

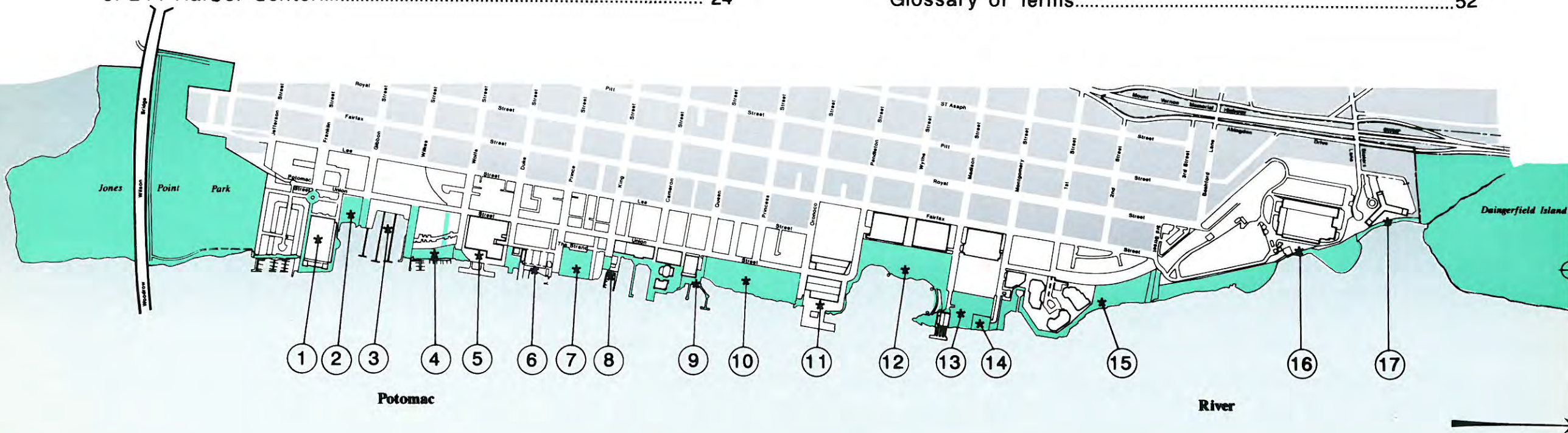
Alexandria Waterfront: Land Use Agreements

Cover Photo: Looking north along the Alexandria Waterfront, a
1978 aerial view by Paul Lederer of the National Park Service.

Alexandria Waterfront: Land Use Agreements

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ownership of all lands along the Alexandria waterfront that were east of the high-water mark as it existed on January 24, 1791.

During 1978 and 1979, both the City of Alexandria and the National Park Service drafted planning guides for the waterfront, which were the subject of public hearings. In 1981, the City and the National Park Service completed a joint land-use plan to protect and enhance the waterfront. Central to that plan was a policy that the Federal government would not retain fee ownership of any of the waterfront property, but rather, would protect the public interest through access and scenic easements.

Goals and objectives adopted by the National Park Service and the City of Alexandria in developing the land-use plan for the waterfront included:

- ▶ Protection and enhancement of the cultural, natural, and scenic values of the waterfront and the Potomac River.
- ▶ Preservation and creation of open space along the waterfront in order to provide greater public access to the river.
- ▶ Provision of parkland and recreational facilities, including a pedestrian walkway and bike trail along the waterfront.
- ▶ Establishment of controls limiting heights, densities, and uses to those compatible with the historic district, natural resources, floodplain regulations and scenic vistas.
- ▶ Reinforcement of the relationship between the river and the historic town.
- ▶ Removal of obsolete and/or incompatible industrial and other uses along the shoreline.

In 1981 the City of Alexandria and the United States negotiated an out-of-court settlement for five City-owned properties and certain street ends. During the 1980s out-of-court

settlements were reached with most private property owners as well. All of these settlements were guided by the joint National Park Service/City of Alexandria land-use plan for the waterfront. Ownership of only 4.55 acres along the waterfront currently remains in dispute. No agreements to settle claims to the Old Dominion Boat Club or the Strand properties have been concluded, and none are expected in the near future. The United States and the City are discussing settlement of their claims to the 2.72 acres which comprise the Old Town Yacht Basin.

Two large industrial sites along the waterfront were not part of the 1973 quiet title action. The Old Ford Plant and the Torpedo Factory previously were owned by the Federal government. In 1970, the General Services Administration sold the Torpedo Factory to the City of Alexandria. The Torpedo Factory now houses artist studios, shops and offices. In 1984, the Old Ford Plant was sold by the General Services Administration to Cook Inlet Region, Inc., and in 1986 the United States entered into an exchange of easements with Cook Inlet Region, which is summarized in this book.

Another agreement outlined in this book was not a part of the original 1973 quiet title suit. The United States entered into an exchange of easements with Marina Associates, Inc., which allowed for the construction and maintenance of the Mount Vernon Bike Trail along the waterfront to the east of the Marina Towers Apartments.

The United States has also signed agreements with many owners of the townhomes in the area bounded by Cameron, North Union, Oronoco and North Lee Streets in Alexandria, releasing any claim the Federal government may have had over their properties. In exchange, the owners agreed to keep their properties residential and limit the heights of any buildings on their property to 50 feet.

June 1992

Old Ford Plant

700 block of South Union at Franklin Street

■ Site Data

- Site Development*
- ▶ Ford's Landing, a residential complex of 204 townhomes and condominiums, is currently under construction onsite. The existing "Old Ford Plant," which is in Alexandria's Old and Historic District, will be preserved, although modified, and incorporated into the complex. The development will include a system of canals, docking facilities for residents, transient boats and ocean-going vessels, as well as a bike trail and a continuous public walkway along the waterfront.
- Property Owners*
- ▶ Cook Inlet Region, Inc. (CIRI)
- Previous Owners*
- ▶ The United States. CIRI acquired the property by auction from GSA in 1984.
- Approximate Area*
- ▶ Fast Land, Total Area: 10.20 acres
- River Frontage*
- ▶ Approximately 625 feet along the official bulkhead line
- Maps on File*
- ▶ P20/88049 GSA Exhibits 1, 2, 3 and 4
 - ▶ P20/88050 Easement Plat
 - ▶ P20/80240 Site Plan

■ Land Use Agreements

- Parties to Agreement*
- ▶ 1986 The United States and CIRI
 - ▶ 1990 The United States and Trustees John H. Rust, Jr., and James M. Sack, successors to CIRI.
- Agreements Signed*
- ▶ 1986 Agreement to Exchange Easements
 - ▶ 1990 Amendment to the Easement Agreement
- Length of Easements*
- ▶ In perpetuity

Summary of Agreements

- ▶ In 1986 the United States and Cook Inlet Region, Inc., agreed to an exchange of easements in order to protect the historic Old Ford Plant, ensure continuous public access along the property's Potomac shoreline and the continued existence of a bicycle trail linking Jones Point Park with Franklin Street. CIRI agreed to improve and maintain the public access area and the bike trail.
- ▶ CIRI granted the United States an easement in the lands designated for development and agreed to construct and maintain a continuous public walkway along the property's waterfront.
- ▶ CIRI agreed to pay the costs associated with rerouting the existing bike trail. For its part, the United States agreed to seek an amendment to the "Development Concept Plan and Environmental Assessment for Jones Point Park, 1984," to allow for the relocation of the bike trail, and agreed to assume responsibility for administering and maintaining the reconstructed trail. The bike trail has been relocated and the work accepted by the National Park Service.
- ▶ Because that portion of the Old Ford Plant which extends out into the Potomac River is built on the bed of the Potomac River, which is U.S. land, the United States granted CIRI an easement in the bed of the Potomac to be used for the maintenance, repair and replacement of pilings supporting the Old Ford Plant building.
- ▶ In 1990 the easement agreement was amended at the owner's request in order to modify the location of the planned shoreline walkway as well as the bike trail. Specific easement areas were defined. The United States granted CIRI variable width easements in the bed of the Potomac River to the north of the Old Ford Plant building and along the eastern boundary of the property for the construction of the waterfront walkway, and also agreed that the bike trail could be reconstructed on U.S. lands in Jones Point Park. In exchange, CIRI granted the United States a public access street easement and a variable width, internal public access easement that would connect the public walkway along the riverfront with South Union Street.
- ▶ The amended agreement also provided for a permit to be issued by the United States to CIRI for work in the bed of the Potomac River for the construction of the continuous public access along the shoreline. The improvements constructed within the connection area would be conveyed to the United States upon completion.

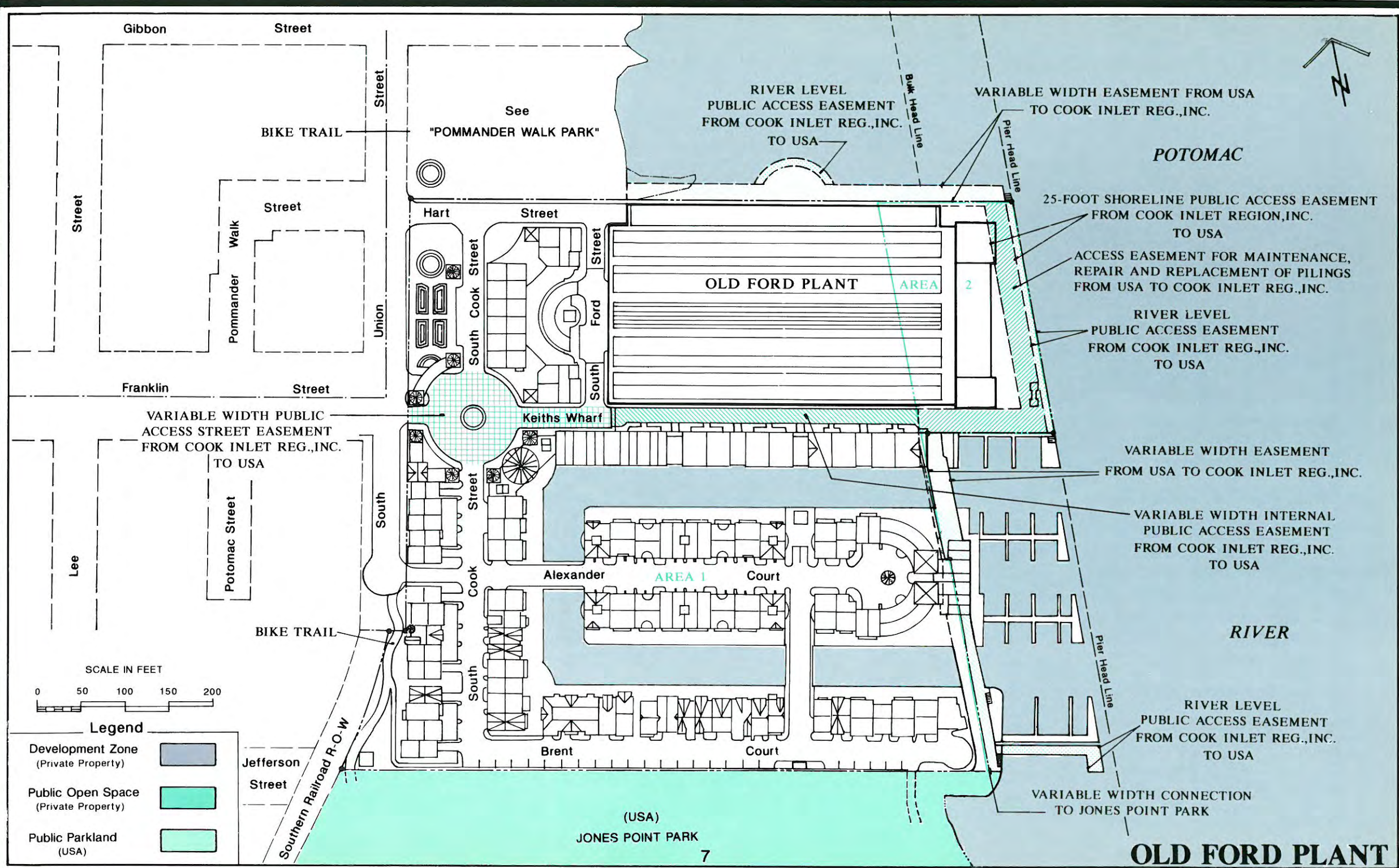
- ▶ The United States and CIRI agreed to grant and convey all easements no later than 45 days after the filing of an as-built site plan with the City of Alexandria.
- ▶ Please refer to the agreement for a complete and precise definition of the easements and all restrictions. The agreement is recorded at Deed Book 1175, page 423 of the land records of the City of Alexandria. Copies of the agreement as well as all site maps are on file with the National Park Service, National Capital Region in the Office of Land Use Coordination.

■ Restrictions

- ▶ New buildings and structures may not exceed 50 feet in height as measured from the average finished grade to the highest point of the building. Please refer to the agreement for a specific definition of height restrictions.
- ▶ All work in the waters or on the bed of the Potomac River requires appropriate permits from the U.S. Army Corps of Engineers and the National Park Service .
- ▶ Work within all of the easements conveyed by the United States requires a permit from the National Park Service.
- ▶ The continuous public access along the shoreline is to be used as an open space, public park that may include pedestrian walkways, bicycle trails, open air seating, covered seating under a portico, landscaped areas, fountains, gardens, stairs or ramps to the river level, play areas, plazas, and temporary facilities for public events.
- ▶ Access to the river along the shoreline must be provided on fast land wherever possible, but may include decking or other such structures.
- ▶ No motorized vehicles are permitted in the public access area except those used for loading and off-loading of vessels, construction, maintenance, repair, policing and emergencies.
- ▶ All site plans must be submitted to the National Park Service for review in order to ensure compliance with the terms of the agreement.
- ▶ CIRI may close the public access area for interim periods as may be required for reasons of safety during construction and repair, or during the loading and off-loading of vessels. Please refer to the agreements for details regarding the closing of public access areas.
- ▶ Docking for ocean-going vessels may be allowed along side the existing piers.



Construction at Old Ford Plant site in the spring of 1991.



RIVER LEVEL
PUBLIC ACCESS EASEMENT
FROM COOK INLET REG.,INC.
TO USA

VARIABLE WIDTH EASEMENT FROM USA
TO COOK INLET REG.,INC.

POTOMAC

25-FOOT SHORELINE PUBLIC ACCESS EASEMENT
FROM COOK INLET REGION,INC.
TO USA

ACCESS EASEMENT FOR MAINTENANCE,
REPAIR AND REPLACEMENT OF PILINGS
FROM USA TO COOK INLET REG.,INC.

RIVER LEVEL
PUBLIC ACCESS EASEMENT
FROM COOK INLET REG.,INC.
TO USA

VARIABLE WIDTH PUBLIC
ACCESS STREET EASEMENT
FROM COOK INLET REG.,INC.
TO USA

VARIABLE WIDTH EASEMENT
FROM USA TO COOK INLET REG.,INC.

