



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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9-B

September 12, 2007

TO: Board of County Supervisors

FROM: Susan L. Roltsch *SLR*
Assistant County Executive

THRU: Craig S. Gerhart
County Executive

RE: Consideration of Proposals for Silver Lake Recreational Area

I. Background in chronological order is as follows:

- A. Silver Lake Proffer – In connection with the most recent rezoning of the Dominion Valley Country Club (REZ #PLN2005-00197), the developer proffered the following:

“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. Silver Lake Deed to County – The property was conveyed to the County by deed recorded on December 21, 2006. A map showing the property boundary is provided in Attachment A.
- C. Submission of Proposals – In 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. BOCS Directive – During the BOCS meeting held on May 1, 2007, 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. Process for Consideration of Proposals – In response to the BOCS directive referenced above, staff developed a process and criteria for review of Silver Lake proposals. By resolution (Attachment B), the Board adopted the process and criteria. Consistent with the Board resolution, the following steps have been completed:
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 and Public Works.
 2. Review Criteria - The Staff Review Committee recommended and the BOCS adopted the following criteria for comparison of proposals:
 - 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.
 3. Advertisement for Competing Proposals – While not a requirement, the County advertised for a period of 30 days to allow the submission of additional proposals.
 4. Initial Review – Utilizing the review criteria, the Review Committee conducted its initial review of submitted proposals and began developing a comparative analysis.

5. 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, and 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.
6. Applicant Meetings – The Review Committee arranged meetings with the three (3) applicants to discuss follow-up questions.
7. Comparative Analysis – Utilizing the review criteria, the Staff Review Committee developed a comparative analysis of the proposals, upon which to base its recommendation. Attachment D provides a copy of the resulting matrix and II.D.A below summarizes the findings of the Staff Review Committee.

II. Current Situation is as follows:

- A. Summary of Findings – In terms of overall scoring, the Staff Review Committee ranked the PWCPA proposal as the strongest one. However, each proposal exhibited certain strong points, as reflected by the scoring of individual criterion. Strong points of the PWCPA proposal included qualifications and experience, recreational benefits to citizens, ability to address public safety impacts, and short and long term ability of the County to influence the use of the property. Additionally, there were no criteria where PWCPA scored less than 5, which was considered adequate. Highlights of the Staff Review Committee's comparison of the proposals are as follows:
 1. Qualifications and Experience – Of the three (3) organizations, NVRPA has the most experience managing passive recreational areas similar to Silver Lake in terms of scale and mix of uses. PWCPA also has a long history of managing active recreational areas and facilities, and has exhibited to a lesser degree the capability to manage more passive recreational areas. Since 1996, BRMC has managed an 800-acre, state-owned public preserve with hiking trails.
 2. Recreational Benefits to Citizens –
 - a. 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 of uses and layout would be subject to a Park Authority Master

Planning process. For this reason, the Staff Review Team recommends the conveyance of the property not occur until after the Park Authority conducts its Master Planning process and provides the BOCS an opportunity to concur with the mix and layout of uses.

- b. 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 proposals are similar relative to the types of uses and level of activities, 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.
 - c. 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 to create a larger public natural recreation area. The adjacent 268-acre property is subject to an existing easement conveyed to the benefit of the Virginia Outdoors Foundation. This easement restricts use and subdivision of the property.
3. Consistency with Comprehensive Plan – All three (3) proposals are consistent with the Parks and Open Space Chapter of the Comprehensive Plan.
4. Public Accessibility – All three (3) organizations propose a phased approach to opening Silver Lake for public use and plan to have some trails open for use in the near term. NVRPA 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.
5. Fiscal Impacts – The BRMC proposal ranked the highest in this area of review due to its minimal impact on County finances. All three (3) organizations intend to partially recover costs through user fees. A summary of fiscal impacts is as follows:

