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Beth Carton, Park Planner
“The Department of Recreation Parks and Cultural Activities Mission is to be a vibrant, safe and attractive city of opportunity through the development of effective and efficient recreation programs, facilities and parks for all citizens and residents to enjoy.”
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</tbody>
</table>
District Organization
The City is divided into eight maintenance districts consisting of Ben Brenman, Fort Ward, Four Mile Run, Holmes Run, Simpson/ Potomac Yard, Waterfront, Witter and Contracted Work. These districts were created to maximize efficiencies by providing localized service. All park maintenance operations services are provided from a satellite district office located within each district’s boundaries. This localization allows crews to capture time previously spent en route to maintenance sites and put that time back into caring for the City’s open space.

The district organization provides an effective means of accomplishing detailed cost center accounting verses Citywide expense accounting and is compatible with the City Manager’s “Managing for Results” initiative. The districts, or cost centers, will aid park personnel to track expenses more accurately, supervise designated facilities more efficiently, and elevate the level of service provided.

Staffing
The City maintenance districts are coordinated by the Park Superintendents, and directed by Park Managers located at the satellite district offices. Each Park Manager is assisted by a staff of Laborers, Equipment Operators and Seasonal Employees according to the needs of each district.
**Current Operations**
The Fort Ward District covers 132.79 acres in the northwest portion of the City. Operations staff maintain the following:

- 5 Playgrounds
- 14 Basketball Courts
- 13 Tennis Courts
- 2 Tennis Practice Courts
- 1 Volleyball Court
- 6 Natural Turf Athletic Fields
- 1 Synthetic Infill Turf Athletic Field
- 2 Recreation Centers - Indoor Athletic Equipment
- 4 School Sites
- 3 Dog Exercise Areas

Staff also maintains an amphitheater, a historic fort, five covered picnic areas, and garden plots.

**Organization**
- Park Manager
- Laborer III (2)
- Equipment Operator I (2)
- Laborer II (2)
- Seasonal Laborer I (2)
Fort Ward Operations

Fort Ward Park

Overview
Fort Ward is a community park best known for its historic resources and seasonal events. The park’s namesake is the historic landmark of Fort Ward, a Civil War earthen fort. The restored bastion and museum comprise the historic grounds, which are used for Civil War and Revolutionary War re-enactments. The site also hosts local schools for field trips every year.

The park’s approximately 42 acres contain a playground, dog exercise area, walking trail, and picnic areas in addition to the historic grounds. The site’s amphitheater is used extensively for festivals, special events, and concerts including the City’s Music at Twilight concert series. The amphitheater is also available for summer rentals.

Adjacent to the park site are the Fort Ward athletic field and tennis courts. The field is used for community soccer leagues and also accommodates the physical education activities of the adjacent school. The field is currently undergoing renovation and is scheduled to be completed in the Fall of 2008.

Aerial View

Historic Fort

C. Alexander/Department of RPCA

B. Canton/Department of RPCA
Fort Ward Park Costs

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff Hours</td>
<td>3,100</td>
</tr>
<tr>
<td>Contractor Hours</td>
<td>0</td>
</tr>
<tr>
<td>Material Costs</td>
<td>$11,000</td>
</tr>
<tr>
<td><strong>Total Costs</strong></td>
<td><strong>$181,500</strong></td>
</tr>
</tbody>
</table>

Per Annum

Fort Ward Park Seasons

**Spring**
- Maintain 2 Restrooms, Remove Trash Daily
- Police Litter, Collect Garbage 4 Times/Week
- Prepare for Rental Reservations 4 Times/Week
- Mow/Trim Turf, Mark Ball Field 1 Times/Week

**Summer**
- Maintain 2 Restrooms, Remove Trash Daily
- Police Litter, Collect Garbage 4 Times/Week
- Mow/Trim Turf, Mark Ball Field 1 Times/Week
- Prepare for Rental Reservations 4 Times/Week

**Fall**
- Maintain 2 Restrooms, Remove Trash Daily
- Police Litter, Collect Garbage 4 Times/Week
- Mow/Trim Turf, Mark Ball Field 1 Time/Week
- Maintain Picnic Area, Remove Leaf Litter
- Aerate/Seed Cool Season Grasses 1 Application
- Remove Leaf Litter 3 Times/Week

