

MOTION:

**June 22, 2010
Regular Meeting**

SECOND:

Res. No. 10-

**RE: AUTHORIZE A PUBLIC HEARING TO CONSIDER PARK
AUTHORITY ACQUISITION OF A 1.5 ACRE PACEL OF LAND
LOCATED AT 14422 BRISTOW ROAD, MANASSAS, VIRGINIA TO BE
USED FOR PUBLIC PARK AND RECREATION PURPOSES -
BRENTSVILLE MAGISTERIAL DISTRICT**

ACTION:

WHEREAS, in November 2006, the citizens of Prince William County passed a General Obligation Bond including \$3 million in funding for the purchase of additional parkland in the County; and

WHEREAS, the Park Authority staff conducted a property search and evaluation of properties throughout Prince William County and recommended the purchase of the 1.5 acre parcel of land located at 14422 Bristow Road, Manassas, Virginia; and

WHEREAS, on June 2, 2010, the Prince William County Planning Commission conducted a Public Facilities Review to determine consistency with the Comprehensive Plan; and subsequently found the addition of 1.5 acres to be consistent with the Comprehensive Plan; and

WHEREAS, the Board of County Supervisors is required to advertise and hold a public hearing on land acquisition pursuant to Section 15.2-5702(D), VA Code Ann.;

NOW, THEREFORE, BE IT RESOLVED, that the Prince William Board of County Supervisors does hereby determine that it shall conduct a public hearing, to be scheduled by the Clerk to the Board, to consider Park Authority acquisition of 1.5 acres of land located at 14422 Bristow Road, Manassas, Virginia for park and recreation purposes.

BE IT FURTHER RESOLVED, that the Clerk to the Board properly advertise notice of the public hearing for the stated purpose in a newspaper of general circulation in Prince William County.

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

ATTEST _____

Clerk to the Board



Melissa S. Peacor
County Executive

COUNTY OF PRINCE WILLIAM

OFFICE OF EXECUTIVE MANAGEMENT


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June 7, 2010

TO: Board of County Supervisors

FROM: E. Jay Ellington, Executive Director
FOR Prince William County Park Authority 

THRU: Melissa Peacor
County Executive

RE: Authorize a Public Hearing to Consider Park Authority
Acquisition of a 1.5 Acre Parcel of Land Located at 14422
Bristow Road, Manassas, Virginia, to be used for Public Park and
Recreation purposes – **Brentsville District**

I. Background in chronological order is as follows:

- A. November 2006 – The citizens of Prince William County approved a \$27 million General Obligation Bond Referendum for Parks and Recreation. In addition, \$5 million in proffer funding was expected to supplement the bond sales to support a total of \$32 million in projects. The project list included \$3 million for the purchase of additional parkland.
- B. Proffer Transfers – Since July 2007, proffer funding totaling \$2,787,127 has been transferred to the Park Authority for land acquisition to support the 2006 General Obligation Bond.
- C. Land Acquisition Criteria Established – Park Authority staff and Board established criteria for ranking parcels of available land to assist in determining desirability of purchase. The ranking criteria includes; adjacency to current park property, located near an underserved population, land has natural resources requiring protection, land links to neighborhood parks and open land providing safer access and or egress to parks, accessibility of multiple forms of transportation, accessibility for persons with disabilities, land is at least 50% developable unless selected for environmental protection purposes, purchase is in keeping with the Prince William County and Park Authority comprehensive Plans,

land provides water access to the citizens, land is of adequate size to accommodate the identified uses and potential for revenue generation

