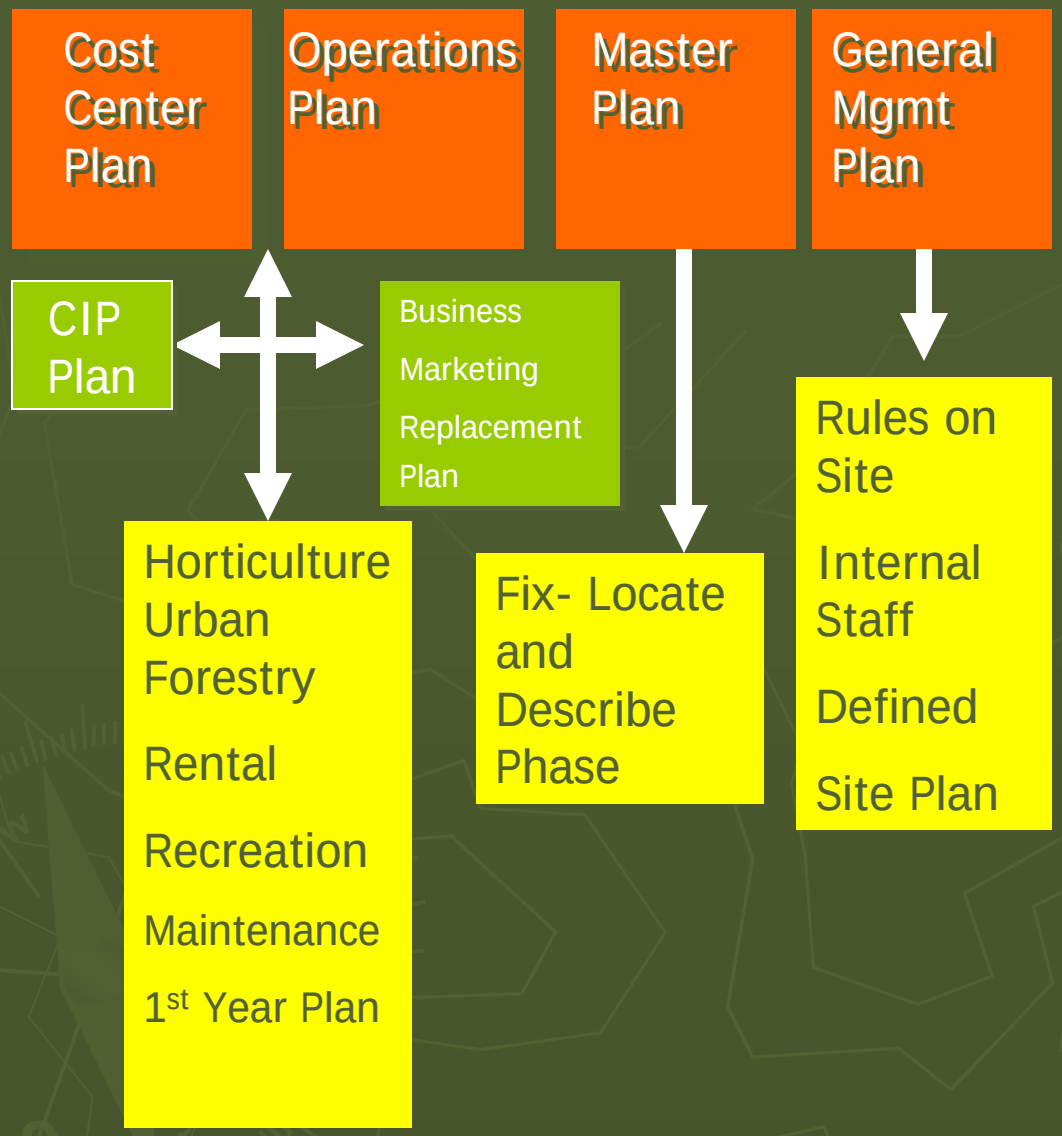
Fort Ward Park
Facility Study and Recommendations

- Prepared by Paul Lombardi R.A.
- Department of Recreation Parks and Cultural Activities
- City of Alexandria

- October 16th , 2008

Process Chart



Pavilion 3 (New Designation)

Historically Significant Areas

Playground

Amphitheatre

Restroom 2

Site of reserved Picnic Areas

St. Stephens Parking and Bus Queuing

Restroom 1 /Office/Storage

Parking Area 2

RPCA Facility / Horticulture Center

Fort Ward Museum

Parking Area 1

Reserved Pavilion

Fort Ward Sports Field /Relocated Tennis Courts and Expanded Parking

Proposed Pre-Fabricated ADA Restroom

Major Renovation of Restroom 2

Construct 2 New Pavilions

Expand Roadside Parking

Relocated ADA Playground

New Continuous Trail Adjacent to Roadway

New Pavilion

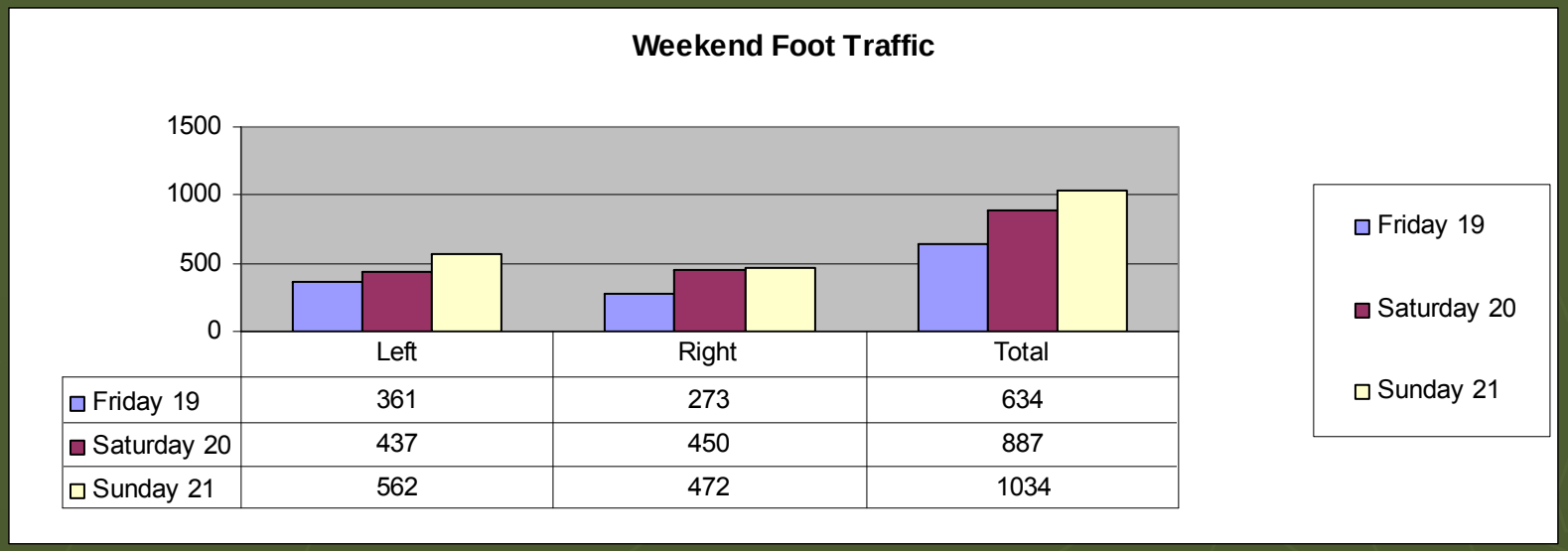
ADA Renovation of Restroom

New Paving in Parking Lot and Controls

Storm Water Remediation

Expansion of Parking Lot

Replacement and Relocate Pavilion

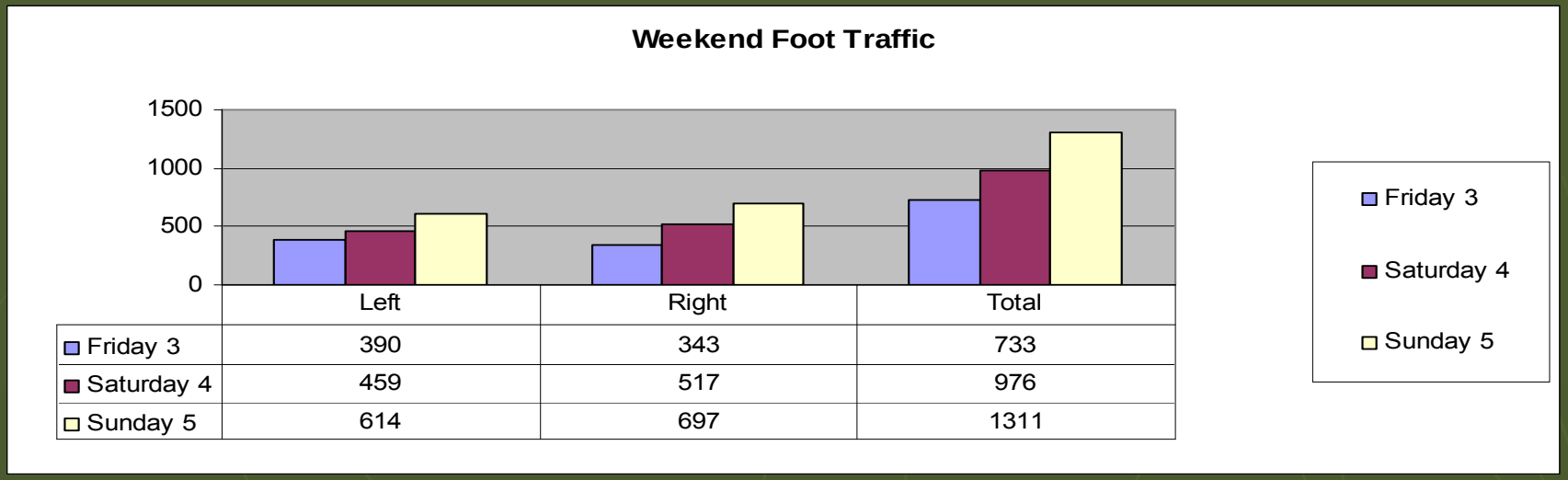


	Left	Right	Total
Friday 19	361	273	634
Saturday 20	437	450	887
Sunday 21	562	472	1034