VARIABLE WIDTH INTERNAL
PUBLIC ACCESS EASEMENT
FROM COOK INLET REG.,INC.
TO USA

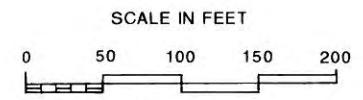
RIVER

RIVER LEVEL
PUBLIC ACCESS EASEMENT
FROM COOK INLET REG.,INC.
TO USA

VARIABLE WIDTH CONNECTION
TO JONES POINT PARK

(USA)
JONES POINT PARK
7

OLD FORD PLANT



Legend

Development Zone (Private Property)	
Public Open Space (Private Property)	
Public Parkland (USA)	

Pommander Walk Park

300 block of South Union at Gibbon Street

■ Site Data

- Site Development* ▶ Pommander Walk Park is unimproved city parkland primarily used as an exercise area for dogs.
- Property Owner* ▶ City of Alexandria
- Approximate Area* ▶ Fast Land: 1.02 acres
- River Frontage* ▶ Approximately 180 feet along the official bulkhead line
- Site Maps on File* ▶ P20/88058 Boundary Agreement Survey

■ Agreement

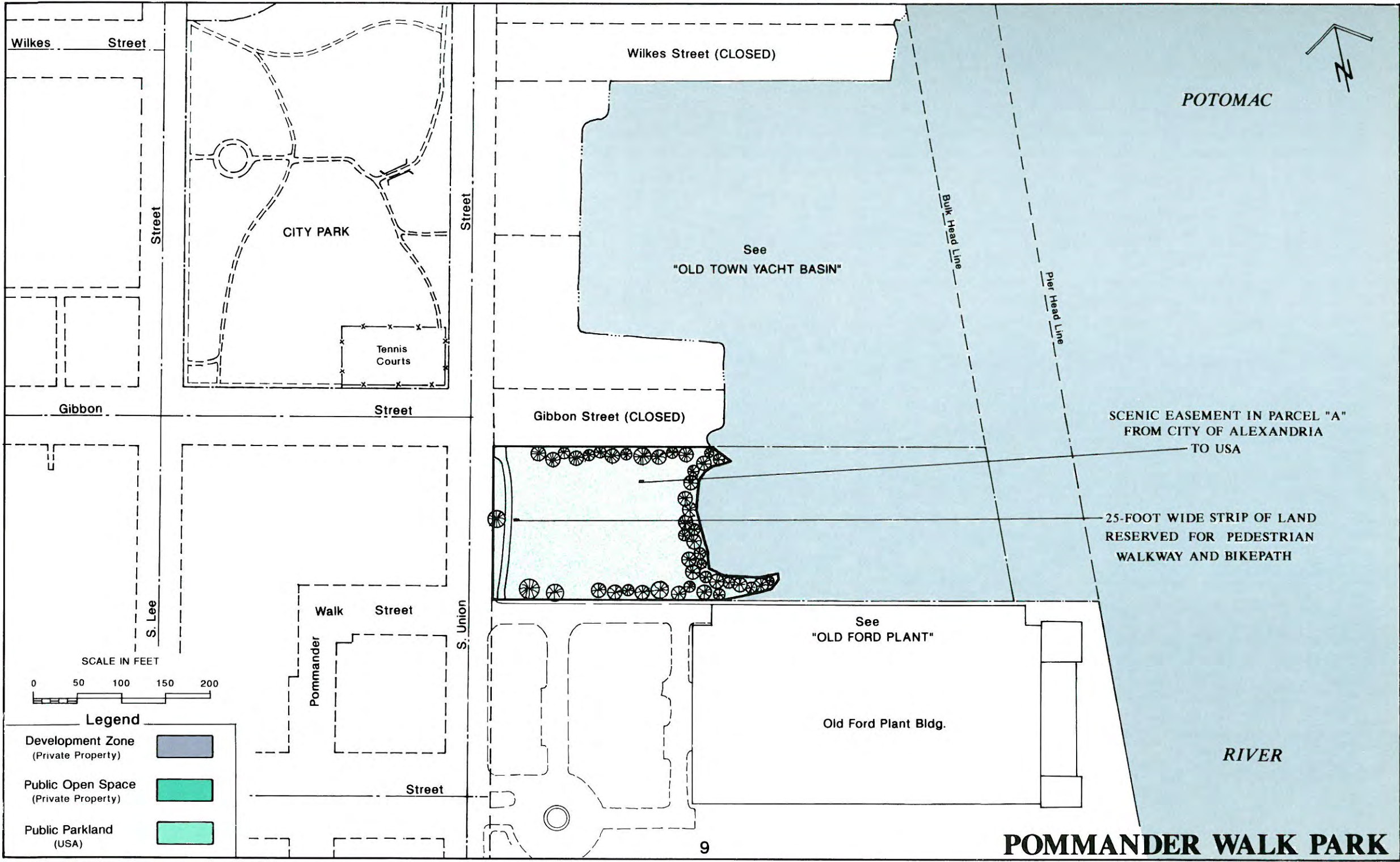
- Parties to Agreement* ▶ United States and the City of Alexandria
- Agreement Signed* ▶ 1981 Deed and Stipulation of Settlement
- Length of Agreement* ▶ In perpetuity

Summary of Agreement

- ▶ The City of Alexandria granted and conveyed to the United States a scenic easement in Pommander Walk Park, referred to as Parcel A in the deed. Parcel A must be used as a public park and recreation area as defined in the agreement and is subject to the restrictions summarized below. The United States was granted title to the submerged lands of the Potomac River contiguous to the park.
- ▶ Please refer to the deed for a complete and precise description of the agreement and its restrictions. The deed is recorded at Deed Book 1138, page 453 of the land records of the City of Alexandria. Copies of the deed as well as the site map are on file with the National Park Service, National Capital Region in the Office of Land Use Coordination.

■ Restrictions

- ▶ The park may include pedestrian walkways, bicycle trails, seating, landscaped areas, fountains, gardens, play areas, plazas, public marinas and related facilities, docking for ships, transient boats and visiting vessels, permanent berthing for historic vessels, outdoor restaurants and cafes, small service establishments to enhance the enjoyment of the waterfront by bikers, boaters and pedestrians, museums related to the waterfront and the history of Alexandria, and similar facilities consistent with the parcel's use.
- ▶ Building heights may not exceed 30 feet. Please refer to the deed for the exact definition of building heights.
- ▶ No work in the waters or on the bed of the Potomac River in connection with the park may be conducted without proper permits from the National Park Service and the U.S. Army Corps of Engineers.
- ▶ Parcel A must remain accessible to the public and all facilities on it must be open to the public.
- ▶ A strip or strips of land must be reserved for constructing a pedestrian walkway and bikepath running in a north-south direction across the park. The walkway and bike path may be combined or separated, but the total width may not be less than 25 feet. Paved portions may be less than the 25-foot total.



POMMANDER WALK PARK

Old Town Yacht Basin

500 block of South Union between Gibbon and Wilkes Streets

■ Site Data

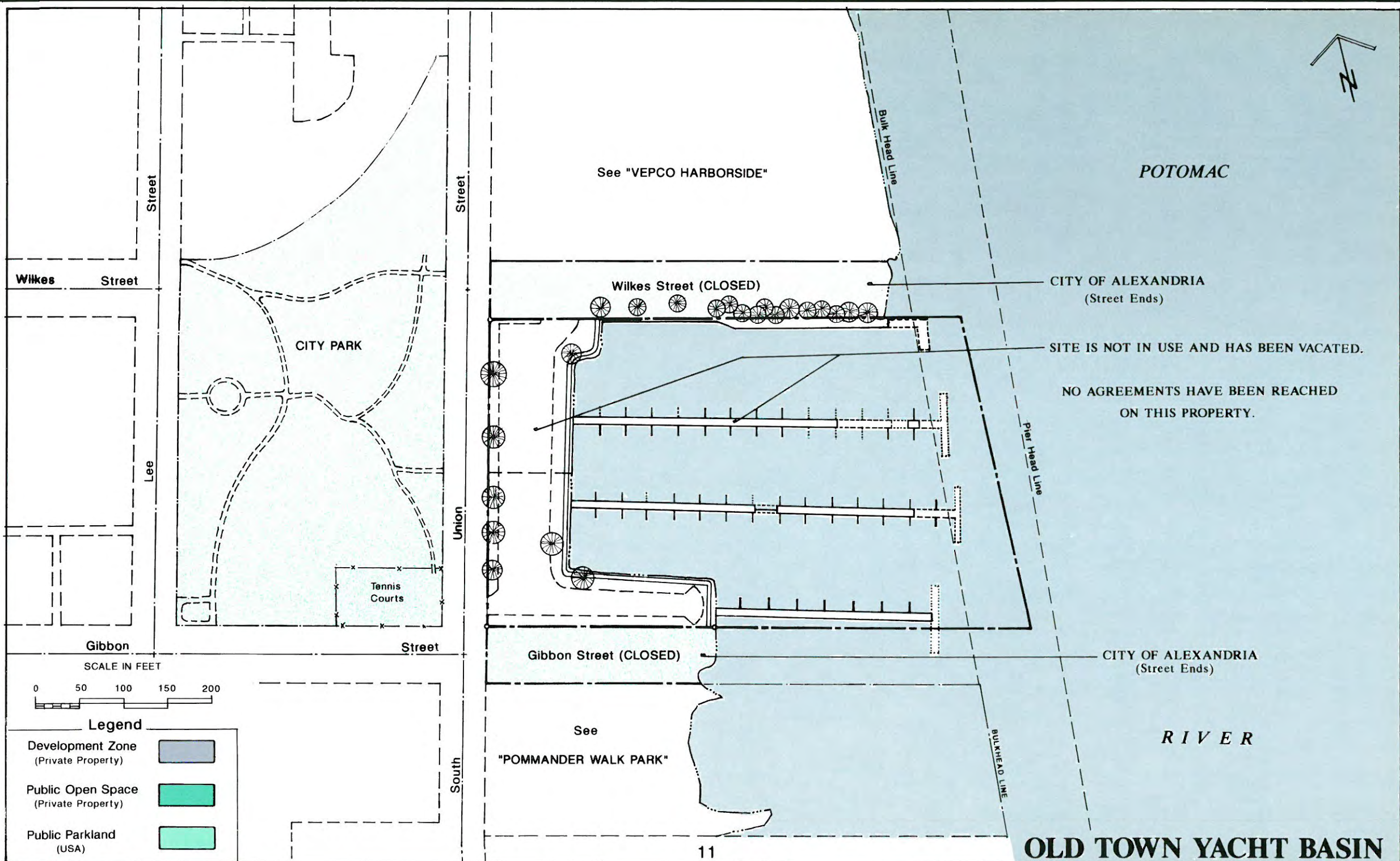
- Site Development* ▶ The Old Town Yacht Basin site is not in use. The old docks and paved parking strip remain, but the site has been vacated. Future use and development must await settlement of conflicting ownership claims.
- Property Owner* ▶ The United States and the City of Alexandria have both claimed the property. Ownership remains contested as of this writing, but discussions concerning settlement of title claims are expected to begin shortly. The ownership claims of a third party, Old Town Yacht Basin, Inc., have thus far been denied by the courts.
- Approximate Area* ▶ Fast Land, Total Area: 2.72 acres
- River Frontage* ▶ Approximately 475 feet along the official bulkhead line
- Site Maps on File* ▶ None

■ Agreements

- Agreements Signed* ▶ None. The United States and the City of Alexandria have reached no final agreement, as of this writing, that would compromise and settle their claims regarding the ownership of the property and its future use. However, a 1981 settlement with the City regarding other waterfront properties did include a draft settlement for this site.



Pommander Walk Park(left) and Old Town Yacht Basin(center).



See "VEPCO HARBORSIDE"

POTOMAC

Wilkes Street

Wilkes Street (CLOSED)

CITY OF ALEXANDRIA
(Street Ends)

CITY PARK

SITE IS NOT IN USE AND HAS BEEN VACATED.

NO AGREEMENTS HAVE BEEN REACHED
ON THIS PROPERTY.

Street

Street

Lee

Union

Tennis Courts

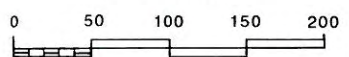
Pier Head Line

Gibbon Street

Gibbon Street (CLOSED)

CITY OF ALEXANDRIA
(Street Ends)

SCALE IN FEET



Legend

- Development Zone (Private Property) [Blue box]
- Public Open Space (Private Property) [Green box]
- Public Parkland (USA) [Light Green box]

See

"POMMANDER WALK PARK"

RIVER

BULKHEAD LINE

South

OLD TOWN YACHT BASIN

Harborside at Old Town

400 block of South Union between Wilkes and Wolfe Streets

■ Site Data

- Site Development* ▶ Harborside at Old Town, a residential development of 56 townhomes, is currently under construction. Current plans include a marina that would be built under a permit from the National Park Service.
- Current Owner* ▶ 400 South Union Street Joint Venture
- Previous Owner* ▶ Virginia Power and Electric Company (VEPCO) owned the property at the time of the initial settlement. VEPCO retained an easement for its power substation located on the northwest corner of the site.
- Approximate Area* ▶ Fast Land, Total Area: 3.495 acres
For Development: 2.685 acres
For Open Space: 0.810 acres
- River Frontage* ▶ Approximately 365 feet along the official bulkhead line
- Site Maps on File* ▶ P20/88026 Boundary Survey Agreement
▶ P20/88027 Public Access Easement
▶ P20/80210 Site Plan

■ Agreements

- Parties to Agreements* ▶ 1982 United States and VEPCO
▶ 1990 United States and 400 South Union Street Joint Venture
- Agreements Signed* ▶ 1982 Deed and Stipulation of Settlement
▶ 1990 Deed of Easement and Termination of Restrictive Covenant
- Length of Agreements* ▶ In perpetuity

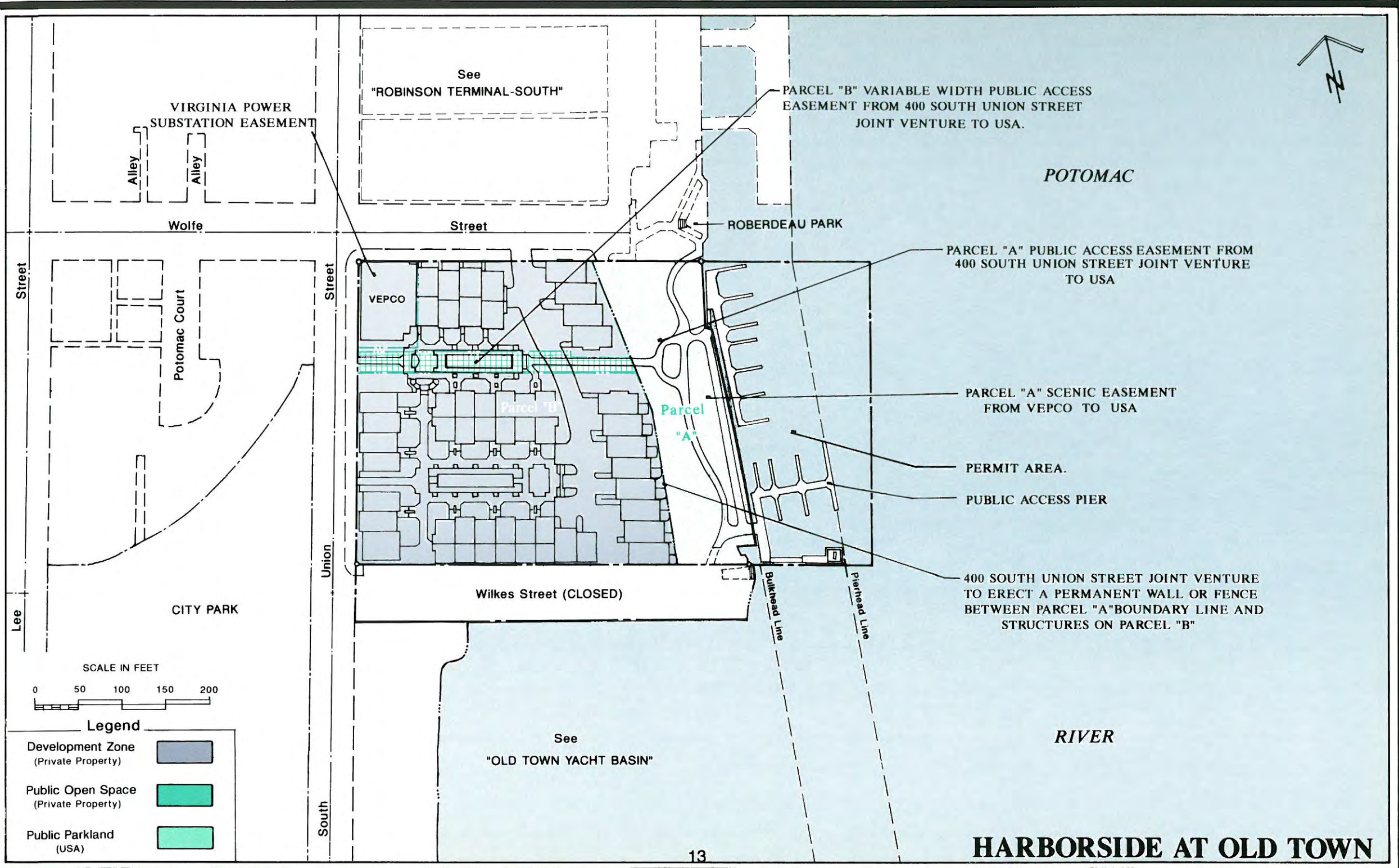
Summary of Agreements

- ▶ By the 1982 deed, VEPCO granted and conveyed to the United States scenic easements in Parcels A and B, and granted and conveyed all rights and title to those submerged lands of the Potomac River adjacent to Parcel A. By deed of easement and termination, the United States agreed to amend the 1982 deed to allow residential use of the first floor of structures built on Parcel B, and 400 South Union Street Joint Venture granted and conveyed to the United States a variable width public access easement through Parcel B.
- ▶ Parcel A is designated as open space to be used as a public park and recreation area. The owner, the United States or the City of Alexandria may make improvements to Parcel A, although none has a duty to do so.
- ▶ Parcel B is designated for development in accordance with the agreements and their restrictions as summarized below.
- ▶ The access easement allows the public to access the waterfront from South Union Street.
- ▶ Please refer to the deeds for a complete and precise description of the agreements and these restrictions. The deeds are filed at Deed Book 1082, page 413, and Book 1298, page 238 in the land records of the City of Alexandria. Copies of the deeds as well as all site maps are on file with the National Park Service, National Capital Region in the Office of Land Use Coordination.

■ Restrictions

Parcel A

- ▶ Uses permitted include pedestrian walkways, bike trails, seating, landscaped areas, fountains, gardens, play areas, plazas and temporary facilities for special events.
- ▶ Permanent buildings may not exceed 15 feet in height.
- ▶ All work in the waters or on the bed of the Potomac River requires permits from the National Park Service and the U.S. Army Corps of Engineers.



