Cameron Run Park Planning Process and Conceptual Design

Eisenhower Partnership Stakeholder Meeting

Tuesday, February 21, 2017
Agenda

- Welcome and introduction
- Project Overview and Goals
- Cameron Run Park Background
- 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
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

Mini Golf

EISENHOWER AVE.
Understanding Cameron Run Parks

[Map showing Cameron Run and Hensley Parks]
Understanding Cameron Run Parks

CSX (VRE/AMTRAK)

NORFOLK-SOUTHERN (VRE/AMTRAK)

CAMERON RUN PARK

LAKE COOK

EISENHOWER AVENUE

TOWNES AT CAMERON RUN

METRO

ANIMAL WELFARE LEAGUE

TOWNES AT CAMERON RUN

Michael Baker International

City of Alexandria, Virginia

urban design studio
Understanding Cameron Run Parks
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 $4.60 per resident to NOVA Parks to be a member = +/- $670,000 per year
- 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

Parking lot improvements

New water slide equipment
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
- 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
“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

RPA Area: 14.0 acres
Site Total: 25.8 acres
Site minus RPA: 11.8 acres
Understanding Cameron Run Parks
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Hensley Park – existing conditions
Related Plans

City of Alexandria
Urban Forestry Master Plan

Cameron Run
Watershed Management Plan
Final
August 2007
Prepared for:
Fairfax County
Stormwater Funding Division
Department of Public Works and
Environmental Services
Prepared by:
Versar, Inc.
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.
Eisenhower East Plan
Discussion
Discussion

What are your concerns about Cameron Run Park?
Discussion

What are the impacts to the businesses from Cameron Run Park?

• Benefits?
• Drawbacks?
Discussion

What changes or additions would you like to see to the park? Why?
Discussion

How could the park better serve the needs of the Eisenhower Avenue community?
Discussion

- Group Discussion at Maps
- Group reporting