Foot Traffic	Left	Right	Total
Friday 3	390	343	733
Saturday 4	459	517	976
Sunday 5	614	697	1311
Total			3020

Note: An additional 500 patrons to use picnic reservation areas

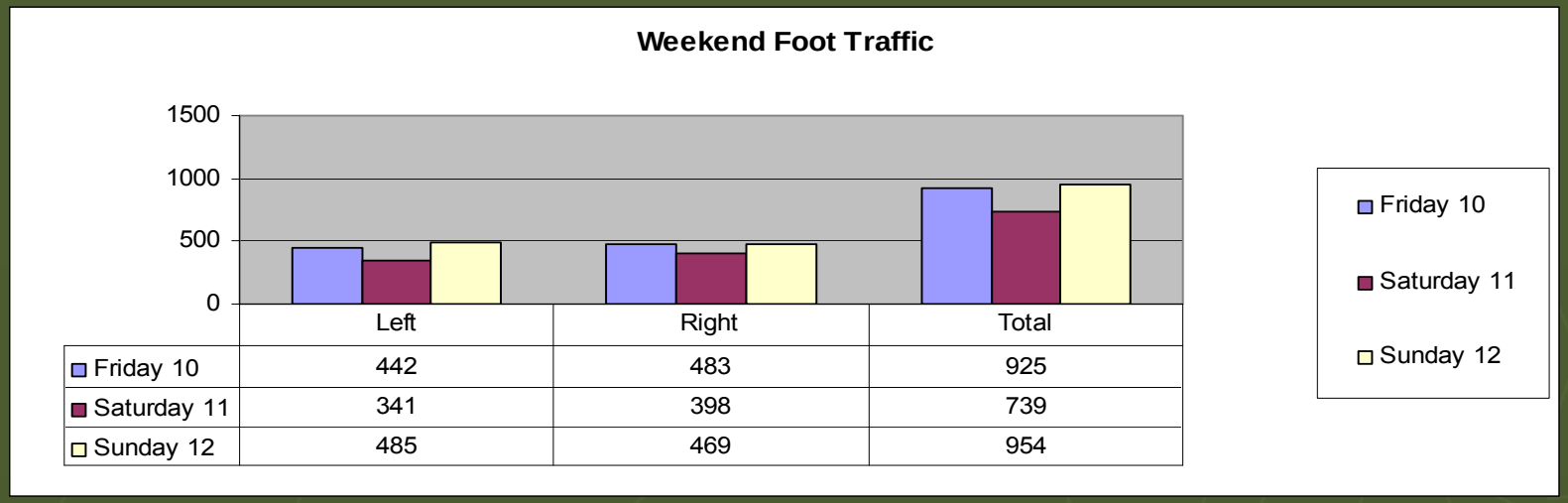
Weekend of September 19-21/ 2008



Foot Traffic	Left	Right	Total
Friday 3	390	343	733
Saturday 4	459	517	976
Sunday 5	614	697	1311

Total 3020

Note: An additional 500 patrons to use picnic reservation areas
Weekend of Oct 3-5 / 2008

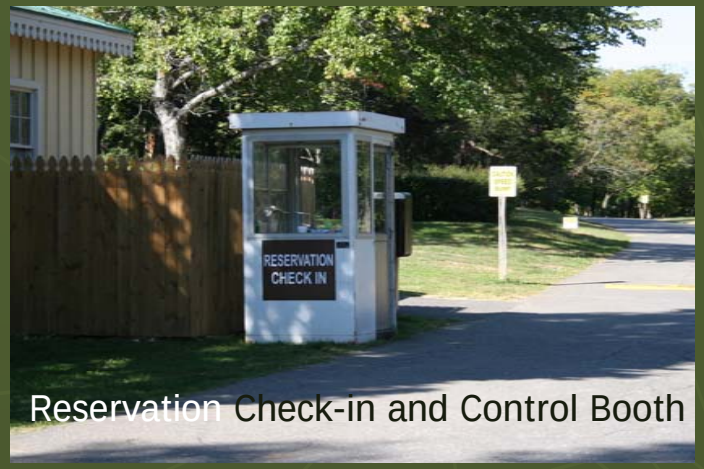


Foot Traffic	Left	Right	Total
Friday 10	442	483	925
Saturday 11	341	398	739
Sunday 12	485	469	954
Monday Columbus Day	*429*	*439*	*868*
Total			**3486**

Note: An additional 500 patrons to use picnic reservation areas Weekend of Oct 10-12 / 2008

Recent Signage and Control Improvements

Posted Safety Rules at Playground



Reservation Check-in and Control Booth

Reserved Areas are Clearly Designated With Posted Rules and Regulations

Items of Interest in the Park

Speed Bumps and Proper Signage

Well Maintained Entrance

Trash Collection Enclosure

- Parking Lot No. 1
- Parking Lot No. 2
- Parking Area 3
- Parking Lot No. 4
- Parking:
- Improvements:
- The issue of parking at Fort Ward can be dealt with by several different means. It is the intention to provide an adequate amount of parking during times of heightened usage while preserving the natural features that grace the park. Therefore it is planned to do the following new installations and upgrades. It should be noted that during period of heightened use the park drive is normally closed to reduce the potential of danger to park patrons. Unfortunately this eliminates the usage of the interior parking spaces. This increases the need for alternate parking solutions.

Parking Lot 1

- The parking lot on the east side of the park directly upon the entrance from West Braddock Road to be enlarged. Currently the lot can be utilized by 18 cars. The surface is currently pervious gravel. It is intended to double the size of the parking lot to approximately 36 cars and is to include the appropriate ADA compliant spaces. Paving of this lot will be determined based on storm water runoff concerns.

View Looking East

View Looking North -West

Design Consideration for Expansion of Parking Lot 1. Electrical transformers should be screened from parking lot and street.

Proposed Improvements Parking Lot 1

Existing Parking Lot 1

Proposed Parking Lot 1 Expansion

Parking Lot No 2

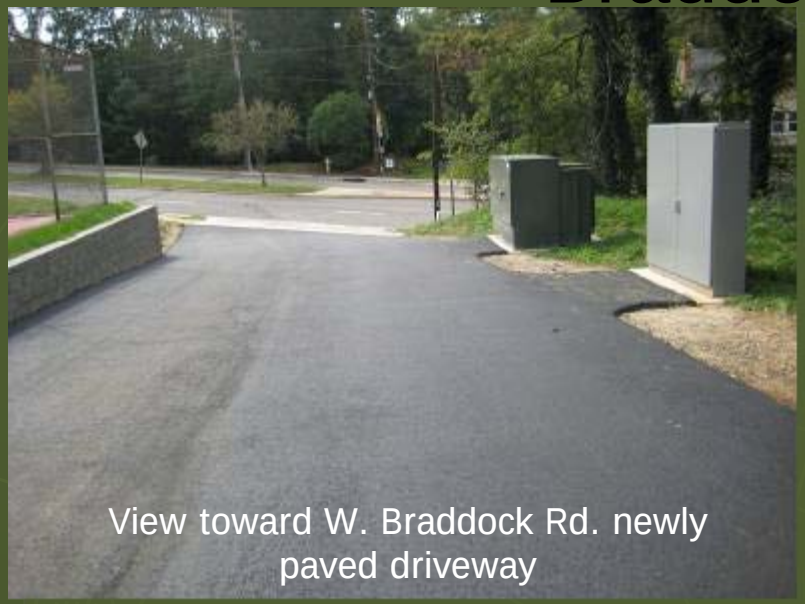
- This lot is between the Fort ward Museum and the Restroom/ RPCA structure. It is being proposed to extend peninsulas to clearly define the entrance and exit to the parking lot. This will more clearly define the areas of parking while controlling vehicular patterns which will provide a safer environment for pedestrians. This lot should also be considered to be paved due to its usage by museum patrons year round and the need to keep the museum's interior clean. Storm water impact should be considered for this decision.

Parking Lot 2 Proposed Improvements and New Control Booth

Parking Area 3

- This area is directly adjacent to the roadway, near proposed pavilions 3&4. Currently the parking is along the west side of the roadway. It serves the picnic areas 6&7. It also is situated close to the seasonal restroom 2 which is the point of discussion further in this report. It is being proposed to provide additional 18 parking spaces along the east side of the roadway in this area. This will conveniently facilitate the usage of the proposed pavilions and the Amphitheatre.

Access to Fort Ward Field from West Braddock Road



View toward W. Braddock Rd. newly paved driveway

View from W. Braddock Rd.

