

MOTION:

**June 2, 2009
Regular Meeting
Res. No. 09-**

SECOND:

**RE: AUTHORIZE CONVEYANCE OF COUNTY-OWNED PROPERTY -
SILVER LAKE PROPERTY - PRINCE WILLIAM COUNTY PARK
AUTHORITY – GAINESVILLE MAGISTERIAL DISTRICT**

ACTION:

WHEREAS, the County's Design and Construction Standards Manual requires that all conveyances in real estate intended for use by the Park Authority shall first be conveyed to the Prince William County Board of County Supervisors as the grantee, and the Board may then further convey the interest to the Park Authority as it shall deem proper; and

WHEREAS, pursuant to Proffer 99(a) of that certain Proffer Statement for the Dominion Valley Country Club Rezoning No. 2005-00197, approximately 230 +/- acres, commonly referred to as the Silver Lake property, was dedicated to the Prince William Board of County Supervisors by deed recorded in Instrument #200612210177074; and

WHEREAS, the subject property is located at 15800 Tanning House Place (GPIN 7299-01-6357) in the Gainesville Magisterial District; and

WHEREAS, Proffer 99(a) of that certain Proffer Statement for the Dominion Valley Country Club indicates this property is to be used for parks and recreational purposes as agreed to by the County and the recipient of said property; and

WHEREAS, under the conditions of Proffer 99(a), no other agencies or organizations, particularly private nonprofit 501(c)(3) organizations, have made a formal request to the Prince William Board of County Supervisors to have the subject property transferred to them; and

WHEREAS, the Park Authority has requested that the Prince William Board of County Supervisors convey the 230 +/- acres to the Park Authority for use as a resource-based park; and

WHEREAS, Prince William County has no foreseeable need or use for the parcel other than for recreational purposes; and

WHEREAS, the Prince William County Park Authority acknowledges that it will complete initial park development within 240 days of transfer of the property and, in turn, will open the 230-acre parcel to the public as a nature based park; and

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WHEREAS, the Prince William County Park Authority has indicated the initial operating costs for this park will be absorbed by the Park Authority; and

WHEREAS, the Prince William Board of County Supervisors authorized a public hearing to be conducted on June 2, 2009, to consider the conveyance of the Silver Lake parcel to the Park Authority;

NOW, THEREFORE, BE IT RESOLVED that notice of the public hearing was duly advertised and held, and the Prince William Board of County Supervisors hereby authorizes the conveyance of the Silver Lake parcel (GPIN 7299-01-6357) to the Park Authority for parks and recreation purposes;

BE IT FURTHER RESOLVED that the County Attorney's Office is hereby directed to prepare deeds to transfer and convey the subject parcel to the Park Authority, and further authorizes the Chairman and Clerk to sign the documents to effectuate the transfer.

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

CERTIFIED COPY

Clerk to the Board



Craig S. Gerhart
County Executive

COUNTY OF PRINCE WILLIAM

OFFICE OF EXECUTIVE MANAGEMENT
1 County Complex Court, Prince William, Virginia 22192-9201
(703) 792-6600 Metro 631-1703 FAX: (703) 792-7484

BOARD OF COUNTY SUPERVISORS
Corey A. Stewart, Chairman
W.S. Wally Covington, III, Vice Chairman
Maureen S. Caddigan
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John T. Stirrup

May 11, 2009

TO: Board of County Supervisors

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

THRU: Craig S. Gerhart
County Executive

RE: Authorize Conveyance of County-Owned Property (Silver Lake Property)
to the Prince William County Park Authority – Gainesville Magisterial
District

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 of County Supervisors (BOCS) 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 of 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.”

