



# PRINCE WILLIAM COUNTY

## Trails and Blueways Council Meeting Agenda November 19, 2024, at 6:30PM George Hellwig Administration Building

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Administrative Business Items, 5 min.**
  - a. Resolutions for Remote Participation, if any
  - b. Approval of October 22, 2024, Meeting Minutes
  - c. Acceptance of September 25, 2024, Gap Study Stakeholder Meeting Notes
  - d. Acceptance of October 23, 2024, PHNST Subcommittee Meeting Notes
  - e. Additional Resolutions, if any
4. **TBC Officer Candidate Nominations, Liz Cronauer, 10 min.**
5. **Citizen's Time, 10 min.**
6. **County Agency Representative's Time and Presentation Items, 15 min.**
  - a. Parks and Recreation
    - i. FLAP Grant Gap Study Project Update, David Kroeger
    - ii. Powells Creek Crossing Update, David Kroeger
    - iii. Dove's Landing Design Project Update, Robert Boyd
  - b. Transportation
    - i. General Transportation Updates, Bryce Barrett
  - c. Planning
    - i. General Planning Updates, Yolanda Hipski
7. **Community Development Applications, 5 min.**
  - a. Stack Infrastructure Update, David Kroeger
8. **Business Items, 10 min.**
  - a. Resolution – Belmont Bay Development, Liz Cronauer
9. **Presentation Items/Reports, 10 min.**
  - a. Land Acquisition Processes, Janet Bartnik
10. **Organization Representative's Time, 10 min.**
11. **Member's Time, 20 min.**
12. **Meeting Recap, 5 min.**
  - a. Upcoming meetings:
    - i. December 17 – Monthly TBC meeting
13. **Adjourn**

## Development Cases Under Review

Magisterial District	Case Name	Case Number	Submission	Summary	Park Planning District	Comment Due Date	ePortal Link
Brentsville	The Village at Broad Run	REZ2025-00010	1st	rezone ±79.09 acres from A-1 to PMR to allow for a mixture of up to 295 dwelling units consisting of 165 SFD and 130 SFA units as a planned residential community.	PPD 3	11/21/2024	<a href="#">ePortal Project Page</a>
Brentsville	Madera Farm	REZ2025-00007	1st	rezone ±228.98 acres from A-1 to M-1	PPD 7	12/13/2024	<a href="#">ePortal Project Page</a>
Occoquan	Sweetspire	REZ2023-00008	3rd	rezone ±7.1 acres from PMD, A-1, and O(M) to PMR, to allow for the development of 164 multifamily units in three buildings.	PPD 10	12/13/2024	<a href="#">ePortal Project Page</a>
Potomac	Cabin Branch at Quantico Creek	REZ2025-00011	1st	rezone ±31.50 acres from PBD to PMR, to allow for up to 191 multi-family units	PPD 8	12/16/2024	<a href="#">ePortal Project Page</a>
Gainesville	Reuter Quarry	SUP2025-00013	1st	request to allow storage/disposal of non-agricultural excavation material and to revegetate the property to use/restore for agriculture and open space purposes	PPD 10	12/20/2024	<a href="#">ePortal Project Page</a>

For More information on Pending Planning Cases visit: <https://gisweb.pwcva.gov/webapps/pendingcases/>

Prince William County  
**TRAILS AND BLUEWAYS COUNCIL**

Advisors to the Board of County Supervisors

Meeting Minutes  
 October 22, 2024; 6:30 PM

Attendance

District	Appointee	Present (in person)	Present (virtual)	Absent
At Large	Amy Latalladi-Fulton (VCH)	✓		
	Bill McCarty	✓		
Brentsville	Liz Cronauer (CHR)	✓		
	Catherine O'Connor	✓		
Coles	Mike DePue	✓		
	Joe Marshall (SEC)	✓		
Gainesville	Duane Martin	✓		
	Ken Johnson			✓
Neabsco	Jason Williams	✓		
	Rich Wilson			✓
Occoquan	Eileen Sheridan	✓		
	Neil Nelson	✓		
Potomac	Steven Cover	✓		
	VACANT			
Woodbridge	David Brickley	✓		
	Lynda Silverstrand	✓		

Staff persons David Kroeger, Bryce Barrett, Yolanda Hipski, Robert Boyd and DPR Deputy Director Janet Bartnik were present. Eugene Loew attended virtually.

**Call to Order**

The meeting was called to order by Liz at 6:30 PM.

**Pledge of Allegiance**

**Administrative:**

- September 24 T&BC minutes were approved through a motion by Neil and seconded by Amy.

**Citizen’s Time.**

- Russell Bryant acknowledged Charlie Gryme’s comments in support of Metz at the last BOCS meeting. He recommended advocating with both supervisors and their chief of staff.
- Charlie Grymes reminded all that it is now budget season. It is important to get stuff into the draft budget now through the supervisors. Still need 280 miles of trails in the comprehensive plan – need to start getting county money assigned now.
- Jeanne Jabara, who used to work for PWC Schools and is part of Greenup PWC, is interested in more parks and trails.
- Bill Niedringhaus (attending virtually) described efforts by a new Potomac Heritage Trail Association (PHTA) Superintendent to establish or reinstate awards for PHNST efforts. He had David Kroeger present a plaque to Liz Cronauer and the T&BC as special recognition as high energy advocates for the PHNST in PWC. (see photo)



**County Agency Representatives**

**PWC Department of Parks and Recreation (DPR).** Janet Bartnik, David Kroeger, Robert Boyd

- David reported on the FLAP Grant Gaps Study Project for the PHNST. There will be several smaller meetings with stakeholders over the next two months with a final meeting in January where recommended paths will be revealed. Questions about a survey to help establish a potential path under I-95 were answered in the negative and attributed to Patti.

**PWC Transportation.** Bryce Barrett

- Bryce now has two trail counters. He plans to install them on the bridge over 234 at the Brentsville Overpass. He wants to count walkers and riders for a month now and then a month in the Spring when there will probably be more usage.
- PWC Transportation has been awarded a VDOT STARS Study along the full length of Hoadly Road as well as attached sections of Route 234 to Counselor Road on the north and Colgan High School on the south. All intersections will be studied. This study will have a multi-modal focus with heavy pedestrian and bike usage considerations. Bryce said they would also investigate the Gas Line being built along Hoadly as part of this. There will be one or two in-person meetings with the community. A final report is due in March 2026. Star studies often lead to future funding to implement the results.

