

**City of Alexandria, Virginia  
PARK AND RECREATION COMMISSION  
Regular Meeting (In Person Only)**

**Jerome “Buddie” Ford Nature Center  
5750 Sanger Avenue  
Thursday, February 29, 2024  
7 p.m.**

**AGENDA**

1. Nature Center Tour – 6:30 pm
2. Call to Order: Dana Colarulli, Acting Chair
3. Public Comments on Non-Agenda Items
4. Commissioner Reports & Announcements
5. Action Items
  - a. Approval of January 18, 2024 Minutes
6. Items of Information
  - a. **Staff Report Highlights** - Staff
  - b. **FY 2023 Annual PARKnership Report**  
Lucresha Murphy-Tate, PARKnership Manager, Park Services
  - c. **Hoffman CDD Update**  
Jose Ayala, Principal Planner, Park Services
  - d. **Ewald Park Improvements Update**  
Judy Lo, Principal Planner, Park Services
  - e. **FY 2025 Proposed Operating & Capital Budget Brief**  
James Spengler, Director, Recreation, Park & Cultural Activities
7. Next Meeting: March 21, 2024 (Virtual - Tentative)
8. Adjournment

For reasonable disability accommodation, contact Jack Browand at [Jack.Browand@alexandriava.gov](mailto:Jack.Browand@alexandriava.gov) or 703.746.5504, Virginia Relay 711. We request that you provide 48-hour notice so that the proper arrangements can be made.

**Park & Recreation Commission - Assignments & Appointments  
FY 2024**

Topic	Type of Appointment/Role	Commissioner(s) Assigned	Summary	Web Page	Resources	Community Engagement	City Areas
Zoning for Housing - Phase II	Voluntary Commission Assigned / Monitor	Dana Colarulli	Zoning for Housing is a comprehensive proposal of reforms to expand housing production and affordability and address past and current barriers to equitable housing access. The area of interest pertains to exploring ways to increase public access or public easement while also promoting development.	<a href="#">Online</a>	<a href="#">Initiatives-Recommendations</a>	<a href="#">Community Engagement</a>	Citywide
Waterfront Commission	City Council Appointed	Stuart Fox	The purpose of the Alexandria Waterfront Commission is to advise the City Council and staff on issues related to Alexandria's historic Potomac River waterfront, and advise on implementation of the Waterfront Small Area Plan. The Commission is composed of 21 members representing a particular neighborhood, community organization, or City committee.	<a href="#">Online</a>	<a href="#">Online</a>	<a href="#">Online</a>	Citywide
Youth Sports Advisory Board (PRC Subcommittee)	Commission Appointed	David Brennan	The advisory board is made of representatives from each of the youth sports organizations and high schools within the City of Alexandria who meet on a regular basis to discuss common issues surrounding youth sports and make recommendations to improve the youth sports programs, facilities and fields within the City of Alexandria.	<a href="#">Online</a>	<a href="#">Online</a>	<a href="#">Online</a>	Citywide
Monumental Sports Development Project (Potomac Yard CDD)	Voluntary Commission Assigned / Monitor	Jeffery Miller - Primary Rep Dana Colarulli & Tookie Organek - Secondary Reps	Pending completion of agreements and General Assembly and City Council approval, the new Entertainment District will feature an industry-leading arena for both the Washington Capitals and Washington Wizards, the global business headquarters for Monumental Sports & Entertainment, an expanded esports facility, and a performing arts venue — in addition to new retail, restaurants, and conference and community gathering spaces.	<a href="#">Online</a>	<a href="#">Online</a>	<a href="#">Online</a>	Citywide
Eisenhower East CDD Update	Voluntary Commission Assigned / Monitor	Katy Matthews	To establish open spaces and develop infrastructure in accordance with the Plan's recommendations.	<a href="#">Online</a>	<a href="#">Plan</a>	N/A	Park District 1
Potomac River Generating Station (PRGS) Development Project	Voluntary Commission Assigned / Monitor	Jeffrey Miller	The plan is to create a Mixed-Use/Innovation District with innovation-focused facilities serving as an economic anchor. It will increase open space by ~5 AC and provide necessary infrastructure in Old Town North and beyond.	<a href="#">City Page</a>	<a href="#">Open Space Concept</a>	<a href="#">October 19 Community Meeting</a>	Park District 1
George Mason Elementary School Modernization Project	TBD	Geoffrey Goode Katy Matthews	Rebuild of the George Mason Elementary School and open space enhancements. Construction FY 2026	<a href="#">Online</a>	<a href="#">Study Assessment</a>	TBD	Park District 2
Alexandria West Small Area Plan	Voluntary Commission Assigned / Monitor	Geoffrey Goode	<ul style="list-style-type: none"> <li>•Enable the 10- to 30- 30-year-old land use plans to be updated comprehensively to address community needs and incorporate current City policies and best practices.</li> <li>•Address the issue of housing vulnerability and affordability by leveraging housing resources, policies, and funding opportunities to meet this challenge and</li> <li>•Develop an approach to guide and shape future development and clarify expectations for the community, City, and developers.</li> </ul>	<a href="#">Online</a>	<a href="#">Goals</a>	<a href="#">List</a>	Park District 3
Landmark/Van Dorn Area Planning Development Project	Voluntary Commission Assigned / Monitor	Philip Voorhees	The project will be anchored by the relocation and expansion of Inova's new state-of-the-art Alexandria Hospital, and it will add ~3.5 AC of a diversity of Open spaces.	<a href="#">Online</a>	<a href="#">Plan New Chapter</a>	<a href="#">Community Engagement</a>	Park District 3
Patrick Henry & Minnie Howard Schools	Voluntary Commission Assigned / Monitor	Katy Matthews	Opening of Minnie Howard school and updates to the Partick Henry School site.				
Eisenhower West Development Plan	Voluntary Commission Assigned / Monitor		Victory Center Development Plan - An existing office building on 2.8 acres of land will be converted into 400 residential units with 316 structured parking spaces. The 5.3-acre parking lot will be redeveloped into 60-70 townhomes, an eight-story multifamily building, and additional open space in future phases of Stonebridge's plan.	<a href="#">Developer Web Page</a>	<a href="#">WBJ Article</a>	N/A	Park District 3

City of Alexandria, Virginia

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MEMORANDUM

**DATE:** FEBRUARY 29, 2024  
**TO:** PARK AND RECREATION COMMISSION MEMBERS  
**FROM:** LAURA DURHAM, DEPUTY DIRECTOR,  
RECREATION SERVICES DIVISION  
**SUBJECT:** PARK AND RECREATION COMMISSION DIVISION UPDATE ITEM

**OSTP School Year Update:**

Out-of-school time programming is currently being offered at (12) afterschool locations which include (3) LINK Club locations, (2) ESSER locations, and (2) specialty programs (Youth Achieving Greatness and TR Achieving Greatness).

**Partnerships & Collaborations:** ACPS, Americans Rescue Plan Act (ARPA), Virginia Cooperative Extension (4-H), Upcycle, Momentum Collective Inc., and Buddie Ford Nature Center are providing specialized programming, academic support, or enrichment activities at elementary and middle school OSTP, LINK Club and ESSER sites.

The OSTP Committee is currently working to revise the OSTP Standard Operating Procedures and OSTP Staff Manual, in addition to revising the OSTP Site Monitoring Observation Form to align our program with program quality standards that are conducive to the service we provide.

**Program Wrap-ups:**

- On January 26, Chinquapin Park Recreation Center and Aquatics Facility hosted the first **Teen Café** in partnership with Chrysalis Development Group. The meeting explored the mind of a hacker. Participants learned best practices in defending their privacy from unwanted invasion. The event was well attended, and the students enjoyed the guest speakers.



- On January 27, the OSTP Committee held its annual **OSTP Winter Staff Training**. The theme of the day was, Get Your Play On! Over 85 OSTP staff, dressed in their favorite team jersey or sports gear and participated in games and team challenges. The guest speakers included Ms. Erica Mack (ACPS – Mental Health Specialist) who spoke to the group about social and emotional learning, and the RULER approach, and Mr. Randy Little (Recreation Services – Division Chief) who discussed the new direction of OSTP, and the value of its work.
- On February 20, Charles Houston Recreation Center hosted a **Black History Quiz Contest**. Over 45 teens and adults tested their knowledge of Black history facts against other participants in their age range, and winners were awarded plaques.

### Program Updates:

- January 2024, at the William Ramsay marked the return of **Celebrity Pastry Chef Dawn** to OSTP. Chef Dawn has been working with the children to teach them about a variety of different foods and how to make them via hands-on demonstrations and activities. The children are truly excited every time Chef Dawn arrives because they know they'll be able to learn, participate, and most importantly try their delicious creations. This month the children made pancakes, quesadillas, and chocolate chip cookies.



- During January 2024, the Patrick Henry Recreation Center STEM Club participants were very creative in their STEM projects. The youth worked together in small groups and created and designed their own portable soccer game. This class is held during Patrick Henry's Out of School Time Program.



- January and February 2024, included the following **senior activities**:

- **Daytime Trip** to the African American Museum (Feb. 10) and Public Playhouse Black History Event (Feb. 16)
  - **New activities:** Book Club, Social Club Time and Walking Class (self-directed)
  - **Returning activities:** Coffee Social Hour w/ special guest (Giant Nutritionist), Zumba Class, Line Dance Class, Arts & Crafts, Technology Help, and Senior Club Meeting
  - **Special Events activities:** SAC 1st Annual Valentine's Day Social, and LARC Valentine's Day Social w/ music, dancing, games, entertainment, and food.
- On February 1, the **Alexandria City Employees City Cup Series** started the Employee Basketball League. Participating teams include RPCA, Fire, Police, DCHS and City Hall. The Alexandria City Employees Cup Series was developed to improve City employees' well-being by making healthy choices and living an active lifestyle while competing against each other in a friendly/fun-filled atmosphere. Games are being played every Thursday evening at Jefferson–Houston School until April 4.

### **Upcoming Events:**

- On March 1, Mount Vernon Recreation Center will host **Read Across America**. We will have special guests read to the children and participate in activities. Read Across America is a nationwide reading celebration created by the National Education Association (NEA) in 1997 to promote literacy and encourage a love of reading among children.
- On March 6, Mount Vernon Recreation Center will start **Teen Late Night Basketball**. Teens and young adults will be able to enjoy refreshments and basketball till 10:00 pm. This activity will take place on the 1<sup>st</sup> Wednesday of the month.
- **Winter Youth Basketball League** championship games are scheduled for Saturday, March 9 at Alexandria City High School. All games are free and open to the public.
- On March 23, Durant Center will host its annual **“Drive-In Movie”** event. During this annual event, kids get a chance to design and build their own “car” from large cardboard boxes and then enjoy a “drive-in” experience of watching a family-friendly movie with snacks provided! \$15/participant.

## Special Features:

- After a warehouse fire closed Senior Services of Alexandria's normal pick-up and distribution location, Chinguapin Park Recreation Center and Aquatics Facility were able to step in this week as a temporary meal distribution/pick-up location. Thank you to Senior Services of Alexandria for ensuring that those home-bound older adults continue to have access to the food they need. The RPCA team at Chinguapin is happy that we could help keep the service in motion!



## Staff Updates:

- One of the strategic initiatives for the Sports Section involved hiring high school students to introduce and train the students to a career of sports officiating (basketball). RPCA is pleased to have **Te'mari Chambers**, **Bernard Johnson Jr.**, and **Malcolm Goines** as new members of the team. The high school students have attended classroom and on-the-court training sessions with a veteran basketball official. They will develop their skills by officiating 8 & under basketball league games and working with our younger basketball fundamental classes.

