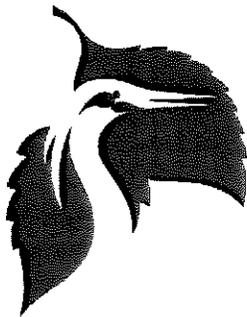


PRC 6.23.16



NOVA P A R K S

Northern Virginia Regional Park Authority

5400 Ox Road, Fairfax Station, VA 22039 | 703-352-5900 | Fax: 703-273-0905 | www.novaparks.com

DATE: July 30, 2015
TO: Mark Jinks, Alexandria City Manager
FROM: Paul Gilbert, NOVA Parks Executive Director *PG*
RE: Potential Alternative Uses for Cameron Run Regional Park

Six months ago, the City's Park and Recreation Commission advised City Council to delay making a decision on the Cameron Run Lease until further study of alternative uses for that land could be conducted. We took note of that advice and have prepared this memo to answer the central question of alternative uses that the Commission raised.

The current lease between the City of Alexandria and NOVA Parks for the development and operation of Cameron Run Regional Park expires in 2021. The purpose of this analysis is to study several alternative uses for the 25.8 acre property and the potential development costs associated with each use. These were the uses that Commission members most frequently brought up in their dialog about Cameron Run.

The following three alternative uses are analyzed in this report:

1. Remove all improvements except existing parking area. Construct two lighted artificial turf fields and a park support building to include restrooms and staff office and maintenance space.

Total Estimated Cost: \$7,650,000

2. Remove all improvements except existing parking area. Construct one lighted turf field and one fieldhouse with indoor turf field and support facilities, such as restrooms and staff office and maintenance space.

Total Estimated Cost: \$17,600,000

3. Remove all improvements except existing parking area. Construct one lighted turf field and one indoor 50 meter pool facility with support facilities, such as restrooms and staff office and maintenance space.

Total Estimated Cost: \$18,600,000

All construction costs include estimates for design and engineering, permitting and the construction of storm water management and BMP facilities.