**PWC Planning, Yolanda Hipski**

- Tanya Washington, PWC Planning Director, will attend a future T&BC meeting once calendars align.
- Planning is meeting with Occoquan and discussing trails questions.
- The Sudley Road Urban Land Institute (ULI) study is planning on convening a panel of experts March 5<sup>th</sup> and 6<sup>th</sup>, 2025, the first date will include stakeholders and the second to provide recommendations. The study goal is to convert this auto-centric corridor to multi-modal.

**Community Development Applications**

- The developer for Destination Place will have a community meeting October 24 to present their plans to the Civic Association.
- Supervisor Gordy has directed the transportation and planning staff to do a study of the Vint Hill Area Corridor, specifically the Route 28 to Rollins Ford four-lane section.
- No specific applications were reviewed at this meeting.

**Presentations/Reports.**

**Recommended CIP Development Projects List Finalization, Liz Cronauer**

- Starting with the list of prioritized projects developed at the September meeting, members discussed creating a list to include in a resolution to the board for potential funding.
- Each district pared their list down to a smaller number to include in the resolution. The list will be sent out for final editing and then attached to the resolution.
- The resolution was discussed, edited and then approved by the T&BC. See attachment for the resolution and its list of recommended CIP Projects.

**Resolution Supporting State Caboose Budget Funding for Trails, Janet Bartnik**

- There was discussion of recent trail funding throughout Virginia from the state legislature. It was pointed out that Northern Virginia did not get any project funding.
- A resolution was presented, debated, edited and discussed that would recommend the BOCS through their legislative agent request state funding for sections of the PHNST and for a Bull Run crossing. Both are regionally significant trail projects.
- The resolution was passed by the T&BC and maps of the two trail projects were attached to the resolution sent to the BOCS. See attachment for the resolution and maps.

**Organization Representatives' Time**

**Greater Prince William Trails Coalition (GPWTC). Eileen Sheridan**

- The next GPWTC quarterly meeting will be on October 24<sup>th</sup>. This will be a shorter meeting so that the group can reconvene on the Neabsco Boardwalk and look at the Metz additions.
- The Aspirational Trails Map will be returned to active editing to collect new needed trails currently not in the Comprehensive Plan.

**Prince William Trails & Streams Coalition (PWTSC). Neil Nelson**

- The Second Sunday hike in November will be at the Prince William Forest Park on National Park Free Day (actually a Monday, the 11<sup>th</sup>).

**Mid Atlantic Off-Road Enthusiasts (MORE). Jason Williams**

- Funds raised from their Jump Fest will be used to replace damaged features in Locust Shade Park.
- SMORES rides are done for the season.

**Trails Keepers. Catherine O'Connor**

- Participated in the Brentsville Fall Bash at Burnside Farms. Estimated attendance topped 3000 people.

**Members' Time:**

## T&BC Meeting Minutes – October 22<sup>nd</sup>, 2024

- Amy:
  - No report.
- Bill:
  - No report.
- Catherine:
  - No report.
- David:
  - David hiked with Don Beyer in Vermont along the Appalachian Trail.
- Duane:
  - No report.
- Eileen:
  - No report.
- Jason:
  - Jason described the Neabsco Community Day with food, activities and music.
- Joe:
  - Joe mentioned his return that day from a trip to Hawaii and American Samoa including its national park (his 55<sup>th</sup>). On that trip he contacted one of the National Park Conservation Association (NPCA) sponsors who will send him a contact in their National Parks in Virginia advocate office who may be able to help advocate for the money for the archaeological study needed for the PHNST into PWFP.
- Liz:
  - No report.
- Lynda:
  - No report.
- Mike:
  - No report.
- Neil:
  - Neil mentioned that the section 4 bridge along the Occoquan Greenway has been installed and looks nice.
- Rich:
  - Rich was not present.
- Steven:
  - No report.
- Ken:
  - Ken was not present.

### **Meeting Recap:**

- Officers will be nominated at the November meeting.

### **Next meeting agenda items:**

- Please get any agenda items to Liz, Joe or Amy by November 6<sup>th</sup>.

### **Next meetings:**

- At Hellwig: PHNST S/C – October 23<sup>rd</sup> at 2 PM.
- At Hellwig: Full T&BC – November 19<sup>th</sup> at 6:30 PM.

**Adjourn:** The meeting adjourned at 9:08 PM based on motion by Bill, seconded by Lynda.

Prince William County  
**TRAILS AND BLUEWAYS COUNCIL**

Advisors to the Board of County Supervisors

**MOTION: William McCarty**

**October 22, 2024**

**SECOND: Mike DePue**

**Regular Meeting**

**Res. No. 24-18**

**RE: FUNDING IN THE FY26 BUDGET FOR TRAILS**

**ACTION:**

**WHEREAS**, the Board of County Supervisors is presently considering allocations of funding for the FY26 CIP budget; and

**WHEREAS**, the most recent Parks Facilities Needs Assessment (2019) identified trails as the public's most desired recreational facility and water access points as the public's 2<sup>nd</sup> most desired facility; and

**WHEREAS**, the Mobility Chapter and the Countywide Trail Plan of the Comprehensive Plan was approved by the Board in December of 2022 and identifies future bicycle and pedestrian needs countywide, and

**WHEREAS**, the Mobility Chapter promotes bicycle and pedestrian facilities that increase multimodal connectivity, safety, and recreational opportunities; and

**WHEREAS**, the Mobility Chapter prioritizes bicycle and pedestrian projects which provide increased connectivity to schools, parks, and other community destinations; and

**WHEREAS**, In the Community Energy and Sustainability Master plan that was adopted by the Board on October 24, 2023, the goal of "Improving pedestrian and bicycle infrastructure and enhancing connectivity" was cited as a High Priority Action Item; and

**WHEREAS**, Adequate and consistent funding is needed in order to realize progress with the above stated goals; and

**WHEREAS**, Trails and Blueways Council members have identified a high priority list of trails and blueways projects including many from the Countywide Trail Plan spread across all magisterial districts that address the above stated goals (see attachment);

**NOW, THEREFORE, BE IT RESOLVED** that the Trails and Blueways Council, recommends that the County's Board of Supervisors, in conjunction with recommendations from the Department of Parks and Recreation and the Department of Transportation, identify funding for a variety of trail projects across all magisterial districts in the FY2026 CIP.

