is available to Alexandria West residents. While there is a significantly larger provision of natural park lands, these lands cannot be developed for future ballfields or playgrounds. Approximately 20,000 residents in the neighborhood do not live within easy walking distance of a playground, sportcourt, or ball field.¹⁰

¹⁰ According to MWCOG Population data for each Traffic Analysis Zone

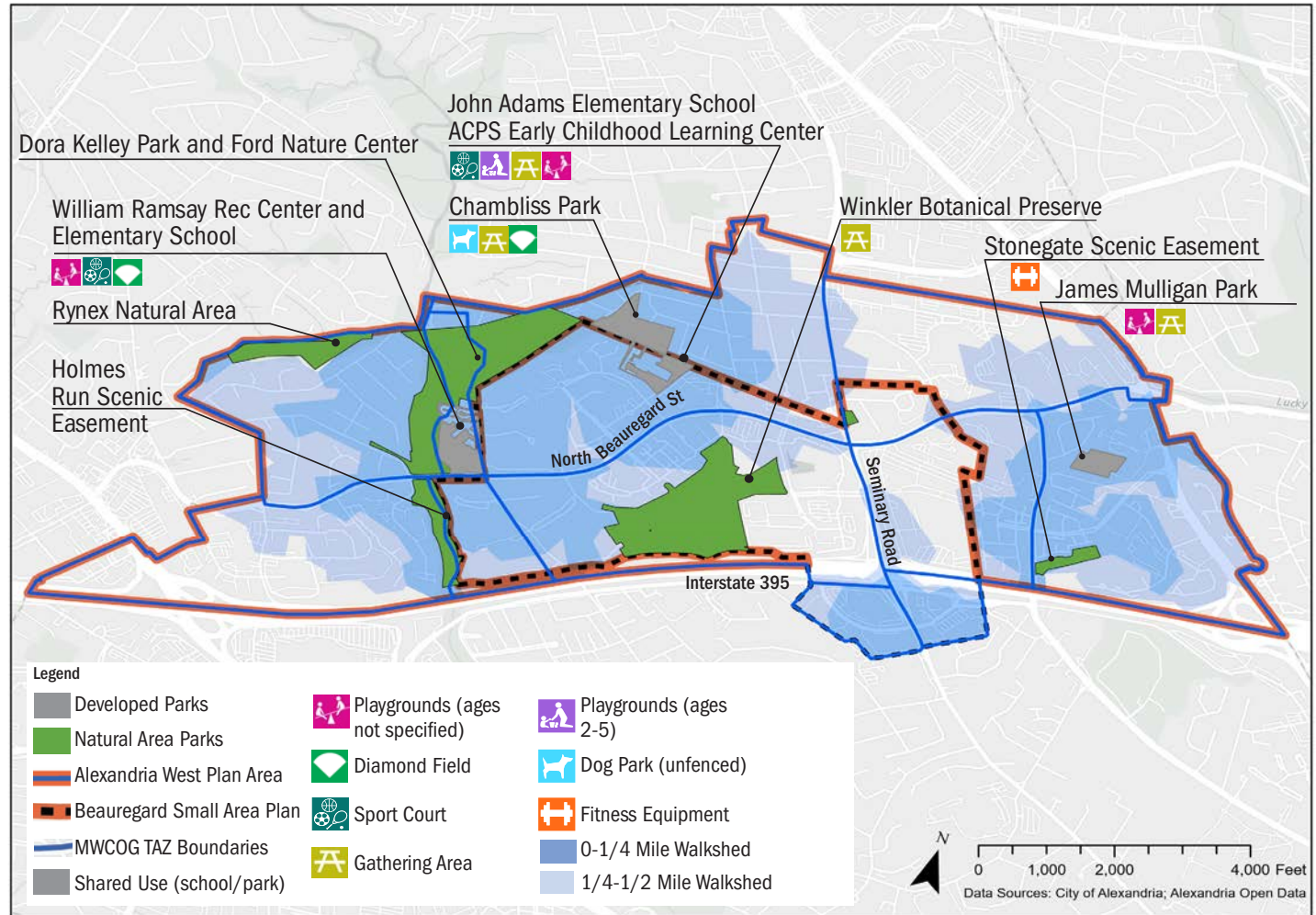
20,000
The approximate number of Alexandria West residents without easy access to a public playground, sport court, or playing field

Map 5 showcases the significant amount of natural area park that IS available within the planning boundaries and located within a reasonable walking distance to community residents.

Although the maps initially appear to have a uniform light and dark blue shading across much of the area, a closer analysis, taking into account how parks are categorized based on their natural or developed status and their accessibility to the general public, makes it evident that the current amenities and open space provisions in Alexandria West are insufficient.

Any substantial increase in population, without further investment and development in parks will exacerbate this deficit.

Map 5. Walkshed and Natural Area Parks



Data Frame Credits: Fairfax County, VA, VGIN, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



Dora Kelley Nature Park

Best Practices: Amenity per Population

In order to develop park provision recommendations for the City of Alexandria, this report assessed current best practices for amenity provisions in peer communities. There is no national or regionally established standard for determining the appropriate provision of amenities per population, however various organizations collect self-reported city data related to park systems, often with differing definitions for specific elements. These data sets informed recommendations for updated Level of Service (LOS) standards for the provision of park amenities per population. While based on best practices and benchmark research, there is an element of subjectivity involved due to the limited availability of comprehensive data in this field. City needs and environments vary widely, so standardized benchmarks are not universally applicable.

What is a Benchmark?

Benchmarking is one of the many available tools that the City can use to assess and equitable park access. Benchmarks compare services in communities across the country to provide an accurate picture of current best practices in the provision of park amenities per population. The National Recreation and Parks Association (NRPA) and Trust for Public Land (TPL) produce some of the most comprehensive reports on park data from park and recreation agencies across the U.S. This data is typically self-reported so there can be accuracy issues which is why it is important that cities employ a variety of tools to measure park services. The area's demographics may indicate a higher need than the benchmarks indicate. For example, the benchmark for a multipurpose field is 1 field per 32,000 people. But, user needs may suggest that more fields are necessary based on recreation interest, population age, and local demand. Every city has unique environmental characteristics and community needs.

Benchmarking is a tool that provides the City of Alexandria with a way to measure how the City's park services compare to those of peer communities. It will be most valuable when combined with tools like the City's ongoing public engagement, public surveys, and the Biennial RPCA Needs Assessment.

Who Sets the Benchmarks?

The NRPA no longer promotes a single set of Level of Service (LOS) standards for park amenities. Instead, the NRPA recommends that cities refer to offerings by comparable communities to determine relevant benchmarks for their specific residents and needs. To establish benchmarks for amenities for the Alexandria West plan, four data sets were reviewed:

- 1965 American Planning Standards
- NRPA self-reporting data
- Trust for Public Land (TPL) 2023 Park Score Metric for the 100 largest cities in the USA (populations under 250,000)
- TPL 2023 Park Score Metric for the 100 largest cities in the USA (top 12 ranked cities)

1965 American Planning Standards

The 1965 metrics were long considered the gold standard for assessing LOS in park systems. While they do not account for variations in community demographics and interests, they are a valuable comparative tool for this assessment. Serving as reference, the data must be reviewed with an understanding that when these metrics were established, there was no recognition that communities might have or desire different services. For instance, these standards do not take into account facilities in higher demand. Consider regional variations and use patterns in places like Florida and California, which emphasize the provision of outdoor swimming pools for year round use.

The 1965 standards included the following recommendations:

- Allocate 30% - 50% of total park and recreation land within a community for active recreation
- Provide playgrounds at ratios ranging from 1,000 - 5,000 people per playground, with the ideal ratio of 4,000 - 5,000 people per playground
- Offer play fields (court sports, diamond fields, rectangular fields, swimming pools, etc.) at ratios ranging from 15,000 - 25,000 people per field; the former National Recreation Association calls for 20,000 people per field



William Ramsay Recreation Center

Table 6. Criteria for Selection of NRPA Peer Communities Data ¹	
Criteria 1: Select states with similar investment in and support for public parks	<ul style="list-style-type: none"> • Florida • Illinois • Pennsylvania • California • Oregon • Connecticut • New York • New Jersey • Virginia • Colorado • Massachusetts
Criteria 2: Match Population Numbers	• Communities with population between 100,000 - 250,000
Criteria 3: Similar Geographic Footprint	• 5-25 square miles
Criteria 4: Similar Type of Jurisdiction	All municipal, state, and federal jurisdictions were included; nonmilitary or special districts were not
Criteria 5: Comparable Budgets and Expenditures	<ul style="list-style-type: none"> • Current Year Jurisdiction Total Operating Budget - \$250,000,000 - \$450,000,000 • Current Year Jurisdiction Annual Capital Budget - \$200,000,000 - \$400,000,000 • Total operating expenditures for agency Current Fiscal Year \$15,000,000 - \$31,000,000
Peer Communities meet at least 3 of the 5 listed Criteria	<ul style="list-style-type: none"> • Sunnyvale, CA • City of Ventura, CA • City of Paterson, NJ • Fort Lauderdale, FL • Boulder, CO • Lowell, MA

National Recreation and Park Association

The NRPA collects self-reported data from member organizations throughout North America in a resource known as the NRPA Park Metrics, and publishes an annual report summarizing this data from almost 1,100 park agencies across the country. NRPA Park Metrics is searchable and allows for comparisons among communities with similar budgets, populations, and amenities. Challenges arise due to the self-reporting nature of the data and the lack of clarity in amenity definitions such as court sports and ballfields. The data for this report, obtained from the NRPA website in August 2023, spans the years 2017 to 2023.

