



2019 Land & Water Conservation Fund Application

Applicants should read the 2019 Land & Water Conservation Fund Application Manual before completing this application

A. Applicant Information

Applicant Name: Virginia Department of Forestry

Project Name: Roanoke River State Forest

Primary Contact: Mike Santucci

Title: Forest Conservation Program Manager

Address: 900 Natural Resources Drive, Suite 800, Charlottesville, Virginia 22903

Phone: 434-220-9182

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Name and Address of person to receive notification of application status **if** different from contact:
Click or tap here to enter text.

B. Legislative Information

US Congressional District: VA 5

Legislator Name(s): Denver Riggleman

Virginia Senate District: 15

Legislator Name(s): Frank M. Ruff

Virginia House District: 60

Legislator Name(s): James E. Edmunds

C. Basic Project Information

1. Select Project Type: **Acquisition**

a) Award Request Amount: \$900,000

Total Project Cost: Est. \$1,800,000

2. List the elements to be financially assisted by the LWCF program: Acquisition cost only

3. What is the current or future name of the park? Roanoke River State Forest
4. What are the total numbers of acres in the park? This project is part of, and critical to, a larger two-phased acquisition of the Roanoke River State Forest totaling 4944 acres. LWCF funds will be used to assist in the purchase of four tax parcels totaling **838** acres that will be used primarily for public outdoor recreation, and henceforth referred to in this application as the “subject property”.
5. Indicate the number of acres that will be placed in perpetuity for public outdoor recreation as required by section 6(f) of the Land and Water Conservation Act.
838 acres

**Acreage must include the entirety of the park property. No property may be left out of the 6(f) boundary.*

6. Will this project provide access to waters of the state for use for recreation? Yes No
- a) If yes, what type of access (boating, swimming, or fishing) and when will access facilities be developed?

No facilities for water recreation are planned at this time; however, public access to the streams for fishing and boating is permitted on state forest land.

- b) What is the name of the body of water?

Roanoke Creek and its associated wetlands form the western boundary of the subject property.

7. Does this proposal represent the creation of the first public park within the locality? Yes No

- a) If yes, what will be the name of the new park?

The park will be Roanoke River State Forest. While not the first park in the locality, this would be the first state forest and the first publicly accessible state lands in Charlotte County, aside from Staunton River Battlefield Park.

- b) If no, is the park already protected by LWCF? Yes No

- 1) If the park is already protected by LWCF will this proposal increase the protected acreage at the park? Yes No

- a) If yes, how many additional acres?
Click or tap here to enter text.

- 2) If the park is already protected by LWCF and no new acreage is being added, how many acres will be enhanced by this proposal?

Click or tap here to enter text.

8. Who will hold title to the property assisted by LWCF?
Virginia Department of Forestry

9. Who will manage and operate the site(s)?

Virginia Department of Forestry

10. What will be the applicant's type of ownership and control of the property?

Fee simple ownership *or* Less than fee simple

Explain:

Click or tap here to enter text.

11. Describe the nature of any rights-of-way, easements, reversionary interests, etc. existing or proposed associated with the proposed Section 6(f) area of the park.

Based on preliminary review of title, there are no known third-party interests or encumbrances on the subject property. The property is bounded by Mossingford Road to the south and Saxkey Road to the east. There is over **two** miles of frontage on these two roads. There is an overhead power distribution/service line on the property running parallel to Saxkey Road.

12. Explain any existing non-recreation and/or non-public uses that will continue on the site(s) or any that are being proposed for the future within the 6(f) boundary.

Forest management, including timber harvesting, is an existing non-recreation and non-public use that will continue on the Roanoke River State Forest. However, timber harvesting on state forests is both infrequent and temporal in nature, and will not conflict with the anticipated outdoor recreational opportunities, as demonstrated on Virginia's other 25 state forests. This will provide the opportunity to educate the public on science, silviculture, and ecology. Virginia's state forests are self-supporting, and the majority of the funds for the operation and management of these public lands come from forest management. In addition, the management practices on Virginia's state forests are third-party certified sustainable, and 25% of the proceeds of any timber sales go back to the county in which the state forest is located.

13. Does the applicant understand that Section 6(f) of the Land and Water Conservation Act requires that the property assisted by the LWCF funding and depicted on the required meets and bounds map must be maintained and operated in perpetuity for public outdoor recreation? **Yes** **No**
14. Does the applicant understand that if private or non-recreation activities occur on any pre-existing right-of-way, easement, leased area, etc. included in the 6(f)(3) area it may trigger a conversion of use process to be completed by the applicant ? **Yes** **No**
15. Has the applicant read the Land and Water Conservation Fund requirements posted on the DCR website at <http://www.dcr.virginia.gov/recreational-planning/lwcf>? **Yes** **No**
- a) Does the applicant agree to abide to these requirements in perpetuity? **Yes** **No**

D. Project Location Information

1. Provide GPS coordinate information for the entrance to the park:

Latitude:36°57'50.00" N Longitude:78°38'32.52" W

2. What is the zip code for the location of the project? 23923
3. What is the street address or 911 emergency address of the park/property? If there is no street or 911

address, then provide driving directions to the park from 600 East Main Street, Richmond, Virginia 23219

From Richmond, follow US-360 W for 75 miles. Take the exit for US-15 BUS S/US-360 BUS W in Walton. Follow VA-59 S for approximately eight miles to Drakes Branch. Continue across VA-47 to Saxkey Road. Continue on Saxkey Road (SR 637) for approximately 4 miles to the subject property, which lies at the intersection of Saxkey Road (SR 637) and Mossingford Road (SR 642).

E.

Purpose and Need

1. Provide an explanation of the purpose and need of the proposed project. Indicate (1) how it was determined the proposed recreation project is needed, (2) the number of anticipated users, (3) the type of recreation experience the applicant is intending to create, and (4) the anticipated short and long term benefits resulting from the project. Be sure to describe *new* types of outdoor recreation opportunities and capacities that are created as a result of this project or how the proposal will enhance or expand the user experience if no new opportunities are created.