**October 22, 2024**  
**Regular Meeting**  
**Res. No. 24-18**  
**Page Two**

**Votes:**

**Ayes: 13**

**Nays: 0**

**Absent from Vote (virtual only): 0**

**Absent from Meeting: 2**

**SIGNED:** *Elizabeth Cronauer*  
Prince William Trails and Blueways Council chair



**Attachment: Recommended Capital Improvement Projects by District**

**Occoquan:**

<b>Rank</b>	<b>Project/Facility</b>	<b>Location/Detail</b>
1	Potomac Heritage National Scenic Trail	Plan, design, and construct a PHNST connection between the Town of Occoquan and Belmont Bay nearest the water as possible
2	Occoquan Greenway	Perform maintenance needed to improve the surface of the natural surface trail in segment 2
3	Occoquan Greenway	Plan, design, and construct Segment 8 trail from the stormwater pond to Ellicott Street including a pond bypass to loop the Occoquan Greenway
4	Lake Ridge Trail Additions	Plan, design, and construct trails in powerline corridors between Old Bridge and Minnieville Roads

**Woodbridge:**

<b>Rank</b>	<b>Project/Facility</b>	<b>Location/Detail</b>
1	Potomac Heritage National Scenic Trail	Complete the extension of the Neabsco Boardwalk through the Metz wetland to Leesylvania State Park
2	Blackburn Road Sidewalk	Construct sidewalk to close gap from Dorothy to Randall
3	Blackburn Road Sidewalk	Construct sidewalk from Rippon MS to Featherstone ES
4	York Drive Sidewalk	Construct sidewalk from PW Parkway to Elizabeth Vaughan and Woodbridge MS to close gaps
5	Potomac Heritage National Scenic Trail	Complete the extension of the PHNST from the Town of Occoquan to the George Mason University Potomac Science Center
6	Horner Road Sidewalk	Construct sidewalk to create connections to Kirby ES from Occoquan Road
7	Belmont Drive Sidewalk	Construct sidewalk to close gap at Dawson Beach

**Potomac:**

<b>Rank</b>	<b>Project/Facility</b>	<b>Location/Detail</b>
1	Potomac Heritage National Scenic Trail	Ensure funding is available if additional funding is needed for the Powell's Creek Crossing
2	Potomac Heritage National Scenic Trail	Fund design of segments that were the subject of the FLAP grant funded Gap Analysis (Dumfries area)
3	Cockpit Point Battery	Conduct a feasibility study, design, and construct, for a crossing of the railroad tracks
4	Powell's Creek Greenway	Construct natural surface trail from the termination of the existing trail to Route 1 (east side)
5	Dewey's Creek Greenway	Plan, design, and construct natural surface trail along Dewey's Creek

**Coles:**

<b>Rank</b>	<b>Project/Facility</b>	<b>Location/Detail</b>
1	Flat Branch Greenway	Plan, design, and construct natural surface trail along Flat Branch
2	Sinclair Mill Boat Launch	Construct Sinclair Mill Road improvements, parking areas, and hand-carry boat launch facilities currently under design
3	Hoadly Road Multimodal Facilities	Plan, design, and construct bike/ped facilities along Hoadly Road from 234 to Spriggs
4	Rt 234 Business Bike Facility	Plan, design, and construct asphalt shared use path along 234 business from Brentsville interchange to Manassas city limit
5	Broad Run Greenway	Complete Broad Run Greenway from Dove's Landing to Rt 28
6	Powell's Creek Greenway	Complete Landfill Discovery Trail to Minnieville Road

**Brentsville:**

<b>Rank</b>	<b>Project/Facility</b>	<b>Location/Detail</b>
1	Broad Run Greenway	Construct natural surface trail from Victory Lakes to Sowder Village Shopping Center, expand trails network near Hunting Cove Place, and add trailhead amenities
2	Bristow Area Connector Trail	Plan, design, and construct natural surface trail that connects Bristoe Station Battlefield and Valley View Park
3	234 Bypass Shared Use Path	Construct gap segments in the corridor, including those north and south of the intersection with Rt 28
4	Dawkins Branch Tributary Trail	Plan, design, and construct natural surface trail along Dawkins Branch tributary

**Gainesville:**

<b>Rank</b>	<b>Project/Facility</b>	<b>Location/Detail</b>
1	Rt 15 Shared Use Path	Construct a 10' wide asphalt path from Simons Grove to Waverly Farms Road with a connector from Catharpin Greenway under Rt 15 connecting to James Long Park
2	Rt 15 Shared Use Path	Construct 10' wide asphalt path from Battlefield HS to Catharpin Greenway to James Long Park
3	Old Carolina Road Shared Use Path	Construct 10' wide path from Somerset to Haymarket town line
4	Conway Robinson Connector	Plan, design, and construct a natural surface path to connect between James Long Park and Conway Robinson State Forest

**Neabsco:**

<b>Rank</b>	<b>Project/Facility</b>	<b>Location/Detail</b>
1	Dale Boulevard Pedestrian Facilities	Plan, design, and construct pedestrian safety improvements in the area of Queensdale and Dale Blvd
2	Hoadly Road Pedestrian Facilities	Improve pedestrian facilities along Hoadly Road between PW Parkway and 234
3	Neabsco Greenway	Construct greenway trail improvements to reduce maintenance related to erosion and drainage issues
4	Smoketown Road Pedestrian Facilities	Plan, design, and construct connectivity enhancements between Beaver Ford and Trafalgar
5	Elm Farm Road Pedestrian Facilities	Plan, design, and construct 10' wide asphalt shared use path along Elm Farm Road
6	Jenkins Park Loop Trail	Plan, design, and construct a nature trail and/or perimeter trail

Prince William County  
**TRAILS AND BLUEWAYS COUNCIL**

Advisors to the Board of County Supervisors

**MOTION: David Brickley**

**October 22, 2024**

**SECOND: William McCarty**

**Regular Meeting**

**Res. No. 24-19**

**RE: STATE FUNDING FOR PRINCE WILLIAM COUNTY TRAILS**

**ACTION:**

**WHEREAS**, Part of the Trails and Blueways Council’s mission, as stated in item 2-3.2 of the Trails and Blueways Council Bylaws, is “Identifying funding sources, including grant opportunities, and strategic partners that facilitate trail development”; and

**WHEREAS**, The Virginia state legislature is presently considering allocating funds for end-of-year adjustments to the FY2025 state budget as well as changes to the FY2026 budget and some of these funds are being considered for allocation to trail projects throughout the state: and,

**WHEREAS**, There are presently no projects in the Northern Virginia area under consideration; and

**WHEREAS**, State trail funding would be appropriate for several projects in Prince William County that are of regional significance and/or require cooperation and funding from adjacent counties, including a trail connection across Bull Run to connect the I-66 trail in Prince William County across Bull Run to Fairfax County and to complete sections of the Potomac Heritage National Scenic Trail (see attachments); and

**NOW, THEREFORE, BE IT RESOLVED** that the Trails and Blueways Council recommends that the County Board of Supervisors’ legislative agenda includes a request for state funding for one or both of these regionally significant trail projects described above.

