

DOCKET ITEM #5
Street Name Case #2025-00003
Parcel Address: 5001 Eisenhower Avenue

Application	General Data	
Request: Consideration of a request to name one new public street.	Planning Commission Hearing:	June 23, 2025
	Zone:	CDD #31 / Coordinated Development District 31
Address: 5001 Eisenhower Avenue	Small Area Plan:	Eisenhower West
Applicant: 5001 Eisenhower Office Owner, LLC, c/o Stonebridge Associates., represented by Kenneth Wire & Megan Rappolt, attorneys		

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



I. REPORT SUMMARY

The applicant, 5001 Eisenhower Office Owner, LLC., requests approval to name one new public street. Staff recommends approval of the Street Name request.

SITE DESCRIPTION

The new street would be located adjacent to 5001 Eisenhower Avenue, on the western side of the former Victory Center building and would link Eisenhower Avenue to Cumberland Street. The site is within Neighborhood #5 (Bush Hill) of the Eisenhower West Small Area Plan chapter of the Alexandria Master Plan. A mix of residential, institutional, industrial, and commercial uses surround the site. Eisenhower Pointe by TriPointe Homes (DSUP#2020-10035) is a townhouse community located to the east, on what was formerly a parking lot serving the Victory Center. The City of Alexandria Fire Station 210 and Police Firing Range are to the west. Norfolk Southern railroad tracks are to the north, running parallel to Backlick Run. The Cameron Station neighborhood is on the northern bank of Backlick Run. South of the site across Eisenhower Avenue are residential, industrial, and office uses, including the Eisenhower Industrial Center, Atlantic Self-Storage, and the Reserve at Eisenhower and Exchange at Van Dorn apartment and condominium complexes.

