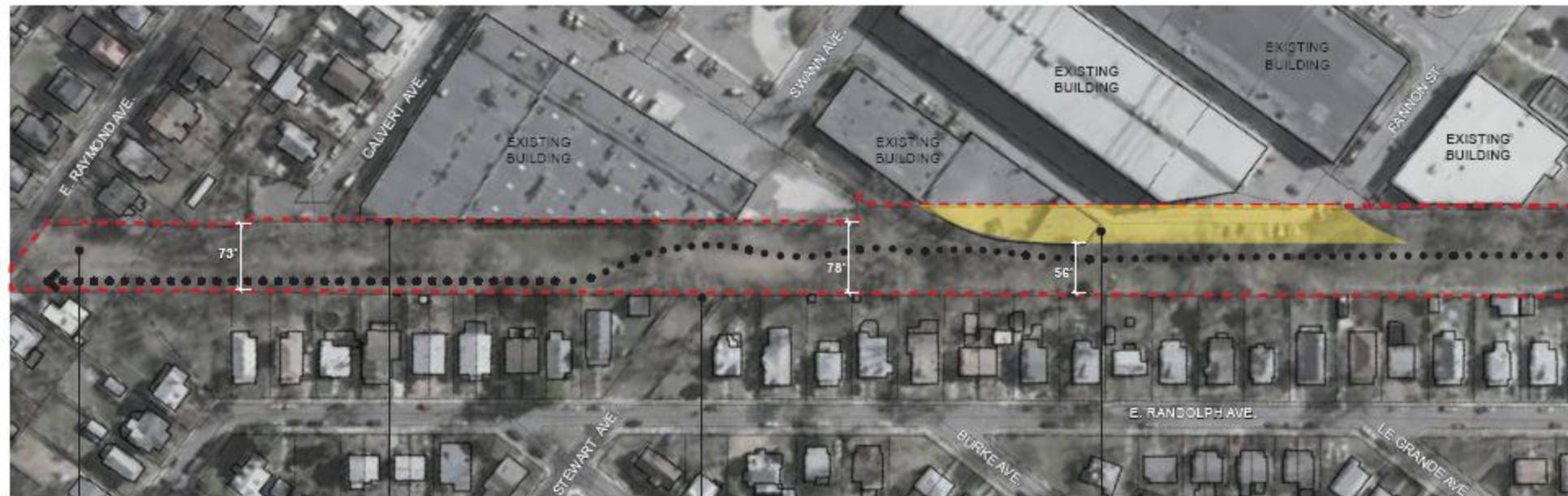


# Mount Jefferson Park Plan

## Park and Recreation Commission Public Hearing



May 21, 2015



● EXISTING DOG EXERCISE AREA  
 \* DRAINAGE, ACCESS AND SAFETY CONCERNS DUE TO PROXIMITY TO RAYMOND AVE



● ADJACENT BUILDINGS DIRECTLY FACE PARK



● EXISTING CHAIN LINK FENCE AT STEWART AVE



● EXISTING BUILDING AND PARKING LOT ENCROACH INTO PARK



--- MT. JEFFERSON PARK BOUNDARY

■ AREA OF BUILDING/ROAD ENCROACHMENT INTO PARK

◆◆◆◆ EXISTING TRAIL (approximate alignment)

# 2013 Parks and Recreation Citywide Needs Assessment

## **Greatest Identified Need by Household**

- \* Walking Trails (81%)
- \* Natural Areas and Wildlife Habitat (67%)
- \* Biking Trails (53%)

## **Most Important Need for Action by Household**

- \* Improve Existing Trails that Connect Parks (94%)
- \* Improve Existing Neighborhood Parks (91%)
- \* Develop New Trails that Connect to Parks (85%)

# Advisory Group and Community Meetings (June to October 2014):

- \* Retain “naturalistic” character of the park
- \* Consider widening the park and/or providing a buffer along the Oakville boarder
- \* Improve safety of the park, create “eyes on the park”
- \* Address drainage problems and concerns with dog exercise area
- \* Provide connection between Del Ray and Oakville Triangle through the park
  
- \* The City’s website includes information regarding each of the Advisory Group meetings, often with discussion of Mount Jefferson Park:  
<http://www.alexandriava.gov/planning/info/default.aspx?id=83465>

# October 25, 2014 Neighborhood Park Planning Meeting:

- \* Preserve character of park – more park trail, less commuter focus
- \* Separate dog area from trail
- \* Provide dog exercise area in new development instead
- \* Improve drainage and provide mosquito abatement
- \* Reroute trail so it doesn't look into houses
- \* Incorporate history of the site into plan for the park

