

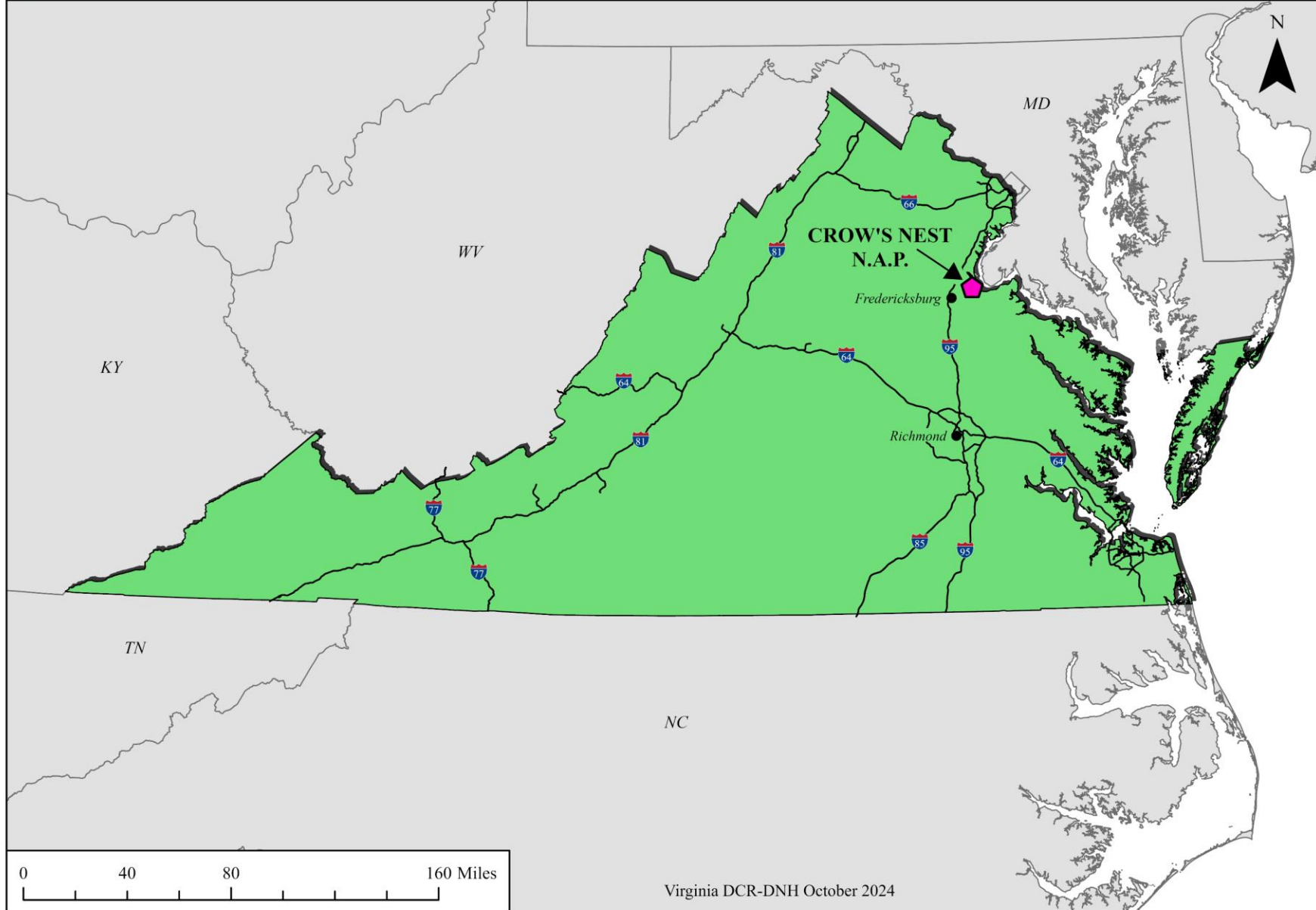
An aerial photograph of a winding river flowing through a dense forest. The river is filled with lily pads and reflects the warm, golden light of the setting sun. The sky is filled with scattered clouds, and the overall scene is peaceful and natural.

