



Cameron Run Park Planning Process and Conceptual Design

PUBLIC MEETING NUMBER 1
March 2, 2017



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Agenda

- **Welcome and introduction**
- **Project Overview and Goals**
- **Cameron Run Park and Context Presentation**
- **Discussion**
- **Small Group Work**
- **Reporting Out and Next Steps**



Key Team Members



John Fennell, PLA, LEED GA
Project Manager
Landscape Architecture and
Urban Design



Diana Hartman, AICP
Park Planning
Senior Planner



Ken Mobley
Public Engagement
Director of Alexandria
Planning



Meeting Ground Rules

- **Everyone's opinions are important and valid**
- **Meetings will begin and end on time**
- **Follow the agenda, please stay on topic**
- **Be respectful and courteous - avoid dominating the conversation**
- **Questions are welcomed**
- **Please silence cell phones and other mobile devices**



These ground rules were developed for Alexandria's Civic Engagement Handbook



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Goals of the Process

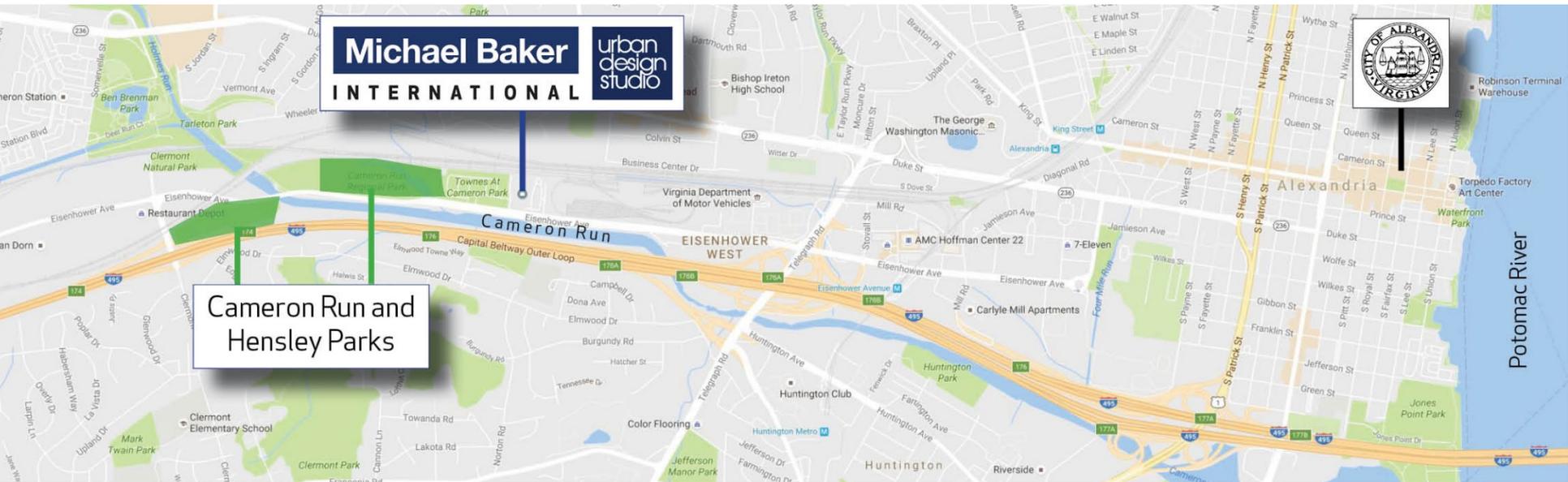
- **Make sure that the community has a comprehensive understanding of the project and site issues**
- **Collect/Understand/Communicate the different viewpoints of the Community**
- **Make Recommendations to Recreation, Parks and Cultural Activities as to the Highest and Best use for the Cameron Run Park**



