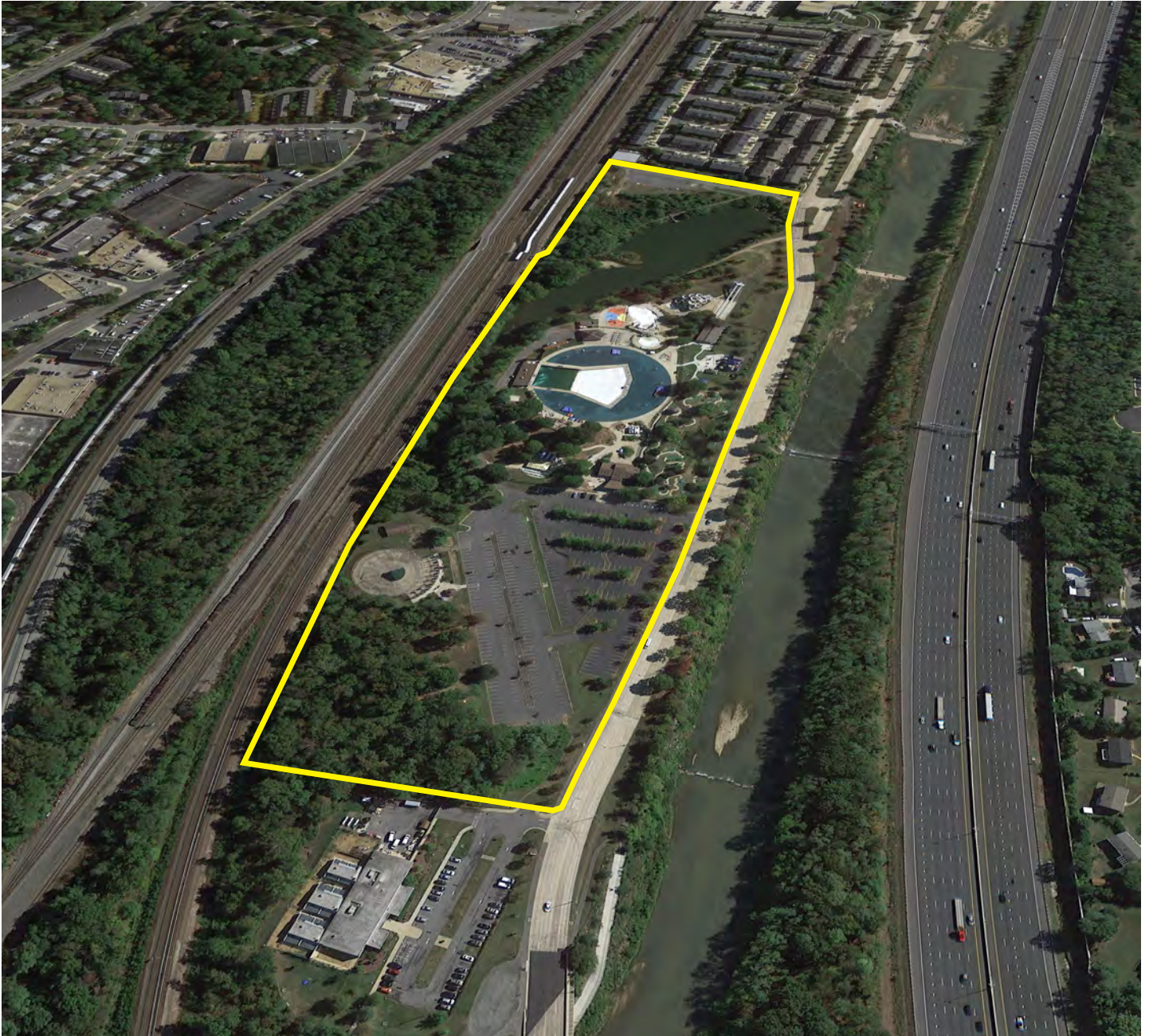


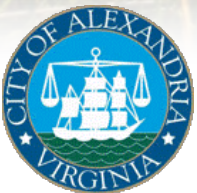
# CAMERON RUN PARK PLANNING & CONCEPTUAL DESIGN

FINAL REPORT  
September 2017



**Michael Baker**  
INTERNATIONAL

urban  
design  
studio



**City of Alexandria**  
Recreation, Parks and Cultural Activities  
Park Planning, Design & Capital Development  
September 2017





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# CAMERON RUN PARK PLANNING AND CONCEPTUAL DESIGN FINAL REPORT

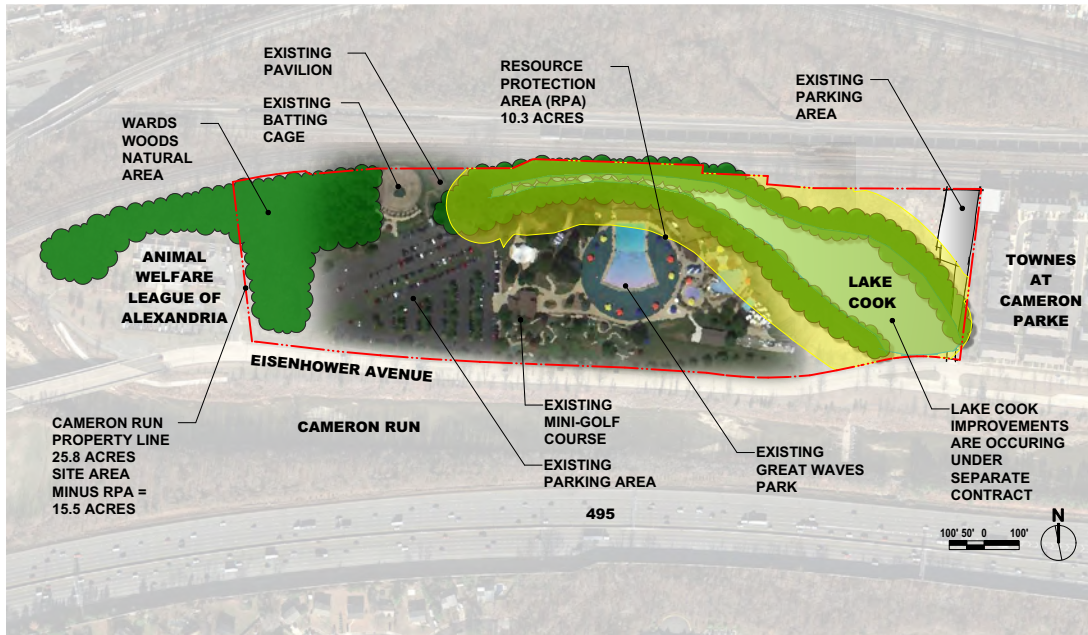
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# EXECUTIVE SUMMARY

## Background

In 1981, the Northern Virginia Regional Park Authority (now referred to as NOVA Parks) entered into a 40 year lease agreement with the City of Alexandria for a parcel of land on Eisenhower Avenue referred to by the City as Cameron Run Park for ten dollars. Conditions of the lease included development of a “wave action swimming pool and associated support facilities, landscaping and lake improvements.” The lease is set to expire in 2021, and NOVA Parks has requested a new or extended lease of the property to continue operations of their Regional Park on the site which include a wave pool, spray area, water slides, children’s play areas, mini golf course, batting cage, picnic pavilions and related amenities.



NOVA Parks is made up of six (6) local cities and county members. Membership fees are currently \$4.46 per resident. The City of Alexandria paid a membership fee of \$664,058 in 2016. As population increases citywide, so will the membership fee paid to NOVA Parks.

At a public hearing in June 2016 to discuss the lease extension with NOVA Parks, Alexandria City Council heard from many residents and stakeholder groups, some of whom offered

*Cameron Run Park Existing Conditions*

*Note: “Wards Woods” is a community name for the area. It is not an official City recognized name.*

*Resource Protection Area (RPA) is taken from the City of Alexandria GIS RPA layer.*

alternative uses for the park, and some who supported the current use. City Council requested that a public engagement and planning process be performed to determine the highest and best use of the park space for the residents of the City of Alexandria now and into the future. (Links to City Council docket items are located in Appendix J: Related Plans and Studies.) The Department of Recreation, Parks and Cultural Activities (RPCA) requested proposals for "assistance in facilitating a community-driven public planning process to develop a feasible conceptual plan (Plan) for the Cameron Run Regional Park".

## Process

Hired consultant, Michael Baker International, performed the Cameron Run Park public engagement and planning process from February 2017 to May 2017. Engagement activities designed to obtain significant input into the determination of future potential use included stakeholder group meetings, open community meetings and workshops, representation at public events where the process was presented to the public, a City hosted website where all materials were shared with residents and stakeholders, and two interactive digital surveys.

The two surveys and associated community meetings were invaluable tools for understanding the desires of Alexandria residents. The initial survey and meetings focused on education and developing an overall understanding of community issues and concerns associated with the existing use of the parcel. The second survey and a series of community meetings included alternatives that reflected Alexandria residents’ issues and suggestions. The alternatives were presented in diagram form so that

# CAMERON RUN PARK PLANNING AND CONCEPTUAL DESIGN FINAL REPORT



*Stakeholder Meeting,  
February 21, 2017*

residents could visualize how the various uses or changes suggested for the parcel would work on the site. Residents were then asked to rate the diagrammatic options and park elements based on their understanding of need and relative cost.

Forty-two (42) percent of the respondents of the second survey selected options that retain the existing water park in some form, while fifty-eight (58) percent of respondents chose options presented that eliminate the existing uses. The six (6) conceptual diagrams were ranked as follows based on the input received:

- 27% (Existing) Water Park with Major Structural Changes
- 25% New Aquatic Center with Multi-Sport Field
- 15% (Existing) Water Park with Improvements
- 12% Open Space/Natural Area Park
- 12% Two Multi-Sport Fields
- 9% (Outdoor) Olympic Pool with one Multi-Sport Field.

Alexandria residents also communicated their priorities and ranking of park elements through the surveys. The synthesis of all the public engagement activities gives a clear vision of the community's ideals for the highest and best use of Cameron Run Park. They include:

- A park that serves the needs of Alexandria residents
- A space that provides year round activities through creative uses of the existing infrastructure including the parking area such as festivals, temporary ice skating, sports "Bubble" structures, and community programs
- A park that provides natural paths with environmental education signage that are also suitable for recreational/fitness biking, walking and running
- A park that provides family entertainment for a reasonable cost, and some amenities for no cost
- A park that is well maintained
- A park that contains an aquatic facility which could include the existing facilities or new indoor facilities
- A park that provides these amenities without undue burden on the City's resources, and/or generates revenue in accordance with RPCA's Cost Recovery Policy

Parks in the Eisenhower corridor including Cameron Run and Hensley will need to accommodate not only the current needs of Alexandria residents but also the future needs of new residents. Two small area plans for the Eisenhower corridor forecast a profound increase in population and development. The Eisenhower West Small Area Plan includes an additional 9.3 million square feet of new development by 2040. The Eisenhower East Small Area Plan includes an additional 6.5 million square feet of development. These plans as envisioned will add approximately 12,000 more people, more uses and more businesses to the corridor who will need recreational activities and land uses. After the projected 2045 buildout of the Eisenhower West Plan, an additional 10,000 residents are expected. These future residents and users will be able to walk, jog or bike to Cameron Run Park in addition to using vehicular modes of transportation – a significant change in overall character of the corridor.

With the future physical attributes of the park articulated, the City will need to decide:

1. How to move forward with transforming the park over time into a space that responds to the input from the community and future development, and
2. Whether to lease the parcel or provide City-run park operations at Cameron Run Park to achieve community's goals.

## Recommendation

Through this study, the recommended path forward is a short-term lease not exceeding 10 years that addresses as many of the concerns of Alexandria’s residents as possible while utilizing as much of the existing infrastructure as possible. The initial short-term lease is viewed as the initial phase of a multiple phase plan. Future phases incorporate regular review of the park operations and facilities by the City. Reviews by City staff will be conducted after each phase documenting current and future conditions and needs. City Staff will then make specific recommendations based on the reviews for the phases of the Park’s development.

The initial short-term lease would include a reduction of the lease parcel to only include the current water park, batting cages, pavilion, mini-golf course and parking area. Lake Cook, and the North West portion of the site known by residents as “Ward’s Woods” would be eliminated from the lease, and be maintained by the City. This reduced area is represented in Exhibit 1 on the following page. The walking / nature trails that were at the top of the needs list from hired consultant ETC Institute’s Regional Parks Survey of October 2014 and could be implemented in these areas by the City. The lease would articulate improvements to structure and vegetation maintenance, a focus on year-round activities, and integration with City programs, with limited capital improvements. The subsequent phases would proceed based on performance of the park during each phase and the growing demands of open space in the Eisenhower Corridor.

### Recommendation Summary:

In summary, the recommendation is to negotiate a new lease agreement that:

1. Does not exceed 10 years from date of execution and includes conditions addressing community needs.
2. Include periodic reviews by City Staff to ensure park operations and maintenance standards are met.
3. Reduces the lease area

In addition, based on the implementation of the Eisenhower East and West Small Area Plans, determine appropriate continued lease options to meet community needs.

The articulation of highest and best use is not a solution unto itself. It is a goal which will need a process to be achieved. The phased lease approach is an evolving and multi-layered concept which relies on current and future needs and resources in combination with the implementation of the Eisenhower East and West Plans. Ultimately, getting to the highest and best use requires a flexibility that allows for transition over time, and the ability to modify outcomes based on changing needs. The recommended phased lease approach provides the clearest path to Cameron Run Park’s future by integrating periodic review and evaluation into the development of the park. These reviews and recommendations by City Staff performed prior to the end of each phase will direct the transition of the park from its current condition to one that best serves the residents of Alexandria.

# CAMERON RUN PARK PLANNING AND CONCEPTUAL DESIGN FINAL REPORT

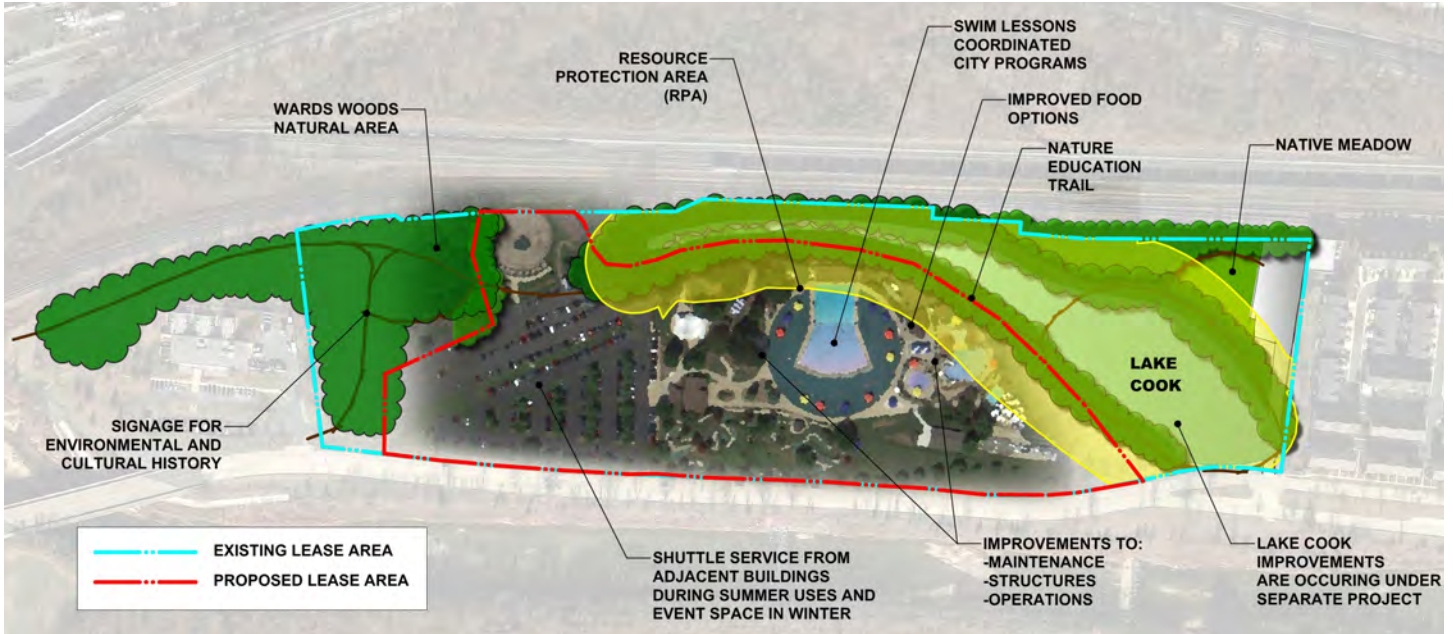
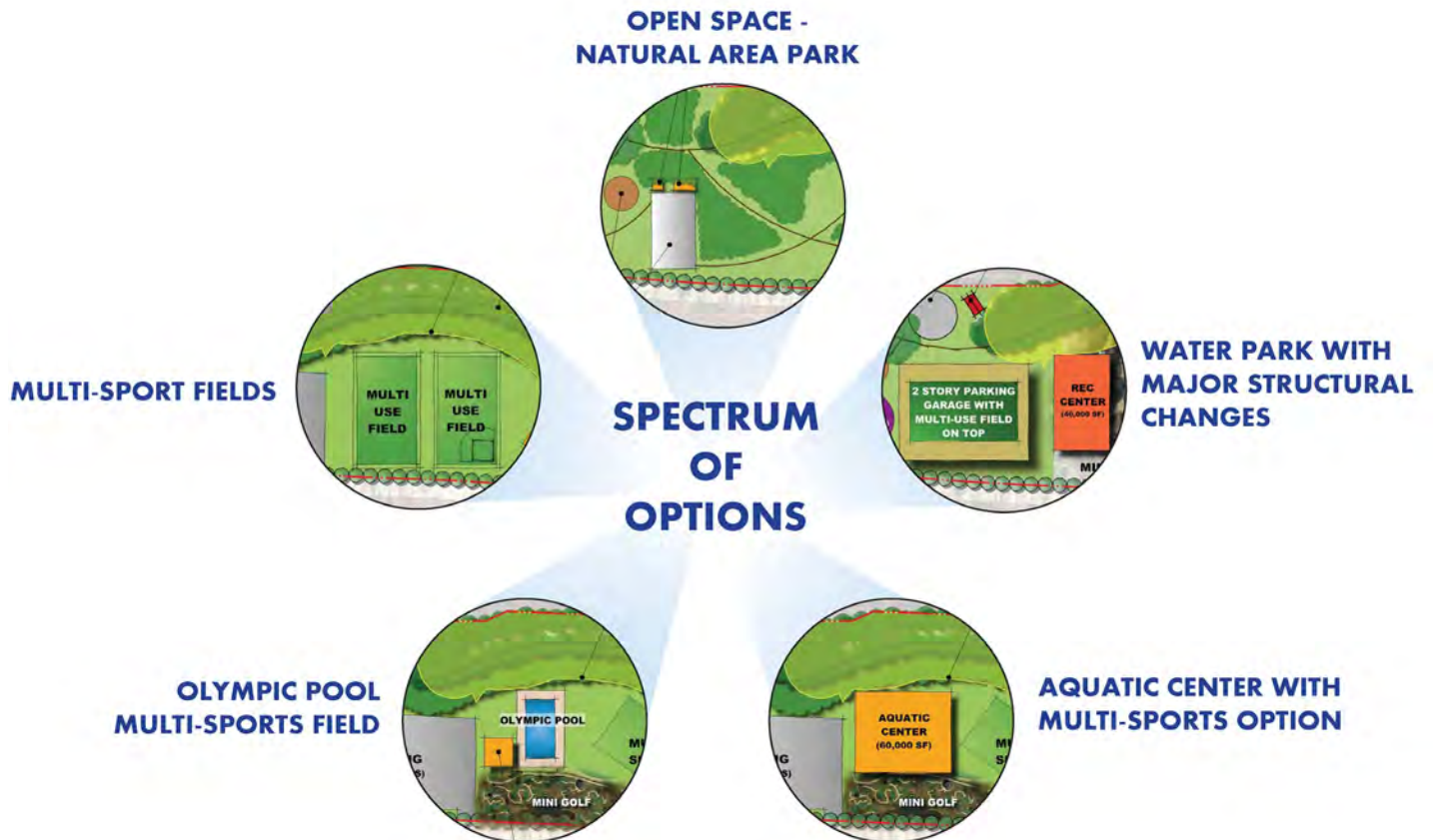


Exhibit 1



Spectrum of Options





# FINAL REPORT

## Introduction

In 1981, the Northern Virginia Regional Park Authority (now NOVA Parks) entered into a 40 year lease agreement with the City of Alexandria for a parcel of land on Eisenhower Avenue referred to by the City as Cameron Run Park. The lease included a requirement that NOVA Parks develop the vacant parcel into a regional water park. The lease was amended in 1991 and 2002, both times resulting in the reduction in acreage of the lease area from an initial 53 acres to the current 25.8 acres.



Cameron Run Park Existing Conditions

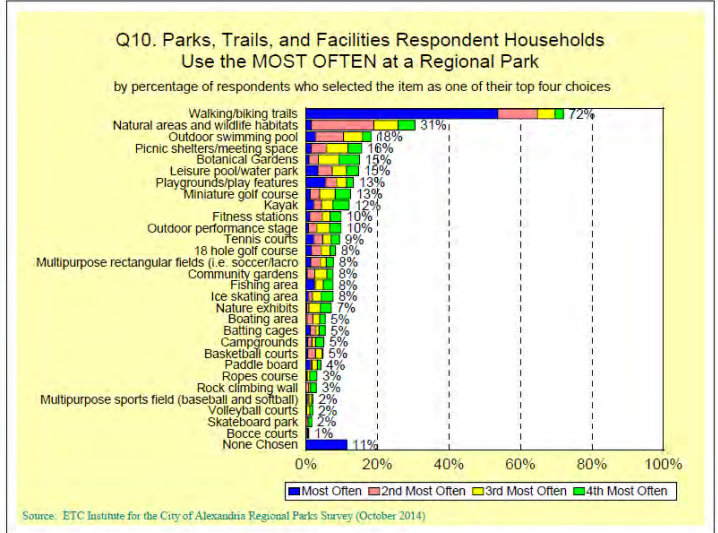
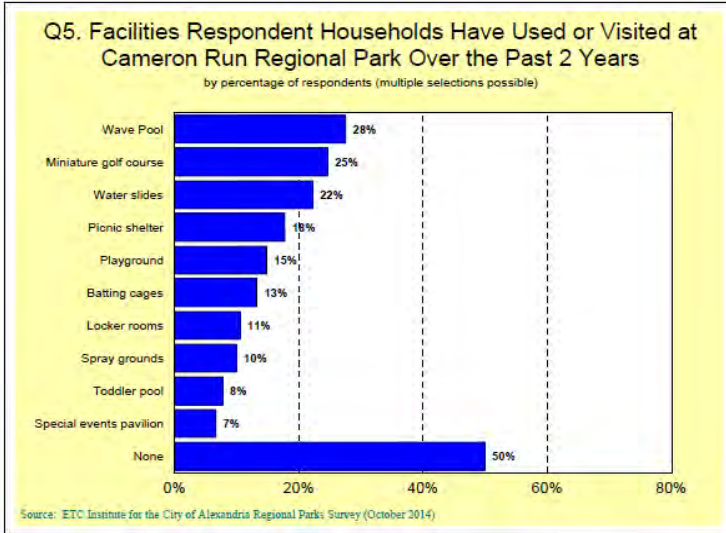
Note: "Wards Woods" is a community name for the area. It is not an official City recognized name.

RPA - Resource Protection Area is taken from the City of Alexandria GIS RPA layer.

"Cameron Run Regional Park", the facility run by NOVA Parks on the land leased from the City, contains several amenities for visitors to enjoy. The largest and most attended amenity at Cameron Run Regional Park is the Great Waves Water Park, which contains the region's only large wave pool, water slides, a splash park, on-site food services, a shop, and children's play area which is open from Memorial Day to Labor Day each year. In addition, the park contains a batting cage, picnic pavilion, picnic tables, and a mini-golf course which operate from mid-March to the end of October each year.

The 2014 Regional Parks Survey of Alexandria Residents by ETC Institute showed that 55% of the 915 completed surveys indicated that respondents attended Cameron Run Regional Park within the last 2 years. The chart from the report shown on the next page illustrates which park elements were used.

# CAMERON RUN PARK PLANNING AND CONCEPTUAL DESIGN FINAL REPORT



The same survey indicated that the top park items that the respondents would use most often in regional parks were walking and biking trails (72%), natural areas and wildlife habitats (31%), outdoor swimming pools (18%), and picnic shelters and meeting places (16%) - see chart above.

The Cameron Run Park site is zoned Public Open Space, (POS) and there are no current plans to modify this City zoning designation. Co-located on the site are two significant ecosystem service generators. The first is Lake Cook, a storm water pond currently under restoration, which serves to hold storm water from 300 acres of the City’s adjacent neighborhoods. In 1992, the City mapped a 100 foot Resource Protection Area (RPA) buffer around the pond to protect its water quality as well as that of the Chesapeake Bay. The RPA was mapped to be in compliance with Commonwealth mandates. Existing uses are permitted in the RPA, but new uses are restricted to passive recreation, and “water dependent uses”. The current City GIS mapped RPA around Lake Cook measures approximately 10.3 acres. Lake Cook is currently being improved as a part of a separate project. Phased plans include increasing capacity of the lake, dredging, creation of a forebay, creation of a pathway system and pedestrian bridge over the lake, a new weir, perimeter plantings and furnishings.

The second ecosystem service generator is “Ward’s Woods” a forested area at the northwest corner of the site. Ward’s Woods is home to many native herbaceous and woody plant species as well as two special tree species found in limited quantities in the region: the Bartram’s Oak adjacent to the picnic area, and the Beadle’s Oak located at the intersection of the main parking lot entry aisle, and the service path that runs north of the Great Waves facility. These ecosystem service areas are not only connected on the Cameron Run Park site, but also connect to the greater Holmes Run and Cameron Run trail systems.

NOVA Parks requested an extension of their current lease at Cameron Run Park in the fall of 2014. The request was made to the Department of Recreation, Parks & Cultural Activities (RPCA) who informed the Park & Recreation Commission of the proposed extension. On January 15, 2015, the Commission approved the Cameron Run Recreational Area Coordinated Park and Open Space Plan. This plan took into account the current and future needs of City residents as well as a needs assessment conducted by RPCA and public comment. The Commission did not recommend the extension and asked for further site study.



participated in the City's Earth Day celebration in order to engage the widest variety of Alexandrians possible.

The public engagement process also included two separate on-line surveys. The first survey's goal was to educate the community about the project and understand residents' concerns. The second survey built upon our community feedback during the first phase and illustrated how that feedback would be translated into physical form so that the community could visualize what a future Cameron Run Park would look like, and what the relative costs would be. In the first 70 days of the public engagement process, 476 responses were obtained for survey 1 and when combined with public and stakeholder meetings amounted to over 600 connections with the community.



*Stakeholder Meeting, February 21, 2017*

The Park & Recreation Commission and City Council reviewed the first survey and indicated that it was highly important to specifically represent the opinions of City of Alexandria residents. Survey 2 – Conceptual Design – provided a way for respondents to include their residential zip code, which allowed the consultants to provide specific information to Park & Recreation Commission and City Council. The total responses from survey 2 was 353, and the percentage of Alexandria residents was 93.4%. Summaries of the survey responses in the Survey 2 Appendix provide data specific to the respondents who indicated that they were from the City of Alexandria. The following section lists the community interactions.

## **Community Meetings & Activities**

Community meetings are defined as large format public meetings where individuals and stakeholder groups come together to share the ideas that are generated from the smaller scale stakeholder meetings.

- City Council Final Report & Recommendation - September 2017
- Park & Recreation Commission Public Hearing - June 15, 2017 at 7 p.m.
- City of Alexandria Earth Day Celebration - April 29, 2017 at 10 a.m. Lenny Harris Memorial Fields
- Community Meeting 2 - April 27, 2017 at 7 p.m. 2900 Business Center Dr.
- City Council Oral Report - April 25, 2017 at 7 p.m. City Council Chambers
- Park & Recreation Commission Update - April 20, 2017 at 7 p.m.
- Easter Egg Hunt at Cameron Station Park - April 13, 2017 at 11 a.m. Cameron Run Park
- WALK & TALK - Walking Tour around Cameron Run Park - April 1, 2017 at 9 a.m.
- Community Meeting 1 - March 2, 2017 at 7 p.m. Beatley Central Library

## Stakeholder Meetings

Stakeholder meetings were generally small in scale and tailored to the needs of discrete pre-established organizations.

- Stakeholder Meeting 5: Youth Sports Advisory Committee - April 10, 2017 at 7 p.m. Mt. Vernon Recreation Center
- Stakeholder Meeting 4: Federation of Civic Associations - March 29, 2017 at 7:30 p.m. Chet & Sabra Avery Conference Room
- Gina Baum and Judy Coleman - Alexandria Park & Recreation Commission 2x2 - March 29 3:30 p.m.
- Jennifer Atkins and Jesse O'Connell - Alexandria Park & Recreation Commission 2x2 - March 28 4:45 p.m.
- Stakeholder Meeting 3: Alexandria Tree Stewards - March 27, 2017 at 7 p.m. Offices of Michael Baker International Urban Design Studio
- Alexandria Soccer Association - March 8, 2017 at 11:30 a.m. Lee Center
- Stakeholder Meeting 2: Alexandria Beautification Commission - March 9, 2017 at 7:30 p.m. Durant Arts Center
- Stakeholder Meeting 1: Eisenhower Partnership - February 21, 2017 at 7 p.m Offices of Michael Baker International Urban Design Studio, 3601 Eisenhower Ave.
- Radhika Mohan, City of Alexandria Planning & Zoning, (Eisenhower West Plan) - February 16, 2017 City Hall
- Jennifer Atkins, Chair, Park & Recreation Commission - December 9, 2016 Offices of Michael Baker International
- Paul Gilbert, Executive Director, NOVA Parks - December 8, 2016 Offices of Michael Baker International

Summaries of meeting discussions can be found in Appendix A - Meetings.



Easter Egg Hunt at Cameron Run Regional Park, April 13, 2017

## Survey 1 (online) Summary

See Appendix C - Survey 1 for all responses, charts and graphs. A summary of responses is presented below along with sample charts and diagrams. Residency information was not requested for Survey 1 but was requested for Survey 2. Survey 1 data correlated with Stakeholder and Community Meeting input gathered from Alexandria residents.

**476 survey respondents**

**90.3% of respondents have attended park**

**72.4% of respondents attended last year**

**Existing use of the site was reported primarily for:**

- Waterpark / Swimming
- Mini Golf, Batting Cages
- Batting Cages
- Fishing

**Improvements were recommended in the following areas:**

- Parking
- Maintenance
- Batting Cages

**Additional resources were requested in the following areas:**

- Open Space
- Swimming/Swim Programs
- Walking Trails

**Other considerations:**

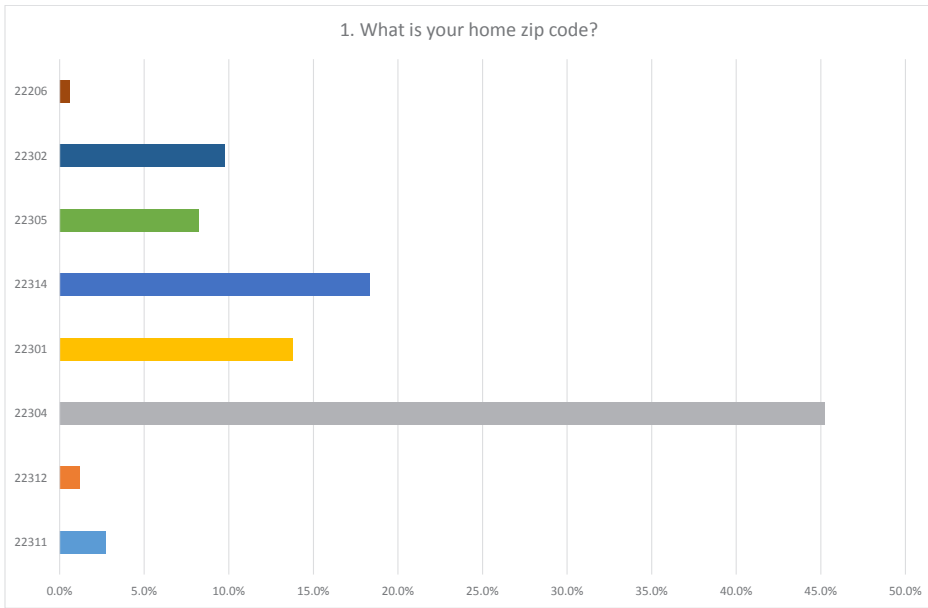
- The unique draw of Waterpark
- Re-visiting the NOVA Parks Lease



*Walk and Talk at Cameron Run Regional Park, April 1, 2017*



Survey 2 (online) Summary

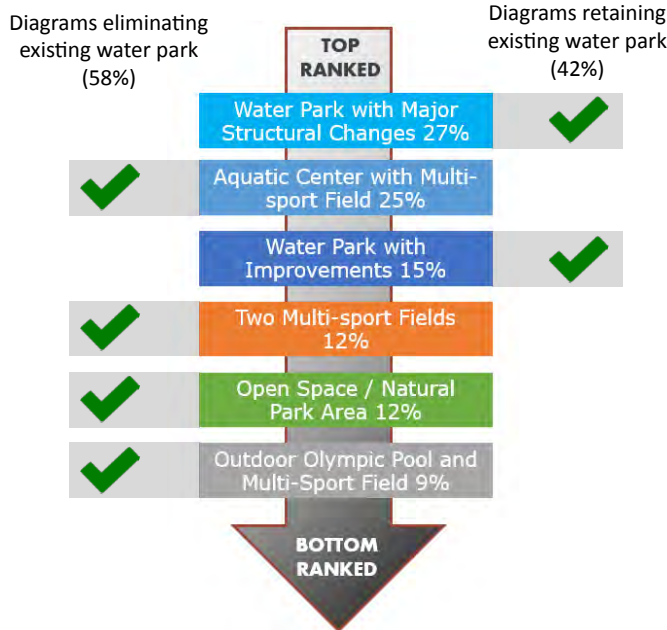


The second online survey was designed to provide the community with ways to interact with the suggestions that they had provided in the early stages of the public engagement. Survey takers were asked to evaluate park elements in 3 distinct ways – by prioritizing park elements; by purchasing the park elements that they felt were most valuable, and by selecting an overall plan diagram that most closely reflected each community member’s vision of Cameron Run Park’s highest and best use of the future. The first question of the survey requested home zip codes as a way to gauge Alexandria resident input specifically. Resident input resulted in 323 responses (93.4%), with 30 responses identified as non-residents. Full documentation of responses is shown in Appendix D - Survey 2.

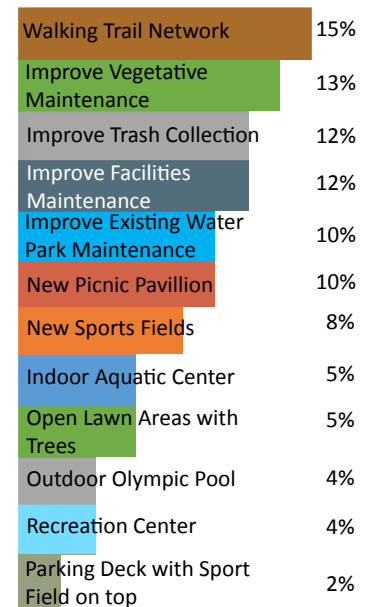
By Element Priority



By Diagram



By Spending





## Conceptual Diagrams

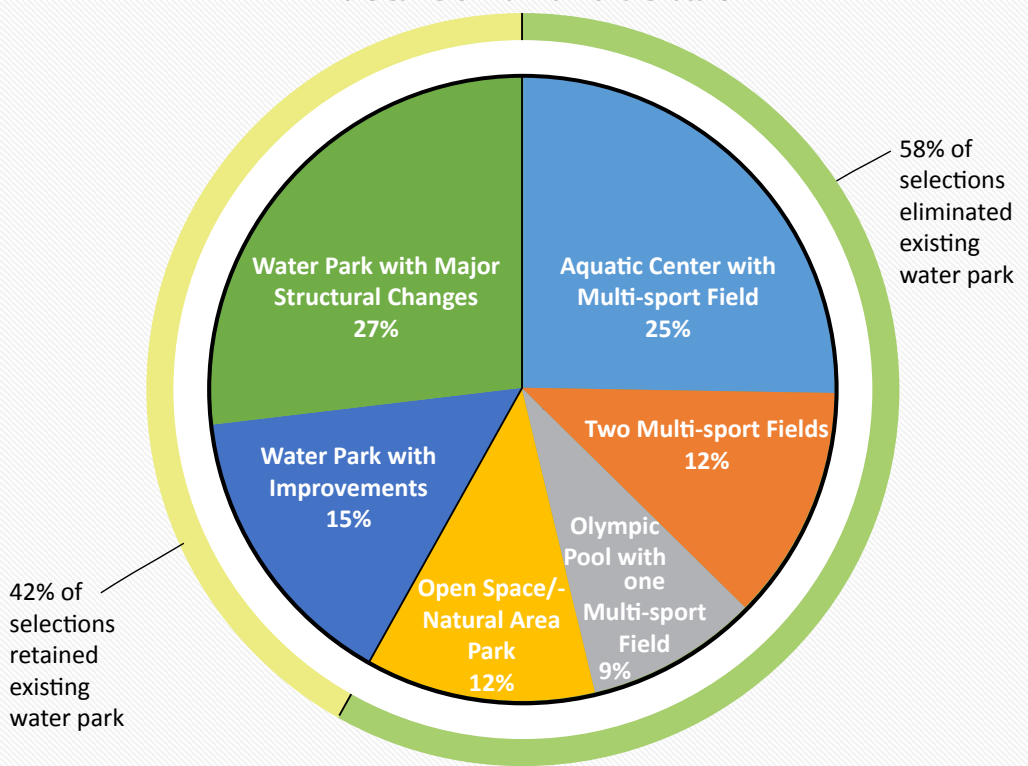
Input from public and stakeholder meetings combined with results from survey 1 yielded information to create conceptual diagrams which would be later used for additional public engagement. Michael Baker International's Urban Design Studio created six distinct conceptual plans to represent the spectrum of solutions that the community called for most within the public engagement efforts. The diagrams on the following pages serve to illustrate how a variety of uses could be assembled given the relative physical size of elements and the constraints of the site. The diagrams are not “final designs” and are intended to be used to compare the various ideas put forth by the community.

All options recognize the RPA buffer around Lake Cook as a no-development zone, but that existing constructed features in this area are grandfathered uses that may be retained, and not added to. Strong advocacy for the natural areas of the site – the northern border extending down to Eisenhower Avenue on the east and west sides of the site lead the consultant team to consider the entire area as a passive use area in all diagrams. A pathway system of mulch or other permeable surfacing is shown connecting Lake Cook to the Holmes Run trail both to the north and south of the Animal Shelter.

Diagrams on the following pages illustrate distinct park configurations, demolition required for each scenario, and construction costs. A graphic illustration of relative costs from one to five dollar signs indicated the least, middle and most expensive options for public meetings and the online survey.

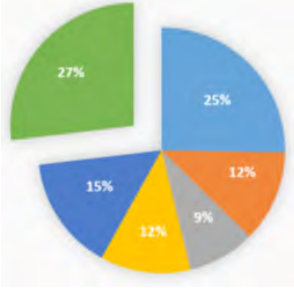
### Survey 2 - Question 10 results:

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



Top 3 selections:

- Water Park with Major Structural Changes 27%
- Aquatic Center with Multi-sport Field 25%
- Water Park with Improvements 15%



Survey 2 Response

**Water Park with Major Structural Changes**

Many respondents expressed that the water park was an asset to hold on to and improve. One of the most common suggestions by the community was to create a year round use on site for the residents of Alexandria. In this concept, a 40,000 square foot recreation center was shown to accommodate this need which is about the size of the Charles Houston Recreation Center minus the outdoor pool area. A two story parking structure with sport field on top is shown to mitigate parking issues at high-use times, and further extend the seasons of use of the park. The Eisenhower West Plan indicates a significant influx of residents nearby, so a playground was added in the space created by the elimination of at-grade parking, and a garden adjacent to the Lake Cook parking area. The demolition associated with this plan includes the current at-grade parking, and a portion of the Great Waves entry sequence and party space, which could be incorporated into the recreation center.

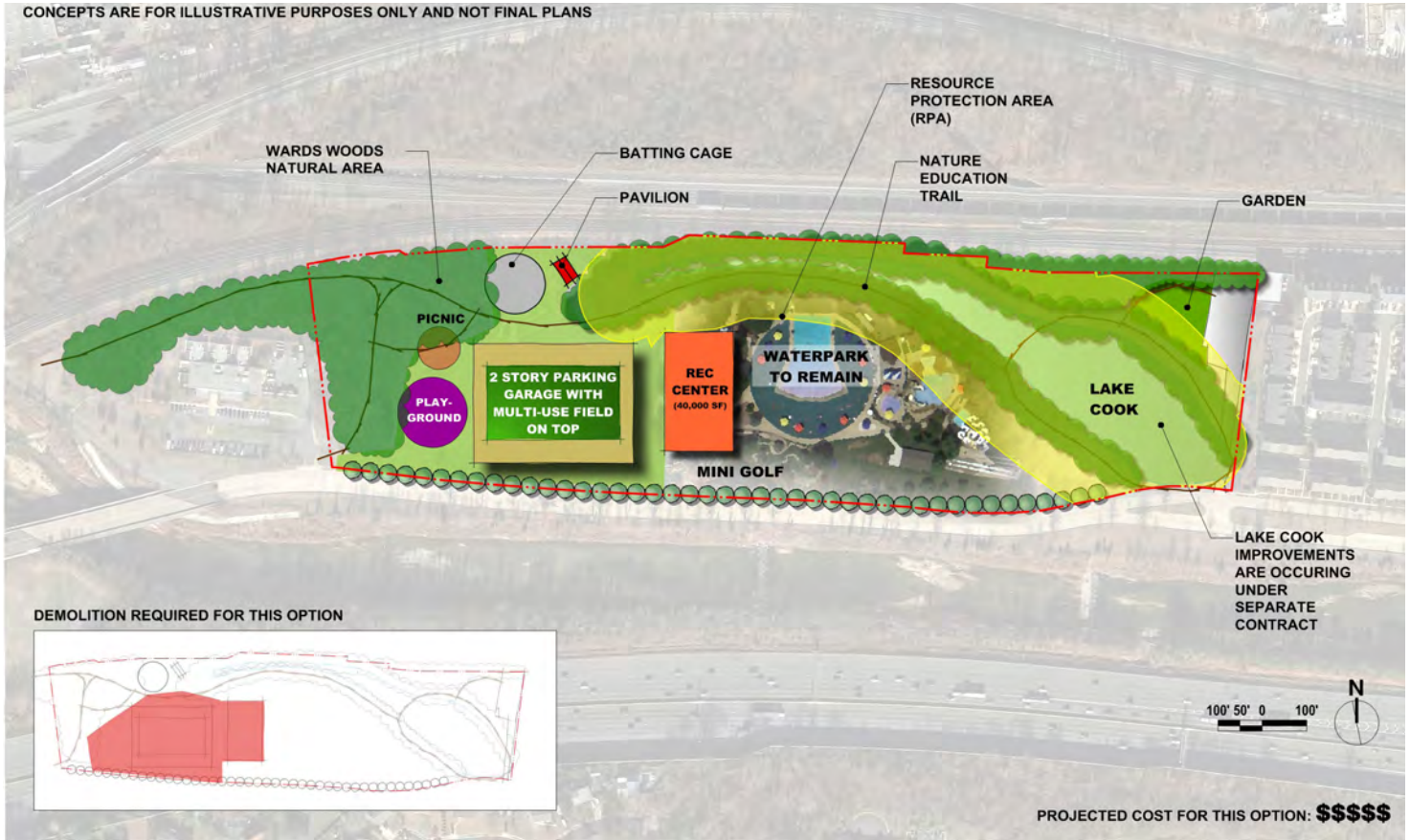


Diagram presented on April 27, 2017 at public meeting and online through Survey 2 starting on April 28.

**Estimated Operating Costs:**

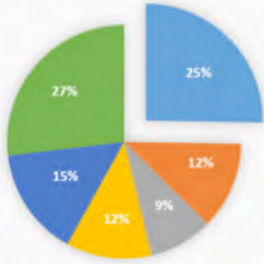
- Water Park OC 1.47mil/yr.
- Water Park income 2.04mil/yr.
- Mini Golf/Batting Cage/Pavilion OC 0.47mil/yr.
- Mini Golf/Batting Cage/Pavilion income 0.15mil/yr.
- Additional park maintenance .046mil/yr.

**Opinion Of Probable Cost**

Description	Total
Demolition	\$ 355,427
Structures	\$ 33,112,677
Recreation	\$ 694,973
<b>SUBTOTAL</b>	<b>\$ 34,163,078</b>

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

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



Survey 2 Response

### Aquatic Center (Indoor) and 1 Multi-Sport Field

A large number of respondents expressed the need for an indoor aquatic center to serve the year round needs of multiple generations of the Alexandria community. To accomplish this the water park was shown as removed, while the mini-golf, batting cage and pavilion remain. The Aquatic Center is shown at 60,000 square feet which is large enough for an Olympic size pool. Enough remaining space along Eisenhower Avenue was available for one multi-sport field and an additional pavilion. A majority of the existing at-grade parking would remain in place.

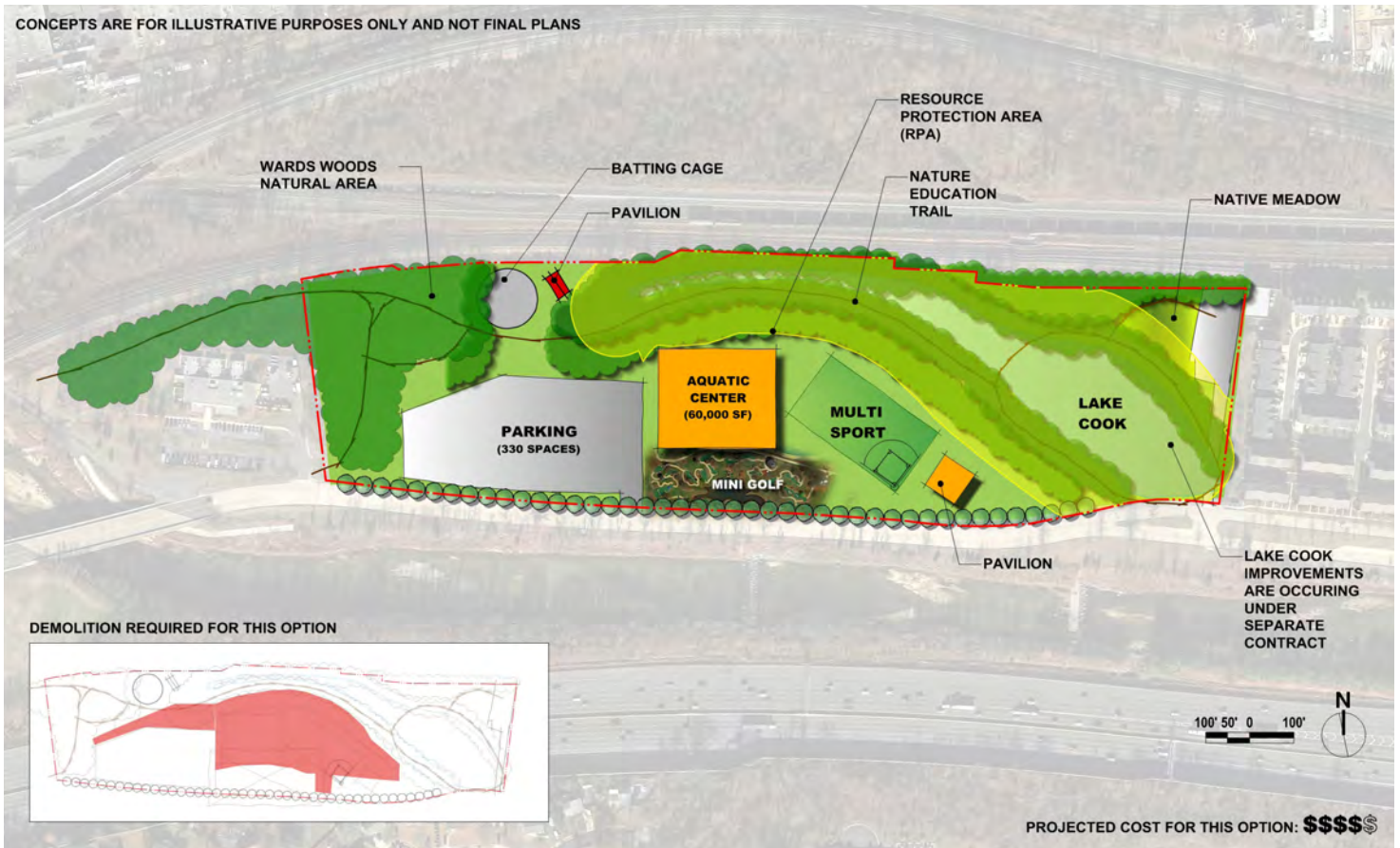


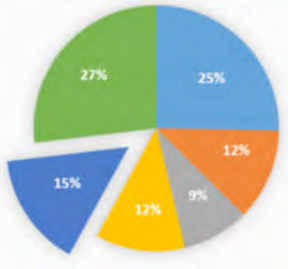
Diagram presented on April 27, 2017 at public meeting and online through Survey 2 starting on April 28.

#### Estimated Operating Costs:

- Aquatic Center Cost (based on Chinquapin) 1.03 mil/yr.
- Aquatic Center Income: 0.83 mil/yr.
- Mini Golf/Batting Cage/Pavilion OC 0.47 mil/yr.
- Mini Golf/Batting Cage/Pavilion income 0.15 mil/yr.
- Additional park maintenance .035 mil/yr.

#### Opinion Of Probable Cost

Description	Total
Demolition	\$ 957,240
Structures	\$ 19,337,029
Fields	\$ 1,646,419
Recreation	\$ 985,727
<b>SUBTOTAL</b>	<b>\$ 22,926,415</b>
15% Project Marked Up Cost - SUBTOTAL	\$ 22,926,415
Contingency	\$ 3,438,962
<b>PROJECT TOTAL COST</b>	<b>\$ 26,365,377</b>



Survey 2 Response

**Water Park with Improvements**

The Water Park with Improvements concept retains the existing Great Waves Park, mini golf, batting cages, pavilion and parking, and introduces upgrades for all items. Improvements in the areas of maintenance, structures, operations, and food would all be required. Swim lessons coordinated with City programs would be integrated into existing schedules. Parking issues would be addressed with shuttle service to nearby parking areas. This concept would not require any demolition, unless it was related to a specific structure upgrade that would be defined through discussions with the Department of Recreation, Parks and Cultural Activities.

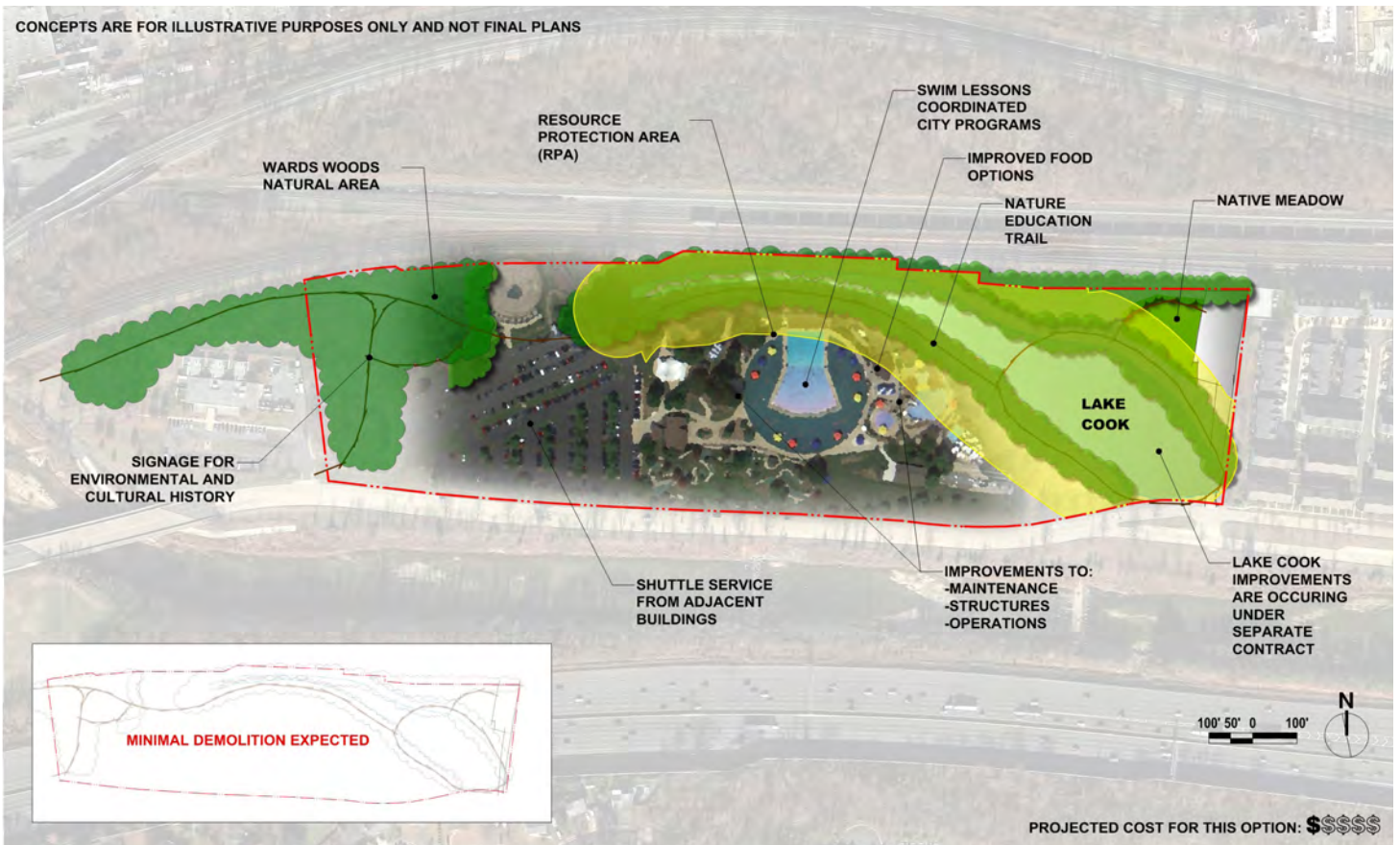


Diagram presented on April 27, 2017 at public meeting and online through Survey 2 starting on April 28.

**Estimated Operating Costs:**

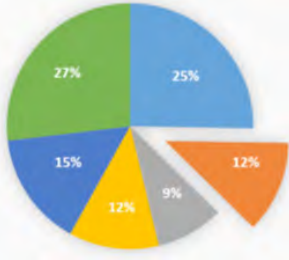
- Water Park OC 1.47mil/yr.
- Water Park income 2.04 mil/yr.
- Mini Golf/Batting Cage/Pavilion OC 0.47 mil/yr.
- Mini Golf/Batting Cage/Pavilion income 0.15 mil/yr.
- Additional park maintenance .018 mil/yr.

