



Fw: Notice of Special Use Permit Request | 5601 Courtney Avenue

From Rachel M Drescher <rachel.drescher@alexandriava.gov>

Date Tue 5/26/2026 8:03 AM

To Ted Alberon <ted.alberon@alexandriava.gov>

Hi Ted,

Can you include this with the public comment materials for SUP2026-00018?

Thanks,
Rachel

From: Omer Khan <khan.omer@outlook.com>

Sent: Friday, May 22, 2026 7:07 PM

To: Rachel M Drescher <rachel.drescher@alexandriava.gov>

Subject: Re: Notice of Special Use Permit Request | 5601 Courtney Avenue

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Ms. Drescher,

My vote would be to issue a five-year extension to their Special Use Permit (SUP) to extend operations to January 1, 2032.

The business has been operating since 1960, well before the development, and city is forcing the premature business closure. Have you seen some of the potholes in Alexandria? I digress; Applicant makes a good case for extension and City benefits from the cost-effective asphalt.

Thank you,

Omer Khan

From: Rachel M Drescher <rachel.drescher@alexandriava.gov>

Sent: Friday, May 22, 2026 11:59 AM

Subject: Notice of Special Use Permit Request | 5601 Courtney Avenue

To area civic association leadership,

VA Paving, an asphalt plant, is requesting a five-year extension to their Special Use Permit (SUP) to extend operations to January 1, 2032 at 5601 Courtney Avenue, Alexandria. An asphalt plant in the I/Industrial zone requires an SUP to be heard and approved by City Council. The current SUP requires the business to shut down operations on January 1, 2027. The application for the extension request is attached.

The request is currently scheduled to be heard at **Planning Commission on June 22, 2026 at 7 p.m.** and **City Council on July 1, 2026 at 7 p.m.**

Please reach out with any questions.

Thank you,
Rachel

Rachel Drescher
Principal Planner
Land Use and Historic Preservation
Dept. of Planning and Zoning | City of Alexandria

June 17th, 2026

To: Members of the Planning Commission, City of Alexandria

Re: Virginia Paving SUP – June 22, 2026 Docket

Dear Planning Commission Members:

I am submitting this letter for the record in connection with the June 22, 2026 Planning Commission public hearing docket.

I respectfully urge the Planning Commission to enforce the existing Special Use Permit (“SUP”) condition requiring Virginia Paving to cease operations and vacate its property by January 1, 2027, and to reject any request—explicit or implied—to extend this long-established deadline.

As established by unanimous votes of both the Planning Commission and City Council in October 2019, Virginia Paving’s relocation by January 1, 2027 is a settled requirement. Virginia Paving has had years—indeed, decades—to plan for relocation and yet has failed to demonstrate meaningful progress. The company has been operating under a known sunset provision since 2019, when it received a multi-year extension to January 1, 2027. Despite this extended timeline, it has not provided substantive evidence of relocation efforts, including: identification of a new site, acquisition of land, concrete transition plans, and timelines for moving operations.

Instead, annual reports have contained vague, repetitive statements about “investigating opportunities,” without any measurable progress or transparency. This pattern demonstrates delay—not diligence. Allowing further delay would reward inaction and undermine the City’s planning process.

There are several key reasons the SUP must be enforced. Virginia Paving’s current location is incompatible with City Planning and Redevelopment. Virginia Paving’s heavy industrial use is fundamentally inconsistent with:

- The Eisenhower West Small Area Plan
- Transit-oriented, mixed-use redevelopment goals
- Ongoing and approved nearby development projects

The site is intended for higher-value, community-compatible uses—not continued industrial operations.

There are also several longstanding environmental and regulatory concerns due to Virginia Paving’s continued history of more than 30 environmental and regulatory violations since 2004. These violations include air emissions, including VOCs and particulate matter, and water pollution risks and Clean Water Act violations. These issues reinforce the importance of enforcing—not extending—the SUP conditions.

The facility is located within 200 feet of Tucker Elementary School and poses risks to nearby residents and schoolchildren since it is adjacent to growing residential communities. The risks include that the operations emit pollutants such as nitrogen oxides, volatile organic compounds, and fine particulates. Continued operation prolongs exposure risks to vulnerable populations.

Evidence indicates that Virginia Paving may not have complied with key SUP requirements, including: failure to provide meaningful relocation progress reports, potential violations of conditions tied to relocation planning, and failure to meet prior procedural requirements (e.g., zoning-related milestones).

The company has also historically violated earlier SUP conditions.

Virginia Paving has acknowledged that its property is now largely within a floodplain. This creates environmental risks from runoff and spills, safety concerns involving hazardous materials, and additional inconsistency with continued industrial use.

There will be a significant benefit to redeveloping the current location. Redevelopment of the site would generate substantially higher tax revenue. It would provide a net financial benefit to the City approaching hundreds of thousands annually and align with long-term economic development goals.

If the relocation occurs, there are better alternatives for the city to obtain asphalt. Regional asphalt demand can be met by other Virginia Paving facilities including competing plants in the region. Continued operation at this location is not essential.

In Conclusion, Virginia Paving has known about the relocation requirement for years. They have already received a substantial extension and have failed to demonstrate meaningful progress toward relocation. At this point, any further delay is unjustified.

The City must uphold the integrity of its land use decisions and protect its residents by enforcing the SUP as written.

I respectfully request the Planning Commission:

1. Affirm that the January 1, 2027 sunset date is final and non-negotiable
2. Reject any request for extension of the SUP
3. Require clear and immediate compliance planning for closure and relocation
4. Ensure full accountability for prior and ongoing SUP obligations

Thank you for your consideration and for your continued service to the community.