# November 18 Public Meeting Top Priorities

## **Park Character**

- Retain/enhance natural area for wildlife
- Keep the topography, berm and trail
- Retain walking path, but provide buffers and mitigation for neighbors on East Randolph
- Move the path from the top of the berm to the east side of the park at grade with Route 1
- Promote quiet activities (e.g. “no cell phone use” and “quiet please” signs)
- Minimize noise from Route 1

# November 18, 2014 Public Meeting Top Priorities

## Dogs in the Park

- Move the off-leash dog area away from Raymond Ave.
- Remove the off-leash dog area from the park
- Create a time restricted off-leash dog zone throughout the entire park (6-9am and 4-7pm only)
- Better enforcement of rules
- Develop separate trail for people so they are away from the off-leash dogs
- Minimize noise from dogs
- No fenced dog area

# November 18, 2014 Public Meeting

## Top Priorities

### **Park Access**

- Limit access to Raymond and Route 1 to maintain linear trail
- Put access at Calvert, not Stewart to minimize splitting up the park
- Enhance the path and access from Raymond to the new Oakville Triangle shops and cafes
- Formalize entrances to Oakville Triangle site

# March 12, 2015 Public Meeting Feedback

- \* More enclosure vs. less enclosure (conflicting viewpoints)
- \* Like the additional plantings and berms – creates fewer “desire paths” and limits entry points
- \* Extend dog area and address stormwater
- \* Consider future redevelopment of sites to the north and adjust trail
- \* Make trail more accessible to strollers and kids on bikes
- \* The Oakville Triangle open space(s) should relate to Mount Jefferson Park
- \* Encourage the developer to move the Park Road to the inside of the townhomes
- \* Keep fence along Route 1 for children’s safety

# Survey on Draft Park Plan March-April 2015

## Majority of respondents

- \* Agreed that the “draft plan reflects and balances the community needs and comments received to date”
- \* Preferred the dog area options that included fencing along the trail and a retaining wall
- \* Preferred a secondary trail connecting to Calvert and offering additional plantings

# Survey on Draft Park Plan

## What We Heard

- \* Connections between Oakville Triangle and existing Del Ray neighborhoods is extremely important
- \* End only access should be seriously reconsidered
- \* Accommodate bicycles and wheelchairs on trail
- \* Stormwater improvement should be the highest priority
- \* Keep the park as natural and continuous as possible

# Proposed Mount Jefferson Park Plan

*Goal: Maintain and Enhance the Existing Park Character*

## General Park Improvements:

1. Improve Dog Exercise Area
2. Trail Improvements
3. Trail Connection
4. Improve Signage and Wayfinding
5. Enhance Buffer
6. Phased Removal of Invasive Species
7. Improve Stormwater Management and Drainage
8. Enhance Raymond Ave. and Route 1 Entrances



SURFACING TREATMENT OPTION  
CELL-TEK GRAVEL-LOK PERMEABLE SURFACE (or similar product)

- 7** LOW-IMPACT STORMWATER MANAGEMENT AND DRAINAGE
- STORMWATER AND DRAINAGE ISSUES IMPROVED THROUGH LANDSCAPE TREATMENTS SUCH AS RAIN GARDENS AND SWALES
  - NO LARGE STORMWATER STRUCTURES PROPOSED



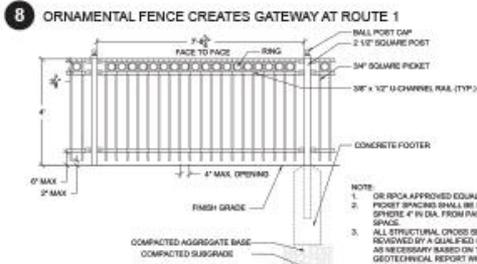
RAIN GARDEN / BEST MANAGEMENT PRACTICE (B.M.P.)



EXISTING TREES TO REMAIN



PROPOSED TREES



- NOTE
1. OR SCA APPROVED EQUAL. PICKET SPACING SHALL BE SET SO AS TO PREVENT A SPHERE 4" IN DIA. FROM PASSING THROUGH THE SPICE.
  2. ALL STRUCTURAL CHOSE SECTIONS SHALL BE PROVIDED BY A QUALIFIED ENGINEER AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT WHICH IDENTIFIES THE SPECIFIC SITE CHARACTERISTICS.
  3. COLOR TO BE BLACK.
  4. ALL FIELD WELDING SHALL BE GROUND SMOOTH & CLEANED PRIOR TO PAINTING.
  5. INSTALL PER MANUFACTURERS INSTRUCTIONS.
  6. FENCING TO BE INSTALLED AT DOG EXERCISE AREA AND RT. 1 ENTRANCE.

