

# Woodbine Tot Lot

## History and Character

Woodbine Tot Lot is located at 1509 Woodbine Street in the North Ridge neighborhood.

The 0.13 acre park is surrounded by residential homes and is located near the Fairlington commercial area along Quaker Lane. The park features a playground and seating. The playground is intended for ages 2-5 and consists of standard play equipment, swings, and wood chip surface.



## Existing Conditions Map



## Whitaker's Wish for Woodbine Tot Lot

In 2019, the Make-A-Wish Foundation approached the City of Alexandria with a wish from a local four year old. Whitaker has bravely battled cancer and is currently waiting for his wish. Whitaker absolutely loves going to the Woodbine Tot Lot across the street from his house and has asked to renovate the playground and add some special items to make the tot lot extra special for himself and all of his neighborhood friends.

The Make-A-Wish project will renovate Woodbine Tot Lot, per the Whitaker's wishes. Make-A-Wish will hire a designer to work with the community and a contractor to renovate the playground, with RPCA oversight. The playground design will take into consideration the draft Pocket Park Plan.



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Through the Community Matching Fund, the City of Alexandria, is offering a \$25,000 grant and Make-A-Wish is matching these funds. The Community Matching Fund promotes collaborative partnerships among City of Alexandria community organizations by providing matching 1:1 dollars for groups that propose fundraising for park and recreation improvement projects. The Community Matching Fund fosters public/private partnerships and cultivates innovative ways for residents to have a greater stake in improving the park and recreation facilities that they use. These partnerships provide opportunities for developing positive relationships between the City and the community.



*The images above are concept sketches for the playground renovation. Whitaker has asked for the park to be firetruck themed and to have a lot of climbing structures. The final design of the playground will be modified based on conversations with the designers and RPCA staff.*

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Which of the following existing park elements would you like to preserve, enhance, or transform?

R&R sign			Benches		
Element	Count	Percent	Element	Count	Percent
Preserve it	14	78	Preserve it	8	40
Enhance it	3	17	Enhance it	11	55
Transform it	1	5	Transform it	1	5

  

Landscaping			Playground		
Element	Count	Percent	Element	Count	Percent
Preserve it	7	39	Preserve it	4	20
Enhance it	9	50	Enhance it	11	55
Transform it	2	11	Transform it	5	25

  

Fence		
Element	Count	Percent
Preserve it	10	53
Enhance it	4	21
Transform it	5	26

What is currently NOT in the park that you would like to see there?

1. I know it's meant to be a "tot" lot, but it would be great to have some elements that appeal to slighting older kids (past toddler stage) so families could continue to use the space as children get older
2. A gate to Dogwood Alley. Children often ride bikes and scooters in the alley and would like easy access to the park. Please install a safe gate to the alley.
3. Older kids swings
4. Equipment for younger children. The equipment is for ages 5-12 and there are 8 babies on woodbine and dogwood block who are 1 years old and won't be ready for the equipment for years.
5. Big kid swings, a taller slide, a donut for going in circles. Monkey bars would be good too. A child zipline similar to the one at Beverley Park (aka the Pit)
6. Splash pad
7. Soft ground or turf
8. More toddler friendly play structures and rubber asphalt
9. More variety in play sets for different ages
10. Updated playground equipment for more ages.

## Community Feedback

In Fall 2018, staff collected community feedback to understand how the park is used and how it could be improved in the future. The following information summarizes what we heard through an online survey and community workshop. Over 400 people responded to the survey in total, 28 of which were specific to Woodbine Tot Lot. Staff used the collected information to develop the draft park plans.

## In 10 years, I would like this Park to...

(Top 3 rankings shown, based on a weighted score)

1. *Be a safe place for children to explore*
2. *Be a place to create social connections with neighbors*
3. *Have lots of activity*



*The image above is an example of thermoplastic being applied in a more artistic manner. Thermoplastic is generally used for regulatory pavement markings, but can be adapted to include different colors and designs. The material is non-slip, designed to withstand car and pedestrian traffic, and is more durable than paint or coating and is rolled or sprayed on. Thermoplastic with an artistic application brings public art to the neighborhood.*

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## Which of the following existing proposed park elements do you love, like, or not like?