**Winter**
- Maintain 1 Restroom, Remove Trash Daily
- Police Litter, Collect Garbage 3 Times/Week
- Perform General Maintenance Repairs
- Remove Leaf Litter 3 Times/Week
- Remove Snow as Needed
Minnie Howard Field

Overview
Minnie Howard Field is located adjacent to Minnie Howard School along Braddock Road. This site is equipped with the Department’s first Synthetic Infill Turf Field. The field, renovated in 2007, is used year-round for field hockey, soccer, and lacrosse. The school uses the field for physical education classes during school hours, hosts school sports practices after school and is used for regulated games during the evenings and weekends. Scheduled community leagues also use the field during the evenings and on weekends. The field is equipped with full cut-off lighting as part of the City’s effort to reduce light pollution.

Minnie Howard has a basketball court and two lighted tennis courts, with a tennis practice wall located adjacent to the restroom building. The tennis courts were renovated in June of 2008. A park shelter is located near the tennis courts for public use. There is also a softball field and a batting cage on site.

The use of synthetic infill turf decreases the number of game cancellations, maintenance requirements and required resources, resulting in better scheduling and more playing time.
**Minnie Howard Field Costs**

- **Staff Hours** 1,080
- **Contractor Hours** 0
- **Material Costs** $3,500

---

**Total Costs** $62,900

**Per Annum**

---

**Minnie Howard Park Seasons**

**Spring**
- Maintain Restroom, Remove Trash Daily
- Police Litter, Collect Garbage 3 Times/Week
- Groom/Maintain Synthetic Field Biweekly
- Painting and Irrigation Maintenance as Needed
- Mow/Trim Edge Turf 1 Times/Week

**Summer**
- Maintain Restroom, Remove Trash Daily
- Police Litter, Collect Garbage 3 Times/Week
- Maintain Irrigation System as Needed
- Groom/Maintain Synthetic Field Biweekly
- Mow/Trim/Edge Turf 1 Times/Week

**Fall**
- Maintain Restroom, Remove Trash Daily
- Police Litter, Collect Garbage 3 Times/Week
- Maintain Irrigation System as Needed
- Groom/Maintain Synthetic Field Biweekly
- Mow/Trim Turf, Mark Ball Field 1 Time/Week
- Aerate/Seed Cool Season Grasses 1 Application

**Winter**
- Maintain Restroom, Remove Trash Daily
- Police Litter, Collect Garbage 50 Times/Week
- Perform General Maintenance Repairs
- Remove Leaf Litter 3 Times/Week
- Remove Snow as Needed
Chinquapin Park and Recreation Center

Overview
The park, centrally located within the City, is programmed for a number of uses. At approximately 28 acres, the park is fairly large, and provides amenities for a number of sports. Chinquapin accommodates both active and passive recreation. The center has courts for tennis, basketball, and volleyball. The rectangular fields accommodate football, lacrosse, soccer, band practices, recreation summer camp, and are used by the community leagues, as well as T.C. Williams High School.

The park also has trails, a playground, community garden area, picnic grounds and a recreation center. There is a picnic shelter located toward the rear of the complex that can be rented for special events.
Chinquapin Costs

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Staff Hours</td>
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<tr>
<td>Contractor Hours</td>
<td>0</td>
</tr>
<tr>
<td>Material Costs</td>
<td>$6,000</td>
</tr>
<tr>
<td><strong>Total Costs</strong></td>
<td><strong>$116,330</strong></td>
</tr>
</tbody>
</table>

Per Annum

Chinquapin Seasons

**Spring**
- Police Litter, Collect Garbage 3 Times/Week
- Mow/Trim Turf, Mark Ball Field 1 Times/Week
- Maintain Garden and Irrigation as Needed
- Painting as Needed

**Summer**
- Police Litter, Collect Garbage 3 Times/Week
- Mow/Trim Turf, Mark Ball Field 1 Time/Week
- Maintain Garden and Irrigation as Needed
- Aerate/Seed Warm Season Grasses

