



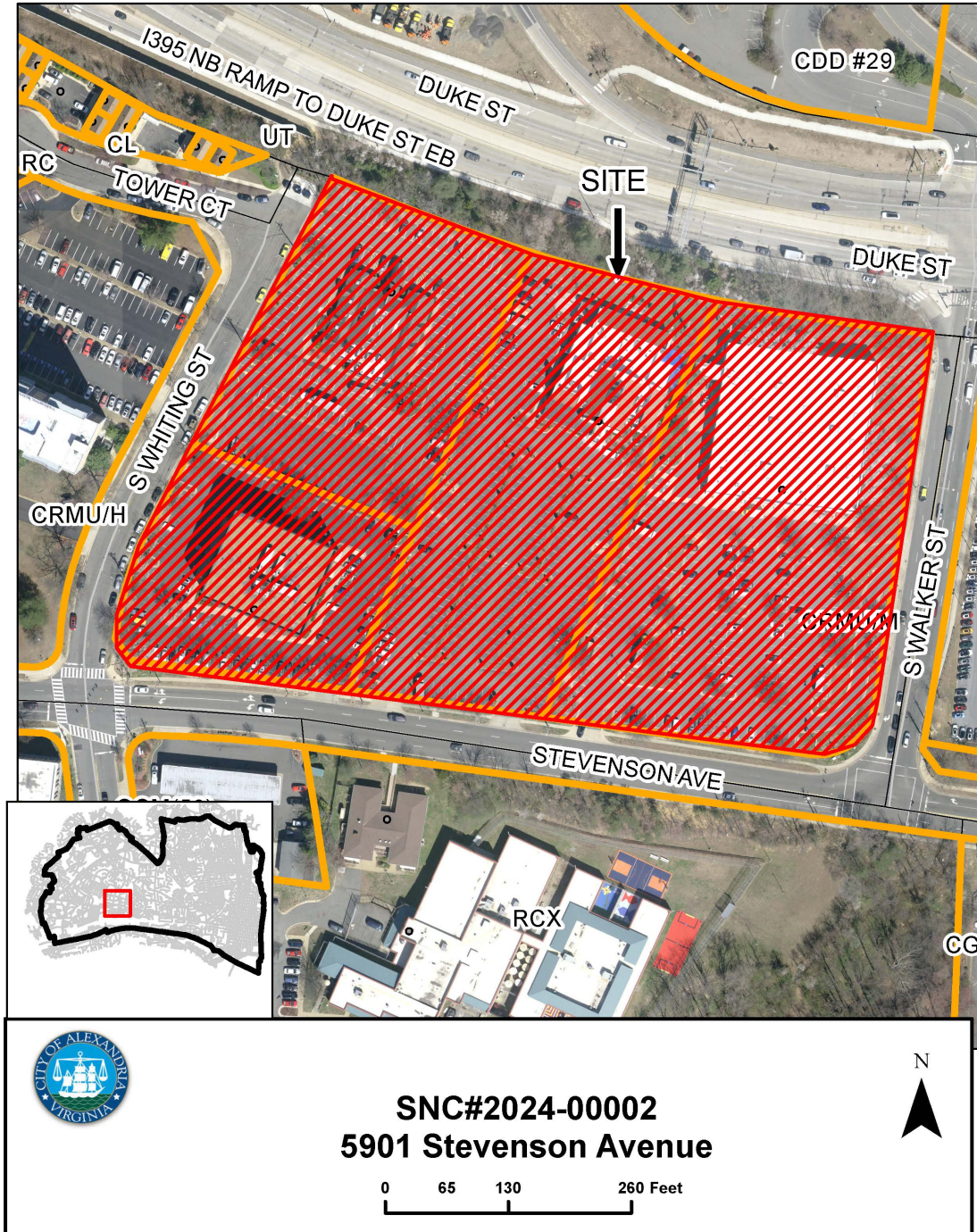
DOCKET ITEM # 5
Street Name Case #2024-00002
Landmark Overlook – 5901 Stevenson Avenue

