



CITY OF ALEXANDRIA
Transportation &
Environmental Services

Vacation of Right-of-Way between 404A, 406, and 408 East Alexandria Avenue

VAC2024-00001, VAC2024-00002,
and VAC2024-00003





Subject Right-of-Way



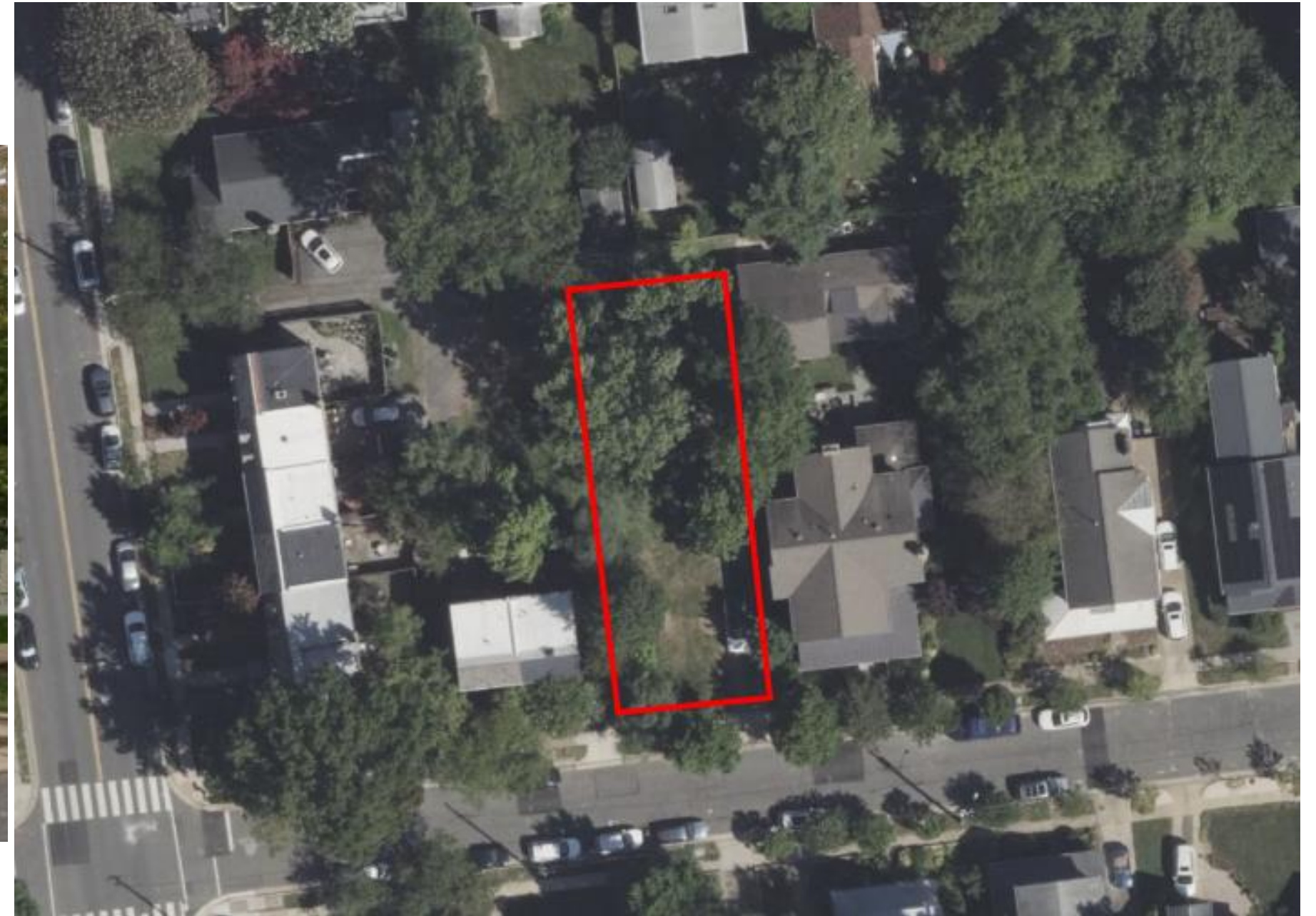
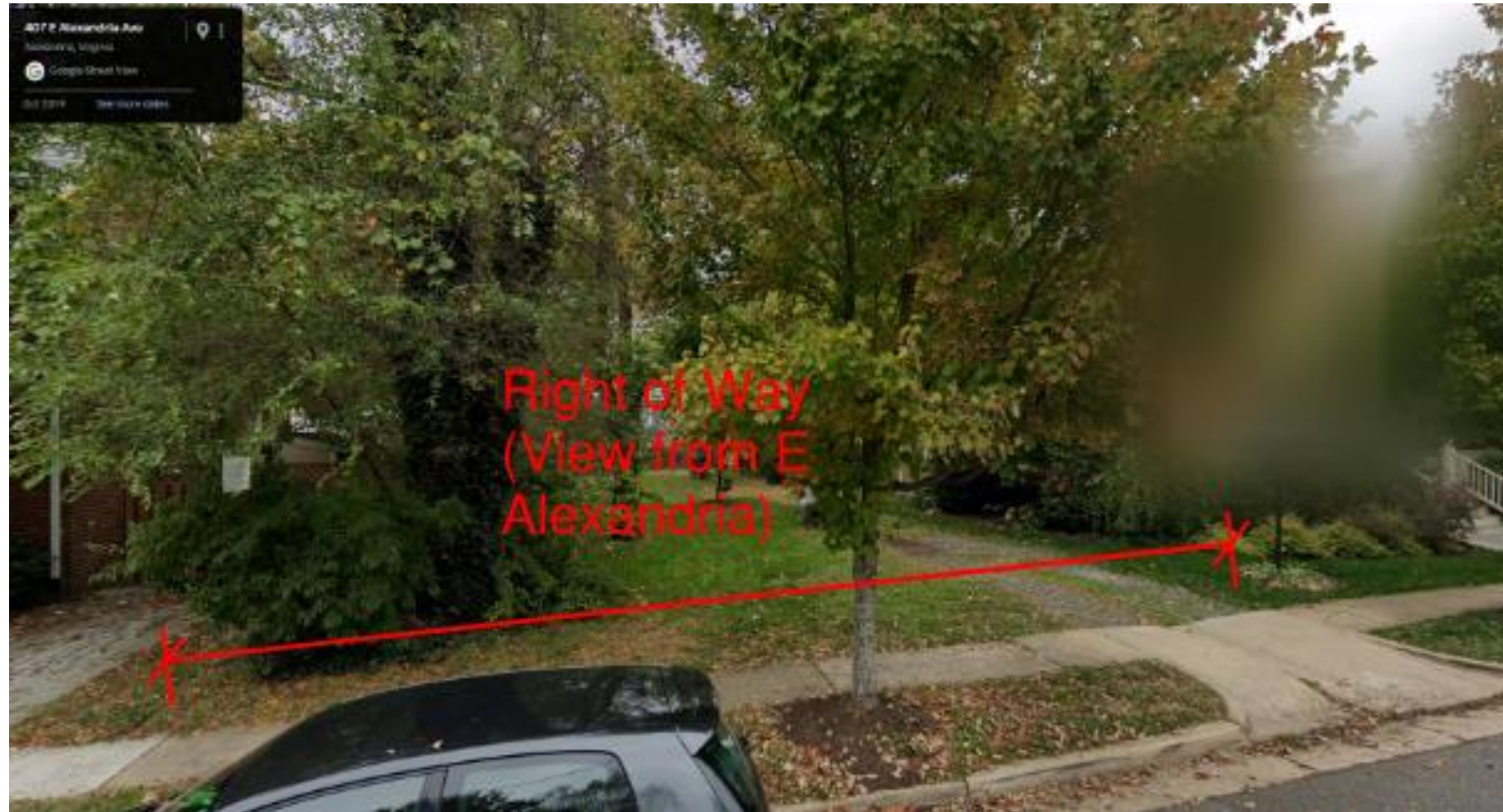


