



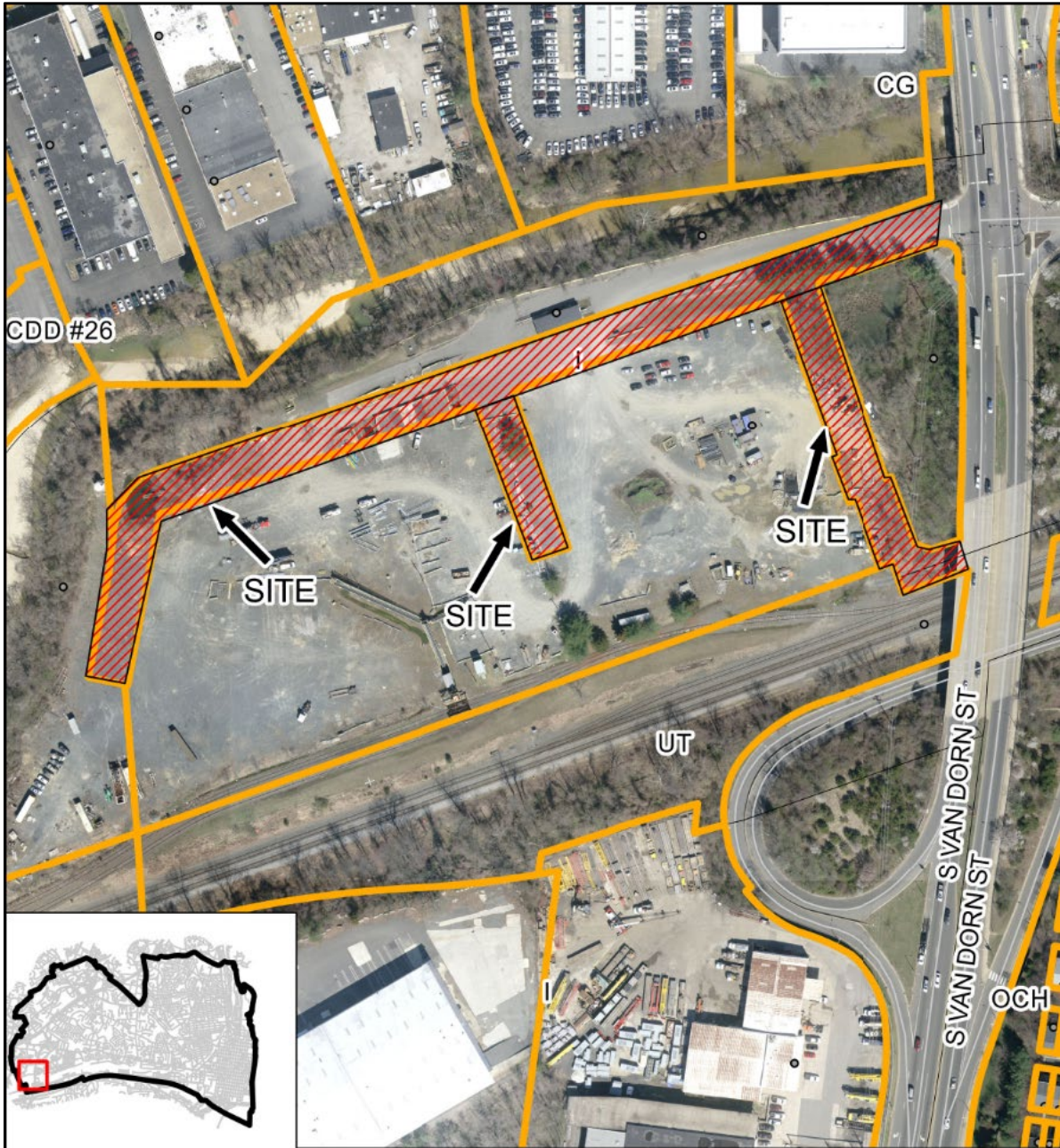
Street Name Case #2025-00007
Vulcan Site Redevelopment

Application	General Data	
Request: Consideration of a request to name three new public streets.	Planning Commission Hearing:	April 7, 2026
	Zone:	CDD #26 / Coordinated Development District 26
Address: Parcel Addresses: 701 South Van Dorn Street, 698 Burnside Place, 701 and 801 South Pickett Street	Small Area Plan:	Eisenhower West
Applicant: U.S. Home, LLC		

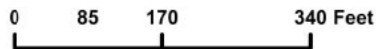
Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances.

Staff Reviewers:
 Robert M. Kerns, AICP, Chief of Development, Robert.Kerns@AlexandriaVA.gov
 Maya Contreras, Principal Planner, Maya.Contreras@AlexandriaVA.gov
 Jared Alves, AICP, Urban Planner, Jared.Alves@AlexandriaVA.gov

PLANNING COMMISSION ACTION, APRIL 7, 2026: On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted unanimously to approve Street Name Case #2025-00007 on the Consent Calendar.