Application	General Data	
Request: consideration of a request to name two (2) new public streets and five (5) new private streets	Planning Commission Hearing:	May 7, 2024
	Zone:	Commercial Residential Mixed-Use High (CRMU-H)
Address: 5901, 5951, and 5999 Stevenson Avenue and 2 South Whiting Street	Small Area Plan: Landmark-Van Dorn	
Applicant: Hekemian and Co. Inc. represented by Ken Wire, attorney		

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 Bill Cook, AICP, Urban Planner, William.Cook@AlexandriaVA.gov

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PROJECT LOCATION MAP



I. REPORT SUMMARY

The applicant, Hekemian and Co. Inc., requests approval to name two new public streets and five new private streets. Staff recommends approval of the Street Name requests.

SITE DESCRIPTION

The new streets will be located within the Landmark Overlook project at 5901 Stevenson Avenue and additional adjacent addresses. The site is surrounded by Duke Street, South Walker Street, Stevenson Avenue, and South Whiting Street. The project site is located south of and across Duke Street from the Landmark Mall redevelopment site, and the site is approximately one quarter mile from the Duke Street interchange with I-395.

Nearby uses comprise a mix of commercial, office, residential, and institutional uses. An automobile dealership is located to the east across South Walker Street. To the south, across Stevenson Avenue, is the Northern Virginia Juvenile Detention Facility and a gas station. Three office buildings are located to the west and southwest across the intersection of Stevenson and South Whiting Street, and several multi-unit residential buildings, are located to the west and northwest of the site across South Whiting Street.

The Landmark Overlook site comprises four contiguous, existing lots of record that when combined include a total area of 357,832 square feet (8.21 acres). An existing office building, big-box retail store, and two restaurants will be demolished and new public and private streets will be constructed, creating five new development blocks.

BACKGROUND

In February 2022, City Council approved numerous land use applications to modify the master plan and zoning to permit a development plan that will be constructed in three major phases. Seven new stacked townhouse buildings (also known as sticks or strings) and two new multi-unit buildings would be constructed on four of the five new blocks, resulting in a total of 450 new residential units on the site. The remaining block will be vacant at the present time but is expected to redevelop at a future date. Above-grade garage parking and ground-level retail/commercial uses would also be provided in connection with the new multi-unit buildings. This series of approvals also established the public and private streets for which the applicant is now seeking approval under this Street Name Case.

