

City of Alexandria, Virginia



Capital Project & Program Implementation Updates

**Park and Recreation Commission Work Session
February 16, 2023**



Commission Action



The Commission to receive the update and provide feedback to City Staff.

Agenda



1. Capital Project Implementation Update
Jack Browand, Deputy Director & Bethany Znidersic, Division Chief
 - Project Updates

2. Program Implementation Updates
Laura Durham, Deputy Director
 - ACPS HS Swimming Pool
 - MacArthur Elementary

3. Cultural Arts Implementation Updates
Diane Ruggiero, Deputy Director
 - Public Art
 - Torpedo Factory Art Center

4. Future Considerations
 - Development Trends
 - Joint Facility Master Planning/ ACPS Modernization Projects
 - Inter-Departmental Long-Range Plan

5. Commission Questions

Economic Landscape



Cost Increases

- Construction costs in 2022 rose 5.6% over 2021 (Engineering News Record)
- Material costs increased by 18.6% over 2021 costs (Engineering News Record)
- Architecture and Engineering costs rose 5.1% over the last year (U.S. Bureau of Labor Statistics)
- General Contractor services costs increased 18.3% over the last year (U.S. Bureau of Labor Statistics)

- **Materials**
 - Fabrication and supply chain disruptions
 - Material shortages are causing delays

- **Labor Market**
 - Continue to see compensation challenges
 - Hiring continues to be difficult (attract and retain staff)
 - Collective Bargaining

Capital Project Implementation Updates



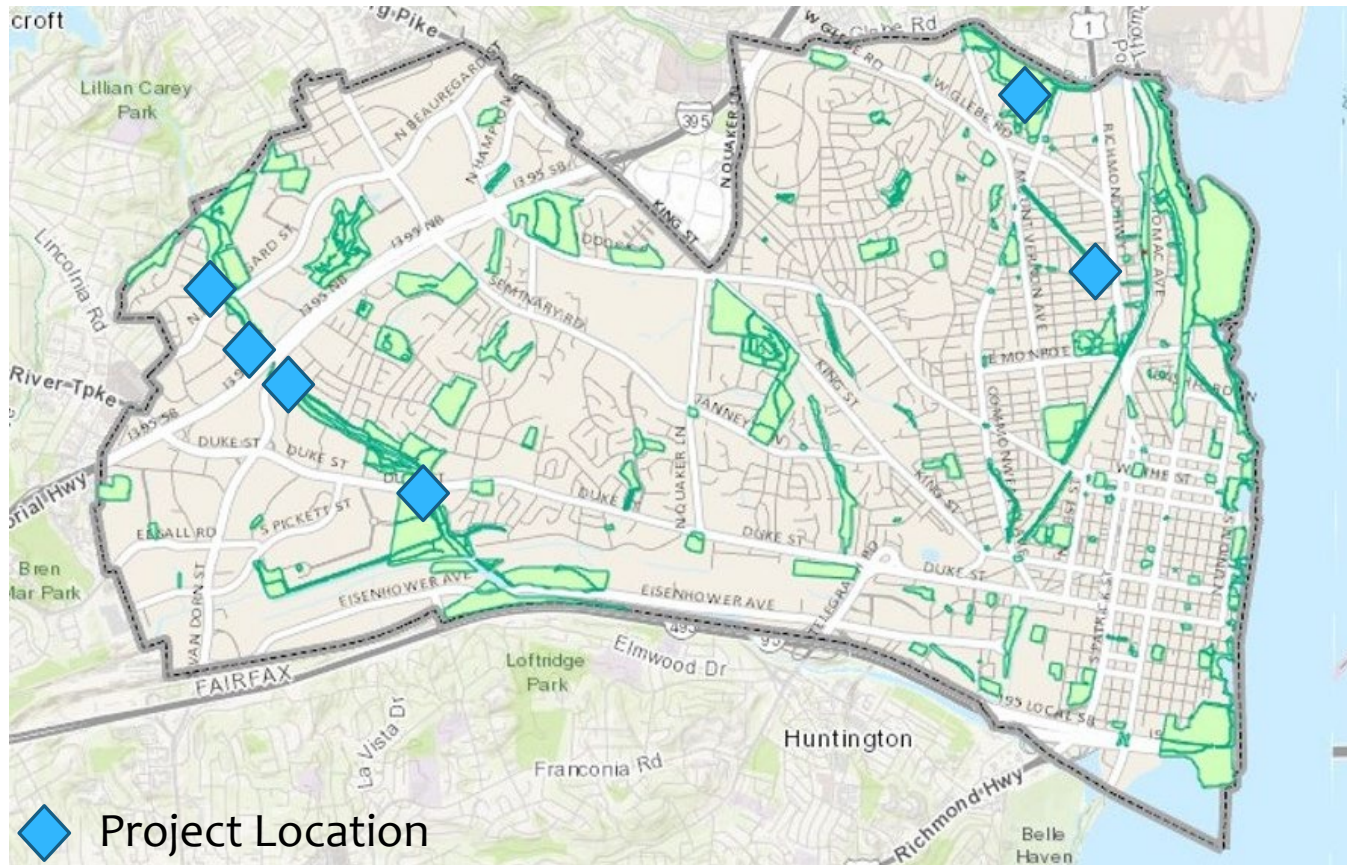
■ **Trail Projects**

- Holmes Run Trail Repairs
- Four Mile Run Park Trail Bridge
- Mount Jefferson Park
- **Athletic Field Projects**
- Athletic Field Sport Lighting Installation
- Joseph Hensley Park – Phase I
- Joseph Hensley Park – Phase II
- Simpson Park Ballfields Renovation
- Armistead L. Boothe Park Field Conversion
- Stevenson Park Ballfield Improvements

■ **Major Park and Facility Projects**

- Simpson Dog Park Renovation
- Charles Barrett Playground
- Chinquapin Recreation Center Renovation
- Patrick Henry K-12 & Recreation Center Phase III
- Del Ray Gateway/Colasanto Interactive Fountain and Spray Park
- Old Town Pool

Trail Projects



Holmes Run Trail Repairs



Project Overview

- This project includes the design and construction of four sections of the Holmes Run Trail due to historic flooding in 2018 and 2019. In 2022, the City was awarded a grant for the construction of a new crossing in Dora Kelly Park.