Sincerely,
Brooke Matthews, CPA



FW: [EXTERNAL]Virginia Paving Hearing on June 22, 2026

From Paul Stoddard <paul.stoddard@alexandriava.gov>

Date Wed 6/17/2026 5:23 PM

To Kendra Jacobs <Kendra.Jacobs@alexandriava.gov>; Ted Alberon <ted.alberon@alexandriava.gov>

Cc Rachel M Drescher <rachel.drescher@alexandriava.gov>

Forwarding comment re Virginia Paving application

Paul Stoddard, AICP
Director
City of Alexandria
Department of Planning & Zoning
421 King Street, Suite 205
Alexandria, VA 22314
703.298.9036
paul.stoddard@alexandriava.gov

From: Cameron Station Civic Assn. <cameronstacivic@gmail.com>

Sent: Wednesday, June 17, 2026 4:39 PM

To: swkoenig@icloud.com; holly.lenniham.pc@gmail.com; commissionerharriidpc@gmail.com;

mmcmahonpc@gmail.com; vcdramirez@gmail.com; jodymanorpc@gmail.com; rcube1@gmail.com

Cc: Paul Stoddard <paul.stoddard@alexandriava.gov>; Rachel M Drescher <rachel.drescher@alexandriava.gov>;

Gloria Sitton <Gloria.Sitton@alexandriava.gov>; Sash Impastato <aimpastato54@gmail.com>

Subject: [EXTERNAL]Virginia Paving Hearing on June 22, 2026

June 17, 2026

Via Email

Members of the Planning Commission
4850 Mark Center Drive
Council Chambers
Room 1305
Alexandria, Virginia 22311

Re: Virginia Paving SUP Docket Item 6

Dear Planning Commission Members:

The Cameron Station Civic Association ("CSCA") is submitting this letter for the record and respectfully requests that Planning Commission enforce its unanimous vote on October 3, 2019 and the unanimous vote by the City Council of the same date over six years ago that the

Virginia Paving asphalt plant located at 5601 & 5603 Courtney Avenue and 720, 730 & 750 South Van Dorn Street in Alexandria ("Virginia Paving") relocate by January 1, 2027.

Executive Summary

There are no policy issues that remain unresolved on this matter since they were addressed at the October 2019 Planning Commission and City Council hearings approving Virginia Paving's current SUP. In short, the only issue before the Planning Commission is whether or not the City intends to enforce Virginia Paving's SUP or allow it to seek extensions to the sunset date to the detriment of the children at Tucker Elementary and the thousands of nearby residents.

Set forth below are the numerous and compelling reasons why the City must enforce Virginia Paving's SUP condition #75 ("Sunset Provision") requiring it to relocate by January 1, 2027. Most of these matters were deliberated by Planning Commission and Council at their respective hearings on the Virginia Paving SUP sunset provision in October 2019.:

1. Virginia Paving's heavy industrial use is in compatible with the Eisenhower West Small Area Plan.
2. Virginia Paving's heavy industrial use and foreseeable development and redevelopment in the area.
3. Virginia Paving has had over thirty environmental and other violations
4. Virginia Paving's operations emit water and air pollutants near an elementary school and large residential communities.
5. Virginia Paving is in a floodplain making its continued heavy industrial use unsuitable.
6. Virginia Paving violated its 1960 SUP.
7. Virginia Paving hasn't fully complied with its current SUP.
8. Redevelopment of Virginia Paving's proper would be a net monetary gain for Alexandria.
9. Virginia Paving's location will impede both the ability to build a multimodal bridge as well as impede redevelopment.
10. The demand for Virginia Paving's product has diminished.
11. Virginia Paving already received a four year extension of its SUP in 2019.

Virginia Paving's Heavy Industrial Use is Incompatible With the Eisenhower West Small Area Plan

City Staff noted in both its October 3, 2019 report to the Planning Commission ("10/3/19 City Staff Report") and in its report to City Council for the October 19, 2019 public hearing ("10/19/19 City Staff Report") that "the asphalt plant is not consistent with either the recommendations of the Eisenhower West Small Area Plan [EWSAP] or the ensuing/foreseeable redevelopment of the area." Both the Planning Commission and City Council unanimously agreed with this conclusion at their respective October 2019 hearings.

City Staff presentations to the Eisenhower West – Landmark Van Dorn Implementation Advisory Group on both May 22 and September 11, 2019, state that the EWSAP makes it clear that the

site on which Virginia Paving is located should be redeveloped into a more compatible land use. In fact, Virginia Paving's April 8, 2026 application and revision filed on May 29, 2026 to extend its SUP ("SUP Application") state that the EWSAP "envision long-term redevelopment into transit-oriented, mixed-use uses" for their property and that Virginia Paving "acknowledges and supports this long-term vision."

Virginia Paving's Heavy Industrial Use is Incompatible With Ensuing and Foreseeable Development and Redevelopment in the Area

Both the Landmark/Van Dorn Corridor Plan and the EWSAP envision significant redevelopment to occur within the combined total of 850 acres encompassed by them and this acreage includes the Virginia Paving facility. Both plans envision mixed use development to occur with increased density closer to the Van Dorn Metro station. The EWSAP recognizes that the current heavy industrial use by Virginia Paving is inconsistent with the plan since it states that "...a site so close to a Metrorail station should be redeveloped in the future into a more compatible use."

City Staff noted in presentations to the Eisenhower West – Landmark Van Dorn Implementation Advisory Group on both May 22 and September 11, 2019 that, given ensuing and foreseeable development projects (e.g. Cameron Park, Edsall Shell, Greenhill North and South, Modera Tempo and Public Storage), the current heavy industrial use by Virginia Paving is inconsistent with the ensuing and foreseeable development and redevelopment in the area.

