

DEPARTMENT OF THE INTERIOR

NATIONAL PARK SERVICE

Notice of Realty Action: Proposed exchange of Federally owned land and interests in land located in the City of Alexandria (CoA), Virginia, for non-Federal land located in Prince William County, Virginia.

I. The following described Federally owned land and interests in land, which are administered by the National Park Service, have been determined to be suitable for disposal by exchange. The authority for this exchange is 54 U.S.C. § 102901(b), which authorizes the Secretary of the Interior to acquire property within a unit of the National Park System in exchange for Federally owned property under the Secretary's jurisdiction that the Secretary determines is suitable for disposal and that is in the same State as the non-Federal property to be acquired.

The selected Federal land and interests in land are currently managed by the George Washington Memorial Parkway (GWMP). The property to be conveyed is required for the construction of the Potomac Yard Metro Station and is no longer required for inclusion in the GWMP. The land has been surveyed for cultural resources, endangered species, and threatened species. A Statement of Findings document was also prepared to comply with NPS wetlands protection and floodplain management procedures and Executive Orders 11988, 11990, and 13690.

The Federal interests to be conveyed to the CoA are fee title to GWMP Tract 108-014A, consisting of 0.33 acres, more or less, and a scenic easement in GWMP Tract 108-028A, consisting of 2.19 acres, more or less. Tract 108-014A is a portion of those same lands which were transferred from the Administrator of Civil Aeronautics, Department of Commerce to the Department of the Interior, National Park Service by Executive Order 9851 dated May 13, 1947. Tract 108-028A is a portion of the scenic easement conveyed to the United States from Commonwealth Atlantic Properties, Inc. et al. by that certain deed dated March 24, 2000, and recorded on March 30, 2000, among the land records of the City of Alexandria, VA, in Deed Book 5341 on Page 24. The United States of America will convey title by quitclaim deed.

II. In exchange for the lands identified in Paragraph I, the United States of America will acquire

title to two tracts located in Prince William Forest Park (PRWI). The non-Federal tracts to be conveyed are PRWI Tracts 02-102 and 02-103, which contain 7.96 and 7.13 acres, more or less, respectively. These parcels are not located within a floodplain. The United States will acquire fee simple title to these lands, subject only to encumbrances of record.

The value of the properties to be exchanged has been determined by fair market value appraisals. The value of the land or interests in land to be conveyed by the CoA to the United States is less than the value of the land or interests in land to be conveyed by the United States to the CoA. To equalize value, the CoA will include a cash equalization payment with its land to be exchanged. The CoA will convey title by quitclaim deed.

Detailed information about this exchange, including precise legal descriptions, survey plats, the Record of Decision, and other documentation concerning the NPS's compliance with applicable Federal laws, is available online at: <https://parkplanning.nps.gov/PotomacYardLandExchange>.

Comments may be submitted at: <https://parkplanning.nps.gov/PotomacYardLandExchange> or by mail to Realty Officer, Land Resources Program Center, National Capital Region, National Park Service, 1100 Ohio Drive SW, Washington D.C. 20242. Comments must be postmarked or submitted online within 45 calendar days of the date of publication of this notice to receive consideration. The NPS will evaluate all timely comments and may modify or vacate the realty action in response to them. In the absence of any action to modify or vacate, this realty action will become the final determination of the Department of Interior.

Date

Kym A. Hall
Regional Director
National Capital Region
National Park Service