



Park Authority Public Hearing

September 28, 2016

SULLY DISTRICT

Proposed Land Exchange

Halifax Point District Park
and

Columbia Gas Transmission Property

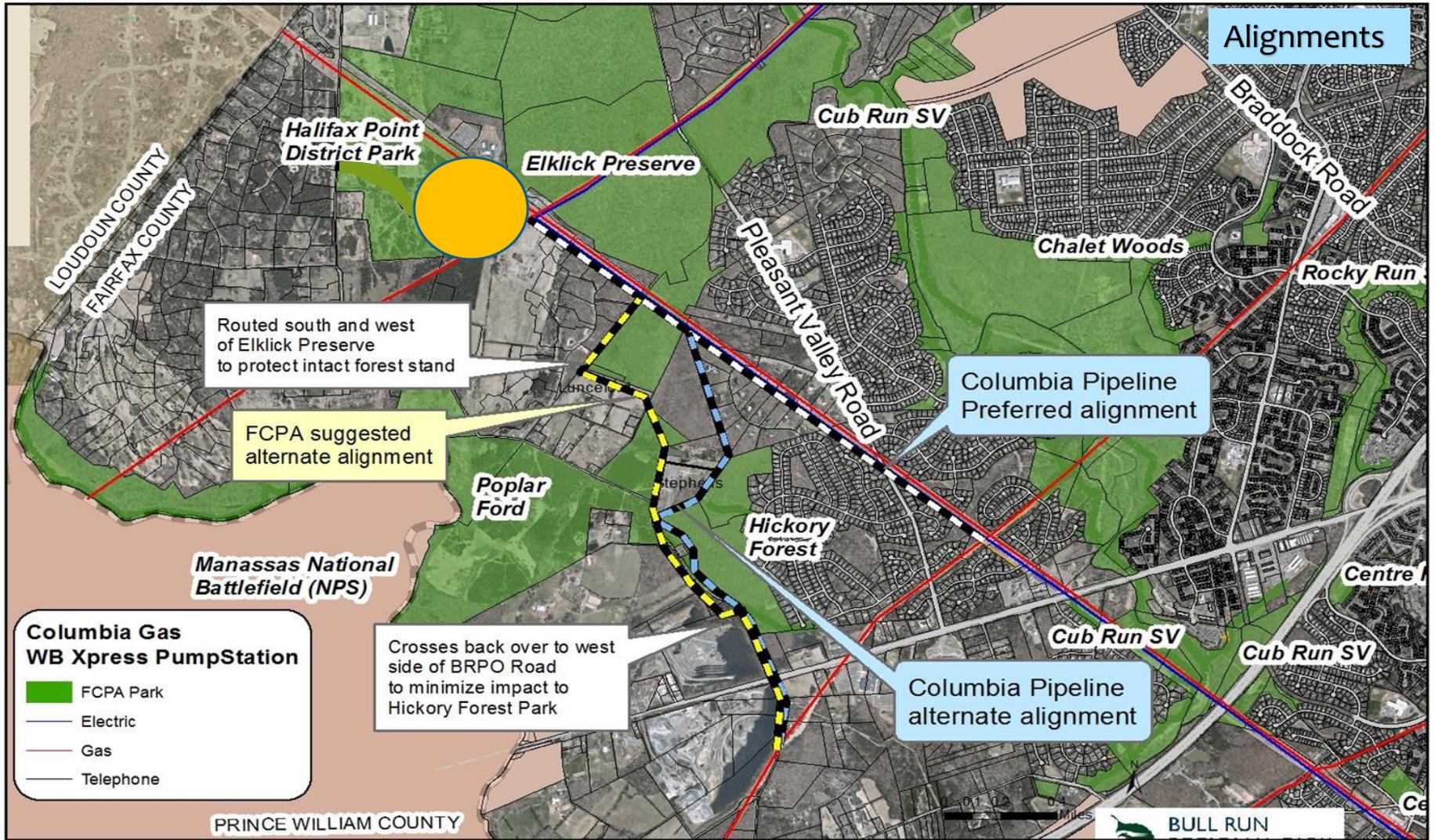
Background

- Columbia Gas Transmission LLC is a federally regulated company. Columbia owns and operates 15,000 miles of interstate natural gas pipelines on the east coast.
- Columbia Gas Transmission LLC submitted an application to the Federal Energy Regulatory Commission (FERC) to construct and/or replace facilities on approximately 30 miles as part of an expansion project named WBXpress. The system upgrade will service markets in western West Virginia and northern Virginia.
- The proposed Project facilities will be located in Kanawha, Braxton, Upshur, Clay, Randolph, Pendleton, Grant, and Hardy Counties, West Virginia, and in Shenandoah, Warren, Clarke, Fauquier, Loudoun, and Fairfax Counties, Virginia. The project includes installing/replacing pipeline, modifying seven existing compressor stations and constructing two new compressor stations.