- Lot No 4
- The newly installed synthetic sports field at Fort Ward has greatly increased the usage by various sports leagues as well as St. Stephens School which has an exclusive agreement with the City of Alexandria. Therefore to supplement the existing parking lot adjacent to St. Stephens, certain improvements are being proposed to facilitate the increased utilization. Relocation of the two existing tennis courts to an area north of their location will allow a new parking lot to be installed directly adjacent to West Braddock Road. The lot will enable parking for 72 cars, currently the existing parking area can provide parking for approximately 25 cars parked randomly on the gravel lot.

Fort Ward Tennis Courts

New Synthetic Fort Ward Field

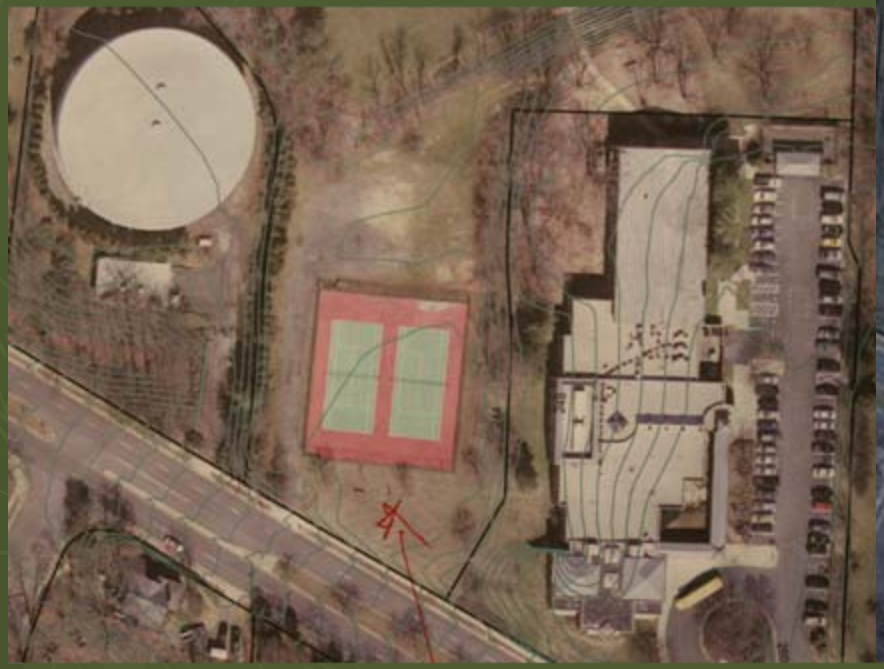
Fort Ward Sports Field

- St. Stephens & St. Agnes contributed $200,000 toward the construction of the Fort Ward Sports field.

- St. Stephens /St. Agnes Has a license agreement for the use of the sports field and tennis courts. The fields are to be used in conjunction with the schools curriculum. September 1st through May 31st between 8:00 am and 5:30pm and until 10:00 pm for events or activities. The tennis courts hours are from 3:00 pm to 5:30 pm only. This is a five year license which was adopted in June 2008.
- Annual Fee of $ 15,668.00 w/ 3% yearly increase
- License fee for 2008 : $ 16,138.00
- License fee for 2009 : $ 16,622.00
- License fee for 2010 : $ 17,120.00
- License fee for 2011 : $ 17,633.00
- License fee for 2012 : $ 18,162.00

- Terms and conditions of usage
- ASA soccer
- Lacrosse
- Lighting details and times

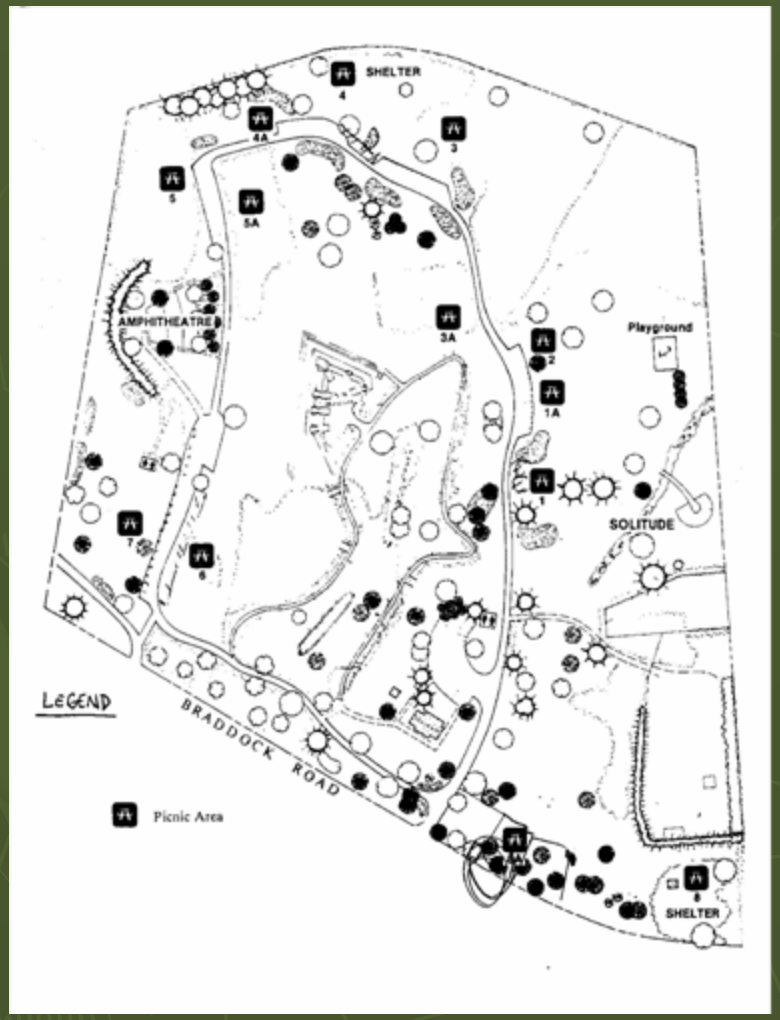
Proposed Relocation of Tennis Courts with provisions for new parking lot along West Braddock Road