(1) As Virginia's population increases and metropolitan areas expand, so does demand for more access to public lands and a diversity of outdoor recreation opportunities. These increased population pressures and effects of urban sprawl simultaneously lead to an increase in fragmentation and conversion of forestland, limiting outdoor recreation opportunities for those expanding communities. As a result, one of the goals of the VDOF's State Forests Acquisition Plan is to expand the existing state forest system through strategically located acquisitions that will protect forestland assets and perpetuate forestal benefits for the citizens of the Commonwealth. The plan indicates that there are nine counties along the state's southern border that are >25 miles from an existing state forest. Four of these counties, Pittsylvania, Halifax, Mecklenburg, and Brunswick, are in close proximity to Charlotte County, where the proposed project is located. The purpose of this project is to create a new state forest, which will establish new public access points and parking areas, and will provide access to outdoor recreation opportunities in currently underserved communities.

Although the state development vulnerability model shows the property as having a relatively low vulnerability score for primary residential development, the property is within 20 miles of Farmville and South Boston and is less than 30 miles from Lynchburg. According to the University of Virginia's Weldon Cooper Center, Lynchburg is expected to see 10% population increase in the next ten years, and

18% increase in the next twenty years. Planning District 14 (Commonwealth Regional District), which is a 5-county area including Charlotte County, is projected by the same Weldon Cooper Center study to grow by over 7% in the next 20 years. Given the increasing population and development of surrounding, more wealthy cities, this area could be under increasing pressure for second home development and development of hunting camps. Much of the property is developable, with well-drained upland soils, a good network of interior roads, access to water and frontage on state maintained roads, making it easy to access electrical lines.

The need for the proposed recreation project was determined through an analysis of existing plans, surveys, studies, and GIS tools, including the VDOF's State Forests Acquisition Plan cited above, the 2017 Virginia Outdoors Demand Survey, the 2018 Virginia Outdoors Plan (VOP), a research study conducted by Virginia Tech entitled, 'Understanding Outdoor Recreation in Virginia's State Forests' (Sorice et al. 2014), DCR's ConservationVision, and the VDOF's Forest Conservation Value (FCV) model.

The FCV model, a GIS tool developed to identify the highest priority forestland for conservation statewide, indicates that the majority of the proposed project area is comprised of forestland with extremely high forest conservation value. The other resources noted above similarly support acquisition of public lands for recreation in this region. Specifically, the 2017 Virginia Outdoors Demand Survey indicates that both statewide and in the Commonwealth Recreational Region where the project is located, the most needed recreational opportunities include natural areas, parks, trails, and scenic drives, all of which will be provided by the Roanoke River State Forest. Furthermore, one of the goals stated in the VOP is to protect working landscapes, due to the important impact industries like forestry have on the state's economy and the threat of development and conversion to the lands that support that industry.

(2) The VDOF anticipates receiving at least 1000 visitors per year, primarily from the local area and throughout Virginia.

(3) Recreational opportunities on state forest lands are focused on self-directed activities, some of which are not available on other state lands. These activities include hiking, bike riding, horseback riding, hunting, fishing, and wildlife viewing. In addition to these popular traditional uses, Virginia's state forests are adapting to provide access for new activities and interests such as adventure races, mountain biking, bird watching, and orienteering. Because Virginia's state forests are actively and sustainably managed, as well as SFI-certified, they provide the opportunity to educate the public on topics related to science, silviculture, and ecology. Educational efforts on state forest land include landowner education, youth education programs, soil and water conservation district programs, demonstrations and continuing education credits for loggers, outdoor laboratories by various college disciplines, Extension programs, and ecotourism. It is expected that the Roanoke River State Forest will be available for many of these uses and programs, dependent on the user demand within that area.

(4) Numerous economic, ecological, and recreational benefits are associated with the creation of the Roanoke River State Forest. Outdoor Industry Association's 2017 report indicates that Virginia's outdoor recreation economy generates \$21.9 billion annually, supporting 197,000 jobs statewide. Locally in the 5th Congressional District, 735,178 residents (57%) participate in outdoor recreation and spend \$1.47 billion annually, with nearly 30% of this participation occurring within 30 minutes of home. The property lies 2.3 miles upstream of the US Army Corps of Engineer's (USACE) easements to protect the Kerr Reservoir, a premier destination for recreational boating and fishing. USACE estimates that the reservoir accounts for \$57M in spending at businesses within 30 miles of the reservoir. This project, which will provide numerous public outdoor recreation opportunities and help protect water quality in the Kerr Reservoir, will increase and support both the statewide and local recreation economies, while

simultaneously expanding public access in the southern portion of the District.

The continued management of the property's forestland for timber products will also have a significant economic impact. The Stanley Land and Lumber Corporation, former owner of the property, has managed the land for productive timber for 70 years. After acquisition, this property will become the Virginia Department of Forestry's 26th state forest, and will be added to VDOF's portfolio of forests that are managed under certification by the Sustainable Forestry Initiative. According to a 2017 study by the UVA Weldon Cooper Center entitled, 'The Economic Impacts of Agriculture and Forest Industries in Virginia', the forest industry is the third largest industry in the state, contributing \$21 billion annually to the state's economy and providing 107,900 jobs. The 2016 National Alliance of Forest Owners' report further indicates that for every acre of publicly-owned forestland \$42 is contributed to the Gross Domestic Product (GDP); the acquisition of the larger Roanoke River State Forest, which includes this proposed project, will therefore contribute nearly \$181,000 to the GDP annually under public ownership.