¹ Data is from a period of 2018-2022, not all communities reported data to NRPA every year

Trust for Public Land

TPL has produced the ParkScore index for over a decade. This scoring system draws from the 100 largest U.S. cities, and ranks their park systems in order of most successful in meeting the categories outlined in Table 7. The top ranked cities are recognized as healthier places to live, based on five park categories: equity, access, investment, amenities, and acreage.

For this document, the top twelve ranked communities in 2023 were used as comparatives for the City of Alexandria. In addition a screen to identify the cities with populations of 250,000 or less was run and that data extracted for comparative purposes too. The City of Alexandria’s peer cities fall within both categories. Comparing Alexandria with the top ranked cities in 2023 recognizes the City of Alexandria’s success in providing sophisticated and high quality parks and green spaces. A comparison to smaller cities with populations of 250,000 or less is appropriate from a budget and resource perspective.

Table 7. Trust for Public Land ParkScore Index: Criteria for Selection ¹	
<p>2023 Top Ranked Communities (12 total) are awarded based on points assigned for 14 measures across five categories: equity, access, investment, amenities, and acreage. ParkScore awards points on a relative basis, based on how a city compares to the 100 largest U.S. cities.</p> <p>Open public access is the key criteria for inclusion in this assessment. As long as there is no barrier to entry, open space that is publicly owned, school parks with joint-use agreement with the local government or privately owned parks managed for full public use are included. Parks in gated communities, private golf course, private cemeteries, schools without active joint-use agreements, zoos, museums, or sports stadium are not included.</p>	
Category 1: Acreage	Points are awarded based on two measures: median park size and park land as a percentage of city area
Category 2: Investment	Points are awarded based on total spending per resident (using 3 year average) and includes a sum of the following: public spending, nonprofit spending, and volunteer hours
Category 3: Amenities	Points are awarded based on availability of six key park amenities on a per capita basis: basketball hoops; off-leash dog parks; playgrounds; recreation and senior centers; restrooms; splash pads and spray grounds
Category 4: Access	Points are awarded based on percentage of population living within a 10-minute (half-mile) walk of a public park. Dataset for this was provided by ESRI, using a nationwide walkable road network. Analysis identifies physical barriers such as highways, train tracks, and rivers without bridges. This statistics were further disaggregated by several demographic variables - race/ethnicity, age, and income.
Category 5: Equity	Points are awarded based on the average of four equally weighted measures that compare the availability of nearby park space between neighborhoods within a city: On a per-person basis, ratio of nearby public park space between neighborhoods of color and white neighborhoods On a per-person basis, ratio of nearby public park space between low-income neighborhoods and high-income neighborhoods Percentage of people of color living within a 10-minute (half-mile) walk of a public park Percentage of low-income households living within a 10-minute (half-mile) walk of a public park

¹ ParkScore Criteria via the Trust For Public Land ParkScore Methodology. <https://www.tpl.org/parkscore/about>

Table 8. 2023 ParkScore Results - TPL 100 Largest U.S. Cities¹

2023 Cities with 250,000 Population or Less	
•	<i>Baton Rouge, LA</i>
•	<i>Santa Clarita, CA</i>
•	<i>Richmond, VA</i>
•	<i>Arlington, VA</i>
•	<i>Boise, ID</i>
•	<i>Scottsdale, AZ</i>
•	<i>Spokane, WA</i>
•	<i>Norfolk, VA</i>
•	<i>Fremont, CA</i>
•	<i>Hialeah, FL</i>

2023 Top 12 Ranked Park Systems (Drawn from the largest 100 cities in the U.S.)	
1.	<i>Washington, D.C.</i>
2.	<i>St. Paul, MN</i>
3.	<i>Minneapolis, MN</i>
4.	<i>Irvine, CA</i>
5.	<i>Arlington, VA</i>
6.	<i>Cincinnati, OH</i>
7.	<i>San Francisco, CA</i>
8.	<i>Seattle, WA</i>
9.	<i>Portland, OR</i>
10.	<i>New York, NY (tied with Boston, MA)</i>
11.	<i>Boston, MA (tied with New York, NY)</i>
12.	<i>Chicago, IL</i>

¹ <https://www.tpl.org/parkscore/about>



John Adams Elementary School Futsal

Setting Benchmarks

NRPA and TPL use similar categories for collecting amenity information, although there are differences that effect comparisons between the two. For example, NRPA has more specific types of diamond field use listed—youth baseball, adult baseball, youth softball, and adult baseball—than does TPL, which solicits data for a single, combined use diamond field. Playground data is also reported slightly differently. NRPA collects data on two types of playgrounds— tot lots for children ages 2-5 and playgrounds for children ages 5-12. TPL simplifies the entry and collects data on a singular playground entry. Further complicating the data comparison, self-reporting jurisdictions may not parse their data in the same format as either. In the 2022 NRPA entry, the City of Alexandria reported only on playgrounds for children ages 5-12, leaving the tot lot category blank.

Recognizing these differences between data sets and field investigation findings (there are tot lots in Alexandria for example), a recreational amenity list was generated for benchmark development. Amenities were selected due to available data and interest. Some amenities such as futsal courts and informal unprogrammed lawn areas were included in the list when a data was not available from NRPA or TPL or other national source as they are desired park amenities. Perhaps, overtime, data will become available for them as well. The selected recreation amenities include:

- Playgrounds for ages 2-5 (tot lot)
- Playgrounds for ages 5-12
- Fitness Equipment
- Dog Park (fenced or unfenced)
- Basketball Courts / Hoops
- Tennis Courts (outdoor)
- Futsal Court
- Pickleball (outdoor)
- Multiuse Courts (basketball, volleyball)
- Multiuse Courts (tennis, pickleball outdoor)
- Skate Park
- Picnic Table Clusters (Gathering Area)
- Diamond Field
- Rectangular Field (multipurpose)
- Overlay Field
- Multipurpose Field (synthetic)
- Splash Pad
- Swimming Pool (outdoor)
- Swimming Pool (indoor, competitive)
- Informal, Unprogrammed Lawn Area

How Many Amenities?

Benchmarking requires an understanding of an area's recreational interests and needs, its population today and in the future, and its demographics. Comparative communities provision of recreation amenities per population were compiled, as shown in Table 9. They are drawn from:

- The City of Alexandria's 2022 NRPA reporting
- Median NRPA Peer Communities
- Median for Cities with 250,000 Population or Less (TPL)
- Median for 2023 Top 12 Ranked Park Systems (TPL)

From this review, and with guidance from the City of Alexandria's RPCA staff, an understanding of the Alexandria West's population and demographics, results from past RPCA Needs Assessments and public engagement, recommended benchmarks for each recreation amenity were developed as shown in Table 9.

How Many People Are Served?

Population totals and projections for Alexandria West are based on the latest MWCOC Traffic Analysis Zone (TAZ) boundary report, typically used for transportation forecasting as provided by the City's Planning Department.¹¹ The amenity gap assessments focus on two population sets: the 2020 population and the 2045 population projections, both calculated by combining total household population and total group-quarters population.

Identifying Amenity Gaps

The value of benchmarking is the opportunity to identify gaps in service of recreation amenities. A shortage of recreation amenities is determined by taking the population of the area (by varying years) and dividing by the recommended benchmark. For example, the recommended benchmark for playgrounds for children ages 5-12 is one playground per 3,500 people. Using the 2020 population for the study area, the area would need 8.74 playgrounds that when rounded up¹² is equivalent to 9 playgrounds. The Alexandria West planning area currently has six playgrounds serving children ages 5-12, leaving a gap of three unfulfilled.

¹¹ A small portion of the Alexandria West planning area is not included in the population due to the boundary restrictions of the MWCOC TAZ.

¹² Amenity numbers, as determined by population divided by benchmark, are rounded up consistently.



