# **Preservation Trust Fund**

# Summary of Easement Assistance Awards Approved by delegated authority

Project:	Locality:	Acres:	Staff	:VOF Fees:	Landowner Costs:	Survey:	Total Award:
Tolley	Rockbridge	60.757	LT	4,500	7,500	6,500	18,500
Campbell	Smyth	1003.92	TO	5,000	9,000		14,000
Glenn	Pr. Edward	143	SB	4,500	8,500		13,000
McCarthy	Washington	40	TO	4,500	7,500	7,200	19,200
Quist	Albemarle	106	SB	4,500	9,500		14,000
Carter	Scott	350	TO	5,000	7,500		12,500
Bove	Highland	87.32	LT	3,000		1,400	4,400
Wasserman	Russell	71.365	NK	3,500	5,400		8,900
							-

104,500

# **PTF- Easement Assistance Program**

Beginning Balance:	\$300,000		
	Jun-22 Oct-22 Jun-23	22,000 46,000 104,500	
Ending Balance:	\$127,500		Remaining funds will be shifted to the current grant round.

\* legislation requires that VOF allocates the funds or funds must be returned to DCR.



# RESOLUTION

# VIRGINIA OUTDOORS FOUNDATION (VOF) BOARD OF TRUSTEES A RESOLUTION TO ADOPT THE PROPOSED PRESERVATION TRUST FUND BALANCES FOR FY24

WHEREAS, the fiscal year for the Virginia Outdoors Foundation (VOF) is 1 July through 30 June; and

WHEREAS, a fiscal year budget is developed and adopted to provide planning and program guidance to the VOF Board of Trustees and the VOF Management Team; and

WHEREAS, new legislation (SB 1122) expands the purposes of the Preservation Trust Fund (PTF) and based on current funding the Board of Trustees hereby directs that PTF shall be distributed as follows:

PTF VOF Easement Assistance	\$250,000
PTF Locality Co-holds	\$250,000
PTF Grant Round	\$3,500,000; and

WHEREAS, funds not allocated by the end of fiscal year will be moved to the last Grant Round; now, therefore, be it

RESOLVED by the Virginia Outdoors Foundation Board of Trustees this 1<sup>st</sup> day of June 2023, That the Fiscal Year 2024 Preservation Trust Fund be approved as attached.

ADOPTED by a vote of \_\_\_\_\_for and \_\_\_\_ against

ATTEST: Brett Christina Glymph, Executive Director



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

# FY23 Conservation Grant Program Report & Grant Recommendations

Preservation Trust Fund Get Outdoors Fund Board of Trustees Meeting, 06.01.2023

## **Conservation Grant Program Overview**

The response to the announcement of the second round of the FY23 Preservation Trust Fund (PTF) and Get Outdoors (GO) Fund grant round was quite robust. Both programs received proposals from a wide variety of applicants with a diverse suite of proposals from across the Commonwealth. Funding was made available at the following amounts: \$1,800,000 for PTF and \$200,000 for the GO Fund. In total, VOF received 26 PTF applications, for a total of just under \$6,900,000 in requested PTF funds, and 65 GO preapplications for a total request of \$1,300,000 in GO funds, 29 of which were invited to submit final applications.

### **Preservation Trust Fund**

The Preservation Trust Fund was fully funded in FY23, with \$4 million available for the program.

## **PTF-Easement Assistance Report & Recommendations**

\$300,000 was set aside for PTF-Easement Assistance (PTF-EA) Program, which has traditionally been used to assist income-eligible landowners with the costs associated with recording an easement, such as surveys, legal and appraisal services, etc. To date, \$172,500 has been allocated to a total of 15 easement projects. A summary chart of the PTF-Easement Assistance is included for review. Awards of \$20,000 or less have been administratively awarded by designated VOF staff (delegated by VOF Board of Trustees on 03.30.2017) while awards above \$20,000 require Board action.

