



# Memorandum

July 18, 1991

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**TO:** William C. Beckner, Director  
Fairfax County Park Authority

**FROM:** Jayne M. Collins, Right-of-Way Agent  
Planning and Land Acquisition Division *Jayne*

**SUBJECT:** Greenway Downs Park

As per your request, I have detailed below a brief history of the Woodlawn Avenue parcel at Greenway Downs Park. We have very little information to work with, as much of the contact was by telephone conversations between Mr. Jones and the area residents.

Woodlawn Avenue (including the not-thru portion, see attached map) was dedicated with Greenway Downs Subdivision at Deed Book B10, Page 35 in 1927. Our records indicate that the unimproved section was never dedicated to VDOT because it was not paved.

When Greenway Downs Park was developed, a trail was constructed by the Park Authority along the unimproved portion of Woodlawn Avenue connecting the park with Chestnut Avenue to the south.

For years, the owner of lot 84 (6936 Chestnut Avenue) has encroached onto the trail. Both Art Buckley and Ted Zavora remember Mr. Jones having to deal with these encroachments but we can find no letters in our files to Mr. Armstrong. As recently as last fall, a citizen complained that Mr. Armstrong was telling people they could not use the trail. Each time Mr. Jones confronted him with the encroachment violations, Mr. Armstrong reportedly became belligerent, saying he would do what he wanted and the Park Authority could sue him.

The parcels of land in the median between the east and west lanes of Custis Parkway were given to the County as a park between the creation of the Park Authority according to my information. There is no parcel identification number which makes it impossible to check County assessment records to determine ownership. I believe this may be the "legal limbo" to which Mr. Hull refers in the Board minutes.

JMC/lam/1140L