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- 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. June 5, 2007 – The BOCS adopted a competitive process and criteria for review of Silver Lake proposals. Attachment B provides a copy of the BOCS resolution. Consistent with the BOCS resolution, a Staff Review Committee conducted a competitive process, which allowed comparison of the three (3) competing proposals utilizing the criteria included in the BOCS resolution.
- E. July 26, 2007 – A public information and input session was conducted, during which representatives of the three (3) proposing entities presented information. The public then had an opportunity to ask questions and other comments concerning the proposals. (See Attachment F).
- F. September 18, 2007 – Staff presented to the BOCS a summary of the findings as developed by a Staff Review Committee. (See Attachment G). In terms of overall scoring, the Staff Review Committee ranked the PWCPA's 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 BOCS 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 BOCS decided to delay action until after its consideration of the draft Park and Open Space Chapter. The BOCS also indicated its desire to hold a public comment session on this item.
- G. April 8, 2008 – A public hearing to consider the conveyance of the Silver Lake property was advertised in a local newspaper for a period of two weeks according to legal requirements, and the hearing was conducted on April 8, 2008. Interested citizens, including the property owner, were given the opportunity to be heard. Upon closing of the public hearing, the BOCS attempted two (2) separate votes, one to convey the property to the PWCPA, and a second vote to convey the property to BRMC. Both votes failed to pass. By Board directive, senior staff was requested to meet with both the PWCPA

and BRMC representatives to discuss shared use of Silver Lake (DIR 08-51). At a later meeting, Supervisor Stirrup requested Nokesville Horse Society be included in this meeting (DIR 08-53).

- H. April 2008 – May 2008 – County senior staff held two (2) meetings with representatives of PWCPA, BRMC, and the Nokesville Horse Society to discuss possible shared use of Silver Lake. County staff suggested a couple different implementation alternatives, neither of which was acceptable to BRMC.
- I. Summer 2008 – PWCPA staff and BRMC representatives participated in three negotiation meetings to work on a blended solution for the use of the Silver Lake property. The PWCPA staff took a stand concerning the acreage needed for PWCPA optimum programming on this site—PWCPA 162 acres and BRMC 75 acres. A map showing the boundaries is provided in Attachment C. This sharing proposal was rejected by BRMC.
- J. September 24, 2008 – The PWCPA Board reaffirmed its request to the BOCS for the transfer of the Silver Lake Property. Attachment D provides a copy of PWCPA Res. No. 08-0924-2.
- K. October 21, 2008 – BRMC notified the County that it had decided to withdraw its proposal for Silver Lake.

II. Current Situation is as follows:

- A. PWCPA Requests Silver Lake Property – In a memorandum dated October 24, 2008, the PWCPA requested that the BOCS transfer the Silver Lake property to the PWCPA for development of community recreation and operation of recreation programs. A copy of the memorandum is provided in Attachment E. Details of the request include:
 - 1. PWCPA and Rainbow Riding Center Partnership – PWCPA would partner with Rainbow Riding Center to share in the cost of constructing a security residence. The PWCPA would utilize a portion of the Dominion Valley proffers for this partnership. The residence would actually be on the parcel of land Rainbow Riding is leasing from Prince William County. This would provide oversight of the park site 24 hours a day.
 - 2. Other Partnerships – The Park Authority would partner with Scouts, equestrian groups, trails groups, etc. to develop the trail system within the Silver Lake property. A portion of these trails would be developed by Toll Brothers as a part of the Dominion Valley proffers. The

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PWCPA would continue partnering with community groups in scheduling park clean-up days to assist in maintaining the park's appearance. The PWCPA would partner with nonprofit organizations and the Prince William County Public School system in providing programming activities at the park.

