

P+nc 7.17.14 Director's Report
Item # a

City of Alexandria, Virginia

MEMORANDUM

DATE: JUNE 13, 2014

TO: RASHAD M. YOUNG, CITY MANAGER

THROUGH: MARK JINKS, DEPUTY CITY MANAGER *mj*
DEBRA COLLINS, DEPUTY CITY MANAGER *dc*

FROM: JAMES SPENGLER, DIRECTOR *js*
DEPARTMENT OF RECREATION, PARKS AND CULTURAL ACTIVITIES

SUBJECT: NORTHERN VIRGINIA REGIONAL PARK AUTHORITY LEASE OF
PUBLIC OPEN SPACE 4001 EISENHOWER AVENUE

This memorandum discusses the proposed process for the public review and consideration of a request from the Northern Virginia Regional Park Authority (NVRPA) to extend its lease of City owned public open space at 4001 Eisenhower Avenue.

The City Strategic Plan and the City Manager's work plan assign the long-term outcome of improving the quality of resident's leisure time to the Healthy and Thriving Residents work group. A regional authority provides residents with additional benefits not available locally. It is important that the City and NVRPA work closely together to ensure the highest level of local benefit possible. The FY15 budget authorizes \$275,949 for NVRPA membership and \$375,976 in capital improvement contributions. NVRPA operates the Cameron Run Regional Park, and Carlyle Historic House Park in Alexandria.

BACKGROUND:

In 1981, the City of Alexandria signed a forty-year lease with the Northern Virginia Regional Park Authority to enhance recreational opportunities for Alexandria citizens by allowing the use of City land in exchange for the construction and operation of major recreational facilities. The original lease involved 53 acres of land, including the current Joseph "Hensley" Park site and the triangular piece of land opposite Hensley, currently used as the City's mulch site. Modification of the lease occurred in 1991 to exclude the Hensley Park and City mulch site. Additionally, modification happened in 2000 to exclude the animal shelter. The current lease includes approximately 31 acres of City owned land, and is known as the Northern Virginia Regional Park Authority's Cameron Run Regional Park.

According to the lease terms, the use of the property includes the following:

“Subject to the conditions hereinafter set out, during the Lease Term, the Authority may construct on the Property such improvements, facilities, sports fields, picnic areas and such other amenities as are shown on the “Synthesis Plan” or as are consistent with the development of a regional park, and shall maintain the Property, the improvements and the park in a quality and state of repair comparable to similarly developed regional parks in Northern Virginia. The park shall remain open to the public at hours and days generally comparable to similarly developed regional parks. Further, the Authority shall have the right to charge admission, use and concession fees which it may establish from time to time in a manner similar to its establishing of such fees elsewhere in the regional park system.”

Pursuant to the above terms, Cameron Run Regional Park includes a waterpark (wave pool, children’s area, and water slides), picnic shelters/pavilions, a play structure, miniature golf, batting cages, concessions, and associated parking. The fee-based park is open seasonally (see attachment). In addition, the property includes Lake Cook, a manmade, stocked pond available to the public year round for fishing. The term of the existing lease expires in 2021.

NVRPA recently submitted a proposal to the City for additional capital improvements to the waterpark, including a new significant slide feature and reconfigured parking lot, both requiring a Development Special Use Permit. Prior to making a significant capital investment in the property, NVRPA also requested a forty-year extension of the existing lease. Forty years is the longest period the City can authorize a lease of its property, and the Alexandria City Council must approve any lease.

After an initial time in processing the DSUP, the City determined to suspend the process given the outcome of the FY15 budget process, emerging impacts from compliance with the Chesapeake Bay Water Quality Act, the newly initiated Eisenhower West Small Area Plan, and the update to the Open Space Master Plan.

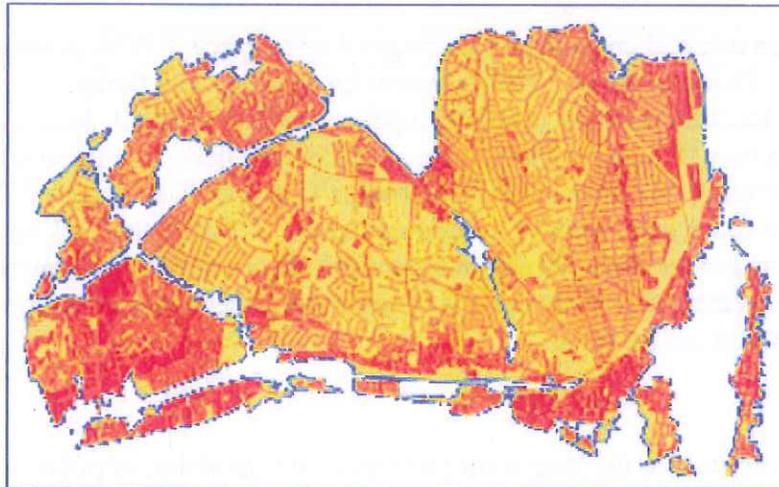
ISSUES:

