

MOTION:

**April 8, 2008
Regular Meeting
Res. No. 08-**

SECOND:

**RE: AUTHORIZE CONVEYANCE OF COUNTY-OWNED PROPERTY
 KNOWN AS SILVER LAKE TO THE PRINCE WILLIAM COUNTY
 PARK AUTHORITY – GAINESVILLE DISTRICT**

ACTION:

WHEREAS, in accordance with a proffer commitment, the developer of Dominion Valley recently conveyed title of the 318.5-acre property known as Silver Lake to Prince William County, of which approximately 233 acres are to be used for parks and recreational purposes; and

WHEREAS, three (3) nonprofit entities submitted competing proposals to utilize the County-owned property for park and recreational purposes; and

WHEREAS, the Board of County Supervisors directed County staff to conduct a review process for the purpose of determining which proposal, if any, best serves the interests of the citizens of Prince William County; and

WHEREAS, the review process included establishment of a staff review committee, development of review criteria, advertisement and time frame for the submission of competing proposals, review and analysis by a staff review committee; and development of a comparative analysis for presentation to the Board; and

WHEREAS, the review criteria for consideration of the proposals included: qualifications and experience of organization; extent, type and location of recreational benefits to citizens; consistency with the Parks & Open Space Chapter of the Comprehensive Plan; short and long term public accessibility; short and long term fiscal impacts; compatibility with adjacent uses and properties; sensitivity to environmental features of site and adjacent properties; public safety impacts; compliance with proffer provisions; and qualifications and experience of proposing entity; short and long term ability of County to influence use of property; and

WHEREAS, the Staff Review Committee has completed its review of the proposals and presented its findings to the Board; and

WHEREAS, a public hearing to consider the conveyance of the Silver Lake Property, duly advertised in a local newspaper for a period of two weeks, was held on April 8, 2008, and interested citizens, including the property owner, were given the opportunity to be heard; and

WHEREAS, the Board of County Supervisors determined that conveyance to the Prince William County Park Authority best serves the long-term interest of the community and furthers the park and recreation goals of the Comprehensive Plan;

April 8, 2008
Regular Meeting
Res. No. 08-
Page Two

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors does hereby authorize conveyance of the Silver Lake Property to the Park Authority, subject to the Board of County Supervisors concurring with the Master Plan developed and approved by the Park Authority.

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

For Information:

County Attorney
Assistant County Executive-SR
Finance Director
Budget Director
Planning Director
Public Works Director

CERTIFIED COPY

Clerk to the Board



Craig S. Gerhart
County Executive

COUNTY OF PRINCE WILLIAM

OFFICE OF EXECUTIVE MANAGEMENT


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BOARD OF COUNTY SUPERVISORS

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April 3, 2008

TO: Board of County Supervisors

FROM: Susan L. Roltsch 
Assistant County Executive

THRU: Craig S. Gerhart
County Executive

RE: Consider Conveyance of County-Owned Property Known as Silver Lake

I. Background in chronological order is as follows:

- A. July 11, 2006 – In connection with its approval of the most recent rezoning of Dominion Valley Country Club (REZ #PLN2005-00197), the Board accepted the following proffer from Toll Brothers:

“The Applicant shall dedicate approximately 233 acres of land to the County for parks and recreation purposes, as said 233 acre site is generally shown on the Silver Lake GDP. The Applicant shall (i) tender a deed for the conveyance of said land to the County, at no cost to the County, or (ii) if requested by the County, tender a deed for the conveyance of said land to the Prince William County Park Authority or to a private nonprofit 501(c)(3) organization, such as the Bull Run Mountains Conservancy, Inc. or Nokesville Horse Society, to be used for parks and recreational purposes as agreed to by the County and the recipient of said property.”

- B. December 21, 2006 – In accordance with the proffer commitment, Toll Brothers transferred the property to the County. A map showing the property boundary is provided in Attachment A.
- C. Early 2007 – The County received three (3) separate proposals to utilize the Silver Lake property for park and recreational purposes. The proposals were submitted by the Bull Run Mountains Conservancy, Inc. (BRMC), the Northern Virginia

Regional Park Authority (NVRPA), and the Prince William County Park Authority (PWCPA).

- D. May 1, 2007 – During a BOCS meeting, Supervisor John Stirrup requested County staff to develop a process and timeline for review of competing proposals for the Silver Lake property. Supervisor Stirrup also requested staff to provide a list of possible criteria, which could be used to compare various proposals.
- E. June 5, 2007 – The BOCS adopted a process and criteria for review of Silver Lake proposals; Attachment B provides a copy of the Board resolution. Consistent with the Board resolution, the process incorporated the following:
1. Staff Review Committee – The County Executive established a Staff Review Committee with representatives from the following offices: Office of Executive Management, Budget, Finance, Planning, Public Works, and County Attorney’s Office.
 2. Advertisement for Competing Proposals – While not a requirement, the County advertised for a period of 30 days to allow the submission of additional proposals.
 3. Initial Review – The Staff Review Committee conducted its initial review of submitted proposals and began developing a comparative analysis utilizing the following review criteria set forth in the Board resolution:
 - a. qualifications and experience of proposing entity;
 - b. amount, type and location of recreational benefits to citizens;
 - c. consistency with Parks & Open Space Chapter of the Comprehensive Plan;
 - d. short and long term public accessibility;
 - e. short and long term fiscal impacts to County;
 - f. compatibility with adjacent uses and properties;
 - g. sensitivity to environmental features of site and adjacent properties;
 - h. public safety impacts;
 - i. conformance with proffer provisions; and
 - j. short and long term ability of the County to influence uses of the property.
 4. Public Information and Input Session – A public information and input session was conducted on July 26, 2007, during which representatives of the three (3) proposing entities presented information; the public then had an opportunity to ask questions and offer comments concerning the proposals. Approximately 70 people, including presenters and staff,

attended the session, and 15 people offered comments and/or asked questions. Attachment C provides a summary of the public input.

