



# Cameron Run Park Planning Process and Conceptual Design

Eisenhower Partnership Stakeholder Meeting  
Tuesday, February 21, 2017



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# 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



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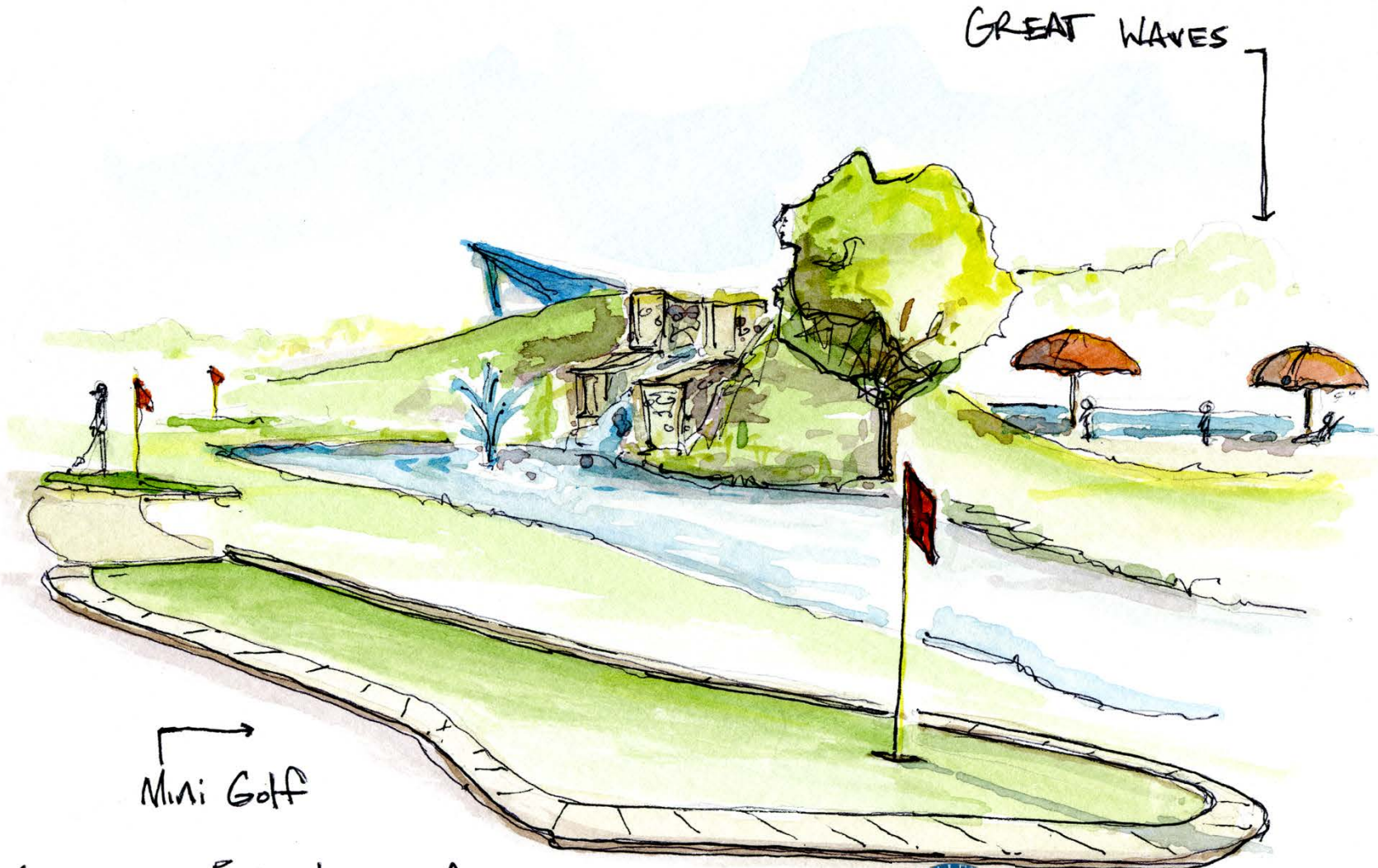
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# Goals of the Process

