

DOCKET ITEM #4

Street Name Case #2019-00001

***Redevelopment Site at 880 and 890 South Pickett Street
and 620 Burnside Place***

***Construction of New Streets Named Azalea Avenue
and Willow Alley***

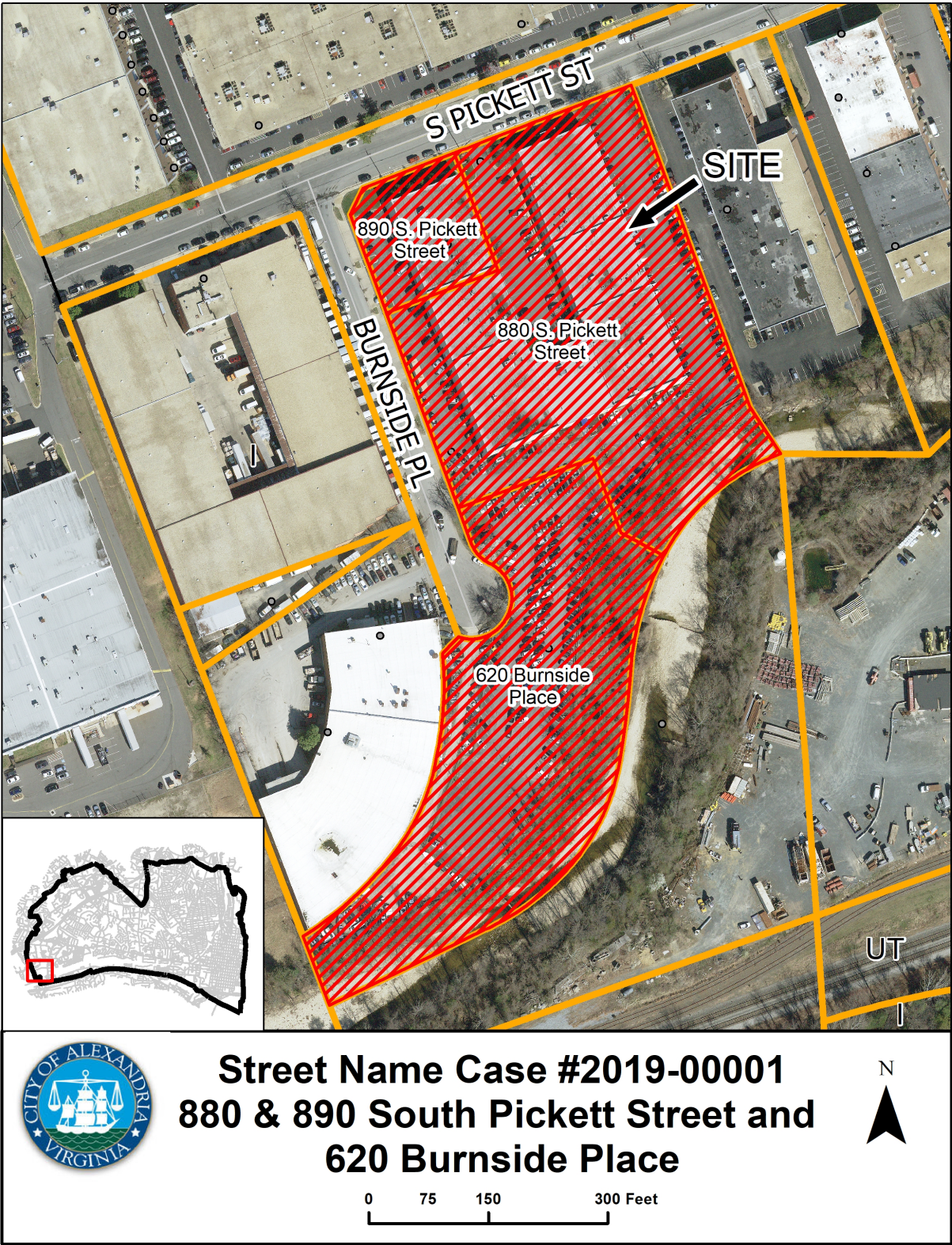
CONSENT AGENDA ITEM

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	
Request: Public hearing and consideration of a request for a Street Name Case to name two new streets.	Planning Commission Hearing:	March 3, 2020
	Zone:	CDD#26/Coordinated Development District – Public Storage/BoatUS
Address: Redevelopment site at 880 and 890 South Pickett Street and 620 Burnside Place	Small Area Plan:	Eisenhower West
Applicant: PS Southeast One, Inc.		

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewer: Max Ewart, max.ewart@alexandriava.gov
Ann Horowitz, ann.horowitz@alexandriava.gov



I. REPORT SUMMARY

The applicant, PS Southeast One, Inc. requests approval to name two new streets. Staff recommends approval of the Street Name request.

SITE DESCRIPTION

The new streets would be located within the subject property which is one irregularly shaped lot of record located to the south of South Pickett Street and to the east of Burnside Place.

