



Preserving Virginia's scenic, natural, historic, recreational, and open-space lands for future generations.

To: Preservation Trust Fund Committee

From: Leslie H. Grayson

Re: Cost Only Award Report for September 20, 2018 Board meeting and Public Access Projects Update

Date: September 5, 2018

Background

The Open Space Lands Preservation Trust Fund (PTF) was created in 1997 to help cover the costs of acquiring open space easements. Most funding comes from state appropriations and varies by year. Since June 2016, the VOF Trustees have continued placing a priority on purchased easement projects that provide public access, especially in urban areas and communities VOF has not served in the past while also continuing to make funds available for income eligible applicants for Cost-Only donated projects. In fiscal year 2017 PTF received its largest amount of funding ever of \$2 million. Every Cost-Only PTF eligible project that applied for funding in FY 2017 was funded. The VOF board of trustees also approved the allocation of nearly \$1.55 million from its Open Space Lands Preservation Trust Fund to help fund 11 conservation projects that use open space easements to increase public access for outdoor recreation and education. Those projects are in 11 jurisdictions spread across the state and include three in localities – the cities of Richmond, Charlottesville and Alexandria – where VOF did not hold an easement at the time.

VOF received \$900,000 in PTF funding for FY 2018. At the June 2017 board meeting the VOF board passed a resolution to reserve \$250,000 of the FY 2018 funds for cost only PTF eligible donated easement projects and to use the remaining \$650,000 for public access purchase projects. For FY 18, the board of trustees approved \$892,500 for purchase of public access projects and \$262,000 was awarded for Cost Only donated easements. Several grants were “returned” and released back to the Fund from previously approved projects that are not going forward. Currently, a total of \$2,590,780 is committed for all years to 35 projects including both purchase and Cost Only which when completed will result in almost 7,500 acres of additional conservation.

PTF FY 2019

There is no PTF funding for FY19. Funding in FY20 is anticipated to be included in the budget at the same level as FY 2018 which is \$900,000. VOF will be working with General Assembly members, the conservation community and others to ensure that funding for PTF and the Virginia Land Conservation Fund is restored for FY20. We also anticipate that some projects that have existing grant awards will not use their full funding allocation, or, will release their allocations. These “returned” funds will be prioritized for FY19 Cost-Only projects.

1.) UPDATES: APPROVED PTF PUBLIC ACCESS PROJECTS FY 2018

Public access project approved at June 21, 2018 Board of Trustees meeting

Project Name: Lee Memorial Park

Locality: City of Petersburg Acres: 299+-

PTF Approved: \$134,500

Description: Lee Memorial Park once contained over 1,700 acres, and now contains 348.7 acres, 299.49 acres of which is on the Virginia Landmarks Registry (6/14/2000) and the National Register of Historic Places (8/14/2000). This application is to place an easement on most of the 299.49 acres of the park that is on these historic registries, and to provide funding to protect, restore and maintain these areas, and to help begin to fund buildout of the Master Plan for the park, including an educational center and other interpretive features. The park is currently open to the public, with trails, historic areas, a ballfield and access Willcox Lake. Lee Park has considerable history from pre-European times, through the Civil War, and continuing today. The area is rich in fossils, and contains portions of the “Dimmock Line,” a series of fortifications designed to help protect Petersburg from Union assaults during the Civil War. The City bought 1,700 acres in 1894, sold much of the land, but also developed a portion of those lands on what is now known as Lee Memorial Park. Much of the park was built and maintained by the CCC and the Women’s Division of the WPA during and after the Great Depression. The park was segregated until 1953, when a group of African American citizens filed suit for access, and the swimming areas were subsequently shut down for a time rather than integrate. The City continued to sell off pieces of the park, and the park now encompasses 331 acres. The Willcox Watershed Conservancy (WWC) was founded in 2007 and continues to work with the City to preserve and maintain the Lee Memorial Park, and to provide educational programs. Please see Master Plan for Lee Memorial Park and National Register of Historic Places Registration Form for further information.