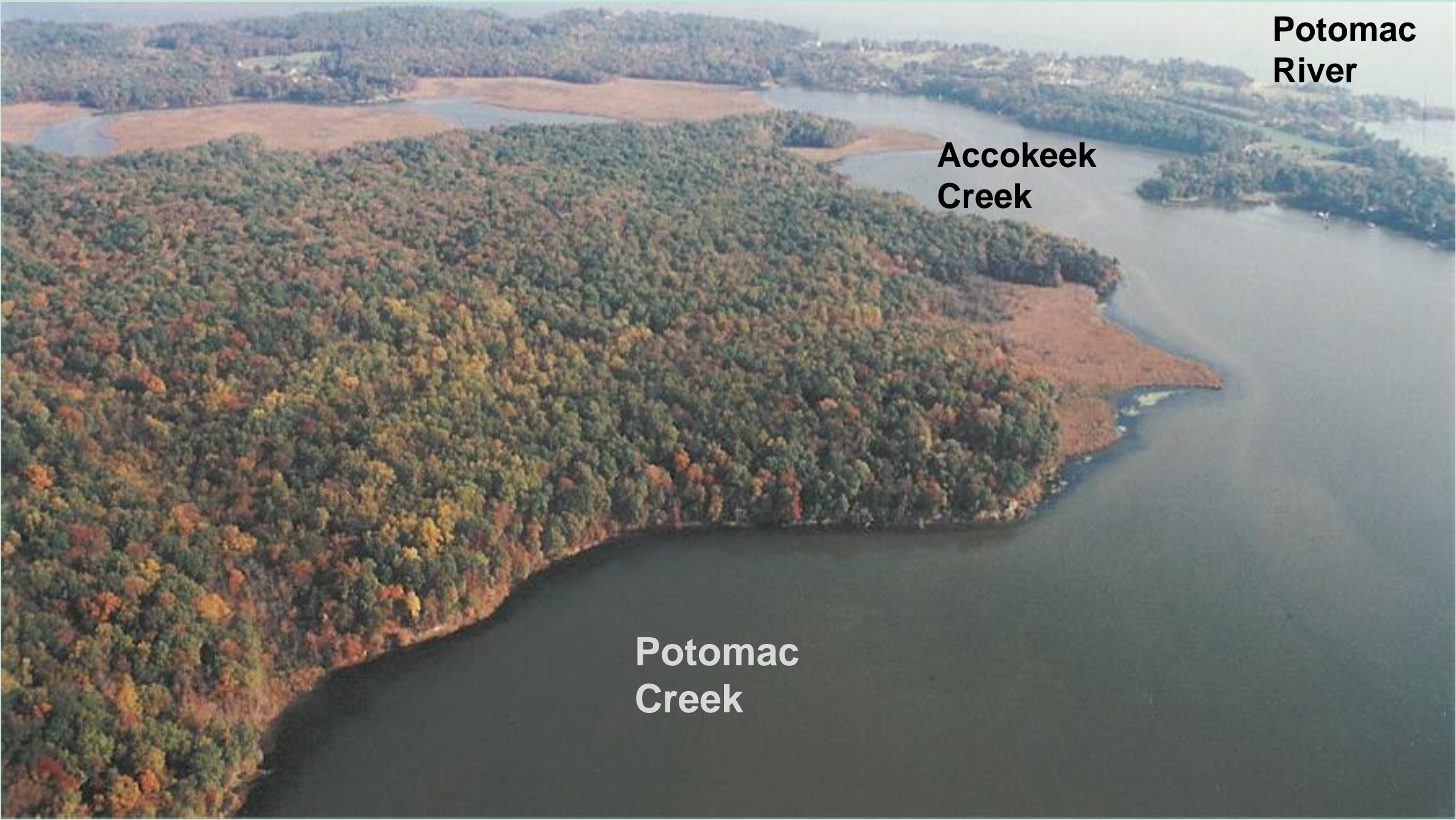
The Crow's Nest Collaboration

**Bridging Public and Private
Sectors for Conservation**

Crow's Nest Natural Area Preserve

Virginia Context





**Potomac
River**

**Accokeek
Creek**

**Potomac
Creek**





“One of the most beautiful landscapes that architect Paul Rudolph says he has ever seen....the land climbs and dips, in one place subtly in another ostentatiously; it is clustered within some of the tallest trees found in the eastern United States. **In this environment, Rudolph will build his town.**”

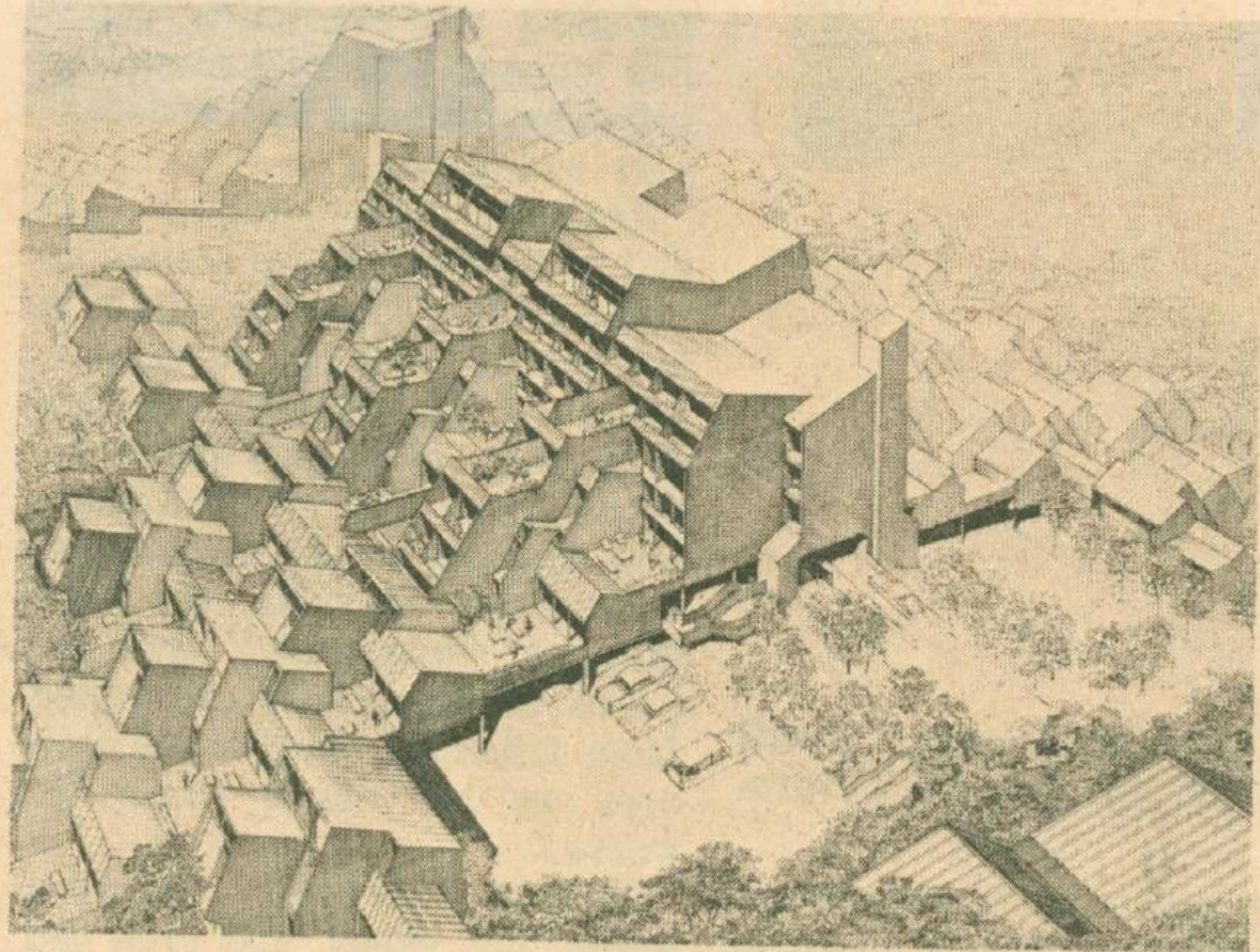
New York Times
Magazine
March 1967

“Luxury Resort” Proposal

4,700 acres of homes,
convention center, airstrip,
commercial, marinas and
golf course.