5. Applicant Meetings – The Review Committee arranged meetings with the three (3) applicants to discuss follow-up questions.
 6. Comparative Analysis – Utilizing the above review criteria, the Staff Review Committee finalized a comparative analysis of the proposals, upon which to base its recommendation. Attachment D provides a copy of the resulting matrix and III.A through III.C below summarizes the findings of the Staff Review Committee.
- F. September 18, 2007 – Staff presented to the Board a summary of the findings of the Staff Review Committee. In terms of overall scoring, the Staff Review Committee ranked the PWCPA proposal as the strongest one, primarily due to the advantages of the PWCPA’s governing structure, and its considerable recreational resource base already existing in the County. The applicants also had an opportunity to present their proposals to the Board. Following the presentations, the Board discussed the three (3) proposals and asked a number of questions. Some questions concerned the relationship between the proposals and the draft Park and Open Space Chapter of the Comprehensive Plan, which was pending at the time. The Board decided to delay action until after its consideration of the draft Park and Open Space Chapter. The Board also indicated its desire to hold a public comment session on this item.

II. Current Situation is as follows:

- A. Public Hearing Scheduled - The Board is scheduled to consider possible conveyance of the Silver Lake Property and to hear public comment during its evening meeting scheduled for April 8, 2008. Conveyance of property by the Board may only occur after a public hearing has been duly advertised and held to consider such conveyance, and this addresses the Board’s desire to hold a public comment session. The public hearing has been advertised in accordance with legal requirements.

III. Issues include the review criteria adopted by the Board on June 5, 2007, as well as any legal and timing implications:

- A. Qualifications and Experience – What qualifications and experience does each proposal offer specific to the nature of this project?
- B. Recreational Benefits to Citizens – What recreational benefits does each proposal offer in terms of amount, type and location?

- C. Public Accessibility – How does each proposal provide for short and long term public access?
- D. Consistency with Comprehensive Plan – The recently amended Park and Open Space Chapter of the Comprehensive Plan calls for 70 acres of parkland per 1,000 residents, of which at least 15 acres per 1,000 should be County-owned. The Chapter also calls for 39% of the County to be designated as protected open space. In order to achieve these standards, partnerships of various types are encouraged. How does each proposal further the park and open space goals of the Comprehensive Plan?
- E. Fiscal Implications – What are the long and short term fiscal impacts to the County resulting from each proposal?
- F. Compatibility with Adjacent Uses - The Silver Lake property is planned Agricultural/Estate in the County’s Comprehensive Plan. Adjacent uses include other properties planned A/E and the Dominion Valley residential subdivision. In addition, future adjacent uses include a middle school and Rainbow Center 4-H Therapeutic Equestrian Program (“Rainbow Riding Center”). How compatible is each proposal with adjacent uses? What measures are proposed to address any compatibility issues?
- G. Environmental Sensitivity – How does each proposal impact on-site and neighboring environmental resources? What measures are proposed to mitigate impacts on the environment?
- H. Public Safety Impacts – All three (3) proposals ultimately rely upon County public safety services for emergency response and crime control. To what extent does each proposal propose to mitigate this impact by addressing security of the property? How does each proposal address potential safety impacts?
- I. Conformance with Proffers – Is the proposal in conformance with the proffers accepted by the Board with its approval of REZ #PLN2005-00197, Dominion Valley Country Club?
- J. Ability of County to Influence Uses – How does each proposal affect the County’s ability to influence current and future use of the property?
- K. Legal - Prior to conveying County-owned property, the Board must first duly advertise and hold a public hearing. The public hearing scheduled for April 8, 2008 addresses this legal requirement. What other legal implications and/or requirements are associated with implementing a particular alternative below?

- L. Timing – With respect to each alternative identified below, are there any timing implications that should be considered?