There are several important local issues to consider in the request by NVRPA as they may influence the terms of a lease, land areas included, or facilities developed.

- Lake Cook serves as a strategically important property for current and future stormwater management and compliance with the Chesapeake Bay Water Quality Act. The facility serves 391.5 acres of drainage area. There is current approval to expand the size and function of the facility to meet phase 1 requirements of the Act. The current project budget is \$2.5 million for FY15. Additionally, staff forecasts that sufficient benefit will occur to improve the facility further. This improvement would expand the facility by at least a third.
- The Office of Environmental Quality is also exploring the design improvement in complimenting work at Lake Cook with areas upstream known as Clermont Cove. The Northern Virginia Conservation Trust is actively working on acquisition of this property as additional open space. The open space area is the confluence of the Strawberry Run, Holmes Run, Cameron Run, and Backlick Run drainage areas (map attached). This general area also

has a significant pollutant load given the presence of large amount of impervious surface in older commercial development.

City Pollutant Load Map



- The Eisenhower West Small Area Plan recently commenced work with an appointed citizens work group. While Cameron Run Regional Park is not included in the Plan's boundary, its adjacency to potential new development in the area is important. A study area boundary approved by the group includes Hensley Park but excludes Cameron Run Regional Park. The initial community survey shows significant support for recreation activities, natural open space, parks, and trails as items citizens' value highly. The City will not know until the end of the study process what additional open space or recreation improvements are required.
- The original "Synthesis Plan" referred to in the current NVRPA lease is out of date. The plan does not reflect land excluded with lease amendments and it does not incorporate potential new demands from the Small Area Plan or new stormwater features. Recently, City Council approved the Citywide Parks Improvement Plan that included Hensley Park. An updated "Synthesis Plan" should include the components of Hensley Park, Cameron Run Regional Park, Lake Cook, Claremont Cove, the Animal Shelter, and Cameron Run bike/pedestrian trail. A holistic plan using information from the Small Area Plan, City Recreation Needs Assessment, and NVRPA regional needs assessment would potentially provide a higher level of benefit.
- RPCA is currently updating the implementation strategies for the Open Space Plan in response to local recreation demands. The City's open space goal is 7.3 acres per 1,000 residents. We currently maintain this ratio. We project that in order to maintain this ratio 10 years from now, we must obtain an additional 183 acres of open space. Development

NVRPA Lease of Open Space

contribution in upcoming development projects accounts for 58 acres of this amount. We anticipate obtaining the remaining 125 acres through a combination of roughly 30% acquisition and 70% contribution. Land acquisition and park development averages \$2.2 million per acre in the City. If purchased, we estimate that the City needs \$82,500,000 to meet its open space goal over the next 10 years. However, the approved CIP has \$26,300,000 identified for open space acquisition. Given this gap, it will be increasingly difficult to maintain the current open space acreage in the future.

- With increasing recreation demand and a future shortage of open space, RPCA is planning for intensification of use. This was the underlying reason for the Citywide Parks Improvement Plan study recently concluded with acceptance by City Council, June 11, 2014. The component units in a new “Synthesis Plan” form a “city-wide” park. It is important that RPCA pursue every opportunity to enhance local recreation. Cameron Run Regional Park occupies 31 acres of open space that provides a seasonal benefit. Through the Park and Recreation Commission and other local recreation organizations, we need to determine how the property can provide greater year-round benefit. Additionally, there may be opportunities to provide greater in-season local benefits.

RECOMMENDATION:

The City of Alexandria is committed to the long-term protection and provision of public open space for residents and visitors. There will be higher demand in the future on existing park areas. The quality, extent, and variety of recreation use sought by the public are changing with the demographics of the City. Due to the long-term nature of the requested lease, and the unknown nature of recreation and park uses in this area, RPCA recommends a public study process concurrent with lease negotiations. This is in keeping with Alexandria’s adopted Civic Engagement principles and practices. The deliverable of the process would be a new Synthesis Plan for recommendation by the Park and Recreation Commission and adoption by City Council. RPCA will work with NVRPA, other departments, community organizations, and other stakeholders throughout the study period. The planning process must explore the future needs for local and regional recreation needs by the Alexandria public.