Stonegate Scenic Easement Exercise Park

Table 9. Recommended Benchmarks for the Alexandria West Planning Area											
	Playground Ages 2-5 / Tot Lots	Playground - Ages 5-12	Fitness Equipment	Dog Park ¹	Basketball Courts/Hoops	Tennis Courts (outdoor)	Futsal Court	Pickleball (outdoor)	Multise Courts (basketball ² , volleyball)	Multise Courts - tennis, pickle ball (outdoor)	Skate Park
City of Alexandria 2022 Reporting to NRPA - 2022 population per amenity											
Alexandria, VA RPCA, 2022	ND ³	3,797	ND ⁴	22,781	10,998	7,973	32,800 ⁵	9,967	26,578	15,947	159,467
Median for Peer Communities Reporting to NRPA and TPL - population per amenity											
Median Peer Communities (NRPA)	9,337	4,387	ND	83,014	9,041	13,235	ND	5,677	9,153	15,947	67,519
Median for Cities with 250,000 Population or Less (TPL 2023)	ND ⁶	4,158	61,124	59,140	2,121 (hoops)	5,958 (indoor and outdoor)	ND	20,708	1,777	ND	152,978
Median for 2023 Top 12 Ranked Park Systems (TPL)	ND	3,274	132,832	56,230	1,720 (hoops)	5,052 (indoor and outdoor)	ND	36,978	9,115	ND	183,832
Recommended Population Ratio to Amenity for use in benchmarking provision of services in the Alexandria West Planning Area											
Recommended Benchmarks for the Alexandria West Planning Area ⁷	9,000	3,500	60,000	23,000	7,000 (Basketball Courts)	7,000	ND	10,000	9,000	16,000	70,000
Legend		Reported data									
		Reference data to be used to inform and establish the recommended benchmarks of population per amenity for the City of Alexandria									
		Recommended Benchmarking for Population / Amenity for the Alexandria West Planning Area									

1 Fenced or unfenced

2 Basketball is reported in NRPA data with multise courts but not in TPL data

3 No data reported to NRPA; field work in the summer of 2023 confirmed that 1 tot lot is located in the study boundaries at the ACPS Early Childhood Learning Center

4 No data reported to NRPA; field work in the summer of 2023 confirmed there is a fitness set at Stonegate Scenic Easement

5 Not included in NRPA Data, number based on Alexandria Parks Website Data

6 ND indicates data not available in the NRPA, TPL, or other national data base. It does not indicate a value of the amenity.

7 Recommended numbers are not an average or median, but fall within the peer communities reporting range and are modified by RPCA Needs Assessment findings, public engagement results, and RPCA staff input

Table 9 cont. Recommended Benchmarks for the Alexandria West Planning Area									
	Picnic Tables (Gathering Area)	Diamond Fields ¹	Rectangular Fields (multipurpose)	Overlay Field	Multipurpose Field (synthetic)	Splash Pad	Swimming Pool (outdoor)	Swimming Pool (indoor, competitive)	Informal, unprogrammed lawn
City of Alexandria 2022 Reporting to NRPA - 2022 population per amenity									
Alexandria, VA RPCA, 2022	ND ²	5,316	6,933	6,644	31,893	ND ³	53,156	159,467	ND ⁴
Median for Peer Communities Reporting to NRPA and TPL - population per amenity									
Median Peer Communities (NRPA)	ND ⁵	6,373	13,511	50,892	55,279	ND	52,289	46,784	ND
Median for Cities under 250,000 (TPL)	ND	6,741	12,262	ND	ND	79,149	62,325	ND	ND
Median for 2023 Top 12 City Park Systems (TPL)	ND	5,912	11,528	ND	ND	46,208	59,208	ND	ND
Recommended Population Ratio to Amenity for use in benchmarking provision of services in the Alexandria West Planning Area									
Recommended Benchmark for Alexandria West Planning Area ⁶	ND ⁷	6,000	7,000	7,000	32,000	80,000	52,000	47,000	ND
Legend		Reported data							
		Reference data to be used to inform and establish the recommended benchmarks of population per amenity for the City of Alexandria							
		Recommended Benchmarking for Population / Amenity for the Alexandria West Planning Area							

1 City of Alexandria reports 4 diamond field types to NRPA; these were combined to obtain a single ratio of diamond/population

2 No data reported to NRPA

3 No data reported to NRPA

4 No data reported to NRPA

5 ND indicates data not available in the NRPA, TPL, or other national data base. It does not indicate a value of the amenity.

6 Recommended numbers are not an average or median, but fall within the peer communities reporting range and are modified by RPCA Needs Assessment findings, public engagement results, and RPCA staff input

7 ND indicates data not available in the NRPA, TPL, or other national data base. It does not indicate a value of the amenity.

Table 10. 2020 Population/Benchmarks/Amenity Gap						
	Playground Ages 2-5 / Tot Lots	Playground - Ages 5-12	Fitness Equipment	Dog Park ¹	Basketball Courts/Hoops	Tennis Courts (outdoor)
2020 MWCOG TAZ Population in Alexandria West Planning Area = 30,850						
2023 Existing Number of Amenities	1	6	1	1	2	2
Ratio: 2020 Population/ 2023 Existing Amenity	30,580	5,097	30,580	30,580	15,290	15,290
Recommended Benchmark (Population/Amenity)	9,000	3,500	60,000	23,000	7,000	7,000
Number of Amenities Required to Meet Benchmark for Recreation Amenities/2020 Population	4 ²	9	0	2	5	5
Gap in Current Amenity Provision Against 2020 Population Census	3	3	No gap	1	3	3
Citywide 2022 Service Provision (NRPA) Population/Amenity	ND	3,797	ND	22,781	10,998	7,973
<i>Data Via Washington Metropolitan Council of Governments Traffic Analysis Zone Report 10.0 and L/KLA Alexandria Amenity Matrix</i>						

1 Fenced or unfenced

2 Numbers are consistently rounded up, for example if the math is 3.4, the reported number is 4

2020 Amenity Gap

As noted, Table 10 on this page and continued on the following page, illustrates the current number of amenities found in the planning area, the recommended benchmark for each amenity, and the gap if it exists. In the graphic below, green and white icons represent the total number of recommended amenity types per the area's 2020 population figures—for example, the benchmark recommending one aged 5-12 playground per 3,500 people, equates to a demand for 9 public playgrounds. There are currently six public playgrounds in this area, as shown in green, with a shortfall of three as shown by the white icons.



Table 10 cont. Alexandria West Planning Area Existing Amenities per 2020 MWCOG TAZ Population												
	Futsal Court	Pickleball (outdoor)	Skate Park	Picnic Tables (Gathering Area)	Diamond Fields ¹	Rectangular Fields (multipurpose)	Overlay Field	Multipurpose Field (synthetic)	Splash Pad	Swimming Pool (outdoor)	Swimming Pool (indoor, competitive)	Informal, unprogrammed lawn
2020 MWCOG TAZ Population in Alexandria West Planning Area = 30,850												
2023 Existing Number of Amenities	2	0	0		2	0	0	0	0	0	0	
Ratio: 2020 Population/2023 Existing Amenity	15,290	N/a	N/a		15,290	N/a	N/a	N/a	N/a	N/a	N/a	
Recommended Benchmark (Population/Amenity)	ND ²	10,000	70,000	ND	6,000	7,000	7,000	32,000	80,000	52,000	47,000	ND
Number of Amenities Required to Meet Benchmark for Recreation Amenities/2020 Population		4 ³	0		6	5	5	0	0	0	0	
Gap in Current Amenity Provision Against 2020 Population Census	ND	4	No gap	ND	4	5	5	No gap	No gap	No gap	No gap	ND
Citywide 2022 Service Provision (NRPA)	ND	9,967	159,467	ND	5,316	6,933	6,644	31,893	No data	53,156	159,467	ND
<i>Data Via Washington Metropolitan Council of Governments Traffic Analysis Zone Report 10.0 and L/KLA Alexandria Amenity Matrix</i>												

1 City of Alexandria reports 4 diamond field types to NRPA; these were combined to obtain a single ratio of diamond/population
 2 ND indicates data not available in the NRPA, TPL, or other national data base. It does not indicate a value of the amenity.
 3 Numbers are consistently rounded up, for example if the math is 3.4, the reported number is 4

Table 11. 2045 Population/Benchmarks/Amenity Gap						
	Playground Ages 2-5 / Tot Lots	Playground - Ages 5-12	Fitness Equipment	Dog Park ¹	Basketball Courts/ Hoops	Tennis Courts (outdoor)
2045 MWCOG TAZ Population in Alexandria West Planning Area = 44,323						
2023 Existing Number of Amenities	1	6	1	1	2	2
Ratio: 2045 Population/ 2023 Existing Amenity	44,323	7,387	44,323	44,323	22,162	22,162
Recommended Benchmark (Population per Amenity)	9,000	3,500	60,000	23,000	7,000	7,000
Number of Amenities Required to Meet Benchmark for Recreation Amenities/2045 Population	5 ²	13	0	2	7	7
Gap in Current Amenity Provision Against 2045 Population Census	4	7	No gap	1	5	5
<i>Data Via Washington Metropolitan Council of Governments Traffic Analysis Zone Report 10.0 and L/KLA Alexandria Amenity Matrix</i>						

¹ Fenced or unfenced
² Numbers are consistently rounded up, for example if the math is 3.4, the reported number is 4

2045 Amenity Gap

As illustrated in Table 11 on this page and continued on the following page, the projected population increase puts continued pressure on the demand for additional amenities. The 2045 population data serves as an illustration only, as population projections can and will likely shift. However, the benchmark tool serves as a useful gauge for service supplied and services needed against any population figure.

