

6
4-18-26



[EXTERNAL]Public Comment for 4/18/2026

From Marcy Crisler <marcy@hockingcounty.com>

Date Fri 4/17/2026 2:06 PM

To CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>

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Dear Councilmembers,

Please pause this action until our neighbors can weigh in on the city right of way in our neighborhood. We want this land to remain in city hands until the Planning Commission creates a plan with input from all our neighbors—the ones who live here. Only one party is requesting to vacate this right of way and this party is an absent owner, who owns multiple properties through LLC's and stands to gain financially by demolishing the existing home to build a new, larger or multiple homes. Granting financial gain to one absent party in a move that will forever alter the neighborhood's access to a public right of way is very shortsighted.

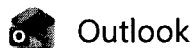
My household and the neighbors on the large Wine Night listserv would like the parcel of land to remain as-is or to be developed into an easement with a trail for all Alexandrians to enjoy. A small trail within a pocket park could wonderfully extend the heavily utilized George Mason Elementary School to Argyle Drive trail and sidewalk. We could walk on calm, safe sidewalks and trails all the way to Mt. Ida and Del Ray without the danger of the Monticello/Russell Rd/Birch St intersection.

Please pause this action tomorrow to allow for our neighbors to voice their own opinions. A small sign wrapped tightly around a pole making it difficult to see is not enough notice for this kind of action.

The zoning notice number is
Vacation 2023-0004
& 2025-0009

Thank you for your patience as we voice our concerns,
Marcy Crisler
202 Birch St

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[EXTERNAL]Urgent: Vacation 2023-0004 & 2025-0009

From Winnie Robinson <winnie.h.robinson@gmail.com>

Date Fri 4/17/2026 2:06 PM

To CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>

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Dear Alexandria City Council Members:

My husband and I are the owners and residents of 200 Pine Street, and I am a lifelong resident of the City of Alexandria. I just learned today of a zoning notice in front of 2800 Russell Road, just across the street from Pine Street. My understanding from the notice is that there will be a vote tomorrow regarding a request to vacate a portion of the Public-Right-of-Way at the southern end of Kent Place. I write today to implore City Council to pause the matter to allow neighborhood input. This neighborhood is a vibrant residential area and we are concerned that the intentions of the owner of 2800 Russell Rd to develop this land are not in the best interest of this neighborhood. Please delay the planned vote tomorrow and allow the neighborhood to be a part of the discussion for the best use of the land in question.

The zoning notice number is Vacation 2023-0004 & 2025-0009.

Thank you for your consideration,
Winifred Robinson
200 Pine Street

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Outlook

[EXTERNAL]Item #6 City Council Docket for 18 April Meeting for Public Land Vacation

From Patrick M. McLaughlin <pmmclaughlin@msn.com>

Date Fri 4/17/2026 1:58 PM

To CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>

Cc Patrick M. McLaughlin <pmmclaughlin@msn.com>; North Ridge Citizens <info@northridgecitizens.org>

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I am requesting a DELAY in approving or a NO vote at the 18 April City Council meeting on Docket Item Number 6-- Public Notice : Vacation 2023-00004 & Vacation 2025-00009.

The City Council is being asked to vacate an old, unused road right-of-way to the adjacent property owners.

I am Patrick McLaughlin residing at 2912 Russell Road, Alexandria. There is a Public Notice posted in front of 2800 Russell Road that was brought to my attention. The two property owners have requested the City grant them ownership of a strip of land, decades old road right-of-way, starting at the end of Kent Pl and ending at Russell Road. Kent Pl intersects with Argyle Dr and is a dead-end road. The right-of-way established decades ago would have created a road connection with Russell Road.

This land is now wooded. I am **NOT** advocating the road be built. **I feel the land is a community asset that should be preserved, and not given to the adjacent property owners.**

I would suggest the City Council consider using this land as a **Pocket Park** for the community. This Pocket Park would incorporate a developed naturalize walking trail used as a short cut from Argyle Dr to Russell Rd. This might be especially helpful for people traveling to and from George Mason School facilities. Multiple pedestrian connections also strengthen our community bond as a healthy-walkable place to live.