The larger acquisition of the Roanoke River State Forest contains 3 miles of Roanoke Creek and 3.2 miles of Wards Fork Creek, in addition to approximately 900 acres of forested and open wetlands. These waterbodies are integral to the watershed above the Kerr Reservoir, which provides drinking water to many communities along the Virginia-North Carolina border. Lying just 2.3 miles upstream of the Army Corps of Engineers' easements designed to protect the reservoir, protection of this property will help enhance water quality within the reservoir.

In addition to the economic and water quality benefits, protection of the property will also provide tremendous ecological benefits for wildlife and natural communities. The creeks on the property are home to a diverse range of species and are listed by the Virginia Department of Game and Inland Fisheries (DGIF) as Threatened and Endangered Species Waters. Located within the Commonwealth Regional Council planning region within the Virginia State Wildlife Action Plan, the Wards Fork Creek watershed contains 7 priority species for conservation. In addition to a diverse aquatic community, the property contains habitat for two federally listed bat species, including the Indiana bat (endangered) and northern long eared bat (threatened). In addition to these rare and unique species and habitats, the property is also home to numerous game species and other species of interest. More detailed descriptions of the species and their habitats protected through this project are in Section F2 below.

The Virginia Natural Heritage Program identifies nearly all of the larger acquisition area as a very high quality (C2) ecological core, meaning that it has very high ecological integrity, able to support a broad range of species, including forest interior dwelling species. Connectivity to other properties nearby which are also ranked very high (C2) or outstanding (C1) is available, underscoring the importance of protecting this property.

Protection of the area's scenic resources is another long term benefit of the proposed project. Saxkey Road, which runs along the eastern boundary of the property, has been designated as a Virginia Scenic Byway. Saxkey Road, as well as Mossingford Road, which also fronts on the property, are both also a part of the designated Wildlife and Birding Trail on the Staunton River Loop.

Lastly, protection of the property will provide numerous new recreational and educational benefits, while enhancing and complementing existing ones in the area. Establishment of new parking areas and trails will provide access to new areas and new recreation opportunities to currently underserved communities in the region. These new opportunities may include wildlife associated recreation including hunting, fishing and wildlife observation, as well as hiking, biking, and horseback riding. As described above, state forests support numerous educational and research opportunities, and the Roanoke River State Forest will provide a space to support these activities in the south-central part of the state.

2. Does the property fall within an area with demonstrated recreation need, based on either the terrestrial or aquatic layers of the Recreation Access Model (<https://www.dcr.virginia.gov/natural-heritage/vaconvisrec>)? Is the property included in ConserveVirginia (<http://vanhde.org/content/map>)?

The subject property falls within several areas of demonstrated recreation need, based on the Recreation Access Model. The Aquatic Recreation Score for the property shows that there is a low need for aquatic recreational activities, including boating, swimming, and fishing. The Terrestrial Recreation Score also shows a low need for terrestrial recreation activities, specifically trails and access to parks within a shorter driving distance.

The entire property is included in ConserveVirginia, and specifically in the Agriculture and Forestry and Protected Lands Resilience categories.

3. Will users be drawn from the local population, regional, state and/or out of state? How was this determined?

According to a research study conducted by Virginia Tech entitled, 'Understanding Outdoor Recreation in Virginia's State Forests' (Sorice et al. 2014), the majority of visitors to Virginia State Forests come from within thirty miles of the state forest. The estimated population within thirty miles of the proposed project area is 420,000. The conclusions of this research were based primarily on surveys from existing state forest users and permit holders. This research, combined with records of usage and permits at VDOF, indicates that the users of the Roanoke River State Forest are likely to be primarily from the local and regional population.

4. Explain how the project fulfills an unmet recreational need in the community, region and/or state.

There are currently no publicly accessible state lands in Charlotte County, with the exception of the Staunton River Battlefield State Park, which is very small and historically focused, and contains less than two miles of trails. The State Forest Acquisition Plan indicates that there are nine counties along the state's southern border that are >25 miles from an existing state forest. Four of these counties, Pittsylvania, Halifax, Mecklenburg, and Brunswick, are in close proximity to Charlotte County, where the proposed project is located.

The DCR's Recreation Access Model further identifies much of the property as being more than 45 minutes from a park, and demonstrates that benchmarks for recreational opportunities in the region, such as trails, swimming, boating, and fishing, have not yet been met. Creation of the new state forest will establish new public access points and parking areas, providing access to many of these outdoor recreation opportunities.

The 2018 VOP identifies the state's most needed recreational opportunities, based on the 2017 Virginia Outdoors Demand Survey. Both statewide and in the Commonwealth Recreational Region, which includes Charlotte County, these include natural areas, parks, trails, and scenic drives, all of which will be provided by the Roanoke River State Forest.

5. Indicate if the project involves a priority in-holding or an addition that is critical to the recreational use of an existing site including a site's ecological integrity. Be sure to describe how the in-holding or addition is critical to the recreational use or the site's ecological integrity.

The **838** acre subject property is a portion of a multi-phased, landscape-scale conservation project and is integral to the success of the larger effort. The larger project encompasses an area of >8000 acres, with approximately 4944 acres identified as the future Roanoke River State Forest and the remainder intended to be protected by conservation and open space easements. The site is in close proximity and provides connectivity to more than 10,000 acres of other protected lands within a five mile radius. These include privately owned open space easements held by the Virginia Outdoors Foundation, the Ward Burton Wildlife Foundation, and the VDOF, some of which are adjacent to the proposed state forest property. The project ties into other large easements located along the Roanoke River to the southwest and public lands such as the Kerr Reservoir, Staunton River State Park, and Staunton Battlefield State Park to the south.