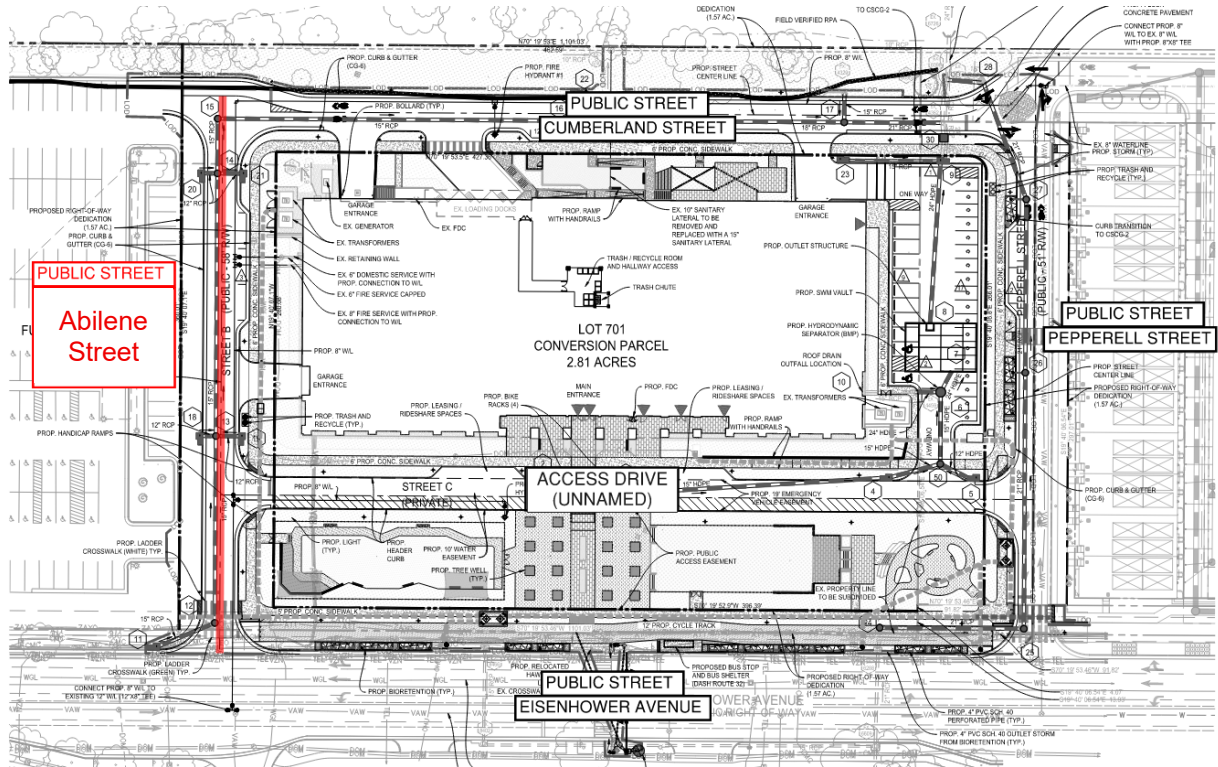
BACKGROUND

In December 2025, the City Council approved the Coordinated Development District (CDD) Concept Plan (#2023-00002), Development Special Use Permit (DSUP) #2023-10019, and related applications to enable the redevelopment of the former Victory Center building into up to 400 residential units and a parallel publicly accessible park along Eisenhower Avenue. The associated CDD rezoning will enable future DSUP applications to convert the western parking lot into townhouses, mixed-use/multi-unit residential, and a second private, but publicly accessible park. The approvals established the public street for which the applicant is now seeking approval under this Street Name Case.

PROPOSAL

The applicant has proposed Abilene Street for the new street perpendicular to Eisenhower Avenue, per Figure 1. The applicant selected the name as an homage to President Eisenhower's childhood hometown in Kansas.

Figure 1: Proposed Street Name



Staff have not received any comments from the public regarding the 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.
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 name is unique and adhere to the requirements of Section 5-2-64, notably that Abilene Street as a North/South street would be a “Street.” The proposed name is also compatible with the surrounding streets and existing developments.

II. CITY STAFF REVIEW

Staff support the applicant's request for the new street name. The proposed street name would comply with the City Code requirements for new street names. The name has 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

STREET NAME CHANGE:

LOCATION:

APPLICANT'S NAME:

REASON FOR REQUEST FOR STREET NAME CHANGE:

Print Name of Applicant or Agent

Signature

K. H. W. - [Signature]

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

Change of Street Names are heard by PC and CC.

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____ Legal advertisement: _____

ACTION - PLANNING COMMISSION _____ ACTION - CITY COUNCIL: _____

Fee Paid: \$ _____



APPLICATION

STREET NAME CHANGE:

1) Identify the type of street name change you are requesting:

- ☐ Street renaming of local, residential collector or primary collector (must be entirety of street)
- ☐ Naming or renaming of an existing alley (must be entirety of alley)
- ☐ Street renaming of expressway or arterial
- X New Public Street**

2) Confirm the following:

Yes **No**

- The proposed street name is a duplicate 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 proposed street name change is 14 characters or less in length ☐ ☐