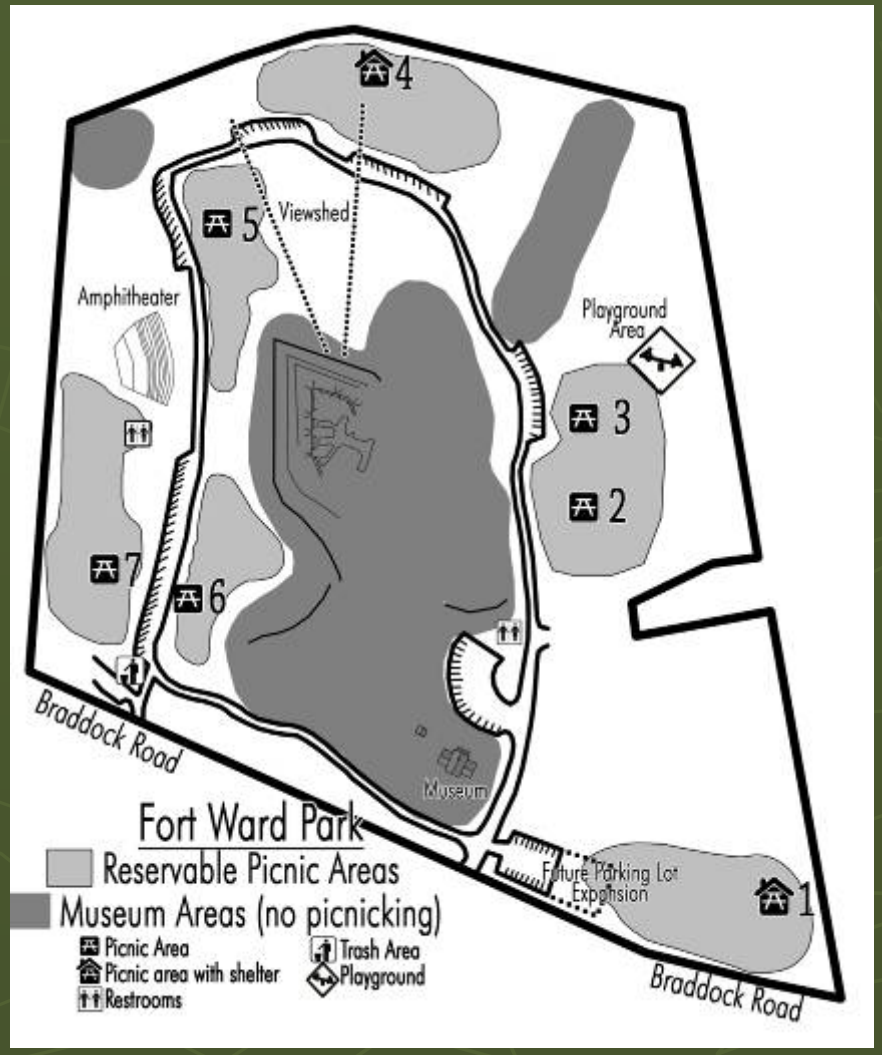
Existing Conditions

Proposed Conditions

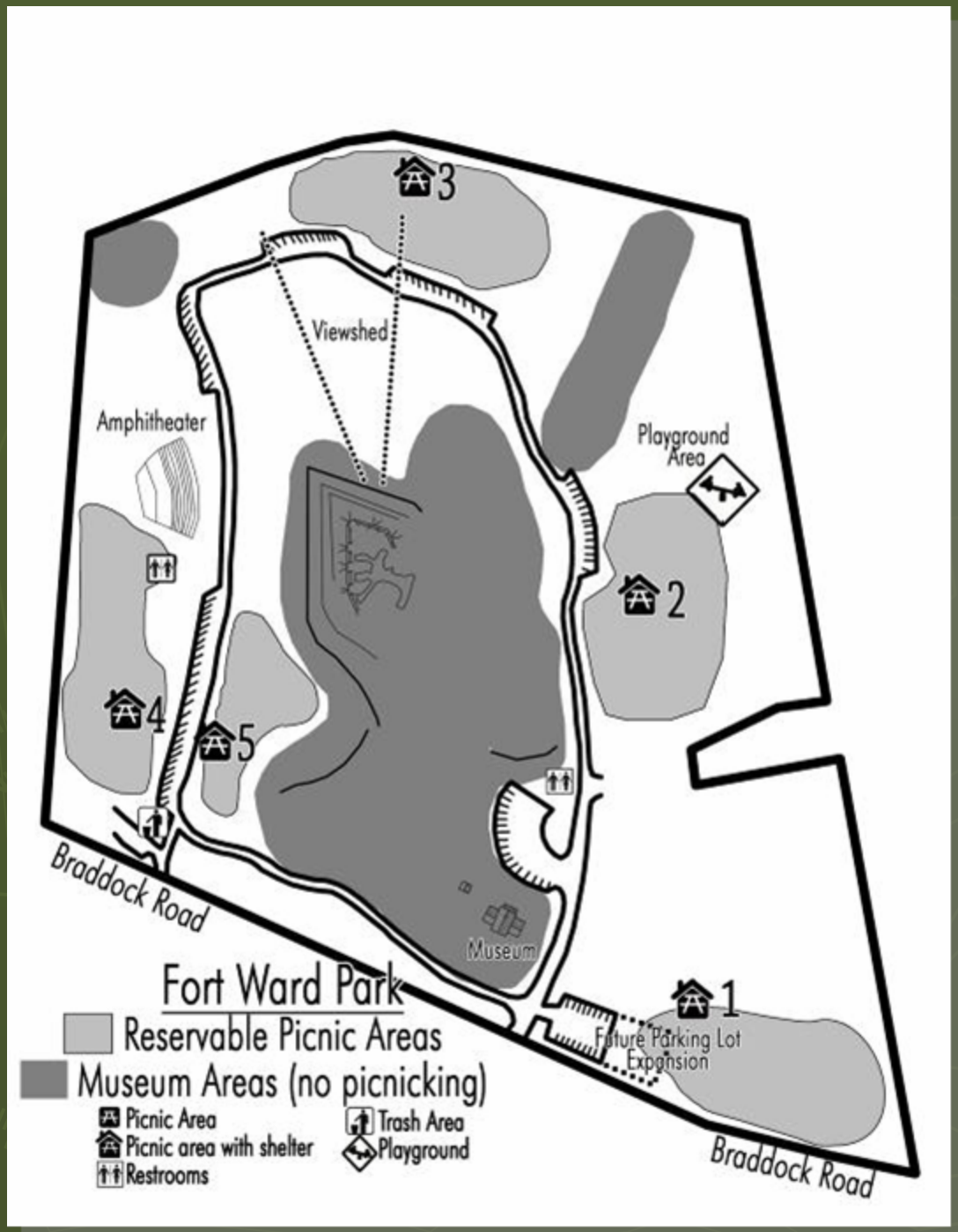
Reservable Picnic



Old map with 11 rentable areas



2008 Map with 7 rentable areas



New 5 Area Map

The new rental program will facilitate the rental of roofed structures and the amphitheatre only. Open picnic areas will not be included. The areas will be reduced from 7 to 5. This will alleviate park overcrowding. Parking will be assigned to specific pavilions for use during the designated time.

Current Rental Policies and Fees

- **Picnic Area Rental Fees Area Type Fee / day** 2 With Large Shelter$150 With Small Shelter $100 No Shelter $50Ft. Ward Amphitheater $60/hr (4 hour min)
- Reservations Taken for Period 01/01/2008-10/15/2008
- Amphitheatre----------6
- Picnic Site 1----------48
- Picnic Site 2----------1
- Picnic Site 3----------34
- Picnic Site 4----------73
- Picnic Site 5----------22
- Picnic Site 6----------39
- Picnic Site 7----------40
- Picnic Site 8----------11
- Total reserved----------274
- Total fees Generated $ 16,300*
- * includes ABC Permit Fees

Proposed Rental Policies

- **New Procedures and Protocols For Reserving Picnic Areas:**
-
- Picnic area rentals will be processed by a reservationist in the Recreation Services Division Office and will require approval by a senior level staff person or his/her designee.
- The application for picnic area rentals will be revised to include specific rules relative to noise level requirements, picnic area capacity, group size, support staff requirements, etc.
- Rules and regulations for picnic area rentals will be revised and will include more precise and specific actions relative to the enforcement of picnic area rules and regulations.
- Staff involved with picnic area rentals including park managers, reservationists and park staff assigned to monitor picnic area rentals will be trained on the new rules and regulations and how to enforce them.
- Parking will be managed for picnic area rentals via a new parking pass requirement which will limit parking within the park by participants.
- Staff will be assigned to monitor large group picnic area rentals where permitted and those staff costs will be absorbed by the renter.
- A maximum of five areas will be available for picnic area rentals at Fort Ward Park. Capacity for each of the areas will be stipulated.
- **No amplified sound** will be permitted at picnic area rentals at Fort Ward Park.
- Enforcement of park rules and picnic area rules will be required by staff and renters will be informed of them and required to sign off at the time of their application that they received park rules and agree to abide by them.

CITY OF ALEXANDRIA DEPARTMENT OF RECREATION, PARKS AND CULTURAL ACTIVITIES

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- **RULES AND REGULATIONS FOR USE OF PICNIC AREAS/SHELTERS**
- Picnic area reservations are required for groups of 15 or more. No more than two picnic areas may be reserved by any group. The applicant is the responsible party for ensuring that their guests abide by all rules and regulations.
- Reservations are final upon completion of the application, payment and the necessary approvals. **Full payment of picnic area fees and related staff costs is required at the time the picnic reservation form is submitted in order to ensure the sustainability of park grounds and facilities for visitors**. Phone reservations are not permitted.
- Reservations canceled because of inclement weather are not eligible for a refund, but the Department of Recreation, Parks and Cultural Activities will try to reschedule your picnic to an alternate date within the same season of the same year. A refund of picnic area reservation fees will be granted, less a $20 processing fee, if written request is received ten (10) business days prior to the date of the event. Refunds will be paid to the applicant named on the reservation form. Please allow 30 days for processing of refunds. There is no refund of the $25 ABC permit fee.
- All permits are non-transferable. The permit holder is responsible for the conduct of his/her group. Failure to comply will void the permit. The original Permit for Rental of Parks, Facilities and Recreation Equipment must be in possession of the group leader at the picnic site.
- Moon bounces, inflateables, dunk tank, carnival rides, pony rides, petting zoos, DJ's and bands **are not allowed** in reserveable picnic areas.
- Picnic reservations do not include parking. Vehicles must park in designated paved and gravel areas only and are prohibited from parking on the grass.
- Park closes at dusk. All participants must be ready to leave the park one half hour prior to the scheduled closing.

- 8. **Alcoholic Beverage Policy:**
- Fort Ward is specified and designed as a park where the use of alcoholic beverages by a group of 50 more, based within the City of Alexandria, is permitted under strict regulation and control. Only draft beer and wine will be permitted in the park areas 4, 5, 6 and 7. Beer must be in kegs and served in paper cups. **In addition to the picnic site reservation fee, a $25 processing fee (non-refundable) is required from those groups who wish to obtain an ABC license to serve beer and light wine**. The Alcohol Permit will not be issued less than two weeks prior to the date of a reservation. After receiving permission from the Department of Recreation, Park and Cultural Activities, the applicant is required to obtain a Virginia Department of Alcoholic Beverage Control Banquet License (ABC permit) at 6308 Grovedale Drive, Alexandria, Virginia, 22310. **The Banquet License fee is an additional $55 fee payable to the Virginia Department of Alcoholic Beverage Control.** The person or business applying for a picnic reservation and a permit for beer and wine must have an address within the City of Alexandria. Personal or company checks must match the address shown on the ABC application and have a Virginia address.
- 9. The consumption of alcoholic beverages by any person or group is prohibited in Fort Ward Park unless a Virginia State Banquet License has been obtained
- All trash must be disposed of in the proper receptacles. Please recycle whenever possible.
- All fires to be built only in grills.
- The number of persons in the permitted group may not exceed the maximum group size stated on the permit. If a picnic/shelter/amphitheatre group is larger than the maximum capacity, the group can be asked to leave the park and no refund will be allowed. If the group spills over into other reservable areas they will be required to pay for that area immediately. Failure to comply may result in the termination of the reservation and the loss of reservation privileges.
- Amplification of any kind must comply with City Code (Chapter 5, Sec.11-5-4) and receive prior approval by the RPCA. **Amplified sound is not permitted for picnic area reservations at Fort Ward Park.** Violation of this regulation is cause for termination of the picnic area reservation.
- Reservations for athletic fields are covered under a separate agreement through the Sports Office. If you would like to request the reservation of an athletic field in conjunction with your event, please call 703-838-4345 for assistance.