The subject property is critical to the recreational use of the site as it contains much of the publicly accessible road frontage and is the best site for parking areas, which will enable access to the state forest. The wetlands along Roanoke Creek and the hardwood forest areas within the subject property provide important wildlife habitat that supports both the ecological and recreational values of the site. They also provide connectivity and support the ecological integrity of the larger area of the proposed Roanoke River State Forest. Specifically, the subject property directly supports existing state-designated wildlife recreation, as it includes a stop on the DGIF's Staunton River Birding and Wildlife Loop, located at the Mossingford Road Marsh at the bridge over Roanoke Creek. It also directly supports protection of the viewshed along Saxkey Road, a state-designated scenic byway; the VOP cites scenic drives as one of the most needed recreational opportunities, both statewide and in the Commonwealth Recreational Region.

F.

Acquisition Projects

1. How many acres will be acquired with assistance from the Land and Water Conservation Fund?

838

2. Describe and quantify the types of existing resources and features on the site (for example, 50 acres of wetland, 2,000 linear feet of usable beachfront, 200 acres forested, 100 acre riparian buffer, vacant lot, special habitat, percentage of property that is impervious, unique or special features, karst, historic/cultural resources, hazardous materials, underground storage tanks, overhead utility lines, underground utility lines, etc.)

The subject property is predominantly forested, with approximately **830** acres of forestland and **four** small fields comprising approximately **8** acres. The forestland includes a combination of pine stands and mid-successional natural hardwood forest.

The subject property also contains approximately 103 acres of National Wetland Inventory (NWI)-delineated wetlands which are classified as Freshwater Forested/Shrub Wetland. The Mossingford Road Marsh is a stop on the DGIF Staunton River Birding and Wildlife Loop, noted for its exceptional habitat for birds, waterfowl, and invertebrates. The wetlands are part of a larger, wetland complex, which includes approximately 900 acres of forested and open wetlands within the larger proposed Roanoke River State Forest area.

The western boundary of the subject property is defined by 5,985 linear feet of Roanoke Creek, a major tributary of the Roanoke River. The subject property also contains **16,413** linear feet of **four** intermittent streams that flow into Roanoke Creek and a number of smaller, ephemeral channels throughout the subject property. All of these streams currently have forested riparian buffers of at least 50 feet, which will be maintained under VDOF ownership.

The creeks on the subject property are home to a diverse range of species and are listed by the Virginia Department of Game and Inland Fisheries (DGIF) as Threatened and Endangered Species Waters. These creeks have been documented to house the state threatened Carolina darter (*Etheostoma collis*). Other species found in the creeks on the property include: Chain pickerel, fantail darter, green sunfish, shield darter, redbreast sunfish, margined madtom, creek chubsucker, pirate perch, redbreast pickerel, and yellow bullhead.

In addition to a diverse aquatic community, the subject property contains habitat for federally listed bat species, including the Indiana bat (endangered) and northern long eared bat (threatened). Stands of large white oak and hickory provide excellent summer roosting and foraging habitat for tree-roosting bat species. Indiana bats, and other tree roosting species, require a minimum of 50 acres of forested habitat for successful maternity colonies, and with more than 4,000 acres of contiguous forest cover, this property provides an unparalleled opportunity to provide exceptional habitat for these imperiled species.

Located within the Commonwealth Regional Council planning region within the Virginia State Wildlife Action Plan, the Wards Fork Creek watershed contains 7 priority species for conservation, including Mole salamander, Carolina darter, ironcolor shiner, Whitemouth shiner, dotted skipper, Roanoke slabshell, and scarletsnake, all of which will benefit from the conservation of forested corridors around streams and conservation of larger core forest habitat.

The subject property is also home to numerous game species and other species of interest. White tailed deer, black bear, turkey, and quail all call this property home. Numerous duck species use the marsh during the winter with a prevalence of wood duck, mallard and black duck, with scalp, goldeneye, and mergansers utilizing the wetlands during migration. Two heron rookeries have been observed in the past, as well as bald eagles and a variety of hawks.

There are no impervious surfaces currently on the subject property, and no buildings or structures are known, although remnants of old barns may exist on the site. There are several unpaved roads traversing the subject property; however, there is no visible impact in aerial photographs of active utility ROWs.

3. Describe contamination history of the property, if any. Indicate what the response is based upon (Include date(s) of any ASTM Standard E1527-05 Environmental Site Assessment Phase I/II).

There is no known contamination history of the subject property. A draft Environmental Site Assessment Phase I was completed in 2016 and is currently in the process of being finalized. The results and primary conclusion of the ESA Phase I were that no environmental issues believed to present a recognized environmental condition (REC) were identified on the subject property, or on any adjoining or nearby properties.

4. What is the estimated purchase price of the property and what is the price based upon?

The estimated purchase price of the entire Roanoke River State Forest is \$13.5 million, or an average per acre value of \$2700, based upon an appraisal obtained by The Conservation Fund (TCF). The estimated purchase price of the subject property is **\$2.26** million.

5. Has an appraisal to Uniform Appraisal Standards for Federal Land Acquisition (“yellow book”) standards been conducted on the property? Yes No or *Underway*

a) If yes, what is the date of the appraisal? **A non-UASFLA appraisal was completed July 12, 2019.**

b) If underway, when will the appraisal be complete?

VDOF anticipates the final appraisal to be completed by December 2019.

6. How and when will the site be made open for recreation and accessible for public outdoor recreation

use? Provide a date estimate for how soon the public will be able to access recreational facilities at the park and indicate what those facilities are expected to be.

The subject property will be open for public use and recreation within 6 to 12 months from purchase following the installation of gates, signage, information kiosks, parking areas and appropriate property maps posted on Agency web site. The public usage will be in perpetuity.

One gravel parking area of approximately 0.2 acres in size will be created along **Saxkey Road**. Established trails will be used for public recreation for hiking, biking, horseback riding, and hunting and will be allowed when the state forest is opened to the public. No buildings/facilities will be established on the subject property.

7. If development will be delayed for more than three years from the date of the acquisition, explain why acquisition of the property is necessary at this time. Indicate what facilities will be developed, when such development will occur and what type of interim recreational use will be allowed before development occurs.

