



# CAMERON RUN PARK PLANNING

## PARK & RECREATION COMMISSION UPDATE JUNE 15, 2017

In the last project update on April 20, 2017, we discussed the project history and summarized all public engagement efforts through April 14. The summary included the results of Survey 1, and main themes collected from meetings with stakeholders and community members. The first survey's goal was to educate the community about the project, and understand concerns. 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. The Park and 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 and Recreation Commission and City Council. The total responses from Survey 2 was 353, and the percentage of Alexandria residents was 93.4%.

We developed Survey 2 by combining feedback from community engagement and survey one responses. Survey 2 asked respondents to evaluate requested park elements in three distinct ways – by prioritizing park elements; by purchasing the park elements that they felt were most valuable, and by selecting an overall plan concept that most closely



reflected each community member's vision of Cameron Run Park's highest and best use. The first question of Survey 2 requested home zip codes as a way to gauge Alexandria resident input specifically. Resident input resulted in 323 responses, with 30 responses identified as nonresidents. The following summary lists major themes from public engagement efforts from April 15 to June 15.

## Conceptual Diagrams

Conceptual park diagrams were created based on input from public and stakeholder meetings combined with results from Survey 1. Six distinct conceptual plans were created to represent the spectrum of solutions that the community called for most within the public engagement efforts.

All diagrams 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 led 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. Full planning level opinions of cost for the park concepts will be provided with the final report document.



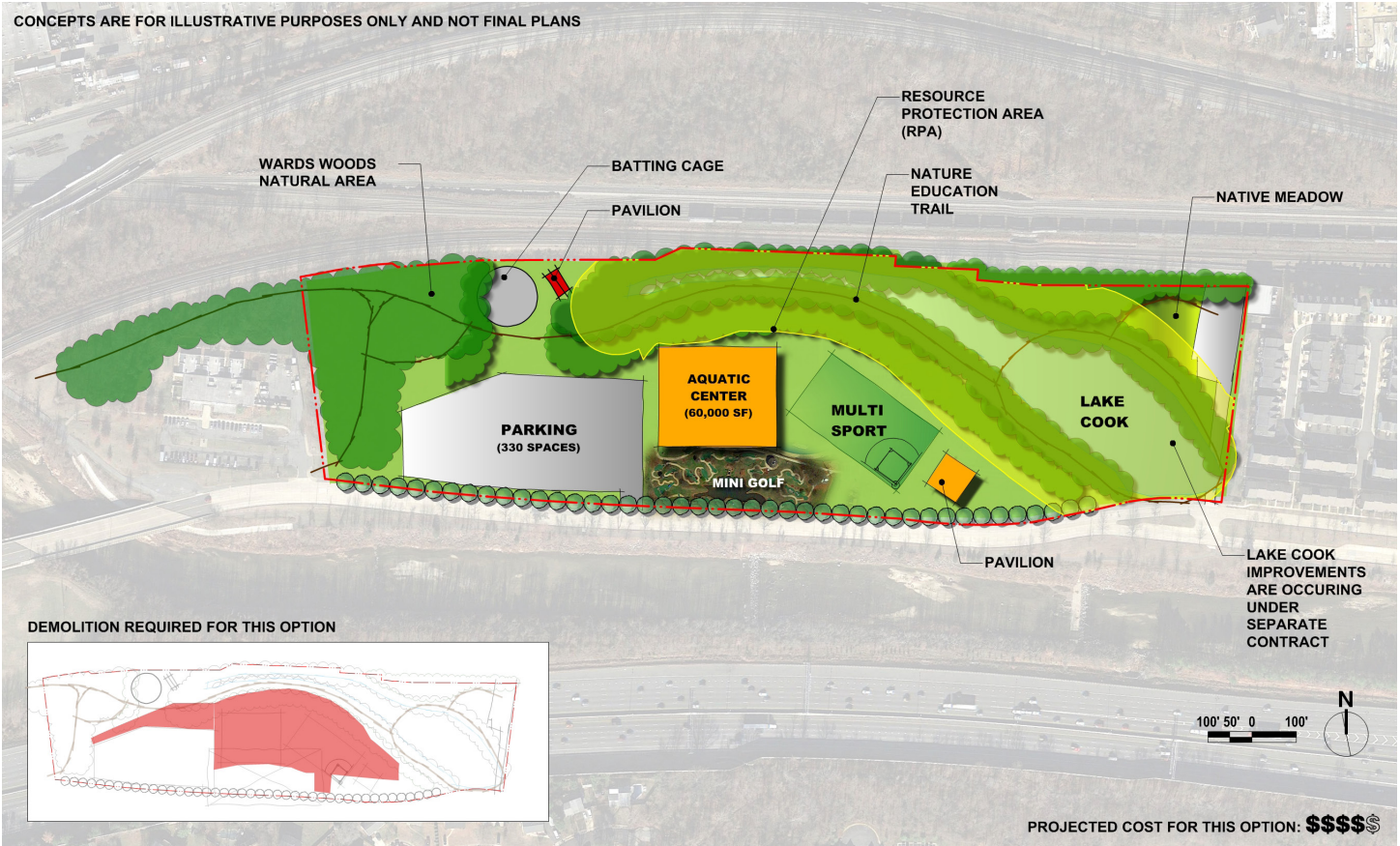
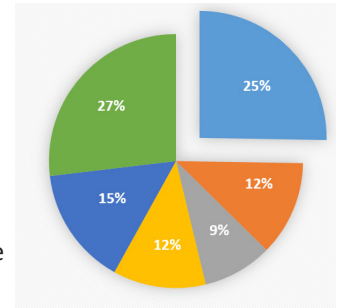


