

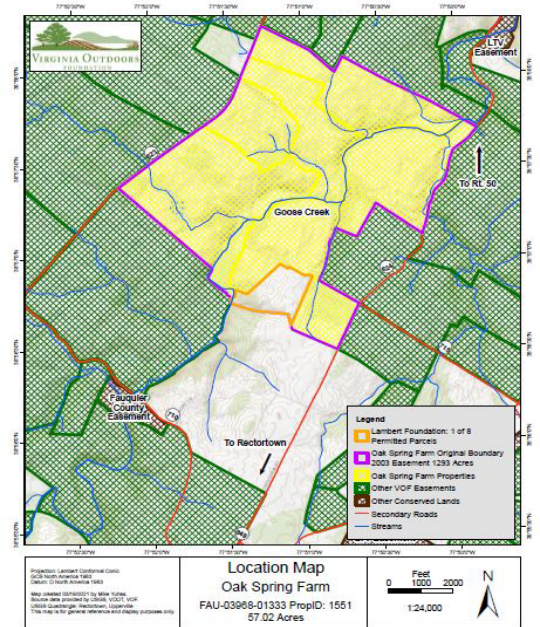
# OWNED LANDS ACTIVITIES REPORT – Prepared for October 2022 Board Meeting

## LAMBERT FOUNDATION PARCEL

57 acres in Fauquier County

The Lambert Foundation gifted this parcel to VOF in August 2021. At the June 2022 board meeting the Trustees approved a resolution to return the parcel to private ownership subject to a retained open space easement designed to protect the conservation values of the property and dedicate the proceeds to further support the Bull Run Mountains project. The tract is surrounded by other VOF easement land in a prime area of northern Fauquier County. It is improved by an 8 room cape cod house built in 2002 situated on rolling open land with approximately 10 acres of wooded frontage on Goose Creek. Staff has contracted with a local real estate firm to offer the parcel and market for sale this fall subject to the life estate, an open space easement retained by VOF and all other matters of record. The parcel is expected to draw attention due to its location and lack of available properties in the area.

- See draft resolution for Board consideration at end of this report



## E. CUMMINGS PARCEL

11 acres in Loudoun County

VOF acquired by gift 11 acres in Loudoun County south of Aldie on the east side of Bull Run Mountain on December 28, 2021. Acceptance of the gift was subject to conditions: If the property is not retained by VOF, perpetual restrictions will be placed upon the property to ensure that 1.) it may not be divided, 2.) that the forest cover be retained, and 3.) that the home site remain at its current location. Any proceeds from a sale shall be dedicated to VOF's Bull Run Fund to further land conservation in the Bull Run Mountains.

Staff coordinated with Commonwealth Division of Risk Management to prepare for and contract work on the site of the fire at Saddle Ridge Lane property that occurred April 30<sup>th</sup>, 2022. The contract has been awarded for demolition and clean-up of the house and immediate surrounds. Work is anticipated to be completed later this fall.



## **BULL RUN MOUNTAINS**

### **NATURAL AREA PRESERVE**

**2,350 acres in Prince William and Fauquier Counties**



#### **Presentation at National Natural Areas Association 2022 Conference**

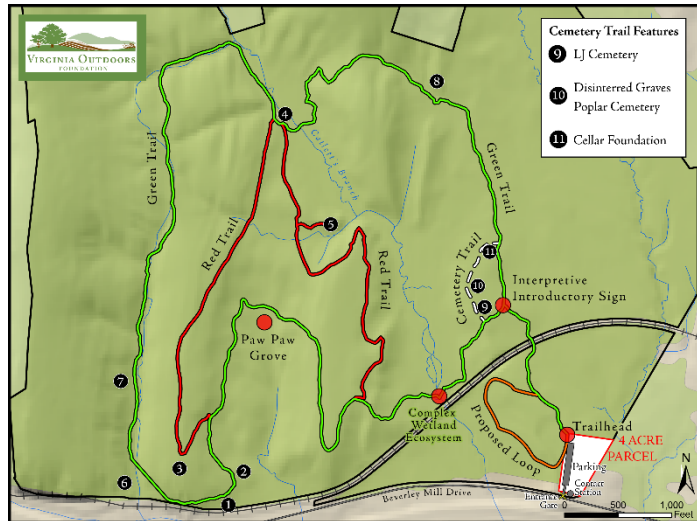
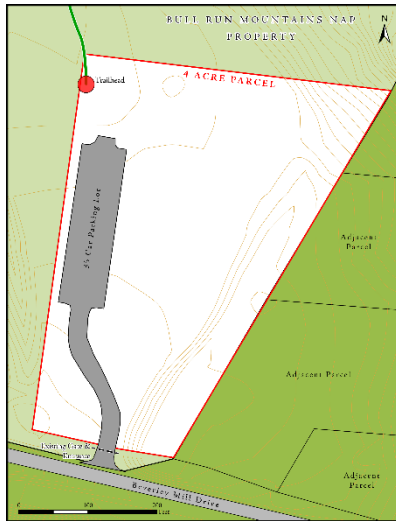
Preserve Manager, Joe Villari was solicited by the Natural Areas Association leadership to represent the Virginia Outdoors Foundation by presenting a talk on the Preserve's approach to digital outreach. Organizers of the conference had been impressed by a joint presentation at the 2021 event with Mike Lott of DNH and Joe of VOF on the challenges of managing High Point, a sensitive ecological site with a sought-after view. The 2022 presentation, entitled “@bullrunmountains: Digitally Connecting the World