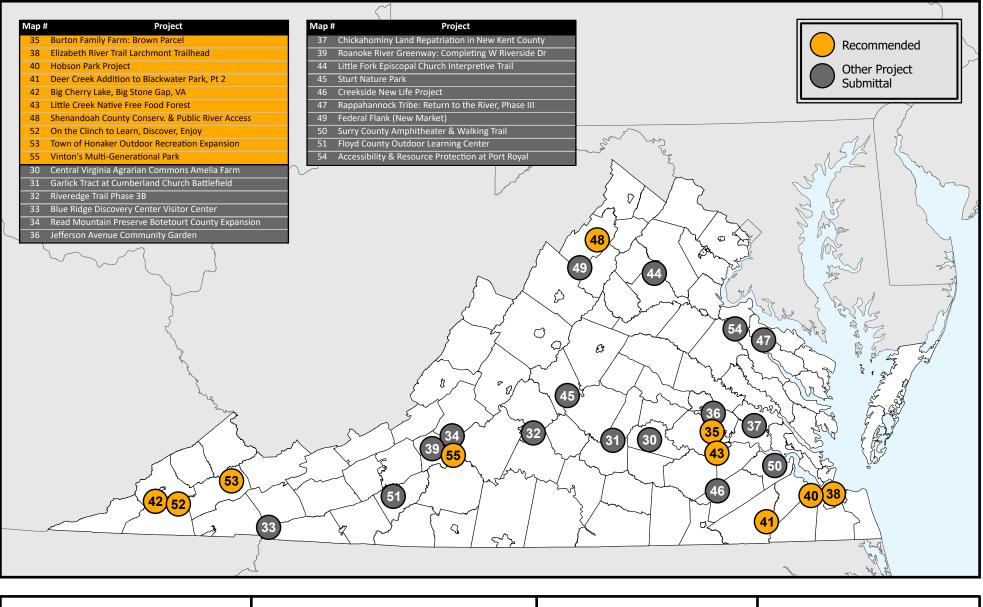
### **PTF Program Report & Recommendations**

Due to project cancellations and excess easement assistance funds, there is \$2,052,640 available to allocate for projects in the Spring FY23 PTF grant round. Staff is recommending 10 proposals, with total funding of \$2,052,640. The recommended projects are listed in the following chart along with executive summaries of all applications. All submitted applications are in the board meeting materials online.

# Get Outdoors (GO) Fund

### **GO Fund Program Report & Recommendations**

Due to reduced funding available and the overwhelming response in past grant rounds, a new preapplication requirement was incorporated in the GO Fund process in FY23. This short preapplication process helped better manage both VOF staff and applicant time investment/workload as well as applicant expectations for success. The preapplication contains basic questions about the general nature of a proposal, and responses were evaluated by staff using program review criteria. Those preapplications that most closely aligned with the goals of the GO Fund were invited to submit final applications. In this grant round, 29 of 65 preapplications were invited to submit final proposals, ensuring around a 50% chance of receiving a grant award. Staff recommended projects for the GO Fund are summarized in the following chart along with executive summaries of all applications. Details about each recommended project, as well as copies of all applications submitted, are available in the board meeting materials online. Copies of pre-applications are available upon request. Thanks to work by the Finance Committee, there is \$222,500 available to allocate for projects. Staff is recommending funding for 12 proposals for a total of \$222,500 in GO funds.