Street Name Case #2025-00007
701 South Van Dorn Street



I. SUMMARY

The applicant, U.S. Home, LLC., requests approval to name three new public streets. Staff recommend approval of the Street Name request.

A. SITE DESCRIPTION

The new streets would be located within the former Vulcan Materials Company site, within the Van Dorn Innovation District neighborhood of the Eisenhower West Small Area Plan. To the north and west is Backlick Run, to the south are Norfolk Southern railroad tracks, and to the east is S. Van Dorn Street. Previously, Vulcan Materials used the site for their construction aggregates business. A variety of light industrial uses are to the north opposite Backlick Run and to the south opposite the railroad tracks. A heavy industrial site owned by Virginia Paving Company is on the opposite side of S. Van Dorn Street. Most of the site is level, excepting a slope down from S. Van Dorn Street, which is more gradual where it aligns with Courtney Ave and steeper along the roadway embankment, and a steep slope down to Backlick Run. A one-story building, truck scales, concrete pads, and asphalt occupy the site, with some vegetation and trees, including invasive species, along the Backlick Run and S Van Dorn Street slopes.

B. BACKGROUND

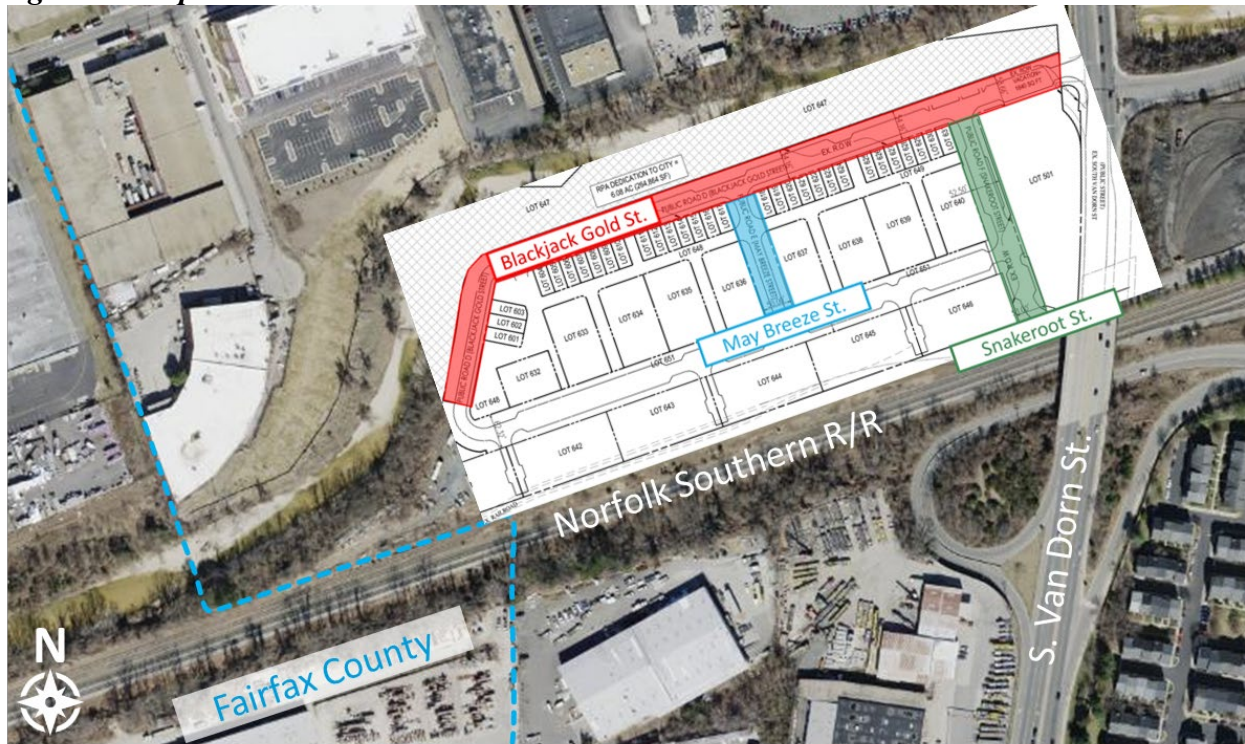
In April 2024, the City Council approved the Coordinated Development District (CDD) Concept Plan (#2023-00004) and associated Development Special Use Permits and Development Site Plans¹ to enable the redevelopment of the former Vulcan Materials Company site into 323 residential units (townhouses, stacked townhouses, and condo buildings), a hotel with retail, and a public park. The approvals established the public streets for which the applicant is now seeking approval under this Street Name Case.