Public access project approved at May 3, 2018 Board of Trustees meeting

Project Name: Tucker Cemetery

Locality: City of Hampton Acres: 2.02

PTF Funding approved: \$100,000

Update and Status: The attorney has been identified and is working on drafting and readying easement for recordation. Commemoration and ceremonial event with Governor Northam took place on August 24th in Hampton at the cemetery.

Description: This Property contains the Tucker cemetery, noted as one of the oldest African American families in North America. Documented as the first African child born in the British colonies in 1624, William Tucker was the son of Antonio and Isabel, who were selected from the White Lion ship in 1619 at Point Comfort (Fort Monroe), Virginia by sea captain William Tucker for his service. William Tucker named after the sea captain) was baptized in the Anglican church in Virginia and is believed to be buried on the Property. His descendants have formed a society to preserve his legacy and care for the site. The Tucker cemetery is located in the Aberdeen Gardens community in the City of Hampton.





Public access projects approved February 15, 2018 Board of Trustees meeting

Project name: Suffolk Park

Locality: City of Suffolk **Acres:** 6.12

PTF funding approved: \$200,000 Other funding: Adjacent facilities being developed by the National Wildlife Refuge (U.S Fish and Wildlife Service (USFWS) Department of the Interior).

Update and Status: VOF is working with the City of Suffolk and USFWS to draft the easement. Hope to record early in 2019. **Description:** The City of Suffolk is requesting assistance to acquire a parcel of land to create a city park adjacent to the Great Dismal Swamp National Wildlife Refuge. This project in conjunction with a planned contact station, environmental education facility, and wetland restoration area will create enhanced accessibility, recreation, and connection between the City and the Refuge. The project will create a strong connection and access point between downtown Suffolk and the Refuge.

Project name: Captain Sinclair Recreational Area

Locality: County of Gloucester **Acres:** 40.84

PTF funding approved: \$180,000. Other funding: Public Access Authority considering selling fee lands in order to fund public access infrastructure improvements.

Update and status: VOF is working with Middle Peninsula Chesapeake Bay Public Access Authority (MP-PAA) to finalize the easement. Expect to record in late 2018. **Description:** The MPCBPAA is seeking assistance in insuring permanent protection for a parcel on Land's End in Gloucester County. The property contains wetlands, ecological resources, and water frontage on the Severn River near Mobjack Bay. The lack of basic infrastructure and maintenance funds has hampered use of the property by the public, including an unsafe deteriorating fishing pier. The funds from the easement purchase will be used to create fishing and other recreational opportunities for the greater Middle Peninsula. In addition, the project will address some new and innovative approaches to shoreline planning. The 2018 General Assembly via the Chair of the Agriculture, Chesapeake and Natural Resource Committee has directed Virginia Institute of Marine Science to report on a scientific approach to elevating certain land under the Chesapeake Bay Preservation Act to address sea level rise. In addition, Virginia Sea Grant is working to help solve remediate tidal flooding due to sea level rise and to develop a new approach that will require scientific utilization of the Chesapeake Bay Act riparian protection area. VOF and the MPPAA are working to incorporate some of these approaches on the Captain Sinclair Recreational Site as a potential test area with language in the easement in the Riparian Buffer section to address these critical Chesapeake Bay issues. These efforts revolve around the issue of designing and building our future to live with rising seas and how to find some balance between public access and managing the land and water interface.

Project name: Culpeper Crossing at Rappahannock Station

Locality: County of Culpeper **Acres:** 12.37

PTF funding approved: \$150,000. Other funding: Virginia Land Conservation Fund (VLCF) grant, administered by Virginia Dept. of Conservation and Recreation (DCR) - \$79,000, American Battlefield Protection Program (National Park Service, Department of the Interior) grant \$1,231,550, and fund raising ongoing by American Battlefield Trust (ABT).