IV. Alternatives are as follows:

- A. Convey Silver Lake Property to Prince William County Park Authority (PWCPA)
1. Qualifications and experience - PWCPA was established by the BOCS in 1977 and has a long history of managing active recreational areas and facilities; it also manages passive recreational areas such as Locust Shade Park and Lake Ridge Park. The PWCPA has a budget of approximately \$29 million and employs 405 full-time equivalent employees.
 2. Recreational Benefits to Citizens - PWCPA suggests the property could accommodate a mix of recreational uses to include hiking, boating, fishing, horseback riding, picnicking, RV camping and environmental preservation and education. However, the final mix and layout of uses would be subject to a Park Authority Master Plan. The Board could condition the conveyance of the property upon its concurrence with the mix and layout of uses resulting from the PWCPA Master Planning process.
 3. Public Accessibility – PWCPA proposes a phased approach to opening Silver Lake for public use. Phasing is ultimately subject to the PWCPA Master Plan process. PWCPA’s proposed phasing is as follows: Phase 1: within 2 to 3 months - pedestrian and equestrian trails, and bank fishing; Phase 2: within 12 to 18 months - bathhouse, marina, and camping areas; Phase 3: as other funds become available - picnic shelters, multiple outdoor classrooms, and a farm park; Phase 4: as other funds become available - Quarry Lake and special event area.
 4. Consistency with Comprehensive Plan – PWCPA’s proposal furthers the overall Comprehensive Plan goal of 70 acres of parkland per 1,000 residents by making Silver Lake a public park. Of the 70 acres of parkland per 1,000 residents, the Comprehensive Plan calls for County-owned parkland to account for at least 15 acres per 1,000; the PWCPA proposal is only one that furthers the 15-acre standard for County-owned parkland. Current estimates for acquiring equivalent acreage toward this standard elsewhere range from \$9.5 million to \$25.4 million depending on location and characteristics of the property. On a related note, Toll Brothers placed the 318-acre Silver Lake property under contract in 2002 for \$4 million.
 5. Fiscal Implications - PWCPA would require \$215,000 per year in County general funds to support annual operating costs associated with Phases 1 and

2. Revenues from user fees would be used to support additional operating costs. In addition, PWCPA proposes to utilize up to \$1.6 million in available proffer funds for capital improvements necessary to support fishing, hiking, boating, camping, equestrian and environmental programming. The proposed FY09 budget does not include funding for this project. To implement this proposal, partial year operating funds of approximately \$50,000 for FY09 would need to be identified, and \$215,000 in operating funds budgeted on an annual basis thereafter; up to \$1.6 million in proffer funds for capital improvements is currently available.
6. Compatibility with Adjacent Uses – PWCPA’s proposal specifically includes activities complementary with the Rainbow Riding Center; equestrian trail access points into the community; trail connections with Manassas National Battlefield Park along Catharpin Creek; a farm park partnership with the Prince William County school system; and day camp service for the surrounding population. The PWCPA proposal also contemplates partnerships with Nokesville Horse Society and local boy and girl scout units.
7. Environmental Sensitivity – PWCPA proposes: a partnership with the future middle school to develop an environmental curriculum, the preservation of a historic cemetery on site, development of a multiple outdoor classroom locations, and restoration and renovation of facilities for park visitor use. Furthermore, the PWCPA proposes retention of the woodlands on the site.
8. Public Safety Impacts – PWCPA proposes, as park development occurs, to commit a full-time park manager and some level of park ranger support. An existing on-site dwelling will be used as a security resident, thus achieving a 24-hour presence on the property. The Staff Review Committee ranked PWCPA the highest on this criterion due to the presence of park rangers already in the County, and due to its existing operations and protocols involving park rangers and public safety staff.
9. Conformance with Proffers – The conceptual proposal submitted by PWCPA appears to conform with the proffers; a more detailed review for conformance will be conducted at the time of site plan.
10. Ability of County to Influence Uses – As the PWCPA is governed by an eight (8) member Board made up of County residents appointed by the BOCS, the Staff Review Committee believes the conveyance of the property to PWCPA provides the Board and citizens with the greatest opportunity to influence both short and long term use of the property, rated the PWCPA proposal the highest in this category of review.

11. Legal – The County Attorney’s Office would prepare the necessary legal instrument for conveyance of the property to the PWCPA.
12. Timing – There are no particular timing issues associated with this alternative.

B. Convey Silver Lake Property to Northern Virginia Regional Park Authority (NVRPA)

1. Qualifications and experience - NVRPA has extensive experience managing passive recreational areas similar to Silver Lake in terms of scale and mix of uses. NVRPA was established in 1959 and currently owns and operates over 10,000 acres of parkland in Northern Virginia with an operating budget of approximately \$16 million and employs 113 full-time equivalent employees. The Staff Review Committee rated NVRPA the highest of the three (3) proposals in this area of review.
2. Recreational Benefits to Citizens - NVRPA proposes a mix of uses to include family campground, trails, picnic pavilions, marina, playground, equine camping and trails, and possibly scuba. As the PWCPA and NVRPA are similar relative to proposed uses and likely visitation, the Staff Review Committee rated the two proposals the same in this area of review. As a result of citizen comments during the public meeting held in July, NVRPA is willing to remove RV storage from its plan, and to limit the size of RVs that could use the site.
3. Public Accessibility – NVRPA proposes a phased approach to opening Silver Lake for public use and plans to have some trails open for use in the near term. NVRPA also commits to having all planned facilities open within 24 months utilizing bond financing, while the other two proposals commit to longer time frames for completion of all activities.
4. Consistency with Comprehensive Plan – NVRPA’s proposal furthers the overall Comprehensive Plan goal of 70 acres of parkland per 1,000 residents by making Silver Lake a public park. Of the 70 acres of parkland per 1,000 residents, the Comprehensive Plan calls for County-owned parkland to account for at least 15 acres per 1,000; if conveyed to NVRPA, the County-owned property would no longer count toward this standard. NVRPA envisions a long-term partnership with the County that would result in the creation of more public parkland, such as Dove’s Landing.
5. Fiscal Implications – NVRPA would accept Silver Lake in lieu of capital and operating appropriations in FY09. In FY10 and beyond, the County would be responsible for an annual membership contribution. In FY10, the County’s operating and capital appropriations for NVRPA would be approximately

\$750,000 and \$900,000, respectively. Over the next 10 to 15 years, NVRPA would commit the County's capital contribution to support the issuance of bonds for acquisition and development of parkland in the County. Through this financing mechanism, NVRPA indicates it could obtain \$7 to \$10 million for this purpose.