PROPOSAL

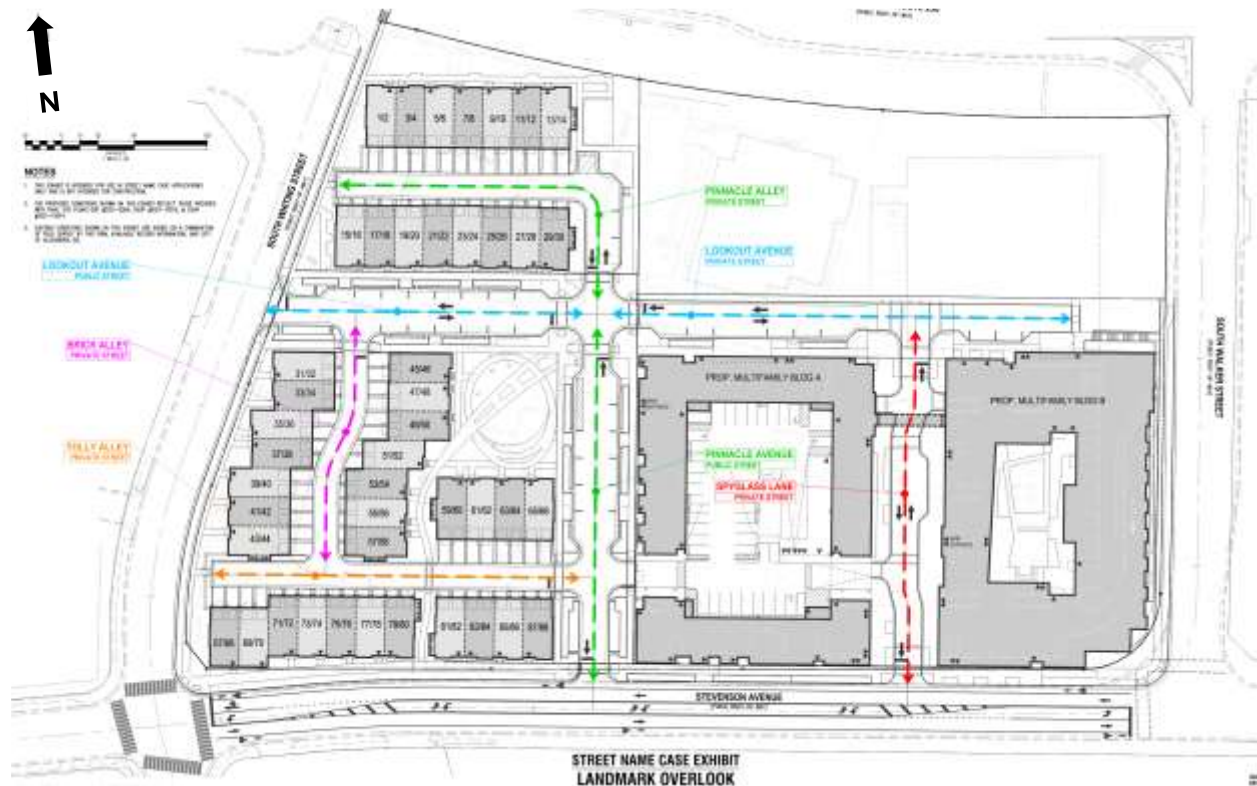
The proposed public streets consist of two thoroughfares bisecting the project site. Pinnacle Avenue runs north/south, is accessed from existing Stevenson Avenue, and runs between proposed townhouses and multi-unit building "A." Lookout Avenue runs east/west, parallel to Stevenson Avenue, and connects with existing South Whiting Street. In addition to providing circulation and access to the planned residential units, Lookout Avenue will also serve future uses on the

remaining vacant block. Staff notes that both new public streets will extend into private segments, but the street names will have continuity.

Proposed private streets Brick Alley and Tolly Alley on the west side of the site connect Lookout Avenue and Pinnacle Avenue and private rear access to townhouses that have frontage on Stevenson Avenue, Lookout Avenue, Pinnacle Avenue, and South Whiting Street. Spyglass Lane is on the east side of the site and connects with Stevenson Avenue and Lookout Avenue, passing between the two multi-unit buildings.

These streets are highlighted in Figure 1, below.

Figure 1: Proposed Street Names



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

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. Streets may be assigned alternative designations if the Planning Commission finds the use of another name to be more desirable than that of street or avenue.
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 compatible with the surrounding streets and existing development.

II. CITY STAFF REVIEW

Staff supports the applicant’s request for the new street names. As proposed, the names comply with the City Code requirements and have not elicited concerns from the reviewing City Departments: GIS, Fire, and Police. The proposed names are sufficiently different in sound and spelling to other street names in the City 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
Bill Cook, Urban Planner



APPLICATION

NEW STREET NAME: _____

LOCATION: _____

APPLICANT'S NAME: _____

ADDRESS: _____

REASON FOR REQUEST FOR NEW STREET NAME: _____

Print Name of Applicant or Agent

K. A. W.

Signature

Mailing/Street Address

Telephone # Fax #

City and State Zip Code

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 _____

Fee Paid: \$ _____ ACTION - CITY COUNCIL: _____



APPLICATION

NEW STREET NAME or CHANGE OF STREET NAME

WHAT TO KNOW BEFORE APPLYING:

Filing Deadline and Application Acceptance: Application submissions must be received on or before the monthly filing deadline. Application requests must be submitted online via the [Alexandria Permit and Planning portal \(APEX\)](#). Application forms which correspond with a given request type should be included with applicant submissions made through APEX. Application forms can be found within the [APEX Document Library](#).