Similar to the 2020 graphic, the image below illustrates the demand for specific amenities with the 2045 population projections for the planning area. Each green icon indicates a single amenity in place in 2023. Icons in white indicate a shortfall based on benchmarking against the City's projected 2045 population and the current inventory of facilities within the Alexandria West boundaries. In 2045, the City will need to provide seven additional playgrounds for ages 5-12 to meet the recommended benchmark of playground per population.

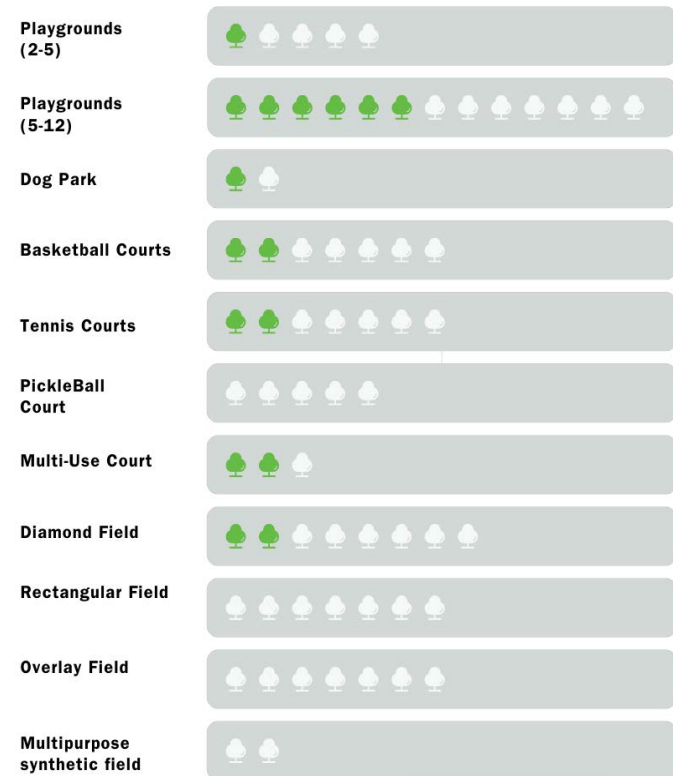


Table 11 cont. Alexandria West Planning Area Existing Amenities per Projected 2045 MWCOG TAZ Population												
	Futsal Court	Pickleball (outdoor)	Skate Park	Picnic Tables (Gathering Area)	Diamond Fields ¹	Rectangular Fields (multipurpose)	Overlay Field	Multipurpose Field (synthetic)	Splash Pad	Swimming Pool (outdoor)	Swimming Pool (indoor, competitive)	Open, informal, unprogrammed lawn
2045 MWCOG TAZ Population in Alexandria West Planning Area = 44,323												
2023 Existing Number of Amenities	2	0	0		2	0	0	0	0	0	0	
Ratio: 2045 Population/ 2023 Existing Amenity	22,162	44,323	44,323		22,162	44,323	44,323	44,323	44,323	44,323	44,323	
Recommended Benchmark (Population per Amenity)	ND ²	10,000	70,000	ND	6,000	7,000	7,000	32,000	80,000	52,000	47,000	ND
Number of Amenities Required to Meet Benchmark for Recreation Amenities/2045 Population	ND	5 ³	0		8	7	7	2	0	0	0	
Gap in Current Amenity Provision Against 2045 Population Census	ND	5	No gap	ND	6	7	7	2	No gap	No gap	No gap	ND
<i>Data Via Washington Metropolitan Council of Governments Traffic Analysis Zone Report 10.0 and L/KLA Alexandria Amenity Matrix</i>												

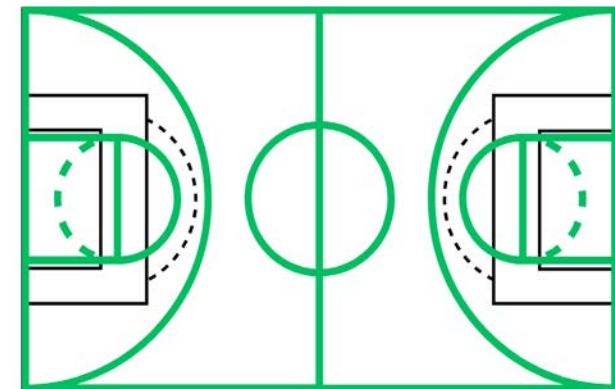
1 City of Alexandria reports 4 diamond field types to NRPA; these were combined to obtain a single ratio of diamond/population
 2 ND indicates data not available in the NRPA, TPL, or other national data base. It does not indicate a value of the amenity.
 3 Numbers are consistently rounded up, for example if the math is 3.4, the reported number is 4

Table 12. Meeting the Benchmarks - 2020 Amenity Gaps			
Park Amenity	Benchmark Amenity/ Population	2020 Status in Alex West Existing recreation amenity / 2020 population of 30,500	Gap Additional needed to fully serve population
	Playground, all ages: 1/ 9,000	6 (5 of the 6 are located on shared use sites and are not fully open to the general public)	3
	Playground, ages 2-5: 1/ 3,500	1 (1 is located on a shared use site and is not fully open to the general public)	3
	Diamond, softball or baseball: 1/ 6,000	2 (2 are located on shared use sites and are not fully open to the general public)	4
	Court sports (tennis or basketball); 1/ 7,000	Tennis - 2 Basketball - 2 (located on shared use site)	Tennis - 3 Basketball - 3
	Dog park (fenced or unfenced): 1/ 23,000	1	1
	Gathering Areas	0	ND
	Fitness Equipment	1 set/ seven components	ND
	Rectangular / Overlay Field: 1/ 7,000 population	0	5
	Splash Pad: 1/ 80,000 population	0	0
	Skate Park: 1/70,000	0	0
	Pickleball Court: 1/ 10,000	0	4
	Futsal Court	2	ND
	Informal, Unprogrammed Lawn	0	ND

The Amenity Gap Today

Alexandria West has a systemic shortage of recreation amenities available for use by the general public. Shared use sites are the exception, with robust playground and ball field offerings, but school sites are not open to the general public between 8 AM and 3 or 4 PM on weekdays. Table 12 illustrates the status of amenities, showing the insufficiency of current provision in certain areas.

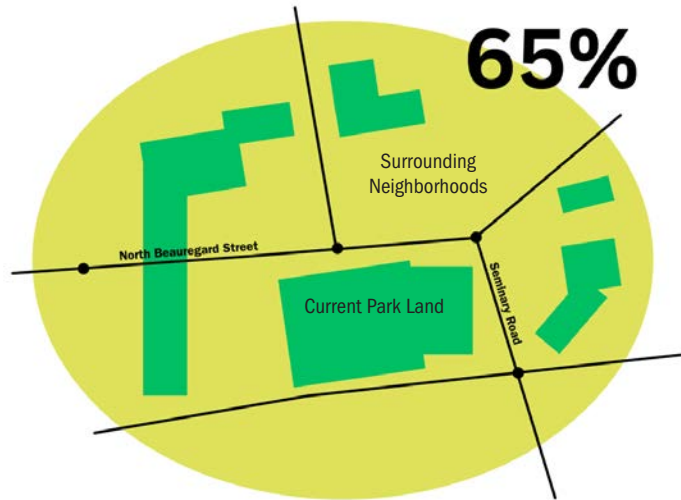
Sports that utilize large rectangular fields, such as soccer, have a notable following, yet the Alexandria West planning area lacks such facilities. Smaller court sports like futsal and pickleball are gaining traction, and have the added benefit of being easier to install. Underutilized tennis, basketball, or other sport courts can be painted with overlays to accommodate futsal or pickleball, which can bring new life to formerly unused spaces. Futsal paint overlays can also be combined with other sports like pickleball, basketball, or tennis. In the absence of a national standard for futsal courts, fitness equipment, and informal lawns or gathering areas, the City's implementation of these amenities should be driven by local demand.



Multiuse Court Overlay Example









The Amenity Gap Tomorrow

Without further investment, the amenity gap continues to grow, as illustrated in Table 13, highlighted with the orange tone. The stylized graphic below illustrates the physical relationship of the existing park land to the surrounding neighborhood.



Over 65 percent of Alexandria West residents do not live within easy walking distance of a public playground or sport field. By 2045, the number of people with limited access to community recreation will increase to as much as 85 percent.