6. Compatibility with Adjacent Uses – NVRPA's proposes a future middle school partnership as well as a trail connection with adjacent properties.
7. Environmental Sensitivity – NVRPA's proposal includes a perpetual conservation easement protecting forested areas, designates areas for habitat restoration, and calls for developing an inventory of significant natural and cultural resources.
8. Public Safety Impacts – NVRPA proposes a full-time park manager and some level of park ranger support. The existing on-site dwelling will be used as a security resident.
9. Conformance with Proffers – The conceptual proposal submitted by NVRPA appears to conform with the proffers; a more detailed review for conformance will be conducted at the time of site plan.
10. Ability of County to Influence Uses – If the property were conveyed to NVRPA, the County's influence over future use and operation of the park would be through representation on the NVRPA Board (2 members on 14-member board), and through the master planning process conducted by NVRPA for individual parks.
11. Legal – To implement this alternative, the Board would need to approve a resolution stating its intent to join NVRPA; the resolution would also appoint the first two (2) Prince William County representatives to serve on the NVRPA governing Board. The Virginia Park Authorities Act requires a public hearing prior to passage of the resolution. The County Attorney's Office would prepare the appropriate legal instrument for transfer of the property.
12. Timing – There are no particular timing issues associated with this alternative.

C. Convey Silver Lake Property to Bull Run Mountain Conservancy (BRMC)

1. Qualifications and experience - Since 1996, BRMC has managed an 800-acre, state-owned public preserve with hiking trails. BRMC has an operating budget of approximately \$224,000 and employs 2 full-time equivalent employees.

2. Recreational Benefits to Citizens - BRMC proposes the most passive use of the property with a mix of trails, primitive camping, and educational programming. The property would be conveyed to BRMC and would be open to the general public during daylight hours with passive uses proposed. The Silver Lake property would be combined with the adjacent 268-acre property, which is subject to an existing conservation easement, to create a larger public natural recreation area.
3. Public Accessibility – Within 90 to 120 days, BRMC proposes to allow guided tours and scheduled events; some trails may also be open. Within 1 year, BRMC will open for general public admission from dawn to dusk.
4. Consistency with Comprehensive Plan – The BRMC proposal furthers the overall Comprehensive Plan goal of 70 acres of parkland per 1,000 residents by providing a 481 acre public natural recreation area. Of the 70 acres of parkland per 1,000 residents, the Comprehensive Plan calls for County-owned parkland to account for at least 15 acres per 1,000; if conveyed to BRMC, the County-owned property would not count toward the 15 acre County-owned component, but would still count toward the 70 acre overall standard.
5. Fiscal Implications - BRMC proposes no direct financial support from the County, although included in BRMC's proposal is the potential conveyance of 20 to 90 acres to the PWCPA for recreational uses, and the suggestion that PWCPA share in the provision of access, parking, restrooms and security of the property. BRMC indicates its capital and operating costs will be addressed through user fees, private donations, and volunteer efforts. The donor of the adjacent property subject to the existing conservation easement has offered a \$500,000 challenge grant for improvements to the Silver Lake property.
6. Compatibility with Adjacent Uses - BRMC's proposal specifically allows for the possible reservation of 20 to 90 acres for Park Authority recreational uses, including an equestrian center, and incorporates a 268-acre adjacent parcel as part of a Natural Recreation Area open to the public.
7. Environmental Sensitivity – BRMC proposes the most passive recreational uses and will likely result in the least disruption to the natural state of the property. Additionally, BRMC's programming experience focuses on environmental education. The Staff Review Committee rated BRMC the highest in this category of review.
8. Public Safety Impacts – BRMC proposes less on-site presence in terms of staffing than the other two (2) proposals; BRMC representatives believe there

may be less impact on public safety services due to low intensity uses and fewer visitors.

9. Conformance with Proffers – The conceptual proposal submitted by BRMC appears to conform with the proffers; a more detailed review for conformance will be conducted at the time of site plan.
10. Ability of County to Influence Uses – BRMC proposes the County utilize deed restrictions and covenants to dictate current and future restrictions on the property; the County and BRMC would agree to these restrictions and covenants prior to conveyance. If BRMC fails to abide by the deed restrictions and covenants, the County would be in the position of having to enforce them through appropriate legal means. The Staff Review Committee believes the BRMC proposal provides the Board and community the least opportunity to influence the long term use of the property. Under this alternative, the County may have no opportunity to address unforeseen factors or events occurring subsequent to recordation of the covenants and deeds. The Staff Review Committee was concerned about the lack of control afforded the Board and community in the longer term to influence use of the property and rated the BRMC the lowest in this category of review.
11. Legal – The County Attorney’s Office would prepare the appropriate legal instrument for transfer of the property.
12. Timing – The representative for BRMC indicates the donor of the adjacent property (subject to the existing conservation easement) and the related challenge grant of \$500,000 will at some point retract the offer to BRMC.