# City of Alexandria, Virginia

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## MEMORANDUM

**DATE:** FEBRUARY 29, 2023  
**TO:** PARK AND RECREATION COMMISSION MEMBERS  
**FROM:** JACK BROWAND, DEPUTY DIRECTOR, PARK SERVICES *JB*  
**SUBJECT:** PARK AND RECREATION COMMISSION DIVISION UPDATE  
PARK SERVICES

### **Capital Improvement Project Updates**

- February Park Planning & Capital Development, Park Services (*Attached*)
- FY2023 Annual PARKnership Report (*Attached*)
- Hoffman CDD Update (*Attached*)
- Ewald Park Improvements Update (*Attached*)
- 5 West Braddock Road Park Improvements (*Attached*)

### **Active Small Area Plan & ACPS Modernization Coordination**

- Alexandria West
- Landmark Mall
- Potomac River Generating Station
- High School Project Minnie Howard Campus
- Douglas MacArthur Elementary School
- Patrick Henry K-8 & Recreation Center Restart (FY 2024)

### **Sites Currently Closed or Partially Closed to Public Use for Capital Projects**

- Holmes Run Trail (*Site 1 – design & Site 2&3 – construction procurement*)
- Four Mile Run Park Bridge (*active construction*)
- Eugene Simpson Stadium Park Dog Park (*active construction*)
- Joseph Hensley Park (*active construction*)
- Mount Jefferson Park Dog Park - (*drainage redesign complete – in approval process*)
- Charles Barrett Recreation Center playground – (*active construction*)
- Stevenson Park ballfield back stop area – (*dugout installation*)
- Oronoco Bay Park boardwalk and piers - (*closed for inspections and structural repairs*)
- Ben Brenman Park Backlick Run Bridge - (*closed for bridge deck replacement*)
- Forest Park trail wood bridge -behind MacArthur School (*closed for removal*)

### **Natural Resources – Urban Forestry**

- Urban Forestry was chosen to lead the 275<sup>th</sup> Planting Project for the 275<sup>th</sup> Anniversary of the City. The Stormwater Division is the fiscal sponsor and chose our team to be the Project Manager. Most of January and February has been dedicated to selecting site locations and assigning native tree species for each site. The final 275<sup>th</sup> tree will be planted at a dedication ceremony near City Hall on April 13<sup>th</sup>.
- To improve safety, we have been designing a chainsaw safety procedure for Park Maintenance workers during periods of storm response.
- Urban Forestry conducted site walk throughs with the Tree Stewards at multiple parks in the city to review previous volunteer projects and strategize on possible future endeavors.

- The Tree Canopy Assessment is due for another review. We have aerial photo data that is 5 years or older from our previous canopy assessment, which is the interval we typically follow. We reconnected with the University of Vermont who did our last canopy assessment to listen about technology upgrades and any advancements in these assessments. Our initial plan is to get another assessment completed in 9 to 12 months.

Attachments:

- Information Memos
- Project Updates



# Park & Recreation Commission -Park Planning Report



February 29, 2024

Project	Project Description	Monthly Update	Status	Planning District	Target Completion Date	Assigned To	
1	Witter Recreational Fields Netting	This project will design and install netting along all four sides of the two rectangular fields.	Construction is complete on the south side of the field. The north side of the field is anticipated to be complete in late March. Coordination with user groups is in progress to minimize impacts to programs.	Implementation	District 1	11/30/23	Daniel Unkle
2	Athletic Field Lights on Synthetic Turf Field Jefferson Houston	Design and Installation of athletic field lights on one existing synthetic turf field. Field location to be determined through community engagement. Potential field locations in George Washington Middle School, Patrick Henry K-8 School and Recreation Center, Jefferson Houston K-8 School and Francis Hammond Middle School.	Installation of the light poles and fixtures is complete per the City Council-approved Special Use Permit. Evening light test and light audit were completed in February. The Contractor is currently addressing punch list items. The DarkSky International Phase II Certification testing is anticipated in June / July of 2024.	Close-out	District 1	11/30/23	Daniel Unkle
3	Lee Center Tennis Court Renovation	Renovation of the two multi-use courts including full surface replacement.	The Construction contract was awarded and coordination is ongoing regarding the schedule. Construction is anticipated in Summer of 2024. The courts will be closed during the work.	Implementation	District 1	09/01/24	Daniel Unkle
4	Lee Center Basketball Court Surface Repairs	Repair of the court surface to address cracks.	The Construction contract was awarded and coordination is ongoing regarding the schedule. Construction is anticipated in Summer of 2024. The courts will be closed during the work.	Implementation	District 1	09/01/24	Daniel Unkle
5	Old Town Pool Replacement Design	Design for the replacement of Old Town Pool.	The owner advisor team procurement is in progress and the design team scope of work is in review. Procurement for the design team is anticipated to be issued this fall.	Initiation	District 1	04/30/25	Bethany Znidersic
6	Simpson Dog Park Renovation	This project will address erosion and drainage issues in the Simpson Park dog park per the 2014 Citywide Parks Improvements Plan.	Contracting issues have delayed the completion of the project. The project is anticipated to be substantially complete in March and the dog park is anticipated opened to the community shortly after. City staff are exploring various options to complete the project as efficiently as possible to minimize the delay to the community.	Implementation	District 2	12/01/23	Bethany Znidersic
7	Charles Barrett Rec Playground Construction	This project will implement and construct the approved design for the playground renovation.	The playground equipment and shade structures have been installed. The contractor completed the stormwater management system connections and will begin installation of the concrete walkways, site furnishings and dry swale BMP in late February. Installation of the poured in place safety surfacing is weather dependent and will require warmer temperatures for installation, most likely mid-March. New fencing, trees and landscape plantings will be scheduled this spring.	Implementation	District 2	04/30/24	Judy Lo
8	Braddock and Commonwealth Drainage Improvements	Improve drainage within park and install pollinator garden.	Design documents have been created based on the 2020 Pocket Park Plan recommendations and are currently being finalized.	Design	District 2	12/01/23	Daniel Unkle
9	Colasanto Interactive Fountain Construction	This project phase includes funding for construction of interactive fountain.	The solicitation documents are in review and the Invitation To Bid (ITB) will be posted mid-January. The bid opening is anticipated in February/March.	Procurement	District 2	09/02/24	Bethany Znidersic
10	Four Mile Run Park Bridge Replacement Construction	This project will replace the existing bridge in Four Mile Run Park near the parking area for the two diamond fields at the end of Commonwealth Avenue.	Bridge delivery and placement occurred on February 2015. Through March, the concrete bridge deck, final grading, trail connections and landscape preparations will occur. Substantial completion is anticipated in late March to early April.	Implementation	District 2	07/30/24	Jack Broward
11	Stevenson Dugout Replacement	This project will install two dugout structures at the existing ball field. Irrigation has been relocated and contractor is currently obtaining permits. Anticipated construction is July-August of 2023.	Installation of the new dugouts is substantially complete. The Contractor is currently working on punch list items. Silt fencing is anticipated to be removed in mid to late March. The remainder of the ball field fencing/netting is anticipated to be installed in spring of 2024.	Close-out	District 3	12/01/23	Daniel Unkle
12	Hensley Park Renovation Phase I	This project will renovate Hensley Park based on the Citywide Parks Improvement Plan concept (2014).	Construction is in progress and is anticipated to be complete in early 2025. Please see the project website for more information: alexandriava.gov/rpca/project/joseph-hensley-park-renovation	Implementation	District 3	12/01/24	Bethany Znidersic
13	Ben Brenman Re-Carpeting	This project will replace the synthetic turf and infill on the Ben Brenman rectangular field.	The shop drawings for the turf renovation and replacement have been approved. The work will be scheduled for June and coordinated with user groups to minimize impacts to field programs.	Implementation	District 3	07/19/24	Bethany Znidersic
14	Athletic Field Lights on Synthetic Turf Field Francis Hammond	Design and Installation of athletic field lights on one existing synthetic turf field. Field location to be determined through community engagement. Potential field locations in George Washington Middle School, Patrick Henry K-8 School and Recreation Center, Jefferson Houston K-8 School and Francis Hammond Middle School.	Installation of the light poles and fixtures is complete per the City Council-approved Special Use Permit. Evening light test / light audit was completed in February. The Contractor is currently addressing punch list items. The DarkSky International Phase II Certification testing is anticipated in June / July of 2024.	Close-out	District 3	11/30/23	Daniel Unkle
15	Tucker Gardens	This Community Matching Fund project, with the Tucker PTA, will provide new educational gardens in Boothe Park, adjacent to Tucker School.	The Tucker PTA has installed the planter boxes and wood chip surfacing. The PTA plans to open the gardens this spring. Signage to recognize the partnership will be installed.	Implementation	District 3	12/29/23	Judy Lo

# City of Alexandria, Virginia

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## MEMORANDUM

**DATE:** FEBRUARY 29, 2024

**TO:** PARK AND RECREATION COMMISSION MEMBERS

**THROUGH:** JACK BROWAND, DEPUTY DIRECTOR, PARK SERVICES

**FROM:** LUCRESHA MURPHY-TATE, PARKNERSHIP MANAGER, PARK SERVICES

**ITEM:** FY2023 PARKNERSHIP ANNUAL REPORT

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**ISSUE:** Park and Recreation Commission receive the update on the FY2023 PARKnership Annual Report.

**BACKGROUND:** The PARKnership Program oversees partnerships, sponsors, volunteers, and donations for the development, design, construction and operation of recreational and park facilities and/or programs with the intent to support the Department of Recreation, Parks, and Cultural Activities' goal for a healthy and thriving City of Alexandria. A community group's partnership is a great opportunity to build relationships with community members around a shared vision for Alexandria's valuable parks or programs.

**DISCUSSION:** The PARKnerships annual report documents the programs activities and finances in FY2023 in comparison to the past two previous years. The report demonstrates PARKnerships growth in the areas of volunteer hours, number of volunteers, number of new partnerships and adopt-a-bench. There is a decline in contributions for FY2023 due to no Community Matching Fund projects implemented during the fiscal year.

**FISCAL IMPACT:** Community partnerships provide in-kind and monetary support for Recreation, Parks, and Cultural Activities goals and programs. In FY2023 community groups and local businesses contributed over \$1,383,738 in value from volunteer hours and \$32,343 in contributions. Additional details are available in the annual report.

# City of Alexandria, Virginia

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## MEMORANDUM

**DATE:** FEBRUARY 29, 2024

**TO:** PARK AND RECREATION COMMISSION

**THROUGH:** JACK BROWAND, DEPUTY DIRECTOR, PARK SERVICES <sup>JB</sup>

**FROM:** BETHANY ZNIDERSIC, DIVISION CHIEF  
JUDY LO, PRINCIPAL PLANNER  
PARK PLANNING AND CAPITAL DEVELOPMENT

**ITEM VI.D.: JOHN EWALD PARK IMPROVEMENTS IMPLEMENTATION PROCESS**

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**ISSUE:** Improvements to the John Ewald Park are funded in the RPCA Capital Improvement Program (CIP) budget. This memo outlines a general process for planning, design, and construction.

**RECOMMENDATION:** That the Park and Recreation Commission receive and provide feedback about the implementation process for the upcoming John Ewald Park Improvements project.

**BACKGROUND:** John Ewald Park, 4452 Duke Street, was included in the 2015 Neighborhood Parks Improvement Plans process. The community driven park planning process identified and prioritized improvements to 17 neighborhood-serving parks throughout the City.

The Park and Recreation Commission endorsed the Ewald Park Improvement Plan in 2015, and later endorsed an amendment to the plan in 2018 to add Parkour fitness equipment. The Parkour project received a Community Matching Fund award in 2019, and in 2022, the community group completed their fundraising.

