

CITY OF ALEXANDRIA
Department of Recreation, Parks
and Cultural Activities
Department of Project Implementation

John Ewald Park Improvement Plan Update



Park and Recreation Commission

| March 19, 2026

Agenda



1	Project Background
2	Current Status
3	Commission Questions



John Ewald Park Improvements



 Alexandria Archaeology 0 70 140 280 Feet

Ewald Park
1995 aerial



Ewald Park
2023 aerial

Existing Conditions

Ewald Park Improvement Recommendations

Park Improvement Goals:

Goal 1: Be a safe place for children to explore

Goal 2: Be a place to create social connections

Goal 3: Be a place full of community activities

Park Improvement Objectives:

1. Improve Lighting and Security: Improve lighting and consider visibility and approaches to promote safety

2. Incorporate Shade: Add shaded areas to enhance comfort and usability.

3. Preserve and Replace Vegetation: Preserve existing vegetation wherever possible. For any vegetation removed, replace it at a 3:1 ratio.

4. Enhance Street Frontage and Safety: Beautify and secure the Duke Street frontage with plantings, fencing, and well-defined arrival points.

5. Park Beautification: Add plantings in strategic locations and collaborate with community groups to ensure long-term maintenance.

6. Support Multi-Generational Uses: Provide activity areas that support programming and create opportunities for social interactions with diverse groups.

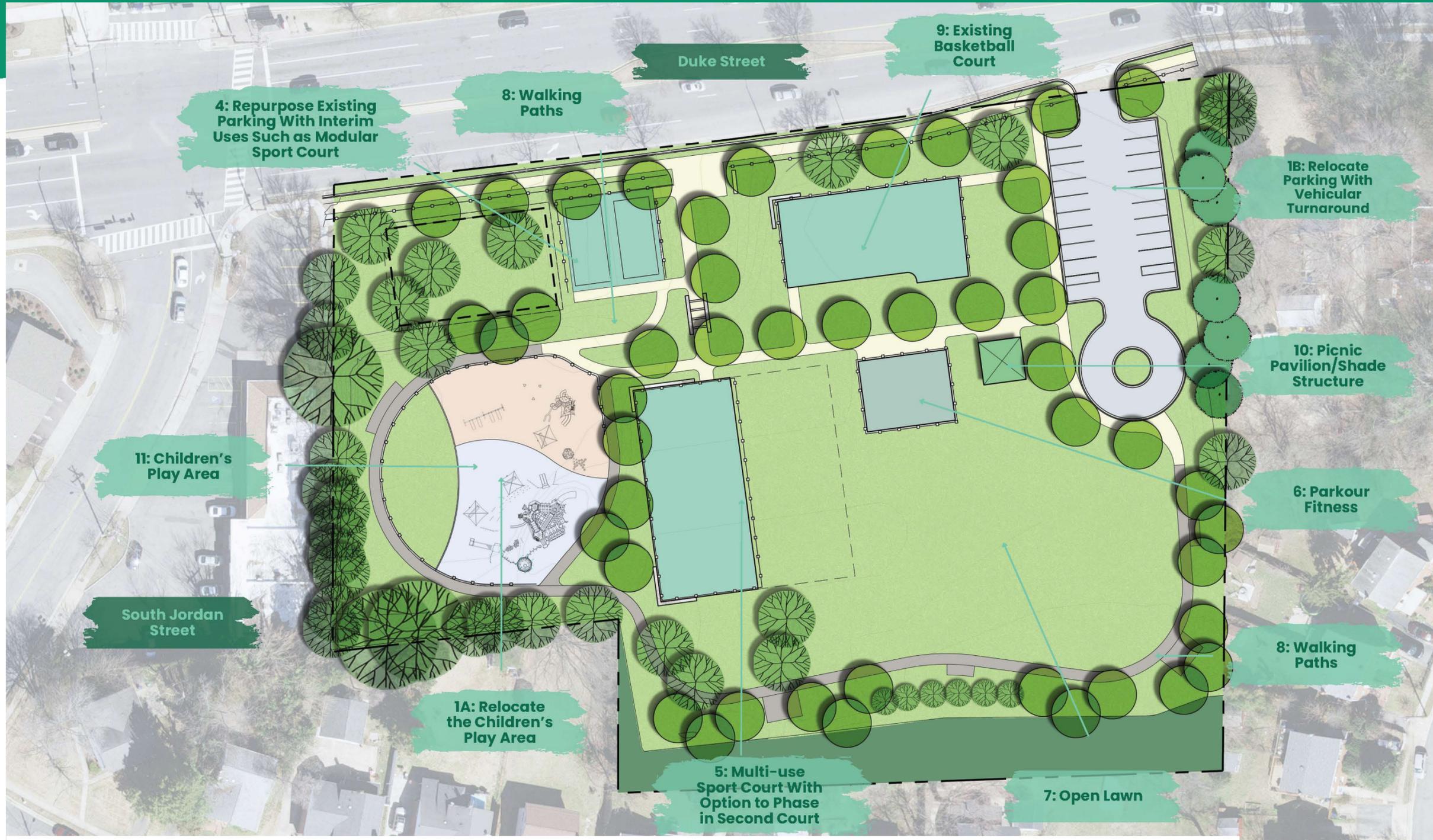
7. Ensure Accessibility: Apply best practices for accessibility, and inclusion, and comply with ADA requirements.