D. Take No Action – The Board has the option of taking no action at this time.

1. Qualifications and experience – N/A
2. Recreational Benefits to Citizens – The site would not be open to the public, thus providing no recreational benefits to citizens.
3. Public Accessibility – The site would not be accessible to the public. The lack of a 24 hour on-site presence would likely make vandalism and trespassing continuing concerns for the property.
4. Consistency with Comprehensive Plan – N/A
5. Fiscal Implications – As is the case with other vacant County-owned properties, there would be some minimal cost associated with routine maintenance of the property. In addition, there have been incidences of

trespassing and vandalism affecting this property; this is likely to continue in the future resulting in calls for public safety services.

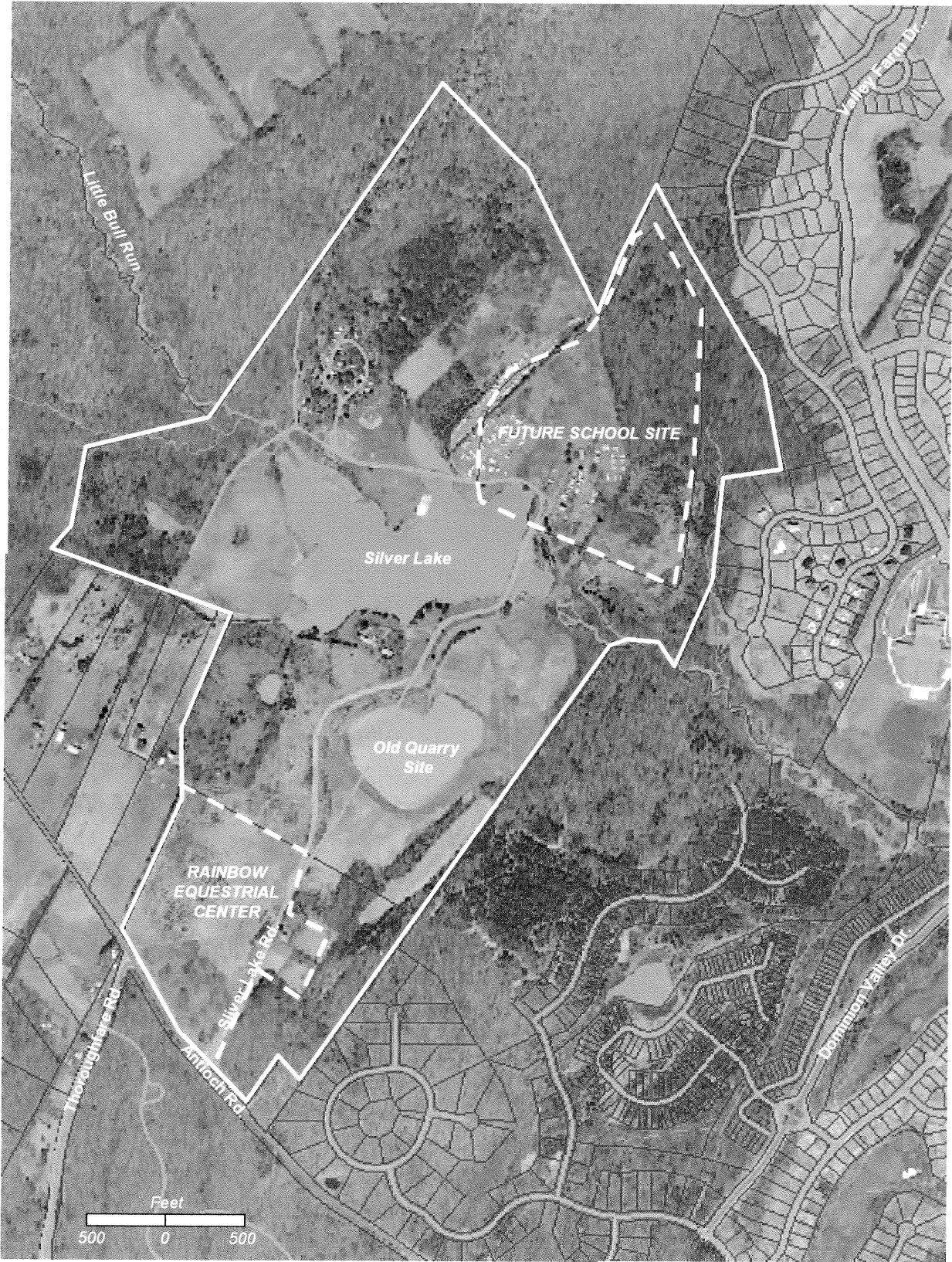
6. Compatibility with Adjacent Uses - N/A
7. Environmental Sensitivity – N/A
8. Public Safety Impacts – As stated above in IV.D.5 above, there have been incidences of trespassing and vandalism affecting this property. We expect this to continue, resulting in some level of calls for public safety services. The Board may want to consider the feasibility of an arrangement whereby one or more of the dwellings are used for police officer residences until the property is converted to a park use.
9. Conformance with Proffers – Pursuant to proffer language, the property is to be used for park and recreational purposes, however, the proffer did not obligate the Board to commencing within any particular timeframe. The County owns other proffered park sites that remain vacant until such time as funds are available to improve them for park and recreational uses.
10. Ability of County to Influence Uses – N/A
11. Legal – There is no legal requirement compelling the County to convey the property at this time.
12. Timing – As stated above, the County is not required to convey the property at this time.

