



**NORTHERN
VIRGINIA
CONSERVATION
TRUST**

NVCT and City of Alexandria MOU Partnership

**Alan Rowsome, Executive Director
Rentz Hilyer, Land Conservation Specialist**

ALEXANDRIA PARK AND RECREATION COMMISSION

CHARLES HOUSTON RECREATION CENTER

NOVEMBER 20, 2025

Overview

Intro to NVCT

MOU Relationship

Conservation Easements

NVCT's work in Alexandria

Strategic Conservation Plan

Questions

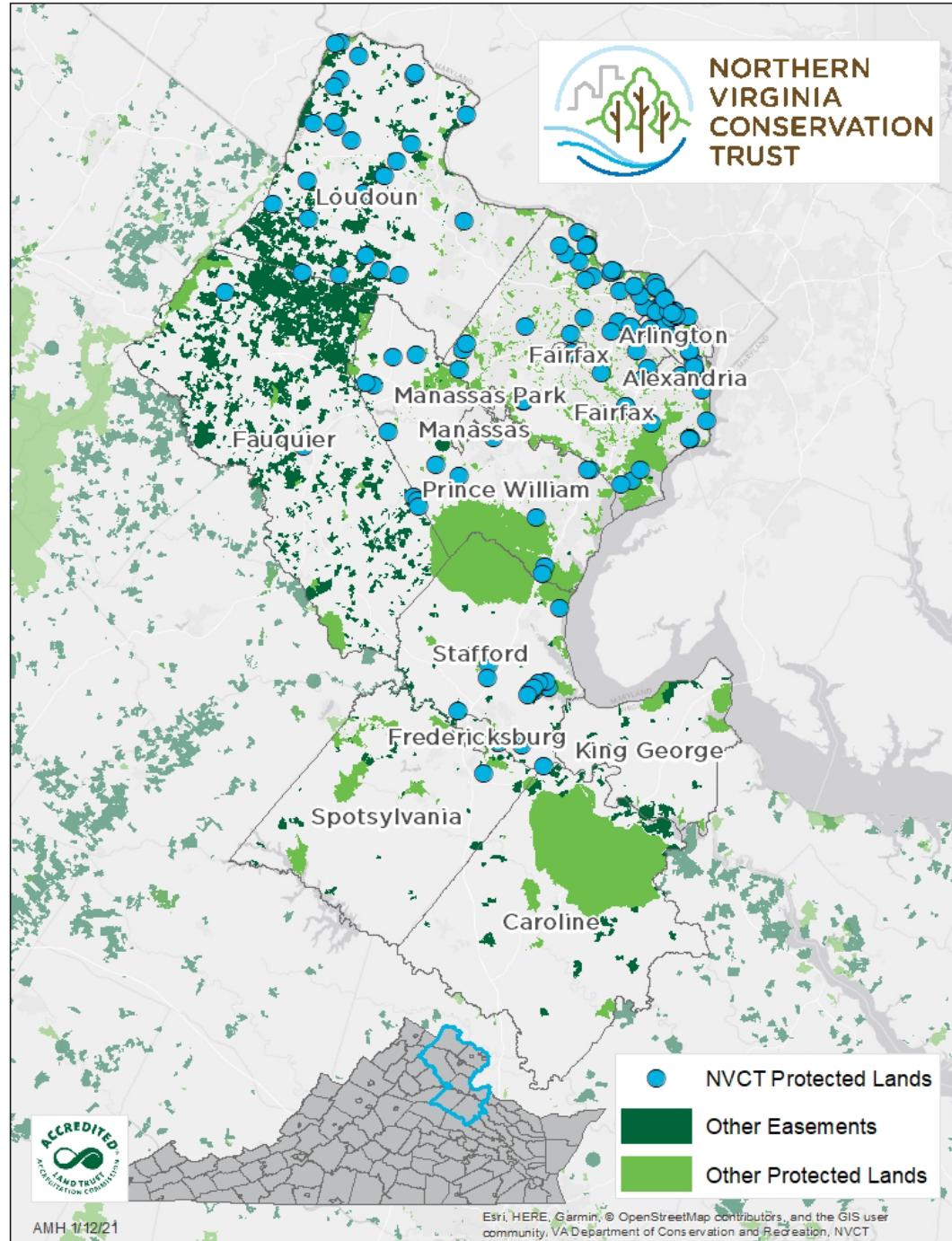


Intro to Northern Virginia Conservation Trust

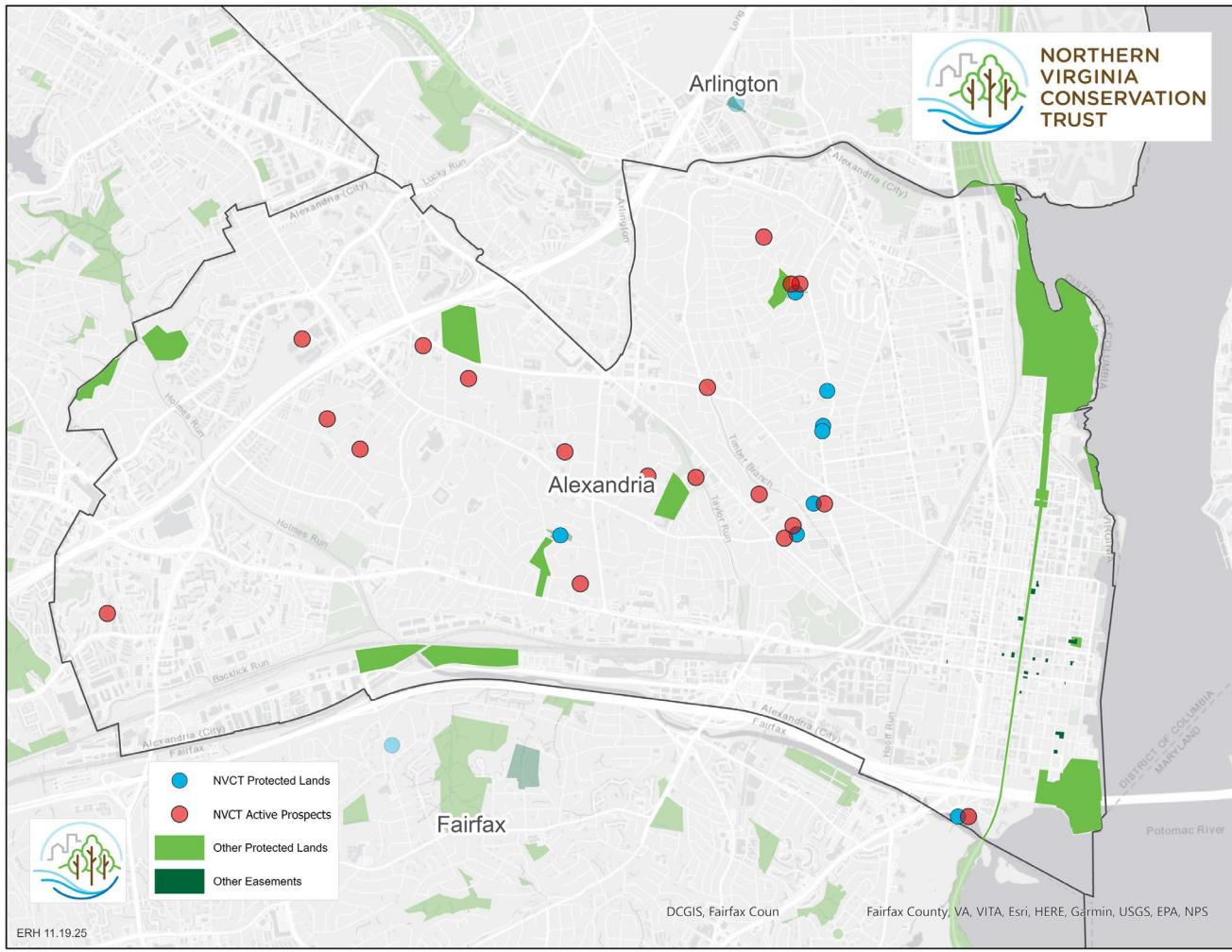
- Regional nonprofit land trust
- Mission: To permanently conserve land for future generations
- Founded in 1994
- 10 full-time staff and a volunteer board
- Nationally accredited by the Land Trust Accreditation Commission