Redevelopment in the area covered by the EWSAP is already taking place as evidenced by, among other things, the Eisenhower Pointe 2 redevelopment project at 4701 & 4801 Eisenhower Avenue approved in 2026, the retail project at 550 S. Pickett approved in 2025, the redevelopments at 4991 & 5001 Eisenhower Avenue approved in 2024, the Vulcan site redevelopment approved in 2024, and the restaurant depot expansion at 4600 Eisenhower Avenue approved in 2022. In addition, it is our understanding that Virginia Paving has received two bids for its property with one of them coming from Greenhill Companies -- a company that has gotten approval to redevelop 24 acres of land for a project called Pickett Place which is close to Virginia Paving.

Virginia Paving's Thirty Environmental and Other Violations

Virginia Paving has a long history of violating federal, state and local environmental and other laws. Since 2004, Virginia Paving has been cited for a total of thirty violations.

During the time Virginia Paving was seeking to modify its SUP in order to more than double its annual production (i.e. the period from 2004 to 2006) and based on EPA ECHO reports and a October 26, 2004 letter from the City, Virginia Paving was in violation of a combined total of 24 federal, state and/or local environmental regulations as well as other state and local regulations: Two violations of the federal Clean Water Act; One violation of Virginia state codes relating to the illegal discharge of waste into state waters; 15 violations of the state fire code; Three violations of its then SUP; One violation of City codes for illegal dumping of waste; and Two "miscellaneous violations" relating to possible encroachment on City owned land and damage to City right of way at various intersections caused by asphalt spillover and accumulation.

In 2008, the Virginia Department of Environmental Quality ("VADEQ") issued a Notice of Violation to Virginia Paving for:

- (1) "submitting incorrect stack test data to DEQ"
- (2) "exceeding short term emission limits" for "Nitrogen Oxides," "Carbon Monoxide," and "Volatile Organic Compounds," and
- (3) installing a low NOx Burner without first obtaining a permit.

In 2011, Virginia Paving was:

- (1) in violation of its Virginia state industrial stormwater permit and
- (2) received a warning letter from the state regarding two inconsistencies with their air quality permit (one about monitoring/record keeping and another about the installation of a screen near the RAP crusher equipment that was not pre-approved).

In 2024, Virginia Paving was found to be in violation of the Clean Water Act that was later reduced to a misdemeanor.

Without having access to Virginia Paving's correspondence with local, state and federal environmental regulatory authorities, other violations that might have been committed by this plant are undetermined. However, and based upon the narrative description submitted by Virginia Paving on April 8, 2026 with its request for a five-year extension of its SUP ("4/8/26 Narrative"), it admitted that the VADEQ has cited them for violations. The 4/8/26 Narrative states that "[s]tate State inspections conducted by VDEQ ... found the facility to be in compliance, with only minor, promptly corrected issues." This vague statement does not address how many times the plant was cited by VADEQ or other environmental regulators, the actual description of those violations, and how long of a period the plant was in non-compliance.

In addition, the City Staff September 11, 2019 presentation noted that that the "[t]otal encroachment into Courtney Ave is 36,181 square feet." Virginia Paving has been encroaching on public land since at least October 26, 2004 when the City first cited them for this violation in a letter to them of that date.

Virginia Paving's Operations Emit Water and Air Pollutants Near an Elementary School and Large Residential Communities

Virginia Paving is located less than 200 feet from Tucker Elementary School, is across the street from the Vulcan redevelopment, and is within easy walking distance of the Cameron Station, Summers Grove and other current and planned residential communities. Virginia Paving's operations generate toxic substances which pollute our water and air (e.g. volatile organic compounds such as but not limited to diesel fuel, gasoline and petroleum oil ("VOC"s), nitrogen oxides, sulfur dioxides and small particulates (i.e. PM2.5 and PM10)). In addition, and as noted in its May 29, 2026 revised SUP application, Virginia Paving also stores used oil on its property which contains many toxic substances and is unsafe for storage in a floodplain.

The December 5, 2024 article titled "Health Risks of Asphalt Emission: State-of-the-Art Advances and Research Gaps" in ScienceDirect notes that "[e]ven at low concentrations, certain VOCs are highly toxic ... known to cause DNA damage, oxidative stress, and other genetic alterations ... despite growing awareness, there remain significant gaps in our understanding of the long-term effects of chronic, low-level exposure to asphalt VOCs. Research to date has largely focused on acute exposure effects, particularly in occupational settings, leaving much unknown about the broader impact on the general public, especially vulnerable groups like children and the elderly." (Emphasis added) Unlike a paved road, an asphalt plant is constantly emitting harmful VOCs as well as nitrogen oxides, sulfur dioxides and small particulates.

It is worth noting that, based on a November 23, 2022 letter from Virginia Paving to the City, Virginia Paving would fail stack testing conducted in 2022 for Group 1 human carcinogen PM 2.5 if "future buildings in the Eisenhower West Small Area Plan ... might be built taller than seven stories." The hotel to be built at the Vulcan properties site across the street from Virginia Paving will be nine stories and other buildings envisioned under the EWSAP will also be higher than seven stories.

Virginia Paving is in a Floodplain Making its Continued Heavy Industrial Unsuitable

Virginia Paving revised its SUP application on May 29, 2026, (almost two months since it filed its original application), to disclose the material fact that it is now in a floodplain. Virginia Paving stated that "since the 2019 approval, nearly the entire property is now located within a designated floodplain. " This recent disclosure makes the continued heavy industrial use even less desirable than it was in 2019.

Locating an asphalt plant in a floodplain poses significant environmental and safety concerns such as contaminant runoff and leaching, hazardous material spills, debris and solid waste getting into waterways, and infrastructure instability caused by erosion of the soil around the industrial site. While it is legally permissible under certain conditions to have an asphalt plant in a floodplain, it is highly discouraged and, in this case, unnecessary since the City can remedy the situation by enforcing the SUP and having the plant relocate by January 1, 2027.

Of additional concern, is whether or not the plant is in compliance with regulations and permitting requirements such as but not limited to the Virginia Floodplain Management Standards, the Virginia Uniform Statewide Building Code, the Flood Disaster Protection Act, and FEMA, EPA and VADEQ regulations.