No delay of public usage is expected.

8. **Attach** a copy of the purchase agreement for the property to the application. If a purchase agreement does not exist, then **attach** a letter from the current property owner indicating the intent to sell the property to the applicant.

1. Describe the site analysis and environmental scoping that has been conducted to date for the proposed project. Indicate which environmental resources were analyzed and who was involved in conducting the analysis.

A draft Environmental Site Assessment Phase I was completed by ECS Mid-Atlantic, LLC for TCF in 2016. The draft ESA Phase I is included with this application; appendices may be provided upon request.

2. Has it been determined there will be impacts to any of the resources? If yes, describe the impacts. Describe any mitigation that is being anticipated or already known to be required.

No impacts to any of the resources were determined in the ESA Phase I.

3. List all the required federal, state and local permits/approvals needed for the proposal and explain their purpose and status.

No permits or approvals are needed for the proposal.

4. What alternative(s) to the proposed project were considered? Note: This question is asking what alternatives to the proposed land disturbing/acquisition activity were considered not what other funding sources were investigated.

No other alternatives were considered.

5. Compare and contrast the anticipated environmental impacts of the proposed project with the alternatives to the proposed action that were considered. Indicate why the proposed project is the best course of action.

N/A

6. Are construction plans, for future development (as required by LWCF), completed and approved for the project? Yes No or Underway

a) If yes, **include** evidence of the approved plans with the application.

b) If underway, describe the percent complete and indicate when construction plans will be completed.

[Click or tap here to enter text.](#)

7. Does a current appraisal exist for the property? (The appraisal must be to the *Uniform Appraisal Standards for Federal Land Acquisition* commonly known as “yellow book”. A current appraisal is one that is not older than 6 months. Yes No or Underway

a) If yes, **include** the appraisal with the application.

b) If underway, when will the appraisal be complete?

VDOF is working with TCF to acquire the state forest, including the subject property. An initial appraisal, which is not a yellow book appraisal, was obtained by TCF in **July** 2019. VDOF, working with TCF, plans on obtaining a yellow book appraisal for the entire property, to include the subject property, by the end of 2019.

8. For each environmental resource topic in Table A which follows, choose an impact estimate level (none, negligible, minor, exceeds minor) that describes the degree of **potential impact** for each listed resource that may occur directly, indirectly and/or cumulatively as a result of undertaking your proposal. **For each resource, provide a brief explanation of how the resource might be affected, how the impact level was determined, what resources were used to identify impacts and why the chosen impact level is appropriate.** If the resource does not apply to your proposal indicate why it doesn't apply. If additional information is needed to explain the impact level selected, please provide an attachment which clearly identifies the topical area being discussed and the explanation.

A. ENVIRONMENTAL RESOURCES Indicate potential for impacts. Use a separate sheet to clarify responses.	Not Applicable- Resource does not exist	No/Negligible Impacts- Exists but no or negligible impacts	Minor Impacts	Impacts Exceed Minor * EA/EIS required	Explanation (or note attachment included)
1. Geological resources: soils, bedrock, slopes, streambeds, landforms, etc.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text
2. Air quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text
3. Sound (noise impacts)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text
4. Water quality/quantity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text
5. Stream flow characteristics	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text
6. Marine/estuarine	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text
7. Floodplains/wetlands	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text
8. Land use/ownership patterns; property values; community livability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text
9. Circulation, transportation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text
10. Plant/animal/fish species of special concern and habitat; state/federal listed or proposed for listing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
11. Unique ecosystems, such as biosphere reserves, World Heritage sites, old growth forests, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
12. Unique or important wildlife/ wildlife habitat	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text
13. Unique or important fish/habitat	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text
14. Introduce or promote invasive species (plant or animal)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text
15. Recreation resources, land, parks, open space, conservation areas, rec. trails, facilities, services, opportunities, public access, etc. <u>Most conversions exceed minor impacts. See Step 3.B</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
16. Accessibility for populations with disabilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text
17. Overall aesthetics, special characteristics/features	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text
18. Historical/cultural resources, including landscapes, ethnographic, archeological, structures, etc. Attach SHPO/THPO determination.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
19. Socioeconomics, including employment, occupation, income changes, tax base, infrastructure	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
20. Minority and low-income populations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text
21. Energy resources (geothermal, fossil fuels, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text

22. Other agency or tribal land use plans or policies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
23. Land/structures with history of contamination/hazardous materials even if remediated	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
24. Other important environmental resources to address.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.

9. Table B below contains a list of mandatory criteria that preclude the use of categorical exclusions for the purpose of the National Environmental Policy Act. Please provide an answer and explanation for each answer. If you answer “yes” or “maybe” for any of the mandatory criteria, more detailed information on your project would be needed in order for it to continue to be considered for funding. If the project scores high enough for funding, DCR will contact the applicant to discuss details.

