



DOCKET ITEM #7
Street Name Case #2022-00002
Eisenhower Pointe – 4901 Eisenhower Avenue

Application	General Data	
Request: consideration of a request to name two new public streets.	Planning Commission Hearing:	September 6, 2022
	Zone:	Commercial Residential Mixed-Use High (CRMU-H), with proffers
Address: 4901 Eisenhower Avenue	Small Area Plan:	Eisenhower West
Applicant: TriPointe Homes DC Metro, Inc., represented by Mary Catherine Gibbs, 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
Jared Alves, AICP, Urban Planner, Jared.Alves@AlexandriaVA.gov

PROJECT LOCATION MAP



I. REPORT SUMMARY

The applicant, TriPointe Homes DC Metro, Inc., requests approval to name two new public streets. Staff recommends approval of the Street Name request.

SITE DESCRIPTION

The new streets would be located within the Eisenhower Valley at 4901 Eisenhower Avenue, on the eastern side of the Victory Center building. The 6.89-acre site is within Neighborhood #5 (Bush Hill) of the Eisenhower West Small Area Plan chapter of the Alexandria Master Plan. Norfolk Southern Railroad tracks are to the north, running parallel to Backlick Run, with the Cameron Station neighborhood located beyond. A mix of residential, light industrial, retail, and service uses are to the east and south of the site. These developments include the Exchange at Van Dorn condominium complex across Eisenhower Avenue and the Reserve at Eisenhower apartment complex farther west. Adjacent to the residential complexes are properties featuring automotive services, self-storage, retail, restaurants, small offices, banks, and numerous other uses. The western end of the parcel is just over a half-mile from the Van Dorn Metro and the entire site is accessible from the Capital Beltway.

The future streets would be perpendicular to Eisenhower Ave on the eastern edge of the site with another street parallel to Eisenhower Ave and the railroad tracks along the northern end of the site. Separately, the applicant obtained administrative approval for private streets and mews internal to the site.

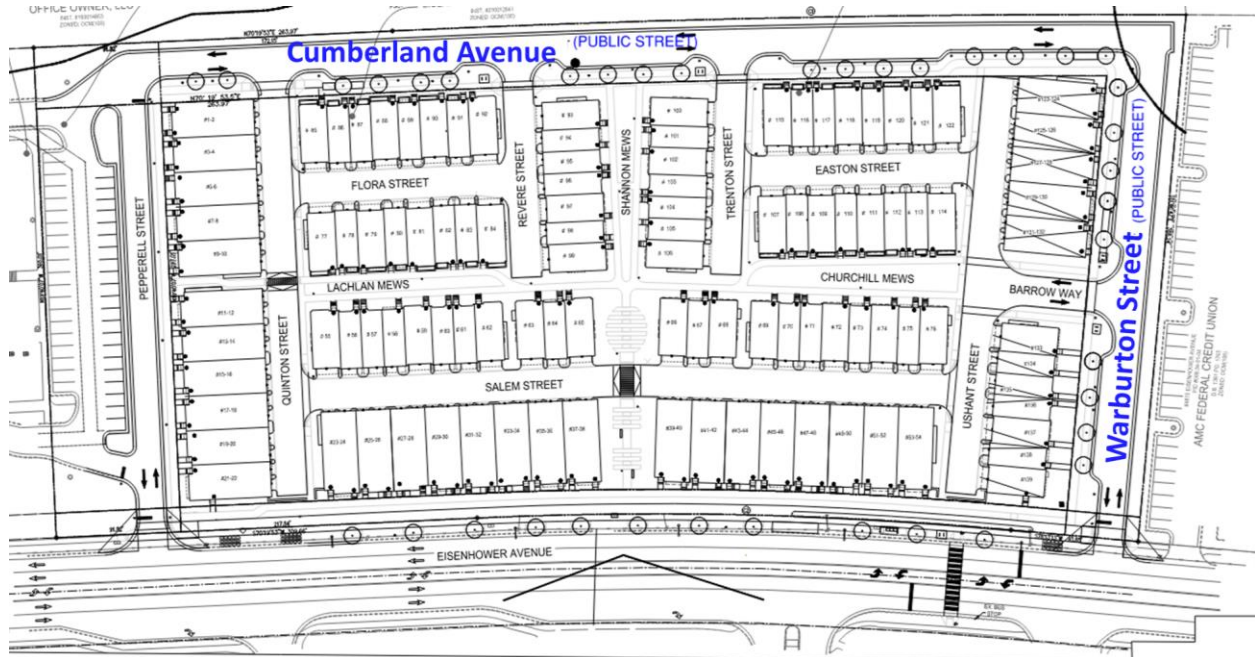
BACKGROUND

In March 2021, the City Council approved Development Special Use Permit (DSUP) #2020-10035 and Transportation Management Plan Special Use Permit (TMP SUP) #2020-00075 to enable the redevelopment of this site with 139 townhouse and multifamily residential units in 16 structures. The approvals established the public streets for which the applicant is now seeking approval under this Street Name Case.

PROPOSAL

The applicant has proposed Cumberland Avenue for the new East/West street parallel to Eisenhower Avenue and Warburton Street for the new North/South street perpendicular to Eisenhower Avenue. These streets are highlighted in Figure 1, below.

Figure 1: Proposed Street Names



Staff has 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 names are unique and adhere to the requirements of Section 5-2-64, notably that Cumberland as an East/West street would be an “Avenue” and that Warburton as a North/South street would be a “Street.” The proposed names are also compatible with the surrounding streets and existing developments.

II. CITY STAFF REVIEW

Staff supports 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 names do 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, Urban Planner III

III. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

GIS:

None

Transportation & Environmental Services:

None

Fire:

None

Police Department:

None



APPLICATION

NEW STREET NAME: _____

LOCATION: 4901 Eisenhower Ave./Eisenhower Pointe

APPLICANT'S NAME: Tri Pointe Homes DC Metro, Inc.

ADDRESS: 12435 Park Potomac Avenue, Suite 600, Potomac, MD 20854

REASON FOR REQUEST FOR NEW STREET NAME: Recently approved DSUP #2020-10035 includes several new streets that require naming. See attached site plan for proposed street names as well as list of other alternatives for consideration.

Mary Catherine Gibbs, Wire Gill, LLP

Print Name of Applicant or Agent

700 N. Fairfax St., Suite 600

Mailing/Street Address

Alexandria, VA 22314

City and State Zip Code

Mary Catherine Gibbs
Signature

703-836-5757

Telephone #

703-548-5443

Fax #

2/25/22
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: _____