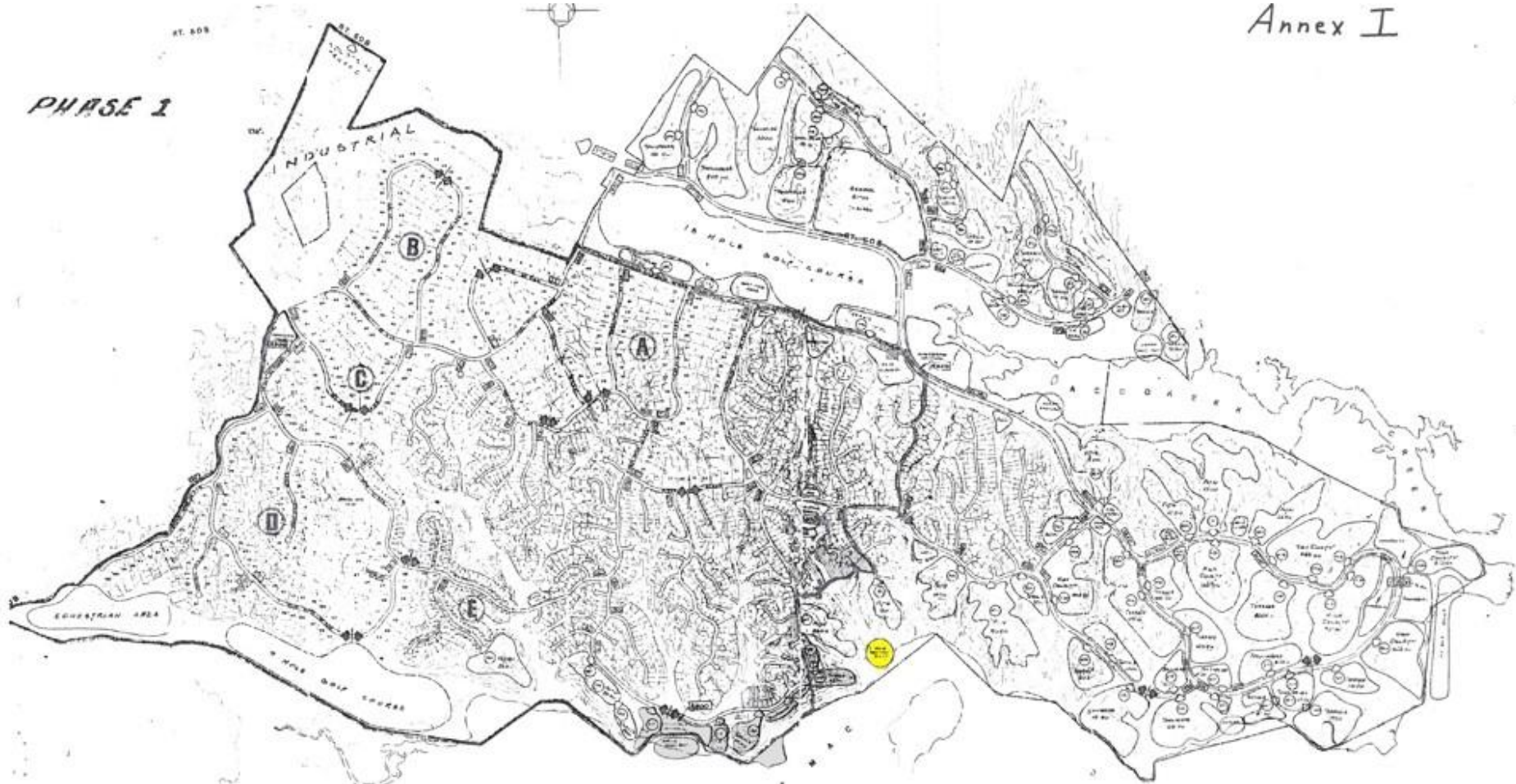
Impoundment of Accokeek
Creek for a lake.

Anticipated population 20-
25,000 within 15 years.