VIRGINIA POWER
SUBSTATION EASEMENT

See
"ROBINSON TERMINAL-SOUTH"

PARCEL "B" VARIABLE WIDTH PUBLIC ACCESS
EASEMENT FROM 400 SOUTH UNION STREET
JOINT VENTURE TO USA.

POTOMAC

Alley
Alley

Wolfe

Street

ROBERDEAU PARK

PARCEL "A" PUBLIC ACCESS EASEMENT FROM
400 SOUTH UNION STREET JOINT VENTURE
TO USA

Street

Potomac Court

Street

VEPCO

PARCEL "A" SCENIC EASEMENT
FROM VEPCO TO USA

PERMIT AREA.

PUBLIC ACCESS PIER

Parcel "B"

Parcel
"A"

400 SOUTH UNION STREET JOINT VENTURE
TO ERECT A PERMANENT WALL OR FENCE
BETWEEN PARCEL "A" BOUNDARY LINE AND
STRUCTURES ON PARCEL "B"

CITY PARK

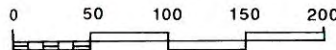
Wilkes Street (CLOSED)

Bulkhead Line

Pierhead Line

RIVER

SCALE IN FEET



Legend

Development Zone
(Private Property)



Public Open Space
(Private Property)



Public Parkland
(USA)



South

See
"OLD TOWN YACHT BASIN"

- ▶ Parcel A must remain accessible to the public and all buildings must be open to the public.
- ▶ No motorized vehicles are permitted except those used for maintenance, repair, construction, policing and emergencies.

Parcel B

- ▶ Uses permitted are restaurants and cafes, commercial shops, hotels and motels, offices, residential use, marina service facilities, museums, outdoor seafood and farmers' markets, vehicular parking, VEPCO power substation, and public park and recreation areas.
- ▶ Building heights on Parcel B may not exceed 50 feet. Please refer to the deed for the exact definition of building heights.
- ▶ The ratio of total floor area of buildings to the size of the tract may not exceed 2.5 as defined in the deed.
- ▶ The owner must erect a permanent wall or fence between structures on Parcel B and the boundary of Parcel A.

Easement

- ▶ No permanent buildings are allowed on the public access easement.
- ▶ The easement must allow unimpeded ingress and egress for pedestrians, and must be kept open to the public at all times, except for interim periods as may be required in the interest of safety during construction or repair.
- ▶ The United States is responsible for all tort or other claims arising from acts or omissions of its employees or agents in the use of the easement.
- ▶ The owner may landscape the easement and install underground utilities and drainage facilities, provided they do not interfere with public use of the easement.



Harborside townhomes under construction in the spring of 1991.

Robinson Terminal - South

300 block of South Union at Wolfe Street, extending north past Duke at the Strand

■ Site Data

Site Development

- ▶ Robinson Terminal's warehouse and office building occupy the 300 block of South Union Street.
- ▶ Street-end parks are built on either side of Robinson Terminal; Roberdeau Park at the foot of Wolfe Street, Point Lumley Park at the foot of Duke Street.
- ▶ Alexandria Marine, a boat sales and service business, occupies the site just north of Duke Street on the Strand.

Property Owners

- ▶ Robinson Terminal Warehouse Corporation (RTWC)
- ▶ The City of Alexandria owns the street-end parks.

Approximate Area

- ▶ Fast Land, Total Area: 3.941 acres
For Development: 3.253 acres
For Open Space: 0.688 acres

River Frontage

- ▶ Approximately 567 feet along the official bulkhead line

Site Maps on File

- ▶ ALWA/80004 Boundary Agreement Survey
- ▶ P20/88029 Duke Street Plat
- ▶ P20/80214 Park Site Plans

■ Agreements

Parties to Agreements

- ▶ 1983 United States, RTWC, and the City of Alexandria
- ▶ 1987 United States, RTWC, and the City of Alexandria

Agreements Signed

- ▶ 1983 Deed and Stipulation of Settlement
- ▶ 1987 Deeds of April 6 and August 28, 1987

Length of Agreements

- ▶ In perpetuity

Summary of Agreements

- ▶ In 1983, RTWC granted and conveyed to the United States a scenic easement in all of its southern terminal property, and agreed to convey title to the waterfront tracts adjacent to the ends of Duke and Wolfe Streets to the City of Alexandria. These street-end parcels were to be used for the development of public parks. The United States was granted title to the submerged lands of the Potomac River contiguous to the Robinson Terminal property.
- ▶ Parcel E, just north of Duke Street on the Strand, was designated for development. It is currently the site of Alexandria Marine. Restrictions on the use of Parcel E are outlined on the following page.
- ▶ Restrictions on the use of the remaining parcels will not take effect unless and until RTWC or the Washington Post Company ceases to use the property for terminal and warehouse operations. Should RTWC cease operations onsite, Parcel H, as defined in the deed of 1983, is designated for use as public open space, while the remaining parcels are designated for development.
- ▶ In 1987, RTWC agreed to construct street-end parks at the foot of Duke and Wolfe Streets. After construction, Robinson Terminal conveyed fee interest in the parks to the City of Alexandria, subject to the restrictions summarized on the following page. The United States retained perpetual scenic easements in the two park sites, now known as Roberdeau and Point Lumley Parks.
- ▶ Please refer to the deeds for a complete and precise description of the agreements and all restrictions. The deeds are recorded at Deed Book 1113, page 392, Book 11215, page 208, and Book 1226, page 822 of the land records of the City of Alexandria. Copies of the deeds as well as the site maps are filed with the National Park Service, National Capital Region in the Office of Land Use Coordination.

■ Restrictions

Roberdeau and Point Lumley Parks

- ▶ The parks may include pedestrian walkways, bicycle trails, seating, landscaped areas, fountains, gardens, play areas, plazas, and temporary facilities for special events.
- ▶ No permanent buildings are allowed in the parks.
- ▶ No work in the waters or on the bed of the Potomac River in connection with the parks may be conducted without proper permits from the National Park Service and the U.S. Army Corps of Engineers.
- ▶ Parklands must remain accessible to the public and all facilities on them must be open to the public.
- ▶ No motorized vehicles are permitted in the parks except those used by the City of Alexandria for construction, maintenance, repair, policing and emergencies.
- ▶ No construction of a pier or other marine facility is permitted on the southern half of Point Lumley Park's waterfront.

Parcel K

- ▶ Robinson Terminal retains exclusive use of Parcel K just south and west of the park on the closed portion of Duke Street for its terminal operations.

Parcel E, Alexandria Marine

- ▶ Uses permitted are restaurants and cafes, commercial shops, offices, residential use, marina service facilities, museums related to the history of the city and the waterfront, outdoor farmers' and seafood markets, and public park and recreation areas.
- ▶ Building heights may not exceed 50 feet, and total floor area ratio of buildings to the size of the tract may not exceed 2.5 as defined in the agreements.

Remaining Parcels

- ▶ Please refer to the deed for a complete list of all the restrictions that would limit the use of these parcels should Robinson Terminal and the Washington Post Company cease operations at their southern terminal site.



Robinson Terminal-South (center) with Roberdeau Park (left) and Point Lumley Park (right).



POTOMAC

SCENIC EASEMENT IN POINT LUMLEY PARK
FROM ROBINSON TERMINAL WAREHOUSE CORP.
TO USA

PARK CONVEYED FROM
ROBINSON TERMINAL WAREHOUSE CORP.
TO CITY OF ALEXANDRIA

PARCEL "K"
ROBINSON TERMINAL WAREHOUSE CORP.
RETAINS EXCLUSIVE USE FOR TERMINAL
OPERATIONS.

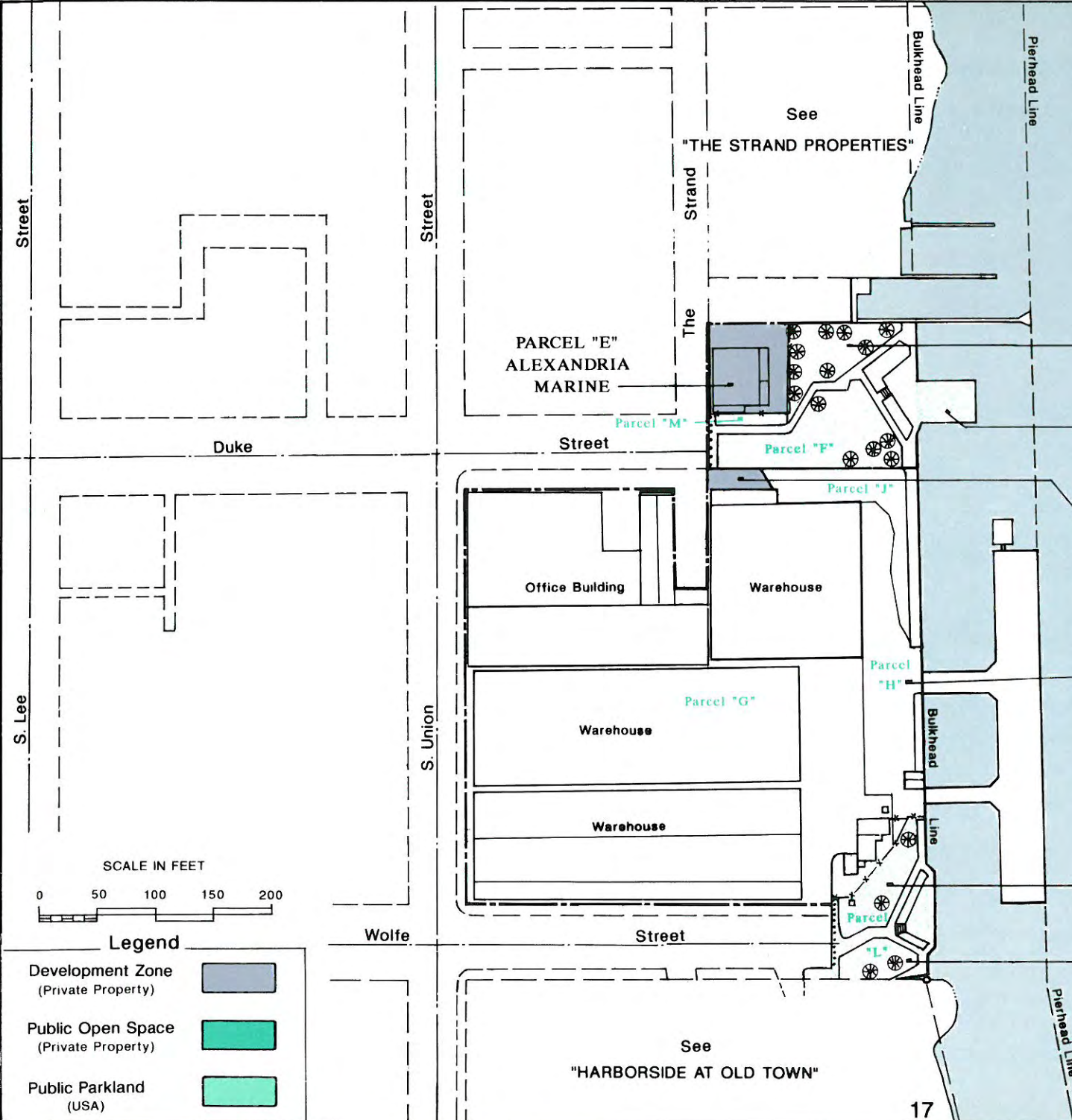
PARCEL "H" BECOMES PUBLIC OPEN SPACE
WHEN, AND IF, TERMINAL OPERATIONS CEASE.

RIVER

SCENIC EASEMENT IN ROBERDEAU PARK
FROM ROBINSON TERMINAL WAREHOUSE CORP.
TO USA

PARK CONVEYED FROM
ROBINSON TERMINAL WAREHOUSE CORP.
TO CITY OF ALEXANDRIA

ROBINSON TERMINAL - SOUTH



PARCEL "E"
ALEXANDRIA
MARINE

See
"THE STRAND PROPERTIES"

Parcel "M"

Parcel "F"

Parcel "J"

Office Building

Warehouse

Warehouse

Parcel "G"

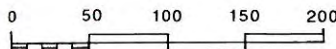
Warehouse

Parcel "H"

Parcel "L"

See
"HARBORSIDE AT OLD TOWN"

SCALE IN FEET



Legend

Development Zone
(Private Property)



Public Open Space
(Private Property)



Public Parkland
(USA)



The Strand Properties

200 block of the Strand between Duke and Prince Streets

■ Site Data

- Site Development* ▶ Alexandria Yacht Company at 210 Strand is a business providing boat storage, repair and docking facilities. It also serves as a garage for a local, tourist trolley business.
- ▶ Potomac Arms, a firearms and ammunition business, is located on the Strand at Prince Street. There is a private parking lot onsite as well as docking for the cruise ship *Dandy*, operated by Potomac Party Cruises. There is no public access to the waterfront from either of the Strand properties.
- Property Owners* ▶ Contested: the United States is contesting the ownership claims of Russell Crenshaw to the Alexandria Yacht Company property, and those of John C. Richards to the Potomac Arms property.
- Approximate Area* ▶
- | | |
|------------------------|------------|
| Fast Land, Total Area: | 1.08 acres |
| Alexandria Yacht: | 0.10 acres |
| Potomac Arms: | 0.98 acres |
- River Frontage* ▶ Approximately 274 feet along the official bulkhead line
- Site Maps on File* ▶ None

■ Agreements

- Agreements Signed* ▶ None. The United States has reached no agreement, as of this writing, with either Russell Crenshaw or John C. Richards that would compromise and settle their claims regarding the ownership of the Strand properties and their future use.
- Litigation Status* ▶ The litigation status remains pending. The outcome of Old Dominion Boat Club's motion for summary judgment may impact the resolution of this title dispute.





POTOMAC

POTOMAC PARTY CRUISES, INC.
CRUISE SHIP "DANDY" DOCK

OWNERSHIP CLAIMS HAVE BEEN
CONTESTED BY USA
NO AGREEMENTS HAVE BEEN
REACHED ON THESE PROPERTIES
NO PUBLIC ACCESS AVAILABLE
TO THE WATERFRONT

POINT LUMLEY PARK

RIVER

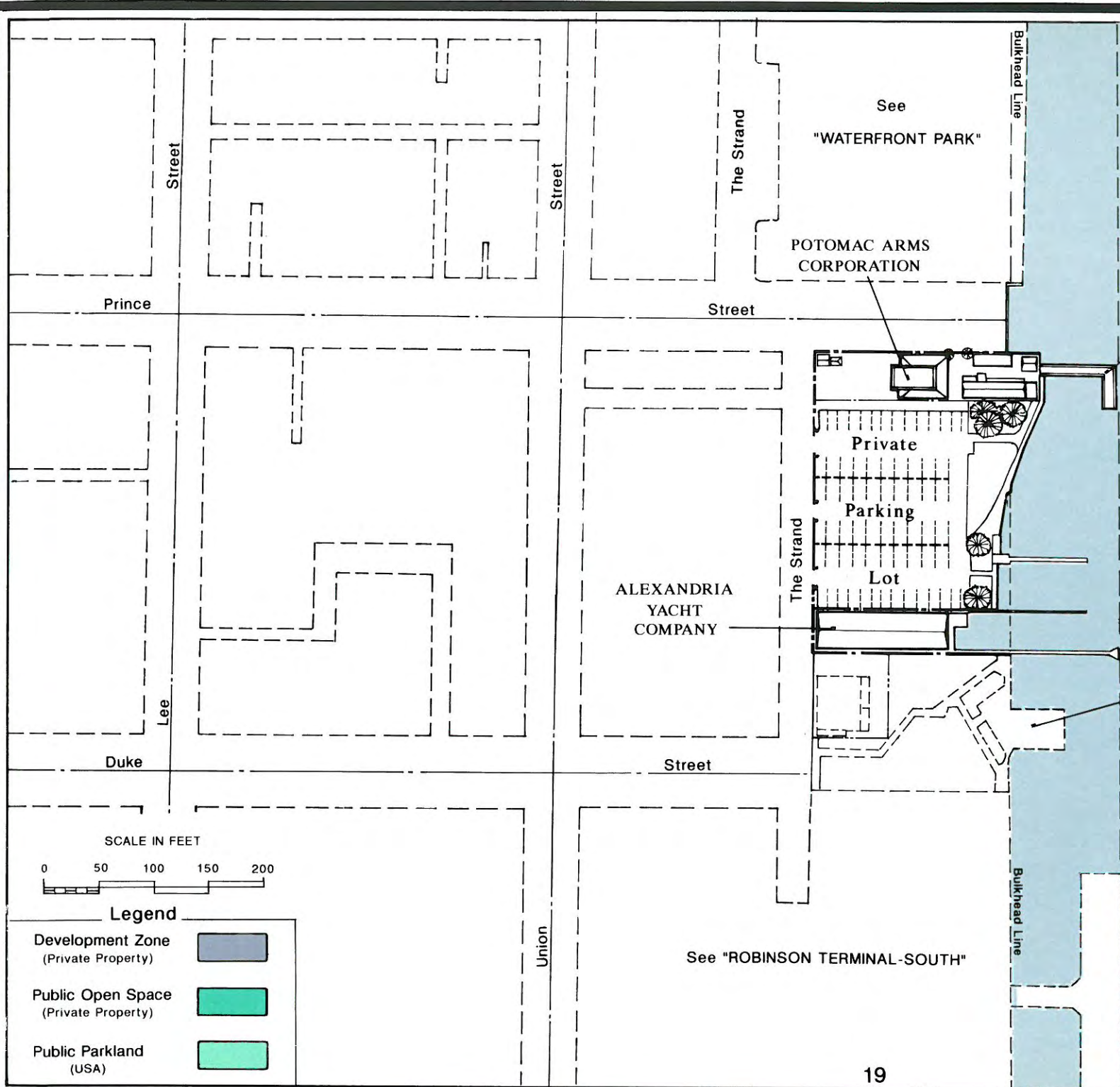
See
"WATERFRONT PARK"