**DISCUSSION:** The 2015 Park Improvement Plan includes ten recommendations for the 3.88 acre neighborhood park:

- Recommendation 1: Create a turnaround and landscaped median in the parking lot
- Recommendation 2: Create pedestrian entrance near Duke St./Jordan St.
- Recommendation 3: Install a second basketball court and maintenance path
- Recommendation 4: Renovate the turf and install a walking path
- Recommendation 5: Replace the pool and pool house with two multi-use courts
- Recommendation 6: Restore the existing playground to forest area
- Recommendation 7: Work with Alexandria Police Department to improve park safety particularly in areas not visible from Duke Street
- Recommendation 8: Move the playground to the former tennis court area
- Recommendation 9: Install shade structure and picnic area

- Recommendation 10: Reserve space for community building

There is high interest in the community to prioritize this project and address concerns with park safety and security. On October 2, 2023, park staff attended the Wakefield Tarleton Civic Association to discuss the park improvement plan recommendations and to listen to concerns about the park. Neighbors reiterated their concerns about safety and security and expressed interest in revisiting some of the recommendations in consideration of changing community needs. Throughout the years, many of the park's recreational facilities have been decommissioned or demolished including the pool, pool house building and tennis courts. Until the park plan recommendations are implemented, this has created underutilized space within the park and has decreased availability of recreational facilities to serve the community.

## **Implementation Process for the John Ewald Park Plan Improvements**

### *Park Planning Re-Engagement*

With almost ten years passing since the initial park planning process, staff is recommending a short-term planning process to re-engage the community and to re-verify the Park Plan objectives and goals. The planning process will evaluate equity to ensure future facilities are serving the surrounding neighborhoods, and address service gaps for recreational facilities in the West End. The planning process may include several concepts that explore the potential layout and re-configuration of facilities, circulation, and parking, to improve visibility, safety, and accessibility, and while maximizing efficient use of park space. The process will include site data collection such as topographic surveying, tree inventory/assessment, utility mapping, and other site reconnaissance. This data is critical to ensuring the feasibility of the conceptual planning effort, while reducing risks during the design phase. This phase will also assess the condition of existing park assets and recommend assets to be replaced. In addition, there are opportunities to incorporate public art through the City's Public Art Workplan process. Staff are aware that coordination with other City initiatives such as Duke Street in Motion may be applicable.

### *Design*

Depending on the final site programming and design, regulatory requirements are not confirmed at this time. At minimum, staff anticipates compliance with the City stormwater management regulations, Americans with Disabilities Act (ADA), and Landscape Guidelines. If federal grants are pursued for the project, compliance with the National Environmental Policy Act (NEPA) will be a requirement. The Parkour fitness equipment will be integrated into the site design and programming.

### *Construction*

Staff anticipates the phasing of park plan improvements are highly likely due to rising costs for construction but may be reduced by seeking grant funding and other community partnerships. The City will conduct a competitive bidding process for construction and incorporate phasing as needed to ensure delivery of the highest priority park improvements.

### *Community Engagement*

The community surrounding Ewald Park is one of the City's most diverse in terms of culture, demographics, and socio-economic status. Staff will undertake a robust community engagement process to reach as many stakeholders as possible. Engagement activities may include electronic surveys, mailings, 'graffiti boards', holding events such as pop-up's and community meetings,

attending community/civic group meetings, and providing materials and interpretation services in several languages to ensure inclusivity.

Consistent with the process for Park and Recreation Commission items, staff will seek Commission feedback throughout the planning and design phases. Staff will also obtain the Commission's endorsement of the Park Plan and any proposed Park Plan amendments through a Public Hearing. Regular informational updates will be provided during the construction phase.

*Project Schedule (Tentative)*

Staff have outlined a general project schedule below. The schedule may be updated as needed as the project progresses through the planning phase, further project requirements are determined, and potential efficiencies are identified.

- May - June 2024: Community Engagement Kick Off
- September - December 2024: **Park Planning Phase** Re-Engagement
- January - February 2025: PRC Public Hearing for Park Plan Amendments
- March - November 2025: **Design Phase** Development and Permitting
- December 2025 – May 2026: **Construction Phase** Procurement
- Summer 2026: Commence Construction Activities

**FISCAL IMPACT:** Allocated prior year CIP funding of \$1,073,000 in the Playground Renovations CFMP and Parks Renovations CFMP are available. Additional CIP funding will also be requested in FY 2026. Staff may pursue grant funding, such as the Land and Water Conservation Fund, which is a minimum 50% match if awarded. Grant application requirements may include NEPA review and approvals which will be included as part of the project scope of work in the planning and design phases.

**ATTACHMENTS:** 2015 Neighborhood Parks Improvement Plan, Ewald Park

**STAFF:** Bethany Znidersic, Division Chief, Park Services  
Judy Lo, Principal Planner, Park Services

# Ewald Park

## History and Character

Ewald Park is a 3.88 acres park acquired in 1965. There are no known or documented historical sites within the park though there is a good possibility Native Americans used the area for seasonal settlements and/or hunting camps given its proximity to Holmes Run.

Today the park features a playground, basketball court, swimming pool (closed), and open field. It previously held tennis courts, though they were removed in the early 2000's. The former tennis area, pool and playground sit high on a hill and are not well seen from the Duke Street. The topography and hidden areas of the park have contributed to on-going safety concerns in the park, as frequently noted by the Alexandria Police Department.



Ewald Pool (image left) opened in 1969 and closed in 2012 due to low cost recovery and financial constraints. Prior to its closure the pool was lightly used and lacked good accessibility and visibility, despite it being the only pool on the west side of the City.



The playground (image left) is hidden behind the pool house and has very infrequent use by children. The equipment is outdated and is inaccessible to people with disabilities.



The field is heavily used for pick-up soccer. The City and its affiliates do not program the field, rather it is a site that players know to go to for unscheduled recreation. The field (image left) is in poor condition due to its heavy use and lack of proper irrigation

and drainage.

As reported in the Alexandria Times on January 24, 2014, Ewald's basketball court is one of the best known in the Washington D.C. area for street ball. Throughout the year, players both young and old show up to play, watch and learn. As the article states:

*"The best-known place for street ball in the D.C. area is the Barry Farms neighborhood in southeast Washington, which*



*has an organized summer league and often attracts NBA and college talent. But street ball takes place on courts in neighborhoods across the United States. The Ewald Park court, where the city installed new lights last year, can hold its own against most places, players say. 'We get guys from colleges coming here, players come from Maryland all the time,' said Tavon Singletary, 21, who along with Walton graduated from T.C. Williams in 2011. 'Barry Farms is big, but we get some recognition out here.' (McElhatton, "Playing Outside the Lines" Alexandria Times, January 24, 2014).*



The Alexandria West Rotary (AWR) recently adopted the Park and in Spring 2015 they held a volunteer day to shovel mulch, paint fences, and plant shrubs (shown below). In the past year, the Wakefield-Tarleton Neighborhood Association has also held clean-up days, in collaboration with the Alexandria Police Department. Over the years many other individuals and community groups have donated time and resources to spruce up the park, particularly around the park entrance.

# Existing Conditions



# Community Feedback

In Fall 2014, 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, community workshop, and “graffiti board” in the park. Over 270 people responded to the survey in total, seventeen of which were specific to Ewald Park. Staff used the collected information to develop draft park plans.

## In 10 years I would like this Park to...

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

1. Be a safe place for children to explore
2. Be a place to create social connections with neighbors
3. Have lots of activity

### What would you like done with the basketball court?

Value	Count	Percent
Preserve it as is	8	53%
Enhance it	5	33%
Transform it	2	13%

#### Explain

Add multi-sport component to the basketball court for futsal, hockey, and other sports

Appreciate the energy efficient night lighting

FUTSAL COURT!! Would be used 24/7 by the community.

I see the courts being used quite often.

This comment applies to all park elements: The big issue is safety and lack of "nice" things. There's lots of people hanging (read: "cat calls", up to no good, etc...) around as a result of the local apartment complex The Fields and the 7-11. I do believe keeping the basketball court is a good thing because it will keep the kids from the area engaged and lower potential crime. Also, kids routinely walk across Duke without using the cross walk, making it unsafe and it disrupts traffic. The 7-11 is also a problem. The Alexandria PD always has a police car there, which tells you that crime in that area is a problem. The Park and surrounding area needs a revamp.

### What would you like done with the former tennis court

Value	Count	Percent
Preserve it as is	0	0%
Enhance it	4	29%
Transform it	10	71%

#### Explain

A public pool would be great for the neighborhood.

Bring back the tennis courts! Maintain them

FUTSAL Court!

Give us back our tennis courts!

Please do SOMETHING with this. There is so much wasted/unused space in this park!

### What would you like done with the parking lot?

Value	Count	Percent
Preserve it as is	8	61%
Enhance it	4	31%
Transform it	1	8%

#### Explain

Add bike parking

Needs white stripes to mark parking spaces.

### How do you get to this Park?

Value	Count	Percent
Walk	14	82%
Bike (personal)	0	0%
Bike (Capital Bikeshare)	0	0%
Drive	3	18%
Public Transit	0	0%
Carpool	0	0%

### How far do you typically travel to visit this park?

Value	Count	Percent
Less than ½ mile	15	88%
Between ½ mile to 1 mile	0	0%
Between 1-2 miles	1	6%
Over 2 miles	1	6%

### What would you like done with the open lawn?

Value	Count	Percent
Preserve it as is	1	8%
Enhance it	5	38%
Transform it	7	54%

#### Explain

Maybe expand the playground or build a gazebo or something of interest

No one's played baseball here for years. Anything will improve!

Turf this. May be the most used open space in small park in the city.

All dirt and rocks totally unusable and unsafe

Put it to good use

Add small turf soccer fields/futsal courts. Many people play soccer in the open area, so enhancing this area would be attractive

### What would you like done with the playground?

Value	Count	Percent
Preserve it as is	0	0%
Enhance it	9	69%
Transform it	4	31%

#### Explain

Need to make this area more family friendly

The playground is basic, old and needs enhancement or transformation.

We could use a playground suitable for younger children.

### What would you like done with the pool and bath house? (Currently closed)

Value	Count	Percent
Preserve it as is	0	0%
Enhance it	4	31%
Transform it	9	69%

#### Explain

A public pool would be great for the neighborhood.

Either fix it up and use it or replace it with something else.

If it's not to be used as a pool, then transform to be useful!

Open it for use.

Spray grounds would be awesome

Keep closed fill it in and turn it into open space! Maybe a picnic shelter!

It would be great to actually have the pool and bathhouse open again, but I understand that it was closed due to funding and the perceived abundance of private pools in the immediate West End area. In the absence of re-opening that facility, transforming it into something useable would certainly be a welcomed change.

Market the facility, no one knew it was there. Lack of hours hurt pool use. Needed weekend hours so parents could take their kids.

### How often do you visit this park?

Value	Count	Percent
Daily	0	0%
Weekly	5	36%
Monthly	3	21%
Yearly	6	43%



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

### Response

First Topic: In the distant past I had observed seniors gathering for breakfast at the McD's on South Van Dorn Street. Then the building was refurbished and the chairs and tables were anchored so that the furniture could no longer be gathered together for people to sit in groups. Next the seniors from the West End gathered at the McD's on North Paxton Street and Duke Street. This building was also refurbished and the chairs and tables anchored so that they could no longer be moved together for a gathering of customers. The seniors stopped gathering there. A "senior room" at Ewald Park should have moveable furniture so that seniors could carry in breakfast and converse. The City has been stalling for a number of years on having a Senior Center out here in the West End. An extensive survey was conducted as to the needs, and the results were included in the Chinquapin Recreation Center. Just a reminder: In the "planned" communities of either Columbia, Maryland or Reston, Virginia the seniors gathered in a Laundromat because there were chairs there! Perhaps a request should be submitted for a Laundromat in Ewald Park so the seniors would have a place to gather. Another topic: The Central Library has a large number of students using the Internet Terminal from about 3:00 PM to about 5:00 PM during the school year. Perhaps some Internet Terminals should be installed in Ewald Park for the children to use in the afternoon when school has let out. During the morning and during the evening the terminals would be available for adults. Parking: The space available for vehicle parking is about 16 or 18 spaces. White lines on the asphalt would be helpful. Would one handicap parking space be the correct amount?