Virginia Paving's Violations of Its 1960 SUP

For what we believe may have been decades, Virginia Paving violated its 1960 SUP by doing nighttime paving which required the entrance and egress of trucks at night at the plant.

Virginia Paving's Questionable Compliance of its Current SUP

Virginia Paving may not be in compliance with conditions # 63 and # 75 of its current SUP and perhaps other SUP conditions. Condition 63 of its SUP requires Virginia Paving to issue "an annual report [sic] written report with the relocation progress for the plant." Condition 75 of Virginia Paving's SUP states that, "if the applicant has not applied by January 1, 2024 for implementing zoning amendments, then SUP should be docketed for review."

Based on an April 3, 2026 FOIA request by the Cameron Station Civic Association, we have confirmed that Virginia Paving did not submit separate annual reports on relocation progress. What Virginia Paving did do is add two identical sentences in every "Annual Status Report" (required by SUP condition # 59). Starting in 2020 and continuing to the present, these annual reports contain the following identical language: "VPC has received interest from developers for potential redevelopment opportunities and is fully investigating all opportunities at the time of this report. VPC will continue to investigate when and whom they intend to work with in keeping with the timeframe of the sunset clause to cease operations by January 1, 2027 (SUP #2017-00097, Condition 75)."

This vague language does not disclose what has been done to find a suitable location to relocate the plant, what has been done to facilitate the moving of personnel and equipment to a new location, how many bids were received in any given year, whether Virginia Paving made any attempts to solicit bids, whether the bids were for a portion of or for the entire property, or whether or not the board of VINCI Construction USA (the parent company) voted on any of these bids. What can be determined is that the assessed value of Virginia Paving jumped from \$4,302,600 to \$11,259,950 after passage of the EWSAP and is currently \$12,714,000. It is clear that the land upon which this plant is located is valuable land that could be used for mixed use redevelopment as envisioned under the EWSAP.

Based on our review of applicable action dockets for Council since the SUP was passed in October 2019, we can confirm that Virginia Paving did not apply for implementing zoning amendments by January 1, 2024. Based upon the narrative description submitted by Virginia Paving on April 8, 2026 with its request for a five-year extension of its SUP, it admitted that it has violated its SUP since it states: "Since 2010, no violations of SUP conditions have been identified during annual multi-agency inspections, with only minor administrative issues noted and corrected." This vague statement does not address how many times the plant violated its SUP, the actual description of those violations, or how long of a period the plant was in non-compliance.

Redevelopment of Virginia Paving's Property Would be a Net Monetary Gain for Alexandria

Redevelopment of Virginia Paving's site would result in an annual net financial benefit to the City of almost \$700,000 after considering the combined total in savings to the City from buying asphalt from Virginia Paving or collecting taxes from it.

Virginia Paving's presentation at the September 11, 2019 Eisenhower West – Landmark Van Dorn Implementation Advisory Group meeting ("City Staff September 11, 2019 Presentation") indicated that the combined total of such taxes and savings on asphalt is \$646,627 (i.e. \$332,627 in 2018 tax revenues and \$314,000 in savings from purchase of asphalt). The City Staff September 11, 2019 Presentation noted that the benefits to the City from redevelopment of the property would amount to approximately \$1,000,000 per year. The October 3, 2019 City Staff Report states that the "total tax revenue expected from the potential residential redevelopment is expected to be \$1.975 million" with the "net tax revenue" projected to be "\$1.28 million." The same City Staff Report further states that "[c]omparing the figures from the asphalt plant to that of the new residential development results in a significant increase in net tax revenue to the City each year of between approximately \$965,000 and \$1.03 million." Accordingly, even assuming that Virginia Paving's numbers for cost savings on purchase of asphalt are not inflated, the City would gain almost \$700,000 per year if the plant moved and the property was redeveloped.

Virginia Paving's Location Will Impede the Ability to Build a Multimodal Bridge as Well as Impede Redevelopment

Virginia Paving's site is on the preferred location for the multimodal bridge and its continued presence will impede the building of same as well as redevelopment in the area. The October 19, 2019 City Staff Report states that "[a]lthough the exact route through the site would still need to be determined in future design phases, it is presumed that the [multimodal] bridge and the asphalt plant could not co-exist as it is currently operating. Although full funding for the multimodal bridge has not been dedicated and costs have exceeded expectations, these funding challenges do not negate the important land-use question raised here. The continued operation of Virginia Paving would impede the construction of one of the important transportation-related recommendations of the Plan and therefore represents an inconsistency of the type posed in Condition #75."

The Demand for Virginia Paving's Product has diminished

Based on the October 19, 2019 City Staff Report, Virginia Paving's asphalt is no longer in high demand as evidenced by the fact that its annual output has averaged 320,000 tons annually of the permitted 980,000 tons for the period 2014 to 2019. Based on the annual status reports required under condition # 59 of Virginia Paving's SUP, Virginia Paving's annual production from 2019 through 2025 continues to average 320,000 tons. In addition, asphalt needs can be accommodated by Virginia Paving's nearby facilities (in Chantilly, Lorton or in Sterling, VA) or by

its competitors (e.g. Fort Myer Construction Corporation, Laurel Asphalt, Senate Asphalt and/or Superior Paving Corporation).

Virginia Paving Already Got a Four Year Extension of its SUP in 2019

City staff, in its report to Council for the October 19, 2019 public hearing, recommended “the closure of the asphalt plant no later than November 14, 2022.” Notwithstanding staff’s recommendation, City Council extended their sunset provision for over four years more to January 1, 2027. Accordingly, Virginia Paving already received a significant extension of the sunset provision and should not be given yet another extension.

Conclusion

In short and based on the foregoing, we request the City enforce Virginia Paving’s SUP provision requiring them to relocate by January 1, 2027.