Project Phase

- Dora Kelly Park: Planning & Design
- Bridge west of 395 & Ramp to Ripley Crossing: 100% Design
- Bridge 4600 Duke St.: Construction start February 20

Project Schedule

- Dora Kelly Park: TBD
- Bridge @ 395/Ripley Crossing: Construction Procurement March-June 2023 & Construction Fall 2023-Fall 2024
- 4600 Duke St.: Construction February through October 2023





Four Mile Run Park Trail Bridge Replacement

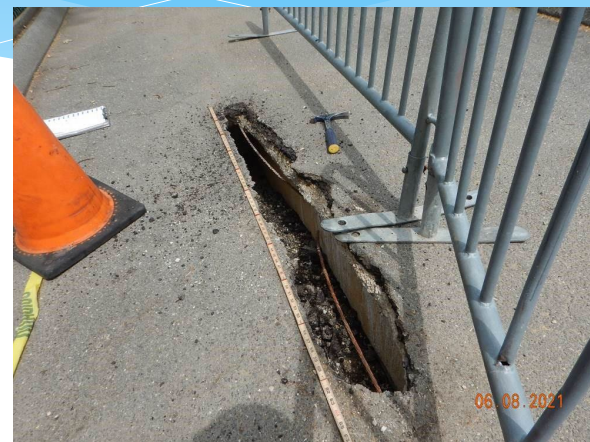
Project Overview

- This project includes the design and construction of the replacement bridge for the main trail in Four Mile Run Park. The bridge is currently closed to all traffic.

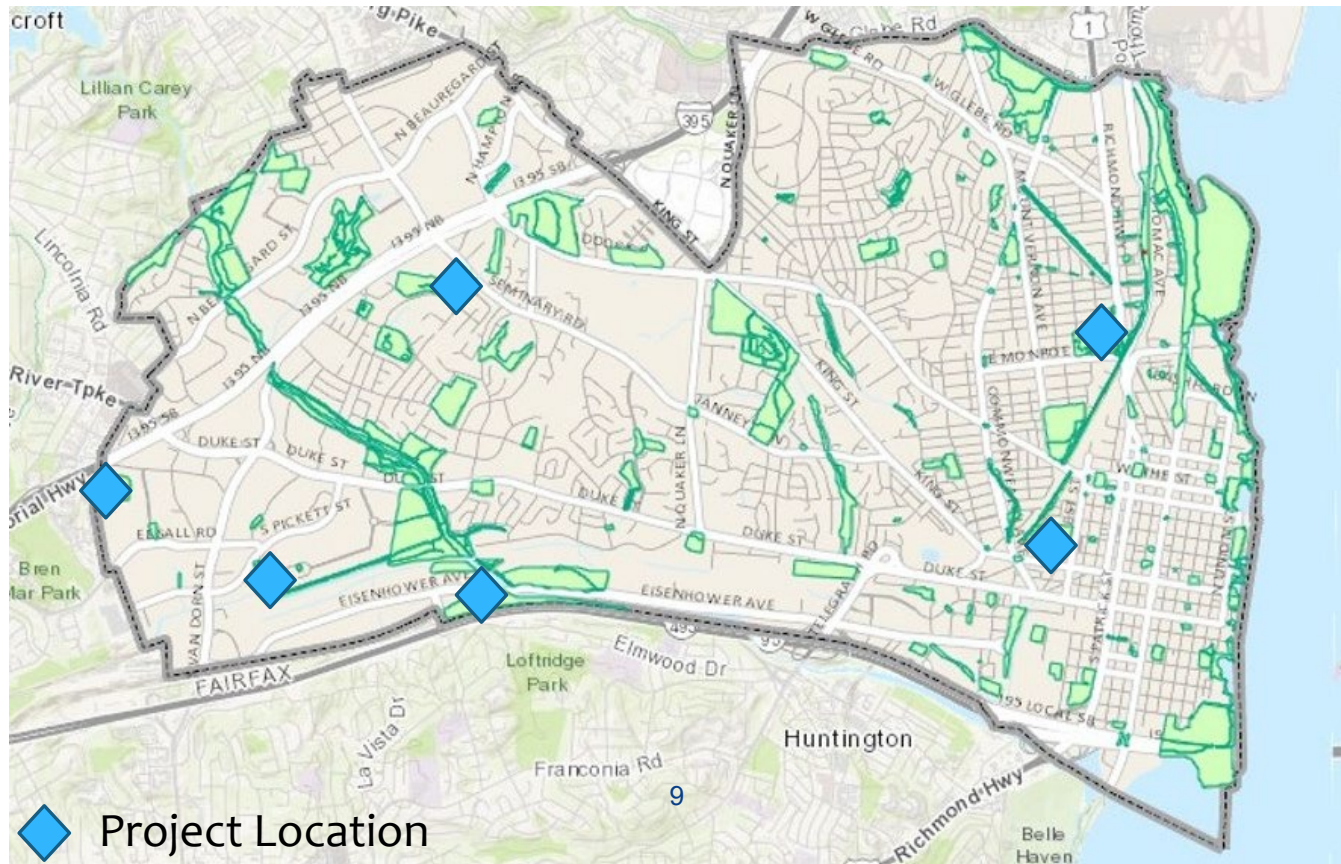
Project Phase: 100% Design

Project Schedule

- March-May 2023: Award Construction Contract
- October 2023-February 2024: Construction (dependent upon bridge fabrication)



Athletic Field Projects



◆ Project Location

Athletic Field Sport Lighting Installation



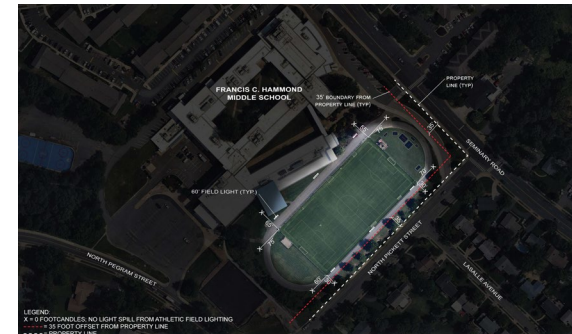
Project Overview

- The project will design and install athletic field lights at two existing synthetic turf fields, Francis C. Hammond Field and Jefferson Houston Field, to increase community access to safe field space.