City of Alexandria
Sean Kumar
Scott Price

Arlington County
Paul Ferguson
Michael A. Nardolilli

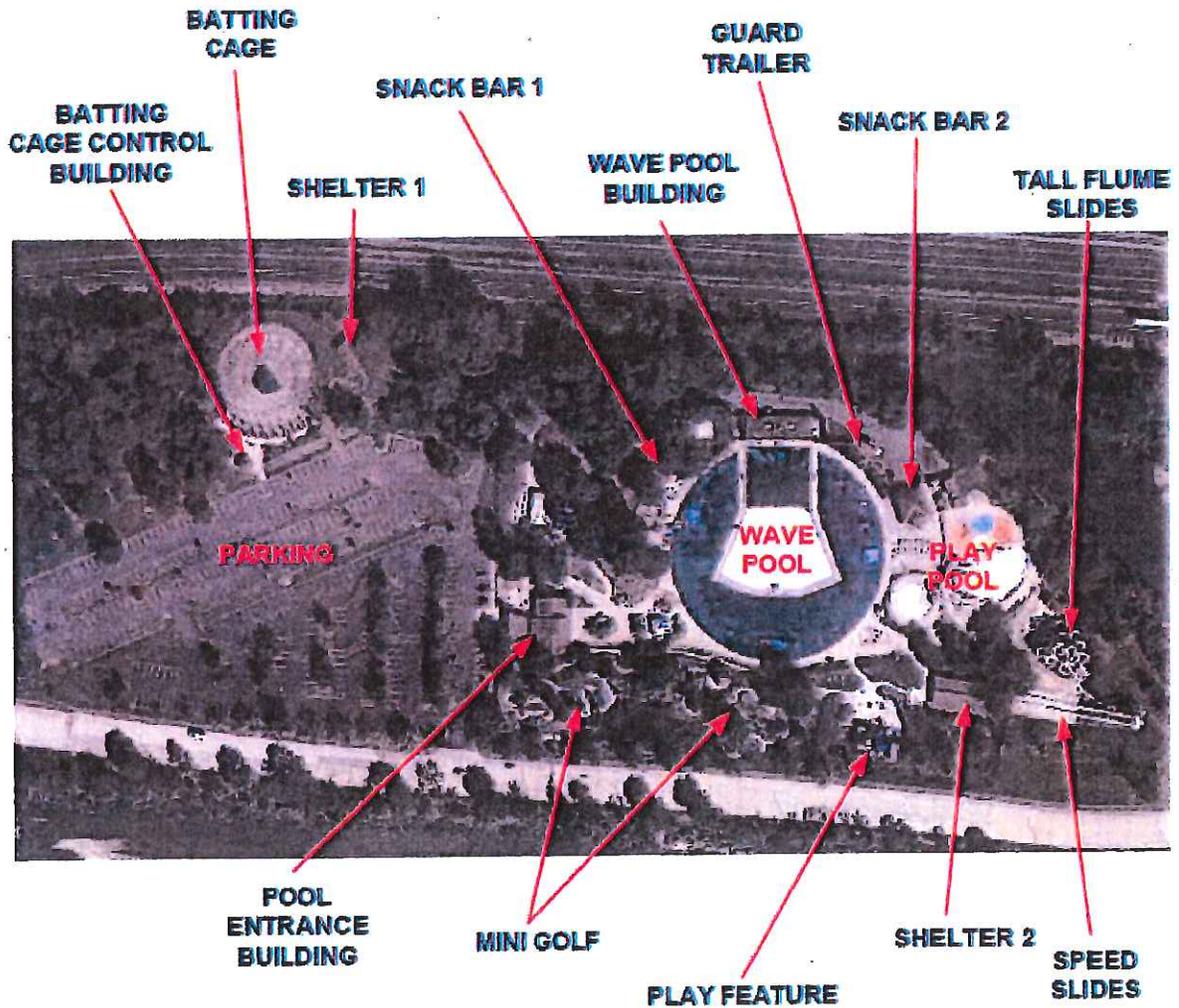
Fairfax County
Stella Koch
Laura Grape

City of Fairfax
Brian D. Knapp
Arthur F. Little

City of Falls Church
Barry D. Buschow
Jeffrey Tarbert

Loudoun County
Cate Magennis Wyatt
Daniel Kaseman

The following aerial photo notes the existing major buildings and facilities at Cameron Run Regional Park. Cost for removal of these facilities and site restoration was provided by Downey and Scott, LLC – construction cost estimators.



1. Remove all site improvements except existing parking area. Construct two lighted artificial turf fields and a park support building to include restrooms and staff office and maintenance space.

The aerial photo below notes a conceptual layout to add two artificial turf fields to the site. The rectangles note a playing surface area of 190 feet by 370 feet. In order to fit the fields on the site, complete proper grading and install storm water/BMP facilities, it is likely the existing park entrance building will need to be removed. The aging pool entrance building has no insulation or HVAC system, and is not well designed for an alternative use.