Update and Status: VOF is coordinating with the American Battlefield Trust (ABT) (formerly the Civil War Trust), and VA Dept. of Historic Resources (VDHR) on easements and the acquisition of property by ABT. The ABT has a contract on the property and expects to close in late November 2018. Easement work will follow shortly thereafter. **Description:** The 501(c)(3) organization ABT is seeking assistance in the purchase of a 12.37-acre property situated on the Rappahannock River at the Town of Remington. The property fronts on James Madison Highway and the south bank of the river. The property is highly visible, historically significant and provides public access opportunity for heritage tourism and recreational purposes. The ABT has a purchase contract on 200 acres that includes this tract and intends for it to be included in the proposed Brandy Station - Cedar Mountain state park.

Project name: James River Trail

Locality: City of Richmond **Acres:** 8.38

PTF funding approved: \$0

Update and Status: RECORDED April 2018 **Description:** The private property owner is placing this parcel on Riverside Drive under conservation easement to prohibit further development. The parcel is highly visible to recreational users, fronts on the south bank of the James River and includes a sliver of land between the river and the public road that is informally used by the public as a walking path. The landowner is offering to insure the public access to and use of the strip which could further city plans to create a connection between Pony Pasture and Huguenot Woods James River parks.

2.) UPDATES: APPROVED PTF PUBLIC ACCESS PROJECTS FY 2017

Public access projects approved at February 9, 2017 Board of Trustees meeting

Project name: Murray-Dick-Fawcett House

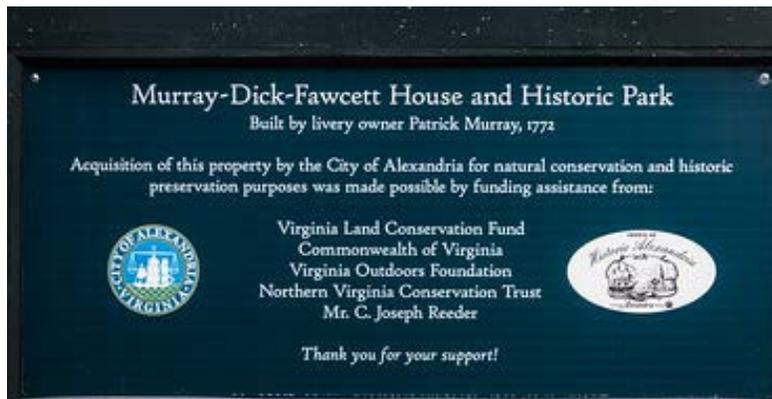
Locality: City of Alexandria **Acres:** .3

PTF funding approved: \$350,000. VLCF funding: \$900,000

Update and Status: City of Alexandria closed on property April 27, 2017. Easements to VOF and

VDHR RECORDED June 2018

Description: The Murray-Dick-Fawcett House is an 18th century home and garden, recognized as one of the oldest, and most authentic pre-Revolutionary buildings remaining in the city within the Alexandria Historic District. The City of Alexandria proposes to purchase the property and manage it as a public museum and garden. This site, originally used as a residence and commercial livery, will



enable the city to interpret the life and times of ordinary residents during the 18th and 19th century. Partners include the City of Alexandria, the Office of Historic Alexandria, the Northern Virginia Conservation Trust(NVCT), Historic Alexandria Foundation, Historic Alexandria Resources Commission, Alexandria Historical Restoration and Preservation Commission, in addition to VLCF, VDHR, and VOF.

Project name: Charley Close Property

Locality: City of Charlottesville

Acres: 2.8

PTF funding approved: \$50,000. VLCF grant \$82,600 and City funds \$125,000 +

Update and Status: Easement in final review, though may change in scope, and is under discussion with City staff. City acquisition is still in process. Recordation expected in 2019. **Description:** This property is located on Moore’s Creek, a tributary of the Rivanna River, in the City of Charlottesville. The 2.8-acre parcel will be a key link in an existing trail network that connects Hartmann’s Mill, Jordan Park and several communities. The trail completion will provide year-round access to open space, and further goals of the City’s Comprehensive Plan for water quality, open space, transportation (walkable and bikeable communities) and economic development. The city plans to build a parking and access area and maintain the trail network through the property.