POTOMAC ARMS
CORPORATION

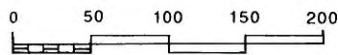
Private
Parking
Lot

ALEXANDRIA
YACHT
COMPANY

See "ROBINSON TERMINAL-SOUTH"



SCALE IN FEET



Legend

Development Zone
(Private Property)

Public Open Space
(Private Property)

Public Parkland
(USA)

Waterfront Park

East of the Strand at Prince Street

■ Site Data

- Site Development* ▶ Waterfront Park is a landscaped public park with walkways and waterfront seating.
- Property Owner* ▶ City of Alexandria
- Approximate Area* ▶ Fast Land: 1.51 acres
- River Frontage* ▶ Approximately 248 feet along the official bulkhead line
- Site Maps on File* ▶ P20/88059 Boundary Agreement Survey

■ Agreement

- Parties to Agreement* ▶ United States and the City of Alexandria
- Agreement Signed* ▶ 1981 Deed and Stipulation of Settlement
- Length of Agreement* ▶ In perpetuity
- Summary of Agreement*

- ▶ The City of Alexandria granted and conveyed to the United States a scenic easement in Waterfront Park, referred to as Parcel B in the deed. Parcel B must be used as an open space public park area as defined in the agreement and is subject to the restrictions summarized below. The United States was granted title to the submerged lands of the Potomac River contiguous to the park.
- ▶ Refer to the deed for a complete and precise description of the agreement and its restrictions. The deed is recorded at Deed Book 1138, page 398 in the land records of the City of Alexandria. A copy of the deed as well as the site map are on file with the National Park Service, National Capital Region in the Office of Land Use Coordination.

■ Restrictions

- ▶ The park may include pedestrian walkways, bicycle trails, seating, landscaped areas, fountains, gardens, play areas, plazas, temporary facilities for special events, docking for transient boats and visiting vessels, as well as permanent berthing for historic vessels so long as they do not require permanent buildings or structures.
- ▶ Permanent buildings or structures may not exceed 15 feet in height. Please refer to the deed for the exact definition of building heights.
- ▶ No work or activity of any kind, including dredging and the placing of fill and riprap, in the waters or on the bed of the Potomac River in connection with the park may be conducted without proper permits from the National Park Service and the U.S. Army Corps of Engineers.
- ▶ All parkland must remain accessible to the public and all facilities on it must be open to the public.
- ▶ A strip or strips of land must be reserved for constructing a pedestrian walkway and bikepath running in a north-south direction across the park. The walkway and bike path may be combined or separated, but the total width may not be less than 25 feet. Paved portions may be less than the 25-foot total.
- ▶ No motorized vehicles except those used by Alexandria for construction, maintenance, repair, policing and emergencies are allowed on the site, except that Alexandria may maintain 16 parking spaces on the west side of the park.



POTOMAC

WATERFRONT WALK PARK

PARCEL "B" SCENIC EASEMENT FROM CITY OF ALEXANDRIA TO USA

25-FOOT WIDE STRIP RESERVED FOR PEDESTRIAN WALKWAY AND BIKEPATH.

RIVER

WATERFRONT PARK

See "OLD DOMINION BOAT CLUB"

Wales Alley

Parcel "B"

16 PARKING SPACES MAINTAINED BY CITY OF ALEXANDRIA

See "THE STRAND PROPERTIES"

21

Street

Street

Bulkhead Line

Pierhead Line

King

Street

The Strand

Prince

Street

The Strand

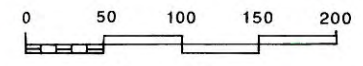
Bulkhead Line

Pierhead Line

Lee

Union

SCALE IN FEET



Legend

- Development Zone (Private Property) 
- Public Open Space (Private Property) 
- Public Parkland (USA) 

Old Dominion Boat Club

At the eastern terminus of King Street

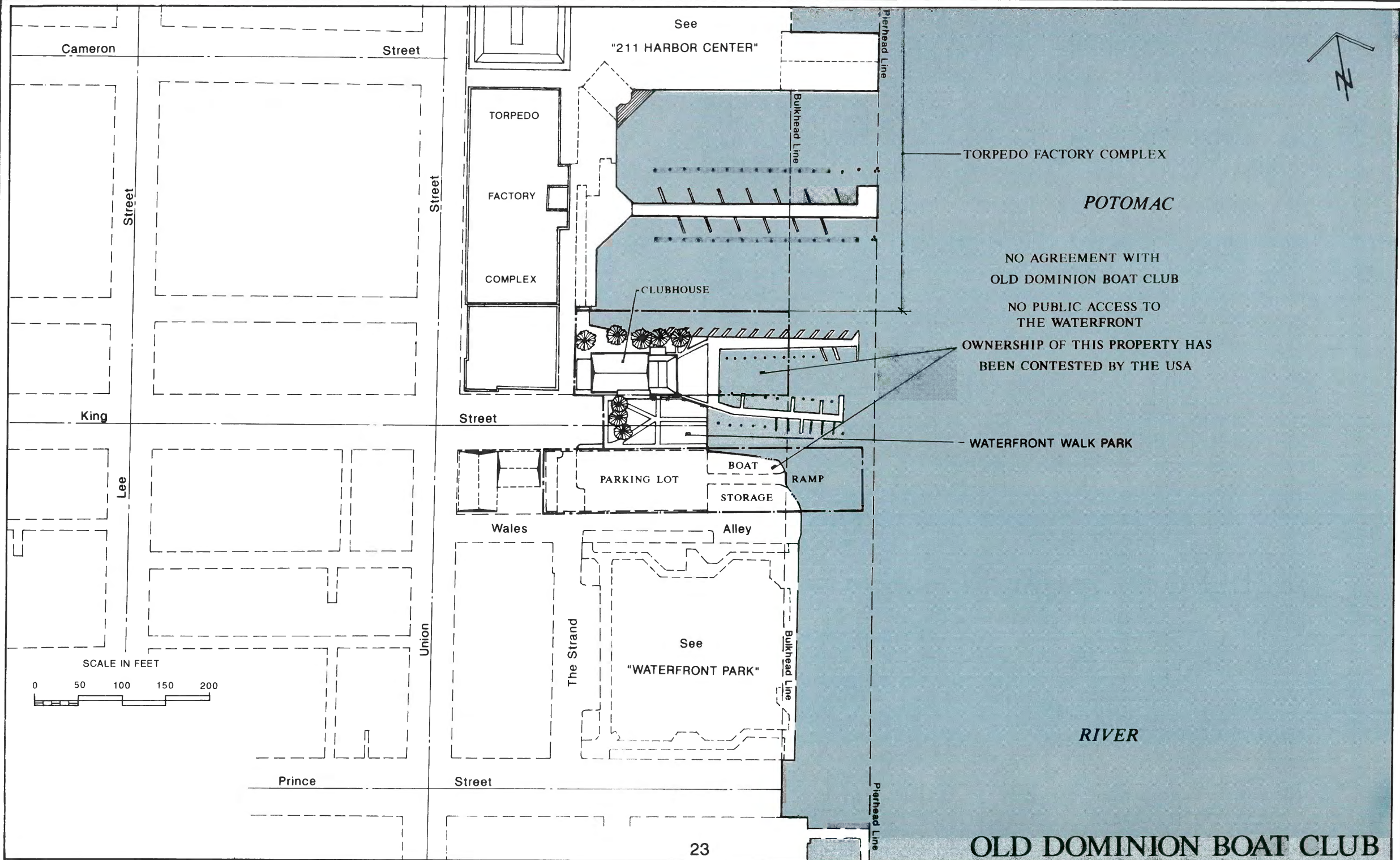
■ Site Data

- Site Development* ▶ Old Dominion Boat Club has their private clubhouse, docks and parking lot onsite. There is no public access to the waterfront from the property.
- Property Owner* ▶ Contested: the United States is contesting Old Dominion Boat Club's claim to the property.
- Approximate Area* ▶ Fast Land, Total Area: 0.75 acres
- River Frontage* ▶ Approximately 225 feet along the official bulkhead line
- Site Maps on File* ▶ P20/88035 Site Map

■ Agreements

- Agreements Signed* ▶ None. The United States and Old Dominion Boat Club have reached no agreement, as of this writing, that would compromise and settle their claims regarding the ownership of the property and its use.
- Litigation Status* ▶ Old Dominion Boat Club's motion for summary judgment has been pending in the U.S. District Court since 1988.





"211 HARBOR CENTER"

TORPEDO

FACTORY

COMPLEX

CLUBHOUSE

PARKING LOT

BOAT

RAMP

STORAGE

"WATERFRONT PARK"

TORPEDO FACTORY COMPLEX

POTOMAC

NO AGREEMENT WITH
OLD DOMINION BOAT CLUB

NO PUBLIC ACCESS TO
THE WATERFRONT

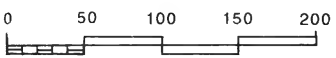
OWNERSHIP OF THIS PROPERTY HAS
BEEN CONTESTED BY THE USA

WATERFRONT WALK PARK

RIVER

OLD DOMINION BOAT CLUB

SCALE IN FEET



211 Harbor Center

200 block of North Union at Queen Street

■ Site Data

- Site Development* ▶ An office building with screened parking and a city park with a public marina occupy the site.
- Property Owners* ▶ Kristos Kiriakow, Anna Kiriakow and Charcoal House, Inc., own the 211 Harbor Center office building.
▶ The City of Alexandria owns the park and marina.
- Approximate Area* ▶ Fast Land, Total Area: 0.958 acres
For Development: 0.649 acres
For Open Space: 0.309 acres
- River Frontage* ▶ Approximately 156 feet along the bulkhead line
- Site Maps on File* ▶ ALWA/80008 Boundary Agreement Survey
▶ ALWA/80008 Site Plan (parkland)
▶ ALWA/80008 Site Plan (development)

■ Agreements

- Parties to Agreements* ▶ 1981 United States and the City of Alexandria
▶ 1985 United States; Kristos Kiriakow, Anna Kiriakow and Charcoal House, Inc.; and the City of Alexandria
- Agreements Signed* ▶ 1981 Deed and Stipulation of Settlement
▶ 1985 Deed and Stipulation of Settlement
- Length of Agreements* ▶ In perpetuity

Summary of Agreements

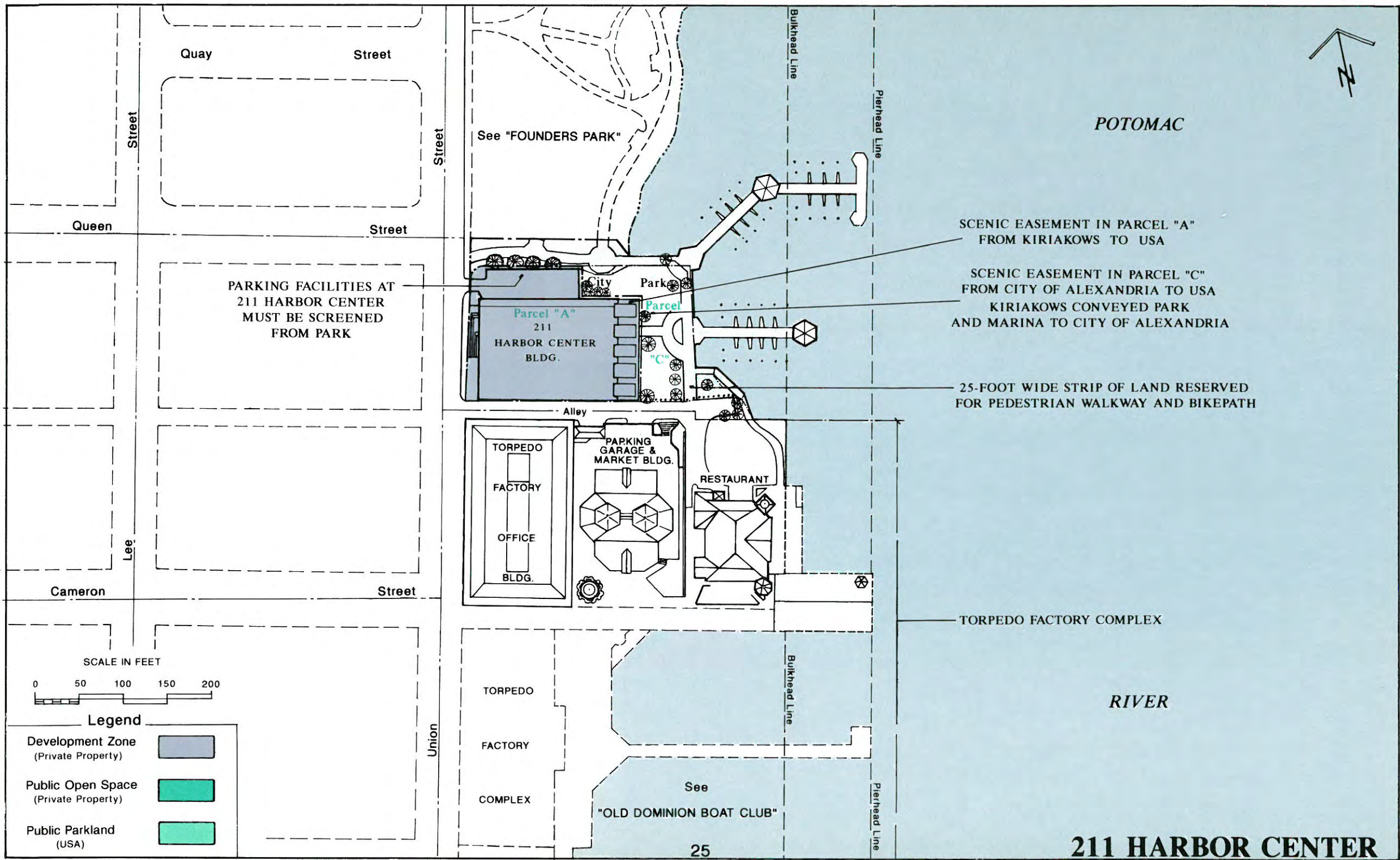
- ▶ The City of Alexandria granted and conveyed to the United States a scenic easement in the parkland referred to as Parcel C in the 1981 deed. Parcel C must be used as a public park and recreation area as defined in the agreement and is subject to the restrictions summarized below. The United States was granted title to the submerged lands of the Potomac River contiguous to the park.

- ▶ The Kiriakows granted and conveyed to the United States a scenic easement in the development parcel, referred to as Parcel A in the deed of 1985. The Kiriakows also agreed to construct improvements on the parkland, including a marina. Once completed, title to these improvements was conveyed to the City of Alexandria.
- ▶ Please refer to the deeds for a complete and precise description of the agreements and all restrictions. The deeds are recorded at Deed Book 1138, page 398 and Book 1152, page 1413 in the land records of the City of Alexandria. Copies of the deeds as well as the site maps are on file with the National Park Service, National Capital Region in the Office of Land Use Coordination.

■ Restrictions

Parcel A (Development)

- ▶ Uses permitted are restaurants and cafes, commercial shops, offices, residential use (limited to the second floor and above, and restricted to no more than 40 units per acre), marina service facilities, museums related to the history of the city and the waterfront, outdoor farmers' and seafood markets, and public park and recreation areas.
- ▶ Building heights may not exceed 45 feet, and total floor area ratio of buildings to the size of the tract may not exceed 2.85 as defined in the deed.
- ▶ No work in the waters or on the bed of the Potomac River in connection with Parcel A may be conducted without permits from the National Park Service and the U.S. Army Corps of Engineers.
- ▶ Parking facilities at 211 Harbor Center must be screened so as not to be visible from any of the adjacent parkland.



Quay Street

Queen Street

PARKING FACILITIES AT 211 HARBOR CENTER MUST BE SCREENED FROM PARK

Lee Street

Cameron Street

See "FOUNDERS PARK"

Parcel "A"
211
HARBOR CENTER
BLDG.