Project Phase: Design

Project Schedule

- January-March 2023: Finalize construction scope of work and receive proposals. Coordinate with Dominion Energy
- April-May 2023: Award contracts for construction, begin fabrication, and apply for construction permits
- Summer 2023: Construction and utility coordination



Francis C. Hammond Field, Image by Kimley-Horn, Inc.



Jefferson Houston Field, Image by Kimley-Horn, Inc.

Mount Jefferson Park Improvements



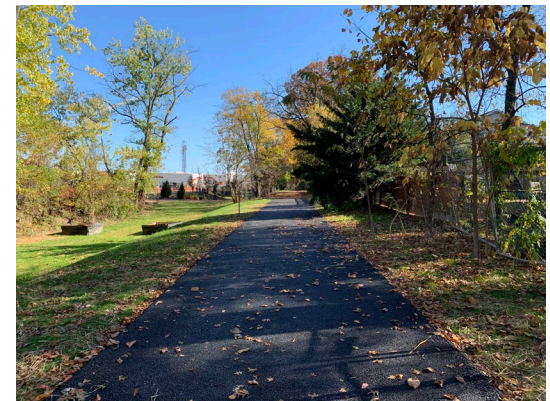
Project Overview

- This project addresses improvements to 4.6 acres in Mt. Jefferson Park and Greenway from East Raymond Avenue to Route 1. Improvements include site drainage and stormwater infrastructure, an ADA multi-use permeable trail, an expanded off-leash dog exercise area, native plantings, invasive species removal, a new speed table at E. Raymond Avenue, a new water meter, new park wayfinding signage, and new historical interpretative features.
- The developer of Oakville Triangle, Stonebridge, is responsible for the implementation of the project including funding and construction.

Project Phase: Final Construction/Closeout

Project Schedule

- January 2022 – March 2023: Construction
- February 2022 - Spring 2023: Project closeout/inspections



Joseph Hensley Park – Phase I



Project Overview

- This project will design and construct improvements per the 2014 Citywide Parks Improvement Plan. Park and Recreation Commission and Planning Commission approved the design in 2021. Phase I will include all new facilities east of the upper parking lot.

Project Phase: Construction Procurement

Project Schedule

- January–May 2023: Procurement Process
- May–July 2023: Construction Bid
- August 2023–January 2025: Construction



Joseph Hensley Park – Phase II



Project Overview

- This project will construct improvements per the 2014 Citywide Parks Improvement Plan that are not constructed with Phase I. Phase II will include the upper parking lot, maintenance yard, access drive along the rail tracks, and synthetic turf rectangular field.

Project Phase: Funding Request

Project Schedule

- Fall 2023: Budget request for funding



Simpson Ball Fields Renovation



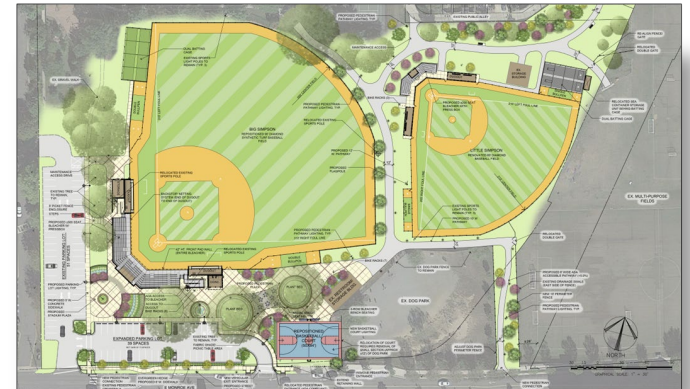
Project Overview

- This project will design and construct improvements per the 2014 Citywide Parks Improvement Plan. The project includes diamond field, parking, circulation and stormwater improvements as well as plantings and relocation of the basketball court.

Project Phase: Design

Project Schedule

- January–April 2023: 60% Design Process
- May 2023: Park and Recreation Commission
- June 2023: Planning Commission and City Council



Armistead L. Boothe Park Field Conversion



Project Overview

- This project will convert the existing natural turf field to synthetic turf. The primary use will be softball with options for multiple base paths and a rectangular field overlay.

Project Phase: Design

Project Schedule

- January – May 2023: Complete design and Construction documents
- June - September 2023: Procurement Process
- Fall 2023: Construction



Stevenson Park Ballfield Improvements



Project Overview

- This project will design and install new dugouts and additional fencing and netting at the diamond field per the Neighborhood Parks Improvement Plan (2015). A new backstop with netting was installed as Phase I.