- **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



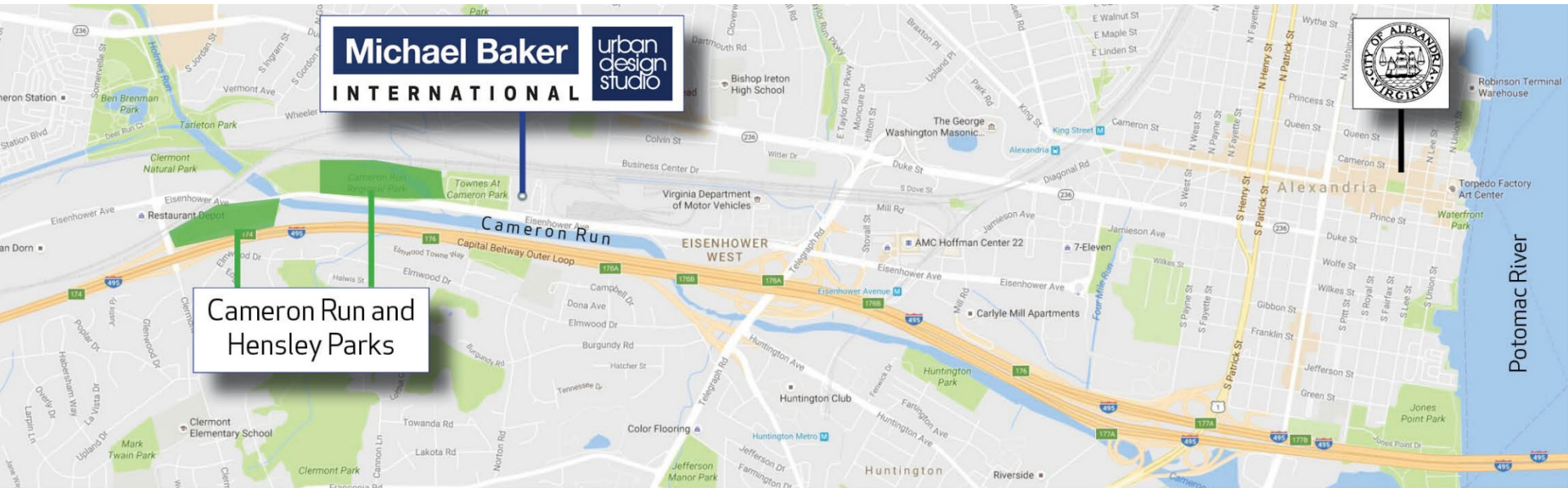
GREAT WAVES

Mini Golf

EISENHOWER AVE.



# Understanding Cameron Run Parks



CSX (VRE/AMTRAK)

# Understanding Cameron Run Parks

NORFOLK-SOUTHERN (VRE/AMTRAK)

METRO

ANIMAL  
WELFARE  
LEAGUE

CAMERON RUN PARK

LAKE COOK

TOWNES AT  
CAMERON  
RUN

EISENHOWER AVENUE



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# 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



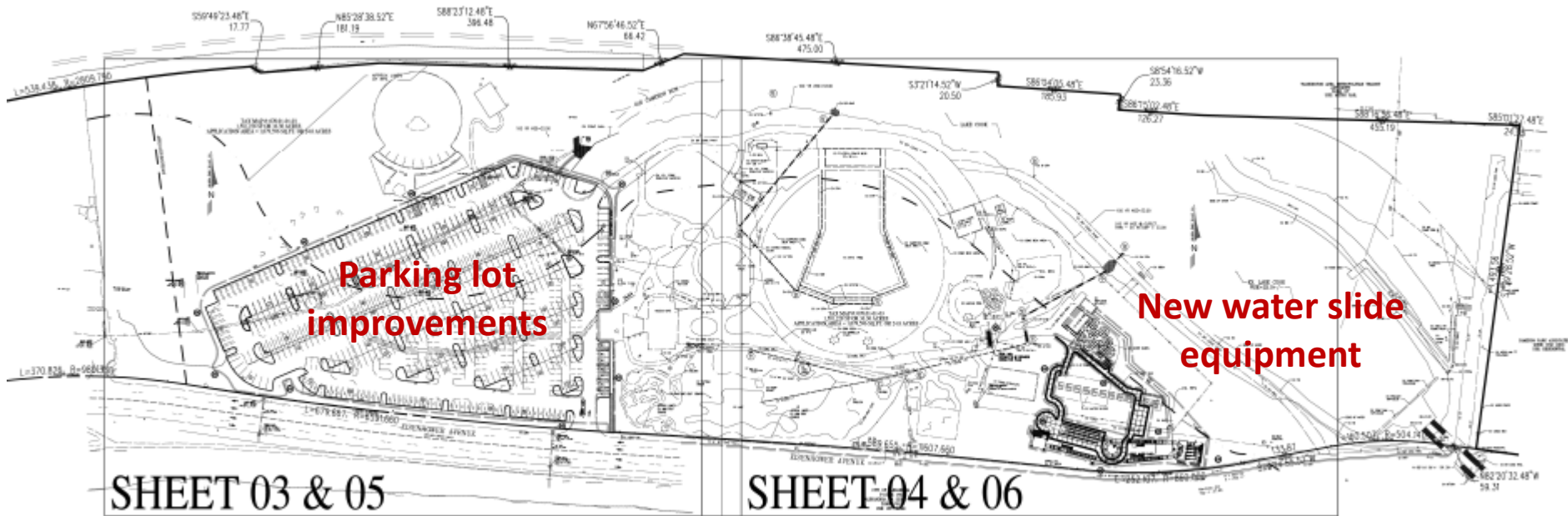
- **Park is in a Public Open Space Zone (POS)**
  - **To preserve and enhance Alexandria's publicly owned open space**
  - **To protect the natural and developed amenities they possess**
  - **Allow only development which respects and is consistent with those amenities**
- **Permitted uses – natural 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



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# 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