#### Virginia Outdoors Foundation Preservation Trust Fund (PTF) Grant Recommendations for Funding-June 2023

#### PTF Funds Available: \$2,052,640.00

#### PTF Recocmmendation: \$2,052,654.00

#### Recommendations (listed alphabetically by applicant)

VOF Application #	ons (listed alphabetically by ap Organization	Project Title	Locality	Funding Requested	Funding Recommended	Project Description
35	Capital Region Land Conservancy	Burton Family Farm: Brown Parcel	Chesterfield County	\$360,000.00	\$360,000.00	Phase 2 of the Burton Farm consists of 1 parcel, in Chesterfield County, owned by Bernard Brown. The land for this Black Century Farm was first purchased in 1896. CRLC is working to assemble various parcels that have been divided off to preserve a fraction of the original farm to continue its agricultural uses and allow for historical interpretation of the emancipation of enslaved people along the Richmond/Petersburg turnpike in 1865. This second phase would add to this goal.
38	City of Norfolk	Elizabeth River Trail Larchmont Trailhead	Norfolk, City of	\$404,625.00	\$404,625.00	This project focuses on establishing the Larchmont Trailhead for the Elizabeth River Trail. The trailhead will include asphalt trail improvements, accessibility improvements, new signage, and a kayak launch.
40	City of Suffolk	Hobson Park Project	Suffolk, City of	\$44,550.00	\$44,550.00	The City of Suffolk would like to purchase a 0.32-acre parcel in the Hobson neighborhood of Suffolk in order to provide a community space for playing, relaxing, and recreating. There is currently no playground or public park in this community.
41	Franklin Parks Foundation	Deer Creek Addition to Blackwater Park, Pt 2	Franklin, City of	\$100,000.00	\$100,000.00	The Franklin Parks Foundation, in partnership with the Virginia Outdoors Foundation, will acquire these 96 acres of prime river frontage on the State Scenic Blackwater River for the creation of additional parkland and a primitive camp site. This property contains old growth hardwood bottomlands and contains forestlands categorized as FCV 4 & 5 (60 acres). The tract sits at the intersection of two Natural Heritage sites, the Blackwater River Main Stem Conservation site, and the Antioch SCU.
42	Friends of Southwest Virginia	Big Cherry Lake, Big Stone Gap, VA	Wise County	\$150,000.00	\$150,000.00	An outdoor development initiative at Big Cherry Lake is underway to create a day and overnight destination that will enhance the High Knob area experience. The Town of Big Stone Gap owns the 250- acre lake; with support from the federal and state government, the Town has secured funds to create walking trails around the lake and develop 18 campsites at Big Cherry Lake. The next phase, and the purpose of this funding request to VOF, is to install a concrete boat ramp, courtesy pier, dock and ADA fishing pier.
43	Little Creek Kung Fu	Little Creek Native Free Food Forest	Petersburg, City of	\$177,184.00	\$177,184.00	We currently own 117, 115, 113, 109, & 105 N. Burch St. where we have already dedicated a tremendous amount of time+effort to the establishment of a Native Free Food Forest; aside from adding one more shed/building & a border fence (+ lots of watering, weeding, clearing, & planting), the remainder of the more substantial construction is nearing completion. Natives planted are: plum, persimmon, hazelnut, serviceberry, chokeberry, beautyberry, pawpaw, blueberry, + many other herbs & pollinators.
48	Shenandoah County	Shenandoah County Conservation and Public River Access Along the North Fork of the Shenandoah	Shenandoah County	\$300,000.00	\$300,000.00	This project would enable Shenandoah County to purchase a 14-acre parcel located along a portion of the North Fork of the Shenandoah River that recently received its scenic river designation. We plan to grant VDOT an easement to build a new road and provide better transportation access to 7 Bends State Park, a 1,066-acre park located on the opposite side of the river and to grant DWR an easement for public river access boat ramps and parking then place the parcel under conservation easement.
52	Town of Dungannon	On the Clinch to Learn, Discover, Enjoy	Scott County	\$150,000.00	\$150,000.00	The Town of Dungannon is creating a community-owned river research and learning center by (1) purchasing private property adjacent to and overlooking the local community river park (doubling the size of the existing park), (2) converting it to a public green space and environmental education center, and (3) building an outdoor classroom, greenhouse and walking trail at a nearby school that will connect to the Center. The Center is partnering with local high schools, colleges and civic groups.