C. PROPOSAL

The applicant has proposed Blackjack Gold Street, May Breeze Street, and Snakeroot Street—named for flowers—for the new streets, per Figure 1

¹ DSUP2023-10007 for the condo buildings, DSUP2023-10013 for the hotel, DSUP2023-10014 for the townhouses, DSP2023-00014 for streets and infrastructure, and DSP2023-00014 for the public park.

Figure 1: Proposed Street Names



Staff have not received any comments from the public regarding the Street Name Case application.

D. CODE OF ORDINANCES

New street names are regulated in Section 5-2-64 in the Code of Ordinances. This section of the City Code identifies two specific points that dictate the naming convention of the proposed streets:

1. Section 5-2-64(a) states that new streets that run “in a generally eastward direction” shall be designated as avenues. New streets that run “in a generally north-south direction” shall be streets. And for those streets in a diagonal direction, the Planning Commission shall, “designate the direction to be applied” for the street.
2. Section 5-2-64(a)(1) states that “names shall be in harmony with surrounding streets in the existing developments insofar as possible.”

Staff finds that the proposed street names are unique and adhere to the requirements of Section 5-2-64. The proposed names are also compatible with the surrounding streets and existing developments.

II. CITY STAFF REVIEW

Staff support the applicant's request for the new street names. The proposed street names would comply with the City Code requirements for new street names. The names have not elicited concerns from the reviewing City Departments: GIS, Fire, and Police. The proposed name does not sound like or is similar in spelling to other street names in the City of Alexandria or neighboring jurisdictions, ensuring that emergency services and the United States Postal Service would not confuse the streets with another street or alley in the city.

STAFF: Robert M. Kerns, AICP, Chief of Development
Maya Contreras, Principal Planner
Jared Alves, AICP, Urban Planner III



APPLICATION

NEW STREET NAME: Blackjack Gold Street

LOCATION: Proposed "Road D" with Vulcan Materials Infrastructure Plan (DSP-2023- 00013)
Across from existing Courtney Ave. (38°48.07.1"N 77°08.09.2"W)

APPLICANT'S NAME: U.S. Home, LLC

ADDRESS: [Redacted]

REASON FOR REQUEST FOR NEW STREET NAME: The proposed roads with Vulcan Materials Infrastructure Plan (DSP 2023-00013) require a name case. This application is for Road D.

Mark Anderson

Print Name of Applicant or Agent

[Redacted]

Mailing/Street Address

[Redacted]

City and State Zip Code

DocuSigned by:
Mark Anderson
BCBDE625DC50403...
Signature

[Redacted]

Telephone # Fax #

October 17, 2025

Date

For **New Street Names**: These items are not public hearing items and therefore are not required to be noticed by newspaper, posting, or letters to adjoining owners. However, it is the policy of P&Z to advertise in the newspaper and post the site, but not to mail out notices.

New Street Names are heard by PC only.

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____ Legal advertisement: _____

ACTION - PLANNING COMMISSION _____ ACTION - CITY COUNCIL: _____

Fee Paid: \$ _____



APPLICATION

NEW STREET NAME: May Breeze Street

LOCATION: Proposed "Road E" with Vulcan Materials Infrastructure Plan (DSP-2023- 00013)
Across from existing Courtney Ave. (38°48.07.1"N 77°08.09.2"W)

APPLICANT'S NAME: U.S. Home, LLC

ADDRESS: [Redacted]

REASON FOR REQUEST FOR NEW STREET NAME: The proposed roads with Vulcan Materials Infrastructure Plan (DSP 2023-00013) require a name case. This application is for Road E.

Mark Anderson

Print Name of Applicant or Agent

[Redacted]

Mailing/Street Address

[Redacted]

City and State Zip Code

DocuSigned by:
Mark Anderson
BCBDE625DC50403...
Signature

[Redacted]

Telephone # Fax #

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APPLICATION

NEW STREET NAME: Snakeroot Street

LOCATION: Proposed "Road F" with Vulcan Materials Infrastructure Plan (DSP-2023- 00013)
Across from existing Courtney Ave. (38°48.07.1"N 77°08.09.2"W)

APPLICANT'S NAME: U.S. Home, LLC

ADDRESS: [Redacted]

REASON FOR REQUEST FOR NEW STREET NAME: The proposed roads with Vulcan Materials Infrastructure Plan (DSP 2023-00013) require a name case. This application is for Road F.

Mark Anderson

Print Name of Applicant or Agent

[Redacted]

Mailing/Street Address

[Redacted]

City and State Zip Code

DocuSigned by:

Mark Anderson

BCBDE625DC50403...

Signature

[Redacted]

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