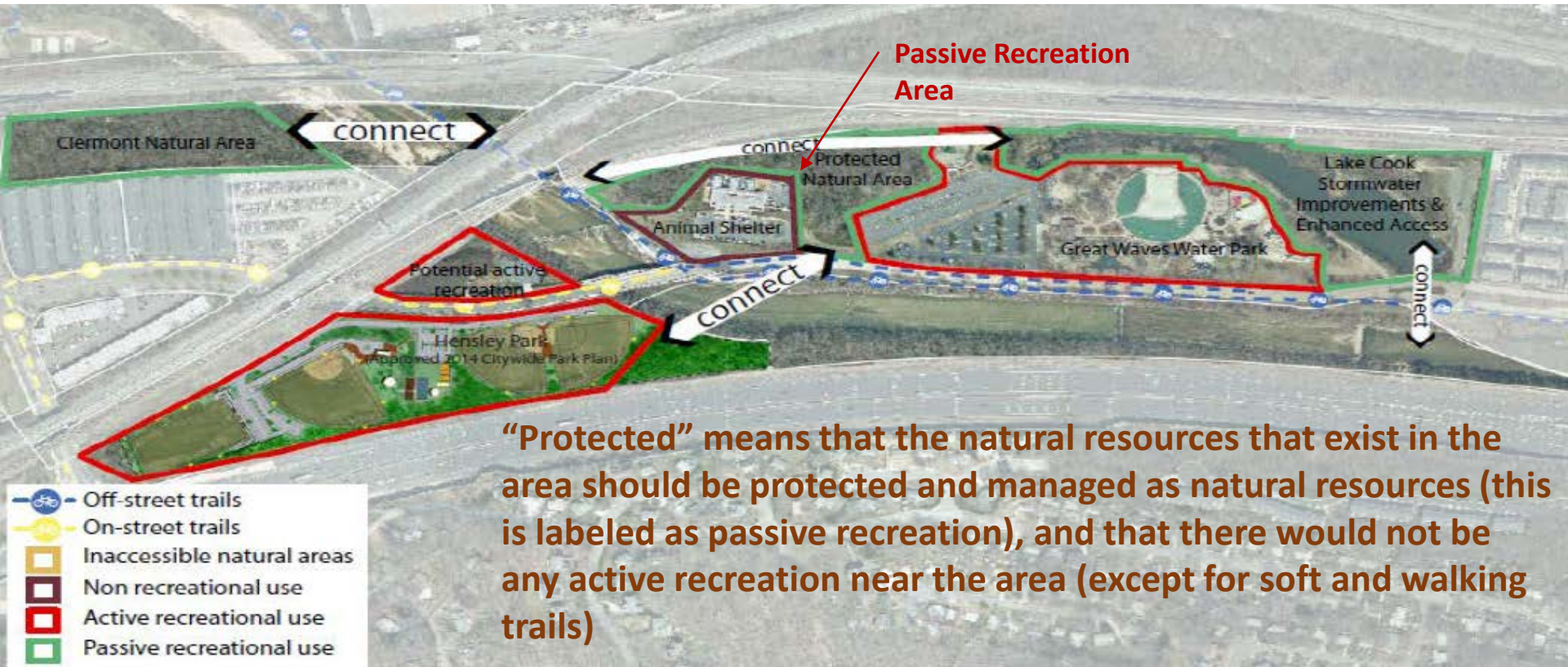
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# Cameron Run Area Coordinated Park and Open Space Plan

Approved Jan. 15, 2015



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# Cameron Run Park – RPA + Passive Recreation Areas