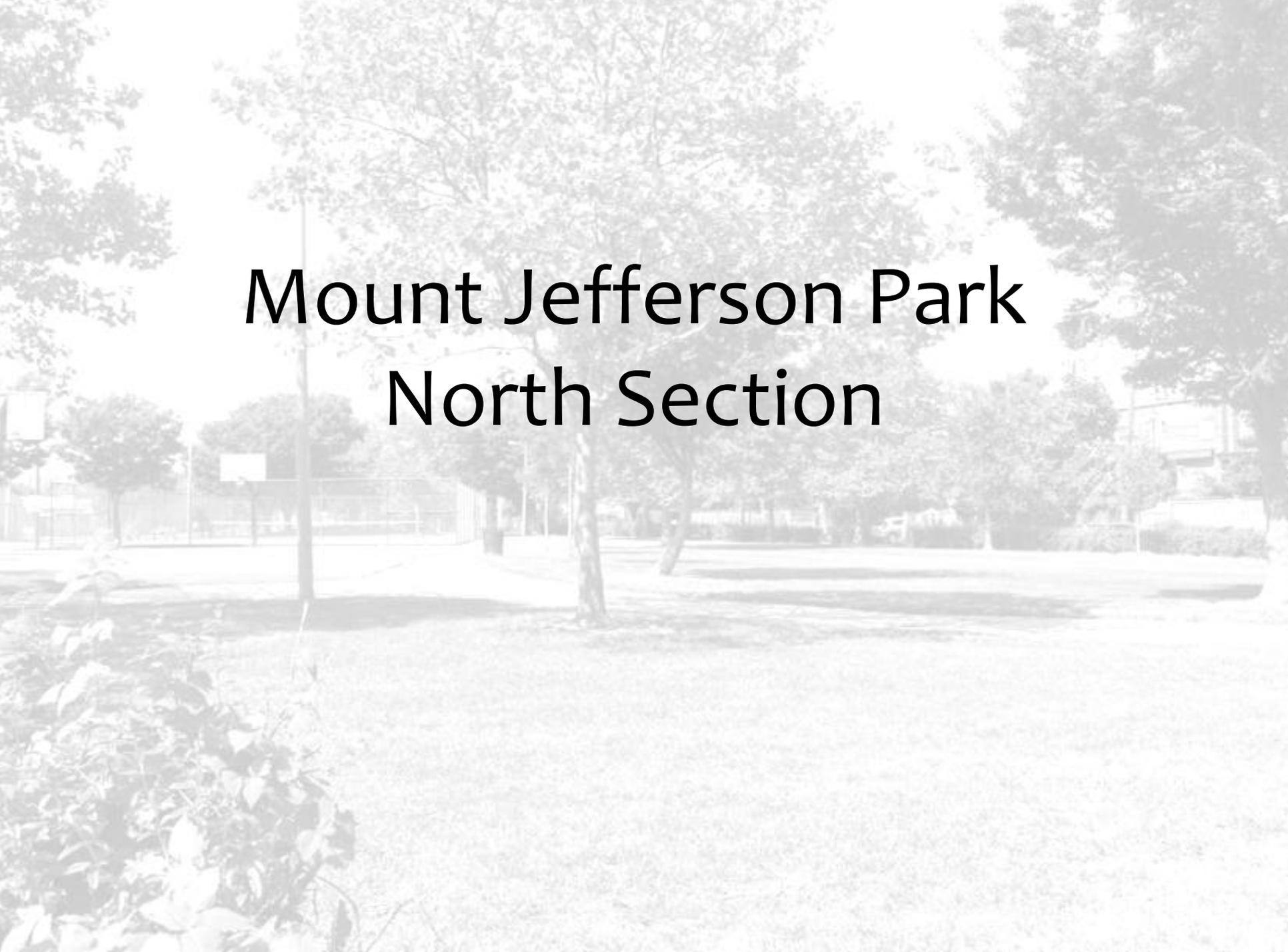
**GENERAL PARK IMPROVEMENTS**

- 1** IMPROVE DOG EXERCISE AREA
- 2** TRAIL IMPROVEMENTS
- 3** TRAIL CONNECTION
- 4** IMPROVE SIGNAGE AND WAYFINDING \*
- 5** ENHANCE BUFFER //
- 6** PHASED REMOVAL OF INVASIVE SPECIES ☁
- 7** IMPROVE STORMWATER MANAGEMENT AND DRAINAGE
- 8** ROUTE 1 ENTRANCE

