

Cameron Run Park Planning Process and Conceptual Design

**Park & Recreation Commission
Public Hearing
June 15, 2017**

Department of Recreation, Parks & Cultural Activities



Cameron Run Park Planning Process

WHY

- Current 40-year lease with NOVA Parks expires in 2021
- NOVA Parks is seeking a lease extension
- To determine the highest & best use for the park site

GOALS

- Manage participant expectations
- Provide multiple opportunities to provide input
- Inform stakeholders how input was incorporated
- Present planning findings



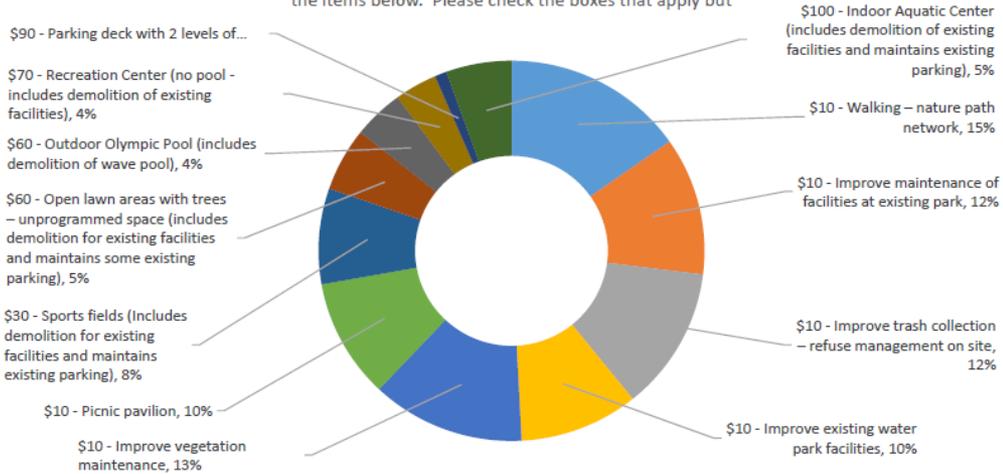
Cameron Run Park Planning Process

ENGAGEMENT STRATEGIES

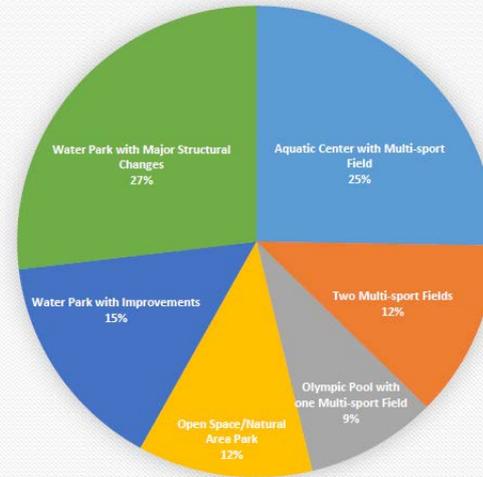
- City Sponsored Public Meetings
- Stakeholder Sponsored Meetings
- Website Updates
- Social Media
- Electronic Surveys
- Park Walks
- Information & Displays at City sponsored Events

Survey 2 Results

9. If you had a budget to spend however you wished on the park, how would you allocate your budget?
Assume you had 100 "Park bucks" how would you spend your budget based on the proportional costs of the items below. Please check the boxes that apply but