Project Phase: Procurement

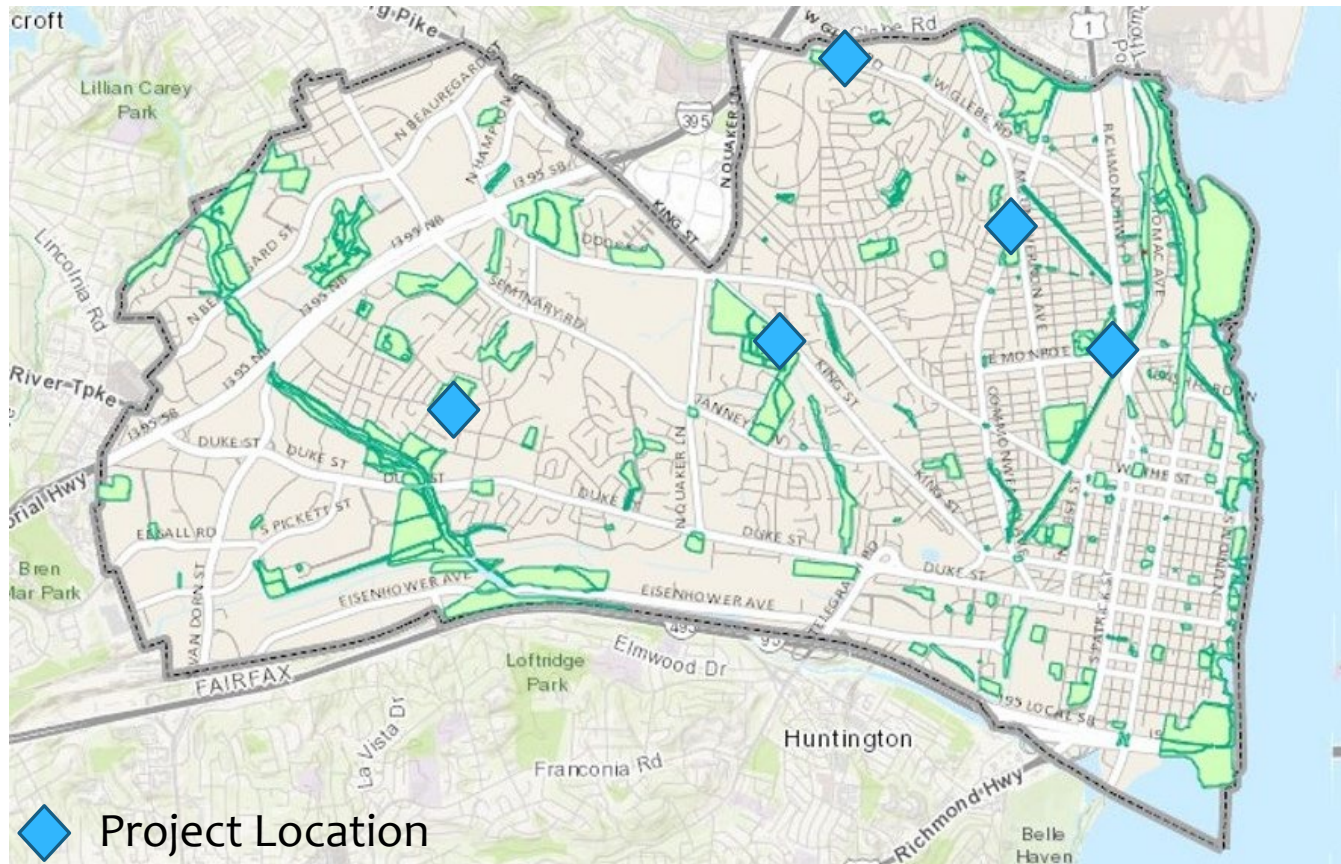
Project Schedule

- January–March 2023: Final permits approved
- Late Spring: Construction (as coordinated with Spring programs)



Dugout Structures, Image by Polygon

Major Park and Facility Projects



Simpson Dog Park Renovation



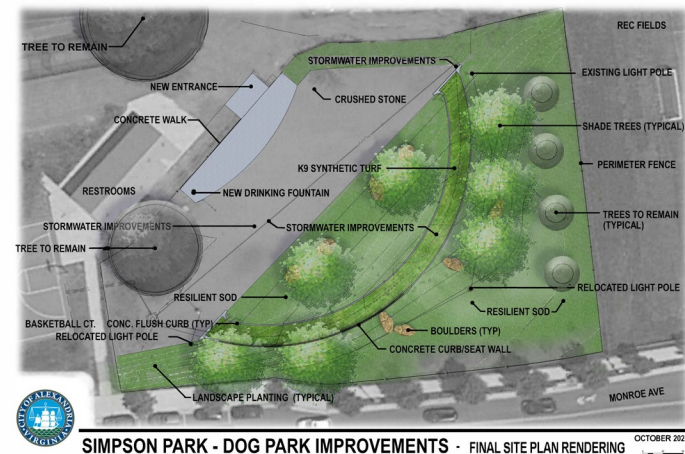
Project Overview

- This project will implement drainage and surface renovations to improve the dog and owner experience in the dog park as recommended in the 2014 Citywide Parks Improvements Plan.

Project Phase: Construction

Project Schedule

- January – early Fall 2023: Construction
- Fall 2023: Project punch lists and close out
- Late 2023: Construction complete and park reopening



Charles Barrett Playground Renovation



Project Overview

- The new playground design will accommodate group activities, with a variety of modern climbing, spinning and sliding equipment. A new obstacle course designed specifically for children will provide other fitness opportunities.

Project Phase: Procurement (Construction Phase)

Project Schedule

- December 2022-July 2023: Construction Procurement
- February 2022-July 2022: Play Equipment fabrication
- August 2023-May 2024: Construction



Patrick Henry K-8 School and Recreation Center Phase III



Project Overview

- Upon completion of the new Douglas MacArthur School, Phase III will demolish the old Patrick Henry School and construct the final site improvements including the second playground, the multi-purpose field, parking lot, stormwater management features, and site circulation.

Project Phase: Construction Procurement

Project Schedule

- January-March 2023: Construction Procurement
- August 2023-Fall 2024: Construction



Patrick Henry K-8 School and Recreation Center, Image by Moseley Architects

Chinquapin Recreation Center Renovation



Project Overview

- The Chinquapin Recreation Center and Aquatics Facility is cycling through a series of renovation projects to improve the customer experience and address end of life-cycle replacements. The pool tile and skylight projects were completed in 2022 and 2023. Additional work to improve the reception area, elevator access, and family restrooms is planned for the next phases.

Project Phase: Construction Procurement

Project Schedule

- February 2023: Locker room benches will be installed
- Spring 2023: Construction procurement for the interior reception area and circulation improvements
- Summer/Fall 2023: Construction will be coordinated with the center to minimize impacts to customers.