Understanding Cameron Run Parks



Understanding Cameron Run Parks



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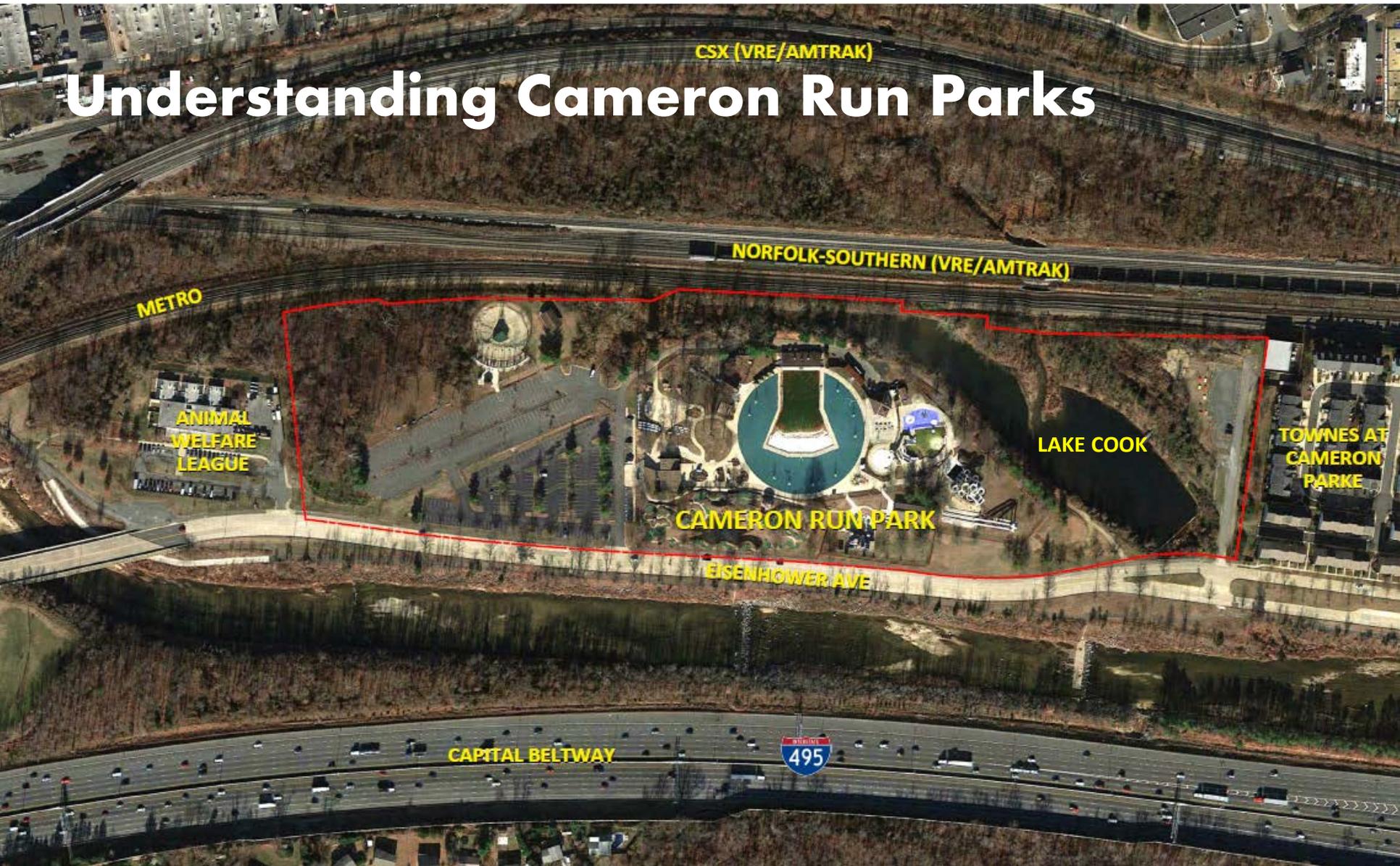
Cameron Run and
Hensley Parks



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Understanding Cameron Run Park LEASE



- Land owned by City of Alexandria
- Leased to NOVA Parks (then NVRPA) in 1981
 - 40 year lease for \$10.
- City pays \$4.46 per resident to NOVA Parks to be a member = +/- \$684,000 per year
 - \$2.57 (capital) + \$1.89 (operating)= \$4.46
- Lease amended in 1991 and 2002 to reduce area from original 53 acres to current 25.8 acres
- NOVA Parks lease set to expire in 2021
- 2016 NOVA Parks proposes 20 year lease extension



Understanding Cameron Run Park ZONING



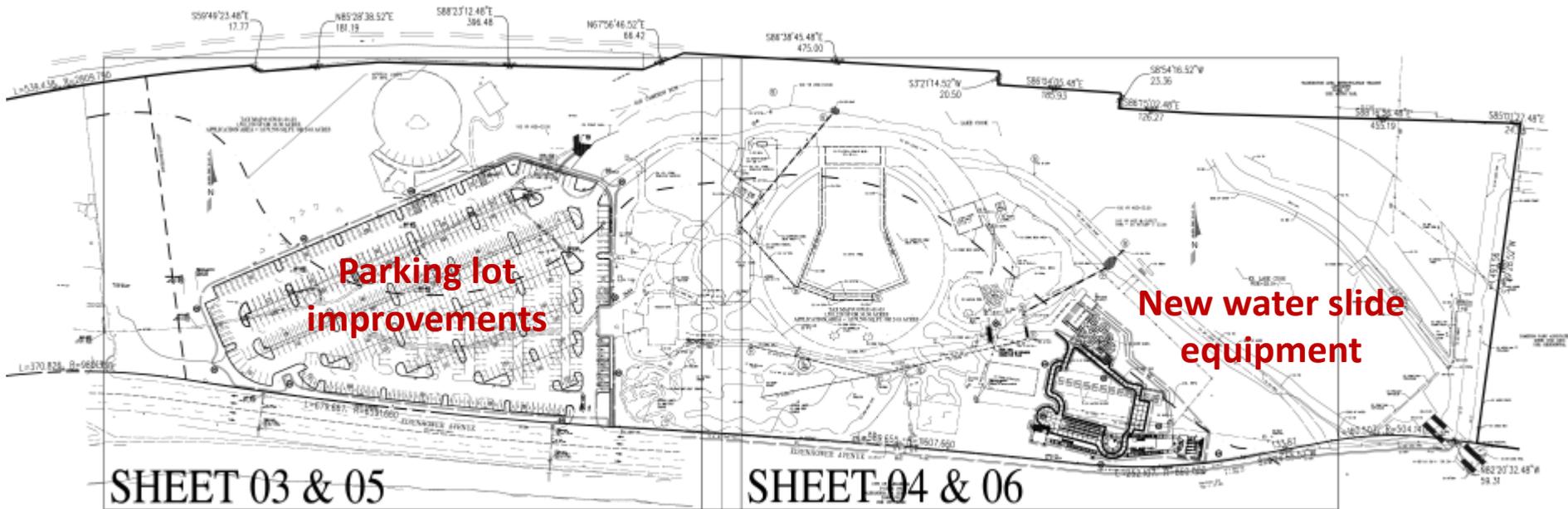
- **Park is in a Public Open Space Zone (POS)**
 - **To preserve and enhance Alexandria's publicly owned open space**
 - **To protect the natural and developed amenities they possess**
 - **Allow only development which respects and is consistent with those amenities**
- **Permitted uses – natural unimproved areas, improved outdoor recreational areas.**
- **Special Permit – Rec buildings, mini golf, amphitheaters, refreshment stands, etc.**