Project name: American Battlefield Trust (ABT)/ Hansbrough’s Ridge

Locality: Culpeper County

Acres: 174

PTF funding approved: \$250,000. American Battlefield Protection program grant \$462,000

Update and Status: ABT acquired property July 2016. VDHR and VOF **RECORDED easements in February 2018.** **Description:** The ABT proposes the placement of a conservation easement on its Hansbrough’s Ridge property, on Route 3 in Culpeper County. The property is notable for the presence of intact archaeological sites and features related to the 1863-1864 Union Army winter encampment. The grant will enable the Trust to facilitate access to the property, and construct amenities such as interpretive trails and signage. The preservation of the Hansbrough’s Ridge project involves support from the VDHR, DCR, the National Park Service’s American Battlefield Protection Program, the Supervisors of Culpeper County, the Brandy Station Foundation and the Friends of Cedar Mountain.

Project name: Hazel Hollow Tract

Locality: Pulaski County

Acres: 11.925

PTF funding approved: \$142,500. VLCF funding 2014 grant \$125,000 + county funds.

Update and Status: Pulaski County closed on acquisition of property May 2017. **RECORDED June 2018.** **Description:** The Hazel Hollow tract is located on the New River just upstream from the community of Fairlawn. Pulaski County plans to acquire the land for a public park and extend the planned bicycling/walking trail from a nearby former school site through the VOF-owned Smith Farm and along the river onto the property. The VOF Smith Farm is approved to be transferred to ownership of Pulaski County for creation of a park. The Hazel Hollow property also creates the opportunity to link trails on the north side of the river via a pedestrian bridge on four piers and connect with the City of Radford’s Bisset Park and trails to nearby Wildwood Park, which is also under VOF easement.

Project name: Eastern Branch Restoration Park

Locality: City of Virginia Beach

Acres: 8.8

PTF funding approved: \$55,000. VLCF grant \$141,525. Living River Restoration Trust \$43,475 + Va. Beach \$75,000 +

Update and Status: RECORDED January 2018. **Description:** This site, is made up of wetlands and forest along the Eastern Branch of the Elizabeth River directly across the water from the Carolanne Park, in an otherwise intensely developed area. The project will protect the wetlands and riparian areas, provide a hiking trail along the water, and provide a kayak/canoe launch area for access to the Elizabeth River. The Living River Restoration Trust will work with the City to improve the site with a canoe/kayak launch facilities and picnic shelter, and to manage the park for public access and maintenance of the riparian buffer along the shoreline. Partners include the Living River Restoration Trust, Elizabeth River Project, City of Virginia Beach, Virginia Land Conservation Foundation, and VOF.

Project name: Richmond Public Schools Outdoor Classroom

Locality: City of Richmond **Acres:** 4.8

PTF funding approved: \$150,000

Update and Status: Estie Thomas (VOF) is in the initial stages of drafting the easement. The City Department of Parks and Recreation will likely be the owner and conveyer of easement. Moving forward. **Description:** This project involves developing up to 4.8 acres of city-owned land as an outdoor classroom serving all the city's public schools and hopes to become a pilot project for other school systems in the Commonwealth. The site contains a mixture of open space, forest cover, and a perennial stream that is part of the Upper Goode Creek watershed. A portion of the site will be utilized as a neighborhood connector with public trails. Core partners of the project include VOF, Richmond City Schools, the Richmond Department of Parks and Recreation, and the EnRichmond Foundation.

Project name: Carvin's Cove Access

Locality: Roanoke County **Acres:** 38.12 acres

PTF funding approved: \$70,000. VLCF funding approved: \$69,980 Roanoke County \$, City of Salem \$, Pathfinders for Greenways \$.