**Votes:**

**Ayes: 13**

**Nays: 0**

**Absent from Vote (virtual only): 0**

**Absent from Meeting: 2**

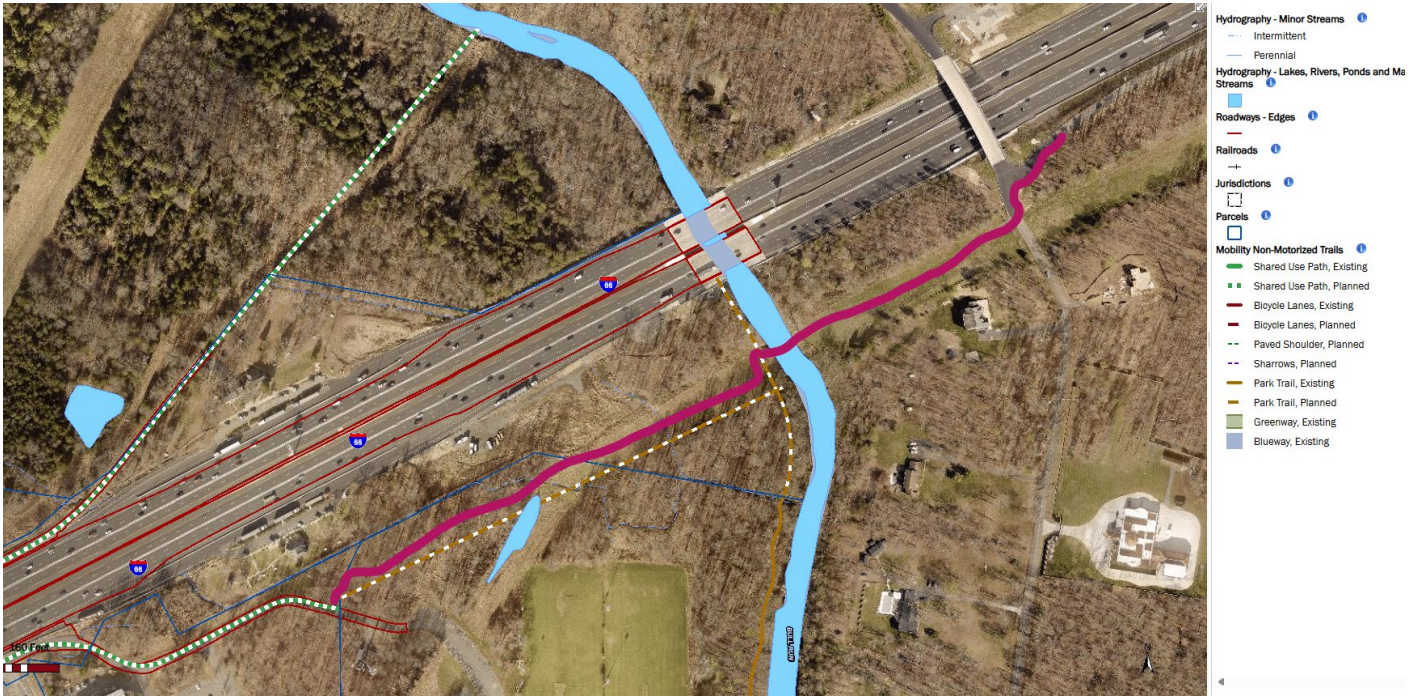
**SIGNED:**



Prince William Trails and Blueways Council chair

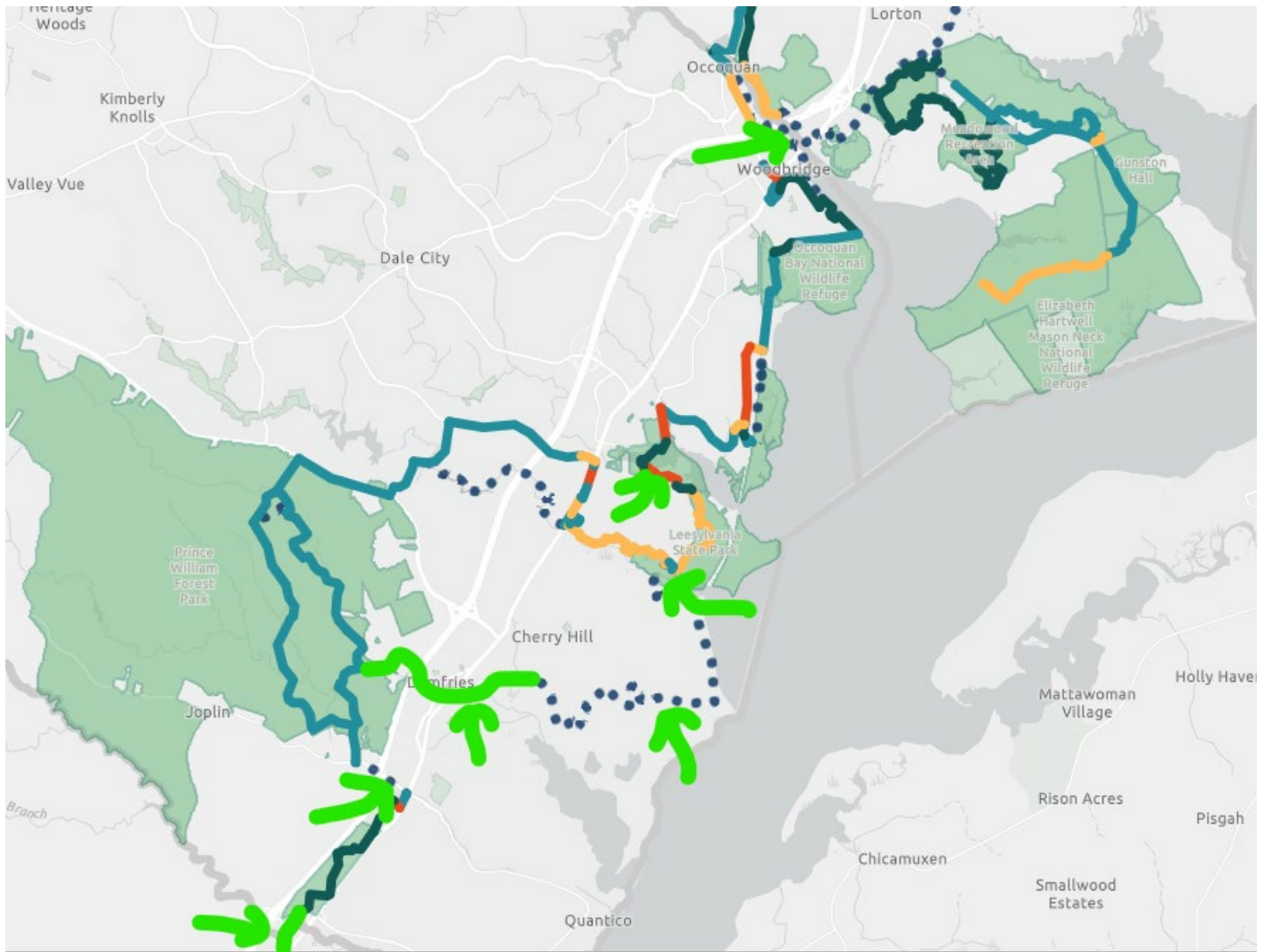
### Trail along I-66 and across Bull Run to Fairfax County.