NOVA Parks DSUP – proposed improvements



- 2014 NOVA Parks proposes improvements and changes to Cameron Run – Plan approved by City

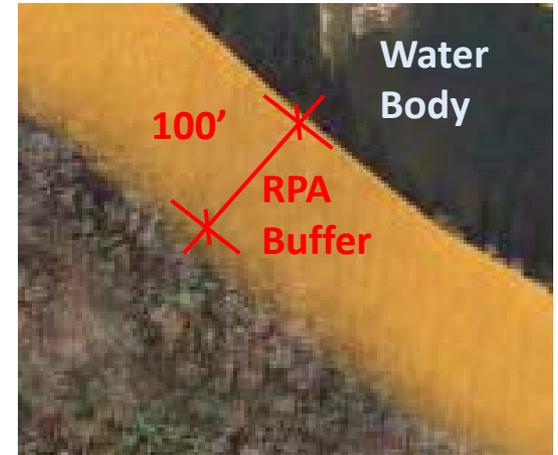


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Cameron Run Park - RPA

- RPA = Resource Protection Area – created 1988 – City mapped 1992
- Sensitive environmental corridors – intended to be preserved in a natural condition
- Defined as a 100 ft. buffer from streams with perennial flow
- RPAs are a key component of The Chesapeake Bay Act program
 - designed to improve water quality in the Chesapeake Bay and its tributaries by requiring the use of effective conservation planning and pollution prevention practices when using and developing environmentally sensitive lands
 - Allowed uses in an RPA: fishing, bird watching, hiking, boating, and canoeing. Except under very specific circumstances, new development in the RPA is limited to those that are considered "water dependent uses."
- All exceptions to the Resource Protection Area requirements must go through a public hearing process



Cameron Run Park - RPA



RPA Area: 14.0 acres

Site Total: 25.8 acres

Site minus RPA: 11.8 acres



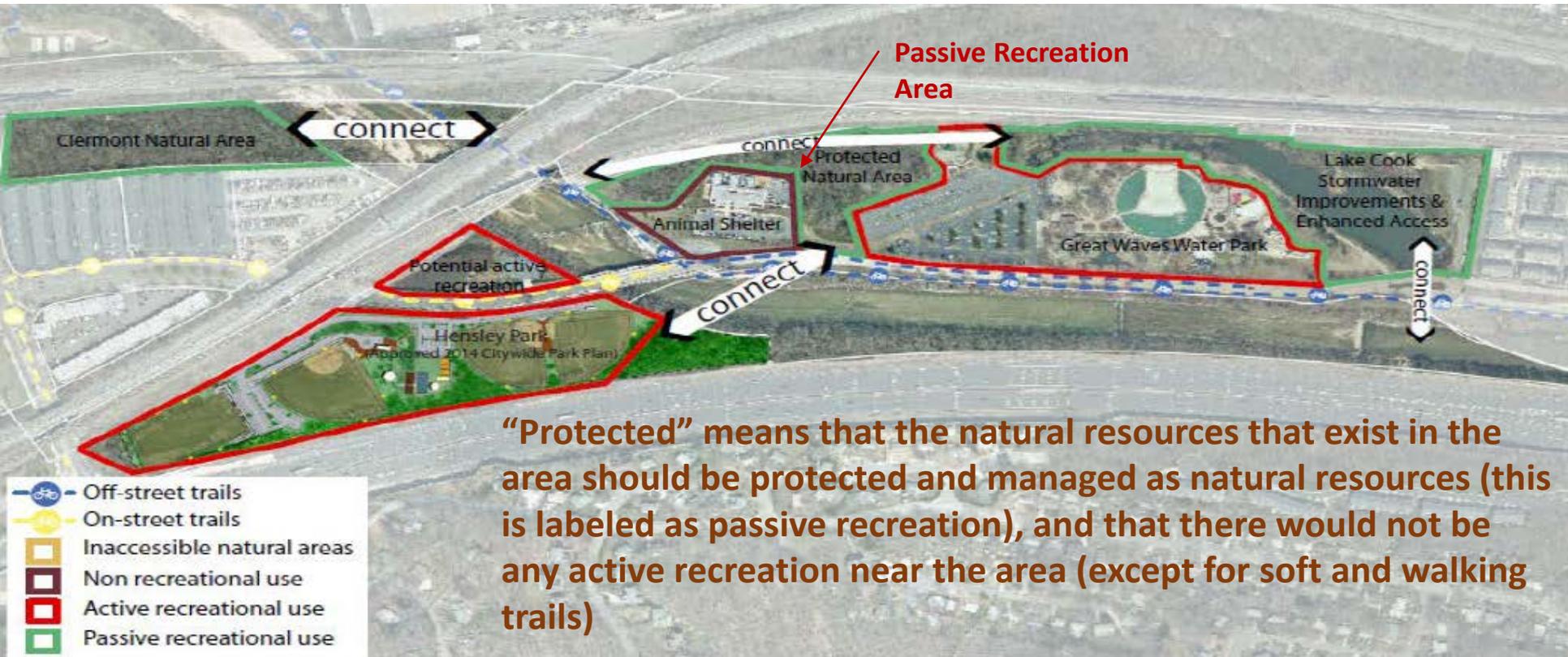
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Cameron Run Area Coordinated Park and Open Space Plan