Update and Status: Deed drafting of easements in process. Transactions still pending due to complicated family ownership. Several parcels involved, some will have public access trail easements, and some will have open space easements, so time needed to resolve. **Description:** The goal of this project is to connect the Roanoke Valley Greenway network to the 12,463-acre Carvin's Cove Natural Reserve, a watershed property protecting the Carvin's Cove reservoir. The majority of the Reserve is protected by an easement co-held by the Virginia Outdoors Foundation and the Blue Ridge Land Conservancy and provides recreational trails to the population of nearby Salem and Roanoke. The project would provide the opportunity for users to bicycle, walk, or ride horses from the Hanging Rock Battlefield Trail to Carvin's Cove, thus connecting an urban area to a very rural, natural preserve. Key partners for this project are Pathfinders for Greenways, Inc., Roanoke Valley Greenway Commission, and Roanoke County.

Project name: Hottel-Keller Memorial, Inc.

Locality: Shenandoah County **Acres:** 391.066

PTF funding approved: \$400,000

Update and Status: Additional PTF funding recommended at June 22, 2017 meeting: \$200,000 for total of PTF \$400,000 which provides full funding for the request. RECORDED May 2018

Description: The 391-acre property is situated in western Shenandoah County between Woodstock and Strasburg. This historic homestead surrounded by fields and forest adjoins the GW National Forest and is owned by Hottel-Keller Memorial, Inc., a non-profit educational organization dedicated to the preservation of the historical and cultural heritage of early Germanic immigrants into the Shenandoah

Valley of Virginia. The grant will enable the organization, run by volunteers from the community, to improve and expand public access to the farm and buildings and create hiking or birding trails. The organization, which has owned the property since the late 70's, want to restore the late 1800's era farmstead, add a museum building for collections, displays and classrooms and create a loop trail to connect with the Big Blue Trail in the National Forest. The property also contains a portion of the Toms Brook battlefield and a named cave which has been gated and protected. Easement preliminary value appraised at \$865,000+

Project name: Four Winds / Rappahannock River Access

Locality: Caroline County **Acres:** 285 acres

PTF funding approved: \$80,000. US Fish and Wildlife Service \$127,000+. A.P. Hill ACUB program \$873,000+. Trust for Public Land (TPL) \$ due diligence costs

Update and Status: The project will use funding from three sources in addition to the VOF PTF funding. Grants from the U.S. Fish and Wildlife Service, North American Wetlands Conservation Act (NAWCA) program, the National Coastal Wetlands Conservation Program, and ACUB program for U.S. Fort A.P. Hill will be utilized. Recordation is expected in September 2018. **Description:** TPL is working with the property owner and VOF to purchase a conservation easement on 285 acres of wetlands and forestland situated on Skinker's Neck, the first big bend in the Rappahannock east of Fredericksburg. The VOF PTF grant will facilitate providing public shoreline access to the Rappahannock River as part of the project. The property is located within a priority area for the Fort A.P. Hill ACUB program and the County is seeking public access to the river and will partner in this project. The project will provide protection for the Army's training mission at Fort A. P. Hill and will protect a large area of marsh habitat and provide public access to the Rappahannock River.

Project name: Malvern Hill Farm

Locality: Henrico and Charles City Counties **Acres:** 878

PTF funding approved: \$100,000. VLCF funding \$687,500 + \$141, 482. Virginia Battlefield Preservation Fund \$400,000. Cabell Foundation \$500,000 two-to-one match. Mary Morton Parsons Foundation \$500,000 two-to-one match. Additional funds being sought by Capital Region Lands Conservancy (CRLC).