to an Intellectual and Spiritual Sanctuary” was delivered September 7 in Duluth, Minnesota. The talk was well attended with lots of audience questions. Joe reports that many individuals came up after to say how impressed they are with the diverse work VOF does as an organization and at the Preserve.

#### **VOF embarks on new entrance and parking lot plans**

VOF has taken a critical step towards the long planned new entrance and parking lot at the East end of the Beverley Mill frontage road and main public entrance to the Preserve. Christopher Consultants has been contracted to provide the engineering and design services as well as handle the bid phase for the project. The consultants have a good on the ground understanding of the project and long-standing relationship with VOF including prior survey work on the Preserve for VOF. We hope to have the project ready to bid for construction later this year. (See maps on next page.)





### **October 8<sup>th</sup> Descendants Day**

Saturday October 8<sup>th</sup> will be a special day at VOF's Preserve at Bull Run Mountains, as we are welcoming descendants of the Robinson and Corum families that lived here from late 1800's through the 1950's. A guided hike to the former family homesites and cemetery is planned. Assisted access will be provided using an all-terrain side-by-side vehicle to enable anyone that cannot navigate the length or topo of the trail to get to the sites. We have a few elderly family members that have been unable to visit the cemetery due to its remote location. Staff is very excited to have the family on site as each visit brings forth new information and memories that inform the interpretation and stewardship care of the historic resources on the Preserve.



### **Department of Historic Resources staff spends two days with VOF staff at Preserve**

Tim Roberts, archaeologist and Community Outreach Coordinator at DHR, spent several days during the third week of August at the Preserve with VOF staff and volunteers. He is enthusiastic about the work taking place and is full of ideas for grant funds and collaboration between the agencies, including using Bull Run as a primary site for the DHR intern program focused on hands on projects for HBCUs. He also wants to bring DHR staff and Board for a black history interpretive tour at Bull Run.

*Tim Roberts, VDHR and Patrick O'Neill, ASV with VOF staff Leslie Grayson and Barinaale Dube*

## **VOF submits Virginia Land Conservation Foundation (VLCF) application in current grant round to acquire adjacent parcel**

With encouragement and assistance from Division of Natural Heritage, VOF applied to the Natural Areas category to acquire a threatened parcel (currently on the market) adjacent to the Jackson Hollow section of the Preserve. The ~10 acre parcel is situated on a high ridge on the edge of the Preserve with a rare view to the east and DC metropolitan area. The tract intersects an area identified by DCR's Virginia Natural Landscapes Analysis (VANLA) as C3 core and as it adjoins the nearly 2,500 acre natural area preserve, has been assigned a BMI (biological management intent) score of 1, the highest possible ranking. The parcel is identified by ConserveVirginia as important for Natural Habitat and Ecosystem Diversity and Protected Landscapes Resilience. Due to location, it would provide a singular



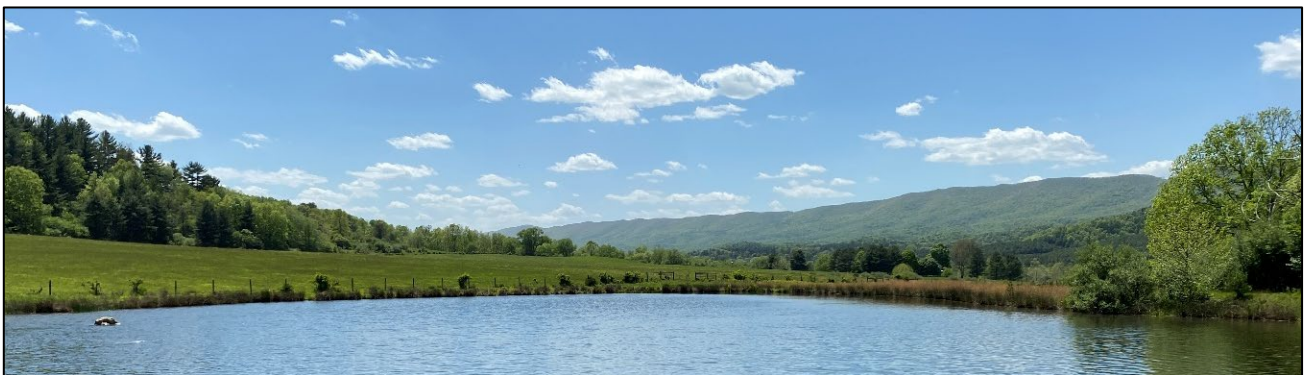
*Mike Lott, DCR's Northern Region Steward at proposed acquisition parcel*

way to secure an area that has had recurring trespassing issues by off-roading vehicles, and also provide us with an area to observe and collect data for bird migrations and other species, via observation and potential installation of a small-footprint MOTUS tower. Grant recipients will be announced in October and with any luck we hope to be awarded the \$500,000.