Del Ray Gateway / Colasanto Interactive Fountain and Spray Park



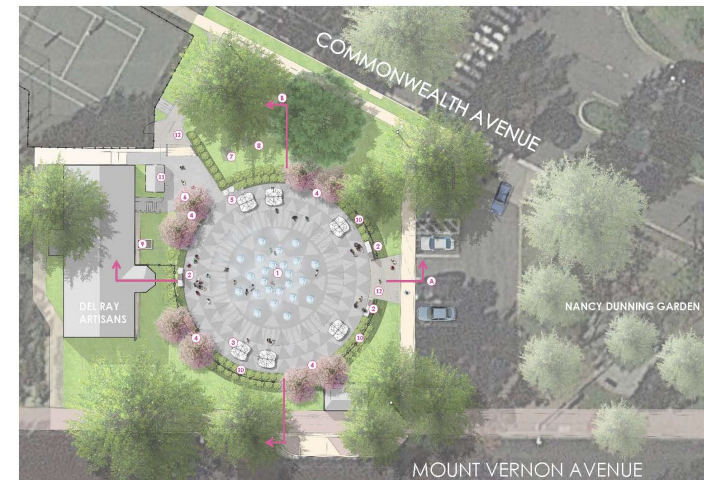
Project Overview

- This project will design and construct a new interactive fountain and spray park at the currently closed Colasanto Pool as recommended in the 2012 Aquatics Study and the Del Ray Gateway Plan. The park will provide a plaza and gathering space when the fountain is not in use.

Project Phase: Construction Procurement

Project Schedule

- January – May 2023: Procurement process
- Summer 2023: Construction
- Fall 2023: Construction close out



Del Ray Gateway/Colasanto Interactive Fountain , Image by LSG

Old Town Pool



Project Overview

- This project will design and construction a complete replacement of Old Town Pool. The new project will include a new medium-sized family aquatic center with a lap pool, separate children's area, play structure/water slide and bathhouse per the 2012 Aquatics Study recommendations.

Project Phase: Planning/Design Procurement

Project Schedule

- Early 2023: Design Procurement
- Late 2023: Design Contract Awarded
- 2024: Design and Community



Program Implementation



- ACPS High School Project Minnie Howard Elementary School
- Douglas MacArthur Elementary School
- Chinquapin Park Recreation Center



High School Project Minnie Howard Aquatic Facility

City Council **approved** funding for a shared use aquatic center at the redeveloped Minnie Howard Campus.

The design is based on staff feedback and community's desire for maximum flexibility.

Two separate bodies of water providing proper depths and temperatures for athletes, fitness swimmers, learn to swim programs, and therapeutic users

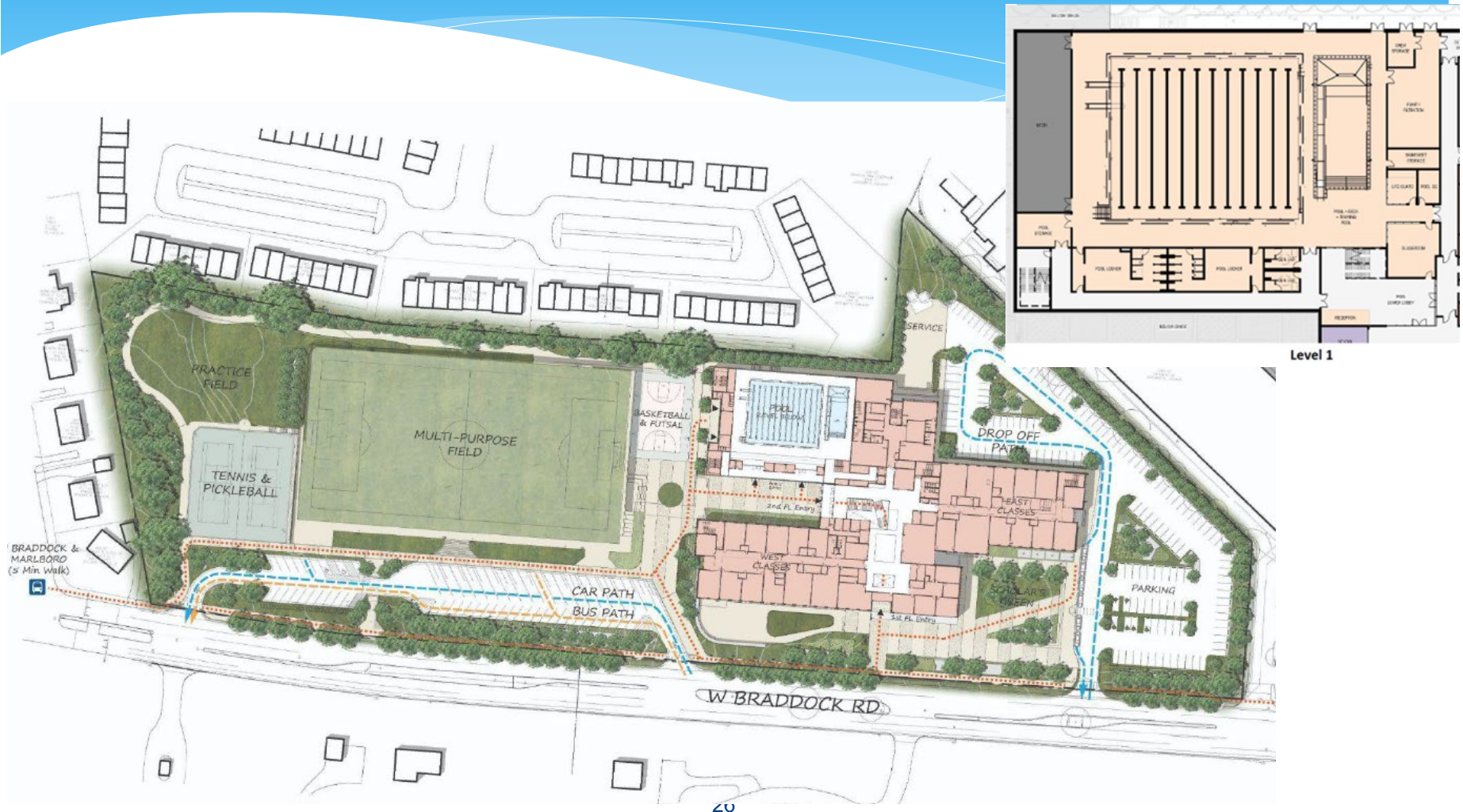
12 25-yard swimming lanes

Two 1-meter springboard diving boards

Room for an all-deep 25-meter floating cage water polo course

A safe, inviting, warm and shallow universally accessible pool for users not comfortable with deeper water and those programs that require shallow water