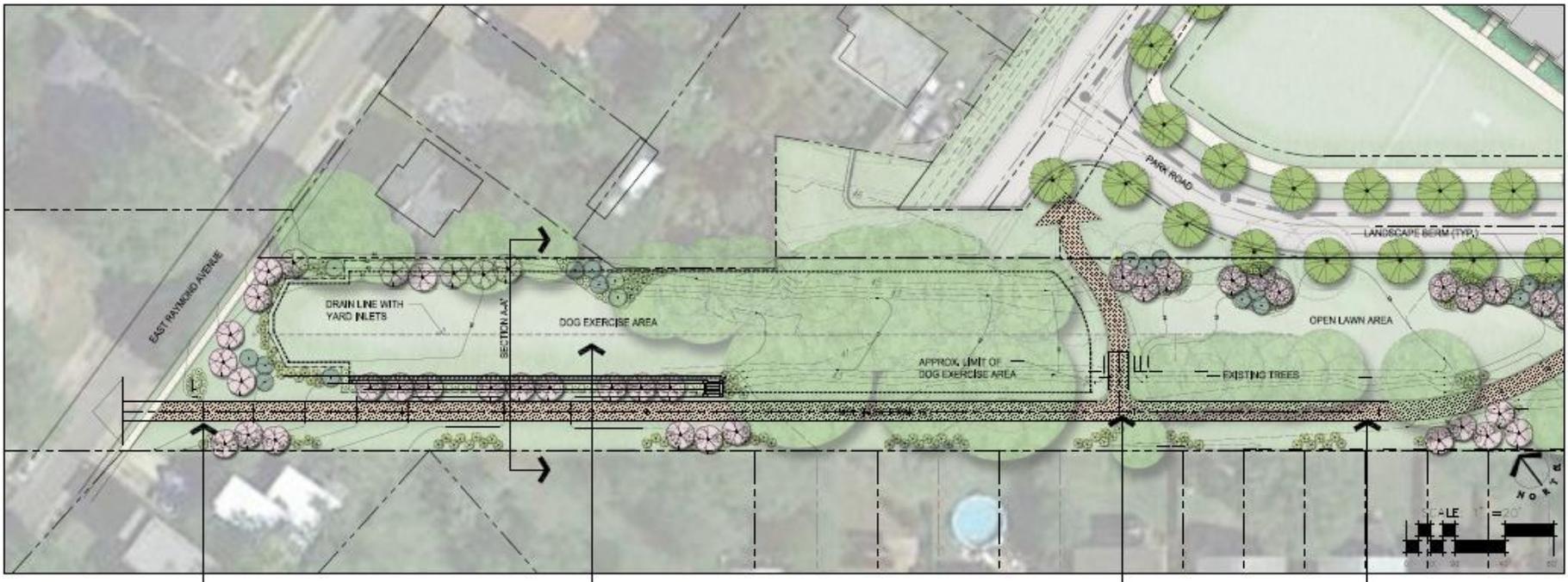
**OVERALL PARK GOAL:**  
"MAINTAIN AND ENHANCE THE EXISTING PARK CHARACTER"

# Mount Jefferson Park Sections

- North Section: Raymond Avenue to Stewart Trail Connection
- Central Section 1: Swann/Stewart Crossing
- Central Section 2: Fannon Spur Trail
- South Section: Trail to Route 1

The background image is a faded, grayscale photograph of a park. It shows a large, open grassy area in the foreground. In the middle ground, there are several trees with dense foliage. To the left, a fenced-in area, possibly a tennis court or a playground, is visible. In the background, a large, multi-story building with a prominent entrance is partially obscured by trees. The overall scene is bright and airy, with a soft focus.

# Mount Jefferson Park North Section



**North Primary Elements/Improvements**

**Raymond Avenue Entrance**

- Possible storm water management improvements from Raymond Ave entrance to DeWitt Avenue to address water from dog park
- Regrade at Raymond Avenue entrance to allow for ADA accessible entrance point (approximately a 106" ft. cut condition)
- Park Entrance Signage
- Landscaping at Park Entrance

**North Primary Elements/Improvements**

**Dog Park**

- Dog park area (15,500 sq. ft.)
- Fencing to enclose park at Raymond and along retaining wall (parallel to multi-use trail) (440 ft +/-), Approx. 4' ht.
- Steps with handrail (concrete poured in place)
- Retaining wall along west side of dog exercise area (concrete poured in place with decorative cap, Approx. 1.5x2' ht, max. +/-150 ft +/-)
- Dog park surfacing to be grass
- Underdrain system to be installed (series of yard inlets and piping that drain to north Raymond Ave +/- 400 ft +/-) of 18" RCP Class IV
- Additional landscaping along retaining wall and at Raymond Ave, to be a mix of flowering/understory trees and shrub massings
- Dog Park Signage delineating extents of dog park area
- Additional soil to be added to improve drainage pattern (particularly within dog park)

**North Primary Elements/Improvements**

**Culvert Avenue Crossing**

- Additional soil to be added to address grade/access across park from east to west
- Directional Signage
- Underdrainage may be required based on final grading conditions