B. MANDATORY CRITERIA If your LWCF proposal is approved, would it...	Yes	No	Explanation
1. Have significant impacts on public health or safety?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Click or tap
2. Have significant impacts on such natural resources and unique geographic characteristics as historic or cultural resources; park, recreation, or refuge lands, wilderness areas; wild or scenic rivers; national natural landmarks; sole or principal drinking water aquifers; prime farmlands; wetlands (E.O. 11990); floodplains (E.O 11988); and other ecologically significant or critical areas.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Click or tap here to enter text.
3. Have highly controversial environmental effects or involve unresolved conflicts concerning alternative uses of available resources [NEPA section 102(2)(E)]?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Click or tap here to enter
4. Have highly uncertain and potentially significant environmental effects or involve unique or unknown environmental risks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Click or tap here to enter
5. Establish a precedent for future action or represent a decision in principle about future actions with potentially significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Click or tap here to enter
6. Have a direct relationship to other actions with individually insignificant, but cumulatively significant, environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Click or tap here to enter
7. Have significant impacts on properties listed or eligible for listing on the National Register of Historic Places, as determined by either the bureau or office. (Attach SHPO/THPO Comments)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Click or tap here to enter text
8. Have significant impacts on species listed or proposed to be listed on the List of Endangered or Threatened Species, or have significant impacts on designated Critical Habitat for these species.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Click or tap here to enter text
9. Violate a federal law, or a state, local, or tribal law or requirement imposed for the protection of the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Click or tap here to enter
10. Have a disproportionately high and adverse effect on low income or minority populations (Executive Order 12898)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Click or tap here to enter
11. Limit access to and ceremonial use of Indian sacred sites on federal lands by Indian religious practitioners or significantly adversely affect the physical integrity of such sacred sites (Executive Order 13007)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Click or tap here to enter text
12. Contribute to the introduction, continued existence, or spread of noxious weeds or non-native invasive species known to occur in the area, or actions that may promote the introduction, growth, or expansion of the range of such species (Federal Noxious Weed Control Act and Executive Order 13112)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Click or tap here to enter text.

Environmental Reviewers:

The following individual(s) provided input in the completion of the environmental screening form. List all reviewers including name, title, agency, and field of expertise.

1. Kathryn R. Webb, Project Manager, ECS Mid-Atlantic, LLC
2. Garnett B. Williams, C.P.G, Principal Geologist, ECS Mid-Atlantic, LLC
3. Click or tap here to enter text.

The following individual(s) conducted site inspections to verify field conditions. List the name, title, and agency, field of expertise and date of inspection.

1. Kathryn R. Webb, Project Manager, ECS Mid-Atlantic, LLC
2. Alexandra Moon, ECS Mid-Atlantic, LLC
3. Megan Nelson, ECS Mid-Atlantic, LLC

H. Virginia Outdoors Plan, Local Plans & Park Master Plans

1. Using **no more than three citations** from the *2018 Virginia Outdoors Plan (VOP)*, (<https://www.dcr.virginia.gov/recreational-planning/vop>), explain how this proposal implements identified needs and goals as presented in the VOP. Be sure to **include page numbers for each of the three citations**.

The 2018 Virginia Outdoors Plan (VOP) identifies the state's most needed recreational opportunities, based on the 2017 Virginia Outdoors Demand Survey. Both statewide and in the Commonwealth Recreational Region, which includes Charlotte County, these include natural areas, parks, trails, and scenic drives (VOP page 2.4), all of which will be provided by the Roanoke River State Forest.

One of the goals stated in the VOP is to protect working landscapes, due to the important impact industries like forestry have on the state's economy and the threat of development and conversion to the lands that support that industry. On page 12.10 of the VOP states that "...an important part of supporting our land-based economy is to preserve the most productive lands and areas with supporting infrastructure. Protecting the Commonwealth's working lands ensures that the necessary land base for these important industries will be preserved for future use".

The VOP also notes the importance of landscape-scale land conservation for the protection of water quality. The VOP (page 12.7) states that "Protecting large tracts of land as open space through watershed planning and land conservation sustains and improves water quality. By and large, Virginians take for granted the water quality benefits provided by privately held forestland — land that is rapidly being converted to other uses. Several other states, such as Florida and New York, have recognized the importance of protecting significant portions of watersheds, primarily as a means of ensuring adequate drinking water supplies. Investing in green-infrastructure lands can often be more cost effective than conventional public works projects and can protect existing infrastructure investments. Virginia's conservation-lands strategy should also include the protection of significant watershed areas."

2. Is this project included in a local or regional recreation plan, comprehensive plan or in an existing park's master plan? **Yes** **No**

If yes, provide the name(s) of the plan and approval date(s) of plan. Please do not include a copy of the actual plan(s).

Although it is not specifically identified, the project is supported by the VDOP's State Forest Acquisition Plan, the 2018 Virginia Outdoors Plan, and the Land Use Plan within the 2016 Comprehensive Plan for Charlotte County.

I.

Operation and Maintenance

Describe the management, operation and maintenance of the park and its facilities. Outline the support staffing dedicated to the management and operation of the park. For new parks, indicate the number of support staffing that will be provided to operate and maintain the park. Indicate whether staff for maintaining a new park is already available or if additional staffing will need to be hired. In both scenarios, clearly indicate who is responsible for each action and how frequently the action occurs.

A forest management plan will be developed for the property which includes the public use and recreation which is permitted on all weekdays during daylight hours. The trails for hiking, biking, horseback riding, and hunting will be maintained by state forest staff as well as partnerships with recreational organizations. A state forest manager will have general oversight for all operations on the property and ten other state forest personnel will be available on an as needed basis for the property management. It is expected that one additional state forest technician will be hired to assist with the property management.

J.

Accessibility

LWCF funding assistance requires the recreational facilities to be designed to comply with the Architectural Barriers Act of 1968 (Public Law 90-480; <https://www.access-board.gov/the-board/laws/architectural-barriers-act-aba>) and Department of Interior Section 504 Regulations (43 CFR Part 17; <http://www.ecfr.gov/cgi-bin/retrieveECFR?n=pt43.1.17>).

Describe how this proposal will meet this requirement.

The Architectural Barriers Act of 1968 does not apply as no buildings or structures are planned.

Regarding the Department of Interior Section 504 Regulations, the Virginia Department of Forestry does not discriminate on the basis of race, color, religion, gender, gender expression, age, national origin, disability, marital status, sexual orientation, or military status, in any of its activities or operations.

1. Describe the planning process that went into the development of this proposal.
 - a) How was the interested and affected public engaged and given an opportunity to be involved in the planning for this proposal?