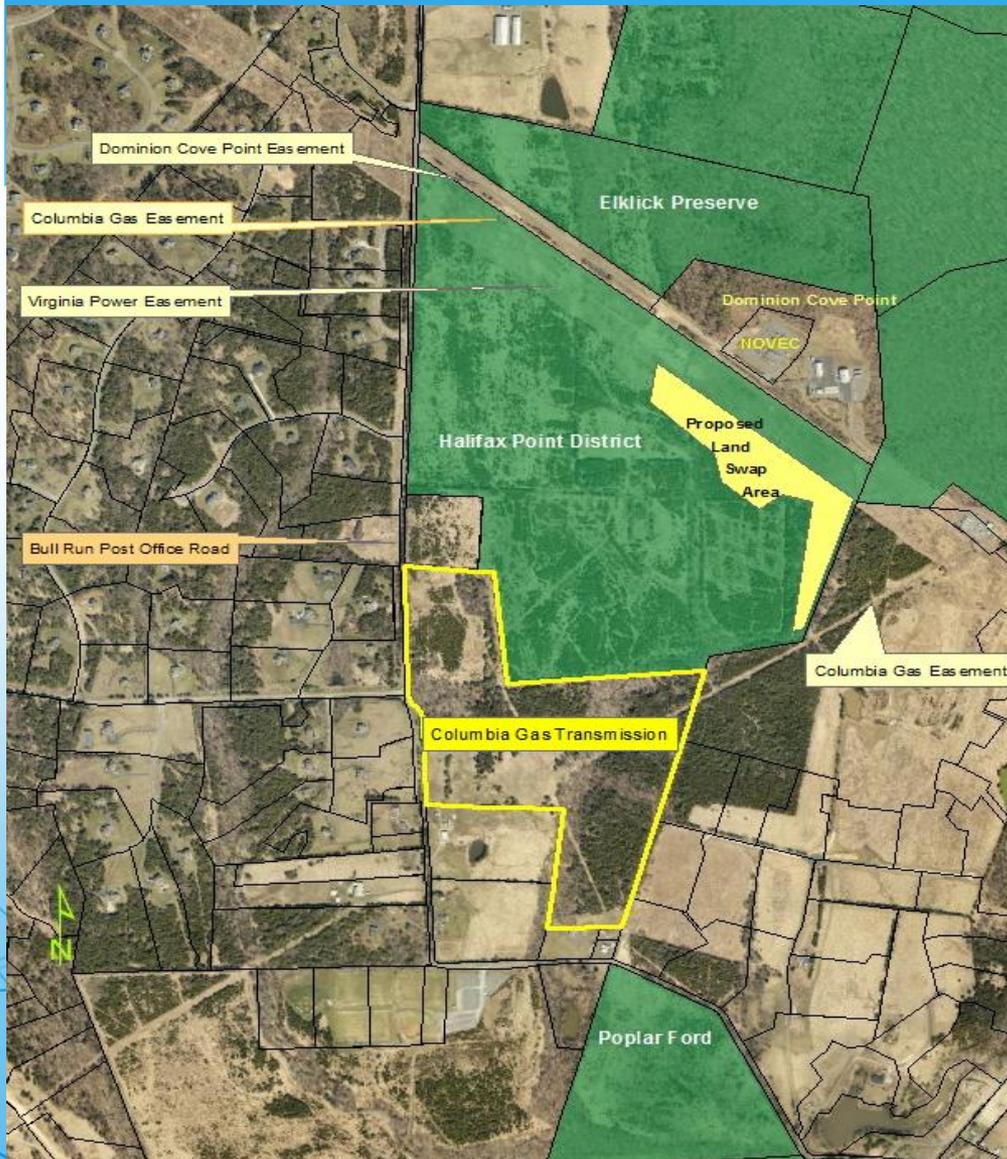
Background

- Columbia held an open house in June 2015. Columbia proposed a location in the western part of Fairfax County.
- Columbia met with Park Authority staff. The preferred alignment is along an existing utility corridor in Halifax Point District Park.
- The preferred site is across from the existing Dominion and NOVEC substation because of the existing supporting infrastructure.
- Staff worked with Columbia to evaluate an area that could allow for the new compressor station without impacting the cultural and natural resources in the park.
- Columbia acquired a property for transfer to the Park Authority to compensate for use of park property.