## **HAYFIELDS RESERVE: Future State Park**

### **1,034 acres in Highland County**

- VOF, DCR, and representatives from the Secretary of Natural and Historic Resources plan to meet this fall to discuss items related to the transfer of the property.







*DCR and VOF staff site visit to Hayfields September 27, 2022*



*Refurbished bridge over Bullpasture River*

## **HOUSE MOUNTAIN RESERVE**

**861.061 acres in Rockbridge County (per completed boundary survey)**

### **Reserve Land Acquisition Updates**

**VOF has recently completed a multi-year effort to add to, and further protect, House Mountain Reserve and to enhance stewardship and the visitor experience. The series of real estate transactions now of record are:**

- Acquisition of 100-acre Clayton tract in the saddle area with a Forest Core grant
- Acquisition of 48-acre Carter tract with a Preservation Trust Fund grant
- A boundary adjustment to better facilitate access. The revised boundary follows the existing public access trail/historic roadbed between the Reserve and adjacent Clayton property
- An amendment to the existing Clayton open space easement to add 57 acres of land that borders the Reserve, including a building setback restriction to protect views from the public trail. This open space easement now totals 242.68 acres
- Acceptance of gift of an 11.46 -acre parcel along Trail Head Lane, the public access trail head. This parcel is strategically located adjacent to the entrance gate and provides an opportunity for staging, maintenance support, and possible picnic site.
- Recordation of a complete boundary survey of the entire Reserve's 861 acres, including the recent acquisitions and boundary adjustments.
- Recordation of a deed of consolidation of 10 tax map parcels and designation of the entire property as perpetual Open Space. This deed also fulfills a requirement of the Forest Core Fund grant which provided funds for one recent land acquisition.

### **Property Management:**

- Over 20 hazard trees were cut from the meadow saddle area around the two camping sites by a contractor. Most of the trees were standing dead ash killed by the emerald ash borer.
- The late summer brushing occurred in mid-August. The saddle meadow was bush hogged, and logs and small trees felled to open the meadow up for future brushing. Saddle maintenance mowing is scheduled to minimize harm to ground nesting birds and wildlife.



- The wire cages were removed from the heritage apple trees planted in 2014. They are mature enough now to grow apples. Historically the saddle was an apple orchard.
- Trees and understory growth were cut back on the road from the end of trailhead lane to the saddle to make it easier for a VOF vehicle (or emergency) to drive up to the meadow. The trail corridor of both the Little House and Big House Mtn trails will be cut back this Fall.

*5:1 rigging to safely get hazardous trees on the ground.*



*Dead ash trees cut in the saddle.*



*Saddle meadow brushing and young apple tree cages removed*



*Vegetation and debris removed from camping shelter area.*

**RESOLUTION**  
**VIRGINIA OUTDOORS FOUNDATION (VOF)**  
**BOARD OF TRUSTEES RESOLUTION**  
**TO ACCEPT OFFER FOR LAMBERT FOUNDATION PARCEL**

WHEREAS, the Gerard B. Lambert Foundation donated a parcel of land to VOF in Scott Magisterial District, Fauquier County north of Rectortown containing 57.02 acres improved with a house (PIN#6062-68-6792) by deed recorded August 13, 2021; and

WHEREAS, by Resolution adopted by the Board of Trustees at the June 30, 2022 meeting, the Executive Director was authorized to list the property with a realtor subject to perpetual deed restrictions, an amendment to the Existing Open Space Easement and/or an additional open space easement designed to protect the specific conservation values and for the purpose of open-space preservation. The sale parcel also being subject to the life estate, and any other matters of record. The proceeds from the sale to be dedicated to support and benefit work at the VOF Bull Run Mountains Natural Area Preserve including the preservation of the open space of the VOF Bull Run Mountains Natural Area Preserve; and now, therefore, be it

RESOLVED by the Virginia Outdoors Foundation Board of Trustees this 11<sup>th</sup> day of October 2022, That VOF hereby authorizes the Executive Director, in consult with the Chair, to accept an offer for the 57.02 acres provided that the offer achieves at least 90% of the list price and that the offer contains acceptable and reasonable terms and conditions.

FURTHER RESOLVED that the Executive Director is authorized to execute all documents and take actions necessary on behalf of the VOF to sell the parcel should such an offer be received prior to the next regularly scheduled board meeting.

ADOPTED by a vote of \_\_\_\_ in favor and \_\_\_\_ against

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ATTEST: Brett Christina Glymph, Executive Director