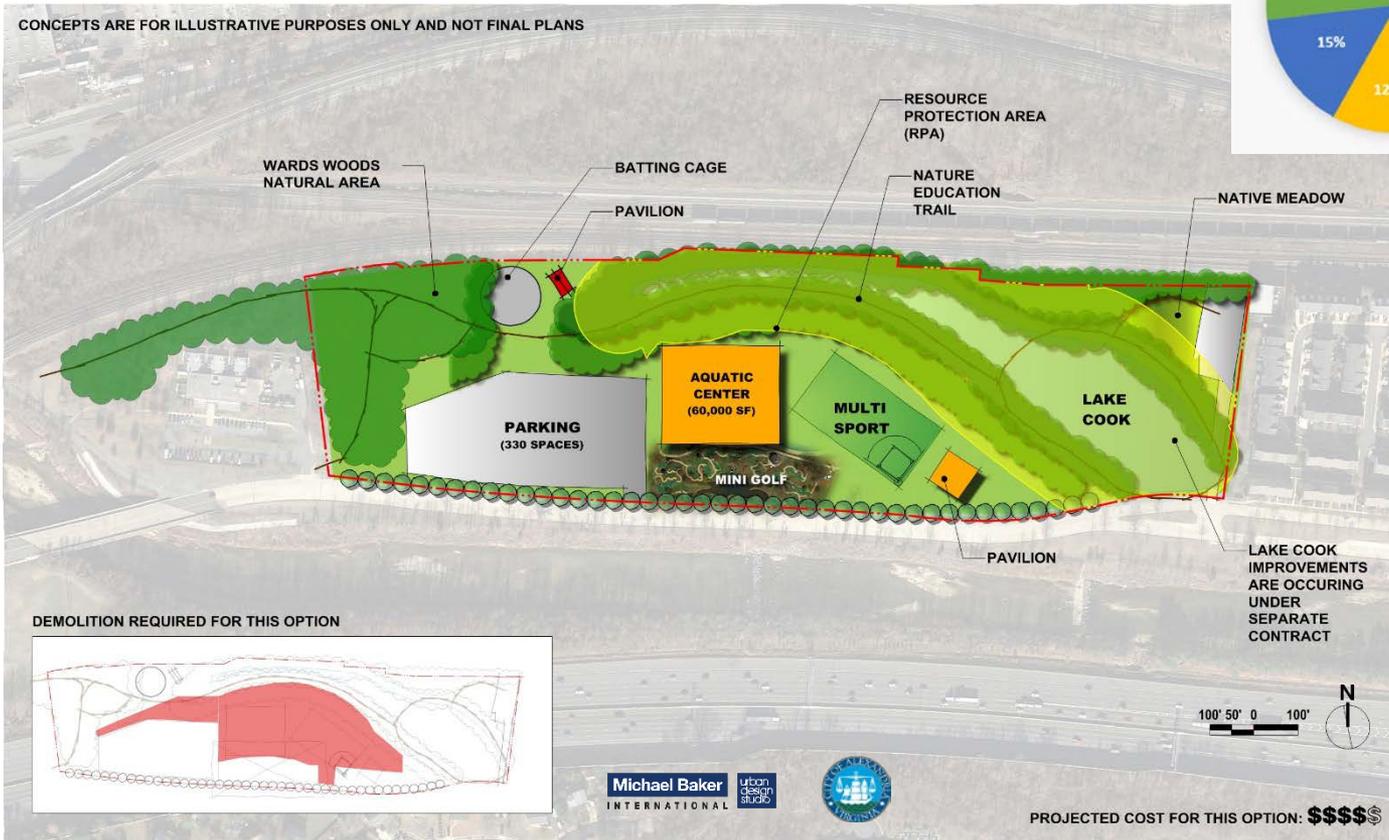
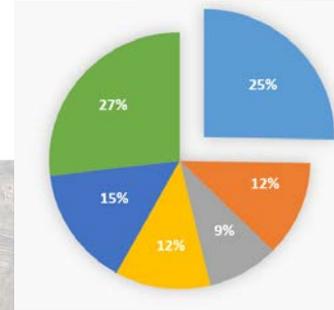
10. Click one or two of the six diagrams below that most closely represent your desire for the Cameron Run Park of the future.



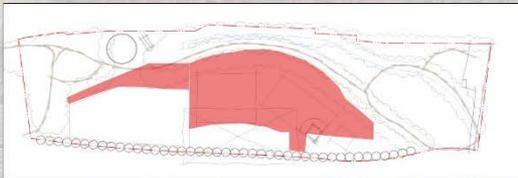
■ Aquatic Center with Multi-sport Field
 ■ Two Multi-sport Fields
 ■ Olympic Pool with one Multi-sport Field
■ Open Space/Natural Area Park
 ■ Water Park with Improvements
 ■ Water Park with Major Structural Changes

Conceptual Designs

CONCEPTS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND NOT FINAL PLANS



DEMOLITION REQUIRED FOR THIS OPTION



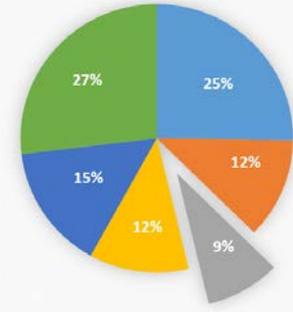
Aquatic Center with indoor Olympic Pool

Demolition	\$	957,240
Structures	\$	19,337,029
Fields	\$	1,646,419
Recreation	\$	985,727
SUBTOTAL	\$	22,926,415

