

**Public Comments Received – Braddock Park
P&RC Public Hearing – June 23, 2016**

6/15/16	Allen Irwin Via Email:	Mr. Browand, I'd likely to offer my strong support for the Braddock Park Concept Plan. As an area resident and frequent visitor of the site, I believe the design presented compactly provides features of interest to most community groups in a manner that is internally cohesive, not overly prescriptive of functions, and open to the surrounding community. This park can't come soon enough. Thank you, Allen Irwin

Public Comments Received – NOVA Parks Lease at Cameron Run Regional Park
For P&RC Public Hearing – June 23, 2016

6/14/16	Gina Baum Via email:	<p>Dear Mayor Silverberg and Council,</p> <p>I am writing regarding the lease negotiation process for the 32 acres of land located at Cameron Run. To say I am disappointed is an understatement. To me what took place here is quite clearly misconduct likely both ethical and statutory.</p> <p>A proposal was made to the Parks and Rec Commission last Fall (the same one being considered tonight) and given the response it received from Commissioners, the Commission was told the proposal was withdrawn.</p> <p>In fact nothing of the sort occurred. Instead City Staff and Council embarked on a “year long endeavor” (See attachment 3 in the Council Packet) intentionally excluding the Parks and Recreation Commission, nearby Civic Associations and the Public at large.</p> <p>According to the City of Alexandria Real Estate Disposition Policy Section 1 “the City Manager shall develop appropriate mechanism for public input and participation...to dispose of real estate...shall include consultation with civic association(s),” None of this has taken place. Besides the obvious intentional exclusion of a public process, there are several other questions to be answered regarding the City’s costs and value of its relationship with NOVA Parks.</p> <ol style="list-style-type: none"> 1) NOVA PARKS manages Carlyle House at a \$200,000 loss a year. Why? It’s a beautiful property for events and should easily be profitable. 2) They make over \$700,000 in revenue from Cameron Run and under this agreement we get no monetary funds what so ever. Instead, the City is given 2,000 day passes a season usable Mon-Fri (a monetary value at most of \$29,000) that a City employee will have to administer. 3) The City of Alexandria pays over \$350,000 a year to be a member of NOVA Parks for minimal discounts at NOVA Parks. (At Cameron Run it’s a quarter) <p>Make no mistake, this is essentially the City of Alexandria’s money. And given the significant amount of money the City allows NOVA Parks to steward, there should be some City review process to ensure these properties and money are wisely being managed. Further, I am not sure why we would embark on buying another losing proposition in 517 Prince Street. Clearly, it will lose more than the Carlyle House. It will lose significantly more money as there is no usable event space. The Parks and Rec Department has been asked to do more with less. Job vacancy go unfilled, recreation hours are cut/limited and services are at a bare bone minimum. Meanwhile, this fiscal irresponsibility allowed to continue with no checks or balances.</p> <p>I don’t see how the City can justify a free 20 year lease on a 32 acre parcel with no monetary funds being exchanged and no separation clause included. This is a valuable, centrally located parcel and given the success of the Saint James proposal (building a \$60 million Sports Complex) in Springfield, there are likely to be opportunities that arise for far better uses of this land than a waterpark open four months out of the year.</p> <p>In closing, I propose the City include an option/clause to reclaim the land after 10 years into the lease, which could be exercised in the month of October, for years 11-30 of the lease. And in doing so the City would have to pay the remaining balance of the mortgage on 517 Prince St. Many thanks. Gina Baum</p>
6/14/17	Jeff Newhouse Via Email:	<p>Please do not authorize the City Manager to execute a twenty-year lease with NOVA Parks for the use of Cameron Run Regional Park (File #: 14-5349). This site has enormous potential to provide YEAR-ROUND recreational opportunities for Alexandria residents. We are deficient in open space and we are deficient in rectangular athletic fields. The city's youth sports organizations are very eager to discuss potential public-private partnerships to enable the proper development of Cameron Run into a much-needed athletic facility. This issue is in need of more planning, research, and public input. The reasons put forth for the need of urgent approval are spurious at best.</p>

**Public Comments Received – NOVA Parks Lease at Cameron Run Regional Park
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6/14/16	Thomas Park Via Email:	<p>I write regarding your consideration of a proposed lease agreement relating to Cameron Run Regional Park. I am the Executive Director of Alexandria Soccer Association which is the one of the cities largest youth serving non-profits with over 6,000 kids and 8,000 parents engaged with programming each year. In addition I have been active on the Youth Sports Advisory Board (under the Park and Recreation Commission) for the City for nearly five years. Like many of the committee volunteers who have reached out to you comments on this issue however, are my own. Given the extremely short time between the publication of the documents and your consideration of the item, the YSAB and ASA boards did not have time to prepare for a conversation on the issue and therefore do not have an official position. Each season Alexandria Soccer reaches thousands of community members from across our diverse city. As a highlight this year ASA will support nearly 1,250 free lunch youth with over \$175,000 in scholarship assistance. A city run program would likely force the city to make a choice whether or not they could subsidize the highest needkids. They would also have to charge more for the core experiences almost certainly ensuring fewer kids participate. ASA's annual expenses are in excess of 2.1 million dollars to support nearly 6,000 kids in numerous high quality programs that run year round. These expenses are closely managed and monitored. To operate a soccer program internally the cost to the city would be significantly higher (some projections are over 4 million dollars) and programming would likely be much less comprehensive at the same time. A significant portion of ASA's revenue comes from donations, grants and community partners that the city currently is not able to solicit. ASA by many accounts saves the city over 3 million dollars in expenses annually. Many of you may not be aware but due to the growth of ASA the city actually yields revenues of over \$125,000 annually in city field and gym rental fees from the club. I mention this for several reasons.</p> <p>We are nearing a crisis with regards to facility capacity to support the extremely popular, community engaging and ever important year round programming both indoor and outdoor. Our population keeps growing and the need to get the most use possible out of each parcel will only continue to grow. ASA along with other affiliates are constantly battling and advocating for usable recreation space to deliver structured and free play programming to residents. We at ASA have been working with RPCA to get creative with the small parks installing futsal courts in neighborhoods most in need. Despite our best efforts we have yet to generate a viable solution long term to address the need for indoor space and a high capacity stadium venue at a large park to complement to TC Williams HS stadium which we currently have NO access to. Lights on all turf fields is a start and should be a city prerequisite to even justify an investment in turf. Though on top of the lights push the city by 2022, when the Nova lease ends, will need a much more comprehensive plan than the ones that have been proposed to address the long term needs. Should we have to cut off the number of registrations due to lack of facility support we would be failing the community and run the risk of youth not having social outlets and healthy lifestyle programming. The health and safety consequences to the city could cost us much more in gang prevention, policing, healthcare and out of school program support. The proposed Cameron Run lease ties up 25.8 acres of city parkland for a short seasonal use in exchange for the purchase of a house in another district and 2000 one-use passes to the water park valued at just \$27,000. It offers no benefit to city residents who live in the area and requires no improvements to the property that could...</p>
6/16/16	Marilyn Stegman Via Email:	<p>Mr. Browand, I am unable to attend the public meeting re: the Lease Agreement between the City of Alexandria and the Northern Virginia Regional Park Authority (NVRPA) for Cameron Run Regional Park scheduled for Thursday, June 23, 2016, 7 p.m., at the Charles Houston Community Center. I have serious concerns about overcrowding in the Wave Pool at Cameron Run. I was there</p>