We also request this matter be deferred until the September Planning and City Council meetings, since there are unanswered questions with respect to environmental and and and SpecialUse Permit compliance and because inadequate time has been given for the public to learn about, much less have time to comment on, Virginia Paving’s sudden intention not to honor its Permit and ask for a five year extension of time to relocate. Planning

If there are any questions concerning these comments, please contact the undersigned at sunepie@gmail.com, or by phone at 202-365-2453.

Sincerely,

/s/

Sunny Pietrafesa
President
Cameron Station Civic Association

cc: Paul Stoddard, Director, Department of Planning and Zoning
Gloria Sitton, City Clerk
Rachel Drescher, Urban Planner

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June 17, 2026

City of Alexandria Planning Commission
City Hall
301 King Street
Room 2100
Alexandria, VA 22314

Dear Planning Commission:

We are writing in opposition to the SUP extension for Virginia Paving. As one of the major landowners in both Landmark Van Dorn and Eisenhower West we have spent substantial resources working through the CDD process to ensure alignment with the plans. Our Eisenhower West tract borders on Virginia Paving's site. This tract has a CDD in place for 900 units of residential units with first floor retail. The site adjacent to us on S. Pickett is under construction with projected retail use. We have recently had interest in the residential site on S. Pickett, but interested developers are concerned about the continued plant use.

Greenhill has submitted two Letters of Interest with offers and First Right of Refusal to Eurovia without any response. These LOI's were submitted through the VA Paving attorney, the first in 2019. We also know of another developer that has expressed interest in the property.

The staff report says that they are in compliance with the current SUP, however, they were required to submit a plan to close the plant by Jan 1, 2027. This has not been done. Instead, they chose to ask for a 5-year extension. We realize that closing by January 1, 2027 can not happen without prior planning. We are amenable to a one-year extension with no additional extensions allowed. This would give the plant 18 months to complete current contracts and move the operation to one of the other VA Paving locations in the vicinity.

Sincerely,



Richard Greenberg



FW: [EXTERNAL]Public Comment, Virginia Paving SUP2026-00018, June 22 Docket

From Paul Stoddard <paul.stoddard@alexandriava.gov>

Date Sun 6/21/2026 9:30 PM

To Kendra Jacobs <Kendra.Jacobs@alexandriava.gov>; Ted Alberon <ted.alberon@alexandriava.gov>

Cc Rachel M Drescher <rachel.drescher@alexandriava.gov>

Forwarding comment for the Planning Commission hearing

Paul Stoddard, AICP
Director
City of Alexandria
Department of Planning & Zoning
421 King Street, Suite 205
Alexandria, VA 22314
703.298.9036
paul.stoddard@alexandriava.gov

From: Barnabas Vizy <barnabas.vizy@gmail.com>

Sent: Friday, June 19, 2026 12:36 PM

To: Rachel M Drescher <rachel.drescher@alexandriava.gov>

Cc: swkoenig@icloud.com; holly.lennihan.pc@gmail.com; commissionerharridpc@gmail.com; mmcmahonpc@gmail.com; vcdramirez@gmail.com; jodymanorpc@gmail.com; rcube1@gmail.com; Gloria Sittton <Gloria.Sittton@alexandriava.gov>; Paul Stoddard <paul.stoddard@alexandriava.gov>

Subject: [EXTERNAL]Public Comment, Virginia Paving SUP2026-00018, June 22 Docket

You don't often get email from barnabas.vizy@gmail.com. [Learn why this is important](#)

Dear Ms. Drescher:

Please enter the letter below into the public comment record for SUP2026-00018, scheduled for the Planning Commission's June 22, 2026 docket. I am submitting it on behalf of the Summer's Grove Homeowners Association. I have also copied the members of the Planning Commission and the City Clerk for their awareness.

Thank you,

Barnabas Vizy
President, Summer's Grove Homeowners Association

Summer's Grove Homeowners Association
Alexandria, Virginia

June 19, 2026

City of Alexandria Planning Commission
301 King Street, Room 2100

Alexandria, VA 22314

Re: Virginia Paving SUP (SUP2026-00018), June 22, 2026 Docket

Dear Members of the Planning Commission:

On behalf of the Summer's Grove Homeowners Association, I respectfully ask the Commission to hold Virginia Paving to its January 1, 2027 relocation deadline and to deny the company's request for an extension.

Summer's Grove is the closest existing residential community to the plant. Our homes lie less than 300 feet from the facility, nearer than any other neighborhood and comparable to the distance separating the plant from Tucker Elementary School. As the closest residents, we are the most directly and continuously exposed to its emissions, and this proposal is of particular concern to us.

In October 2019, the Planning Commission and the City Council each voted unanimously to set January 1, 2027 as the closure date, already a substantial extension beyond the November 2022 deadline that City staff had recommended. In the years since, Virginia Paving has shown no meaningful progress toward relocation, even as multiple parties have expressed interest in acquiring the property. There is no sound basis for extending a deadline the company has had this long to meet.

The remaining grounds for enforcement have been documented at length by other commenters and are well supported. A heavy industrial asphalt plant is inconsistent with the redevelopment envisioned in the Eisenhower West Small Area Plan; the operation has accumulated more than thirty environmental violations since 2004; nearly the entire site now lies within a designated floodplain, where the company stores used oil; and the City stands to gain on the order of \$700,000 in net annual benefit if the land is redeveloped. Regional asphalt demand can readily be met by other plants in the area.

We respectfully request that the Commission affirm January 1, 2027 as the final relocation date and deny the requested extension in full. Thank you for your time and for your service to the City.