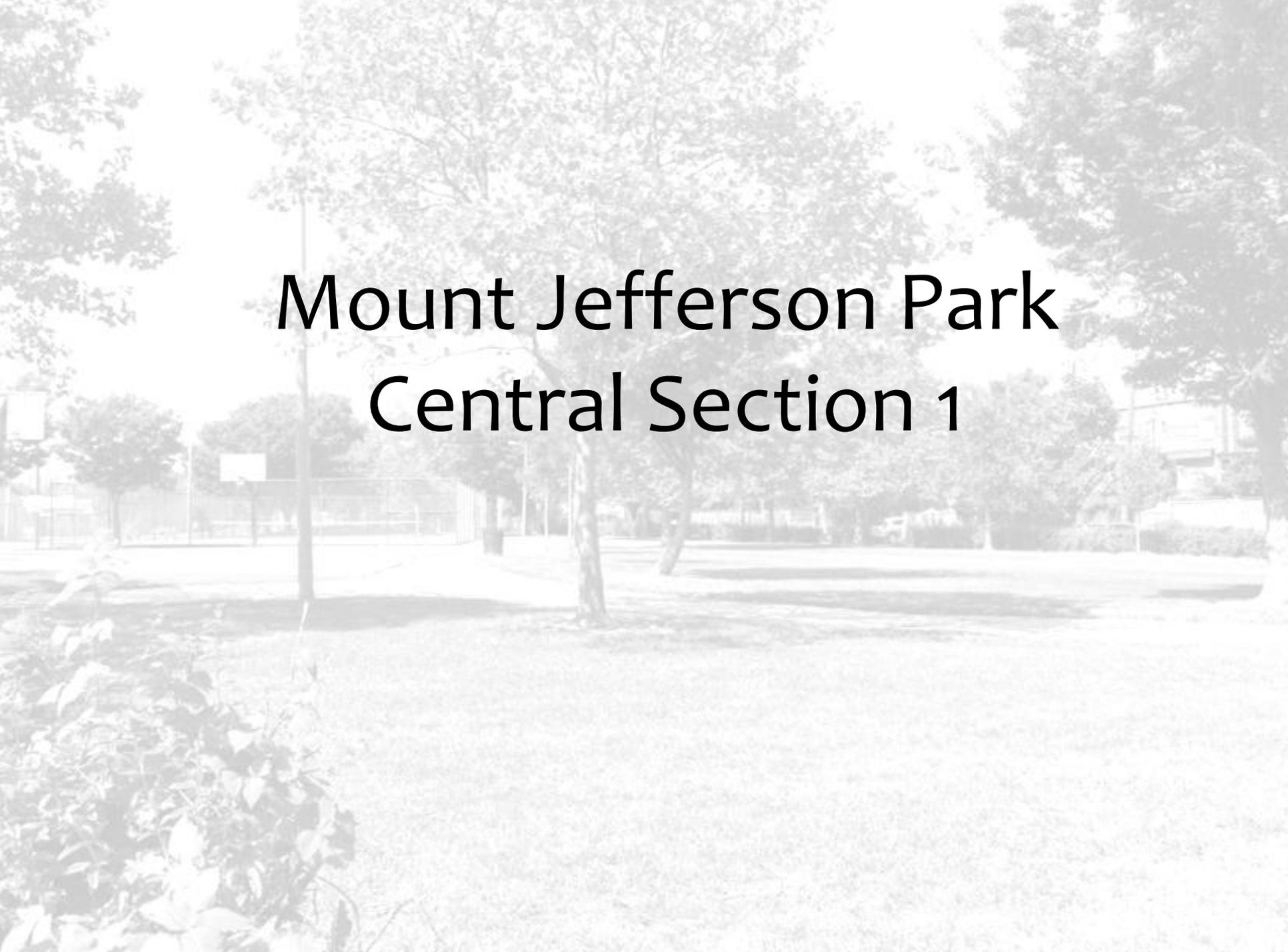
**North Primary Elements/Improvements**

**Multi-Use Trail**

- 8' Multi-Use trail (surface to be pervious material such as Flexpave or equal), Total length: 2,895 ft +/-
- Additional landscape along western edge of trail to act as a buffer for residents



**NORTH SECTION**

The background image is a faded, grayscale photograph of a park. It shows a large, open grassy area in the foreground. In the middle ground, there are several trees with dense foliage. To the left, a fenced-in area, possibly a sports field or court, is visible. In the background, a multi-story building with a prominent entrance is partially obscured by trees. The overall scene is bright and airy due to the fading effect.