Approved Jan. 15, 2015



“Protected” means that the natural resources that exist in the area should be protected and managed as natural resources (this is labeled as passive recreation), and that there would not be any active recreation near the area (except for soft and walking trails)



Cameron Run Park – RPA + Passive Recreation Areas

Passive Recreation Area

RPA Area: 14.0 acres

Site Total: 25.8 acres

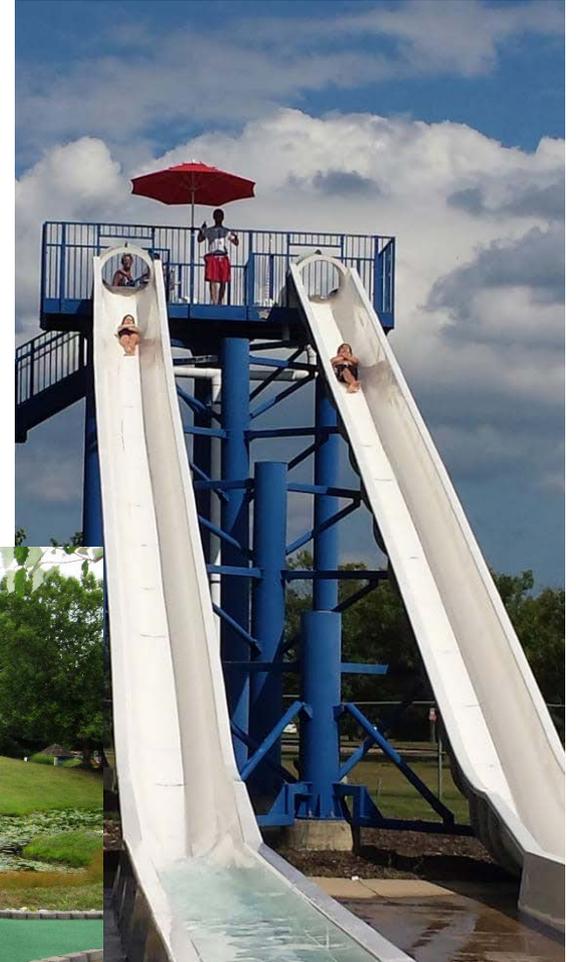
Site minus RPA: 11.8 acres



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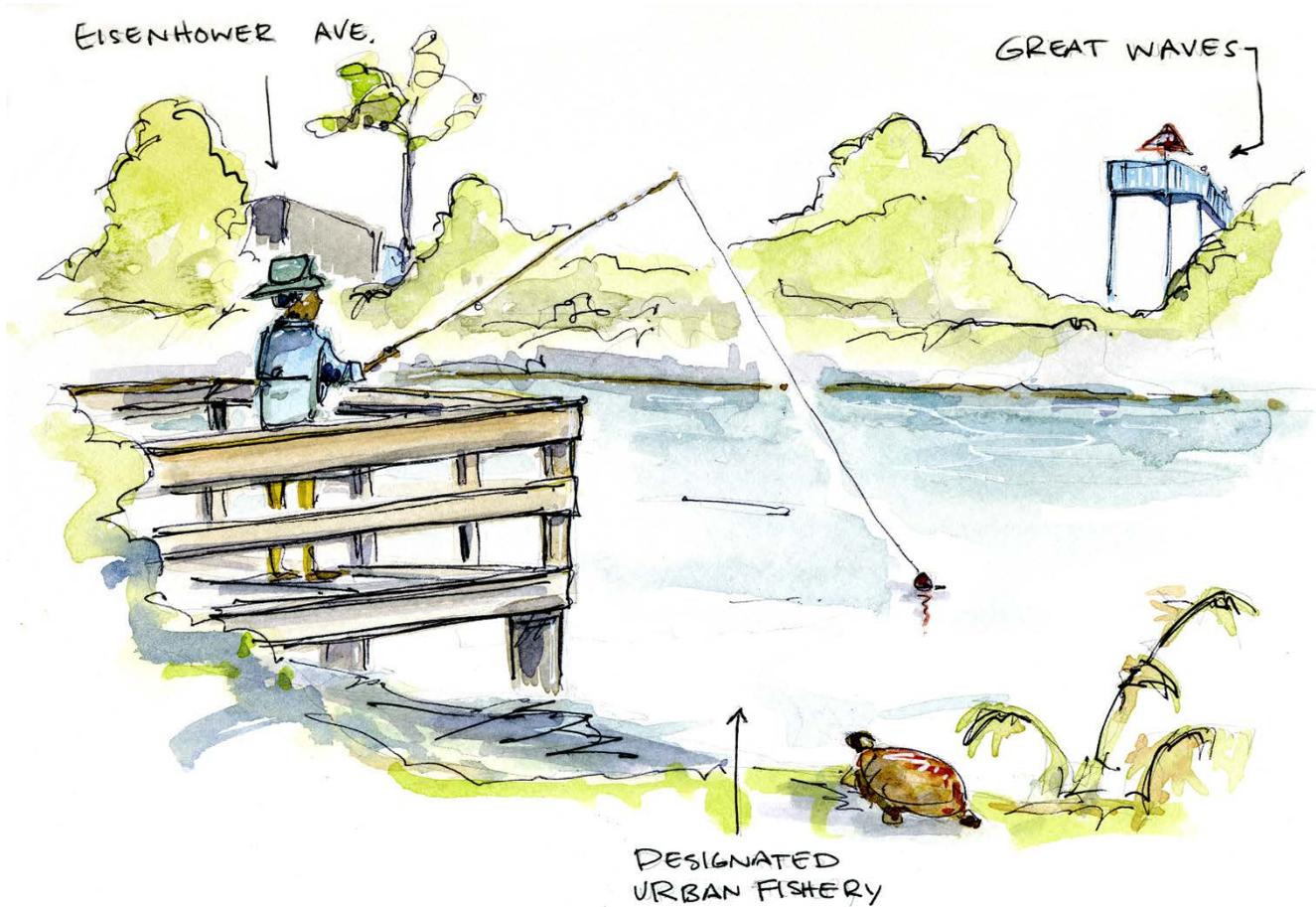