High School Project Minnie Howard Aquatic Facility



Aquatics Programming at Minnie Howard and Chinquapin



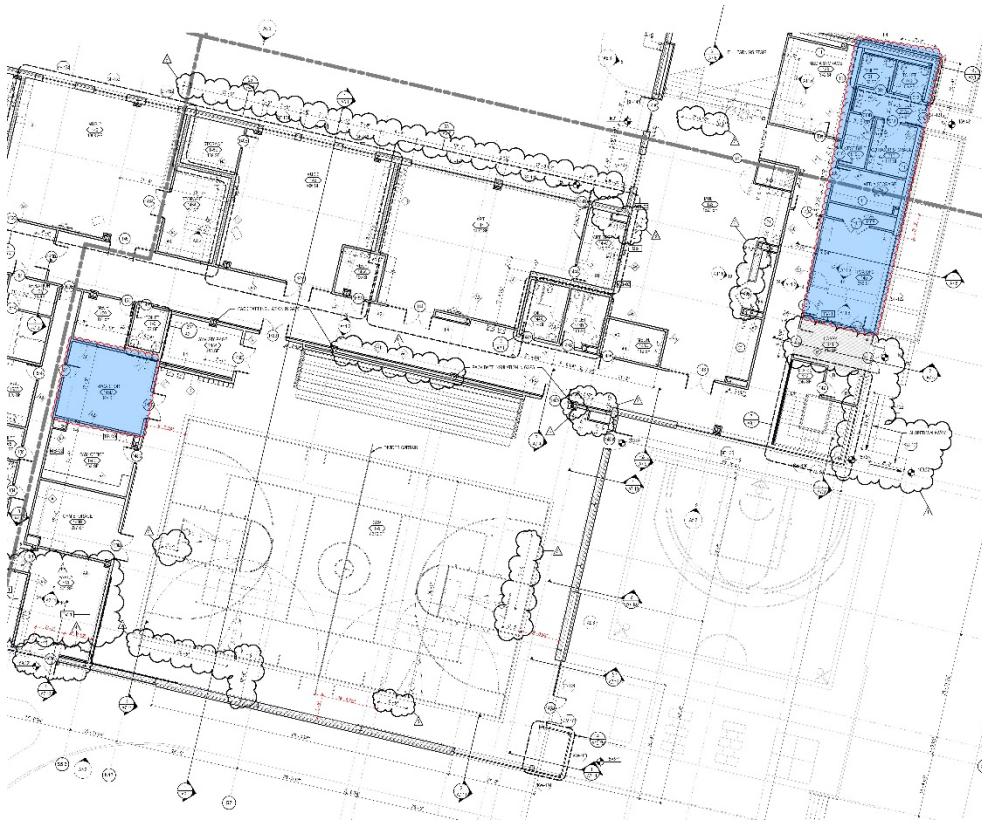
Minnie Howard:

- ACPS use and programs from 9am-6pm school year M-F, including Splash Program, Swim & Dive Teams, Athletic Training; ACPS use for swim meets and other events on some weekends
- RPCA use and programs evenings and weekends during the school year, including senior-focused aquatics, therapeutic recreation, learn to swim for youth and adults; Summer programs and rentals.

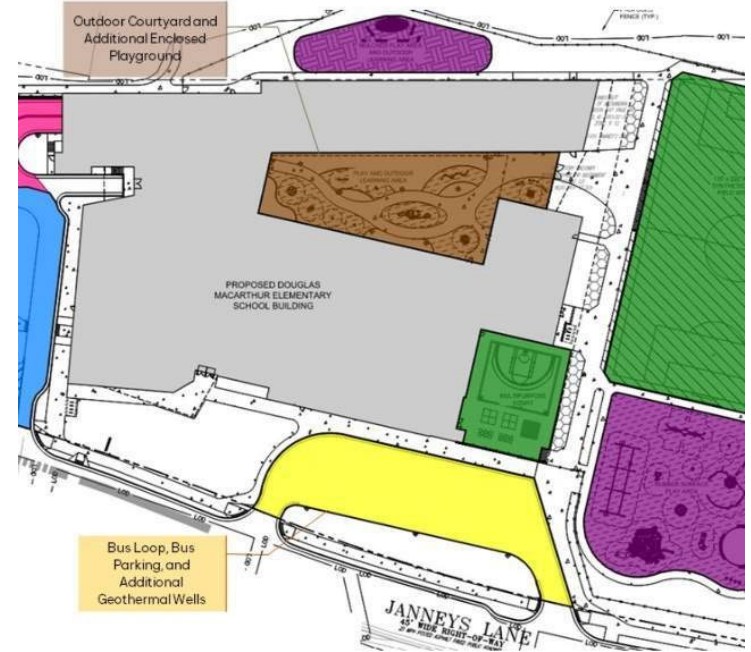
Chinquapin:

- RPCA expanded use during the school day, including senior water aerobics and rentals; After school expanded lap swimming and learn to swim.