Recommendation Park welcome sign Number of responses 27			Recommendation Seating Number of responses 27		
Value	Count	Percent	Value	Count	Percent
I love it!	15	56	I love it!	20	74
I like it	10	37	I like it	3	11
I don't like it	2	7	I don't like it	4	15

  

Recommendation Playground Number of responses 27			Recommendation Gate Number of responses 27		
Value	Count	Percent	Value	Count	Percent
I love it!	22	81	I love it!	19	70
I like it	3	11	I like it	4	15
I don't like it	2	7	I don't like it	4	15

  

Recommendation Paint/thermoplastic Number of responses 27		
Value	Count	Percent
I love it!	12	44
I like it	12	44
I don't like it	3	11

In the summer of 2019 RPCA staff collected community feedback on the draft recommendations for improving this pocket park. The following information summarizes what was heard through online surveys and community feedback (see appendix for full results). Over 700 responses were collected in total, 27 of which were specific to Woodbine Tot Lot.

Based on information from the summer input phase, staff updated the plan to best represent current and future community needs. A change from the draft plan that was made is the reconfiguration of the fence. The fence was reconfigured to allow a buffer space for park users entering and existing the park using the alleyway entrance. The space will allow park users to not enter directly into the alley where cars may be present. Another change to the draft plan is the design of the playground and park furniture within the gated playspace. The furniture will be placed based on the ultimate layout of the playground equipment.

## Improvement Recommendations

- Update park signage**  
The existing park welcome sign will be updated to the current standard.
- Add additional seating**  
Install picnic table seating that could be used as a gathering area for caregivers and for multi-generational gatherings. Also install multi-tiered seating near the playground that can be used as a gathering area for caregivers and allows them to see children throughout the playground.
- Renovate and reconfigure the playground**  
The existing playground is outdated and does not meet the community needs. It can be difficult for caregivers to see children throughout the playground due to the location of the equipment. The play equipment will be updated with new structures for multiple age groups.
- Add a gate to the alley**  
Community feedback indicated that families along Dogwood Drive would like to access the park through the alley. Along with a gate, additional signage in the alley would need to be installed warning drivers that children are present.
- Add paint/thermoplastic to the alley**  
To add additional color and visibility to the alley near the playground, install a thermoplastic or painted design in the alley along the length of the playground. This acts as a safety feature to help cars slow down and adds color and vibrancy to the park.

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## Improvement Recommendations



- 1 Update park signage**  
Update the existing park welcome sign to the current City standard.
- 2 Add additional seating**  
Install picnic table seating to be used as a gathering area for caregivers and for multi-generational gatherings. Install multi-tiered seating near the playground to be used as a gathering area for caregivers that allows them to see children throughout the playground.
- 3 Renovate playground**  
The existing playground is outdated and does not meet the community needs. Update the playground using input from Whitaker’s Wish. Community feedback indicated a need for shade in this park. Install a shade structure, such as a shade sail, as part of the playground renovation. Reconfigure the park’s entryway to a non-mulch surface to make it easier for caretakers with strollers to get in and out of the park.

- 4 Add a gate to the alley and reconfigure fence**  
Community feedback indicated that families along Dogwood Drive would like to access the park through the alley. Replace the fence with an RPCA standard fence and reconfigure it to allow a buffer zone between the alley and the park for caregivers, children, and strollers. Along with a gate, additional signage in the alley will be installed warning drivers that children are present.
- 5 Add paint/thermoplastic to the alley**  
Install a thermoplastic or painted design in the alley along the length of the playground to add additional color and visibility. This acts as a safety feature to help cars slow down and adds color and vibrancy to the park.

Recommendations and Rankings				
#	Recommendation	Dept. Lead	Priority	Cost
1	Park signage	RPCA	Medium	\$1,800 - \$2,419
2	Seating	RPCA	Low	\$12,000
3	Playground	RPCA	Medium	\$85,000
4	Gate and fence	RPCA	Medium	\$6,500
5	Paint/thermoplastic	RPCA	Low	\$3,000