I am asking the City Council to either delay the vote vacate this valuable land until city staff meet with community groups to discuss future use of this land **OR** the Council votes to immediately establish a **Pocket Park** on this old right-of-way. There are many locations within the city where small pocket parks exist that are under 10,000 square feet. For example, the 2304 Randolph Ave Park in Del Ray is only 3920 SF.

I understand the planning staff recommends 20 feet of the 40 wide right-of-way be reserved as a public easement for future access trail. I question why retain only 20-foot-wide easement and vacate a 10 foot strip of land to each of the two adjacent property owners. The City Council should retain the entire 40 foot by 190 foot strip of land for a public pocket park. Future generations of Alexandria citizens will be thankful for, and enjoy the preserved green space your actions can create.

If after further discussion, there is no interest by the Community or the City Council to use this land for the public benefit, I highly recommend that a deed restriction be placed on the land transfer placing this land in a **Conservation Easement** that does not allow this land to be subdivided and developed except for a public trail.

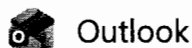
One further important side note, with all the flooding problems at the lower end of Russell and Glebe Roads, maintaining upland zones of green space for stormwater mitigation and flood control is a good long-term management strategy.

Thank you for reading and considering my comments.

Patrick McLaughlin

Patrick M McLaughlin
2912 Russell Road
Alexandria, Virginia 22305-1716
703-927-5597
pmmclaughlin@msn.com

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[EXTERNAL]Regarding zoning notice: Vacation 2023-0004 & 2025-0009

From Molly Leahy <mollyleahy@gmail.com>

Date Fri 4/17/2026 1:56 PM

To CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>

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Good afternoon,

This is a request to ask the **city council to delay voting, this Saturday, 4/18/26**, until city staff can work with us neighbors to see about alternative use of this land.

***Zoning notice: Vacation 2023-0004 & 2025-0009**

If there is no interest in creating a pocket park, or trail, there should be a deed restriction creating a conservation easement so the land cannot be subdivided or developed.

Thank you,

Molly Leahy

2710 Holly St, Alexandria, VA 22305

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Outlook

[EXTERNAL]Zoning Notice Vacation 2023-0004 & 2025-0009

From Stephanie Konvalin <skonvalin89@gmail.com>**Date** Fri 4/17/2026 1:24 PM**To** CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>

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Hello,

I write as a concerned citizen about Zoning Notice Vacation 2023-0004 & 2025-0009.

I would ask the city council to delay a vote until city staff can work with the neighbors in the community to see about alternative use of this land. As a member of this community I am interested in seeing a pocket park created or a deed restriction creating a conservation easement so the land cannot be subdivided or developed.

Thank you for your time,
Stephanie Konvalin

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Outlook

Re: zoning notice Vacation 2023-0004 & 2025-0009

From Caroline Renzulli <caroline.renzulli@gmail.com>**Date** Fri 4/17/2026 2:40 PM**To** CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>

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Dear City Council Members:

I was alerted today that there is a public hearing upcoming on the use of land along Russell Road (Vacation 2023-0004 & 2025-0009). My understanding is that the LLC in the adjacent property has requested the land.

I can think of many uses of this land that do not include turning it over to one private citizen - parks, a pathway to walk down to Del Ray, a shady spot with benches or any number of more publicly accessible places which are needed for Alexandria residents - and deserved given the high tax dollars paid to the city.

I would urge the city council to allow neighbors time to put forth suitable proposals for this land and therefore pause this discussion so that full community engagement can be achieved.

Thank you,

Caroline Renzulli
2706 Ridge Road Drive



[EXTERNAL]Stop take a Breath on the approval of Zoning Notice Vacation 2023-0004 & 2025-0009

From Larsen, Stephanie C <stephanie.larsen@rtx.com>

Date Fri 4/17/2026 2:35 PM

To CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>

Cc stephlarsen777@gmail.com <stephlarsen777@gmail.com>

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Dear Councilmembers--

Please put a pause on zoning notice number Vacation 2023-0004 & 2025-0009. It does not serve the community for something like this to slide in without proper comment from the community around it. It appears the owners of 2800 will make changes that may not be in the best interest of our community.