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		<p>with my grandson last Saturday (June 11) and he received a cut on his shoulder from an inflated tube that bumped against him. The pool is wall to wall inner tubes that are constantly pushed against each other. This is not a new problem - it has existed for the past 2-3 years. There are simply too many people in the Wave Pool at the same time and I'm interested in how NVRPA plans to control/remedy this situation. Thank you for the opportunity to present my concerns.</p> <p>Sincerely, Marilyn Stegman, Alexandria, VA 22301</p>
6/17/16	<p>Alexandra Bradley C.C.C. Request #99406</p>	<p>Good Morning, As a resident of Townes of Cameron Parke, I'd like to comment on the Great Waves Water Park. I understand they are negotiating a renewal of the lease for an additional 20 years. For the most part they are an acceptable neighbor, but I am concerned about a few things: --care of trees and greenspace. They do not seem capable of caring for or to care about trees and plants. It is the public's expectation the park service can do this and do it well. The number of dead and dying trees is overwhelming. I would encourage the council to add a greenspace clause to the lease at a minimum, to include care of existing and addition of new plants and trees. --the park seems to be a cash cow for NVRPA, is there investment in it beyond how to bring in more users? I question the benefit to the city. Having been to other parks in the system, Great Waves is not up to standard. How is the city ensuring residents benefit from the park? - -I understand the park service wants to tie the lease to the purchase of a privately owned historic property in Old Town. I think this is unacceptable, they need to pursue purchase independently of the lease, they are 2 clear and unrelated transactions. Further, I don't see how the purchase of private property benefits the city, we need to stay out of it. --as I understand it, the park service wants to expand the park and increase the visitor count. What is the plan for parking, crowd control, litter and greenspace maintenance, and crime prevention? They already run out of parking regularly, resulting in visitors parking illegally, the trash blowing around after each weekend is unbelievable and the stress on poorly maintained spaces is high.--during construction of the playground within the park, I called the contact number to speak about damage to trees and surrounding areas, it took 3 calls to get a person and then I was essentially told to "pound sand", is this the relationship we want with the park? I feel like this issue was not well publicized, especially to residents nearby and now it seems to be a "done deal". I would encourage council to better engage residents, especially those in the Eisenhower Valley and West End, we often feel like after thoughts. If at all possible, I think a decision should be delayed so more thought can be given to how the park functions as a part of the city and a better neighbor.</p> <p>Many Thanks, Alexandra Bradley 3856 Dominion Mill Drive Alexandria, VA 22304</p>
6/17/16	<p>Casey Kane C.C. C. Request # 99472</p>	<p>My name is Casey Kane, I live on the West End of Alexandria. I am a member of the Bicycle and Pedestrian Advisory Committee and a recently selected member of the Traffic and Parking Board. Today, I am writing as a local resident. Normally, I think the City does a very good job of getting citizen input before making a decision. With the pending lease agreement with NOVA Parks for the Cameron Run Regional Park that seems to not have been the case. In January 2015, the Park and Recreation Commission provided a presentation on the "Cameron Run Area Coordinated Park and Open Space Plan". Within that presentation, key plan elements included - nature trail connections, protection of natural area and passive use</p>

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		<p>recreation areas, and improved access to Lake Cook. Nowhere in the presentation did it discuss adding a house in Old Town. While I am interested in history, I also am interested in preserving our natural resources and providing citizens, access to those resources.</p> <p>If indeed, a decision is made to extend the lease with NOVA Parks, I would ask that instead of getting a historic house, we should be asking for improvements within the area of the Cameron Run Regional Park. Some of my suggestions would include the following:</p> <ul style="list-style-type: none"> - walking trails within the Cameron Run Area - a pedestrian bridge across Cameron Run and the railroad tracks connecting Cameron Station and Eisenhower Avenue - improving Holmes Run Trail, especially around the Metro and railroad tracks - providing services at the pool to include swimming classes - adding amenities that would allow the use of the Cameron Run Regional Park for a longer period in the year - providing seasonal Bikeshare stations at the park <p>I urge you to consider seeking benefits that will improve the Cameron Run area ahead of preserving a home in Old Town.</p> <p>Thank you, Casey Kane</p>
6/15/16	Michael Peter Via Email:	<p>Dear Mayor Silberbeg, Vice Mayor Wilson, and Members of Council:</p> <p>I am writing to you today in regard to the proposed Cameron Run Regional Park lease agreement with Northern Virginia Regional parks (NOVA Parks). I am recently appointed to the Parks and Recreation Commission and, as such, expected that such a major lease agreement would have come first to the Commission for review before showing up on the City Council docket. Thanks to Vice Mayor Wilson, we will at least have a hastily arranged public hearing on the matter this Saturday.</p> <p>Unfortunately, this process does not allow for a full vetting and serious discussion that the topic deserves. Since we have not had the opportunity to review this as a Commission, I am writing to you now to express my sincere concern over the agreement as it stands. The city is potentially locking up a significant public resource with no review of additional terms or uses and tying the lease renewal to unrelated efforts in the city.</p> <p>As I understand from previous meeting minutes, the Parks and Recreation Commission raised concerns over what was then a proposed 40 year lease extension for this project. From there, the Commission was advised that negotiations over a shorter lease term were not productive. Further, there was some talk that lease extension might be tied to the Prince Street historic property. That too, seemed to be a dead end. Our Commission Chair, Jennifer Atkins was recently notified by the city manager that conversations with NOVA Parks had recently re-commenced and, suddenly, the new lease appears on the docket. This process all but guaranteed no thorough public discourse or commission consideration. Twenty years is a major commitment of both resources from NOVA Parks and open space from the city. The weight of this commitment of resources was taken seriously by NOVA Parks, but the city did not seem to view it in the same way.</p> <p>I have been to the water park with my family and have enjoyed the facility. At the same time, there is much more that could be done with the park. Since the initial</p>