NVCT Service Area



NVCT in the City of Alexandria



MOU Relationship



- Since 2011
- Cooperate on land conservation efforts
- Support City's Open Space planning efforts
- Conduct outreach and engagement



Partnering with the City



- Conservation Easements
- Assistance in acquisitions, land assessments, due diligence
- Follow planning efforts (Alex West and Duke St.)
- Our role is unique and depends on the project



Policy Work



Battery Heights HOA - North Quaker Lane

- Expanded funding
- New conservation programs
- Tree canopy legislation
- Historic resources
- Tax incentives





NVCT Lands Team

Conservation Easements



Battery Heights HOA - North Quaker Lane

- Legally binding tool
- Landowner-initiated choice
- Land remains in private ownership
- Permanent
- Tax benefits



Typical Conservation Values



Kust property, Russell Road

- Open space
- Threatened or endangered species
- Wildlife habitat
- Nature-based recreation or education
- Watershed protection
- Biological diversity
- Scenic views
- Working farms
- Historic preservation



Typical Restrictions



Limits on
subdivision



Limits on
development



No mineral
extraction



Riparian
buffers



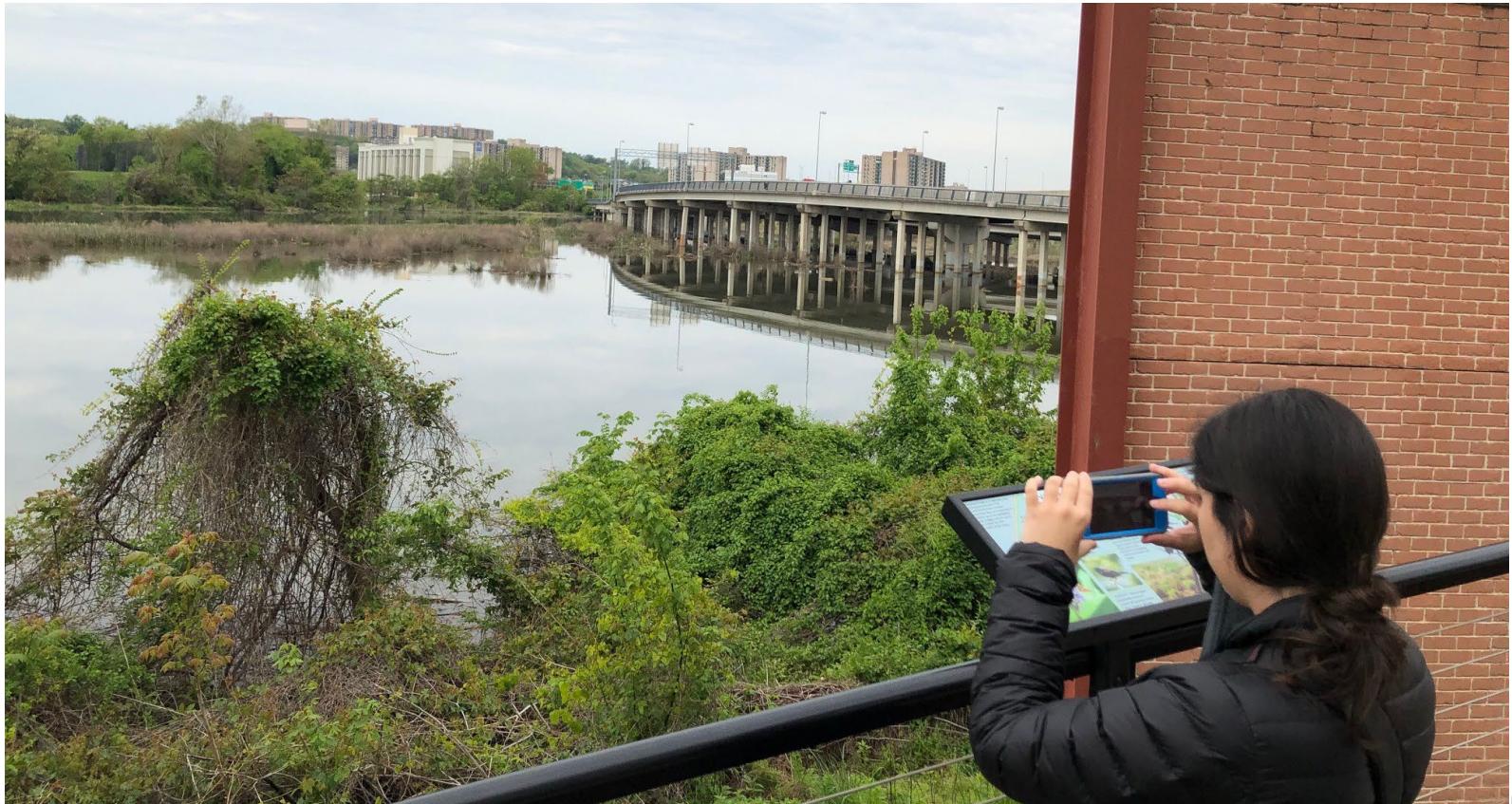
Scenic
setbacks



No-build
areas



Stewardship



NVCT's Hunting Creek property

