



Acquisition of the Stout Property

**Sully District Council Meeting
February 27, 2008**

Fairfax County Park Authority

FAIRFAX COUNTY VIRGINIA



Stout Property

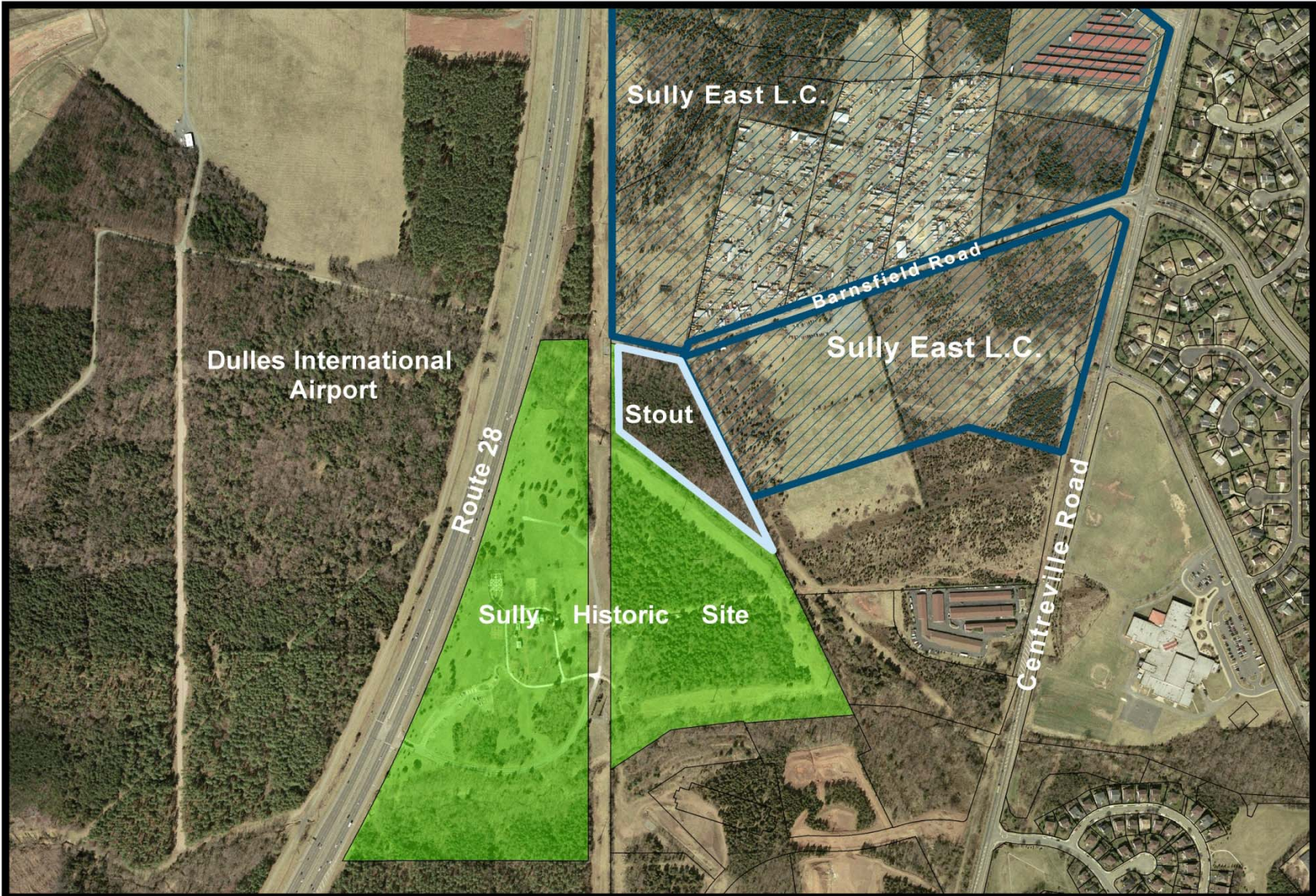


Parkland in Fairfax County

- Fairfax County Park Authority
- Commonwealth of VA
- Northern VA Regional Park Authority
- US Park Service
- City of Fairfax
- Town of Herndon
- Town of Vienna
- Golf Courses
- Other Parkland

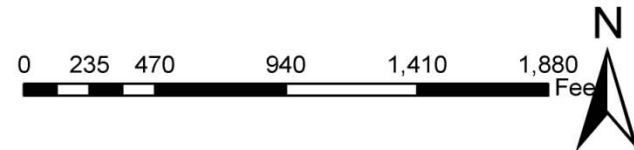
Map is current as of July, 2007

Note: This map is intended for reference purposes only. Fairfax County does not provide any guaranty of the accuracy or completeness regarding the map information. Courtesy of Fairfax County GIS and Mapping Services



Map by FCPA
Planning and Development Division
Land Acquisition Branch

Stout Property
TM# 34-2 ((1)) 12
Sully District



Stout Property Information

- Adjacent to the Sully Historic Site
- Tax Map No. 34-2 ((1)) 12
- 5.88 acres, zoned I-3 (Industrial)
- Sully Historic Overlay District
- Abuts Manassas Gap Railroad
- High potential for artifacts of historic significance



Dulles Discovery Development

- RZ 2003-SU-035 Dulles Discovery Proffer Statement
 - Applicant is Sully East L.C.
 - BOS approved January 22, 2007
- Proffers require dedication of Stout Parcel