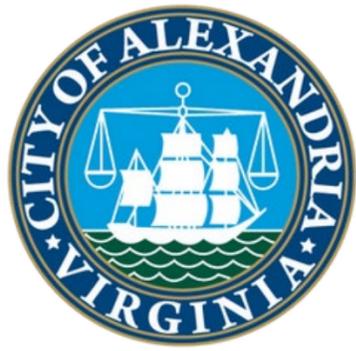
8. Integrate Public Art: Collaborate with the City's Office of the Arts to incorporate public art in the park.

9. Incorporate Parkour Fitness: Include the Parkour fitness area funded by the community.

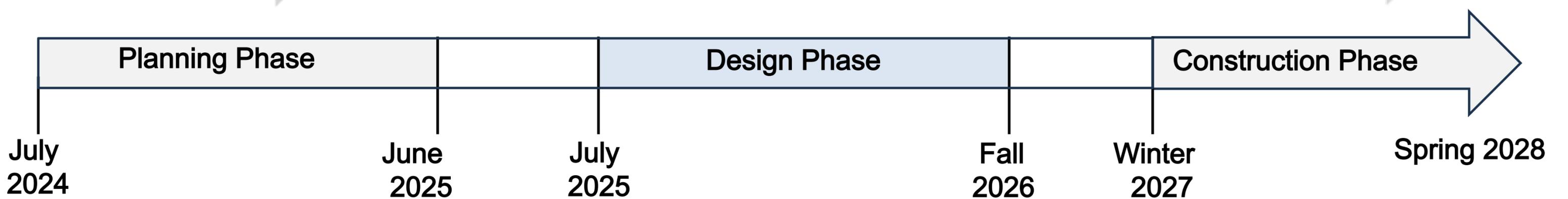
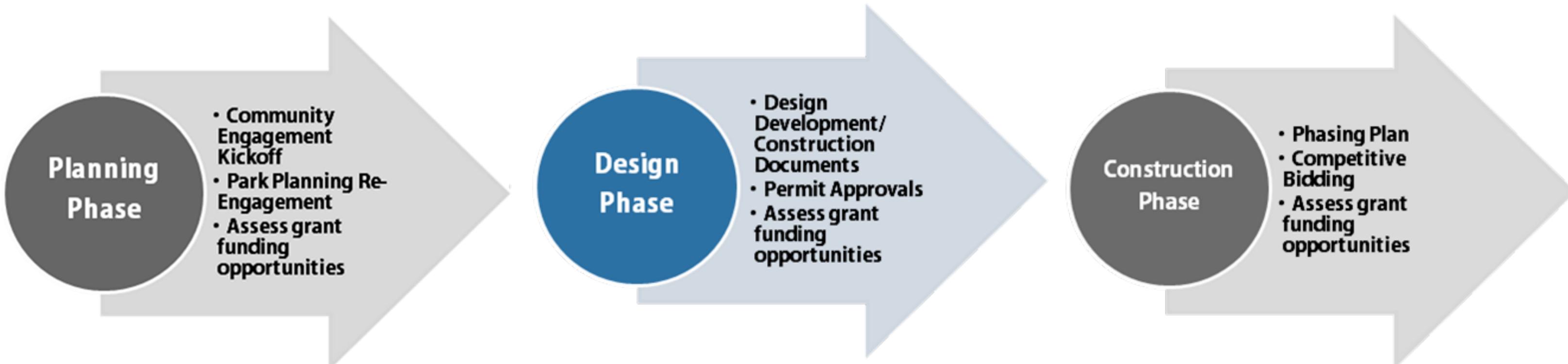
10. Promote Sustainability: Implement sustainability measures to improve park conditions and leave it better for future generations.