Passive Recreation Area

RPA Area: 14.0 acres

Site Total: 25.8 acres

Site minus RPA: 11.8 acres



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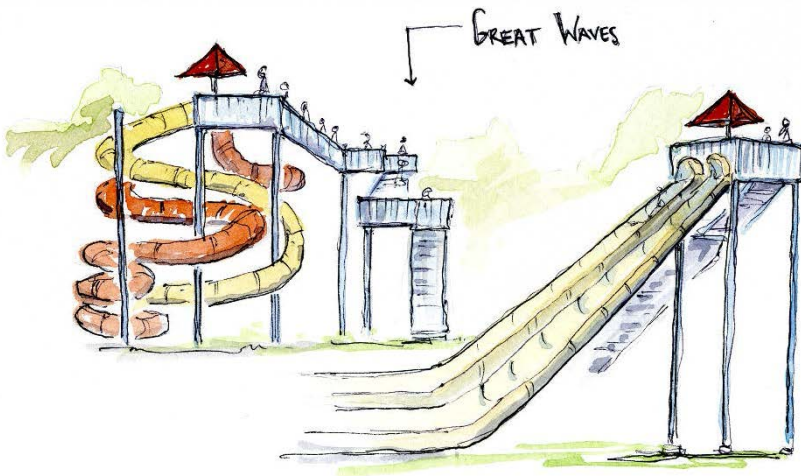
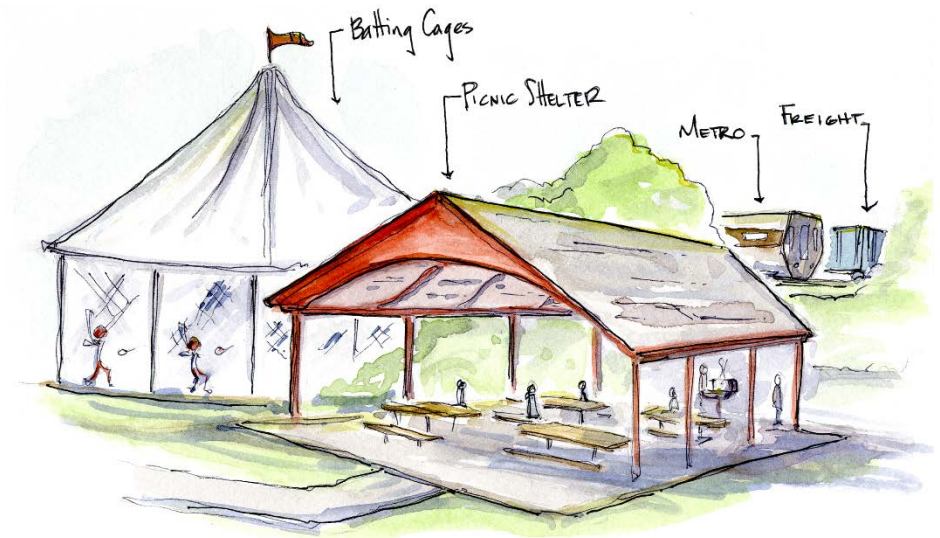
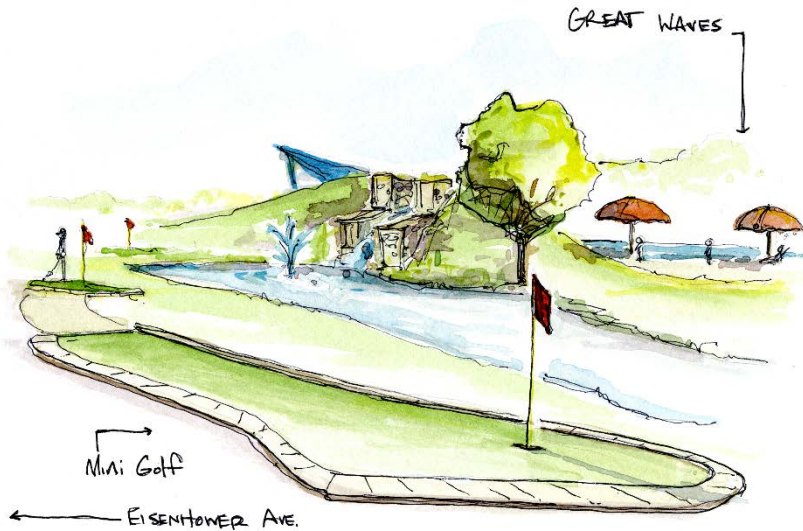
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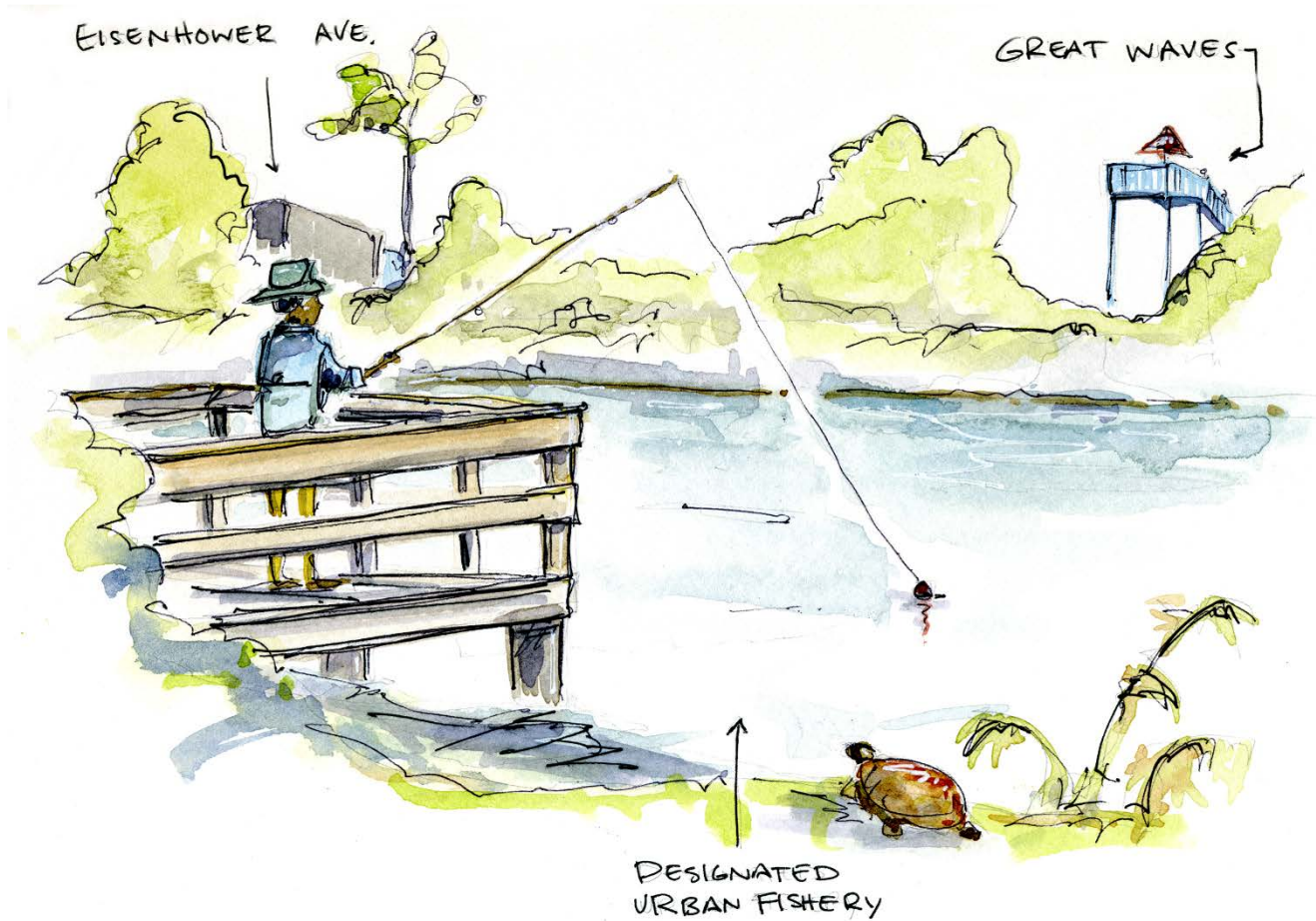