Sincerely,

Barnabas Vizio
President, Summer's Grove Homeowners Association

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[EXTERNAL]Deny Virginia Paving's SUP extension

From Jason Barnes <jbarnes130@hotmail.com>

Date Thu 6/18/2026 4:38 PM

To PlanComm <PlanComm@alexandriava.gov>

Cc Gloria.Sittin@alexandriava.gov <Gloria.Sittin@alexandriava.gov>; Paul Stoddard <paul.stoddard@alexandriava.gov>; mmcmahonpc@gmail.com <mmcmahonpc@gmail.com>; swkoenig@icloud.com <swkoenig@icloud.com>; vcdramirez@gmail.com <vcdramirez@gmail.com>; jodymanorpc@gmail.com <jodymanorpc@gmail.com>; hlennihan@cannondesign.com <hlennihan@cannondesign.com>; rcdube1@gmail.com <rcdube1@gmail.com>

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Dear Chair McMahon and Commission Members,

I am writing today to ask the Planning Commission reject Virginia Paving's request to extend its operations beyond January 1, 2027, as directed by the revised 2019 Special Use Permit (SUP).

As a resident of Alexandria and Cameron Station, I feel continued operations by Virginia Paving are inconsistent with ongoing city development and this Commission's commitment to the health, safety, and environmental preservation of Alexandria. Continuous asphalt production contributes to noise pollution, emission of harmful substances, increased congestive traffic, and the degradation of our natural surroundings. This body needs to show its continued leadership in healthy and environmentally positive development by upholding the current SUP's Sunset Provision.

In October 2019, both the Planning Commission and City Council unanimously approved revising Virginia Paving's SUP to add a sunset provision requiring them to vacate its current premises on January 1, 2027. That date is fast approaching, and it is clear Virginia Paving did not adequately plan, nor inform city leadership, of its progress to vacate. Community citizens should not be penalized for Virginia Paving's disregard of the city's decision.

Should the Commission recommend to the City Council an SUP extension, I ask you consider limiting it to only an additional year. It has been nearly seven years since Virginia Paving was directed to vacate, and limiting its extension will emphasize the seriousness and dedication this city's leadership has towards redeveloping West Alexandria.

Thank you for your time.

Sincerely,
Jason Barnes

5270 Pocosin Lane
Cameron Station

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[EXTERNAL]Virginia Paving Plant

From Greg Hillson <hillsongreg@gmail.com>
Date Thu 6/18/2026 7:05 PM
To COU-City Council <CityCouncil@alexandriava.gov>
Cc PlanComm <PlanComm@alexandriava.gov>

You don't often get email from hillsongreg@gmail.com. [Learn why this is important](#)

Dear City Council:

Back in Oct. 2019, the Planning Commission voted 7-0 to recommend invoking the sunset provision contained in item #75 of Virginia Paving's Special Use Permit and to require the plant to close by January 1, 2027, rather than November 2022, as recommended by the staff. Back then, I urged you to REJECT the Planning Commission's recommendation, for at least three reasons:

1. The Planning Commission conducted no substantive analysis to support its choice of January 1, 2027, as the recommended date to close the plant. There was nothing in the staff's report, nor were there any factual findings made by the Planning Commission, that support that date. In fact, Commissioner Mindy Lyle appeared to propose that date randomly and arbitrarily, out of thin air, because it seemed like a "clean" date. She also appeared to reject the staff's recommendation of an earlier closure date simply because, according to her, the SAP language had been drafted "at 1:30 am" and was therefore ambiguous. Finally, she appeared to propose the later closing date because the plant has "not been adversarial," but she failed to explain why the plant's supposedly "friendly" posture is at all relevant to the SAP or the staff's recommendation.
2. There was absolutely no discussion by the Planning Commission of the plant's effects on the children of Tucker Elementary, which is adjacent to the plant. As you know, the children who attend Tucker frequently play outside while the plant operates, both during school hours and after school. Has there been any study or discussion of the plant's effects on those children who are directly exposed to the plant's emissions for 7-10 hours per day? The Planning Commission did not even raise this issue, much less analyze it.
3. There was absolutely no discussion by the Planning Commission of the plant's effects on TRAFFIC or wear and tear on Van Dorn St. Every morning, I see numerous large dump trucks enter and exit the plant during rush hour -- and for some reason, the traffic lights on Van Dorn and Courtney Ave. always immediately accommodate those trucks and turn green to allow them to pass. Meanwhile, Van Dorn is often backed up to the 495 exit. But the Planning Commission failed to address this issue as well.

Bottom line: In my opinion, the Planning Commission on Oct. 3 acted arbitrarily and capriciously in rejecting the staff's recommendation concerning Virginia Paving. Its discussions were superficial, were devoid of meaningful analysis, and ignored key issues. And its conclusions appeared to be based on little more than speculation rather than on substantive evidence. Indeed, in my opinion, the Planning Commission's final recommendation seemed to have been predetermined.

I therefore strongly urged you to REJECT the Planning Commission's recommendation and instead vote to accept the STAFF'S recommendation to close the plant no later than November 2022. At the very least, I hoped that City Council, unlike the Planning Commission, would conduct a rigorous, meaningful analysis of the issue and carefully considered the staff's recommendation.

But the City Council made a mistake and accepted the Planning Commission's recommendation. Now the Virginia Paving plant wants to extend its special use permit even longer and has no intention of shutting down in 2027 as everyone promised, just as I predicted. **DON'T MAKE THE SAME MISTAKE AGAIN!!!!** Don't listen to the Planning Commission or Mindy Lyle or the Cameron Station Civic Association. None of them have any idea what they're talking about. Do what's right for the residents of Cameron Station and the City.

Thank you.

