



Cameron Run Park Lease and Planning Process

**City Council Presentation
December 16, 2017**

City Lease to NOVA Parks:

History:

- Current 40 year lease agreement Expires in 2021
- NOVA Parks originally requested 40-year extension
- City Council considered 20-year lease extension June 2016
 - City Council directed staff to undertake a planning process to determine highest & best uses
- City Council received Cameron Run Park Planning Process final report and considered a 10-year lease replacement November 2017

Highest & Best uses of Cameron Run Park

Residents and stakeholders identified seven (7) priorities:

1. A park that serves the needs of Alexandria residents;
2. A space that provides year-round activities through creative uses of the existing infrastructure including the parking area such as festivals, temporary ice skating, temporary sports fields, sports “Bubble” structures, and community program;
3. A park that provides natural paths with environmental signage that are also suitable for recreational/fitness biking, walking and running;
4. A park that provides family entertainment for a reasonable cost, and some amenities for no cost;
5. A park that is well maintained;
6. A park that contains an aquatic facility which could include the existing facilities or new indoor facilities; and
7. A park that provides these amenities without undue burden on the City’s resources, and/or generates revenue to offset operating and capital.

November 14, 2017 Option

10-Year Lease Replacement

- A. Negotiate a new ten-year replacement lease (ending on December 31, 2027) of the City's Cameron Run park property with the Northern Virginia Regional Park Authority (NOVA Parks);
- B. Redefine the property leased to 14.6 acres to exclude Lake Cook, the largely undeveloped land east of Lake Cook and the Wards Woods Natural Area;
- C. Establish a lease rate of the property of \$200,000 per year to be adjusted annually by changes in the national Consumer Price Index (CPI-U) capped at no higher than 50% of NOVA Parks net operating income for the Cameron Run Park, and direct those lease funds to fund future Cameron Run Park investments by the City; and
- D. Establish within the lease with NOVA Parks the permission for the City to use designated areas of the NOVA Park leased area for City purposes in the off-season.

New Option

Explore Partnership Opportunities with NOVA Parks

- A. Maintain the existing park water features;
- B. Redefine the property leased to 14.6 acres to exclude Lake Cook, the largely undeveloped land east of Lake Cook and the Wards Woods Natural Area;
- C. Provide the City with use of designated areas of the NOVA Park leased area for City purposes in the off-season; and
- D. Establish a shared Capital Improvement Program (CIP) and Revenue Share to cooperatively fund park improvement initiatives addressing the seven (7) priorities.

Cameron Run Park with Potential Structural Changes

- Maintain existing park water features
 - Update and upgrade existing features
 - Reconfigure fencing to allow for non-seasonal use of features
- Convert Northeast overflow parking to neighborhood/pocket park
- Year-round use Amenities
 - 40,000 SF facility
 - Serve waterpark and City residents
 - Playground(s)
 - Picnic Pavilion(s)
 - Fitness Circuits
 - Nature Educational Trail
 - Reconfigured Parking Lot
 - Installation of multi-use courts
 - Seasonal Activities (skating/roller rink; markets; drive-in movies)
 - Repurpose Batting Cage & Mini-Golf

Questions & Discussion

Cameron Run Park – Proposed Reduced Boundary