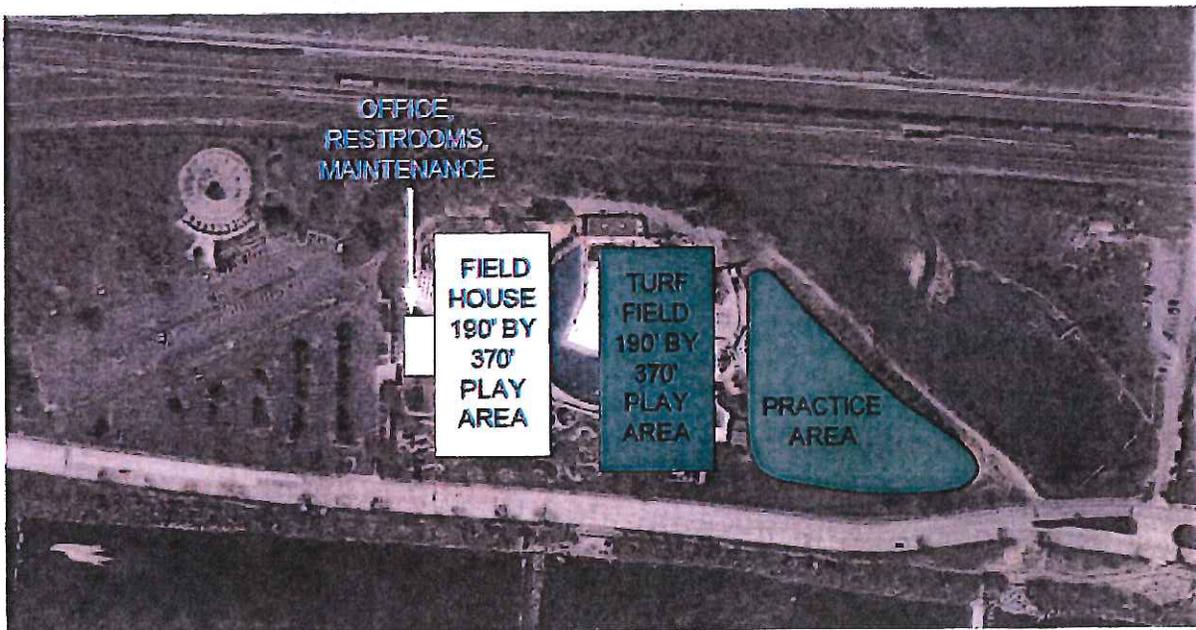
Facility Demolition and Site Restoration Cost:	\$4,300,000
(This cost by Downey and Scott)	
Two Turf Fields with Lighting:	\$2,600,000
Park Restrooms and Support Building:	<u>\$750,000</u>
TOTAL:	\$7,650,000



2. Remove all site improvements except existing parking area. Construct one lighted turf field and one fieldhouse with indoor turf field and support facilities, such as restrooms and staff office and maintenance space.

The aerial photo below notes a conceptual layout for this alternative. Restrooms and support facilities are included in the indoor field house.

Facility Demolition and Site Restoration Cost:	\$4,300,000
One Turf Field with Lighting:	\$1,300,000
Indoor Field House and Support Facilities (75,000 sf):	<u>\$12,000,000</u>
TOTAL:	\$17,600,000



3. Remove all site improvements except existing parking area. Construct one lighted turf field and one indoor 50 meter pool facility with support facilities, such as restrooms and staff office and maintenance space.

The aerial photo below notes a conceptual layout for this alternative. Restrooms and support facilities are included in the pool building.

Facility Demolition and Site Restoration Cost:	\$4,300,000
One Turf Field with Lighting:	\$1,300,000
Indoor Swim Lanes and Support Facilities (55,000 sf):	<u>\$13,000,000</u>
TOTAL:	\$18,600,000



The cost estimates in this report are very conservative for simple facilities with some reuse of infrastructure. Actual costs would likely be higher. In the last year, Arlington County had to table plans to build an aquatic center at Long Bridge Park because the construction bids came in at around \$82 million for the facility they wished to build.

It is also worth noting that while operating plans have not been developed for these facilities, if they were operated by the City, it is likely they would run an annual operating deficit that the City would need to subsidize.

Option of Extended Lease:

Extending the lease with NOVA Parks is a free option for the City that will benefit tens of thousands of City residents for years to come. A 2014 poll conducted by the City found that over half of City residents use Cameron Run Regional Park on a regular basis. NOVA Parks user numbers confirm that of the nearly 100,000 park visitors per year to this site about one third are City residents.

The NOVA Parks request for a lease extension was premised on a desire to reinvest in the park. We proposed adding a new tube ride water roller coaster called the "Master Blaster," as well as some parking lot improvements. This investment of over \$2 million required a longer time horizon than the current lease. There is strong evidence that these improvements would be highly valued by Alexandria residents. This summer, nearly 300 users of Cameron Run/Great Waves were surveyed. Of those from the City of Alexandria 67% said they would like to see the Master Blaster added to Great Waves. 37% of these Alexandria residents visited the waterpark 3 or more times per year, and 72% of them had one or more children.

Currently, Cameron Run/Great Waves generates around 175 summer jobs for local youth, and is used by over 30,000 Alexandria residents on an annual basis. NOVA Parks has continued to invest in premium facilities at Cameron Run for the last 34 years. This is why it is such a popular facility today. If given the opportunity, NOVA Parks will continue to invest in this facility that serves so many in your community.