I'm actually surprised and appalled by this action and that the City Council would allow this to slip past our community without some comment by those who will be affected.

After all this land belongs to the city and shouldn't be just given away.

Thank you for your consideration,

--Stephanie Larsen
Old Dominion Blvd.
Alexandria, VA

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Outlook

Concerns re: Zoning notice number Vacation 2023-0004 & 2025-0009

From Elaina Holko <erholko@gmail.com>**Date** Fri 4/17/2026 2:26 PM**To** CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>

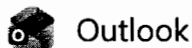
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I'm writing with concerns about the property off Russell Rd near my home on Holly St. It is to my understanding a piece of nearby city property is to be annexed to the owners of 2800 Russell. I am echoing the concerns of some other neighbors that the owner's plans may not reflect the best interest of the neighborhood.

We are asking for a pause in this matter to bring additional voices to the conversation. Many of us would like to offer input on how this city property could be used for all of us, rather than a developer's plans for profit.

Best,
Elaina Holko
2811 Holly St, Alexandria, VA 22305

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[EXTERNAL]Zoning Notice Vacation 2023-00004 and 2025-00009

From Jeff Cukr <jeff.cukr@gmail.com>

Date Fri 4/17/2026 4:03 PM

To CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>

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To the Council Members:

I am writing in reference to Zoning Notice Vacation 2023-00004 and 2025-00009. I live at 14 West Walnut Street Alexandria Virginia 22301.

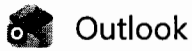
I am totally against this vacation of our public right of way and ask the Council to disapprove it. I was not aware of this publicly owned property before today. It is too valuable to "give away", presumably to a developer to build a bigger mansion and profit off the backs of Alexandria taxpayers. I would MUCH rather see the City do something with this land, such as create a pocket park or at least put a trail through it. There are MUCH better uses for this land to the benefit of its current owners (ie, Alexandrians) versus giving it away for free so someone can profit off it.

I respectfully ask the Council to disapprove this request.

Sincerely,

Jeff Cukr, 571-214-2285

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[EXTERNAL]Saturday Zoning Action

From Jenny Hansen Ware <warejh@icloud.com>

Date Fri 4/17/2026 4:02 PM

To CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>

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Hello Council Members,

I am requesting a pause and/or non-approval of the action described in the Public Notice: Vacation 2023-0004 & 2025-0009. I am an Alexandria resident of **459 Argyle Drive**, and I strongly believe that preserving the Public Right of Way as-is or as a public-use space such as a pocket park or walking trail serves the City much greater than vacating it in the interest of a private landowner/corporation.

More residents need to be aware of this possibility and voice their opinion on how this public land should be used, or preserved as-is, before this zoning change requested by 2800 Russell Road LLC is considered for approval.

Thank you for your consideration.

Sincerely,
Jenny Ware

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[EXTERNAL]Vacation 2023-0004 & 2025-0009

From Daniel Creedon <creedondc@gmail.com>

Date Fri 4/17/2026 3:41 PM

To CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>

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Dear Council Members,

I am the property owner at 2901 Russell Road. I am requesting the City of Alexandria to delay the permitting process for the below listed Vacation # until I have a chance to review the proposed development plan and disseminate it to my fellow Residents.

Vacation 2023-0004
& 2025-0009

This proposed redevelopment project is one block from my house and completely out of character for housing throughout my neighborhood. The change in zoning laws that allowed such a proposed construction project was hammered through the Council last year with very little, if any, REAL communication with Alexandria residents, in particular, Alexandria Homeowners.

The real significance of last year's Zoning laws was news to me and most of my neighbors. A plan to build a mul-unit housing unit, in the middle of a neighborhood, filled with signal family homes, certainly seems to be outside of what was allowable when I bought my first house here in Del Ray in 1998.

I have lived in my current home on Russell Road for 24 years. How was this zoning law changed? Who voted for this? What actions are available to Residences ?

