



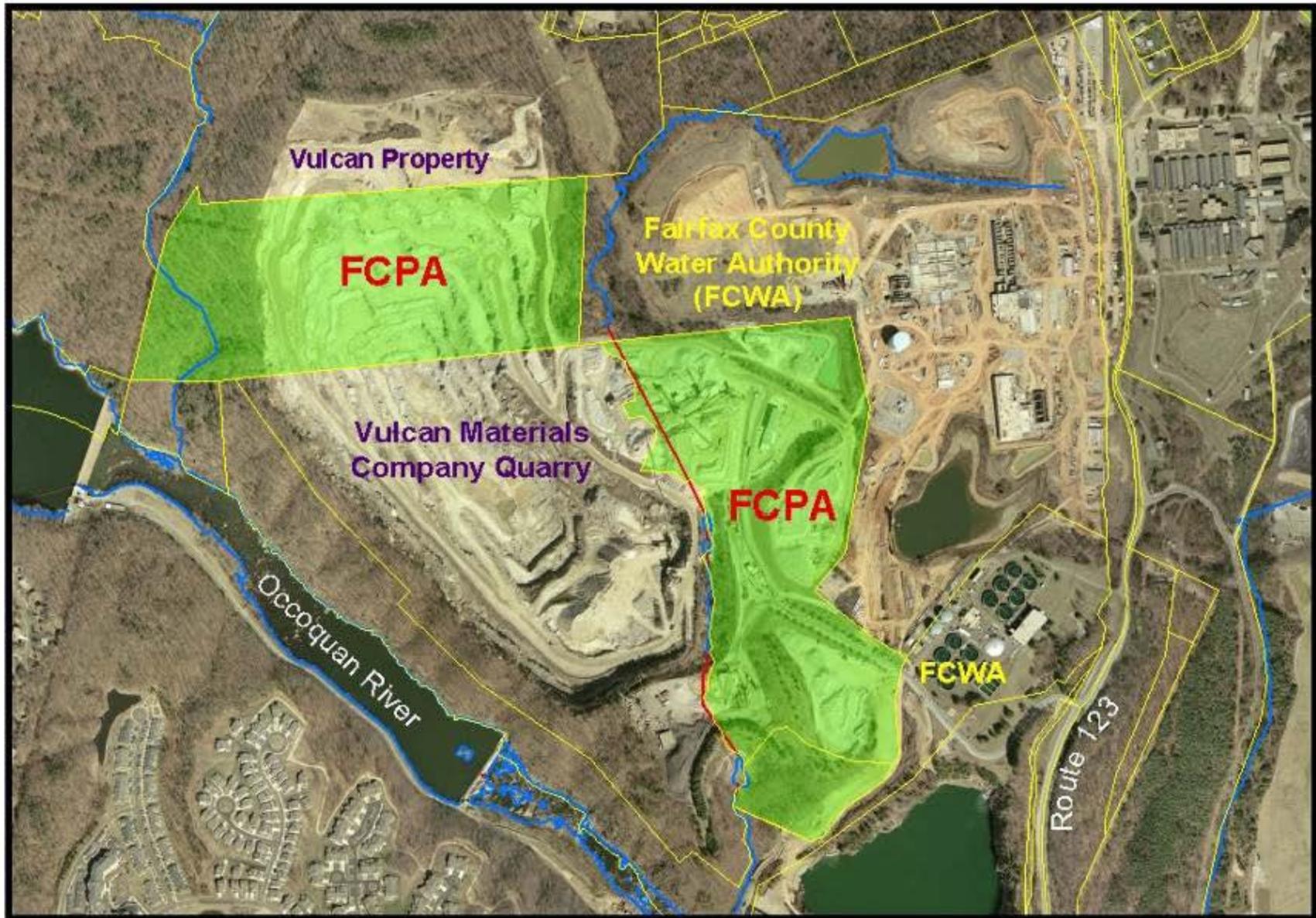
Public Hearing

Disposition of Vulcan Quarry Property

September 26, 2007

Fairfax County Park Authority

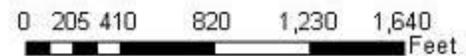




Map by FCPA
Planning and Development Division
Land Acquisition Branch

FCPA Vulcan Lease Property

TM # 106-4
Mount Vernon District





Background

- Two parcels (54 acres and 61 acres) that were part of Lorton Correctional Complex
- All 115 acres leased by DC Government to Vulcan Materials Company for its quarrying operations
- With prison closing, federal legislation enacted in 1997 assigned property to National Park Service (NPS)
- NPS' Federal Lands to Parks Program gave Park Authority constructive possession of Vulcan Quarry properties in 1999
- Transfer separate from Lorton property transferred to BOS and then to FCPA that became Laurel Hill Park