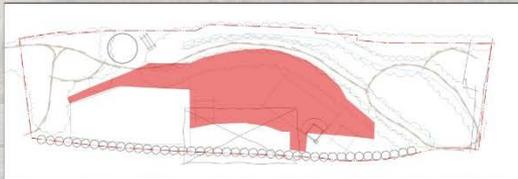
Project Marked Up Cost - SUBTOTAL	\$	22,926,415
15% Contingency	\$	3,438,962

PROJECT TOTAL COST \$ 26,365,377

Conceptual Designs



DEMOLITION REQUIRED FOR THIS OPTION



Olympic Pool - outdoor

Demolition	\$ 957,240
Structures	\$ 3,095,158
Fields	\$ 1,646,419
Recreation	\$ 985,727
SUBTOTAL	\$ 6,684,544

15%	Project Marked Up Cost - SUBTOTAL	\$ 6,684,544
	Contingency	\$ 1,002,682
	PROJECT TOTAL COST	\$ 7,687,226

Conceptual Designs



Water Park with Major Structural Changes

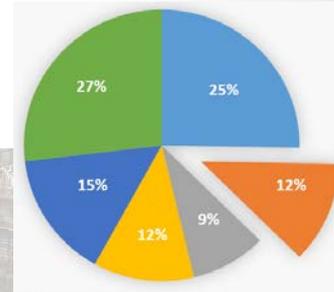
Demolition	\$ 355,427
Structures	\$ 33,112,677
Recreation	\$ 694,973
SUBTOTAL	\$ 34,163,078

15% Project Marked Up Cost - SUBTOTAL	\$ 34,163,078
Contingency	\$ 5,124,462

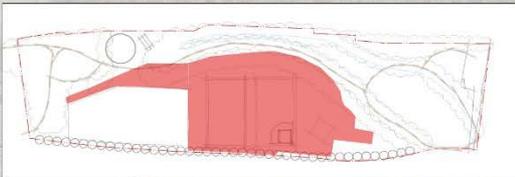
PROJECT TOTAL COST \$ **39,287,540**

Conceptual Designs

CONCEPTS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND NOT FINAL PLANS



DEMOLITION REQUIRED FOR THIS OPTION



Michael Baker INTERNATIONAL

Urban Design studio



PROJECTED COST FOR THIS OPTION: \$\$\$\$\$

Multi-sport Field Park

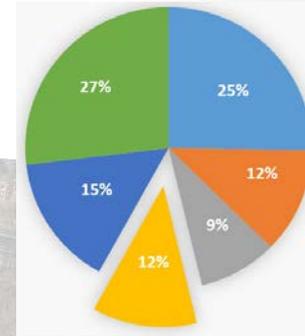
Demolition	\$ 1,020,408
Structures	\$ 1,259,305
Fields	\$ 3,292,838
Recreation	\$ 985,727
SUBTOTAL	\$ 6,558,278