Attachments:

- A. Map showing property boundary
- B. BOCS Resolution establishing review process
- C. Summary of public meeting
- D. Matrix of comparative analysis of proposals
- E. Draft Resolution

Staff Contact: Susan Roltsch, x6612
Bill Vaughan, x5512

Silver Lake



MOTION: STIRRUP

June 5, 2007

SECOND: CADDIGAN

Regular Meeting

Res. No. 07-489

RE: APPROVE ESTABLISHMENT OF A REVIEW PROCESS AND
CRITERIA FOR CONSIDERATION OF SILVER LAKE PROPOSALS
FOR PARK AND RECREATION USES

ACTION: APPROVED

WHEREAS, in accordance with a proffer commitment, the developer of Dominion Valley recently conveyed title of the 230-acre property known as Silver Lake to Prince William County to be used for parks and recreational purposes; and

WHEREAS, three (3) nonprofit entities have submitted competing proposals to utilize the property for park and recreational purposes; and

WHEREAS, the Prince William Board of County Supervisors believes it is appropriate to conduct a review process that provides a framework for comparing the merits of various proposals to determine which proposal, if any, best serves the interests of the citizens of Prince William County; and

WHEREAS, such review process shall properly include establishment of a staff review committee, development of review criteria, advertisement and time frame for the submission of competing proposals, review and analysis by the staff review committee; and development of a comparative analysis for presentation to the Prince William Board of County Supervisors; and

WHEREAS, the review criteria for consideration of the proposals shall include: qualifications and experience of proposing entity; extent, type and location of recreational benefits to citizens; consistency with the Parks & Open Space Chapter of the Comprehensive Plan; short and long term public accessibility; short and long term fiscal impacts; compatibility with adjacent uses and properties; sensitivity to environmental features of site and adjacent properties; public safety impacts; conformance with proffer provisions; short and long term ability of the County to use influence use of property;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors does hereby approve establishment of a review process and review criteria as described above for consideration of Silver Lake proposals;

BE IT FURTHER RESOLVED that the Prince William Board of County Supervisors directs County staff to implement this process and return to the Board at the completion of the process in September 2007 with a comparative analysis of competing proposals.

June 5, 2007
Regular Meeting
Res. No. 07-489
Page Two

Votes:

Ayes: Barg, Caddigan, Covington, Jenkins, May, Nohe, Stewart, Stirrup

Nays: None

Absent from Vote: None

Absent from Meeting: None

For Information:

County Attorney
Assistant County Executive-SR
Finance Director
Budget Director
Planning Director
Public Works Director

CERTIFIED COPY _____


Clerk to the Board

MEETING SUMMARY

**PUBLIC COMMUNITY INFORMATIONAL MEETING
SILVER LAKE RECREATIONAL AREA**

**BATTLEFIELD HIGH SCHOOL AUDITORIUM
GAINESVILLE, VIRGINIA
THURSDAY JULY 26, 2007
7:00 PM – 9:00 PM**

Meeting was called to order at 7:10 PM

Introductory Remarks: 7:10–7:20 PM
Supervisor John T. Stirrup, Gainesville District, who affirmed the importance of the project to his district and to all residents of the County.

Gary Friedman, on behalf of BOCS Chairman Corey A. Stewart, brought greetings from the Chairman and echoed the importance of the project.

Project Overview: 7:20-7:30 PM
Bill Vaughan, Finance Department, on behalf of Susan Roltsch, Asst. County Executive, gave an overview of the project, its history and board action to date

Proposal Presentation: Bull Run Mountains Conservancy 7:30-7:55 PM
BRMC gave a PowerPoint presentation outlining their proposal.

Proposal Presentation: Northern Virginia Regional Park Authority 7:40-7:55 PM
NVRPA gave a PowerPoint presentation outlining their proposal.

Proposal Presentation: Prince William County Park Authority 7:55-8:10 PM
PWCPA gave a PowerPoint presentation outlining their proposal.

Question/Comments: General Public 8:15-9:10 PM

1. Citizen: Do any of these proposals include any indoor or evening equestrian activities? Noted that Rainbow Equestrian Center will not be available to the general public.
2. Citizen: The property that NVRPA and PWCPA want to use encompasses only 83 acres when Rainbow EC and Middle School are subtracted from the 200 plus acres. Stated further that the large trail base should be County-owned and -maintained. PWC Planning Director, Steve Griffin, stated that the 200 plus acres as stated already had the two properties subtracted from the total.
3. Citizen: Pr. William Co. has already paid for the property by transferring proffer particulars to Toll Brothers and increased taxes, stating that the property should remain in the County (PWCPA).