Background



Proposed Land Exchange



Exchange Approximately 10 Acres
of Halifax Point District Park

For 63.7 Acres of Columbia Gas
Transmission Parcel

The shape of the 10 Acre exchange
site is approximate and
is based on avoiding sensitive
natural and cultural resources.

Halifax Point District Park

Sully Woodlands

Concept Development Plan Approved March 2015

This plan features 3 use zones:

- Region-wide Recreation
- Off Road Bike Area
- Resource Protection Area

The plan also includes the
Southwest Trail Network.

The plan will need to be revised
to include the new parcel if the
exchange is approved.



HALIFAX POINT PARK
Sully Woodlands
Conceptual Development Plan

Final Approved Plan

Prepared by: Fairfax County Park Authority
March 25, 2015

169 acres • Tax Map 52-2

LEGEND:

- Park Boundary
- Constructed Sustainable Trail
- Trailhead
- P Parking Area



Scale: 1" = 250'
0 250 450

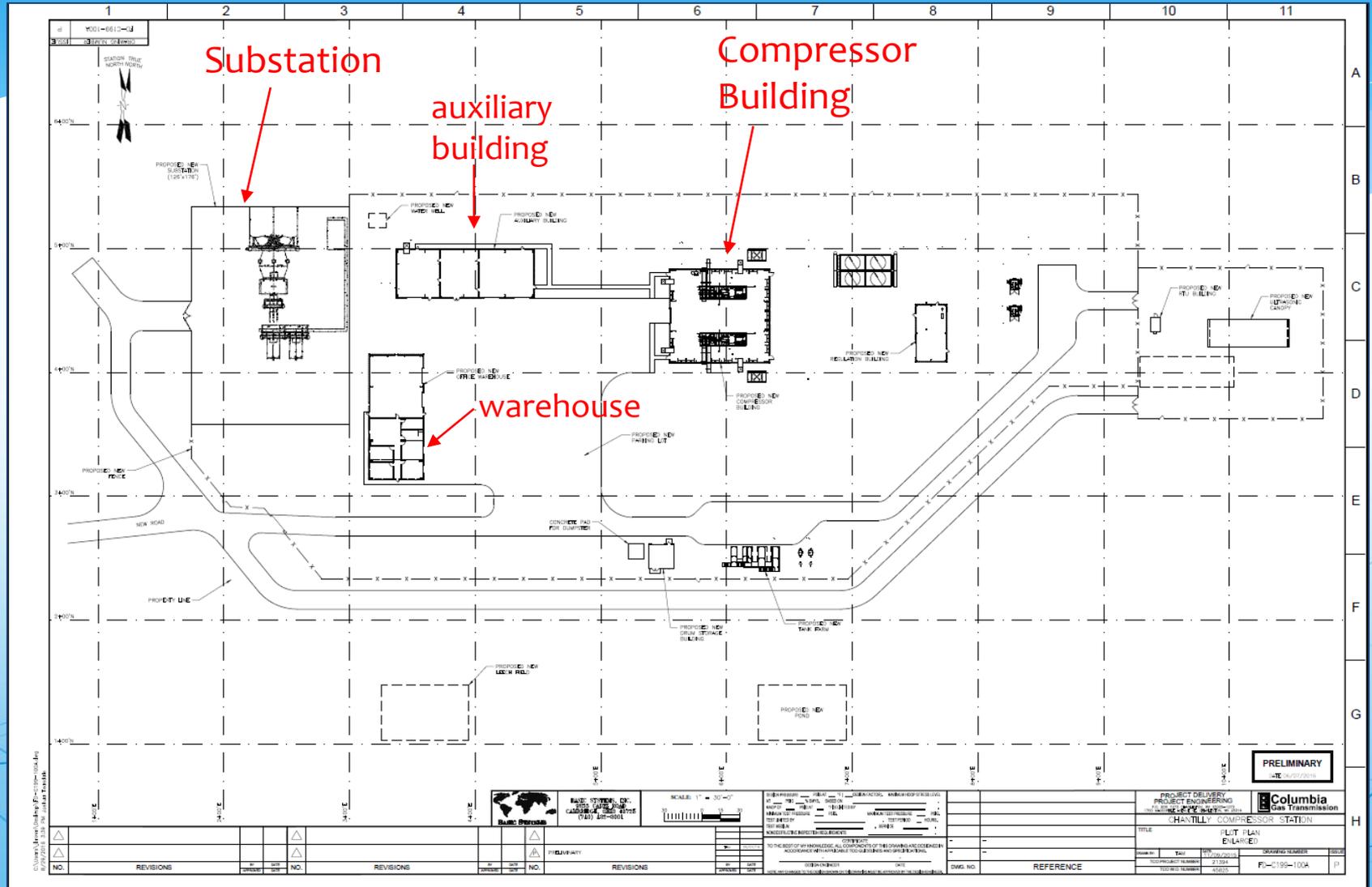
Halifax Point District Park Property Information