A larger playground or area for my child to play

Good tennis courts that are in a safe park

Improved soccer fields, futsal courts

Quality playing surface

Restrooms!

Benches

I can't really say, but it's really tragic. Inner city parks in major metropolitan cities are more enjoyable. There's a huge field in the back that has potential...but I'm not sure what should go there. Maybe a jungle gym for kids?

A family friendly vibe. If the tennis courts were repaired a children's tennis program could be scheduled there.

A beautiful, relaxing spot for neighbors to gather. It's currently a spot for kids to loiter and smoke pot. It needs to be turned into a much better spot for all neighbors not just bored kids.

## Is there anything else you would like to tell us about the Park?

### Response

The state of the pool/bathhouse makes the entire park downright unappealing. The park has an appearance that is haggard, neglected, and completely unwelcoming. There is just too much wasted, unused, and/or decrepit looking space! People do not feel comfortable using the space for anything outside of basketball and soccer games. There are safety concerns at night due to the standard lighting in the area, making it a draw to kids who want to smoke, drink, have sex and hang out. It's absolutely appalling that the city has let this park decay to this level!

More organized and supervised activities for children, teaching about litter prevention

It needs a complete overhaul and a cross walk across the street. People cross the street and don't care that cars have to stop. It's all the young kids from the surrounding area. Someone will get hit at some point. Also, the 7-11 creates huge problems. Doesn't really make anyone feel safe that there's a constant police presence there and often times at the park.

Park is not safe to use. Basketball court is only real usable area currently. Pickup semi-organized soccer fills the grass area and has left the area dirt and rocks only! Bring back nice tennis courts

People frequently cross Duke Street to get to the park, and do not use the crosswalk at the intersection with Jordan Street. Since cars coming west are coming down a hill and have limited visibility, crossers are at greater risk of being struck. This needs to be addressed somehow.

The park is well used for basketball and soccer - perhaps an actual soccer field should be put in for these pickup games. The hidden portion of the playground makes it dangerous and under utilized. Lighting should be put in and the pool expanded for actual use.

There is a major issue with this park and that is accessibility. There is a lack of a crosswalk across Duke Street from The Fields apartments to the park. This intersection is so very dangerous because the kids from this apartment complex do not walk down to the crosswalk at Jordan and Duke Streets. They cross Duke in the middle of the street either stopping traffic or getting close to being hit by a car. It's an incredibly dangerous area for adults and children.

## Have any of the following circumstances prevented you from visiting this Park? (check all that apply)

Value	Count	Percent
I am physically limited from walking	0	0%
There is no pedestrian/bike friendly access to the park from where I live	3	25%
I have concerns about crime or personal safety	10	83%
There is not enough parking	1	8%
There is nothing in the Park that interests me	6	67%

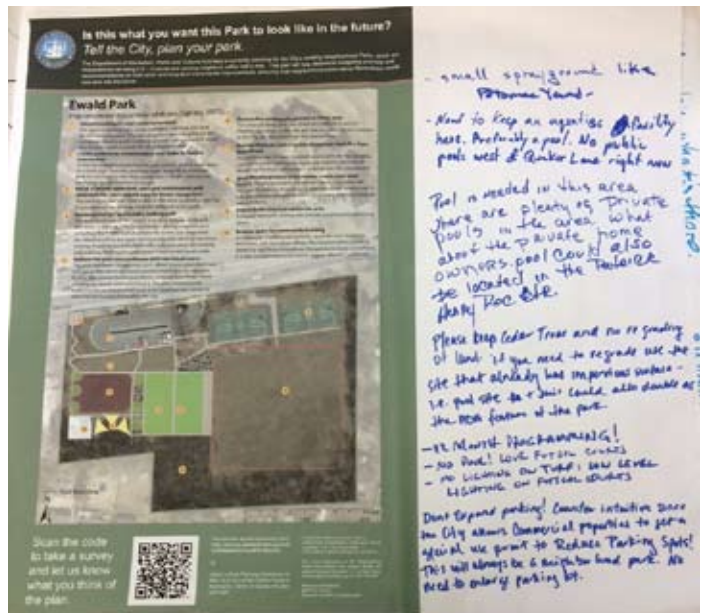
## Graffiti Sign

A "graffiti sign" in the Park had a marker attached and asked park users to write down what they would like their park to look like in the future. Park users recorded the following comments between September to November 2014



## Draft Plan Feedback

In Spring 2015, the community provided feedback on the draft park plan through online surveys (see appendix for full results), park signs and public meetings (comments on the plan shown below). Based on information from the Spring input phase, staff updated the plans to best represent current and future community needs.



# Improvement Recommendations

- 1 Create a turnaround and landscaped median in the parking lot**  
The current parking lot is, unstriped and does not allow for turnaround space or landscaped medians. This plan proposes installing a landscaped median and trees to provide a turnaround. It would also include parking spaces for disabled park users. The lot would be designed to not impact healthy existing trees.
- 2 Create pedestrian entrance near Duke St./Jordan intersection**  
A new formalized entrance to the park would create a small space for a park sign, benches, and bike racks. It would also provide park access close to the Duke Street and S. Jordan intersection, encouraging safer pedestrian access.
- 3 Install a second basketball court and maintenance path**  
The existing basketball court is one of the most popular in the City. The addition of lights will require a special use permit and may be added at a later stage of implementation due to cost.
- 4 Renovate the turf and install a walking path**  
The park holds one of the largest and most popular unfenced turf areas in the City. This plan proposes adding irrigation and re-turfing the field to better sustain the active use. Steps from the multi-use courts to the open turf area may also serve as spectator seating. A path around the field will create a location for running and walking. Walking the path seven times would equal a mile. As requested by the Park and Recreation Commission on October 17, 2015, staff will investigate the use of synthetic turf and lights prior to implementation.
- 5 Replace the pool and poolhouse with two multi-use courts**  
The pool has been closed since 2011. When it was open there was low use as the site is not conducive to a high capacity aquatics facility. The current poolhouse blocks visibility from Duke Street creating an unsafe setting behind it. This plan recommends replacing the pool and poolhouse with sport courts to meet the increasing demand in the city. One of the courts will be a multi-use court and include a movable net for tennis and pickleball. The other court would be used for futsal (court soccer).
- 6 Restore the existing playground to forest area**  
This area is hidden from the street and difficult to access. Planting new trees in this site will help increase the tree canopy in the City, per the Urban Forestry Master Plan.
- 7 Work with Alexandria Police Department (APD) to improve park safety, particularly in areas not visible from Duke St.**  
This plan recommends on-going community group involvement and cooperation to keep "eyes on the park." This can occur through regularly scheduled events in the park, communication with APD and increased park use. Over time, these strategies and crime reports will be measured to ensure safety and determine if other Crime Prevention Through Environmental Design tactics should be pursued while not impacting healthy existing trees.
- 8 Move the playground to the former tennis court area**  
Moving the playground to the former tennis court area will increase its visibility from Duke St and encourage greater use. It will also include new and modern equipment and may integrate water features.
- 9 Install shade structure and picnic area**  
A shaded area with seating will provide a community gathering space. The shade structures will be integrated within the existing trees to provide year round shade.
- 10 Reserve space for community building**  
A community building can provide space for civic meetings, restrooms, and recreation offices. The location of the building allows for sightlines throughout the park to increase surveillance. It is also located next to the picnic area to allow for joint uses.



## Implementation Strategy

This plan uses citizen input and considers other external considerations to determine how to address park improvements incrementally over time. Most of the recommendations in the plan can be implemented independent of other projects as funding is available, whether through city or non-city funds. The cost estimates (in 2015 dollars) do not include operating costs. Prior to the implementation of any recommendation, operating costs, if any, must be considered.

The priority for each recommendation is shown as “low,” “medium,” or “high.” RPCA determined these rankings based upon (1) park user safety, (2) community prioritization feedback and the results of the 2011 and 2013 Parks and Recreation Needs Assessment, (3) life span of the existing conditions, (4) potential for non-city funding sources, (5) level of user impact, (6) relationship to other projects.

Ewald Park					
#	Recommendation	Priority	Estimated Cost	Associated Recommendations	Dept Lead
1	Create a turnaround and landscaped median in the parking lot	Low	450,000-550,000	This recommendation will be considered if there is increased need for drop-off/pick up space after the multi-use courts are installed (recommendation #5)	RPCA
2	Create pedestrian entrance near Duke St./Jordon intersection	High	50,000-75,000		RPCA
3	Install a second basketball court and maintenance path	Medium	150,000-250,000		RPCA
4	Renovate the turf and install a walking path	High	500,000-650,000		RPCA
4b	<i>Option with synthetic turf and lights, per PRC</i>		800,000 - 1,000,000		RPCA
5	Replace the pool and poolhouse with two multi-use courts	Medium	550,000-650,000	Removal of the poolhouse should ideally precede the playground construction (recommendation #8) to provide visibility to the site from Duke Street.	RPCA
6	Restore the existing playground to forest area	High	35,000-50,000	Will follow the construction of the new playground (recommendation #8)	RPCA
7	Work with Alexandria Police Department to improve park safety, particularly in areas not visible from Duke St.	High	N/A at this time		APD/RPCA
8	Move the playground to the former tennis court area	High	350,000-500,000	FY19 CIP is design \$\$ only	RPCA
9	Install shade structure and picnic area	Medium	25,000-35,000		RPCA
10	Reserve space for community building	Low	N/A at this time		RPCA



The image (left) from a San Francisco park shows an example of stairs serving as spectator seating as proposed between the sport courts and open field space.

# 2015 Neighborhood Parks Improvement Plan: Appendix



# Neighborhood Parks Plan

## Ewald Park

### Community Feedback, Fall 2014



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

In Fall 2014, 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, community workshop, and "graffiti board" in the park. Over 270 people responded to the survey in total, seventeen of which were specific to Ewald Park.

### In 10 years I would like this Park to...

(top 3 rankings shown; based on a weighted score)

1. Be a safe place for children to explore
2. Be a place to create social connections with neighbors
3. Have lots of activity

### What would you like done with the basketball court?

Value	Count	Percent
Preserve it as is	8	53%
Enhance it	5	33%
Transform it	2	13%

#### Explain

Add multi-sport component to the basketball court for futsal, hockey, and other sports

Appreciate the energy efficient night lighting

FUTSAL COURT!! Would be used 24/7 by the community.

I see the courts being used quite often.

This comment applies to all park elements: The big issue is safety and lack of "nice" things. There's lots of people hanging (read: "cat calls", up to no good, etc...) around as a result of the local apartment complex The Fields and the 7-11. I do believe keeping the basketball court is a good thing because it will keep the kids from the area engaged and lower potential crime. Also, kids routinely walk across Duke without using the cross walk, making it unsafe and it disrupts traffic. The 7-11 is also a problem. The Alexandria PD always has a police car there, which tells you that crime in that area is a problem. The Park and surrounding area needs a revamp.

### What would you like done with the former tennis court

Value	Count	Percent
Preserve it as is	0	0%
Enhance it	4	29%
Transform it	10	71%

#### Explain

A public pool would be great for the neighborhood.

Bring back the tennis courts! Maintain them

FUTSAL Court!

Give us back our tennis courts!

Please do SOMETHING with this. There is so much wasted/unused space in this park!

### What would you like done with the parking lot?

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Needs white stripes to mark parking spaces.

### What would you like done with the open lawn?

Value	Count	Percent
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Transform it	7	54%

#### Explain

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No one's played baseball here for years. Anything will improve!

Turf this. May be the most used open space in small park in the city.