Parcel "C"

TORPEDO
FACTORY
OFFICE
BLDG.

PARKING GARAGE & MARKET BLDG.

RESTAURANT

TORPEDO
FACTORY
COMPLEX

See
"OLD DOMINION BOAT CLUB"

25

POTOMAC

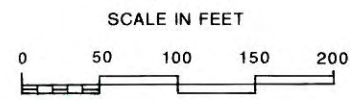
SCENIC EASEMENT IN PARCEL "A"
FROM KIRIAKOWS TO USA

SCENIC EASEMENT IN PARCEL "C"
FROM CITY OF ALEXANDRIA TO USA
KIRIAKOWS CONVEYED PARK
AND MARINA TO CITY OF ALEXANDRIA

25-FOOT WIDE STRIP OF LAND RESERVED
FOR PEDESTRIAN WALKWAY AND BIKEPATH

TORPEDO FACTORY COMPLEX

RIVER



Legend

- Development Zone (Private Property)
- Public Open Space (Private Property)
- Public Parkland (USA)

211 HARBOR CENTER

Parcel C (Parkland)

- ▶ The park may include pedestrian walkways, bicycle trails, seating, landscaped areas, fountains, gardens, play areas, plazas, public marinas (including related clubhouses and food service, boat rental, boat storage, repair and fueling facilities), docking for ships, transient boats and visiting vessels, permanent berthing for historic vessels, outdoor restaurants and cafes, small service establishments to enhance the park user's enjoyment of the waterfront, museums related to the history of Alexandria and the waterfront, and other similar uses consistent with its function as a public park and recreation area.
- ▶ Building heights may not exceed 30 feet. Please refer to the deed for the exact definition of building heights.
- ▶ The total floor area of buildings on parkland may not exceed a ratio of 0.9 as defined in the deed.
- ▶ No work in the waters or on the bed of the Potomac River in connection with the park may be conducted without proper permits from the National Park Service and the U.S. Army Corps of Engineers.
- ▶ Parkland must remain accessible to the public and all facilities on it must be open to the public.
- ▶ A strip or strips of land must be reserved for constructing a pedestrian walkway and bikepath running in a generally north-south direction across the park. The walkway and bike path may be combined or separated, but the total width may not be less than 25 feet. Paved portions may be less than the 25-foot total.
- ▶ No motorized vehicles are permitted in the park except those used by the City of Alexandria for construction, maintenance, repair, policing and emergencies.





Founders Park

300 block of North Union Street at Queen extending north to Oronoco

■ Site Data

- Site Development* ▶ Founders Park is a landscaped public park of gardens and walkways extending for two blocks along the waterfront.
- Property Owner* ▶ City of Alexandria
- Approximate Area* ▶ Fast Land: 4.43 acres
- River Frontage* ▶ Approximately 810 feet along the official bulkhead line
- Site Maps on File* ▶ P20/88061 Boundary Agreement Survey

■ Agreement

- Parties to Agreement* ▶ United States and the City of Alexandria
- Agreement Signed* ▶ 1981 Deed and Stipulation of Settlement
- Length of Agreement* ▶ In perpetuity
- Summary of Agreement*
 - ▶ The City of Alexandria granted and conveyed to the United States a scenic easement in Founders Park, referred to as Parcel D in the deed. Parcel D must be used as an open space public park area as defined in the agreement and is subject to the restrictions summarized below. The United States was granted title to the submerged lands of the Potomac River contiguous to the park.
 - ▶ Please refer to the deed for a complete description of the agreement and the land-use restrictions. The deed is recorded in Deed Book 1138, page 398 of the land records of the City of Alexandria. Copies of the deed and the site map are filed with the National Park Service, National Capital Region in the Office of Land Use Coordination.

■ Restrictions

- ▶ The park may include pedestrian walkways, bicycle trails, seating, landscaped areas, fountains, gardens, play areas, temporary facilities for special events, paved plazas totaling not more than 10,000 square feet, docking for transient boats and visiting vessels, and permanent berthing for historic vessels, but no buildings or structures for docking or berthing may be built on fast land in the park.
- ▶ Building heights may not exceed 15 feet. Please refer to the deed for the exact definition of building heights.
- ▶ No work in the waters or on the bed of the Potomac River in connection with the park may be conducted without proper permits from the National Park Service and the U.S. Army Corps of Engineers.
- ▶ Parkland must remain accessible to the public and all facilities on it must be open to the public.
- ▶ A strip or strips of land must be reserved for constructing a pedestrian walkway and bikepath running in a generally north-south direction across the park. The walkway and bike path may be combined or separated, but the total width may not be less than 25 feet. Paved portions may be less than the 25-foot total.
- ▶ No motorized vehicles are permitted in the park except those used by the City of Alexandria for construction, maintenance, repair, policing and emergencies.



See "ROBINSON TERMINAL-NORTH"

West's Point Park

Bulkhead Line

Pierhead Line

POTOMAC

SCENIC EASEMENT IN PARCEL "D" FROM CITY OF ALEXANDRIA TO USA

25-FOOT WIDE STRIP OF LAND RESERVED FOR PEDESTRIAN WALKWAY AND BIKEPATH

RIVER

FOUNDERS PARK

Oronoco

Street

Street

Street

Princess

Street

Lee

Quay

Street

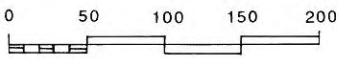
Union

Bulkhead Line

Pierhead Line

PARCEL "D"

SCALE IN FEET



Legend

- Development Zone (Private Property)
- Public Open Space (Private Property)
- Public Parkland (USA)

Queen

Street

City Park & Marina

See "211 HARBOR CENTER"

29

Robinson Terminal - North

500 block of North Union Street between Oronoco and Pendleton

■ Site Data

- Site Development*
- ▶ Robinson Terminal Warehouse
 - ▶ West's Point Park
- Property Owners*
- ▶ Robinson Terminal Warehouse Corporation
 - ▶ City of Alexandria
- Approximate Area*
- ▶ Fast Land, Total Area: 3.2+ acres
 - ▶ For Development: 2.3+ acres
 - ▶ For Open Space: 0.9+ acres
- River Frontage*
- ▶ Approximately 400 feet along the official bulkhead line
- Site Maps on File*
- ▶ P20/88030 Boundary Agreement Survey
 - ▶ ALWA/80001 Park Site Plan

■ Agreements

- Parties to Agreements*
- ▶ 1981 United States and the City of Alexandria
 - ▶ 1983 United States, Robinson Terminal Warehouse Corp., and the City of Alexandria
- Agreements Signed*
- ▶ 1981 Deed and Stipulation of Settlement
 - ▶ 1983 Deed and Stipulation of Settlement
- Length of Agreements*
- ▶ In perpetuity

Summary of Agreements

- ▶ In 1983 Robinson Terminal Warehouse Corporation (RTWC) granted and conveyed to the United States scenic easements in Tract I and Parcels A, B-1, B-2, C and D. Restrictions on the use of each parcel were agreed to; however, these restrictions will not take effect unless and until RTWC or the Washington Post Company ceases use of the property for terminal and warehouse purposes. Should this occur, then Parcel A may be used as a public park and recreation area, with the remaining parcels designated for varying levels of development as defined in the deed.
- ▶ As a stipulation of settlement, RTWC agreed to construct a small waterfront park, now known as West's Point Park, on lands owned by the City of Alexandria at the eastern terminus of Oronoco Street.
- ▶ The United States was granted title to the submerged lands of the Potomac River contiguous to the RTWC property.
- ▶ Please refer to the deeds for a complete description of the agreements. The deeds are recorded in Deed Books 1138, page 398 and 1113, page 392 in the land records of the City of Alexandria. Copies of the deeds as well as the site maps are on file with the National Park Service, National Capital Region in the Office of Land Use Coordination.

■ Restrictions

- ▶ Please refer to the deeds for a complete and precise description of the restrictions on the uses of Tract I and Parcels A, B-1, B-2, C and D that would take effect should Robinson Terminal Warehouse Corporation or the Washington Post Company stop using the property for terminal and warehouse purposes.



See "ORONOCO BAY PARK"

SCENIC EASEMENT IN TRACT 1 FROM ROBINSON TERMINAL WAREHOUSE CORP. TO USA

POTOMAC

SCENIC EASEMENT IN PARCELS A, B-1, B-2, C & D FROM ROBINSON TERMINAL WAREHOUSE CORP. TO USA

Pendleton Street

Street

Street

Bulkhead Line

Pierhead Line

Tract 1 WAREHOUSE

Parcel "D" WAREHOUSE

Parcel "C" WAREHOUSE

Parcel "B-2"

Parcel "A"

CONCRETE

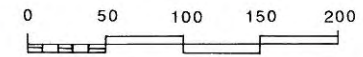
PIER

Oronoco

Street

Lee St

SCALE IN FEET



Legend

- Development Zone (Private Property) [Grey box]
- Public Open Space (Private Property) [Light Green box]
- Public Parkland (USA) [Dark Green box]

Union

WEST'S POINT PARK

WEST'S POINT PARK CONSTRUCTED BY ROBINSON TERMINAL WAREHOUSE CORP. FOR CITY OF ALEXANDRIA

RIVER

See "FOUNDERS PARK"

31

ROBINSON TERMINAL - NORTH

Oronoco Bay Park

North Lee Street at Pendleton extending north to Madison

■ Site Data

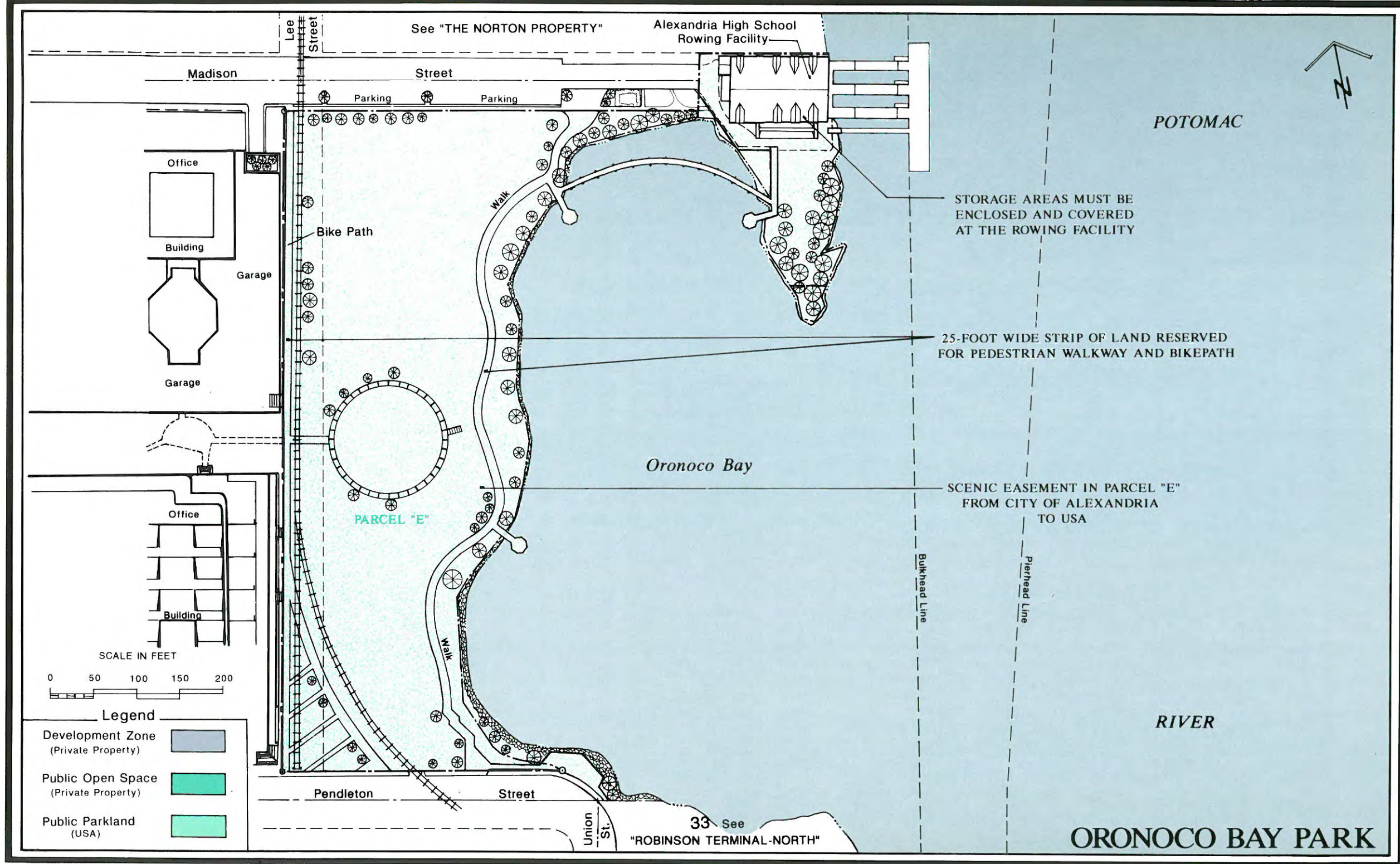
- Site Development* ▶ Oronoco Bay Park is a landscaped public park surrounding Oronoco Bay, with walkways extending for two blocks along the waterfront. The Alexandria High School Rowing Facility is built at the eastern terminus of Madison Street.
- Property Owner* ▶ City of Alexandria
- Approximate Area* ▶ Fast Land: 4.67 acres
- River Frontage* ▶ Approximately 900 feet along the official bulkhead line
- Site Maps on File* ▶ P20/88057 Boundary Agreement Survey

■ Agreements

- Parties to Agreements* ▶ United States and the City of Alexandria
- Agreements Signed* ▶ 1981 Deed and Stipulation of Settlement
▶ 1985 Deed and Stipulation of Settlement
- Length of Agreements* ▶ In perpetuity
- Summary of Agreements*
 - ▶ In 1981, the City of Alexandria granted and conveyed to the United States a scenic easement in Oronoco Bay Park, referred to as Parcel E in both deeds. Parcel E must be used as an open space public park area as defined in the 1981 and 1985 agreements and is subject to the restrictions summarized below. The United States was granted title to the submerged lands of the Potomac River contiguous to the park.
 - ▶ Please refer to the deed for a complete and precise description of the agreement and its restrictions. The deeds are recorded at Deed Book 1138, page 398 and Deed Book 1151, page 1045 in the land records of the City of Alexandria. Copies of the deeds as well as the site map are on file with the National Park Service, National Capital Region in the Office of Land Use Coordination.

■ Restrictions

- ▶ The park may include pedestrian walkways, bicycle trails, seating, landscaped areas, fountains, gardens, play areas, temporary facilities for special events, permanent facilities for the Alexandria High School rowing team (located only on that part of the parcel within the building line), but may not include paved plazas.
- ▶ Building heights within the building line may not exceed 38 feet; total floor area may not exceed 19,000 square feet. Building heights outside of the building line may not exceed 15 feet.
- ▶ Storage areas for the rowing facility must be enclosed and covered so they are not visible from the rest of the park.
- ▶ No work in the waters or on the bed of the Potomac River in connection with the park may be conducted without proper permits from the National Park Service and the U.S. Army Corps of Engineers.
- ▶ Parcel E must remain accessible to the public and all facilities on it must be open to the public.
- ▶ A strip or strips of land must be reserved for constructing a pedestrian walkway and bikepath running in a north-south direction across the park. The walkway and bike path may be combined or separated, but the total width may not be less than 25 feet. Paved portions may be less than the 25-foot total.
- ▶ No motorized vehicles are allowed except those used by the city for park maintenance, repair, construction, policing and emergencies.



See "THE NORTON PROPERTY"

Alexandria High School Rowing Facility

Madison Street

Street

Parking

Parking

Office Building

Garage

Garage

Bike Path

Walk

STORAGE AREAS MUST BE ENCLOSED AND COVERED AT THE ROWING FACILITY

25-FOOT WIDE STRIP OF LAND RESERVED FOR PEDESTRIAN WALKWAY AND BIKEPATH

Oronoco Bay

PARCEL "E"

SCENIC EASEMENT IN PARCEL "E" FROM CITY OF ALEXANDRIA TO USA

Bulkhead Line

Pierhead Line

RIVER

Pendleton Street

Street

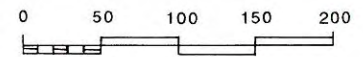
Union St.