# Mount Jefferson Park Central Section 1



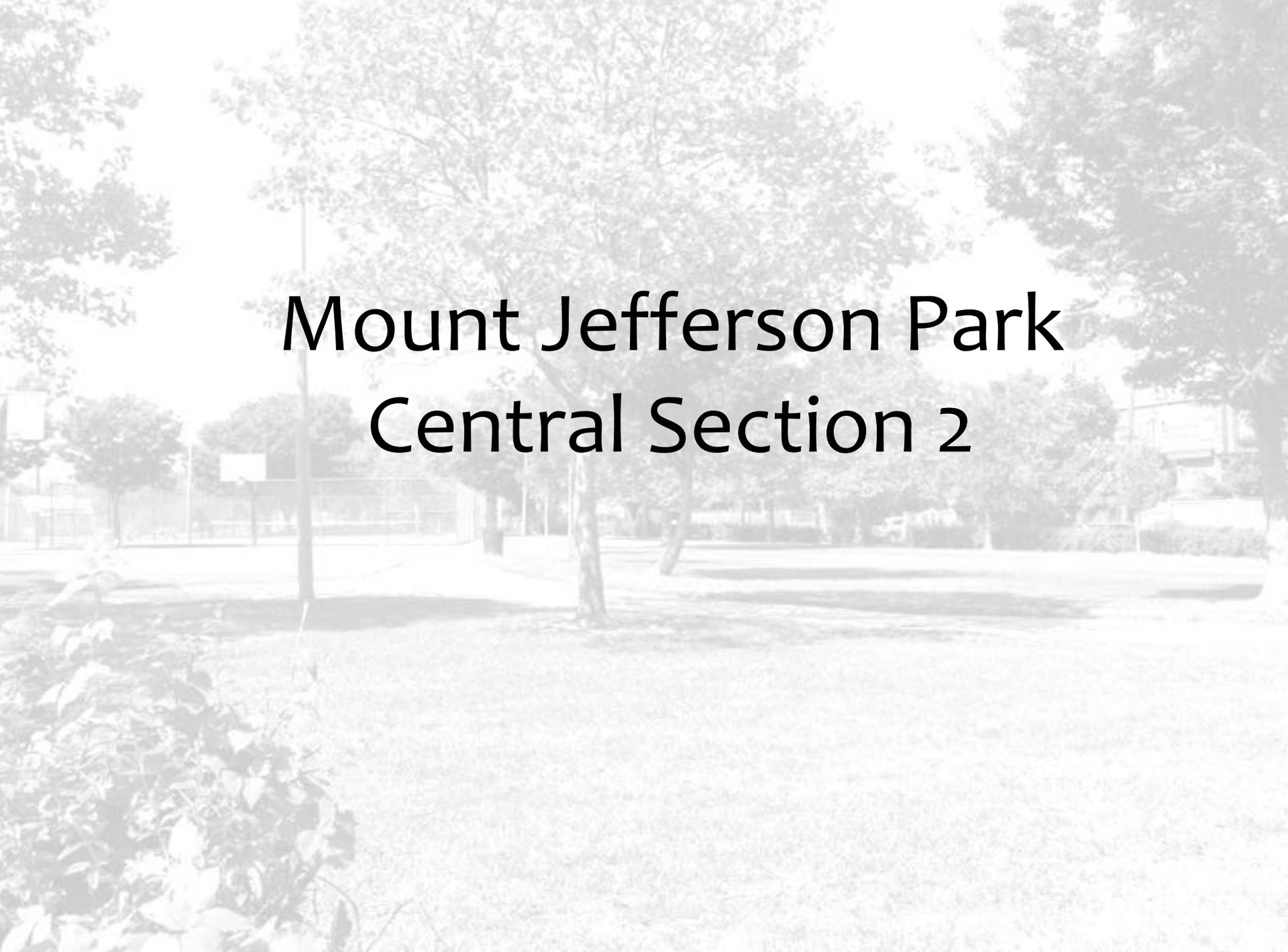
- Central Primary Elements/Improvements**
- Park Road Frontage**
- Landscape berms with a mixture of flowering/understory trees and shrubs. Approximate height 3' with variable lengths/widths, 6-8 berms total.
  - Street trees along the entire frontage of Park Road (to be located within park boundary)

- Central Primary Elements/Improvements**
- Swann Avenue / Stewart Avenue Crossing**
- Park Entrance Signage
  - Directional signage within park
  - Reseeding of park open areas
  - Addition of flowering/understory trees and shrub along western edge of park for additional buffering of residences
  - Removal of invasive species required and additional pruning of trees to remain
  - Underdrainage likely required to address standing water at crossing (to off direction to the south)
  - Additional soil and berming