**Fall**
- Police Litter, Collect Garbage 3 Times/Week
- Mow/Trim Turf, Mark Ball Field 1 Time/Week
- Maintain Garden and Irrigation as Needed
- Aerate/Seed Cool Season Grasses 1 Application
- Remove Leaf Litter 2 Times/Week

**Winter**
- Police Litter, Collect Garbage 2 Times/Week
- Perform General Maintenance Repairs
- Remove Leaf Litter 2 Times/Week
- Remove Snow as Needed
Fort Ward Operations

Revenue

Fort Ward District generates approximately $50,000 in revenue from picnic area rentals. Currently there are seven areas within Fort Ward Park that are available to the general public for rental and one area in Chinquapin Park. The Amphitheater is also available for rent.

Staffing for Fort Ward Park and Chinquapin Park to accommodate the seasonal rentals between the months of April and October, costs approximately $73,920. This amount covers two staff members eight hours per day on the weekends. Note, the estimated amount also accounts for the cost of materials i.e. trash bags and restroom cleaning supplies.

Area 1 is located in the southeast corner of the park close to the entrance parking lot and is visible from Braddock Road. Area 1 can accommodate 50 people and includes the following:
• 1 Pavilion
• 2 Small Grills
• 1 Hot Coals/ash Can
• 8 Picnic Tables
• 3 Trash Receptacles

Area 2 is located on the east side of the park near the playground and adjacent to parking. This area is being renovated Summer of 2008. Area 2 can accommodate 25 people and it includes:
• 1 Pavilion
• 1 Small Grill
• 1 Hot Coal/Ash Can
• 4 Picnic Tables
• 2 Trash Receptacles

Area 3 is located on the east side of the park near the dog exercise area. Area 3 can accommodate 25 people and includes the following:
• 1 Small Grill
• 1 Hot Coal/Ash Can
• 4 Picnic Tables
• 2 Trash Receptacles
Area 4 is located on the north side of the park and is the largest of the picnic areas. Area 4 can accommodate 100 people and it includes:
- 2 Small Grills, 2 Large Grills
- 4 Hot Coal/Ash Can
- 15 Picnic Tables
- 5 Trash Receptacles
- 1 Large Pavilion
- 1 Handicap Parking Spot

Area 5 is located near the amphitheater and is adjacent to parking. Area 5 can accommodate 25 people and includes the following:
- 1 Small Grill
- 1 Hot Coal/Ash Can
- 4 Picnic Tables
- 2 Trash Receptacles

Area 6 is located adjacent to the parks restroom and the historic Fort. Area 6 can accommodate 50 people and includes the following:
- 1 Large Grill, 1 Small Grill
- 3 Hot Coal/Ash Can
- 8 Picnic Tables
- 4 Trash Receptacles
- Several Handicap Parking Spaces

Area 7 is located adjacent to St. Stephens School and is the closest picnic area to the restroom. Area 7 can accommodate 50 people and it includes:
- 1 Large Grill, 1 Small Grill
- 2 Hot Coal/Ash Can
- 8 Picnic Tables
- 4 Trash Receptacles
# Fort Ward Sites