Aztec-Like Apartments Open To Sun

1970's Development Plan

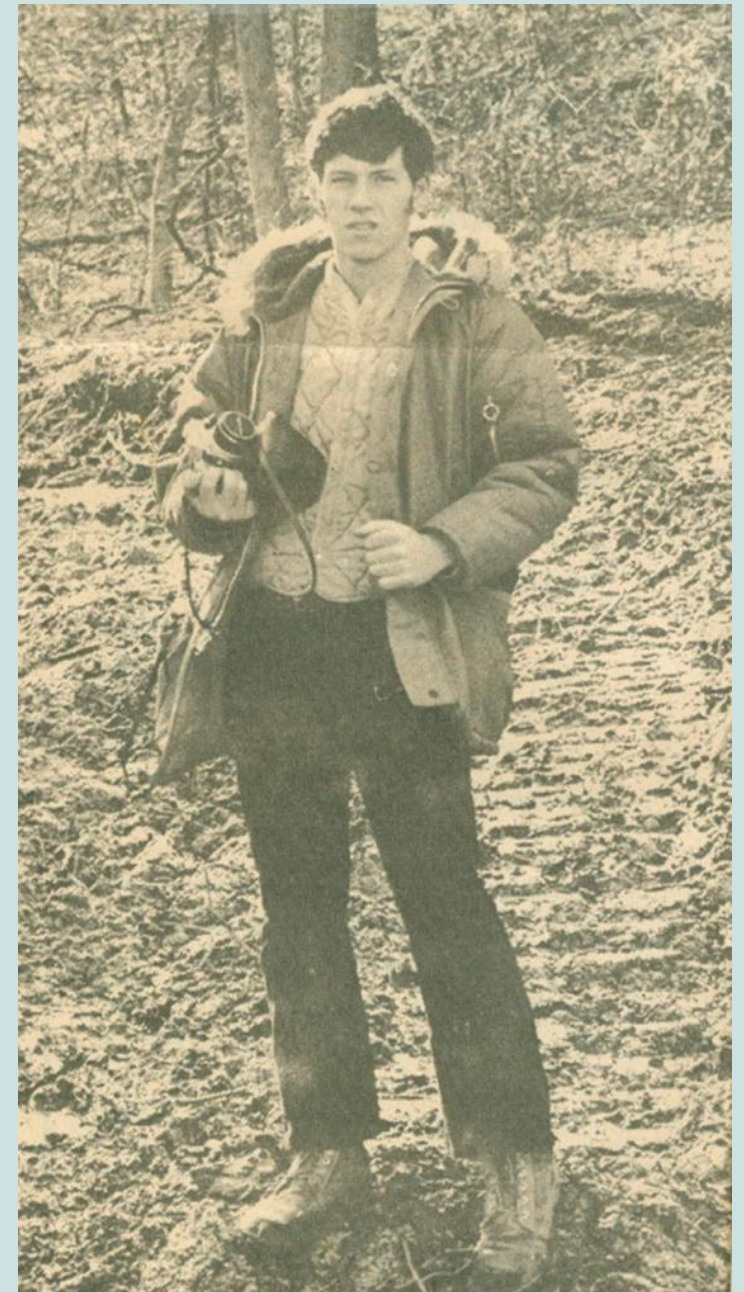


The Free Lance-Star, Fredericksburg, Virginia
Monday, February 7, 1972

Student, 18, challenges Crow's Nest development



Mike, camera in hand, inspects bulldozer area at Crows Nest Harbour.