**Opinion Of Probable Cost**

Description	Total
Structures	\$ 701,639
Recreation	\$ 809,204
<b>SUBTOTAL</b>	<b>\$ 1,510,843</b>

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

**PROJECT TOTAL COST \$ 1,737,470**



Survey 2 Response

### Multi-Sport Field Park

The Multi-Sport Field Park concept responds to both the concerns of year round use, and of maximizing field sport amenities that were expressed by the community. Due to space constraints, only two multi-sport synthetic fields could be accommodated on the site. An additional pavilion was added for picnicking or use during tournaments. Parking was left at-grade in its existing location to provide space for full usage of the fields. The existing water park would be demolished in order to fit the two fields and new pavilion.

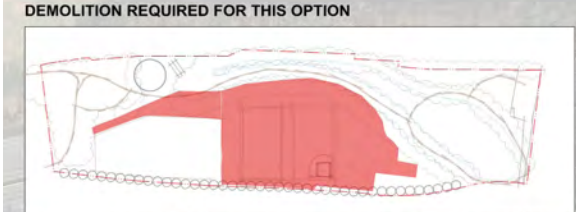
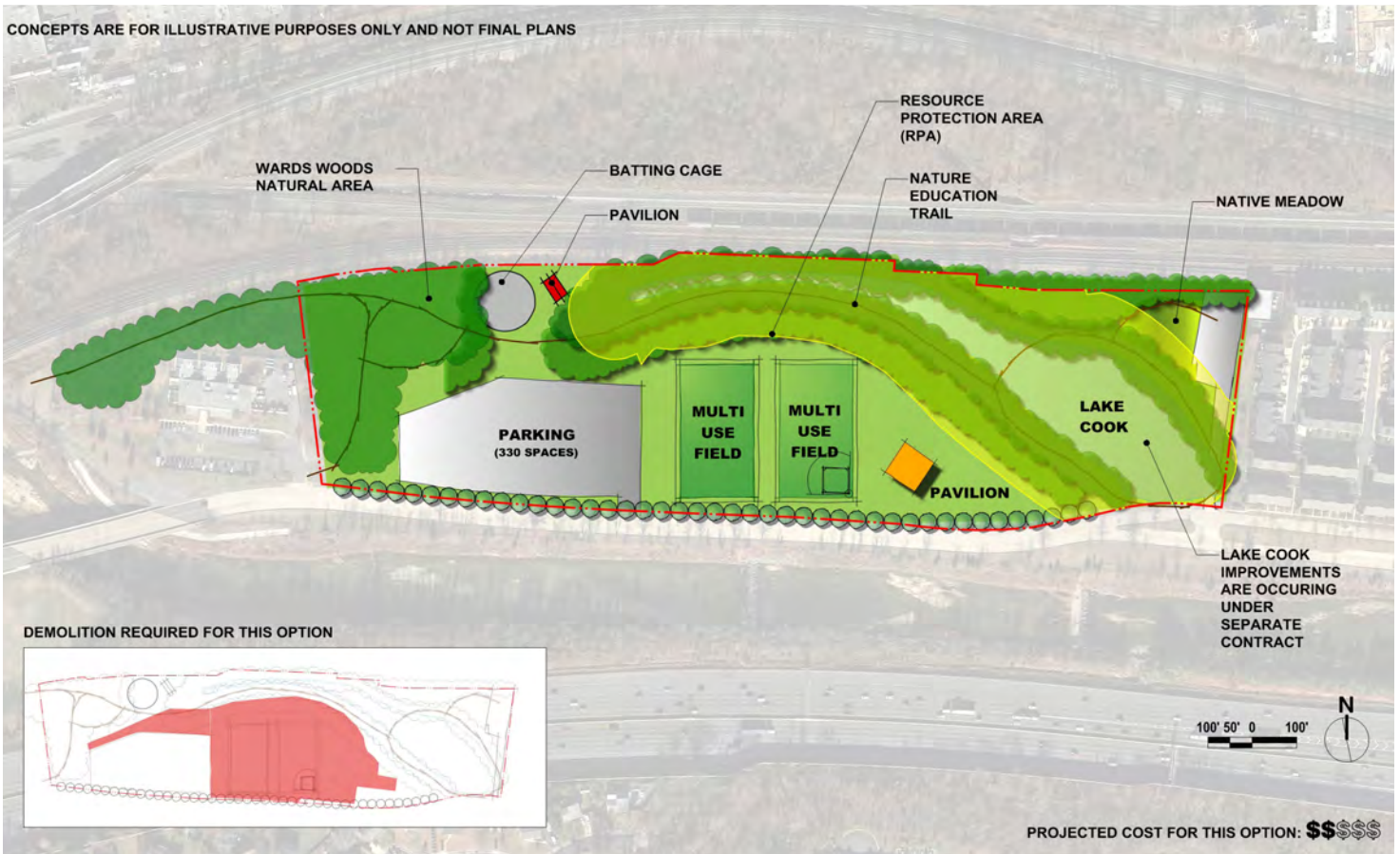


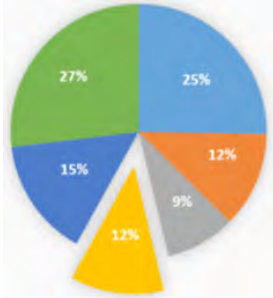
Diagram presented on April 27, 2017 at public meeting and online through Survey 2 starting on April 28.

**Estimated Operating Costs:**

- Maintenance of open space 0.48 mil/yr.

**Opinion Of Probable Cost**

Description	Total
Demolition	\$ 1,020,408
Structures	\$ 1,259,305
Fields	\$ 3,292,838
Recreation	\$ 985,727
<b>SUBTOTAL</b>	<b>\$ 6,558,278</b>
Project Marked Up Cost - SUBTOTAL	\$ 6,558,278
Contingency	\$ 983,742
<b>PROJECT TOTAL COST</b>	<b>\$ 7,542,020</b>



Survey 2 Response

**Open Space / Natural Park Area**

The Open Space / Natural Park Area concept responds to needs expressed by the community indicating a desire for more unprogrammed space that also highlights the native and adapted species of the Alexandria region. The park contains native and adapted species meadows, open lawns, groves of trees, shrubs and perennials with signage to identify them. Additional signage could explain various ecosystem services along the expanded path system. Parking will remain at-grade, but be scaled down significantly to reflect use patterns, and acknowledging that many users of an open space / natural park will come to the site via bicycle, walking or running. A small pavilion and restrooms will be provided, along with a picnic area. All existing structures on site would be demolished to achieve this option.

CONCEPTS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND NOT FINAL PLANS



DEMOLITION REQUIRED FOR THIS OPTION

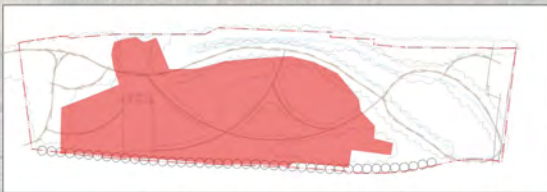


Diagram presented on April 27, 2017 at public meeting and online through Survey 2 starting on April 28.

**Estimated Operating Costs:**

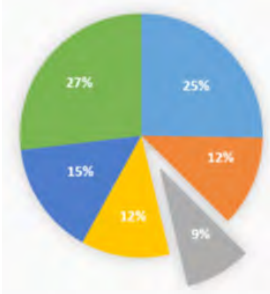
- Maintenance of open space 0.23 mil/yr.

**Opinion Of Probable Cost**

Description	Total
Demolition	\$ 1,296,095
Structures	\$ 1,171,142
Recreation	\$ 1,101,969
<b>SUBTOTAL</b>	<b>\$ 3,569,206</b>

<b>Project Marked Up Cost - SUBTOTAL</b>	<b>\$ 3,569,206</b>
15% Contingency	\$ 535,381

**PROJECT TOTAL COST \$ 4,104,586**



### Olympic Pool (Outdoor) and 1 Multi-Sport Field

Similar to the indoor Aquatic Center concept, the outdoor Olympic Pool concept provides for the needs of Alexandria residents, but at a lower initial cost. This option also eliminates the water park, but keeps the mini-golf, batting cages and picnic pavilion. A small structure for administration and changing rooms is included in addition to another picnic pavilion and one multi-sport court. Most of the existing at-grade parking would be used in this option as well.

Survey 2 Response

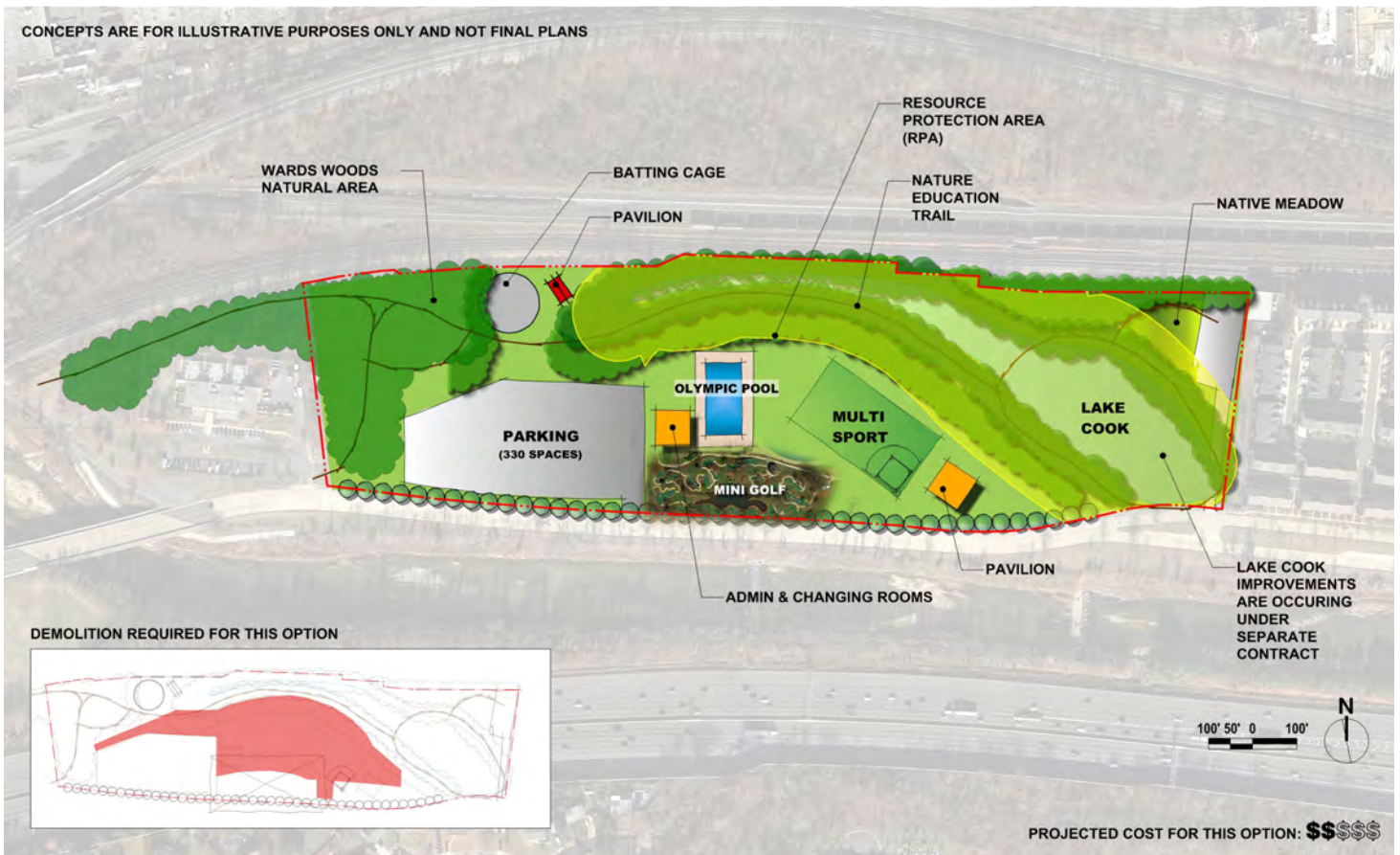


Diagram presented on April 27, 2017 at public meeting and online through Survey 2 starting on April 28.

#### Estimated Operating Costs:

- Olympic Pool maintenance .25 mil/yr.
- Mini Golf/Batting Cage/Pavilion OC 0.47 mil/yr.
- Mini Golf/Batting Cage/Pavilion income 0.15 mil/yr.
- Balance of park maintenance .049 mil/yr.

#### Opinion Of Probable Cost

Description	Total
Demolition	\$ 957,240
Structures	\$ 3,095,158
Fields	\$ 1,646,419
Recreation	\$ 985,727
<b>SUBTOTAL</b>	<b>\$ 6,684,544</b>

15%	<b>Project Marked Up Cost - SUBTOTAL</b>	<b>\$ 6,684,544</b>
	Contingency	\$ 1,002,682

**PROJECT TOTAL COST \$ 7,687,226**

## To Lease or Not to Lease

There are multiple routes to move from the current lease to any of the community's visions of the future Cameron Run Park. The options fall into two main categories – the lease solutions or the City operated solutions. Both categories have several variants that will be explored in the spectrum of solutions below:

### Lease Options

The 2 main Lease options include:

- Option 1 - Lease the site the current lessee - NOVA Parks
- Option 2 - Request Proposals for other entities to bid upon the site lease

A variant to either option 1 or 2 could be to reduce the size of the leased property to exclude the Ward's Woods area to the northwest and the Lake Cook area including Resource Protection Area all the way to the north east corner of the current site. This would increase maintenance costs for the City but provide complete control over both areas which are significant ecosystem resources.

Both lease options would include lease conditions that address concerns communicated by the community through the public engagement process. Conditions could address:

- Improving maintenance of physical structures
- Improving maintenance of vegetation
- Improving food choices at park
- Creating trails and signage for environmental and cultural history
- Requiring 5 year plans and City approval of plans
- Improving parking during peak usage (shuttle bus and off-site parking agreements)
- Incorporation of year round uses such as temporary ice rinks
- Increased lease fees to the City
- Percentage of park entry fees provided to City
- Programmed use of the parking lot during off-season

A City operated Cameron Run Park would be subject to the same Cost Recovery Policy developed by the Department of Recreation, Parks and Cultural Activities as the other parks in the City “to allow for maximum resident participation in City Programs and to ensure that no one has a barrier to participation” as stated in the January 1, 2013 draft Resource Allocation Philosophy. See link for full text of Policy: <https://www.alexandriava.gov/uploadedFiles/recreation/info/CostRecoveryPolicy.pdf>



### Pros and Cons: Lease Options

Lease Option 1: Current Lessee - Pros	Lease Option 1: Current Lessee - Cons
<ul style="list-style-type: none"> <li>• Facility improvement</li> <li>• Potentially no cost to City</li> <li>• Employment opportunities for City residents</li> </ul>	<ul style="list-style-type: none"> <li>• Takes time to negotiate</li> <li>• NOVA Parks may not agree to conditions</li> </ul>

Lease Option 2: RFP to Bid Lease - Pros	Lease Option 2: RFP to Bid Lease - Cons
<ul style="list-style-type: none"> <li>• Facility Improvements</li> <li>• Potential funds back to City</li> <li>• Potential fresh take on Management</li> <li>• Potential improvement in quality</li> <li>• Employment opportunities for City residents</li> <li>• Opportunity for City to receive contributions to offsite improvements</li> </ul>	<ul style="list-style-type: none"> <li>• Takes time to negotiate</li> <li>• NOVA Parks may not submit a proposal</li> <li>• No one may submit a proposal</li> <li>• Potential damage to relationship with NOVA Parks</li> <li>• Potential unknown/unfamiliar lease partner</li> <li>• Unknown potential pool of lessees / operators</li> </ul>

### City Operated Park Options

There are 4 main City operated Park Options:

- Option A - City runs or oversees other's management of water park with infrastructure left on site
- Option B - City demolishes existing park and creates sports fields
- Option C – City demolishes existing park and creates passive park
- Option D - City demolishes existing park and creates aquatic/sports center

In all these City operated options, the City would have complete control, but also financial responsibility to develop and maintain the options. In addition, City Operated Park Options could address the conditions listed in the lease options.

Any change to the park requiring demolition would incur the cost the demolition, since removal of current buildings or infrastructure is not required of the lessee. Note that the current lease between the City and NOVA Parks indicates the following in reference to removal of current buildings and infrastructure from the site: Article VIII Building Improvement and Surrender: "At expiration of the term of this Lease, or any extension thereof or earlier termination due to whatever cause, the Authority shall have the right, but not the obligation, to remove the improvements then existing, so long as it leaves the Property in at least as good condition as at the commencement of the Original Lease. Any property or improvements not removed shall pass to and become absolutely vested in the City. The Authority agrees to execute any and all instruments appropriate to transfer such title to the City."

**Pros and Cons: City Operated Park Options**

Pros	Cons
<ul style="list-style-type: none"> <li>• Ability to meet the recreational needs of Alexandria residents</li> <li>• Direct control over maintenance and operations</li> <li>• No “middle-man”</li> <li>• Potential Income for the City</li> <li>• Sports field option could provide venue for tournaments - bringing patrons to related businesses</li> <li>• Aquatic center addresses community’s year-round use and multi-generational concerns</li> <li>• Potential employment for City residents</li> <li>• Stronger expertise in natural resource management of site</li> <li>• Provides opportunities suggested in the Open Space and Urban Forestry Master Plans</li> </ul>	<ul style="list-style-type: none"> <li>• Potential damage to relationship with NOVA Parks</li> <li>• Expensive, requiring funds that are not currently provided for in the City’s Capital Improvement Plan - costs ranging from 1.7 million to 26.3 million</li> <li>• Maintenance Costs</li> <li>• For water park – the City does not have experience running overseeing others management of such a facility</li> <li>• For water park - City does not know what facilities would be left in place</li> <li>• Potential Long term Return on any CIP Investment</li> </ul>

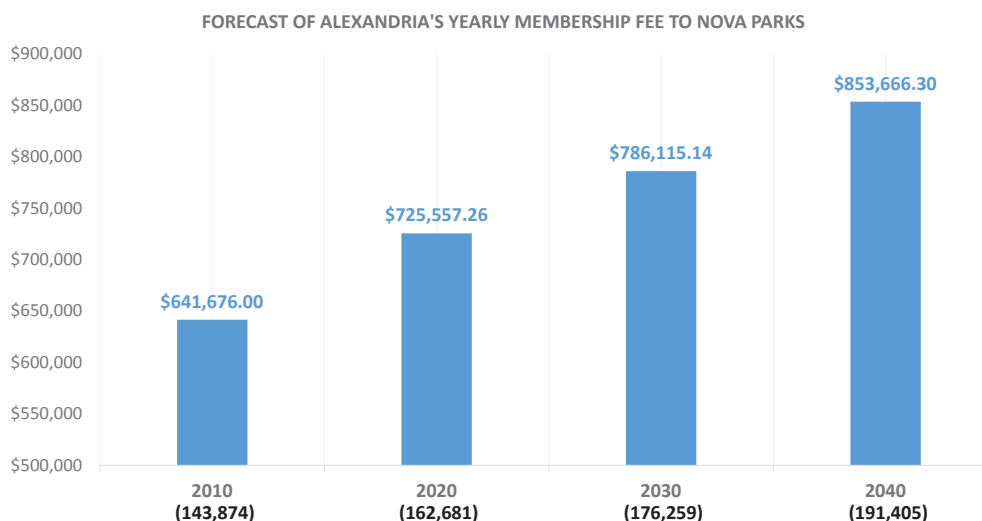
**NOVA Parks Membership**

NOVA Parks, the current lessee of the Cameron Run Park site, is a regional park authority which started in 1959 with a mission to plan, acquire, develop and operate a system or regional parks for all Northern Virginians to enjoy. The NOVA Parks Authority operates approximately 12,000 acres of woodlands, streams, parks, trails, nature reserves, countryside and historic sites in Northern Virginia, including 5 water parks. It currently manages two entities within the City of Alexandria – Cameron Run Regional Park and Carlyle House. Cameron Run Park is currently leased by NOVA Parks at a rate of \$10 for 40 years. Carlyle House is owned by NOVA Parks. The City of Alexandria is one of six member jurisdictions who belong to NOVA Parks. The City of Alexandria pays the same membership rate per resident as the other 5 jurisdictions, providing about 8% of the operational costs of NOVA Parks or 2.8% of their overall yearly budget. The current yearly membership rate is \$2.57 for capital contribution and \$1.89 for operating expenses for a total of \$4.46 per resident.

The 2016 membership contribution from the City of Alexandria to NOVA Parks was approximately \$660,000 which is combined with contributions from the other jurisdictions to operate all of NOVA Parks facilities throughout northern Virginia. The chart on the following page illustrates in five year increments the yearly contribution by the City of Alexandria to NOVA Parks as the City’s population increases.

As a jurisdictional member, the residents of Alexandria receive a benefit in the form of reduced fees to NOVA Parks entities all over northern Virginia. The benefit ranges from 25 cents to one dollar off an individual entry fee to Cameron Run Regional Park. Additional benefits vary by park and by purchased item.

Population figures for the chart at right are taken from Metropolitan Washington Council of Governments Population and Household forecasts to 2040 round 8.4



## Financial Operations Summary

Financial details of Cameron Run Regional Park including Great Waves Water Park are based upon the FY 2015-16 Comprehensive Annual Financial Report (CAFR) prepared for the Northern Virginia Regional Park Authority (NOVA Parks). Detailed revenue and cost tables for each program are provided in Appendix F Financial Analysis.

In 2016, Great Waves Water Park generated a positive cash flow in the amount of \$572,487. Cameron Run Regional Park which includes batting cages, mini-golf, and picnic shelters incurred an operating deficit of \$319,812. Combining these two programs yielded a positive net income to NOVA Parks of \$252,675. Also, Cameron Run Regional Catering is part of a NOVA Parks catering and event services program that provides food and beverage options for corporate and social catering events as well as support for special events throughout NOVA Parks including at Great Waves. The 2016 net income from Cameron Run catering is about \$68,027. In 2016 the three Cameron Run programs had an annual total net income of \$320,702.

### Summary Cameron Run and Carlyle House Operating Revenues and Expenditures For the Year Ended June 30, 2016

Program	Revenue	Expenditure	Income
Great Waves Water Park	\$ 2,045,445	\$ 1,472,958	\$ 572,487
Cameron Run Regional Park (batting cage, minigolf, picnic shelter)	\$ 145,689	\$ 465,501	\$ (319,812)
<b>Total Cameron Run</b>	<b>\$ 2,191,134</b>	<b>\$ 1,938,459</b>	<b>\$ 252,675</b>
Carlyle House Historic Park	\$ 116,884	\$ 376,373	\$ (259,489)
Cameron Run Regional Catering	\$ 332,404	\$ 264,377	\$ 68,027
<b>Total Program</b>	<b>\$ 2,640,422</b>	<b>\$ 2,579,209</b>	<b>\$ 61,213</b>
<b>Member Contributions - Alexandria</b>	<b>\$ 664,058</b>	Contributions towards headquarters and central maintenance, and capital projects	

Source: Northern Virginia Regional Park Authority, Comprehensive Annual Financial Report for the year ended June 30, 2016.

The primary cost for Cameron Run Regional Park programs is labor expense. For Great Waves, labor equals 35 percent of costs, followed by utilities, depreciation, and resale merchandise (about 18 percent each of expenses). For Cameron Run batting cages, mini-golf, picnic shelters, and other park assets operated by NOVA Parks, the primary cost is also labor, amounting

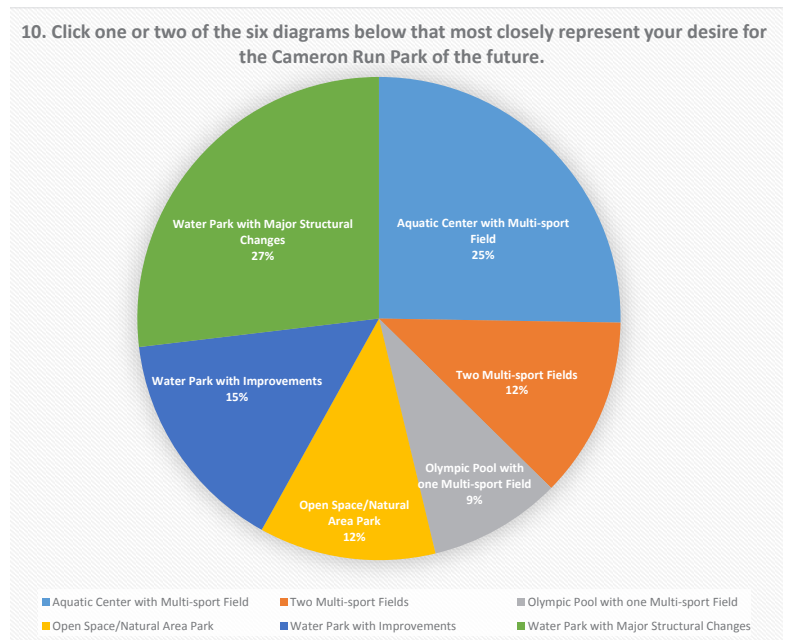
to 66 percent of costs, following by depreciation of 26 percent. According to the NOVA Parks CAFR, Great Waves has 1 full-time staff plus 20.4 full-time equivalents comprising part time employees. The remaining two Cameron Run programs (batting cages-mini-golf-picnic shelter, and catering) have 3 full-time staff plus 4.85 full-time equivalents comprising part time employees.

The audited operating revenues and costs for NOVA Parks result in an annual deficit of \$260,000. When summarizing the net income of each NOVA Parks operated program in the City of Alexandria (including the three Cameron Run programs and Carlyle House), the overall total net income is about \$63,000 per year.

**Conclusions**

**Considerations for Determining Highest and Best Use**

Cameron Run Park is many things to the Alexandria Community. It is a natural area worthy of preservation, an active play space with a memorable water park; a place to walk and jog; a place to play mini-golf, practice batting, and picnic. It is a major storm water management facility, fishing hole, and wildlife observation point. The site is one of a limited number of parcels in Alexandria that is zoned for Public Open Space (POS), and as such has an inherently high value to a community.



Survey 2 results - Question 10 May 30, 2017

**Population**

Based on household and population estimates, produced by the Department of Planning & Zoning as part of the MWCOG Round 9.0 Cooperative Forecast, there will be substantial population growth in the vicinity of Cameron Run Regional Park, particularly in the areas around Eisenhower Avenue Metro Station and the Eisenhower West and Landmark/Van Dorn Small Area Plans. From 2010 to 2015, it is estimated that the area’s population grew approximately 6%. Given that there is substantial density approved through Small Area Plans, it is anticipated that the population will continue to increase as new development comes online. The chart in Figure 1 on the following page summarizes the anticipated household and population growth for the area highlighted in yellow in Figure 2. Additionally, after the anticipated build-out of Eisenhower West, an increase of approximately 10,000 more residents can be expected in that area alone.

The City's open space goal is set at 7.3 acres per 1,000 residents. An increase in population of 22,000 people in the Eisenhower Corridor by 2045 will then require a corresponding 160 acres of open space.

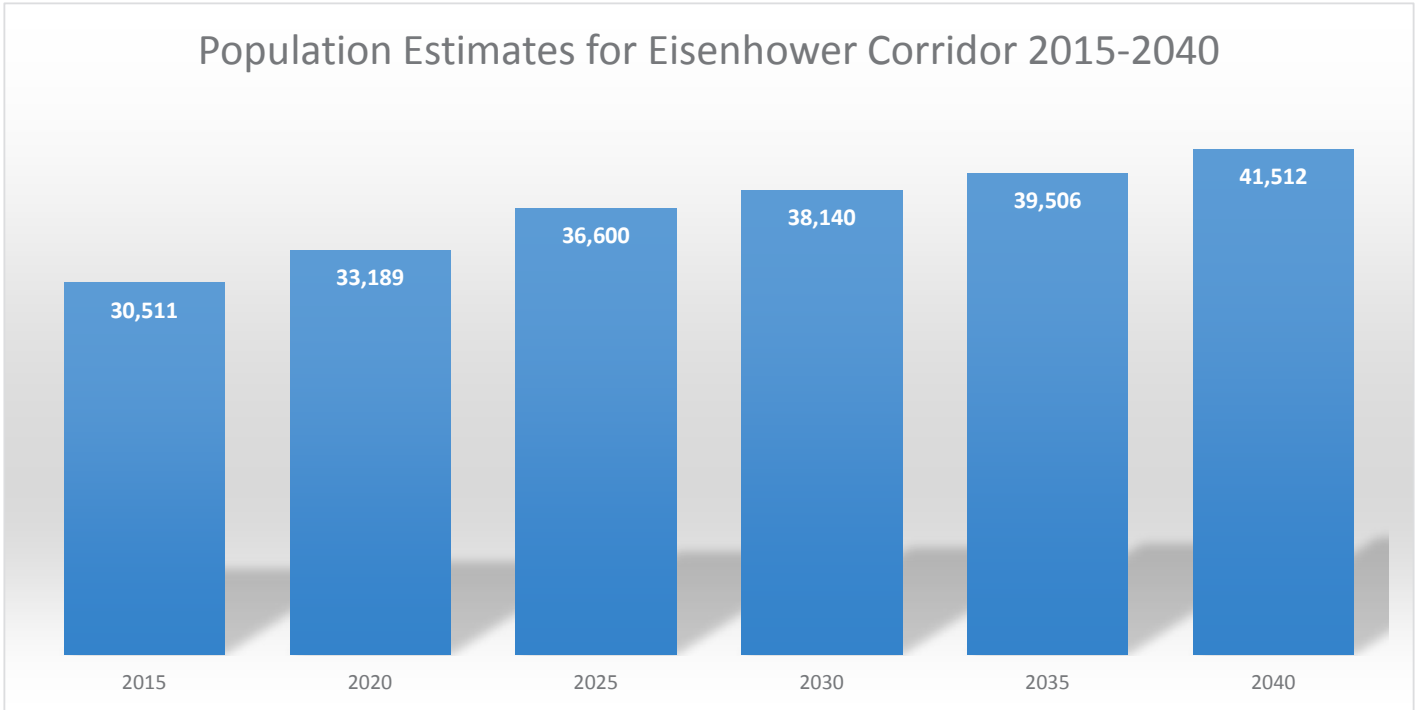


Figure 1: Estimates for households and population by year in the following TAZ's 1548,1553,1551,1549,1547,1608,1546,1610,1552,1609,1591,1593,and 1592.

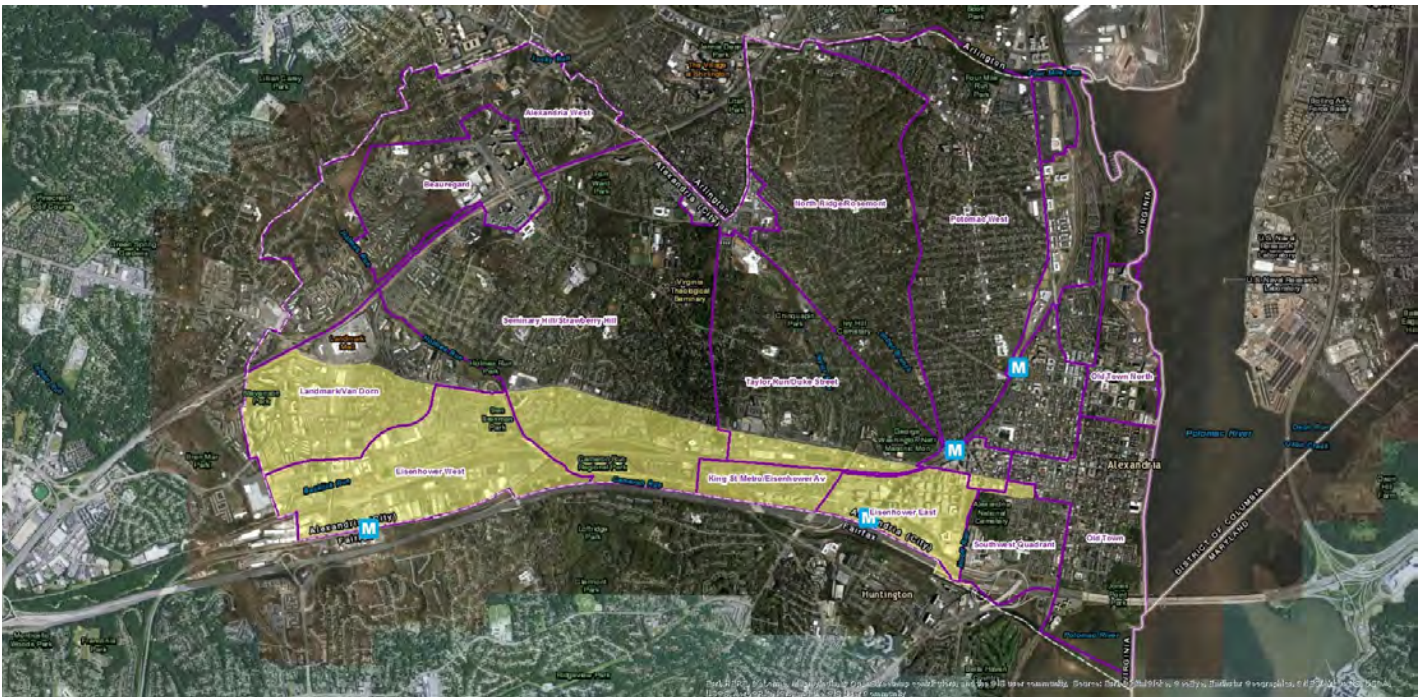


Figure 2: The area shaded in yellow indicates the TAZ that were summarized in the population chart. The purple boundaries are existing Small Area Plans

# CAMERON RUN PARK PLANNING AND CONCEPTUAL DESIGN FINAL REPORT

With open space as a finite resource, it will be come more and more important to dedicate available sites to serve Alexandria residents needs. Cameron Run Park's location in the Eisenhower Corridor makes it a key component of the local park network for adjacent residents, and is essential to meeting the City's open space goal.

Alexandria has rapidly expanded in the past 40 years – transitioning from a City with an excess of open space to one that struggles to provide adequate land for the community's numerous recreational needs. Alexandria's parks have developed in kind with the community's changing needs over time. As popularity of specific park amenities change, so parks transition from one type of facility to another.

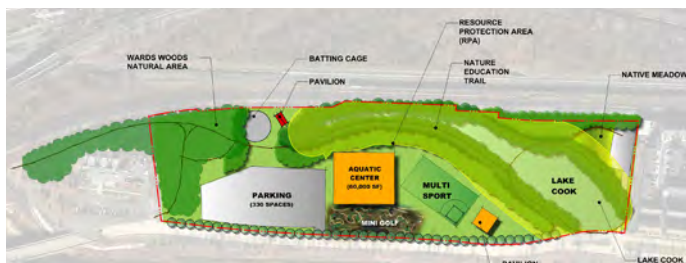
The highest and best uses for Cameron Run Park must support the greater Alexandria Park system. The system works by providing various amenities throughout, duplicating facilities where needed, while elsewhere providing unique experiences. We are fortunate to have an active and engaged citizenry who readily participate in planning efforts, providing us valuable data which informs the spectrum of solutions below.

Both Surveys 1 and 2 provided on-line and in-person responses that reflected the information that was provided to us during in-person meetings, but from a higher number respondents. Survey 2 was most telling, specifically when respondents were asked to rate which park type they would most like to see as Cameron Run's future.

58% of respondents selected park diagrams that eliminated the existing water park.

- Aquatic Center with Multi-Sport Field 25%
- Two Multi-Sport Fields 12%
- Open Space/ Natural Area Park 12%
- Olympic Pool with one Multi-Sport Field 9%

Diagrams above presented on April 27, 2017 at public meeting and online through Survey 2 starting on April 28.



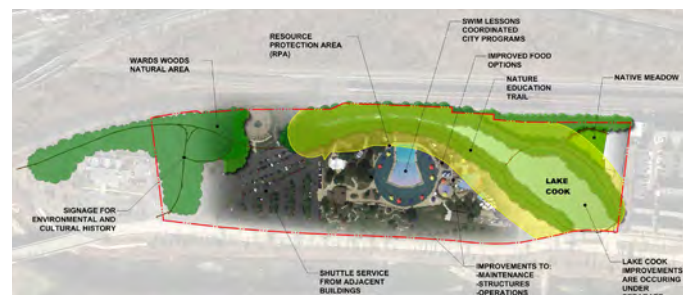
Aquatic Center with Multi-sport field



Water Park with Major Structural Changes



Multi-Sport Fields



Water Park with Improvements

42% of respondents retained the existing water park in some form.

- Water Park with Structural Changes 27%
- Water Park with Improvements 15%

Aquatics is the common element in the top 3 chosen diagrams which reinforces Alexandria residents' need for water based facilities.

The surveys indicated that there was a core list of improvements or upgrades that the community is looking for in the future:

- Incorporation of year round uses
- Improving maintenance of physical structures
- Improving maintenance of vegetation
- Improving food choices at park
- Creating trails and signage for environmental and cultural history
- Improving parking during peak usage (shuttle bus and off-site parking agreements)
- Increased financial benefit to the City

### **Highest and Best Use of Cameron Run Park**

Resident and stakeholder feedback as a part of the public engagement process for Cameron Run Park have made the Highest and Best Uses of Cameron Run Park clear. The Highest and Best use of Cameron Run Park is:

- A park that serves the needs of Alexandria residents
- A space that provides year round activities through creative uses of the existing infrastructure including the parking area such as festivals, temporary ice skating, temporary sports fields, sports "Bubble" structures, and community programs
- A park that provides natural paths with environmental signage that are also suitable for recreational/fitness biking, walking and running
- A park that provides family entertainment for a reasonable cost, and some amenities for no cost
- A park that is well maintained
- A park that contains an aquatic facility which could include the existing facilities or new indoor facilities
- A park that provides these amenities without undue burden on the City's resources, and/or generates revenue in accordance with RPCA's Cost Recovery Policy

**From Highest and Best to the future Cameron Run Park**

The identification of the Highest and Best Use is the first step in the evolution of Cameron Run Park. The next step is to determine how to get from the current condition to where the residents of Alexandria would like the park to be. Any of the top rated park types could be pursued through either a lease option or a City operated option. Ultimately, the City will need to decide which method is best based on budgeting and capital project priorities.

The water park lease option provides the most amenities with the least capital outlay from the City – putting the fiscal responsibility, maintenance and development of the park in the hands of a third party, whether it be the existing lessee or another entity. The core improvements listed above can be further articulated and listed as conditions in the lease in addition to any capital improvements just as the development of the water park was included in the original lease in 1981, when the parcel was vacant. The City will need to decide whether the conditions crafted for a lease option would be required or negotiated.

The City-operated option would represent a significant capital expenditure, but potentially create a profit making center which could fund other recreational opportunities throughout Alexandria. Many local communities such as Fairfax and Prince William counties operate and maintain their own water parks for their citizens – providing low or no cost recreation. When entry fees are charged for these publicly owned and operated water parks, they are comparable to the prices charged by the current lessee of Cameron Run Park.

**Potential Path Forward**



The City of Alexandria is constantly evolving and changing to meet the needs of both its existing and future residents. Cameron Run Park will need to reflect this dynamic nature of our community by addressing the current needs and concerns of Alexandria’s residents while being flexible enough to anticipate and react to future requirements. In light of these issues, this study does not recommend an outright 40 year lease. Rather, a phased lease is suggested to allow for more frequent review of City needs and investment in the site so as not to limit future possibilities. In order to accomplish this, this study suggests the following adjustments and phases to provide public open space at Cameron Run Park that reflects the highest and best use as articulated by the residents of Alexandria through the public engagement process.

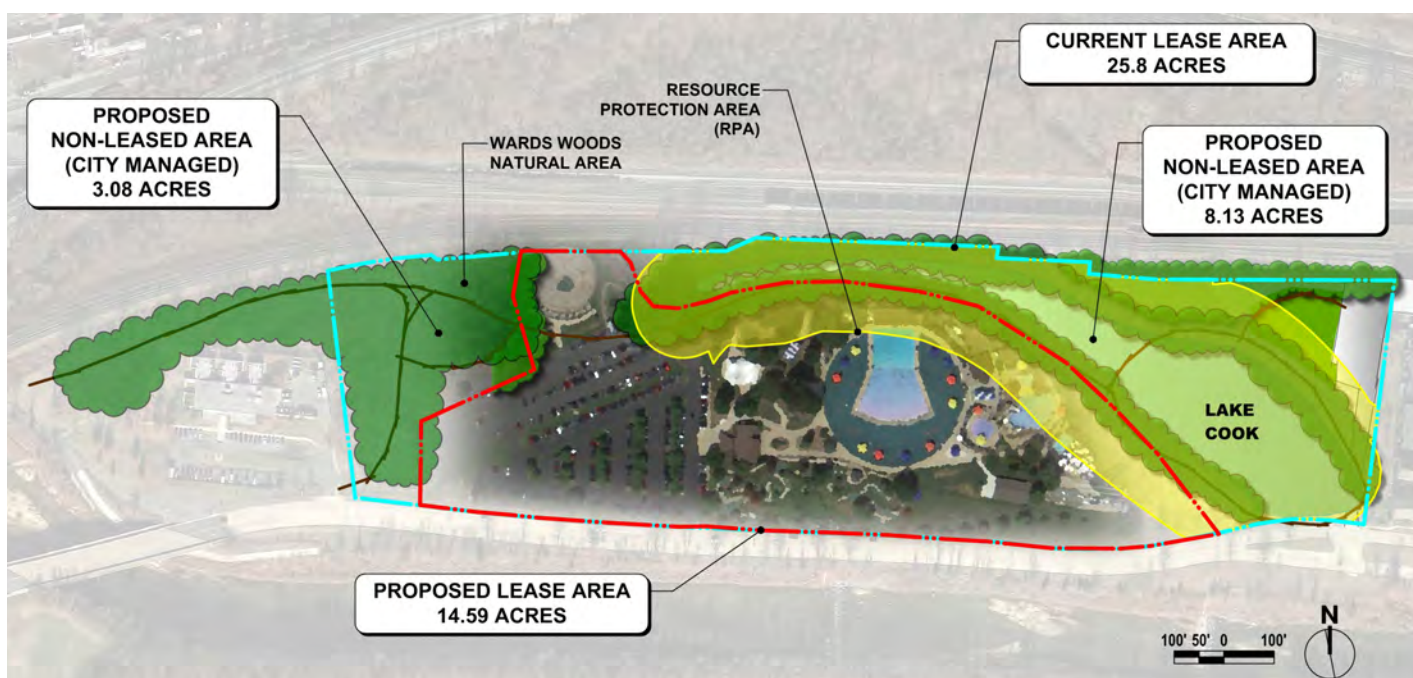
*Illustrative Plan of Lake Cook improvements - currently under construction via separate contract.*

**Redefining the physical boundary of the lease**

The boundary of the lease area has been modified several times during the life of the current lease as community needs have changed. The total land area was reduced in 1991 and then again in 2002, resulting in the current lease area of 25.8 acres. The current lessee is utilizing a portion of the site to run the Cameron Run Regional Park facilities including Great Waves, the mini golf course, the batting cage, the pavilion and the parking area.



Though Lake Cook is identified as a recreational amenity, its primary function is to serve the 300 acres of Alexandria’s watershed to the north as a storm water facility. The City is currently upgrading the pond and the surrounding land to improve the storm water functions of the system, while also improving the aesthetics and walkability of the area as a part of a separate contract. The City has a responsibility to maintain these types of storm water facilities. Currently, responsibilities for the Lake Cook area are overlapping between the lessee (NOVA Parks) and the City. To eliminate this discrepancy, it is suggested that Lake Cook and the area to the northeast of the lake to the current lease border be eliminated from the future lease area. Eliminating this area from the lease will mean that the City will be responsible for its maintenance. This will require additional funds from the City for maintenance costs.



*Modified lease boundary*

The northwest corner of the site south to Eisenhower Avenue is unofficially known as “Ward’s Woods”. It contains native and regional species of plants that are unique to the area. The area provides connections for the Holmes Run and Eisenhower path network. In addition to the woods, a mowed lawn area contains picnic tables. City oversight of these zones would ensure that the woods area would be maintained in an environmentally sensitive manner reflective of Alexandria citizens’ desires and will also require additional maintenance funds.

Eliminating these two areas from the lease would focus the lessee’s responsibility to the water park, mini-golf course, batting cage and pavilion, which generate revenue for the lessee. The new lease area would contain 14.59 acres and is shown in the diagram above.

### **New Uses for Parking Area**

Stakeholders and the Alexandria community repeatedly voiced their concerns about the need for year round use of the site. The single largest space available for staging of temporary uses throughout the year is the existing parking area. The City should take advantage of the parking area during off-peak times of the year to explore ways to provide events and programs that could potentially generate income for the City to offset maintenance costs at Cameron Run Park.

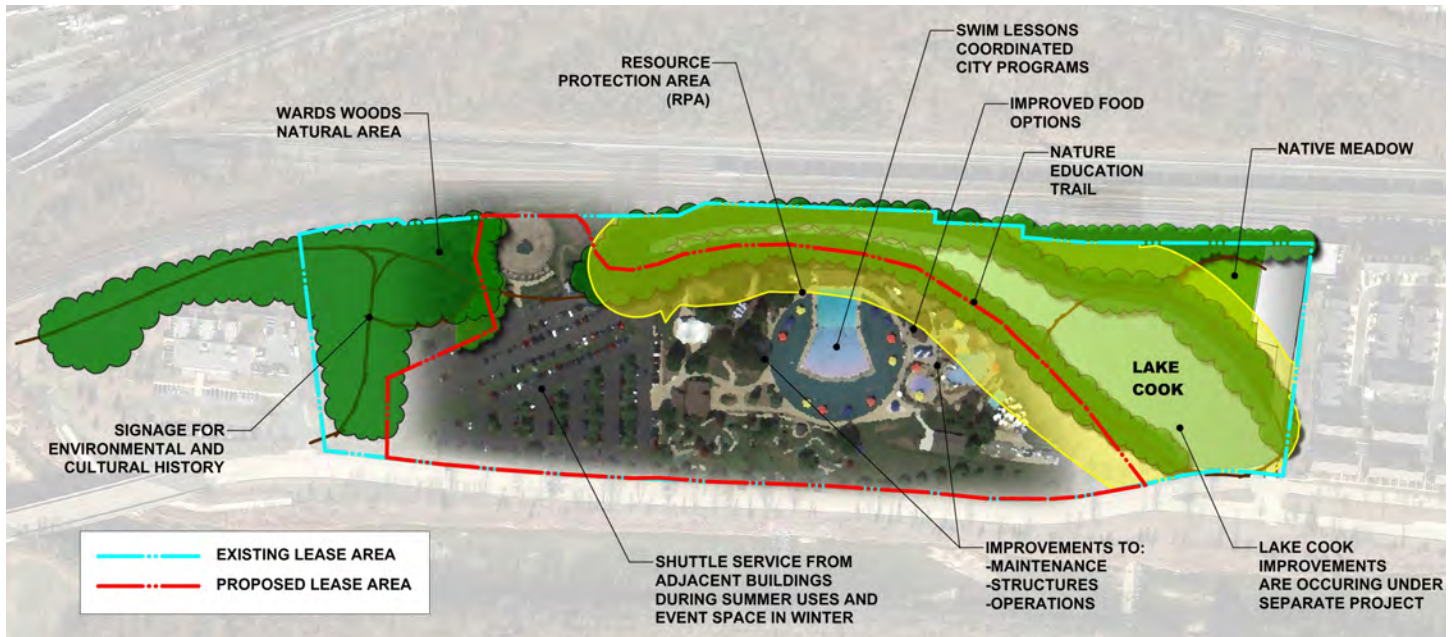
## Lease Phasing

In addition to modifying the lease boundary, a phased approach should be considered for the future evolution of the Cameron Run Park site. The following phases are recommended:

**Initial Phase: Lease amendment not exceeding 10 years of Cameron Run Park within new boundary**

Include the following conditions:

- Emphasize year round opportunities within lease area
- Include maintenance improvements
- Limit capital improvements
- City oversight
- Integrate with city programs
- Re-evaluate city needs before proceeding to another lease cycle



Phase 1 Concept Plan

**Phase 2: 10-20 year lease of Cameron Run Park within new boundary**

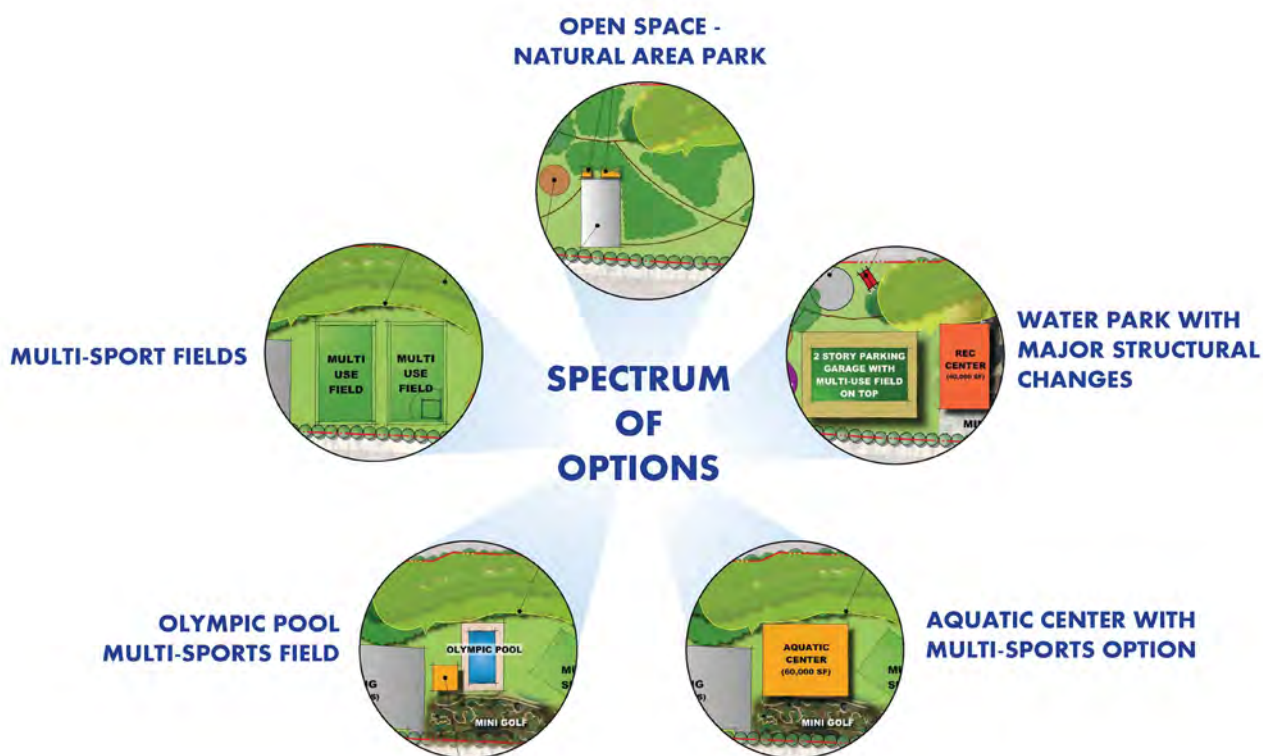
**Include the following conditions:**

- Evaluate resident needs and potential collaboration with a 3rd party on an aquatic center or other large amenity
- Continue maintenance improvements
- Continue City oversight
- Continue to integrate with City programs
- Re-evaluate city needs before proceeding to another lease

**Phase 3: beyond 20 years**

Two small area plans for the Eisenhower corridor forecast a profound increase in population and development. The Eisenhower West Small Area Plan includes an additional 9.3 million square feet of new development by 2040. The Eisenhower East Small Area Plan includes an additional 6.5 million square feet of development. These plans as envisioned will add more people, more uses and more businesses to the corridor who will need recreational activities and land uses. The primary concern of phase 3 will be to determine the needs of the community based on these fundamental shifts in the neighborhoods that bookend the Cameron Run Park site. Key elements to consider will be:

- Do the City’s needs continue to be served by Water Park / Aquatic Facility? If so, then continue relationship with lessee.
- If City needs change dramatically, then re-assess use of Cameron Run Park



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## APPENDIX A: MEETINGS

Below is a summary of comments received at meetings during the public engagement process

### Stakeholder Meeting 1: Eisenhower Partnership

February 21, 2017

#### MAIN INPUT THEMES:

- Northeast corner of site is a mess, weedy, dumping ground, unmaintained
- How can some of the considerable profit from Cameron Run Regional Park be used to benefit Alexandria?
- Parking problems at Cameron Run Regional Park in summer - people park in townhouse community.
- Park maintenance - vegetation and structures - need improvement

Meeting Presentation Link: <https://www.alexandriava.gov/uploadedFiles/recreation/info/CameronParkStakeholder21Februry2017.pdf>

#### ATTENDEE COMMENTS:

1. Former 'Townes at Cameron Parke' Homeowners' Association President, Daniel Anixt, noted that he is wary of the planning process. He thinks having the recommendations by summer is rushed. He said he "hopes that true alternative uses will be considered."
  - Sara DeGroot from City of Alexandria (Office of Environmental Quality), in reference to the Resource Protection Area (RPA) discussion, described the accuracy of the City's GIS layer, and how it is an approximation – an offset from their stream layer. RPA was field verified at request of City for the waterpark's parking lot, which is done by a licensed professional.
  - Cameron Run Regional Park gets \$8/admission per person, and makes \$600,000/yr profit. Community wonders where the profit is going. Carlyle House, the historic property in Alexandria also run by NOVA Parks, is in debt.
2. Bus lines have been cut in the area or run infrequently. Most users drive to park, only 1/3 are Alexandria residents. Streetlights out on Eisenhower. Speeding 60mph on Eisenhower.
3. The mulch pile's (recycling center on Eisenhower Avenue) lease was extended for another ten years.
  - Mr. Anixt brought up triangle area in northeast corner of Lake Cook. He indicated it is full of weeds, a dumping ground for trash. Has been a fire from ashes before. Drug dealers, jersey barriers.
4. One resident said that "Lake Cook doesn't make sense in conjunction with the water park."
5. One resident stated his opinion that the pond (Lake Cook) is terrible.
  - Has three overflows to Hunting Creek and one to Oronoco Bay
6. General consensus is that NOVA Parks makes a lot of money on Cameron Run with little return to Alexandria.