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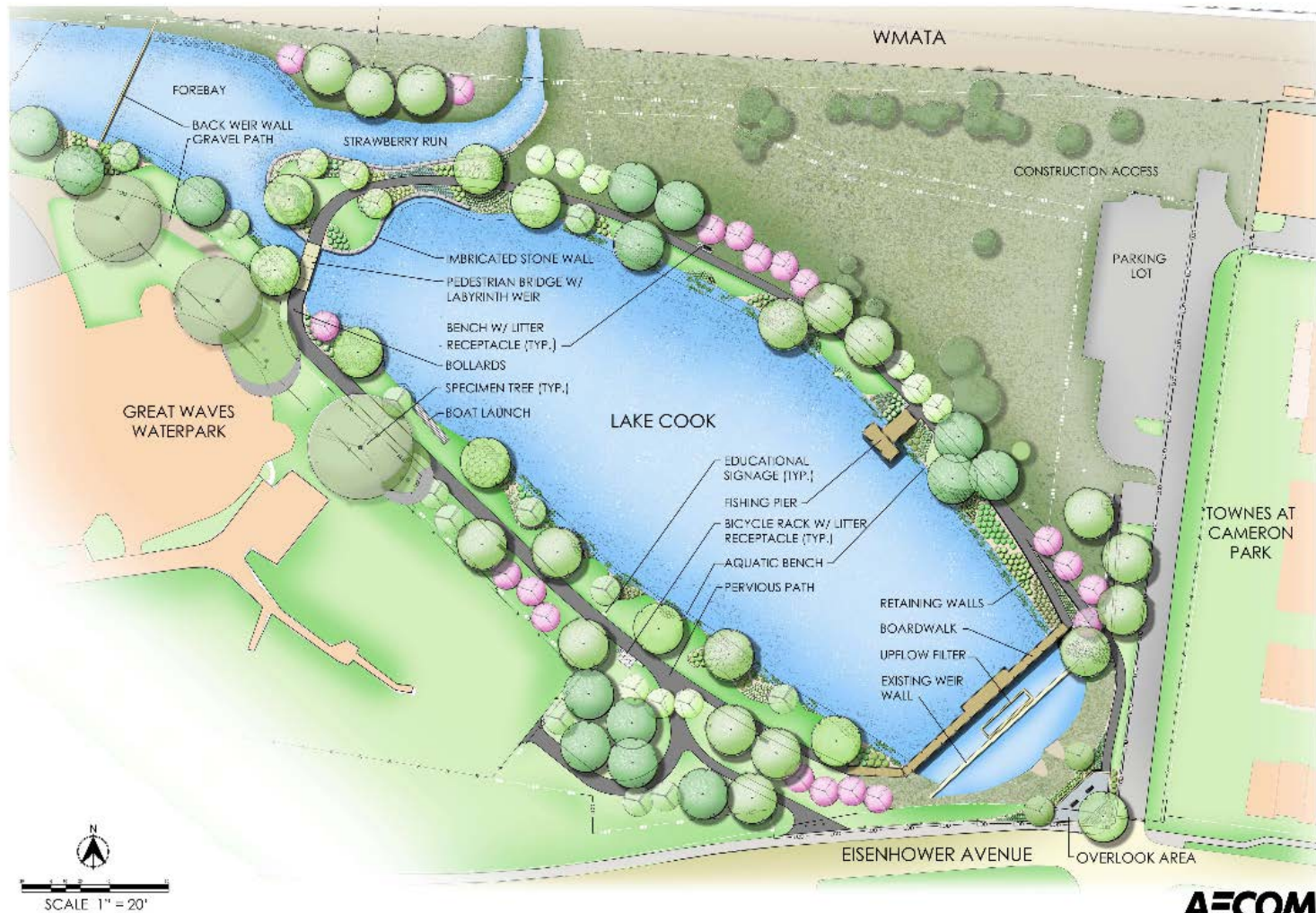
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LAKE COOK STORMWATER MANAGEMENT FACILITY RETROFIT