Pavilion 1

- Pavilion 1 (proposed) is currently a wood frame structure approximately 35 years of age. The pavilion sits on an irregular brick slab and it situated along the eastern property line near existing residences. It is being proposed to remove the existing structure and relocate a new pre-fabricated metal 16’ x 24’ structure on a new concrete slab to the west of the current location. This will reduce the amount of interference to the adjacencies during times of utilization.

Pavilion to be Removed

New Pavilion to be Erected

Pavilion 2

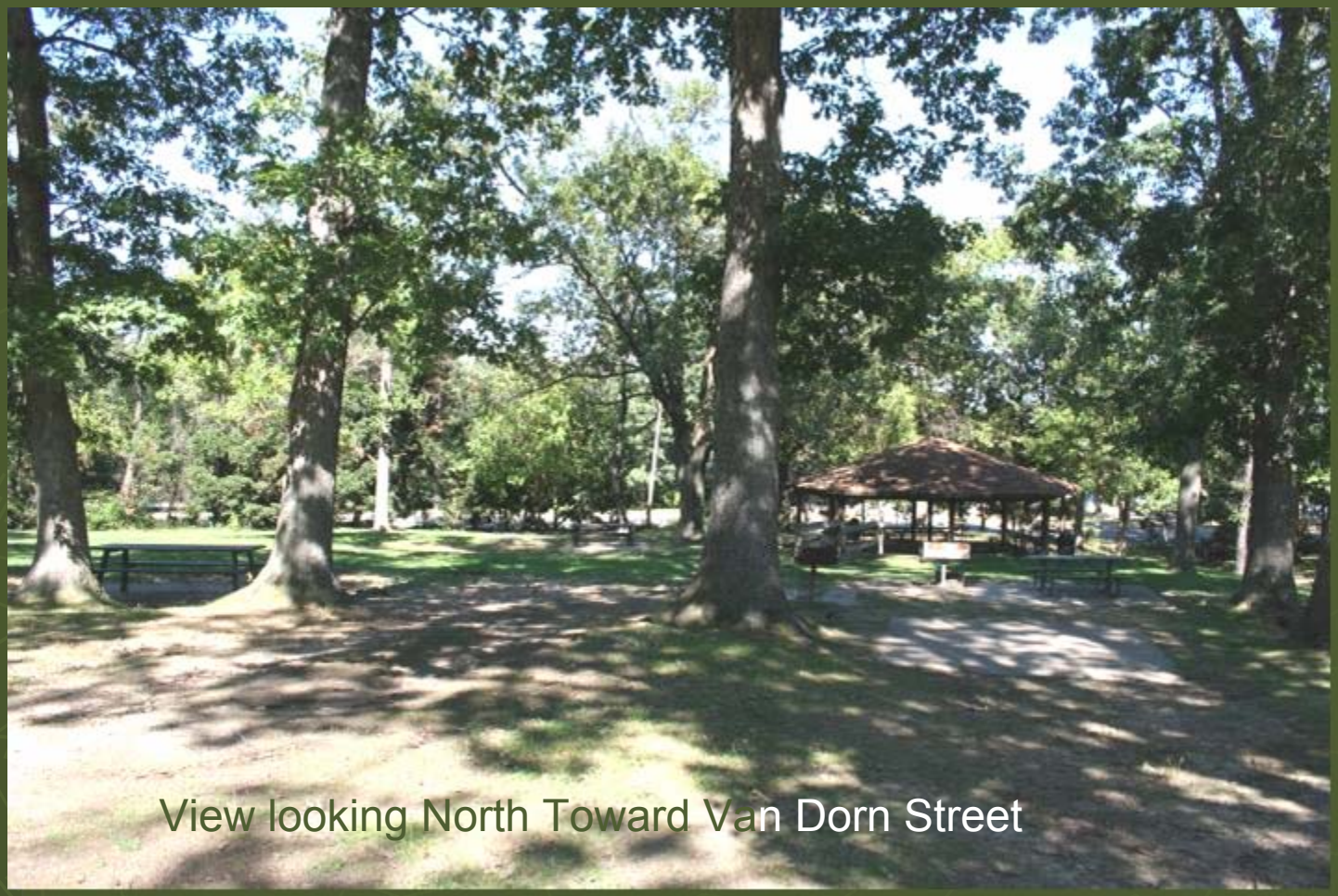
RAM 16 x 24 MR

- Pavilion 2 (proposed) will be located in the former location of picnic table 2&3 which have been removed. This will also be a pre-fabricated metal 16’x24’ structure on a new concrete slab. It is located in the vicinity of a parking area along the roadway.

Pavilion 3

- Large Pavilion 3 is an existing structure, this octagon is the largest of the rentable pavilions it has the capacity to entertain 100 people. The structure is in relatively good condition and is currently being actively maintained.

View of Area @ Pavilion 3



Pavilions 4 & 5

Possible Area (2) of Playground Relocation

- Pavilion 4 is a proposed structure along the west side of the park, adjacent to the road and south of the restroom 2 structure. It shall be typical to the other newly erected pavilions.
- Pavilion 5 is a proposed will be a newly erected structure along the east side of the roadway directly adjacent to the newly expanded parking area along the roadway.

* A m p h i t h e a t r e *

Restroom 1
Contains RPCA Office and Storage
Men's and Woman's Restroom

- This structure located near the main entrance tot the park is an approximately 40 year old structure which houses a men's and a woman's restroom, administration office for the Department of Recreation and a storage room. The building is currently being considered for renovation to bring the restrooms into ADA compliance. The cost of this renovation is $65,000 and is to include entirely new fixtures and finishes within the space. The office area has recently been upgraded and the storage area is currently being utilized by OHA. The structure is in good condition with a newly installed HVAC system. Some drainage issues exist around the structure but appear to be managed properly.

Restroom 1

Storage and Office Entrance

Drainage Condition Resolution

Other Spaces Within Restroom 1 Structure

Inside of Storage Area

RPCA Office

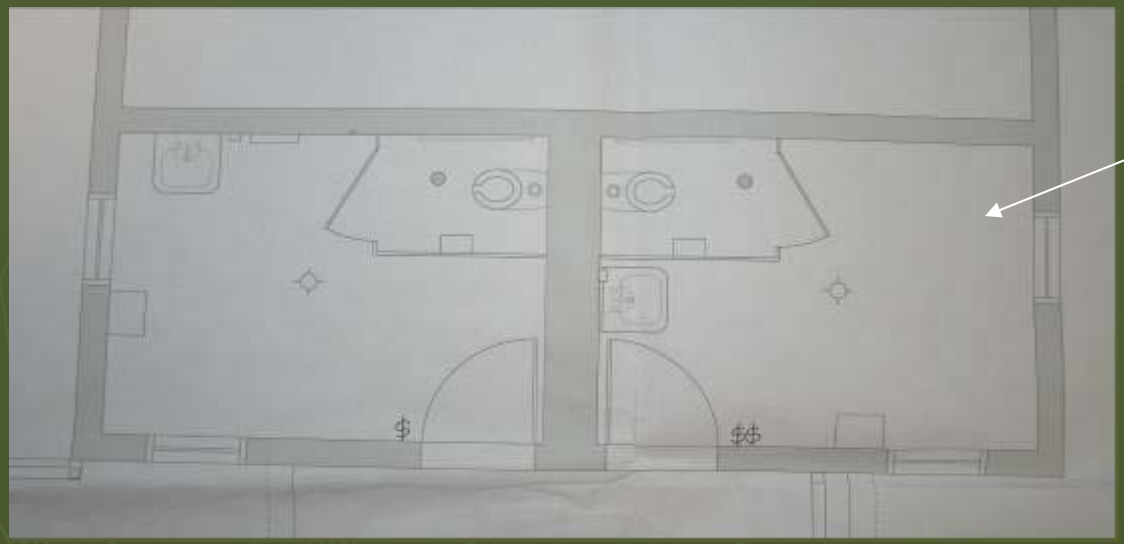
New HVAC System

Restroom 1 -Interior to Be Renovated

Existing Restroom Interior- Woman's Room

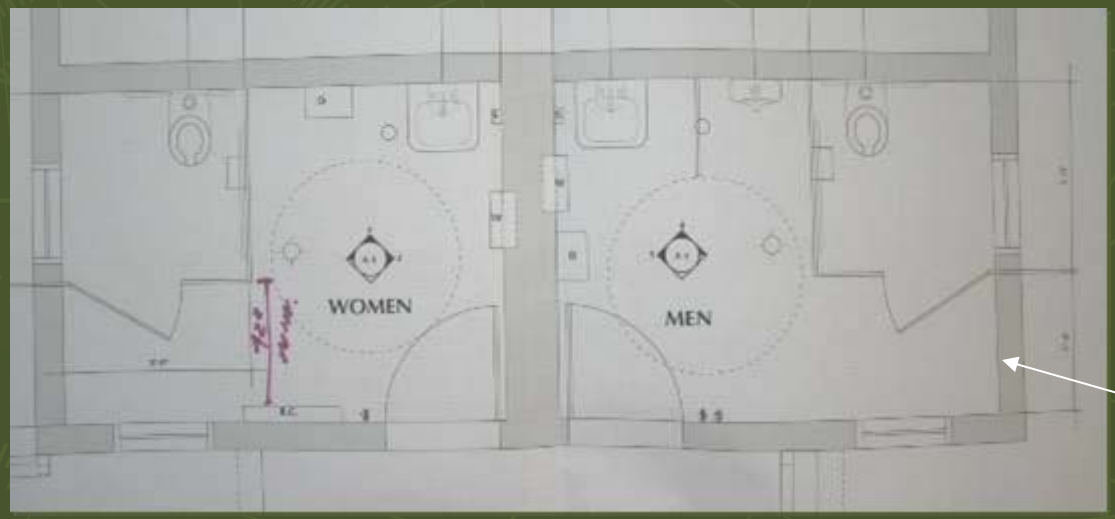
Existing Restroom Interior Men's Room

Proposed Restroom Renovation for ADA compliance and upgrade of existing facility



Existing Restrooms

The new restrooms will be ADA compliant and equipped with additional amenities such as a baby changing station and a power hand dryer. The new finishes have been selected to incorporate green/sustainable materials to be consistant with Alexandria's Green initiatives.