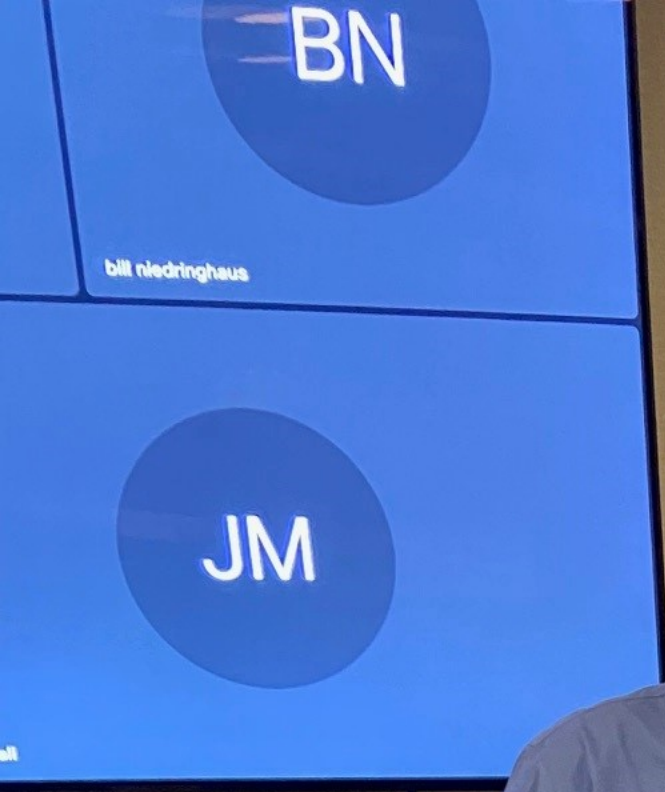
Per the legend, dashed lines represent planned trails in the Mobility Section of the PWC Comprehensive Plan.



### Potomac Heritage National Scenic Trail in Prince William County (20 miles from Occoquan to Locust Shade Park)

Green arrows point to gaps requiring funding to finish trail and move some sections off of busy highway shoulders.







**Trails and Blueways Council**

**2024 Proposed Work Plan / Monthly Meeting Targets / Accomplishments**

<b>WHEN</b>	<b>GOAL</b>	<b>WHAT</b>	<b>WHO</b>	<b>STATUS</b>	<b>COMMENT</b>
January 16	5	FLAP Grant Gap Analysis Project budget & appropriation (ABA) goes to BOCS for approval	Parks staff	C - 1/16/2024	Approved
January 23	5	Powell's Creek Crossing initial meeting with consultants	TBC	C - 1/23/2024	Telecon Held
January 23	16	Discuss and form TBC subcommittee if necessary to explore communication plan/process that will keep Supervisors informed and updated (report due in February)	TBC	C - 1/23/2024	Eileen took lead
	2	East Coast Greenway – Elliott Caldwell	ECG	C- 1/23/2024	Elliott Introduced
February 27	5	Resolution about routing trail under I-95 and US 1 on section from Occoquan to Belmont Bay	TBC, David	C-2/27/2024	Resolution 24-4 written and approved
February 27	9	Presentation of Catharpin Greenway alignment, gaps, and next steps	David, Patti	C- 2/27/2024	Presented at TBC Meeting
February 16	11	TBC Participate in or provide feedback to Yorkshire TLC Shareholder meetings	Liz, Catherine	C-2/16/2024	Further meetings in March
February 27	16	Finish item on supervisor communication from January	TBC, Eileen	C-2/27/2024	Presented at TBC Meeting
March 26	1	Start discussion to set the stage for the county-wide trails plan update – what should be in the plan and how TBC can most effectively support and participate in the process. Identify preparations in advance of start?	TBC and Parks Staff	C-3/26/2024	Initial Discussion at TBC 3/26 Meeting Members invited to provide feedback
March 26	5	Onboard FLAP grant gap analysis consultant; kickoff project	Parks Staff; PHNST subcommittee	C-3/26/2024	Initial Parks meeting with consultant in March. Scope discussed by Patti at 3/26 meeting
March 26	5	NVRC Data collection along PHNST	NVRC	C-3/28/2024	Virtual App Training completed 3/28
March 26	18	Consistent Signage	TBC	C-3/26/2024	ECO Trail Signage Format and Info discussed at 3/26 TBC Meeting