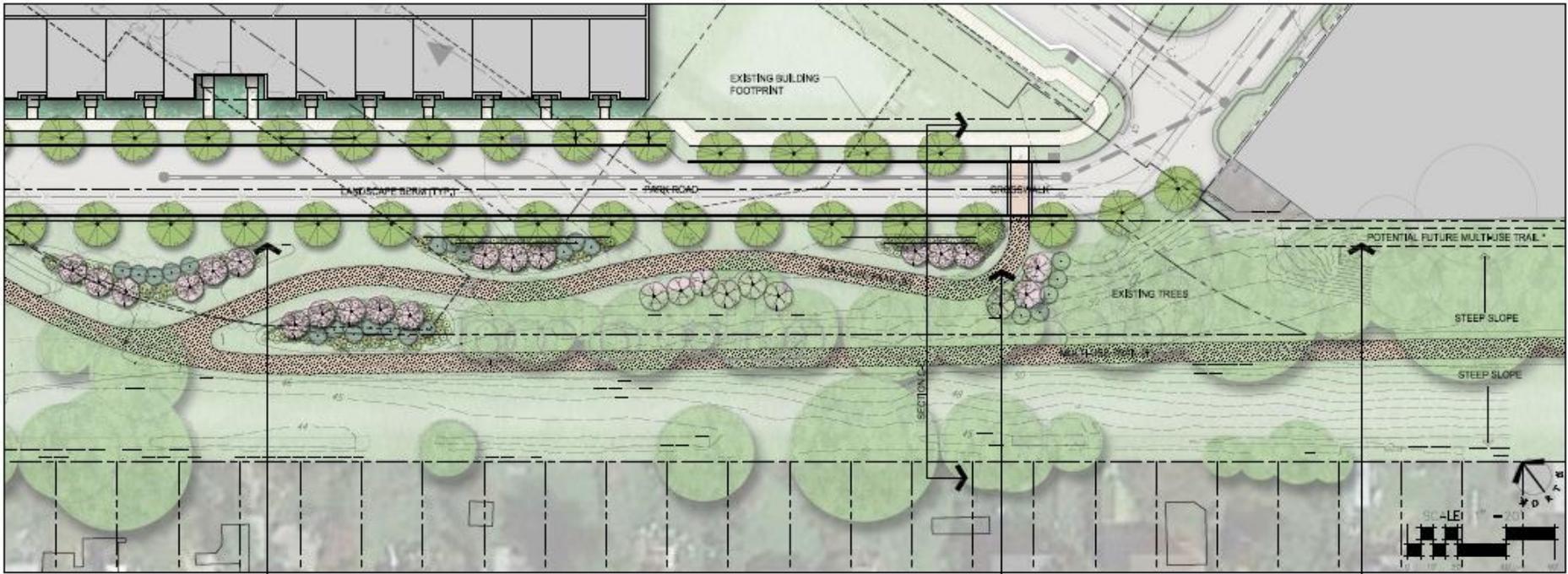
- Central Primary Elements/Improvements**
- Multi-Use Trail**
- 8' Multi-Use trail (surface to be pervious material such as Flexpave or equal). Total length: 2,895 ft +/-
  - Regrading required for slope transitions along trail



CENTRAL SECTION "1"- Swann/Stewart Crossing



# Mount Jefferson Park Central Section 2



**Central Primary Elements/Improvements**

**Park Road Frontage**

- Landscape berms with a mixture of flowering/understory trees and shrubs, Approximate height 3' with variable lengths/widths, 6-8 berms total
- Street trees along the entire frontage of Park Road (to be located within park boundary)

**Central Primary Elements/Improvements**

**Multi-Use Trail**

- 8' Multi-Use trail (surface to be pervious material such as Flexpave or equal), Total length: 2,895 ft, +/-
- Regrading required for slope transitions along trail