Proposed Restrooms

Restroom 2

- Restroom 2 is located near the Amphitheatre it is a 40 year old seasonal building in disrepair and deterioration. The structure is not heated and is not ADA compliant. Years of water infiltration has caused roof sheathing which is also the finish material to decay. The interior finish is painted masonry and the floor painted concrete. The structure is grossly inadequate for the utilization of the amphitheatre during performances. In addition the restrooms are inadequate for the increased usage of the Fort Ward Sports fields. It is therefore proposed to nearly double the bathroom capacity as well as provide a shade structure, storage area(s) and a securable room for vending machines. This proposal would utilize the existing foundation and masonry component of the existing building for feasibility reasons while creating a year round ADA compliant comfort facility.

Building Inspection
Fort Ward Bathroom 2

- Fort Ward Restroom Pavilion
- Fort Ward, Alexandria, Virginia
- Friday, April 11, 2008
- Weather: Sunny, 70 Degrees
- No precipitation within 12 hr period prior to inspection
- Paul J. Lombardi R.A., RPCA
- City of Alexandria

Description

- The existing Fort Ward Restroom Pavilion Building is a one-story seasonal unheated masonry structure. The building is approximately 40 years old. It measures approximately 14' wide by 28' long. The Men's Room and Woman's Room enter at opposite remote ends of the building. There are masonry half walls extensions that serve as privacy screening to the restrooms.
- The exterior of the building is 3' high wide slat louver with screen behind set in wood frame that has been painted, atop a five-foot tall masonry block wall the block has been painted as well. The louvers allow for proper ventilation but limit the period of usage of the restrooms. There are metal doors serving the toilet rooms and service area. The service area lies between the men's and woman's room it measures approximately 3' wide and is used to access the supply lines, waste lines and electric hot water heater. This area also acts as storage and the electrical service access.
- The roof is a low sloping gable (less than 12%) EPDM roof system, the eaves are aluminum and there are no gutters on the structure. The soffit is tongue and groove material and this is carried into the structure for the ceiling, it is painted.
- The immediate area surrounding the structure is open lawn with the exception of some old growth trees. Three trees appear to be
- within an unsafe distance to the building, they are within 10" and 30"caliper. There are several picnic tables in the vicinity as well as an outdoor amphitheatre that can seat approximately 100 people. It can be assumed that the structure is greatly utilized during peak months and during performances.
- The structure is accessed by concrete walkways, some of which have signs of previous painting. There are no signs of storm water ponding in the area.
- The interior of the restrooms are painted masonry, the concrete slab is painted. The Men's Room consists of two urinals, one stall, two lavatories, and a floor drain. The stalls and the urinal have surrounds that have been painted. The Woman's room has three stalls and two lavatories.
- The fixtures are of consistent manufacturer and condition. They are in working order at the time of inspection. There is lighting within the structure, one fluorescent fixture and two sodium vapor exterior grade lights in vandal proof containment. The units are equipped with toilet paper, soap and sanitary dispensers in working condition. The wall-mounted mirrors are in placed but are not secured properly.
- The following concerns with this structure are noted as follows.

FIGURE 1 VIEW NORTH

- **View of side of restroom pavilion looking north. Masonry appears to be in good condition. The wood louvers have screen behind them to prevent insects from entering the restroom. Low sloping gable has projected eaves for coverage over restroom entrances. There were no apparent signs of settlement or cracking. The louver is in good condition and has been painted several times. The area appears to drain well.**

FIGURE 2 VIEW WEST

- View of restroom pavilion looking west. This is the men's room entrance. The masonry is painted and in good condition. Projecting the ridge beam as well as end headers supports the low sloping gable roof. The louvers have been painted. The louver section closest to the entry door has hornets nest within the wooden slat of the louver (picture attached). The concrete walkway is in fair condition and has been painted near the entrance of the structure. The fascia is aluminum and in fair condition.

FIGURE 3 VIEW SOUTH

- View of restroom pavilion looking south. This view is of the service area between the wet walls of the men's and woman's restrooms. The door is in poor condition and should be replaced. There are electrical GFI outlets mounted on the outside of the building. The walkway in the foreground is in poor condition and would be heavily utilized by patrons of the amphitheatre and sports field. The block and louvers are in typical condition to the surrounding sides.

FIGURE 4 VIEW EAST

- **View of restroom pavilion looking east. This view is of the men's room entrance. The drainage is away from the unit, and the block and wood slats are typical to the surrounding sides. There are two quite noteworthy trees in the immediate vicinity to the building that should be taken under consideration for safety. The door to the men's room is in poor working condition and should be replaced.**

FIGURE 5 SERVICE AREA

- View of service area between men's and woman's restrooms. This area is an unconditioned space. It contains an electric hot water heater, electrical service panel, water supply lines and waste lines. The area is also used for storage. A portable space heater and extension cord appears to have been utilized to heat the space during cold periods of time. There are several uninsulated pipes and evidence of repairs utilizing PVC pipes to the existing copper lines. Open junction boxes and exposed wires exist and should be addressed by a licensed professional or qualified person. The electrical panel is rusting and modestly powered. There are no signs of leaks or odors. The space has an abundance of rodent droppings and should be abated.

DICOVERIES

FIGURE 7 EXISTING ROLL ROOFING

- View of low sloping gable roof, EPDM roofing is in fair condition with no tears or bubbling or buckling. There is one roof penetration with no visible signs of water entry. The edges of the roof at the flashing and fascia connection are allowing water to entry the soffit area and are facilitating rot of the fascia and soffit. The roof should be removed and replaced accordingly with an appropriate system. End conditions should be detailed properly and all rot should be addressed.

FIGURE 8 ROOF EDGE

- **Typical edge of roof assembly allowing**
- **Water entry to soffit**

WATER AND PEST DAMAGE

- FIGURE 9 FIGURE 10
- Water infiltration from roof egde causing rot and possible carpenter ant infestation.

FIGURE 11

- View of hornet's nest located within wood slat of building.
- This is located directly adjacent to the women's room entrance.
- Hive was active at time of inspection. Immediate action should be taken.

FIGURE 12 MEN'S ROOM

- View looking into men's restroom. Paint has significantly peeled from all stall separations. There is evidence of leaking and rust staining the painted block wall , but was not evidenced at the time of inspection. One of the wall mirrors should be secured to the wall. The floor has been painted and is in poor condition and aesthetically unpleasing. The fixtures are in working condition. The fixture count may be underestimated during times of performances at the amphitheatre. The lighting is minimally adequate and should be upgraded.

View into men's room. Note T&G ceiling is continues into exterior soffit , this may cause additional concern for repair of exterior wood rot and possible insect infestation issues. Block is in good condition.

FIGURE 13 & 14

FIGURE 15 CMU DAMAGE

- **View of damaged CMU. This block is adjacent to the service area, the back of the block had been chopped out during a repair to a waste line. There is no great issue but it should be addressed. It has been mentioned that several flush valves have been stolen. It should be considered to eventually replace the unit to a less susceptible one. Signs of paint vandalism are evident.**

FIGURE 16 Woman’s Room

- **View of woman’s restroom stalls. Note paint peeling from surrounds. Proper paint is to be utilized. Lighting is inadequate and floor paint is peeling and unsightly. Fixtures are in working condition but are worn.**