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		<p>leases were signed with NOVA Parks, the aquatics needs of the city have changed, the overall planning framework for trails and open space improvements in the areas has changed, and considerations for the highest and best uses of this 25.8 acre parcel have also evolved. The lease terms have not changed. To miss the opportunity to review terms and partner with NOVA Parks on different uses of the property beyond the summer season is a major disservice to the citizens of Alexandria.</p> <p>Unfortunately, it seems that these more secretive negotiations on leases for public land and facilities are becoming more prevalent. As a concerned citizen, when I found out about the daycare lease of the Four Mile Run Conservatory Center, I raised similar concerns about lack of process and the threat of removing a public asset from actual public use. As with the Cameron Run water park, I have no problem with the actual use of the facility, but little to no thought was given on ensuring continued public access to the building when daycare is not in session. We are essentially giving away our public resources with no input from the public and no review by advisory commissions or boards. The highest bidder or the organization with the best strategy to tie unrelated items to a lease seems to win the opportunity to take our public spaces out of circulation. That is of grave concern to me.</p> <p>Much like there was conversation after the fact with the Conservatory Center lease, I am sure this lease will be extended and we will be told not to worry about it. However, we need more than that. I agree with my fellow Commissioners Judy Coleman and Jennifer Atkins that we should have required hearings halfway through the lease term to fully vet and consider the continued highest and best uses of this major parcel of land, along with the budget implications of not renewing the lease. We need to guarantee that will be some discourse on all available options. I further ask that the city work with appropriate commissions to review procedures and ensure appropriate time is built in for public and commission discourse. This trend cannot continue.</p>
6/18/16	<p>Micheline Eyraud C.C.C. Request #99526</p>	<p>I just finished reading an article in today's Post on the Eisenhower Ave Water Park giveaway. Seriously, what else is the city giving away anyway? I would suggest that the city review all of the agreements that have been in force for more than twenty years without a change in terms and bring these contractual relationships into the 21st century where for most people money is not without limits. For a start, why is the city giving the land for the water rent free and then paying them \$4.60 for each resident regardless of whether or not they actually use the facility? I propose that we charge them market rent and then provide vouchers free of charge to people who actually need that assistance rather than paying assuming that every resident from the ages of 1 - whatever will benefit from the use of that facility? The city has no problem whatsoever charging people who pay taxes for special services so why don't you expand the revenue base by charging everybody market rates for assets that are owned by the city. And why doesn't the city just buy the house on Prince Street and operate it yourself? If it is financially stable it would be a good source of revenue and since you have money for additional appropriations it is clear that the city can do that with no problem.</p>
6/20/16	<p>Barbara Rowan Via Email:</p>	<p>Alexandria needs additional swimming facilities. Rather than close down this wave pool for nine months of the year, how about building a solar heated cover which would allow swimming all year long, save perhaps, in very snowy weather? It does not have to be a wave pool. In fact, you would probably avoid dangerous conditions, subjecting the City to possible liability if it were simply a swimming facility. I think you already have change</p>

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		<p>facilities. If not they could be built, also with solar heat, at much less cost than an entirely new swim facility. You could close off the towers and slides for the winter season. This pool could be maintained as a membership or paid facility at certain hours of the day and evening to offset the costs of maintenance and to allow difference groups to have access as different hours: seniors in the morning and late evening, students in the afternoon hours after school and general lane users whenever you feel appropriate.</p> <p>I appreciate your consideration. Barbara Rowan</p>
6/21/16	James Williams Via Email:	<p>Subject: Murray's Livery</p> <p>Dear Mr. Browand,</p> <p>I think I must have misunderstood the proposal: NOVAPARKS wants a loan to improve the water park and other things. If the loan is acquired, NP then spends \$1.5 mil on a property which would require an enormous initial restoration, expensive constant upkeep, a lifetime occupancy for the current resident, no real plans for its use; and since there is nothing left of the livery, the only truly unusual feature is an eight-hole out-house. Maybe NP should take a "pass" on this one. Jim Williams</p>
6/23/16	Agnes Artemel Via Letter:	<p>Letter to Parks and Recreation Commission City of Alexandria, Virginia Re: Cameron Run Regional Park Lease</p> <p>Dear Commissioners:</p> <p>I am writing on behalf of the Directors of the Eisenhower Partnership, although our Board has not had a chance to take a formal vote on the lease extension at Cameron Run Regional Park since we have not had a Board meeting since this item surfaced.</p> <p>The land of Cameron Run Regional Park is a significant asset of the City of Alexandria and Alexandria taxpayers. In its current use, the property provides a water park, mini-golf course and batting cages, but it could be so much more. Alexandria has many identified needs for sport and recreational facilities that could be satisfied on this piece of land. Further, it is disappointing that this property is only used for the warm months of the year, when there is a need for year-round facilities.</p> <p>The Eisenhower Partnership's internal discussions indicate much support for a study of the highest and best use of this property for recreation that goes toward meeting the needs of our citizens. Now that a new Eisenhower West Small Area Plan has been adopted, and we anticipate the eventual redevelopment of properties on Eisenhower Avenue with residential and mixed uses, the demand for year-round indoor and outdoor recreational facilities can only increase in the future.</p> <p>Therefore, we feel that until a valid study of alternative uses and costs and benefits can be carried out it is premature to extend the lease with the Northern Virginia Regional Park Authority in a way that ties up the property for 20 years or more. Although we have not had the opportunity to study the lease details, we feel it is unwise to tie together the Cameron Run Regional Park with a totally unrelated property on Prince Street.</p> <p>We request that the City take a few months to better consider the recreational needs of Alexandria citizens that might be met at the Cameron Run Regional Park site, and whether those needs can best be met through an extended lease with NVRPA or through a different contractual arrangement.</p> <p>Regards, Agnès Artemel</p>