Table 13. Meeting the Benchmarks - 2045 Amenity Gaps

Park Amenity	Benchmark Amenity/ Population	2045 Status in Alex West Existing recreation amenity / 2045 population of 44,323	Gap Additional needed to fully serve population
	Playground, all ages: 1/ 9,000	6 (4 of the 6 are located on shared use sites and are not fully open to the general public)	7
	Playground, ages 2-5: 1/ 3,500	1 (1 is located on a shared use site and is not fully open to the general public)	4
	Diamond, softball or baseball: 1/ 6,000	2 (2 are located on shared use sites and are not fully open to the general public)	6
	Court sports (tennis or basketball); 1/ 7,000	Tennis - 2 Basketball - 2 (located on shared use sites)	Tennis - 5 Basketball - 5
	Dog park (fenced or unfenced): 1/ 23,000	1	1
	Gathering Areas	0	ND
	Fitness Equipment	1 set/ seven components	ND
	Rectangular / Overlay Field: 1/ 7,000 population	0	7
	Splash Pad: 1/ 80,000 population	0	0
	Skate Park: 1/70,000	0	0
	Pickleball Court: 1/ 10,000	0	5
	Futsal Court	2	ND
	Informal, Unprogrammed Lawn	0	ND



William Ramsay Basketball Court

Conclusions

The Alexandria West Planning Area boasts a significant amount of natural area park land but faces a serious deficit of designed, developed park land. This shortage is even more pronounced as all but one playground are located on shared use sites where general public use is restricted during school hours. The Alexandria West Planning Area has one public tot lot located at the ACPS Early Childhood Learning Center, open to the general public outside of school hours. There is one playground for children ages 5-12 that is fully open to the general public, serving approximately 30,500 residents. Five additional playgrounds for children ages 5-12 are located on public school grounds with no access to the general public during school hours. Benchmarks for current population within the Alexandria West planning area indicate that the community population would yield a need for nine public playgrounds for children ages 5-12 and four tot lots.

Additionally, there are no rectangular playing fields, and few tennis and basketball courts, and diamond fields. The planning area, with today's population and using the benchmarks derived in this study, could support three tennis and basketball courts, three baseball diamonds, and five rectangular playing fields. Without further investment in park amenities, these discrepancies will be exacerbated by 2045, as MWCOG TAZ projections for this portion of the City estimate a 40 percent population increase. While futsal data currently lacks national representation to demonstrate a shortage, the City can make informed decisions for this and other underrepresented amenities based on demand.



William Ramsay Futsal

Alexandria West Open Space Report

The NRPA emphasizes that no single set of standards can possibly encompass the unique characteristics of every community across the country. The nature of self-reported data to the NRPA and TPL means that there will be some definitional discrepancies for typologies or park uses across the country. Each community varies in size, needs, and desires, and so should their parks.

The benchmarks provided here are not intended to be a prescriptive list of rules that the City is bound by. Instead, they serve as a valuable tool to measure the level of parks service and access in relation to other similar communities. For instance, the City may decide to build a skate park to serve a growing young adult and teenage population in the area, even if the recommended population benchmarks do not indicate the need. Similarly, although the numbers show that the Alexandria West Planning Area does have one fitness circuit, this is deceptive as it is not readily accessible. The fitness equipment, located in Stonegate Scenic Easement, is accessible only by stairs, and does not offer equipment for people of varying abilities.

Coupled with ongoing community surveys, robust public engagement, and the City's biennial RPCA Needs Assessment, the benchmarking data provides useful insight. City policies and these data sources together will shape the future provision of recreation resources for the Alexandria West planning area.



Dora Kelley Park and Holmes Run Trail Entrance

Appendix

Walkshed Definitions and Walkability Methodology

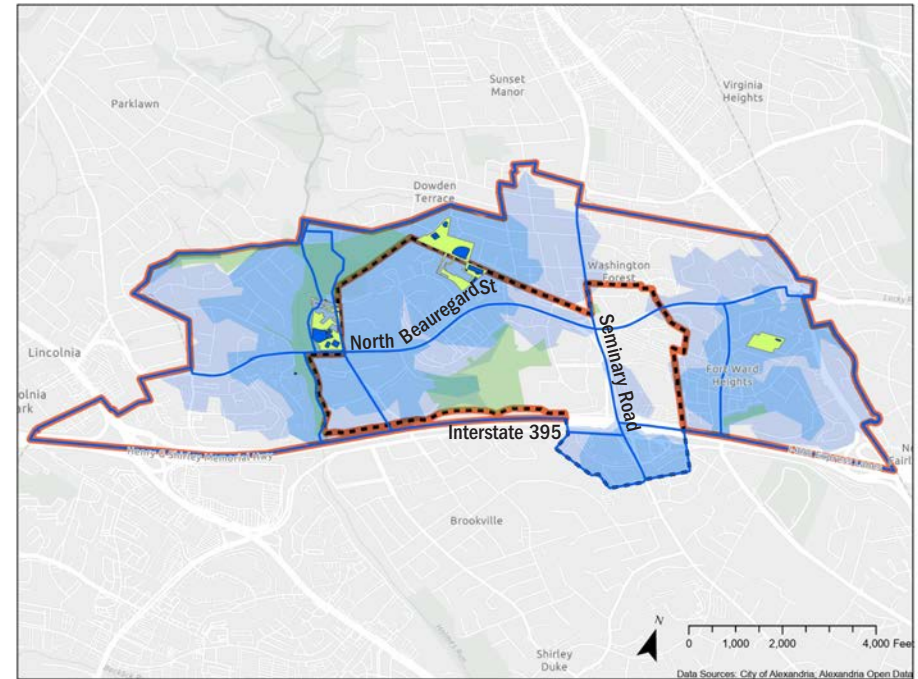
Data was assembled by City staff using the data contained in the ParksandAmenities.gdb geodatabase provided by the City GIS Department. This dataset contains the main components of the Network used to conduct the analysis:

- Recreational Open Space Polygons (consisting of all park typologies) and
- City sidewalk data

All of this data was within the Virginia State Plane North Coordinate System. All future layers will be projected into that coordinate system.

The model accounted for travel along the City’s sidewalk network using the average walking speed of 262 feet per minute. This walking speed was taken from the Vancouver’s Van Play Plan, which acknowledges that although this is an average, it is not representative of all City residents. A field in the sidewalks attribute table was created for travel time and a field calculator was used to determine the average time it would take to travel along a segment of sidewalk. Each segment length was divided by 262 (Minutes). These values for travel time were selected as the network dataset’s impedance value - the number it would calculate travel along the network with.

The Vancouver model accounts for busy intersections and slope in their network analysis. The Alexandria assessment built on this approach and considered slope as well as travel along sidewalks located adjacent to busy arterial road. Slope was accounted for by creating a TIN and then a digital elevation model (DEM) for the City’s topographic contours shapefile. Once this raster file was created, it was symbolized to display slopes in 5 raster categories, with 22 - 27 degrees (40-50% of grade) slopes 27 degrees (50% of grade) and above slopes as the highest. This raster file was then converted into a vector file, allowing the selection of all sidewalk segments that intersected with the two steepest slope categories. Segments that intersected 40-50% slopes were given a walking value of 213 feet (65 meters) per minute and segments that intersected 50% slopes and higher were given a walking value of 196 (60 meters) feet per minute. This was consistent with the Vancouver methodology that calculates the time it takes to walk uphill by



Appendix Map 1. Walkshed Proximity to Developed Parks

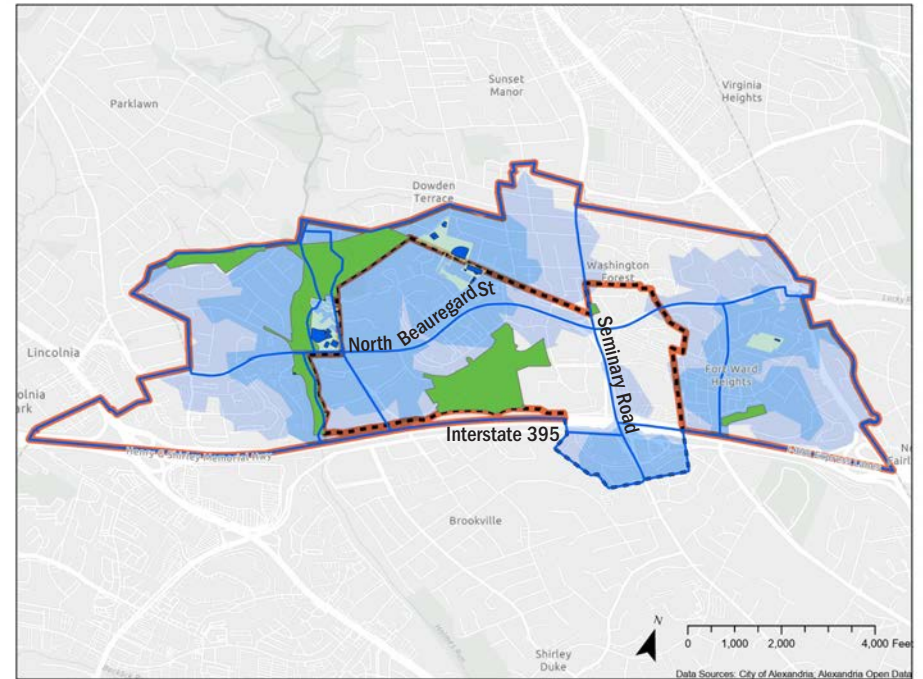
Legend

- Developed Parks
- Natural Area Parks
- 0 - 1/4 Mile Walkshed
- 1/4 - 1/2 Mile Walkshed
- Alexandria West Plan Area
- Beauregard Small Area Plan
- MWCOG TAZ Boundaries

reducing the average walking time by half of the inverse of slope grade. (It appears that only a small number of sidewalk segments were impacted by steep slopes, particularly in the Northern / Western portions of the City.)

