

MOTION:

November 19, 2019

SECOND:

Regular Meeting

Res. No. 19-

RE:

TRANSFER, BUDGET, AND APPROPRIATE \$2,427,654.48 IN PROFFER FUNDS TO THE DEPARTMENT OF PARKS, RECREATION, AND TOURISM FOR THE PLANNING AND DEVELOPMENT OF EXPANSIONARY IMPROVEMENTS AT DOVE'S LANDING PARK – COLES MAGISTERIAL DISTRICT

ACTION:

WHEREAS, Dove's Landing Park was opened in September 2015, as a 240-acre resource-based park located at 9305 Doves Lane in Manassas, Virginia; and

WHEREAS, In September 2019, the County closed on approximately seventy-five (75) acres of land adjacent to Dove's Landing Park, creating 309 contiguous acres of total parkland; and

Whereas, on October 8, 2019, the Prince William Board of County Supervisors issued Directive 19-70, directing staff to research and recommend possible proffer funded improvements for Dove's Landing Park; and

WHEREAS, the developers of multiple subdivisions in the Coles District have contributed \$2,427,654.48 in general use proffer funds for Parks and Recreation facilities; and

WHEREAS, the Department of Parks, Recreation, and Tourism has requested the transfer, budget, and appropriation of \$2,427,654.48 in available proffer funds in order to update the Dove's Landing Park Master Plan and implement recommended improvements; and

WHEREAS, the project will expand recreation opportunity for Prince William County citizens; and

WHEREAS, the use of the funds for this purpose is consistent with the proffer conditions;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors hereby transfers, budgets, and appropriates \$2,427,654.48 in proffer funds to the Department of Parks, Recreation, and Tourism for the planning and development of expansionary improvements to Dove's Landing Park.

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

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For Information:
Finance Director
Planning Director
CIP Coordinator

ATTEST: _____

Clerk to the Board



Office of Executive Management

Christopher E. Martino, County Executive

The Board of County Supervisors

- Corey A. Stewart, Chairman
- Maureen S. Caddigan, Vice Chair
- Ruth M. Anderson
- Victor S. Angry
- Pete Candland
- Jeanine M. Lawson
- Martin E. Nohe
- Frank J. Principi

DATE: October 28, 2019

TO: Board of County Supervisors

FROM: Seth Hendler-Voss
Director, Department of Parks, Recreation, and Tourism

THRU: Christopher E. Martino
County Executive

RE: Transfer, Budget, and Appropriate \$2,427,654.48 in Proffer Funds to the Department of Parks, Recreation, and Tourism for the Planning and Development of Expansionary Improvements at Dove’s Landing Park – **Coles Magisterial District**

I. Background on the subject is as follows:

- A. Master Plan Adoption – On September 24, 2013, the Board of County Supervisors (BOCS) adopted the Dove’s Landing Master Plan. The plan calls for periodic review and updates as needed.
- B. Opening of Dove’s Landing Park – Dove’s Landing Park was opened in September 2015 as a 234-acre resource-based park located at 9305 Doves Lane in Manassas, Virginia.
- C. Additional Land Acquisition – In September 2019, the County purchased approximately seventy-five (75) acres of land adjacent to Dove’s Landing Park, creating 309 contiguous acres of total parkland.
- D. Proffers Accepted – The developers of multiple subdivisions in the Coles District have contributed \$2,427,654.48 in general use proffer funds (see page 4) to be used for Parks and Recreation facilities. Proffer statements are available in the Planning Office Records Center.

II. Current Situation is as follows:

- A. Board Directive – On October 8, 2019, the Board of County Supervisors issued Directive 19-70, directing staff to research and recommend possible proffer funded improvements for Dove’s Landing Park.
- B. Proffers Requested – The Department of Parks, Recreation, and Tourism (DPRT) is requesting \$2,427,654.48 in available proffer funds to update the existing Master Plan in light of new land holdings, develop construction drawings for master plan components, e.g. trail expansion, kayak launch, fishing pier, sites access, amenities, etc., and construct some or all expansionary improvements as follows: Architectural/Engineering \$300,000; Improvements \$2,000,000; Contingency \$127,654.

- C. Parks and Recreation Proffer Fund – As of October 1, 2019, the Parks, Recreation, and Tourism proffer account contains approximately \$7.1 million for all districts.
- D. Board Action Requested - The BOCS is requested to Transfer, Budget, and Appropriate \$2,427,654.48 in Proffer Funds to the Department of Parks, Recreation, and Tourism for the Planning and Development of Expansionary Improvements at Dove's Landing Park.