**AECOM**  
ILLUSTRATIVE SITE PLAN



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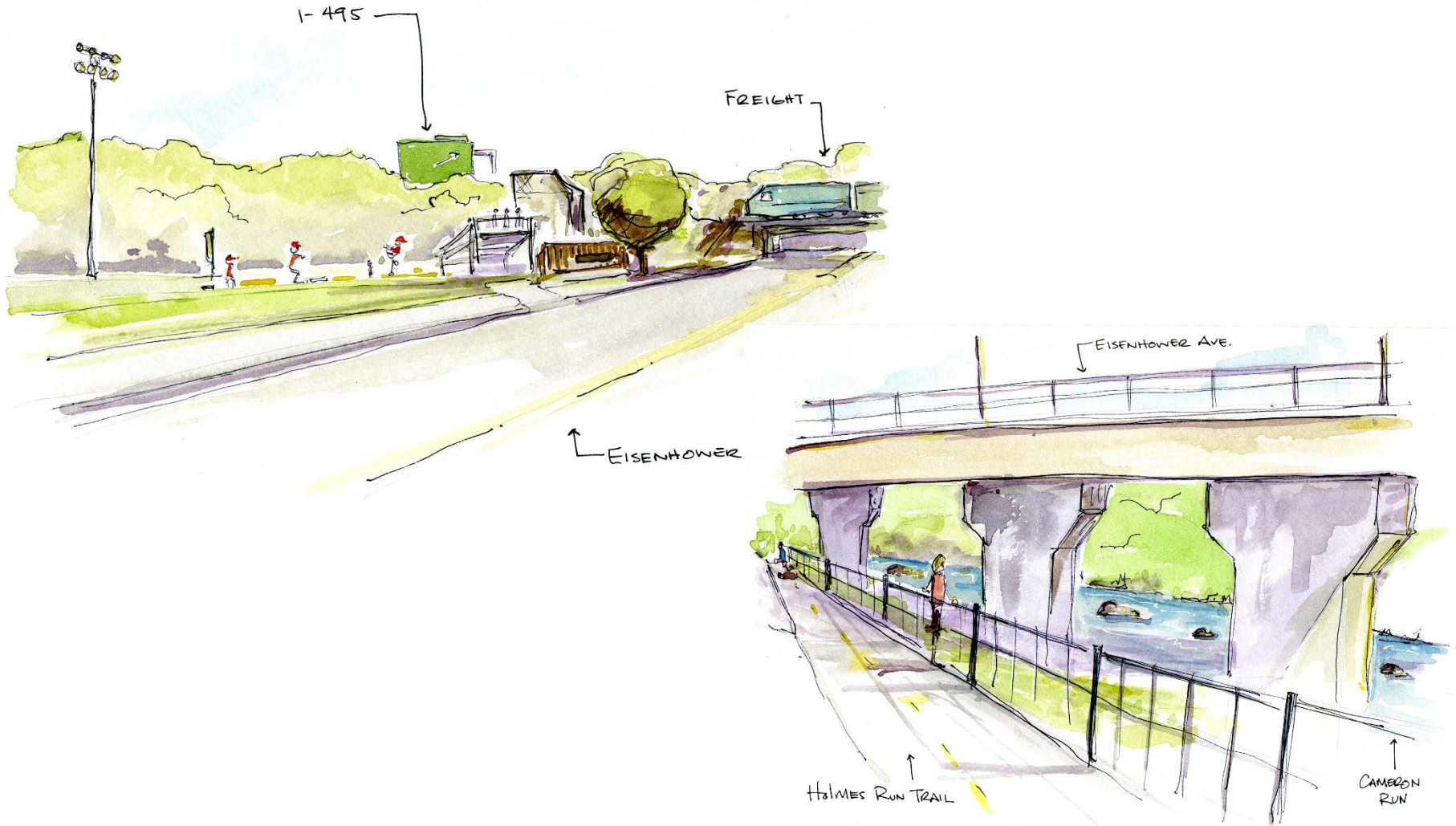
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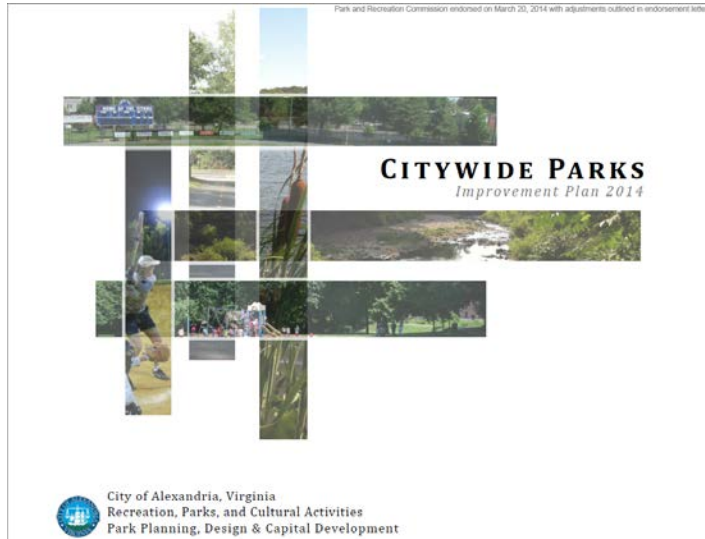
# Hensley Park – existing conditions