7. Several people felt that the park is not taken care of for as much money it makes.
  - Need to be realistic about the City's ability to make investments or improvements to the park; the City has financial constraints.
  - City is constrained by budget. Mitigation of its combined sewer is a significant budget item requiring immediate resources.
  - Ms. DeGroot provided brief overview of City's combined sewer system and City's long-term fix by staggering improvements.
  - Mr. Anixt indicated that he was nervous – presentation is talking about investments from City/NOVA parks that can't be made, budget pressure on City.
8. Need place for kids. Not much else in the city for kids.
9. It would be beneficial to have a NOVA Parks representative. The presentation is missing financial facts from them. (Consultant indicated that NOVA Parks would be at the first public meeting on March 2nd.)
10. Future on-line survey – make sure they include text comment boxes.
11. City is paying for Lake Cook retrofit – in part with grants from the Chesapeake Bay Foundation.
12. Resident said that after a rainstorm, Cameron Run is anything but beautiful.
13. Ms. DeGroot described the proposed improvements to Lake Cook from a stormwater perspective
  - Are Lake Cook improvements not handled by NOVA Parks?
  - Ms. Degroot: Stormwater improvements are handled by the City.
  - Is the Lake Cook improvements plan funded?
  - Ms. Degroot: bids open 2/22/2017. Expected to start construction April 2017 and finish April 2018
  - Is there a maintenance plan for Lake Cook?
  - Ms. DeGroot: City of Alexandria will dredge/maintain
14. City can't use storm-water grant money to improve the derelict corner because it doesn't involve storm-water.
15. As part of the Lake Cook improvement plan, Sara DeGroot stated that they are working on a maintenance MOU (Memorandum of Understanding) for the proposed forebay.
16. Several residents voiced concerns over mosquito problems.

- Ms. DeGroot, from the city said that she can get some mosquitos captured to determine whether they are predominantly one of two species that reproduce either on large water bodies or small pools. That way, we will know where they are coming from.
17. One resident voiced concerns over the city using the northeast parking lot as a staging area for construction slated to begin in late April. The lot is used as the primary overflow parking for the water park. Then people start parking in the residential area.
    - Ms. DeGroot: She will check with DPI about the staging area
    - Is there a name/email/phone contact?
    - Contact Tayesse Gyes at the Department of Project Implementation at [Tafesse.Gyes@alexandriava.gov](mailto:Tafesse.Gyes@alexandriava.gov) for more information about the Lake Cook construction activities.
  18. In talking about the Eisenhower East Plan and the Eisenhower West plan, one resident said that being excluded from both plans made him feel like he “lives in the wrong neighborhood” and that it’s an admission of guilt on the city’s part that there is an issue with Cameron Run Park.
  19. Neil Kumar, a representative of Rushmark Properties where the new development is being built at 2901 Eisenhower Avenue gave some data about the new development.
    - Will have a privately owned but publicly accessible park space
    - 9,000 square feet of retail space
    - 500 multifamily units
    - Technically located in King Street SAP
    - They are paying to install a new traffic light and retime the traffic lights along Eisenhower Avenue.
  20. Many trees were removed between 495 and Cameron Run during construction of the Wilson Bridge around 2008. They were reportedly not replanted after construction was finished.

## ATTENDEE QUESTIONS:

### 1. What is allowable in an RPA?

- **Answer:** see <https://www.alexandriava.gov/tes/oeq/info/default.aspx?id=3824>
- What about pervious surfaces? All proposed changes in an RPA are subject to review by the City. Surface type does not guarantee approval.
  - What is considered pervious or impervious? Pervious allows water to flow through a surface. Impervious material prevents water from penetrating the material.
  - Can existing structures be removed from the RPA?
  - **Answer:** All land disturbing activities proposed in the RPA must first be approved by the City. The property owner will need to submit a Water Quality Impact Assessment explaining the impacts of the activity and what actions will be taken to reduce these impacts.

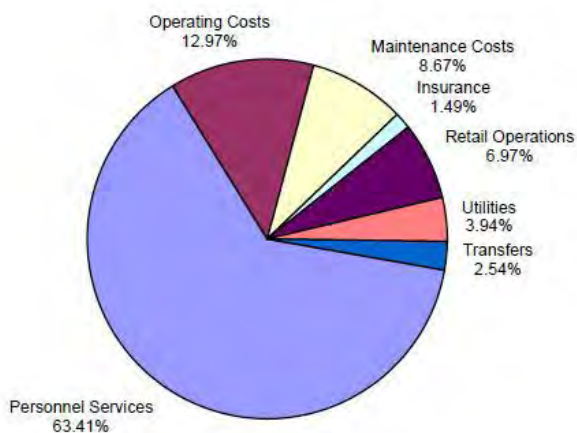
### 2. Is NOVA Parks a non-profit?

- **Answer:** Yes. “NOVA Parks, (is) a regional nonprofit organization...” (<https://www.novaparks.com/about/blog/regional-nonprofit-opens-funds-to-support-regional-parks>)
  - What do they pay in taxes?
    - **Answer:** At Cameron Run Regional Park, sales taxes are charged on admission by the City and State. Those taxes are passed back to each governmental entity. NOVA Parks is a local “Authority” and as such does not pay taxes itself.
  - Does NOVA Parks’ revenue benefit the City of Alexandria financially?
    - **Answer:** There is no financial contribution from NOVA Parks to the City.
  - Where is NOVA’s money being spent?
    - **Answer:** See below charts (<https://www.novaparks.com/about/press-releases-financials>) :



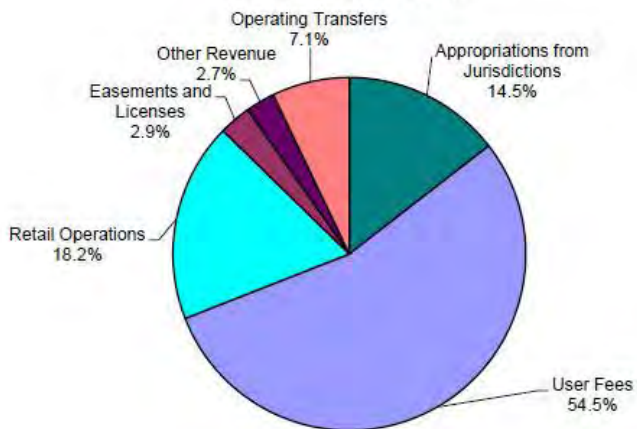
**Where the money goes...**

**Adopted Budget FY 2017  
(General & Enterprise Funds)  
Operating Expenses By Category**



**Where the money comes from...**

**Adopted FY 2017 Operating Budget  
(General & Enterprise Funds)  
Revenues by Category**



3. Confirm users of park and where they are from (160,000 from Washington Post)?
  - This question was asked in reference to residents of The Townes at Cameron Parke. Townes at Cameron Parke would need to survey its residents to obtain this information.
4. Would there be a chance of Alexandria remaining part of NOVA Parks if Great Waves Water Park does not continue?
  - **Answer:** NOVA Parks runs the historic property, Carlyle House in addition to Cameron Run Regional Park in Alexandria. Membership in NOVA Parks would continue unless the relationship to both properties changed.
    - If Alexandria does not remain a part of NOVA Parks, would the \$670,000 that currently goes to NOVA Parks be added to the city's budget?

## CAMERON RUN PARK PLANNING AND CONCEPTUAL DESIGN FINAL REPORT

- **Answer:** Membership in NOVA Parks is related to both properties in the City.
  - If membership in NOVA Parks is eliminated, what is the cost to the city?
    - **Answer:** All costs to maintain and improve both Cameron Run Park and Carlyle House.
5. What do other jurisdictions pay to be part of NOVA Parks?
- **Answer:** Each jurisdiction pays the same rate per resident: \$1.89 operating appropriation plus \$2.57 capital appropriation for a total of \$4.46 per resident according to the adopted 2017 NOVA Parks Budget. <https://www.novaparks.com/sites/default/files/pdf/FY%2017%20NOVA%20Parks%20Adopted%20Budget%20for%20Website.pdf>
6. Is entrance fee to the park a tax element for the City or all of NOVA Parks?
- **Answer:** No.
7. Is NOVA Parks violating the lease by not keeping up with the site or in any other way?
- **Answer:** The lease states: “The Authority . . . 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.” Source: Lease between City of Alexandria and NOVA Parks (then the Northern Virginia Regional Park Authority), June 30, 1981.
8. If NOVA Parks goes away, what’s the city’s required contribution for Cameron Run Park?
- **Answer:** Refer to question 5
9. What is the time-frame on the Hensley Park improvements?
- Will it be unlocked when the improvements are complete?
    - **Answer:** City plans to start the improvements in fall of 2018 and anticipates that it will take 2 to 2 ½ years to build.
10. What are the city’s responsibilities as the landlord of Cameron Run Park?
- **Answer:** To protect the health, safety and welfare of the citizens of Alexandria. To enforce violations of city codes related to the property or actions occurring on the property.
11. “In terms of general lack of responsibility for the park, who is to be held accountable, City of Alexandria or NOVA Parks?”
- **Answer:** See answer to question 7.
12. Is the Animal Welfare League a stakeholder that should be invited to public involvement meetings?
- **Answer:** Yes

13. Who controls vouchers for Cameron Run Park?

- **Answer:** Any vouchers are controlled by NOVA Parks.

14. How frequently are the batting cages used and how many people use them?

- **Answer:** Open 7.5 months March 11 to October 31. NOVA Parks Cameron Run Regional Park fact sheet states that 60,000 rounds of batting are held at the Batting Cage each year, along with 15,000 rounds of mini-golf, 36 shelter rentals, 2,500 entries to the play area, 140 birthday party events, and +100,000 admissions to the water park.

#### Group Breakout Comments

- Need to create open green space that is not exclusive to being on a team or part of a club or group.
- “A nicer lawn for families – no dogs.”
- Splash pad? (2x)
- Keep the batting cages
  - What is the current usage?
    - **Answer:** 60,000 rounds a year
- Access to natural area between the tracks to the north
- Possible site for a rec/aquatic center. Racquetball? (2x)
  - Nannie Lee is closest rec center
- Like the idea of keeping mini golf or putting it inside in connection with a community/aquatic center
- Build up, not out.
- Lots of dead trees currently
- Do more with less: pockets/nooks/variety in uses
- Bocce court. Fit linear park in between Cameron Run and mixed use path
- Mile markers, wayfinding elements along Eisenhower
- On-site management helps at Hensley. Should be applied to Cameron Run Park.
- Provide for multi-use, multi-age: daytime programming; need a draw for all age groups
- Need a dog park in the Eisenhower Valley

- Dog park behind Animal Shelter as a way to increase its visibility.
- Potomac Yard is a good example of multi-use in a linear space.
- Tree planting to block views along 495 and along Eisenhower Avenue.
- Geese are a problem
- Safety and security need to be addressed
- Call Animal Shelter as a stakeholder to be included in future meetings
- Include Hensley Park in the process?
- Smart building - rooftop recreational use?
- Swimming lessons
- More natural areas
  - Walking trails
- Improvements need be made to the northeast corner
- No soccer fields
- Indoor usable space
- Bikeshare

### **Group Input Exercise 1: What are some drawbacks to Cameron Run Park?**

- Seasonal
- Maintenance
- Pollution/trash
- Bad for adults - no adult programming
- Costs are high
- Taxpayers need more return on investment
- Races disrupt traffic on Eisenhower Avenue
- Blighted northeast corner
- Overflow parking problems
- Access is too car-centric

- Dog swim day is not maintained
- Park's regional draw
- City pays NOVA Parks
- Length of time on the lease
- Doesn't contribute to workers
- Wavepool- would rather have something that benefits residents (of The Townes at Cameron Parke)
- Lack of oversight
- Value of investment

**Group Input Exercise 2: What are some benefits to Cameron Run Park?**

- Pool is a unique draw
- Batting cages
- Mini-golf
- Space for kids
- Brings people into the Eisenhower Avenue: lunch stop, parking lot interactions
- Contributes to open space
- Lake Cook - fishing
- Park vouchers offer opportunity
- Current zoning - "Protection" from upcoming density

## Community Meeting 1

March 2, 2017

### MAIN INPUT THEMES:

- Need more year-round use for park
- Need to connect Hensley Park with Cameron Run Park safely
- Concern about vegetation maintenance in Park and around Lake Cook
- Organized sports teams need more spaces within Alexandria for team sports
- Current water park is unique, special, and very well attended - an asset that can be improved
- Need a park space for passive uses

Meeting Presentation Link: <https://www.alexandriava.gov/uploadedFiles/recreation/info/CameronParkPlanningMeeting2March2017.pdf>

### Attendee Comments:

1. A resident of The Townes at Cameron Parke asked if Lake Cook is man-made in reference to the Resource Protection Area (RPA) surrounding the lake and the restrictions the RPA sets for future development. He was questioning if the RPA was legitimate since it's on a man-made water body.
  - Jesse Maines (Division Chief of Environmental Services, Stormwater Management for City of Alexandria) explained that Lake Cook was built at the convergence of Cameron Run and Strawberry Run in the 1970's so it was assigned a Resource Protection Area similar to a natural stream.
2. The same resident asked Mr. Maines if dredging Lake Cook would be part of the improvements plan.
  - Mr. Maines answered that the lake would be dredged and the soil would be used elsewhere in the city (he is not sure of location) to the best ecological benefit.
3. Cameron Run Park is only used three months out of the year. We need to look at alternatives for year-round use.
4. Hensley is disconnected and we should look for ways to better connect Cameron Run and Hensley Parks
5. Connection between Cameron Run and Claremont Natural Area should be investigated.
6. Paul Gilbert, NOVA Parks representative: "NOVA Parks manages the site. It's to the city's benefit to have NOVA Parks do maintenance. The city built Lake Cook for storm water management."
  - A resident of The Townes at Cameron Parke responded "So why is [NOVA Parks] not maintaining the northeast corner? Why is that not included?"
  - "Care of the park is not great. Has anyone located the original lease [between City of Alexandria and NOVA Parks]?" The person speaking did not see it on the city website.

- City of Alexandria representative said that he would locate it and upload it to the project site.
- Another attendee asked NOVA Parks representative, Mr. Gilbert, if the park authority would be open to any alternative plans.
  - Mr. Gilbert responded by saying that “everything is on the table and we’re listening and taking notes... we don’t have a plan. Our previous proposal fell through.”
    - Attendee: “Is the [previously proposed Master Blaster] waterslide going to be pursued moving forward?”
    - Mr. Gilbert responded saying that the Master Blaster is only one of many options on the table going forward.
- 7. Jack Browand (Division Chief of Recreation, Parks & Cultural Activities) interposed to clarify, saying that the reason we’re here today is to explore whether or not the current use is the best and highest use for the space.
- 8. Could the RPA affect the [proposed] Lake Cook improvements?
  - Mr. Maines: No, everything in the Lake Cook Improvement Plan is an approved activity in the RPA.
- 9. Could parking [in the northeast corner] expand into the RPA?
  - Mr. Gilbert (NOVA Parks): “No, but we can still develop some things within the RPA like pervious surfaces, picnic table areas, etc.
    - How about a parking structure in the northeast corner for more space in the park?
      - Mr. Browand: It would require a special DSUP.
  - Why can’t you reduce parking now and provide shuttle service from Eisenhower West area to Cameron Run Park?
    - John Fennell (Michael Baker, Intl.): “The park gets such great use in the summer. Off-site parking with shuttle service should be considered during peak times.”
  - Does the existing parking trap sediment now?
    - Mr. Maines: “Some. [Cameron Run Park] had some storm water controls at the time [it was built]. It wasn’t required before.”
- 10. Are public safety issues for Cameron Run Regional Park same as for other City of Alexandria Parks?
  - Yes, though its isolated location can add extra challenges.
  - Great Waves, mini golf and batting cages are locked when not in use.

11. Townes at Cameron Parke resident: “Ethanol tankers sit right along the park and homes. It’s a major concern for us.”
  - We’ve seen break-ins in the area and a small fire – we’re concerned about public safety.
12. Is anyone taking upcoming traffic from Eisenhower East and Eisenhower West plans into consideration? Will there be an expansion of Eisenhower Ave?
  - Dana Wedeles (City of Alexandria- Recreation, Parks & Cultural Activities) explained how new streets in the Eisenhower West plans will be parallel to Eisenhower Ave and new connections to be made to the north will help alleviate traffic on Eisenhower Ave. There are no plans to expand Eisenhower Avenue’s width.
    - Who are the traffic planners?
      - RK&K see: <https://www.alexandriava.gov/uploadedFiles/planning/info/EisenhowerWest/EWTSSAPReportFINAL11092015redux.pdf>
  - Concern for maintenance of natural area and planted areas around Lake Cook. Would like to see increased use of native species around Lake Cook.
    - Mr. Maines: “We have worked with the Park Department. We have value in Lake Cook – we are using all native plants and an aquatic bench around the perimeter of the lake to improve the habitat.”
    - Is the [proposed] track along Lake Cook impervious or dirt?
      - Mr. Maines: “The track will be pervious asphalt.”
13. Representative from the Alexandria Soccer Association – “Our programs are growing and we are running out of space for our programs.”
  - Existing space is underutilized.
  - Finances are getting tighter.
14. The water park is a pretty unique and interesting use for the space. As one of the richest and most affluent communities, it would be a shame to replace it with something more generic.
15. I’ve been to Great Waves and have been astonished by how many families and kids were there. It’s an uncommon amenity.
  - To be within walking distance of a water park is good.
  - I’d hate to see it go away to be replaced with more of the same [kind of parks].
  - The land is worth more today than it was 40 years ago. Alexandria open space is becoming increasingly valuable as the city becomes more developed. More and more kids are encouraged to join organized sports.
    - If the space was converted to synthetic sports fields, we could use it year-round.



- We need a better deal – keep the facility the way it is and use the profits to make the park better.
  - If we keep the park, we need a better deal so that City of Alexandria gets more money from the revenue generated at Great Waves to improve our own [Alexandria] parks.
- 16. Townes at Cameron Parke Resident: “Increased traffic on Eisenhower is negatively impacting our home values.”
- 17. Thinking parochially, just in the City of Alexandria, we don’t have a lot of space. Nothing like [Great Waves] is as affordable.
- 18. NOVA Parks had a discussion a year ago about adding an attraction to the water park that was quite tall. Is NOVA Parks still planning to make these improvements?
  - Mr. Gilbert (NOVA Parks): “Zoning is 15’ height by right, 30’ with special permission. The plans for the Master Blaster adhered to all the zoning laws. The current design is not off the table but it is part of the discussion.”
- 19. New parents to the West Side [of Alexandria]: “We were looking forward to using the water park with our baby [when the time comes] and are disappointed to hear it might go away but we are open to new ideas as well.”
  - Great Waves is viewed as an amenity.
- 20. Would like to see a different use.
  - Similar use, still family draw
- 21. Who goes to the Water Park?
  - Two studies:
    - 2016 – 60% of city residents visit Cameron Run on a regular basis
- 22. Could we use the money that goes to NOVA Parks for something else?
  - Let’s keep using the park and make a deal to have [some] revenue derived from the park stay in Alexandria so we can improve our own parks
- 23. “Of the fees that the city pays NOVA Parks does that offset the entry fee?”
  - Mr. Gilbert (NOVA Parks): “NOVA Parks charges an in-jurisdiction rate and an out-of-jurisdiction rate upon entry.”
  - Mr. Browand (City of Alexandria- Recreation, Parks & Cultural Activities): “Alexandria residents are just as much resident of the other six jurisdictions when it comes to belonging to NOVA Parks.”

24. Strawberry Hill Resident: I've been to [Great Waves] Water Park many times and I'm looking toward using this unique amenity that's so close.
25. Cameron Station Resident: I'd like to see something like trails that are free to enter. Something more for adults.
26. Is the money we pay to NOVA Parks independent of Cameron Run Park?
  - Anyone can go to a NOVA Parks facility, but the entrance fee would be different from a resident of one of the six jurisdictions.
27. Resident of Cameron Station (Married, no children): "I've never been to the park but I came [to the meeting] because I was warned that there could be new development. I'm glad to hear that new buildings are off the table. I'd like to see trails for hiking and bikes. I'm tired of paying taxes for kids' parks when the roads are terrible and falling apart."
28. Del Ray resident: has teenagers, used to go to the water park but not anymore. Still thinks it is a terrific amenity. Would like to see more trails and more use around the edges that seem to be neglected or not maintained.
29. 20 year resident of Alexandria: I've used mini-golf and batting cages for little league. I see a lot of empty spaces on the property. Any alternate use to get more use out of the space would be helpful.
30. Confused about [sports] fields and why people can't just play a pickup game. Instead, they have to reserve it for a later time.
  - We need more of them in the city
    - "People use the fields to the point where they are degraded and other can't use it."
    - Ms. Wedeles (City of Alexandria- Recreation, Parks & Cultural Activities): "Hensley Park has drainage issues but it will be renovated in the next two years with new drainage solutions."
    - "We don't have lights on our fields, so between October and March, the fields go unused. We live in one of the wealthiest places in the country; we could afford to put lights on our fields but we apparently don't want them."
31. Resident of Cameron Station: If the Water Park is not here in 4 to 5 years, is there any priority for what the city would want the park to look like?
  - City of Alexandria representative: "No, you're part of the process now. That's why you're all here."
32. Mr. Gilbert (NOVA Parks), "If Cameron Run Regional Park isn't here, then prices go up for Alexandria residents at all NOVA Parks facilities."
33. How do we want Cameron Run Park used?
34. Resident: "We (City of Alexandria) should get a better deal [monetarily, from NOVA Parks' management of Cameron Run Park]."

**Group Input Exercises:**

How many people have visited Cameron Run Park?

- This year: 15
- Last year: 8
- Last 5 years: 15

What do you do at Cameron Run Park?

- Walk
- Swim
- Batting cages
- Jog
- Mini-golf
- Playground
- Picnic
- Eat at the café
- Fish
- Cyclists stop and use restrooms
- Why don't you go there?
- Poor wayfinding
- For kids
- Sanitation of Great Waves
- Upkeep
- Cleanliness
- Safety in parking lot

What works (today)?

- Bike paths
- Fishing at Lake Cook
- Use water park
- Slides
- Batting Cages
- Mini-golf
- Natural Area
- Playground

What does not work (today)?

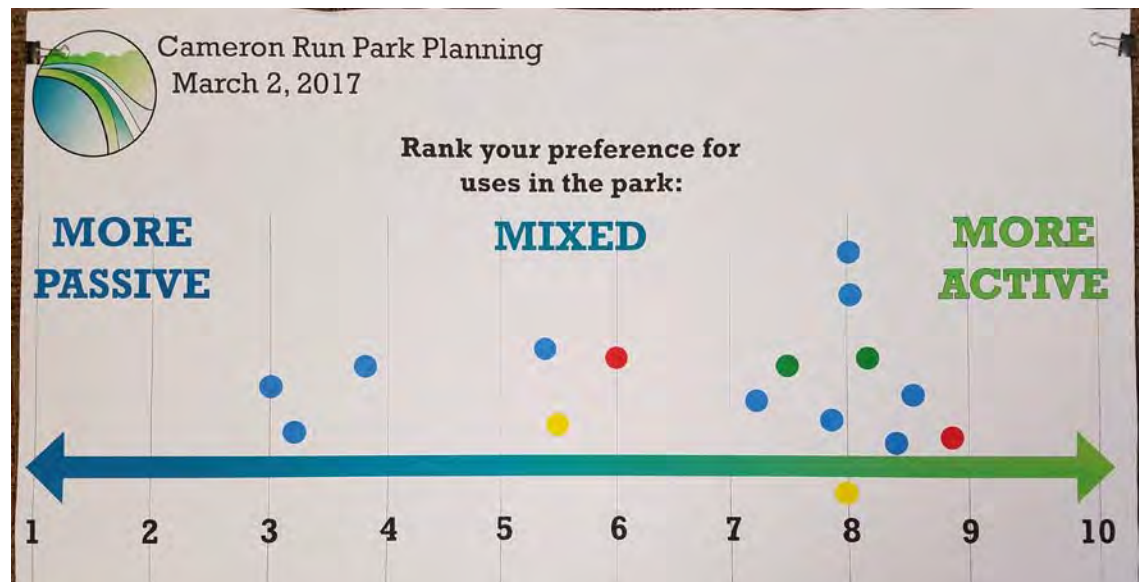
- Trash collection
- Maintenance at parking area and along the stream to the north
- Sidewalk in front of park needs maintenance
- Signage for the park
- Parking – main lot

# CAMERON RUN PARK PLANNING AND CONCEPTUAL DESIGN FINAL REPORT

- Northeast corner lot
- Invasive species planting in the park

What do you want more of at Cameron Run (tomorrow)?

- Year-round active use
- Ice skating rink / Sled run
- Winter use
- Native plants & wildlife
- Pine trees
- Bathrooms
- Natural trails for bikes
- Indoor recreation
- Indoor pool
- Shade trees
- Shade structures
- Lazy river
- Futsal course
- Small spaces/meditation field
- Bicycle pump track
- Skate Park
- Dog training area
- Bikeshare station@ Cameron Park and Hensley Field
- Crosswalk to connect to eastbound bus stop
- Improved east bound bus stop
- Wayfinding directing non-motorized patrons
- Improved Bike parking
- Bike path through Hensley connecting to Claremont Avenue to Eisenhower Avenue
- Reduce speed on Eisenhower from 35 to 25 mph.
- Vehicle Parking Garage in leu of surface parking lot
- Repave sidewalk in front of park.



## Stakeholder Meeting 2: Alexandria Beautification Commission

March 9, 2017

### MAIN INPUT THEMES:

- Kids love the existing park, parents feel that it needs better maintenance.
- More money generated at the park should be allocated to maintenance.
- Competing bids for the park would encourage better level of maintenance and a higher lease payment.

### Attendee Comments:

1. What does City of Alexandria get out of belonging to NOVA Parks?
  - Jack Browand (Division Chief of Recreation, Parks & Cultural Activities) : “Alexandria residents receive benefits to use [at discount] NOVA Parks facilities.
2. Since the city owns the [Cameron Run Park property], does that mean there is no tax [on the property]?
  - Mr. Browand: “Yes, that’s correct.”
3. Is NOVA Parks a non-profit?
  - Yes. “NOVA Parks, [is] a regional nonprofit organization...” (<https://www.novaparks.com/about/blog/regional-nonprofit-opens-funds-to-support-regional-parks>)
4. Can you maintain [the built amenities] within the RPA and make them better?
  - Mr. Browand: “You can maintain them, but you need city permission to improve them.”
5. Mr. Browand: “Hensley soccer field will be synthetic [upon completion of the Hensley Park Improvements Plan].”
6. Is the UPS store staying or going?
  - Mr. Browand: “We aren’t designing Eisenhower West... but that area will be changing enormously.”
7. Is there another NOVA Parks facility like this in the area?
  - Mr. Browand: “The closest one is in Falls Church, but it’s basically a swimming pool with a small spray park... nothing like Great Waves Water Park.”
  - [Cameron Run Regional Park] gives families and the many tourists to Alexandria and National Harbor an option.

8. Are there any competing bids for running and maintaining the park? See question 2 below.
  - It never felt well-maintained or well-run. I take my children and grandchildren there, but I ask myself [when I'm there], "Do I really want to be in an environment that isn't well managed?"
9. I would like to keep something like Great Waves Water Park close although maintenance is an issue that I'd like to see resolved.
10. If [Great Waves Water Park] remains, there should be major improvements. I drive past it all the time and I just think it looks sleazy... I've never been there and would never recommend it to anyone.
  - John Fennell (Michael Baker, Intl): NOVA Parks was going to put \$1 M into improvements for the water park.
11. Are the Lake Cook improvements coming from NOVA Parks or from The City of Alexandria?
  - City of Alexandria, more specifically, from Stormwater Management.
  - What is the budget?
    - Mr. Browand: "That should all be public information. We'll locate that and send it to Oscar."
12. Is The City of Alexandria getting the bang for its buck [regarding the lease to NOVA Parks]?
13. I'd like to see competing bids for maintaining the park so that Alexandria gets better maintenance and a higher lease payment.
14. What are lease information for other NOVA Parks properties? (see question 4 below)
  - Mr. Browand: "Other jurisdictions treat leasing differently."
15. We should renegotiate the lease so that the money generated [at Cameron Run Park] stays [at the park].
  - Times have changed. Open space is a lot more valuable now [than it was when the original lease was signed].
16. If the lease falls through, what happens to the site features that are there now?
  - Mr. Fennell: "There isn't anything on the lease that says [the features] have to go."
17. What is the mission of NOVA Parks?
  - Mr. Browand reads the section on NOVA Parks activities from the NOVA Parks website:
    - Acquire, preserve and protect regionally significant areas of exceptional natural, environmental, historic, cultural, recreational or aesthetic value;

- Provide a diverse system of regional park lands and recreational facilities that meets the needs of a dynamic and growing population and enhances leisure time opportunities for Northern Virginians;
- Provide leadership in the planning and coordination of regionally significant park and recreation projects;
- Balance the development of recreational amenities and opportunities with the preservation of natural, scenic, historic, cultural and other environmentally sensitive resources;
- Maintain the integrity and quality of park and recreation facilities through continued careful development, operation and maintenance;
- Strive for continued sound fiscal management so as to provide for long-term financial stability and solvency.

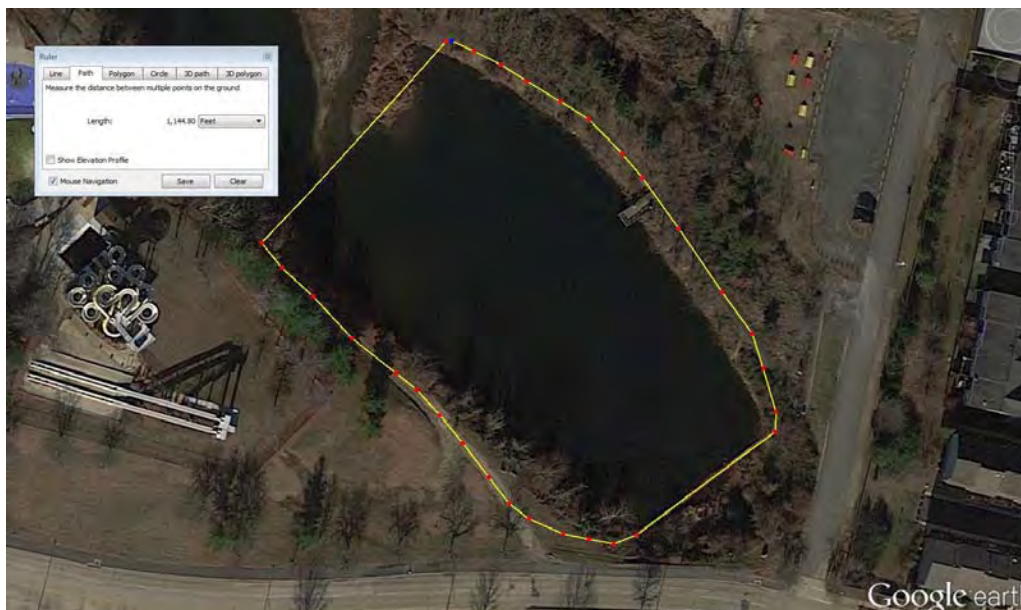
18. I think the money made here should be put back into [maintaining] the property.

19. Sound maintenance plan should be put into any new lease contracts.

20. Are wave pools still popular?

#### Attendee Questions:

1. How long will the path around Lake Cook be?



- **Answer:** The length would roughly come to 144.8 feet = 0.027424242 miles or 48.3 yards.

## CAMERON RUN PARK PLANNING AND CONCEPTUAL DESIGN FINAL REPORT

2. Are there any competing bids for running and maintaining the park?
  - **Answer:** Not that I could find.
3. What would it cost City of Alexandria to maintain and run the water park if they took it over?
  - **Answer:** It costed NOVA Parks \$353,038 and \$1,065,516 to run Cameron Run Regional Park and Great Waves Water Park, respectively in 2015 according to their 2017 adopted budget on page C-98, C-72. The total is \$1,418,554 in expenditures for all site programing.
4. What are lease information for other NOVA Parks properties?
  - Jack: "Other jurisdictions treat leasing differently."
5. What are the revenues coming in from the put-put, batting cages, and the water park?
  - **Answer:** The revenue from the put-put and batting cages are \$142,215 total, according to the NOVA Parks (chart above) adopted 2017 budget.
  - **Answer:** The water park generates a total revenue of \$1,782,770 according to the NOVA Parks (chart above) adopted 2017 budget.



**PROGRAM OVERVIEW**

Cameron Run Regional Park features a deluxe 18-hole miniature golf course with water features and a nine-station batting cage, with the stations ranging from slow-pitch softball to very fast-pitch baseball. There is also a picnic shelter, which can accommodate 100 people. The park includes Lake Cook, a small fishing venue. Cameron Run Regional Park is located on Eisenhower Avenue on land leased from the City of Alexandria.

**REVENUE & EXPENSE SUMMARY**

	FY 2015 ACTUAL	FY 2016 BUDGET	FY 2017 BUDGET	% CHANGE 2016-2017
<b>REVENUE BY SOURCE</b>				
User Fees	\$ 137,731	\$ 164,500	\$ 156,000	-5.2%
Retail Operations	4,265	8,000	9,500	18.8%
Other Revenue	219	-	-	-
<b>TOTAL REVENUE</b>	<b>\$ 142,215</b>	<b>\$ 172,500</b>	<b>\$ 165,500</b>	<b>-4.1%</b>
<b>EXPENSES BY CATEGORY</b>				
Personnel Services	\$ 320,064	\$ 357,602	\$ 331,970	-7.2%
Operating Costs	3,744	7,100	5,600	-21.1%
Maintenance Costs	27,603	37,714	36,414	-3.4%
Insurance	573	686	615	-10.3%
Retail Operations	1,054	2,950	3,550	20.3%
<b>TOTAL EXPENSES</b>	<b>\$ 353,038</b>	<b>\$ 406,052</b>	<b>\$ 378,150</b>	<b>-6.9%</b>
<b>Net Income</b>	<b>\$ (210,823)</b>	<b>\$ (233,552)</b>	<b>\$ (212,650)</b>	

**PROGRAM OVERVIEW**

Great Waves Waterpark at Cameron Run Regional Park features a 500,000 gallon wave pool as the focal point. This destination attraction caters to all ages with three flume waterslides, speed slides, a shallow play pool that features a rock wall with flowing waterslides, and a toddler pool. It also features a splash pad that offers tumbling buckets, bubblers, and water jets. Other amenities include a variety of food options from pizza to funnel cakes, and Cameron's own Surf Side Ice Cream Shop. The Shark Shack offers visitors the opportunity to purchase souvenirs and other merchandise. Great Waves also includes Paradise Play, a 2,400 square foot interactive play feature.

The Pipeline and Coral Reef Pavilions offer tented areas inside the pool complex that can accommodate guests by the hundreds for a day of food and fun. With onsite catering available, everything a group needs to host an event is right here.

**REVENUE & EXPENSE SUMMARY**

	FY 2015 ACTUAL	FY 2016 BUDGET	FY 2017 BUDGET	% CHANGE 2016-2017
<b>REVENUE BY SOURCE</b>				
User Fees	\$ 1,305,796	\$ 1,359,000	\$ 1,375,500	1.2%
Retail Operations	475,414	550,000	550,000	0.0%
Other Revenue	1,560	-	-	0.0%
<b>TOTAL REVENUE</b>	<b>\$ 1,782,770</b>	<b>\$ 1,909,000</b>	<b>\$ 1,925,500</b>	<b>0.9%</b>
<b>EXPENSES BY CATEGORY</b>				
Personnel Services	\$ 469,587	\$ 507,364	\$ 505,262	-0.4%
Operating Costs	-	1,700	1,700	0.0%
Maintenance Costs	165,844	146,414	146,414	0.0%
Retail Operations	168,141	201,500	201,500	0.0%
Utilities	261,943	168,500	156,000	-7.4%
<b>TOTAL EXPENSES</b>	<b>\$ 1,065,516</b>	<b>\$ 1,025,478</b>	<b>\$ 1,010,876</b>	<b>-1.4%</b>
<b>Net Income</b>	<b>\$ 717,254</b>	<b>\$ 883,522</b>	<b>\$ 914,624</b>	

## Stakeholder Meeting 3: Alexandria Tree Stewards

March 27, 2017

### MAIN INPUT THEMES:

- Preserve as many trees as possible.
- Preserve native plant communities rather than developing it for active use like many other parks already are.
- Idea for future of site - convert the whole park into a natural resource preservation area.
- More responsibility for NOVA Parks in maintaining the natural resources and natural areas on the property.
- Better maintenance overall.
- Make Lake Cook a more prominent part of Cameron Run Park.

### Attendee Comments:

1. Brian Clay (Michael Baker, Intl) begins talking about the NOVA Parks' DSUP for the parking lot and new waterslide
  - Bonnie Petry: "You call [the parking lot upgrades] 'improvements' on your plan. Let me tell you that they are not. They have currently fairly wide areas for tree planting, and they're empty. They plan to reduce these areas (she explains here that trees need at least a ten-foot-wide root zone for healthy growth) so they can maximize parking space. This leaves no room for trees! This is not an improvement."
    - Dave Levy: "[The parking lot] does overflow in the summer and the animal shelter puts up 'No Parking' signs so that people don't park there."
    - Ms. Petry: "But [NOVA Parks'] DSUP wasn't approved, right Dana?"
      - Dana Wedeles (City of Alexandria- Recreation, Parks & Cultural Activities): "No, they were approved."
      - Mr. Levy: "But what was the city's position on it?"
        - Ms. Wedeles: "They approved the DSUP with a comment reminding NOVA Parks that their lease was coming due soon."
2. Mr. Clay presents information about the RPA zone
  - "Is Lake Cook monitored for pollutants by the city?"
    - Ms. Wedeles: "Yes, Stormwater Management monitors that."
  - "How about the existing structures within the RPA now? Do they have to be removed or can they stay?"
    - Ms. Wedeles: "They are grandfathered. If the uses remain the same, the structures can stay. If the uses change, they may not be able to remain."

3. “How safe is it to eat fish caught from Lake Cook?”
  - “The daily catch limit, according to the sign posted there, is four. So you could take four fish home. Whether or not you can or should eat them, is probably up to you.”
    - Ms. Wedeles: “There is an advisory by the state as to how much caught fish is advisable to eat based upon the location within the city.”
  
4. Mr. Clay reaches the Lake Cook Improvements Plan slide.
  - Ms. Petry: “The plan really inaccurately shows trees on the site, especially at the northeast corner. That area is actually full of trees and plants. Most of it is scrubby in the far northeast, but there are a lot of trees there. Some are invasives, but there are also natives.”
  - “Are plants going to be removed at the site during construction?”
    - Eric Wilmot (Michael Baker, Intl): “I spoke with Sara DeGroot about this earlier today because I thought this would come up. She said that most, if not all of the trees and shrubs along the lake would be removed because of the extensive grading that needs to be done. Every specimen tree would be saved. They will be replaced with all native species.”
    - “There are many mature, great, native trees that are there now. Why would you cut them down and replace them with little sticks that might not survive? Who’s going to water them?”
  - “The Lake Cook Improvements are driven by stormwater and the plan is designed to improve the water in Lake Cook, and therefore waters downslope of it, all the way to the Chesapeake Bay.”
  - “What’s the maintenance for the site? Lake Cook is on the property leased to NOVA Parks, but do they maintain it? How does that work?”
    - Ms. Wedeles: “The City of Alexandria maintains all things stormwater and NOVA Parks is responsible everything else.”
  
5. Brian reaches the Hensley Park Improvements Plan slide.
  - Ms. Wedeles: “We’ll be starting initial construction soon.”
  - “Alexandria Soccer Organization was at the other meeting and were salivating over Cameron Run. They were thinking this is a perfect place for new field. Their fields are all so over-used that some of them, Hensley Park being one of them, are rendered unusable.”
    - Ms. Wedeles: “That’s why we’re implementing a synthetic turf field at Hensley Park.”
    - Ms. Petry: “Oh, great! Now we’ll have crumb rubber ending up in our water ways, polluting them even more!”
    - Ms. Wedeles: “None of our materials will be recycled.”

- Ms. Petry: “Oh, as long as it’s not recycled, then that’s okay. So now we have little non-recycled crumb rubber spilling into our water.”
6. William Rogalski: Based on the Lake Cook Improvements, what are the open variables for the park? What are you looking into?
    - Mr. Clay: “Nothing is off the table. We have a few options for the future of the park. One of them is to do nothing, the park stays as-is. Then we move toward putting conditions on a new lease with NOVA Parks. Or maybe we decide to bid the lease out, maybe the city could find a new lessee. Finally, the city could take control and maintain it themselves, maybe demolish the park and build an athletic field or a passive park, or a combination of both. These are all options right now.”
  7. Eileen Grant: “I love soccer, my kids played soccer when they were younger. But I feel that we have something really special here at Cameron Run Park. There’s an actual historic plant community that goes back to before Alexandria was here. I would hate to see that be removed to build more of the same [kind of parks that are all over the place].”
    - Ms. Petry: “The woodland is a virgin, untouched remnant of probably what most of Alexandria used to look like. We need to preserve it”
    - Elizabeth Wright: “I’ve been trying to get the community to call this piece of land ‘Ward’s Woods’ for a while now. Call it Ward’s Woods – give it a name. If you give it a name, you give it a sense of place and that will help give it a chance of becoming protected.”
    - Ms. Petry: “Citizens have addressed the city [about conserving ‘Ward’s Woods] and it terrifies me that [the city] have done nothing to protect this valuable piece of land!”
  8. Ms. Petry: “Let’s have a little quiz. Brian, can you tell me what species are important and where they are on that map?”
    - Mr. Clay: “No, I don’t think I can. Please, tell me.”
      - Ms. Petry: \*gets up in front of the room\* “Here, we have the Bartram’s Oak, which is a Red Oak and Willow Oak hybrid. Here is the Beadle’s Oak, which is a White Oak and Swamp White Oak hybrid. Not to mention all the diversity we have in this woodland: Bladdernut, Woodland Sunflower, Dutchman’s Breeches, and the *real Redbud* – not the kind you see planted all over the city in boxes. We have something really great and special here! You know, we’ve talked to the city about this and I find it astounding that you don’t have that information from them... *it terrifies* me that Michael Baker doesn’t know any of this and that they don’t address or acknowledge the plants.”
  9. “The city could lease the park to a private entity, which could worry me [based upon the entity because they wouldn’t be held accountable to protect the natural resources].”
  10. Mr. Rogalski: “It would be a relief to see you scale back and lean toward giving the naturalistic [passive] park a try.”
  11. Ms. Grant: “70% of the license plates in the summer in the parking lot are from Maryland. At least those people aren’t from Alexandria. We need a park that’s going to have year-round benefit for Alexandrians.”

- “Children need to be in nature more – people have been saying this for some time now. This is one natural area *in the city!*”
  - Bonnie: “This could be a park where other jurisdictions could come and see what could be done.” She references Central Park and how it’s been designed as naturalistic, passive, and multi-use. “Cameron Run Park could have one soccer field and also include naturalistic space, and that could be great!”
12. “People have been trying to get NOVA Parks to give back to Alexandria.”
- “How about providing swim instruction to low-income families?”
  - “How about removing the Emerald Ash Borer-infested Ash trees in a row on their property? They refused to cut those down, but they can cut down mature Bitternut Hickory trees in the picnic area.”
    - “NOVA Parks refused to help make the ecology better.”
      - “I would kick NOVA Parks out tomorrow, if I could. They have *no clue* about how to maintain the site.”
13. Ms. Petry: Referencing the 2014 Cameron Run Park Plan, “The plan says that the people wanted walking trails, hiking trails, passive use in the park.”
14. Mr. Levy: “Can we get an analysis of other NOVA Parks properties so we can see how they operate other facilities and how they’re maintained?”
- Ms. Wedeles: “I don’t really see how that would be relevant to what we’re doing at Cameron Run.”
15. “Alexandria is a river town, we have a connection to the water. There’s an opportunity to get to the water [Lake Cook], we should connect to it, we can do that here; that could be powerful.”

## Attendee Questions:

1. How do you weigh all your data to make a decision?
  - **Answer:** We're going to synthesize the data we get back from the survey that's online now.
2. What are you going to use as criteria to make a decision? Is that something provided by the city?
  - **Answer:** We are only going to make suggestions to the city. They're the ones that are going to decide what happens at the park. We'll look at the results from the survey and make our suggestions based on the wishes of Alexandrians.

## Group Input Exercise 1: Why don't you go to Cameron Run Park?

- Poor trash management
- Screaming kids
- Safety
- Chlorine smell
- Nothing to attract us - not naturalistic

## Group Input Exercise 2: Why would you go to Cameron Run Park?

- Place to have a children's garden
- Softer uses
- Naturalistic
- Fishing
- Educational signs in woodland
- Signage at hybrid oaks
- Education on maintenance
- Year-round restrooms
- Playground tucked into naturalistic areas
- Interpretive center
  - Fishing classes
- Daily check on roots during [Lake Cook Improvements] construction

## 2x2 Conference Call with Park and Recreation Commission:

**March 29, 2017**

### Attendees:

**Judy Coleman:** City of Alexandria- Park and Recreation Commission, Planning District III

**Gina Baum** (could not attend the phone call): City of Alexandria- Park and Recreation Commission, Planning District I

**Dana Wedeles:** City of Alexandria- Recreation, Parks & Cultural Activities

**John Fennell:** Michael Baker, International

**Eric Wilmot:** Michael Baker, International

### Attendee Comments:

1. Mr. Fennell: "I'd like to hear any concerns you might have about the public exchanging ideas at our recent meetings."
  - Ms. Coleman: "It needs to be more structured... [the meeting] became boundless discussion. I felt like not a ton of information was delivered. I recommend getting through the whole presentation before you open it up for discussion. I'd like to have people state their name and who they represent before they voice their position. I really worry about the information being skewed."
    - Mr. Fennell: "I definitely agree. This is going to be more challenging as we move forward. We'll be presenting suggestions on how to proceed based on feedback we've gotten from the public and stakeholders."
2. Ms. Coleman: "There's too much back and forth conversation [between Baker and attendees]. Hand out comment sheets to everyone so that they can write a comment down so they don't forget a point they'd like to make after the presentation is over."
3. Ms. Coleman: "Explain the RPA and restriction better. This city, historically, has not allowed any development in and RPA."
  - "I think it helped a lot, that the public process for the Waterfront Small Area Plan saved special times for feedback, particularly at the end of the presentation."
4. Ms. Coleman: "Is the passive recreation area permanent?"
  - Ms. Wedeles: "Like the rest of the site, it is zoned P.O.S. (Public Open Space). It is no more protected than the rest of the Cameron Run Park property is. However, it could be recommended that the woodland be more restricted and enforceable by the city."

5. Ms. Coleman: \*referencing the Lake Cook Improvements Plan\* I find stormwater detention disgusting.
  - Mr. Fennell: “The new plans are going to help make it cleaner than it is now. It’s going to be much more beautiful and more functional.”
  - Ms. Wedeles: “The plan introduces a forebay that will collect the trash you see in and around the lake and help to filter out sediment that is washed down Strawberry Run. That will help Lake Cook to be cleaner.”
6. Ms. Coleman: “Earlier survey data is misleading... Any new data has got to be represented accurately.”
  - Ms. Coleman: “I would not let Paul Gilbert [of NOVA Parks] represent the NOVA Parks data. I don’t think they should be speaking until the end of the presentation when you open up the floor to everyone. I understand you were letting him answer some questions during the presentation, but you should know the data as well as [NOVA Parks] do.”
    - Mr. Fennell: “Yes, I agree. It’s good that they were there to hear first-hand from the people what they think about the park. But they’re not showing that they care what the people think. They’re merely showing that they have a financial stake in the property.”
    - Ms. Coleman: “Paul is more in listening mode right now and the board [of NOVA Parks] is not.”
7. Ms. Coleman: “Why did the survey not ask where people live? I could take the survey while on vacation and that would record my location there.”
  - John: “We have a way of looking at the IP address on the survey to see where people took it, but it would be clearer to just ask where the people live.”
8. Mr. Fennell: “I think we actually got a good representation from Alexandrians. We hung flyers around the city at popular spots – grocery stores, recreation centers, condominium and apartment complexes, so we could get a good representation from all kinds of people. After we hung the flyers, we saw a 50-person bump in the survey results. We combined tech-centric methods with old-school methods to gather the data on the survey.”
9. Ms. Coleman: \*In reference to option 3 in the spectrum\* “As far as monetary kickbacks from NOVA Parks to The Park and Rec. Commission, the money the Park and Rec. Commission makes goes into the city’s general fund. They don’t necessarily see that money for their own use. So I think that’s inappropriate to have an option to have monetary kickbacks to The Park and Rec. Commission.”
  - Mr. Fennell: “Okay, this is a very draft document and the public would never see it without first going to the city and being finalized with their approval. Everything would go through first Jack and Dana and then through the City Board.”
10. Ms. Coleman: “It’s good to have all these options [the spectrum], but anything above \$60 million isn’t feasible.”
  - Mr. Fennell: “That’s actually a good thing. We can draw a line there and only present the feasible options that cost under \$60 million to the city.”



**Things to address in Survey 1:**

1. Check boxes for question 1. Which part have you visited? Water Park? Mini-golf? Lake Cook? Batting Cages? The property in general? Try to be more specific.
2. For questions 4 and 5, is that directed toward the city in general or to the Cameron Run Park site in specific?
3. Needs clarity for question 7.

## Stakeholder Meeting 4: Federation of Civic Associations

March 29, 2017

### MAIN INPUT THEMES:

- Some committee members were confused about the events that lead to the current planning process. The presentation clarified the project history and timeline and clarified the goals of the process.

### Attendee Comments:

1. John Fennell (Michael Baker, International) introduces project to group, and gives an abbreviated Powerpoint presentation.
2. Jack Browand (Division Chief of Recreation, Parks & Cultural Activities) reviewed the project timeline
3. Question asked about the survey: "Is there any way of knowing how many [people] are City of Alexandria members?"
  - Mr. Fennell: We will ask for survey takers' zip codes in version 2.
4. Bonnie Petry speaking about project timeline, she stated that in summer of 2014, NOVA parks approached City of Alexandria to sign lease early? Public hearing in November 2014. PRC became very involved.
  - Mr. Browand informs Ms. Petry that the process was triggered in 2016 through the City Manager's office (June 2016), result of action is why we're here.
5. Mr. Fennell reviews 2014 DSUP for Cameron Run parking lot and waterpark. Bonnie adds that the term improvements is "subjective", and adds that the plan reduces grassy open areas, to build small tree islands, much less room for trees.
  - Mr. Fennell confirms that the DSUP [elements] was not built.
6. Mr. Fennell speaks about plant species found in Ward's Woods, and Bonnie adds that the Beadle's Oak is the only known species in City of Alexandria. Other notable trees present in Cameron Run Park are the Bartram Oak and swamp chestnut oaks.
7. A meeting attendee asked about the Lake Cook improvements, "will there be an increase [to the] footprint of the water?" Bonnie indicated there is no room to improve the footprint. Another attendee spoke about the importance of increasing our stormwater [management], but can't do so at the cost of open space.
8. Question was asked from an attendee: "if the City of Alexandria owns the land of Cameron Run Park, if improvements removed, who pays for them?"

- Mr. Fennell said that there is nothing in the lease saying the items have to be there.
    - Follow-up question: “is there a plan on the table to remove them?”
      - Mr. Fennell responded that yes, it is a possibility
  - Another question: “If the city decides to take the land, and the equipment comes down, who pays?
    - Mr. Fennell responded that the City would pay.
9. Mr. Browand spoke about the NOVA Park improvements (DSUP 2014) are on hold until the lease is worked out.
    - Ms. Petry mentioned that it was her understanding that there was PRC hearing in 2014, and Mr. Gilbert of NOVA Parks thought if NOVA Parks pulled out, they would take [the equipment] with them.
  10. Another attendee spoke how NOVA Parks wanted to upgrade their facility, but also wanted time to get a return on investment. Separate from the city, this facility plays role in regional recreation. Such fun; it’s popular, does make money. The business model for Park Authority – a few [parks] make money, which pays for those that don’t (Carlyle House). If they took facility away, the City would run a similar park. The park authority makes golf, botanical gardens available; 80% of their 13,000 acres are riparian areas. We look to the park authority to protect the water quality.
  11. Ms. Petry began to talk about the northeast corner of Cameron Run Park, trash dumping, seedlings from grasses, yard waste.
  12. The Cameron Run docket item was determined to have concluded its allocated time slot in the agenda.

## Walk & Talk - Walking Tour around Cameron Run Park Area

April 1, 2017 at 9 a.m.

- Concern about protecting and preserving the woodlot being called “Ward’s Woods.”
- Would like walking trails through the eastern woodlot.
- Concern about quality of park and facility maintenance, especially in the northeast corner of the lot.

## Stakeholder Meeting 5: Youth Sports Advisory Committee

April 4, 2017

### MAIN INPUT THEMES:

- More money could be spent on upgrading existing sports fields if the city weren't spending it on the NOVA Parks allocation.
- An indoor sports facility would generate year-round use and support the growing sports programs without the risk of over-use.

Meeting Presentation Link: <https://www.alexandriava.gov/uploadedFiles/recreation/info/CameronParkPlanningMeeting4April2017.pdf>

### Attendee Comments:

1. "Has the RPA line been revised since the meeting at the library?"
  - Brian Clay (Michael Baker, Intl): "The line has been verified by the City of Alexandria's GIS layer. That's about as precise as it gets."
    - "Are you confident that the new line is completely accurate?"
      - Mr. Clay: "Yes, that's what we're going with. But we'll take another look at it when we begin our designs."
2. "Can you talk about the Lake Cook stormwater improvements?"
  - Mr. Clay explains the improvements like the forebay and the aquatic bench and their benefits to stormwater filtration, the health of Cameron Run and ultimately the Chesapeake Bay."
3. "What have you been hearing [suggestions from the public and stakeholders]? What is on the table?"
  - Mr. Clay: We've been seeing a mix, with each group having a predictable set of requests for the park. Some have a preference for passive use, some a mix, and some lean toward active."
4. Is put-put golf considered active use?
  - Mr. Clay: "I think it falls somewhere in the middle."
5. "What's the wisdom in bringing a water park to the Eisenhower Valley in the first place?"
  - Mr. Clay: "The city wanted to bring a regional attraction, like a water park, to the area in the 1970's when the Eisenhower corridor was relatively undeveloped. It was mainly industrial. There was nothing like [Great Waves] in the area. They wanted a draw."

6. “What about year-round uses?”
  - Mr. Clay: “Yes, that’s one of the prevailing things we’ve been hearing.”
  - “I’ve seen indoor facilities that have [synthetic] turf fields inside. That would boost year-round use and be beneficial for our clubs.”
7. “Is your study going to coincide with the City of Alexandria’s revisiting [past assessment of] sports fields survey?”
  - Mr. Clay: “Yes, we’ll be looking at those.”
8. “We could get money to upgrade our sports fields if NOVA Parks didn’t get The City of Alexandria’s [yearly jurisdiction allocation] money.”
  - “Our fields are being used so much that they’re degrading. We could upgrade them to synthetic if we had the money – that way, we won’t have to worry about over-use. We could fund our parks better If we take a step back and look at what’s best for our city.”
9. “Has there been any outreach from other groups about indoor facilities?”
  - Mr. Clay: “Yes, we’ve heard that from others. It’s on our radar and we’re considering it on the panel of options.”
10. “Years ago, NOVA Parks did a demolition cost estimate. Some people scoffed at it [thinking it’s out of proportion] and some were swayed into siding against removing the NOVA Parks [and their occupation there] because of the \$4-5 million cost for removing the features. Is your firm looking at those figures?”
  - Mr. Clay: “We’re going to have our own cost estimators look into what the demolition cost will be. Also, there’s nothing in the lease that says NOVA Parks can’t take any of their equipment with them; they could do that.”