4. Citizen: Asked, "Would the BRMC be able to set up the same proposal as NVRPA in terms of future land acquisition?"; BRMC replied by posing the question, "Who is the best entity to borrow using the County's good credit?" Stating, "We are not the best one to do that," BRMC suggested a public/private partnership would be the best scenario between PWC and BRMC. NVRPA stated that Silver Lake fitted that model for them, NVRPA's goal is to grow more parks in PWC using Silver Lake as leverage in future bond referenda.
5. Citizen (Neighbor): Stated that all three proposals provided for the same access point along Antioch Rd. Stated that PWCPA proposal included RV camping and storage. Stated that Neighbors are adamantly opposed to RVs at the campsite.
6. Citizen (Neighbor): Stated that Silver Lake is really a tiny park, with much of the of the land use proposed by PWCPA and NVRPA not suitable for RVs; BRMC agreed; NVRPA stated that there would probably be no farm, park, etc. in their proposal, but the park needed a mix of activities; PWCPA stated that their process would call for a master planning and public hearing process.
7. Citizen (Neighbor): Asked for details regarding RV storage proposal. Stated that this was not a good idea next to the future middle school and asked about a time frame for each proposal. NVRPA replied their tame frame was less than one (1) year to open with construction under way in that time frame; BRMC stated that they would need permitting assistance from PWC Planning Office, but would be open within 90 days to the general public, with one (1) year planned for sunrise-to-sunset operation; PWCPA stated that security was the first priority and would be done immediately; trails and lake uses would be first activities.
8. Citizen (Neighbor): Stated that Antioch Rd. is narrow, stated concern that PWCPA proposal re RVs would be dangerous and that holding large events on the park would be unsuitable; BRMC responded that their proposal adheres to the proffer provisions with limited uses and no RVs; PWCPA stated that a master plan process is already in place and would be part of the procedure for Silver Lake; NVRPA stated that their proposal does not lend itself to large events.
9. Citizen (Neighbor): Stated that any pavilion would indicate large events and stated that Antioch Rd. was already becoming too congested.
10. Citizen: Inquired as to the makeup of BMRC and what constitutes its board and membership; BRMC gave a brief overview in response.
11. Moderator (BV): Asked about security on the property and asked each applicant to respond; NVRPA responded that they would have a staff person on-site 24 hours per day; BRMC stated they also planned for a 24-hour resident; PWCPA stated that park rangers would be present.
12. Citizen: Inquired about bonding partnerships among the applicants. PWCPA stated that they have done partnerships in the past and would be open to the idea; NVRPA stated that they also have partnered with other organizations in the past.

13. Citizen: Inquired regarding the transparency of the review process for Silver Lake proposals, specifically, would the proceedings be available to the public? BV responded that proceedings would be transparent and available to the public upon request.
14. Citizen: Inquired about the length and scope of trails in each proposal. PWCPA responded that their proposal planned for connection with other trails in the area; BRMC responded that they envisioned linking up to other trails in the area as well, specifically Long Park and Manassas Battlefield National Park; NVRPA also envisioned linking up to area trails and mentioned a regional network of trails.
15. Citizen: Inquired whether applicants would be maintaining the property. BRMC envisioned a public/private partnership; PWC and NVRPA replied they envisioned maintaining the site with their own staff and resources.