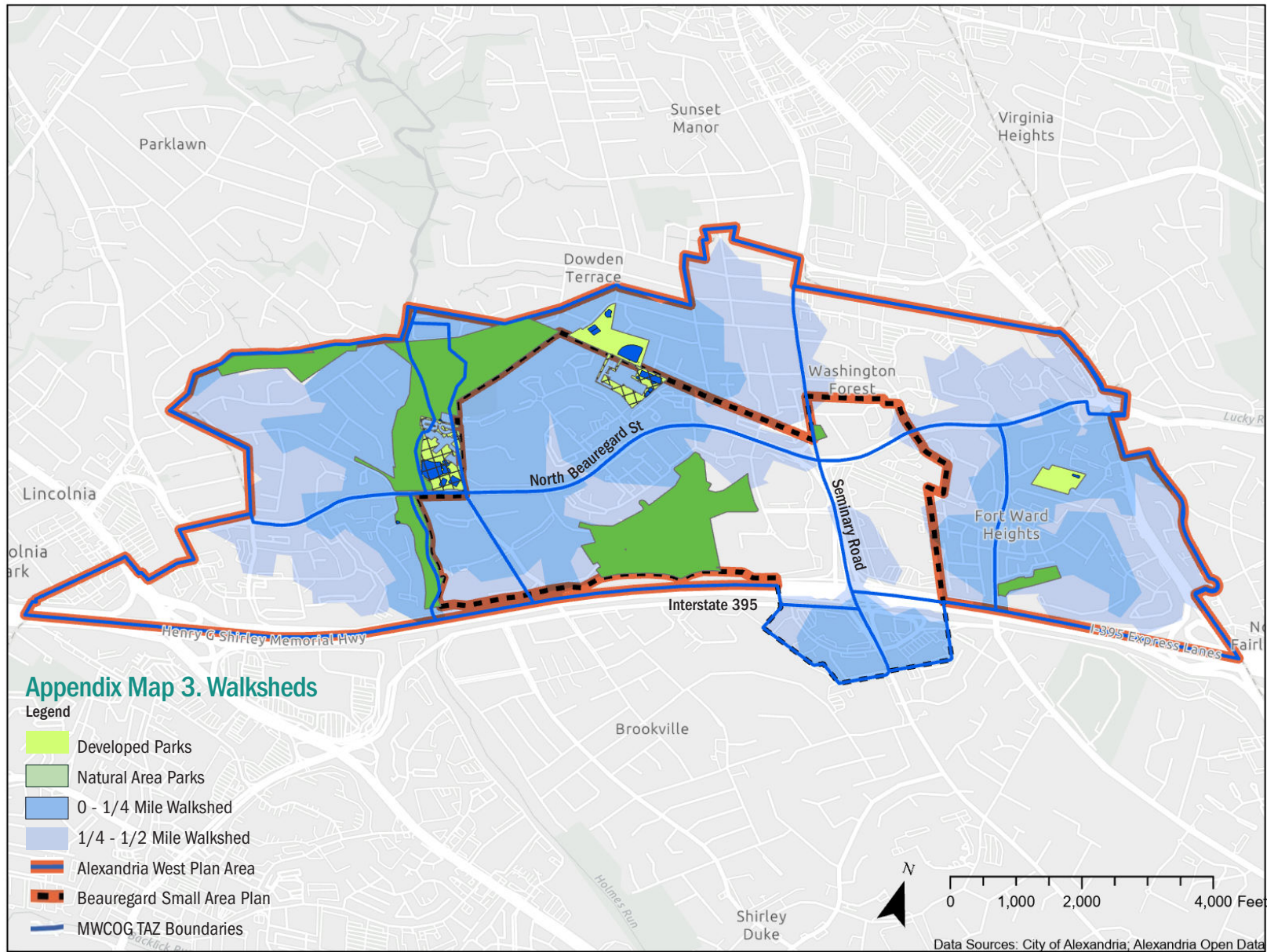
Travel along busy arterial roads was accounted for by adding in the City's GIS data on roads, separating out primary and secondary arterials, and then eliminating the portions of those arterials that run through more walkable areas of the City, producing the "Avoid Arterials" feature. Then all sidewalks that run parallel to this feature were selected, given the avoid arterial classification in the sidewalks attribute table. In the network dataset, these sidewalk segments were given an avoid:low restriction attribute with an expression. The cost or travel minutes to travel along these routes is multiplied by 1.3. This would be the Network data set used to conduct the analysis.

GIS staff provided a file titled park entrances. This accounted for most entrances to the recreational open space polygons. Points were digitized for recreational open spaces that were not accounted for or did not have any entrances (the non-entrances point feature). A new service area was created using Network Analyst and entered both sets of points as facilities in service area. The service area was set to merge by break value, generate 5 and 10 minute walkshed polygons, and calculate the service areas for travel towards park entrance points. Following selection of a solve to generate, the service area was exported a map displaying it. The process was repeated for all of the park typologies by creating a new service area for each park typology separating out the entrance and non-entrance points that intersected with each park typology polygon, loading them as facilities in each service area and running the analysis again. This produced all of the walkshed maps.



Appendix Map 2. Walkshed Proximity to Natural Area Parks

- Legend**
- Developed Parks
 - Natural Area Parks
 - 0 - 1/4 Mile Walkshed
 - 1/4 - 1/2 Mile Walkshed
 - Alexandria West Plan Area
 - Beauregard Small Area Plan
 - MWCOG TAZ Boundaries



Appendix A. Benchmark Data from NRPA, TPL, and other Like Jurisdictions

Appendix A. Table 1a NRPA (self-reported) Park Metrics for Amenity Features													
	Park Amenity												
	Date of Data	Playground Ages 2-5 / Tot lots	Playground - Ages 5-12	Fitness Equipment	Dog Park ³²	Basketball Courts/Hoops	Tennis Courts (outdoor)	Futsal Court	Pickleball (outdoor)	Multi Use Court (basketball, volleyball)	Multi Use courts - tennis, pickleball (outdoor)	Skate Park	Picnic Tables (Gathering Area)
City of Alexandria 2022 NRPA Self-Reported													
Alexandria, VA RPCA	2022	0	3,797	- ³³	22,781	10,998	7,973	- ³⁴	9,967	26,578	15,947	159,467	- ³⁵
NRPA Self-Reported Peer Community													
Sunnyvale, CA	2018	14,983	4,994	no data	74,916	13,621	3,484	no data	0	0	0	74,916	no data
City of Ventura, CA	2017	10,959	5,480	no data	36,531	10,959	3,653	no data	0	10,959	0	0	no data
City of Paterson, NJ	2021	0	6,656	no data	159,732	15,973	53,244	no data	0	0	0	0	no data
Fort Lauderdale, FL Parks and Recreation	2022	0	3,949	no data	0	5,505	3,494	no data	5,677	7,267	36,334	0	no data
Boulder, CO Parks and Recreation Department	2018	8,333	2,174	no data	33,333	5,556	11,111	no data	0	8,333	0	100,000	no data
Lowell Recreation Office, MA	2018	3,071	3,071	no data	110,558	2,632	4,422	no data	0	10,051	0	27,640	no data
Median between Selected Peer Communities		9,337	4,387	no data	83,014	9,041	13,235	no data	5,677	9,153	15,947	67,519	no data

³² Fenced or unfenced

³³ Data not available in NRPA Park Metrics

³⁴ Data not available in NRPA Park Metrics

³⁵ Data not available in NRPA Park Metrics

Appendix A. Table 1b NRPA (self-reported) Park Metrics for Amenity Features													
General Population per Amenity Feature (NRPA source)													
	Date of Data	Diamond Field (youth baseball)	Diamond Field (adult baseball)	Diamond Field (youth softball)	Diamond Field (adult softball)	Four Diamond Field Types Data Combined/population	Rectangular Field (multi-purpose)	Overlay Field	Multipurpose field synthetic	Splash Pad	Swimming Pool (outdoor)	Swimming Pool (indoor, competitive)	Open Lawn/Unprogrammed Space
City of Alexandria 2022 NRPA Self-Reported													
Alexandria, VA Dept. of Recreation, Parks, and Cultural Activities	2022	39,867	79,734	7,594	53,156	5,316	6,933	6,644	31,893	_ ³⁶	53,156	159,467	_ ³⁷
NRPA Self-Reported Peer Community													
Sunnyvale, CA	2018	0	5,351	0	0	5,351	2,497	0	0	no data	37,458	0	no data
City of Ventura, CA	2017	21,918	21,918	21,918	21,918	5,480	10,959	21,918	0	no data	54,796	54,796	no data
City of Paterson, NJ	2021	53,244	39,933	39,933	31,946	9,983	0	79,866	53,244	no data	79,866	0	no data
Fort Lauderdale, FL Parks and Recreation	2022	6,264	60,556	90,834	36,334	4,658	6,987	0	0	no data	36,334	60,556	no data
Boulder, CO Parks and Recreation Department	2018	50,000	50,000	25,000	50,000	10,000	25,000	0	0	no data	50,000	25,000	no data
Lowell Recreation Office, MA	2018	6,503	22,112	18,426	9,213	2,764	22,112	0	110,558	no data	55,279	0	no data
Median between Selected Peer Communities		-	-	-	-	6,373	13,511	50,892	55,279	no data	52,289	46,784	no data