All dirt and rocks totally unusable and unsafe

Put it to good use

Add small turf soccer fields/futsal courts. Many people play soccer in the open area, so enhancing this area would be attractive

### What would you like done with the playground?

Value	Count	Percent
Preserve it as is	0	0%
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Transform it	4	31%

#### Explain

Need to make this area more family friendly

The playground is basic, old and needs enhancement or transformation.

We could use a playground suitable for younger children.

### What would you like done with the pool and bath house? (Currently closed)

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Keep closed fill it in and turn it into open space! Maybe a picnic shelter!

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Market the facility, no one knew it was there. Lack of hours hurt pool use. Needed weekend hours so parents could take their kids.

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

### Response

First Topic: In the distant past I had observed seniors gathering for breakfast at the McD's on South Van Dorn Street. Then the building was refurbished and the chairs and tables were anchored so that the furniture could no longer be gathered together for people to sit in groups. Next the seniors from the West End gathered at the McD's on North Paxton Street and Duke Street. This building was also refurbished and the chairs and tables anchored so that they could no longer be moved together for a gathering of customers. The seniors stopped gathering there. A "senior room" at Ewald Park should have moveable furniture so that seniors could carry in breakfast and converse. The City has been stalling for a number of years on having a Senior Center out here in the West End. An extensive survey was conducted as to the needs, and the results were included in the Chinquapin Recreation Center. Just a reminder: In the "planned" communities of either Columbia, Maryland or Reston, Virginia the seniors gathered in a Laundromat because there were chairs there! Perhaps a request should be submitted for a Laundromat in Ewald Park so the seniors would have a place to gather. Another topic: The Central Library has a large number of students using the Internet Terminal from about 3:00 PM to about 5:00 PM during the school year. Perhaps some Internet Terminals should be installed in Ewald Park for the children to use in the afternoon when school has let out. During the morning and during the evening the terminals would be available for adults. Parking: The space available for vehicle parking is about 16 or 18 spaces. White lines on the asphalt would be helpful. Would one handicap parking space be the correct amount?

A larger playground or area for my child to play  
 Good tennis courts that are in a safe park  
 Improved soccer fields, futsal courts  
 Quality playing surface  
 Restrooms!  
 Benches

I can't really say, but it's really tragic. Inner city parks in major metropolitan cities are more enjoyable. There's a huge field in the back that has potential...but I'm not sure what should go there. Maybe a jungle gym for kids?  
 A family friendly vibe. If the tennis courts were repaired a children's tennis program could be scheduled there.

A beautiful, relaxing spot for neighbors to gather. It's currently a spot for kids to loiter and smoke pot. It needs to be turned into a much better spot for all neighbors not just bored kids.

## Is there anything else you would like to tell us about the Park?

### Response

The state of the pool/bathhouse makes the entire park downright unappealing. The park has an appearance that is haggard, neglected, and completely unwelcoming. There is just too much wasted, unused, and/or decrepit looking space! People do not feel comfortable using the space for anything outside of basketball and soccer games. There are safety concerns at night due to the substandard lighting in the area, making it a draw to kids who want to smoke, drink, have sex and hang out. It's absolutely appalling that the city has let this park decay to this level!

More organized and supervised activities for children, teaching about litter prevention

It needs a complete overhaul and a cross walk across the street. People cross the street and don't care that cars have to stop. It's all the young kids from the surrounding area. Someone will get hit at some point. Also, the 7-11 creates huge problems. Doesn't really make anyone feel safe that there's a constant police presence there and often times at the park.

Park is not safe to use. Basketball court is only real usable area currently. Pick-up semi-organized soccer fills the grass area and has left the area dirt and rocks only! Bring back nice tennis courts

People frequently cross Duke Street to get to the park, and do not use the crosswalk at the intersection with Jordan Street. Since cars coming west are coming down a hill and have limited visibility, crossers are at greater risk of being struck. This needs to be addressed somehow.

The park is well used for basketball and soccer - perhaps an actual soccer field should be put in for these pickup games. The hidden portion of the playground makes it dangerous and under utilized. Lighting should be put in and the pool expanded for actual use.

There is a major issue with this park and that is accessibility. There is a lack of a crosswalk across Duke Street from The Fields apartments to the park. This intersection is so very dangerous because the kids from this apartment complex do not walk down to the crosswalk at Jordan and Duke Streets. They cross Duke in the middle of the street either stopping traffic or getting close to being hit by a car. It's an incredibly dangerous area for adults and children.

## How do you get to this Park?

Value	Count	Percent
Walk	14	82%
Bike (personal)	0	0%
Bike (Capital Bikeshare)	0	0%
Drive	3	18%
Public Transit	0	0%
Carpool	0	0%

## How far do you typically travel to visit this park?

Value	Count	Percent
Less than ½ mile	15	88%
Between ½ mile to 1 mile	0	0%
Between 1-2 miles	1	6%
Over 2 miles	1	6%

## Have any of the following circumstances prevented you from visiting this Park? (check all that apply)

Value	Count	Percent
I am physically limited from walking	0	0%
There is no pedestrian/bike friendly access to the park from where I live	3	25%
I have concerns about crime or personal safety	10	83%
There is not enough parking	1	8%
There is nothing in the Park that interests me	6	67%

## How often do you visit this park?

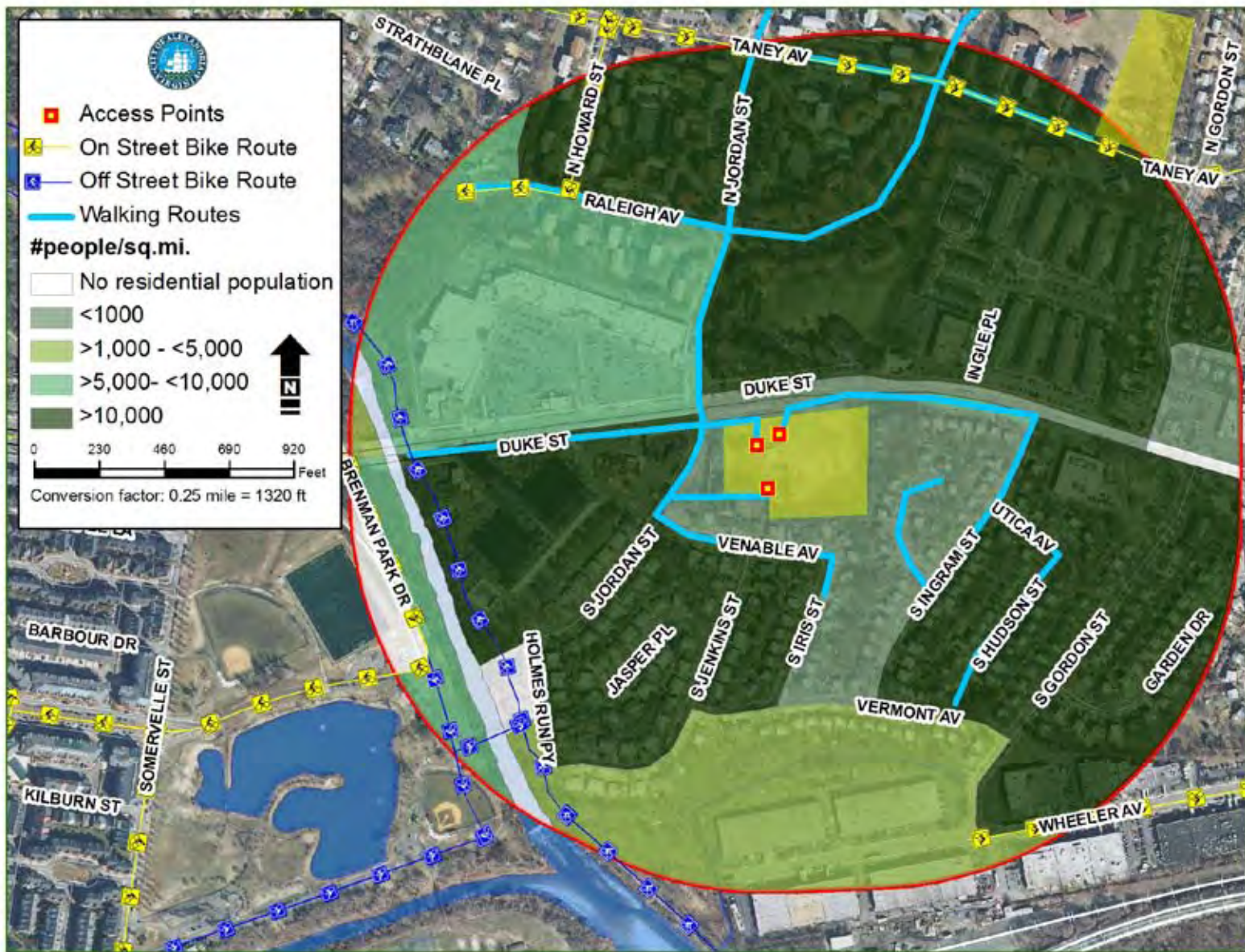
Value	Count	Percent
Daily	0	0%
Weekly	5	36%
Monthly	3	21%
Yearly	6	43%

## Graffiti Sign

A "graffiti sign" in the Park had a marker attached and asked park users to write down what they would like their park to look like in the future. Park users recorded the following comments between September to November 2014 (image shown above from October 27).

- Basketball (10x) including indoor basketball
- Football field (13x)
- Youth basketball tournaments
- Indoor pool
- New soccer field
- New playground (2x)
- Exercise area (2x)
- change colors of basketball court (2x)





# Ewald Park

## Improvement Recommendations (Spring 2015)

- 1 Expand parking lot and create turnaround**

The current parking lot is small, unstriped and does not allow for turnaround space. This plan proposes expanding the lot and including a landscaped median to provide a turnaround. It would also include parking spaces for disabled park users.
- 2 Create pedestrian entrance plaza near Duke St./Jordan intersection**

A new formalized entrance to the park would create a small space for a park sign, benches, and bike racks. It would also provide park access close to the Duke Street and S. Jordan intersection, encouraging safer pedestrian access.
- 3 Install a second basketball court and maintenance path (alternatively, court may be area for fitness equipment)**

The existing basketball court is one of the most popular in the City. A second court would help meet the demand at this park.
- 4 Renovate the turf and install a walking path**

The park holds one of the largest and most popular unfenced turf areas in the City. This plan proposes adding irrigation and re-turfing the field to better sustain the active use. Steps from the futsal courts to the open turf area may also serve as spectator seating. A path around the field will create a location for running and walking. Walking the path seven times would equal a mile.
- 5 Replace the pool and poolhouse with two futsal courts**

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

This area is hidden from the street and difficult to access. Planting new trees in this site will help increase the tree canopy in the city, per the Urban Forestry Master Plan.
- 7 Remove the trees and re-grade to improve visibility from Duke Street**

The existing row of trees, in combination with the topography, cause a visual barrier from Duke St and make it seem unsafe. Removing the trees will increase visibility into the playground.
- 8 Move the playground to the former tennis court area**

Moving the playground to the former tennis court area will increase its visibility from Duke St and encourage greater use. It will also include new and modern equipment and may integrate water features.
- 9 Install shade structure and picnic area**

A shaded area with seating will provide a community gathering space.
- 10 Reserve space for community building**

A community building can provide space for civic meetings, restrooms, and recreation offices. The location of the building allows for sightlines throughout the park to increase surveillance. It is also located next to the picnic area to allow for joint uses.

