



# **Cameron Run Park Partnership Recommendation**

**City Council Presentation  
October 9, 2018**



# City Lease with NOVA Parks

- 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
- August 2016 – October 2016
  - Developed Planning Process with Michael Baker International
- January 2017 – September 2017
  - Implemented Cameron Run Planning Process
- December 16, 2017
  - City Council received Cameron Run Park Planning Process final report and considered a 10-year lease replacement
  - City Council Endorsed the 7 priorities identified by residents & stakeholders
  - Directed the City Manger to further explore partnership opportunities with NOVA Parks in cooperation with the Park & Recreation Commission
- February 2018 – September 2018: Partnership Discussion with NOVA Parks
  - Monthly meetings with NOVA Parks
  - Monthly Briefings with Park & Recreation Commission



# 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.



# Highest & Best uses of Cameron Run Park

## City Council also:

- A. Directed the City Manager to further explore partnership opportunities with NOVA Parks and possible other entities in cooperation with the Alexandria Park and Recreation Commission and would include, but not be limited to:
  1. 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;
  2. Provide the City with the use of designated areas of the NOVA Parks leased area for City purposes in the off-season;
  3. Establish a shared Capital Improvement Program (CIP) and financial plan to cooperatively fund certain park improvement initiatives; and
  4. Draft new proposed key replacement lease terms (length of lease to be determined) consistent with the to-be-developed partnership plan and capital investments.
  
- B. Declared that if partnership negotiations based upon the above proposed terms are unsuccessful by September 30, 2018, then the existing lease would expire on July 1, 2021 and the Cameron Run parkland would revert to City control and custody for use for public park and recreation purposed with the goal that it become a recreational complex providing year-round active and passive uses including but not limited to natural areas, walking trails, aquatics, indoor or outdoor fields, multi-use courts, and community gathering spaces.



# Staff Recommendation - Lease Extension

## Lease Amendment to Current

- A. Reduce current lease area to 14.59 acres consisting of the parking areas & shelters, batting cage, play structure, mini-golf, and aquatics facility, therefore excluding Lake Cook, Lake Cook Park and Ward's Woods.
- B. Lease extension from July 1, 2021 (end of current lease) to December 31, 2028 (7.5-year extension) pending implementation of mutually agreed upon Program Enhancements & Site Improvements as identified in Item 2. below.
- C. Should NOVA Parks not implement enhancements and improvements identified in Item 2. below, the lease will end on June 30, 2021 (end of current lease), unless otherwise delayed due to regulatory processes outside NOVA Parks control.
- D. Prior to December 31, 2028, both parties may discuss either a short-term lease extension, or long-term lease replacement. It is recognized by both NOVA Parks and the City that a long-term lease replacement beyond 2028 would be a joint vision where NOVA Parks would partner with the City and make substantial capital investments towards new and current facilities

# Staff Recommendation - Conditions

## Winter Village:

1. Before June 30, 2021, NOVA Parks will create a “Winter Village” inside the waterpark that will include the following (or comparable) features:
  - a. Ice skating rink
  - b. Winter themed Light Displays
  - c. Children’s activities such as rides, play equipment and game tables
  - d. Food service
  - e. Winter themed lighting in mini-golf area
  - f. Program support areas such as a heated admissions/rest room building and hospitality tent.
  
2. The Winter Village will operate from mid-November through approximately the first full week of January seven (7) days a week from 5 p.m. to 10 p.m. Beginning from approximately the end of the first full week of January through the end of February, the ice rink only will operate Friday from 5 p.m. to 10 p.m., and Saturday and Sunday from 11 a.m. to 5 p.m. NOVA Parks reserves the right to adjust operating schedules based on demand and weather considerations.

Stakeholder Priorities: 2 & 4



# Staff Recommendation - Conditions

## Community Aquatics

- 1. Learn to Swim Program:** Between Memorial Day and Labor Day during the pool season, NOVA Parks will provide Learn to Swim classes for young children in the morning beginning no earlier than 8 a.m. NOVA Parks reserves the right to extend Learn to Swim classes beyond Labor Day.
  - a. The City and NOVA Parks will mutually advertise the Learn to Swim Program through marketing materials such as flyers, program guides, eNews, and social media.
  