3. Dominion Valley Proffers – The Park Authority would utilize a portion of the Dominion Valley proffers to remove any of the structures in the park (old houses, docks, camp store, etc.) that could be a hazard to park users.
 4. Park Operations – Silver Lake Park would operate in a manner consistent with the national park system requiring that park users who bring in food, beverages or other trash will take it back out with them. The park would be open to the public for the use of trails, bank fishing, picnicking and other passive recreation uses as soon as the security residence is in place and the structures that could be hazardous have been removed.
 5. Future Projects – In future years, when the PWC financial picture is more positive and additional funds are available to the PWCPA, the PWCPA would develop the remaining components of the park and open the park to the full complement of amenities to the public. These may include a camp store, a marina, and an outdoor classroom.
- B. Board Actions Requested – BOCS authorization is requested to hold a public hearing at the next BOCS regular meeting to consider possible conveyance of the Silver Lake Property to the PWCPA. Conveyance of property by the BOCS may only occur after a public hearing has been duly advertised and held to consider such conveyance.

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

- A. Qualifications and Experience – What qualifications and experience does the proposal offer specific to the nature of this project?
- B. Recreational Benefits to Citizens – What qualifications and experience does the proposal offer specific to the nature of this project?
- C. Public Accessibility – How does the proposal provide for short and long-term public access?
- D. Consistency with Comprehensive Plan – The recently amended (February 26,

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2008) 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 the proposal further the park and open space goals of the Comprehensive Plan?

- E. Fiscal Implications – What are the long-term and short-term fiscal impacts to the County resulting from the proposal?
- F. Compatibility with Adjacent Uses – The Silver Lake property is designated 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 the 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 impact on the environment?
- H. Public Safety Impacts – The PWCPA’s proposal ultimately relies upon County public safety services for emergency response and crime control. To what extent does the proposal propose to mitigate this impact by addressing security of the property? How does the proposal address potential safety impacts?
- I. Conformance with Proffers – Is the proposal in conformance with the proffers accepted by the BOCS with its approval of REZ #PLN2005-00197, Dominion Valley County Club?
- J. Ability of County to Influence Uses – How does the 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. What other legal implications and/or requirements are associated with implementing a particular alternative below?
- L. Timing – With respect to each alternative below, are there any timing implications that should be considered?

IV. Alternatives are as follows:

- A. Authorize Conveyance of 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 \$30 million and employs 398 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, and environmental preservation and education. However, the final mix and layout of uses would be subject to a PWCPA Park Master Plan.
 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, bank fishing; and picnicking; Phase 2: bathhouse, marina, and camping area; and, as other funds become available – picnic shelters and multiple outdoor classrooms.
 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 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 – The PWCPA will identify, within current resources, \$20,000 for FY09 and \$50,000 thereafter for operating funds for the Phase I operation of Silver Lake Park. The PWCPA would require an additional \$165,000 per year in County general fund support for annual operating costs associated with Phase 2. This amount may increase over time with normal operating costs increases. Revenues from user fees would be used to support additional operating costs. In addition, PWCPA proposes to utilize \$500,000 of the \$1.6 million in available proffer funds for capital improvements necessary to support fishing, hiking, boating, camping, equestrian and environmental programming (Phase 1). Phase 2 of the Silver Lake Park project is contingent upon identification of additional

funding at some point in the future. Thus, the timing of Phase 2 implementation is unknown.

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; 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 Phase 2 development occurs, to commit a full-time park manager and some level of park ranger support. A partnership with Rainbow Riding Center will provide 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 proposal submitted by PWCPA tentatively confirms with the proffers; a more detailed review for conformance will be conducted during the Master Plan process.
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 rated the PWCPA proposal the highest in this category of review; and, stated the conveyance of the property to the PWCPA provides the BOCS and citizens with the greatest opportunity to influence both short and long term use of the property.
11. Legal – The County Attorney’s Office would prepare the necessary legal instrument for conveyance of the property to the PWCPA. Prior to conveying the County-owned property, the Board must first duly advertise and hold a public hearing pursuant to §§15.2-1800 and §§15.2-5702.
12. Timing – There are no particular timing issues associated with this alternative.

B. Take No Action

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 continue to be closed 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, 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 BOCS 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 for 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 BOCS to begin 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 in IV.B.9, the County is not required to convey the property at this time.