**Central Primary Elements/Improvements**

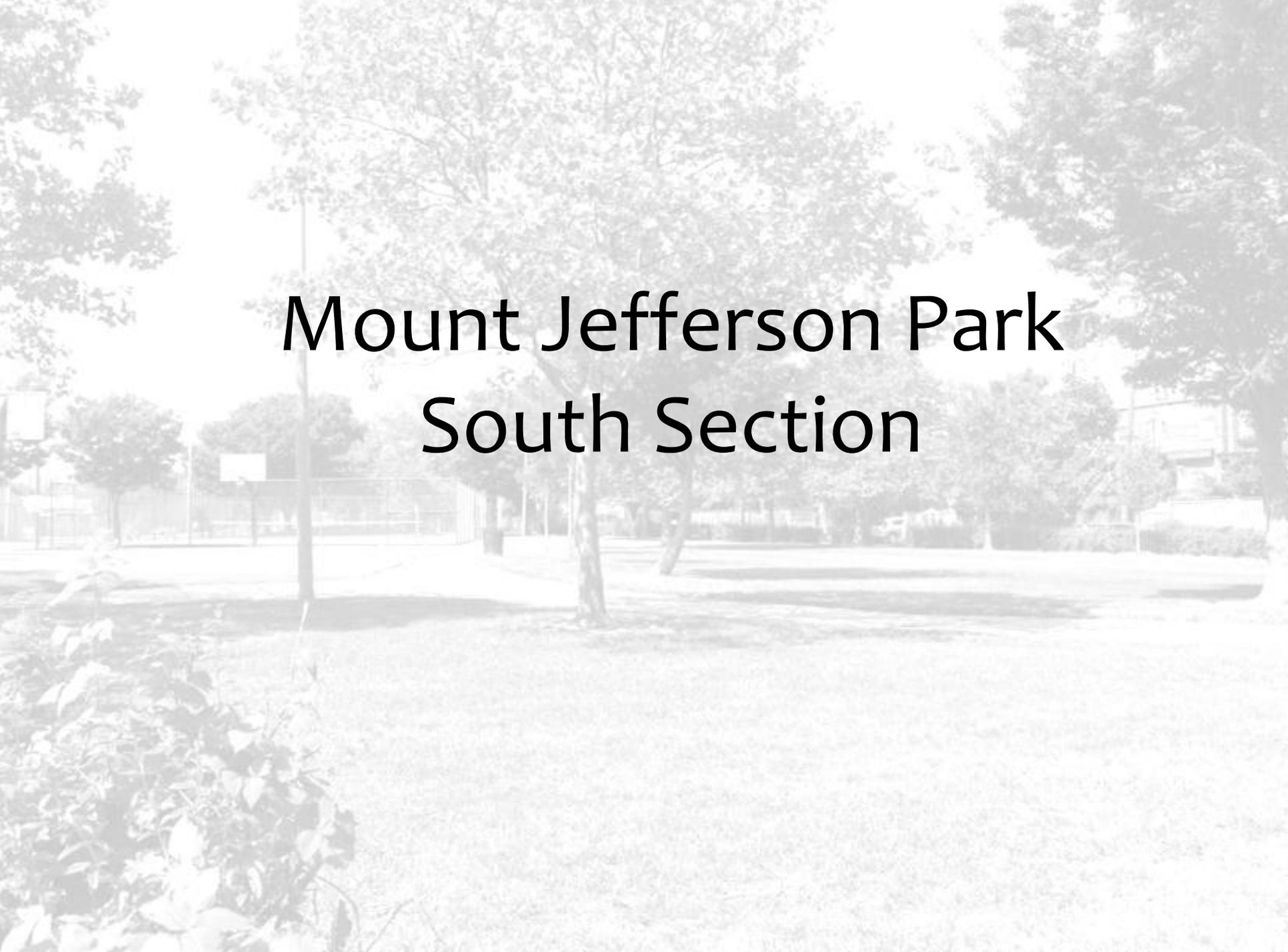
**Multi-Use Trail**

- Potential future trail location/alignment

\* NOTE: POTENTIAL FUTURE MULTI-USE TRAIL IS NOT TO BE CONSIDERED A PART OF THE IMPROVEMENTS DEPICTED IN THIS PLAN. THIS ALIGNMENT IS SHOWN FOR REFERENCE ONLY.

## CENTRAL SECTION "2" - Fannon Spur Trail





# Mount Jefferson Park South Section



**South Primary Elements/Improvements**

**Wetland / Concrete Swale Area**

- Existing concrete swale area to have invasive species and debris removed. The concrete channel will be addressed with the final engineering plan for stormwater drainage.

**South Primary Elements/Improvements**

**Rt. 1 Entrance**

- Park Entrance Signage
- Directional signage within park
- Reseeding of park open areas
- Addition of flowering/understory trees and shrubs along western edge of park
- Removal of invasive species required and additional pruning of trees to remain
- Additional fencing at entrance (80 ft +/-)
- Existing inlet to be repaired

**Multi-Use Trail**

- 8' Multi-Use trail (surface to be pervious material such as Flexpave or equal). Total length: 2,695 ft +/-
- Note: The section of trail immediately approaching the Rt. 1 entrance will not be accessible per ADA regulation

\* NOTE: POTENTIAL FUTURE MULTI-USE TRAIL IS NOT TO BE CONSIDERED A PART OF THE IMPROVEMENTS DEPICTED IN THIS PLAN. THIS ALIGNMENT IS SHOWN FOR REFERENCE ONLY.

# SOUTH SECTION

# Next Steps

Pending endorsement by the Park and Recreation Commission:

- \* Develop engineered stormwater/drainage and grading plan
- \* Further develop plans for Oakville Triangle on site open space
- \* Incorporate any interpretive elements based on Mount Jefferson Park's history and character
- \* Submit site plan for approval