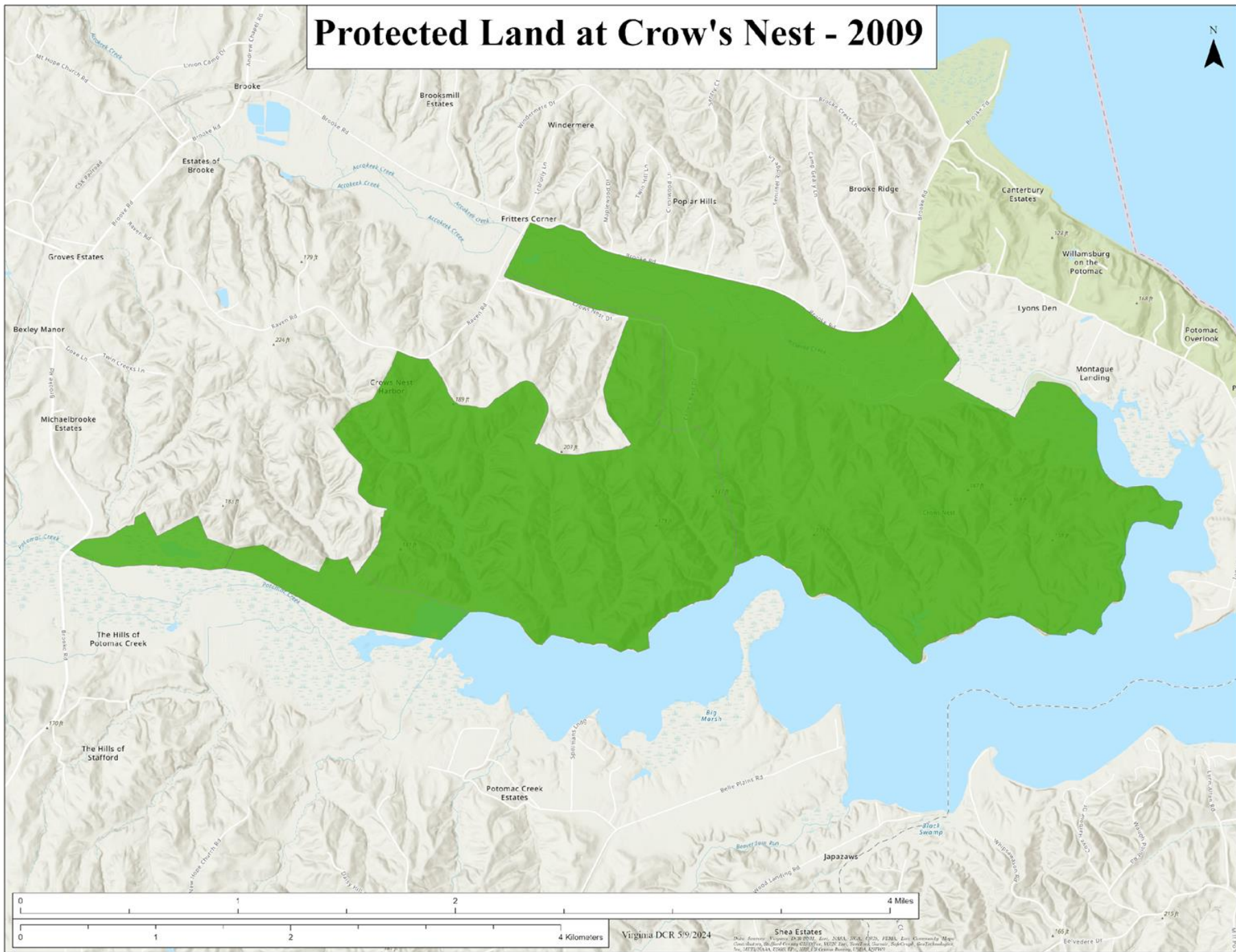
Staff photo by Frank Delano

Mike Dunn, friend of Crow's Nest





Protected Land at Crow's Nest - 2009



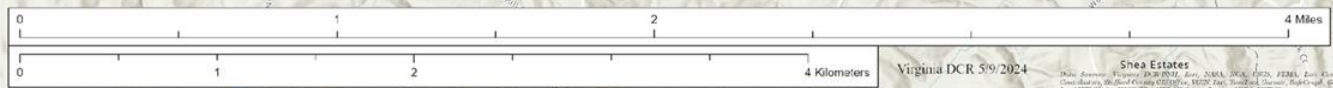
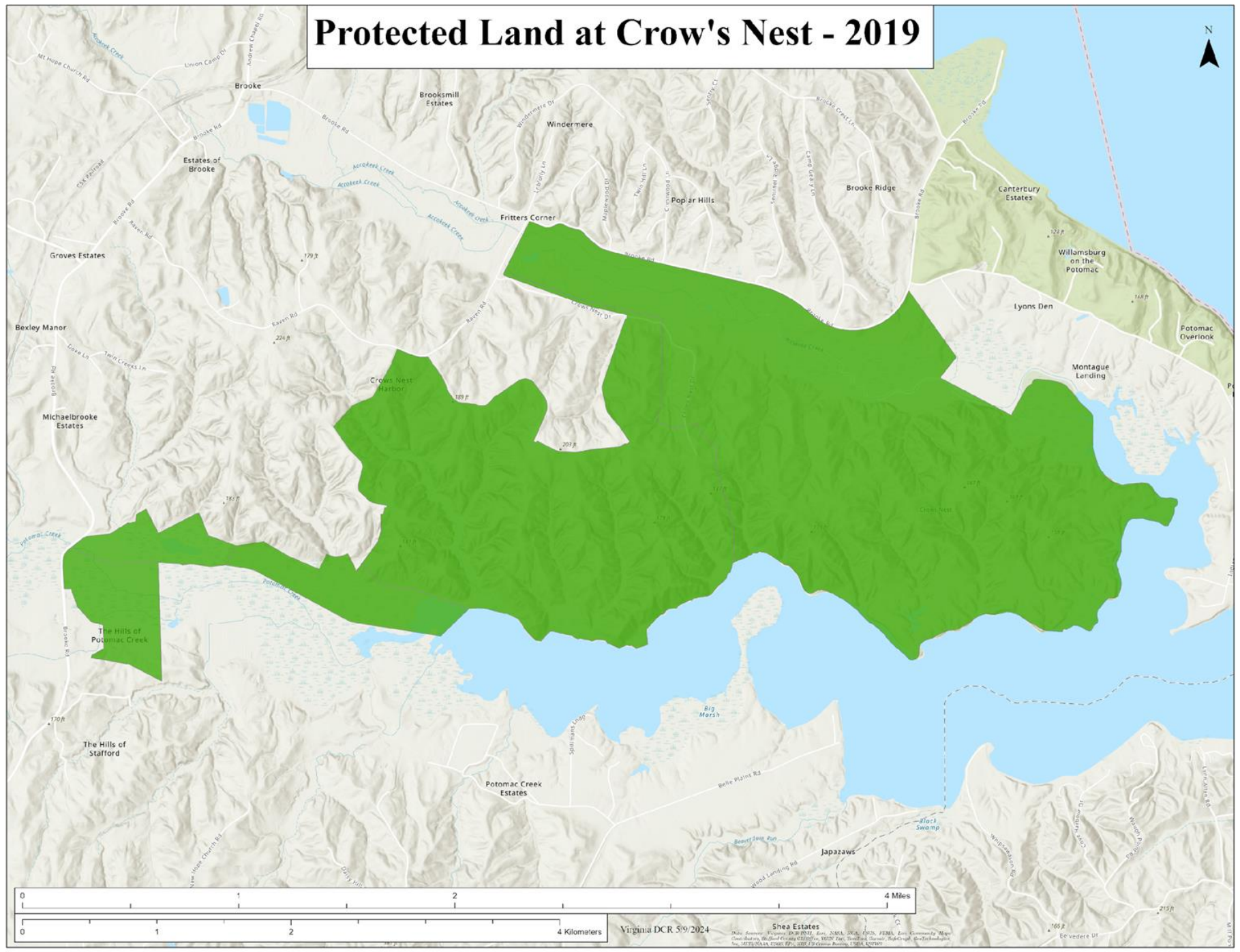
Virginia DCR 5/9/2024

Shea Estates
Map: American Topographic 1:250,000, Date: 2004, SRS: UTM, FTM: East, Contour: 20m
Data: National Wetland Inventory (NWI) 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024
Scale: 1:250,000, Contour: 20m, Projection: UTM, Datum: NAD83

Funding Sources for 2008 and 2009 Purchases

- Stafford County
- 2002 Natural Areas Bond
- Aquatic Resources Trust Fund
- Virginia Public Building Authority Bond Funds
- NOAA Coastal and Estuarine Land Conservation Grant
- Virginia Land Conservation Foundation Funds
- USF&WS National Coastal Wetlands Conservation
- Open Space Recreation & Conservation Fund