Silver Lake Proposal Matrix

Criteria	Score (1-10)	BRMC Comments	Score (1-10)	NVRPA Comments	Score (1-10)	PWCPA Comments
1 Qualifications and experience of proposing entity	5	501(c)(3) founded in 1995. Currently manages 800 acre public preserve with 10 miles of hiking trails owned by Commonwealth Virginia Outdoor Foundation. BRMC conducts educational and environmental programming on property. 8,000 visitors on annual basis; 2,000 participated in educational programs conducted by BRMC. 2006 Operating Budget: 224,000; FTE: 2	9	Public park agency established as a regional authority in 1959. Currently, own and operate over 10,000 acres of parkland, including 100 miles of trails, 2 family campgrounds, 6 boat marinas, 30 picnic pavilions, equine facilities. Conducts environment and educational programs. FY2008 Operating Budget: \$16,234,095; FTE: 113	8	Established by BOCS as a separate legal entity in 1977. PA owns 52 facilities comprising approx. 3,043 acres. Annual Budget FY2007: \$29,549,588 (includes debt service); FTE: 405
2 Extent, type and location of proposed recreational benefits to citizens	6	Youth outdoor program, interpretive programs, educational programs, pedestrian, equestrian trails, hiking trails, bicycling trails, picnicking, primitive camping; adjacent 268 acre property to become part of Natural Recreation Area.	7	Family campground, trails, picnic pavilions around lake, marina with boat rentals, playground, equine camping and trails, scuba (provided quarry is feasible). Based on community meeting, NVRPA willing to remove RV storage from plan, and to limit size of RVs that could use site.	7	Uses to be determined through Park Authority Master Plan process. Uses currently under consideration include equestrian ring, equestrian trails, hiking trails, farm park, scuba programs (water quality permitting), day camp, fishing, camping, hiking, boating; (canoeing, kayaks, jon boats), educational programs, picnicking, primitive camping, RV camping.
3 Consistency with Parks & Open Space Chapter of the Comprehensive Plan	7	Consistent with REC-Policy #2 and REC-Policy #4. REC-Policy #2 calls for acquisition and maintenance of additional park acreage and facility development. REC-Policy #4 encourages establishment of a Countywide system of biking, hiking, horse trails, and greenways.	7	Consistent with REC-Policy #2 and REC-Policy #4. REC-Policy #2 calls for acquisition and maintenance of additional park acreage and facility development. REC-Policy #4 encourages establishment of a Countywide system of biking, hiking, horse trails, and greenways.	7	Consistent with REC-Policy #2 and REC-Policy #4. REC-Policy #2 calls for acquisition and maintenance of additional park acreage and facility development. REC-Policy #4 encourages establishment of a Countywide system of biking, hiking, horse trails, and greenways.
4 Short and long term public accessibility	6	Guided programs, scheduled events and some trails open within 90 to 120 days; open for general public admission within 1 year; equestrian trails open within 1 year; 5 year plan for completion of all activities. Dawn-to-dusk operations, with primitive camping.	8	Preliminary trail network open to public within 60 days; complete master plan within 10 months; open additional park facilities within 13 - 24 months.	7	Phasing ultimately subject to Master Plan process. Proposed phasing described as follows: Phase 1: trails, bank fishing within 2 - 3 months; Phase 2: bathhouse, marina, camping areas within 12 - 18 months; Phase 3: picnic shelters, outdoor classroom developed as funds permit, farm park as part of 2013 GOB or as proffer funds available; Phase 4: Quarry Lake and special event area as part of future GOB
5 Short and long term fiscal impacts to County	7	No direct short or long term fiscal impacts to County identified in proposal, private funding for start-up costs; user fees and continued private donation to provide annual operating funds; possible operating and capital costs associated with programming and construction of improvements on 20 acre parcel proposed to be deeded to Park Authority.	3	NVRPA would accept Silver Lake property in lieu of capital and operating appropriations in FY08. In FY09 and beyond, PWC responsible for annual membership contribution based on population formula (estimated at \$1.66 million in FY09). Over next 10 to 15 years, NVRPA would commit PWC capital contribution to support bonds for acquisition and development of parkland in PWC (estimated at \$7 to \$10 million).	5	\$215,000 from County to support annual operating costs. \$1.6 million in proffer funding for park improvements necessary to support fishing, hiking, boating, camping, equestrian and environmental programming. Future funding required for improvements to support RV camping, additional picnic shelters, and additional equestrian facilities.

Silver Lake Proposal Matrix

Criteria	Score (1-10)	BRMC Comments	Score (1-10)	NVRPA Comments	Score (1-10)	PWCPA Comments
6 Compatibility with adjacent uses and properties	9	Reserve 20 acres for Park Authority equestrian center; include 268 adjacent parcel as part of Natural Recreation Area	8	Future middle school partnership; trail connection with adjacent properties; perpetual conservation easement to buffer large A/E tract to north and west.	7	Complementary activity w Rainbow Riding, equestrian trail access points into the community; trail connections with Manassas National Battlefield Park along Catharpin Creek; farm park partnership w school system; day camps service for surrounding population.
7 Sensitivity to environmental features of site and adjacent properties	8	Deed restrictions expressly suggested: structure limitations; organized sports, commercial hunting, timber harvesting, agriculture, silviculture, motorized boats, model airplanes prohibited.	6	Perpetual conservation easement protecting forested areas; designated areas for habitat restoration; inventory significant natural and cultural resources.	6	Partner with future middle school to develop environmental curriculum; historic cemetery preserved; primitive outdoor classroom; update facilities for park visitor use; no clearing of woodlands.
8 Public safety impacts	5	1 administrator/naturalist immediately, 1 additional on-site naturalist. Local volunteer network will be utilized for all other aspects of the development and operation of the natural recreation area. Dam to be inspected by County engineers prior to conveyance for State recertification.	8	Rental of on-site house for park staff or law enforcement official; phased in staffing. 1 park manager, 1 park ranger, 1 park maintenance worker, 1 night watchman, seasonal staff. 2 rangers, 3 marina attendants, 1 seasonal worker, 5 campground attendants. Would hire geotechnical engineer to review documentation of inspections and maintenance, physically inspect the dam and draft a maintenance plan.	9	Full-time park manager, security resident, park rangers with 1,040 hours per year as part of Western patrol, 24 hour Manager on Duty for camping activities. Demonstrated existing relationships with Police, F&R with protocols in place. Thorough inspection of dam records, independent audit of existing condition, formal policy to be designed to insure frequency of inspections.
9 Conformance with proffer provisions	7	Conforms with proffers based on conceptual proposal.	7	Conforms with proffers based on conceptual proposal.	7	Conforms with proffers based on conceptual proposal.
10 Short and long term ability of County to influence use of property	3	Private ownership, one time opportunity to control use though deed restrictions; call-back possible with non-compliance	5	NVRPA would own the property. County would have 2 members on 14 member regional board representing 7 jurisdictions.	7	Board of County Supervisors appoints 8 member Park Authority Board; final uses to be determined after Park Authority conducts master plan process.
Score:			63	68	70	
Additional Comments: Score of 5 indicates a neutral score, single points are added or subtracted based on Committee's assessment of strengths and weaknesses of proposal.						