## Current Maintenance Requirements

<table>
<thead>
<tr>
<th>Site</th>
<th>Staff Hours</th>
<th>Contractor Hours</th>
<th>Material Costs</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Angel Park</td>
<td>400</td>
<td>0</td>
<td>$1,100</td>
<td>$23,100</td>
</tr>
<tr>
<td>Chambliss Park</td>
<td>384</td>
<td>0</td>
<td>$500</td>
<td>$21,620</td>
</tr>
<tr>
<td>Chinquapin Park</td>
<td>2,006</td>
<td>0</td>
<td>$6,000</td>
<td>$116,330</td>
</tr>
<tr>
<td>Douglas MacArthur School</td>
<td>416</td>
<td>0</td>
<td>$8,000</td>
<td>$30,880</td>
</tr>
<tr>
<td>Forest Park</td>
<td>78</td>
<td>0</td>
<td>$500</td>
<td>$4,790</td>
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<td>Fort Ward Park</td>
<td>3,100</td>
<td>0</td>
<td>$11,000</td>
<td>$181,500</td>
</tr>
<tr>
<td>Hammond Upper &amp; Lower Fields</td>
<td>384</td>
<td>0</td>
<td>$6,500</td>
<td>$27,620</td>
</tr>
<tr>
<td>Hammond School</td>
<td>416</td>
<td>0</td>
<td>$8,000</td>
<td>$30,880</td>
</tr>
<tr>
<td>James Mulligan Park</td>
<td>74</td>
<td>0</td>
<td>$2,000</td>
<td>$6,070</td>
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<tr>
<td>Minnie Howard Field</td>
<td>1,080</td>
<td>0</td>
<td>$3,500</td>
<td>$62,900</td>
</tr>
<tr>
<td>Minnie Howard School</td>
<td>416</td>
<td>0</td>
<td>$8,000</td>
<td>$30,880</td>
</tr>
<tr>
<td>Stonegate Scenic Easement</td>
<td>50</td>
<td>0</td>
<td>$600</td>
<td>$3,350</td>
</tr>
<tr>
<td>T.C. Williams (online FY 2009)</td>
<td>0</td>
<td>0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td><strong>Fort Ward Sites Total</strong></td>
<td>8,804</td>
<td>0</td>
<td>$55,700</td>
<td>$539,920</td>
</tr>
<tr>
<td><strong>% Budget</strong></td>
<td>89.7%</td>
<td>0.0%</td>
<td>10.3%</td>
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</tr>
</tbody>
</table>
Operating Costs

- Angel Park: 11.7%
- Chambliss Park: 5.1%
- Chinquapin Park: 5.7%
- Douglas MacArthur School: 0.9%
- Fort Ward Operations:
  - Hammond Fields: 4.3%
  - Minnie Howard School: 0.6%
  - Minnie Howard Field: 5.7%
  - Hammond School: 5.7%
  - Forest Park: 4.0%
  - James Mulligan Park: 0.9%
  - Fort Ward Park: 21.6%
  - Stonegate Scenic Easement: 33.6%
**Fort Ward Operations**

**Operating Budget**

### Additional Sites 2007-2008

- Douglas MacArthur Elementary School
- Francis C. Hammond Middle School
- Minnie Howard High School

### Additional Sites 2008-2009

- T.C. William High School - July 2008
- Fort Ward Synthetic Infill Turf Field - Fall 2008
- Fords Park - 2008
Maintenance Options

Maintenance Levels

**Level 1 - Premier Program**
- Install 1 Synthetic Athletic Field per year
- Provide Lights on all Fields
- Install New Shelters, Grills, Benches, Paths
- Increase Seasonal Staff for Fort Ward Reservations
- Replace Failing Landscape Plantings and Trees
- Install State of the Art Irrigation System
- Purchase Equipment for Increased Maint.
- Contract a Turf Maintenance Program
- Maintain Playgrounds and Restrooms
- Edge all Sidewalks and Remove Leaves/Snow
- Remove Litter and Collect Garbage

*Costs including labor and materials:*

<table>
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<tr>
<td>$2,246,918.00</td>
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**Level 2 - Mid-Level Program**
- Increase Staff for Fort Ward Park
- Install State of the Art Irrigation System
- Purchase Equipment for Increased Maintenance
- Replace Failing Landscape Plantings and Trees
- Retrench/Weed/Mulch Plant Beds/Trees
- Maintain Outdoor Equipment/Park Amenities
- Mow/Groom/Trim Park Turf/Open Space/Fields
- Fertilize and Seed all Natural Turf
- Maintain Playgrounds and Restrooms
- Remove Litter and Collect Garbage

*Costs including labor and materials:*

<table>
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<th>Total</th>
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<tbody>
<tr>
<td>$932,010.00</td>
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</table>

**Level 3 - Basic Program**
- Maintain Outdoor Equipment/Park Amenities
- Mow/Groom/Trim Park Turf/Open Space/Fields
- Fertilize and Seed all Natural Turf
- Maintain Playgrounds and Restrooms
- Remove Litter and Collect Garbage

*Costs including labor and materials:*

<table>
<thead>
<tr>
<th>Total</th>
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<tbody>
<tr>
<td>$539,929.00</td>
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</table>
Recommendations

In January of 2007, City Council passed a document that established estimated operating costs of maintaining different types of open space. The following figures are listed as cost per acre:

- **$2,000 - $5,000** Natural Area with low or no public use (includes streams, wooded areas, etc, with no to few plantings)
- **$5,000 - $10,000** Turf/lawn with passive uses (includes benches, trash cans, etc. with plantings)
- **$10,000 - $15,000** Active recreational uses and programming (includes playgrounds and small fields)
- **$15,000 - $40,000** Heavy landscape/hardscape areas and active recreational fields/uses (includes athletic fields, Market Square level of landscaping, ball courts, etc.)