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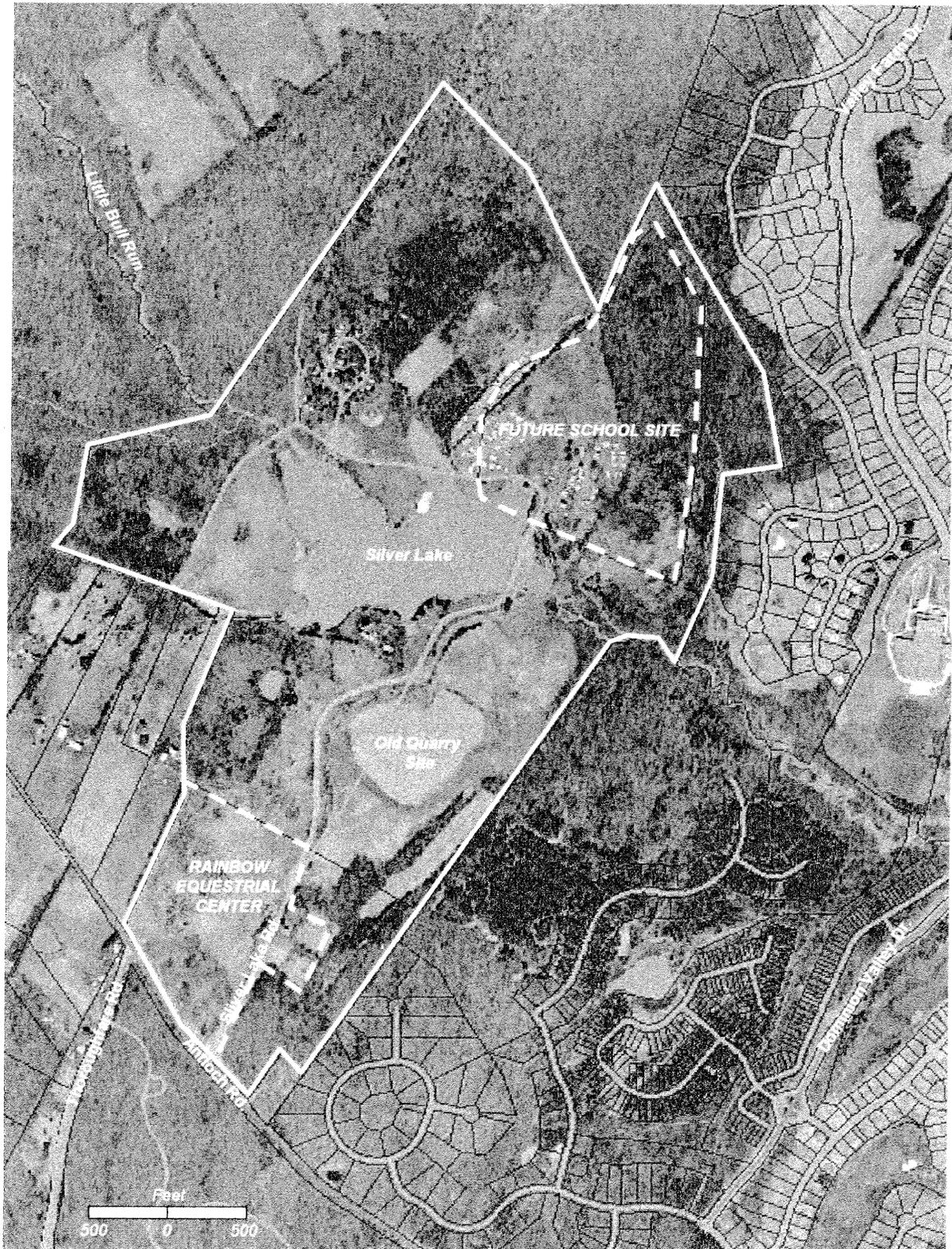
- V. **Recommendation** is that the Board of County Supervisors concur with Alternative A and approve the attached Resolution.

