



# MEMORANDUM

Executive Director

## Silver Lake Concept Plan

### I. Plan Overview

#### **I. Lakeside Interpretive Area (Interpretive Center)**

- A. Lakeside interpretation program/ daycamp facility.
  - a. Lake ecology
  - b. Shoreline/boat interpreter led talks
  - c. Interpretive center includes offices, exhibits, restrooms, conference room
  - d. Youth daycamp rooms/area
  - e. Caretaker residence
  
- B. Lake Activity Center
  - a. Marina Operation/boat rental
  - b. Camp administration/ Store/Bathhouse
  - c. Small boat dock for jon boats, kayaks and paddle boats
  - d. Bait/tackle sales for fishing
  - e. Beach area
  
- C. Trails – MU, E, H/B

#### **2. Camping**

- A. Group and RV Camping
  - a. Electric/Water hook-ups
  - b. Dumpstation
  - c. Long term camping (14 days)
  - e. Archery
  
- B. Primitive Camping
  
- C. Trails – MU, E, H/B

### **3. Farm Park Area**

#### **A. Farm Activities Area**

- a. Farmers Market
  - a. Produce sale, seasonal events
- b. Agricultural Interpretive Program
  - a. Exploration of farm life
- c. Small Barn with animals
  - a. Petting area and animal education
- d. Pasture
  - a. To house small farm animals and supplies
- e. Drop-off area
- f. Parking
- g. Accessible routes
  - a. Trails – MU, E, H/B and roads for hayrides

#### **B. Equestrian Center Program Area:**

- a. Central office/restrooms/welcome center
- b. Full size covered arena
- c. Open arenas (2)
- d. Stables
- e. Partnership Area for Equestrian Rentals.
- f. Equestrian camping
- g. Parking
- h. Trailhead and staging area
- i. Open fields and picnic areas
- j. Trails – MU, E, H/B

### **4. Quarry Area**

- a. R/C boats
- b. R/C planes
- c. R/C cars/trucks
- d. RV storage
- e. Dog Park
- f. With land/water training area and support facilities
- g. Partnership
- h. Scuba Diving Training area
- i. Disk Golf area
- j. Trails – MU, E, H/B

**5. Special Events Area**

- a. Historic Cemetery/Site Overlook
- b. Amphitheater/Special Event Area
- c. Trails – MU, E, H/B

Note: Middle School site - 41.08 acres. Rainbow Riding Center – 45 acres

<b>II. Program Areas and Cost</b>	<u>Phases</u>	<u>Development Cost</u>	<u>Operational Cost</u>	<u>Operating Revenue*</u>
1A. Lakeside Interpretive Area	1	\$ 22,000	\$ 232,000	\$ 48,000
1B. Lake Activity Center	1	\$ 155,000	\$ 232,000	\$ 48,000
2A. Group and RV Camping	2	\$ 140,000	\$ 108,000	\$120,000
2B. Primitive Area Camping	2	\$ 150,000	\$ 4,000	(included above)
3A. Farm Park Area	3	\$ 575,000	Partnership	Partnership
3B. Rainbow Equestrian	Private	Non-profit	Non-profit	Non-profit
4. Quarry Area	4	\$ 150,000	\$ 37,500	TBD
5a. Historic Cemetery Site	4	\$ 150,000	\$ 1,500	TBD
5b. Amphitheater/ Special Event Area	4	\$ 150,000	\$ 43,000	TBD

\*(Revenue- Year One start-up)

**III. Proposed Development**

Phase 1 - Open trails and lake (for bank fishing).  
(Open restrooms and shower house and the Park Caretaker residence).

Project Area:

- Lakeside Interpretive Area  
(day camps, interpretive programs)
- Lake Activity Center

Phase 2 - Boating and camping and pavilions.  
(boat rentals)

Project Area:

- Group and RV camping, and primitive camping (tent area)

Phase 3 - Farm Park

Project Area:

- Farm Park Area, arenas, barns, hayrides, Farmer's Market

Phase 4 - Quarry Lake and Special Event area

Project Area:

- Quarry Area, Dog training area
- Historic Cemetery Site
- Amphitheater/Special Event Area and new entrance road

#### IV. Capital Improvement Cost by Phases.

	<u>Expense</u>	<u>Funding Source</u>
Phase 1		proffers, fees
Phase 2		proffers, fees
Phase 3		future GOB, proffers, general fund, fees
Phase 4		future GOB, proffers, general fund, fees

#### V. Operational Cost & Revenue by Phases

	<u>Expenses</u>	<u>Revenues</u>	<u>Net</u>
Phase 1			
Phase 2			
Phase 3			
Phase 4			

#### VI. Focus Group Input (2 meetings)

Overview \_\_\_\_\_

#### VII. Next Steps

- a. Second Facilities Committee meeting, April 11<sup>th</sup>, 6:30pm
- b. Present concept plan at PA Board meeting- April 11<sup>th</sup>, 7:30pm
- c. Present to Board of County Supervisors – April 12<sup>th</sup> in writing and verbal when scheduled.

#### VIII. Funding Opportunities

- a. Toll Brothers Proffers for capital
- b. CMP for capital
- c. General Fund and fee revenue for operational cost

#### IX. Bull Run Mountain Conservancy – comparison

- a. Acreage - County Land – 230 acres; additional BRMC acreage 250.
- b. PA Area. Limited to 230 acres, for Equestrian Area & Trails.
- c. Program and activities grow in 3 months to general public use in 1 year.
- d. Park Authority – open to general public for Phase 1 within 6 months.

## **X. Opportunities to work together – PA & BRMC**

- a. Educational & Interpretive program concerning the environment, conservation, and land and water ecology.
- b. Open Space Festival – Annual Event to encourage open green space preservation and green living.
- c. Research on open space area of Park .....
- d. Participate & Partner in final Master Plan of Park.

## **XI. Recommendations**

After considerable study by the Park Authority staff and Board, it is our recommendation to transfer the 230.78 acres to the Park Authority for development, management and operations. The Park Authority will work with area non-profits to partner in programming areas and conservation of this newest and largest County Regional Park. Resolution adopted by the Park Authority Board on April 11, 2007.

Other MOU's/Partnership opportunities at this facility include:

Boy Scouts, Girl Scouts, Nokesville Horse Society, Northern Virginia Radio Controlled Planes, PWC Schools (middle school adjacent), VA Divers Association, Virginia Dog Trainers Association, VA Nature Photography groups, VA Runners Association, VA Farmers Cooperative, VA Horse Association, Nation Camping Association, Nation Day Camp Association, Prince William Conservation Alliance, PW Soil & Water Conservation District, Bull Run Mountain Conservancy and many more. This facility will enhance the Park Authority's ability to partner with the communities we serve.