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COMMONWEALTH of VIRGINIA
DEPARTMENT OF CONSERVATION AND RECREATION

October 2, 2026

The Honorable L. Louise Lucas
Chair, Senate Finance and Appropriations Committee
General Assembly Building, Room 1404
201 North 9th Street
Richmond, Virginia 23219

The Honorable Luke E. Torian
Chair, House Appropriations Committee
General Assembly Building, Room 1223
201 North 9th Street
Richmond, Virginia 23219

The Honorable Mark D. Sickles
Secretary of Finance
Patrick Henry Building
1111 East Broad Street
Richmond, Virginia 23219

RE: Draft Status Report Regarding Oak Hill

Dear Chair Lucas, Chair Torian, and Secretary Sickles:

In accordance with the requirements outlined in Item C-15 of the 2026 Appropriations Act, I am writing to provide you with a status update on the effort to meet the deliverables outlined in that item regarding the acquisition of the property known as Oak Hill for inclusion in the Virginia State Park System. Item C-15 provides for a status report no later than September 30, 2026, and a final report no later than December 15, 2026.

Since our first six state parks opened ninety years ago, we have worked collectively to ensure that important places are protected, stewarded, and maintained in a way that provides opportunities for people to enjoy and benefit from them. Today, our state park system consists of forty-four distinct units that welcomed over eight million visitors and contributed \$438.6 million to our state economy in 2025.

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A century of protecting Virginia's natural and cultural treasures.

*State Parks • Soil and Water Conservation • Planning and Recreation Resources
Natural Heritage • Dam Safety and Floodplain Management • Land Conservation • Public Safety and Law Enforcement*

The Department of Conservation and Recreation has been working with our sister state agencies since the enactment of the current Appropriations Act to address the requirements contained in Item C-15. These requirements include the development of a comprehensive funding plan, a property condition assessment and maintenance cost estimate, a deed and instrument review, and an archaeological and historical assessment of the property.

In addition to interagency consultation, two larger coordination meetings were conducted on August 25, 2026 and September 25, 2026. The meetings included representatives from the Secretariat of Natural and Historic Resources, the Secretariat of Finance, the Secretariat of Commerce and Trade, the Office of the Attorney General, the Department of Conservation and Recreation (DCR), the Department of Planning and Budget (DPB), the Department of General Services (DGS), the Department of Historic Resources (DHR), and the Department of Treasury (DOT).

The following is a summary of progress on each component of Item C-15:

Comprehensive Funding Plan: Item C-15 requires that the Secretary of Natural and Historic Resources, in consultation with DPB, DCR, DHR, the Virginia Department of Transportation (VDOT), and the Virginia Tourism Commission (VTC), confirm \$47,000,000 in non-general fund resources for the project, including \$27 million from Loudoun County, \$6 million from a Stateside Land and Water Conservation Fund (LWCF) grant, \$2 million from the Virginia Land Conservation Foundation, and at least \$12 million in philanthropic or private support.

- In 2025, as part of a General Assembly-directed feasibility study, DCR engaged the services of a qualified private consultant to develop an initial funding and financial plan that provided both revenue and expenditure projections. These projections were based on a fiscal analysis of revenues and expenditures from sites of similar size, scope, and purpose associated with the National Park Service and other state park systems.
- Since July 1, 2026, DCR has reviewed these preliminary assessments and further refined financial projections associated with the site based on data regarding Virginia state park operations and performance. DCR reviewed this preliminary financial data with representatives from DPB, DGS, and DHR on August 25, 2026, and provided additional detailed financial data on September 4, 2026.
- At this time, we are able to confirm the following:
 - Local Government Support: The Loudoun County Board of Supervisors voted on November 7, 2024, to provide \$22 million to support the acquisition of the Oak Hill property for use as a future Virginia State Park. The additional \$5 million required in local government support identified in the Appropriations Act will be confirmed as part of the final report we will provide to you no later than December 15, 2026.