#### **Recommendations, Continued**

VOF Application #	Organization	Project Title	Locality	Funding Requested	Funding Recommended	Project Description
53	Town of Honaker	Town of Honaker Outdoor Recreation Expansion	Russell County	\$148,000.00	\$148,000.00	Our goal is to purchase the property at 100 Fairmont St. that joins Lewis Creek. We have permission from the current owners to use the trails and the Creek for our Annual Kids Fishing Day (stream is stocked with trout free of charge for children aged 15 and under). The property is now for sale, and we are at risk of losing access to the trails and stream. If successful, we plan to build a bridge across the stream to connect trails on both sides of the stream for people of all abilities.
55	Town of Vinton	Vinton's Multi- Generational Park	Roanoke County	\$218,295.00	\$218,295.00	Vinton, Virginia is building its first multi-generational park to promote healthy living and community engagement. The park's mission aligns with the Town's branding slogan, Are you IN?, aiming to encourage locals to participate in outdoor activities and connect with their hometown and neighbors. The 5-acre park will be centrally located and boast a stunning view of the Roanoke Valley (pic.1). The Town is the landowner of the park site, and it will be developed in different phases.



# Preservation Trust Fund (PTF) Grant Summaries Recommended Projects, June 1, 2023

Applicant: 35, Capital Region Land Conservancy Project Title: Burton Family Farm: Brown Parcel Locality: Chesterfield County Funds Requested: \$360,000.00

Funds Recommended: \$360,000.00

**Description:** Phase 2 of the Burton Farm consists of 1 parcel, in Chesterfield County, owned by Bernard Brown. The land for this Black Century Farm was first purchased in 1896. CRLC is working to assemble various parcels that have been divided off to preserve a fraction of the original farm to continue its agricultural uses and allow for historical interpretation of the emancipation of enslaved people along the Richmond/Petersburg turnpike in 1865. This second phase would add to this goal.

Applicant: 38, City of Norfolk
Project Title: Elizabeth River Trail Larchmont Trailhead
Locality: Norfolk, City of
Funds Requested: \$404,625.00
Funds Recommended: \$404,625.00
Description: This project focuses on establishing the Larchmont Trailhead for the Elizabeth River Trail.
The trailhead will include asphalt trail improvements, accessibility improvements, new signage, and a kayak launch.

Applicant: 40, City of Suffolk
Project Title: Hobson Park Project
Locality: Suffolk, City of
Funds Requested: \$44,550.00
Funds Recommended: \$44,550.00
Description: The City of Suffolk would like to purchase a 0.32-acre parcel in the Hobson neighborhood of
Suffolk in order to provide a community space for playing, relaxing, and recreating. There is currently no playground or public park in this community.

Applicant: 41, Franklin Parks Foundation Project Title: Deer Creek Addition to Blackwater Park, Pt 2 Locality: Franklin, City of Funds Requested: \$100,000.00 Funds Recommended: \$100,000.00 Description: The Franklin Parks Foundation, in partnership

**Description:** The Franklin Parks Foundation, in partnership with the Virginia Outdoors Foundation, will acquire these 96 acres of prime river frontage on the State Scenic Blackwater River for the creation of additional parkland and a primitive camp site. This property contains old growth hardwood bottomlands and contains forestlands categorized as FCV 4 & 5 (60 acres). The tract sits at the intersection of two Natural Heritage sites, the Blackwater River Main Stem Conservation site, and the Antioch SCU.

Applicant: 42, Friends of Southwest Virginia Project Title: Big Cherry Lake, Big Stone Gap, VA Locality: Wise County Funds Requested: \$150,000.00 Funds Recommended: \$150,000.00

**Description:** An outdoor development initiative at Big Cherry Lake is underway to create a day and overnight destination that will enhance the High Knob area experience. The Town of Big Stone Gap owns the 250-acre lake; with support from the federal and state government, the Town has secured funds to create walking trails around the lake and develop 18 campsites at Big Cherry Lake. The next phase, and the purpose of this funding request to VOF, is to install a concrete boat ramp, courtesy pier, dock and ADA fishing pier.