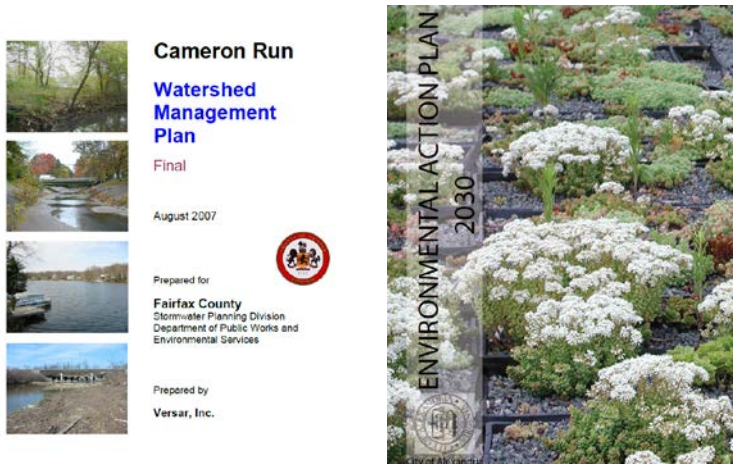
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# Related Plans



## City of Alexandria Urban Forestry Master Plan



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# Hensley Park Proposed Plan



From the Citywide Parks  
Improvement Plan 2014



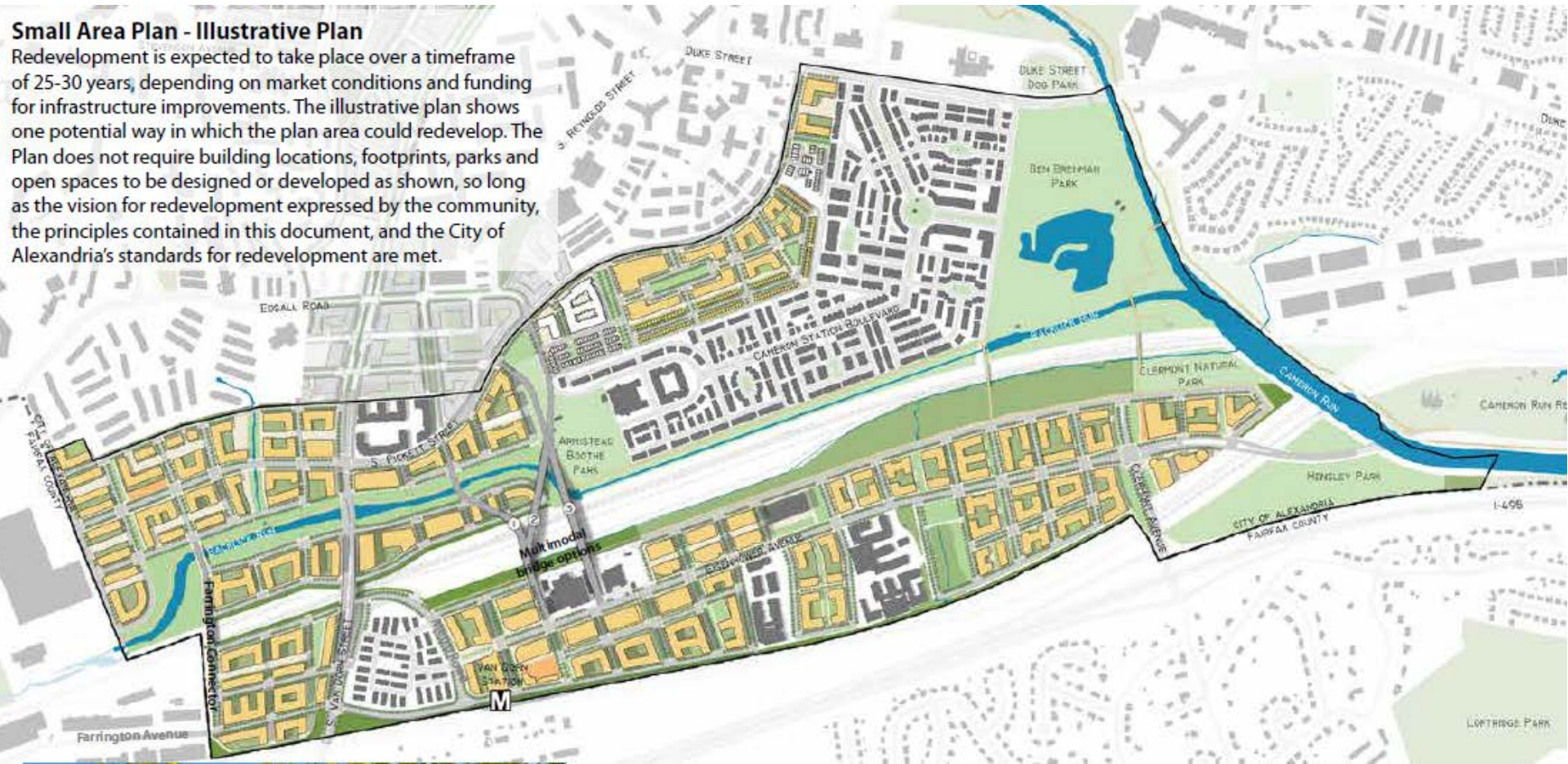
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# Eisenhower West Plan