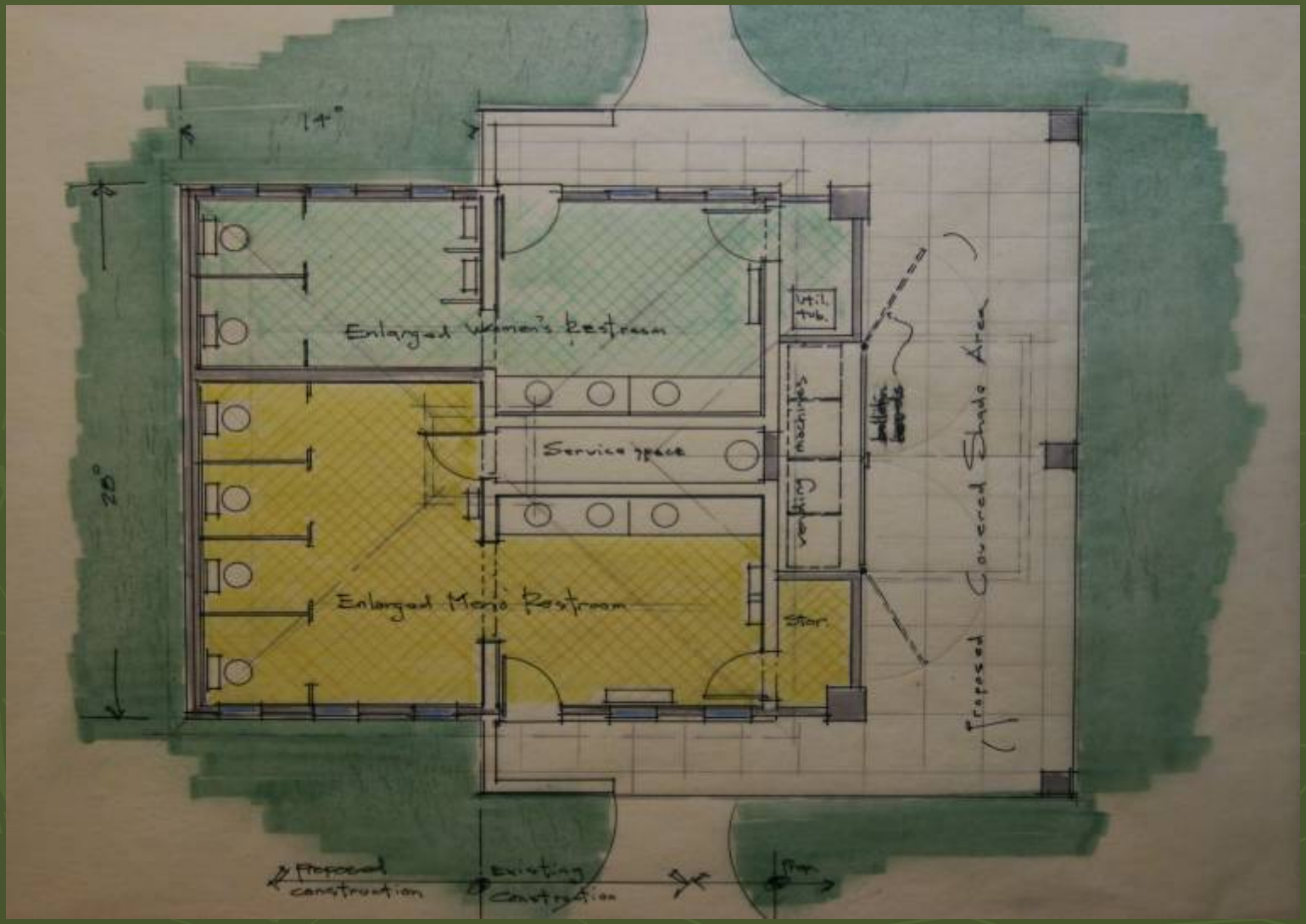
FIGURE 17 Woman's Room

- **View into woman's restroom. Block is in good condition. There are concerns with roof as stated previously due to continuation of T&G material to the outside**

ITEMS OF IMMEDIATE CONCERN FOR REMEDY

- <u>ITEMS OF IMMEDIATE CONCERN</u>
- ELIMINATE CARPENTER BEE'S NEST
- ELIMINATE RODENT ENTRY
- SEAL OPEN JUNCTION BOX
- CAP AND OR REMOVE ALL CUT WIRES
- REPAIR WATER AND PEST DAMAGED SOFFITS
- REPLACE ROOFING AND FLASHING
- INSULATE ALL WATER LINES
- PROVIDE ADEQUATE LIGHTING
- HAVE PROFESSIONAL EVALUTION OF SERVICE PANEL
- REPAIR DAMAGED CMU IN MEN'S ROOM
- REPAIR / REPLACE LEAKING WATE LINES
- REMOVE AND REPAINT ENTIRE INTERIOR OF STRUCTURE
- WINTERIZE SERVICE AREA

Proposed Restroom Enlargement



Proposed West Elevation

Proposed Side Elevation

Restroom 2 Conclusion

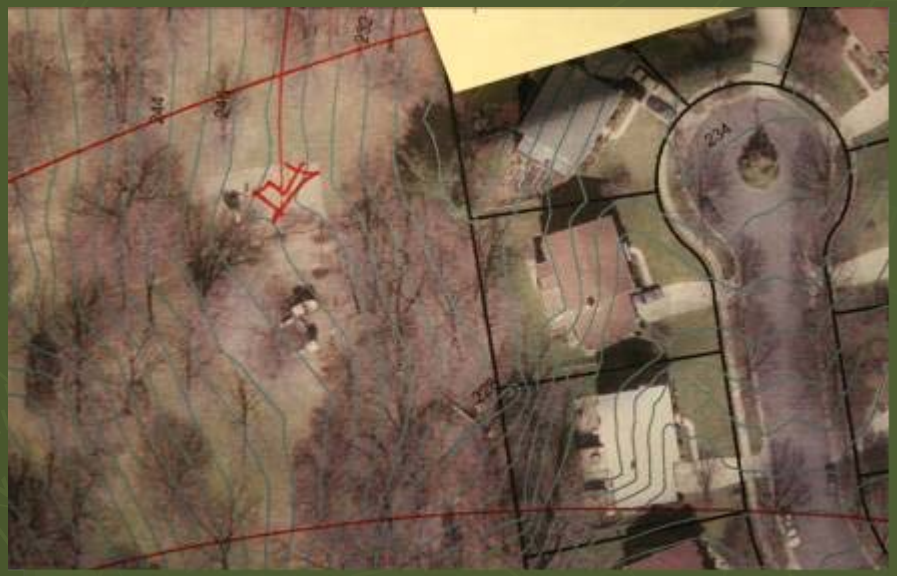
- The restroom structure located near the amphitheatre and sports field in Fort Ward Park is a structure in need of repair, major renovation or reconstruction. The needs of the public can not be achieved with this seasonal building. The restroom if assumed to be in conjunction with the amphitheatre as a place of assembly is insufficient. In addition, the newly constructed sports fields at Fort Ward are not equipped with restrooms or shade structures. The field will have nearly year round usage. The vending machines will create revenue. This structure will serve as a connecting point between the park , amphitheatre patrons, field athletes and spectators rather than a 40 year old seasonal restroom.

New Playground at Fort Ward

This playground is a recent addition to the park replacing a deteriorated wooden type. It is proposed to be relocated in order to comply with ADA requirements for accessibility and should receive a new rubberized surface. It should also be noted that the new location with not be within a drainage flow area . It shall be located closer to the parking area and further from the residential adjacencies.

Playground to be Relocated

Playground Relocation



Existing Playground Near Residential Adjacencies in Storm Drainage Path

Proposed Location (1) Near Parking with ADA accessibility and Rubberized Surface

Prefabricated restroom to be located in the Northern part of the park near the large pavilion and within reach of the Fort Ward sports field