Applicant: 43, Little Creek Kung Fu Project Title: Little Creek Native Free Food Forest Locality: Petersburg, City of Funds Requested: \$177,184.00 Funds Recommended: \$177,184.00

**Description:** We currently own 117, 115, 113, 109, & 105 N. Burch St. where we have already dedicated a tremendous amount of time+effort to the establishment of a Native Free Food Forest; aside from adding one more shed/building & a border fence (+ lots of watering, weeding, clearing, & planting), the remainder of the more substantial construction is nearing completion. Natives planted are: plum, persimmon, hazelnut, serviceberry, chokeberry, beautyberry, pawpaw, blueberry, + many other herbs & pollinators.

Applicant: 48, Shenandoah County

**Project Title:** Shenandoah County Conservation and Public River Access Along the North Fork of the Shenandoah

Locality: Shenandoah County

Funds Requested: \$300,000.00

Funds Recommended: \$300,000.00

**Description:** This project would enable Shenandoah County to purchase a 14-acre parcel located along a portion of the North Fork of the Shenandoah River that recently received its scenic river designation. We plan to grant VDOT an easement to build a new road and provide better transportation access to 7 Bends State Park, a 1,066-acre park located on the opposite side of the river and to grant DWR an easement for public river access boat ramps and parking then place the parcel under conservation easement.

Applicant: 52, Town of Dungannon Project Title: On the Clinch to Learn, Discover, Enjoy Locality: Scott County Funds Requested: \$150,000.00

Funds Recommended: \$150,000.00

**Description:** The Town of Dungannon is creating a community-owned river research and learning center by (1) purchasing private property adjacent to and overlooking the local community river park (doubling the size of the existing park), (2) converting it to a public green space and environmental education center, and (3) building an outdoor classroom, greenhouse and walking trail at a nearby school that will connect to the Center. The Center is partnering with local high schools, colleges and civic groups.

Applicant: 53, Town of Honaker

Project Title: Town of Honaker Outdoor Recreation Expansion

Locality: Russell County

Funds Requested: \$148,000.00

Funds Recommended: \$148,000.00

**Description:** Our goal is to purchase the property at 100 Fairmont St. that joins Lewis Creek. We have permission from the current owners to use the trails and the Creek for our Annual Kids Fishing Day (stream is stocked with trout free of charge for children aged 15 and under). The property is now for sale, and we are at risk of losing access to the trails and stream. If successful, we plan to build a bridge across the stream to connect trails on both sides of the stream for people of all abilities.

Applicant: 55, Town of Vinton

**Project Title:** Vinton's Multi-Generational Park

Locality: Roanoke County

Funds Requested: \$218,295.00

Funds Recommended: \$218,295.00

**Description:** Vinton, Virginia is building its first multi-generational park to promote healthy living and community engagement. The park's mission aligns with the Town's branding slogan, Are you IN?, aiming to encourage locals to participate in outdoor activities and connect with their hometown and neighbors. The 5-acre park will be centrally located and boast a stunning view of the Roanoke Valley (pic.1). The Town is the landowner of the park site, and it will be developed in different phases.



# Preservation Trust Fund (PTF) Grant Summaries Other Submitted Projects, June 1, 2023

### Applicant: 30, Agrarian Land Trust

Project Title: Central Virginia Agrarian Commons Amelia Farm

Locality: Amelia County

Funds Requested: \$197,500.00

**Description:** The Central Virginia Agrarian Commons (CVAC) would like to place a portion of recently donated land at 9200 S Amelia Avenue in Amelia Court House into a conservation easement. Simultaneously, we're fundraising to build farm infrastructure and small homes on the land to enable agricultural enterprises, rural land-based livelihoods, and affordable housing. The structure of CVAC ensures the land remains regenerative farm land for BIPOC farmers, removed from the commodity market.

Applicant: 31, American Battlefield Trust

Project Title: Garlick Tract at Cumberland Church Battlefield

Locality: Cumberland County

Funds Requested: \$113,157.00

**Description:** The American Battlefield Trust requests a VOF PTF grant to partially fund its acquisition of the Garlick Tract on the Cumberland Church Battlefield. Dubbed The Last Victory of the Army of Northern Virginia, this 1865 clash occurred just a few days before the final surrender of Robert E. Lee. Acquisition of the Garlick Tract represents a rare opportunity to protect acreage on an otherwise unpreserved battlefield and provide new outdoor recreational access in an area where it is much needed.