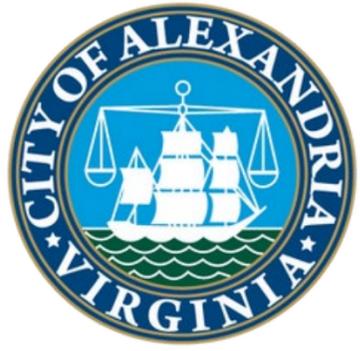
Ewald Park Improvement Recommendations





John Ewald Park Improvements Implementation Process





John Ewald Park Improvements

Design Phase

Design Phase

July 2025 -
December 2026

- Design Development
- Construction Documents
- Permit Approvals
- Seek grant funding opportunities

- Refine and complete technical design for proposed park program and project requirements
- Complete construction documents
- Obtain required permit approvals – (Administrative approval to 1967 Site Plan)
- Conduct final cost estimating
- Determine project phasing
- Coordinate with partner offices
- Seek grant funding opportunities



Project Activities – Summer/Fall 2025



- ▶ Submission of Land and Water Conservation Grant application requesting \$2.0M in construction funding.

National Park Service final decision by September 2026

- ▶ Appointment of Public Art Task Force and completion of Public Art Project Plan for Ewald Park
- ▶ Design Contract Awarded to Consultant Team (Michael Baker International, Inc.)
- ▶ Preparation of FY 2027 CIP Budget Request for construction



Project Activities – Winter 2026



- ▶ Topographic Site Survey
- ▶ Tree Inventory
- ▶ Draft Schematic Design
- ▶ Environmental Site Assessment Phase 1
- ▶ Public Art Call for Artist
- ▶ On -going coordination about the Land and Water Conservation Fund Grant with the DCR representative
- ▶ City Staff Inter - Departmental Reviews
- ▶ Preparation of 30% Plan Submission

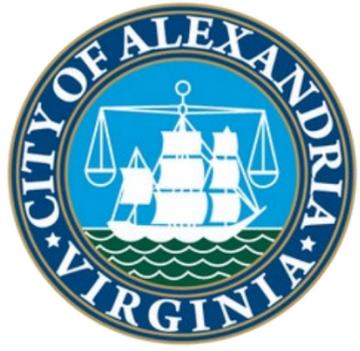


Project Funding



- ▶ Prior Year Approved Funding \$2.1M (Includes Design and CMI)
- ▶ Funding in the proposed FY 2027 – FY 2035 CIP: \$2.0M (Construction)
- ▶ Land and Water Conservation Grant Request: \$2.0M (Construction)
- ▶ 2025 Concept Construction Cost Estimate: \$6.71M
Note: Community building additional cost estimate: \$2.85M - \$4.72M
- ▶ Phase I Construction Cost Estimate: \$3.82M
 - Playground relocation*
 - Parking lot relocation*
 - Parkour*
 - Pathway system*
 - Plantings*
 - Site lighting*
- ▶ Phase II Construction Cost Estimate: \$2.89M (unfunded)
 - Multi -purpose Sport Court*
 - Picnic Pavilion*
 - Additional Site Lighting*
 - Complete Pathway system*
 - Additional Plantings*

Community Building Estimate will be refined based on final programming intent:
\$2.85M - \$4.72M (Unfunded)



Commission Questions



Project Information

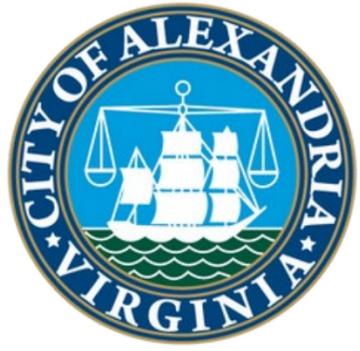
Project Webpage :
<https://www.alexandriava.gov/parks/project/john-ewald-park-improvements>

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