A new Synthesis Plan could influence the terms and conditions of a renewed NVRPA lease. However, it is less likely that a plan would affect the waterpark feature itself. An alternative approach could be to exclude the Lake Cook area from the lease and proceed with terms and conditions for the waterpark and parking lot. The stormwater planning around the lake, and the Eisenhower West Small Area Plan consideration of recreation and open space would delay lease extension considerations.

SUGGESTED TIMETABLE:

Work to develop the Synthesis Plan would be conducted by the Planning Division of RPCA in coordination with NVRPA staff, other City departments, and limited external consultant engagement (survey work).

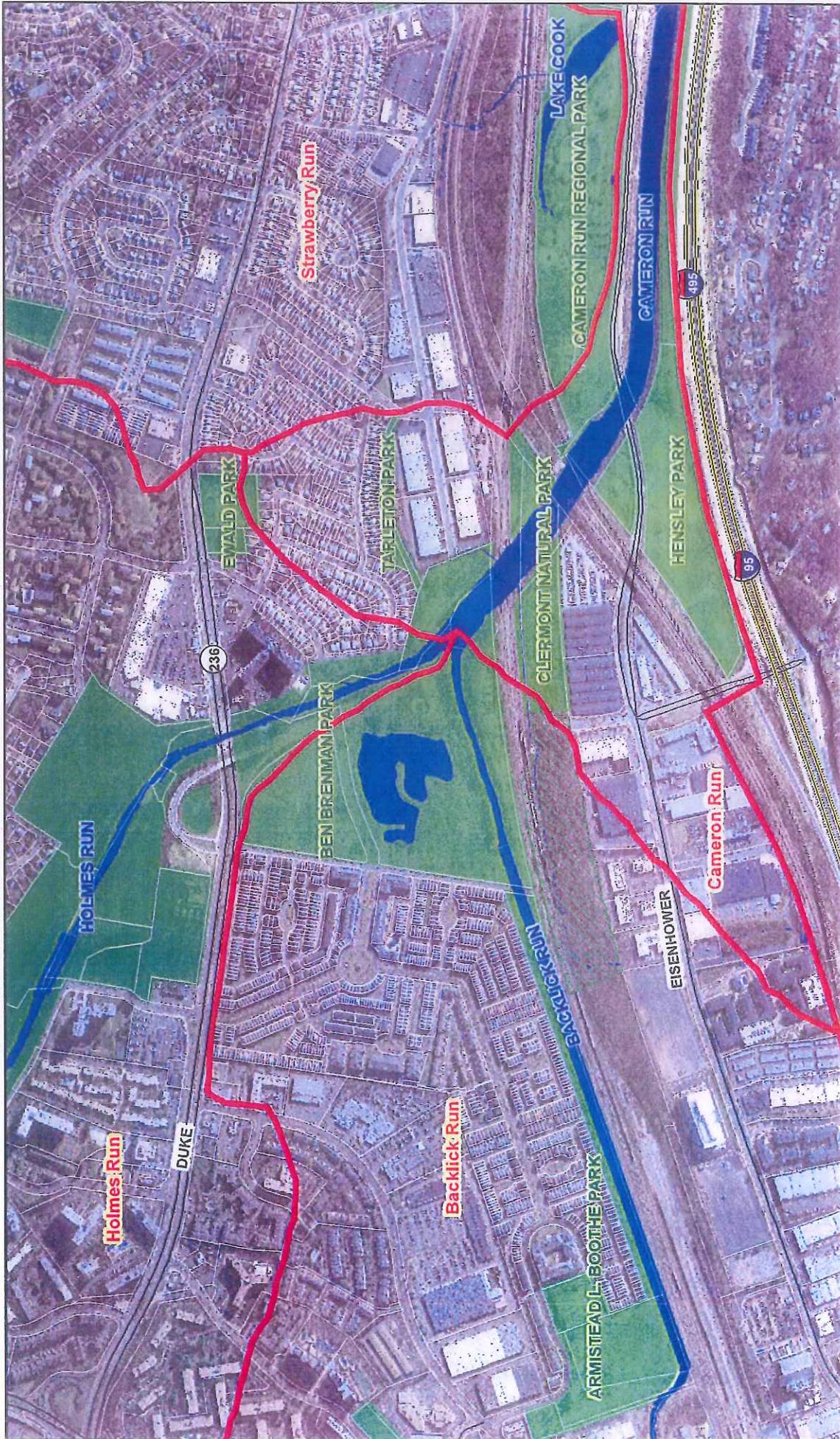
- June 2014 – Inventory of current and future plans for the study area.