Applicant: 32, Amherst County
Project Title: Riveredge Trail Phase 3B
Locality: Amherst County
Funds Requested: \$1,262,932.00
Description: Design and construction of trail extension, including adding protection for sewer pipe coverage, project extension would be approximately 3200 feet.

Applicant: 33, Blue Ridge Discovery Center

Project Title: Blue Ridge Discovery Center Visitor Center

Locality: Smyth County

Funds Requested: \$216,000.00

**Description:** This project is to repurpose an old building into the Blue Ridge Discovery Center Visitor Center. The Visitor Center is designed to meet the needs of the myriad travelers that pass through this busy intersection, especially those whose destination is Blue Ridge Discovery Center, the Mount Rogers National Recreation Area, the Appalachian Trail, the Virginia Creeper Trail, Trail Town USA, and/or Grayson Highlands State Park.

## Applicant: 34, Botetourt County

Project Title: Read Mountain Preserve Botetourt County Expansion

Locality: Botetourt County

Funds Requested: \$200,700.00

**Description:** The Read Mountain Preserve Botetourt County Expansion acquires approximately 70 acres of land adjacent to the 603-acre preserve in Botetourt County. The existing preserve has three conservation and open space easements protecting the natural environment, but significant development on its boundaries. This potential addition will further provide a buffer from development and significantly increases the potential for developing a sustainable trail network that circumnavigates the mountain.

Applicant: 36, Capital Region Land Conservancy Project Title: Jefferson Avenue Community Garden

**Locality:** Richmond, City of

Funds Requested: \$235,000.00

**Description:** The property is currently owned by Enrichmond Foundation. CRLC is pursuing acquisition of the property to protect it from would be development in the Union Hill area of the City of Richmond. For the past 20 years, the Jefferson Avenue Community Garden has benefited from use of the property previously owned by non-profit Tricycle Garden. CRLC is looking to acquire and protect the property to then hand it over to another operator under a conservation easement, allowing use as a community garden.

## Applicant: 37, Chickahominy Indian Tribe

Project Title: Chickahominy Indian Tribe - Land Repatriation in New Kent County

Locality: New Kent County

Funds Requested: \$326,000.00

**Description:** The Chickahominy Indian Tribe seeks funding to purchase a 200-acre parcel at South Courthouse Road in New Kent County, so they can repatriate a portion of their ancestral land back to their tribe for hunting, fishing, and nature-based education and recreation purposes. This project would restore a small part of the land that the tribe once managed and held in relationship, in an area that has approximately half set aside as economic opportunity zone in the county's future land use plan.

# Applicant: 39, City of Salem

Project Title: Roanoke River Greenway - Completing West Riverside Drive

Locality: Salem, City of

**Funds Requested:** \$275,000.00

**Description:** The Roanoke River Greenway - Completing West Riverside Drive project focuses on completing one of the final components Roanoke River Greenway's (RRG) backbone. Spanning three adjoining properties, this endeavor encompasses the acquisition of one parcel, along with the procurement of trail easements through two neighboring properties. If successful, these acquisitions, in concert with adjacent properties already owned by the City of Salem, would link one of the few remaining gaps in the RRG.

# Applicant: 44, Little Fork Episcopal Church Project Title: Little Fork Episcopal Church Interpretive & Recreational Trail Phase 1 Locality: Culpeper County Funds Requested: \$160,000.00

**Description:** Phase 1 of the Little Fork Church Interpretive & Recreational Trail will provide 1/2 mile of paved, publicly-accessible trail on the Church's historically-significant property. The project will also permanently dedicate 12 acres of rural land to the Virginia Outdoors Fund as perpetual open space. Upon completion the trail will be one of the few public trails in northern Culpeper County and serve as the basis for future interpretive amenities including signage, monuments, and sculpture.