³⁶ Data not available in NRPA Park Metrics

³⁷ Data not available in NRPA Park Metrics

Appendix A. Table 2a TPL (self-reported) Park Metrics for Amenity Features											
General Population per Amenity Feature (TPL source)											
	Date of Data	Playground (combined school and park sites)	Fitness Equipment	Dog Park ³⁸	Basketball Hoops. combined school/parks	Tennis Courts (Indoor and outdoor)	Futsal Court	Pickleball (Indoor and outdoor)	Outdoor Court (basketball, volleyball, tennis, pickleball, futsal, others)	Skate Park	Picnic Tables (Gathering Area)
City of Alexandria 2022 NRPA Self-Reported											
Alexandria, VA RPCA	2022	3,797	- ³⁹	22,781	10,998 (per court)	7,973 (outdoor only)	-	9,967 (outdoor only)	-	159,467	-
TPL Self-Reported Cities under 250,000 population											
Baton Rouge, LA	2023	3,250	18,956	75,824	1,039	3,204		10,832	952	113,737	
Santa Clarita, CA	2023	4,291	38,621	77,242	3,511	21,066		15,448	4,291	231,726	
Richmond, VA	2023	3,988	46,257	77,095	1,361	1,701		19,274	1,066	115,643	
Arlington, VA	2023	1,895	49,260	24,630	638	2,707		7,945	1,190	246,301	
Boise, ID	2023	2,902	60,215	13,381	1,105	3,011		7,084	1,361	60,215	
Scottsdale, AZ	2023	6,649	61,500	82,000	3,037	4,824		11,714	1,330	123,001	
Spokane, WA	2023	2,742	77,678	116,517	3,531	5,975		13,708	-	58,259	
Norfolk, VA	2023	1,449	79,676	18,387	568	1,797		21,730	703	119,514	
Fremont, CA	2023	5,019	117,949	47,180	4,537	5,897		78,633	3,323	235,898	
Hialeah, FL	2023	9,395	-	-	1,879	9,395		-	-	225,489	
Median		4,158	61,124	59,140	2,121	5,958		20,708	1,777	152,978	

³⁸ Fenced or unfenced

³⁹ Data not available in NRPA Park Metrics

Appendix A. Table 2b TPL (self-reported) Park Metrics for Amenity Features					
General Population per Amenity Feature (TPL source)					
	Date of Data	Diamond Field (includes adult and youth diamonds and overlays)	Rectangular Fields (includes organized sports - soccer, football, cricket, lacrosse)	Swimming pools (indoor and outdoor, minimum depth of 4 feet)	Splash Pad
City of Alexandria 2022 NRPA Self-Reported					
Alexandria, VA RPCA	2022	5,316	6,933	53,156 outdoor 159,467 (indoor)	-
TPL Self-Reported Cities under 250,000 population					
Baton Rouge, LA	2023	3,729	18,956	75,824	56,868
Santa Clarita, CA	2023	17,825	10,533	28,966	-
Richmond, VA	2023	4,205	8,566	25,698	115,643
Arlington, VA	2023	5,728	4,561	49,260	35,186
Boise, ID	2023	4,817	5,125	34,409	40,144
Scottsdale, AZ	2023	4,473	7,936	61,500	61,500
Spokane, WA	2023	4,855	6,658	38,839	12,265
Norfolk, VA	2023	2,951	34,147	47,805	79,676
Fremont, CA	2023	9,436	13,876	235,898	235,898
Hialeah, FL	2023	9,395	-	25,054	75,163
Median		6,741	12,262	62,325	79,149

Appendix A. Table 3a TPL (self-reported) Park Metrics for Amenity Features											
General Population per Amenity Feature (TPL source)											
	Date of Data	Playground (combined school and park sites)	Fitness Equipment	Dog Park ⁴⁰	Basketball Court/Hoop	Tennis Courts (Indoor and outdoor)	Futsal Court	Pickleball (Indoor and outdoor)	Outdoor Court (basketball, volleyball, tennis, pickleball, futsal, others)	Skate Park	Picnic Tables (Gathering Area)
City of Alexandria 2022 NRPA Self-Reported											
Alexandria, VA RPCA	2022	3,797	- ⁴¹	22,781	10,998 (per court)	7,973 (outdoor only)	-	9,967 (outdoor only)	-	159,467	-
TPL's Self-Reported Top 12 Park Districts in 2023											
Washington, DC	2023	5,010	18,112	37,177	1,388	3,429		12,179	2,578	117,728	
St. Paul, MN	2023	2,519	157,413	44,975	454	3,985		6,559	2,298	52,471	
Minneapolis, MN	2023	2,568	219,562	62,732	1,117	3,690		8,782	1,311	62,732	
Irvine, CA	2023	2,704	9,670	159,552	665	3,159		19,944	1,716	319,103	
Arlington County, VA	2023	1,895	49,260	24,630	638	2,707		7,945	1,190	246,301	
Cincinnati, OH	2023	1,233	28,356	51,986	1,160	3,183		11,140	77,979	311,917	
San Francisco, CA	2023	3,249	176,764	21,043	2,278	5,292		14,489	-	126,260	
Seattle, WA	2023	4,349	42,286	50,743	3,398	5,041		4,879	3,281	69,196	
Portland, OR	2023	4,857	-	17,512	3,011	5,545		12,323	2,931	83,180	
New York, NY	2023	4,531	49,386	55,598	2,066	13,293		232,635	1,938	215,613	
Boston, MA	2023	3,570	685,476	57,123	2,218	5,809		34,274	2,457	137,095	
Chicago, IL	2023	2,807	101,872	91,684	2,251	5,490		78,587	2,590	458,422	
Median		3,274	139,832	56,230	1,720	5,052		36,978	9,115	183,832	

⁴⁰ Fenced or unfenced

⁴¹ Data not available in NRPA Park Metrics

Appendix A. Table 3b TPL (self-reported) Park Metrics for Amenity Features					
General Population per Amenity Feature (TPL source)					
	Date of Data	Diamond Field (includes adult and youth diamonds and overlays)	Rectangular Fields (includes organized sports - soccer, football, cricket, lacrosse)	Swimming pools (indoor and outdoor, minimum depth of 4 feet)	Splash Pad
City of Alexandria 2022 NRPA Self-Reported					
Alexandria, VA RPCA	2022	5,316	6,933	53,156 outdoor 159,467 (indoor)	-
TPL's Self-Reported Top 12 Park Districts in 2023					
Washington, DC	2023	8,310	12,843	21,405	19,091
St. Paul, MN	2023	2,018	4,089	78,706	78,706
Minneapolis, MN	2023	2,374	3,431	109,781	23,112
Irvine, CA	2023	4,909	4,559	39,888	159,552
Arlington County, VA	2023	5,728	4,561	49,260	35,186
Cincinnati, OH	2023	2,643	38,990	12,997	22,280
San Francisco, CA	2023	12,275	-	73,652	80,347
Seattle, WA	2023	6,239	9,397	76,115	76,115
Portland, OR	2023	5,454	5,837	55,453	35,023
New York, NY	2023	11,233	19,344	133,941	14,857
Boston, MA	2023	5,809	14,585	24,481	7,971
Chicago, IL	2023	3,946	9,168	34,817	11,366
Median		5,912	11,528	59,208	46,967

Appendix A. Table 4a TPL (self-reported) Park Metrics for Amenity Features											
General Population per Amenity Feature (TPL source)											
	Date of Data	Playground (combined school and park sites)	Fitness Equipment	Dog Park ⁴²	Basketball Hoops (school and parks)	Tennis Courts (indoor and outdoor)	Futsal Court	Pickleball (Indoor and outdoor)	Outdoor Court (basketball, volleyball, tennis, pickleball, futsal, others)	Skate Park	Picnic Tables (Gathering Area)
City of Alexandria 2022 NRPA Self-Reported											
Alexandria, VA RPCA	2022	3,797	- ⁴³	22,781	10,998 (per court)	7,973 (outdoor only)	-	9,967 (outdoor only)	-	159,467	-
Other Communities of Interest											
Arlington, TX ⁴⁴	2023	6,446	5,259	199,840	3,701	9,748	no data	10,248	4,078	99,920	
Louisville, KY ⁴⁵		3,076	214,296	80,361	3,695	44,373	no data	14,286	-	-	
M-NCPPC Prince George's County, MD	2022										
Montgomery Parks, MD	2022										
Fairfax County Park Authority, Fairfax, VA ⁴⁶	2016	2,800		86,000	2,100	2,100				50,000	

⁴² Fenced or unfenced

⁴³ Data not available in NRPA Park Metrics

⁴⁴ Data from self-reported TPL 2023

⁴⁵ Data from self-reported TPL 2023

⁴⁶ DESIRED Level of SERVICE, not documentation of existing LOS; FCPA 2016 Needs Assessment Plan