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### Aquatic Center (Indoor) and 1 Multi-Sport Field

Twenty-five percent 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 sf 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.



### 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%	<b>Project Marked Up Cost - SUBTOTAL</b>	<b>\$ 22,926,415</b>
	Contingency	\$ 3,438,962
	<b>PROJECT TOTAL COST</b>	<b>\$ 26,365,377</b>





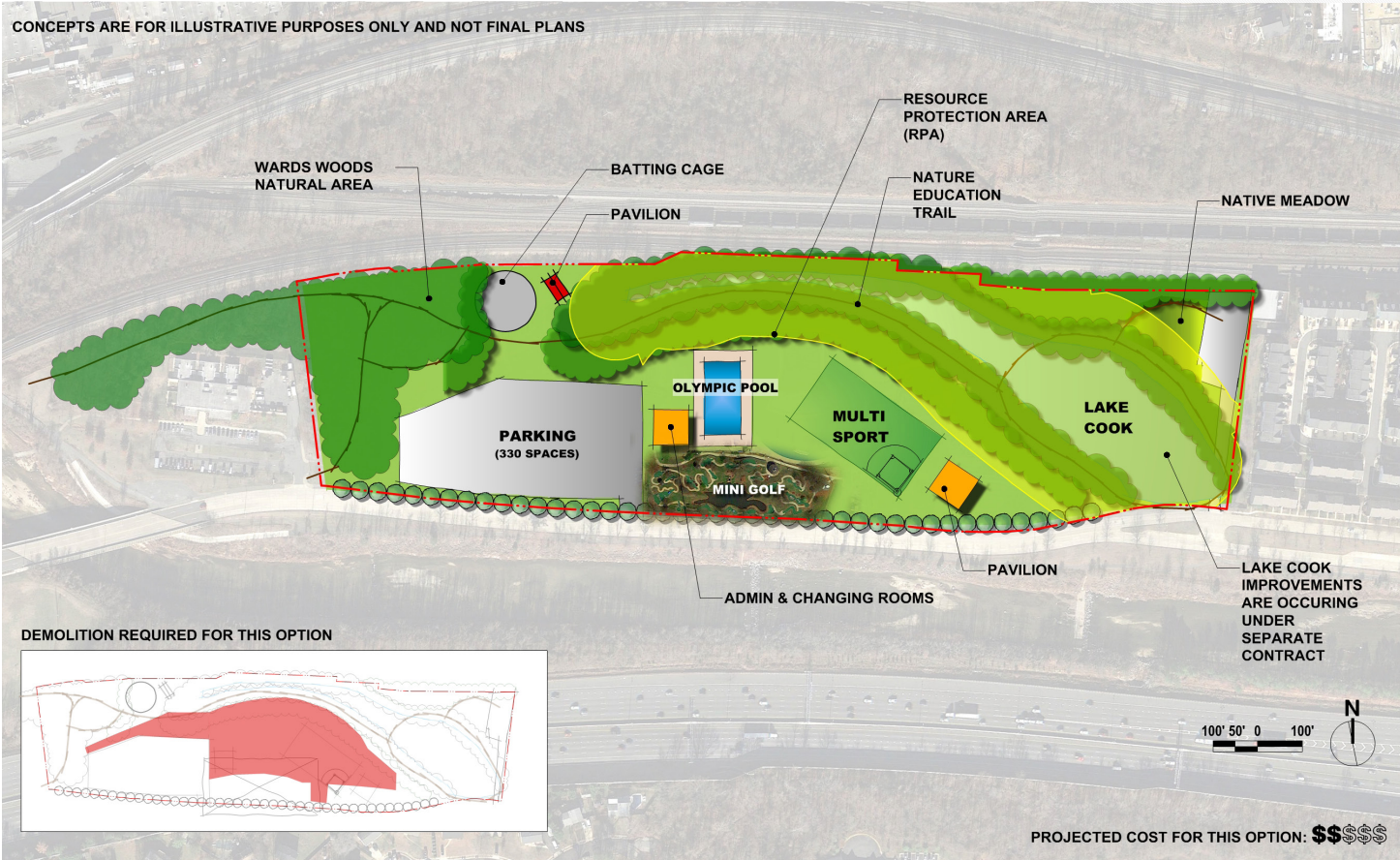
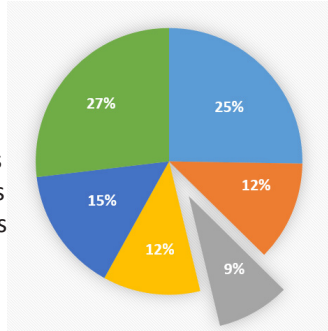