Greg Hillson

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[EXTERNAL]Virginia Paving Plant

From Greg Hillson <hillsongreg@gmail.com>
Date Fri 6/19/2026 11:26 PM
To COU-City Council <CityCouncil@alexandriava.gov>
Cc PlanComm <PlanComm@alexandriava.gov>

 1 attachment (56 KB)
2019-10-02 EMAIL.pdf;

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Dear Mayor Gaskins and Members of City Council and the Planning Commission:

I write as an Alexandria homeowner, not to take a position for or against Virginia Paving Company's pending request for a five-year extension to its Special Use Permit (SUP#2017-00097), which I understand is set for hearing on June 22, 2026. I take no side on the merits of the extension. My concern is narrower and, I think, more important: ***that whatever Council decides, it decides through a process that is fair, transparent, and free of the kind of private dealing that should never shape a public land-use decision.***

I raise this because of what the record of the 2019 proceeding shows. Through a Freedom of Information Act request, I obtained the attached email correspondence from October 2019 — the period in which the Planning Commission was setting the plant's closure date. I describe these documents only as they read on their face:

- On October 1, 2019, Mary Catherine Gibbs, the attorney then representing Virginia Paving Company, emailed then-Planning Commissioner Mindy Lyle to arrange a private meeting, writing: "3 p.m. My office. That still work for you?"
- In the same exchange, Ms. Gibbs relayed to Commissioner Lyle specific same-day plant-operations details (production hours and asphalt-cement deliveries) and copied representatives of Eurovia, Virginia Paving's parent company.
- In a related message, Commissioner Lyle noted she was recusing herself from a separate matter, while indicating she did not believe a meeting on Virginia Paving was necessary.

I draw no conclusion about what was discussed or what, if anything, resulted. But on their face, these documents reflect direct, private contact between an applicant's counsel and a sitting member of the body then recommending that applicant's closure date. ***Residents who participate in good faith — by attending hearings, submitting comments, and trusting that the record is the record — are entitled to know that decisions are not being shaped in someone's office at 3 p.m. outside public view.***

This matters now for a simple reason: the same plant, through the same legal practice (now appearing as Ken Wire), is again before the City asking for more time. The 2027 date Council is being asked to revisit was itself the product of the 2019 process. If that process was compromised — even in appearance — Council should know it before treating the 2027 date as a settled baseline.

I am not asking Council to assume wrongdoing. ***I am asking Council to do what the 2019 process may not have done: ensure that this decision is made cleanly.*** Specifically, I respectfully ask that Council and staff:

1. Confirm whether *ex parte* contact between applicants (or their counsel) and decision-makers is occurring in the current proceeding, and ensure any such contact is disclosed on the record;
2. Review whether the City's existing procedures adequately protect SUP proceedings from private applicant-decisionmaker contact; and
3. Apply that same standard of fairness to every party — resident, company, and City alike — in deciding this and future matters.

Thank you for your service to the City, and for your attention to ensuring this process is one Alexandrians can trust.

Greg

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----- Original message -----From: Mary Catherine Gibbs <mcgibbs@wiregill.com>
Date: 10/2/19 7:47 AM (GMT-05:00) To: Mindy Lyle <mindylyle@comcast.net> Subject:
Re: odors are back this afternoon
When we talked last week we thought it would be good to make sure you have any or
all of your questions answered and, as always, to get your incite.

That's too bad about Galena but understandable. It should be a fun project.

Sent from my iPhone

On Oct 2, 2019, at 7:26 AM, Mindy Lyle <mindylyle@comcast.net> wrote:

```
<!--  
/* Font Definitions */  
@font-face  
    {font-family:"Cambria Math";  
    panose-1:2 4 5 3 5 4 6 3 2 4;}  
@font-face  
    {font-family:Calibri;  
    panose-1:2 15 5 2 2 2 4 3 2 4;}  
/* Style Definitions */  
p.MsoNormal, li.MsoNormal, div.MsoNormal  
    {margin:0in;  
    margin-bottom:.0001pt;  
    font-size:11.0pt;  
    font-family:"Calibri",sans-serif;}  
a:link, span.MsoHyperlink  
    {mso-style-priority:99;  
    color:#0563C1;  
    text-decoration:underline;}  
a:visited, span.MsoHyperlinkFollowed  
    {mso-style-priority:99;  
    color:#954F72;  
    text-decoration:underline;}  
p.msonormal0, li.msonormal0, div.msonormal0  
    {mso-style-name:msonormal;  
    mso-margin-top-alt:auto;  
    margin-right:0in;  
    mso-margin-bottom-alt:auto;  
    margin-left:0in;  
    font-size:11.0pt;  
    font-family:"Calibri",sans-serif;}  
span.EmailStyle18  
    {mso-style-type:personal;  
    font-family:"Calibri",sans-serif;
```

```
        color:windowtext;}
span.EmailStyle20
    {mso-style-type:personal-reply;
    font-family:"Calibri",sans-serif;
    color:windowtext;}
.MsoChpDefault
    {mso-style-type:export-only;
    font-size:10.0pt;}
@page WordSection1
    {size:8.5in 11.0in;
    margin:1.0in 1.0in 1.0in 1.0in;}
div.WordSection1
    {page:WordSection1;}
-->
```

Yes it works, but why are we meeting? I am recusing myself from Galena's case and I really don't need to meet on Va Paving.

From: Mary Catherine Gibbs <mcgibbs@wiregill.com>

Sent: Tuesday, October 01, 2019 8:29 PM

To: mindyllyle <mindyllyle@comcast.net>

Subject: Re: odors are back this afternoon

3 p.m. My office. That still work for you? I'm flying in tonight because bad storms are coming through Chicago and I don't want to get stuck at OHare again for an entire day.