Appendix A. Table 4b TPL (self-reported) Park Metrics for Amenity Features					
General Population per Amenity Feature (TPL source)					
	Date of Data	Diamond Field (includes adult and youth diamonds and overlays)	Rectangular Fields (includes organized sports - soccer, football, cricket, lacrosse)	Swimming pools (indoor and outdoor, minimum depth of 4 feet)	Splash Pad
City of Alexandria 2022 NRPA Self-Reported					
Alexandria, VA RPCA	2022	5,316	6,933	53,156 outdoor 159,467 (indoor)	-
Other Communities of Interest					
Arlington, TX ⁴⁷	2023	7,012	11,102	79,936	66,613
Louisville, KY ⁴⁸		6,429	-	128,578	16,484
M-NCPPC Prince George's County, MD	2022				
Montgomery Parks, MD	2022				
Fairfax County Park Authority, Fairfax, VA ⁴⁹	2016	24,000 (Baseball 90 foot Youth/Adult) 22,000 (softball 65 foot adult)	2,700		
Median					

⁴⁷ Data from self-reported TPL 2023

⁴⁸ Data from self-reported TPL 2023

⁴⁹ DESIRED Level of SERVICE, not documentation of existing LOS; FCPA 2016 Needs Assessment Plan

Appendix A. Table 5. NRPA (self-reported) Park Metrics - Park Acres						
	Date of Data	Total Park Acres/ total number of park and non-park sites	Undeveloped Acres	Developed Acres	% Natural	% Designed
City of Alexandria 2022 NRPA Self-Reported						
Alexandria, VA RPCA	2022	1018	530	566		
NRPA Self-Reported Peer Community						
Sunnyvale, CA	2018	773	213	560		
City of Ventura, CA	2017	763	100	760		
City of Paterson, NJ	2021	171	-	-		
Fort Lauderdale, FL Parks, and Recreation	2022	816	56	760		
Boulder, CO Parks and Recreation Department	2018	-	-	-	-	-
Lowell Recreation Office, MA	2018	620	20	100	97	3
Arlington County, VA ⁵⁰		924/-	533	391		

⁵⁰ For comparison of NRPA reported data with TPL reported data

Appendix A. Table 6. TPL (self-reported) Park Metrics - Park Acres						
	Date of Data	Total Park Acres	Natural and Undeveloped Acres	Designed Acres	% Natural	% Designed
City of Alexandria 2022 NRPA Self-Reported						
Alexandria, VA RPCA	2022					
TPL Self-Reported Cities under 250,000 population						
Baton Rouge, LA	2023	1,455	138	1,317	9	91
Santa Clarita, CA	2023	9,723	9,314	409	96	4
Richmond, VA	2023	2,755	508	2,247	18	82
Arlington, VA	2023	1,759	844	915	48	52
Boise, ID	2023	4,227	2,426	1,801	57	43
Scottsdale, AZ	2023	31,598	30,580	1,018	97	3
Spokane, WA	2023	3,670	1,672	1,988	46	54
Norfolk, VA	2023	1,792	228	1,564	13	87
Fremont, CA	2023	21,957	19,992	1,966	91	9
Hialeah, FL	2023	238	0	238	0	100
TPL's Self-Reported Top 12 Park Districts in 2023						
Washington, DC	2023	9,296	4,423	4,874	48	52
St. Paul, MN	2023	4,973	3,190	1,783	64	36
Minneapolis, MN	2023	5,078	536	4,562	11	89
Irvine, CA	2023	11,008	7,370	3,638	67	33
Arlington County, VA ⁵¹	2023	1,759	844	915	48	52
Cincinnati, OH	2023	8,057	2,480	5,577	31	69
San Francisco, CA	2023	6,164	2,610	3,554	42	58
Seattle, WA	2023	6,480	2,583	3,897	40	60
Portland, OR	2023	14,662	10,893	3,769	74	26
New York, NY	2023	39,796	19,315	20,481	49	51
Boston, MA	2023	5,160	1,834	3,327	36	64
Chicago, IL	2023	113,866	5,154	5,154	37	63

⁵¹ Numbers reported to NRPA differ from numbers reported to TPL (may be in definition of survey question)

Appendix A. Table 7. TPL (self-reported) Park Metrics - Park Acres						
	Date of Data ⁵²	Total Park Acres	Natural and Undeveloped Acres	Designed Acres	% Natural	% Designed
City of Alexandria 2022 NRPA Self-Reported						
Alexandria, VA RPCA	2022					
Other Communities of Interest						
Arlington, TX ⁵³	2023	4,321	2,848	1,473	34	66
Louisville, KY ⁵⁴	2023	17,922	11,372	6,550	63	
M-NCPPC Prince George's County, MD	2022	28,608 ⁵⁵	18,000 ⁵⁶		63	
Montgomery Parks, MD	2022	37,000				
Fairfax County Park Authority, Fairfax, VA	2016	23,265	17,000		73	

⁵² Due to COVID-19, data pre 2019 and post 2021 may be the more accurate measure

⁵³ Data from self-reported TPL 2023

⁵⁴ Data from self-reported TPL 2023

⁵⁵ Total acreage numbers shift in LPPRP 2022 (28,608 and 28,580 both noted in document as total acreage for system)

⁵⁶ This amount is noted as being stream valley parks; other entries include "undeveloped parks" @ 3,606; regional parks @ 2,613 (not all of a regional park is natural or undeveloped); and developed parks @ 2,907 (source Tale 3.3, page 94)

Appendix A. Table 8. NRPA (self-reported) Park Metrics Data for Selected Peer Communities						
	Date of Data ⁵⁷	Population	Square Mileage of incorporated jurisdiction	Jurisdiction Total Operations Budget	Current Year Annual Capital Budget	Operating Expenditures for Agency
City of Alexandria 2022 NRPA Self-Reported						
Alexandria, VA Dept. of Recreation, Parks, and Cultural Activities (RPCA)	2022	159,467	15	343,301,067	293,102,842	27,663.521
NRPA Self-Reported Peer Community						
Sunnyvale, CA	2018	149,831	20	277,761,469	186,861,760	30,977,647
City of Ventura, CA	2017	109,592	22	21,000,000	1,000,000	20,000,000
City of Paterson, NJ	2021	159,732	8	268,343,690	10,395,177	17,108,737
Fort Lauderdale, FL Parks and Recreation	2022	181,668	36	401,085,336	244,411,315	72,323,231
Boulder, CO Parks and Recreation Department	2018	100,000	20	28,000,000	35,000,000	28,000,000
Lowell Recreation Office, MA	2018	110,558	14	361,582,581	71,964,330	5,085,778

⁵⁷ Most recently reported data to NRPA; due to COVID-19, data pre 2019 and post 2021 may be the more accurate measure

Alexandria West Open Space Report

Table 1.3 Acres Per 1,000 People

TAZ ID.	TAZ Size in Sq Miles	TAZ Size in Acres	Park Amenities Presence	Portion of Park Amenities in Estimated Acres	Park land Percent of Total Acres	Current Population 2020	Amenities in Acres per 1,000 People	Projected Population 2045	Existing Amenities per projected 1,000 people
1556	0.33	212.12	Yes	44.15	20.81%	3056	14	6940	6.36
1557	0.07	43.21	No	0	0.00%	1040	0	1040	0.00
1559	0.24	155.26	Yes	5.12	3.30%	6496	1	6496	0.79
1561	0.21	134.46	Yes	12.33	9.17%	1166	11	1166	10.57
1562	0.04	25.71	Yes	39.85	155.00%	252	158	252	158.13
1563	0.39	251.19	Yes	30.54	12.16%	4591	7	9825	3.11
1564	0.22	143.3	No	0	0.00%	1339	0	4039	0.00
1565	0.25	162.33	Yes	6.97	4.29%	6511	1	7768	0.90
1566	0.17	110.32	No	0	0.00%	6129	0	6797	0.00
Total		1237.9		138.96	11.23%	30580	4.54	44323	3.14

Data Via Washington Metropolitan Council of Governments Traffic Analysis Zone Report 10.0

Table 1.4 Alexandria West Existing and Projected Populations

TAZ ID.	TAZ Size in Sq Miles	TAZ Size in Acres	Current Population 2020	2020 Employment	Projected Population 2045	2045 Employment	Percent Change in Population
1556	0.33	212.12	3056	10762	6940	8904	127.1%
1557	0.07	43.21	1040	3	1040	3	0.0%
1559	0.24	155.26	6496	328	6496	328	0.0%
1561	0.21	134.46	1166	0	1166	0	0.0%
1562	0.04	25.71	252	77	252	77	0.0%
1563	0.39	251.19	4591	1405	9825	794	114.0%
1564	0.22	143.3	1339	1271	4039	1906	201.6%
1565	0.25	162.33	6511	3758	7768	1770	19.3%
1566	0.17	110.32	6129	51	6797	37	10.9%
Total			30580	17655	44323	13819	44.9%

Data Via Washington Metropolitan Council of Governments Traffic Analysis Zone Report 10.0