Applicant: 45, Nelson County

Project Title: Sturt Nature Park

Locality: Nelson County

Funds Requested: \$195,000.00

**Description:** Nelson County is requesting funding to assist in development of the Sturt Property Nature Preserve Park. This property consists of 344.5 acres of wooded area in ideal condition to incorporate a multi-trail system in addition to boardwalk style access through the designated wetlands areas.

Applicant: 46, R& A HILLTOP ENTERPRISES, LLC

Project Title: Creekside New Life Project

Locality: Sussex County

Funds Requested: \$225,000.00

**Description:** Creekside New Life project proposes to use approximately 4 acres (of 7.96 tract) of riverbound land to focus on the natural resources of history, wetlands, landscape and the flowing river as community and travelers' destination place that incorporates colorful, recreational, historical and entertaining environments. Very visible from interstate 95 between exits 31 & 33 are riverside decks, a pavilion, dog park, koi ponds, electric vehicle charging stations, and specialty shops in container units.

Applicant: 47, Rappahannock Tribe of Virginia

Project Title: Rappahannock Tribe: Return to the River, Phase III

Locality: Richmond County

Funds Requested: \$500,000.00

**Description:** We will acquire and protect 964 acres at Fones Cliffs, phase III of a project that includes 2,132 acres of protected lands through our partnership with the US Fish & Wildlife and National Wildlife Refuge. It will increase connectivity/ecological value of protected lands, protect irreplaceable archeological resources, migratory bird habitat, and nesting, roosting, and migration habitat for bald eagles. It will provide public access through walking trails and a welcome center like in state parks.

Applicant: 49, Shenandoah Valley Battlefields Foundation

Project Title: Federal Flank (New Market)

Locality: Shenandoah County

Funds Requested: \$120,000.00

**Description:** The Federal Flank property in New Market is actively being preserved by the Shenandoah Valley Battlefields Foundation because of its significance to the Battle of New Market (May 15, 1864). The property will have a preservation easement held on it by the Virginia Department of Historic Resources. Once preserved the property will be open to the public as an outdoor space, restored to its Civil War-Era appearance with historic fencing, along with interpretive signage and a gravel parking area.

## Applicant: 50, Surry County, Virginia

**Project Title:** Surry County Parks & Recreation Center Pool, Amphitheater & Walking Trail **Locality:** Surry County

Funds Requested: \$550,000.00

**Description:** The proposed project seeks funding to support the expansion of existing recreation infrastructure and programs for the construction of an indoor swimming pool and related programs for youth and adult swimming lessons, competitive swimming, water safety and water recreation programs and activities. The primary focus for the funding will be developing outdoor recreational improvements to include an indoor pool that will support drowning prevention, amphitheater and walking trails.

## Applicant: 51, Sustainable Horsemanship

Project Title: Floyd County Outdoor Learning Center

Locality: Floyd County

# Funds Requested: \$193,525.00

**Description:** This project is facilitated by Sustainable Horsemanship, Inc (501(c)(3), and supported by Floyd County Parks and Recreation, Floyd County Economic Development, HHH Community Farm, Greenecare Counseling, Along the Water and On the Water, and a growing number of other businesses and organizations. Our proposal is to acquire property to preserve agricultural land, forest, and water resources, increase public access to the outdoors, and create a much needed and requested new green space in Floyd.

### Applicant: 54, Town of Port Royal

**Project Title:** Enhancing Accessibility and Protection of Exceptional Resources at Port Royal **Locality:** Caroline County

### Funds Requested: \$50,100.00

**Description:** The concept of this grant is to put a conservation easement on about a half-acre, about a quarter of the Town Green, owned by the Town of Port Royal since 1744. The \$50,000 will be used to pay a consulting company to create regulations for an historic district applied to the old structures and new development in terms of architecture and open space. It is estimated the Historic District, which Virginia Department of Historic Resources helped update, is about 150 acres.