- *Stateside Land and Water Conservation Fund Support:* On September 24, 2024, the United States Department of the Interior, National Park Service, approved the award of \$6 million in Land and Water Conservation Funds to DCR's Division of State Parks, for the acquisition of the property referred to as Oak Hill.
- *Virginia Land Conservation Foundation Support:* On November 21, 2024, the Board of Trustees of the Virginia Land Conservation Foundation authorized a \$2 million grant to The Conservation Fund (TCF) to support the acquisition of Oak Hill.
- *Philanthropic/Private Support:* Our conservation partner in this effort, TCF, reports that it has secured \$8.5 million in private philanthropy donations and pledges. TCF is also securing at least \$4.25 million in expected private payments associated with on-site stream and wetland mitigation banking. Additional details will be provided as part of the funding plan provided in our December report.
- Prior to December 15, 2026, DCR and its partner agencies will further refine the projected resources, future revenues, and future expenditures associated with a comprehensive funding plan for the acquisition, management, and operation of Oak Hill as a state park unit. We will also complete the confirmation of the required financial resources. A detailed funding plan will be provided as part of our final report in December.

Property Condition Assessment and Cost Estimates: Item C-15 instructs DGS to evaluate the property's condition and develop cost estimates for any necessary life safety improvements and maintenance projects to maintain and ensure the safety of the property. Item C-15 also requires a risk management review by the Department of the Treasury.

- An analysis of maintenance and facility improvement needs was conducted by a consultant as part of the 2025 Feasibility Study. This data was further refined by DCR as part of an effort to determine how each of the site's more than sixty structures will be utilized over the first three to five years of operation as a state park. Longer term use of facilities will be directed by the state park master planning process. The master planning process requires a significant level of public engagement and is provided to the General Assembly prior to adoption for review and comment. These planning efforts take between 18 and 30 months to complete and are required for each unit of the state park system every 10 years under the Code of Virginia.
- The building condition and use data was provided to DGS on September 10, 2026, and additional environmental assessments, including Phase I and II Environmental Impact Reports (EIRs), were provided on September 17, 2026. Site visits to allow DGS personnel to conduct facility inspections are being scheduled in October.
- The Department of the Treasury is working on a risk assessment and identifying the information needed to address this requirement. Site visits will be scheduled in the coming weeks, and additional information will be included in the December report.

Deed and Instrument Review: Item 15-C requires the Office of the Attorney General and DGS to review the deed and any other instruments related to the property. Current deeds, instruments, and due diligence materials were provided to the OAG and DGS the week of September 21 for review. A summary of their review will be included as part of the December report.

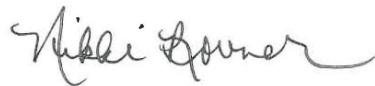
- Additionally, as part of the terms and conditions associated with the 2024 VLCF grant award, an easement must be placed on a portion of the property to ensure the appropriate protection and treatment of historic structures and landscapes. This easement will be reviewed by DCR and the Office of the Attorney General prior to recording, as is standard practice.

Archaeological and Historical Assessment: DHR and DGS are working to address the requirements contained in Item C-15, which include completing an archaeological and historical assessment of the property and providing cost estimates for necessary repairs to any historic facilities located on the property.

- Previous assessments of historic structures and cost estimates developed in 2025 as part of the feasibility study, as well as an archaeological background review conducted by the William & Mary Center for Archaeological Research, were provided to DHR in August 2026. This data, along with information that DHR already possesses, will be used by DHR to develop a response to this requirement. DGS will utilize this data, as well as data gathered during its own site inspections, to address its portion of this requirement. DHR staff have already visited the property and will conduct additional site assessments to inform their response to this requirement.

DCR will continue to coordinate with all of the agencies involved in the effort to meet the requirements set forth in the Appropriations Act and appreciates your continued support as we work towards protecting this important outdoor recreation and historic asset to benefit all the people of the Commonwealth.

Respectfully,

A handwritten signature in black ink, appearing to read "Nikki Rovner". The signature is fluid and cursive, with a long, sweeping underline.

Nikki Rovner
Director