Attachments:

- A. Map showing property boundary
- B. BOCS Resolution #07-489 establishing review process
- C. Map showing sharing boundaries between PWCPA and BRMC
- D. PWCPA Board Resolution #08-0924-2 reaffirming request to BOCS
- E. PWCPA memorandum requesting the conveyance of the property
- F. Summary of Public Meeting
- G. Matrix of Comparative Analysis

Staff Contact: Jay Ellington – ext. 4270

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.

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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

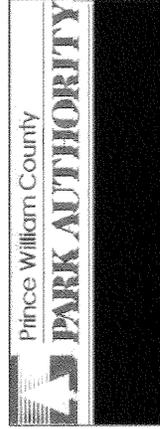


- Legend**
- Parking
 - Multi-User Trails
 - Multi-User Trails Connection
 - Trailhead and Staging Area
 - Park Entry Point
 - Boat Launch Area
 - Park Headquarters and Program Buildings
 - Historic Cemetery
 - Rainbow Riding Property Boundary (approximate)
 - Park Authority Property Boundary (proposed)
 - Bull Run Conservancy Property Boundary (proposed)

NOTE: All property line and conservation easement boundaries shown are approximations only. Recordation has not been done for these.

Park Area is approximately 162 acres with boundaries as shown.

Bull Run Conservancy property is approximately 75 acres with boundaries shown.



5 ACRES

Silver Lake w/Bull Run Conservancy - Schematic Plan G

Revised - July 11, 2008

Prince William County
 Department of Planning and Community Development
 10000 Sully Road, Suite 200, Fairfax, VA 22031
 (703) 261-6000

MOTION: BERRY

**DATE: September 24, 2008
REGULAR BOARD MEETING
RES. # 08-0924-2**

SECOND: YORK

RE: REAFFIRM THE APRIL 11, 2007, REQUEST TO THE PRINCE WILLIAM COUNTY BOARD OF COUNTY SUPERVISORS TO TRANSFER THE PROPERTY KNOWN AS SILVER LAKE TO THE PRINCE WILLIAM COUNTY PARK AUTHORITY FOR DEVELOPMENT OF COMMUNITY RECREATION AND OPERATION OF RECREATION PROGRAMS – GAINESVILLE MAGESTERIAL DISTRICT

ACTION: APPROVED

WHEREAS, the Prince William County Park Authority has presented a concept plan for development and operation with community input; and

WHEREAS, the PWC Park Authority intends to develop this land as a regional park financed through existing proffers, future proffers and future bond allocations; and

WHEREAS, the PWC Park Authority will develop a Master Plan to guide site development; and

WHEREAS, the PWC Park Authority will solicit additional citizen input into the Master Plan development process through public forum, public hearings and focus groups; and

WHEREAS, the PWC Park Authority believes that the best use of this tract of land is for public recreation, owned, managed and operated by Prince William County; and

WHEREAS, the PWC Park Authority intends to partner with various community groups to assist the Park Authority in development and operations of this park;

NOW, THEREFORE, BE IT RESOLVED, that the Prince William County Park Authority Board does hereby reaffirm the April 11, 2007, request to the Prince William County Board of County Supervisors to transfer all 230.77± acres of the property known as Silver Lake to the Prince William County Park Authority for development and operations; and

BE IT FURTHER RESOLVED, that the PWC Park Authority encourages community groups to participate with them in the development and operations of this new regional park.