- a. BRMC proposes no direct financial support from the County, although included in BRMC's proposal is the conveyance of 20 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. BRMC also anticipates receipt of a \$500,000 challenge grant from a private donor that could be used for Silver Lake.
 - b. PWCPA would require approximately \$215,000 per year in County general funds to support annual operating costs. Revenues from user fees would be used to support additional operating costs. PWCPA proposes to utilize \$1.6 million in available proffer funds to fund park improvements necessary to support fishing, hiking, boating, camping, equestrian and environmental programming.
 - c. NVRPA would accept Silver Lake in lieu of capital and operating appropriations in FY08. In FY09 and beyond, the County would be responsible for an annual membership contribution based on its share of the member jurisdictions' population. In FY09, the County's operating and capital appropriations for NVRPA would be approximately \$737,386 and \$918,783 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 – 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, Inc. All three (3) proposals reflect some consideration of these uses in their written text and/or proposed layout. The Staff Review Committee rated the BRMC proposal higher than the other two due to its more passive uses. NVRPA proposes a perpetual conservation easement to provide a buffer to the large A/E tract north and west of Silver Lake.
 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. NVRPA proposes a designated area for habitat

restoration, as well as a perpetual conservation easement protecting a portion of the site. The PWCPA proposal states there will no clearing of woodlands on the site. NVRPA and PWCPA both propose some level of environmental education.

8. Public Safety Impacts – PWCA and NVRPA propose similar levels of staffing, including a full-time park manager and some level of park ranger support. In both proposals, an existing on-site dwelling will be used as a security resident. All three (3) proposals ultimately rely upon County public safety services for emergency response and crime control. BRMC proposes less on-site presence in terms of staffing, but points out that there may be less impact on public safety services due to low intensity uses and fewer visitors. The Staff Review Committee ranked PWCPA the highest due to the presence of park rangers already in the County, and its existing operations and protocols involving park rangers and public safety staff.
9. Conformance with Proffers – All three (3) proposals appear to conform with the proffer provisions. This will be subject to further review with the submission of more detailed development plans.
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 the short and long term use of the property. 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. BRMC proposes the County utilize deed restrictions to dictate current and future restrictions on the property; this would be a one-time opportunity available to the County at the time of conveyance.

III. Next Steps are as follows:

- A. Presentation of Proposals and Findings to BOCS – County staff will summarize the findings of the Staff Review Committee in a presentation to the BOCS scheduled for September 18, 2007. As part of the overall presentation, each applicant will be given an opportunity to provide a brief presentation to the Board.
- B. Draft BOCS Resolution – Should the BOCS wish to proceed with the proposal recommended by the Staff Review Committee, Attachment E provides a draft resolution the BOCS may wish to consider acting upon at its next regularly scheduled meeting. This resolution would direct staff to complete the legal and

administrative steps necessary to support future conveyance of the property to the Park Authority. The resolution also proposes conditions for such conveyance as follows:

- BOCS concurring with the Master Plan developed and approved by the Park Authority;
- Approval of funds in the FY09 fiscal plan to cover necessary operating and capital costs;
- The Park Authority demonstrating an organizational framework that would support conservation, programming, and maintenance of the property for predominantly passive recreation uses.