33

See "ROBINSON TERMINAL-NORTH"

ORONOCO BAY PARK

SCALE IN FEET



Legend

- Development Zone (Private Property) [shaded blue box]
- Public Open Space (Private Property) [shaded green box]
- Public Parkland (USA) [light green box]



The Norton Property

North Lee Street between Madison and Montgomery

■ Site Data

- Site Development* ▶ Formally the site of a rendering plant, the Norton tract is currently vacant.
- Current Owner* ▶ Howard Rand Norton III
- Approximate Area* ▶ Fast Land, Total Area: 4.20 acres
For Development: 2.23 acres
For Open Space: 1.97 acres
- River Frontage* ▶ Approximately 350 feet along the official bulkhead line
- Site Maps on File* ▶ P20/88042 Boundary Agreement Survey

■ Agreement

- Parties to Agreement* ▶ United States and Howard Rand Norton III
- Agreement Signed* ▶ 1982 Deed and Stipulation of Settlement
- Length of Agreement* ▶ In perpetuity

Summary of Agreement

- ▶ By deed, Norton granted and conveyed to the United States scenic easements in Parcels A and B. Norton also granted and conveyed to the United States all rights and title to the submerged lands of the Potomac River adjacent to the property.
- ▶ Parcel A is designated as open space to be used as a public park and recreation area. Norton, the United States or the City of Alexandria may make improvements to Parcel A. Improvements are to be maintained by the party who makes them. Currently, Parcel A is unimproved parkland.
- ▶ Parcel B was designated for development in accordance with the restrictions summarized below. Currently, the parcel is undeveloped.

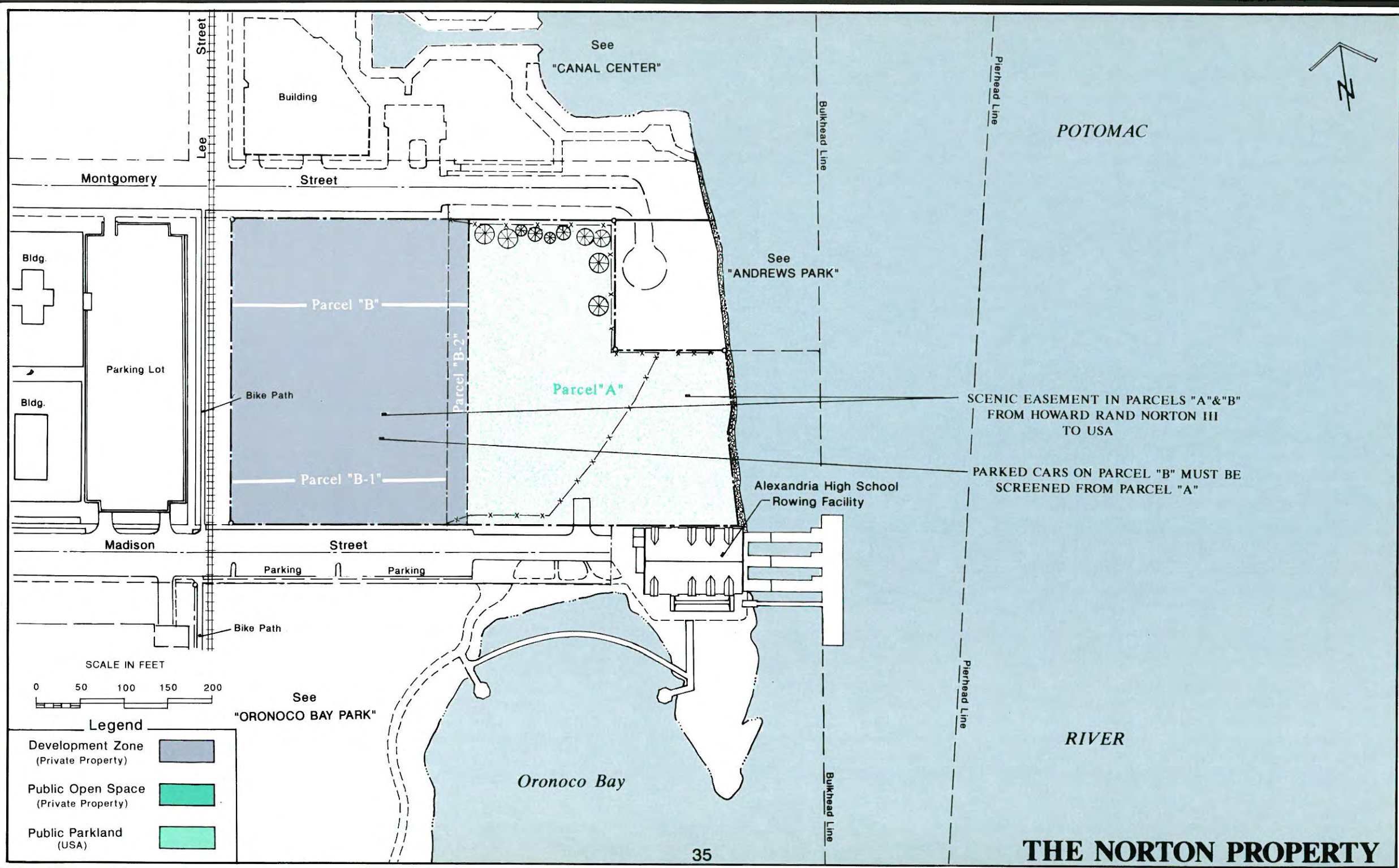
■ Restrictions

Parcel A

- ▶ Permanent buildings may not exceed 12 feet in height.
- ▶ Parcel A must remain accessible to the public and all buildings must be open to the public.
- ▶ All work in the waters or on the bed of the Potomac River related to Parcel A requires permits from the National Park Service and the U.S. Army Corps of Engineers.
- ▶ No motorized vehicles are permitted on Parcel A except those used for maintenance, repair, construction, policing and emergencies.

Parcel B

- ▶ Uses permitted are restaurants and cafes, commercial shops, offices, residential use, marina service facilities, museums, outdoor seafood and farmers' markets, and public park and recreation areas.
- ▶ Building heights on Parcel B-1 may not exceed 55 feet; on B-2, 30 feet. Please refer to the deed for the exact definition of building heights.
- ▶ The total floor area ratio of buildings to the size of the tract may not exceed 2.0 as defined in the deed.
- ▶ Parked cars must be screened so as not to be seen by a person standing at ground level on Parcel A.
- ▶ Please refer to the deed for a complete and precise description of the agreement and all restrictions. The deed is recorded at Deed Book 1070, page 174 in the land records of the City of Alexandria. A copy of the deed as well as the site map are on file with the National Park Service, National Capital Region in the Office of Land Use Coordination.



See "CANAL CENTER"

See "ANDREWS PARK"

See "ORONOCO BAY PARK"

SCENIC EASEMENT IN PARCELS "A"&"B" FROM HOWARD RAND NORTON III TO USA

PARKED CARS ON PARCEL "B" MUST BE SCREENED FROM PARCEL "A"

Alexandria High School Rowing Facility



Legend

- Development Zone (Private Property) [Grey box]
- Public Open Space (Private Property) [Light Green box]
- Public Parkland (USA) [Dark Green box]

POTOMAC

RIVER

Oronoco Bay

THE NORTON PROPERTY

Andrews Park

Just south of the eastern terminus of Montgomery Street

■ Site Data

- Site Development* ▶ Andrews Park is unimproved public parkland.
- Property Owner* ▶ City of Alexandria
- Previous Owner* ▶ Thomas H. Andrews Partnership; the partnership conveyed title to the city in 1983.
- Approximate Area* ▶ Fast Land: 0.41 acres
- River Frontage* ▶ Approximately 150 feet along the official bulkhead line
- Site Maps on File* ▶ P20/88056 Boundary Agreement Survey
▶ P20/80254 Site Plan

■ Agreement

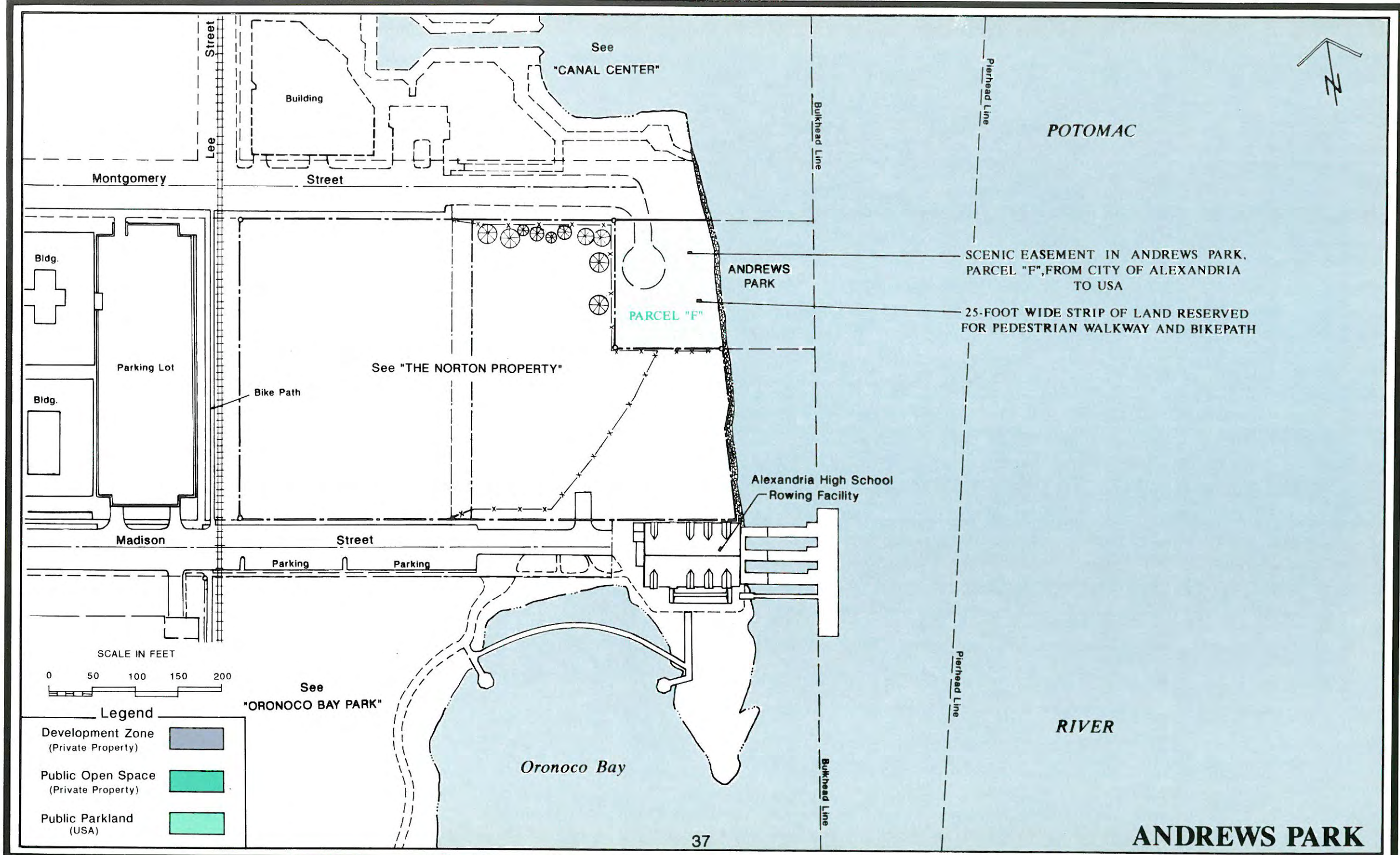
- Parties to Agreement* ▶ United States and the City of Alexandria
- Agreement Signed* ▶ 1985 Deed and Stipulation of Settlement
- Length of Agreement* ▶ In perpetuity

Summary of Agreement

- ▶ In 1985, the City of Alexandria granted and conveyed to the United States a scenic easement in Andrews Park, referred to as Parcel F in the deed. Parcel F must be used as an open space public park area as defined in the agreement and is subject to the restrictions summarized below. The United States was granted title to the submerged lands of the Potomac River contiguous to the park.

■ Restrictions

- ▶ The park may include pedestrian walkways, bicycle trails, seating, landscaped areas, fountains, gardens, play areas, temporary facilities for special events, but may not include paved plazas.
- ▶ Building heights may not exceed 15 feet.
- ▶ No work in the waters or on the bed of the Potomac River in connection with the park may be conducted without proper permits from the National Park Service and the U.S. Army Corps of Engineers.
- ▶ Parcel F must remain accessible to the public and all facilities on it must be open to the public.
- ▶ A strip or strips of land must be reserved for constructing a pedestrian walkway and bikepath running in a north-south direction across the park. The walkway and bike path may be combined or separated, but the total width may not be less than 25 feet. Paved portions may be less than the 25-foot total.
- ▶ No motorized vehicles are allowed except those used by the city for park maintenance, repair, construction, policing and emergencies.
- ▶ Please refer to the deed for a complete and precise description of the agreement and its restrictions. The deed is recorded at Deed Book 1151, page 1045 in the land records of the City of Alexandria. A copy of the deed as well as the site maps are on file with the National Park Service, National Capital Region in the Office of Land Use Coordination.



See "CANAL CENTER"

Building

POTOMAC

SCENIC EASEMENT IN ANDREWS PARK, PARCEL "F", FROM CITY OF ALEXANDRIA TO USA

25-FOOT WIDE STRIP OF LAND RESERVED FOR PEDESTRIAN WALKWAY AND BIKEPATH

ANDREWS PARK

PARCEL "F"

See "THE NORTON PROPERTY"

Bike Path

Alexandria High School Rowing Facility

Parking Lot

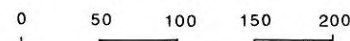
Madison Street

Street

Parking

Parking

SCALE IN FEET

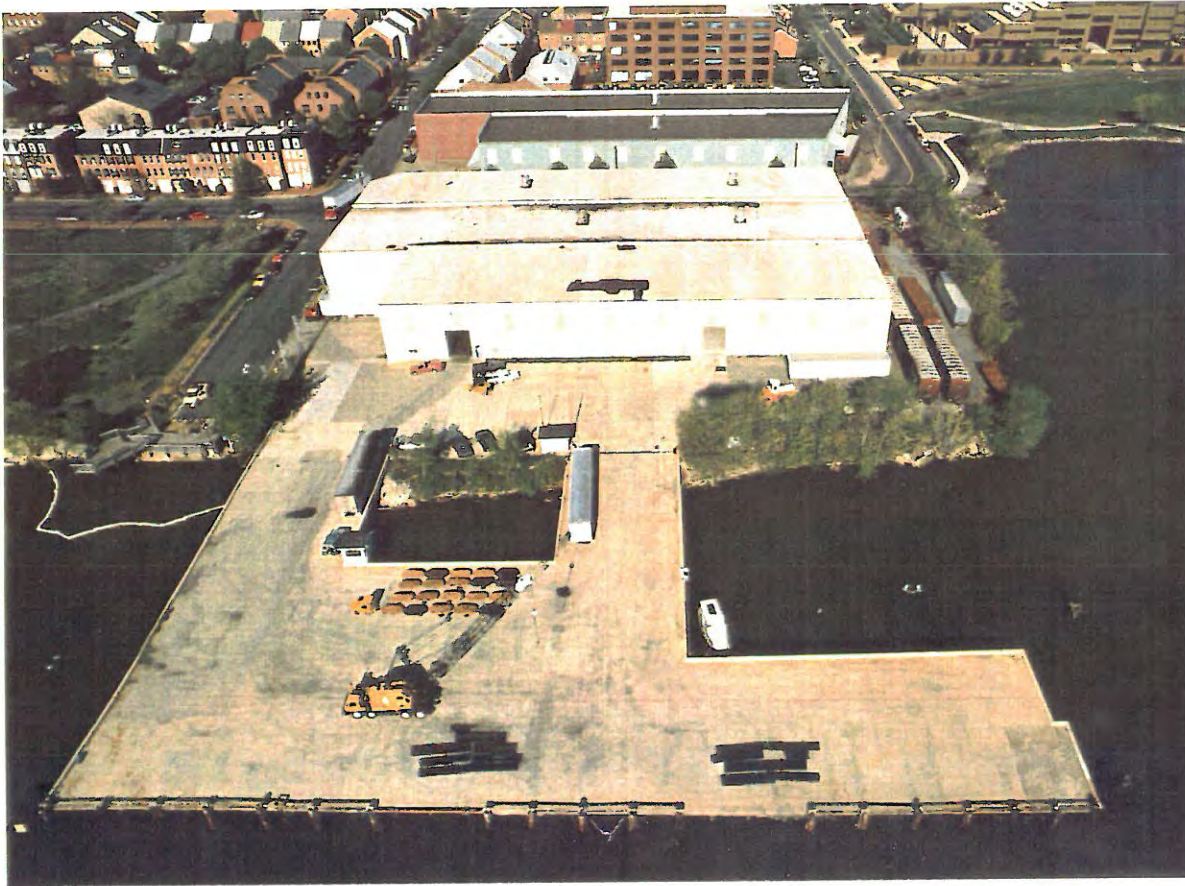


Legend

- Development Zone (Private Property) [Grey box]
- Public Open Space (Private Property) [Green box]
- Public Parkland (USA) [Light Green box]

See "ORONOCO BAY PARK"

Oronoco Bay



Robinson Terminal-North (center), and West's Point Park (left).



North end of Oronoco Bay Park (left), and Alexandria High School Rowing Facility (right).



