

City of Alexandria, Virginia
FY 2026 Proposed Operating Budget & CIP
Budget Questions & Answers

March 12, 2025

Question:

What would it cost to build a new enclosed teen space and improve site-lines at Ewald park (e.g. reconfiguring parking lot)? Are there phased improvements we can be making to the park (e.g. lights, fencing, etc.)?

Response:

What would it cost to build a new enclosed teen space?

The estimated cost for a new community building ranging from 3,000 square feet to 5,000 square feet in size is \$2,835,000 to \$4,725,000. These sizes are based on similar existing facilities such as the Conservatory Center at Four Mile Run Park. The annual operating expense for such a new facility is approximately \$330,000, inclusive of personnel (\$255,000) and non-personnel (\$75,000) costs.

What would it cost to improve site-lines at Ewald Park (e.g. reconfiguring parking lot)?

The cost to move the playground to the front of the park, as recommended in the 2015 park plan is estimated to cost \$1,450,000. If relocated parking is implemented, the estimated cost to relocate and rebuild a parking lot to provide site-lines through the park is estimated at \$690,000. Further study is needed to determine full costs of relocating the parking lot. Additional costs will be incurred for demolition of potential relocated amenities, relocation of utilities, and other site work to be determined as the final park design advances.

Are there phased improvements we can be making to the park (e.g. lights, fencing, etc.)?

Yes, when the final concept design is determined, phasing of site improvements will be consistent with funding levels. The estimated cost for improved site lighting is \$322,000. The estimated cost of enhanced security such as cameras is \$325,000. The estimated cost of fencing is \$270,000.

A site safety assessment was conducted in 2023 with recommendations. Completed recommendations to improve site-lines in the park include the demolition of the bathhouse in 2020, light bulb replacements and major landscape improvements in 2023. RPCA will reinspect and measure the existing light levels within the park, and where needed, increase light levels until construction begins.