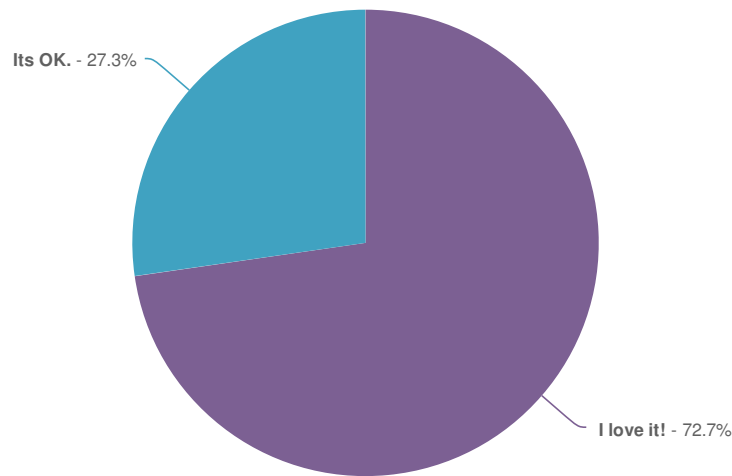






## Ewald Park Draft Improvement Plan Survey Results, July 2015

What do you think of the following recommendations?-Create pedestrian entrance plaza near Duke St./Jordon intersection

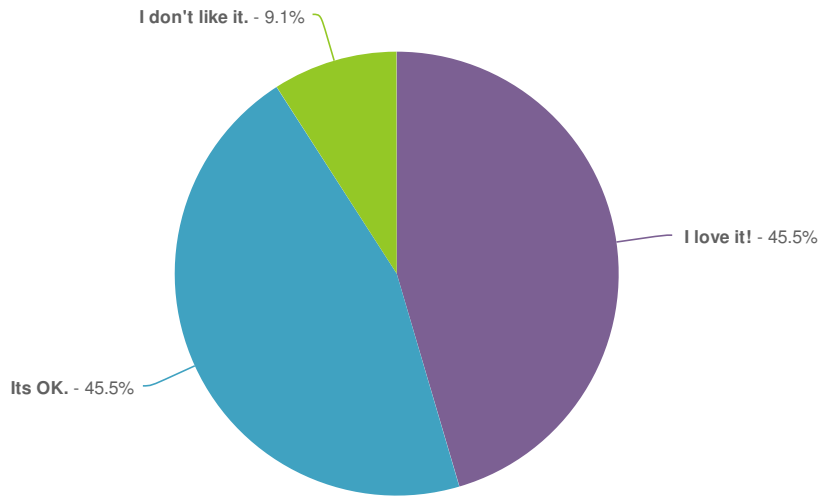


Value	Percent	Count
I love it!	72.7%	8
Its OK.	27.3%	3
Total		11

Explain-Create pedestrian entrance plaza near Duke St./Jordon intersection

Count	Response
1	This encourages people to enter here instead of trying to cross Duke Street near the basketball courts which so many people do and it's so dangerous!

What do you think of the following recommendations?-Expand parking lot and create turnaround

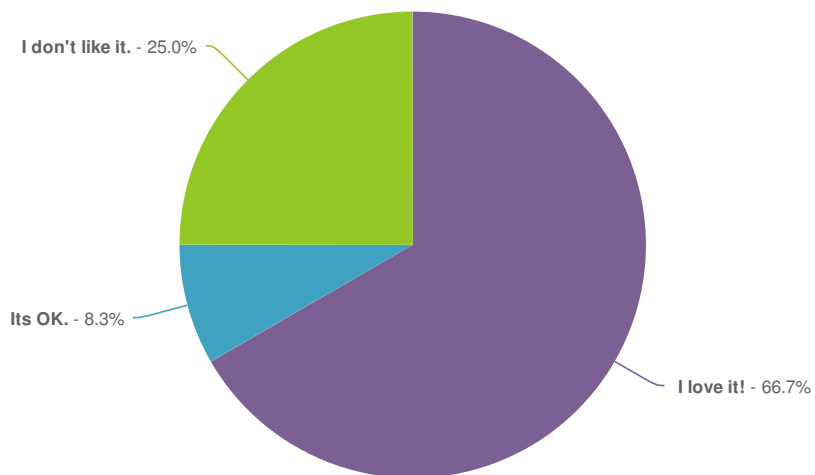


Value	Percent	Count
I love it!	45.5%	5
Its OK.	45.5%	5
I don't like it.	9.1%	1
Total		11

### Explain-Expand parking lot and create turnaround

Count	Response
1	Another idea is creating a separate entrance and making the existing entrance an exit only.
1	If the parking lot expansion removes trees I cannot support it because we don't need to encourage more people to drive to this neighborhood park anyway.

What do you think of the following recommendations?-Install a second basketball court and maintenance path (alternatively, court may be area for fitness equipment)



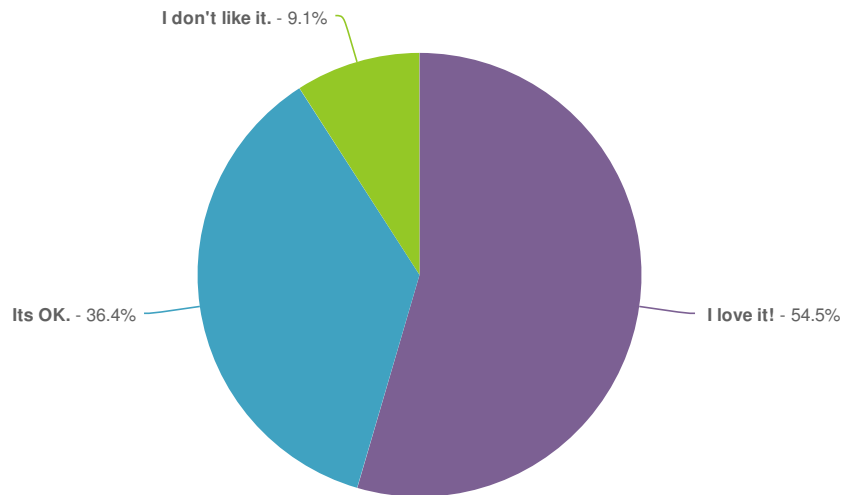
Value	Percent		Count
I love it!	66.7%		8
Its OK.	8.3%		1
I don't like it.	25.0%		3
Total			12

Explain-Install a second basketball court and maintenance path (alternatively, court may be area for fitness equipment)

**Count Response**

1	The basketball courts attracts lots of people at night that go back and forth from the 7-11 and leave 7-11 food trash in the park and along Duke Street
1	Given the usage of the existing basketball court, a second one would be most welcome. There are frequently players or groups waiting to take the court while a game is going one. Having a second court would greatly improve usage and provide a continuing source of outdoor recreation for our residents. I would also encourage the second court to have lights like the existing court. there are limited basketball courts in that area of the City. The second court would help address that issue.
1	Build a water play/water park for the West end. If entrances and parking are updated build a covered 25 yard pool
1	I'd rather see tennis courts added to give the park variety. I don't want it to be solely focused on basketball and turf sports (primarily soccer).

What do you think of the following recommendations?-Install shade structure and picnic area

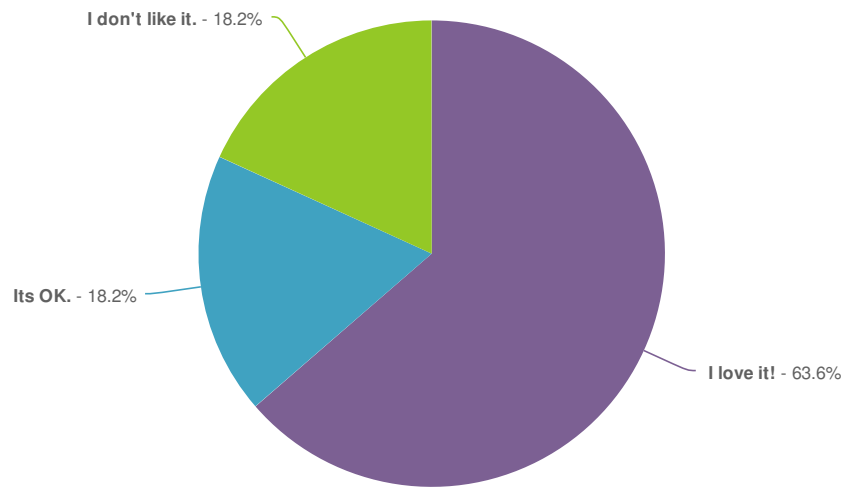


Value	Percent		Count
I love it!	54.6%		6
Its OK.	36.4%		4
I don't like it.	9.1%		1
Total			11

Explain-Install shade structure and picnic area

Count	Response
1	I doubt it will be used.
1	This would be a great feature.
1	Don't install any such expensive ugly shade structure - leave the mature trees visible from Duke Street that you folks want to cut down - they provide SHADE!!!!!!
1	Build a water play/water park for the West end. If entrances and parking are updated build a covered 25 yard pool

What do you think of the following recommendations?-Move the playground to the former tennis court area



Value	Percent	Count
I love it!	63.6%	7
Its OK.	18.2%	2
I don't like it.	18.2%	2
Total		11

Explain-Move the playground to the former tennis court area

Count	Response
1	I like it although concerned it's too close to the soccer fields.
1	Unnecessary
1	Would REALLY support spray grounds park! That would be awesome
1	Restore the tennis courts and light them. The closest courts to this neighborhood, on Taney Ave., are cracked and poorly maintained.

**Count Response**

- 1 How many playgrounds do we need? There are at least four already within easy walking distance. Is everything going to be for kids and young families? I pay taxes and get just about nothing from Parks and Rec for it. With this move there will be no hope of ever seeing the tennis courts again. Is Alexandria going to provide nothing for adults in Ewald Park? And, no, the "walking path" doesn't count. It is a joke.

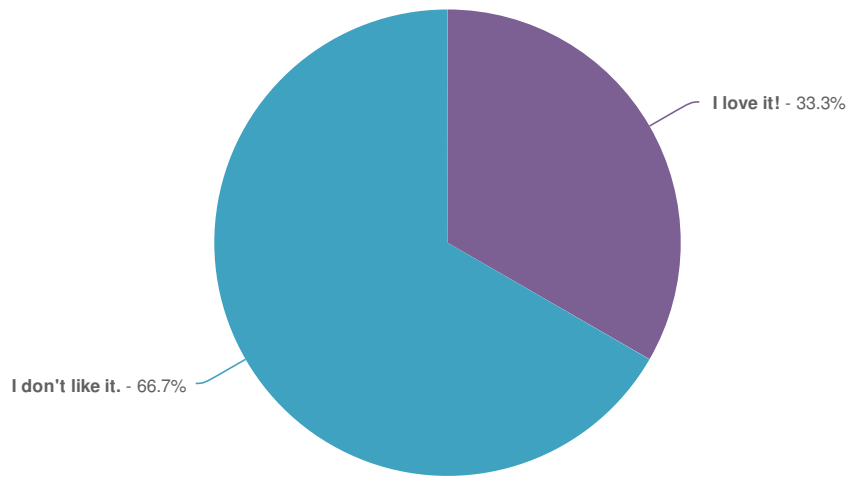
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- 1 I like the idea of some type of small splash/spray pad at the playground. Arlington has had success with them over the years and the one at the Potomac Yards playground is very popular. It would provide a better variety of activities for the kids at the playground at a relatively low expense to the City.

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- 1 Build a water play/water park for the West end. If entrances and parking are updated build a covered 25 yard pool

What do you think of the following recommendations?-Remove the trees and re-grade to improve visibility from Duke Street



Value	Percent	Count
I love it!	33.3%	3
I don't like it.	66.7%	6
Total		9

Explain-Remove the trees and re-grade to improve visibility from Duke Street

**Count Response**

- 1 Great!

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- 1 Not sure the gain is worth removing such old, established trees

---

- 1 This is a real waste of many mature trees. Visibility from Duke St. is not a benefit to the park. Public safety related comments are often based on a misperception that either does not reflect today's reality or is actually based on the concerns relating to the nearby 7-11. Removing those trees will not help the 7-11.