- D. Available Land Parcels Investigated - Park Authority reviewed available land parcels within Prince William County and brought forward those that fit within the available funding and were desirable to obtain as parkland. These parcels were ranked by the staff utilizing the approved ranking system.
- E. Park Authority Board Consideration - On December 9, 2009 the Park Authority Board reviewed the parcels of land proposed for purchase by the staff and gave the Executive Director direction to move forward with appraisals of the parcels.
- F. Board of County Supervisors Direction – On several occasions beginning in the fall of 2009 the Park Authority Executive Director met with the Prince William County Board of Supervisors (BOCS) to obtain approval to begin negotiations on the two parcels of land. The BOCS concurred with the Park Authority Board and approved the two parcels for negotiations. The parcel approved was the 14422 Bristow Road Parcel.
- G. Park Authority Board Direction – On January 27, 2010 the Park Authority Board reviewed the additional information provided on the parcels of land and authorized (Resolution # 10-0127-A5) the Executive Director to begin negotiations on the parcel.
- H. 14422 Bristow Road Parcel – The Bristow road parcel (GPIN#7891-47-3623) is a 1.5 acre parcel of land adjacent on three sides to George Hellwig Memorial Park. This parcel, located adjacent to the entrance of the park, will allow the Park Authority in the future to re-align the park entrance so that it is across from Independent Hill Drive making a safer intersection.

II. Current Situation is as follows:

- A. Sales Agreement Negotiated - The Park Authority Executive Director has negotiated the terms of the sale of the 14422 Bristow Road to the Park Authority. The sales agreement is contingent upon a successful outcome from the Public Facility Review by the Planning Commission.

- B. Public Facility Review Scheduled – A Public Facility Review by the Prince William County Planning Commission occurred on June 2, 2010, and the Planning Commission found the request for the Bristow Road parcel to be consistent with the Comprehensive Plan.
- C. Public Hearing Required - Pursuant to Section 15.2-5702(D) VA Code Ann. the Board of County Supervisors is required to advertise and hold a Public Hearing on land acquisition.
- D. Board Action Requested – The Board is requested to authorize a public hearing to consider Park Authority acquisition of a 1.5 acre parcel of land located at 14422 Bristow Road, Manassas, Virginia, to be used for public park and recreation purposes – **Brentsville District**

III. Issues in order of importance are:

- A. Fiscal Impact – What are the fiscal implications of the proposed alternative?
- B. Service Level/Policy Impact – What impacts on services and operations occur as a result of implementing the proposed alternative?
- C. Legal Impact – What are the legal mandates that apply to this alternative?
- D. Timing – Why is it important that the Board of County Supervisors take action at this time?

IV. Alternatives in order of feasibility are as follows:

- A. Authorize a Public Hearing to Consider Park Authority Acquisition of a 1.5 Acre Parcel of Land Located at 14422 Bristow Road, Manassas, Virginia, to be used for Public Park and Recreation purposes – Brentsville District
 - 1. Fiscal Impact – The \$275,000 in funds necessary to purchase the 14422 Bristow Road parcel are available in the Land Acquisition account of the Park Authority’s capital project funds. There is currently \$2,765,627 in funds available in the Land Acquisition project account.

2. Service Level/Policy Impact – Approving the Public Hearing will allow the Park Authority to move ahead with the next step toward the purchase of the 14422 Bristow Road. This parcel will allow the Park Authority to re-locate the entrance at George Hellwig Memorial Park allowing for a safer intersection at Bristow Road and Independent Hill Drive.
3. Legal Impact – By approving and advertising the requested Public Hearing, the Board of County Supervisors is in compliance with Section 15.2-5702(D) of the VA Code.
4. Timing - Approving the advertisement and holding of a Public Hearing at this time will allow the Park Authority to meet the sellers desire for a timely closing

B. Take No Action.

1. Fiscal Impact – No fiscal impact.
2. Service Level/Policy Impact – The land purchase will not move forward at this time and the Park Authority will lose the opportunity to re-locate the entrance to George Hellwig Park leaving a park entrance and intersection that is dangerous for Park Authority staff and patrons.
3. Legal Impact – No legal impact.
4. Timing – The purchase of the 14422 Bristow Road parcel will not meet the committed closing date.

V. **Recommendation** is that the Board of County Supervisors concur with Alternative A and approve the attached Resolution.

Jay Ellington - 4270