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### Olympic Pool (Outdoor) and 1 Multi-Sport Field

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.



### 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**





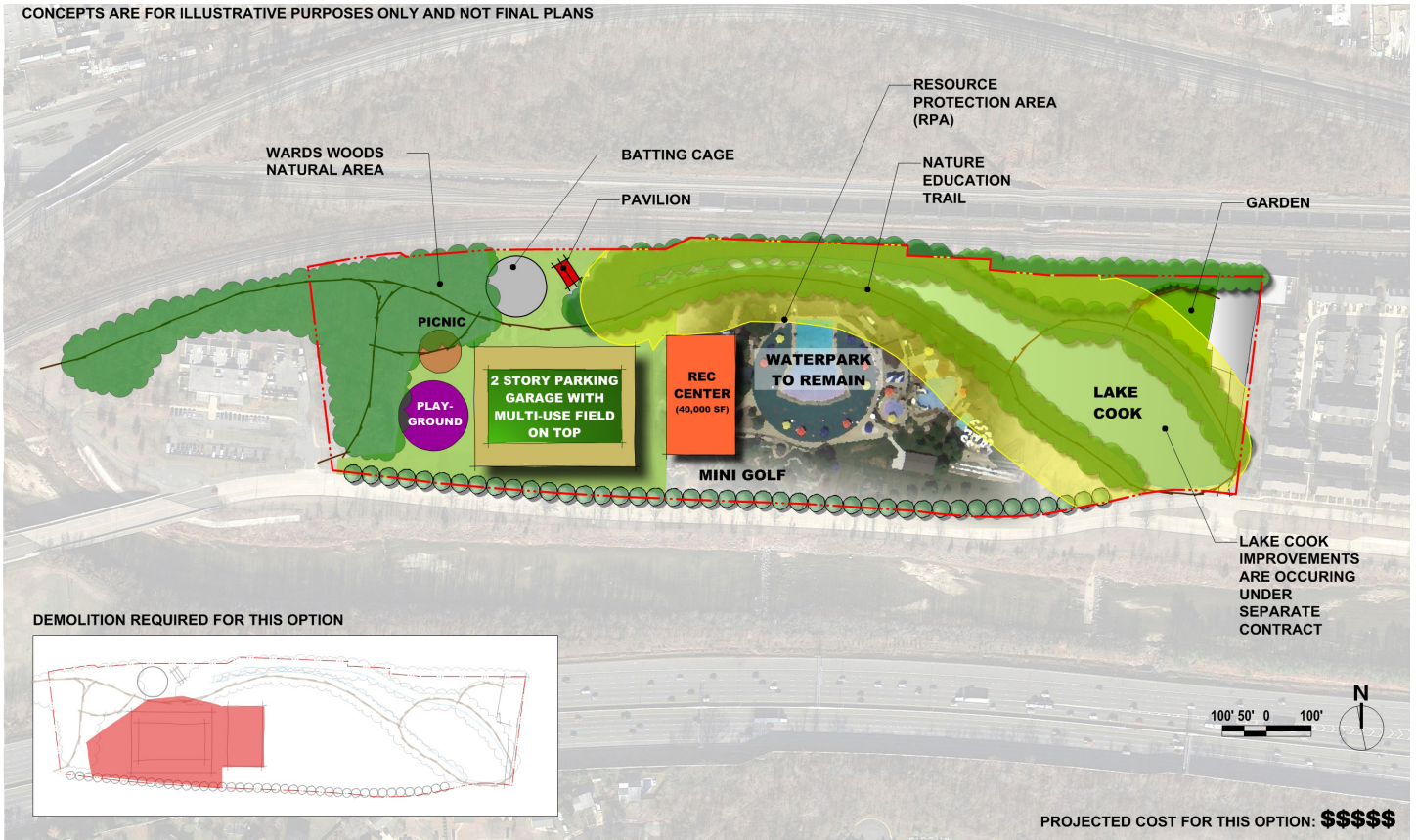
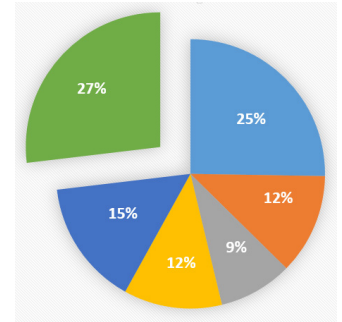


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### Water Park with Major Structural Changes

Twenty-seven percent of 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 citizens of Alexandria. In this concept, a 40,000 sf recreation center was shown to accommodate this need. 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.