The Fort Ward District operating costs per acre are shown below with estimates given for lowest figures, mid-range figures, and highest end figures.

<table>
<thead>
<tr>
<th>Type of Open Space</th>
<th>Acreage (approximate)</th>
<th>Low Cost Estimate</th>
<th>Mid-Range Cost Estimate</th>
<th>High Cost Estimate</th>
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</thead>
<tbody>
<tr>
<td>Natural Area</td>
<td>59.14</td>
<td>$118,280</td>
<td>$206,990</td>
<td>$295,700</td>
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<tr>
<td>Passive Use</td>
<td>38.87</td>
<td>$194,350</td>
<td>$291,525</td>
<td>$388,700</td>
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<tr>
<td>Active Use</td>
<td>14.08</td>
<td>$140,800</td>
<td>$176,000</td>
<td>$211,200</td>
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<tr>
<td>Heavy Use</td>
<td>20.70</td>
<td>$310,500</td>
<td>$569,250</td>
<td>$828,000</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>132.79</strong></td>
<td><strong>$763,930</strong></td>
<td><strong>$1,243,765</strong></td>
<td><strong>$1,723,600</strong></td>
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</table>
Operational Changes/Actions to be Taken

Recommendations

The current budget for Fort Ward District is $539,929. This figure is $224,001 below the lowest cost estimate using the figures approved by City Council.

In order to provide efficient and effective services, the Park Operations staff requires additional equipment, staff, and park improvements.

- $1,500,000. Upgrade one field to synthetic turf surface. Renovating the fields will decrease resting time between games and following inclement weather. It will also decrease time and resources spent on maintaining the playing surface.

- $300,000. Install seven new park shelters in Fort Ward Park.

- $150,000. Install new park furnishings.

- $100,000. Irrigation. Install irrigation at the four schools within the Fort Ward District. Incorporate existing irrigation projects into remote controlled system.

- $85,000. Provide new equipment for the maintenance of synthetic fields to increase the level of service and user satisfaction.

- $75,000. Special events staff to improve customer service. Provide additional funding for temporary and contract staff to ensure efficient and well staffed events, including weekend reservations and field supervision of the synthetic field at Minnie Howard, while reducing the costs spent on overtime pay.
### Contractor Sites

<table>
<thead>
<tr>
<th>Site</th>
<th>Acres</th>
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</thead>
<tbody>
<tr>
<td>MacArthur Triangle</td>
<td>0.64 acres</td>
</tr>
<tr>
<td>Taylor Run Park</td>
<td>10.40 acres</td>
</tr>
<tr>
<td>Fort Ward Soccer Field</td>
<td>2.00 acres</td>
</tr>
<tr>
<td>East &amp; West Taylor Run Parkway</td>
<td>2.71 acres</td>
</tr>
<tr>
<td>Francis Hammond Parkway</td>
<td>0.59 acres</td>
</tr>
<tr>
<td>Kinston Circle</td>
<td>0.05 acres</td>
</tr>
<tr>
<td>West Braddock Road Medians</td>
<td>1.16 acres</td>
</tr>
<tr>
<td>Calhoun Street &amp; Seminary Road</td>
<td>0.01 acres</td>
</tr>
<tr>
<td>Fairbanks &amp; Foster Streets</td>
<td>0.08 acres</td>
</tr>
<tr>
<td>Fort Worth Street Medians</td>
<td>0.08 acres</td>
</tr>
<tr>
<td>Hampton Street Island</td>
<td>0.18 acres</td>
</tr>
<tr>
<td>King Street</td>
<td>3.43 acres</td>
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<tr>
<td>Seminary Road Lot</td>
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<tr>
<td>Seminary Road Right Of Ways</td>
<td>0.55 acres</td>
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<tr>
<td>Van Dorn Street Medians</td>
<td>4.55 acres</td>
</tr>
<tr>
<td>4575 Seminary Road</td>
<td>0.83 acres</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>27.81 acres</strong></td>
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### Acreage Totals by Park