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6/23/16	Thomas Stimson Via Email:	<p>Mr. Browand,</p> <p>I write to urge the Park and Recreation Commission to oppose the proposed lease extension with NVRPA for the Cameron Run site.</p> <p>Our city has a real shortage of year-round recreation space, and the land at the Cameron Run site is one of the few open spaces left in the city for development of such space. I believe that current wave park at that location under-utilizes that land in that it is only available for use for a few months per year, not year round. In addition, as the NVRPA acknowledged last weekend at the City Counsel public hearing, the vast majority of the wave park's users (70%) come from outside the city of Alexandria. I believe that the citizens of our city would be better served by converting the Cameron Run land to a mixed-use indoor/outdoor sports and recreation facility that would include indoor and outdoor sports fields and courts, as well as potentially an indoor year-round use pool.</p> <p>Thank you for your consideration. Best regards,</p> <p>Tom Stimson Alexandria VA 22302</p>
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4022-A Hummer Road
Annandale, VA 22003
703-354-5093
www.nvct.org

June 23, 2016

City of Alexandria, Virginia
Park and Recreation Commission

Dear Park and Recreation Commission Members,

Thank you for the opportunity to comment regarding protection of the natural resources at Cameron Run Regional Park. The Northern Virginia Conservation Trust believes that protecting tree canopy, riparian buffers, waterways, and other natural features is critical to ensuring that our communities are healthy and viable. NVCT suggests the City undertake the following steps to thoroughly evaluate and preserve the natural resources at Cameron Run Regional Park.

NVCT recommends that the City complete a Baseline Documentation Report for the Cameron Run Regional Park property. This report should document the current conditions of the park and highlight the natural features using maps, photos, and a detailed narrative. Additionally, NVCT recommends the City prepare a Natural Resource Management Plan for the park. The plan should address care and upkeep of the lake and tree canopy, invasive plant removal, as well as management of other natural features. The Trust would be happy to prepare these reports for the City and/or provide examples.

NVCT also recommends that, if they have not already been asked, City Stormwater Management staff consult on this project regarding the impacts of the park on Cameron Run. They may be able to suggest mitigation efforts for negative impacts and enhancement tactics for the positive effects of the park on Cameron Run.

Lastly, NVCT suggests that the City consider placing a conservation easement on Cameron Run Regional Park. A conservation easement could conserve the natural features of the park while restricting further development and potentially limiting future damage to Cameron Run. The Trust would be happy to explore this option with the City. Permanent conservation of the park would expand on the continued interest of the City and NVCT to preserve the 14-acre Clermont Cove property, which is called out in the City's Open Space Plan and is within one mile of the park. Together, these properties would total nearly 40 acres of conserved land along Cameron Run.

Thank you for your time and careful consideration of the natural resource value of Cameron Run Regional Park.

Sincerely,

A handwritten signature in black ink that reads "Peggy Stevens".

Peggy Stevens
Executive Director



Agnès Artemel
Alexandria VA

Parks and Recreation Commission
City of Alexandria, Virginia

Thursday, June 23, 2016

Re: Cameron Run Regional Park Lease

Dear Commissioners:

I am writing on behalf of the Directors of the Eisenhower Partnership, although our Board has not had a chance to take a formal vote on the lease extension at Cameron Run Regional Park since we have not had a Board meeting since this item surfaced.

The land of Cameron Run Regional Park is a significant asset of the City of Alexandria and Alexandria taxpayers. In its current use, the property provides a water park, mini-golf course and batting cages, but it could be so much more. Alexandria has many identified needs for sport and recreational facilities that could be satisfied on this piece of land. Further, it is disappointing that this property is only used for the warm months of the year, when there is a need for year-round facilities.

The Eisenhower Partnership's internal discussions indicate much support for a study of the highest and best use of this property for recreation that goes toward meeting the needs of our citizens. Now that a new Eisenhower West Small Area Plan has been adopted, and we anticipate the eventual redevelopment of properties on Eisenhower Avenue with residential and mixed uses, the demand for year-round indoor and outdoor recreational facilities can only increase in the future.

Therefore, we feel that until a valid study of alternative uses and costs and benefits can be carried out it is premature to extend the lease with the Northern Virginia Regional Park Authority in a way that ties up the property for 20 years or more. Although we have not had the opportunity to study the lease details, we feel it is unwise to tie together the Cameron Run Regional Park with a totally unrelated property on Prince Street.

We request that the City take a few months to better consider the recreational needs of Alexandria citizens that might be met at the Cameron Run Regional Park site, and whether those needs can best be met through an extended lease with NVRPA or through a different contractual arrangement.

Regards,

Agnès Artemel

Agnès Artemel

City of Alexandria

MEMORANDUM

DATE: JUNE 20, 2016
TO: JENNIFER ATKINS, CHAIR, PARK AND RECREATION COMMISSION
FROM: MARK B. JINKS, CITY MANAGER 
SUBJECT: UPDATE ON CAMERON RUN PLANNING PROCESS

Thank you for your thoughtful testimony at the City Council Public Hearing on June 18 on the lease for Cameron Run Regional Park, as well as that of several other Commission members. As you are aware, instead of considering a lease extension with NOVA Parks at this time, Council has directed staff to develop a planning process to include community stakeholders, including the Park & Recreation Commission.

RPCA staff have begun to consider how best to proceed with this process. They will be discussing this with you and receiving your input at your meeting this Thursday. Staff will continue to work with you and other stakeholders over the summer to finalize a process and timeline that can be shared with City Council in the fall.