Douglas MacArthur Elementary School & Recreation Space



RPCA Dedicated Space



Construction Cam

Cultural Arts Implementation Updates



- ❖ Public Art
- ❖ Torpedo Factory Art Center
- ❖ Programs, Events & Activations



Confluent Threads by Project One Studio

Public Art in Alexandria



Current Projects

- *Site See* 2023 and 2024
- Wilkes Street Park – Eto Otitigbe
- Colasanto Spray Park – Béatrice Coron
- Old Town North Stormwater Covers
- South Circle Park
- West End Transit

Updates

- New, full-time staff for public art
- Implementation of Annual Workplan
- Public art condition assessment in 2023
- Launching Public Art Archive
- Need to balance developer contributions and CIP funding



Del Ray Play by May + Watkins

Site See 2023 and 2024

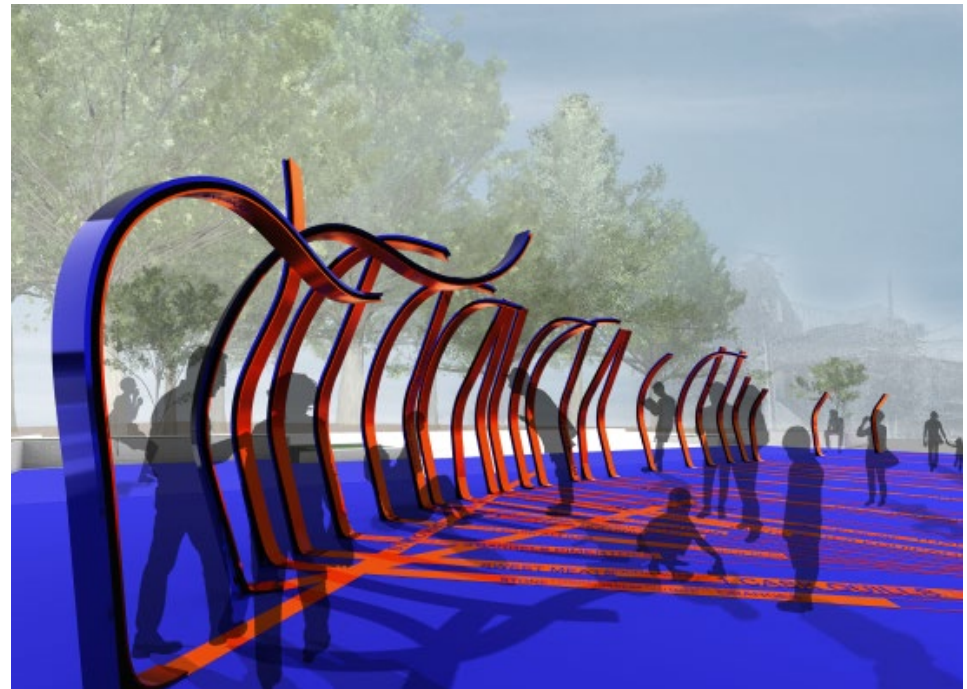


2023

- Artist: Nina Cooke John with Cooke John Studio
- Installation: *Two Boxes of Oranges and Admonia Jackson*
- Opening Celebration: Saturday, March 25 2 - 5pm

2024

- Applications have been received and will be reviewed 2/22/2023
- Artist announced in March 2023



