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United States Department of the Interior

NATIONAL PARK SERVICE

National Capital Region
1100 Ohio Drive, S.W.
Washington, D.C. 20242

IN REPLY REFER TO:

I.B (NCR-LPD)

June 23, 2014

 COPY

Christopher P. Spera
Deputy City Attorney
Office of the City Attorney
301 King Street, Suite 1300
Alexandria, Virginia 22314

Dear Mr. Spera:

I am writing in response to your December 19, 2013, letter regarding the development of the former Robinson Terminal sites on the Alexandria Waterfront, which requests our concurrence that hotel use is allowed under the terms of the settlement between the Robinson Terminal Warehouse Corporation (RTWC) and the United States regarding the property.

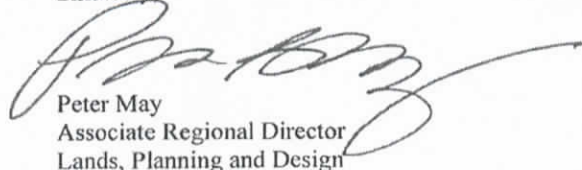
The 1983 Deed for the RTWC properties includes provisions imposing restrictions on the various parcels that take effect when RTWC ceases use of those properties for warehouse and/or terminal purposes. All of these properties have been offered for sale by RTWC for development uses other than warehouse or terminal purposes.

The restrictions in the deed are worded differently for different parcels, but (except for those parcels restricted to open space uses) they generally allow for commercial office use, certain retail uses, and residential uses (and various other uses). Hotel use is not specifically mentioned. As you note in your letter, the City of Alexandria's zoning code at the time of the 1983 settlement clearly allowed hotels in "commercial office" zones, as well as other zones. The National Park Service (NPS) has long recognized hotels as a use that could contribute to the lively and active waterfront envisioned in the 1981 Waterfront City of Alexandria/National Park Service Draft Joint Land Use Plan and in the City's 2012 Waterfront Plan. Therefore, the NPS concurs with your conclusion that the 1983 Deed and settlement appear to allow for hotel use on the parcels not restricted to open space use, and NPS remains generally supportive of the City's plans for such use. We note that there is no specific action or proposal before us at this time, so this letter is not intended to serve as an approval of any specific project or proposal.

Any such hotel use would, of course, still need to comply with the other applicable use, height, and other restrictions in the 1983 Deed and other applicable documents. The NPS will review the specific development proposals for the RTWC properties for compliance with all restrictions of the 1983 deed once such proposals have been developed.

We look forward to continued participation in the implementation of the City's plan where it affects property in which we possess deeded interests. If you have any questions, or if we can provide further advice, please contact me at 202-619-7025.

Sincerely,


Peter May
Associate Regional Director
Lands, Planning and Design