


# City of Alexandria, Virginia

## MEMORANDUM

**DATE:** AUGUST 24, 2016

**TO:** THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

**THROUGH:** MARK B. JINKS, CITY MANAGER 

**FROM:** JAMES SPENGLER, DIRECTOR,  
RECREATION, PARKS & CULTURAL ACTIVITIES

**SUBJECT:** CAMERON RUN REGIONAL PARK - PROPOSED PLANNING PROCESS

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**ISSUE:** Developing a public process framework to identify potential alternative future use(s) of the Cameron Run Regional Park site.

**SUMMARY:** City staff in conjunction with the Park and Recreation Commission plans to proceed this fall to develop, recommend and implement a public planning process which will result in the development of alternative Conceptual Plan(s) for the NOVA Parks Cameron Run Regional Park site. This memoranda explains the planned process which will be brought to Council in the fall for consideration.

**BACKGROUND:** On Saturday, June 18, Alexandria City Council held a public hearing to receive input on a request by the Northern Virginia Park Authority ("NOVA Parks") to renew its lease for the Cameron Run Regional Park for a period of 15 additional years ending in 2036. The current lease between the City and the NOVA Parks expires in 2021. Resulting from comments received at the June 18 Public Hearing, City Council deferred action and directed staff to develop a planning process, including community stakeholders, and provide a recommended process to City Council in the fall.

In the fall of 2014, RPCA informed the Park & Recreation Commission (Commission) of the desire of NOVA Parks to extend its current lease at the Cameron Run Regional Park property by 40 years. On January 15, 2015, the Commission approved the Cameron Run Recreational Area Initial Coordinated Park and Open Space Plan and unanimously recommended that City Council not extend NOVA Parks' lease at that time. This plan, took into account the current and future needs of City residents, as identified in a statistically sound needs assessment conducted by RPCA and through public comment.

In the winter of 2016, the City resumed discussions with NOVA Parks on a shorter-term lease extension for the Cameron Run Regional Park and scheduled a City Council Public Hearing on June 18, 2016. Resulting from the June 18, 2016, City Council action to defer the lease

extension and to undertake a process to consider alternatives, on June 23, 2016, the Commission held a public hearing to receive public comment on a planning process for the Cameron Run Regional Park. On July 21, 2016, RPCA presented a proposed planning process to the Commission and the Commission unanimously endorsed the following summary.

RPCA will engage the services of a consultant to assist in facilitating a community-driven process and subsequently develop a conceptual plan for the Cameron Run Regional Park site. Because the need to undertake engineering and design work to develop alternatives, an outside firm will be utilized at a cost of \$175,000. Funding will derive from the open space capital account which is sometimes used for Parks planning efforts. The proposed planning process consists as three separate tasks:

- **Task 1: Public Process Framework**

**September-October 2016:**

- Present proposed Public Planning Framework to Park & Recreation Commission and to City Council for endorsement and approval. The process will identify and include all interested stakeholders including NOVA Parks.

- **Task 2: Public Process Implementation**

**November 2016-February 2017**

- Implement the community outreach process, as determined through Task 1.

- **Task 3: Conceptual Plan Development**

**February 2017-March 2017**

- Provide Conceptual Plan alternative(s) that reflects the public process. The plan is contemplated to be flexible enough to allow for phased approaches. The plan should include a programming plan that outlines a range of active and passive uses for the site, a site management plan, an operations/maintenance plan, a traffic and parking plan, regulatory approvals plan, and cost estimates.
- Will involve review of all existing reports, maps and documents relating to the Cameron Run Regional Park Site and develop an existing conditions report. This will include an engineering survey, environmental survey, and existing land use analysis as well as incorporate documentation for the concurrent Lake Cook Improvement Project and the approved park plan for Joseph Hensley Park.
- Shall seek public feedback on the Conceptual Plan alternative(s).

**March 2017 – May 2017:**

- Refine the Conceptual Plan alternative(s) for presentation and public hearing with the Park and Recreation Commission.
- Present the Conceptual Plan alternative(s) for City Council consideration.



cc: Chair and Members, Park & Recreation Commission  
Emily Baker, Deputy City Manager  
Jack Browand, Division Chief, Recreation, Parks and Cultural Activities  
Laura Durham, Principal Planner, Recreation, Parks and Cultural Activities  
Dana Wedeles, Urban Planner III, Recreation, Parks and Cultural Activities  
Paul Gilbert, Executive Director, Northern Virginia Regional Park Authority  
Scott Price, Board Member, Northern Virginia Regional Park Authority  
Sean Kumar, Board Member, Northern Virginia Regional Park Authority