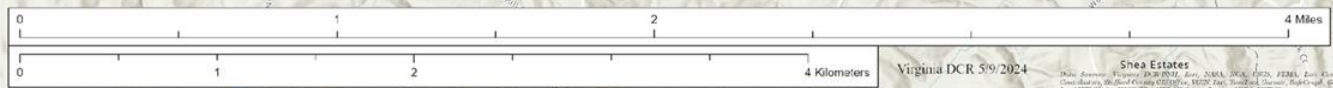
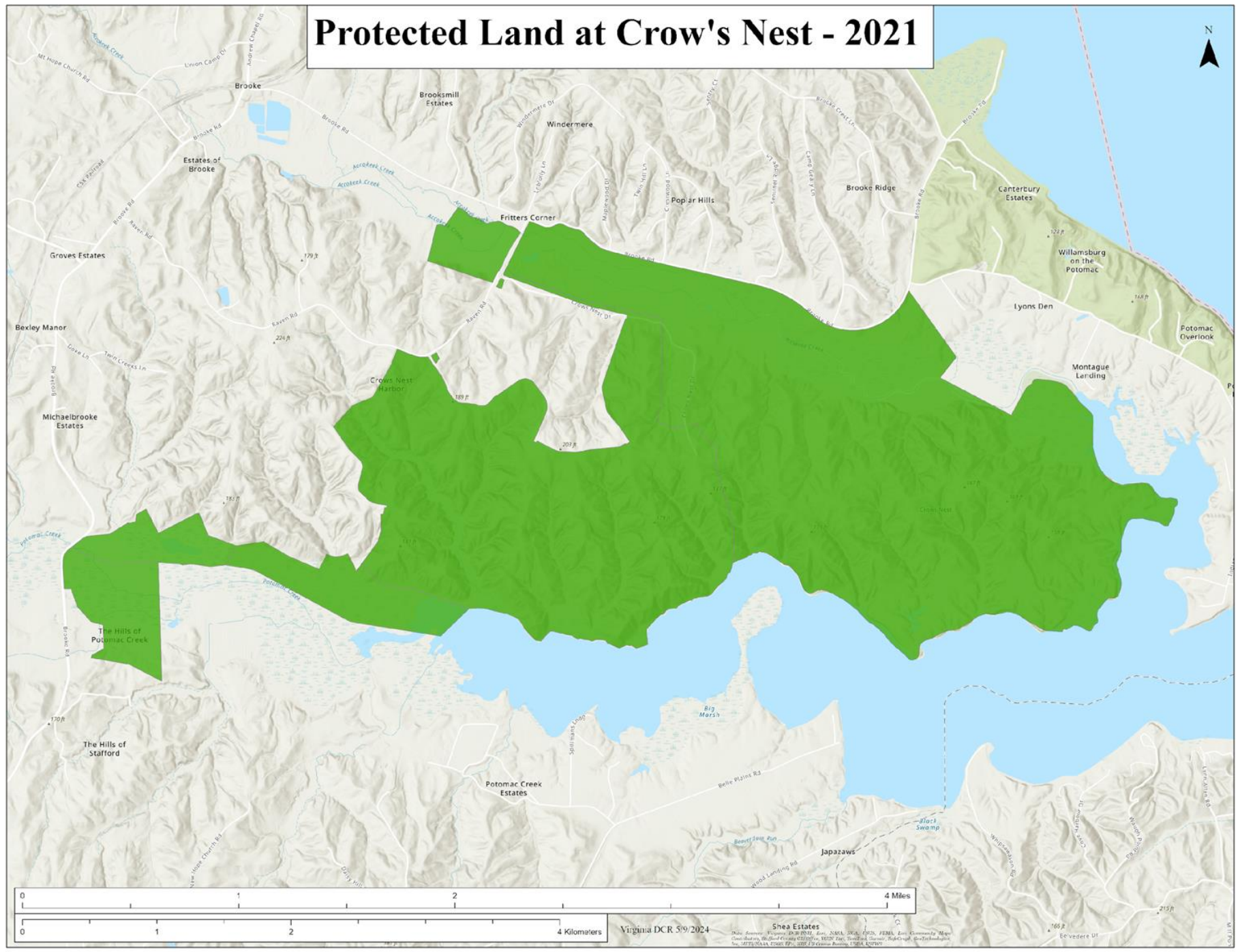
Protected Land at Crow's Nest - 2019



Virginia DCR 5/9/2024

Shea Estates
Map prepared by: [unreadable] for [unreadable] on [unreadable] 2024. Scale: 1:50,000. Contour interval: 10 feet. Elevation: 100 feet. Projection: UTM. Zone: 18Q. Datum: NAD 83. Source: [unreadable] and [unreadable].