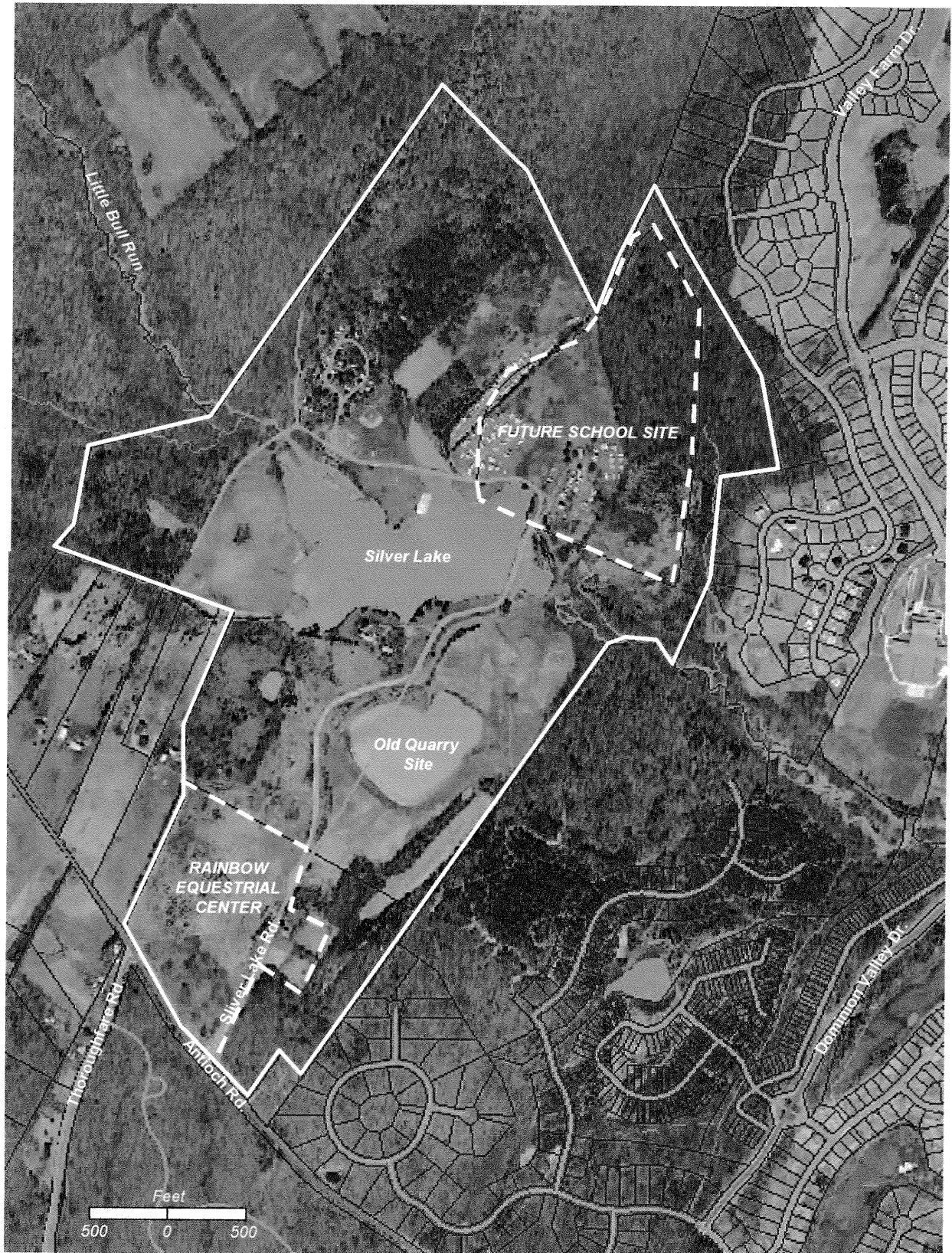
Attachments:

- A. Map showing property boundary
- B. BOCS Resolution establishing review process
- C. Summary of public meeting comments and questions
- 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
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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

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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 time 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 BRMC 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

9/12/2007

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.

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 AVE 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.

DRAFT

MOTION:

Meeting Date
Regular Meeting
Res. No. 07-

SECOND:

**RE: AUTHORIZE LEGAL AND ADMINISTRATIVE ACTIONS
NECESSARY TO CONVEY SILVER LAKE RECREATIONAL AREA
TO PRINCE WILLIAM COUNTY PARK AUTHORITY**

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;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors does hereby authorize County staff to complete the legal and administrative actions necessary to convey the Silver Lake Recreational Area to the Park Authority at a future date, subject to the following:

- Board of County Supervisors concurring with the Master Plan developed and approved by the Park Authority;

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- Approval of funds in the FY09 fiscal plan to cover necessary operating and capital costs;
- The Park Authority demonstrating organizational framework supporting the conservation, programming, and maintenance of the property for predominantly passive recreation uses.

For Information:

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

CERTIFIED COPY

Clerk to the Board