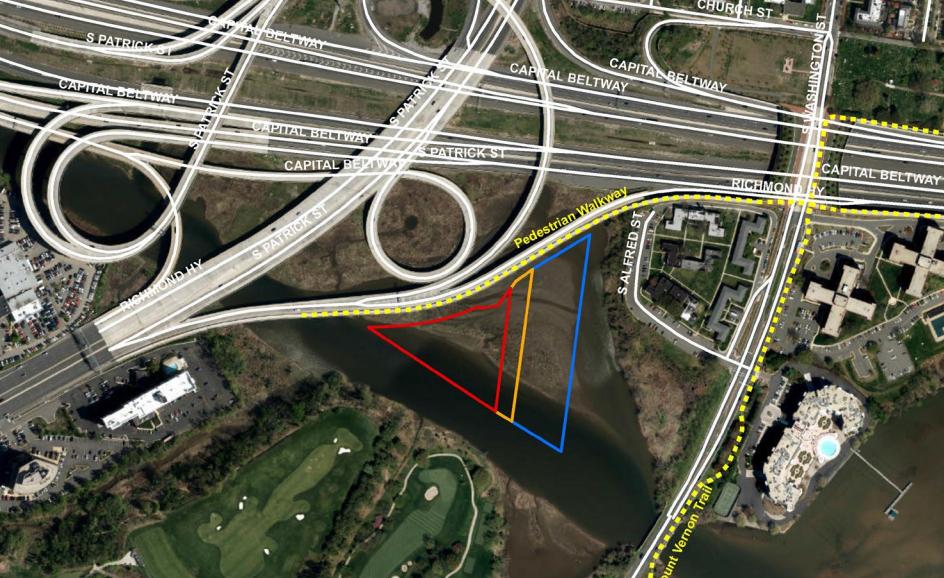




Kust property, Russell Road

2206 Russell Rd.



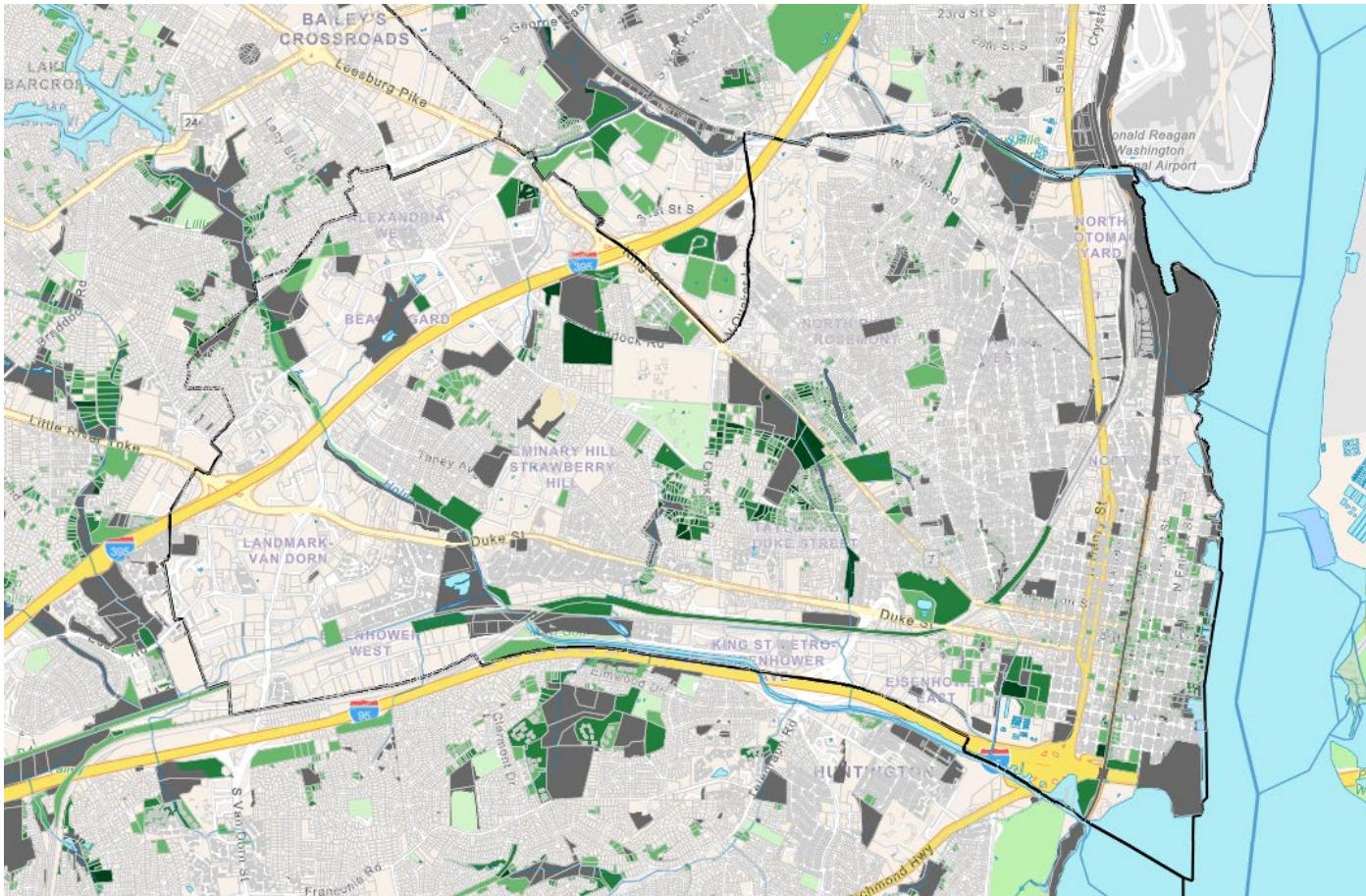




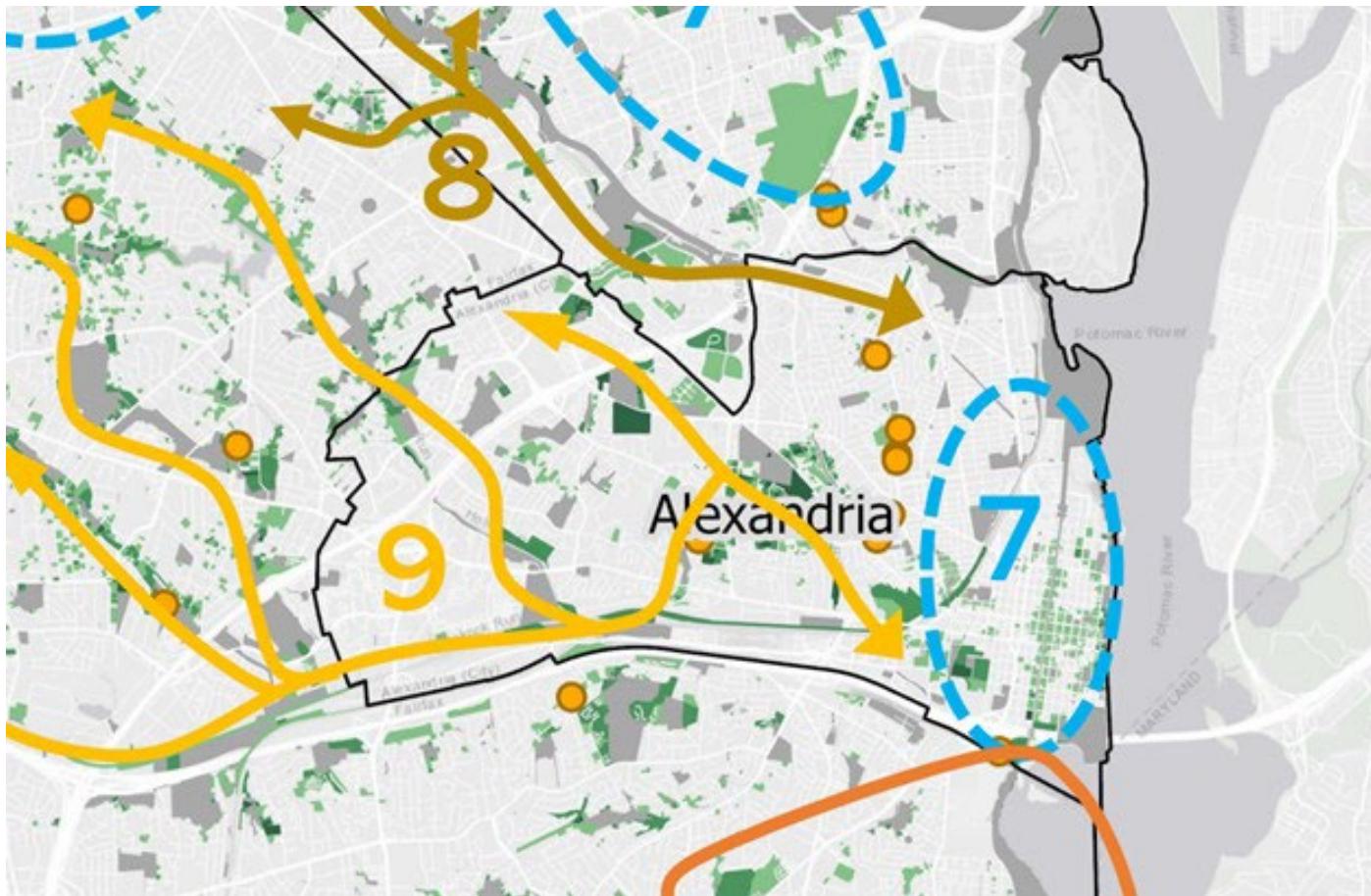
Murray-Dick-Fawcett House
517 Prince St.



Strategic Conservation Plan



Focal Areas





Heart of the Potomac Campaign

Conservation in the Central Potomac region



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Northern Virginia Conservation Trust