## Easter Egg Hunt at Cameron Run Regional Park

April 13, 2017

### MAIN INPUT THEMES:

- Most people have not been to Cameron Run
- Toddler programing - need more
- Would like to bring own food to the park

## Community Meeting 2

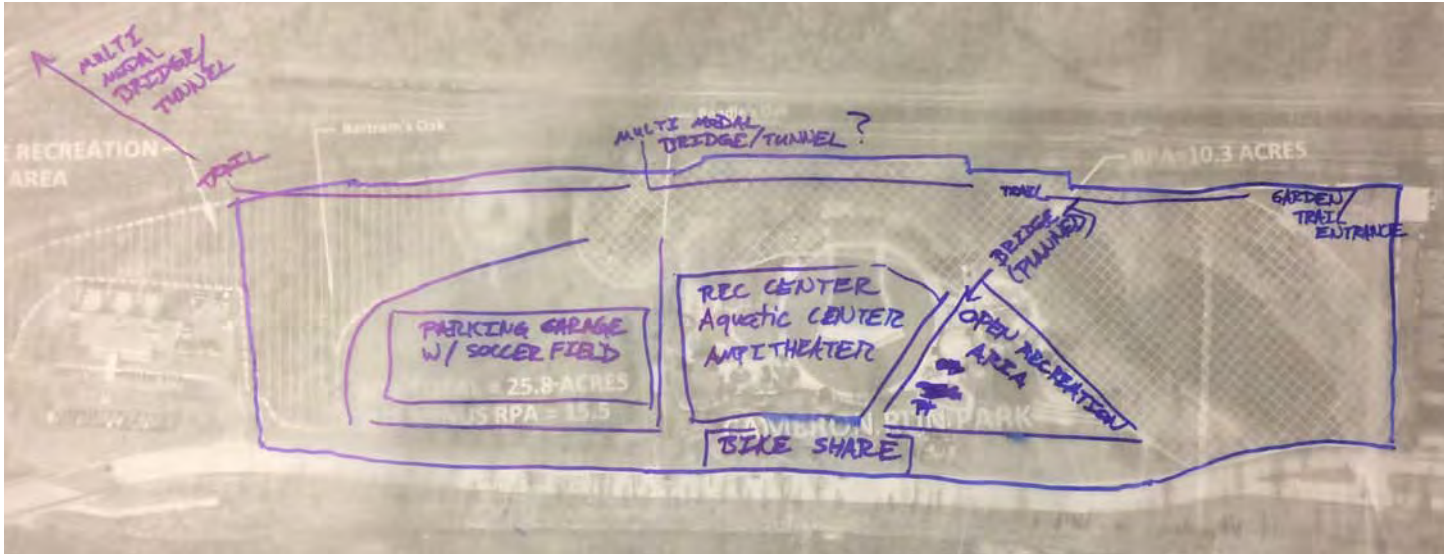
April 27, 2017

### MAIN INPUT THEMES:

- Need more aquatic centers in Alexandria since Chinquapin is not being expanded - swimming is one of the few totally inclusive activities that can be enjoyed by all generations
- Indoor fields were suggested by some
- Other attendees felt that there are enough sports field venues in the city
- Aquatic Center Plan option received the most community support, followed by keeping the water park with limited changes, then keeping the water park with major changes.
- For the exercise that involved purchasing park elements, the lower cost elements received significantly more “purchases” (between 5 and 17) - such as walking paths, improved maintenance, improved vegetation maintenance, picnic pavilions, etc. Large ticket items such as parking deck and a rec center received minimal votes. Aquatic center - the most expensive option, received 5 votes.

### Attendee Comments:

1. Speaking with Ms. Griglione about design options.
  - She brought up the point of programming of the pavilion to the east of proposed sports fields...what if a band wants to play while soccer game is going on?
  - If it rains during soccer game, players will want to seek shelter in pavilion, but what if there is a birthday party going on there?
2. Spoke to a meeting attendee about 25m vs 50m pool size. Attendee says that 25m is a more dynamic use of space than the 50m.
3. Attendee suggested indoor fields as an option for rec center.
4. Attendees mentioned Christiansburg (VA) aquatic center as example to look up.
5. Resident did not see the need for more fields in Cameron Run Park.
6. The following plans were presented by stakeholders and community members at the meeting:



Hand sketch by community member Daniel Beason - resident of the Townes at Cameron Parke and member of Eisenhower Partnership

# CAMERON RUN PARK PLANNING AND CONCEPTUAL DESIGN FINAL REPORT



Spring / Summer / Fall Concept  
 Plan provided by Alexandria  
 Soccer Association at Public  
 Meeting number 2 April 27, 2017





Winter Concept Plan provided by Alexandria Soccer Association at Public Meeting number 2 April 27, 2017

## City of Alexandria Earth Day Celebration

April 29, 2017

### Attendee Comments:

- Current park is fun
- Current park is too “pricey”
- Water park with major structural changes was the most chosen plan, followed by a Open Space / Natural Area park
- Natural areas and Water Park (current use) tied for top priority ranking
- Walking paths and recreation center were second most prioritized elements
- Add wind turbines and solar panels
- Make the park alternative transportation friendly (bus, bike storage, etc.)



Prioritize Park Elements												
Elements	1st Choice	2nd Choice	3rd Choice	4th Choice	5th Choice	6th Choice	7th Choice	8th Choice	9th Choice	10th Choice	11th Choice	
Walking Paths	1	8	2	2	1	2	1				2	
Sport Fields	1		1	3	1		3	4		2	1	
Natural Areas	5		3	2	1	2		1	3			
Open Lawn Areas (not programmed)	1	1	4	1	2	1	1	1	3	1	1	
Water Park (current use)	5	1	1		2	1			3	1	1	
Mini-Golf Courses		1	2	2		2	2	1	1			5
Recreation Center (indoor - no pool)	1	5			1	2	2	1	1	3		
Picnic Pavilion(s) - Picnic Areas			1	3	3	2	2	3		1		
Outdoor Olympic Pool	1		3	1		2		1	2	2	4	
Aquatic Center (indoor)	2	3	1		2		3	2		2	1	
Batting Cages	1			2	4	1	1	1	1	4	2	



## APPENDIX B: WRITTEN FEEDBACK

February 20, 2017

Subject: Future of Cameron Run Regional Park, Cameron Run Briefing and Public Input Meeting 3601 Eisenhower Avenue, February 21, 2017.

Dear Alexandria Mayor and City Council,

I am an Alexandria resident and have been living in the Townes of Cameron Parke community off Eisenhower Avenue for nearly 14 years. I am writing in regard to the potential development of Cameron Run Regional Park which could eliminate the existing Water Park, numerous trees, and the wildlife habitat of Lake Cook.

Although the Townes of Cameron Parke Home Owner's Association (HOA) also sent a letter encouraging options for development, not all residents are in agreement and I wanted to express my opinion separately.

Over the last decade and a half, I have seen numerous new buildings emerge in Alexandria. While I can certainly understand their value, we have very limited green space and options for outdoor family get-togethers. Cameron Run Regional Park has been a perfectly good neighbor all these years and has kept the streets relatively traffic-free and family oriented. Building a Rec Center or more restaurants would overwhelm the limited parking and we don't need yet another ball field or dog park.

The existing site with its picnic tables near a small patch of woods, miniature golf, batting cages, urban fishing in Lake Cooke, and the Great Waves Water Park offer many options to the greater DC area, all within easy access by mass transit, or just off the beltway. The park attracted 160,000 people last year (according to the Washington Post). As I understand, roughly 30% are Alexandria residents which means 48,000 Alexandria citizens also enjoyed it.

Most of the users of the park are not the neighbors who are requesting its elimination. This is a larger decision and eliminating the park could impact thousands of families, including inner city kids, who enjoy the facilities every summer.

I do agree with the HOA that the lease price is an issue (apparently it is only a dollar a year) and that more information needs to be available about how the park's revenue benefits Alexandria. I also agree that more effort to reduce trash would be valuable, though the park does seem to maintain its property reasonably well. We should consider opportunities to further improve the park and ensure that revenue helps to reinvest in the area and in upkeep (though maintenance does not mean mowing over wildlife habitat and planting lawns with accompanying fertilizer and pesticide).

As you probably know, more than half a century ago, the Northern Virginia Planning District Commission along with a group of citizens from several local communities came together to protect Northern Virginia's heritage of woods, lakes and streams from the threat of suburban sprawl. These citizens, working with their local governments--Fairfax County, Arlington County and the City of Falls Church--organized under the Virginia Park Authorities Act in 1959 as the Northern Virginia Regional Park Authority (NVRPA). They came together to plan, acquire develop and operate a system of regional parks

## CAMERON RUN PARK PLANNING AND CONCEPTUAL DESIGN FINAL REPORT

for all Northern Virginians to enjoy. While most of the opponents of the park state that it does not benefit Alexandria residents, is there not value in attracting outsiders to the city?

It's natural that most home owners care most about increasing their own property values. However, Cameron Run Regional Park is a unique attraction and destruction of the area to more development is not necessarily in anyone's best interest.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Sunita Satyapal". The signature is written in a cursive style with a horizontal line underneath the name.

Sunita Satyapal  
109 Colville Drive  
Alexandria, VA 22304



## Cameron Run Park Planning Public Meeting

March 2, 2017

## Comments

Name

Casey Kane

email

Casey.Kane50@gmail.com

- Would like to see included in the park
- Bikeshare stations @ Cameron Park + Hensley Field
  - crosswalk across to connect to eastbound bus stop
  - improved east bound bus stop.
  - wayfinding directing non-motorized patrons
  - improved bike parking @ Cameron Park + Hensley Field
  - Bike path running through Hensley Field connecting Clarendon Avenue to Eisenhower Avenue
  - Winter amenities
    - ice skating
    - sled run
  - push to reduce speed limit from 35mph to 25mph
  - look at parking garage instead of parking lot
  - Repave <sup>sidewalk</sup> in front of park

**Michael Baker**  
INTERNATIONAL

Email comments to: 157054CameronRunPark@mbakerintl.com  
- subject: Cameron Run Park Comment  
or Mail comments to John Fennell c/o Michael Baker International  
6<sup>th</sup> floor, 3601 Eisenhower Avenue, Alexandria VA, 22304

# CAMERON RUN PARK PLANNING AND CONCEPTUAL DESIGN FINAL REPORT

**From:** Bonnie Petry  
**To:** [Fennell, John C](mailto:Fennell_John_C)  
**Cc:** [Dana Wedeles; Elizabeth.Wright@fema.dhs.gov](mailto:Dana_Wedeles; Elizabeth.Wright@fema.dhs.gov)  
**Subject:** Fwd: Email to Council Member Chapman and other recommendations  
**Date:** Thursday, March 30, 2017 3:17:10 PM  
**Attachments:** [PUBLICCOMMENTSONCAMERONREGIONALPARKLEASEJanuary152015.pdf](#)  
[ATT00001.htm](#)

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Good afternoon, John,

Thank you so much for your presentation to the Federation of Civic Associations last night on the Cameron Run study. When I left city hall yesterday evening, my neighbor Elizabeth and I ran into Councilman John Taylor Chapman and we chatted about the study and the future of that open space.

- As such, please see my email below to Councilman John Taylor Chapman. I have copied Ms. Wedeles. I am requesting that you include that email in the record.

- In addition, I am requesting that the current study include the city resident feedback that was sent to RPCA staff in the winter 2014-2015 timeframe. This input is incredibly relevant to the current process. It can be found at the following link:

<https://www.alexandriava.gov/uploadedFiles/recreation/info/PUBLICCOMMENTSONCAMERONREGIONALPARKLEASEJanuary152015.pdf>

- I am also requesting that the survey data that RPCA Park Planning collected in the summer of 2014 regarding resident usage and resident future desired usage be included in the current study. This survey data was referenced in RPCA's outstanding 2014 "Cameron Run Area Coordinated Park and Open Space Plan."

<https://www.alexandriava.gov/uploadedFiles/recreation/info/CameronRunParkPlan15Jan2014.pdf>

I make this request because (a) both the input and the survey data are relevant to the current study and (b) as a resident I can say that it is frustrating to do surveys and submit input only to have it be set aside.

Thanks in advance,

Bonnie Petry  
President of the Wakefield Tarleton Civic Association

Sent from my iPad

Begin forwarded message:

**From:** "Bonnie Petry" <[bonnie.petry@outlook.com](mailto:bonnie.petry@outlook.com)>  
**To:** "[chapman4council@gmail.com](mailto:chapman4council@gmail.com)" <[chapman4council@gmail.com](mailto:chapman4council@gmail.com)>, "[john.taylor.chapman@alexandriava.gov](mailto:john.taylor.chapman@alexandriava.gov)" <[john.taylor.chapman@alexandriava.gov](mailto:john.taylor.chapman@alexandriava.gov)>  
**Cc:** "[Elizabeth.Wright@fema.dhs.gov](mailto:Elizabeth.Wright@fema.dhs.gov)" <[Elizabeth.Wright@fema.dhs.gov](mailto:Elizabeth.Wright@fema.dhs.gov)>, "Eliz Wright" <[ewright953@yahoo.com](mailto:ewright953@yahoo.com)>  
**Subject:** **Our conversation yesterday evening...**

Good morning Councilman Chapman,

It was kind of you to take the time to chat with Elizabeth and I yesterday evening outside city hall.

As we discussed, the city's past public engagement activities are quite relevant to this current evaluation of what would be the "highest and best use(s)" for the Cameron Run Regional Park parcel.

As such, I am sending both a link to and .pdf document version of the public comments residents sent to the city in the winter of 2014-2015 on the Cameron Run Regional Park issue:

<https://www.alexandriava.gov/uploadedFiles/recreation/info/PUBLICCOMMENTSONCAMERONREGIONALPARKLEASEJanuary152015.pdf>

Please note that a number of concerns were raised about NOVA Parks' stewardship of the site, to include a neglect of and harm to the natural areas outside the fenced in/paid admission portions of the park.

Amazingly, despite both citizens' expressed dismay at NOVA Parks' lack of proper stewardship of the site and NOVA Parks' strong desire to keep its "cash cow," the poor trash management, dumping of invasive yard waste on the stream banks, use of the northeast corner of the parcel as a dump, etc... has persisted through the summers of 2015 and 2016 and into this year.

Thus the only conclusion I can draw is that NOVA Parks has no intention whatsoever of viewing/ managing this parcel as anything other than a cash cow for their organization while they brag about their stewardship of riparian buffers (but only in other jurisdictions!).

**From:** Sunita Satyapal  
**To:** [Fennell, John C](#); [E Wright](#); [Anderson Torger](#)  
**Subject:** Re: from Sunita- following up on Cameron park  
**Date:** Tuesday, April 04, 2017 8:20:42 PM  
**Attachments:** [image001.png](#)

---

Dear John,

Thank you for the response and for your efforts in soliciting public feedback throughout the process.

It was valuable to walk the park on Saturday and hear more about the property.

BTW, since you mentioned the unique specimen tree near the picnic tables, I would be interested in seeing how it could be highlighted in the appropriate way (as was suggested) to help ensure it is protected.

I assume that such initiatives are possible before waiting for the survey to reopen?

Thanks.  
 Sunita

---

**From:** "Fennell, John C" <[JFennell@mbakerintl.com](mailto:JFennell@mbakerintl.com)>  
**To:** E Wright <[wright22304@gmail.com](mailto:wright22304@gmail.com)>  
**Cc:** Sunita Satyapal <[s\\_satyapal@yahoo.com](mailto:s_satyapal@yahoo.com)>  
**Sent:** Tuesday, April 4, 2017 10:09 AM  
**Subject:** RE: from Sunita- following up on Cameron park

Hello Ms. Wright and Ms. Satyapal

Thank you both for coming to the walk and talk on Saturday – your questions and comments were insightful.

The survey end date was extended from the original March 24<sup>th</sup> close date to give more people the opportunity to participate. We placed flyers all over town with pull off tabs for the survey and saw that they were getting a good response. The survey closed on Saturday April 1 and noon.

We plan on running another survey in the coming weeks which will take the information that we have learned from the community and translate it into options for the park in the future. We will make sure that it is well publicized so that we can gather as much community input as possible from it as well.

Thank you again for your participation in this important process!

**John C Fennell, PLA, LEED GA, CLARB** | Urban Planning and Design/Landscape Architect | Michael Baker International  
 3601 Eisenhower Avenue Suite 600 | Alexandria, VA 22310 | [O] 703-236-7477  
[jfennell@mbakerintl.com](mailto:jfennell@mbakerintl.com) | [www.mbakerial.com](http://www.mbakerial.com)



## CAMERON RUN PARK PLANNING AND CONCEPTUAL DESIGN FINAL REPORT

**From:** E Wright [mailto:wright22304@gmail.com]  
**Sent:** Saturday, April 01, 2017 9:46 PM  
**To:** Fennell, John C <JFennell@mbakerintl.com>  
**Cc:** Sunita Satyapal <s\_satyapal@yahoo.com>  
**Subject:** Fwd: from Sunita- following up on Cameron park

Once more w/ a correct spelling!

----- Forwarded message -----

From: **E Wright** <[wright22304@gmail.com](mailto:wright22304@gmail.com)>  
Date: Sat, Apr 1, 2017 at 9:36 PM  
Subject: Re: from Sunita- following up on Cameron park  
To: Sunita Satyapal <[s\\_satyapal@yahoo.com](mailto:s_satyapal@yahoo.com)>, [JFennell@mbakerintl.com](mailto:JFennell@mbakerintl.com)

John,

Thanks for having an onsite event at the park that allowed interested citizens to see what the discussion's been about. The weather was perfect.

A question about the survey. I was under the impression the survey would be open through Saturday. Did I misunderstand?

I saw the survey was still active/open on Friday, 3.31.17 while the city's website states the survey would close on 3.24.17.

At what date/time did the survey close?

Elizabeth Wright

On Sat, Apr 1, 2017 at 11:15 AM, Sunita Satyapal <[s\\_satyapal@yahoo.com](mailto:s_satyapal@yahoo.com)> wrote:

Hi Elizabeth,

It was wonderful talking with you and thanks for telling me about the survey being extended.

I just tried to fill it out but it says they're not taking responses at this time. Do you know who said it was extended/who to contact?

<https://survey.alexandriava.gov/s3/Cameron-Run-Park>

Cheers,  
Sunita



**From:** Alexandra Petze [<mailto:apetze@att.net>]  
**Sent:** Friday, June 30, 2017 3:18 PM  
**To:** Dana Wedeles <[Dana.Wedeles@alexandriava.gov](mailto:Dana.Wedeles@alexandriava.gov)>  
**Subject:** Cameron Run Park Planning

Good Afternoon Dana,

Thank you for collecting park feedback and engaging with the community during this process.

I was unable to attend the meeting on 15 June, so wanted to share my thoughts.

- I think the compromise plan written by the Eisenhower Partnership is fantastic—they have found a way to meet current and future needs, balance budget concerns and engage the community
  - NOVA Parks MUST be held to measurable and enforceable standards, they have not been good stewards of the property, focusing on profit instead of maintenance, safety or being a good neighbor. The state of trees and other plants in the park is shameful and makes me question whether they are a “park authority” or an “activity provider.” With “park” in their name, maintenance of trees and plants should be a primary job.
  - I also question what happens to the revenue the park brings in, it is clearly not re-invested locally. Their “Green/Blue Plan” panders to the city, requires little investment and includes no metrics on which they can be measured. Acceptance of it would be a sin, it is truly the least they can do. It also denigrates the investment the city makes annually via membership fees saying “no capital investment is required by the city,” what do they call the money we provide them now? And, how are they spending it? We need clear and detailed financial reports from them.
- There is a clear need for fiscal prudence given the current budget realities and upcoming major capital expenses in the city
- The Eisenhower Valley is the focus of much development/redevelopment now and for the foreseeable future, we need to have a clear and concise written plan detailing how the city will be meeting increasing residential needs for recreation, education, transportation and amenities of daily living
- Currently there are no indoor/year-round recreation facilities in the Eisenhower Valley, and there is a growing need for such facilities in the Valley particularly, and the city as a whole
  - Charles Houston Recreation Center is a great example of a facility designed to meet neighborhood needs and is the type of facility that would be a true value here

- All of the public discussion thus far has centered on a recreation center the same size as Chinquapin, this is unnecessary
- Transportation along Eisenhower Avenue is tough, currently the buses run rarely, the bike path ends suddenly at Hoffman Town Center ejecting you into heavy traffic, there is a lack of connectedness
  - Addition of more frequent bus service would be great, it would also allow park users to access it via public transit removing cars from the road
    - Addition of Capital Bike Share stations would improve bike access and encourage residents and visitors to engage in a healthy behavior
  - Crosswalks need to be properly maintained. The crosswalk from Lake Cook across to the bike path has not been maintained in over a decade, is poorly signed and cars do not slow down there. It is also at a point on Eisenhower where traffic in both directions tends to “hit the gas.”
  - Additional crosswalks need to be added between the 2 bus stops that serve the park. Currently you see families with young children dodging speeding cars to cross the street. A demand light crosswalk (like at the PTO building) would be ideal.
  - Currently there are 2 speed limits on Eisenhower, 25 mph from the Telegraph Road bridge east and 35 mph from the Telegraph Road Bridge west. With the increasing residential density to the west, issues with speeding, beltway bailout traffic and lack of consistent public transit during the day it may be wise to impose a consistent speed limit of 25mph. Strict enforcement of it would also be necessary to change habits.
- Recreation center activities
  - Tennis courts—please, please, please can we get some tennis courts? The closest are in Old Town and always booked. I should not have to drive 20 minutes to get to some.
  - Roof top—use the roof of the building to add basketball, tennis or other courts, allow a kids play space or other activities
  - Sides of the building—add a climbing wall
  - Basically we need to think creatively and learn from other urban environments on how to bring value to the envelope of the building beyond enclosing the space inside
  - A real, multi-generation playground (ages 2 -12). Currently there is one at the park, but it is behind the gate and requires payment of admission. It is also closed 9 months of the year. There are no other public playgrounds in the Eisenhower Valley (and I use public loosely with the current playground due to the admission requirement).

- Communal Garden
  - The Northwest corner of the Lake Cook property is not being addressed in the current renovation project
    - It is a wasteland that attracts crime, dumping and unwelcome wildlife
    - There is a lack of communal garden space in the city, with waitlists over a year long
    - Adding a garden would require a small upfront investment in infrastructure
- Plots
- Electricity
- Water
- Compost center
  - However, rents from the tenants would soon repay the infrastructure investment and would pay for utilities and upkeep in the future
  - Additionally, the gardeners would bring value to the site through their efforts in their plots, be a great neighbor for Towns of Cameron Parke next door, and improve the soil quality and Chesapeake Bay Watershed via the improved condition of the area
- Hensley Park
  - It is short sighted and a missed opportunity to not combine the operation of Hensley Park with Cameron Run.
  - There are opportunities for combined benefit such as park operations (e.g. renting of spaces, scheduling of activities), improving parking for both, improving access via crosswalks, increased park utilization, and improved oversight by city staff
  - This would also represent a savings opportunity for the city—a 2 for 1 deal so to speak re: staffing park management

Many Thanks for accepting my feedback and for conducting such an open and conversational process,

Alexandra Bradley

3856 Dominion Mill Drive

Alexandria, VA 22304

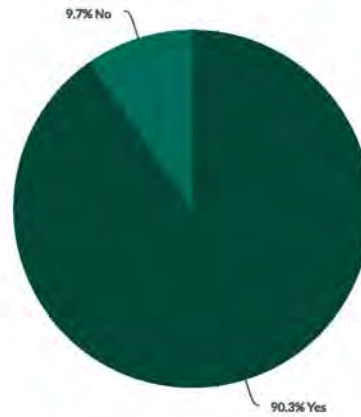
*Page left blank intentionally.*

## APPENDIX C: SURVEY 1

### Survey 1

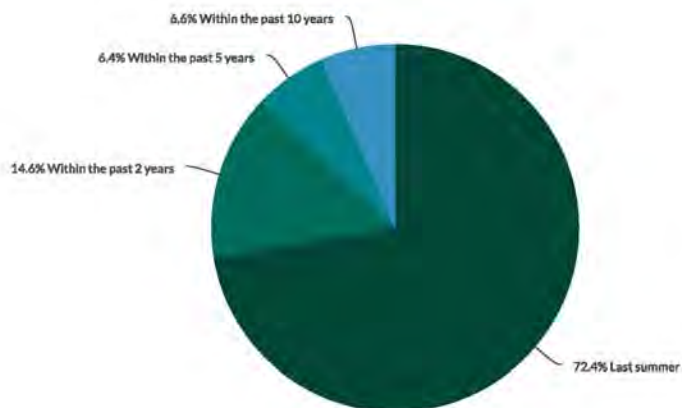
Completion Rate: 100% | Response Counts: 476

1. Have you visited Cameron Run Park?



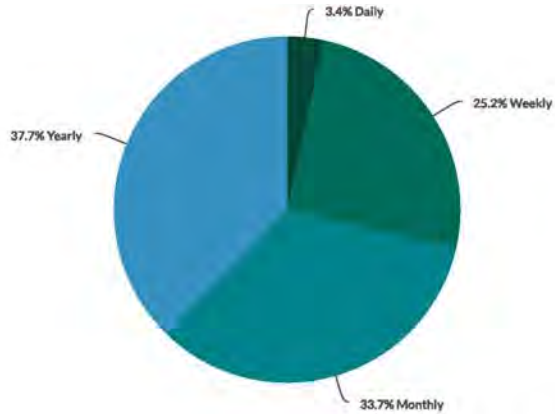
Value	Percent	Responses
Yes	90.3%	427
No	9.7%	46
		<b>Total: 473</b>

2. If yes, how recently?



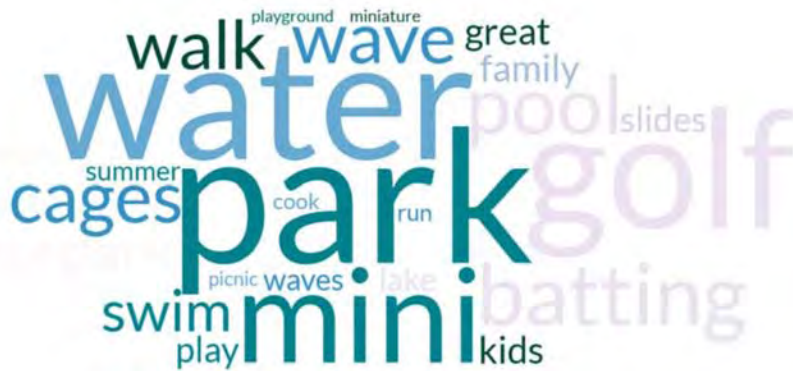
Value	Percent	Responses
Last summer	72.4%	307
Within the past 2 years	14.6%	62
Within the past 5 years	6.4%	27
Within the past 10 years	6.6%	28
		<b>Total: 424</b>

3. How Often?



Value	Percent	Responses
Daily	3.4%	14
Weekly	25.2%	105
Monthly	33.7%	140
Yearly	37.7%	157
		<b>Total: 416</b>

4. What do you do at Cameron Run Park?



Responses: 441

- (12) Water park
- (7) Swim
- (6) Waterpark
- (4) N/A
- (3) Batting Cages
- (3) Water Park
- (2) Go to Waterpark
- (2) Great Waves
- (2) Mini golf
- (2) Nothing
- (2) Putt putt, wave pool, picnic
- (2) The water park
- (2) Use the waterpark
- (2) Walk
- (2) Wave pool
- (2) golf
- (2) swim

- (2) Walked around Lake Cook
- Water park and picnic lunch at picnic tables several times throughout the summer
- All of the existing facilities are excellent, especially the waterpark
- All the activities they offer with the complete park pass.
- As a family we like going to the way pool and enjoy the slides. My kids also go there with their summer camps. Over the years we have used the batting cage as well.
- Attend a social cookout for an organization of which I am a member,
- Batting cages, mini golf
- Batting Cage, Mini-Golf, water park, dog day
- Batting Cages and Putt Putt Golf
- Batting Cages, Mini Golf
- Batting cages
- Batting cages, mini golf
- Batting cages, mini golf, water park
- Batting cages, mini-golf, and doggy day at the water park
- Batting cages, water park and miniature golf.
- Batting cages, water park and mini gold
- Batting cages. Use the parking lot to teach how to ride bike.
- Bicycle trails, batting cage, pool, fishing at lake cook
- Biking thru it or taking kids thru to playgrounds
- Birdwatching, hiking, walking, nature observation
- Birthday party, water slides, wave pool
- Bring kids to use both pools, the slides, the jungle gym/play set, play mini-golf, and do batting cages
- Bring my son to the kiddie pool and wave pool as well. Relax and enjoy summer
- Either water park or putt-putt golf
- End of year swim for the dogs
- Enjoy Great Waves with my children.
- Enjoy amenities with my children - specifically in the summer, but also from time to time in fall and spring months (batting cages, mini golf).
- Enjoy swimming, waterslides, mini golf etc.
- Enjoy the Water Park, especially the wave pool.
- Enjoy the Waterpark
- Enjoy the awesome water park and batting cages.
- Enjoy the pools!
- Enjoy the slides and wave pool with my family and friends
- Enjoy the water park with my children.
- Enjoy the water park, mini golf and playground with my daughter, age 6. Often I bring her friends as well. We eat at the food stands as well.
- Enjoy the water park. Play miniature golf.
- Enjoyed the pool, batting cages and mini-golf. Please don't take this away from us.
- Enjoyed the water activities with family members
- Enjoyed the water park
- Everything and that I can bring my younger family to share the same memories I had as a kid!
- Everything from picnicking, mini-golf, in the early summer and fall to enjoying the fun on the water slides in the summer
- Everything! Wave pool, mini-golf, slides, all pools and of course the dippin' dots!!
- Exercised; walked dogs; watched birds; photography.
- Family Fun!
- Family day with friends. Swim, go to the playground , putt-putt
- First off, the "how recently" question (Question #2) is poorly written - I visited it just last weekend (Sat. March 18th). Nearby residents are so in need of open space year round that we actually go there outside the summer season when the cash collecting portions

are open! So now, to answer question #4, I walk my dog there, jog there, and go look at the birds and wildlife at the lake.

- Fish at Lake Cook. Visit the water park
- Fish, golf
- Fishing
- Fishing for boys scouts as well as events at the waterpark/batting cages/mini golf
- Fishing, water park
- Fun place to have grandchildren swim and picnic
- Go in the wave pool and usually buy the pizza and soft serve ice cream.
- Go to Great Waves Water Park
- Go to the Water Park
- Go to the swimming pool.
- Go to the waterpark
- Go to the wave pool, use the picnic tables, hike there and walk around
- Got in the Waze pool, went in the kiddie pool, went down the slides, ate some pizza.
- Great Waves
- Great Waves Waterpark
- Great Waves water park! We go several weekends a month!
- Great Waves water park. It had been a family tradition since I was a child, now I bring my own kids (30 years of tradition)
- Great waves park, mini golf, walking, picnicking
- Great waves water park. Waking paths.
- Great waves waterpark
- Great waves!
- Great waves, mostly. In September we came back for mini golf
- Had wonderful picnics with friends and watched people enjoying the park.
- Have never been
- Have not been here yet but plan to go this summer.
- Hit at batting cages; play mini-golf
- I bring my grandchild to the water park as well as the mini golf... most importantly...it is a large piece of peace from the craziness of traffic/city noise!
- I come with a group of 100 kids from Anacostia to the waterpark. This is their annual "birthday" celebration for the kids, and for most of them, one of their most anticipated trips of the year!
- I did all the water slides. I went to the Paradise Play with my sister.
- I flew a kite on one of the athletic fields.
- I go swimming with my family
- I go swimming with my young son and my wife.
- I go there to play mini golf and use the batting cage. I went to the "wave pool" often during the Summer
- with my family as a kid.
- I go to Great Waves, mini golf and have watched the batting cages.
- I have not been to Cameron Run Park.
- I have not been.
- I have taken kids to the water park once and mini golf once
- I haven't visited the park, but I am interested in taking my family to the splash park and miniature golf course
- I like to identify wildflowers and explore the remaining forested areas, mostly near the parking area. I don't really use the active areas much.
- I live next door in Townes of Cameron Parke. I walk every day through the parking lot. Weekly, I pick up trash.
- I lived in the City of Alexandria many years ago Cameron Park was a popular park for my children.
- I love swimming and the slides take my niece there when she visits
- I love taking my nieces to Cameron Run Park. They live local to the park and it is a great summer fun spot for the kids (teens now). Mini golf is always a hit with them when I can get them out of the wave pool. It is fantastic to have a



place for thousands of children (and adults) to enjoy the warmth of summer and get together with their friends for many enjoyable visits to the park. I really like the fact that they get great exercise and it gets them away from their electronic devices (at least for several hours).

- I love the wave pool. The concession/food stand serves delicious food at a reasonable price. The employees perform their job as lifeguards fairly and professionally to all. It is a safe park that is convenient to surrounding jurisdictions. The park treats senior citizens with respect and honor. PLEASE KEEP CAMERON RUN OPEN. I HAVE BEEN A PATRON OF CAMERON RUN FOR OVER 25 YEARS.
- I played mini golf
- I played mini-golf
- I ride my bike on the multi use path that runs next to the park and on the south side of Eisenhower.
- I take my kids there. They love it. Very convenient safe place to be outside.
- I took a group of children from the organization where I work and my own son to play in the splash park.
- I use all the services available at Cameron Run Park.
- I used to run the trail that starts there and goes back behind the Animal Shelter.
- I usually run
- I walk at the park to enjoy the natural features around the lake, as it is one of the few areas in Alexandria like this. My children fished at the lake in nature camps for many years. I think of the history of Cameron Valley, how it was once quiet farmland and a beautiful stream, and I wish there were more areas that had been preserved where something close to that could be experienced. We are also big fans of the water park. We are pleased something like that is so close to us.
- I walk daily through the park and along Eisenhower Ave.
- I walk my dog by the lake and behind the park.
- I walk there on the path along Lake Cook on my lunch breaks. I like to watch the geese, ducks, and other birds doing their thing on and around the "lake."
- I walk.
- I was employed by Cameron Run, I also have been a patron of the park since I was born.
- I work and I swim in the pool and the waterslides
- I work at a nonprofit called Horton's Kids and every year we bring about 100 low-income kids and their family members to the park to celebrate summer.
- I work there and I visit there for fun as well
- I would like to use the wave pool this summer during lunch breaks.
- I'm planning on going fishing in Lake Cook, and taking my niece to the water park and playground, and visiting the batting cage
- I've used the batting cages. Been meaning to ride my bike out there
- In the summer the Wave pool and miniature golf.
- It depends on the day but I have taken my nephews and the daughters of a close friend to the water parks and mini golf. They absolutely love the grounds.
- It's ok
- It's our first treat of summer, going to the wave pool, slides, fantastic playground and funnel cakes for lunch. My kids like it more each year, now that they're tall enough to do everything.
- Jogging on Running path or batting cages

## CAMERON RUN PARK PLANNING AND CONCEPTUAL DESIGN FINAL REPORT

- Look at and assist with plants.
- Look at the trees and other rare flora in the area west of the batting cages. Walk around Lake Cook.
- Make use of the awesome waterpark, minigolf, and batting cages.
- Miniature Golf
- Mini Golf and waterpark
- Mini Golf, batting cages, walks.
- Mini golf Ride bikes past it so would like more reasons to stop.
- Mini golf and swim.
- Mini golf and water park
- Mini golf,
- Mini golf, batting cage and fish with my family and grandchildren.
- Mini golf, picnic, bird watching
- Mini golf, playground
- Mini golfing, swimming
- Mini-golf
- Mini-golf, batting cages.
- Mini-golf, fish at Lake Cook
- Mini-golf/Batting Cage
- Miniature golf
- Miniature golf.
- Mostly swim but I also use the mini golf.
- Mostly visit Great Waves water park and use the playground area. Would like to play mini golf and use the batting cages now that my children are old enough. I would also like to try fishing there.
- My children and I meet up with friends at the waterpark and use out library rewards passes.
- My children's love go to the park and pools
- My family absolutely loves the waterpark and would be devastated if it were to close.
- My family enjoys the water park facility. It's one of the best family spots and the kids love it. It's nice having this so close to home. The boys also really enjoy the batting cages.
- My family goes to the water park. We love it!
- My family spends time at the water park.
- My family usually goes to the water park.
- My grandchildren and their friends love the water park. It is also a wonderful place to have picnics during and after sporting activities. It's a great place for large group picnics, as well...very well appointed.
- My kids and I go to the waterpark and swim and have lunch daily. We love it!
- My kids love the waterpark, slides, and mini golf, we love spending quality family time there.
- My two toddler swim and play in the sand
- No
- No.
- Nothing, it provides no value for me.
- Nothing. It's too expensive to go in and relax. Seems like it's mostly for kids
- Parking for access to the trail.
- Picnic, walk
- Play and enjoy water park.
- Play in the water park and in Paradise play.
- Play in water, mini golf, battling cages... Sunbathe
- Play mini golf and use the pool
- Play!
- Played in the tidal wave pool, played in the multiple kiddie pools and slid down the water slides.
- Played mini golf
- Played mini golf, batting cages and attended the waterpark
- Playground, jogging
- Pool minigolf
- Pool, batting cage
- Pool, waterslides
- Pools and mini golf
- Putt Putt Golf, Batting Cages and the Wave Pool!
- Putt-Putt
- Putt-putt golf
- Ride bike, visit Animal shelter.
- Ride bikes
- Run by when out running
- Run through and around it
- Run through it - I live in the neighborhood next door. Also, take my son mini golfing.
- Run through while exercising
- Run, bike, take toddler to the playground. Stroller strides in

- spring/fall. Picnics & birthday parties.
- Run,walk
  - SPEND TIME WITH MY FAMILY
  - SWIM
  - See water park
  - Sit at the wave pool and sun tan, get on the slides (occasionally) and get in the wave pool
  - Spend a full day swimming and relaxing with family
  - Spend time and in the wave pool
  - Spend time with family swimming.
  - Spend time with the kids in the water park
  - Swim
  - Swim and batting cage
  - Swim and mini golf
  - Swim and play
  - Swim and play golf
  - Swim at Great Waves
  - Swim at Great Waves waterpark.
  - Swim at the water park
  - Swim in the wave pool, snack at the concession stand, shower and dress
  - Swim mini golf
  - Swim with grandchildren
  - Swim, batting cages, mini golf
  - Swim, mini-golf, events
  - Swim, putt-putt, batting cages, Walking
  - Swim, use the slides, picnic.
  - Swim, water slides, play equipment, miniature golf and batting cages.
  - Swim, waterslides, etc.
  - Swim,play golf
  - Swim.
  - Swimming
  - Swimming and play golf
  - Swimming, golf
  - Swimming, picnicking, mini golf, socialize the children with all the other kids, etc.
  - Take kids swimming, spend time with family
  - Take my 3 children, ages 5-11 to swim at Great Waves- it is their favorite waterpark. Play Mini golf
  - Take my five kids. The kids swim and I relax and watch
  - Take my grandkids in the summer .... I also go there myself to lay in the sun ..... great place to visit ... close to home - nothing in the area like it ....
  - Take my kids to the waterpark
  - Take the kids splashing
  - The Water Park
  - The water activities
  - The water park Bike
  - The water park.
  - Took a walk.
  - Took daughter to play in water
  - Took guests and their children to Waterpark
  - Tried the wave pool and mini golf once each with the kids. Fish at Lake Cook 5-6 times a year.
  - Use Waterpark
  - Use aquatic facility.
  - Use the trail around Lake Cook, played mini-golf, and used the batting cages.
  - Use the water park
  - Use the water park during the summer
  - Use the water park.
  - Use the water park.
  - Use the wave pool, enjoy the food and other water park adventures
  - Used batting cages
  - Used the Water Park.
  - Used the Wave Pool and the Water Slides. Purchased food.
  - Used the paths for running and walking as a family. Only have been to the water park one time with my dog at the end of the summer.
  - Used to take daughters to the pool and slides.
  - Used water park Walk through park grounds
  - Usually the pool or mini golf it depends on the mood and time of year.
  - Usually walk around or by Lake Cook and the Waterpark
  - Utilize bike path and batting cages
  - Utilize the batting cage and the water park. as well as the mini golf area.
  - Visit Great Waves Picnic with family & friends
  - Visit great waves, we were pass holders.
  - Visit the water park
  - Visit the waterpark and mini golf
  - Visit water park and enjoy the outdoors
  - Visited the water park with my family.
  - Walk and enjoy the space year round
  - Walk and jog
  - Walk and picnic

- Walk and relax.
- Walk around the lake, go to water park with daughter also dog day at water park.
- Walk around the lake, look at what wildlife is there.
- Walk around the pond or on the trail that goes by the park
- Walk around with my dog.
- Walk by Lake Cook, identify trees. Less recently, brought family to the water park.
- Walk dog around Lake Cook. Play mini golf. Participated in a few running races that start/finish on the property.
- Walk dog or run
- Walk dog.
- Walk or run
- Walk the dog
- Walk the dog; run on my own.
- Walk the trails by Lake Cook, mini-golf, batting cages, enjoy outdoor activities.
- Walk the trails, fish, explore. Get annoyed by the waterpark
- Walk the trails. Birdwatching.
- Walk through it to the trails on Holmes Run. Mini golf, wave pool, batting cages.
- Walk through the grounds.
- Walk through with dog, kids: use water slides
- Walk trails, enjoy Lake Cook.
- Walk, Mini Golf and waterpark activities
- Walk, explore
- Walk, fish, feed the birds, hit softballs
- Walk, run, exercise animals, farmer's market, etc.
- Walk, walk dog.
- Walk, went to the wave pool park when I was young
- Walked
- Walking in the natural areas of the park, observing plants, trees, birds, insects, etc.
- Walking or visiting the water park
- Walks and use the mini golf
- Water Park and Miniature Golf.
- Water Park, Bating Cages, Mini-golf
- Water Park, Mini Golf
- Water activities
- Water activities, walking, picnic
- Water park Hike with my dog behind the center Bring out of town family & friends to walk around
- Water park
- Water park Miniature golf
- Water park and batting cages
- Water park and wave pool Awesome in the summer Senior swim pass
- Water park conveniently located in Alexandria.
- Water park, batting cages
- Water park, mini golf
- Water park.
- Water park.
- Water park. Kids climbing area. Mini golf.
- Water slides, wave park, miniature golf with kids.
- Waterpark and kids playground as well as the mini-golf.
- Waterpark mostly. Sometimes batting cage and mini-golf.
- Waterpark usage
- Waterpark with 4 kids
- Waterpark, Batting Cage, Mini Golf, Picnic, Fish at Lake Cook.
- Waterpark, batting cages.
- Waterpark, mini golf
- Waterpark, walk around the lake
- Waterslides and wave pool
- Wave Park, mini golf, attend summer events.
- Wave Pool, water park, miniature golf, all of it!
- Wave Pool.
- Wave park and sometimes mini golf
- Wave park, batting cages, putt-putt
- Wave park, mini golf
- Wave pool and mini golf
- Wave pool, batting cages, mini-golf
- Wave pool, mini golf
- Wave pool, miniature golf
- Wave pool, slides and mini golf
- Wave pool, slides, kids pool, sand, play structure.
- Wave pool, water slides, splash park, mini golf, playground

- Wave pool. Batting cages. Playground
- We are new to the area so we went to play mini golf but it was actually closed the day we went. We are planning on frequenting the park often this summer!
- We enjoy the water park and mini golf for family outings and birthday gatherings. We picnic in open space around the parking lot.
- We enjoy the water park and playgrounds.
- We go several times a year for parties and when we are looking for an activity. There wasn't an option above for that.
- We go to miniature golf and Great Waves. For birthdays and general recreation
- We go to the Wave Pool complex.
- We go to the wave pool and sometimes play mini golf. Now that I know about the fishing, we may start doing that too.
- We have primarily gone to the waterpark there.
- We love Great Waves waterpark
- We love to tan and love the wave pool. Since our pool near our house is closed
- We play in the pool with the family, we play on the playground, we play minigolf and even have hit ball at the batting cages occasionally. What a great park!
- We use Great Waves, the mini-golf, and the play zone.
- We use the waterpark - wave pool and slides.
- We use the waterpark and Paradise Play, we have played mini-golf several times in the last year. We went a few times in 2016 -- that isn't an option for question #3.
- We visited Great Waves Water Park.
- We visited mini golf and the water park one to two times a year over a six year period. We no longer visit because it is poorly managed and maintained and our child is outgrowing the space. We occasionally walk along the lake but would walk there more often if better maintained.
- We walk around the lake, feed the fish. We've mini golfed and road our bikes in the parking lot. Our daughter has been to the water park on a weekly basis. My daughter has had her birthday party there at the playground.
- We went to the water park once or twice a year when the children were small and have not been back. It was fine, but nothing that great. More expensive than it was worth.
- We went to the waterpark over the summer. Have played mini golf there and are going to have a family reunion picnic there in August.
- Went sledding on the hill during the big snowfall in January 2016 and used picnic area once last summer.
- Went to the Water Park
- Went to the water park and fished
- Went to the water park to check it out. Also attended the Easter Egg Hunt.
- Went to water park
- batting cages
- batting cages mini golf
- batting cages, miniature golf
- enjoy watching everyone in the wave pool. the city of alexandria is crazy to even think of destroying this place. over 100,000 people go there every year.
- go to great waves
- mini-bottles, swim
- nature walks
- once several years ago, miniature golf
- picnic, slides, wave pool.
- pool, put put, Lake Cook, batting cages
- run walk with kids
- run/jog/walk bike
- sunbathe
- swim bike ride
- swim, play at water park
- swim, play with the kids

- swim, playground, picnic
- swim, ride slides, the WAVE POOL!
- swimming, batting cages and mini golf
- take my daughter and her friends during the summer to the wave pool and slides
- the water park and batting cage but less often
- took lunch with friend to have a peaceful place away from the office.
- use the waterpark.
- use water park facilities, mini golf and batting cages. Also pavilion with summer camp group.
- used wave pool, mini golf
- visit the water park
- walk
- walk and exercise
- walk, playground for kids
- walked around Cook Lake
- water park
- water park mini golf
- water park miniature golf
- water park and mini golf
- water park and slides
- water park, batting cages
- water park, batting cages, mini golf
- waterpark: wave pool and slides
- wave park and fishing at lake cook
- wave pool and water slides

## 5. If you do not go, why not?



- Cost and mix of activities (other options closer)
- Currently no activities of interest to my family
- Dirty, too chaotic, not safe, really only 1 thing to do
- Do not have children
- I am not interested in the activities there.
- I didn't know it existed.
- I do not currently work near the park and I live 20-25 minutes away from the park.
- I do not live in the area
- I do not live or work nearby Cameron Run Park at the moment. However, my company is relocating to an office nearby Cameron Run Park fairly soon, so I will most likely end up visiting it in the near future.
- I hadn't heard about it until recently, and it's not water park season yet
- I have just moved to Alexandria.
- I have meant to but haven't. My son has been there.
- I have no desire to use a low rent water park. Why do we even have a water park in Alexandria?
- I haven't lived here long enough to take advantage of the park.
- I just moved to the area but I think this place looks absolutely charming. It is one for the reasons why we bought the house nearby in Wakefield. I love there's a waterpark so nearby and just off the Tarleton Park area.
- I live in Montgomery County and work on Eisenhower Avenue, so it's not convenient.
- I run by there all the time and had no idea there was a park there. I know where the animal shelter and water park are, but there is a park in the same place?
- I was deterred from going because a single day pass for adults is relatively expensive. It also seems more geared towards children rather than adults.
- I wasn't aware the park existed.
- In it's present state, it doesn't represent a specific quality it has that is over and above nearer recreation spots.
- It doesn't seem as much of a park as it is a waterslide area.
- It seems to be a more family-oriented park with no reason for me to explore it as I am not interested in a water park, batting cages, or mini-golf.
- Just moved to the area.
- No interest in a large public pool.
- No time.
- Not appealing
- Not interested in its activities

- Not interested in visiting the water park, and seems like it's just parking space.
- Not nearby. Unsure exactly how you enter the park.
- Nothing for me to do there - I don't have kids.
- There are other parks I visit in Alexandria that are closer to where I live.
- Too old for water slides and mini golf
- Waiting for both kids to be old enough to enjoy.
- Wasn't aware of it.
- Water park and mini golf look kind of creepy and I have no kids
- We live next door and don't go--it's crowded, the cost is high, and with a toddler the environment is not safe for my child. Additionally, the facility is not well maintained and I have general safety concerns.
- it's just hard and expensive for what it is. it is chaotic and I don't think it's entirely safe.
- it's too crazy, not well maintained, and i feel like it's expensive for what you get. i also resent being required to buy their food--it's not what we eat and overly expensive
- other NOVA closer
- several reasons--it can be exceptionally crowded, it's not safe, it's dirty and poorly maintained.
- to far, dont know about it
- waterpark is not my thing



6a. What are your impressions about Cameron Run Park: What works?



- (6) Everything
- (6) Everything
- (6) Location
- (6) Everything
- (4) Pool
- (4) Water park
- (4) Waterpark
- (3) Nothing
- (3) The pool
- (2) Good
- (2) Location
- (2) The water park
- (2) Trails
- (2) Water park
- (2) nothing
- We love the water park
- A great place for kids and families to go.
- All of it
- All of it that I've seen. There aren't many pools near me and it's nice to be able to go to one without being a member first. Parking is free and it's convenient.
- All of the activities provided. Best summertime outdoor facility in Northern VA.
- All the different activities and slides
- All the things to do are great!
- Almost everything
- Ample parking
- Batting cage
- Batting cages, minigolf
- Batting cages, swimming
- Batting cages; golf when it's not crowded
- Best of the water parks! Lots of options for all ages, super fun.
- Bike trails
- Children's area
- Clean and lifeguards are very observant.
- Close by
- Close by. Reasonable price.
- Convenient
- Convenient to work location.
- Convenient, family-oriented, economical, fun
- Could use a pool for adults other than the wave pool
- Diversity of activities for kids
- E
- Easily accessible, good location.
- Enjoy the variety at the water park
- Everthing
- Everthing is awesome.
- Everything - this is one of our favorite places!
- Everything I've experienced
- Everything I've used
- Everything is fine
- Everything ran very smoothly to me
- Everything seemed to be working well.
- Everything seems to be in working order
- Everything water related
- Everything works. The kids are happy and always want to go there whenever someone will take them.
- Everything! It's awesome.
- Everything, great day to spend the day with family. A fun local attraction. Employs many of the area youth.
- Everything. Great place for families
- Everything. Great place to take my family.
- Fishing, bike
- From the outside looks nice.

## CAMERON RUN PARK PLANNING AND CONCEPTUAL DESIGN FINAL REPORT

- Fun, family oriented, helpful staff
- Given the breadth of activities already offered at the facility it currently offers local residents, especially those without the income to travel to a larger amusement park a place to go.
- Good parking, good employees, good seating and umbrellas. When younger used the slides. At 70 I don't want to climb the stairs to the slides.
- Good physical location.
- Great Waves
- Great Waves Water Park
- Great facility for fun
- Great facility utilized by many members with and without our community
- Great facility! Love the waterpark
- Great for the entire family something there for everyone to do.
- Great location
- Great place for kids in the summer.
- Great place for youth groups
- Great pool.
- Great pools, very nice playground for kids
- Great water park
- Great waterpark
- Has features available for all age groups
- Have been enjoying Cameron Run Park since 1985!
- Having a little bit of open space in our part of the west end, having the lake with the birds and wildlife, having a place to walk
- Having jobs for the youth
- I enjoy it generally
- I like how the park is operated
- I like the mini golf
- I like the natural parts
- I like the variety of things to do.
- I love Cameron Run Park!
- I love Cameron as I have for the past 25 years
- I love it
- I love the water facilities
- I love the water park
- I think it works really well now.
- I think it's fine.
- I'm glad there is a space where families can go for some parts of the year but I can't imagine people go more than once a year.
- I'm not sure.
- It all pretty much works
- It all works - nice place
- It has potential.
- It has some fun features for the children
- It is a big plot of land that is nice to see.
- It is a fun family park.
- It is a great park for fun for the whole family.
- It is an recreational facility
- It is awesome
- It is close by and we now have grandkids.
- It is great.
- It provides an inexpensive, accessible outdoor waterpark option for the region.
- It seems as though it has effective recreational activities
- It seems to be enjoyed by a large number of area families.
- It seems to have many great activities for people with children and gives alternatives to what is available in the area.
- It's accessible.
- It's close to where I live and had space
- It's great to have a pool like that in our community!
- It's great.
- Its potential as a recreational space
- Jogging area
- Kids absolutely love the wave pool and water areas for young ones
- Lake and scenery
- Life guards are diligent and the rest
- Lifeguard staff are very attentive. Also appreciate the new park features each year.
- Like that many people use the place, with water park, mini golf and play area
- Like the parking.
- Live a place for kids to be outside and unplugged!
- Local family fun that provides entertainment for the kids. Paradise play is nice when the weather is not so nice.
- Location is close to my office, it is fairly quiet
- Location, pools, slides
- Looks festive for events
- Looks like fun for kids

- Lots of great, different fun things to do
- Love Great Waves
- Love it
- Love the facilities
- Love the water park
- Love the waterpark
- Love the wave pool and water slides
- Mini golf
- Mini golf is nice
- Mini-golf, batting cages
- Most everything, happy with past experiences.
- Mostly Everything.
- My kids and I love the waterpark and all of it's features. We have grown up from the splash park to the waterslides. It is a great asset to the area
- My kids love the wave pool and the other pool
- N/A
- Natural environment.
- Nature area
- Nice amenity
- Nice facilities
- Nice park
- Nice place to host an event.
- Nice pools
- Nice space
- Nice to have a community water park.
- None of it
- Not much
- Not much except that it is park land
- Nothing else like this in the city. Nice to have water park, batting cages, mini golf available in the city
- Obviously Great Waves is popular so I'm assuming as revenue goes that is good
- Only full on a handful of really hot summer days. Lots of liability with water park.
- Open only for the summer.
- Open space.
- Overall, it's great to have an activity center within walking distance of home
- Park facilities are excellent and well maintained
- Parking and access
- Parking and tickets were easy to get without too much wait if you get to the waterpark right when it opens, even on a weekend
- Paths
- People seem to like it
- Plenty of parking, diverse activities
- Pool and slides
- Pool complex
- Pools, wavepool, and slides are great
- Preservation, dog walks, mini golf, batting cages
- Price point and things to do
- Price, location
- Provides activities for young people.
- Provides options for outdoor activities.
- Seating
- Seem to employ a lot of teens for the summer and a place for families to go.
- Seems fine
- Size of the total complex
- Slides and pools
- Something for everyone
- Space, options for different levels of swimmers.
- Staff is great, clean, safe, great for gathering with family and friends.
- Summer destination. Bike accessible. Water fun
- Super happy about the newly re-paved path around the lake.
- The Lake
- The Wave Pool and the Water Slides are great.
- The arches
- The batting cages and mini golf
- The current water park
- The different areas are great;
- The facilities
- The family fun environment
- The fun decorations make the park look exciting for a younger audience
- The helpful staff.
- The hiking trail around Lake Cook, although it needs to be a loop
- The kiddy pools and play area away from the wave pool
- The lake and natural areas are good as is. I would not give up an inch of that space to any kind of development.
- The layout of the water park is nice.
- The location is good.
- The nature area by Lake Cook
- The park attractions.