The filing deadlines associated with a given hearing are located on the [Planning Commission Hearing schedule](#). Staff may grant a grace period to allow the applicant time to submit missing materials. The applicant will be responsible for resubmitting the complete application package before the grace period ends. Applications submitted after a filing deadline and after the grace period will be processed for the next hearing cycle.

Application Forms and Plans: All portions of the application package must be completed in order for the application to be reviewed. Please use the application checklist contained in the application package to ensure that all components are completed. The petition signatures must be submitted on the petition template provided. Please print multiple blank sheets to collect the requisite number of signatures.

Filing Fee: There is no filing fee for new street name or change of street name applications.

AFTER FILING THE APPLICATION:

Review Process:

- **For streets classified as local, primary collector, residential collector, alley or unnamed alley:** Once the application package has been accepted, it will be assigned a case number and circulated to various City agencies for their review and comment. Planning & Zoning staff will prepare a staff report with a recommendation at a public hearing.
- **For streets classified arterial or expressway:** The request will be forwarded to City Council. City Council members may then raise the issue and by majority vote direct staff to bring the proposal forward as an ordinance change which shall include a public hearing and notification to adjacent property owners.

Property Owner Written Notification: For streets classified as local, primary collector, residential collector, alley or unnamed alley, the applicant must provide written notice to all abutting property owners. See detailed '[Notice Requirements](#)'.

Requests to Defer or Withdraw: At any point during the review process, the applicant may request that the application be deferred to an upcoming docket or withdrawn entirely. All requests to defer or withdraw must be submitted in writing. An application may also be put on hold for up to six months. It is the responsibility of the applicant to notify staff to re-docket a held application. If there is no activity within six months, the application will be withdrawn by staff.

PLANNING COMMISSION/CITY COUNCIL HEARINGS:

Planning Commission and City Council Hearings: Both Street Name Changes and New Street Name requests are considered by the Planning Commission during their regular meeting which normally occurs on the first Tuesday of each month in the City Council Chambers, City Hall, at 7:30 P.M. Change of

Street Name cases are subsequently considered by the City Council on the second Saturday following the Planning Commission hearing in the City Council Chambers, City Hall, at 9:30 A.M. Meeting dates may change and should be verified by the applicant at the time of filing the application. Please note that the applicant or a representative must attend the meetings. Failure to attend the Planning Commission hearing will result in a deferral or possibly denial or dismissal of the application.

STREET NAME CHANGE PROCESS:

All requests for the renaming of existing streets within the City of Alexandria shall be submitted by application to the Department of Planning and Zoning. The application may be submitted by a citizen or a civic association for a [street classified](#) as an **arterial, expressway, local, residential collector, primary collector or alley**.

Street name changes will not be considered if:

- The proposed street name is a duplication of an existing street name in Alexandria;
- The proposed street name change is a near duplication in spelling to an existing street or phonetically similar to an existing street;
- The existing street name has significant historical value to the City;
- The street name requested to be renamed is perceived to be offensive to segments of the City's citizenry;
- If the proposed street name change is longer than 14 characters;
- If the proposed street name is after a living person; and
- If the proposed street name is after commercial entity or implies a commercial endorsement.

It is strongly recommended to work closely with staff to identify potential street names which meet all street renaming criteria prior to beginning the application and collecting petition signatures.

The application shall include the following:

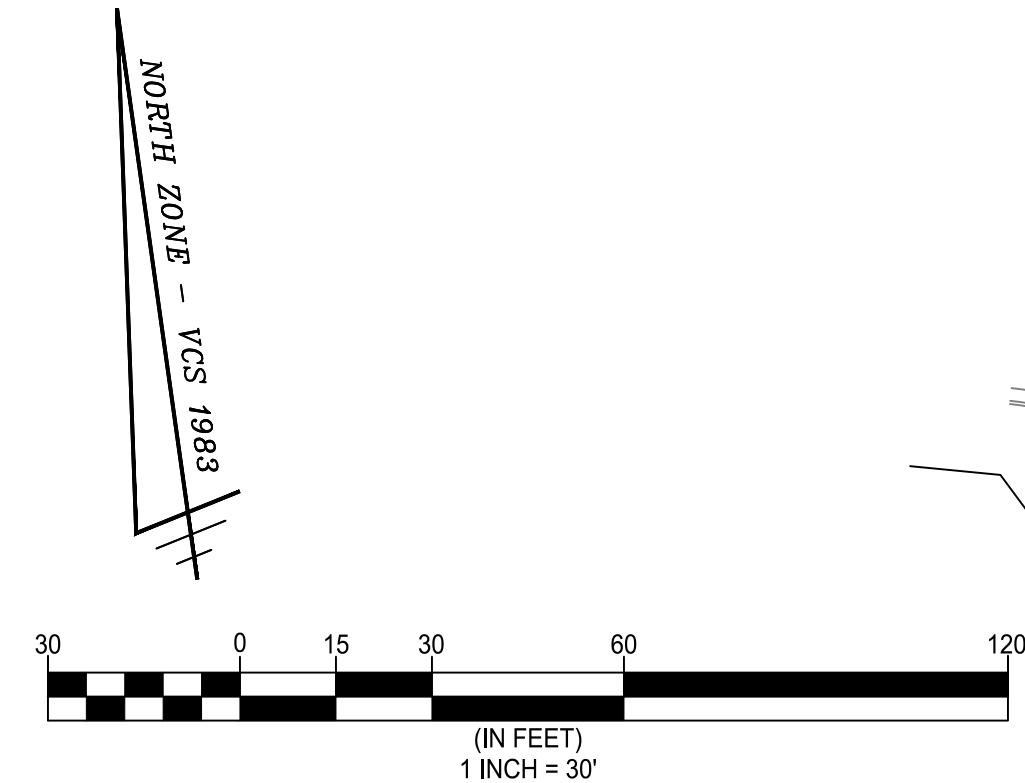
- Street Name Change Application;
- A location map showing the street or portion of street proposed for renaming with affected address range; and
- **For streets classified as a local, primary collector, residential collector, alley or unnamed alley:** A petition signed by at least 75% of the property owners abutting the street with printed names and addresses next to the signatures*.
- **For streets classified as an arterial or expressway:** A petition signed by at least 100 Alexandria property owners with printed names and addresses next to the signatures.*

**This process is a commitment by all affected parties to rename the street on which their property is addressed. If the proposed street name is approved, there will be an address reassignment for each property, and all owners will be impacted personally and financially. Affected property owners are responsible for notifying personal correspondents and will bear whatever expenses incurred due to changing personal information, i.e., address numbers of house, mailbox, driver's license, credit cards, stationary, legal documents, etc.*