NVRPA Lease of Open Space

- July 2014 – Meetings of inter-departmental staff with NVRPA to determine future planning impacts on the study area.
- September 2014 – Community Survey regarding current and potential use of the sites in the study area and resident needs for regional recreation activities.
- October 2014 – Joint City/NVRPA Public Meeting(s) to discuss survey results and options for future use of the site.
- November 2014 – Park and Recreation Commission Public Hearing and recommendation regarding the use of the site.
- December 2014 – report to City Council and adoption of a Synthesis Plan for the study area.

Attachments

cc: Rich Baier, Director, Department of Transportation and Environmental Services
Faroll Hamer, Director, Department of Planning and Zoning
Laura Durham, Principal Planner and Open Space Coordinator, Department of Recreation, Parks and Cultural Activities



Lake Cook - Drainage Area Map

Parks
 Property of Interest
 Watershed Boundary

1 inch = 906 feet
 0 900 1,800 Feet

Northern Virginia Regional Park Authority 2014 Annual Waterpark Pass Agreement

Email to frontdesk@nvrpa.org or print and mail or drop off at NVRPA Headquarters, 5400 Ox Road, Fairfax Station, VA 22039 703-352-5900

1. Additional family members are restricted to members of same household and a maximum of 6 family members. Proof of residency will be required by each adult member of household.
2. To ensure accuracy, please print clearly and complete the application in its entirety.
3. Payment is required at the time the application is submitted. For your convenience we accept Visa, MasterCard and American Express.

2014 Annual Pass Rates

	In-Jurisdiction Rates*	Out of Jurisdiction Rates
Individual	\$85.00	\$95.00
Each Additional Family Member	\$70.00	\$80.00
Senior Individual**	\$75.00	\$85.00

*In-Jurisdiction refers to residents of Fairfax County, City of Fairfax, Loudoun County, Arlington County, City of Alexandria and City of Falls Church.

** Senior membership may not be used in conjunction with a family membership. It is intended for individual purchase only.

4. A \$10 fee will be assessed for all lost cards.

Applicant agrees to assume responsibility and hold NVRPA, its officers, agents and employees harmless for any legal liability, injury or damage to the person or property of the applicant, its members and/or guests. Applicant assumes full responsibility for any damage to NVRPA property or person in connection with the use of NVRPA facilities. Patron agrees to abide by all waterpark rules and regulations. NVRPA reserves the right to revoke passes from patrons abusing rules, regulations or facilities.

I have received, read and understand NVRPA Waterpark Rules and Regulations.

Applicant Signature (Parent must sign if under 16)

_____/_____/_____
Date: Month/Day/Year

Northern Virginia Regional Park Authority 2014 Annual Waterpark Pass Agreement

Email to frontdesk@nvrpa.org or print and mail or drop off at NVRPA Headquarters, 5400 Ox Road, Fairfax Station, VA 22039 703-352-5900

MEMBERSHIP IS RESTRICTED TO MEMBERS OF THE SAME HOUSEHOLD.

(Please complete the application in its entirety – Print Clearly – Information Must Be Legible and Complete)

Applicant (Head of Household) _____

Household Address: _____
First MI Last
City: State: Zip:

Phone Number: _____ Email Address: _____

In emergency, notify: _____ Phone _____ Relationship: _____

Primary Waterpark (Circle One): Atlantis Great Waves Ocean Dunes Pirates Cove Volcano Island

How did you hear about us? _____

Including applicant above, list each household member to be included in membership.

(Please print clearly – information must be legible)

	Name	Sex (M or F)	Birthdate Month/Year	Member in 2013	New Member	Current or Newly Issued Pass Number (Number is Name Specific)
1.						
2.						
3.						
4.						
5.						
6.						

Please Include Payment Information when emailing or mailing. Will not be processed without payment.