**Trails and Blueways Council**

**2024 Proposed Work Plan / Monthly Meeting Targets / Accomplishments**

April 5	7	Explore Broad Run Greenway alignment, gaps, and next steps	Parks Staff, T&BC	C-04/05/2024	Hiked on historical county-owned property on Broad Run that will expand Bristoe battlefield
April 14	5	Second Sunday Hike reacquainting people with Powell's Creek Landing area prior to stakeholder meeting	PWTSC / T&BC	C-04/14/2024	Hiked from Power Lines to Leesylvania Entrance and back – actually outside study area
April 22	5	Powell's Creek Crossing Project stakeholder meetings with contractor	TBC / PHNST Subcommittee	C-04/22/2024	TBC meeting with contractor 4/22 – provided limits on crossing
April 23	1	Present a process for the development of a comprehensive, county-wide trails plan prescribed in the PWC Comprehensive Plan to include what, who, how, and when (proposed process will determine additions to the work plan)	Planning, Transportation, and Parks Staff	C-04/23/2024	Continued discussion at April meeting – Looked forward to July workshop meeting.
April 23	5	NVRC Data collection along PHNST	NVRC	C-04/08/2024 Assignments made	Inputs due by June 7 – Several contributors were late, and this should wrap up in July with presentation in September
April 23	8	Presentation of Neabsco Greenway alignment, gaps, and next steps	Parks Staff	C-04/23/2024	David presented at TBC Meeting
May 28	2	Report on ATIIP Grant Application for VRE Trail from Manassas to Arlington. Phase 1 Design submission from Manassas to Fairfax with Manassas and Manassas Park working together with PWC.	Bryce Barrett	C-05/28/2024	TBC approved resolution 24-12 supporting this application and the goals of this trail effort.
May 28	3	Volunteer programs for Trail Maintenance	Eugene Loew	C-05/28/2024	Eugene presented last year's progress and statistics and outlook for future.
May 28	4	Advocate for Additional Trails Funding	TBC, DPR Staff	C-05/28/2024	\$425K for trails development and maintenance approved for FY25

Trails and Blueways Council

2024 Proposed Work Plan / Monthly Meeting Targets / Accomplishments

May 28	3	Discussion among members regarding volunteer efforts and identify areas where volunteers could be used to build and maintain trails.	TBC	C-05/28/2024	Eugene encouraged members and organizations to get attached to county trails. Discussion from MORE and Trails Keepers on their efforts. No Greenway gap analysis presented
June 20	2, 11	AITPP Submitted for Trail along VRE Rail from Manassas to Fairfax County	Transportation, Manassas, Manassas Park, Fairfax County	C-06/20/2024	Grant submitted for Phase 1 Design
June 25	2	Report on connections with groups to connect to (such as Fairfax and Loudoun Counties)	Planning, Transportation, and Parks Staff	C-06/25/2024	Exercise among T&BC held fleshing out matrix of organizations to be maintained.
July 5	8	TBC Staff conducted a site visit to explore a VDOT property adjacent to the ironworks historic site and bordering Neabsco Creek	DPR, T&BC	C-07/05/2024	Dale City Rest Area access recommended when this section of Neabsco Greenway created.
July 14	11	Hiked Blooms Park Loop Trail in Manassas Park	PWTS	C-07/14/2024	Explored potential trail segments VRE Trail along Rail.
July 20	5	Tracked progress on Gaps involving Destination Place, Belmont Bay and Potomac Shores	T&BC PHNST	C-07/20/2024	Waiting for results from FLAP Gaps study
July 23	1	WORK SESSION – collectively explore how we’re doing; iron out work plan changes for remainder of year; discuss volunteer opportunities discovered; “low-hanging fruit” that could be added to the county trail system without significant costs or effort; anything else that comes up	All	C-07/23/2024	Work session held. Observations and new directions identified.
July 23	1, 13	Discuss continuing process for the development of a comprehensive, county-wide trails plan prescribed in the PWC Comprehensive Plan to include what, who, how, and when	T&BC	C-07/23/2024	Discussed. DPR looking for priorities from each district in both active mobility and recreational trails.

**Trails and Blueways Council**

**2024 Proposed Work Plan / Monthly Meeting Targets / Accomplishments**

		(proposed process will determine additions to the work plan)			
July 25	14	Ribbon Cutting for Brentsville – 234 Bike / Ped Bridge and Interchange – Coles District	Bryce Barrett	C-07/25/2024	All parts are open as of 6/2/2024
July 27 <sup>th</sup>	2, 11, 12	Hike along Bull Run Occoquan Trail north of Route 28 in Fairfax County	Joe Marshall	C-07/27/2024	Identified places on PWC side for potential boat launches and low water crossing or bridge
August 20	5,10	PHNST S/C meeting focused on concepts from Inform for the Powell’s Creek Crossing Project	T&BC, PHNST S/C	C-08/20/2024	Significant feedback generated for Inform.
August 23	5, 14	Groundbreaking by contractor for Featherstone NWR section of PHNST – Woodbridge District	Janet Bartnik	C-08/23/2024	Expected completion in October 2025
August 27	7	Broad Run Greenway Trail Presentation	David Kroeger, Patti Pakkala	C-08/27/2024	Identified sections that are shovel ready
August 27	4	Discussion of tasks for \$1M in current CIP funding	Janet Bartnik, T&BC	C-08/27/2024	Prioritized list created
September 5	5	NVRC Data collection along PHNST results	NVRC	C-09/05/2024	Discussed progress at NVRC Trails Summit but more work needed
September 5	2	NVRC Trails Summit	NVRC	C-09/05/2024	Discussed trail connectivity at the state, regional and local levels.
September 8	1, 7	Hike at Dove’s Landing Park	PWTS	C-09/08/2024	Evaluated trail conditions
September 16	5, 10	Powell’s Creek Crossing Stakeholder’s Meeting with Inform	Ed De Leon, Inform	C-09/16/2024	Inform selected configuration C2 and showed programming across this section.
September 18	5	FLAP Grant Gap Analysis Project Gap 1 (Occoquan) Stakeholders Meeting	David Kroeger, ATCS	C-09/18/2024	Under contract in July – data collection since Constraints Reviewed
September 24	13	Collect trail priorities from each district	T&BC Meeting	C-09/24/2024	Full list collected by Janet at T&BC Meeting
September 24	6	Occoquan Greenway update	David Kroeger	C-09/24/2024	Update provided at T&BC Meeting
September 24	1	Sudley Area TLC Study	Yolanda Hipski	C-09/24/2024	Initial Forward plan discussed at T&BC Meeting