## CAMERON RUN PARK PLANNING AND CONCEPTUAL DESIGN FINAL REPORT

- The park is nicely located, well maintained, meets the needs of all ages, and well maintained.
- The parking lot
- The place is very nice
- The pool is fantastic
- The pool, play areas are great.
- The selection of things to do is great
- The size of the water park
- The space has a lot of potential
- The trails, green space, play area, water, mini golf.
- The water activities , the food,
- The water activities are age appropriate
- The water park
- The water park is a great amenity for Northern Virginia.
- The water park is great and gives kids and families that don't have access to private pools a place to hang out in the summer
- The water park is nice
- The water park is really great.
- The water park itself, inside the fence
- The water parks
- The waterpark, mini golf, the playground
- The waterpark, my kids love it!
- The wave pool
- The wooded and semi-natural areas.
- There is something for every age.
- There's a summer activity for everyone here. It's not limited to only one type of activity.
- Trail works but needs to be completed as soon as possible
- Undeveloped
- Unsure about management of the waterpark, but NOVA Parks management of the unfenced areas of land is extremely poor.
- Variety of non-traditional activities
- Very well run water park, fun for kids
- View from the street.
- WATERPARK
- Water Park
- Water Park is great
- Water features
- Water park is awesome!!
- Water park is fine
- Water park is great
- Water park, batting cages, play areas
- Water slides are fun for one or two times per year
- Waterpark and minigolf
- Waterpark, batting cages and mini golf are great
- Waterpark, batting cages, mini golf, picnic shelters
- Waterpark, lifeguards, access
- Waterslide
- Wave Pool
- Wave Pool, Mini Golf
- Wave pool
- Wave pool
- Wave pool, batting cages
- Wave pool, slides
- Wave pool, slides, kids pool, play structure, bounce pass, mini golf
- Wave pool, slides.
- We enjoy the mini golf because it's affordable.
- We love everything there
- We love it!
- Well organized and variety of activities available.
- Well-run, safe, clean, good facilities.
- What I like is the open space and the native plant communities, which are enjoyable both inherently and historically.
- What currently works is the staff and how dedicated they are and how their goal is to help the public and provide a great experience
- a place for the community to come together
- awesome place, unique water park
- centrally located
- close to home
- everything
- everything I've done there works
- everything I've used
- excellent park, well run, great staff
- family well maintained
- fun for the whole family
- golf
- golf facilities,
- good parking, picnic areas
- good place to go for a swim.
- great for families
- great price for fun events
- great water park, different than anything else in the area

- great waterpark - loved the slides and wavepool
- i'm not sure anything really works
- it draws a lot of people
- it looks busy on hot summer weekends but not much else.
- it's a nice place to take the kids
- it's safe
- kids had fun
- lake cook
- large facility that offers a wide range of activities for all age groups. Staff are friendly and well trained
- lifeguards are very observant, seems to be an adequate number of employees
- location
- love the local great waves and mini golf
- love the pool!
- love the water park & lake
- lovely place
- mimi golf
- miniture golf
- most everything
- needs some park at the location
- nice option
- nice park overall, kids like it
- nice pool area
- nice trees
- no other water park like this in the area
- open space
- open space/greenery/batting cages/minigolf
- parking is easy
- pool
- small kid pools
- staff, price, wave pool
- staffing in pool and park areas
- the location
- the open space and natural areas
- the park
- the playground
- the pools
- the rec center
- the size of the waterpark!
- the water attractions
- the water park is great
- the wave pool and surrounding "beach" is a great respite during the summer for urban dwellers without access to a pool.
- there is a lot of space to bring food and play
- they run well
- variety of water features
- water attractions are great! Lifeguards are nice.
- water features
- water park
- water park, mini golf, parking for cyclists/runners
- waterpark
- waterpark is great. staff are well trained and safety is important
- wave pool, smaller kid pools, batting cages
- whole area

6b. What does not work?



- (8) n/a
- (6) nothing
- (5) N/A
- (5) Nothing
- (3) Parking
- (2) Food
- (2) The water park
- (2) crowded
- (2) everything
- (2) parking
- (2) too crowded
- Needs to be updated
- Advertisement so more people know it's there?
- Altering the site. Leave it be.
- Appearance
- Appears to be old
- BATTING CAGE
- Baby pool is empty.
- Bathrooms can be cleaner at times
- Bathrooms need to be updated
- Batting cages often have equipment breakdowns
- Batting machines dont work, bats in terrible condition, helmets are old and dirty, mini golf course is old and in terrible condition, mini golf floods with the smallest amount of rain
- and remains flooded for days after rain,
- Birthday parties - one parent gets in with each kid - works out to be cheaper than my ticket and kid's. Not fair pricing.
- Can be crowded
- Can't think of anything
- Can't think of anything
- Can't think of anything.
- Certain water fountains don't work almost all summer
- Cleanliness, especially of locker rooms
- Could be made larger!
- Could use some updates
- Crowds
- Customer service, cleanliness in bathrooms
- Did not have a negative impression
- Dirty bathrooms, but it can be very busy there.
- Dirty. Not well landscaped.
- Dirty. Not well landscaped. Muddy.
- Don't see a lot of people using batting cages or playing mini golf
- Everything
- Everything that isn't fenced, including the parking lot. Natural areas are poorly tended.
- Everything works well
- Eye soar, poor use of space
- Food could be better
- Food shack
- High admission prices, appears childish
- Horrible astroturf.
- Hours. They should open 2 hours longer.
- How crowded it can become
- How dirty the water is
- I don't have kids. Don't use the extra features to entertain kids.
- I have experienced no problems.
- I have never experienced any broken or not working enimity.
- I have no complaints at all.
- I have not had any experience with things not working.
- I have nothing negative to offer.
- I think it's fine

- I'm not a fan of the sand by the play structure
- I'm sure the water park must get old, with it being so small.
- It all seems to work fine
- It all works
- It does not provide opportunities for activities in incimate weather.
- It doesn't service Recreation needs of the City
- It is difficult to get to unless you are running/biking to it from somewhere else.
- It is dirty, run down, over crowded, and the food is awful
- It is poorly maintained, and only open during the summer.
- It is run down
- It is too crowded.
- It just seems outdated
- It needs some updating
- It's a bit run down.
- It's current management and maintenance and the face that neighbors to it are inconvenienced and on top of that we are taxed and charged for using it.
- It's dirty with trash and overgrown weeds. Water park needs paint. Parking is horribly laid out (and not aplenty). Trail by lake cook leads nowhere.
- It's very crowded in the wave pool
- Lack of Trails
- Lack of staf
- Lake
- Land/Park is unused the majority of the year
- Large space but mostly inaccessible
- Lifeguards at wave pool.
- Limited seasonal use
- Limited to short season
- Location
- Looks a bit run down and dirty
- Loud patrons
- Maintenance of grounds
- Minature golf
- Mini-golf, batting cages
- More recreational facilities have brought parking problems. I would not mind keeping the park as it is, but I would not like to see it expanded. It is good partly because it is not too big.
- More space
- N/a
- Need a regular pool too
- Need more play structures!!
- Need recycling
- Needs some locker renovation
- Needs some updates to facilities and equipment
- Needs updating
- No complaints
- No visible playground
- None
- Not a lot of open space
- Not being able to bring food in.
- Not enough bat options
- Not enough help at times at the snack bars
- Not enough shaded areas, locker room is small
- Not enough year round event space
- Not getting year round use of it
- Not having passes for individual features so you don't have to pay full price
- Not much
- Not much there
- Not open all year
- Not sure
- Not well maintained, not a good use of space for the entire year, the only park on Eishhower that has open space and is underutilized
- Nothing to do on-site that isn't the water park or batting cages. Lake Cook is in a corner and I'd have safety concerns going there when the park itself is shut down.
- Nothing.. All is great
- Outdated
- Parking
- Parking in the summer. Not much to do in the winter.
- Parking is limited on weekends.
- Parking is problematic
- Parking lot
- Parking on Busy days
- Parking on busy days, I have seen the lot reach capacity in the summer.
- Parking seems to frequently be an issue

## CAMERON RUN PARK PLANNING AND CONCEPTUAL DESIGN FINAL REPORT

- Parking, overcrowded, not a very impressive water park.
- Place looks run down and unmaintained.
- Pond, miniature golf
- Pool is awful
- Pool was crowded
- Poorly kept grounds, trash, overuse
- Poorly maintained and managed, eyesore, targets younger age group, not open year round
- Poorly maintained outside the pool area.
- Price
- Processing pass holders
- Public transportation options.
- Quality of staff is hit or miss
- Recreational facilities.
- Restrictions on which vendors are allowed by the city for events
- Restrooms are a bit outdated.
- Shaded seating.
- Should allow food to be brought in; would be more affordable and family friendly; also better for people with food allergies
- Since the park is near the highway, there can be noise pollution.
- Small size and variety of features.
- Sometimes crowded on hot weekends
- Sometimes it can be very Crowded
- Sometimes too crowded
- Staff at the food facilities need more training on customer service.
- The Waterpark gets pretty filthy and the maintenance has been spotty. It is also expensive so not the most accessible place
- The Waterpark looks abandoned off season and is quite an eye sore.
- The concessions
- The cost.
- The crowds and limited usage
- The drainage in grass area near water park (outside water park fence). Gets very swampy.
- The fact that it is only open in the summer the water park.
- The food court locations
- The idea of the park getting shut down
- The lack of updates made my NOVA Parks and the lack of investments made into improving the park
- The land sits unused for nine months of the year.
- The lines into great waves were long and its a bit crowded
- The park seems to be cutoff from each other. I did not understand all that is available to my family and I there.
- The parking
- The pond is dirty and seems to have a bit of a goose problem
- The pool
- The price is 2x the other nova waterparks
- The wait for tubes in the wave pool, the long lines on the slides
- The water park and other marginal development.
- The water park is an eyesore and does not provide enough benefit to alexandria city residents
- The water park is an out of date eyesore and creates a lot of trash
- The water park is costly
- The water park is nice but low rent.
- The water park looks run down
- The water park/Water Slide
- There are normally not enough seats or enough shade
- This is minor: the turf around the wave pool gets hot!
- Too many people
- Trails are not well maintained
- Trails around lake incomplete
- Under utilization of space. Unoccupied for half a year. Water park is only open for 4 months out of the year.
- Value for \$ spent. Facilities are run down.
- Very poorly maintained, and only open part of the year.
- Visual aesthetics
- Waits for slides can be long
- Water Park and Mini golf
- Water park & mini golf
- Water park does not appear to be clean and managed well



- Water park is old and it's needs improvements.
- Waterpark
- Waterpark, weed patch/dumping ground next to Lake Cook
- Wish it could be bigger--it's popular!
- Would like more parking
- almost everything
- bickering with City Parks Department - they see NOVA Parks as a competitor not a partner
- bicyclists OUT of control, too many weeds
- concession stands- lines are too long and wait times are also excessive
- efficiency within the snack bar
- food service at the waterpark is lousy
- food service, general state of the park is not that good
- id it open in the winter?
- invasive species planted in the park
- it's only seasonal
- lack of parking enforcement after hours - cars on display, cars playing loud music, etc. Parking lot used as a dump site for oversized trash items.
- life guards too strict on letting kids down the slide causing back ups
- limited access
- limited benefits for the large area, only on selelct weekends
- lines
- lines too long for main snack stand
- looks old and cheap
- no playground for children
- not a ton of rides
- not sure
- nothing I can think of
- often the water park is too crowded
- parking - not enough
- parking can be a problem
- parking, traffic control int he summer
- run down. equipment at batting cages doesn't work half the time. not open hours advertised.
- sometimes indifferent check-in staff
- swim tests
- taxi drivers congregate
- the amount of asphalt, cement
- the mix of the natural parts with the water park is disjointed
- the state of the park and the falling quality of maintenance over the last several years
- the target audience is too limited and it's only open for 90 days a year
- the wave pool
- threat to having Great Waves Closed
- too crowded sometimes
- too many people
- upgrade and modernize the minigolf
- water park
- water park maintenance
- wish there were more property to make the water park bigger

6c. What can be improved?



- |   |   |  |
|---|---|--|
| <ul style="list-style-type: none"> <li>• (7) Parking</li> <li>• (5) n/a</li> <li>• (5) parking</li> <li>• (4) Nothing</li> <li>• (4) everything</li> <li>• (3) N/A</li> <li>• (3) Parking</li> <li>• (3) more rides</li> <li>• (2) Food</li> <li>• (2) Maintenance</li> <li>• (2) More open space</li> <li>• (2) Nothing</li> <li>• (2) batting cages</li> <li>• Bathroom shower facilities need updating and to be kept clean. Make any repairs to facilities in a timely manner.</li> <li>• .</li> <li>• A little run down, could use a facelift</li> <li>• A regular non wave pool.</li> <li>• Access to lake for fishing</li> <li>• Accessibility</li> <li>• Add a new feature periodically (space permitting) to keep it different.</li> <li>• Add an indoor play area for off season or inclement weather</li> <li>• Add event space; add performance space,</li> </ul> | <ul style="list-style-type: none"> <li>add better food/ beverage</li> <li>• Add more parking</li> <li>• Add more slides</li> <li>• Add more swim areas</li> <li>• Additional parking</li> <li>• Advertising</li> <li>• Again, I have nothing to offer.</li> <li>• All</li> <li>• All-abilities-accessible playground</li> <li>• An additional pool for adult swimming</li> <li>• Appealing to other demographics</li> <li>• Attention to native natural environment.</li> <li>• Bath houses</li> <li>• Bathhouses</li> <li>• Bathrooms and security</li> <li>• Batting Cages and Putt Putt</li> <li>• Batting cages are in disrepair</li> <li>• Batting cages often broken</li> <li>• Better fishing access</li> <li>• Better lighting, update attractions and grounds</li> <li>• Better preservation of native plants.</li> <li>• Better time management by lifeguards of slide traffic</li> <li>• Bigger water slides.</li> </ul> | <ul style="list-style-type: none"> <li>• Can't think of anything</li> <li>• Certainty of existence in the future.</li> <li>• Change the focus or theme</li> <li>• Change the golf</li> <li>• Clean up behind park</li> <li>• Cleaner bathrooms &amp; changing areas</li> <li>• Cleaner, better landscaping</li> <li>• Cleanliness and safety</li> <li>• Cost</li> <li>• Cost for City residents, water slides, update mini golf, walk ability - need pedestrian bridge over the tracks to connect to Cameron Station</li> <li>• Could be better kept</li> <li>• Could use a few more chairs and tables near the wave pool.</li> <li>• Could use a little updating.</li> <li>• Could use more tubes for the pool if not a safety issue.</li> <li>• Crappy picnic facilities; dangerous benches</li> <li>• Develop it so there is an outdoor/indoor component so it can be utilized year round.</li> </ul> |
|---|---|--|

- Different height trees and shrubs park front.
- Do you have any room to expand?
- Don't close it
- Entrance, pedestrian connections over tracks
- Everything
- Everything!
- Everything...highlight the open space, make it useful space for the entire year. It could be a jewel but is currently not well maintained.
- Expand the natural area, remove the water park, miniature golf, and the batting cage.
- Expand waterpark
- Facilities showing wear and tear
- Facilities updates
- Food Selection
- Food and the prices
- Food choices
- Food in the waterpark
- Foods improved, but could be better
- General Ambiance
- General maintenance and upkeep
- Get rid of the water park and provide a facility that can be used year round
- Have a good restaurant and rehab the bathroom changing area
- Have a year around recreation park
- Have live concert,
- Have more food choices
- Hire more high school kids. They are my former students.
- I do not like all the tubes in the water when it is really crowded they crash in to you.
- I feel it is perfect as it is. Everyone seems to fully enjoy their visit.
- I wish the waterpark had cleaner restrooms
- I would hope that any areas that currently have native plants would not be "improved" or disturbed in any way, unless it was for removal of invasive vines. I personally enjoy swimming and would love a large lap pool somewhere -- but not at the expense of natural areas and open space.
- I'd rather the City replace the water park with an aquatic complex (regulation pool, e.g.) in the same footprint and improve the natural spaces around it.
- Integration of parking lot with nature and connection of the recreation areas
- It could be a year round park that offers amenities to all residents and families year.
- It needs to be updated.
- It needs to have an indoor sports complex with things like volleyball and basketball courts.
- It works great, but certainly could use an update.
- It would be nice to have a pool tennis courts and hiking trails so the pool is accessible to more people. It is too expensive for what you get. Also, it would be nice to have a nice outside play area.
- It's fine
- Keep Cameron Run open is my recommendation for improvement.
- Keep the lake shore clear of weeds
- Land use/activities
- Landscaping and groundskeeping - not just in the waterpark but in the area surrounding it. There is a lot near Lake Cook that is literally a dumping ground.
- Less goose poop, more trails for walking, more green space, less paving
- Let NVrPA release or buy Great Waves location
- Lifeguards.
- Longer lease from the City
- Loosen up those restrictions
- MORE WATERPARK
- Maintenance of areas outside of fence, parking lot
- Maintenance, allow guests to bring water and small food snacks for children into the park

- Make it a year round aquatics and recreation facility
- Make it a year-round facility.
- Make it bigger
- Make it include other sports that will allow us to use all year
- Make more paths and running trails
- Make year round recreation center
- Making it a facility for year round use
- Making the area more welcoming to adults as well as children
- Management, Maintenance, Use of space.
- Maybe add another large feature
- Maybe some more picnic areas
- More activities
- More bike/play / park space
- More concessions options
- More features
- More features!
- More food options at the water park.
- More green space
- More hours open so people have the option of coming in the morning
- More innertubes
- More parking during peak hours
- More parking for weekends
- More picnic areas, walking paths.
- More promotion of activities and attractions
- More shade coverings in waterpark seating areas. It gets crowded there on weekends in the afternoon, its good that they have a police car in the parking lot to keep from overcrowding
- More shade in the pool areas, locker area and bath rooms need update. Batting cages need update.
- More shade, bigger lockers maybe
- More slide
- More space would be good - could use a frothing course / frisbee golf
- More training for staff in food areas, updating and cleaning bathroom areas
- More trees.
- More tubes for the wave pool. Or even boogie boards.
- More water attractions would be awesome!
- More water park areas or rides or more slides
- More water slides
- More water slides and pools and attractions at the Waterpark
- More waterpark amenities.
- More year round activities
- Multi use areas
- Needs a Playground
- New paint, new features. More advertising, alot of communities outside of Alexandria don't know you exist and how more convenient and cost effective you are compared to the other two major parks in the area.
- New pitching machines, new bats, new helmets, new ground for mini golf, might as well get some new clubs for the mini golf as well
- No complaints
- None
- Not a thing
- Not sure
- Not sure because I don't use it much.
- Not sure, parking?
- Nothing that I know of.
- Offer a swim test
- Offer coupons
- Open b4 Memorial day and stay open longer into Sept weekends
- Organize it differently
- Overall awareness and park connectivity
- Overall cleanliness
- Overall update (paint, etc)
- Overall use of the whole land and the adjacent lake cook
- Parking Lot
- Parking access on weekends
- Parking can be tight maybe a new layout would help.
- Parking can be tough
- Parking during busy times.
- Parking gets too full
- Parking lot
- Parking lot needs improvement
- Parking lot surface, maintenance (especially in the unused, or unprofitable, areas of the property
- Parking, but even that isn't so bad.

- Parking.
- Parking. Needs more.
- Perhaps a renovation of the parking lot/ batting cage end of the park to incorporate new activities (disc golf, soccer, etc).
- Pool
- Possibly a few restaurants near by.
- Price
- Price of golf and batting cages
- Protect the natural areas in northeast and northwest corners, possibly excluding these from the lease.
- Provide more facilities with year round application
- Provide more parking.
- Quality of water slides, some of which have not been updated since the 90's.
- Re-pave lane behind water park to connect on both ends to trail.
- Recycling
- Redevelop into multi something like Union mkt in DC
- Remove NOVA Parks from this site. If it is to continue as a waterpark, have city staff manage it with the respect the entire tract deserves.
- Remove waterpark for year round playground and rec center
- Restrooms and food options.
- Restrooms can be cleaner
- Shorter waits, more slides
- Signage for where season pass holders can enter the water park.
- Snacks
- Tear it down and put in something city residents actually want to use
- The Batting cages
- The City needs to build a viable recreation facility for the community
- The Parking, better mini-golf course
- The bike path connecting the park to Holmes run should be improved. for example add lighting and straighten out sharp curves under the railroad tracks. Parking lot is ugly and sits unused most of the year,
- The concessions
- The concessions stand is not large enough to supplement the intake of people, the bathrooms are in dire need of remodeling and updates
- The food
- The food, the seating area
- The front gate
- The general appearance - dead trees in parking lot, trash, etc.
- The park in general does not look well maintained
- The park is a bit of an eye sore on Eisenhower Ave.
- The pitching machines need to be upgraded
- The pool
- The size of the water park or attractions surrounding it.
- The surrounding area.
- The water can be cleaner
- The water park and mini golf should be replaced
- The water park can be enhanced. More parking
- The water park, mini golf, Lake Cook
- The whole park is very dated.
- There could be a few more slides or a lazy river.
- There could be new features or renovated parts of the park every once in a while, such as a new water slide feature.
- Trails and lake
- Trails around lake, picnic tables outside waterpark
- Transportation, it is difficult to get to. Eisenhower needs to connect to Duke street.
- Trash removal
- Up keep of astehtics
- Upgrade bathrooms and repair golf course. Add more slides.
- Upkeep as in the past is important
- Use of space. Make it a more conducive space that city residents can enjoy year round.
- Visual presence to road.. if it is secluded than I would have safety concerns

## CAMERON RUN PARK PLANNING AND CONCEPTUAL DESIGN FINAL REPORT

- Waterpark can be removed and a park with trails and plantings put in its place
- We should have a new recreation center with a gym and water play area. Like the Lee recreation center.
- Would be nice if the venue could offer a larger variety of activities
- Year-round recreational facility.
- Year round use
- Yes
- a way that the children can take swim tests
- access
- adding another pool
- all of it
- almost everything
- always could add more slides
- any way to have more environmentally friendly parking lot and landscaping?
- bathroom cleanliness
- better food
- better organization within the snack bar
- clean up with new paint
- cleanliness behind the waterpark & around lake
- consideration of the use of Alexandria public funds, which should be benefitting its citizens
- food area cleaned a little more often
- food offerings and wait times on food.
- food services, more water facilities - a "lazy river" would be nice if it can be fit into the site.
- green turf gets very hot in the sun, more shade structures
- have the park be more of a park in the traditional sense
- hiking path around perimeter
- in balancing active and "passive" activities, natural areas should not be further compromised
- infrastructure
- its great
- landscaping.
- lap pool would be nice
- larger parking lot and facility renovations
- limit number of patrons
- lines are long for the slides and it takes a long time to have a turn
- maintenance
- miniature golf
- mini golf course could be updated
- more deck chairs
- more parking
- more umbrellas
- more under 3 year old activities
- need more parking
- needs updating
- new attraction or just more green space for picnics dogs etc
- picnic area
- picnic areas
- put in a lazy river
- rude workers
- security
- side walk, access to bike path
- speed limits, weed control
- the bathrooms, the putt putt golf course
- the food offerings aren't all that
- the trails are a bit messy
- too crowded
- trails
- updates bathrooms
- upgrade equipment
- water park - updates needed
- wave pool bathrooms
- year round access

## 6d. Other concerns?



- (8) None
- (6) n/a
- (4) N/A
- (4) No
- (4) none
- (2) None.
- (2) safety, access via public transit, proper maintenance
- Add soccer fields
- Allow food
- Are there covered areas and/or gathering areas?
- BETTER FOOD
- Bats and helmets and putters should be replace every 2-3 years. The state of the bats not to mention the pitching machines are bad and have been bad for years. It is like no one maintains the park. Business has to suffer with how poorly the park is maintained. I refuse to use the wave pool and water slides because of how poorly maintained the rest of the park is out of fear of getting really sick, injured or possibly even dying.
- Batting cage is falling apart
- Better uses for Alexandria Land
- City residents should pay a reduced fee for entrance given that we as residents give up the right of using the land and we also lose income due to the low lease cost
- City spends money on lesser impt things instead of necessities.
- Clean around lake
- Closing the Waterpark would be a real loss to the DC area, as there aren't other accessible, inexpensive outdoor waterparks in the area.
- Concerns of water runoff from excess impervious surfaces
- Crowds at waterpark
- Current use of limited space is underutilized.
- Didn't know it existed
- Direction
- Don't shut it down
- Gardens
- General maintenance is very poor.
- Great Waves needs some renovation work to spruce it up a bit, but that's not my call...
- Have live concert, movie open house
- Hours
- I am concern d that planning and development projects often focus on recreational and other needs, but rarely on preserving the "green infrastructure" that makes a town actually attractive to people. Alexandria is already very built up. We don't need more "built areas". Improvements and changes should be made in areas that have already been flattened and paved over
- I am concerned that the City of Alexandria might remove this park.
- I hope it remains as is. Please don't change it.
- I know alot of folks that it was their first job. Great way to

introduce youth to the workforce.

- I like everything
- I like the various levels of pools for younger kids.
- I only go once at the end of the year for the dogs
- I think nova parks is doing a great job of operating the park! It meets the needs of both Alexandria city and nearby Fairfax Co. Nice to meet the needs of so many.
- I wish the space was used better. The huge parking lot is wasted space 9 months a year.
- I would hate to lose the wave pool!
- I'd like a year round facility.
- I'd love consideration of adding a running track.
- I'm not sure i am qualified to answer
- Invasive plants are not removed
- Is the park safe with the poor maintenance being spent on the park
- Is there really a need for a waterpark? It seems like such a waste of open space when the city is growing so rapidly around this tract with very little other open space nearby. The unique natural features of the site must be preserved for future generations. I don't think a waterpark is the highest or best use of this property. It should be a woodland for tranquil recreation.
- It does not serve the needs to the growing eisenhower valley community.
- It doesn't need to cost a fortune to build something useful for the residence (not Maryland people), We need green space and facility close for Residence. We own Townhome at Townes at Cameron Park
- It is not clean.
- It should be expanded -
- It should stay. There is nothing else like this inside the Beltway and many opportunities like this are way outside the Beltway.
- It's a little too closely set to Eisenhower. Would be nice to see if it can be set back a little more from the road.
- It's looking a little run down. Some repairs and paint would help
- It's subsidized in a way that made it too expensive for my middle class kids to use but a lot of low income kids families use it for day care. Which is good but not fair
- Keep this wonderful park open, please.
- Keeping and encouraging as much tree cover as possible
- Keeping it open!
- Lack of Alexandria residents using facility
- Litter
- Litter, disposal of grass clippings,
- Locker rooms are small
- Locker rooms/ bathrooms need to be updated
- Maintain it better.
- Make bike parking more friendly
- Make sure parking is sufficient
- More cleanup around the pond. Some sketchy characters have been seen hanging out.
- More seating
- My concern is losing great waves because it is a great bargain when you buy the bounce pass. It is actually cheaper for a yearly pass than it is for a summer pass for the city pools, which are really small.
- My only concern is that the park will be taken over by Alexandria and turned into something that will not be great for the thousands of children and adults that frequent the facility. Ththa would be a dark day as far as I am concerned.
- N/a
- Need more shade
- Need some year around things
- None at this time
- None really
- None, love the place!
- Nooe
- Nope
- Not really
- Nothing
- Nothing
- Once transportation is fixed, I bet it develops quickly. Please don't let the dull amusement park stay longer.



- Only gets used 8 out of 12 months a year
- Only park facility with a wave pool in the area. My children are becoming excellent swimmers because of the park.
- Outdoor recreation space in the City is limited. Don't let the land be turned into commercial office or residential space.
- Parking is laid out oddly
- Parking often overflows into surrounding streets, and creates traffic
- People doing inappropriate things in wave pool.
- Please don't lose this great regional recreation opportunity.
- Please keep Cameron Run open
- Property maintenance
- Reduce prices for multiple day use of park
- Rumors that the city is considering moving on. This is one of the most fun places in Alexandria!
- Run down
- Security - there are no lights in the parking lot by lake
- Security, open unmonitored parking lot, lack of use for months
- See above
- See my write up for what does not work. Also, my other concern is that the rare/uncommon hybrid Bartram Oak in the picnic area be protected, that the rare (and the city's only) hybrid Beadle Oak next to the fence of the water park be protected. The Bartram oak is a Willow Oak/Northern Red Oak hybrid and the Beadle Oak is a White Oak/Swamp Chestnut Oak hybrid. Also protect the Ward's Woods area between the animal shelter and the batting cages, the stream and Lake Banks. Also, did you know the Cameron Run Park parcel contains the city's only Swamp Chestnut Oaks?? Please protect them too. Make sure the contractors that T&ES gets to renovate Lake Cook only uses native plants.
- Speed of traffic on Eisenhower
- Support from the city of Alexandria. The park has been around since the 1980s, wave pools are becoming less and less and it's a bit of nostalgia that would be missed if not supported even though there is not enough support from NOVA Parks as it is.
- That one of the only water related attractions in Alexandria will go away
- That we end up with another soccer field there. Just leave things alone.
- The city gets no revenue?
- The city's plans, which do not take the average persons interests into account.
- The park needs better lighting.
- The pools and bathrooms are usually pretty dirty
- The space is not kept up, there is always trash everywhere, it does nothing for property values
- The water park is a huge waste of this area - used 3 months a year, and when I've been it's nearly all MD license plates.
- There should be no on-site parking. Have people park at Victory Center and take a shuttle.
- There were lots of lifeguards but the wavepool might need more on crowded days. More shade coverings
- This is one of the first things people see when coming into Alexandria...could be a feature along the Run...with the bike path.
- Too crowded.
- Too focused on the wave park
- Too much City land for such limited and seasonal uses plus

gigantic blacktop parking :-)

- Too much of the valuable land is a parking lot.
- Too slow of service (food)
- Traffic and crime concerns?
- Traffic, parking and congestion concerns it causes to residence of Townes of Cameron Park next door.
- Variety of activities
- Very important to leave some of our area for passive enjoyment
- Water park too crowded
- Water quality of lake Cook.
- We need something that ages can use, including toddlers.
- While I would be willing to see the city extend the lease on the water park, I would suggest making better use of the land outside the summer. It's a lot of land to sit idle for 9 months of the year.
- Would be a great loss to city families particularly those with children as the city does not have adequate water facilities nor does the city have batting cages or miniature golf facilities. The private swimming clubs in the area are cost prohibitive to many in the city. Cameron Run is far more affordable.
- Would like to see better food options
- don't close it
- don't understand why all this land is being used for a seasonal water park
- don't want the waterpark to close
- eisenhower ave is a very busy road
- gives kids a place to go and have a summer job
- lighting at night
- more exciting features added to the waterpark
- open hours advertised
- parking
- parking can be difficult
- parking, access via public transit, speeding on Eisenhower Avenue by the part makes it dangerous to cross the street from/to the bus stop, etc
- parking, intended use is too narrow--we need more variety for recreation
- please keep it. those kids have been working there every summer. i love that they have a place to work. i have watched alot of them grow up as a season pass holder
- pool safety,water quality
- preservation of the irreplaceable native plant communities , a small but significant feature
- pricing
- pricing is a little high for regular visits, its more for a special thing with the kids. If it were a little more affordable we would come more.
- safety, better access via public transit, more activities than 1
- safety/security of cars & people in parking lot & behind pool during crowded times
- since the water park in only open in the summer it

7. In the future, what activities do you do and/or need more of? (example: swim programs, open space, special events, etc.)



- (6) Open space
- (6) swim programs
- (4) Swim programs
- (4) Swimming
- (3) n/a
- (2) Open space
- (2) Swim
- (2) Swim programs
- (2) open space
- We would love a lazy river but anything pool related would be fun. We feel very fortunate that we live within a short distance to this water park and are always excited to see what is new when the new season starts. The playground was very exciting to see!
- “passive” activities
- - In the spring and/or fall it would be nice go there for outdoor movie screenings. This would help to use the space during the off season. Perhaps have local food trucks around for the movie showings. - I’m not sure if its already in place but maybe some nature/fishing activities would be fun. - But please don’t add more concrete to an area that already looks like a concrete jungle.
- 50 meter pool, indoor facilities for year round recreation, indoor fields etc.
- A 50- yard (Olympic size) pool would be nice.
- A Swim program would great and some family night events as well.
- A concert would be cool
- A lazy river
- A lazy river at great waves , a big park
- A lazy river would be amazing!
- A rec center would be ideal, but the city’s budget may not allow that. At the very least, a better lease needs to be negotiated with the water park. But over that would prefer green space, walking trails, landscaping, dog run.
- A regular pool would be nice and lazy river would be great!!!
- A swim team would be great, with a proper lap pool
- A toddler lot would be awesome!
- Add a Lazy River
- Adding more swim options would be great.
- Adult swim lessons
- Affordable events and open space area.
- All year recreational facilities like an indoor pool, trails, open common areas
- An indoor/outdoor facility for sports teams would be much more beneficial than an unsafe, unsanitary water park.
- Another slide would be great.
- Any and all of the examples would be good for the area.
- Anything free or affordable for kids during the summer would be great!
- Archery

## CAMERON RUN PARK PLANNING AND CONCEPTUAL DESIGN FINAL REPORT

- BA
- Baby/toddler activities
- Ball fields, trees, park benches, naturalistic landscaping with native plants, maybe a rec center or small splash park... Get rid of NOVA Parks Management, stop paying them \$650,000 plus a year to use our land and not respect our natural resources and need for open space. Come up with a good plan that protects the natural resources on site, plant trees and use the open space to actually start doing something to work towards our city's tree canopy goals, make it a nice place to walk around, jog.. maybe put in some playing fields, but not crumb rubber fields where the little bits of crumb rubber will wash off the fields into Lake Cook and down into the Potomac and the bay to be ingested by wildlife (we don't want our children ingesting that stuff either!) Use naturalistic landscaping, and have a kick-butt playground for the children - a playground well worth expending the calories to walk or bike to!!!! Remember, as natural as Central Park in NY City looks, it is man made - we want
- Barbells
- Batting cages, mini golf, water park
- Community gatherings/ special events to increase attendance.
- Concerts
- Continue at Great Waves.
- Continue serving the diverse community.
- Continued use of wave pool
- Definitely need the swimming/water play options. Walking/biking trails.
- Dog parks, swim programs, open space and play areas, skatepark?
- Earlier and later swimming hours.
- Entertainment like costumed, face painted entertainers walking thru entertaining kids, families. Maybe having contests and prizes...
- Environmental programs at the lake, special events
- Events
- Family nights are fun. More of those please!
- Fishing, swimming
- From what I have seen of the park, it could benefit from more open space.
- Given Alexandria's lack of splash parks and aquatic facilities for younger children, I love Cameron Run's facilities for my boys (both younger than 5).
- Given its location, I think it is properly used and I expect to continue to use it in its current configuration. If the waterpark goes away, there would be little need to drive over there.
- Go carts would be fun.
- Good as is
- Habitat, educational programming
- Happy with how it is now
- I believe open space should be the primary purpose of the Park. Many studies have shown the importance of open spaces for people's mental and physical health. Also, children learn better when they have opportunities to be outside, and preserving the park as open space will provide benefits for all ages.
- I cannot think of any new activities.
- I do not use as many of the scheduled activities. I feel the attractions present are fun and have good hours. The seasonal events are excellent such as the winter lights.
- I feel that I can find anything I want to do in the area as it is now.
- I go to the wave pool, slides, love the splash pad for the kids. If manageable, a few more lounge chairs would be great.
- I like everything. I have no complaints
- I like having an open park that's within walking distance, isn't too big, isn't too fancy. Birding and reading

and swimming would be my main interests there.

- I like having the water park here.
- I like it just as it is.
- I like it the way it is, we couldn't fit much more fun. We're always exhausted. One day I'd like to putt putt if we have the stamina.
- I need more places to walk around among trees. I also need a larger buffer than a simple curb between my walking path and the swiftly-moving traffic on Eisenhower Avenue.
- I think it's fine the way it is. The waterpark is very important. The suburbs are not easy to get to from the Alexandria City so it's a great asset to have.
- I think it's great the way it is. This year I plan on taking of the water park passes and visiting this location more often. It's awesome!
- I think the current programming is adequate at the park, no similar facility in Alexandria.
- I think this is a great facility for the city, that offers a variety of options. While we don't do the putt putt golfing as much as I'd like, I still like that Alexandria offers it as an optional fun event.
- I think this is a great little family place.

Update what is currently there.

- I walk near this area via the Holmes Run/ Tarleton network. This is a busy throughway and it would be great if there was a nice clean connection all the way down Eisenhower. I would like natural areas to be preserved/ improved.
- I would enjoy all the swimming and wave riding I can.
- I would like a year-round aquatic facility with exercise rooms, like Chinguapin, and outdoor play equipment for all ages, like Potomac Yards Park. I would like wooded trails in the restricted space, and a connection with the facilities at Hensley as well.
- I would like to see Great Waves continue to operate.
- I would like to see a facility that can support a variety of recreation programs year-round. Perhaps a water slide indoors as well.
- I would like to see more paved trails that would allow people to travel without getting on the roads in the city. If there could be a trail that connected this park with the other neighborhoods that would be great.
- I would like to see the park remain as it

is, with clean-up of grounds behind the water park.

- I would love to have a public pool for open swim and swim lessons for adults. After work, I bike along Eisenhower from Rosslyn to get to my house. It's a long ride and I would like to see a spot to fill to up water bottles. Maybe even a station to pump up bike tires or bike repair tools. A Capital BikeShare docking station would be ideal too.
- I would love to see a full service recreation center there--it would truly serve the needs of the Eisenhower Valley and West End with a variety of activities and year round access. I understand that field space is at a premium and we should look at innovative ways to use the building structure to better meet more needs, e.g. a turf field and tennis courts on the roof, a climbing wall on the outside, parking underneath, etc.
- I would love to see something like a lazy river which would be nice for older adults like myself.
- I would urge that the plan more explicitly consider cycling. The corridor serves as an important cycling

route that connects the mt Vernon trail to the WOD trail.

- I'd like a Rec Center with year round programs and an indoor pool. Walking trails in areas where building is prohibited, circuit training, and ample parking. Keep the batting cages. Outdoor basketball hoops would be nice.
- I'd like a nice big lawn to throw around a frisbee or a pickup game of ultimate frisbee. It seems that all the sports fields need to be reserved in advance. I'd also like to see walking paths and more naturalistic plantings so that many different age groups can use the space together.
- I'd like to see a swim test offered to all ages, and if you pass you can cross the red line in the wave pool and use all slides.
- I'd love to see an all-abilities-accessible playground, or at least a modernized playground with separate but close-by areas for toddlers/preschoolers and older kids. I'd also love a community center with exercise classes! We'd love to see part of the playground with (seasonally operating) water features that are open and free to the public.
- I'm happy with everything Cameron run has to offer
- I'm still young and active (play sports, take kids to water parks, cycle everyday) but I believe we also critically need to leave some of our parkland undeveloped.
- If more slides or lazy river were added there would need to be more area to sit as well.
- If transportation is fixed to make roads connect better to Eisenhower, date night ideas would be great such as mini golf, bowling, movie theater, restaurants, etc. We need a Chick-fil-a. If transportation isn't fixed, maybe good hiking trails.
- In the future I would like to see more dog parks, similar to the one in Shirlington. It would also be great to see some indoor soccer spaces.
- Indoor Olympic size pool and sports plex.
- Indoor ice skating rink? Another rec center for Eisenhower Valley? Change the land use and make cut through to Duke St with an all-mode. bridge including cars.
- Indoor pool for year round swim programs and open space for free play.
- Indoor swim area Bike park for young children
- It should be just for walking, enjoying nature.
- It would be great if the space could be a mixed use one for the community with open, green space for children and adult to play as well as activities that could occur throughout the year and not just the summer.
- It would be nice for this park to be used all year long. It would be nice to have activities that everyone can participate in. It would be nice to have a reason to go there. Right now, we have no reason.
- It would be nice if there was a home run derby at the batting cages and a raffle for lowest score on the mini golf (daily prizes such as a free trip to the park and its attractions)
- It would be nice if there was a multi-sport facility on the campus. Something with alternative sports like rock climbing etc... something different to pull people to the park
- It would be nice to have the go-karts come back to Cameron Run. As a child, our family loved to go to the track. The only other track is in Manassas, VA. Having special events at the park would be a nice change as well. Family

- events, movie nights, etc.
- It would be nice to reserve a covered area for gatherings/ parties (online)
  - Jogging Trails, Wayfinding
  - Just more activities that can be used more than 3 months a year
  - Keep Great Waves
  - Keep as is add features to Waterpark
  - Keep it as is...its nice to have a local park to go to. I don't want to go to Arlington County, Ft. Belvoir, or MD to take my son to something fun during the summer! Make some additions such as Gymnastics instruction for cheerleading programs in the City of Alexandria specifically the recreation centers and TC Williams. At TC this will help to support the gymnastics program as well as the cheer program. Currently there is a gymnastics team at TC without a place to practice within the City of Alexandria limits. This is an area of need! It can be an indoor facility that can operate year round this bringing in additional revenue. To be inclusive to others build an indoor field for games and practices expand it to include field usage for multiple sports.
- Keep the waterpark.
  - Lacrosse, soccer swim programs and a swim team , special events and water park
  - Large recreation center with world class gym for adults and other things for children - Maybe a golf course?
  - Larger "splash pad" for younger kids at the water park, improved batting cage,
  - Learn to swim programs for adults and children What about a fitness/ workout course with different equipment? Walking paths. I like the idea of field space if it is needed. Would get more use by more people.
  - Less dog parks and empty soccer fields. More playgrounds (like paradise play area) and community events like Easter egg hunts.
  - Look into a rec center with an indoor pool that could be used year round
  - Love the waterpark! Perhaps expand.
  - MORE SLIDES
  - Maybe more evening events for families to come after work on Friday nights.
  - Maybe morning swim lesson. kind of nice to have where some younger kids can touch the bottom. They may feel safer.
  - Mini golf, go kart racing
- More Swim programs and Special events would be nice!
  - More and nicer areas for large groups to gather. Well maintained exercise trails.
  - More baseball/softball fields for the growing sport.
  - More food selection and more for toddlers
  - More natural habitat for wildlife. Low impact trails for hiking
  - More nature trails for hiking/walking, a year-round facility (pool? kids play spaces? ref center?)
  - More of everything they're offering! Waterslides, the wave pool - I'd love to see more features too! A lazy river?
  - More open and natural space is needed. The area has some unique natural resources, and given the loss of open and natural areas in the city, it is important to provide soem more green space. Eco-City Alexandria is becoming a joke.
  - More open space, events the City of Alexandria promotes that take place in the park.
  - More picnic areas around the park since we cannot bring our own food inside.
  - More pool features!
  - More ppl would use Cameron Park if those restrictions werent so

tight. Our Rotary Club had a 5k there and next year are probably not going to do it. We were not happy that we couldn't bring in our own vendors from Alexandria. It was very difficult

- More public picnic areas with grill accessibility. more water areas.
- More seating, maybe special events during the day like something for all the age groups.
- More slides
- More swim programs and open space would be cool
- More swim programs would be fun.
- More swim programs.
- More toddler space at the water park. Just take the mini gold area and make a splash area with covered seating.
- More water park features would be awesome!
- More water rides
- More year round activities, more open space. A small splash park for summer would be nice as well as a playground.
- Movie in the park, evening activities such as music or live band. Summer camp program
- Music shows or entertainment
- My college students like the complete pass.
- Natural areas to visit nature.
- Nature trails, better access to Lake Cook,

balance of the active water-park use, which is good, with a stronger conservation and passive use component year-round. Fishing. More trees/shade. Would also be nice if outside of water park hours (including off-season), pool could be used for swimming lessons.

- Needs a Playground
- No complaints
- No suggestions, it's already terrific.
- None
- None
- Not much to do at Cameron Run outside of summer. Perhaps some indoor facilities.
- Not sure
- Open Space and place for families to enjoy year around activity. Indoor facility, maybe similar to a YMCA?
- Open Space.
- Open Space/Social Events
- Open event space
- Open space - I am concerned about potential loss of open/green/forested areas near the AWLA end of the park.
- Open space - yoga
- Open space and special events
- Open space ball fields playground
- Open space for grilling.
- Open space for habitat if possible
- Open space for sports and playgrounds but also rec building for indoor activities

during winter. Could include indoor Pools but not water park which is only open 3 months and frequently causes trash in my neighborhood and illegal parking next door -Townes of Cameron Park

- Open space is important, and we like swimming.
- Open space with wide paths along the water ways connecting to other path systems. Including safe access under the railroads
- Open space would be good, for community yoga or movies in the summertime
- Open space, Baseball field.
- Open space, maintaining the trails, improve the pool- dirty, poorly supervised
- Open space, picnic areas, walking/running/biking trails, community gardens, playgrounds, public pool, tennis courts, farmers market
- Open space, rec center
- Open space, shorter lines, more slides.
- Open space, special events, outdoor music, dog park like The Shirlington dog park.
- Open space, swimming
- Open space, trails
- Open space, walking track, better bathrooms. Parking can be a challenge.
- Open space.



- Open space. Areas to walk - fields that are open, and not locked up for sports use only. Keeping a water park or pool of some sort there would be ok to, but right now the waterpark takes up a lot of public land that could be open greenspace for the entire community.
- Open space. Dog friendly.
- Open space. Nature programs aimed at kids.
- Open space/ green space. Don't overdevelop it.
- Open spaces, natural playground made of rocks and logs, walking trails, natural environment of course pants and trees, something like Canal Place in DC that offers fountains in the summer and ice skating in the winter.
- Other water activities/ slides
- Perfect as is.
- Picnic/pavilion space, youth playground, outdoor movies
- Places for pet owners. Walking conservation parks. Running and biking trails.
- Plan to go to the water park, mini golf & batting cages
- Playgrounds for children
- Pool would be GREAT! Money should be spend on things benefiting the MOST people - not just the 'politically correct' things.
- Population pressures are going to continue to increase. We must have more open space. The health benefits, both physical and mental, of open green space are now well-documented. We cannot manufacture more of it, we must optimize what we still have.
- Preserve the rare native plant bottomland community at Cameron Run Park under the stewardship of the City's Natural Lands Management program. Wild space. Small but significant remnants of native bottomland communities currently existing within Cameron Regional Park deserve active protection. As the City of Alexandria considers the future use of the park, it is imperative that we protect the unique natural features that are quite literally irreplaceable. The importance of preserving these remnants is something that is hard to overstate; species loss is forever.
- Preserve the rare native plant bottomland community at Cameron Run Park under the stewardship of the City's Natural Lands Management program.
- Preserve the woods and wilder spaces for future generations, especially the rare bottomland ecosystem and native flora. Few of these types of bottomlands remain not just in Virginia but nationwide and their resident flora and fauna are threatened. This presents a terrific educational, scientific as well as a natural-heritage resource for Alexandria.
- Probably hit more softballs.
- Programs for young children (ages 4-7). Discounted swimming would be nice because they can only access small wadding pools or splash pads safely and they don't last long because they tire quickly.
- Protection of the natural area, particularly the rare trees like the Swamp Chestnut Oak and Beadle's Oak. Cameron Run Regional Park is the only known station in the City of Alexandria for these species. Furthermore, Cameron Run Regional Park also contains the last known surviving remnant of Southern Piedmont / Inner Coastal Plain Floodplain Terrace

Forest in northern Virginia. This must be protected.

- Recreation center
- Recreation center offering exercise classes, etc.
- Running paths.
- Same activities: pool, slides, playground, mini-golf and batting cages. Our kids and their friends love the facility, and it's SO close.
- Set aside some time for smaller kids to be in the wave pool with the floaties. Events for kids with autism and other special needs. Have later hours on Friday and sat for kids 17 and up, play music over the intercom system
- Soccer fields
- Something that is not solely dedicated to kids/families--there are a lot of singles or childless couples in the West End
- Special Events
- Special Events!
- Special Events, picnic tables scattered out throughout the park, softball games.
- Special Events, I really feel our area does not have enough fun family events and when they do happen, they are poorly executed. There is plenty of parking at Cameron Run, what about Food truck visits, 4th of July events, what about a real Carnival. Something simple like having a kids show

come - magicians, puppet shows, music shows (for adults too).

- Special events
- Special events
- Special events , Farmer market, open movie theater,
- Special events for season pass holders.
- Special events for the community and swim programs for the youth
- Special events to draw more people there. Is a great safe place for teens and should be used more. Have food available outside pool for those using putt-putt or batting cages. Kids love to hang out and get a snack!
- Special events! Maybe food and drink festival (sponsored by Port City or Portner)
- Special events, fireworks, open space, swim programs
- Special events, such as concerts would be nice. Nature programs.
- Special events, swim programs.
- Special events. It would be nice to partner with the city programs and offer something more. Maybe even education are how dangerous water can be if people don't know how to swim since there are so many saves made at the park, it is an indication that within the city this has not been made of a significant importance.

- Special events/festivals...Maybe a movie in the parking lot with a food truck providing supper for a cost. I'd love to see a drink or food festival throughout the park. Maybe holiday themed events...a haunted walk through the waterpark or BBQ themed events for Fourth of July week.
- Splash pad?
- Swim , tennis .. more recreational sports
- Swim Programs, Spring, Fall and Winter Activities.
- Swim and open space, bike-hiking trails, example native gardens, no game fields
- Swim classes Add a lazy river around the pool
- Swim facility would be used by all ages.... throughout the year. Park could be used by kids...with swings and climbing structures Open area could be a space to let kids run Dog park would help bring attention to the shelter...and highlight what a dog friendly city Alexandria is Exercise track...would add to the bike path... Care..trees are dead...trash is not picked up
- Swim places, outdoor play areas that are fun and challenging.
- Swim program
- Swim program
- Swim programs and events

- Swim programs and special events
- Swim programs for the kids.
- Swim programs should be all the time and special events for school kids at end of year or beginning of school
- Swim programs would be excellent. I'd like to see special events for smaller children
- Swim programs would be good; occasional family events.
- Swim programs would be great! I think we have plenty of open space at Ben Brenman Park.
- Swim programs would be helpful with my small children
- Swim programs would be nice. I am not sure all the people in the wave pool can swim. There was an incident where I am pretty sure two people were having sex in the pool while my kids were right next to them.
- Swim programs would be nice. Maybe a nature or daycamp.
- Swim programs would be wonderful
- Swim programs, community events
- Swim programs, open space, camps and classes for kids, sports for kids
- Swim programs, swim lessons, water park events, play groups, tennis courts, basketball courts, horseshoes, bocce
- Swim programs. Special events.
- Swim team
- Swim, batting cage, mini golf, picnic, volleyball
- Swim, miniature golf, water slides, batting cages, fishing. It would also be nice if the city had a velodrome.
- Swimming lessons and neighborhood festivals would be great. An outdoor or indoor rock climbing wall would be great.
- Swimming, outdoor eating/picnic areas, exercising
- The entire space needs to be redesigned for multi season use. The water park should be replaced by a recreational facility with an indoor aquatic center and indoor soccer field. The trail around lake cook should be finished and a large playground suitable for wide range of ages should be installed. (Think Rocky Run park in Arlington).
- The park does a good job rolling out new features
- The park is already set up for special events in my opinion. It's not large enough for a driving range. Keep it as a water park!
- The park is great as it is. There are other facilities that have other things -- open space, sports fields, etc. There isn't another park like this for quite a distance. It would be a disservice to the people of Alexandria to remove this park.
- The park is great.
- The park needs a long-term lease
- The programs are fine for a once a year visit now, however the park and its facilities need to be maintained in order for me to go there in the future
- The property is limited in potential use by size and location. NOVA Parks does a good job of running the water park. But the entire site should be better maintained from a natural resource perspective.
- The regional park is perfect as is. If the water park goes away, this will be a huge loss to the region.
- The wave pool was instrumental in my recovery from cancer surgery last year. Being as it is the ONLY wave pool in the NOVA area it is irreplaceable.
- Think it needs to be something/anything that can be used 365 days a year
- Toddler programs, running trails,
- Trails

- Trails that integrate with the larger city system.
- Trails. Fitness areas. Nature. Fishing. Serene lakes. Not mini golf and water parks.
- Updated facilities,
- Updated slides!
- Upgrade and modernize the park. Add more water slides, attractions, wave pools, lazy rivers. Host children's events and special events for a fee. More seating, chairs and umbrellas. Expand the park. Maybe include roller skating.
- Upgrade of buildings and attractions. Replacement of parking lot with perhaps a garage used during non peak times as a \$ generator for parking for folks working nearby
- Walking and picnics
- Water activities
- Water park.
- Water parks. Inside free play ground (for winter).
- Water slides. Live music would be nice
- Waterpark and fishing access.
- Waterpark related activities
- Waterslides, the wave pool etc. Again it doesn't need to be replaced.
- Wave pool senior pass or senior swim days Group free days so not over run with large groups of children
- We get the nova waterparks pass and go to a waterpark every weekend.
- We just enjoy what's there - activities
- We need a place for children's birthday parties (including toddlers), swimming program, arts program, language classes, and health center.
- We need more large swimming pools in Alexandria, sure. More important is the need to preserve open space, and to protect and enhance the natural beauty and diverse ecological habitats that still exist here. We need more open space and natural areas, not less.
- We need more multi-use spaces; can the pool be a skating rink in winter? is there enough room for a hiking trail that could be used for a cross-country 5K? Can we have an awesome outdoor urban playground that both children and adults can use? Those would all be great
- Would like to see a disc golf course in the area.
- Would love for it to be turned into a recreation center with field space, open space, aquatic center, etc. The wave park is not a good use of space, especially given it is dormant in non-summer months.
- Would love to see a hiking trail along the river. Canoe, Kayak, SUP rentals
- Year round aquatic and recreation facility with cafe.
- Year round indoor space that can accommodate seated events as well as stand up (with prep kitchen access; outdoor covered space with electricity access and grills; modest performance space; food & beverage vendors.
- Year round programs, i.e. Indoor recreational facility, or repurposing the water park to an outdoor ice skating rink in the winter.
- Year round rec center with adult and children physical fitness classes/ programs.
- Year round, full service rec center that can better serve Alexandria
- Year-round rec facility, open field space
- You're great!
- a full service rec center would be great. there is a distinct lack of recreation services in the Eisenhower Valley specifically and the city as a whole. the Charles Houston rec center is great--a wide variety of activities and services. I think it would be great to better integrate the park into the surrounding area: Lake Cook, the Holmes Run and Cameron Run bike/

- walking paths, Hensley Park.
- a full service recreation center like Charles Houston or Chinquapin. the Eisenhower Valley and West End are desperate for recreation facilities and the current use is not meeting the need, not even close
  - a full service recreation center, there is nothing in the Eisenhower Valley, a public playground (again nothing in the Eisenhower Valley), improved access via transit, sort out the parking issues
  - a year-round recreation facility for all ages; one that offers swim lessons and exercise classes.
  - all of the above
  - an indoor pool for lap swim would be great. Do not decrease the green open space. Occasionally live music would be awesome!
  - as my kids get a little older, I foresee we will use the pool and golf more and more.
  - bounce pass members get a discount on food and drink at the park.
  - chairs, swim programs
  - family fun in a safe environment- we like the waterpark as it is, but would like to see new features added.
  - green space
  - hiking/running trails and dog parks
  - i like to Frisbee golf.
  - i swim a lot. nice if the pool stayed open to the end of september
  - indoor swimming
  - it would be great if they could offer scuba diver certification classes in the summer
  - lazy river
  - live music occasionally would be nice
  - love the water park
  - mini-golf, open space, possible basketball, hiking / fishing, playground, sprayground
  - more batting cages and other activities
  - more features/space
  - more open space & umbrellas would be nice ... repair parking lot... incentives for kids who learn to swim while visiting park.
  - more swim options
  - music concerts, dog park
  - need the waterpark to stay and/or be expanded
  - nothing else
  - open space and special activities
  - open space for sports and picnics
  - open space, events not just for kids
  - open space, picnic space
  - open space, special events
  - picnic facilities outside of fenced area
  - places to swim
  - quiet space to eat,sun
  - running track, special events
  - special events
  - special events at the water park would be cool
  - special events, 5k runs, bicycle events, creek cleanup, paintball competitions
  - swim open space
  - swim classes
  - swim programs special events indoor polay options
  - swim programs, toddler events, indoor rec area
  - swim, open spaces, special events, slides
  - walking trails, lakefront amenities open space and picnic availability
  - water park
  - waterpark
  - well landscaped open/ wooded areas with trails
  - year round facility
  - young adult and mature adult events



- I do not see how the waterpark as is serves the Alexandria community. The area in which it sits is becoming more densely populated and residential. Placing something like the Cameron Run Park in the Eisenhower Valley 20 or 30 years ago made sense. It pulls from around the area, not just in Alexandria. It no longer makes sense in a densely populated area where green space is at a premium.
- I do t know any of their activities so no comment
- I don't have idea
- I don't know
- I don't see a need to reduce any of the park's current offerings.
- I don't use the batting cage type stuff at all, but suppose some do. I do not have a child of that age, but that might change as my child grows.
- I have no input on this since I am satisfied with what we have.
- I haven't used the batting cage or picnic pavilion, but I wouldn't want to take them away from those who do.
- I like what's there. I don't need the playground but lots of other folks do. I'm okay with the mini golf, batting cage and fishing in the lake.
- I need less of driving down Eisenhower and straining for a glance of Cameron Run behind a chain link fence. I need less of people not even recognizing that there is still nature to be enjoyed and protected in Alexandria.
- I think Hensley fields should be quickly refurbished and turfed, and no fields put on the Cameron Run Park site.
- I will always take more
- I'm not a big fan of picnic tables and baseball cages.
- I'm not sure. We like using various features of public parks.
- Impervious surface of parking lot during the long off-season.
- Junk food
- Keep Cameron Run operating exactly as it is now.
- Kid activities
- Less activities that can only be done during the summer, like a water park, mini-golf, batting cages.
- Less amusement parks, less concrete, less buildings.
- Less asphalt, more permeable parking. More woods and wetlands, fewer soccer fields and baseball diamonds.
- Less sitting around, fewer wading pools.
- Less water park that only caters to children. Majority of patrons arent even from Alexandria City.
- Less water park.
- Less water park/ mini golf
- Less wave pool, which is only open during the summer. I don't care if we stay affiliated with NOVA Parks, unless it is advantageous to Alexandria to do so.
- Less wave pool. I Would not miss the mini golf either.
- Maybe less scheduled programs? I am not sure if others use them but I didn't. Then again, I do not often have family over. Those probably cater to young ones more so than adults.
- Me? Batting cages? Well maybe if I used it more I wouldn't suck so bad.
- Mini golf
- Mini golf.
- Mini golf.
- Mini-golf
- My family does not use mini golf.
- My family does not use the food facilities at all, but I understand why they are there.
- My family needs less rec activity since kids are grown up. But community still needs sports & leisure center.
- N/A, I think the activities are adequate.
- NOVA Parks management, stream

banks being used as dumps, trash overflowing in the parking lot, the land near the parking lot being used as an ugly dump.