### Opinion Of Probable Cost

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

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

15%

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



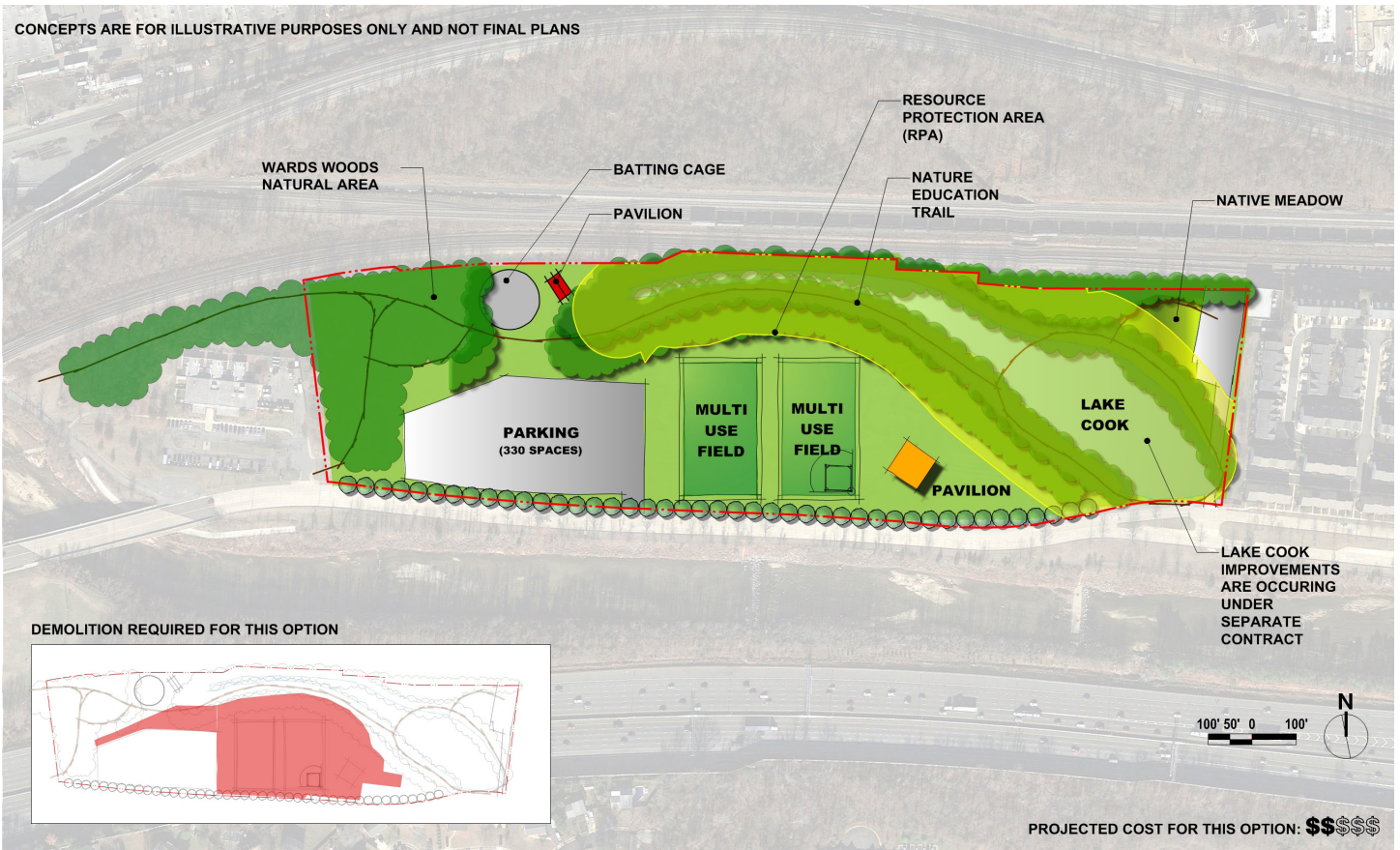
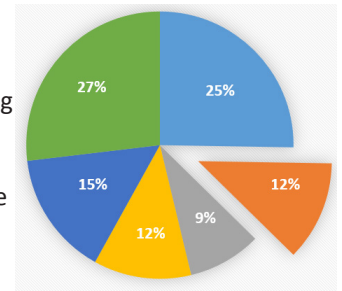


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### Multi-Sport Field Park

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.



### 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>

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

**PROJECT TOTAL COST** \$ 7,542,020





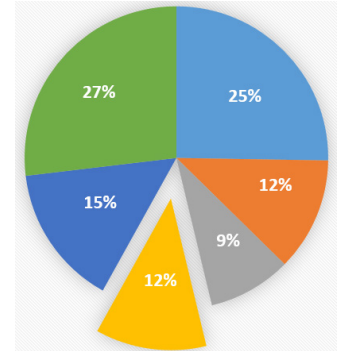


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### Open Space / Natural Park Area

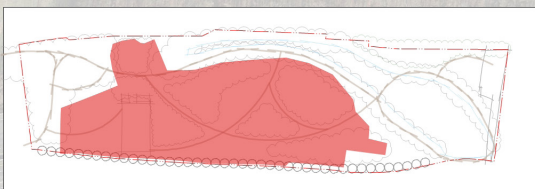
The Open Space / Natural Park Area concept responds to needs expressed by the community indicating a desire for more unprogrammed space that also highlights the native and adapted species of the Alexandria region. The park contains native and adapted species meadows, open lawns, groves of trees, shrubs 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