Votes:

Ayes: Bauckman-Moore, Berry, Gardziel, Thomas, Wickham, York

Nays: Arnold, Beyer

Abstain: None

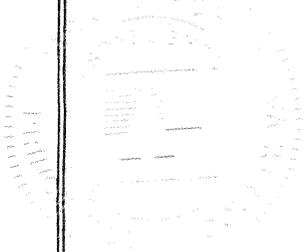
Absent from Vote: None

Absent from Meeting: None

CERTIFIED COPY

Yvonne D. Salazar

Yvonne D. Salazar, Secretary
PWC Park Authority Board





Prince William County
PARK AUTHORITY

MEMORANDUM

Executive Director

October 24, 2008

TO: Board of County Supervisors
Park Authority Board
Craig Gerhart, County Executive
Susan Roltsch, Assistant County Executive

FROM: E. Jay Ellington, CPRP
Executive Director

RE: Silver Lake Park

Over the past few months there have been many discussions between the Park Authority and the Bull Run Mountains Conservancy. Although there were many great discussions and many things the two could agree upon, ownership of the land was not one of them. I sent Craig & Susan an email a week or so ago explaining this, and indicating that the Park Authority Board re-confirmed their position, that the Park Authority should own the land, at our September 24, 2008, Park Authority Board meeting.

We are all aware that the current financial situation in the County as well as the Country at large is bleak. This means the 2010 budget will be very challenging, maybe the most challenging budget year in recent times. This will make the decision regarding who should own Silver Lake Park even more difficult to decide. In the past the Park Authority indicated that we would need significant operating funds to fully develop and open the park to the public. Given the current financial situation, we realize this won't be possible, so I am providing an alternate proposal. Hopefully this proposal will provide the Board of County Supervisors an option for Silver Lake that is reasonable in these financial times.

The basic premise of the proposal is as follows:

1. The entire 230 acre Silver Lake site be transferred to the Park Authority as public park land.
2. The Park Authority will partner with Rainbow Riding Program to share in the cost of constructing a security residence. The Park Authority will utilize a portion of the Dominion Valley proffers for this partnership. The residence would actually be on the parcel of land Rainbow Riding is leasing from Prince William County. This will provide someone at the park site 24 hours a day.
3. The Park Authority partner with Scouts, equestrian groups, trails groups etc. to develop the trail system within Silver Lake Park. A portion of these trails will be developed by Toll Bros as a part of the Dominion Valley proffers.

4. The Park Authority will utilize a portion of the Dominion Valley proffers to remove any of the structures in the park (old houses, docks, camp store, etc.) that could be a hazard to park users.
5. The Park Authority will continue to work partnering with community groups in scheduling park clean-up days to assist in maintaining the parks appearance.
6. The Park Authority will partner with non-profit organizations and the Prince William County Public School system in providing programming activities at the park.
7. Silver Lake Park will operate as many federal parks nation wide where park users who bring in food, beverages or other trash will take it back out with them.
8. The park will be open to the public for the use of trails, bank fishing, picnicking and other passive recreation uses as soon as the security residence is in place and the structures that could be hazardous have been removed.
9. In future years, when the County's financial picture is more positive, the Park Authority will develop the remaining components of the park through a General Obligation Bond referendum and open to the full complement of amenities to the public.

This proposal will allow for the park to open relatively quickly, without the commitment of tax dollars for operations, leaving open the door for partnerships.

MEETING SUMMARY

PUBLIC COMMUNITY INFORMATIONAL MEETING
SILVER LAKE RECREATIONAL AREABATTLEFIELD 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

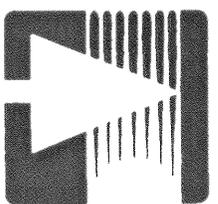
Criteria	Score (1-10)	BRMC Comments	Score (1-10)	NVRPA Comments	Score (1-10)	PWCPA Comments
1 Qualifications and experience of proposing entity	5	501(c)(3) founded in 1995. Currently manages 800 acre public preserve with 10 miles of hiking trails owned by Commonwealth Virginia Outdoor Foundation. BRMC 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 BOCCS 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

9/12/2007

Criteria	Score (1-10)	BRMC Comments	Score (1-10)	NVRPA Comments	Score (1-10)	PWCRA 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.