# Passes	Amount Paid	Cash/Check/CC	Check or Credit Card Number	Expiration Date

Office Use Only:

Accepted at (circle one): ATL GW OD PC VI Employee's Full Name: _____
 Processed by Headquarters: _____ By (Initials): _____ Exp. Date: _____

Date

Northern Virginia Regional Park Authority Annual Waterpark Pass
Terms and Conditions

1. The annual Pass is valid at all 5 NVRPA Waterparks which include- Volcano Island at Algonkian, Atlantis at Bull Run, Great Waves at Cameron Run, Pirate's Cove at Pohick Bay, and Ocean Dunes at Upton Hill.
2. Children under 12 years of age must be accompanied by an adult at all times. Non-swimmers and small children must have an adult within arms reach at all times. Lifeguards are on duty to respond to aquatic emergencies. Parents, please watch your children.
3. Annual Pass holders are responsible for reading and following all rules and regulations pertaining to waterpark and park use.
4. Outside food or beverage is not permitted in the waterparks. Baby food and water is allowed. Parks are not permitted to store food for guests.
5. Annual Pass purchase does not guarantee admission. If capacity is reached, guests are admitted as others leave for the day. The Park reserves the right to close due to inclement weather or forecasted inclement weather.
6. NVRPA reserves the right to close the park for private rentals. Please visit our website for dates.
7. Alcoholic beverages are not permitted in the park or in the shelters outside the park. Alcohol consumption is only allowed with catering services offered by Great Blue Heron Catering.
8. Annual Passes are not valid for miniature golf or batting cages. A discount may apply to miniature golf with a valid Annual Pass. Paradise Play at Great Waves is included with Annual Pass purchase from Memorial Day-Labor Day. Additional use may be purchased separately.
9. Annual Passes are non-transferrable.
10. Rain checks are not issued to Annual Passholders.
11. Hours are not the same at all NVRPA waterparks. Please visit the website for specific park and waterpark hours.
12. Swimsuits are required to enter all aquatic areas. Gym pants, cutoffs, and street clothes are not considered swimming attire. Non-toilet trained guests must wear a swim diaper.
13. Please shower before entering the water.
14. NVRPA waterparks are smoke-free facilities.
15. Guests with open sores or evidence of a communicable disease will be denied entry into water areas.
16. Annual Passes are considered a discounted admission. It cannot be combined with any other discount, coupon, or promotion.
17. NVRPA is not responsible for lost or stolen articles. Lockers are available for rental.

Cameron Run Regional Park Fees

Weekdays (non-Holidays) – Per Person

Height/Age	Jurisdiction	Non-Jurisdiction
Under Age 2	Free	Free
Individual (Less than 48" Height)	\$11.50	\$11.75
Individual (48" or More Height)	\$14.50	\$14.75
Age 55 & Over	\$8.00	\$8.00
After 4:00 P.M., Weekdays, Per Person	\$8.00	\$8.00

Weekends & Holidays – Per Person

Height/Age		
Under Age 2	Free	Free
Individual (Less than 48" Height)	\$12.00	\$12.50
Individual (48" or More Height)	\$15.00	\$15.50
Age 55 & Over	\$9.00	\$10.00

Play Feature

March – Memorial Day

Under Age 2	Free	Free
Individual Age 2-12	3.95	3.95

Memorial Day – Labor Day

Under Age 2	Free	Free
Individual Age 2-12	4.95	4.95

Labor Day – October 31st

Under Age 2	Free	Free
Individual Age 2-12	3.95	3.95

BOUNCE PASS – Valid at all 5 NVRPA Waterparks

[Click here to fill out a Bounce Pass Application](#)

Individual	\$85.00	\$95.00
Each Additional Family Member	\$70.00	\$80.00
Senior Individual	\$75.00	\$85.00

****All Facility Pass, Per Person, Per Day**

***Unlimited Use of Waterpark, Miniature Golf and Batting Cage, Per Day.*

Individual (48" or More Height)	\$18.50	\$18.50
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Play Feature Pass* (Ages 2-12, March – October)

**Discounts apply when multiple passes are purchased*

Play Feature Pass* (Ages 2-12, March – October)	\$40.00	\$40.00
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Play Feature Bounce Pass Add

Play Feature Bounce Pass Add	\$25.00	\$25.00
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Group Rates

Scheduled Groups of 20 or More Persons, per person	\$10.50	\$11.00
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Parks & Recreation Depts. from Member Jurisdictions for
Scheduled Group Use, Weekdays Only, per person