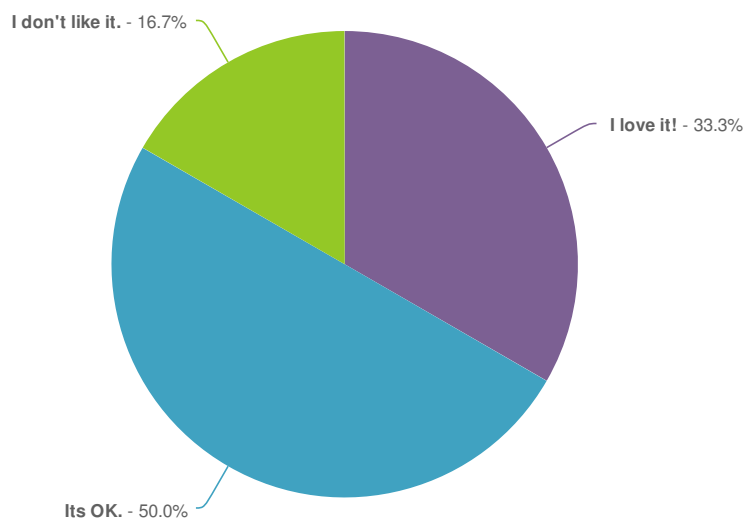
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- 1 Cutting down 60+-year-old trees is absurd. They don't impede the line of sight and their removal would be a tremendous loss for the people and wildlife in my neighborhood. At 46, I won't live long enough to see anything planted elsewhere mature into a broad, multi-story canopy.

**Count Response**

1	I hate this and will fight this with every thing I have - In one breath your plan talks about creating a forest in the tucked away back area of this dead-end park but then you say that the few limbed up and well-spaced trees visible from the street need to be removed due to crime? This is incongruent baloney - the London Plane Trees, maples, and other trees visible from the street help our property values and, as needed beautification, reduce crime!! Please please please do not remove these trees - Duke Street needs all the beauty it can get!
1	Build a water play/water park for the West end. If entrances and parking are updated build a covered 25 yard pool

What do you think of the following recommendations?-Renovate the turf and install a walking path



Value	Percent	Count
I love it!	33.3%	4
Its OK.	50.0%	6
I don't like it.	16.7%	2
Total		12

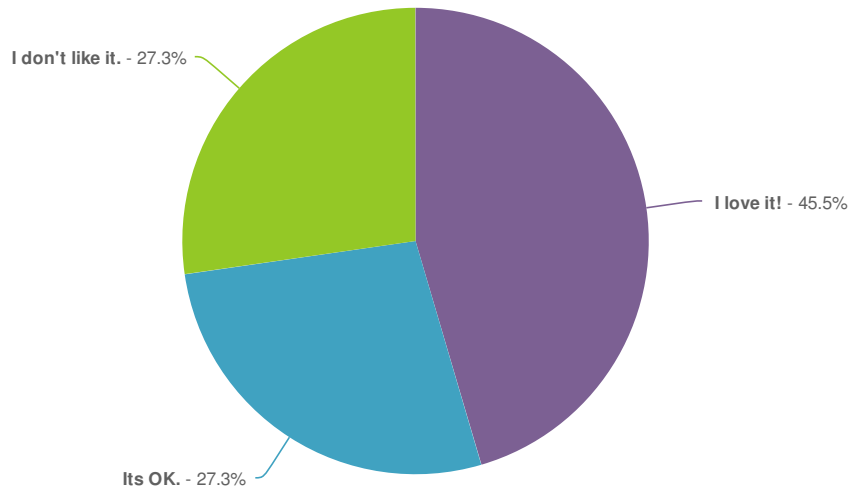
Explain-Renovate the turf and install a walking path

**Count Response**

1	I like the path but think the turf should be artificial.
1	If there is one thing our neighborhood has is places to walk. What a waste of recreational space
1	This is so unnecessary - people can walk just as easily on the grass turf
1	Not sure what the turf will be used for. I tend to think the soccer courts would be a better fit here.
1	I would recommend installing artificial turf on the playing field and leave it open to the public to use. The existing field is used mainly for soccer games, but having a nice playing surface would encourage even more usage. It would potentially help draw area residents to use the field with their children. I like the idea of the walking trail - putting low level lights along the trail like were planned at Hammond would allow more usage during the winter months.
1	Build a water play/water park for the West end. If entrances and parking are updated build a covered 25 yard pool

**Count Response**

What do you think of the following recommendations?-Replace the pool and poolhouse with two futsal courts



Value	Percent	Count
I love it!	45.5%	5
Its OK.	27.3%	3
I don't like it.	27.3%	3
Total		11

Explain-Replace the pool and poolhouse with two futsal courts

**Count Response**

- 1 I would prefer to see a splash park or other "cool down" activity space.

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- 1 When will the other closed pools be replaced?

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- 1 The Parks and Recreation Dept. decided long ago to get rid of that pool. They have made no effort to increase its usage and even had someone come to our neighborhood time to time to meet with the consultants to disparage it. Maybe a change of leadership is needed.

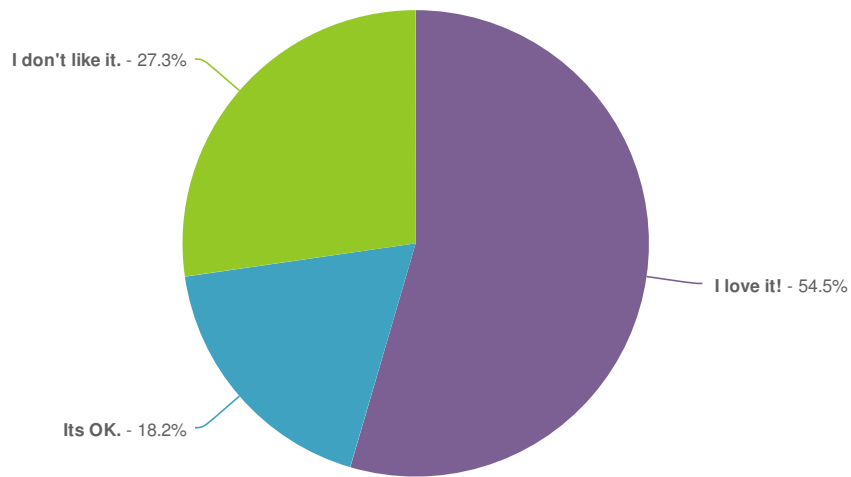
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- 1 I love the idea of replacing the pool and poolhouse but like I said above I think the soccer courts would be better placed in the open turf area. They would be too close to the playground - what if a ball was kicked out of bounds into the playground?

---

- 1 Build a water play/water park for the West end. If entrances and parking are updated build a covered 25 yard pool

What do you think of the following recommendations?-Reserve space for community building



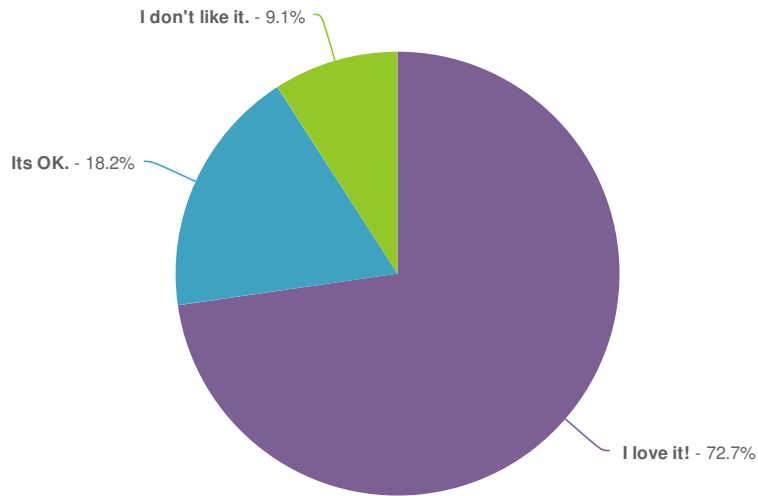
Value	Percent	Count
I love it!	54.6%	6
Its OK.	18.2%	2
I don't like it.	27.3%	3
Total		11

### Explain-Reserve space for community building

Count	Response
1	The city has enough trouble maintaining current buildings. Adding another seems imprudent.
1	When would this be built? NEVER
1	Do not reserve the space for any such community building - we desperately need trees and green space - especially since the council and Planning and Zoning are shoving luxury condos into every square centimeter of spare space we have - no more concrete, no more buildings!!! Oh, and we do have a stormwater mandate that we have not been meeting, remember??? You do know that impervious surfaces and trees help reduce stormwater run off and improve water quality, right?
1	Build a water play/water park for the West end. If entrances and parking are updated build a covered 25 yard pool

### What do you think of the following recommendations?-Restore the existing playground to forest area





Value	Percent	Count
I love it!	72.7%	8
Its OK.	18.2%	2
I don't like it.	9.1%	1
Total		11

Explain-Restore the existing playground to forest area

Count	Response
1	A great idea!!
1	Build a water play/water park for the West end. If entrances and parking are updated build a covered 25 yard pool

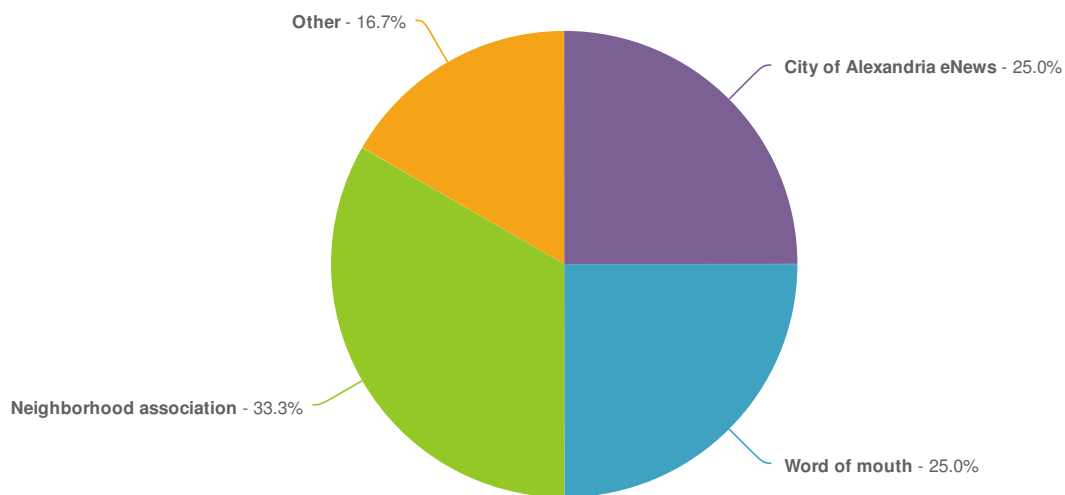
Do you feel all of the comments were heard and addressed in the draft Ewald Park plan? If not, what is missing and how can we make the plan better?

Count	Response
1	I was unable to attend the meetings so I don't know what was recommended by residents.
1	Most were addressed but the lack of crosswalks on Duke St was not addressed. I understand this is outside the park but this really needs to be considered. Most of the people that use the basketball courts come from The Fields and Foxchase across the street. They do not walk down to Jordan St to cross Duke St. Instead they dart across Duke St hoping they don't get hit or expect vehicles to yield to pedestrians in the middle of the street. It is extremely dangerous.
1	I completed surveys before however I do not remember them providing an opportunity to comment that what I like about this park is the fact that I see beautiful trees, grass, and open space when I walk or drive by it!!!! Stop "paving the planet!" Don't chop down mature, limbed up and well-spaced trees near the street and then fill up the farthest, darkest portions of this dead end park with trees! The trees visible from Duke Street enhance our property values and LOWER crime -remember the housing projects visible from Route One in Old Town don't have many trees but they darn sure have their share of crime.