- No comment.
- No disturbing the natural areas.
- No more ball parks.
- No more limited use facilities like the waterpark which is seasonal and provides little benefit to the community
- No more outdoor water park
- No more soccer fields. We have more than enough and they go unused for most of the year.
- No suggestions. It's a nice place.
- None
- None, we love it all.
- None.
- None. Everything is perfect. I have an older child that loves the slides and the wave pool. And a younger child that needs more of the kiddie pools.
- None. Prefer no reduction in activities.
- Not sure
- Not sure how to answer that, I like everything
- Not sure.
- Nothing
- Nothing other than move away from the expensive wave pool
- Nothing.
- Open Space
- Organized sport areas.
- Organized sports
- Organized sports programs
- Outdoor water park needs to go. It is not attractive and I do not believe it serves the residence (tax payers) of the City of Alexandria.
- Parades
- Parents who don't watch their children.
- Passive parks
- Perfect as is.
- Perhaps an area for volleyball games
- Playgrounds
- Seasonal activities that are closed 8 months of the year.
- Seasonal recreation. We need to utilize the space to be accessible and usable all year round.
- Soccer and baseball fields that are reserved for only those uses
- Soccer fields
- Soccer fields, baseball/ softball diamonds
- Soccer fields. Kid activities over \$10.
- Sports fields and other high-intensity use facilities.
- Summer camp groups in the pool.
- Swimming
- Swimming and water parks.
- The City should lease this long term. NOVA Parks does a great job.
- The city even considering shutting the park down
- The city threatening to take back Great Waves from NVRPA.
- The full waterpark
- The pool.
- The same old water slides. I'm sure that after two or three times at the water park the slides get boring.
- The site is strictly limited by its size and location. Its noisy, a pool is a good match for the site. Ball field would also work, but not many will fit with the parking needed.
- The water park as it current stands.
- The water park is out of date and not useful 75% of the time. Most users are from outside the city. Alexandria should recapitalize this land. A rec center could charge a nominal fee to offset costs.
- The water park that is leased out for almost no money.
- The wave pool is dangerous, get rid of it. Rip out the whole water park. Also fix drainage issues in the mini golf space if there is enough room to keep it
- There is so much building along eisenhower...but the natural amenities and open structures aren't keeping up. The city's lack of balance is apparent. We are not the golden downtown but need a voice and some focused attention. This is an opportunity for the city to improve in a positive way.



- Things like soccer fields and night lighting. We need lighting by dog park and some grass, instead of poisonous mulch. Not to mention a new picnic table.
- Water Park, putt-putt golf
- Water park
- Water park & mini golf
- Water park activities.
- Water park and mini golf
- Water park as it currently is
- Water park so 90's...needs to be redeveloped with the times
- Water park that costs the city money and attracts a lot of people from outside Alexandria. Parking during the summer can be difficult.
- Water park, batting cages.
- Water park. Mini golf.
- Water park. Would rather it was an rec center with an aquatic facility.
- Water slides seemed underutilized
- Water sports
- Waterpark sand mini golf
- Waterpark structures
- Wave park
- Wave park
- Wave pool
- Wave pool.
- We don't use the batting cages.
- While the large parking lot is needed on some summer weekends, it ties up a lot of space. Couldn't the city balance freeing up more recreation space and maintaining parking by closing one lane on Eisenhower Ave on summer weekends to serve as parking? Traffic volumes are typically light on the weekend on Eisenhower Ave.
- Whistles
- ball fields that are empty 80% of the time
- baseball field
- baseball fields soccer fields
- batting
- batting cages
- can't think of anything - organized well enough except in the food department. Really need to set it up so you can move the crowds. Hire an expert to give you ideas.
- hot gross parking lots
- i have been to all the pools and many parks. they are all great and offer different things
- increased admission fees
- less fields. Those baseball diamonds, soccer fields are empty most of the time.
- mini-golf
- na
- no complaints
- not sure
- nothing
- nothing
- open space, special events, etc. We have other sites in the city designated this way and it makes no sense to turn Cameron Run into something we don't need!
- organized playing fields such as soccer, baseball, etc. - There are plenty of these already in Alexandria that could be improved and supplemented with sports lighting to extend available hours
- outdoor water park
- parking
- sand
- soccer and baseball/softball fields
- special events, I think people who live in Alexandria should have priority in parking and getting in to the park.
- the activities are fine as they are, however the park is so poorly maintained that it is really not worth visiting.
- the wave pool--the usage is too limited and doesn't meet the needs of citizens of Alexandria
- we do not need more swim programs, ball fields or organized activity spaces
- we don't need more alexandria soccer fields, IMO.

9. What future uses do you envision in the Park? (Example: sports, swim opportunities, social programs, etc.)



- (6) n/a
- (3) Swim opportunities
- (3) Water park
- (3) swim opportunities
- (2) N/a
- (2) Soccer
- (2) Social programs
- (2) Swim
- (2) Swim
- (2) Swimming
- A big playground with some water springer over the summer
- A big, nice play structure like the one at Lee Rec Center that's located outside of Great Waves could be a cool addition. Maybe something retro we don't see much anymore, like a tetherball court? That would be fun!
- A mix of spaces - perhaps renovate waterpark, expand jogging trails around park, and improve parking lot aesthetics and signage
- A multiplex activity center to include a water park, soccer, lacrosse and basket ball this would at least cover close to all year round activities
- A place like Chinguapin - with a variety of year round recreational activities.
- A public access pool or water park is a great use, but it has to be cost effective for all.
- A small nature park with educational programs unique to the area.
- A sports field would be nice for maybe some soccer football
- A year-round rec center.
- Access to nature.
- After hours programs for adults.
- Again something for the community, a rec center with a pool
- Alexandria needs a space like the kids choose sportsplex in Woodbridge. Everything in one place and the space is there on Eisenhower
- All examples above.
- An indoor soccer/ lacrosse fields would be of great benefit to the area and could be used year round. All the Alexandria based sports teams have to travel to Chantilly, Rockville or Dulles for a decent indoor facility. It could be used in winter and summer.
- Any of these sound good.
- Better walking and running trails that are lit and maintained. Less trash. Better use of space for year round use. Indoor rec space. No outdoor water park
- Bigger better swim park
- Canoes! Kayaks! Stand Up Paddle boards! Hiking trail by the river. Fishing.
- Central citywide facility with 50 meter pool
- Club sports would be great
- Community center, indoor swim opportunities, sports, walking and rec.

- Community space, year round usage
- Concerts
- Concerts, fundraisers, the such
- Continue with waterpark. We don't use/attend other activities/events.
- Continued waterpark and water recreation.
- Convert to winter sports like possibly ice skating, sledding, snow tubing, etc.
- Current offerings are amazing
- Dog park, picnic areas, natural resource classes
- Dream world scenarios: (1) create an aquatics center for the city - an indoor competition pool with amenities - could be used for swim meets as well as lessons - to complement the outdoor water park and surround it all with great walking trails; make the playground usable all year & convert the water park into fun pop up uses in the off season (pop up ice rink? pop up holiday art & craft market?) (2) build a new high school there along with a pool and a nature center to take advantage of the natural environment and at least one field (3) In keeping with the changing nature of the area, make it more like an urban oasis park - with mix of active & passive uses (so fields & courts & batting cages, but also simply pleasant places to walk or sit or picnic & do not fence it off -- make it welcoming all year long. Right now it just looks uninviting.
- Educational nature programming, hiking, running trails
- Enjoying nature
- Everything! A recreation center that is for the whole family that includes sports, swimming program, a place a can do birthday parties, arts program...
- Expand the waterpark and improve what is currently offered.
- Expanded, maybe year-round swimming venues.
- Expansion of waterpark
- Extended hours. Maybe until mid-September?
- Family Fun nights, parent's night out, etc.
- Family friendly events
- Festivals
- Festivals?
- For it to remain the same and include Sports (gymnastics and cheer)
- Happy the way it is.
- Hopefully some Frisbee golf. Just an idea, if you are able to try and expand the park, even just walking or bike trails, across the railroad tracks into the piece of land that looks unused.
- How deep is the Lake? Could it be used for paddle boats?
- I DO NOT! see teams, bright lights, noisy crowded parking lots creating more traffic, teenagers etc that make the park less safe for my youngster. Please leave it alone! Birdwatching, fishing, walking groups would be great!
- I can see scout trips, orienteering court and frisbee golf. Perhaps some healthier snack options - though I do LOVE their hot dogs and ice cream choices!
- I can see sport and swimming opportunities in the future.
- I don't feel people know about the park's existence or capabilities. I think some people probably think it's not kept up even if they haven't been to it.
- I don't live close enough to take advantage of any programs.
- I don't see a better use for the space, it's always packed when I go.
- I envision a community oriented park that includes swimming lessons/events, sports competitions, and community gatherings.
- I envision and hope that Cameron Run continues as a Water And Wave park.

- I envision it will continue to be used as a waterpark and heavy recreation area
- I envision the park remaining as it is, with great waves, mini-golf, batting cages, and Paradise Play.
- I feel that Cameron Run Park and Great Waves provide plenty of fun, exercise and relaxation for all that attend. I think there are enough programmed events throughout the area for those that want that structured events. Cameron Run is for fun as I see it and doesn't need to provide competitive programs that are accessible elsewhere.
- I hope not a thing
- I hope to continue coming every summer with our kids to enjoy the waterpark
- I like it just as it is - a place the community can come to swim - including camps, mini golf and the batting cages.
- I like the park the way it is.
- I like the swimming, batting cages and mini-golf that is currently offered.
- I like ve it how it is
- I think a ten year lease would be appropriate while the city determines a new course of action. Or simply let NOVA Parks run the site. They have the expertise. But the city should have some profit. There must be more than three months of full access.
- I think additions to the great waves pool area with more swim options would be perfect
- I think it would be nice if a sand area was added for smaller kids to enjoy as well.
- I think that the park area is a great asset to the area.
- I think the area needs a park that is essentially a large, open green space with well maintained walking/running trails, a dogpark, perhaps some sports fields, and maybe even water fountains (like the Yard park in DC). I just don't want the place completely turned into soccer fields and blocked off from public use to "preserve" the fields.
- I think the present uses should be maintained without major changes.
- I think we can get too involved in specialty activities. Perhaps offering zoomba or yoga in an outdoor area!
- I wish Great Waves had more swimming areas. Lazy river. Would be nice if there was more accessibility for residents to do other activities, though I am not sure there is enough land. The city does not provide enough fields for kids to participate in City Rec sports. Baseball fields seem to be at a shortage, in addition to soccer and lacrosse.
- I would enjoy more social activities and programs for all ages including adults with or without children.
- I would like it if they added a go kart raceway. Something that can be done in all seasons. There is only a few months where the park is open. The batting cages could be open all year along with the mini golf (at least on weekends)
- I would like new pitching machines, new bats and helmets, new golf clubs, new sodding for the mini golf course and all maintenance needs to be regularly announced to the public. I will not use the water park because the rest of the park is so poorly maintained that I don't trust no the be made sick, or possibly severely injured. I would like it if an area was added with fountains and pre-filled water balloons and maybe even colorful water guns that could be purchased or rented. Water cannons built into the park would be cool.
- I would like the water park to stay. I like that it has an infant area, and slides in shallow water.

- I would like to see Cameron Run remain a waterpark, with the addition of new features
- I would like to see it remain as it is.
- I would like to see more aquatic facilities, open year round, in the City. Given the large lot (and if public transportation access could be improved), host more special events (concerts, races, etc).
- I would like to see more water park features, but they need to expand the parking.
- I would love a lap pool.
- I would love to see themed days at the waterpark. Military day, teachers day... etc. Maybe offer more promotions...free day on your birthday. I'd love to do more picnics at the pond if there were more clean eating areas and benches.
- I'd like a better continuous walking trail connecting to the Holmes Run/ Tarleton Network and to Hensley. And it is clear there is a need for a large community recreation facility in this space, not to exceed the existing footprint. The water park does not serve the professional population the city is forecasting for Eisenhower West.
- I'd like to see more social and community activities here. Not just swimming.
- I'm not sure.
- I'm perfectly happy with the current opportunities and uses, so long as the natural area is protected.
- If Alexandria does not extend the lease to NOVA Parks, will the Carlyle House go away? This historic house is an important asset in Alexandria and the region.
- If the current park is welcoming a steady flow of people, nothing should be changed, it should remain in use the same way it is now. Clearly people appreciate the current situation.
- If they have adult programs I may look into them. Before this survey I really hadn't thought of it. You guys should do more promotion! Maybe social media attention may help, especially in the summer.
- If you keep the pools, open them to swim lessons for underserved youth and adults. If you bulldoze the pools, consider keeping the miniature golf but restoring the woodland that was once there. Make sure nothing bad happens to the two remarkable trees or the locally rare flora in the woodlands, and this includes around Lake Cook once the invasive English ivy is removed from the existing trees, the junk is removed from the area ironically marked "no dumping" and the area on the north shore is cleared of invasive plants. Once the junk and invasives are gone, the locally rare flora might see fit to spread out.
- Indoor swimming, walking trails, exercise classes, would all be nice. It'd be nice if the park could connect to Hensley.
- Is the wave pool going away? Why would Alexandria get rid of one of the best and only destination attractions in the area?
- It could have a balance between passive activities (such as hiking, walking, etc.) and more active activities (such as organized sports, playgrounds etc.).
- It offers enough enjoyment for an entire week plus of fun I have a degree in Recreation and Parks
- It would be great to turn that space into baseball, softball and recreational fields for youth sports.

- It would be nice to have more swim activities to include aqua classes for adults and seniors. Family oriented aqua classes as well.
- It would be nice to incorporate swim opportunities, although to do so would require a lap lane pool since there is not one available.
- Just keep up with the existing park so ppl can continue to enjoy it
- Just nature.
- Keep as is.
- Keep it as a waterpark accessible to the city's kids.
- Keep it as a waterpark! This area needs to have recreational activities for the kids and families to use. This is more than a pool. We enjoy the wave pool, but have also had family reunions at the pavilion and have spent time at the mini golf. My family will spend the day there and not have to spend too much money.
- Keep it the way it is. Wave pool!
- Keep the Wave Pool!
- Keep the hiking/walking trails. But add something like an indoor rec center that could include things like batting cages, swimming pool, fully equipped gym etc.
- Keep the waterpark!
- Keep what you have
- Kickball leagues?
- Larger or additional pool - maybe a swimming pool only... added area on grass for lawn games or exercise..
- Larger wave pool. More water slides.
- Lazy River floating, an area for water guns,
- Lazy river
- Less common indoor/outdoor activities (Archery, trapeze, paintball, air rifle) Differentiate this space from all the other parks in the area. This space has great potential for sports that can not be accommodated in most urban areas, that could set Alexandria apart from surrounding jurisdictions.
- Maybe a lazy river raft float
- Maybe a pool and all year athletic facility. No soccer league fields - that's replacing one devil for another. Also trails and common areas
- Maybe social programs.
- Mix of pool, park and play structures, dog park and nature paths.
- More Slides
- More of the same.
- More special events races, concerts.
- More swimming and sports opportunities
- More swimming opportunities (not laps, but things like a splash park), opportunities for kids of various ages, year round (or more year round that just summer) activities
- More year round activities, more open space. A small splashpark for summer would be nice as well as a playground.
- Mostly swim and sport.
- Multi use recreational facility with pool and indoor soccer field, perhaps a gym facility too. Trails, playground, and picnic areas outside. This combo would create year long use and attract locals to this very central location.
- Multipurpose
- NA
- NO sports. We've got that huge new park behind the Land Rover dealer by the train tracks, plus Ben Brenman. I'd really prefer keeping Cameron like it is now. NOTE - Q#9 is laid out really badly. I'd give a 10 to Passive Uses, but on your scale 10 means active so I left it at one for mostly passive uses.
- Nature jogging and bike tails. Better developed lake.
- Nature preserve
- Nature programs focused on the lake would be fun, such as fishing and birdwatching, discussions about native plants. I'm not sure there's room, but sports fields would be a new addition.

- Nature walks, hikes, wild meadows, bird watching, native plant restoration. That would offer outdoor recreation, education and water quality benefits.
- Nature walks, surveys, plant monitoring
- Needs to be a draw. People should want to drive 5 to 7 miles because they want to visit
- Nice
- Nice outdoor park with no fee would work. Update the batting cages.
- Not sure
- Not sure. I suspect Alexandria could use more sports fields, but I wouldn't want to lose the water park. Unfortunately, the parking lots have to stay.
- Nothing keep it they way it is
- Nothing over what is already there.
- One of my favorite parks is the Splash Park in the Palisades, Washington DC. They have a great community center and community garden. It would be great to see some type of community garden development at Cameron Run.
- Open area park, walking trails, nature center
- Open space is my primary consideration. The space gives all people a chance to have a place they can go to be active or to be meditative. Give them space and choice. Limit no one by making the park space for one limited recreation choice.
- Open spaces for the public at free or low cost
- Organized events during the day for open participation for all ages (perhaps one or two activities per day) to add to the fun!!
- Place to take children from church
- Playground suitable for wide ranges of ages. Like Rocky Run Park
- Playgrounds, structured play areas, kids activities, better use of the ample space
- Pool uses!
- Programs for city residents
- Public pool, farmers market, biking/hiking trails, picnic areas like Ft. Ward
- Publicly accessible transit and more competitive prices.
- Rec center
- Recreation center with exercise and social programs and classes.
- Recreation park , different sports and activities for kids. Big playground.
- Rock climbing.
- Running and biking trails. Community center? Literally anything other than a water park which makes little sense in our dense city.
- Same as current. Perhaps rehab some of the pitching machines and the bats, which are getting old.
- See above. By the way, regarding question #9 below - the active uses absolutely DO NOT have to hurt the hiking, walking, fishing, birdwatching - BOTH uses can be accommodated on this parcel! Look at the gorgeous parks in Arlington and Falls Church!!!!
- See above... accessible playground, community center, free water features.
- See previous answers
- See question 6
- Seems great as is....
- Senior days out
- Since I will probably only be able to use the park during lunch hours, having a nice outdoor area to eat is important to me. I think the park should also be used for active activities such as sports and swimming
- Soccer, indoor swimming, dog park maybe
- Social activities for kids
- Social and swim
- Social events (evenings & weekends)
- Social gatherings
- Social programs
- Social programs and nature.

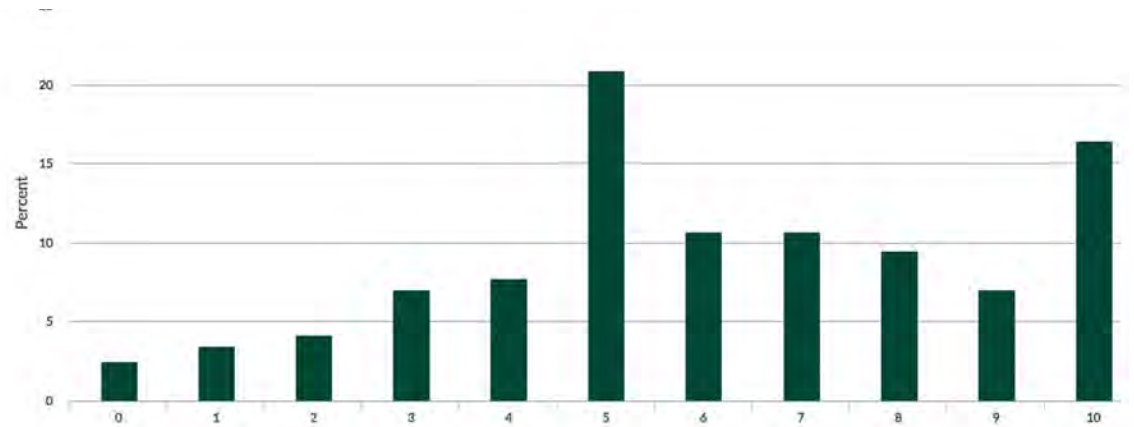
- Social programs that benefit everyone in the City of Alexandria.
  - Social programs, arts & craft fairs, children's birthday parties, community organization events, performances, with indoor year round rental space and outdoor covered rental space.
  - Social programs.
  - Social programs. A drive in theater in the summer would be a great use of that huge parking lot.
  - Some year-round programming, better connections to immediate surroundings
  - Special needs programs
  - Sports
  - Sports Swimming
  - Sports and swim opportunities
  - Sports and swimming
  - Sports complex, outdoor...look and see what other areas are doing to their place. I am strongly aposed to keeping or improving the water slide/water park. It to me, is not useful and a waste of our tax dollars.
  - Sports programs.
  - Sports, Swimming, Ice Skating, and social gathering area.
  - Sports, swim, camps and classes for kids, open space
  - Sports, swim, running and other social programs
  - Sports, swim, social gatherings
  - Sports, swim, tennis.
  - Sports, swimming facilities, open space, fields, rec center, playgrounds, social programs.
  - Sports, swimming.
  - Sports. An ability do some hiking and running, while having a field for kids.
  - Sports/exercise; and quiet reflection.
  - Summer camp, swim, concert
  - Swim (pool) and social programs open to the city residents.
  - Swim and social club would be nice
  - Swim competition
  - Swim lessons for everyone.
  - Swim opportunities
  - Swim opportunities .
  - Swim opportunities and special events (social events would be great!)
  - Swim opportunities for older families or even times for adult after hours Meet ups. For older adults as well. We have a large aging population that's physically fit or could use the time to work at being more active. That would be good for lower income adults as well.
  - Swim opportunities, large playground. I think the place could use a facelift, but keep the same amenities.
  - Swim opportunity
  - Swim pool would be nice for sports. As well
- as a closer option for us up in this area for public swim.
- Swim programs and social program such as a nature center
  - Swim programs, play groups, adult social game meet ups, senior programming like bird watching groups, horse shoes, etc.
  - Swim teams
  - Swim, golf
  - Swim, nature camps for children
  - Swim, play and climb
  - Swim, social, nature trails, play ground
  - Swim, water slides, batting cages, miniature golf at Cameron Run. Velodrome at Potomac Yards and for grins and giggles how about brining back go karts to Eisenhower Ave and putting a roller skating rink there too. The city is pretty much void of anything interesting to do unless one wants to shop in a bunch of subpar stores in Old Town.
  - Swimming
  - Swimming and social activities
  - Swimming and sports
  - Swimming at the waterpark, minigolf
  - Swimming year round + music in the spring summer & fall
  - Swimming, mini-golf and socializing
  - Swimming.
  - Swimming. Maybe a lazy river.
  - Teen programs



- The Park is great as it is currently configured. Maybe new Slides in the future.
- The examples provided in this question are already in place; I envision the park to continue on same trajectory that it's been on.
- The possibilities are endless, but maybe an indoor recreation center during the off season?!
- The water park--I'd love to see it open as long as weather permits. And there seems to be a lot of land around it that could be used for other things
- The waterpark and the other existing uses should remain
- There's fishing here? My husband would have liked to know that.
- This is not a City Park which has responsibility for local sports, organized swim programs etc. This is one of the few spots in the region where one can hold a large social event, with food and loud music at a reasonable cost.
- This park is in a prime location and should be doing more outreach/ social programs to get the community to attend this park more regularly.
- This water park.
- Those things will never happen - and what might possibly happen will be at a way overpriced cost. Our City govt has had screwed up priorities for decades. For example - schools need help for kids in bad situations. Building a new school was THE LAST thing the City should've done. Just ask the people who admin the programs. Also, salaries at the top are too high. We have an ever-growing tax base, yet teachers still have to buy their own supplies. I don't know how you overpaid people sleep at night. I'm sure you'll be choking on your greed when the piper comes.
- Track
- Updates and improvements of existing park.
- WATERPARK
- Waterpark related uses
- Waterpark. I would like to see new water attractions added.
- Wave pool, bocce green, horse shoes, cornhole, party pavilion(s), mini golf
- Wish there were more year-round opportunities.
- Would prefer that it be taken back from NVPA and used as a City park.
- Wouldn't want to sacrifice aspects of current facility for new uses.
- Year round green space
- Year round rec center with physical fitness and social activities for adults and children.
- Year round recreational facilities, i.e. Indoor pool, basketball court, gym, etc
- Year round recreational facility. Play area, swim facility
- Year round, full service recreation center, ideally with tennis courts, indoor pool, open gym space, community space, playground, connection to transit, bike share.
- Year-round exercise facility with swimming; walking and biking trails; facilities and programs for all ages to use all year. As our neighborhood density increases, we need to use our open space more efficiently and make it useful all year.
- added grilling areas & pavilions, even if they need to be rented.
- again, a full service rec center would be great. ideally it would incorporate tennis courts and a playground as there are none in the Eisenhower Valley
- corporate events, competitions, open house

- full service rec center that is integrated with the surrounding area via walking paths, pocket parks, nature trails, etc. It would also be great to install a community garden in the north east corner of the Lake Cook site, which is not included in the upcoming Lake Cook project. The garden would be a lovely addition and is another resource that is not widely available in the city. it would also contribute to greenspace and aid in stormwater run off being filtered through the ground.
- full service recreation center with a fitness center, classroom space, community spaces, tennis courts, indoor gym (basketball/volleyball), ideally an indoor pool with swim lessons, capital bikeshare, improved public transit access
- full service recreation center, this area of the city is underserved
- live entertainment would be good
- maybe another pool (without waves and deeper than the back pool) just for swimming and relaxing
- more family events.
- more swim opportunities
- more waterpark attractions
- nature walks
- nice to have something that could be used for a longer portion of the season, like a larger playground.
  - none
  - none.
  - open and flexible recreational space, year-round recreation facility,
  - outdoor swimming pool
  - over 21 parties, night events, still utilize the existing pools and golf and all the current facilities parkas to offer. ‘
  - play grounds, better sidewalk and bike path, more green space. Gardens.
  - rec center/aquatic center
  - recreation, swimming, wildlife habitat for native plant and animal species
  - retain the water park
  - social
  - social programs
  - social programs landscaping (flowers/ trees)
  - social programs, holiday themed
  - social programs, swimming/water safety programs
  - social programs, theme days, special events.
  - sports and swimming.
  - swim and social
  - swim opportunities sports
  - swim opportunities sports
  - swim, golf
  - swim, social
  - swim, sports
  - swimming
- swimming, lounging, picnic, mini-golf
- the natural areas of the park should be left alone. If any “improvements” should be made, they should include signage on the valuable plants and plant communities that remain in the park.
- walking and biking trails,
- want the park to stay open
- waterpark improvements- more shade, more parking, more rides.
- waterpark. please don’t close the waterpark
- would like more gatherings for 50+ folks
- year round indoor/ outdoor pool
- year-round recreation facility similar to the Chinquapin Park Recreation Center & Aquatics Facility

10. Rank your preference for use types in the park. (Passive: Hiking walking, fishing, birdwatching, etc.; Active: Organized sports, playgrounds, fields, etc.)

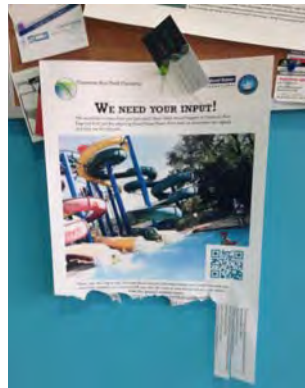


0 (10 votes, 2%)	7 (43 votes, 11%)
1 (14 votes, 3%)	8 (38 votes, 9%)
2 (17 votes, 4%)	9 (28 votes, 7%)
3 (28 votes, 7%)	10 (66 votes, 16%)
4 (31 votes, 8%)	
5 (84 votes, 21%)	
6 (43 votes, 11%)	

# CAMERON RUN PARK PLANNING AND CONCEPTUAL DESIGN FINAL REPORT

How did we communicate to the community about the survey?

- City website
- Direct emails to stakeholders
- Flyers in local stores, apartment complexes, and community centers
- Facebook
- LinkedIn



## Flyer Distribution List

## Apartment Complexes

	Name	Address	Phone	Status
1	The Pavilion at Mark Center	5708 Merton Court	(703)-578-7850	flyer hung
2	Willow Run	935 N Van Dorn Street #200	(703)-578-7840	flyer prohibited
3	The Point at Alexandria	205 Century Place	(703)-370-7200	flyer hung
4	EOS-21 Apartments	140 S Van Dorn Street	(703)-879-6123	flyer prohibited, left for staff
5	Landmark Terrace Apartments	5803 Edsall Road	(703)-751-7733	flyer hung
6	Cascade at Landmark Apartments	300 Yoakum Parkway	(703)-461-3636	flyer hung
7	101 North Ripley Apartments	101 N Ripley Street	(703)-751-2660	flyer awaiting approval
8	The Reserve at Eisenhower Apartments	5000 Eisenhower West	(703)-751-4100	flyer hung
9	Carlyle Towers	2121 Jamieson Avenue	(703)-567-2151	flyer prohibited
10	Carlyle Mill Apartments	2201 Mill Road	(703)-739-0557	flyer awaiting approval
11	800 Carlyle	800 John Carlyle Street	(703)-794-2086	flyer not hung - email sent
12	Post Carlyle Square	501 Holland Lane	(703)-519-7678	flyer awaiting approval
13	Heritage at Old Town	431 S Columbus Street	(571) 451-0287	flyer awaiting approval

## Condominium Complexes

	Name	Address	Phone	Status
14	Exchange at Van Dorn	4840 Eisenhower Avenue	(703)-461-4747	flyer hung

## Grocery Stores

	Name	Address	Phone	Status
15	Whole Foods Market	1700 Duke Street	(703)-706-0891	flyer awaiting approval
16	Safeway	299 Van Dorn Street	(703)-751-4827	flyer prohibited, left for staff
17	Giant	5730 Edsall Road	(703)-370-4856	flyer hung
18	Giant	3131 Duke Street	(703)-461-6198	flyer hung
19	Harris Teeter	4641 Duke Street	(703)-461-7082	flyer prohibited, left for staff
20	Aldi	4600 Duke Street	not listed	flyer prohibited, left for staff
21	The Fresh Market	3680 King Street	(703)-824-5205	flyer hung
22	Safeway	3526 King Street	(571)-312-0029	flyer awaiting approval
23	Trader Joes	612 N St. Asaph Street	(703)-548-0611	flyer prohibited, left for staff
24	Harris Teeter	735 N St. Asaph Street	(703)-416-3837	flyer prohibited, left for staff
25	Safeway	500 S Royal Street	(703)-836-0380	flyer hung
26	Balducci's	600 Franklin Street	(703)-549-6611	flyer hung
27	Aldi	425 E Monroe Avenue	(855)-955-2534	flyer prohibited, left for staff
28	Giant	621 E Glebe Road	(703)-518-4797	flyer prohibited
29	Target	3101 Jefferson Davis Highway	(703)-706-3840	flyer prohibited, left for staff

## Recreation centers

	Name	Address	Phone	Status
30	Chinquapin Park Recreation Center & Aquatics Facility	3210 King Street	(703)-746-5553	flyer hung
31	Charles Houston Recreation Center	901 Wythe Street	(703)-746-5552	flyer hung
33	Jerome "Buddie" Ford Nature Center	5750 Sanger Avenue	(703)-746-5559	flyer hung
34	Nannie J. Lee - Therapeutic Recreation	1108 Jefferson Street	(703)-746-5550	flyer hung
35	Torpedo Factory Art Center	105 Union Street	(703)-746-4570	flyer hung
36	Mount Vernon Recreation Center	2701 Commonwealth Avenue	(703)-746-5556	flyer hung

## Coffee Shops

	Name	Address	Phone	Status
37	Starbucks	5782 Dow Ave	(571)-447-7211	flyer hung
38	St. Elmo's Coffee Pub	2300 Mt Vernon Avenue	(703)-739-9268	flyer hung

## Gyms

	Name	Address	Phone	Status
39	OneLife Fitness	305 Hooffs Run Drive	(571)-317-1600	flyer hung
40	YMCA	420 E Monroe Avenue	(703)-838-8085	flyer hung

## Hotels

	Name	Address	Phone	Status
41	Springhill Suites by Marriott	2950 Eisenhower Avenue	(703)-317-0013	flyer not hung - email sent
42	Courtyard by Marriott	2700 Eisenhower Avenue	(703)-329-2323	flyer not hung - email sent
43	Holiday Inn Alexandria - Carlyle	2460 Eisenhower Avenue	(703)-960-2000	flyer not hung - email sent

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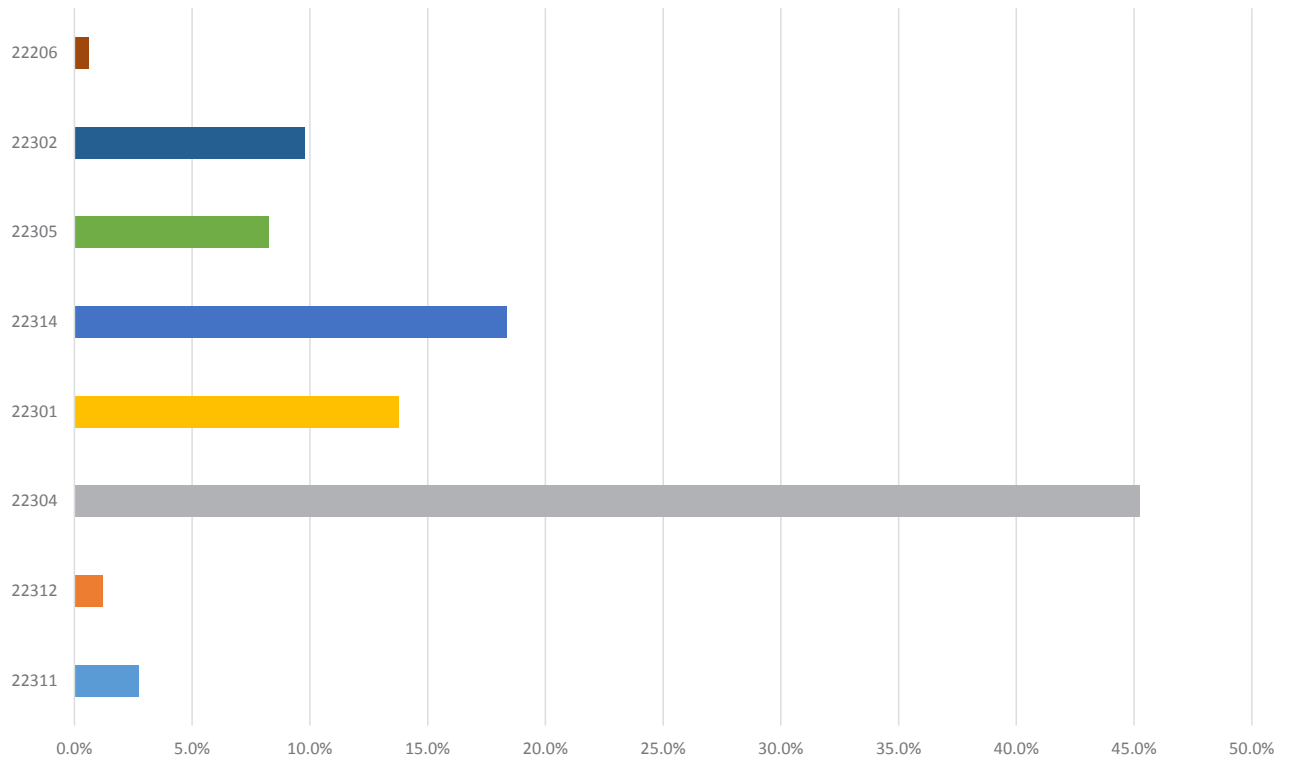
## APPENDIX D: SURVEY 2

### Survey 2

Response Counts: 331 (City of Alexandria Residents)

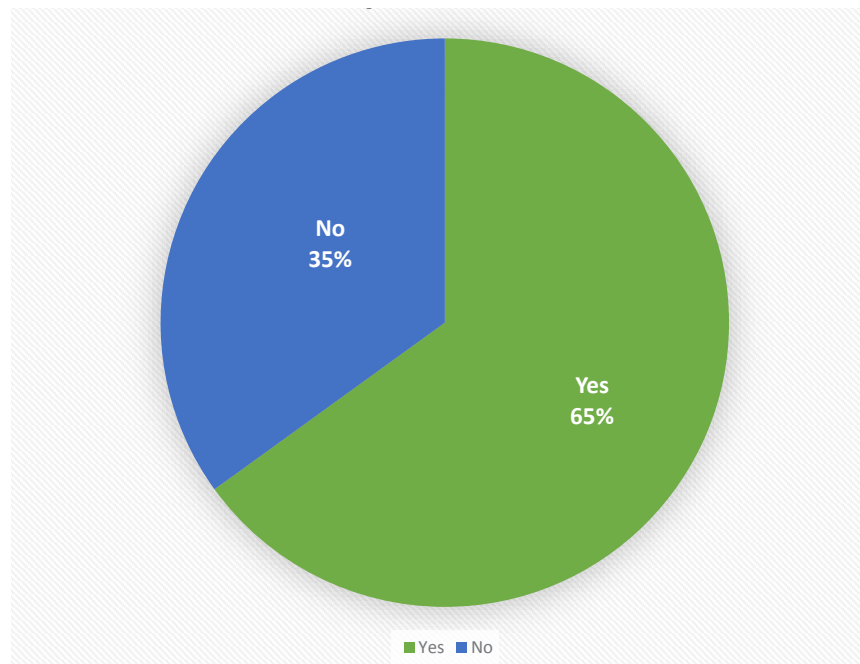
1. What is your home zip code?

Diagram Choices	Percentages of Alexandria Residents	Responses
22311	2.8%	9
22312	1.2%	4
22304	45.3%	148
22301	13.8%	45
22314	18.3%	60
22305	8.3%	27
22302	9.8%	32
22206	0.6%	2
<b>Total responses</b>	<b>100.0%</b>	<b>327</b>



2. Have you used Cameron Run Regional Park in the past 12 months?

<b>Diagram Choices</b>	<b>Percentages of Alexandria Residents</b>	<b>Responses</b>
Yes	65.0%	212
No	35.0%	114
<b>Total responses</b>	<b>100.0%</b>	<b>326</b>





## 3. What have you used?

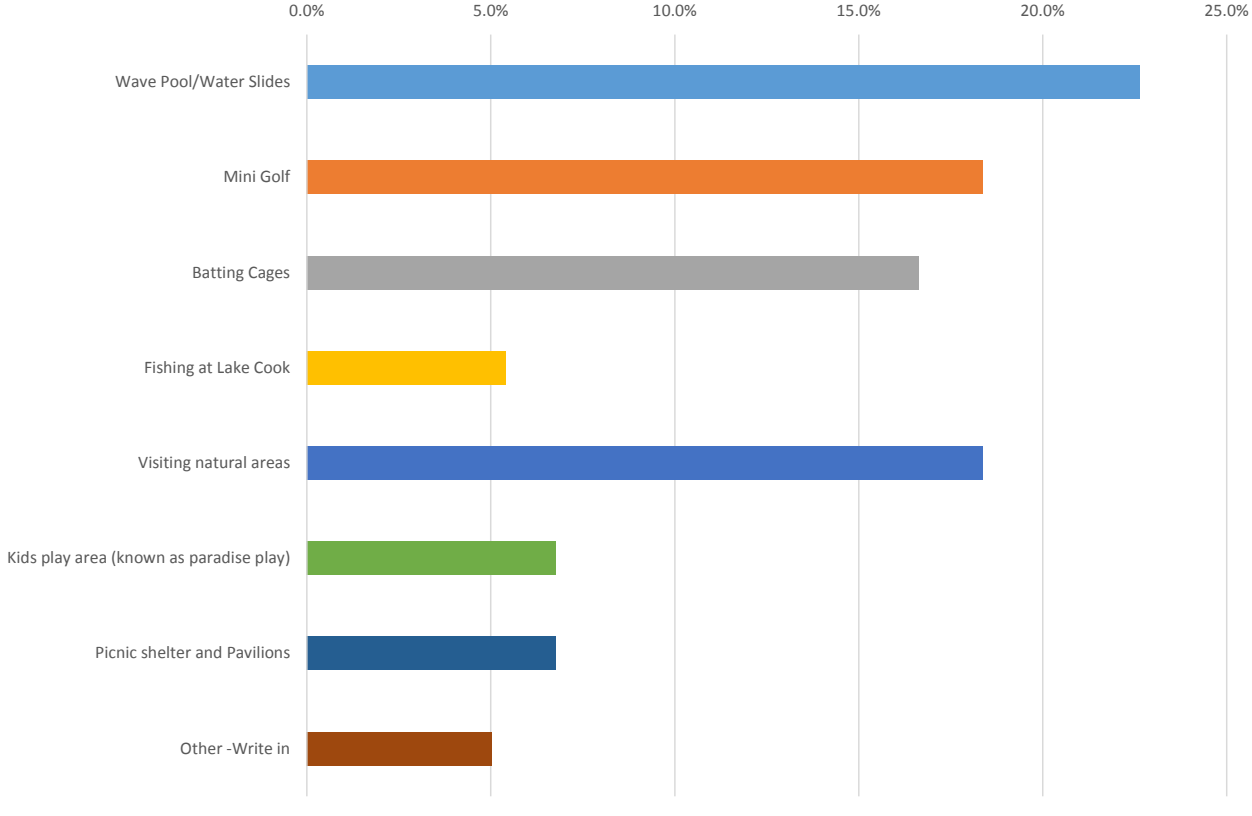
<b>Diagram Choices</b>	<b>Percentages of Alexandria Residents</b>	<b>Responses</b>
Wave Pool/Water Slides	22.6%	117
Mini Golf	18.4%	95
Batting Cages	16.6%	86
Fishing at Lake Cook	5.4%	28
Visiting natural areas	18.4%	95
Kids play area (known as paradise play)	6.8%	35
Picnic shelter and Pavilions	6.8%	35
Other -Write in	5.0%	26

<b>Total responses</b>	100.0%	517
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<b><u>Other responses:</u></b>	
None	5
Bike Trails	2
Walking (dogs not mentioned)	8
Walking with Dogs	3
Biking	2
Running	4
Girl scout cookie pickup	1
viewing goings on there	1

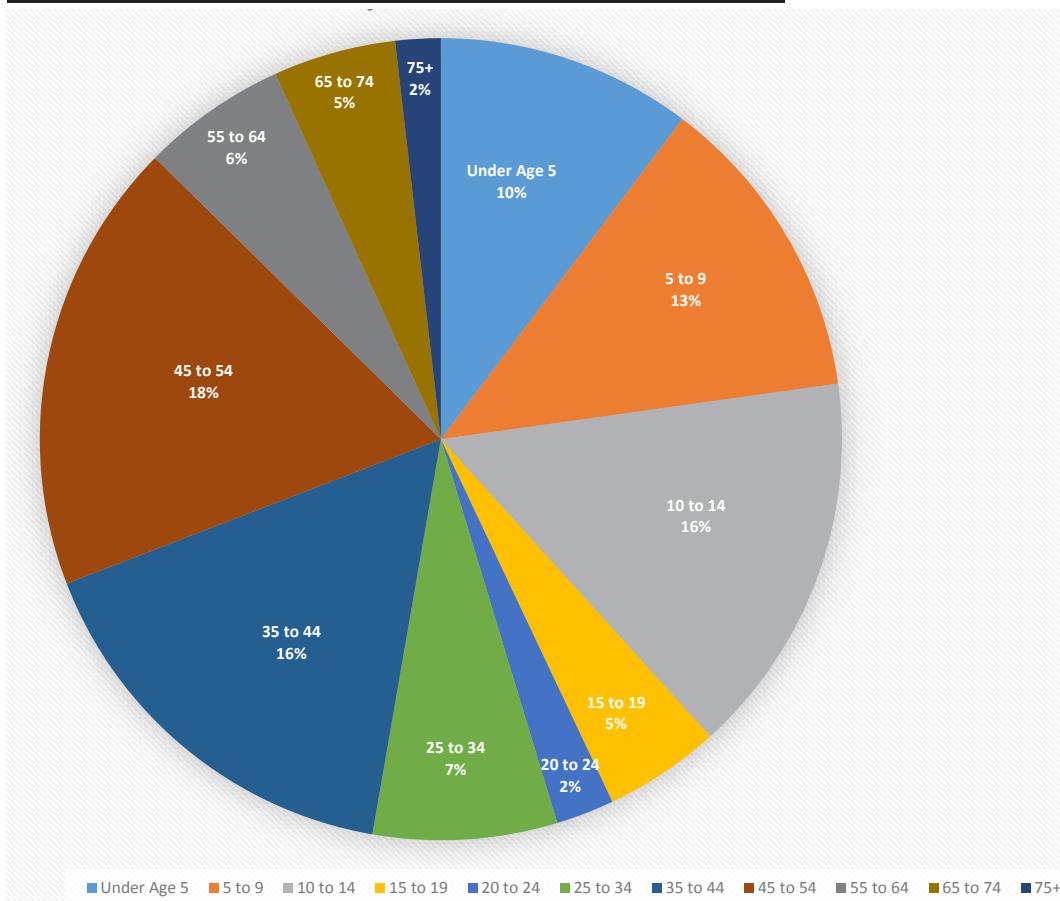
<b>Total</b>	26
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3. What have you used?



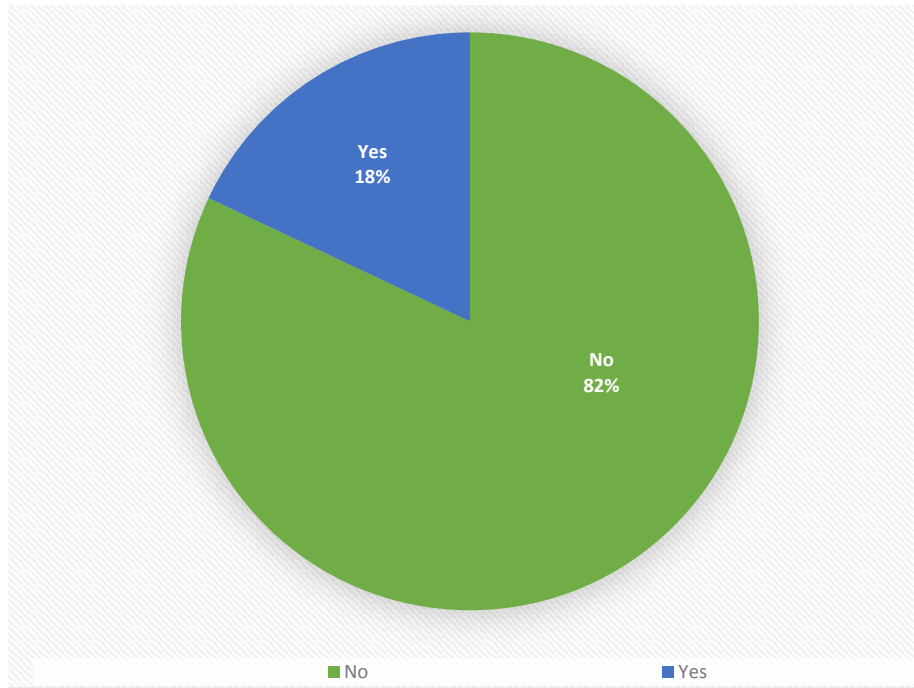
4. Counting yourself, how many people are in your household?

Diagram Choices	Percentages of Alexandria Residents	Responses
Under Age 5	10.3%	79
5 to 9	12.5%	96
10 to 14	15.5%	119
15 to 19	4.7%	36
20 to 24	2.3%	18
25 to 34	7.4%	57
35 to 44	16.4%	126
45 to 54	18.2%	140
55 to 64	5.9%	45
65 to 74	4.9%	38
75+	1.8%	14
<b>Total responses</b>	<b>100.0%</b>	<b>768</b>



5. Have you previously been involved with this Cameron Run Park planning process?

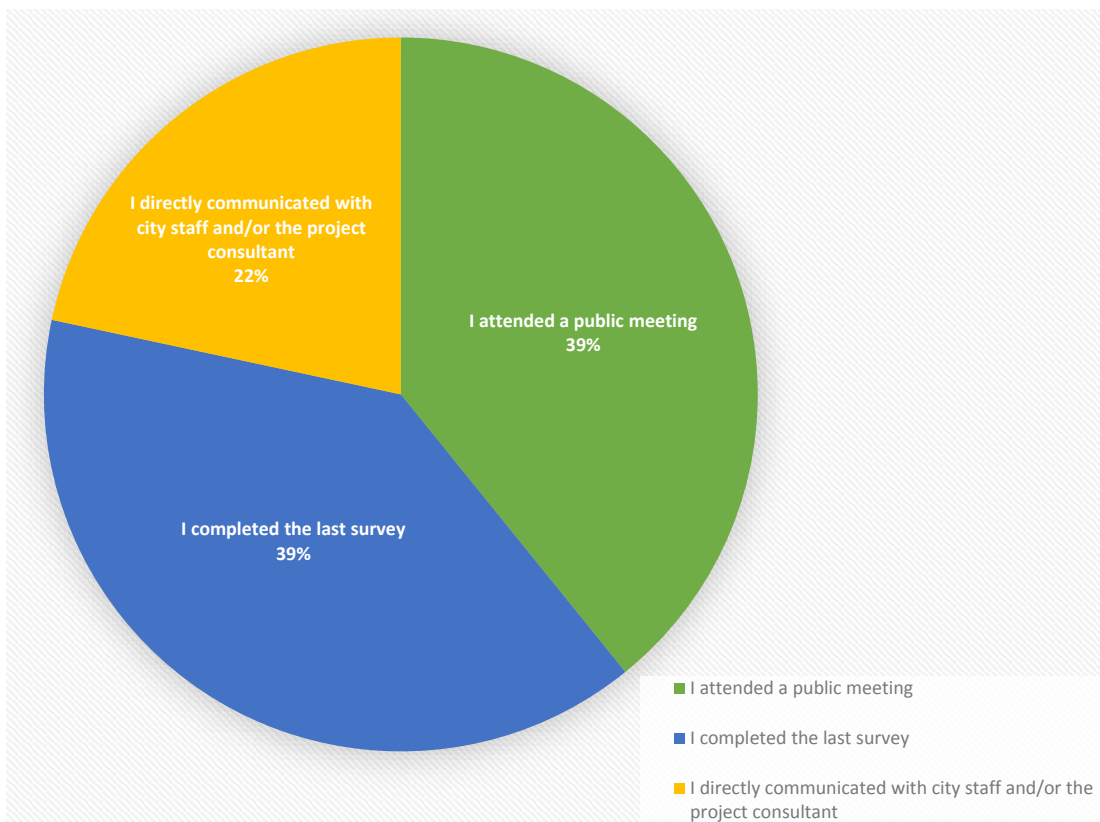
<b>Diagram Choices</b>	<b>Percentages of Alexandria Residents</b>	<b>Responses</b>
No	82.0%	269
Yes	18.0%	59
<b>Total responses</b>	<b>100.0%</b>	<b>328</b>



6. If yes, how so?

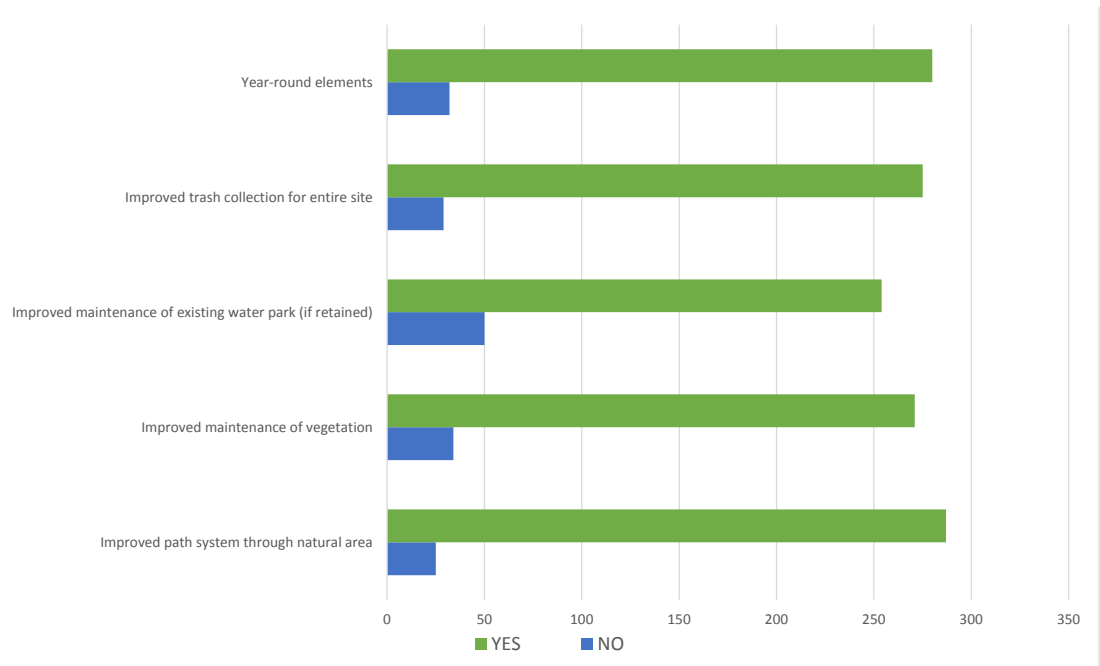
Diagram Choices	Percentages of Alexandria Residents	Responses
I attended a public meeting	39.2%	38
I completed the last survey	39.2%	38
I directly communicated with city staff and/or the project consultant	21.6%	21

<b>Total responses</b>	<b>100.0%</b>	<b>97</b>
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7. The majority of feedback so far has shown that the following items should be included in any version of Cameron Park of the future. Please indicate whether you agree.