15% Project Marked Up Cost - SUBTOTAL \$ 6,558,278
 Contingency \$ 983,742

PROJECT TOTAL COST \$ 7,542,020

Conceptual Designs

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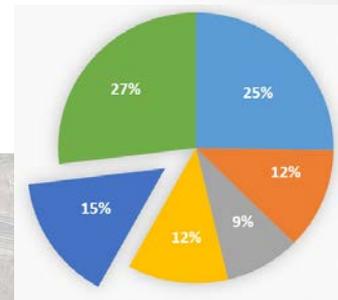
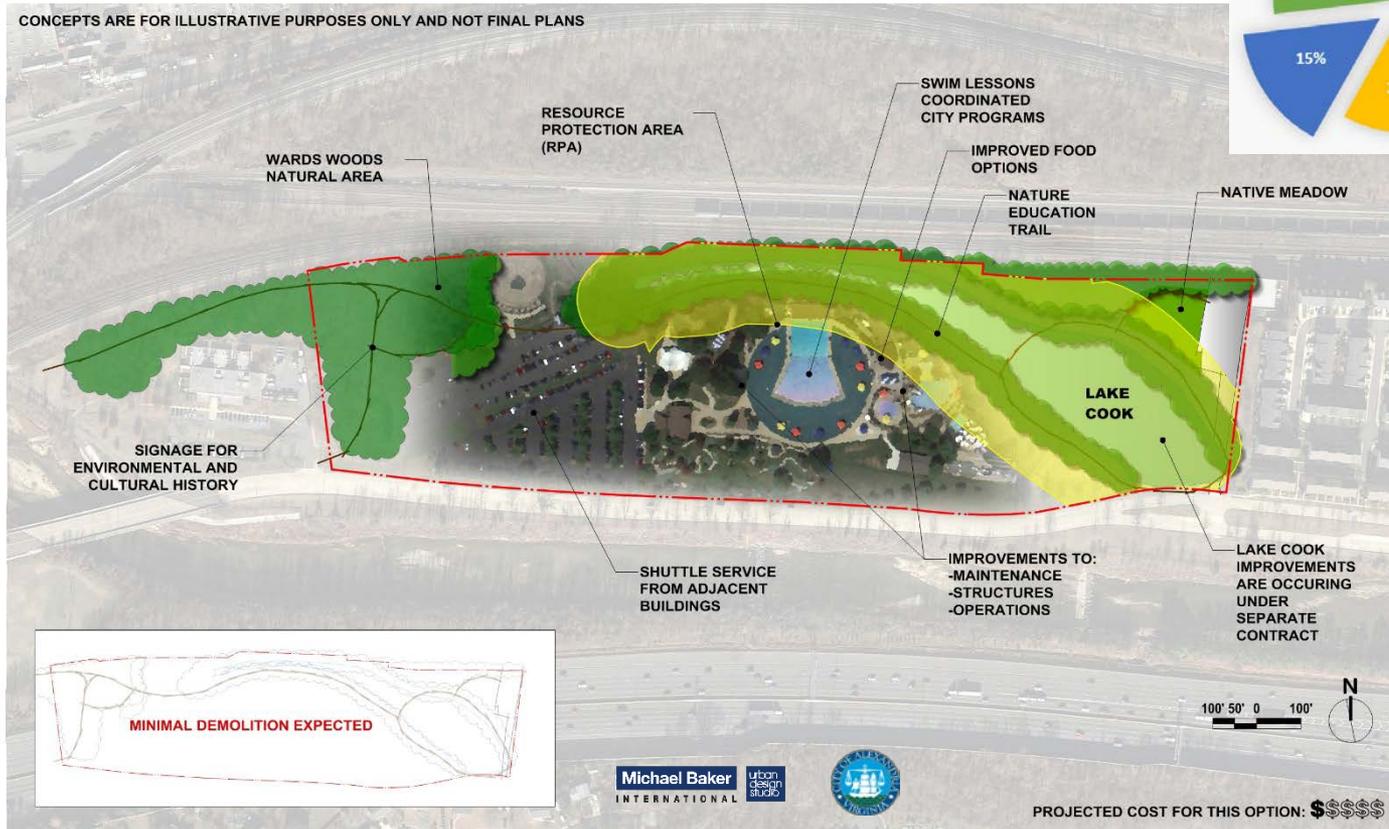


Open space / Natural area Park

Demolition	\$	1,296,095
Structures	\$	1,171,142
Recreation	\$	1,101,969
SUBTOTAL		\$ 3,569,206
Project Marked Up Cost - SUBTOTAL		\$ 3,569,206
15% Contingency	\$	535,381
PROJECT TOTAL COST		\$ 4,104,586

Conceptual Designs

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Water Park with Improvements

Structures	\$ 701,639
Recreation	\$ 809,204
SUBTOTAL	\$ 1,510,843

15%	Project Marked Up Cost - SUBTOTAL	\$ 1,510,843
	Contingency	\$ 226,627

PROJECT TOTAL COST \$ 1,737,470

Next Steps

- **Park & Recreation Commission**
 - June 15, 2017: Public Hearing
 - June 15 – June 30, 2017: Public Comment
 - July 20, 2017: Discussion & Recommendation
- **City Council**
 - September 12, 2017: Receipt
 - September 16, 2017: Public Hearing & Action