<table>
<thead>
<tr>
<th>Park</th>
<th>Acres</th>
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<tbody>
<tr>
<td>Angel Park</td>
<td>10.40</td>
</tr>
<tr>
<td>Chambliss Park</td>
<td>8.08</td>
</tr>
<tr>
<td>Chinquapin Park</td>
<td>28.46</td>
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<tr>
<td>Forest Park</td>
<td>15.90</td>
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<tr>
<td>Fort Ward Park</td>
<td>42.75</td>
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<tr>
<td>Hammond</td>
<td>15.51</td>
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<tr>
<td>James Mulligan Park</td>
<td>3.50</td>
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<tr>
<td>Minnie Howard Field</td>
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<tr>
<td>Stonegate Scenic Easement</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>132.79</strong></td>
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### Acreage by Type of Open Space Category

#### Natural Area

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<th>Acres</th>
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<td>Angel Park</td>
<td>8.08</td>
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<tr>
<td>Chambliss Park</td>
<td>3.79</td>
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<td>Forest Park</td>
<td>15.90</td>
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<td>Hammond</td>
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<td>3.38</td>
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<tr>
<td>Stonegate</td>
<td>3.23</td>
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#### Active Use

<table>
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<tr>
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<th>Acres</th>
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<tr>
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</tr>
<tr>
<td>Chambliss Park</td>
<td>0.40</td>
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<tr>
<td>Chinquapin Park</td>
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<tr>
<td>Fort Ward Park</td>
<td>11.43</td>
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<tr>
<td>Hammond</td>
<td>0.19</td>
</tr>
<tr>
<td>James Mulligan Park</td>
<td>0.06</td>
</tr>
<tr>
<td>Minnie Howard Field</td>
<td>3.37</td>
</tr>
<tr>
<td>Stonegate</td>
<td>0.02</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>14.08</strong></td>
</tr>
</tbody>
</table>

#### Heavy Use

<table>
<thead>
<tr>
<th>Park</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Angel Park</td>
<td>0.99</td>
</tr>
<tr>
<td>Chambliss Park</td>
<td>1.58</td>
</tr>
<tr>
<td>Chinquapin Park</td>
<td>7.43</td>
</tr>
<tr>
<td>Fort Ward Park</td>
<td>2.23</td>
</tr>
<tr>
<td>Hammond</td>
<td>5.10</td>
</tr>
<tr>
<td>Minnie Howard Field</td>
<td>3.37</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>20.70</strong></td>
</tr>
</tbody>
</table>
Synthetic Field Care

- Proper equipment is needed for grooming, sweeping, painting and paint removing. This allows a lacrosse game in the morning, a soccer game in the afternoon and a Friday night lights football game in the evening. This could occur every day of the week.

- A storage building on site is recommended for storage of repair materials.

- A field supervisor should be on site during regulated games to assure all safety rules are being followed. This person would also be able to assist emergency vehicles with accessing the field, managing the irrigation system, policing the grounds and turning the field from one sport’s layout to another as needed. This would truly maximize use of the field and assure public safety.

- Professionally trained staff will be needed to properly repair the synthetic turf.

The listed recommendations would prolong the life of the fields as well as increasing the overall safety of everyone in attendance.

One the next page you will see photographs of what happens when the fields are not properly attended to.


**Synthetic Field Care**

When a synthetic field is not properly staffed the risk for damages increase. Often sports leagues drag equipment such as soccer and lacrosse goals across the field causing hundreds of dollars in damages and down time for play.

Dragging equipment snags the turf and produces tares. The tares require special crews from outside the City to repair the turf.

Also, when an emergency vehicle needs access to the field, there is a danger of damaging the irrigation system. An on-site field supervisor would be able to direct emergency vehicles around the irrigation system and prevent water values from being damaged.

Repairs to irrigation valves vary according to the damage, but typically require two staff members and eight hours to complete.