Stout Parcel Dedication

- Applicant shall acquire Stout Parcel and dedicate to the Park Authority
 - Good faith, fair market value offer in writing (as determined by MAI appraisal)
 - Diligently pursue acquisition with reasonably repeated efforts until six months after filing initial site plan

Stout Parcel Dedication

- Applicant shall pay all costs, including reasonable attorney's fees for outside counsel, necessary to condemn the parcel
 - Applicant shall demonstrate its efforts in writing
 - Request the Park Authority use its powers of Eminent Domain to condemn

Stout Parcel Dedication

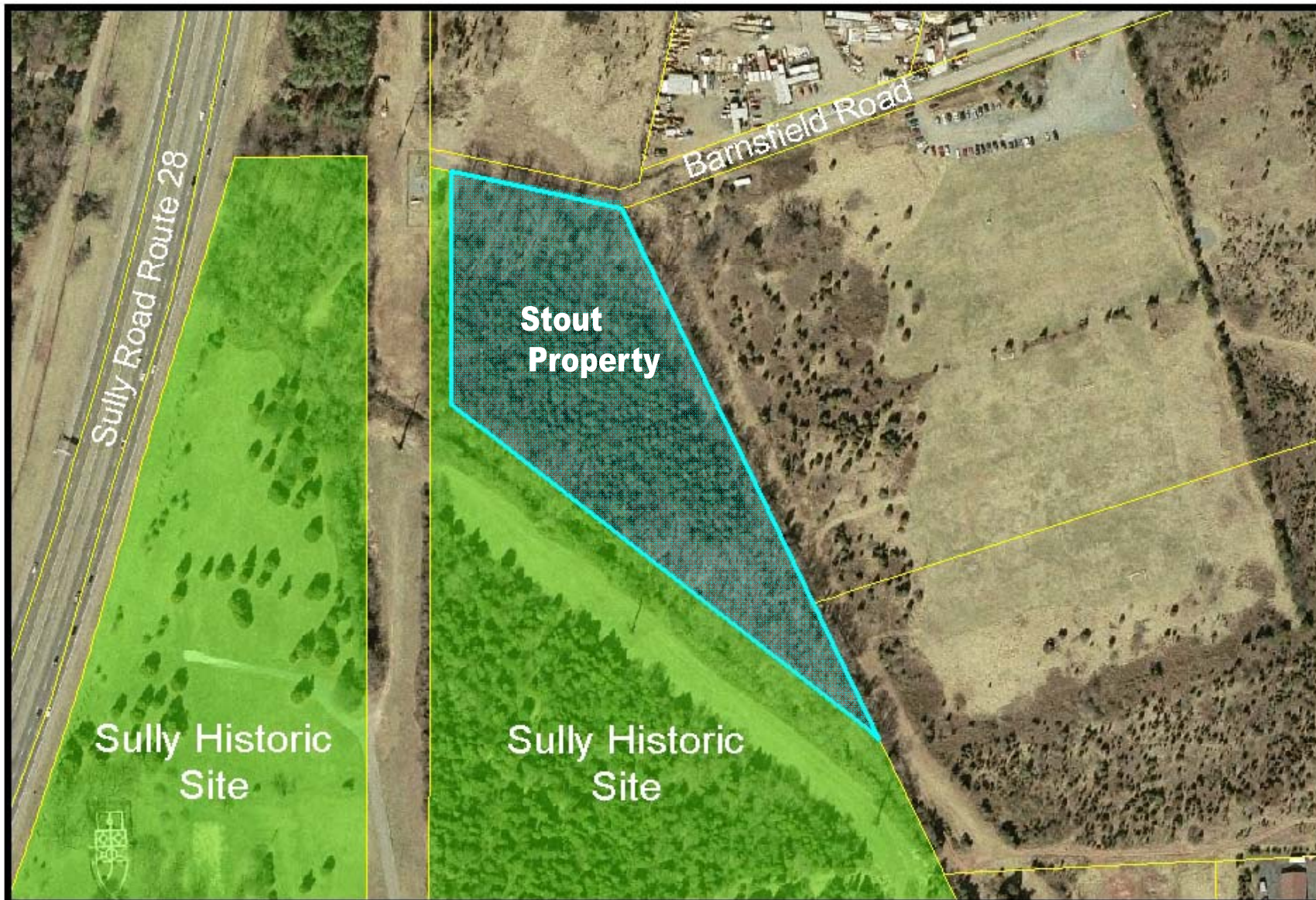
- Request received November 20, 2007
- Park Authority has 180 days to authorize acquisition of the Stout Parcel by eminent domain
- 180-day time period expires on May 20, 2008

Acquisition by Eminent Domain

- Eminent domain powers authorized by Va. Code Ann. Section 15.2-5704(6)
- 2006 Amendment to Va. Code Ann. Section 15.2-1903 requires a public hearing be held before condemnation is pursued
- Park Authority Board authorized public hearing on February 13

Public Hearing Process

- Public hearing will be held on March 6
 - Sully District Governmental Center, 7 PM
 - Decision to condemn deferred until after 30-day public comment period
 - Comment period ends on April 5, 2008
- Park Authority Board decision to adopt a resolution authorizing eminent domain to be made at a subsequent Board meeting but prior to May 20



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Stout Property

TM # 34-2 ((1)) 12
Sully District
5.8 acres