**Count Response**

- 1 I have participated in the planning process for the city pools from the beginning. It was a big farce. The city had already decided to do away with Ewald pool before the first public meeting. That land was donated to the city for the use of our neighborhood and what is going to be provided for adults? Nothing. I will never vote for a bond for the Parks and Rec Department if one comes up.
- 
- 1 Good afternoon, ladies, I just thought of something the other day that I would like to toss out for consideration, and am copying some of my neighbors who have been following the Ewald Park Plan issue. To be clear, I am not insisently wedded to the idea, it is just a thought - What about including a sand volleyball court? I don't know what if any demand there is for something like that, but was thinking that would broaden up the park use some to different user groups. In addition, I think it would be fun! But others might not see it that way. I won't pester you incessantly on this idea, as the trees and unpaved surfaces are much more important to me (and some of my neighbors). Some of these neighbors may their own thoughts for or against the volleyball court idea. I will say there are more young couples moving in the neighborhood, and they might find a volleyball court a fun, social feature. In addition, I have noticed that the sand volleyball court next to the picnic pavillion in Ben Brenman park seems to get some use from immigrant families... Have a terrific weekend, and thanks for running honestly transparent and participative planning processes!
- 
- 1 I love the idea of a volleyball court. I'm short, but good at it. might bring a new mix of folks to the park and who knows - - maybe everyone will find it fun!
- 
- 1 These improvements look fantastic! That park is so under utilized, except for the basketball courts. I am looking forward to being able to actually use it once the improvements are made! I'm not sure if this can be part of the plan, but it's very difficult to access this park from the opposite side of Duke St where I live. The kids constantly have to cross against traffic to get over there, and it's very dangerous. Adding a pedestrian crosswalk closer to the Fields and Ingle place would be so helpful!
- 
- 1 Build a water play/water park for the West end. If entrances and parking are updated build a covered 25 yard pool. Near the pool you can have a basketball court, tennis court, etc. A pool is desperately needed somewhere on the West end (might have space at P Henry). Keep PH K-5 and put in a POOL that has a cover for year round-use.
- 
- 1 You can protect the trees! However, I was not able to attend the November 1st meeting, I am happy, however, with how much notice citizens are being given to respond to the plan. While the responses might be different than the initial concerns, I hope they will be weighed equally.

**How did you learn about the Neighborhood Park Plan survey?**



Value	Percent	Count
	Total	12

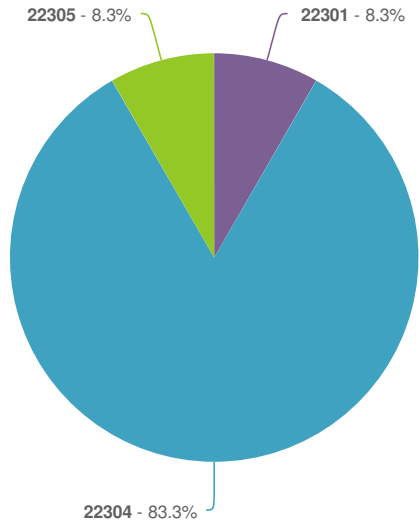
Value	Percent		Count
City of Alexandria eNews	25.0%		3
Word of mouth	25.0%		3
Neighborhood association	33.3%		4
Other	16.7%		2
Total			12

Responses "Other"	Count
Left Blank	12
Recreation Dept. contacts	1
city email alerts	1

How many members of your household are in the following age groups?

	# in household	Responses
Under 5	3 100.0%	3
6-12	1 100.0%	1
13-18	1 100.0%	1
19-29	3 100.0%	3
30-49	8 100.0%	8
50-69	5 100.0%	5
70 or above	1 100.0%	1

What is your zip code?



Value	Percent	Count	Statistics
22301	8.3%	1	Sum 267,646.0
22304	83.3%	10	Average 22,303.8
22305	8.3%	1	StdDev 0.9
Total		12	Max 22,305.0

**Responses "I live outside of Alexandria"**

	Count
Left Blank	14

# City of Alexandria, Virginia

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## MEMORANDUM

**DATE:** FEBRUARY 29, 2024

**TO:** PARK AND RECREATION COMMISSION MEMBERS

**THROUGH:** JACK BROWAND, DEPUTY DIRECTOR, PARK SERVICES

**FROM:** DANIEL UNKLE, URBAN PLANNER III  
RECREATION, PARKS AND CULTURAL ACTIVITIES

**SUBJECT:** 5 WEST BRADDOCK ROAD PARK LANDSCAPE IMPROVEMENTS

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**ISSUE:** The Park and Recreation Commission receive the update on the 5 West Braddock Road Pocket Park Improvements implementation.

**BACKGROUND:** The Pocket Park Plan for 5 West Braddock Road Park was endorsed in 2020 and includes six recommendations for the park. Since 2020, funding has been allocated for improvements through the Capital Improvement Program. The full Pocket Park Plan can be accessed on the City website at: <https://www.alexandriava.gov/parks/project/alexandria-park-plans>

The following four Pocket Park Plan recommendations are planned for implementation in FY2024 with this project:

- 1) **Add a Park Welcome Sign:** A park welcome sign will be added to meet the City standard and to invite park users into the park. This sign will serve as a welcoming gesture and enhance the visibility of the park within the community.
- 2) **Install Benches:** Community feedback has highlighted the need for benches in the park. To address this, benches will be installed near Commonwealth Avenue and along the back edge of the park. These benches will create social spots for park users of all ages to relax and enjoy the park's amenities.
- 3) **Install a Path Through the Park:** A stonedust pathway will be installed through the park to connect the sidewalks along Braddock Road and Commonwealth Avenue. This pathway will provide convenient access for pedestrians, offer a new way to experience the park, and serve as an alternate pathway away from the busy street, enhancing safety for park users.
- 4) **Plant Shrubs and Plants:** Shrubs and plants will be planted on the north side of the park to help create a natural boundary to the park border. These plants will not only beautify

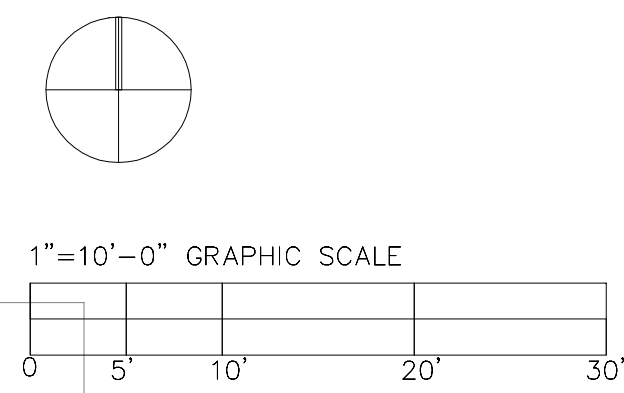
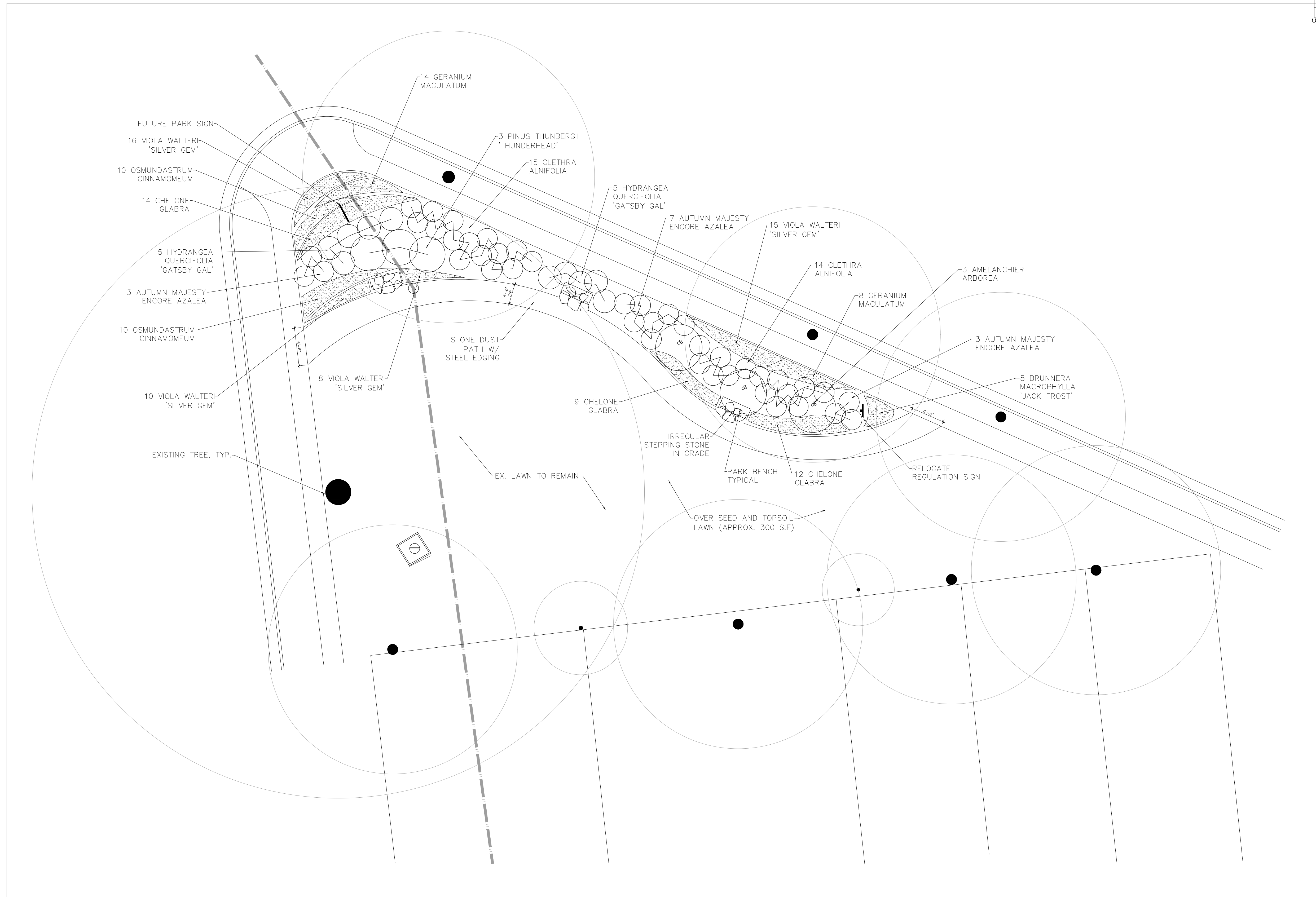
the park but also provide a natural habitat within the largely urban setting, contributing to biodiversity and ecological balance.

The grassy area / open space of the park will remain, although slightly reduced to accommodate the new landscape and pedestrian improvements per the Pocket Park Plan.

The project is currently in final design and construction details are in progress. The project will implement the community recommendations of the 2020 plan, contribute to the overall enjoyment of the park, and improve its usability. Construction is anticipated to start in Spring/Summer of 2024.

**STAFF:**

Jack Browand, Deputy Director, RPCA  
Bethany Znidersic, Division Chief, RPCA  
Daniel Unkle, Urban Planner III, RPCA



1  
L-2

LANDSCAPING PLAN

SCALE: 1" = 10'

DATE: 1/22/24  
 DESIGN BY: RMOL  
 DRAWN BY: RMOL  
 REVIEWED BY: J...

LANDSCAPING IMPROVEMENTS

5 W BRADDOCK ROAD PARK  
 5 W BRADDOCK ROAD  
 ALEXANDRIA, VA 22302

CITY OF ALEXANDRIA, VIRGINIA  
 RECREATION, PARKS & CULTURAL ACTIVITIES  
 1108 JEFFERSON STREET  
 ALEXANDRIA, VIRGINIA 22314