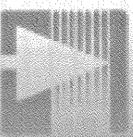
Prince William County

PARK AUTHORITY

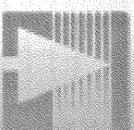
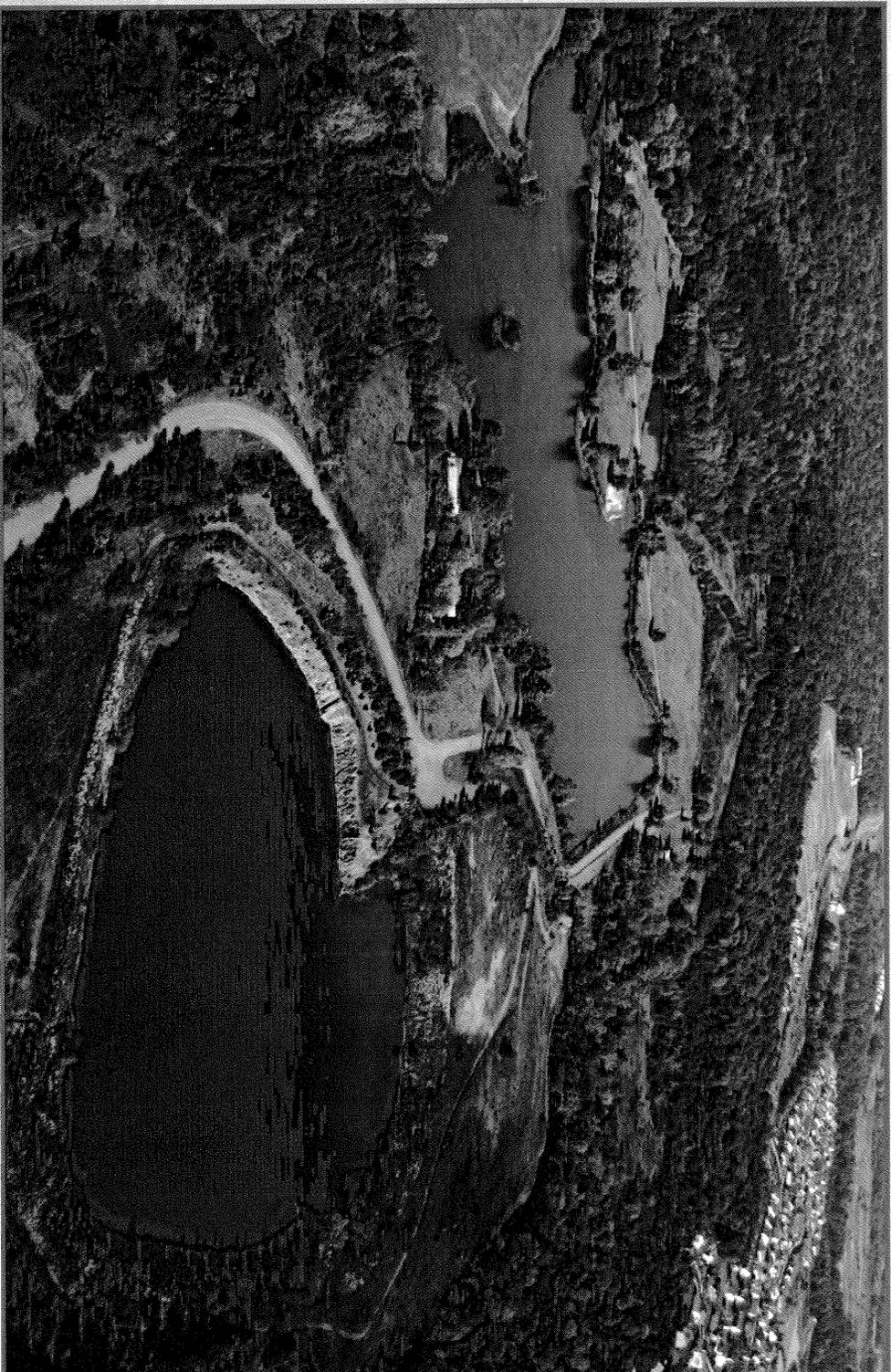
Silver Lake Park