3) Number of properties that abut the street _____

4) Number of signatures collected: _____

5) Meets minimum petition threshold (circle): ***Not Applicable*** YES NO



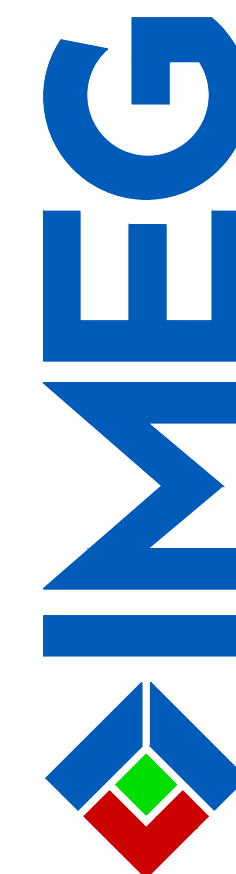
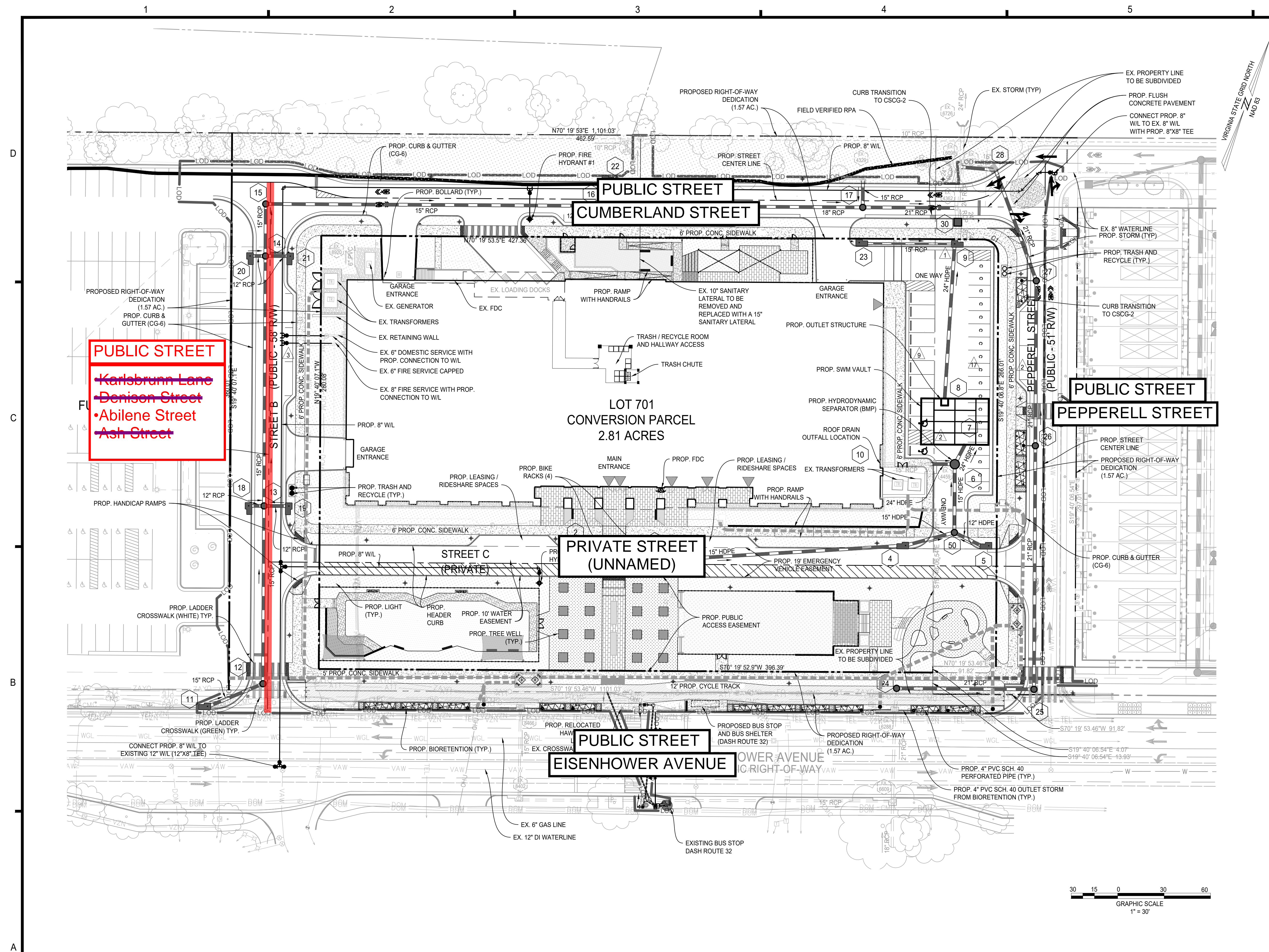
STREET NAME CHANGE PETITION

Current Street Name: _____

Proposed Street Name Change: _____

By signing this document you indicate your support for the street name change. 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.

<u>Printed Property Address</u>	<u>Printed Property Owner Name</u>	<u>Property Owner Signature</u>



4/23/25

5001 EISENHOWER CONVERSION

FINAL SITE PLAN

CITY OF ALEXANDRIA, VIRGINIA

[illegible]

PROJECT No.: 19199.005.00
DRAWING No.: 113338
DATE: 3/29/2024
SCALE: 1" = 30'
DESIGN: EG
DRAWN: NL
CHECKED: EG

SHEET TITLE

STREET NAME
CASE EXHIBIT

SHEET No.

1 OF 1