**Trails and Blueways Council**

**2024 Proposed Work Plan / Monthly Meeting Targets / Accomplishments**

September 25	5	FLAP Grant Gap Analysis Project Gaps 2 and 3 (Dumfries/PFWP) Stakeholders Meeting	David Kroeger, ATCS	9/25/2024	Under contract in July – data collection since Constraints Reviewed
October	5	NVRC Data collection along PHNST results;	NVRC Virtual Meeting	10/21/24	Results Described at Meeting. Maps online.
	4	Capital Improvement Planning and Advocacy; Working list by district	T&BC	10/22/2024	Prioritized Lists Created by District; Resolution Approved
	2, 5, 11	Resolution Supporting state funding for NOVA trails	T&BC	10/22/2024	PHNST and Bull Run Loop Projects
	8	Explore Metz Wetland for Boardwalk Expansion	GPWTC Outing	10/24/2024	Partial Funding in Place
November	4	Capital Improvement Planning and Advocacy; Sizing of projects	Planning, Transportation, and Parks Staff	11/19/2024	
	5	FLAP Grant Study Project Update	Parks Staff	11/19/2024	
	5	Belmont Bay Resolution	T&BC	11/19/2024	
	5, 10	Presentation of Powell’s Creek Crossing updates	Parks Staff	11/19/2024	
	7	Dove’s Landing Design Project Update	Parks Staff	11/19/2024	
	7	Stack Infrastructure Update	Parks Staff	11/19/2024	
December	4	Capital Improvement Planning and Advocacy; Part 2 – making the list of items by District	Planning, Transportation, and Parks Staff		
	18	Presentation of standardized and branded signage for trails	Parks Staff		Dove’s Landing signage mentioned in May.
	20	Presentation of Cannon Branch Greenway Trail alignment, gaps, next steps	Parks Staff		
INSERT WHEN APPROPRIATE	1	Trail and water access opportunities associated with development applications and road projects			
	2	NCTN Map Item – Define input process for Spring updates			Waiting for updates from Bryce
	5	High Level (year) schedule of efforts for PHNST Gaps including grants coverage and volunteer coverage	PHNST S/C		Waiting outputs from GAP Study
	6	Occoquan Greenway updates			

**Trails and Blueways Council**

**2024 Proposed Work Plan / Monthly Meeting Targets / Accomplishments**

	9	PATC presentation on the AT to Manassas Battlefield connection; possibly a resolution to formalize an alignment at a future meeting	PATC		No response from PATC
	10	Status of Discovery-ECO Trail for a Ribbon Cutting	Landfill Staff	Signs mounted Need to fix and mark utility highway trail breakage	Waiting on Public Works plan Potential help from Colgan HS Environmental Group
	10	Powell's Creek Crossing milestones			
	11	Presentation of Bull Run Loop Trail alignment, gaps, next steps	Parks Staff		
	12	Blueways / Water access updates	Parks Staff / Mike DePue		
	14	Ribbon cuttings in each district			
	19	Dove's Landing Design - updates/input opportunities			

**2024 Trails and Blueways Proposed Goals**

1. Explore, collect, and warehouse information about existing community trails and other “low-hanging fruit” that could be added to the county trail system without significant costs or effort. Find ways to utilize volunteers to make some of these realities. (A comprehensive county-wide trails plan, unconstrained)
2. Interface with other groups to connect our trails and planned trails to Fairfax County, Stafford County, Loudoun County, and the National Capital Region.
3. Encourage volunteer efforts for maintaining more PWC trails using new PWC approved methodology.
4. Support and encourage PWC CIP additions for trails outside of bonds and additional trail maintenance funds.
5. Finish arranging plans and approaches for gaps in PHNST. Establish a traceable schedule to track in future years completing in 2031.
6. Encourage and track changes and updates to the Occoquan Greenway culminating in completion of this route from McCoart to Occoquan in 2025.
7. Inventory and identify gaps and approaches toward completion of the Broad Run Greenway.
8. Inventory and identify gaps and approaches toward completion of the Neabsco Creek Greenway.
9. Inventory and identify gaps and approaches toward completion of the Catharpin Creek Greenway.
10. Inventory and identify gaps and approaches toward completion of the Powells Creek Greenway.
11. Inventory and identify gaps and approaches toward completion of a Bull Run Loop trail in concert with Fairfax County.
12. Develop maps, plans, and approaches for one or more blueways in the county.
13. Develop two prioritized lists for each district of recreational trails and bike/pedestrian trails. Get buy-in from each district’s supervisor for the list.
14. Encourage at least one trails or blueways ribbon cutting in each district.
15. Publicity / awareness of the TBC and its work
16. Communication plan to keep Supervisors updated - formalize

## **Trails and Blueways Council**

### **2024 Proposed Work Plan / Monthly Meeting Targets / Accomplishments**

17. Get more representation from the Potomac District especially since the potential for a park at cockpit point is coming closer
18. More signage / standardized signage
19. Boat launch at Sinclair Mill site (with different language)
20. Inventory and identify gaps and approaches toward completion of the Cannon Branch Greenway



# PRINCE WILLIAM COUNTY

## Trails and Blueways Council

PHNST Gap Study Stakeholder Meeting Notes – Dumfries Area

September 25, 2024, at 2:00pm

Hellwig Administration Building

14420 Bristow Road, Manassas

### **ATTENDANCE:**

Trails and Blueways Council members present – Neil Nelson, Eileen Sheridan, Joe Marshall. Staff present – Patti Pakkala, David Kroeger, Robert Boyd, Bryce Barrett, and Janet Bartnik.

**1. Call to Order** – Stakeholders to the project from the public were present along with members of the Trails and Blueways Council.

### **2. Stakeholder Meeting**

Members of the Trails and Blueways Council participated in the FLAP Grant Funded PHNST Gap Study Project stakeholder meeting. Consultants presented information collected regarding two trail gaps in the PHNST Gap identified near the Town of Dumfries. The group developed a list of route constraints to be considered in the planning process.

### **3. Adjourn**

The next regular business meeting of the TBC is scheduled October 22, 2024.



## PHNST Subcommittee Notes

10/23/24

TBC Attendees: David Brickley, Neil Nelson, Liz Cronauer, Joe Marshall, Eileen Sheridan, Lynda Silverstrand

Staff Attendees: Robert Boyd, David Kroeger, Janet Bartnik

- Recommendation for formalizing PHNST Route and presenting to TBC for approval
- Review of FLAP Grant Map Gap 1
  - Explanation of mapping tool for those not present at meeting
  - What is “scenic”? we know what people want and what they do not: no Route 123
  - How can we look at the gap behind the soundwall on the 95 exit ramp, survey?
  - Utilizing Swan Point Rd, “low and slow” maintains character of the trail
- Questions about meeting on 31<sup>st</sup> can we attend?
- Voicing concerns with Belmont Bay and fighting routing through golf course/marina
  - Having the Woodbridge VRE as the entry point, not under the bridge
- Have we talked to Sup Franklin about the importance of having the trail close to the water
- Draft Resolution language in support of keeping the trail along the river in Belmont Bay
- Approach state representatives about the route behind along the sound wall
- Discussion of Destination Place meeting
  - Pushing for park land at 95 bridge that could house PHNST among other amenities
  - Push virtues of connections of PHNST for the developer
- Talking to the land owner on Swan Point Rd: part of the FLAP grant?