Rendering of *Two Boxes of Oranges and Admonia Jackson* by
Nina Cooke John

Public Art Archive

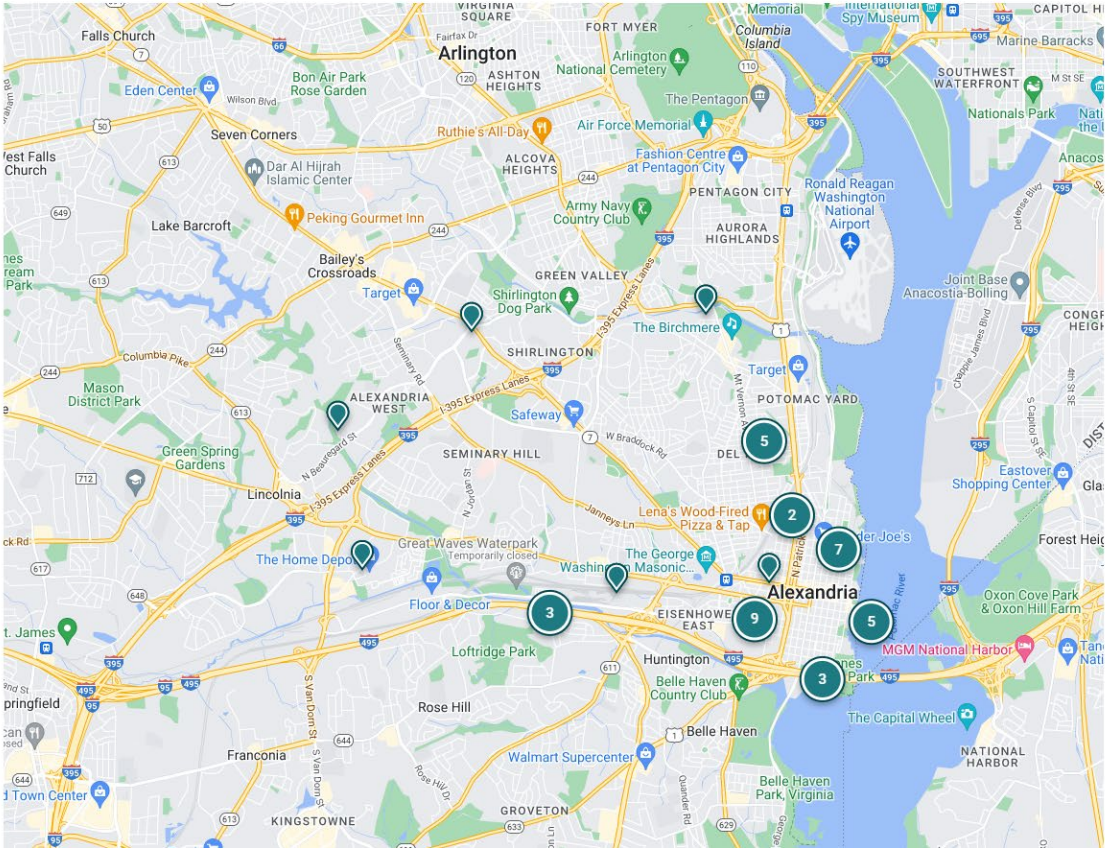


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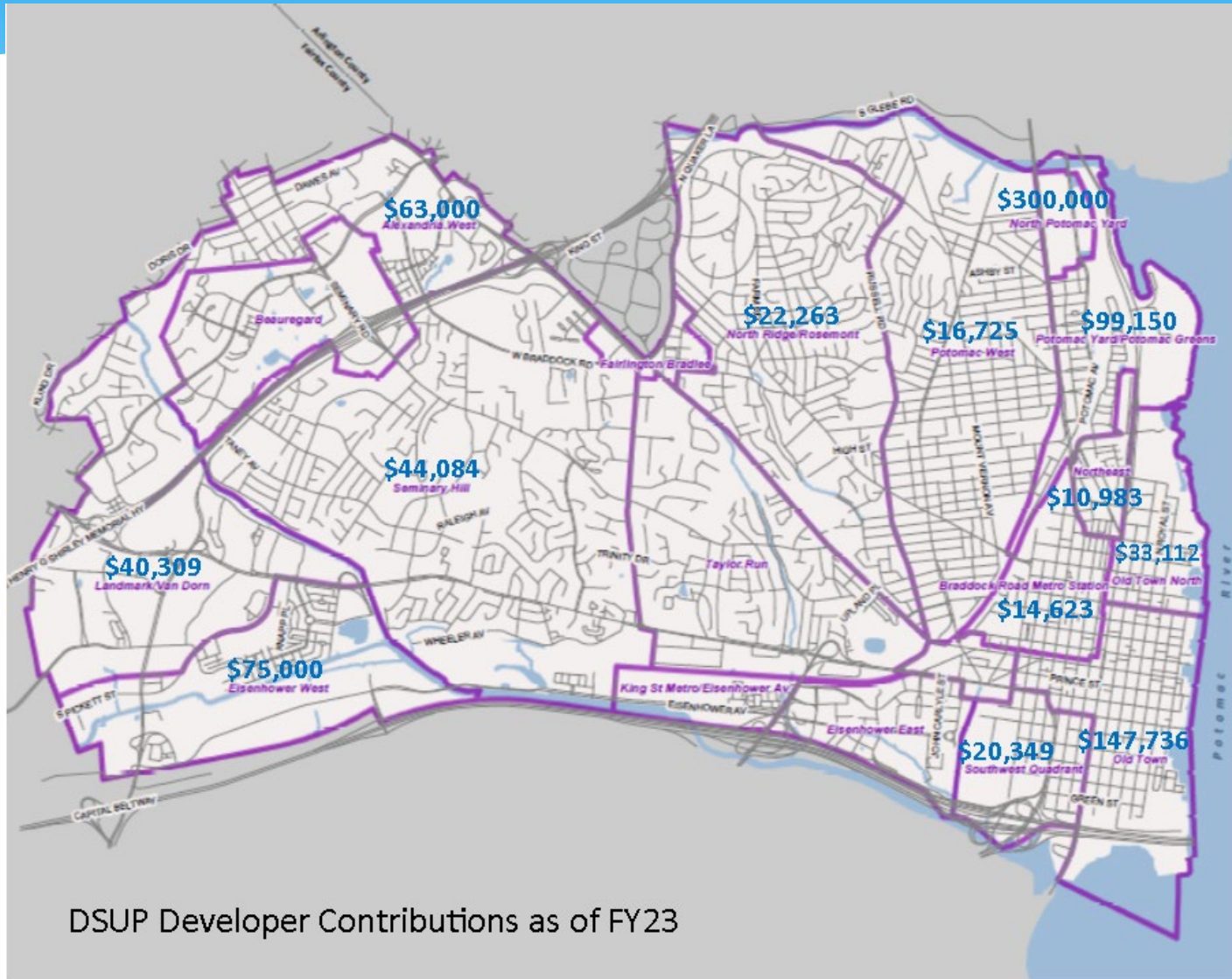
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Public Art Developer Contributions



DSUP Developer Contributions as of FY23

Torpedo Factory Art Center



Conclusion of Vibrancy Plan Approved in 2021

- Launching 2nd Open Call February 2023 (ongoing)
- Expanded partnerships: Hilton Alexandria Mark Center
- National media coverage for Target Gallery exhibitions

Stakeholder Process

- Concluded February 15, 2023
- Recommended new "quasi public" governance model
- Current staffing challenges



Programs, Events & Activations



Programs

- Poet Laureate and Dashing Words
- Arts Program Grant
- Artist Residency Grant from National Endowment for the Arts

Events

- Jazz Fest @ Portside
- More Jazz Fests coming
- Alexandria's 175th Birthday

Activations

- Mobile Art Lab



Future Considerations



- Development Provided Open Spaces Forecast
- Joint Facility Master Planning
- Interdepartmental Long-Range Plan

Development Provided Open Spaces Forecast



Approved Development Special Use Permits for public park projects:

- North Circle Park and South Circle Park
- Wilkes Street Park
- Upland Park
- North Potomac Yard Park

Approved Development Special Use Permits for publicly accessible open space projects:

- Oakville Block C
- Block 32
- Landmark Overlook
- AHDC Glebe
- North Potomac Yard Metro Square
- North Potomac Yard Market Lawn

Joint Facilities Master Planning ACPS Modernization Projects



Recreation Center Models

- **Stand-Alone Facility Model: 35,000-40,000 square feet**

Stand-alone facilities are full-service recreation centers that are **not collocated with school facilities**. These facilities are open for pre-scheduled programming and open community hours. The stand-alone model square footage is based on the **Charles Houston Recreation Center** and includes the building square footage, but not supporting services such as open space, outdoor recreation facilities or parking.

- **Joint Use Facility Model: 30,000 square feet**

Joint use facilities are full-service recreation centers that **are collocated with school facilities**. These facilities are open for pre-scheduled programming and open community hours. The joint use model square footage is based on the **Patrick Henry Recreation Center** and includes the building square footage, but not supporting services such as open space, outdoor recreation facilities or parking. The model includes **20,000 square feet of independent** (City) use and 10,000 square feet of joint (City and School) use.

- **Support Use Facility Model: 12,000 square feet**

Support use facilities are recreation facilities that **are collocated with school facilities**. These facilities are open for pre-scheduled programming only. The support use model square footage is based on the City use portion of the **Douglas MacArthur Elementary School**. It includes the City use square footage, but not supporting services such as open space, outdoor recreation facilities or parking. The model includes 1,000 square feet of independent (City) use and 11,000 square feet of joint (City and School) use.



Commission Discussion

Additional Information

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