Diagram Choices	Responses Yes	Responses No
Improved path system through natural area	287	25
Improved maintenance of vegetation	271	34
Improved maintenance of existing water park (if retained)	254	50
Improved trash collection for entire site	275	29
Year-round elements	280	32
<b>Total responses</b>	<b>1367</b>	<b>170</b>



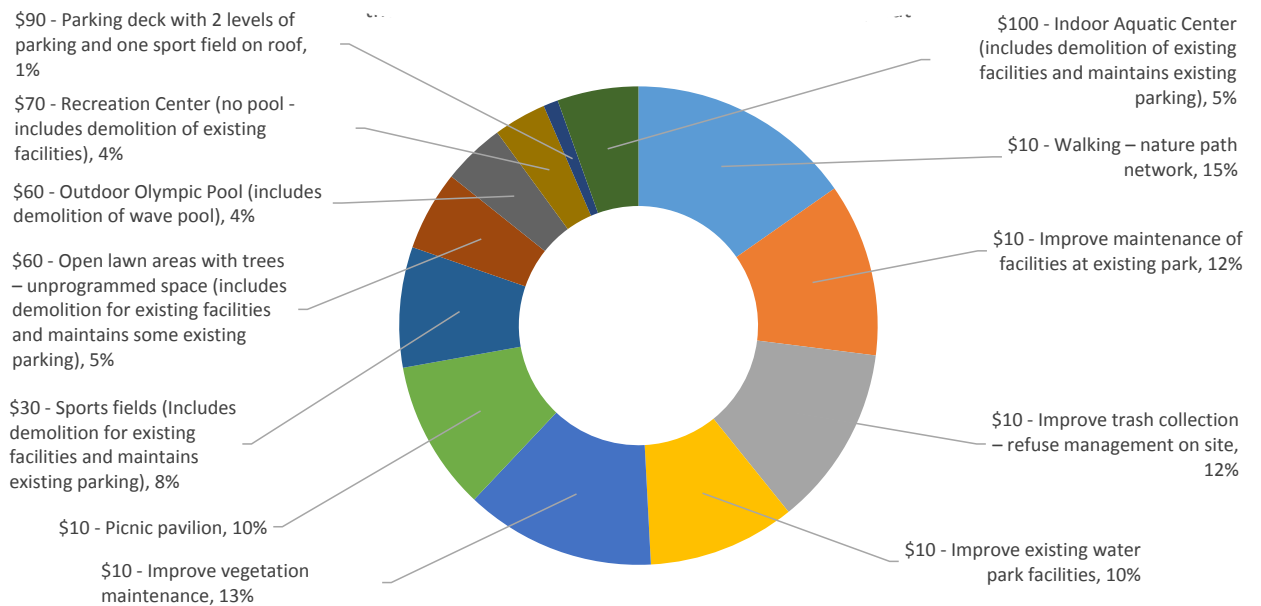
8. Prioritize Park Elements - Below is a list of the most frequently requested park elements that the Alexandria Community asked for during our initial meetings. Tell us which park elements are most important to you by ranking the list below. 1 is most important 11 is least important.

Item	Overall Rank	Rank Distribution	Score	No. of Rankings
Walking Paths	1		2,633	321
Natural Areas	2		2,440	320
Aquatic Center (indoor)	3		2,115	318
Water Park (current use)	4		1,948	321
Sport Field(s)	5		1,925	311
Picnic Pavillion(s)	6		1,876	314
Mini-Golf Courses	7		1,853	318
Recreation Center (indoor, no pool)	8		1,766	310
Open Lawn Areas (not programmed)	9		1,683	308
Batting Cages	10		1,666	310
Outdoor Olympic Pool	11		1,588	300

# CAMERON RUN PARK PLANNING AND CONCEPTUAL DESIGN FINAL REPORT

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.

Diagram Choices	Percentages	Responses
\$10 - Walking – nature path network	15%	184
\$10 - Improve maintenance of facilities at existing park	12%	141
\$10 - Improve trash collection – refuse management on site	12%	147
\$10 - Improve existing water park facilities	10%	120
\$10 - Improve vegetation maintenance	13%	155
\$10 - Picnic pavilion	10%	122
\$30 - Sports fields (Includes demolition for existing facilities and maintains existing parking)	8%	98
\$60 - Open lawn areas with trees – unprogrammed space (includes demolition for existing facilities and maintains some existing parking)	5%	65
\$60 - Outdoor Olympic Pool (includes demolition of wave pool)	4%	51
\$70 - Recreation Center (no pool - includes demolition of existing facilities)	4%	43
\$90 - Parking deck with 2 levels of parking and one sport field on roof	1%	12
\$100 - Indoor Aquatic Center (includes demolition of existing facilities and maintains existing parking)	5%	66
<b>Total responses</b>	<b>100%</b>	<b>1204</b>

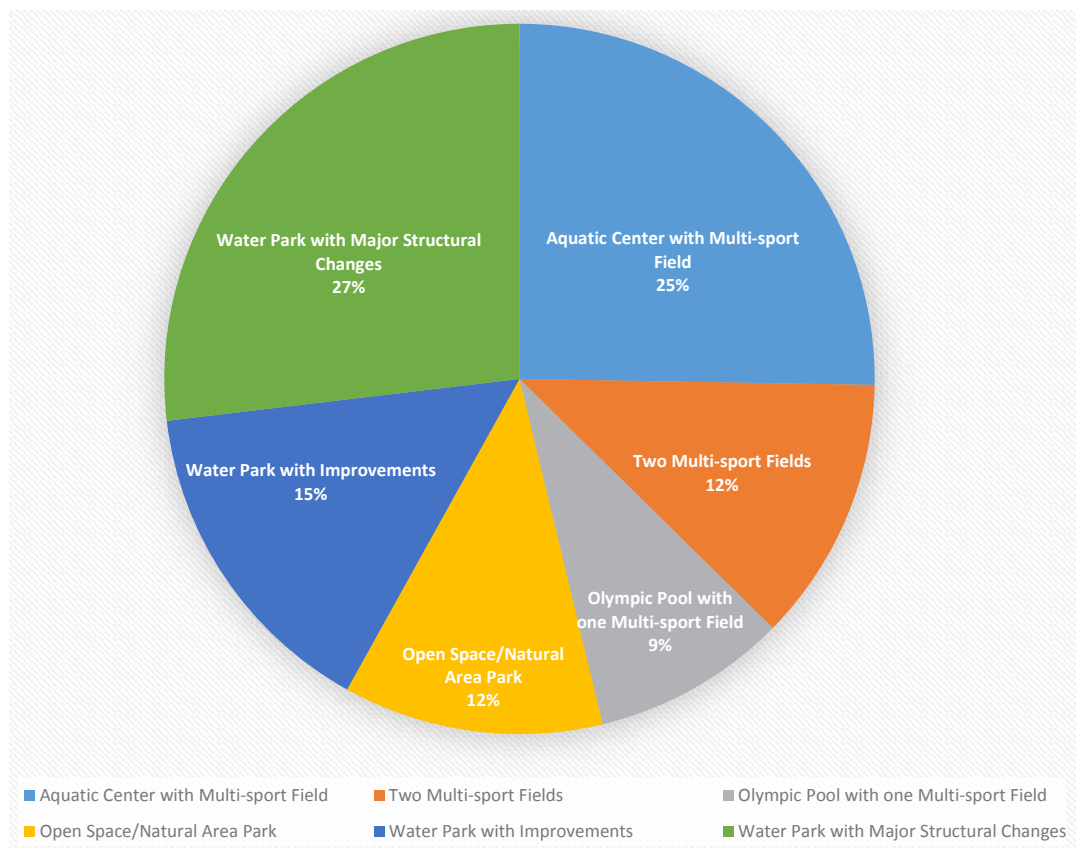




10. Click one or two of the six diagrams below that most closely represent your desire for the Cameron Run Park of the future.

Diagram Choices	Percentages	Responses
Aquatic Center with Multi-sport Field	25.3%	94
Two Multi-sport Fields	12.1%	45
Olympic Pool with one Multi-sport Field	8.9%	33
Open Space/Natural Area Park	11.8%	44
Water Park with Improvements	15.1%	56
Water Park with Major Structural Changes	26.9%	100

<b>Total responses</b>	<b>100.0%</b>	<b>372</b>
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11. Is there anything else you would like to share about this planning process?



- Keep as much natural area as possible. Huge sports complex with it's parking destroys yet another natural area. Big (ugly) art objects only serve to further obliterate natural beauty for man-made junk. Don't.
- Would like a free playground at this park. Near picnic shelters. Improve waterpark facilities/ bathrooms to include family bathroom and changing areas (at least 2!).
- I'd like to see an indoor facility that has at least a wavepool and two sand volleyball courts under a retractable roof for year-round operation!
- Improved and more diverse food options.
- Swimming facilities must be a priority - swimming is a life-saving skill. Alexandria has in my opinion, a sacred responsibility to afford every single city resident the opportunity to learn this life-saving skill. The current aquatic facilities are totally inadequate for the size of our population. The existing facilities are crumbling and kind of gross, to be honest. This life-saving skill happens to also serve as recreation. This is a double return on the city's investment. Alexandria is a historic port city, water is the very reason for its existence - the river connects each of us to Alexandria's history and significance. The ability to swim is and must continue to be part of that legacy.
- Thanks for making this easy to weigh in.
- The multi sport facility is the best use of the space
- It's great to have costs associated with the park planning choices - please continue this as planning and public engagement goes forward!
- The ability to use the park all year and to serve more Alexandria residents living in that part of the city is most important to me.
- The waterpark is a vital part of our community. The nearest waterpark outside of Alexandria is Pirate's Cove, which is 35 minutes away, which is too far to drive for a water adventure. And Pirates Cove doesn't have a wave pool or climbing structure which is hugely popular with the kids. The city has plenty of fields, pools, and recreation centers. We only have one waterpark and it just CANNOT be demolished.
- Would be great if indoor recreation center could incorporate some indoor courts for soccer or futsal. Futsal would probably be more practical because the court could then be used for basketball too.

- I can't believe you're even THINKING of getting rid of the water park!!! We have nothing else like it, and it's hugely popular with our kids. It's packed whenever we go. Everything else that is proposed (fields, pools, rec centers, etc.) already exists in the city, usually without any shortage.
- All year usability is critical. Any deal that continues to include the water park should generate meaningful revenue for the city.
- No new spending for this
- The city is in desperate need of a large aquatics center that can be used year round.
- City residents deserve discounted admission rates
- I think the schools should build a school there first.
- Strongly prefer maintaining open green space to building facilities we already have in other parts of the city and which will be costly to maintain as time goes by.
- The process seems to be rational. The city needs to better publicize initiatives such as this to maximize public input. The real concern is whether the City Council will interject their prejudices and agenda and override the process.
- I would like to see a survey on fields. There are many square, very little diamond. Come up with a good data set and a way to share these better (multi-use). Do we focus on Alexandria youth or adult activities that include users/leagues outside of the city? Most of the square are used by leagues that maintain they are public, but charge and are run like a private entities, with full time staff, not by volunteers and Alexandria citizens. It is a disadvantage to volunteer citizens and youth who want and need recreational sport activities wherein the goal is to promote healthy activity, team building skills, and normal youth development for a well rounded student/citizen.
- The city has a lack of sports fields for kids that are open and not locked up.
- Leave the existing facilities, just improve them. If you want to change things add a new indoor aquatic center
- I think the water park should consider some different features - the slides for the younger kids are wonderful but the wave section is difficult to visit with multiple kids because of safety concerns.
- I would like the city to do a better job of maintaining existing resources instead of doing major renovations at one facility. Example, Ben Brenman Softball needs to have the dugouts covered.
- I think if the city decides to go with the multi-sport that a playground nearby is a necessary feature.
- I like this idea -- finally improving a park that the city already had before building another park.
- Water park should be maintained. If adding a field on top of parking lot is feasible it should be done.
- No comment.
- Baker has done a tremendous job with trying to come up with viable options for this space. Alexandria's outdoor resources are vital to our thriving community, they must be preserved and expanded wherever possible. In my opinion, outdoor gathering areas and free rec areas are more important than pay-for-access wave pools, but frankly we need them all along with space to accommodate them. Can this project be expanded into the adjacent mulch pit and field area across the street ?
- not to rush into a quick decision, plenty of time left on the lease with Nova Parks.
- I love the water park--nothing else like it in the area. I used it as a kid and now take my kid there--it must remain!
- Keep me posted on all developments. Interested in staying part of the planning process.
- I think this has been a good iterative process.

- I'd like to see: 1. More potential plans 2. More done with the area on the top right 3. More possibilities for an open air park and rec Center/ aquatic center combo 4. More options that include getting rid of the existing lease format and having the city make money from the waterpark.
- Thank you for being open, thorough and listening closely. I would love to see a full service recreation center at the park.
- Don't take away aquatics. There are plenty of natural spaces and trails in the city already.
- Please please please - try not to create MORE built environment! We need more natural areas, places that can help us withstand the stress of our congested streets, traffic, busy lives, and increased infill development. We begged for natural space to be retained in the PH project and instead got a Rec Center doubled in size and a turf sport field which is of little use to those who prefer to recreate al fresco. I know there are competing recreational interests in the City, but I beg you to retain and improve our natural areas as a needed antidote to modern urban life, as much as you can. Use the wave pool to generate income!
- Need Olympic pool for city.
- Would love to see a community garden in the Northwest corner of Lake Cook. Would rather not retain the water park. Is it possible to build a rec center and a traditional outdoor pool instead?
- Disconnect re: keeping citizens that have expressed interest in the process advised of what's next in a timely manner.
- I would like a recreation center with an inside pool. It will more beneficial.
- I picked the last option above as the best of the options, but I think it is still lacking. I think incorporating a playground is a good idea and needed in the valley - over keeping the batting cages or mini golf. I also do not like the idea of turning that corner of land next to Lake Cook into a "native meadow". It is a dumping ground today for trash, and unless that space is turned into something more usable, I fear it will continue to be used as a dumping ground. Lastly, I am wary of city's use of sports fields. Historically, when the city has converted space to sports fields, they lock up the fields and prevent the public from using them or walking on them, presumably to reduce the maintenance of those fields. The, the fields sit empty for much of the day when not in use. The city desperately needs green park space accessible to the community. I theoretically have no objection to sports fields, but would encourage the city to be careful to avoid designing a space for no other purpose than sports fields - keep the space open, and accessible to the community. A place where people can walk their dogs, let their children play, and generally enjoy the outdoors.
- Nope
- Please add baseball fields. The fields in the city are beyond capacity and we need more so all youth who want to play have field space.
- No...
- The highest and best use of this land for a new, indoor, year-round facility. Work with NVRPA to make this happen. There is no reason why we can't go into a partnership with them for a regional, indoor facility that generates the same amount of money as the waterpark.
- There needs to be an indoor sport facility in Alexandria besides using already made Rex centers that solely focus on basketball. There needs to be Futsal, field hockey and indoor volleyball courts in Alexandria! The water park is a wasted space!!!!!!!!!!!!
- I would love it if the rec center had yoga classes or weight room/gym (adult focused exercise options). Otherwise I probably won't use it.
- My main use of the park is running through it. So a natural space is nice for me; however, I am probably not the target user.
- While I like the improved version of the water park, it would be great if improvements could still manage to incorporate some city benefits (e.g., swim lessons)

- Would love to see a dedicated dog park for off leash play. The few that exist around the area are not close by and not well maintained. With as many people use the Cameron Run Trail for dog walking and the additional housing being built on Eisenhower Ave, this could be very beneficial.
- Keep up the good work.
- NOVA Parks has invested millions of dollars to develop, maintain, and operate this park as a regional facility for the mutual benefit of Alexandria residents and our neighbors. The income from this very popular facility should not be characterized as “profits,” but rather as an income component of the entire NOVA Parks system, which supports Carlyle House, Sandy Run Rowing Facility, the W&OD Trail, and numerous other facilities that benefit Alexandria residents.
- Please continue to work cooperatively with NOVA Parks to retain and improve the existing water park. This is a wonderful place to bring families for a variety of activities. It would be good to find a way to add to year-round use without destroying what we already enjoy.
- I do not think the City needs more sports fields. This park needs to remain a space that is available to all citizens, families, and children, regardless of whether they are members of organized sports clubs.
- I’m open to an aquatic cavity if a study shows there is demand for one. Instead of a parking garage can’t EISENHOWER Ave be reconfigured to add parking at a much cheaper price? I want the city to make much better use of this space. Now it is only used about 4 months per year. We can do better.
- It’s great that you’re seeking community input. Thanks!
- The water park employs many Alexandria city teens. Significant changes to its current use would result in a lack of job opportunities and training for these young men and women.
- Alexandria needs to take a page from its neighboring counties. Our sports facilities pale in comparison, to the point of embarrassment.
- Think about using Turf when making the field!
- I chose the option with rec center and parking garage. With the number of attractions included in this plan, it would seem to need a significant number of parking spaces to accommodate potential users. The facility should be connected by bus service and also provide ample bike parking. Also, as a general statement, I like having a playground co-located with sports fields, as at Brenman. It’s tremendously helpful when juggling kids of multiple ages. Witter is a great facility but there’s not much space for little siblings to play without ending up in the game. The option I chose has the playground element but would not serve quite the same purpose because the field is at a different elevation. It would be great to have public batting cages in better condition than at present -- the private options are expensive. The cages are a great way to keep tweens occupied and in good form.
- There are underutilized sports fields almost directly across Eisenhower Avenue from Cameron Run Park today; study ways to improve them and their use rather than convert very popular Great Waves Waterpark into something for Alexandria Little League and others.
- Connect bike trails to other existing bike trails in the Alexandria area so that bikers have longer trails.
- We recently moved to the area and had our first child. Before learning of this project, we decided to get season passes to the waterpark and were really looking forward to it. I hope that it isn’t demolished! I’m confused by some of these options, which seem far-fetched to me. For years groups have been trying to get money to improve Chinquapin, and there’s never funding for it, and yet this implies there might be funding to tear down the existing park and build a brand new indoor aquatic center? That seems unlikely given the current fiscal environment. I’d rather the City use that funding elsewhere and make small improvements to the park as it is now. I’d also love to see more year-round use of the space. Maybe a food truck festival in the spring or fall (like Truckeroo in Yards Park)?

- I could really see getting rid of the wave pool and replacing it with a regular pool. A year round, full service recreation center is most important to me
- Is it possible to better utilize the roof of a recreation center by adding tennis courts or basketball courts? It seems foolish to waste the space given our urban setting
- Thank you for keeping the public involved in the process. I'd like to hear about the ability of the City to pay for these improvements as well. That will inject realism into this process.
- Cost of a double level parking garage w/ playing field on top is probably cost prohibitive. Combining pool and playing field, doesn't look like enough parking space. Appreciate the use of "Wards Woods." Interpretive signage for nature, unique natural tree hybrids, etc. would help in understanding what's important at this site.
- I understand that revenue from the Waterpark supports a number of other facilities run by NOVA Parks, and would urge the community to prioritize the continuation of that relationship and support.
- Thousands of kids and families (including inner city kids) who don't have easy access to outdoor parks use the Water Park and it would be a pity to take away the one major attraction that's easily accessible by mass transit. Seems unfair that most of them are not involved in the planning and don't have a voice. In addition, we have such limited green space and trees and any development should preserve the existing trees and wildlife habitat. Too much development would create traffic issues on Eisenhower.
- No.
- During this planning process, periodic updates would help potential and current customers know what is going on. I like the idea of a year-round, indoor pool that residents can use. Also, I would strongly suggest advertising in print and other media to draw attention to the facility as a whole and stress how it will benefit the entire community. Have "theme days and give-aways", but don't raise the admission fee; two separate fees (summer/"other") would be optimal. Keep it simple and sedate.
- 1. The planning process should consider the bike and walking path that runs next to the facility. It provides important a vital connection between Cameron station and the Eisenhower valley. 2. Explore alternatives for the large surface lot. The lot is very underutilized. It is only at capacity on a handful of summer weekends.
- Improved connection to public transportation
- what is a 'water park with city benefits?' also, why would we need a 2-story parking garage for a rec center and not for any of the other options? couldn't we put parking underneath any building? parking structures and open lots are incredibly wasteful uses of space, being in an urban environment we need to think how to best use space for the most community benefit
- There is a nearby sports field, and a nearby commercial gym, but there is no nearby aquatic center that can be used year-round. An outdoor Olympic pool is not as useful as an indoor aquatic center because it can't be used during the winter. Exercise options are limited during the winter, so an indoor pool is most practical.
- Increase the cost of the water parks payment to the city. I like the idea of recreation space for basketball, we have to go to Lee during the winter months. Indoor open play on weekends would be a great option. Thanks for the time taken to make the best use of this space.
- The choices all collide with one another. I'd love to see a year round facility. But, we need to get more kids outdoors as well. A water park with indoor/outdoor facilities would meet the year round requirement, expanding the current use cases. The current batting cages haven't been properly maintained in a long time, some simple maintenance would greatly enhance them. We have the ball fields across the street, but parking and ease of walking between the two is impossible currently. Combining the animal shelter and these two parks together would greatly benefit everyone.

- There needs to be more city resident benefits, be it reduced entry fee or more cash on the tax rolls.
- The priority should be a year-round facility that benefits the local community over residents of other states/counties.
- Ditch the Water Park!
- I would like rec center with a pool. A recreation center that can be used all year round. The pool does not have crazy big.
- The consultant seemed to work hard to hear and take note of resident input - great job! However as good as all of these plans/options are, why the heck is another department in the city ignoring all this feedback that has been collected as a part of this study, the 2014 survey, and feedback directly submitted to RPCA Park Planning Staff and the Park and Recreation Commission between 2014 and the present and looking to put a hideous public art work right at Lake Cook? The consultant carefully recorded resident input, and that input called for the Lake Cook to be a naturalistic space, but the proposed public art seems to proudly exalt mankind's dominance of nature. If elements are to be introduced into parks that affect (change!) the character of the parks, that needs to go through the city's well run park planning processes! Otherwise, the money paid to this competent consultant is a joke.
- I think it's a mistake to spend money demolishing the water park. It's a rare amenity in this region. Enhance the water park and/or re-arrange the parking lot to support other amenities in addition to the water park.
- There are already sports fields right down the street. There is a path that a lot of people take that goes by playgrounds outdoor areas and sports facilities. What this area is really missing is a recreation center. A place for residents to use gym equipment and facilities. This spot is walking and bike accessible to many people in west end area who currently do not have a facility like this close by.
- Make things more public knowledge
- This parcel abuts the bike trail along Eisenhower Ave. The bike trail is in need of improvement especially transitions on and off the trail are lacking. The west-end needs access to bike infrastructure just like del-ray and downtown.
- Sports fields are not needed.....there already is softball fields across the street, and a soccer field near Telegraph road and Duke st that is rarely used.....
- I'd like the city to benefit more. I want an aquatic center in the West End. Somewhere to swim year round. Is it possible to keep the wave pool, but ass an indoor swim option as well?
- We do NOT need any more sports fields. Especially NOT soccer. You are (over-)catering to 1 segment of the population. There are other sports people would like to see besides soccer. By the way, I was HS co-capt, so I love soccer - just not to the exclusion of all else. I play many sports. How about more vball? Are there any tennis courts left? Hockey? Lax? We NEED an outdoor pool in the West End for adults as well and children. You have a LOT of citizens who wonder what in the world you DO with our tax dollars that the rates keep going up, yet teachers don't have supplies, etc., etc. The City should be ashamed of the new budget. And, I say that with over 30 yrs of budgeting experience. People are NOT happy with the govt, and I believe you will see that in the next election. 6% increase is INSANE when you've proven already you can't manage money properly! I applaud Silberberg for voting against it. This is going to be another mismanaged, overpriced 'waste of money' because you will overpay for everything - as always.
- I am still a little concerned about traffic patterns in the vicinity of the park and generally speeds along Eisenhower, especially when walking with my kids on the sidewalk adjacent to the park and lake.
- A large playground for kids and maybe a "splash park" area. Something similar to what is in Potomac Yard. Would love to have a Rec center with Gym and indoor pool (year round use).

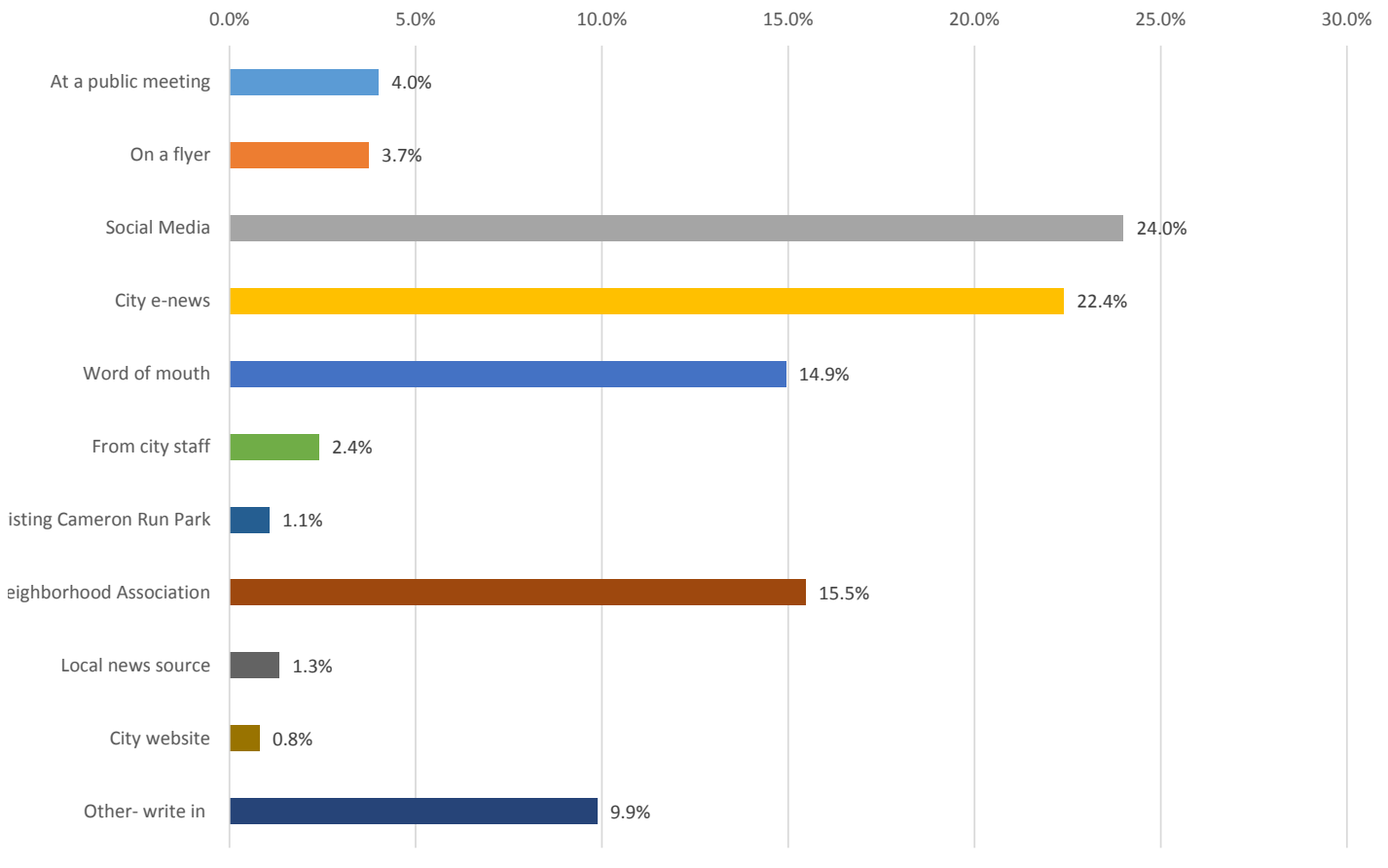
- - I really want to keep the wave pool. - Why, in option 6, did the native meadow become a garden - why not leave it native. - The option with just the sport fields is too much like what's by the RR tracks now - don't need two like that.
- We need more recreation facilities and less town homes. The city needs to figure out that we have families living here permanently now, and they need to invest in our needs to keep us here. Potomac yard should have a recreation baseball field at the very least,,,
- This development may be too late for my two kids in Little League, but I can say from experience that the city could definitely use additional baseball fields. At least one turf diamond in the city would really help the league deal with rain out situations (but I'd like the city to keep most fields grass - kids should play on grass when possible).
- It would be great to add sports field like Baseball or soccer
- Please minimize impervious surfaces as much as possible, and preserve and add to the natural areas, particularly the wooded areas.
- Keep the Wave Pool!
- The water park is a vital part of a lot of people's summer. Some residents can afford to join private clubs to have their kids at, but most cannot, and this water park fills a need for low- and middle-income Alexandrians. Please think about the thousands of people who use this facility more than those who do not!
- Please remember the volume of minority children who play and often fill the water park on summer days.
- My answer to question 9 should take into account the image does not fully display on a mobile device. I would like the existing waterpark and sport fields. I am also interested in the racial make up of respondents to your survey as I am concerned that those who most use the park in its current form may not be represented in your survey.
- Keep Lake Cook a natural area. Use native trees, shrubs, grasses. Make accessible but not for bikes. art is ok as long as it helps to educate and/or represent the natural processes of a natural environment. minimal open views from street. Keep the big trees through creative shoreline design.
- Parks are important. Should consider cost of upkeep of park on a continuing basis as significant part of plan. Also, have some revenue making portions, but enough free options for everyone to enjoy.
- We need another indoor pool but do not want to lose the option of having the water park either. Is there a way that we could have both. There seems to be enough space that we could have both.
- Need to add two playgrounds- 2 to 5 years and 5 to 12 years.
- It's difficult to answer this survey without being able to comment on Chinguapin. I would rather have a larger pool at Chinguapin and retain Cameron Park as a waterpark. Food is too expensive at Cameron Park and too expensive. Families should be allowed to bring in healthier food and drinks without being ripped off by NoVa parks.
- Whatever is done that it will be enjoyable as a free service for the public, not charges
- Please do not renew the wave pool contract and include its destruction in whichever plan you choose. A negative, and often criminal, element from PG Co makes up the majority of persons using the facility.
- really love that there is a water park nearby that isn't as expensive as a theme park & is locally owned (not for profit)
- The most important factors to me are keeping the area as natural as possible while making it useful to Alexandria's citizens, especially children.
- We use Lake Cook the most at Cameron Run. I see all the options keep Lake Cook. Please continue to stock it with catfish and trout.
- I think a pool/aquatic features would be unnecessary.
- The aquatic center would be great!



- I am not interested in sports fields.
- I would also like a dog park, with a separate area for dogs 40 pounds and under. My daughter is 16 now, but we did not have enough city opportunities for swim classes when she was little (the Y was unorganized), and we drove to Reston (?) for an indoor water park. Chinquapin was not built to accommodate meets (puzzles me still today), so I also recognize the need for a competition ready indoor pool. Lastly, my daughter plays H.S. softball at Witter, which lacks a concession stand, announcer's booth and storage and parking near the softball field. We don't have enough fields to ever do travel league, or even have J.V. and Varsity play at the same time, let alone with baseball. When I think of sports fields, I imagine the priority going to soccer and not to softball.
- I am opposed to adding more sports fields, as there are appropriate times of day and the week when existing fields are not being used
- It's really hard to click through this. It's kept going back when I tried to advance. It should not be that hard.
- It would be helpful to know the terms of Nova Parks' lease, as well as the costs of the proposals.
- Any time I try to scroll through the diagrams, the system forces me to the next (this) screen. I do not feel that NOVA Parks has worked with the Parks and Recreation teams in good faith. However, if they wanted to pay a market rate rent that went directly to the Parks and Rec budget, or if they would build an aquatics facility that our citizens could use for swim lessons, practices, and competitions, Only in those circumstances would I be ok with NOVA Parks continuing to lease this site.
- I wasn't able to see the 6 options - this is a scam
- There is a shrinking amount of green space along Cameron Run, and the space that remains is quickly being developed. Please help preserve natural areas to provide habitat for native species. It is important for city residents to be able to connect with their natural environments! Transit needs an upgrade along the corridor too. It could be possible to keep the existing waterpark/golf course but remove some of the massive surface lot if the AT7 ran more frequently and conveniently.
- It is incongruent to see plans for an indoor pool facility less than a month after the city shelved more advanced plans for one at Chinquapin.
- I just moved here and I'm excited to go to the water park, I haven't been yet
- we definitely need more fields and an aquatics indoor facility in the city.
- I would like to see increased funds from park tenant toward maintenance and upkeep. Requirement to hire certain percentage of City residents. Better use during water park off season. Better consideration for parking or shuttle service.
- N/A
- Please keep the batting cages. We use them often.
- More year-round sports space and open play space is needed in the city. Winter, indoor activities for kids under the age of 5 are currently limited to (small) soft play rooms, Chinquapin, and open gym once a week at Charles Houston.
- What about enclosing the water park a la Great Wolf Lodge so that it's now a facility that can be used year-round. Paradise Play is great and should also be available year-round. That all said, we really need to have more fields, turf, for baseball. There are already plenty of soccer fields. I say turf so there might be fewer rain outs.
- with proximity to water, it seems as those open areas are often filled with goose droppings making it unpleasant to walk
- The park is needed to stay undeveloped and green. So much green space has been so rapidly declining for "progress". A swimming pool or soccer field is not progress, just makes us look like clones of urban sprawls.

- I like to walk here. What I want is for that experience to be a bit nicer (paths by Lake Cook less ankle-turning and less “looking at the butt end of the facility,” better connection with the Eisenhower Ave sidewalk by the parking lot, maybe a crosswalk to the bike path across Eisenhower by the front entrance if that’s possible). I personally have no use for most of the other items proposed, but that’s just me. I would be a bit disappointed to see the mini-golf go. I was looking forward to trying that out, since it’s just walking with built-in opportunities to laugh and score points.
- Rec center should be an option withOUT water park. Turn it into gymnastics facility! No one from Alexandria can get into Arlington or other surrounding counties.
- I would have liked more details on the aquatic center. thanks for the survey!
- Keep the water park. There is nothing like it in the area. With Top Golf leaving, it will be the only mini golf nearby.

**12. How did you hear about this survey?**



12. How did you hear about this survey? (Write in responses)

Write-In Responses	Percentages	Responses
Alexandria Little League	17%	6
Alexandria Baseball	3%	1
Email	17%	6
Email from City of Alexandria	3%	1
Email from Michael Baker	6%	2
Email from sports league	3%	1
Facebook feed	3%	1
Family member	6%	2
Justin Wilson Newsletter	20%	7
Little League	14%	5
Result of asking when was the next event	3%	1
Tree Steward listserv group	3%	1
Work	3%	1
<b>Total Write-In Responses</b>	<b>100%</b>	<b>35</b>

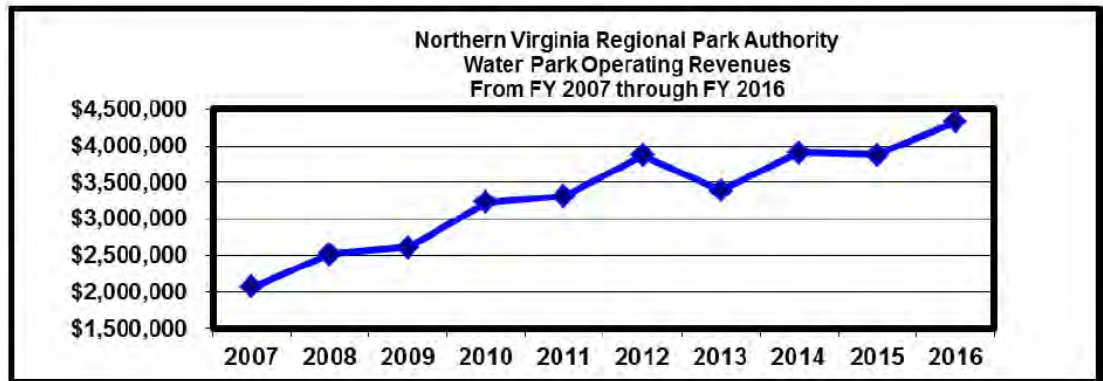
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## APPENDIX F: FINANCIAL ANALYSIS

### Cameron Run Regional Park Financial Condition

This section presents the financial condition of Cameron Run Regional Park. Financial details of Cameron Run Regional Park including Great Waves Water Park are based upon the FY 2015-16 Comprehensive Annual Financial Report (CAFR) prepared for the Northern Virginia Regional Park Authority (NOVA). The CAFR prepares annual audited data by program, and identifies the following related programs for Cameron Park: Cameron Run Regional Park, Great Waves Water Park, and Cameron Run Regional Catering. For purposes of illustrating all NOVA operated programs in the City of Alexandria, audited financial information for Carlyle House Historic Park are also discussed. Detailed revenue and cost tables for each program are provided at the end of this section.

In perspective, the revenues from Great Waves Water Park contribute significantly to the total revenues generated by all NOVA water parks. There are five water parks operated by NOVA: Atlantis Water Park, Great Waves Water Park, Ocean Dunes Water Park, Pirate’s Cove Water Park, and Volcano Island Water Park. The following graph shows that the water parks generated about \$4.3 million in combined revenue in FY 2015-16. Of this amount, Great Waves generated about \$2.0 million, or 47 percent, of the total. In comparison, each of the other water parks generated between \$530,000 and \$595,000 each.

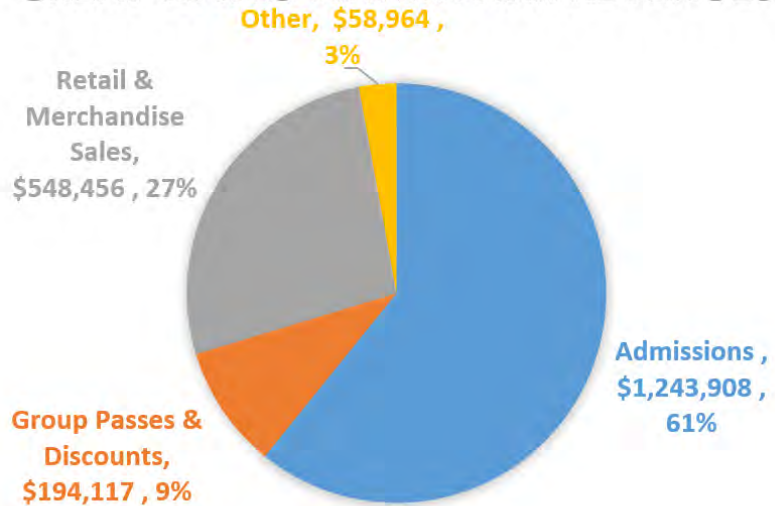


Source: FY 2016 NOVA Comprehensive Annual Financial Report

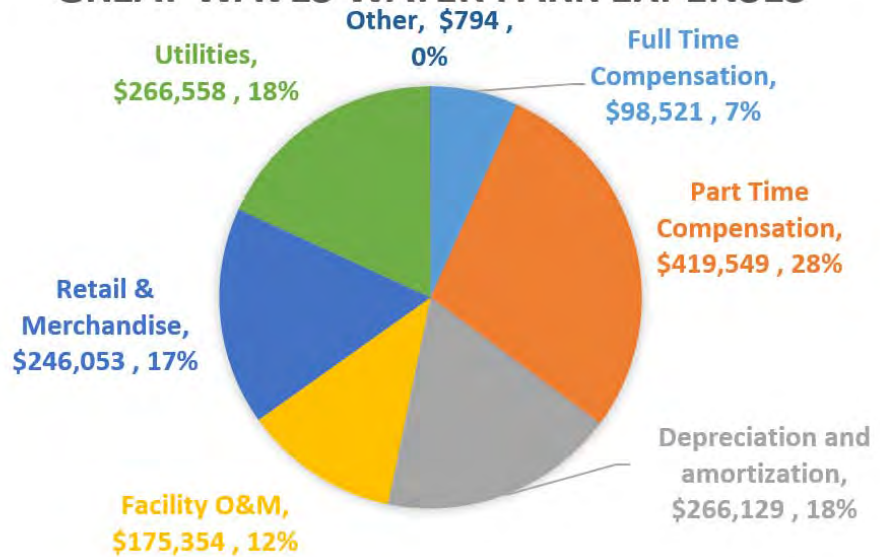
Link: [https://www.novaparks.com/sites/default/files/pdf/Northern Virginia Regional Park Authority2016.pdf](https://www.novaparks.com/sites/default/files/pdf/Northern%20Virginia%20Regional%20Park%20Authority2016.pdf)

Within Cameron Run Regional Park, the FY 2015-16 operating revenues and costs for each of the three programs are shown in the following graphs.

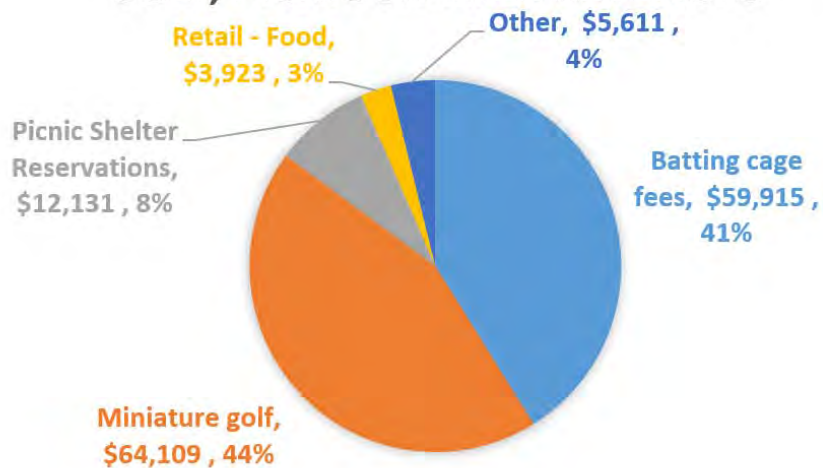
**GREAT WAVES WATER PARK REVENUES**



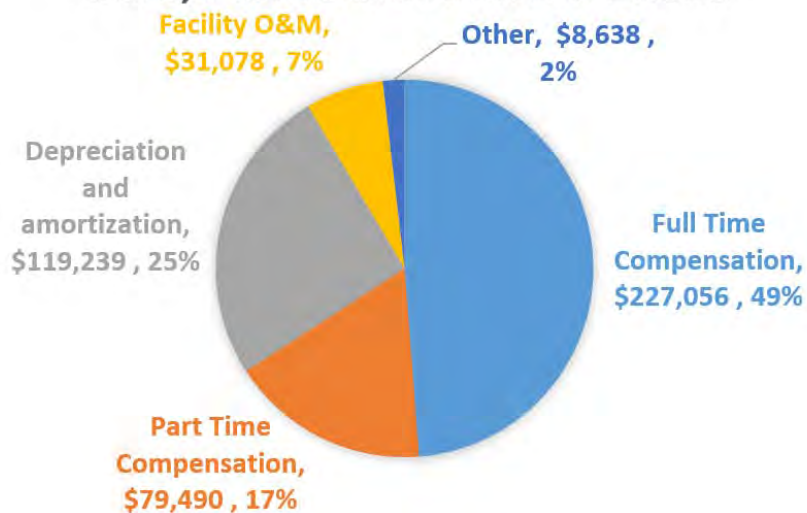
**GREAT WAVES WATER PARK EXPENSES**



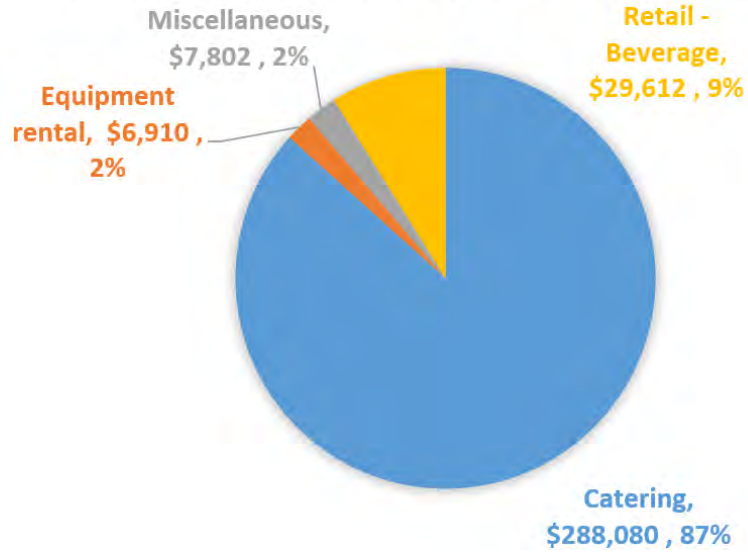
### CAMERON RUN BATTING CAGE, MINI-GOLF, PICNIC SHELTER REVENUES



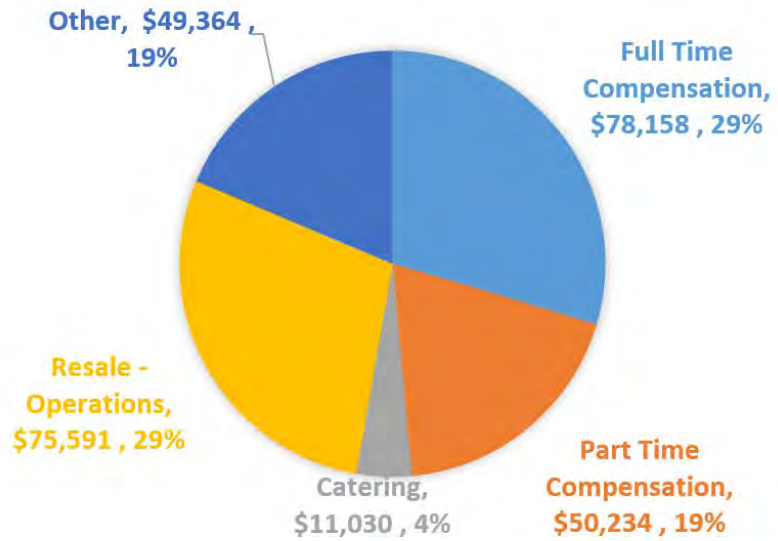
### CAMERON RUN BATTING CAGE, MINI-GOLF, PICNIC SHELTER EXPENSES



### CAMERON RUN CATERING REVENUES



### CAMERON RUN CATERING EXPENSES

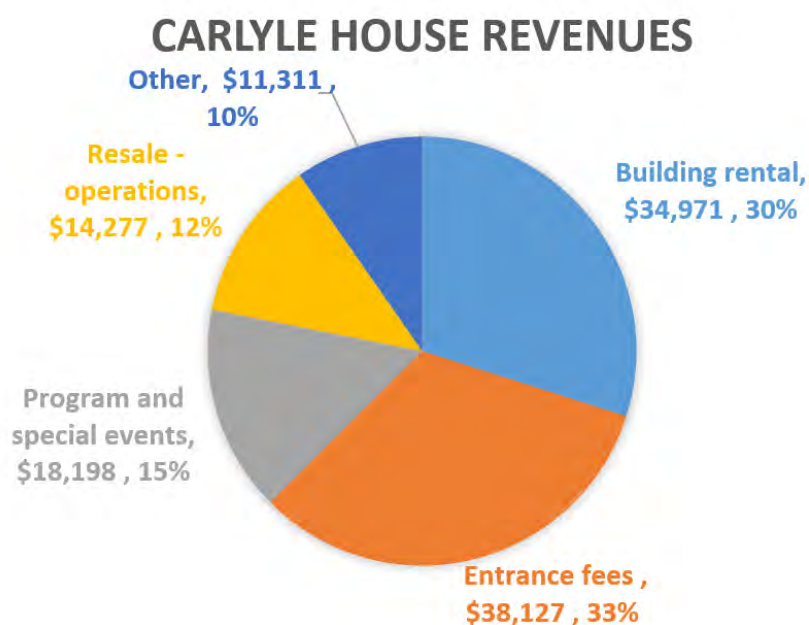




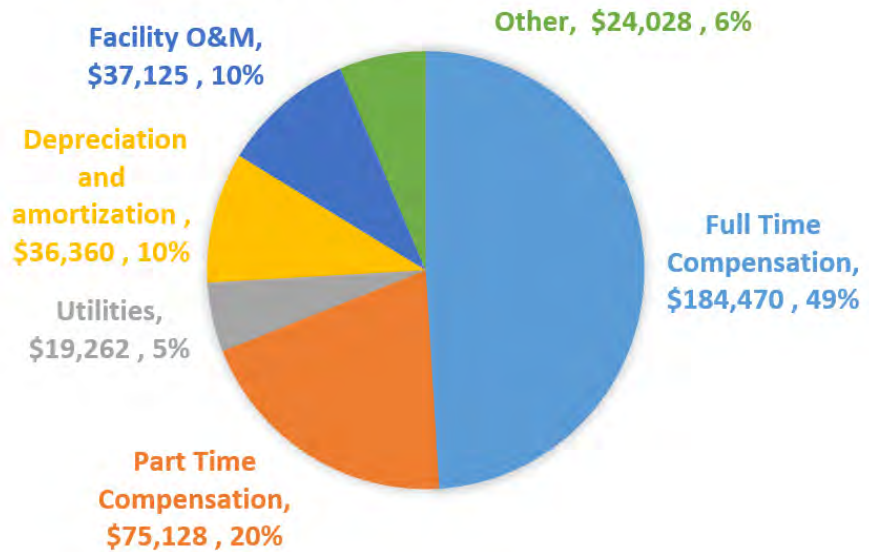
As depicted in the graphs, Great Waves Water Park generates positive cash flow in the amount of about \$575,000 per year. Cameron Run Regional Park which includes batting cages, mini-golf, and picnic shelters incurs an annual operating deficit of about \$320,000. Combining these two programs yields positive net income to NOVA of about \$255,000. Also, Cameron Run Regional Catering is part of a NOVA catering and event services program that provides food and beverage options for corporate and social catering events as well as support for special events throughout NOVA Parks including at Great Waves. Positive annual net income from Cameron Run catering is about \$68,000. The three Cameron Run programs have an annual total net income of about \$323,000.

The primary cost for Cameron Run Regional Park programs is labor expense. For Great Waves, labor equals 35 percent of costs, followed by utilities, depreciation, and resale merchandise (about 18 percent each of expenses). For Cameron Run batting cages, mini-golf, picnic shelters, and other park assets operated by NOVA, the primary cost is also labor, amounting to 66 percent of costs, following by depreciation of 26 percent. According to the NOVA CAFR, Great Waves has 1 full-time staff plus 20.4 full-time equivalents comprising part time employees. The remaining two Cameron Run programs (batting cages-mini-golf-picnic shelter, and catering) have 3 full-time staff plus 4.85 full-time equivalents comprising part time employees.

The audited operating revenues and costs for Carlyle House result in an annual deficit of \$260,000. The following graph shows the operating revenues and expenses for Carlyle House. When summarizing the net income of each NOVA operated program in the City of Alexandria (including the three Cameron Run programs and Carlyle House), the overall total net income is about \$63,000 per year.

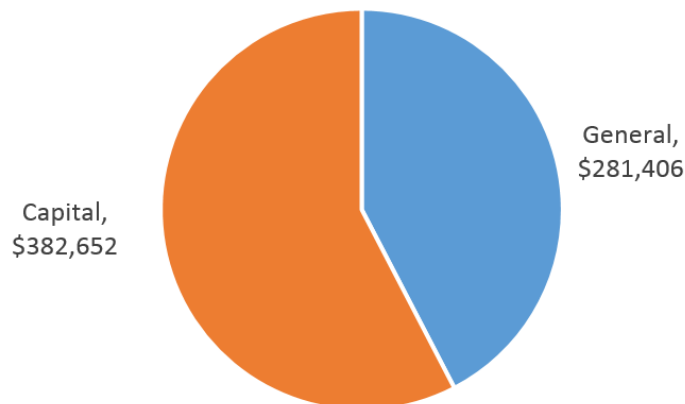


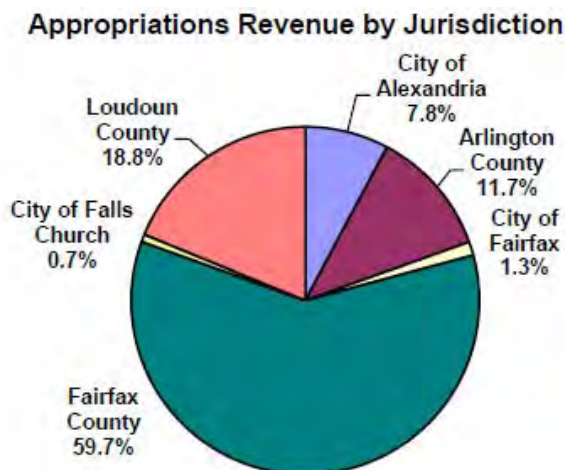
### CARLYLE HOUSE EXPENSES



Each NOVA member jurisdiction pays an annual contribution that is applied towards general expenses and capital projects. Each jurisdiction pays a share based upon a per capita rate multiplied by that jurisdiction’s population. Each jurisdiction pays the same per capita rate. The City of Alexandria paid to NOVA a total member contribution of about \$664,000 in FY 2015-16 based upon this formula. This contribution is divided between operations and capital expenses. The per capita rate for the operating appropriation is \$1.89 and the per capita rate for capital is \$2.57. The operating appropriation is used for NOVA headquarters expenses and central maintenance, while the capital fund is used for capital projects. Alexandria’s member share is 7.8 percent of the total share from all jurisdictions. The following graphs shows the breakdown of the contribution from Alexandria and its share relative to all member jurisdictions.