Background Information

- ▶ **Created with 1892 subdivision, but was never improved**
- ▶ **Subject area is identified in Open Space Master Plan 2017-2026 Update**
 - ▶ Identified as a candidate for open space
 - ▶ Small lots in neighborhoods
 - ▶ Lands with significant natural features
 - ▶ Excess right-of-way



Current Conditions

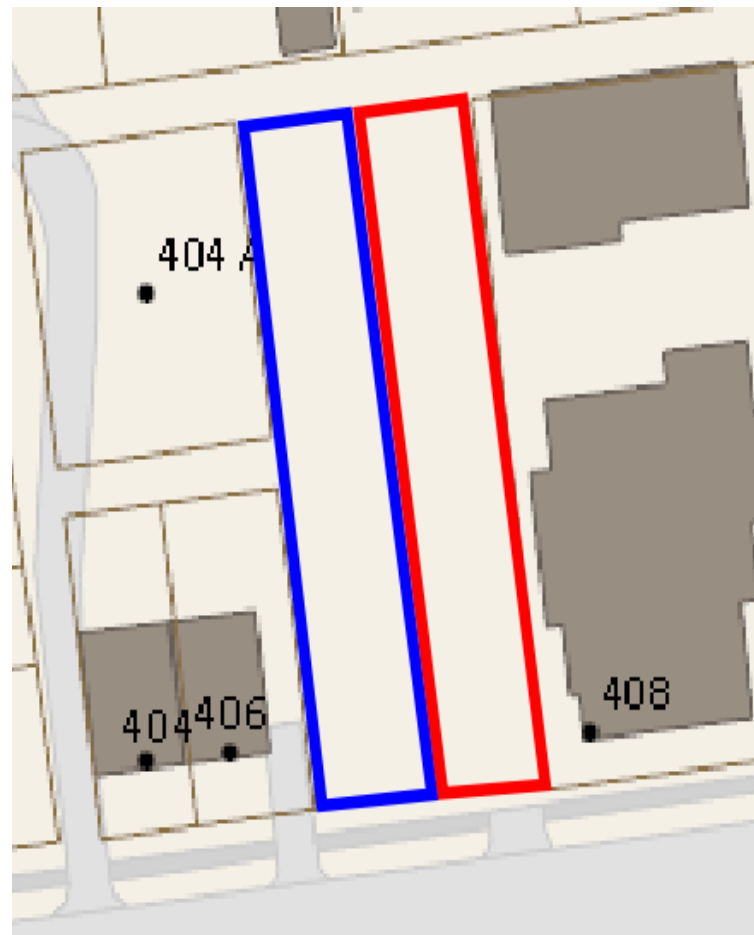




Requested Vacations

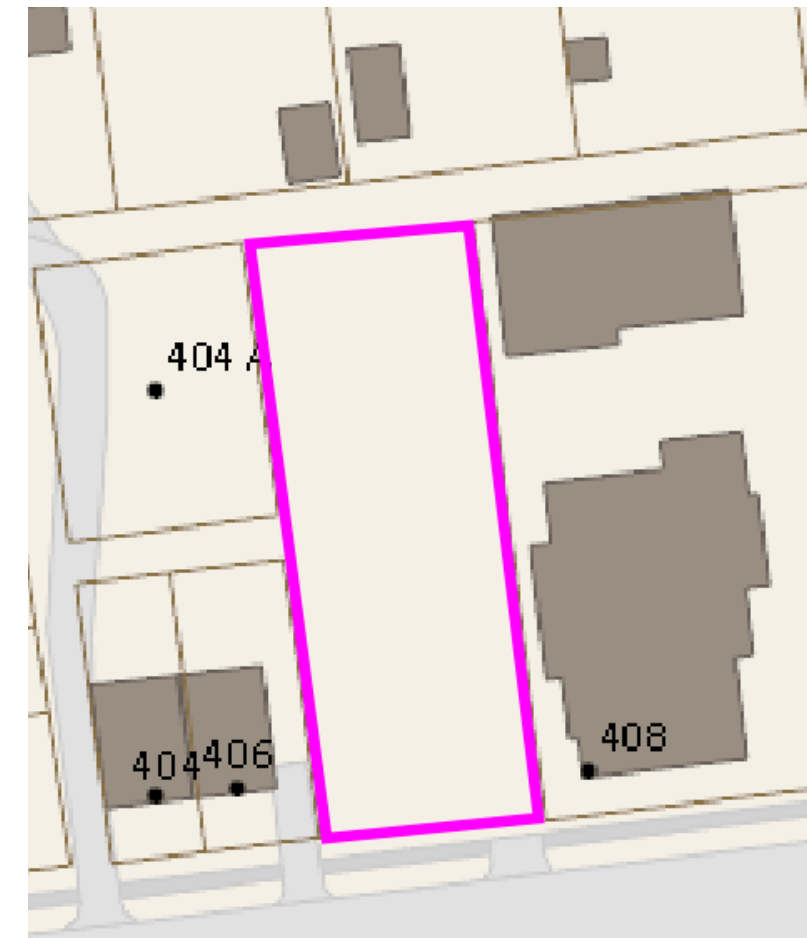
▶ 406 and 408 East Alexandria

- ▶ Split the subject area
- ▶ Blue added to 406
- ▶ Red added to 408



▶ 404A East Alexandria

- ▶ Requesting full subject area
- ▶ Magenta added to 404A



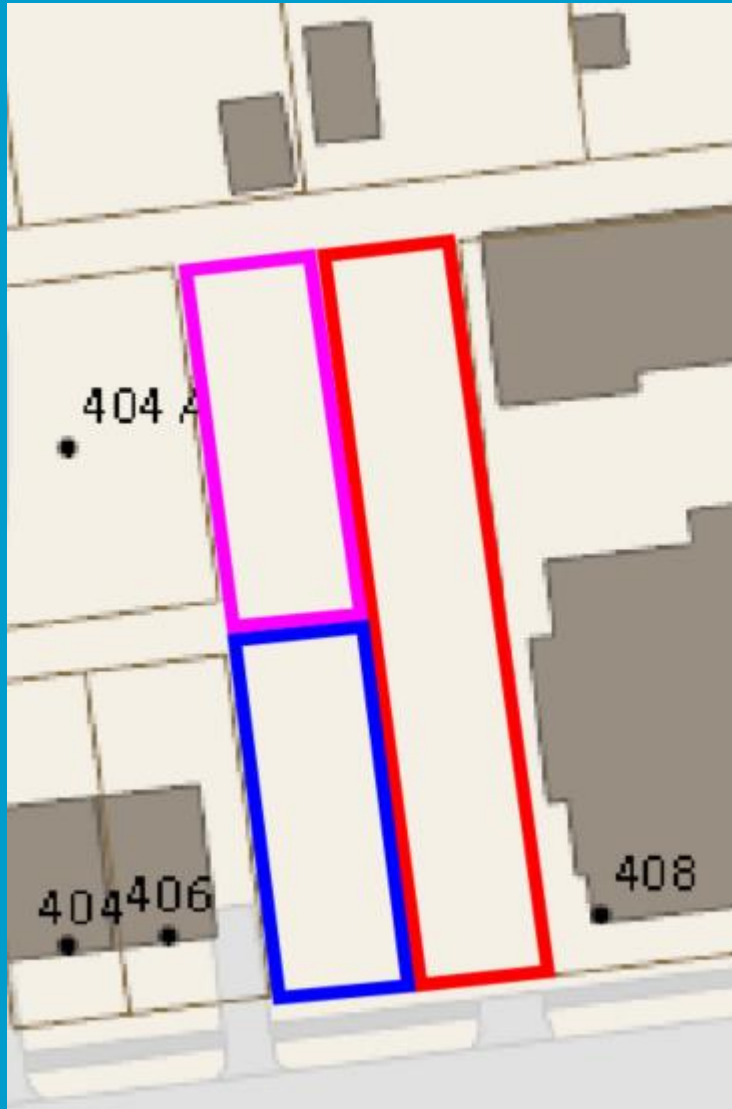


Council Vacation Criteria

- ▶ There is no use of the right-of-way at the time the application is filed. NOT SATISFIED
- ▶ No reasonable use of the right-of-way could exist in the future, either for its original purpose or for some other public purpose. Reasonable uses include, but are not limited to future roads, bike paths/trails, recreational facilities, open space, utilities or other environmental protections. NOT SATISFIED
- ▶ No portion of the public right-of-way shall become landlocked. SATISFIED
- ▶ No abutting property owners shall become landlocked or have access substantially impaired. CONDITIONALLY SATISFIED
- ▶ The vacation shall provide a public benefit. NOT SATISFIED



Staff Analysis



- ▶ **Requests do not satisfy the established vacation criteria**
 - ▶ Current and future use of the subject area
 - ▶ Identified in City's Open Space Master Plan

- ▶ **Due to overlapping requests, a proportional vacation would be the recommended solution**



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Staff Recommendations

- ▶ **Denial of the vacation requests**
- ▶ **Retain the area as open space**





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Planning Commission recommends Denial 6-1

