



*DOCKET ITEM # 8*  
***Street Naming Case #2015-0001***  
***Stabler Lane & Osprey Place***

**CONSENT AGENDA ITEM**

If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

Application	General Data	
<b>Project Name:</b> Cameron Park Street Names  <b>Location:</b> Block at the southeast corner of the intersection of South Pickett St. and Cameron Station Blvd.  <b>Applicant:</b> City of Alexandria, Department of Planning and Zoning	PC Hearing:	September 1, 2015
	CC Hearing:	n/a

Purpose of Application
Request approval to name two public streets, Stabler Lane and Osprey Place

Staff Recommendation: APPROVAL
<b>Staff Reviewers:</b> Ryan Price, Urban Planner, P&Z, <a href="mailto:ryan.price@alexandriava.gov">ryan.price@alexandriava.gov</a> Maya Contreras, Acting Principal Planner, P&Z <a href="mailto:maya.contreras@alexandriava.gov">maya.contreras@alexandriava.gov</a>

## **I. SUMMARY**

Staff is requesting the official naming of two new public streets that will be constructed and dedicated as part of the Cameron Park development (CDD #17a). Section 5-2-64 of the City Code grants the Planning Commission authority to approve public street names. The following names are proposed:

- Stabler Lane
- Osprey Place

## **II. SITE CONTEXT**

The project site is bordered by South Pickett Street to the north, Cameron Station Blvd to the west, Home Depot to the east, and the Cameron Station neighborhood to the south. The property lies within the Landmark Van Dorn Corridor Plan and the Eisenhower West Small Area Plan boundaries and is currently zoned CDD, coordinated development district.

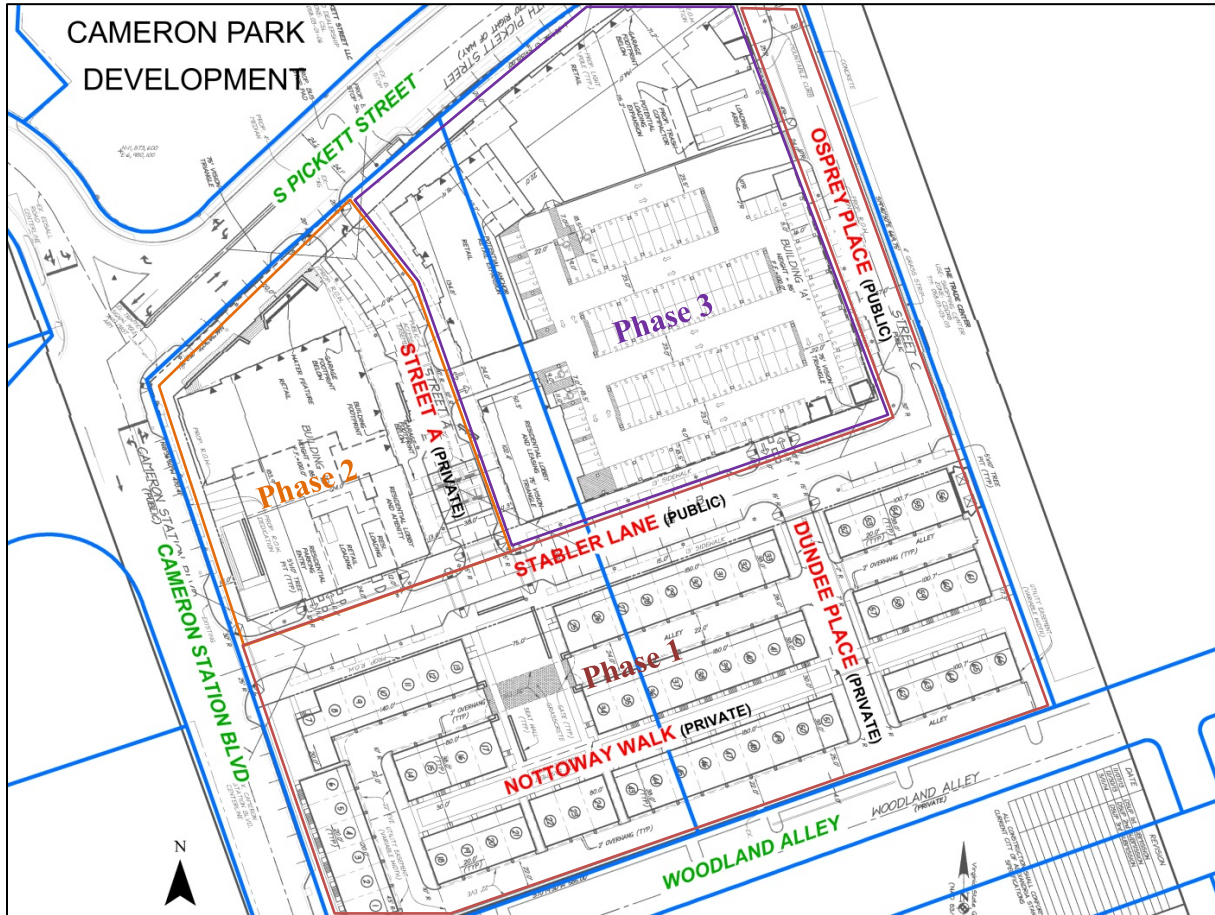
## **III. BACKGROUND**

The 7.8 acre Cameron Park project was approved in May 2014 for approximately 722,000 square feet of development. The project has been split into three implementation phases from the original development approval (DSUP2012-0003). The first phase includes 66 townhomes and a community park. Phase 2 will include a 120-bed senior housing facility with ground floor retail at the corner of S. Pickett Street and Cameron Station Blvd., and Phase 3 will include a 302-unit residential building with ground floor retail along S. Pickett Street. There are 2 new public streets that will be constructed with the overall development, both of which are included in Phase 1. All streets will incorporate pedestrian-friendly design to include wide sidewalks, planting strips, and on-street parking.

## **IV. PROPOSED STREETS**

The owner of the Phase 1 parcel, Pulte Homes, is nearing the end of the Final Site Plan process and is proposing names for two private streets on their property, in addition to the 2 public street names proposed by staff. Figure 1 below depicts the location and names of the proposed public and private street, for this development. It's important to note that two separate names are proposed for the public streets based on the plan of eventually extending Stabler Lane to connect the to the CDD#8 property directly to the east. The private street Nottoway Walk is a pedestrian mews that runs through the townhouse portion of the development. The townhomes that front along this mews will be addressed from this walkway.

Figure 1: Cameron Park Street Names



Private Street A will be named as part of Phase 2 of the implementation which includes construction of the Brandywine senior housing facility at the corner of S. Pickett Street and Cameron Station Blvd and is not included in this current street naming request.

Section 5-2-64 of the City Code provides the Planning Commission with the authority to approve street names. In new development projects, the typical process is for the applicant to propose street names, which are then vetted and reviewed for historical significance, addressing, and emergency response considerations. The City agencies involved in the vetting process include the Fire Department, the Police Department, the Department of Emergency Communications, GIS, Archaeology, Code Administration, and Planning & Zoning. Once proposed street names have been vetted and determined to meet City requirements, they are presented to the Planning Commission for public comment and an official vote. A brief background on each of the proposed street names is provided below.

- Stabler – Name of the original owner of the nearby apothecary shop
- Osprey – Iconic Chesapeake bird of prey
- Nottoway – Native American Tribe as well as the name of a swamp in Virginia
- Dundee – Alexandria’s sister city in Scotland

## **V. STAFF RECOMMENDATION**

Staff recommends **approval** of the new public street names Stabler Lane and Osprey Place.