Respectfully,
Daniel Creedon
2901 Russell Rd, Alexandria, VA 22305

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To Council members RE: Public Notice: Vacation 2023-0004 & 2025-0009

From Kurt Hessling <k.hessling@comcast.net>

Date Fri 4/17/2026 4:40 PM

To CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>

[You don't often get email from k.hessling@comcast.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Good afternoon, Council members,

I'm requesting a pause and/or non-approval of the action described in the Public Notice: Vacation 2023-0004 & 2025-0009. I am an Alexandria resident of Beverly Hills/Washington Circle, and I strongly believe that preserving the Public Right of Way as-is or as a public-use space such as a pocket park or walking trail serves the City much greater than vacating it in the interest of a private landowner/corporation.

I believe more residents need to voice their opinion on how this public land should be used, or preserved as-is, before this zoning change requested by 2800 Russell Road LLC is considered for approval.

Thank you for your consideration.

Sincerely,
Kurt Hessling



[EXTERNAL]Preserving the Public Land at the junction of Russell Road/Kent Place

From Michele Fritz <michelehatty@yahoo.com>

Date Fri 4/17/2026 4:41 PM

To CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>

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Good afternoon, Council members,

I'm requesting a pause and/or non-approval of the action described in the Public Notice: Vacation 2023-0004 & 2025-0009. I am an Alexandria resident at and homeowner of **417 Argyle Drive** with a direct view of this land from my home, which is mere feet away, and I strongly believe that preserving the Public Right of Way as-is or as a public-use space such as a pocket park or walking trail serves the City much greater than vacating it in the interest of a private landowner/corporation.

I believe more residents need to be heard on how this public land should be used, or preserved as-is, before this zoning change requested by 2800 Russell Road LLC is considered for approval.

Thank you for your consideration.

Sincerely,

Michele Fritz
703.869.3734



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[EXTERNAL]City Council Public Hearing ... Download



[EXTERNAL]City Council Public Hearing Meeting on 4/18/2026


[EXTER on 4/18

CJ Curry, Jennifer (PERATON) <jcurry05@peraton.com>   ...

To: CouncilComment@alexandriava.gov Fri 4/17/2026 4:32 PM

Cc: Kevin Curry <kcurry@gmail.com>; jennyscurry@gm

CJ

 The digital signature on this message can't be verified. This message has a digital signature, but it wasn't verified because the S/MIME extension isn't installed. Please contact your IT administrator for help installing the extension.

Dear City Council,

I am writing to express my strong opposition to the request by the LLC that owns the property at 2800 Russell Road to vacate public land for the purpose of expanding development. From a resident's perspective, it is difficult to see how this proposal benefits anyone other than the property owner. It certainly does not serve the interests of the surrounding neighborhood or the residents who will be directly impacted.

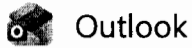
I am asking the Council, at a minimum, to place an immediate pause on Zoning Notice Numbers Vacation 2023-0004 and 2025-0009. A change of this magnitude should not be allowed to proceed without meaningful outreach and engagement with the affected community. The current approach falls far short of that standard.

Posting a small notice on a telephone pole—something easily missed unless one happens to walk directly past it—is not adequate public notification. It raises serious concerns about transparency and whether there was any real intent to inform or involve the community. Many residents would have no reasonable opportunity to become aware of this proposal, much less provide input.

Frankly, this process feels underhanded. It gives the impression that this action was quietly advanced with the hope that it would go unnoticed. That approach undermines trust in the City's commitment to openness and genuine public participation.

Decisions that alter the character of a neighborhood should not be made without clear, visible, and proactive communication with the people who live there. I urge the Council to halt this process and ensure that proper notice, transparency, and community input are prioritized before any further action is taken.

Sincerely,



[EXTERNAL]Kent Place land use request

From Sherry Grossman <sherrygrossman@verizon.net>

Date Fri 4/17/2026 4:48 PM

To CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>

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I am away from home right now and am just hearing about the request to give this land to the owner on Russell Road. I am not in favor of this and would like council to consider uses for that land that would retain it for community use. Please defer consideration of the proposal until other alternatives can be proposed and considered as well.

Thank you, Sherry Grossman, 441 Argyle Drive

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