I appreciate your continued efforts to support and advocate for City recreational facilities and activities. Your participation has helped ensure a thoughtful discussion will continue related to the future of Cameron Run Park. This planning process should provide a framework for the future uses and activities for the park.

cc: Park and Recreation Commission Members
Emily Baker, Deputy City Manager
James Spengler, Director, Recreation, Parks, and Cultural Activities

June 23, 2016

Comments from Elizabeth Wright

Subject: Lease Renewal for Cameron Run Regional Park

I realize the Northern Virginia Regional Parks Authority (NVRPA) is concerned the existing equipment at the Wave Pool park is around 40 years old and the original equipment needs to be updated, replaced, etc. I also understand from the last public hearing on the Wave Pool that NVRPA wants an assurance any updates or modernization effects will be done in good faith; that NVRPA will have a lease right to the land prior to investing a large financial commitment to the property.

The unfortunate removal of trees adjacent to the picnic area of the park triggered a community response/reaction that reflected a mistrust and adversarial relationship between citizens and NVRPA. I personally met with the executive director, Paul Gilbert, in December 2014 and later with the then park manager in January 2015.

Following were some of my comments to Mr. Gilbert that stand today should the lease be renewed.

The two rare hybrid oaks are to be separately noted and cited for protection. Under the current draft lease language the Bartram oak, close to the picnic area, is protected as being outlined in a green polygon in the "Natural Resources" area. The Beadles oak is adjacent to the pool fence, in-between the pool and the west parking lot, is inferred as protected as falling within the RPA though without the RPA being outlined in the current draft lease, as the Natural Resources area is, I can't tell if the Beadles oak falls inside the RPA line. I request that the RPA area is equally noted by a color polygon in addition that the two rare oaks are specifically called out in the lease.

Of equal importance, are natural occurring swamp chestnut oaks, in proximity of the northwest corner of the pool fence. These oaks provide a natural habitat for the Beadles oak. Any rare naturally occurring plant needs the right habitat to thrive, and not be a standalone species in isolation of its native habitat.

The public cited walking trails as a high value. I request that any walking trails avoid the Natural Protection area citizens refer to as "Wards Woods," as the ecosystem here is limited and fragile. A walking trail could be designed around the property, circling Lake Cook and other features, without disturbing Wards Woods.

The park will discontinue use of non-native plants, with a focus on removing invasive plants, to further protect the natural elements of this area.

When the Capitol Bikeshare (CaBi) system comes to the West End, a CaBi station will be cited close to Eisenhower Ave near the bus stop. Additional bike stands for private bicycles to be added and in view of the pool area – and not at the end of the parking lot – as a visual safety/anti theft feature to encourage the current 105,000 park users to arrive via bike.

Pool Use

I appreciate NVRPA's offer of pool passes for the city's children enrolled in park programs; however I support Council's request to allow the city to determine who receives the pool passes. I agree there are additional worthy nonprofits that support programs for city youth, such as the Girls and Boys Club, that could enjoy using the pool.

An original request was to allow the city use of the pool prior to its 10 am opening to provide swimming lessons. The city is short on pool facility space and by having a shared use agreement, say between 8 – 9:30 am more children could learn to swim. The then current park manager agreed he supported that idea and thought the shared use prior to the daily opening Monday through Friday would work.

North Potomac Yard Small Area Plan Advisory Group

Report to Parks and Recreation Commission

Michael R. Peter

June 23, 2016

The advisory group reconvened on June 6, after the May 17 design open house. At the advisory group meeting, the developer discussed alternative plans developed after the open house input. Chief among the changes discussed were the following:

1. After the concerns I and other raised in response to the residential units perhaps having too much "ownership over the park," options were presented that showed the following: Potomac Avenue being redirected to the west, acting as a buffer between the development and the park (as envisioned in the original SAP); and/or a smaller two-lane road being installed as the same westernmost buffer to the park, keeping Potomac Avenue on its current course, with minor adjustments. **Study Area C in Attached Documentation (Images 9-11)**
2. The question of where the north entrance to the Metro should be placed within the flexible metro zone. New options put the entrance in different places: in the northwest corner, on park property, behind a large multi-use building; at the southern end in a couple of different locations both off to the side and centered as part of the development. **Study Area B in Attached Documentation (Images 6-8)**
3. The issue of parking garage appearances was also addressed. The north parking garage was depicted as having some wrapping and/or some active retail. The south parking garage was alternately depicted as a large structure at the end of the street that may obstruct Metro sightlines or perhaps under-grounded (at a greater cost). **Study Area A and C in Attached Documentation (Images 5-8)**

We had an opportunity to review the different design changes, ask questions, and go through an exercise to identify on the drawings what we liked or did not like. Many members of the community also took part in this exercise.

I raised some concerns and made other observations, which are detailed below:

1. The option of moving Potomac Avenue to the east as a park buffer not only reduced the park space at certain pinch points, but also created a massive (180 feet) amount of concrete for pedestrians to cross to get to the park from this walkable urban environment. I strongly encouraged the smaller two-lane road to act as a buffer. **Study Area C in Attached Documentation (Images 9-11)**
2. The drawings still showed some of the vistas to the park being closed off. Some work was done to try to ameliorate this, but overall, not much has changed. With the nature of the development, this may not be all that possible. **Study Area A in Attached Documentation (Image 5)**
3. The school site in the northwest corner of this initial phase remains essentially unchanged. The two-lane road to border the park makes a very good drop-off/pick-up point for school buses. Some in the group remarked how nice it was to have the large portion of the park next to the school. I cautioned again that this cannot be the only recreational space for the school – we have to consider additional

active recreation (basketball courts, etc.) incorporated into the design of the school. **Charrette Option 1 and 2 in Attached Documentation (Images 1-4)**

As we went through this process at the last meeting, there was much discussion on the Metro site and overwhelming support for undergrounding the parking garage on the south end of this phase. The developer talked of the benefits of this, but also kept touching on the economic impact, noting that it would cost to underground the garage and that money would have to be found somewhere in the development. I am concerned and will continue to follow as I am afraid that this "economic impact" will come at the expense of site plan conditions that would allocate up to \$8 million for the Four Mile Run Urban Deck, immediately adjacent to future phases of the overall development. There has been no discussion of this yet, but I am keeping my eye on the money.

The drawings and results of the June 6 exercise are attached to this report.