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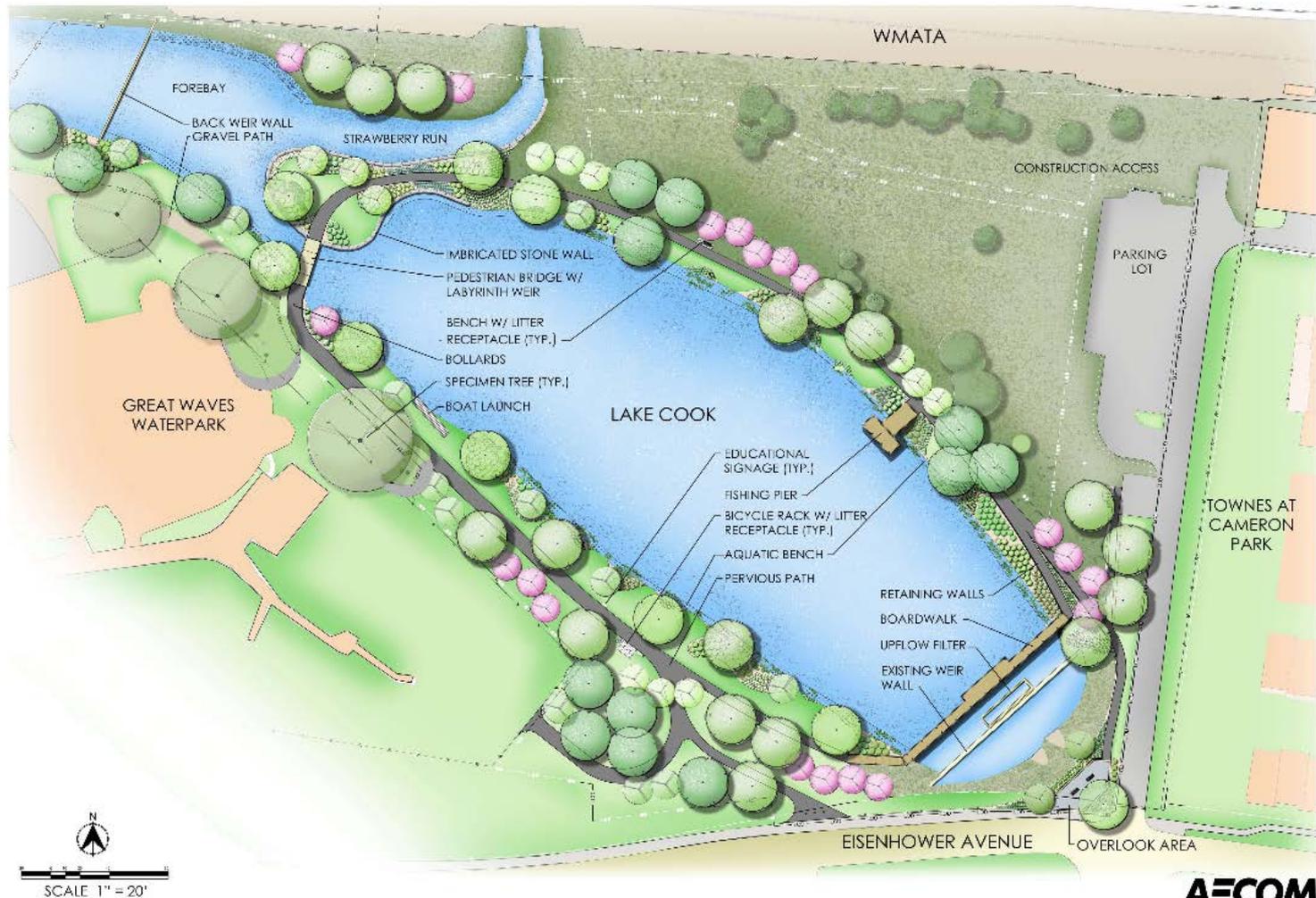
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LAKE COOK STORMWATER MANAGEMENT FACILITY RETROFIT