VDOF has established a Forest Stewardship Coordinating Committee (FSCC) in accordance with Section 19 of the Cooperative Forestry Assistance Act (CFAA) of 1978. This committee is administered by VDOF and includes members of the public representing consulting foresters, forest landowners, conservation organizations, land trust organizations, forestry industry, as well as staff from other state agencies, including Virginia Department of Game and Inland Fisheries. The committee engaged in the review and evaluation of a project proposal for a ~4,944 acre Roanoke River State Forest on 9/5/18 (subcommittee meeting) and 9/20/18 (full committee meeting). The committee recommended submitting a USFS Forest Legacy grant application for approximately half of the funds needed for the acquisition, knowing that VDOF staff would simultaneously pursue other grant funding for the same project.

- b) Who was involved in the concept and planning process and how were they able to review the proposal? Indicate any state, local, federal agency professionals involved, advisory committees, neighborhood groups, subject matter experts, local Indian Tribes, etc. that were involved.

Grant project development for the Roanoke River State Forest began in 2018 when VDOF convened a meeting of FSCC (described above) members, which included Sherry Buttrick (Virginia Outdoors Foundation), Rick Myers (VA-DCR Natural Areas Stewardship Manager), Anitra Webster (forest landowner), and Brad Fuller (consultant forester). This advisory committee met in order to vet the project concept, maps and first grant proposal, which proposal was developed by staff from The Conservation Fund, in coordination with VDOF staff. USFS personnel from the Southern Region then vetted the proposal and provided feedback in October of 2018.

- c) Describe and provide the dates of public meetings held, design charrettes, formal public comment periods which invited and allowed for public input and comment into the planning process for the development of this proposal.

Public meetings held include the Forest Stewardship Coordinating Committee (FSCC) meetings on 9/5/18 (subcommittee meeting) and 9/20/18 (full committee meeting). These meetings were specifically convened to allow citizens and experts in attendance to see plans and maps, ask questions and provide comments in a group setting. Both meetings were convened at VDOF headquarters in Charlottesville, given its central location within the state.

- d) What information was made available to the public for review and comment? Did the applicant provide written responses addressing received comments? If yes, include the comments and responses as an attachment to this application.

The VDOF's Forest Stewardship Coordinating Committee (FSCC) was shown maps and provided a general concept of turning the nearly 5,000 acre area along Wards Fork and Roanoke Creeks into Virginia's next State Forest. Questions and comments were taken and answered at the meetings.

The Roanoke River State Forest concept was also shared with the Virginia Association of Soil & Water Conservation Districts at its quarterly meeting on 9/13/18.

A public notice, call for public comments, will be placed as an advertisement in the Southside Messenger, with a public comment period to run through December, 2019.

The project was presented and explained to the Charlotte County Board of Supervisors.

- e) If the proposal has not been made available to the affected public during the planning process for the project, explain why.

N/A

L.

Budget

The minimum award request amount is \$250,000.00 (total project cost = \$500,000.00). There is no maximum.

Provide a detailed, itemized budget estimate for the Land and Water Conservation Fund (LWCF) proposal. Estimates should include cost increases that may occur during the construction period. A narrative explaining how the requested LWCF assistance will be used and how the match requirement will be met, should be provided. Break down, describe, and justify the proposed project costs that correspond to the details of the work activities. Budget information should be presented in both narrative and tabular forms to ensure sufficient detail to demonstrate the applicant has the financial capability of moving the project forward while seeking periodic reimbursement.

If the LWCF assisted elements are a component of a much larger proposal, your estimate must consider **only the elements that will receive federal assistance**.

Include with your budget a clear description of the required local match. If the match is not a 100% hard cash match provide details describing the soft match. Indicate the dollar value and how the value for the soft match was derived. Be sure to identify all funding sources for the project, not just the match.

Notes:

1. The Land & Water Conservation Fund is a 50-50, matching, reimbursement program. All costs are incurred by the grantee prior to receiving reimbursement (whether partial or in full). The program requires that 20% of the award be retained until all LWCF elements are 100% complete and the project has been administratively closed out with the National Park Service.
2. The only federal funding that can match LWCF funds are Community Development Block Grants (CDBG) and Recreational Trails Program (RTP) funding. Non-federal grants may be used as part of a match. However, eligible federal grants or non-federal grants being used as a match for the LWCF proposal subject to this application must be in hand in order to be eligible to be used as a match for the LWCF. A copy of the authorized project agreement from the funding entity, the name of the entity, the name of the grant and program contact must be included with this application for verification. Failure to include this required documentation will remove the proposal for consideration for funding.
3. In submitting a grant application and signing the signature page of the application, the applicant is certifying that funds are available and committed to the project for its completion while seeking periodic reimbursements throughout the life of the LWCF grant. The typical term for completion

and close-out is 3 years.

M.

Project Timeline

Attach a timeline for completion of the proposed LWCF project. The timeline submitted will be used to create the milestones for the project and its progress over the life of the grant should it be selected for funding and approved. If insufficient space is available below for your timeline, please attach the timeline to the application.

The purpose of a Section 6(f)(3) map is to define and depict the area that will be legally protected by Section 6(f)(3) of the LWCF Act, which states that property acquired or developed with LWCF shall not be converted to uses other than public outdoor recreation.

A Section 6(f)(3) map also ensures that the area defined by the boundary line is a viable recreation unit. Normally this will be the total area of the facility receiving assistance. In no case will it be less than the area to be developed or acquired under a given LWCF application. Applicants must submit a Section 6(f)(3) map for the application process. Acquisition applications should include a plat or depiction of the area to be acquired if a metes and bounds map of the parcel(s) is not available.

As required by law, the project area within the Section 6(f)(3) boundary will become encumbered as an outdoor recreational site in perpetuity. This means that it must be open and managed for public outdoor recreation forever.

Applicants should consider any existing or potential non-recreational uses of the park property. These areas should be excluded from the 6(f)(3) area. Applicants must consult with the Virginia Department of Transportation to determine if any planned road construction or improvement projects might impact the proposed 6(f)(3) boundary so that adjustments can be made now to avoid creating future conversion of use issues.