- 2. Dedicated Lap Swimming:** Between Memorial Day and Labor Day during the pool season, NOVA Parks will make the wave pool available for dedicated roped swim lanes for lap swimming from July 1 through August 31 between the hours of 8 a.m. to 10 a.m. Lap swim scheduling will be only by organized swim clubs scheduled through the City. This schedule may be amended by mutual written agreement between the City and NOVA Parks.
  - a. NOVA Parks
    - i. Will procure and install the ropes for dedicated lap swimming
  - b. City
    - i. Will provide an initial schedule for lap swim use by May 31.
  - c. City
    - i. Will retain all revenue generated.

# Staff Recommendation - Conditions

## **Parking Lot Enhancements:**

1. Before July 1, 2021, NOVA Parks will patch and reseal the parking lot, and replace permanent bump stops with temporary bump stops in the west area of the parking lot to accommodate a mini-pitch facility managed by the City or a City sponsor through a partnership.

## **Site Maintenance Enhancements:**

1. NOVA Parks will employ at least one full time maintenance staff, 40-hours per week, dedicated to Cameron Run Regional Park

Stakeholder Priorities: 5





# Staff Recommendation - Conditions

## City Program Enhancements & Site Improvements

### Mini Portable Multi-Use Synthetic Turf Field

1. NOVA Parks shall allow the City, or through a partnership agreement, purchase and install a seasonal mini portable multi-use synthetic turf field on the parking lot. NOVA Parks will allow for the mini portable multi-use synthetic turf field installation no earlier than one week after Labor Day and the City will remove the mini portable multi-use synthetic turf field later than two weeks before Memorial Day.
2. The City will retain all revenue generated.



# Staff Recommendation

## City Program Enhancements & Site Improvements

(outside new lease area)

### Community Park:

1. City will plan Lake Cook Park, the area to the east of Lake Cook, through the Pocket Park Planning process.
2. The City shall be responsible for all costs associated with the park plan and implementation.

### Ward's Wood:

1. The City will provide general maintenance improvements and install a trail and interpretive signage.
2. The City shall be responsible for all costs associated with area improvements.