The Norton property in 1991. Andrews Park is the unimproved parkland in the right foreground.

Canal Center

North Lee Street between Montgomery and Third

■ Site Data

- Site Development* ▶ Canal Center is a five-building complex of commercial shops and offices. It also contains the Alexandria Waterfront Museum and is the site of the restored Alexandria Canal tidelock.
- Property Owner* ▶ Savage/Fogarty Companies, Inc.
- Previous Owner* ▶ Herbert Bryant Associates owned the property at the time of the initial settlement.
- Approximate Area* ▶ Fast Land, Total Area: 10.44 acres
For Development: 4.73 acres
For Open Space: 5.71 acres
- River Frontage* ▶ Approximately 1,335 feet along the official bulkhead line
- Site Maps on File* ▶ ALWA/80006 Boundary Agreement Survey
▶ ALWA/80005 Site Plan

■ Agreement

- Parties to Agreement* ▶ 1983 United States and Herbert Bryant Associates
- Agreement Signed* ▶ 1983 Deed and Stipulation of Settlement
- Length of Agreement* ▶ In perpetuity

Summary of Agreement

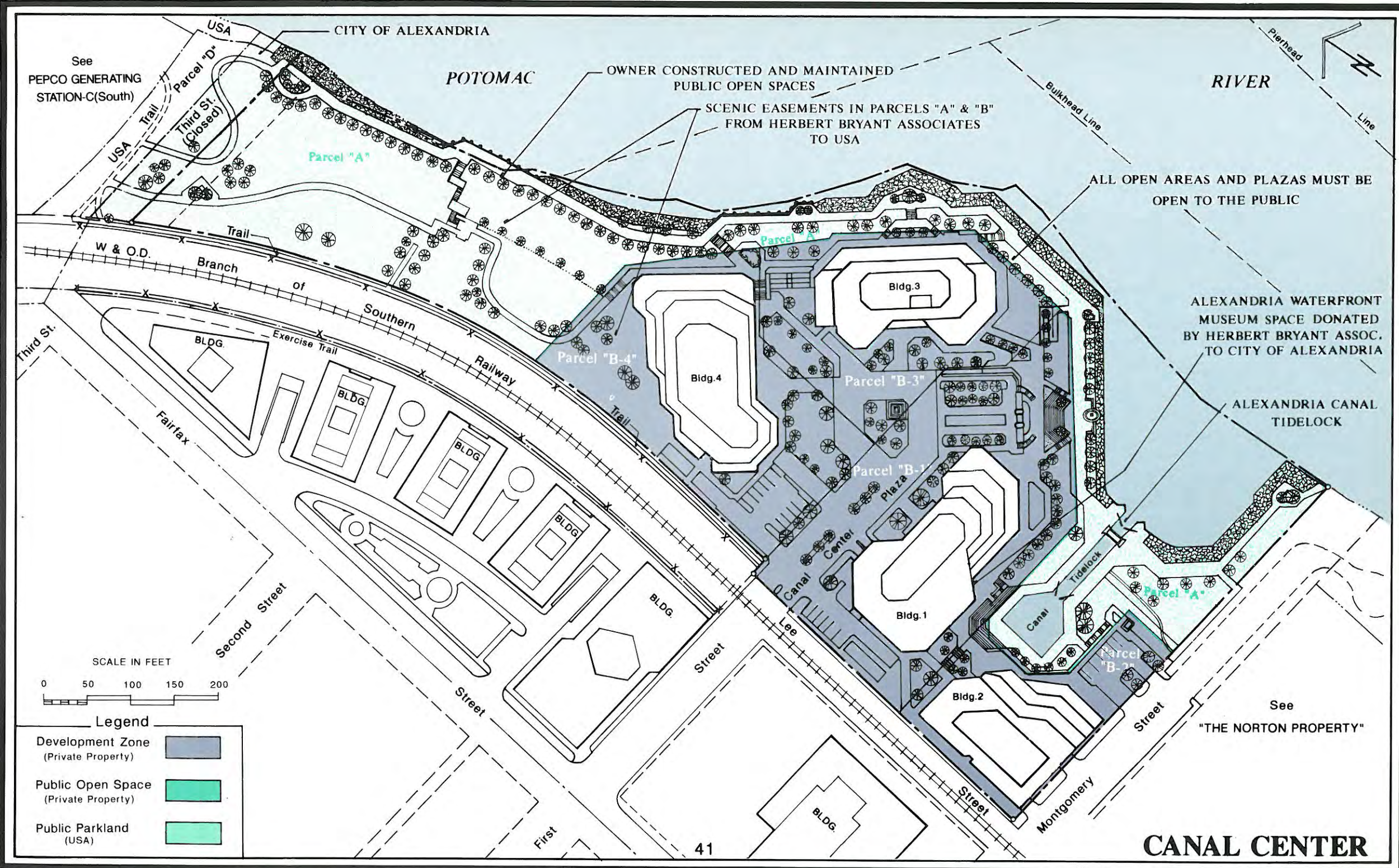
- ▶ Herbert Bryant Associates granted and conveyed to the United States a scenic easement in Parcels A and B. Parcel B was designated for development and Parcel A was reserved for public open space as defined in the agreement, subject to the restrictions summarized below. The United States was granted title to the submerged lands of the Potomac River contiguous to the site.

- ▶ The owner agreed to construct and maintain the site's public open space, and was responsible for landscaping, shoreline stabilization, construction of a public promenade along the Potomac River as well as paved public plazas. The United States and/or the City of Alexandria may also construct improvements on Parcel A, but they have no duty to do so.
- ▶ Please refer to the deed for a complete and precise description of the agreement and the following restrictions. The deed is recorded at Deed Book 1111, page 1351 in the land records of the City of Alexandria. A copy of the deed as well as the site maps are on file with the National Park Service, National Capital Region in the Office of Land Use Coordination.

■ Restrictions

Parcel A (Open Space)

- ▶ Permitted uses include pedestrian walkways, bicycle trails, seating, landscaped areas, fountains, gardens, play areas, paved plazas, the restored Alexandria Canal tidelock, temporary facilities for special events, and other similar uses consistent with its function as an urban public park.
- ▶ Building heights of permanent structures may not exceed 12 feet. Please refer to the deed for the exact definition of building heights.
- ▶ No work in the waters or on the bed of the Potomac River in connection with Parcel A may be conducted without proper permits from the National Park Service and the U.S. Army Corps of Engineers.
- ▶ Parcel A must remain accessible to the public and all facilities on it must be open to the public.
- ▶ No motorized vehicles are permitted on the parcel except those used for construction, maintenance, repair, policing and emergencies.
- ▶ The owner may use the subsurface of Parcel A for underground parking and other uses not inconsistent with use of the surface as public open space.



See
PEPCO GENERATING
STATION-C(South)

CITY OF ALEXANDRIA

POTOMAC

OWNER CONSTRUCTED AND MAINTAINED
PUBLIC OPEN SPACES

SCENIC EASEMENTS IN PARCELS "A" & "B"
FROM HERBERT BRYANT ASSOCIATES
TO USA

RIVER

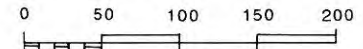
ALL OPEN AREAS AND PLAZAS MUST BE
OPEN TO THE PUBLIC

ALEXANDRIA WATERFRONT
MUSEUM SPACE DONATED
BY HERBERT BRYANT ASSOC.
TO CITY OF ALEXANDRIA

ALEXANDRIA CANAL
TIDELOCK

See
"THE NORTON PROPERTY"

SCALE IN FEET



Legend

- Development Zone (Private Property)
- Public Open Space (Private Property)
- Public Parkland (USA)

Parcel B (Development)

- ▶ Uses permitted are restaurants and cafes, commercial shops, offices, residential use (restricted to no more than 40 units per acre), marina service facilities, museums related to the history of the city and the waterfront, outdoor farmers' and seafood markets, and public park and recreation areas.
- ▶ Building height restrictions vary on sub-parcels B-1, B-2, B-3 and B-4, as do total floor areas. Please refer to the deed for specific building height and total floor area ratio restrictions. Development on Parcel B must include a minimum of 30,000 square feet of floor area devoted to non-office uses.
- ▶ The owner must provide to the City of Alexandria, rent free, at least 3,000 square feet of floor space for a museum devoted to the history of the city and the waterfront.
- ▶ No work in the waters or on the bed of the Potomac River in connection with Parcel B may be conducted without proper permits from the National Park Service and the U.S. Army Corps of Engineers.
- ▶ All open areas and plazas must be open to the public.





PEPCO Generating Station C

Third Street north to Slaters Lane

■ Site Data

- Site Development*
- ▶ PEPCO Generating Station C
 - ▶ Mount Vernon Trail
- Property Owners*
- ▶ Potomac Electric Power Company (PEPCO) owns the property west (landward) of the deed line shown on the adjoining map of the site. It also owns Parcels B, E and F.
 - ▶ The United States owns the property riverward of the deed line on the adjoining map, and also owns Parcels A, C and D.
- Previous Owners*
- ▶ Braddock Light and Power
 - ▶ United States
- Approximate Area*
- ▶ Parcels defined in the 1981 agreement:
 - Parcel A: 1,256 square feet
 - Parcel B: 11,085 square feet
 - Parcel C: 4,198 square feet
 - Parcel D: 12,350 square feet
 - Parcel E: 1,829 square feet
 - Parcel F: 1,475 square feet
- River Frontage*
- ▶ Approximately 1900 feet along the official bulkhead line
- Site Maps on File*
- ▶ P20/88031 Boundary Agreement Survey
 - ▶ 850/80140 Bike Path Design Plan

■ Agreements

- Parties to Agreements*
- ▶ 1949 United States and Braddock Light and Power
 - ▶ 1981 United States and PEPCO
- Agreements Signed*
- ▶ 1949 Deed and Permit
 - ▶ 1981 Deed and Stipulation of Settlement
- Length of Agreements*
- ▶ In perpetuity

Summary of Agreements

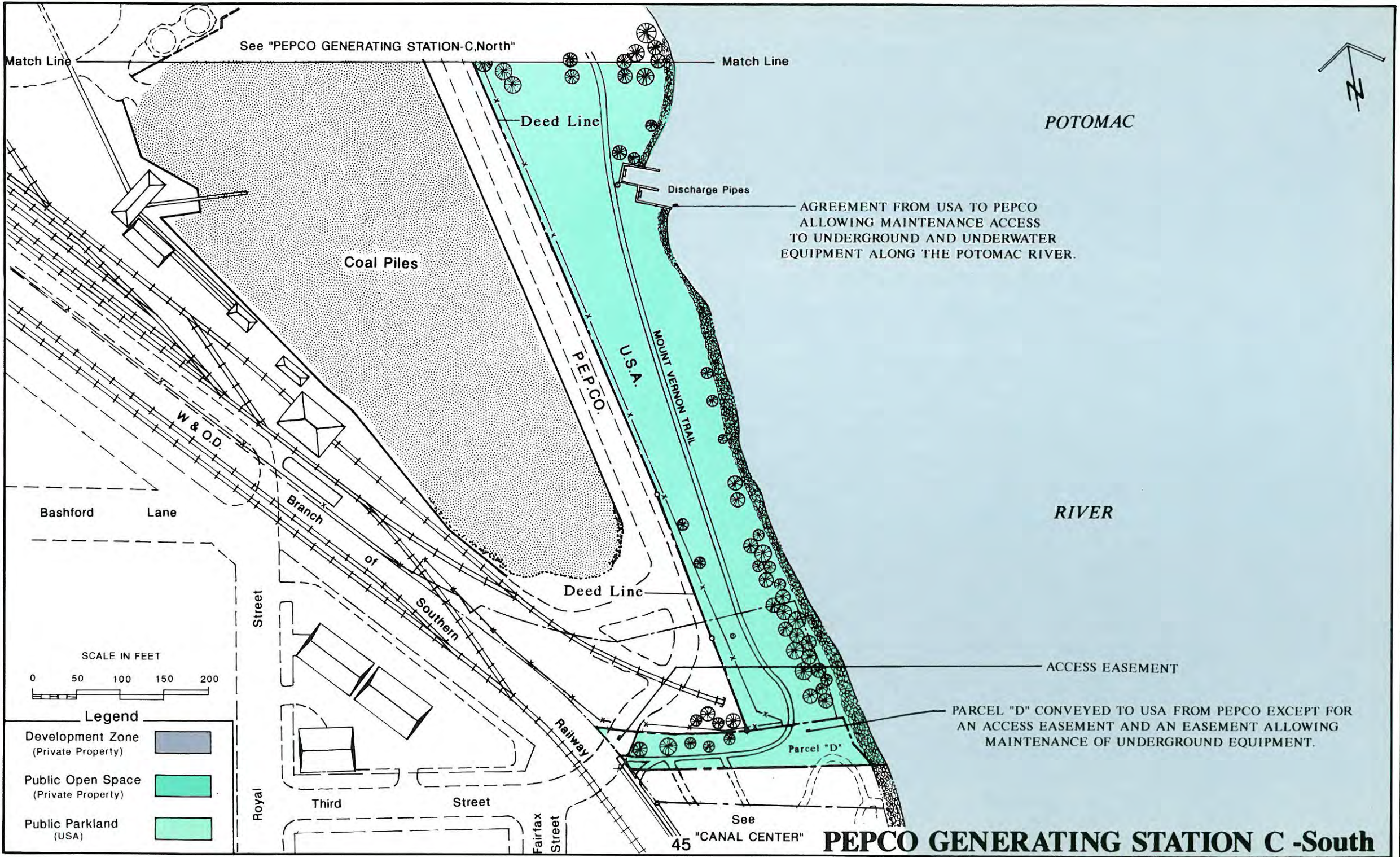
- ▶ In 1949 Braddock Light and Power conveyed lands along the Potomac River side of their generating plant to the United States, and the U.S. granted them a permit, still in force, to perform certain work related to the operation of the plant.
- ▶ In 1981, the United States and PEPCO agreed to an exchange of interests in lands along the Potomac, and also agreed to cooperate in the construction of the Mount Vernon Trail along the Potomac shore.
- ▶ The 1981 agreement modifies the deed of 1949 in order to allow PEPCO to continue to install and maintain underground and underwater cables, conduits and other equipment on the parcels they conveyed to the United States. The modifications also allow PEPCO to retain the riparian rights necessary for the continued operation of their generating plant, and construction of any pier or wharf necessary for unloading fuels, subject to the permit requirements of the National Park Service and the U. S. Army Corps of Engineers.
- ▶ Six parcels of land were defined in the 1981 exchange. A summary of the agreement as it relates to each parcel appears below.

Parcel A

- ▶ The United States granted and conveyed to PEPCO an easement over and through Parcel A for the purpose of performing work on the intake structure for Generating Station C. PEPCO also has the right of access to the area east of Parcel A in order to repair, operate and maintain the intake structure. They also have an easement to attach to or suspend pipes and related equipment from the intake structure as necessary for the functioning of their plant, as long as they do not interfere with public use of the Mount Vernon Trail.

Parcel B

- ▶ The United States quitclaimed to PEPCO all rights and title to Parcel B.



See "PEPCO GENERATING STATION-C,North"

Match Line

Match Line

POTOMAC

Deed Line

Discharge Pipes

AGREEMENT FROM USA TO PEPCO ALLOWING MAINTENANCE ACCESS TO UNDERGROUND AND UNDERWATER EQUIPMENT ALONG THE POTOMAC RIVER.

Coal Piles

PEP.CO.

U.S.A.

MOUNT VERNON TRAIL

W & O.D.

Bashford Lane

Branch of

Southern

Deed Line

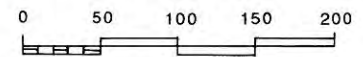
RIVER

ACCESS EASEMENT

PARCEL "D" CONVEYED TO USA FROM PEPCO EXCEPT FOR AN ACCESS EASEMENT AND AN EASEMENT ALLOWING MAINTENANCE OF UNDERGROUND EQUIPMENT.

Parcel "D"

SCALE IN FEET



Legend

Development Zone (Private Property)	
Public Open Space (Private Property)	
Public Parkland (USA)	

Royal Street

Third Street

Street

Fairfax Street

Railway

See

45 "CANAL CENTER"

PEPCO GENERATING STATION C -South

Parcel C

- ▶ The United States granted and conveyed to PEPCO an access easement on and over Parcel C so that PEPCO may perform any work on the structures necessary to the operation of their generating station, provided PEPCO's work does not interfere with public use of the Mount Vernon Trail, and provided PEPCO repairs any damage to the parcel caused by their use.
- ▶ PEPCO also has the right to repair and maintain the sheet pile retaining wall along the river side of Parcel C, although they have no duty to do so, and the United States may utilize some other form of land stabilization along the river if it so chooses.
- ▶ The United States granted to PEPCO a 20-foot-wide easement to the east of Parcel B for ingress to and egress from Parcel C. The easement runs the length of Parcel B.