Additional Resources

Cameron Run Park Planning Process Website

- www.alexandriava.gov/96029

Project Staff

- Department of Recreation, Parks & Cultural Activities
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 - Dana Wedeles: dana.wedeles@alexandriava.gov
- Michael Baker International Urban Design Studio
 - Project Email: 157054CameronRunPark@mbakerintl.com

Public Comment

- Dana Wedeles, Acting Principal Planner
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 - 703.746.5491

NOVA Parks Conceptual Design

BLUE AND GREEN PLAN

CAMERON RUN REGIONAL PARK

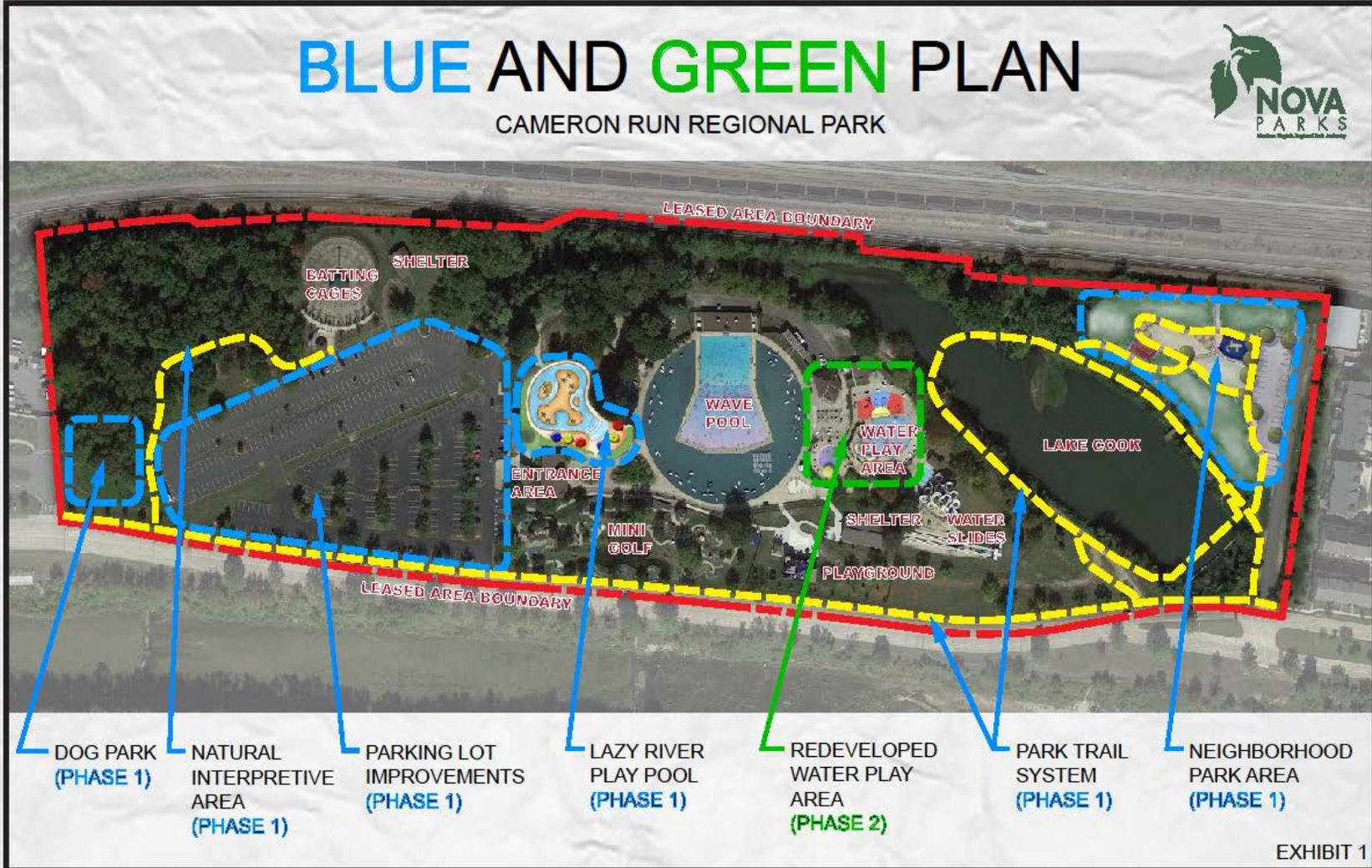


EXHIBIT 1

Public Comment & Park & Recreation Commission Discussion