CHARRETTE OPTION ONE: TEST FIT - FULL BUILDOUT



US ROUTE 1

TOTAL DEVELOPMENT: 7,525,000 sf total

Retail: 930,000 sf Office: 1,930,000 sf Residential: 1,100,000 sf Hotel: 170,000 sf Flex (Office or Residential): 3,395,000 sf



POTOMAC YARD | PARCEL ONE REDEVELOPMENT



CHARRETTE OPTION ONE: CONNECTIVITY AND OPEN SPACE



POTOMAC YARD | PARCEL ONE REDEVELOPMENT

CHARENTE OPTION TWO - TEST FIT - Full Buildout



US ROUTE 1
TOTAL DEVELOPMENT: 7,525,000 sf total

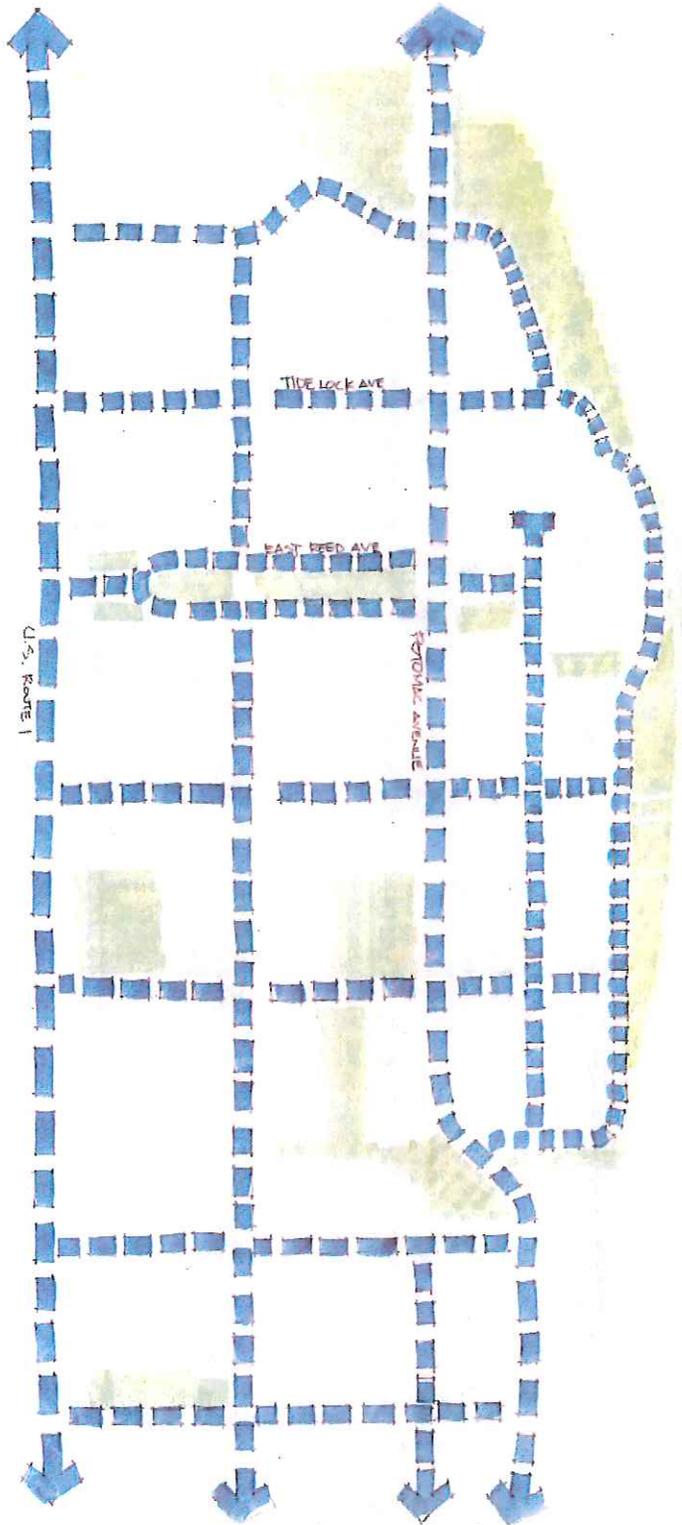
Retail: 930,000 sf Office: 1,930,000 sf Residential: 1,100,000 sf Hotel: 170,000 sf Flex (Office or Residential): 3,395,000 sf