Hart & Gibbs, PC

700 N. Fairfax St., Suite 600

Alexandria, VA. 22314

(703) 836-5757 - office

(703) 835-1922 - mobile

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From: mindyllyle <mindyllyle@comcast.net>
Sent: Tuesday, October 1, 2019 7:27:52 PM
To: Mary Catherine Gibbs <mcgibbs@wiregill.com>
Subject: Re: odors are back this afternoon

What are we meeting on tomorrow

Sent via the Samsung Galaxy A10e, an AT&T 4G LTE smartphone

----- Original message -----

From: Mary Catherine Gibbs <mcgibbs@wiregill.com>

Date: 10/1/19 6:34 PM (GMT-05:00)

To: Mindy Lyle <mindyllyle@comcast.net>

Cc:
david.horton@eurovia.us, cody.sullivan@eurovia.us

Subject: Re: odors are back this afternoon

Mindy, Cody confirmed the following for today:

Confirmed - no production and no AC deliveries after 3 p.m. today. (I received your email below at 3:05 pm Central time, so 4:05 your time).

As far as operations this morning, the plant began production around 6:30 a.m. and ran continuously until at least 12:30 p.m. We received four loads of AC before noon; the first around 6:00 a.m., the second around 8:30 a.m., and the other two sometime after that. Nothing out of the ordinary during production.

Thanks so much for continuing to notify Va. Paving when you have an issue.

See you tomorrow.

MC

Sent from my iPhone

On Oct 1, 2019, at 3:05 PM, Mindy Lyle <mindylyle@comcast.net> wrote:

Mindy Lyle
5235 Tancreti Lane
Alexandria, VA 22304
571-212-4735

This email is for the use of the intended recipient(s) only and is not for distribution or publication. If you have received this email in error, please notify the sender immediately and then delete it. If you are not the intended recipient, you must not keep, use, disclose, copy or distribute this email without the author's prior permission. The information contained in this communication may be confidential.

Lee Janezic
Area Vice President
Lodging Development

7750 Wisconsin Ave. Dept. 51/514.01 Bethesda, MD 20814
(301) 525-3915 mobile
lee.janezic@marriott.com



June 15, 2026

The Honorable Alyia Gaskins
Mayor, City of Alexandria
and Members of the City Council
301 King Street
Alexandria, Virginia 22314

Subject: Support for the Mixed-Use Master Plan of the Vulcan Property

Dear Mayor Gaskins and Members of the Alexandria City Council,

I am writing on behalf of Marriott International regarding the proposed master plan for the Vulcan property. Having consulted with Potomac Land Group II, Lennar Homes, and Concord Hotels, we are enthusiastic about the vision for this mixed-use development in Alexandria.

We have closely followed the evolution of this corridor and believe the transition from heavy industrial use to a cohesive, lifestyle-driven mixed-use community is vital. The proposed blend of residential units, restaurants, boutique retail, and hospitality will create a vibrant "live-work-play" destination for the city.

Our data shows that current hotels in this area serve a diverse and robust clientele, including business travelers, medical professionals, government contractors, and military personnel. To meet this growing demand, we are proud to support the inclusion of two distinct Marriott brands in this master plan:

- **AC Hotels by Marriott:** Founded in Madrid and launched as a joint venture with Marriott in 2011, this brand offers an upscale, urban-inspired experience that fits perfectly with Alexandria's modernizing aesthetic.
- **Residence Inn by Marriott:** As the pioneer of the extended-stay category for over 40 years, Residence Inn provides essential infrastructure for the business and government travelers who drive our local economy.

We are also pleased to highlight our partnership with Concord Hotels, a premier management and development firm. Their expertise ensures that these properties will be operated at the highest standards, contributing to the long-term success of the Vulcan redevelopment.

We believe this project creates a powerful "cohesive story" for Alexandria's future, and Marriott International is fully committed to supporting this lifestyle brand integration. Thank you for your time and for your dedication to the growth of our city.



Lee Janezic
Area Vice President
Lodging Development

7750 Wisconsin Ave. Dept. 51/514.01 Bethesda, MD 20814
(301) 525-3915 mobile
lee.janezic@marriott.com



Best regards,

A handwritten signature in blue ink, appearing to read "Lee Janezic", written in a cursive style.

Lee Janezic, Area Vice President, Marriott International



POTOMAC LAND GROUP II, LLC

12210 Fairfax Towne Center, Suite 900
Fairfax, VA 22033
Phone: 703-615-2244 | Email: brad@klineassoc.com

June 5, 2026

The Honorable Alyia Gaskins
Mayor, City of Alexandria
and Members of the City Council
301 King Street
Alexandria, Virginia 22314

Subject: Vulcan Hotel and Mixed use Property

Dear Mayor Gaskins and Honorable Members of the City Council:

I am writing on behalf of Potomac Land Group II, LLC and Lennar Homes Inc to update on our progress on development the Vulcan property.

We are approved for 255 room dual brand hotel and on the former Vulcan property. We have selected Marriott Hotel and Concord Hotels out of Raleigh North Carolina will Manage the Hotel. Concord has developed over 150 Hotels and is a preferred developer and manager for Marriott and Hilton Hotels. The approvals call for a restaurant and roof top bar.

Lennar homes is developing and building 323 luxury condominiums and townhouse in the residential portion of the mixed-use project. Lennar Homes is the second largest builder in the country that is known for quality homes in mixed use developments.

Together we are developing in alignment with the Eisenhower West small area plan. The plan emphasizes mixed-use throughout the corridor with development of the existing industrial uses. We have worked together with Lennar to mitigate the Vulcan Site and are looking forward being a big part of the redevelopment of the entire area. An important part of the plan and was the approved Sunset of the heavy industrial special use permit to encourage mixed use adjacent to the metro.

I have retained Municap to generate a study on the significant increase in tax revenues that this project is projected to bring to the City of Alexandria. Municap produced the analysis and underwriting that successfully funded the Tiff to help finance the redevelopment of the Landmark Mall. The tax revenues and job creations from your current mixed-use planning of the area will dwarf the current tax revenues from heavy industrial uses.

Please feel free to contact me if you would like additional information or wish to discuss this matter further.

Respectfully submitted,

Brad Kline
Managing Member



Jeff Minich,, Division Land President Lennar Homes
Lennar Homes