## Small Area Plan - Illustrative Plan

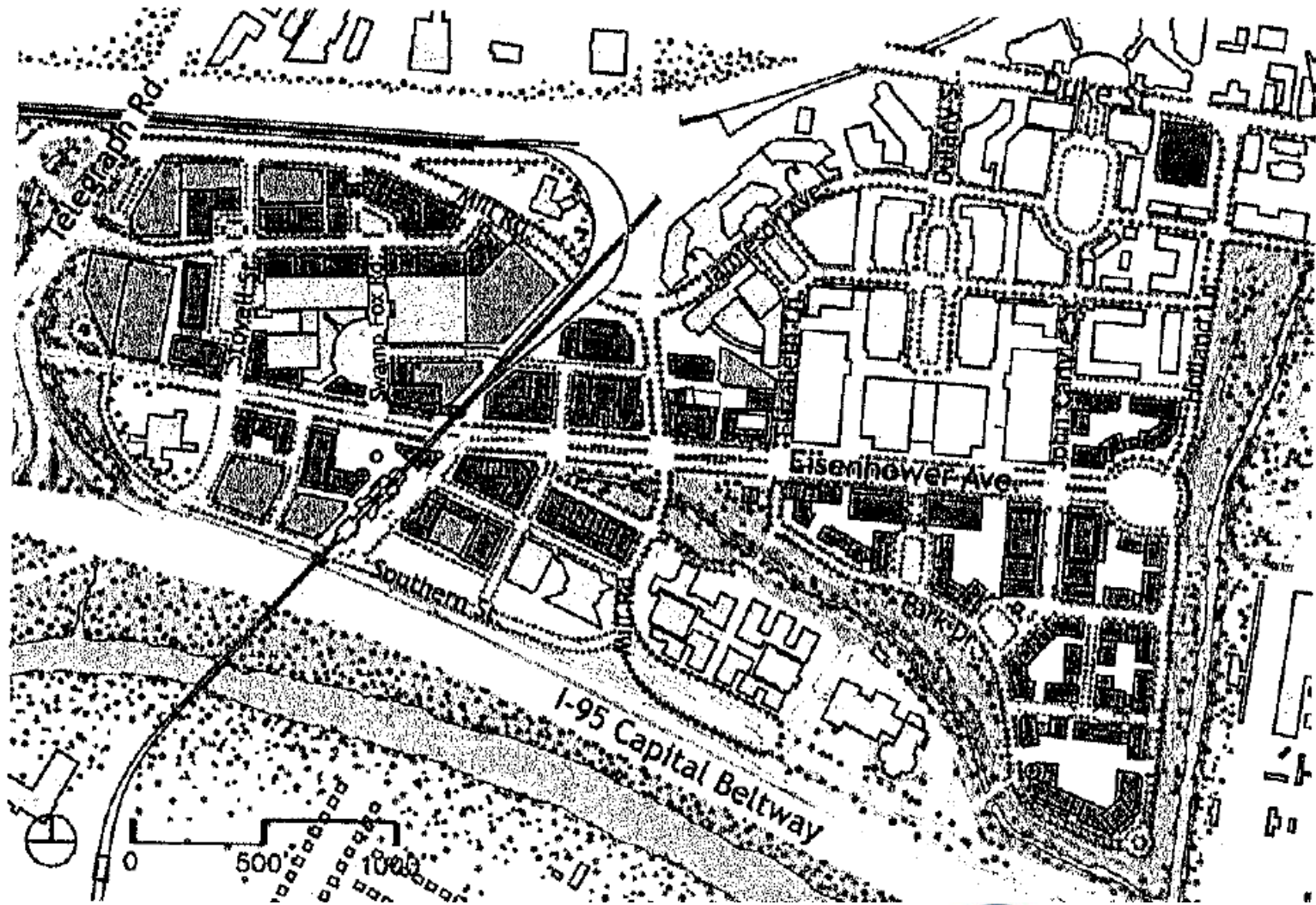
Redevelopment is expected to take place over a timeframe of 25-30 years, depending on market conditions and funding for infrastructure improvements. The illustrative plan shows one potential way in which the plan area could redevelop. The Plan does not require building locations, footprints, parks and 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.



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# Eisenhower East Plan



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# Discussion



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# Discussion

**What are your concerns about Cameron Run Park?**



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# Discussion

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

- **Benefits?**
- **Drawbacks?**



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# Discussion

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



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# Discussion

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



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# Discussion



- **Group Discussion at Maps**
- **Group reporting**



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