Federal Lands to Parks Program



- Helps communities create new parks and recreation areas utilizing surplus federal land
- NPS approved Park Authority's application with the condition that the Park Authority exchange the quarry property for land suitable for park development
- Property transferred to Park Authority in 2002
- Existing leases transferred to the Park Authority as well

Vulcan Quarry Property

- Two separate leases
 - \$3,500 of rent each month
 - Royalties based on 4% of gross annual mineral sales of quarried rock from 54-acre parcel
 - Currently approximately \$30,000 in royalties each month



Federal Lands to Parks Program Typical Land Exchange Process

- Exchange Property
 - Appraisal
 - Phase I Environmental
 - Boundary survey
 - Public park potential
- Vulcan
 - Appraisal
 - Boundary survey
- Environmental assessment for land exchange



Vulcan Quarry Property

- Prepared by a certified appraiser with specialized education and experience in the valuation of rock quarries in Northern Virginia
- Value of land rights calculated using sales comparison approach
- Value of mineral rights calculated using royalty income model





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Old Colchester Preserve

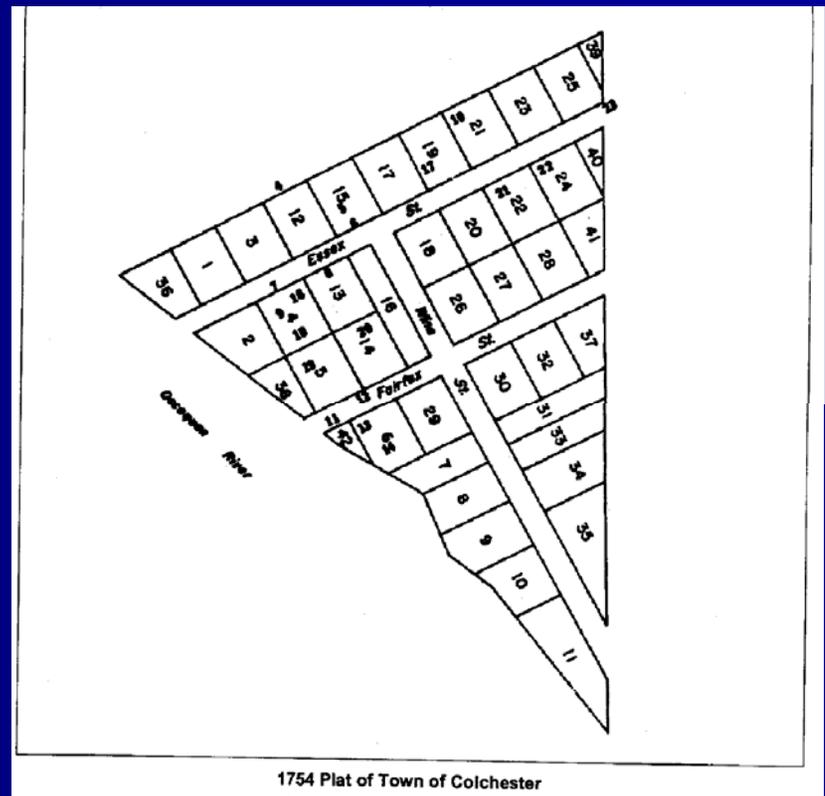
TM# 113-3 ((1)) 36 (20 lots)
Mount Vernon District
140 Acres

0 215 430 860 1,290 1,720
Feet



Exchange Property Old Colchester Preserve

- 140 acres of undeveloped woodland
- Direct access to Occoquan River
- Historic site of colonial town of Colchester, first settlement in Fairfax County
- Remnants of church and cemetery