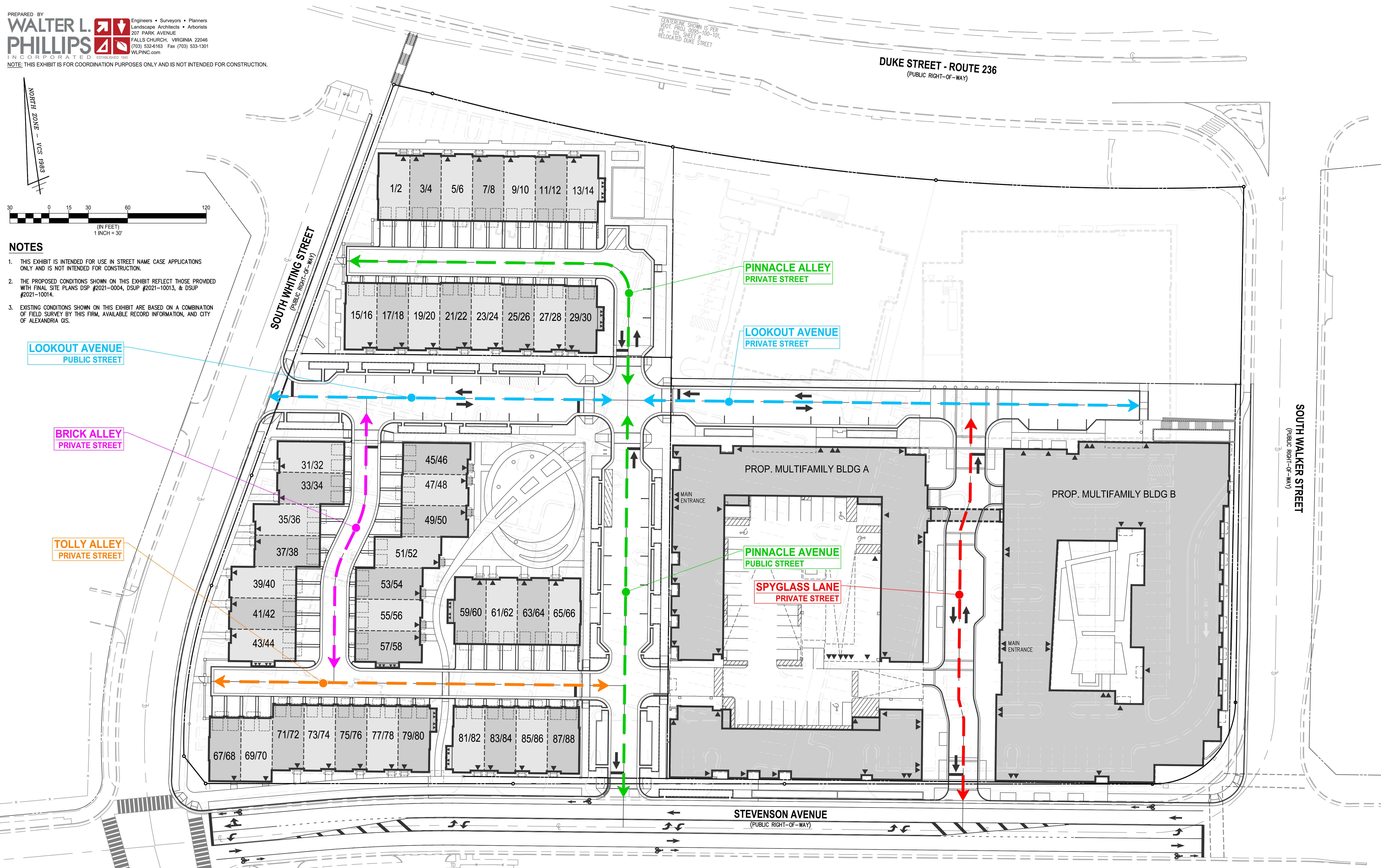
APPLICATION CHECKLIST

- ✓ **Site Plan**
 - Clearly identify the street in its entirety that you are requesting to rename with affected address range.
- ✓ **Signed Petition** - The signed petition must include the following:
 - Clearly identify the current and proposed street name
 - Identify **all** properties abutting the affected street
 - Signed petitions as described above (name, address, and signature)
- ✓ **Completed Application**

NOTE: THIS EXHIBIT IS FOR COORDINATION PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION.



- NOTES**
1. THIS EXHIBIT IS INTENDED FOR USE IN STREET NAME CASE APPLICATIONS ONLY AND IS NOT INTENDED FOR CONSTRUCTION.
 2. THE PROPOSED CONDITIONS SHOWN ON THIS EXHIBIT REFLECT THOSE PROVIDED WITH FINAL SITE PLANS DSP #2021-0004, DSUP #2021-10013, & DSUP #2021-10014.
 3. EXISTING CONDITIONS SHOWN ON THIS EXHIBIT ARE BASED ON A COMBINATION OF FIELD SURVEY BY THIS FIRM, AVAILABLE RECORD INFORMATION, AND CITY OF ALEXANDRIA GIS.



**STREET NAME CASE EXHIBIT
 LANDMARK OVERLOOK**