Protected Land at Crow's Nest - 2021



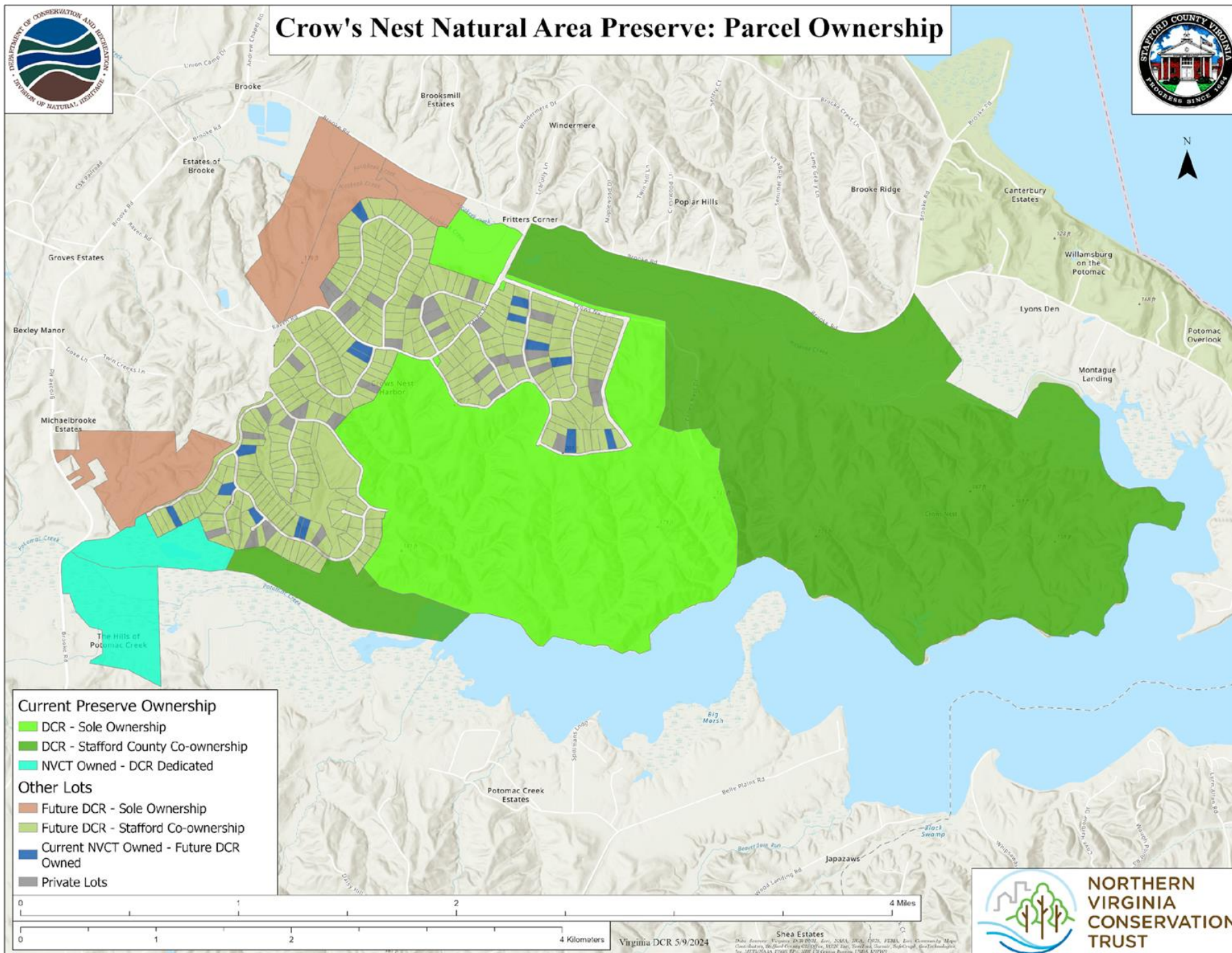
Virginia DCR 5/9/2024

Shea Estates
Map showing the location of the Crow's Nest area, including the Potomac River, and the location of the Crow's Nest area. The map is based on the 2021 data provided by the Virginia Department of Conservation and Forestry.