Parcel D

- ▶ PEPCO granted and conveyed all of its rights, title and interest in Parcel D to the United States, except for an access easement and an easement which allows PEPCO to install and maintain underground cables, pipes and similar equipment on Parcel D.

Parcel E

- ▶ PEPCO granted the United States a temporary license to construct and maintain the Mount Vernon Trail on Parcel E. The United States may do everything necessary to repair and maintain the trail, provided it does not interfere with drainage onsite. The United States has a right of access over PEPCO property in order to perform work on the trail, provided it does not interfere with the operations of the generating station. The United States must repair any damage to PEPCO property caused by its right of access.
- ▶ PEPCO agreed to build the steel bridge that carries the trail around the river side of the generating station's intake structure, and the United States designed and constructed the bridge approaches. The bridge and its approaches are now the property of the United States, and PEPCO has no responsibility or liability for them. The United States may access PEPCO property in order to perform work on the bridge.

Parcel F

- ▶ PEPCO granted the United States a license to construct and maintain the Mount Vernon Trail on Parcel F as well as a right of access over PEPCO property in order to perform work on the trail. The United States agreed to build a security fence on the landward side of the parcel. PEPCO now maintains that fence, while the United States maintains the fence on the riverward side of Parcel F.
- ▶ Please refer to the deeds for a complete and precise description of the agreements. The deeds are recorded at Deed Book 403, page 54 and Book 1044, page 813 in the land records of the City of Alexandria. Copies of the deeds as well as the site maps are on file with the National Park Service, National Capital Region in the Office of Land Use Coordination.



See "MARINA TOWERS"

TEMPORARY LICENSE IN PARCEL "E" FROM PEPCO TO USA FOR CONSTRUCTION AND MAINTENANCE OF THE MOUNT VERNON TRAIL.



POTOMAC

PEPCO DEED LINE

MOUNT VERNON TRAIL

USA (GWMP)

20-FOOT WIDE INGRESS AND EGRESS EASEMENT IN PARCEL "C" FROM USA TO PEPCO.

QUITCLAIM DEED IN PARCEL "B" FROM USA TO PEPCO

ACCESS EASEMENT IN PARCEL "C" FROM USA TO PEPCO FOR MAINTENANCE OF GENERATING STATION STRUCTURES

STEEL BRIDGE CONVEYED TO USA BY PEPCO. PEPCO HAS NO RESPONSIBILITY OR LIABILITY FOR BRIDGE AND APPROACHES CARRYING TRAIL AROUND INTAKE STRUCTURE.

EASEMENT IN PARCEL "A" FROM USA TO PEPCO FOR MAINTENANCE OF INTAKE STRUCTURE AND RIGHT OF ACCESS TO THE AREA EAST OF PARCEL "A"

LICENSE IN PARCEL "F" FROM PEPCO TO USA FOR CONSTRUCTION AND MAINTENANCE OF THE MOUNT VERNON TRAIL, AND RIGHT-OF-ACCESS OVER PEPCO PROPERTY TO PERFORM WORK ON THE TRAIL

USA (GWMP) DEED LINE

MOUNT VERNON TRAIL

RIVER

PEPCO

USA (GWMP)

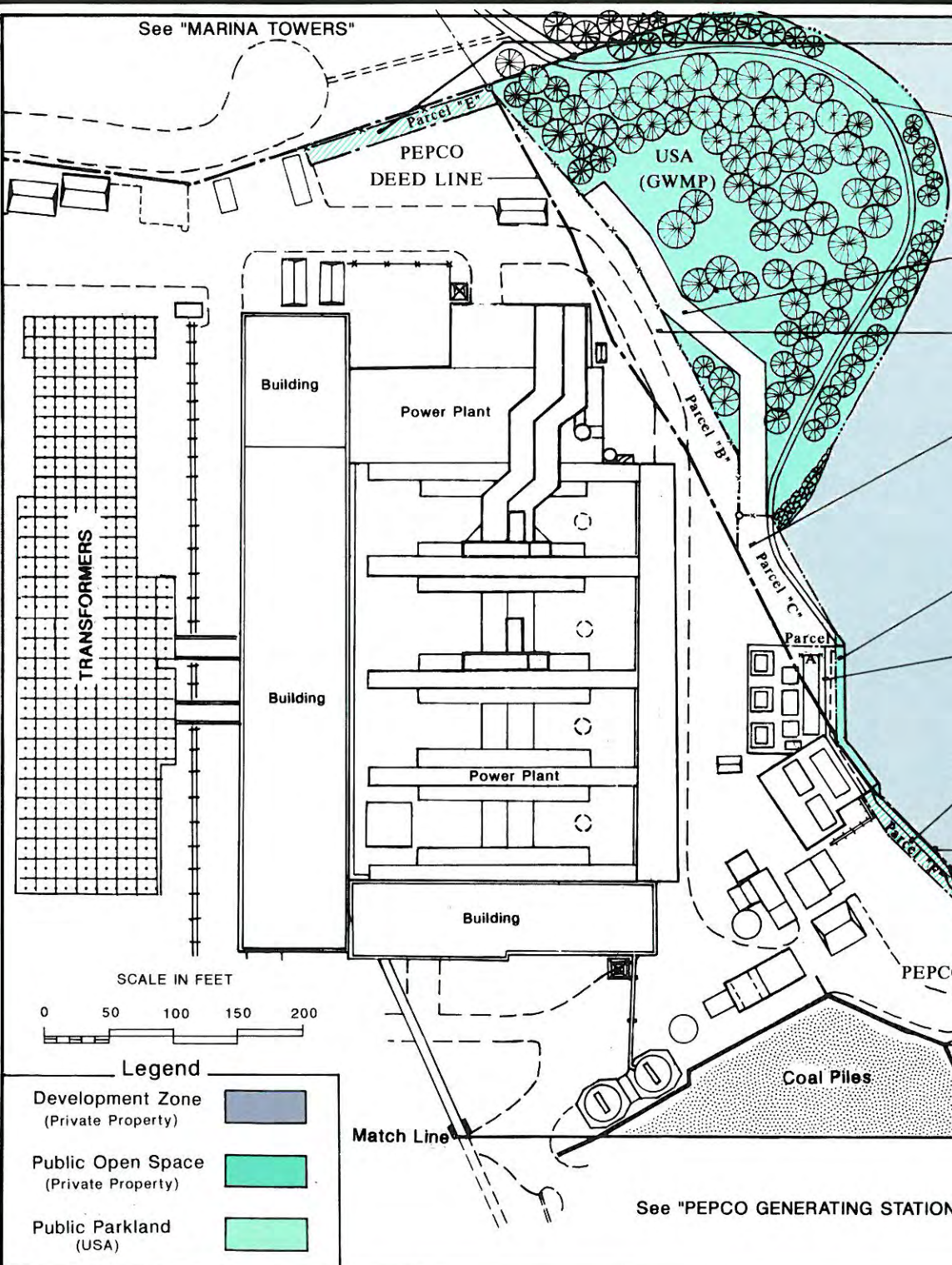
Coal Piles

Match Line

Match Line

See "PEPCO GENERATING STATION-C,South"

PEPCO GENERATING STATION C - North



SCALE IN FEET

0 50 100 150 200

Legend

Development Zone (Private Property)



Public Open Space (Private Property)



Public Parkland (USA)



Marina Towers

At the eastern terminus of Slaters Lane

■ Site Data

- Site Development*
 - ▶ Marina Towers Apartments
 - ▶ The Mount Vernon Trail runs along the waterfront for the length of the easement property, which is a strip of land east of the apartment building extending from the boundary of Marina Towers and Daingerfield Island on the north to the boundary of Marina Towers and PEPCO property on the south.
- Property Owner*
 - ▶ Marina Associates, Inc.
- Previous Owner*
 - ▶ A. Slater Lamond and J. Lamond owned the property at the time litigation was instituted.
- Size of Easement*
 - ▶ The easement property for the Mount Vernon Trail varies in width from approximately 30 to 70 feet and is about 606 feet long.
- River Frontage*
 - ▶ Approximately 606 feet along the official bulkhead line
- Site Maps on File*
 - ▶ P20/88044 Easement Plat
 - ▶ P20/88046 Easement Plat
 - ▶ P20/88043 Site Plan

■ Agreements

- Parties to Agreements*
 - ▶ United States and Marina Associates, Inc.
- Agreements Signed*
 - ▶ 1980 Deed of Easement and Dedication
 - ▶ 1981 Deed and Stipulation of Settlement
- Length of Agreements*
 - ▶ In perpetuity

Summary of Agreements

- ▶ The United States quitclaimed its interest in exchange for an easement across the Marina Towers property to be used for the Mount Vernon Trail. Marina Associates granted and conveyed to the United States an easement and right-of-way over and through the easement property, subject to two existing easements held by the City of Alexandria. The United States owns title to the submerged lands of the Potomac River contiguous to the property.
- ▶ The United States has a right of access across Marina Towers property in order to perform any work necessary on the trail and the security fence along the western boundary of the easement property that the United States built and now maintains.
- ▶ Marina Associates has access to and across the easement property from two locked gates in the security fence. The gates are under the sole control of Marina Associates.
- ▶ Please refer to the deeds for precise and complete descriptions of these agreements and the following restrictions. The deeds are recorded at Deed Book 1009, page 246 and Book 1037, page 99 in the land records of the City of Alexandria. Copies of the deeds as well as the site maps are on file with the National Park Service, National Capital Region in the Office of Land Use Coordination.

■ Restrictions

- ▶ No power vehicles are permitted on the easement property except those used by the United States for construction, maintenance, repair, and policing of the trail, security fence and retaining wall.
- ▶ Marina Associates may do nothing to interfere with or obstruct the free and convenient passage of the public over the easement and right-of-way.



USA
(GWMP)
Daingerfield Island

MOUNT VERNON TRAIL

POTOMAC

EASEMENT AND RIGHT-OF-WAY FROM
MARINA ASSOCIATES, INC. TO USA
SUBJECT TO TWO EXISTING EASEMENTS
FROM MARINA ASSOCIATES, INC.
TO THE CITY OF ALEXANDRIA

MARINA ASSOCIATES, INC. HAS ACCESS TO
AND ACROSS EASEMENT CONVEYED TO USA.

USA HAS RIGHT-OF-ACCESS ACROSS
MARINA ASSOCIATES, INC. PROPERTY
FOR MAINTENANCE OF THE TRAIL

GEORGE WASHINGTON
MEMORIAL PARKWAY
Drive

Garage Entrance

Surface and Garage
Parking

Pool

Pool

Parking

Parking

Slaters

Lane

Parcel "E"

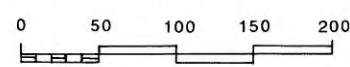
PEPCO
Deca Line

MOUNT VERNON TRAIL

USA
(GWMP)

RIVER

SCALE IN FEET



Legend

- Development Zone (Private Property)
- Public Open Space (Private Property)
- Public Parkland (USA)

"PEPCO GENERATING STATION C-North"

TRANSFORMERS

BLDG.

POWER PLANT

49

Parcel "B"

MARINA TOWERS



Street Ends and Public Rights-of-Way

Gibbon Street north to the vacated portion of Third Street

■ Site Data

Street Ends Defined

- ▶ Generally, a portion of those public streets and alleys running in an east-west direction that terminate at the waterfront. Specifically:
- ▶ Those parts of Gibbon, Wilkes, Wolfe, Duke, Cameron, Queen and Oronoco Streets and Thompsons Alley that lie east of Union Street.
- ▶ Those parts of Prince and King Streets and Wales Alley that lie east of the Strand.
- ▶ Those parts of Pendleton, Wythe, Madison, Montgomery and First Streets that lie east of Lee Street.
- ▶ Those parts of Second and Third Streets east of Fairfax Street.

Public Rights-of-Way Defined

- ▶ All existing open and paved public streets running generally in a north-south direction that lie east of Fairfax Street.
- ▶ Pendleton, Wythe, Madison, Montgomery and First Streets running generally in an east-west direction between Fairfax and Lee Streets.
- ▶ Lee Street from Pendleton Street to the old corporation line of the City of Alexandria north of First Street.

Property Owner ▶ City of Alexandria

■ Agreements

Parties to Agreement ▶ 1981 United States and the City of Alexandria

Agreements Signed ▶ 1981 Deed and Stipulation of Settlement

Length of Agreement ▶ In perpetuity

Summary of Agreement

- ▶ The City of Alexandria agreed to maintain the street ends and public rights-of-way as dedicated streets and alleys, except those portions of First, Second and Third Streets which were vacated.
- ▶ The City agreed that the following street ends would be reserved for pedestrian and nonmotorized traffic, except for motorized vehicles used by the City for construction, maintenance, repair, policing and emergencies: King, Queen, Wythe, Wales Alley and that part of Pendleton Street east of Union Street.
- ▶ The United States was granted title to the submerged lands of Potomac River.
- ▶ The City agreed to use its best efforts to install and maintain a continuous pedestrian walkway and bikepath along the Alexandria waterfront to connect Third Street on the north to the pedestrian walkway and bikepath maintained by the National Park Service and to connect to Jones Point on the south.
- ▶ The City agreed that any street improvements to Madison and Montgomery Streets shall not extend more than 300 feet east of the centerline of Lee Street.
- ▶ Please refer to the deed for a complete description of the agreement. The deed is recorded at Deed Book 1138, page 398 in the land records of the City of Alexandria. A copy of the deed is on file with the National Park Service, National Capital Region in the Office of Land Use Coordination.

■ Restrictions

- ▶ Only motorized vehicles used by Alexandria for construction, maintenance, repair, policing and emergencies may have access to those portions of Madison and Montgomery Streets that lie more than 300 feet east of the centerline of Lee Street.
- ▶ If boat launching facilities are constructed at the eastern terminus of Madison or Montgomery Streets, motorized vehicles may have temporary access for boat launching purposes, but there shall be no parking of motorized vehicles on those portions of Madison and Montgomery Streets that lie more than 300 feet east of the centerline of Lee Street.

Glossary of Terms

Bulkhead A shoreline structure designed to retain earth and consisting of a vertical wall sometimes supplemented by an anchor system.

Bulkhead Lines Lines established by the U.S. Army Corps of Engineers that set limits outside of which continuous solid-fill construction on the riverbed is not permitted.

Dredging Excavation of riverbottom material.

Easement The rights of one person or entity to control the use or appearance of land or buildings owned by another. An easement entitles its holder to a specific limited use or enjoyment. The extent of these rights is specified in the document by which the property owner conveys the easement.

Fast Land The mainland, especially land that is high and dry although near water.

Floor Area Ratio (FAR) The total floor area on a zoning lot, divided by the area of that lot.

Open Space Refers to public parkland that could contain open, natural or landscaped areas, promenades, plazas or active recreation areas.

Pier A deck, supported above the water, built from the shore out into the water and used for berthing or mooring vessels and for recreation such as viewing and fishing.

Pierhead Lines Lines established by the U.S. Army Corps of Engineers that set the outboard limits for open pier construction.

Pile A long slender column of timber, steel or concrete driven into the ground to support a vertical load.

Public Access Area An area where the general public can gain access. Generally landscaped, open space or parkland which may feature trails, walkways, seating or other public amenities.

Public Use A use concerning the whole community, as distinguished from particular individuals, with the object of satisfying a public need. The term can mean public usefulness, utility, advantage or general benefit.

Quitclaim To release or relinquish a legal claim.

Riprap Large rocks or concrete blocks placed on shore to form a barrier and retain earth.



Alexandria Waterfront: Land Use Agreements

Produced by the Office of Land Use Coordination,
National Park Service, National Capital Region

U.S. Department of the Interior
Washington, D.C. 20242

As the nation's principal conservation agency, the Department of the Interior has basic responsibilities to protect and conserve our land and water, energy and minerals, fish and wildlife, parks and recreation areas, and to ensure the wise use of these resources. The Department also has major responsibility for American Indian reservation communities and for people who live in island territories under U.S. administration.

This guide to land-use agreements along the Alexandria waterfront was prepared by Susan Manuel, Office of Land Use Coordination, under the direction of John G. Parsons. Publication services were provided by Larry Sutphin, Falls Church Office, Eastern Team, Denver Service Center, National Park Service. Site photos were provided by Bill Clark, Office of Public Affairs, National Capital Region, National Park Service.

August 1992 NPS-D2

For further information regarding land use on the Alexandria waterfront, please contact the City of Alexandria and the National Park Service.

City of Alexandria
Planning and Community Development
301 King Street, Room 2100
Alexandria, Virginia 22314

City of Alexandria
Recreation, Parks and Cultural Activities
1108 Jefferson Street
Alexandria, Virginia 22314

Alexandria Circuit Court
Land Records
520 King Street, Room 307
Alexandria, Virginia 22314

National Park Service
George Washington Memorial Parkway
Turkey Run Park
McLean, Virginia 22101

National Park Service
National Capital Region
Land Use Coordination
1100 Ohio Drive, S.W.
Washington, D.C. 20242