**Plans for opening
to the public**

June 2, 2009



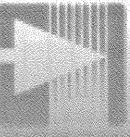
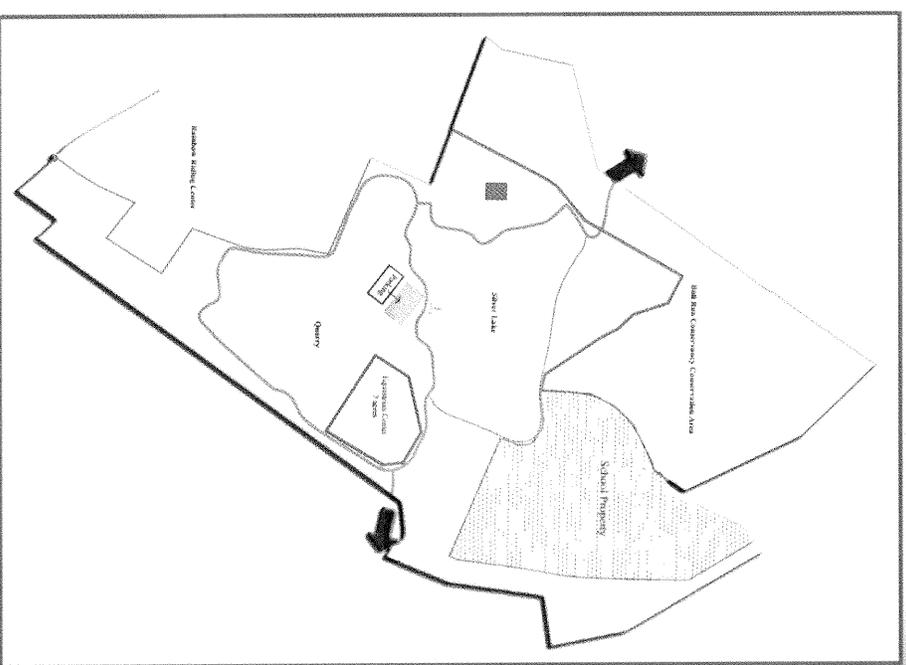
Silver Lake Regional Park



Silver Lake Regional Park

(Anticipated Opening September 2009)

- Phase I – Soft Opening & Operations
 - Site restoration resumes with citizen volunteers – Summer 2009
 - Trails improvement
 - Lake fishing available
 - Picnic Areas Improved
 - Portable restrooms in place
 - Resource programs started

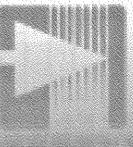


Silver Lake Regional Park

Phase 1 Operations

(Funded out of existing budget)

- Shared security with Rainbow Operations
- Equestrian Trails
- Ranger patrols
- Minimal ground maintenance
- Volunteer coordination



Planned Improvements

(Funded by Proffers)

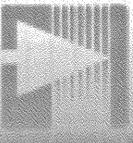
- CIP – Silver Lake
 - \$500,000 in Proffers will be Used for:
 - Trails improvements
 - Entrance gate
 - Picnic area improvements
 - Designated parking areas in place
 - Demolition of existing buildings

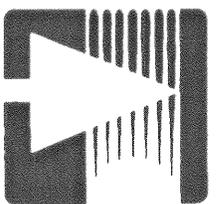


Recommended Phase-Two Projects

**(Funded Through Proffers, General Operating and CIP Budget)
(Determined by Public Master Plan Process)**

- **Camping infrastructure improvements**
- **Boating dock and marina structure**
- **Electric utility upgrades**
- **Permanent restroom facilities**
- **Outdoor classroom**
- **Picnic facilities**





Prince William County

PARK AUTHORITY

Silver Lake Park

**A New Passive
Recreation
Public Park**

Opening Soon