Prefabricated Concrete ADA compliant restroom

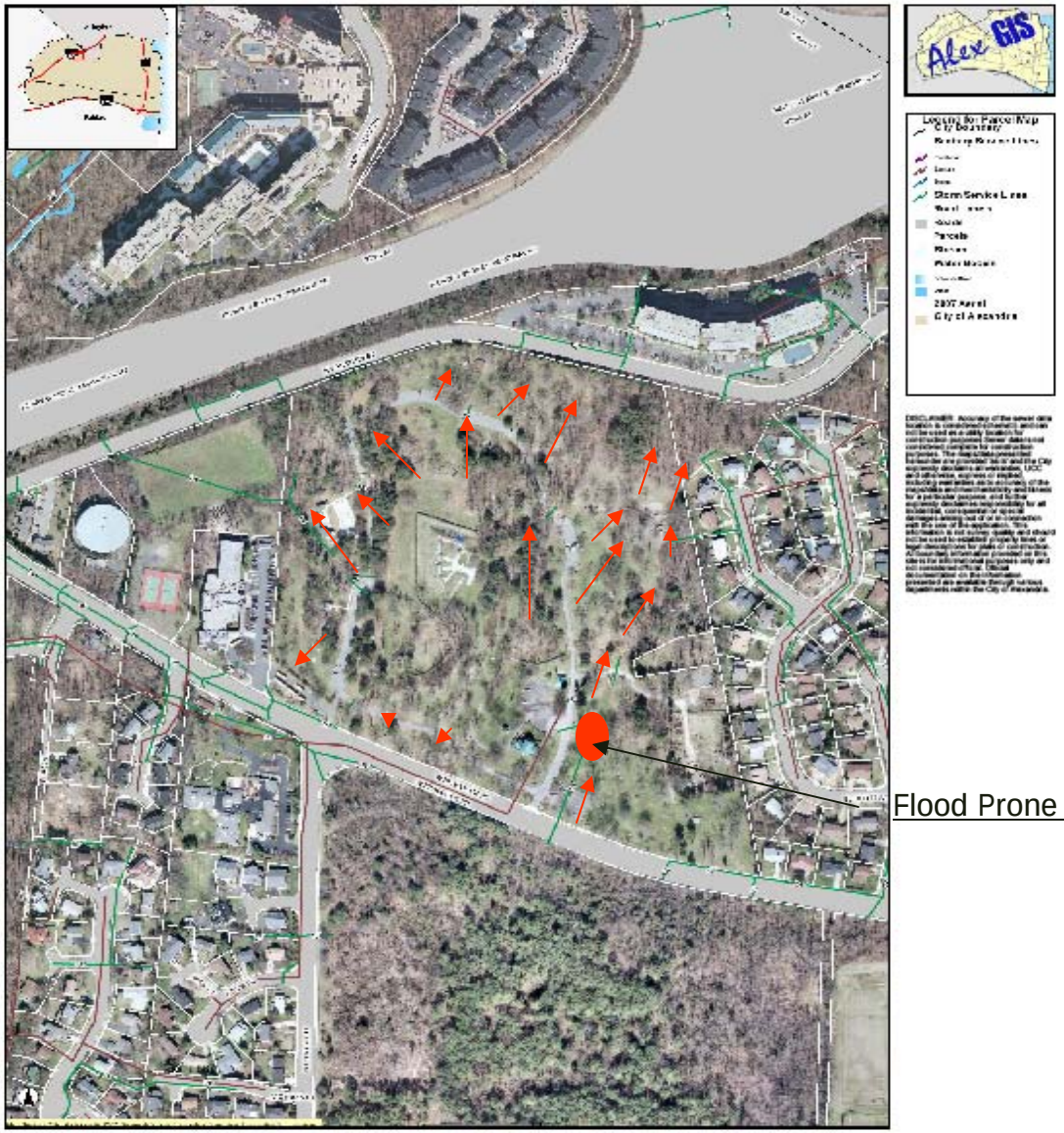
Finish Selection

Drainage Issues

There are numerous drainage issues in Fort Ward Park. The historic elements in the park negate many conventional means of storm water mediation due to the inability for excavation and ground disturbance. The hard pan surface of the does not allow for water to percolate naturally into the earth. There exist many storm water courses witihin the park, some of which become diverted to residential adjacencies prior to exiting the park in the north by Van Dorn St. A new series of berms have been installed to divert water away from the new sports fields. There are many inlets and outlets throughout the park and should receive an extensive study.

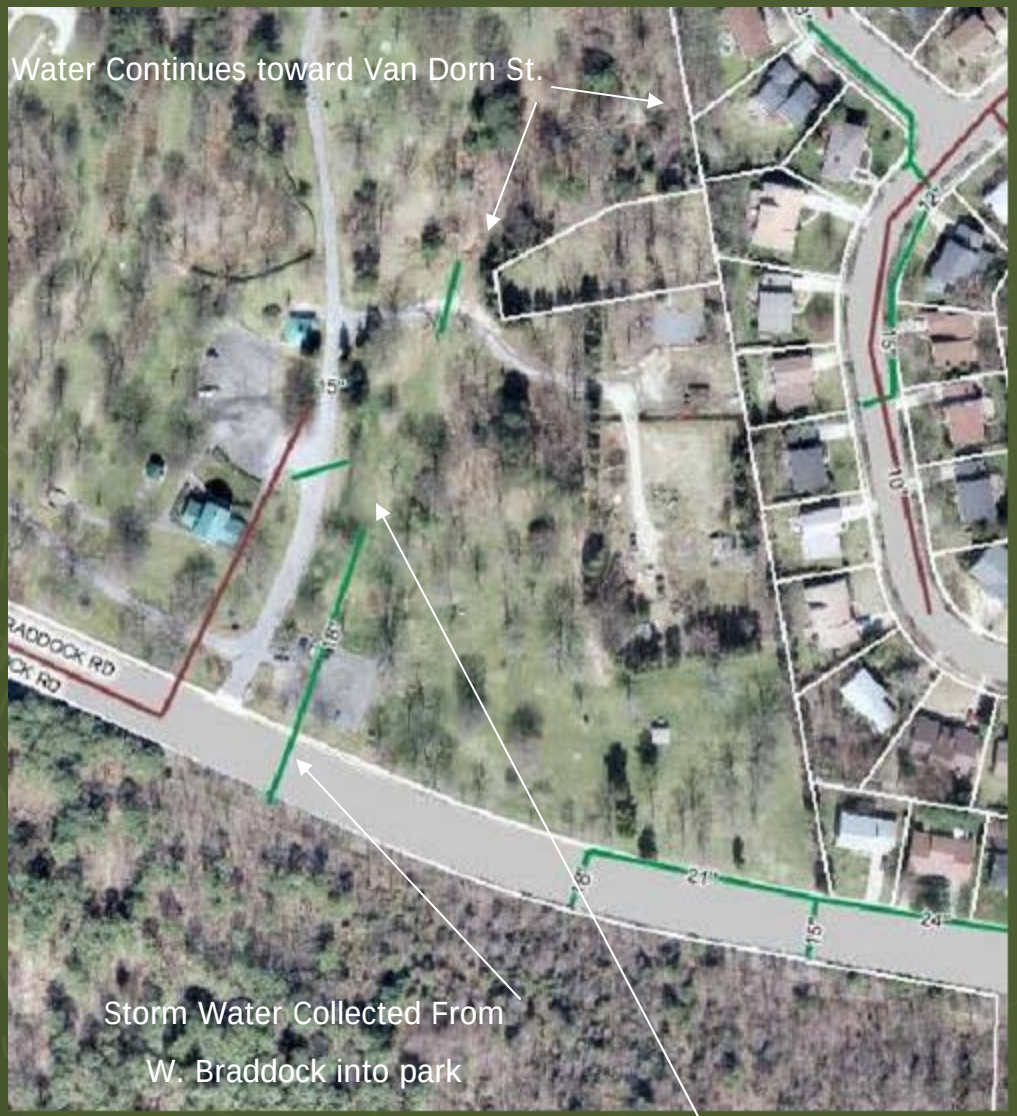
Fort Ward Park

Date Created: 6/26/2008



Flood Prone Area

Isolated Map of Drainage Concern 1



Area Prone to Flooding

The 18” storm sewer shown leading from West Braddock road into Fort Ward Park should be dealt with. It is providing storm runoff from West Braddock road directly into the park. The water then drains naturally through the park with little absorption. Some of the neighboring residences have diverted the storm water to prevent property damage. It finally terminates in drainage ditches and storm structures near Van Dorn Street.

This depicts an area of storm water flow through an residential adjacency. Storm water should be reduced and contained appropriately.

Possible Solutions

- Divert Storm water to downstream facilities within West Braddock Road
- Connect catch basins directly to nearest storm facility
- Provide storm water detention area
- Provide storm water bio-retention area
- Provide storm water retention area
- Provide storm water retention via underground drywell structures

These considerations shall be brought forth by RPCA to T&ES ,

City of Alexandria

Inadequate Drainage Around Playground

Drainage Features

Storm Outlet From Fort Area Significantly Contributing to Storm Water Condition at Sports Field

Debris Collecting on Inlet

Drainage Conditions at Van Dorn St.

One of Several Drainage/Access Paths @ Van Dorn ST

Trough From Park Under Sidewalk @ Van Dorn St.

Final Termination Point @ Van Dorn St

RPCA Yard and Horticultural Facility

The yard serves as storage for the RPCA equipment as well as a nursery for trees, shrubs and flowers used throughout the park. The adjacencies are screened with fencing and or tress. A greenhouse exists and is actively used in the winter months.

RPCA Fenced Storage Area

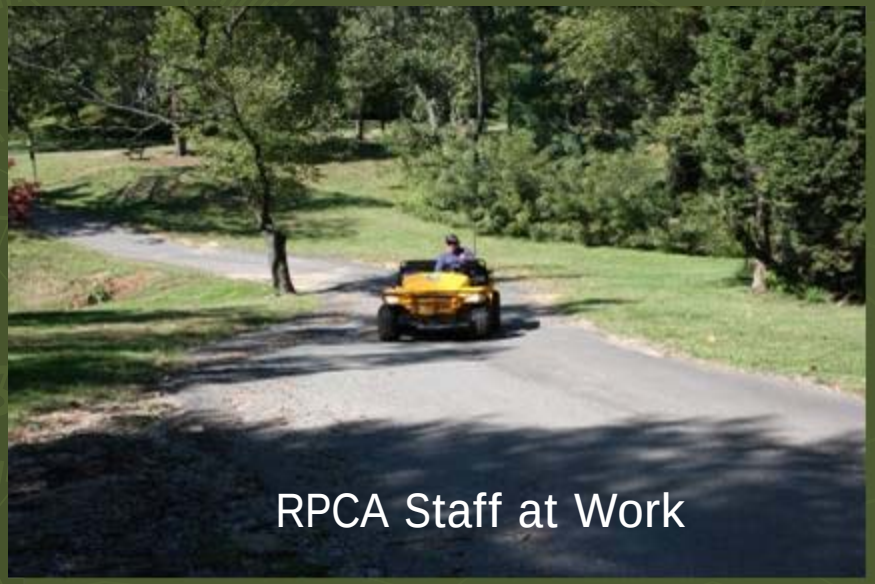
Properly Screened Residential Adjacencies

RPCA Greenhouse

RPCA Yard and Horticultural Facility

Flowers Growing

Horticulture Shed and Office


RPCA Staff at Work

Grading Service Drive

Fort Ward Museum

- **Museum**
- The Museum building is patterned after a Union army headquarters building and houses a research library and a broad collection of Civil War artifacts including objects related to Alexandria's Civil War history. The building's architecture is that of a typical 19th-century board and batten style designed for a military headquarters. No documentation has been found to indicate that such a building stood at Fort Ward; however, structures of this type were commonly used at other forts in the Defenses of Washington.

- Designed in the same board and batten style as the Museum building, the Officers' Hut can be documented as having stood at Fort Ward. In 1863, a quarters of this kind was assigned to Captain Rockwood of the 1st Connecticut Heavy Artillery. Typically, two huts were constructed side by side to share a common chimney

-Historic Gate-
-Civil War Reenactments-
-Hours of operation-

Park Draws Large Crowds During Reenactments

- Fort Ward Park is obviously an essential part of its immediate community as well as the community as a whole. With proper planning and engineering the park can function