Crow's Nest Natural Area Preserve: Parcel Ownership



Preserve Statistics

- 3,334 acres
- 2,360 acres of mature hardwoods
- 956 acres of wetlands

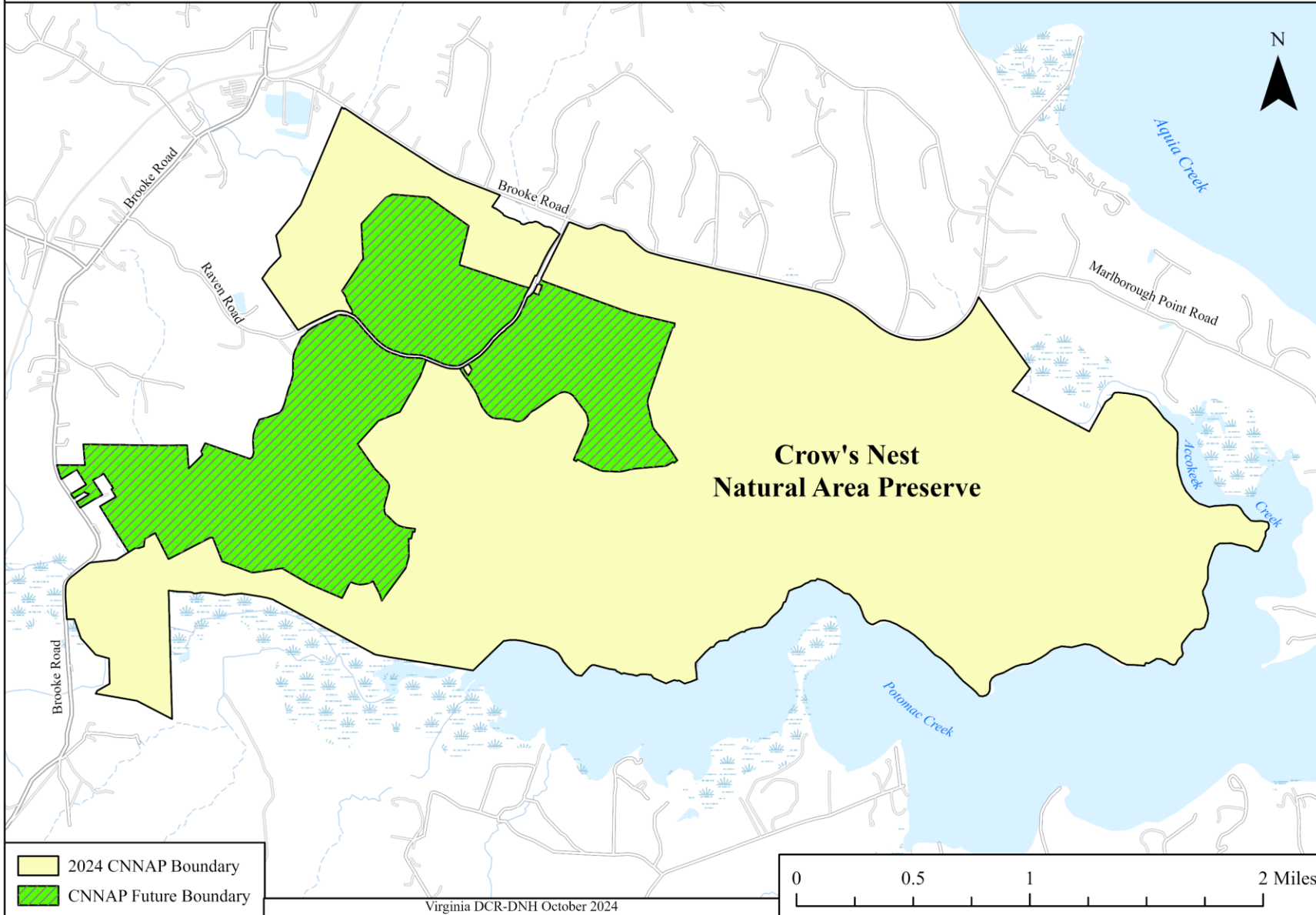






Crow's Nest Natural Area Preserve

Current and Future Boundaries

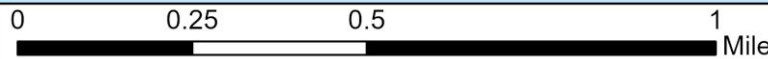
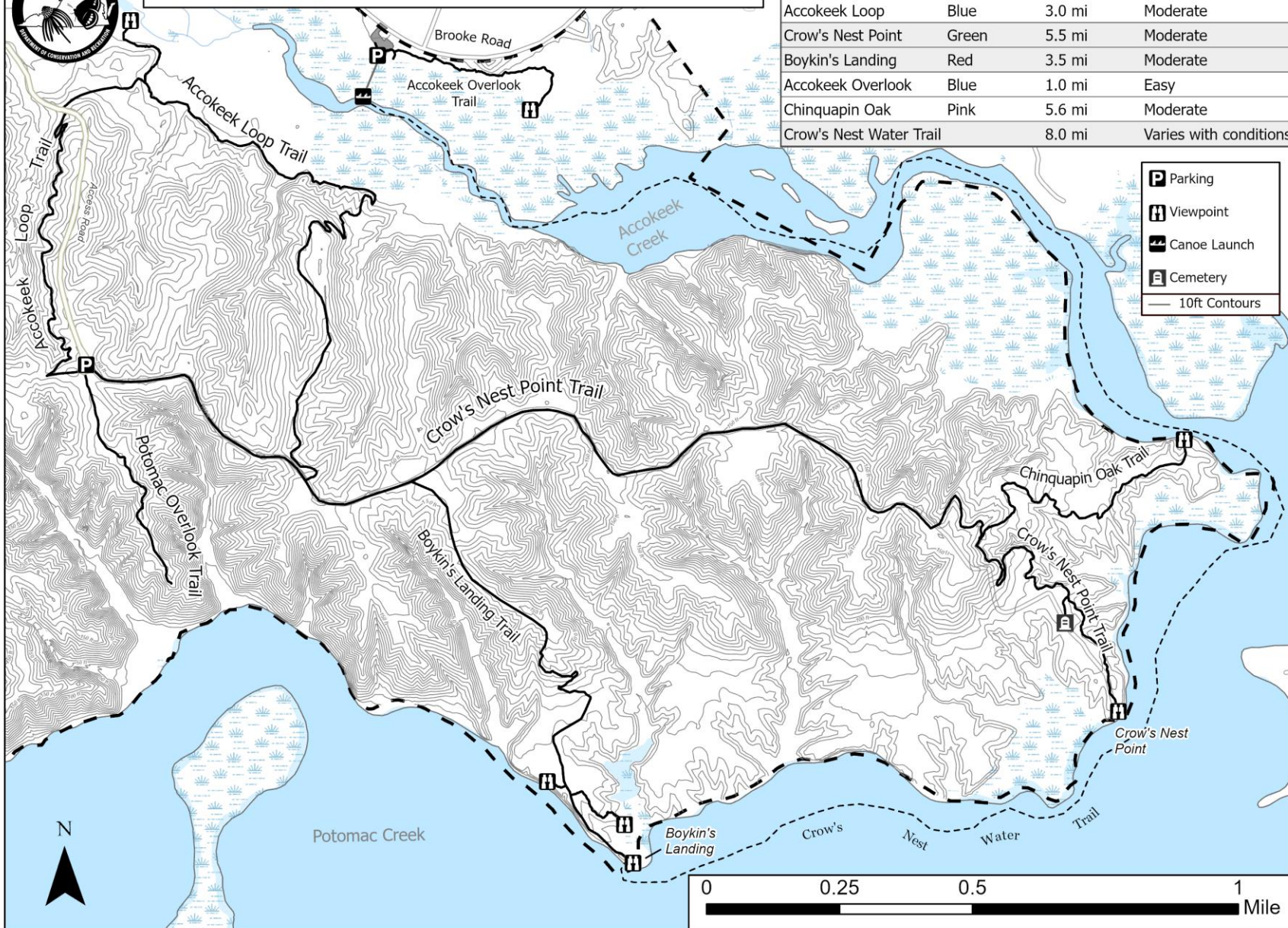




Crow's Nest Natural Area Preserve

Trail	Blaze	Round Trip Length	Difficulty
Potomac Overlook	White	1.0 mi	Easy
Accokeek Loop	Blue	3.0 mi	Moderate
Crow's Nest Point	Green	5.5 mi	Moderate
Boykin's Landing	Red	3.5 mi	Moderate
Accokeek Overlook	Blue	1.0 mi	Easy
Chinquapin Oak	Pink	5.6 mi	Moderate
Crow's Nest Water Trail		8.0 mi	Varies with conditions

- Parking
- Viewpoint
- Canoe Launch
- Cemetery
- 10ft Contours





Questions?