### 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>

Project Marked Up Cost - SUBTOTAL \$ 3,569,206  
 Contingency \$ 535,381

PROJECT TOTAL COST \$ 4,104,586

15%





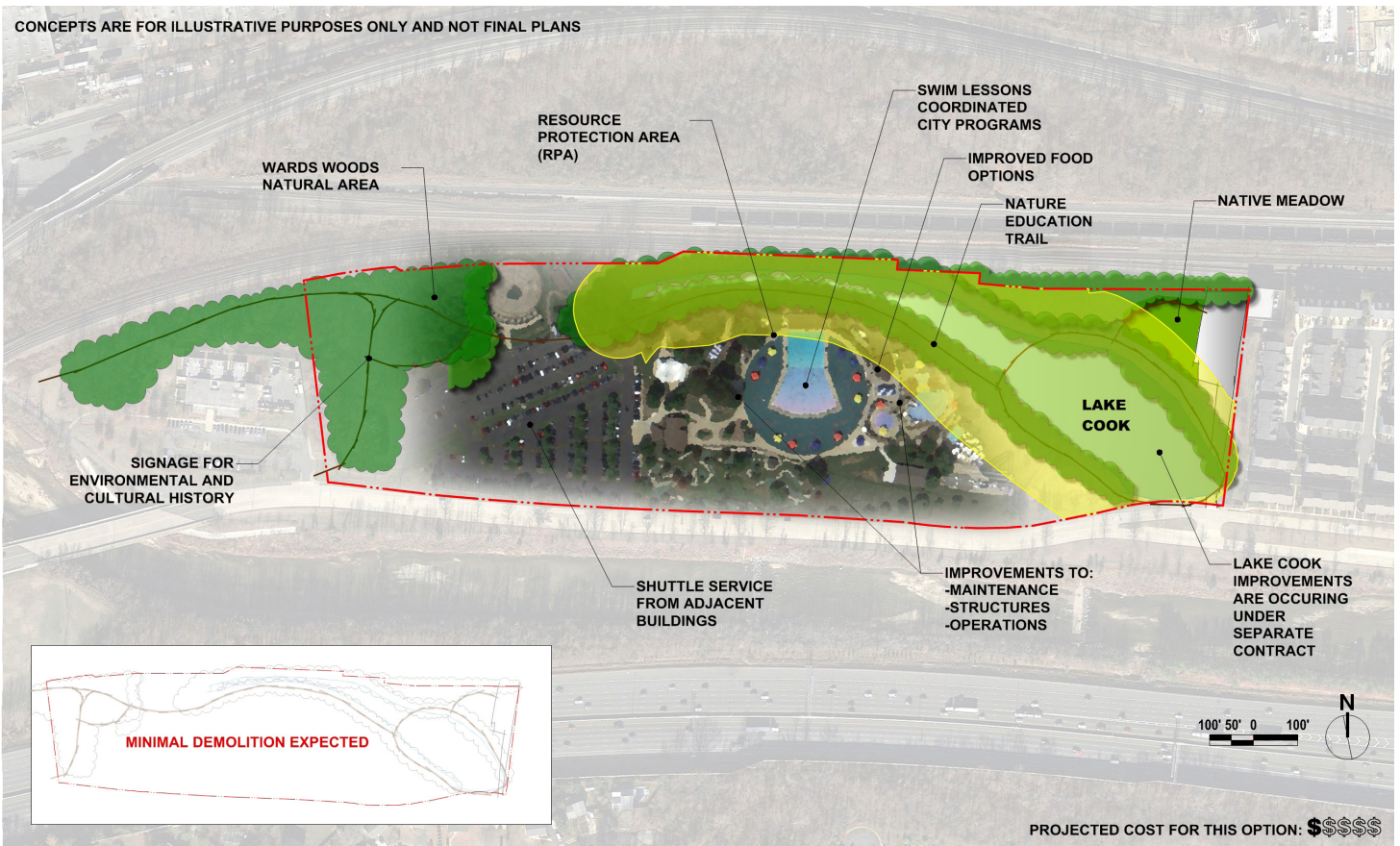
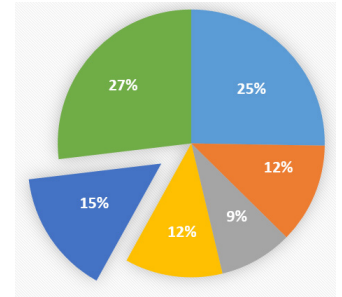


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### Water Park with Improvements

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.



### Opinion Of Probable Cost

Description	Total
Structures	\$ 701,639
Recreation	\$ 809,204
<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>

Note: Opinion of costs does not include improvements to Lake Cook which are being performed under a separate contract.