- Purchased from Sappington Family in 2010
- Sappington Property is now called Halifax Point District Park and Elklick Preserve
- 281 Acres – 220 Acres Purchased Fee Simple w/60 Acres Gifted from the Sappington Family to Park Authority.
- Fee Simple Acquisition Cost \$7,150,000
- Cost Per Acre \$25,445
- Conceptual Development Plan Approved in 2015 – 169 Acres District Park with Active Recreation Use.
- Remaining 112 Acres Added to Elklick Preserve for Resource Protection

Columbia Gas Transmission Property Information

- The property is a 63.685 acre opportunity adjacent to Halifax District Park in the Sully Woodlands Region Park System.
- 2016 Tax Year assessed value of the is \$1,511,000
- Vacant Land – Zoned RC (residential/conservation) 1DU/5AC
- Provides a potential addition to Halifax Point District Park

Conceptual Site Layout



Advertisement for Public Hearing

September 28, 2016

Fairfax County Park Authority Sets Hearing on Halifax Point Land Exchange

On Wednesday, September 28, 2016, the Fairfax County Park Authority will hold a public hearing to receive public comment on the exchange of property in the Sully District. The hearing on the Halifax Point District Park property will take place at 7:30 p.m. in the ninth floor Park Authority Board meeting room in the Herrity Building, located at 12065 Government Center Parkway, Fairfax, VA.

The Fairfax County Park Authority proposes to exchange approximately 10 acres of property, which is a portion of the overall 169.5 acres in Halifax Point District Park, identified on the Fairfax County Real Property Identification Map as Tax Map No. 52-2 ((1)) Parcel 11F, for approximately 63.7 acres of property that is owned by Columbia Gas Transmission, LLC and is currently identified on the Fairfax County Real Property Identification Map as Tax Map No. 52-2 ((1)) Parcel 3. Both properties are located on Bull Run Post Office Road in Centreville, VA.

The Conceptual Development Plan (CDP) for Halifax Point District Park includes a planned region-wide recreation zone that allows for active recreational facilities. Columbia Gas Transmission, LLC has requested that the Park Authority consider exchange of approximately 10 acres of property in Halifax Point District Park adjacent to the existing Dominion Power and NOVEC substation facilities to locate a new compressor station in conjunction with their WEXpress project. Columbia Gas Transmission, LLC proposes to exchange the 63.7 acre former Neam Price parcel, which is located adjacent to the southern border of Halifax Point District Park and north of Poplar Ford Park with the Park Authority.

The goal of the property exchange is for the Fairfax County Park Authority to become owner of the 63.7-acre parcel at the southern end of Halifax Point District Park in compensation for the exchange of approximately 10 acres of property in Halifax Point District Park to Columbia Gas Transmission, LLC.

Park Policy 210, Disposal of Land or Facilities, requires a public hearing be held prior to the Park Authority's decision to dispose of land or facilities. Those persons interested in this conveyance are urged to attend the public hearing or send a representative to the hearing to present their views. If you would like to speak at the public hearing or would like more information, please call Judy Pedersen, Public Information Officer at 703-324-8662 or send an email to parkmail@fairfaxcounty.gov. For persons with hearing impairments, sign language interpreter services are available upon request. Please call 703-324-3988 TTY at least ten days before the meeting.

Written comments on the exchange of property will be accepted until September 27, 2016. Written comments should be directed to David R. Bowden, Director of Planning & Development Division, Fairfax County Park Authority, 12065 Government Center Parkway, Suite 406, Fairfax, VA 22035. Email comments should be sent to: parkmail@fairfaxcounty.gov.