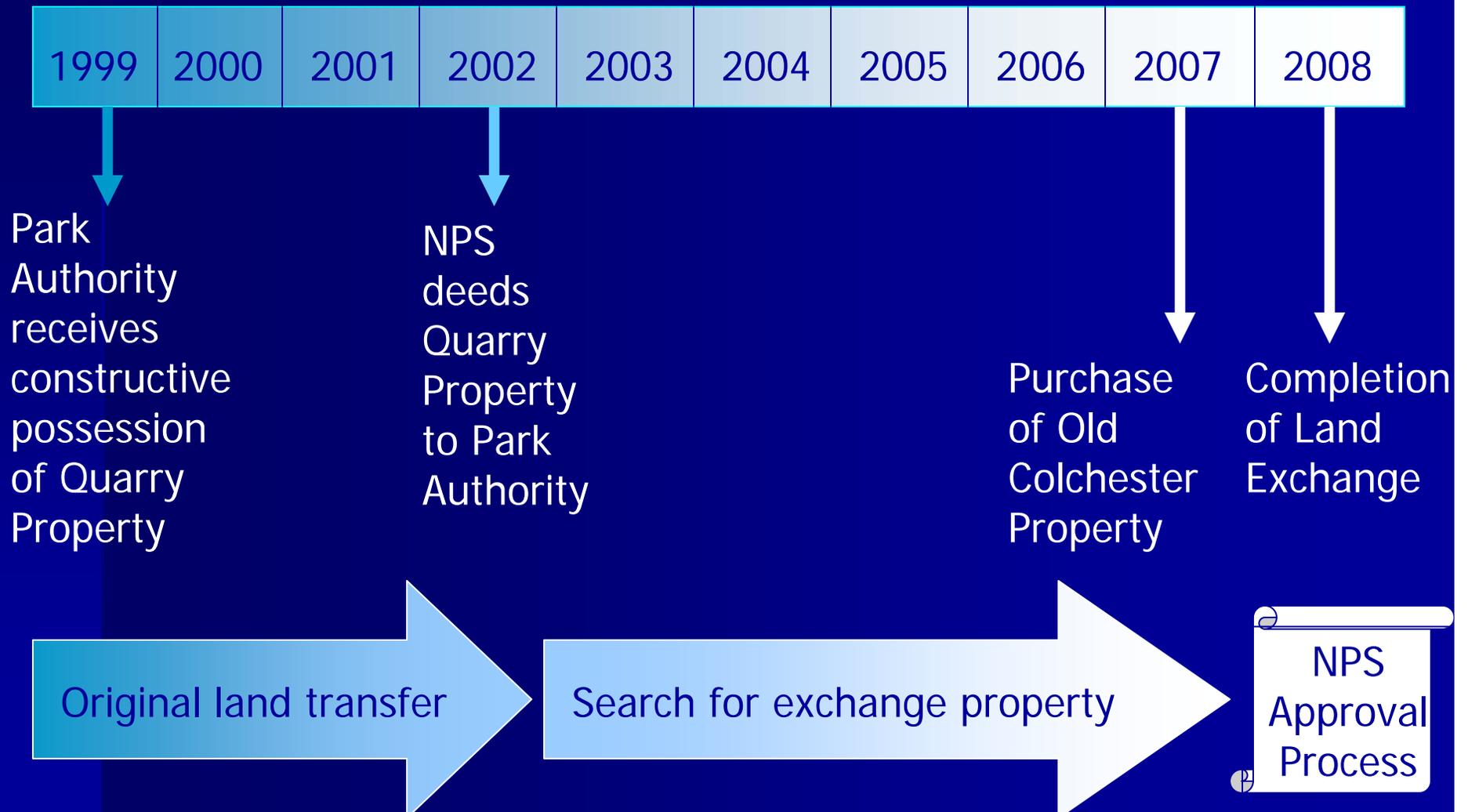


Vulcan Land Exchange Process

- Old Colchester Preserve
 - Appraisal
 - Phase I Environmental
 - Boundary survey
 - Public park potential
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Timeline



Results

- Park Authority attains compliance with Federal Land to Parks Program
- Sale to Vulcan will not change quarry activities
 - Special Use Permit sets limits on area that can be mined
 - 61 acre parcel nearest Route 123 cannot be quarried at all
- Funds from sale used to reimburse costs of acquisition of Old Colchester Park and Preserve

Public Comment

Speakers