AECOM
ILLUSTRATIVE SITE PLAN



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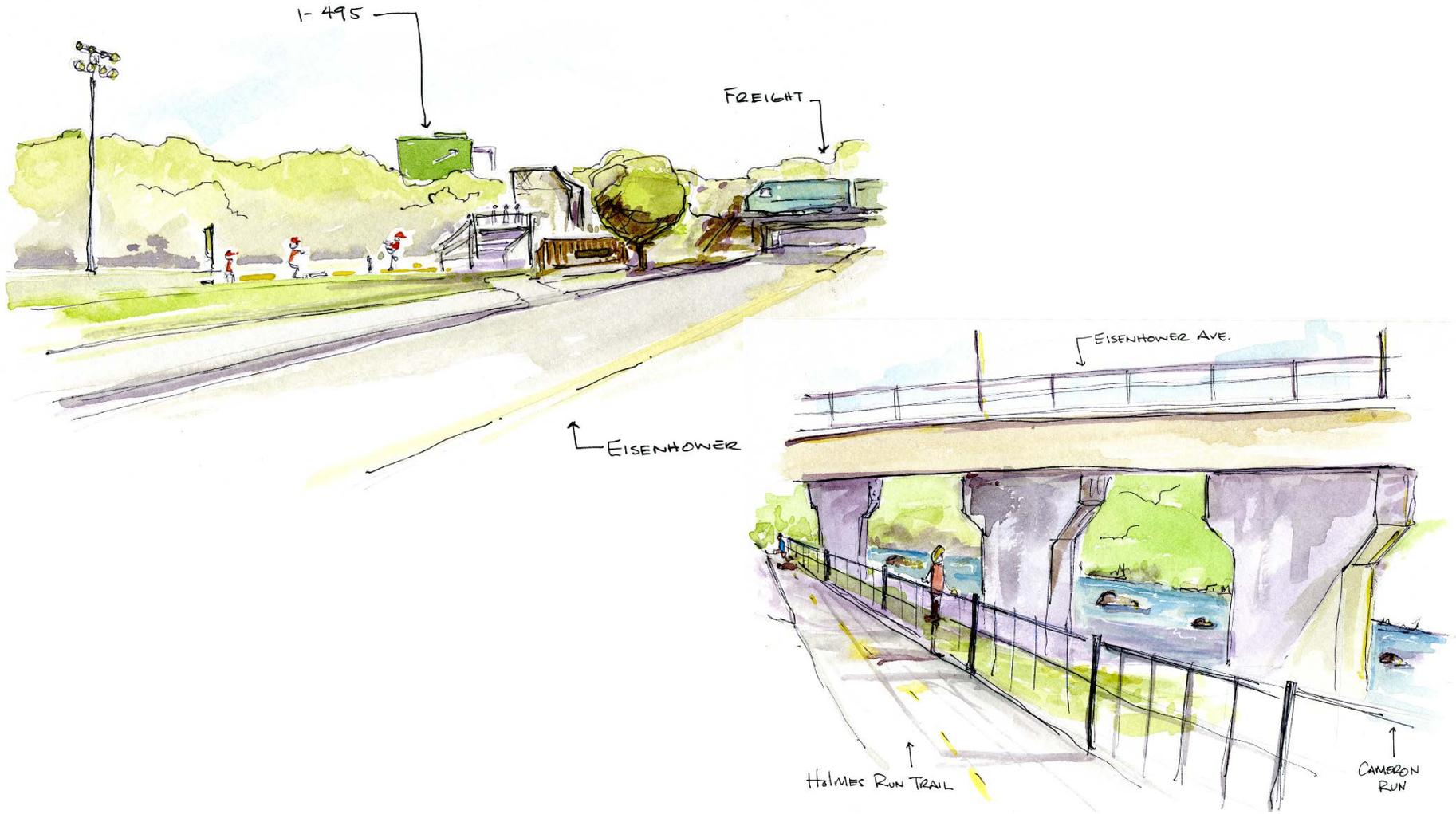


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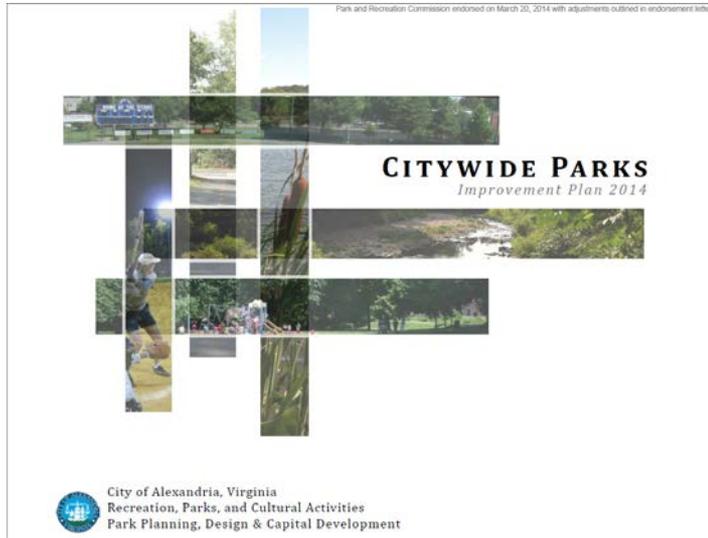
Hensley Park – existing conditions