Update and Status: CRLC closed on the Property in February 2018. **RECORDED July 2018** and respective pieces transferred to James River Association(JRA) and Henrico. **Description:** CRLC acquired this significant 878-acre property southeast of Richmond. A portion of the property is within the National Parks Service acquisition boundaries property and will become part of the Malvern Hill Battlefield interpretive area. The remaining portions of the property are anticipated for public use (JRA and Henrico County as owners) and will include a public access area with trails and a canoe/kayak launch into Turkey Island Creek.

Project name: Belmead on the James

Locality: Powhatan County **Acres:** 2,265

PTF funding approved: \$100,000. VLCF funding approved: \$750,000. Belmead on the James, Inc. (BOJI) is actively fund raising.

Update and Status: BOJI and Virginia Conservation Legacy Fund (VCLF) made an offer for the property, and approval is dependent on the Vatican. We are in holding pattern until Vatican approval. This funding may be available for reprogramming if the sale is not approved. **Description:** Belmead on the James, just west of Richmond, is one of the Commonwealth's most historic properties with 2,265 acres, historic buildings, and 2.8 miles of frontage on the James River. 1,000 acres is currently

protected by a conservation easement held jointly by the Virginia Outdoors Foundation and the James River Association. The nonprofit BOJI is working to acquire the property with the intention of preserving it and to make the entire property accessible to the public by providing trails on the property. Additionally, a partnership with Powhatan State Park and Powhatan County is expected to provide river access accommodating paddlers between the State Park and Belmead.

3.) UPDATES: APPROVED PTF PUBLIC ACCESS PROJECTS FY 2016 **Public access easement projects approved June 30, 2016 Board of Trustees meeting**

Project name: Evergreen and East End Cemeteries

Locality: City of Richmond **Acres:** 76

PTF funding approved: \$400,000 Other funding: EnRichmond

Update and Status: Parity LLC acquired the 59.2 acre Evergreen Cemetery in May 2017. A full-time caretaker and historian is now on-site, regular clean-ups have been organized, interpretive tours and public events occur, including community input forums on master plan. VOF is currently working with EnRichmond and Parity LLC to draft an easement deed for the Evergreen Cemetery portion of the properties. The East End property is engaged in a Court proceeding that could conclude with a conveyance to Parity LLC. **Description:** The Evergreen (60 acre) and East End (16 acre) cemeteries are adjacent to each other on the eastern boundary of Richmond in the East End. They are part of a four-cemetery complex which includes, in addition to Evergreen and East End, the Oakwood and the Colored Paupers cemeteries which are owned by the city. The cemeteries comprise a significant open space resource within a densely populated urban setting. Stony Run and Gillies Creek run through, and to the south, of the cemeteries. Established in 1891, Evergreen and East End are predominantly wooded as they have grown up in trees over the last 100 years. Over 2,800 interments at East End and 6,500 interments at Evergreen have been catalogued to date (Find A Grave) including the grave of civil rights pioneer, John Mitchell, Jr. and businesswoman, civil leader, newspaper founder, lecturer, and first African American bank president, Maggie Lena Walker. The ownership history of both parcels is complicated. The funds from the PTF grant will support the project and insure that the parcels remain as open space and historic resources for perpetuity and available for public access (under appropriate use rules). The grant funds include payment for conveyance of perpetual easements as well as transaction costs including, but not limited to, title search, title insurance, legal fees, and survey or site work to establish legal descriptions. Funds for restoration and maintenance work are included in the grant. Each cemetery project may progress independently, and they are not contingent on each other.

Project name: Virginia Holding Company/Norfolk Southern

Locality: City of Portsmouth **Acres:** 30

PTF funding approved: \$200,000. Other funding: Norfolk Southern

Update and status: This project has been pulled by Norfolk Southern Corporation as they no longer wish to proceed. PTF funds re-programmed.

Project name: Calhoun/Ditchley

Locality: Northumberland County **Acres:** .36

PTF funding approved: \$50,000. Other funding: Northern Neck Land Conservancy, National Park Service, County of Northumberland

Update and status: This project has been pulled as it has been funded through other sources; PTF funds re-programmed.