### ALEXANDRIA MEMBER CONTRIBUTION TO NOVA PARKS, FY 2015-16





Source: FY 2017 NOVA Adopted Budget

In addition to operations, NOVA recently made some capital investments at Great Waves and has plans for additional park amenities. Based upon NOVA's capital plan for Cameron Park, NOVA invested about \$600,000 in a variety of capital infrastructure at Great Waves through 2015 including pool and pool building renovation, snack bar renovation, and permitting for a new water ride. NOVA had also budgeted for a revised and expanded parking lot to meet demand and maximize attendance, as well as an issuance of a large revenue bond (presumably for the new Great Waves water ride), but these two large capital projects have been placed on hold. Beyond these two large planned projects, which have been taken off the budget for 2017, there are no other significant capital projects shown in the 5-year capital plan.

**Summary Cameron Run and Carlyle House Operating Revenues and Expenditures  
For the Year Ended June 30, 2016**

Program	Revenue	Expenditure	Income
Great Waves Water Park	\$ 2,045,445	\$ 1,472,958	\$ 572,487
Cameron Run Regional Park (batting cage, minigolf, picnic shelter)	\$ 145,689	\$ 465,501	\$ (319,812)
<b>Total Cameron Run</b>	<b>\$ 2,191,134</b>	<b>\$ 1,938,459</b>	<b>\$ 252,675</b>
Carlyle House Historic Park	\$ 116,884	\$ 376,373	\$ (259,489)
Cameron Run Regional Catering	\$ 332,404	\$ 264,377	\$ 68,027
<b>Total Program</b>	<b>\$ 2,640,422</b>	<b>\$ 2,579,209</b>	<b>\$ 61,213</b>
<b>Member Contributions - Alexandria</b>	<b>\$ 664,058</b>	Contributions towards headquarters and central maintenance, and capital projects	

Source: Northern Virginia Regional Park Authority, Comprehensive Annual Financial Report for the year ended June 30, 2016.

**CAMERON RUN PARK PLANNING AND CONCEPTUAL DESIGN FINAL REPORT**

<b>Great Waves Water Park</b>	
	Year Ended June 30, 2016
<b>Operating Revenue</b>	
Admissions	\$1,243,908
Cabana rental	\$6,550
Discount tickets and passes	\$56,367
Inflatable play feature	\$14,182
Group passes	\$137,750
Locker rental	\$4,917
Miscellaneous	\$1,045
Programs and special events	\$3,112
Retail operations & merchandise	\$548,456
Reservations	\$29,158
<b>Total operating revenues</b>	<b>\$2,045,445</b>

<b>Operating Expenses</b>	
Full time salaries	\$48,817
Part time salaries	\$419,549
FICA	\$26,465
Hospitalization	\$7,482
Life insurance	\$407
Retirement	\$12,549
Unemployment tax	\$2,801
Depreciation and amortization	\$266,129
Equipment and vehicle maintenance	\$256
Facility operations and maintenance	\$175,354
Programs and promotions	\$0
Resale - operations (retail operations & swim merchandise)	\$246,053
Uniforms	\$538
Utilities	\$266,558
<b>Total operating expenses</b>	<b>\$1,472,958</b>

<b>Operating Income</b>	<b>\$572,487</b>
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Source: Northern Virginia Regional Park Authority, Comprehensive Annual Financial Report

Schedule of Revenues and Expenses - Budget and Actual, Schedule 27  
For the Year Ended June 30, 2016

<b>Cameron Run Regional Park</b>	
	Year Ended June 30, 2016
<b>Operating Revenue</b>	
Batting cage fees	\$59,915
Miniature golf	\$64,109
Miscellaneous	\$1,568
Resale - operations (Retail - Food)	\$3,923
Reservations (Picnic Shelter Reservations)	\$12,131
Vending machines	\$4,043
<b>Total operating revenues</b>	<b>\$145,689</b>

<b>Operating Expenses</b>	
Full time salaries	\$152,785
Part time salaries	\$79,490
FICA	\$17,351
Hospitalization	\$16,089
Life insurance	\$1,125
Retirement	\$38,862
Unemployment tax	\$844
Depreciation and amortization	\$119,239
Equipment and vehicle maintenance	\$2,575
Facility operations and maintenance	\$31,078
Gas and oil	\$2,791
Insurance - vehicle	\$630
Resale - operations	\$1,853
Uniforms	\$789

<b>Total operating expenses</b>	<b>\$465,501</b>
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<b>Operating Income (Loss)</b>	<b>\$(319,812)</b>
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Source: Northern Virginia Regional Park Authority, Comprehensive Annual Financial Report  
Schedule of Revenues and Expenses - Budget and Actual, Schedule 23  
Cameron Run Regional Park  
For the Year Ended June 30, 2016

## CAMERON RUN PARK PLANNING AND CONCEPTUAL DESIGN FINAL REPORT

<b>Cameron Run Regional Catering</b>	
	Year Ended June 30, 2016
<b>Operating Revenue</b>	
Catering	\$288,080
Equipment rental	\$6,910
Miscellaneous	\$7,802
Resale - operations (Retail - Alcoholic Beverages)	\$29,612
<b>Total operating revenues</b>	<b>\$332,404</b>

<b>Operating Expenses</b>	
Full time salaries	\$51,421
Part time salaries	\$50,234
FICA	\$7,832
Hospitalization	\$4,304
Life insurance	\$438
Retirement	\$13,623
Unemployment tax	\$540
Catering	\$11,030
Contract employment	\$0
Depreciation and amortization	\$21,018
Equipment and vehicle maintenance	\$1,597
Equipment rental	\$5,161
Facility operations and maintenance	\$13,559
Gas and oil	\$4,301
Insurance - liquor liability	\$1,062
Insurance - vehicle	\$945
Resale - operations	\$75,591
Uniforms	\$199
Utilities	\$1,522
<b>Total operating expenses</b>	<b>\$264,377</b>

<b>Operating Income</b>	<b>\$68,027</b>
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Source: Northern Virginia Regional Park Authority, Comprehensive Annual Financial Report  
 Schedule of Revenues and Expenses - Budget and Actual, Schedule 24  
 For the Year Ended June 30, 2016

<b>Carlyle House Historic Park</b>	
	Year Ended June 30, 2016
<b>Operating Revenue</b>	
Building rental	\$3,876
Carlyle house rental	\$31,095
Camps	\$8,085
Donations	\$1,886
Entrance fees	\$38,127
Garden guild and docent activities	\$840
Miscellaneous	\$500
Program and special events	\$18,198
Resale - operations	\$14,277
<b>Total operating revenues</b>	<b>\$116,884</b>

<b>Operating Expenses</b>	
Full time salaries	\$126,239
Part time salaries	\$75,128
FICA	\$15,014
Hospitalization	\$9,935
Life insurance	\$841
Retirement	\$31,880
Unemployment tax	\$561
Donations	\$4,586
Depreciation and amortization	\$36,360
Facility operations and maintenance	\$37,125
Garden guild and docent activities	\$129
Gas and oil	\$45
Programs and promotions	\$10,226
Resale - operations (Retail Operations)	\$8,842
Uniforms	\$200
Utilities	\$19,262
<b>Total operating expenses</b>	<b>\$376,373</b>

<b>Operating Income (Loss)</b>	<b>(\$259,489)</b>
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Source: Northern Virginia Regional Park Authority, Comprehensive Annual Financial Report

Schedule of Revenues and Expenses - Budget and Actual, Schedule 25

For the Year Ended June 30, 2016

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## **APPENDIX G: COST ESTIMATES**

The following charts describe the opinion of costs associated in transitioning from the current condition of Cameron Run Park to the concepts developed in response to input by the Alexandria Community. A summary of all concepts is provided on the first page followed by a detailed opinion of probable cost for each of the concepts on the subsequent pages.

### ***Options - Summary Of Probable Cost***

<b>Options</b>		<b>Total</b>
<b>L-01</b>	<b>Aquatic Center, Multi-Sport</b>	<b>\$ 26,365,377</b>
<b>L-02</b>	<b>Olympic Pool Multi-Sport</b>	<b>\$ 7,687,226</b>
<b>L-03</b>	<b>Water Park with Major Structural Changes</b>	<b>\$ 39,287,540</b>
<b>L-04</b>	<b>Multi-Sport Field Park</b>	<b>\$ 7,542,020</b>
<b>L-05</b>	<b>Open-Space Natural Area Park</b>	<b>\$ 4,104,586</b>
<b>L-06</b>	<b>Water Park with Improvements</b>	<b>\$ 1,737,470</b>

**Aquatic Center, MultiSport L-01**

**Opinion Of Probable Cost**

<b>Description</b>		<b>Element Cost</b>	<b>Total</b>
<b>Demolition</b>			<b>\$ 957,240</b>
	Demo Concrete	\$ 196,144	
	Demo Wave Pool	\$ 482,287	
	Demo Wood Structures	\$ 59,621	
	Demo Pavilions	\$ 21,549	
	Demo Ticket/Staff/Restroom Building	\$ 50,728	
	Demo Water Slides	\$ 26,288	
	Demo Playground	\$ 22,277	
	Demo Parking Lot	\$ 33,100	
	Demo Fencing	\$ 20,442	
	General Clearing	\$ 44,805	
<b>Structures</b>			<b>\$ 19,337,029</b>
	New Aquatic Center	\$ 18,026,193	
	Restroom Facilities	\$ 194,941	
	Picnic Pavilion	\$ 445,965	
	Resurface Existing Parking Lot	\$ 462,850	
	Resurface Northeast Parking Lot	\$ 74,985	
	Refurbish Batting Cage (Clean, Paint, & Minor Repairs)	\$ 48,854	
	Refurbish Existing Pavillion (Clean, Paint, & Minor Repairs)	\$ 31,710	
	Renovate Existing Mini-Golf	\$ 51,531	
<b>Fields</b>			<b>\$ 1,646,419</b>
	Multi-sport field, synthetic	\$ 1,646,419	
<b>Recreation</b>			<b>\$ 985,727</b>
	Open Lawn Space, Tree Plantings	\$ 211,149	
	6' Wide Walking Trail, Mulch	\$ 309,753	
	Concrete Sidewalks/Flatwork	\$ 387,672	
	Street Tree Planting Along Eisenhower Avenue	\$ 43,973	
	Northeast Meadow	\$ 33,180	
<b>SUBTOTAL</b>			<b>\$ 22,926,415</b>

**Project Marked Up Cost - SUBTOTAL** **\$ 22,926,415**

15%

**Contingency \$ 3,438,962**

**PROJECT TOTAL COST \$ 26,365,377**

## Olympic Pool MultiSport L-02

*Opinion Of Probable Cost*

Description		Element Cost	Total
<b>Demolition</b>			<b>\$ 957,240</b>
	Demo Concrete	\$ 196,144	
	Demo Wave Pool	\$ 482,287	
	Demo Wood Structures	\$ 59,621	
	Demo Pavilions	\$ 21,549	
	Demo Ticket/Staff/Restroom Building	\$ 50,728	
	Demo Water Slides	\$ 26,288	
	Demo Playground	\$ 22,277	
	Demo Parking Lot	\$ 33,100	
	Demo Fencing	\$ 20,442	
	General Clearing	\$ 44,805	
<b>Structures</b>			<b>\$ 3,095,158</b>
	Olympic Swimming Pool	\$ 761,419	
	Bathouse	\$ 1,022,903	
	Restroom Facilities	\$ 194,941	
	Picnic Pavilion	\$ 445,965	
	Resurface Existing Parking Lot	\$ 462,850	
	Resurface Northeast Parking Lot	\$ 74,985	
	Refurbish Batting Cage (Clean, Paint, & Minor Repairs)	\$ 48,854	
	Refurbish Existing Pavillion (Clean, Paint, & Minor Repairs)	\$ 31,710	
	Renovate Existing Mini-Golf	\$ 51,531	
<b>Fields</b>			<b>\$ 1,646,419</b>
	Multi-sport field, synthetic	\$ 1,646,419	
<b>Recreation</b>			<b>\$ 985,727</b>
	Open Lawn Space, Tree Plantings	\$ 211,149	
	6' Wide Walking Trail, Mulch	\$ 309,753	
	Concrete Sidewalks/Flatwork	\$ 387,672	
	Street Tree Planting Along Eisenhower Avenue	\$ 43,973	
	Northeast Meadow	\$ 33,180	
<b>SUBTOTAL</b>			<b>\$ 6,684,544</b>

15%

Project Marked Up Cost - SUBTOTAL \$ 6,684,544

Contingency \$ 1,002,682

PROJECT TOTAL COST \$ 7,687,226

**Water Park with Major Changes L-03**

*Opinion Of Probable Cost*

Description		Element Cost	Total
<b>Demolition</b>			<b>\$ 355,427</b>
	Demo Concrete	\$ 39,229	
	Demo Ticket/Staff/Restroom Building	\$ 50,728	
	Demo Parking Lot	\$ 220,666	
	General Clearing	\$ 44,805	
<b>Structures</b>			<b>\$ 33,112,677</b>
	New Recreation Center	\$ 11,184,613	
	Bathouse	\$ 1,022,903	
	Structured Parking with Field	\$ 19,909,620	
	Playground	\$ 593,521	
	Restroom Facilities	\$ 194,941	
	Refurbish Batting Cage (Clean, Paint, & Minor Repairs)	\$ 48,854	
	Refurbish Existing Pavillion (Clean, Paint, & Minor Repairs)	\$ 31,710	
	Renovate Existing Mini-Golf	\$ 51,531	
	Resurface Northeast Parking Lot	\$ 74,985	
<b>Recreation</b>			<b>\$ 694,973</b>
	Open Lawn Space, Tree Plantings	\$ 211,149	
	6' Wide Walking Trail, Mulch	\$ 309,753	
	Concrete Sidewalks/Flatwork	\$ 96,918	
	Street Tree Planting Along Eisenhower Avenue	\$ 43,973	
	Northeast Meadow	\$ 33,180	
<b>SUBTOTAL</b>			<b>\$ 34,163,078</b>

**Project Marked Up Cost - SUBTOTAL** **\$ 34,163,078**

15%

Contingency \$ 5,124,462

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

## Multi-Sport Field Park L-04

*Opinion Of Probable Cost*

Description		Element Cost	Total
<b>Demolition</b>			<b>\$ 1,020,408</b>
	Demo Concrete	\$ 196,144	
	Demo Wave Pool	\$ 482,287	
	Demo Wood Structures	\$ 59,621	
	Demo Pavilions	\$ 21,549	
	Demo Ticket/Staff/Restroom Building	\$ 50,728	
	Demo Water Slides	\$ 26,288	
	Demo Playground	\$ 22,277	
	Demo Parking Lot	\$ 33,100	
	Demo Fencing	\$ 20,442	
	Demo Mini Golf	\$ 63,168	
	General Clearing	\$ 44,805	
<b>Structures</b>			<b>\$ 1,259,305</b>
	Restroom Facilities	\$ 194,941	
	Picnic Pavilion	\$ 445,965	
	Resurface Existing Parking Lot	\$ 462,850	
	Resurface Northeast Parking Lot	\$ 74,985	
	Refurbish Batting Cage (Clean, Paint, & Minor Repairs)	\$ 48,854	
	Refurbish Existing Pavillion (Clean, Paint, & Minor Repairs)	\$ 31,710	
<b>Fields</b>			<b>\$ 3,292,838</b>
	Multi-sport field, synthetic	\$ 1,646,419	
	Multi-sport field, synthetic	\$ 1,646,419	
<b>Recreation</b>			<b>\$ 985,727</b>
	Open Lawn Space, Tree Plantings	\$ 211,149	
	6' Wide Walking Trail, Mulch	\$ 309,753	
	Concrete Sidewalks/Flatwork	\$ 387,672	
	Street Tree Planting Along Eisenhower Avenue	\$ 43,973	
	Northeast Meadow	\$ 33,180	
<b>SUBTOTAL</b>			<b>\$ 6,558,278</b>

15%

<b>Project Marked Up Cost - SUBTOTAL</b>	<b>\$ 6,558,278</b>
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<b>Contingency \$</b>	<b>983,742</b>
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<b>PROJECT TOTAL COST</b>	<b>\$ 7,542,020</b>
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**Open Space-Natural Area Park L-05**

***Opinion Of Probable Cost***

<b>Description</b>		<b>Element Cost</b>	<b>Total</b>
<b>Demolition</b>			<b>\$ 1,296,095</b>
	Demo Concrete	\$ 196,144	
	Demo Wave Pool	\$ 482,287	
	Demo Mini Golf	\$ 63,168	
	Demo Batting Cages	\$ 23,475	
	Demo Wood Structures	\$ 59,621	
	Demo Pavilions	\$ 86,194	
	Demo Ticket/Staff/Restroom Building	\$ 50,728	
	Demo Water Slides	\$ 26,288	
	Demo Playground	\$ 22,277	
	Demo Parking Lot	\$ 220,666	
	Demo Fencing	\$ 20,442	
	General Clearing	\$ 44,805	
<b>Structures</b>			<b>\$ 1,171,142</b>
	Restroom Facilities	\$ 194,941	
	Picnic Pavilion	\$ 445,965	
	New Parking Lot	\$ 455,251	
	Resurface Northeast Parking Lot	\$ 74,985	
<b>Recreation</b>			<b>\$ 1,101,969</b>
	Open Lawn Space, Tree Plantings	\$ 422,298	
	6' Wide Walking Trail, Mulch	\$ 563,750	
	Concrete Sidewalks/Flatwork	\$ 38,767	
	Street Tree Planting Along Eisenhower Avenue	\$ 43,973	
	Northeast Meadow	\$ 33,180	
<b>SUBTOTAL</b>			<b>\$ 3,569,206</b>

**Project Marked Up Cost - SUBTOTAL** **\$ 3,569,206**

15%

**Contingency \$ 535,381**

**PROJECT TOTAL COST \$ 4,104,586**

## Water Park with Improvements L-06

### Opinion Of Probable Cost

Description	Element Cost	Total
<b>Structures</b>		<b>\$ 701,639</b>
Refurbish Batting Cage (Clean, Paint, & Minor Repairs)	\$ 48,854	
Refurbish Existing Pavillion (Clean, Paint, & Minor Repairs)	\$ 63,420	
Renovate Existing Mini-Golf	\$ 51,531	
Resurface Existing Parking Lot	\$ 462,850	
Resurface Northeast Parking Lot	\$ 74,985	
<b>Recreation</b>		<b>\$ 809,204</b>
Open Lawn Space, Tree Plantings	\$ 422,298	
6' Wide Walking Trail, Mulch	\$ 309,753	
Street Tree Planting Along Eisenhower Avenue	\$ 43,973	
Northeast Meadow	\$ 33,180	
<b>SUBTOTAL</b>		<b>\$ 1,510,843</b>

15%

<b>Project Marked Up Cost - SUBTOTAL</b>	<b>\$ 1,510,843</b>
Contingency \$	226,627

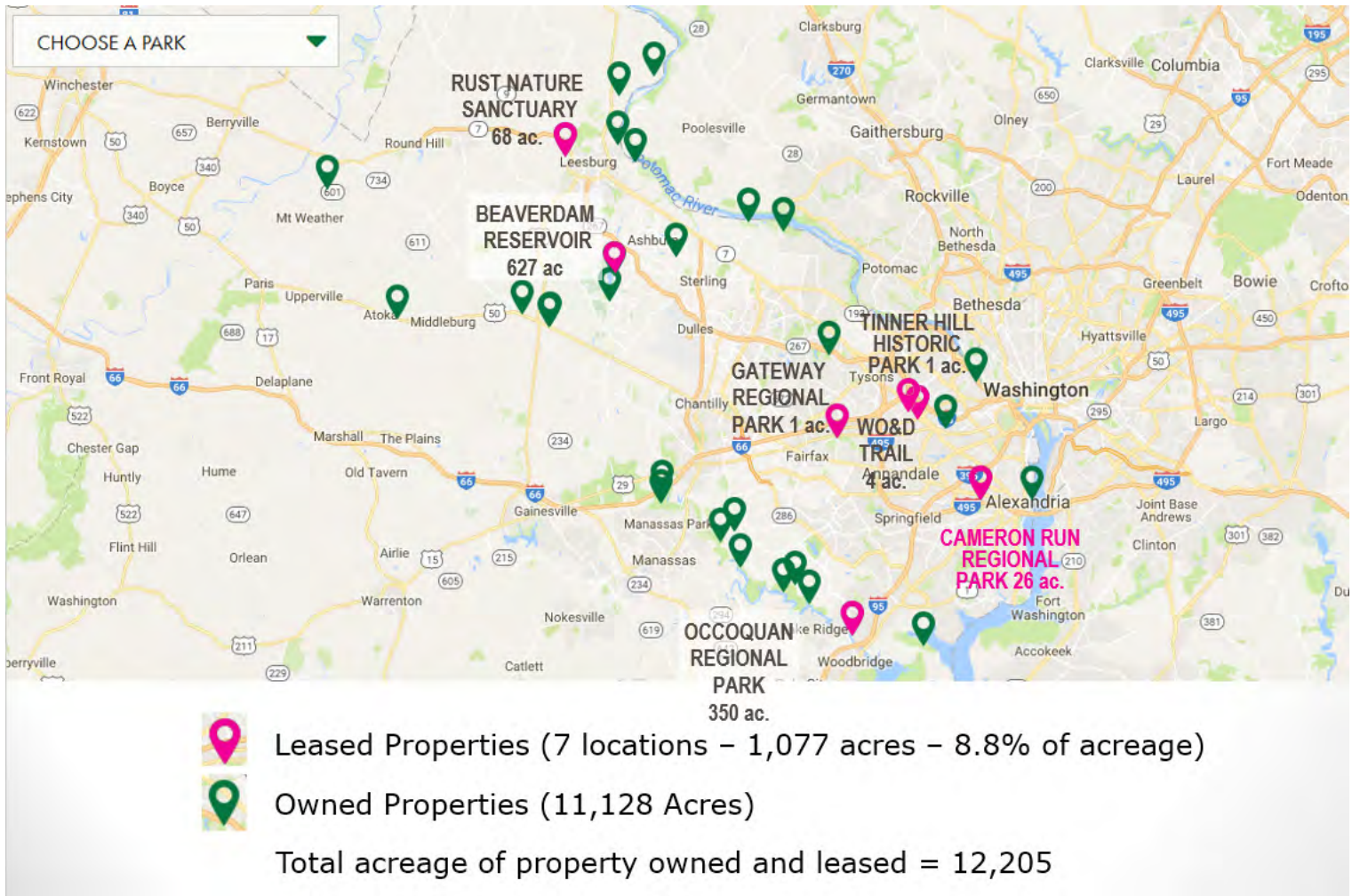
<b>PROJECT TOTAL COST</b>	<b>\$ 1,737,470</b>
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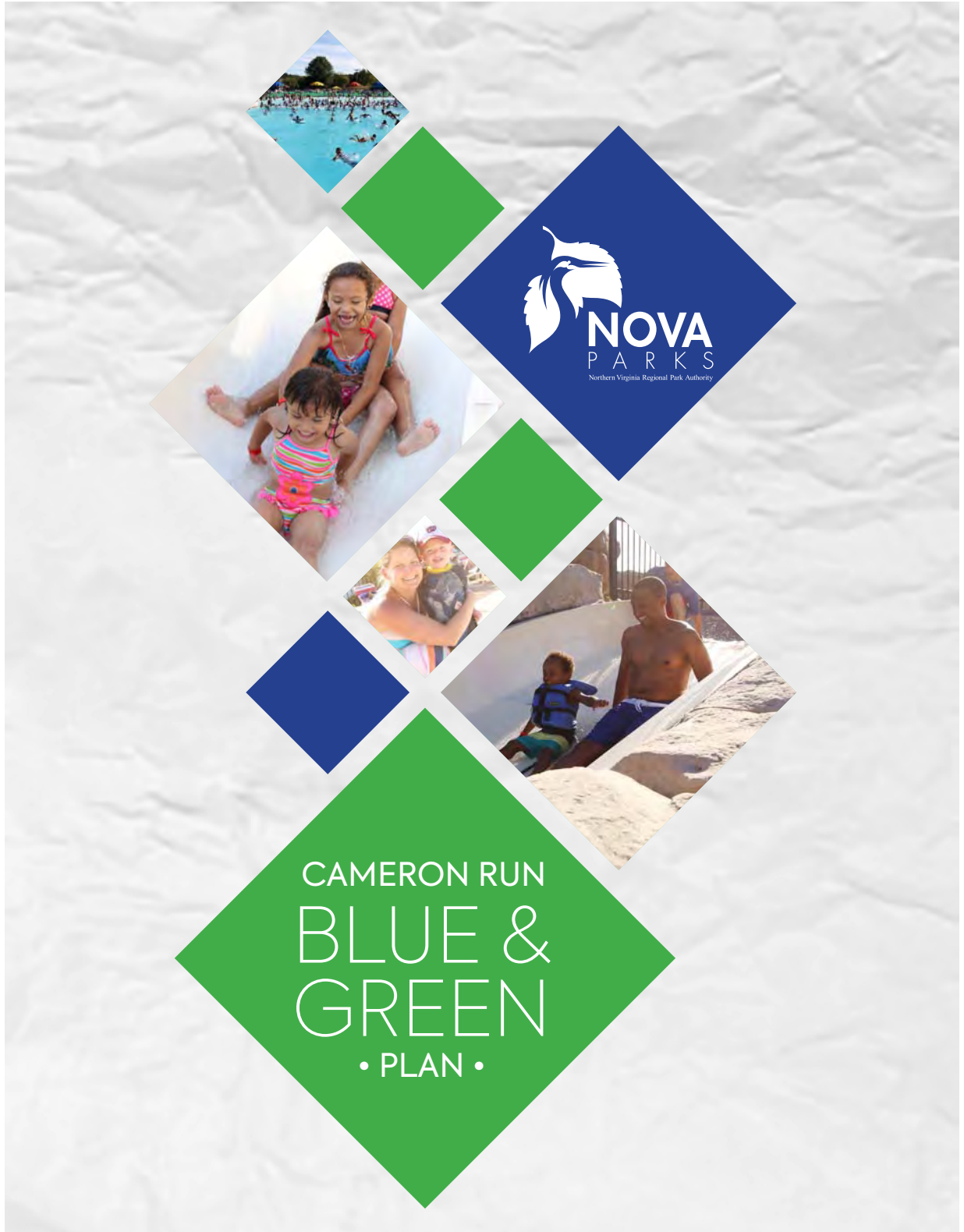


## APPENDIX H: NOVA Parks Concept Plan

The following chart illustrates the total number of owned vs. leased properties in the NOVA Parks system.



On May 31, 2017, NOVA Parks released a suggested plan for future development of Cameron Run Park as a part of their regional system. The plan was titled “Blue Green Plan” and is enclosed here for reference.





Dear Mayor, City Council, and Park & Recreation Commission,

For several years, NOVA Parks has been seeking a renewed long-term lease from the City on Cameron Run Regional Park. By almost any measure, Cameron Run would rank as the most popular recreational facility in the City. Whether it is the 60% of City residents who report using this park on a regular basis, the 100,000 people a year who go to the waterpark, 60,000 rounds at the batting cages, 15,000 rounds played on the mini-golf, or the employment of 175 youth each year.

In June 2016, City Council directed City staff to conduct a public input study of potential uses of this land. NOVA Parks has closely followed and participated in this study led by Michael Baker Engineering. While there has been no consensus on what the future of the park should be, most of the people at the public meetings value the current features, particularly the waterpark, but would like to see if other improvements can be added where space allows. With this input in mind, NOVA Parks has developed the Blue and Green Plan outlined in this document. This plan expands uses where there is space. More importantly, it provides a blueprint for continued investment in the park for decades to come, so Cameron Run Regional Park can continue to be a popular destination for many more years.

The six alternatives developed by Michael Baker and the Department of Recreation, Parks and Cultural Activities have not been released with estimated costs. However, they are very similar to a range of options NOVA Parks provided the City with cost estimates in June of 2015. Those similar alternatives ranged in cost from \$7.6 million for the park with two artificial turf fields, to \$18.6 million for the indoor aquatic center and one multi-sport field. These professionally developed cost estimates are at the low end of what these facilities would actually cost.

The Michael Baker/City staff alternatives all would be options the City would need to fund with 100% City capital funds. The Blue and Green Plan would be 100% funded with NOVA Parks capital. The Blue and Green Plan is also the only one that dedicates long-term capital investment to keep the park fresh and appealing to the public.

NOVA Parks has put a lot of time and effort into developing a plan that would effectively use every bit of available space to offer maximum public benefit. This plan would not burden the City's already tight budget, and it would provide for another 40 years of continued investment in this City asset by NOVA Parks. To facilitate timely action on this, we have already developed the lease based on our current lease, with the addition of the items in this plan. That lease can be accessed at: <http://bit.ly/CameronBlueGreen>

We hope you agree this is a great plan for the future.

Paul Gilbert,  
NOVA Parks Executive Director

## Summary

The Blue and Green Plan by NOVA Parks is the only plan for Cameron Run that provides for long-term investments in the popular Great Waves Waterpark and enhanced facilities for other City needs, and requires no investment by the City (100% funded by NOVA Parks). Key features of this plan include the following:

- **Enhanced community green space** between Lake Cook and the Townes at Cameron Parke Community. A pocket park with features that will be determined with assistance from the Home Owners Association.
- **A Lazy River** feature added to the waterpark in phase I. And, additional waterpark improvements developed in phase II.
- **A Dog Park** developed between the parking lots for the park and the animal shelter.
- **Upgraded Parking Lot** expanding the available spaces within the existing footprint will allow the park to serve more users and better manage storm water through improved design.
- **Enhanced Nature Interpretation** to identify significant trees and natural features.

These new features will dovetail well with the rebuild of Lake Cook being completed by the City. The end result will be a park that continues to provide an exciting waterpark experience for the 60% of City residents who reported using the park regularly. The revised design will expand passive uses of the park and add new user groups.

The 40-year lease would assure decades of redevelopment to keep this site as the premier recreational attraction that it is known to be.

## Long-term Investments

Successful public facilities take on-going, long-term investment. This approach has driven the success of Cameron Run for over 30 years. Nearly every year there are investments made, over the last 20 years \$6 Million has been invested in upgraded facilities.

NOVA Parks started the dialog about a lease extension on Cameron Run in 2012 when significant new investments were being proposed. The Blue and Green Plan would bring long-term investment with \$3.5 million in improvements in the next 3 years, and an additional \$4 million in redevelopment after 15 years. This plan will assure that Cameron Run continues to be a state-of-the-art attraction.

Continued on page 6



## Plan Specifics

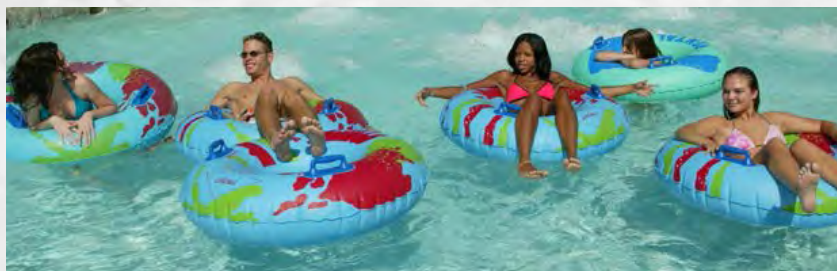
### Community Green Space

The space between Lake Cook and the Townes at Cameron Parke community currently has a gravel drive and small parking area. This is an unattractive area where illegal dumping sometimes occurs. The dredging and rebuild of Lake Cook will use this area as a staging ground, which will further degrade this space.

NOVA Parks will develop a plan to rebuild this area into an attractive community park. Whether it is a playground, benches, trails, grassy areas or other passive features, this area will reflect the desires of the community. Paving the entrance road and parking area and making this a useful park area will change the nature of this corner of the park and serve a number of community needs.

Working with the Townes at Cameron Parke HOA,

### Lazy River



One of the most popular features of a premium waterpark is a Lazy River. This feature has a river-like channel where people in inner tubes float along as the water current gently moves them through the curving course. This new feature will rapidly become one of the most popular waterpark feature next to the wave pool.

In future years, a second wave of waterpark development will rebuild the area that is now the splash pad, smaller pool and baby pool. Trends in waterparks change over time, and the redevelopment of this area in the future provides an opportunity to build the 'next big thing' in that area.

With the first phase of waterpark development in the next three years, and the second phase in 15 years, Cameron Run/Great Waves will be able to remain one of the best waterparks in the greater Washington area.

### Dog Park

Using the area between the park's parking lot and the City's Animal Shelter, a dog park can be installed. This area will provide another resource to the City's many dog owners. It will also be a nice amenity for the animal shelter, and provide another multi-season activity along with the batting cages, mini-golf and play area.



### Enhanced Nature Interpretation

From the enhancements to Lake Cook to some of the trees on the site, Cameron Run has numerous natural resources that present opportunities to educate the public and actively identify and protect the resources. From specific trees to ecosystems, elements of the natural resources will be interpreted through better signage.

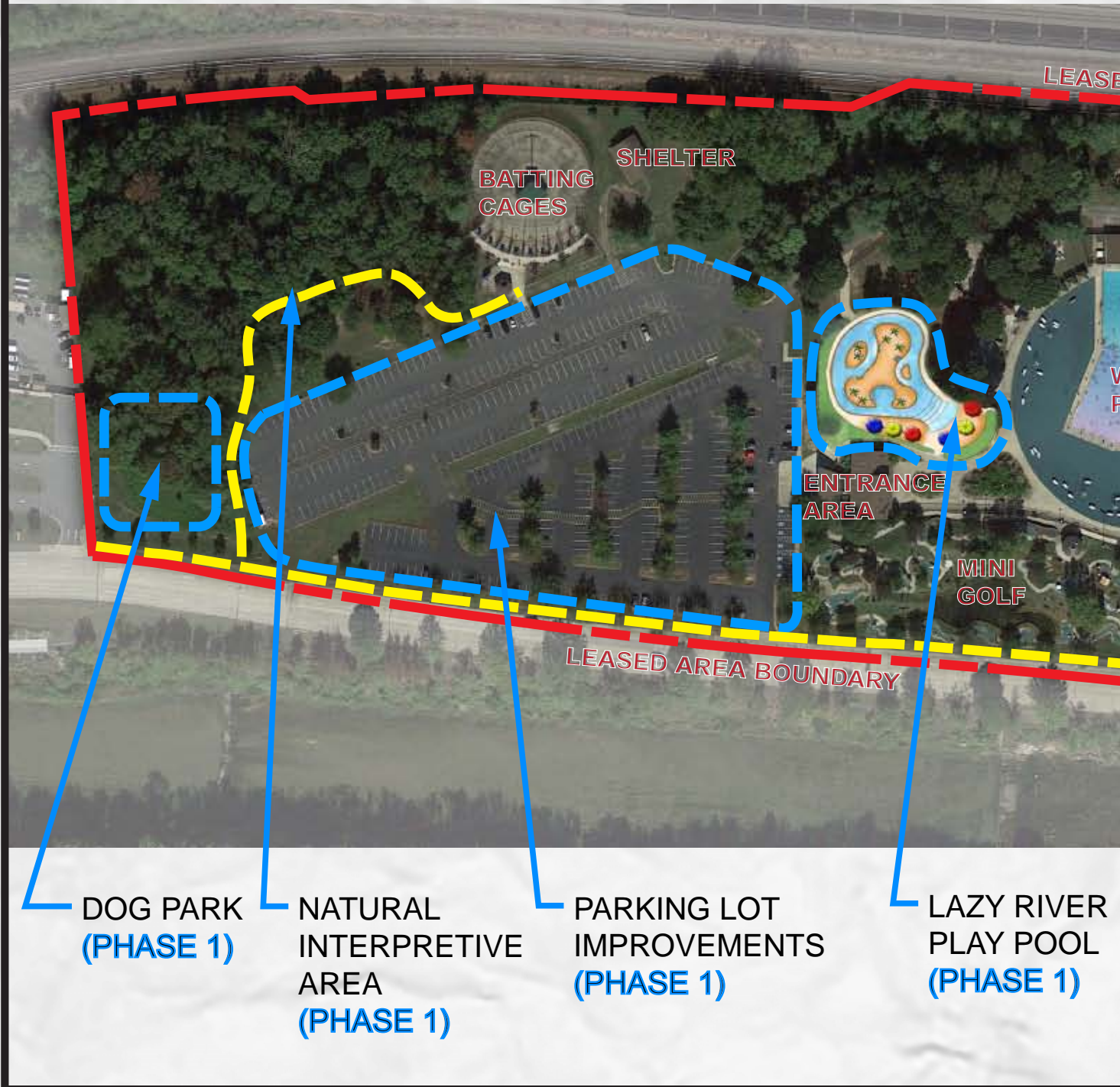


### Upgraded Parking lot

The current parking lot was built during two different development phases long ago and is not an efficient design. Using new engineering standards, the parking lot can be developed to better accommodate the popularity of this park, and better manage storm water.

# BLUE AND GREEN

CAMERON RUN RE



DOG PARK  
(PHASE 1)

NATURAL  
INTERPRETIVE  
AREA  
(PHASE 1)

PARKING LOT  
IMPROVEMENTS  
(PHASE 1)

LAZY RIVER  
PLAY POOL  
(PHASE 1)

# GREEN PLAN

## REGIONAL PARK



REDEVELOPED  
WATER PLAY  
AREA  
**(PHASE 2)**

PARK TRAIL  
SYSTEM  
**(PHASE 1)**

NEIGHBORHOOD  
PARK AREA  
**(PHASE 1)**

EXHIBIT 1

## Why the Blue & Green Plan, and Why Now?

The City owns the land that Cameron Run Regional Park is located on, and NOVA Parks has developed, reinvested and run this park for 36 years. Today, the park is the most popular recreational attraction in the City. Under the current lease, the last full summer season under NOVA Parks management would be 2020.

City staff has worked with a consultant organization to develop six different options for a future Cameron Run. Five of the six plans would eliminate or significantly reduce the existing waterpark. The one plan that would keep the waterpark as it currently exists would not provide for the new features and the continued investment that the Blue and Green Plan would.

The plans that would eliminate or reduce the waterpark are all based on the City funding a redevelopment that would cost many millions. With the mandated sewer improvements, Metro costs, a significant backlog of capital needs, the City is not well positioned to take on a large and unnecessary expense like rebuilding Cameron Run.

The Blue and Green Plan would be fully funded by NOVA Parks. The renewed 40-year lease would allow NOVA Parks the necessary time to pay for the improvements. This frees up City resources to address other vital City needs.

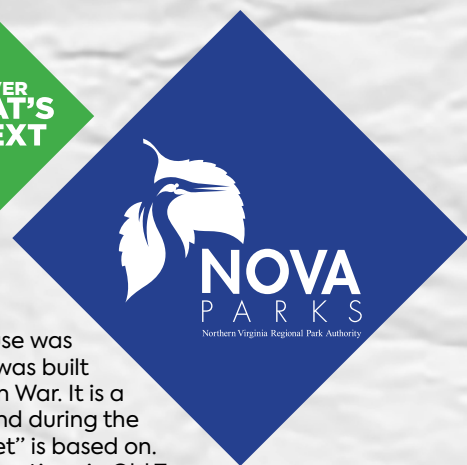
The Blue and Green Plan is a win-win-win. The City wins and gets an enhanced park for no capital investment, NOVA Parks wins because they can continue to operate the park they are proud of building and, most importantly, the public wins by being able to have and use an outstanding park that will continue to get better and better with ongoing investments.





## Who We Are ...

NOVA Parks (Northern Virginia Regional Park Authority) is a regional park organization with major destination parks in 3 Cities and 3 Counties in Northern Virginia. Each of those jurisdictions has a local park agency that focuses on community athletics. NOVA Parks provides unique parks that are major regional assets.



Alexandria joined NOVA Parks in 1969, when the Carlyle House was purchased and restored by NOVA Parks. The Carlyle House was built in 1752 and played a significant role in the French and Indian War. It is a home that was frequently visited by George Washington, and during the Civil War it was the hospital that the PBS series “Mercy Street” is based on. Today, the Carlyle House is one of the biggest historical attractions in Old Town Alexandria, boosting the tourism economy of the City.

In 1981, the City leased some land to NOVA Parks to develop as a regional facility. NOVA Parks built what we know today as Cameron Run Regional Park. The formula was time for investment. The City provided a 40-year lease, and NOVA Parks built a premium regional park and provided expert management. NOVA Parks has invested over \$10 million in continuous facility improvements at Cameron Run. The Great Waves waterpark is one of the most popular in the region with 100,000 visitors a year, in addition to the batting cages, mini-golf and other amenities that see thousands of uses a year. A remarkable 60% of City residents reported using Cameron Run on a regular basis in a City survey.

City residents benefit from a robust regional park system every day. The drinking water source for Alexandria is the Occoquan Reservoir, and NOVA Parks has 4,000 acres of forested parkland buffering and protecting this drinking water source. 4,000 additional acres of NOVA Parks land provide forested shoreline and public open space for the Potomac River. A 2014 poll conducted by the City found large numbers of City residents use NOVA Parks facilities located outside of the City.

- 31% of City residents use the W&OD Trail
- 21% of City residents use Pohick Bay Regional Park
- 19% of City residents use Bull Run Regional Park

Return on investment with the NOVA Parks partnership is great for Alexandria residents. Because NOVA Parks is largely self-funded, only a very small amount of tax dollars supports the world class facilities and programs NOVA Parks offers. All six jurisdictions contribute the same \$4.46 per capita to NOVA Parks. Below is a comparison of per person, per year investment in NOVA Park vs. City Recreation, Parks and Cultural Activities (RPCA), based on 2015 budget numbers.

	City of Alexandria Recreation/Parks	NOVA Parks
Operating Cost Per Person	\$150	\$1.89
Capital Cost Per Person	\$27	\$2.57

For this small investment in NOVA Parks, the City gets the Carlyle House, a premium and expensive to operate historic site at no cost to the City. Cameron Run, the single most popular recreational facility in the City sees continued long-term investments from NOVA Parks. And residents get access to a 12,000+ acre regional park system that significantly enhances the quality of life for all of Northern Virginia.

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## APPENDIX I: Eisenhower Partnership Plan



June 14, 2017

Chairman and Members of the  
Alexandria Parks and Recreation Commission  
City of Alexandria

Re: Eisenhower Partnership Comments on Cameron Run Regional Park Plan:

Madam Chair and Members of the Commission:

The Eisenhower Partnership formed a committee to participate in the Cameron Run Regional Park Planning process and review the alternative proposals for the future of Cameron Run Regional Park. We have followed the Plan development and public process closely since the inception of the planning process, and hosted a stakeholder session with the consultant team. After review with our internal Planning Committee and our Board of Directors, we would like to offer our review comments and concerns for the proposed Nova Parks lease extension. We have enclosed a copy of our summary notes for your review and consideration.

The Partnership would like to emphasize that the City of Alexandria and NovaParks should have as their goal to utilize the park year-round; we also feel the City should have some oversight over the management and operation of the park space moving forward. Finally we recommend that the City consider a shorter term lease to allow flexibility in the future use of the park area, as we anticipate major changes in the character of Eisenhower Avenue in the next few years, as well as increased population within the City as a whole and particularly on Eisenhower Avenue.

We appreciate the opportunity to comment on the proposed long term outlook for the Cameron Run Regional Park.

Sincerely,

*Agnès Artemel*

Agnès Artemel  
Vice President  
Eisenhower Partnership

Attachment: EP Cameron Run Park Committee Notes and Plan for the Future of the Park



## The Eisenhower Partnership Plan for Cameron Run Park

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*A Balanced Plan for Cameron Run Park Offered by the Eisenhower Partnership*

*Delivered to the Alexandria Parks & Recreation Commission June 15, 2017*

### Message

The Eisenhower Partnership suggests a mutually beneficial shorter term lease with NOVA Parks that includes a shared use provision, stronger lease enforcement, and designation of a portion of Alexandria's annual funding contribution to NOVA Parks exclusively toward a year-round facility for the express benefit of both parties.

### Stakeholders

Eisenhower Partnership favors a fiscally-feasible, balanced plan for Cameron Run Park that respects:

- Alexandria citizens who desire and expect a well-kept recreational space as the return on their investment tax dollars and natural areas
- Alexandria City Council's obligation to modernize within its means
- NOVA Parks' desire to plan and budget for future capital investments
- Regional members who desire a well-maintained, collaboratively funded attraction

Together we can find a creative solution to fit our common vision.

### Win-Win Approach

Alexandria should grant NOVA Parks a shorter term lease that builds toward a mutually beneficial future for the residents, the city budget and the region.

Cameron Run Park is located directly between Alexandria's two largest mixed use small area plans, increasingly making it the centerpiece of the Eisenhower Corridor. Another 1000 residential units will be added to Eisenhower East over the next 5-10 years. New development means new homes, restaurants, retail and tax revenue for Alexandria's future. However, it also means more pavement, traffic and trash. It is important that we all invest in Cameron Run Park to become and remain an oasis of natural beauty, family entertainment and all-ages recreation.

Over time, Cameron Run Park should plan to serve increasing numbers of people in the Eisenhower

6/12/2017

corridor over more months of the year. A year-round facility could serve this population to increase revenue for both Alexandria and NOVA Parks. It could also be a draw for both the Eisenhower East and West End Small Area plans, helping make both successful.

Getting there is the issue. Neither group has funding to begin construction today. However, such a facility could become financially viable over several years, ultimately benefiting both groups.

### Vision: Shared Property, Shared Funding, Shared Future

Cameron Run Park should serve dual purposes as reflected in the community engagement conducted over the past six months. Natural areas should stay natural but be better maintained. The waterpark should remain a fun summer location for families. The space containing the parking lot should be increasingly utilized now, then dedicated toward an all-ages, year-round facility.

NOVA Parks should continue to maintain and improve Great Waves Waterpark under a shorter lease, within its existing developed footprint. Alexandria should reclaim and beautify the natural areas and parking lot with the goal of making them more useful and attractive. By maintaining less property, NOVA Parks will be able to focus solely on part of Cameron Run that generates its revenue, therefore providing strong incentive to improve the facility. NOVA Parks will experience no decrease to its revenue and share a potential long term gain. This will also preserve the natural areas around the waterpark and prevent difficult debates about new development.

Alexandria should maintain all public park area outside the waterpark, around Lake Cook and within the resource protected area to preserve the natural beauty of the area and inhabiting wildlife. This should include connecting to nearby paths and trails and to offer all-ages, all-year use of the park. Additional trees and maintained park space should be installed to help meet the city's goal of 40% tree canopy cover. A communal garden could encourage maintenance in the neglected Northeast lot. In a sense, this renovation has already begun with Lake Cook's \$3 million dollar upgrade, paid for by the City of Alexandria and the Commonwealth of Virginia.

The city-owned parking lot could feature basketball, tennis and futsal court markings for use outside waterpark hours. Additionally, the parking lot could be marketed to host beer, wine and food truck festivals, pop-up holiday markets, farmers markets, fund raisers, concerts, 10-K races, pop-up ice skating and outdoor movies. Alexandria residents would have an ongoing dialogue with their city government about what to feature and when.

Over time, a recreation center with a turf field roof and underground parking would be built over the parking lot. The easy access to the center from the beltway would benefit regional partners within NOVA Parks and the City of Alexandria. The recreation center could be jointly managed by NOVA Parks and Alexandria.

This allows Alexandria and NOVA Parks to provide year round utilization now, upgrades to existing facilities in the near future and an indoor recreation center over the long term.

A shorter term lease at the current city contribution to NOVA Parks costs Alexandria taxpayers \$7

million dollars. The Eisenhower Partnership suggests that this contribution be put directly toward the construction of an indoor recreation center that benefits both groups. Nominal daily parking rates would be charged beginning immediately with the existing parking lot, eventually to include an entrance fee or membership to the indoor recreation center.

Great Waves Waterpark also fills to capacity on most weekends of the summer. The existing parking lot can only be improved but so much, and cannot be expanded as the space around it is protected area. By extending use to year-round, NOVA Parks can expand revenues during what is likely their least lucrative season.

## Lease Recommendation

Alexandria should counter the lease offer with a fair plan that benefits both parties. Stronger governance, year round use, a shorter lease and a common future are important. By breaking the property into smaller parts and the lease into smaller more manageable increments, the City and NOVA Parks can both benefit immediately and over the long term. Alexandria and NOVA Parks would both benefit from a new recreation center that worked jointly with the existing waterpark, so long as both play a role in funding.

Before a decision is made with regard to any lease, an independent financial analysis must be conducted to quantify the return on investment of each plan to the greatest degree possible.

Cameron Run Regional Park rests on land owned by City of Alexandria that has been leased to NOVA Parks since 1981 at no cost, under the condition that NOVA Parks build and operate a waterpark. By all accounts, NOVA Parks has built a successful waterpark but has not developed or maintained the rest of the property. The NOVA Parks Blue-Green Plan asks for a 40-year lease in return for a dog park near the animal shelter, a park constructed on the east side of the property, a lazy river attraction near the waterpark entrance and renovation of splash pad in 15 years.

NOVA Parks is best prepared and incentivized to maintain Great Waves. Alexandria is best incentivized to maintain the natural areas and parking lot. Under the Eisenhower Partnership plan, the City of Alexandria would immediately reclaim all areas other than the existing waterpark facilities, including the area to the west of the parking lot (where the dog park is proposed), the parking lot, the resource protected areas, Lake Cook and all areas to the east of existing waterpark structures. There is precedent for reducing the footprint of the site. The original lease was amended in 1991 and again in 2002 to reduce the original leased area from 53 to 25.8 acres.

If NOVA Parks has less property to maintain, a shorter term lease with renewal if the waterpark passes annual inspections should be sufficient to plan new attractions within the existing footprint. Annual operations reviews should be conducted with by the City of Alexandria with penalties set out in the lease.

Alexandria and NOVA Parks should cooperatively fund a new recreation center from the \$680,000 contributed each year by Alexandria residents to NOVA Parks. The first 10 years of paying less would yield approximately \$7 million dollars. The new center could be half funded within 15 years and almost

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completely funded within 20 years. Charging admission could also help cover costs.

Considering that Alexandria keeps a AAA bond rating, Alexandria could seek a loan to build a recreation center. The \$680,000 from NOVA Parks would provide a dedicated funding stream to pay back the loan. Even without a loan, Alexandria will certainly be in a better financial position in five or 10 years.

Neither Alexandria, nor any of its sister jurisdictions are currently operating in a good financial environment, therefore options are constrained as they otherwise might not be. However, these conditions will likely improve before the end of the next 40 years, so City Council should refrain from a hasty decision.

### Final Consideration

As the Alexandria Parks and Recreation Commission considers plans for the park, we ask that you consider the differences in a drive down Eisenhower today compared to 40 years ago in 1977. Most of Eisenhower was farmland and a railroad waste facility. No one could have predicted two metro stations, two government agencies, tall buildings and modern homes in this location. Over the next 40 years, the pace of change on Eisenhower will be even more rapid.

A 40-year lease limits flexibility in the heart of Alexandria's strongest source of modernization and future tax revenue. It locks Cameron Run Park into a single use for most of our lifetimes. It removes our collective ability to modernize, protect or beautify the property when circumstances call for it.

Instead, Alexandria should commit to a shorter term lease that encourages regular dialogue with NOVA Parks. This will allow both parties to adapt to new circumstances and continually make balanced decisions about the future of the Eisenhower Corridor.

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## APPENDIX J: RELATED PLANS AND STUDIES

The following related plans and studies were referenced in the development of this report:

Eisenhower West Small Area Plan <https://www.alexandriava.gov/EisenhowerWest>

Eisenhower East Small Area Plan <https://www.alexandriava.gov/uploadedFiles/planning/info/masterplan/EisenhowerEastSAPJune2015.pdf>

Last Surviving Flora of the Lower Holmes Run Stream Valley - Cameron Run Regional Park

[http://vnps.org/potowmack/download/Last Surviving Flora of the Lower Holmes Run Stream Valley - Cameron Run Regional Park-1.pdf](http://vnps.org/potowmack/download/Last%20Surviving%20Flora%20of%20the%20Lower%20Holmes%20Run%20Stream%20Valley%20-%20Cameron%20Run%20Regional%20Park-1.pdf)

Alexandria Citywide Parks Improvement Plan [https://www.alexandriava.gov/uploadedFiles/recreation/parks/Citywide Parks Plan\\_PRC Endorsement.pdf](https://www.alexandriava.gov/uploadedFiles/recreation/parks/Citywide%20Parks%20Plan_PRC%20Endorsement.pdf)

Alexandria Urban Forestry Master Plan <https://www.alexandriava.gov/uploadedFiles/recreation/info/UrbanForestryMasterPlan03-19-09.pdf>

Alexandria Environmental Action Plan [https://www.alexandriava.gov/uploadedFiles/tes/eco-city/EAP\\_FINAL\\_06\\_18\\_09.pdf](https://www.alexandriava.gov/uploadedFiles/tes/eco-city/EAP_FINAL_06_18_09.pdf)

NOVA Parks 2016 Annual Comprehensive Financial Report 2016 [https://www.novaparks.com/sites/default/files/pdf/Northern Virginia Regional Park Authority2016.pdf](https://www.novaparks.com/sites/default/files/pdf/Northern%20Virginia%20Regional%20Park%20Authority2016.pdf)

City Council Docket Links:

[http://legistar.granicus.com/alexandria/meetings/2017/1/1590\\_M\\_City\\_Council\\_Legislative\\_Meeting\\_17-01-10\\_Action\\_Docket.pdf](http://legistar.granicus.com/alexandria/meetings/2017/1/1590_M_City_Council_Legislative_Meeting_17-01-10_Action_Docket.pdf)

[http://legistar.granicus.com/alexandria/meetings/2016/6/1470\\_M\\_City\\_Council\\_Public\\_Hearing\\_16-06-18\\_Action\\_Docket.pdf](http://legistar.granicus.com/alexandria/meetings/2016/6/1470_M_City_Council_Public_Hearing_16-06-18_Action_Docket.pdf)

[http://legistar.granicus.com/alexandria/meetings/2016/6/1469\\_M\\_City\\_Council\\_Legislative\\_Meeting\\_16-06-14\\_Action\\_Docket.pdf](http://legistar.granicus.com/alexandria/meetings/2016/6/1469_M_City_Council_Legislative_Meeting_16-06-14_Action_Docket.pdf)

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