### Road side Enhancements:

1. City will plant additional trees along Eisenhower Ave.

### Lake Cook:

1. City will manage Lake Cook following the storm water restoration project.

Stakeholder Priority: 1, 5 & 6



# Staff Recommendation

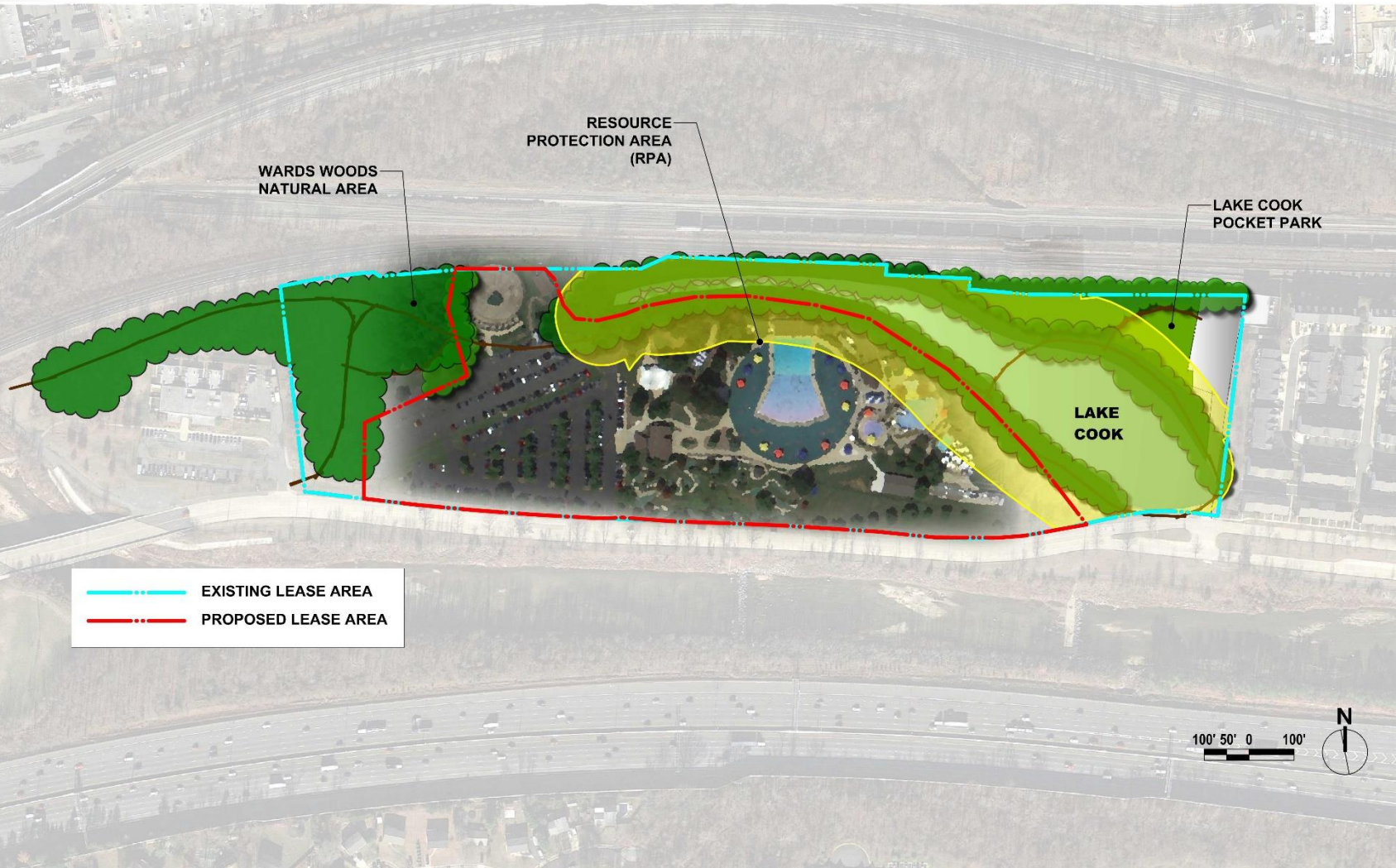
## Cooperative Program Enhancements

NOVA Parks and the City will work together on additional temporary or seasonal activities such as farmers markets, food truck rodeos and other temporary use of the parking lot during the aquatics off-season. By agreement, the City and NOVA Parks shall determine the revenue share generated by cooperative programs.

Stakeholder Priority: 1, 2, 4 & 7

# Staff Recommendation - Lease Extension

## Reduced Leased Area



# Staff Recommendation



**1** Wards Woods Walking path and environmental signage  
City responsibility  
Stakeholder recommendation #5  
Council direction #1

**2** Patch and re-seal parking lot and re-plant tree islands  
NOVA Parks responsibility  
*\*This may be standard re-sealing or milling and re-paving*  
Stakeholder recommendation #5

**3** Identify and solicit seasonal temporary courts from Labor Day to Memorial Day  
City responsibility with potential partners  
*\*One version comes in shipping container that can be kept on site. Court can be kept in container seasonally.*  
Stakeholder recommendation #2 & #4

**4** Seasonal Food Trucks  
Cooperative Coordination  
Stakeholder recommendation #2 & #4  
Council direction #2

**5** Enhance rental area with natural play features  
NOVA responsibility  
Stakeholder recommendation #2 & #4

**6** Holiday lights and ice skating from Nov. - Feb.  
NOVA Parks responsibility  
Stakeholder recommendation #2 & #4

**7** Reduce leased area  
Stakeholder recommendation #5  
Council direction #1

**8** Provide lap swimming & lessons from 8am-10am  
NOVA Parks responsibility  
Stakeholder recommendation #1 & #6

**9** Enhance Streetscape include tree plantings  
City responsibility  
Stakeholder recommendation #5

**10** Plan Lake Cook Park through Pocket Park Plan  
City responsibility  
Stakeholder recommendation #1 & #6  
Council direction #1

## Long-term (20 years+) Capital Considerations

**Shared community/recreational building**  
Report Recommendation #1 & 4  
Council direction #2

**New water feature**  
Report recommendation #4

# Questions & Discussion