See the 2019 LWCF Grant Manual <https://www.dcr.virginia.gov/recreational-planning/lwcf> for the Section 6(f)(3) metes and bounds map requirements.

Section 6(f)(3) mapping is preferred on 11 x17 sized paper. If utilizing 11 x 17 paper compromises the legibility of the map, please use larger sized paper.

O.

Application Attachments

The following items must be included with the Application:

- Application Signature Page
- Location Maps
- Site graphic depicting the proposed improvements, where and how the public will access the site, parking, etc.,. Clearly indicate existing recreation facilities, proposed recreation facilities and indicate which facilities are to be the subject of the LWCF assistance.
- Deed
- A 6(f)(3) metes and bounds boundary map. Acquisition projects should include a graphic clearly depicting where the 6(f)(3) area is located.
- Acquisition projects must include a copy of the purchase agreement for the property between the applicant and current property owner. If this agreement is under review by attorneys, please include the most recent draft under consideration. If a purchase agreement is not available then a Letter of Commitment from the current property owner that shows the intent of the owner to sell to the applicant must be included.
- Project Timeline –The timeline submitted will be used to create the milestones for the project and its progress over the life of the grant should it receive formal approval.
- For acquisition projects if a current appraisal to UASFLA (“yellow book) standards is available please provide a copy with the application.
- Governing Body Resolution (see 2017-2018 Land and Water Conservation Fund Manual for instructions)
- Budget Estimate
- Commonwealth of Virginia Substitute W-9 form: Request for Taxpayer Identification Number and Certification (http://www.doa.virginia.gov/Admin_Services/CVG/Forms/W9_COVSubstitute.pdf)

P.

Application Signature Page

"On behalf of, the Virginia Department of Forestry

I hereby certify the information contained in the attached application is true and correct. I understand this application will be rated on the basis of the information submitted and the submission of incorrect data or an incomplete application can result in this application being withdrawn from consideration for funding at any point during the open project selection process and at any point thereafter."

"I hereby certify the Virginia Department of Forestry will comply with all applicable local, state and Federal laws and regulations."

"I hereby certify the availability of funding and commitment of funding for the total project costs as represented in this application."

"I hereby certify that the Virginia Department of Forestry understands that the LWCF program reimburses at 50% and that documentation verifying expenditures must be submitted to DCR in order to receive payment, whether partial or in full. Further, it is understood that 20-25% of the grant award must be held back until the project is 100% complete."

"I hereby certify that the property will be placed under Section 6 (f) protection of the Land & Water Conservation Act and that wording to such effect placed in the deed of the property." Further, I certify that necessary coordination with interested parties was involved during the development of the 6(f) area.

Signed this 26TH day of JUNE 2019

By Michael A. Santucci

Title FORESTRY AND CONSERVATION MANAGER

The LWCF Application is due at the Virginia Department of Conservation and Recreation no later than **5:00 pm on 28 June 2019.**

Deliver 7 complete copies of the LWCF application plus 1 complete electronic version on CD or USB to the Virginia Department of Conservation and Recreation, LWCF Program, 600 East Main Street, Richmond, Virginia 23219.

Faxes and email submissions will **not** be accepted.

Applications received after 5:00PM on 28 June 2019 will **not** be accepted.

Applicants are responsible for effecting delivery by the deadline above; late submissions will be rejected without consideration.

Note: Project revisions shown in **BOLD, black text were made on November 26, 2019, after initial application submittal.

LWCF Budget

Acquisition of the **838**-acre subject property is a part of a larger 4944-acre fee acquisition of the Roanoke River State Forest. The cost of the acquisition is estimated to be approximately **\$12.6** million. The estimated budget is detailed in the following table:

Funding Sources	Acquisition	Due Diligence
<i>State Funds</i>		
VDOF Funds	\$6,500,000	\$10,000
Forest CORE	\$900,000	\$100,000
VLCF	\$300,000	
<i>Total State Funds</i>	<i>\$7,700,000</i>	<i>\$110,000</i>
<hr/> <i>Federal Funds</i>		
FY20 Forest Legacy (pending)	\$3,000,000	\$25,000
LWCF (pending)	\$900,000	
FY21 Forest Legacy (pending)	\$1,000,000	\$25,000
<i>Total Federal Funds</i>	<i>\$4,900,000</i>	<i>\$50,000</i>
<hr/>		
Total	\$12,600,000	\$160,000

Specifically to the subject property, based on the current appraisal, the purchase price is estimated to be **\$2,000,000**; VDOF is seeking \$900,000 in LWCF funds to support the purchase and contribute to the larger acquisition, to be matched with \$900,000 in state funds in hand.

Federal funding sources **are anticipated to** comprise approximately **\$4.9** million. State funding sources will comprise approximately **\$7.7** million, of which **\$7.7** million is in hand. LWCF **federal dollars** will be **matched with state funds** on the subject property, and be leveraged by over 70% on the entire acquisition. VDOF is requesting no due diligence funding from LWCF.

****Note:** Project revisions shown in **BOLD**, black text were made on November 26, 2019, after initial application submittal.

Timeline

The core Stanley Land and Lumber holdings encompass 4,944 acres of land in Charlotte County, Virginia. The Conservation Fund is in the process to acquire the entire Stanley holdings in fee this August and will transfer them to VDOF for protection as a new state forest in two phases starting in 2020.

August 2019	TCF closes on entire property purchase
	TCF-VDOF draft purchase agreement; finalize outsale plan
September 2019	Initiate survey, title, and appraisal work
1 st Quarter 2020	Complete survey, title, and appraisal work
May 2020	Acquire approximately 2/3 of entire property, including subject property
Summer 2020	Establish parking areas, access on subject property
November 2020	Open Roanoke River State Forest (including subject property) to public use
May 2021	Acquire remainder of property from TCF