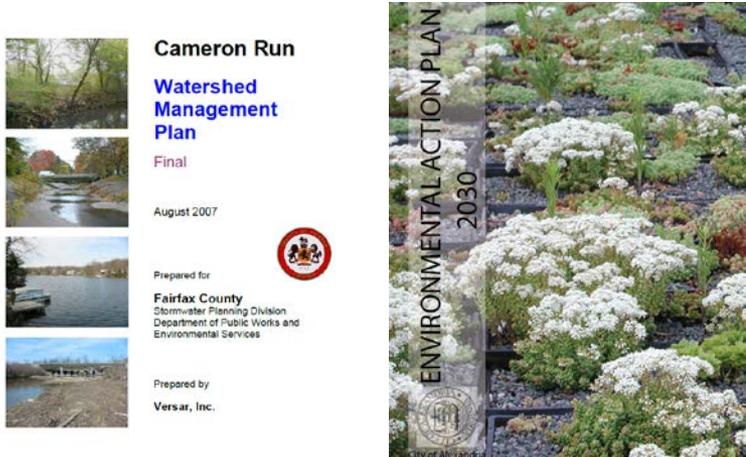
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Related Plans



City of Alexandria Urban Forestry Master Plan



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Hensley Park Proposed Plan



From the Citywide Parks Improvement Plan 2014



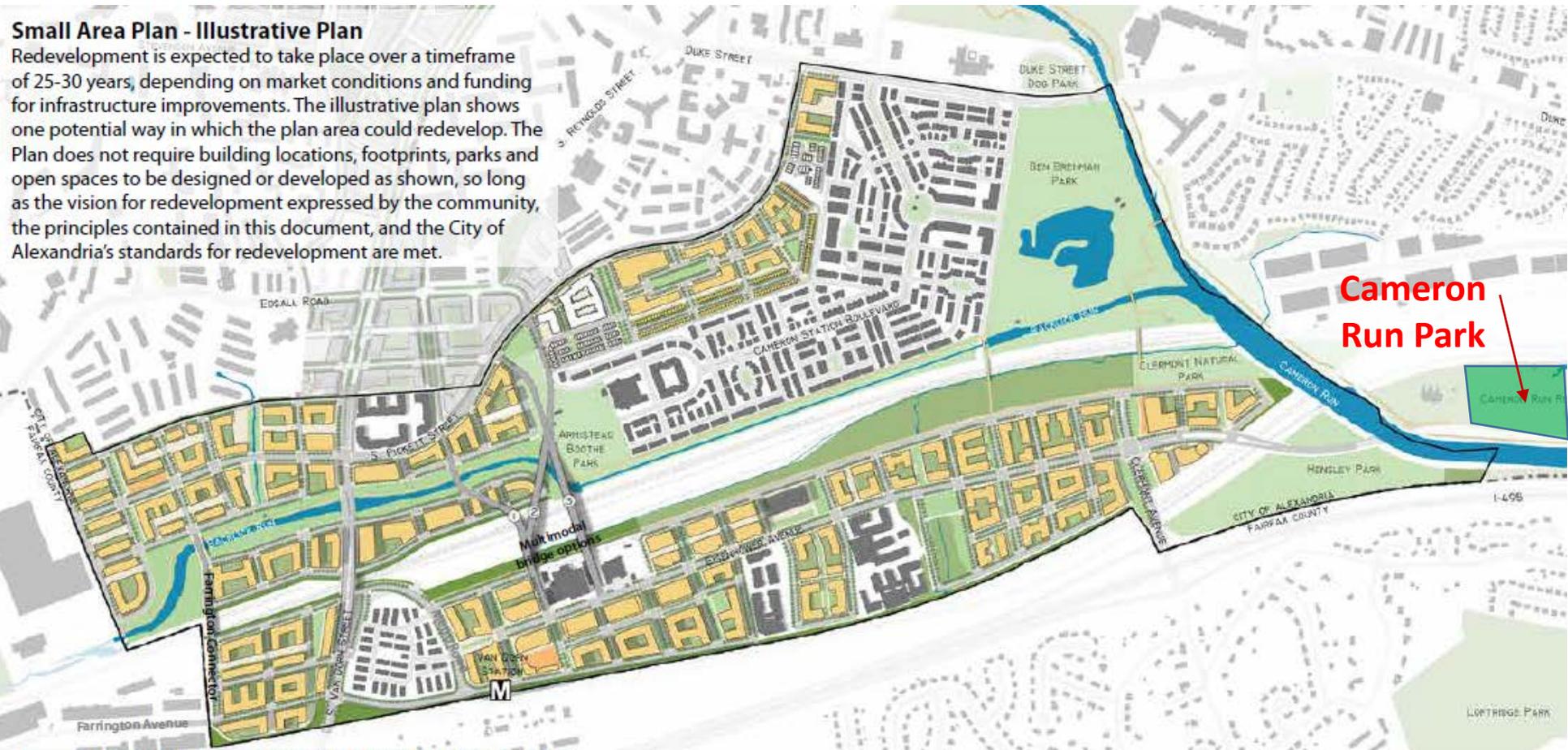
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Eisenhower West Plan