POTOMAC YARD | PARCEL ONE REDEVELOPMENT



CHARRETTE OPTION TWO: CONNECTIVITY AND OPEN SPACE



POTOMAC YARD | PARCEL ONE REDEVELOPMENT

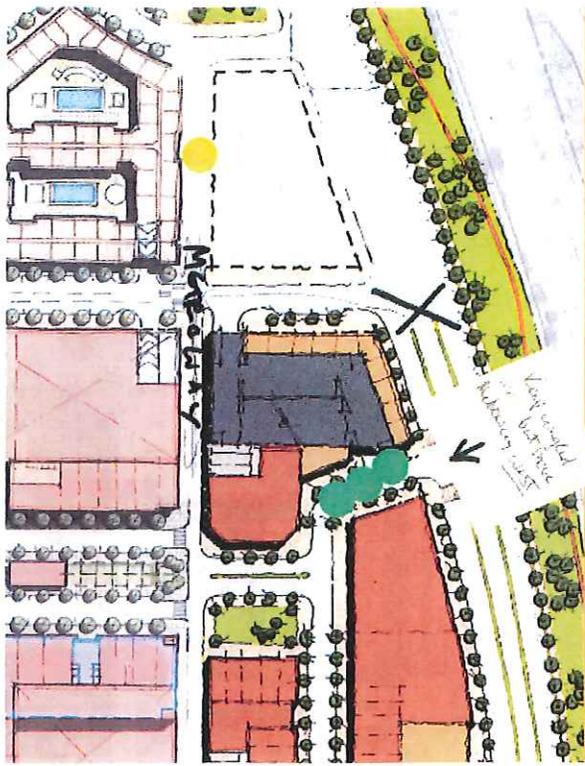


STUDY AREA A: OPTIONS



Don't want to build up the school zone

CHARRETTE OPTION 1



15' thru path line
15' thru path line
boundary of a parking lot

The track acquisition for the school + location of the main part of the school



Don't want to build up the school zone

CHARRETTE OPTION 2



The school drop-off area & access to park for kids

Don't want to build up the school zone

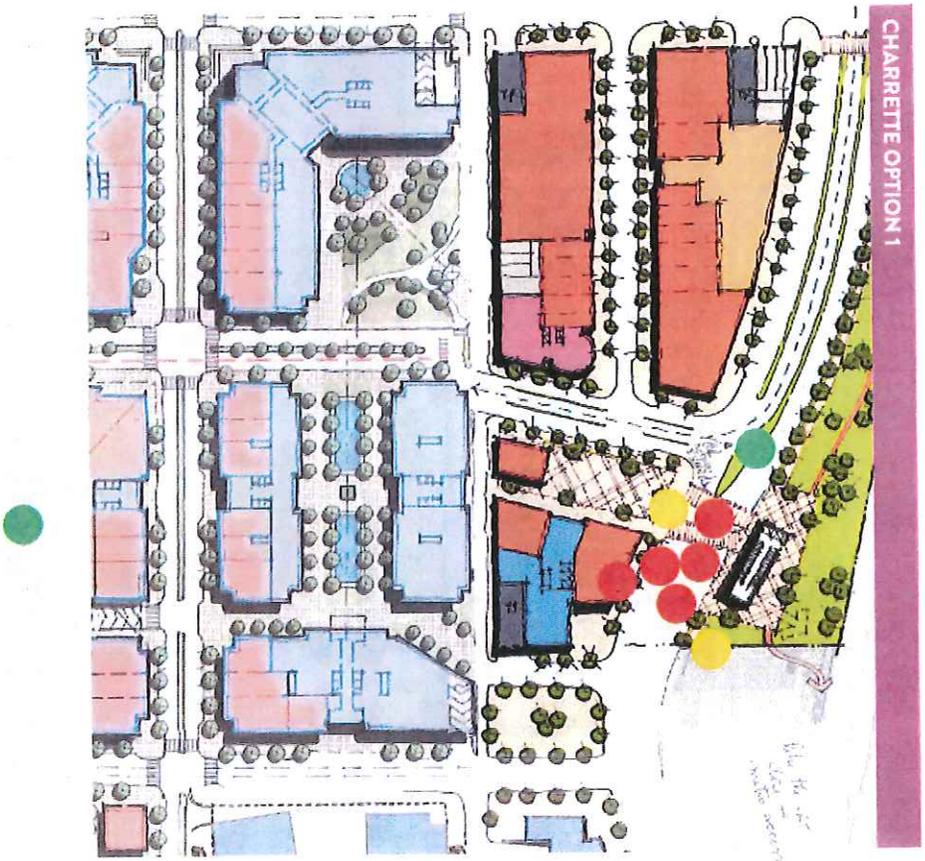