### Powell’s Creek Crossing

- Nothing new from the consultant
- Waiting on cost estimates and fees to get to 100% drawings
- David B. has concerns that the consultant work is ongoing without opportunities for input
- Janet is waiting to hear cost estimates to bring more questions to TBC for other funding opportunities

- It would be expected that Ed will elevate big problems, otherwise the work continues
- Staff should avoid cost constraints at this phase of design
- Potomac Shores Trail
  - Connection to the Bluff
  - Providing a secondary connection is a begrudging accept
  - Do not give up bluff view
  - Invite Janet to meetings
- FLAP Grant Gap 2 and 3
  - Town of Dumfries is progressing on Campbell Property and Comp Plan
  - NPS is supportive of northern entrance at Thoroughfare Rd
  - Joe has connection with NPCA for advocacy for funding
  - Need \$50,000 to conduct Archaeological Study to start process
  - Discussion with USMC Museum about route through property
- Key takeaways
  - Meeting with Swan Point Rd Property Owner
  - Destination Place Meeting
  - Potomac Shores Bluff



<b>Meeting Date:</b>	November 19, 2024
<b>Agenda Title:</b>	LAND ACQUISITION PROCESSES
<b>Requested Action:</b>	For information only
<b>Staff Lead:</b>	Janet Bartnik, Deputy Director

**BACKGROUND**

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The Trails and Blueways Council established a set of goals for 2024 that includes advocacy objectives enhanced by greater knowledge of County procedures. Goal tactics included developing an understanding of the County’s land acquisition processes. This report is provided to aid in understanding those processes utilized by the Department of Parks and Recreation (DPR).

**DISCUSSION**

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Public park agencies typically employ various methods for acquiring land to create or expand parks, green spaces, and recreational facilities including trails and blueways. These methods can be broadly categorized into voluntary transactions and involuntary actions. The choice of method depends on factors such as the urgency of the acquisition, the availability of funds, and the landowner’s willingness to sell or donate property. What follows is a summary of several land acquisition methods that could be used.

	<b>Method</b>	<b>Property Types</b>
1	Dedication	Land, easement, right-of-way
2	Donation	Land, easement
3	Purchase	Land, easement, right-of-way
4	Condemnation	Land, easement, right-of-way
5	Lease	Land, easement

1. Property Dedication

Land dedication is the act of transferring private land to the public for use. Although ‘dedication’ is legally defined as a more general term, it is used here to denote property transfer associated with development applications involving rezoning.

The basis for park land dedication is rooted in various local, state, and federal laws, ordinances, and planning practices. It is most often enacted through zoning ordinances, subdivision regulations, and development agreements as a way to ensure that that as populations grow, the corresponding need for public amenities such as parks is met. Many codes and ordinances allow for land dedication or a fee-in-lieu of land dedication to be used to mitigate the impact of development.

The Commonwealth of Virginia is not immune to the precedents set by the Nollan and Dolan court cases in 1987 and 1994 respectively. These cases established the rough proportionality and proximate nexus standards – that the conditions imposed on a developer (such as land dedication for parks) must be roughly proportional to impact of the development and must demonstrate a nexus between the condition imposed and the development’s impact.

These standards are evident in recent changes to Proffer law in Virginia that the TBC has discussed in its meetings previously.

The land dedication process:

- A development application is received by the County and reviewed to determine if the development proposed is by-right or if a rezoning of the property is required.
- Applications for development by-right are generally not subject to land dedication conditions.
- Staff review land development applications (including rezonings, special use permits, etc), providing comments on the plans and impacts of the proposed development on the park system.
- Through careful negotiation and discussion, the applicant determines whether to proffer land, easements, park development, and/or funding to mitigate the impact of the development.
- Final determination of conditions on the development application rests with the Board of County Supervisors following Planning Commission review and recommendation.

## 2. Property Donation

Landowners may voluntarily donate property to a public park agency for preservation or recreational use. This can occur for a variety of reasons, including charitable intent or tax benefits for the donor.

Public park agencies may work with donors to structure donations in a way that maximizes tax deductions under federal and state laws as an incentive to donate land for conservation easements or for park purposes. Public-private partnerships can be used to assist park agencies with donation processes. The agencies enter into agreements with non-profit organizations, private foundations, or developers to receive donated land or funds for the acquisition of land.

## 3. Property Purchase

When a willing seller is involved, property for parks and trails can be acquired through a direct purchase. Direct purchases may be planned or may occur as opportunities arise, although are always dependent upon the availability of funding. Acquisition of trail easements process is summarized separately below.

### *Planned Property Purchases:*

Staff has traditionally met with the Board in closed session to plan property purchases by identifying and prioritizing opportunities. Following the closed session, staff may pursue property purchases discussed by the Board with a letter of offer, appraisal, investigation of natural/cultural resources and existing condition, etc. Purchases are only finalized with the Board's approval in open session.

### *Opportunities for Property Purchase:*

Opportunities may be presented to staff or individual Board members to acquire land separate from those presented during Board discussion. Following staff review of appropriateness of the purchase, an opportunity may be presented to the Board in closed session for direction. The Board must make the policy decision as to whether the new opportunity is one that should be pursued over the planned purchases. If the Board desires to pursue the purchase, staff follow the same process as for planned purchases.

### *Purchased Easements:*

Easements for trail projects already approved and funded by the Board are completed as a step in the project management process. Easements are forwarded to the Board via public hearing for consideration. Through negotiation, DPR has not paid for trail easements.

## 4. Property Condemnation

When voluntary negotiations fail or when time is of the essence (e.g., for environmental protection or public safety), public agencies may invoke their power of eminent domain to acquire private property for public use. The agency must provide fair compensation to the property owner, which is usually determined through an appraisal. A court may be involved if there are disputes over the terms of the acquisition.

Eminent domain is generally used as a last resort for park and trail land acquisition, and by practice is not used by DPR for parks or trails. It may be used more frequently for public transportation needs, although still a last resort used only if other methods fail.

Eminent domain in Virginia involves a structured process aimed at ensuring fair compensation for property owners while allowing public agencies to acquire land for projects that serve the public good. Although the process can be complex and contested, it is designed to balance the rights of private property owners with the needs of the community for public development and infrastructure projects.

## 5. Property Lease

In situations where outright ownership may not be feasible, park agencies may enter into long-term lease agreements with private landowners to use land for park purposes. This can be a temporary solution while the agency saves funds for eventual purchase.

### **STAFF RECOMMENDATION**

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For information and discussion.

### **STAFF CONTACT INFORMATION**

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