Small Area Plan - Illustrative Plan

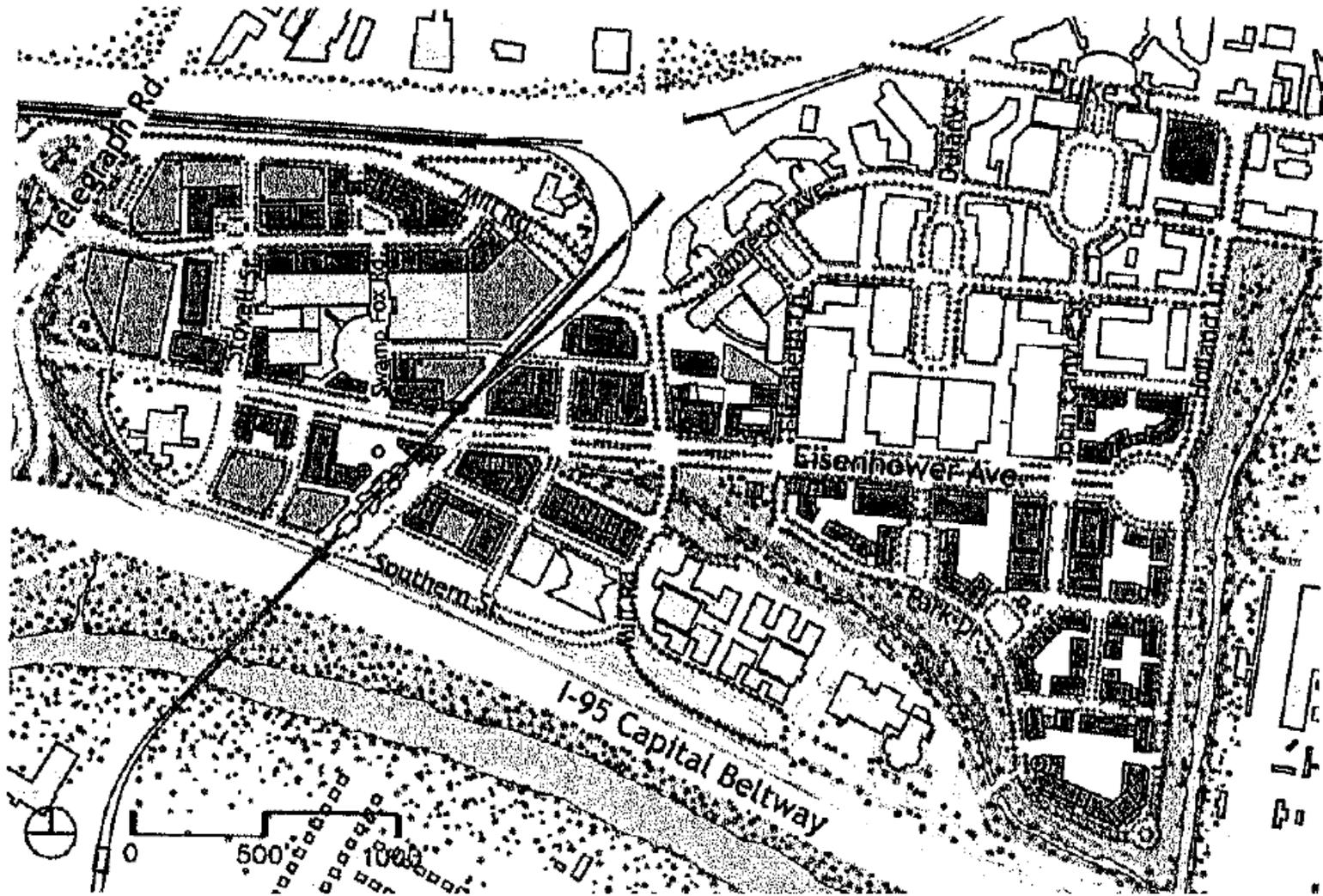
Redevelopment is expected to take place over a timeframe of 25-30 years, depending on market conditions and funding for infrastructure improvements. The illustrative plan shows one potential way in which the plan area could redevelop. The Plan does not require building locations, footprints, parks and open spaces to be designed or developed as shown, so long as the vision for redevelopment expressed by the community, the principles contained in this document, and the City of Alexandria's standards for redevelopment are met.



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Eisenhower East Plan



Discussion



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Discussion

Cameron Run Park TODAY

How many people here tonight have visited the Cameron Run Park?

How Recently?

How Often?



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Cameron Run Park TODAY

What do you do at Cameron Run Park?

If you do not go, why not?



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Cameron Run Park TODAY

What are your impressions about the Cameron Run Park?

- **What works?**
- **What does not work?**
- **What can be improved?**
- **Other concerns?**



Discussion

Cameron Run Park TOMORROW

Park activities:

- What do you need more of?
- What do you need less of?

(Dot exercise)



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Discussion

Cameron Run Park TOMORROW

What future uses do you see in the Park?

(Dot exercise to determine top 3)



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Rank your preference for Use Types in the park:

[Dot exercise]