POTOMAC YARD | PARCEL ONE REDEVELOPMENT



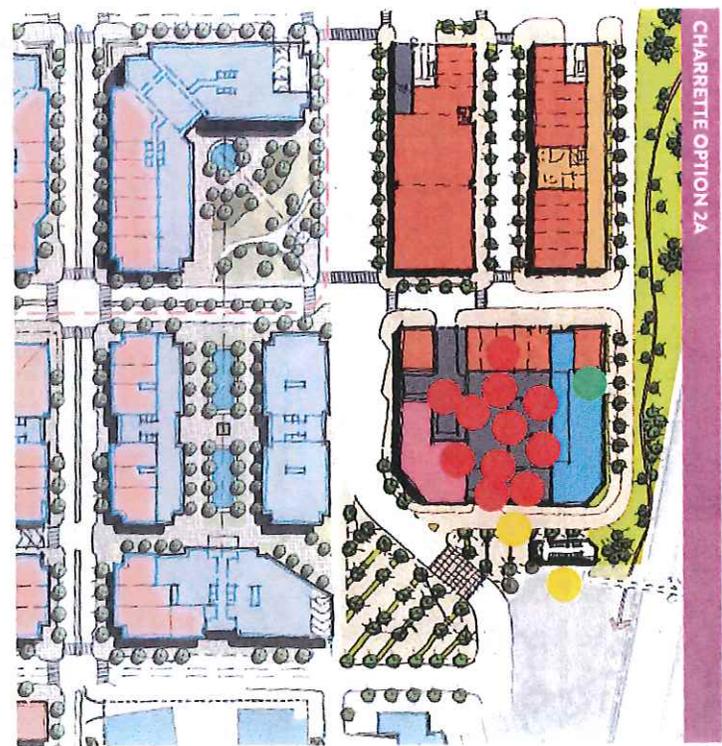
June 6, 2016

STUDY AREA B: OPTIONS



POTOMAC YARD | PARCEL ONE REDEVELOPMENT

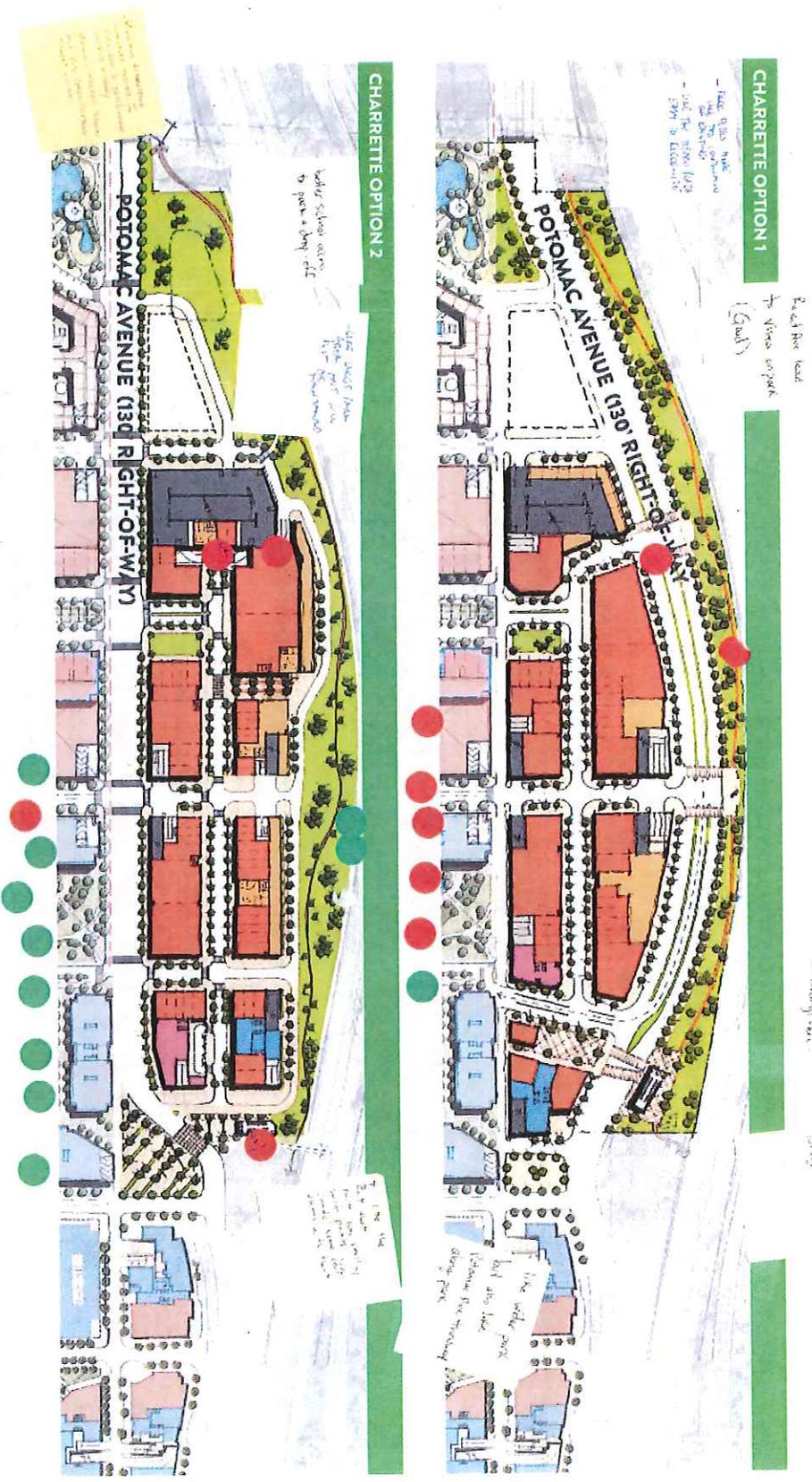
STUDY AREA B: OPTIONS



POTOMAC YARD | PARCEL ONE REDEVELOPMENT



STUDY AREA C: POTOMAC AVENUE LOCATION

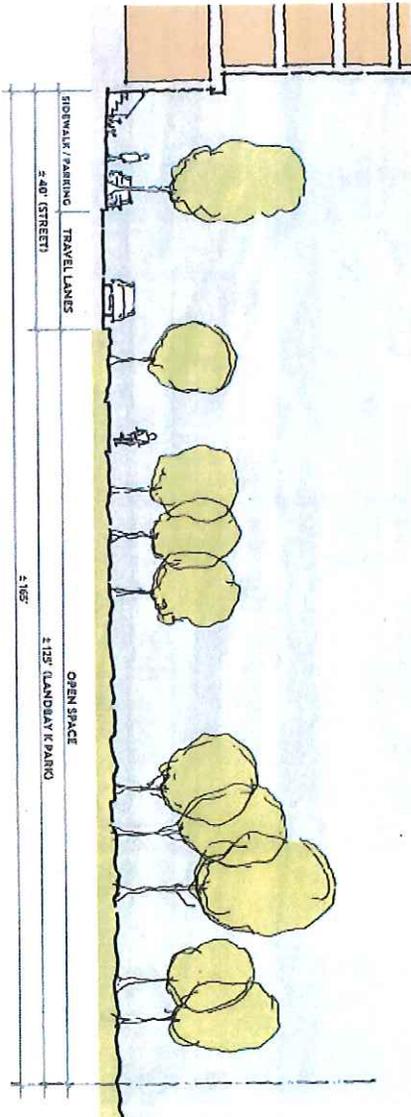
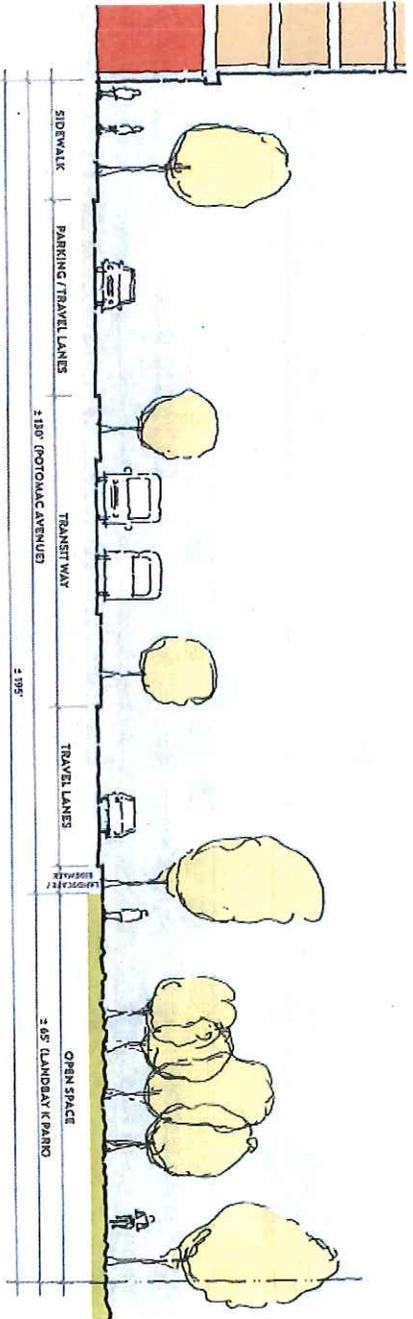


POTOMAC YARD | PARCEL ONE REDEVELOPMENT



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STUDY AREA C: STREET SECTIONS



POTOMAC YARD | PARCEL ONE REDEVELOPMENT

STUDY AREA C: OPTIONS