III. Issues in order of importance are:

- A. Service Level Impact – What is the service level impact of approving the requested action?
- B. Fiscal Impact – What are the fiscal implications of the proposed alternatives?
- C. Timing – Why is it important that the Board of County Supervisors act at this time?
- D. Legal – Is the intended use of the proffer funds permitted by the approved proffer language?

IV. Alternatives in order of feasibility are:

- A. Transfer, Budget, and Appropriate \$ 2,427,654.48 in Proffer Funds to the Department of Parks, Recreation, and Tourism for the Planning and Development of Expansionary Improvements at Dove's Landing Park.
 - 1. Service Level Impact – The park expansion and associated improvements as determined by the Master Plan update will expand recreation opportunity for Prince William County citizens.
 - 2. Fiscal Impact – \$2,427,654.48 reduction in Coles District General Use Proffers. Coles District has available balance of General Use Proffers of \$2,457,654.48, and \$61,612.52 in Restricted Proffers.
 - 3. Timing – The Master Plan work will begin late Fiscal Year (FY) 2020. Design and construction will begin late FY 2021/early FY 2022.
 - 4. Legal – The intended use of the funds is in accordance with the language of the proffered conditions and has been approved by the County Attorney's Office.
- B. Take no action.
 - 1. Service Level/Policy Impact – The newly acquired acreage will not be accessible and the current park will maintain current service levels.
 - 2. Fiscal – Other funding sources will need to be identified. Coles District will retain an available balance of General Use Proffers of \$2,457,654.48, and \$61,612.52 in Restricted Proffers.

3. Timing – The project may be delayed until such time that funds are identified.
4. Legal – The Board is not legally obligated to approve the transfer of these proffers.

V. Recommendation is that the Board of County Supervisors concurs with Alternative A and approves the attached Resolution.

Staff Contact: Seth Hendler-Voss, Ext. 4284

Attachment: List of Proposed Proffer Funds Requested

ATTACHMENT 1 – Coles District Parks & Recreation Monetary Proffers Requested

Project Name	Proffer Case	Planning Case	Magisterial District	Amount
New Dominion Square	PRO2013-00686	PLN2001-00268	Coles	\$1,005,765.53
Classic Springs	PRO2004-01081	PLN2003-00268	Coles	\$10,411.54
Bren Mill	PRO002202	REZ1987-0047	Coles	\$800.00
Classic Hollow Sec. Two	PRO2004-01130	PLN2003-00433	Coles	\$33,515.72
Grant Avenue Assemblage -Addition	PR2017-00280	REZ2016-00003	Coles	\$125,185.48
Immanuel Anglican Church	PR2016-00447	REZ2015-20001	Coles	\$5,635.73
Hailees Grove	PRO2005-00443	PLN2004-00179	Coles	\$9,687.33
Spring Hill Farms	PRO2004-00688	PLN2003-00045	Coles	\$21,006.24
Posey Canova Property	PRO2005-01399	PLN2004-00350	Coles	\$12,842.95
Classic Woods	PRO2002-00500	PLN2001-00172	Coles	\$745.88
Smith Pond	PR2018-00849	REZ2017-00026	Coles	\$20,000.00
Tayloe Croteau	PRO2007-00439	PLN2006-00419	Coles	\$4,488.36
Smith Pond Property	PRO2009-01321	PLN2006-00168	Coles	\$74,832.48
Hince Property	PRO2006-01467	PLN2005-00569	Coles	\$4,643.27
Beatty Property	PRO2007-00783	PLN2006-00074	Coles	\$4,385.09
Classic Ridge	PRO2004-01123	PLN2003-00424	Coles	\$57,856.68
Cayden Ridge	PR2016-00030	PLN2014-00231	Coles	\$319,293.25
Woodland Farms	PRO2014-00045	PLN2013-00101	Coles	\$111,652.86
Hall Property	PRO2003-00161	PLN2002-00175	Coles	\$3,552.48
Token Valley (Sorensen)	PRO2006-00946	PLN2005-00301	Coles	\$51,079.94
JPI- Yorkshire	PRO2008-01711	PLN2006-00072	Coles	\$13,242.65
JPI -Yorkshire	PRO2008-01710	PLN2006-00072	Coles	\$228,713.48
Ruddle Property	PRO2004-01119	PLN2003-00361	Coles	\$20,094.00
Walker's Station	PRO2014-00495	PLN2012-00331	Coles	\$88,652.67
Bradley Square	PRO2013-01040	PLN2013-00040	Coles	\$171,436.42
Hailee's Grove II	PRO2005-01220	PLN2004-00338	Coles	\$6,302.97
The Meadows of Barnes Crossing	PRO2007-00133	PLN2007-00515	Coles	\$21,831.48
			TOTAL	\$2,427,654.48