A mix of industrial and commercial uses surround the subject site. Industrial businesses, including Alexandria Waste Recovery and Allied Van Lines, are located to the west towards Fairfax County. Retail shops, including Habitat for Humanity Restore and Alexandria Carpet One Floor and Home, are located to the north. The Aslin Brewing Company is located to the northeast of the site. The proposed streets would frame a future public storage facility development

BACKGROUND

City Council approved DSUP #2018-0006 on March 16, 2019, for the development of the Public Storage/BoatUS site located at 880 and 890 South Pickett Street and 620 Burnside Place. The project will be developed over two phases. Phase One will include the construction of the public storage site, landscape improvements and a public park. Phase Two will include the construction of a multi-family dwelling. Three streets will be constructed over the two phases as part of the development approval. One private street and one public alley will be created in Phase One and one public street will be created in Phase Two.

PROPOSAL

The applicant, PS Southeast One, Inc., requests approval to name one new public alley and one new private street at the Public Storage/BoatUS development site during the project's Phase One stage. The public alley would be named Willow Alley and the private street would be named Azalea Avenue. Azalea Avenue would run parallel to South Pickett Street, connecting Burnside Place and Willow Alley, and provide access to a temporary parking lot. Willow Alley would run perpendicular to South Pickett Street (Figure 1).

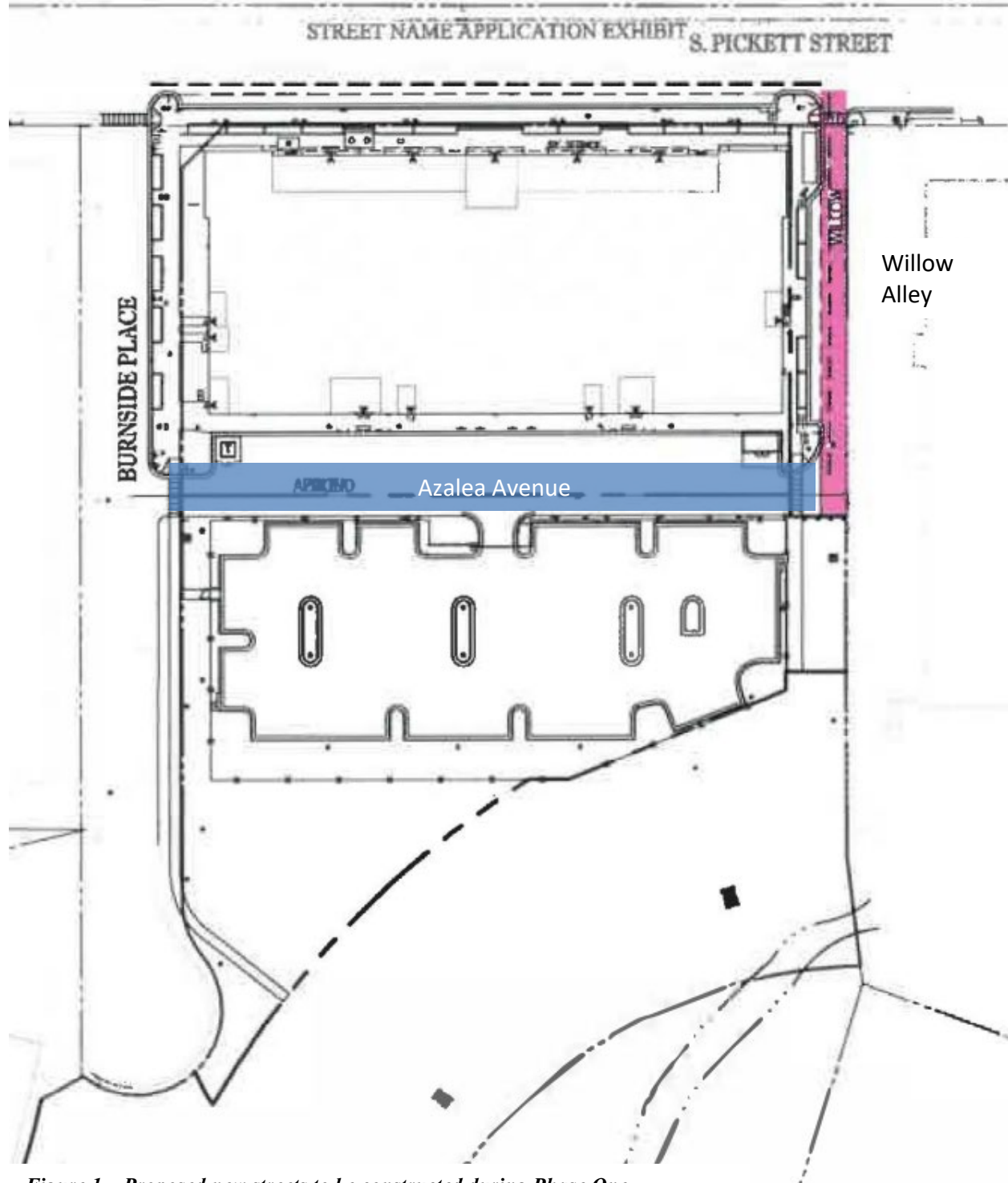


Figure 1 – Proposed new streets to be constructed during Phase One

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.
2. Section 5-2-64(a)(2) states that streets located to the west of Quaker Lane shall follow a general alphabetical progression.

There are no specific naming conventions for alleys in the City Code of Ordinances.

II. STAFF ANALYSIS

Staff supports the applicant’s request to name two new streets at the Public Storage/BoatUS development site. The proposed street names Azalea Avenue and Willow Alley would comply with the City Code requirements for new street names. Staff analysis has also indicated that the proposed names would not conflict with other street names in the City of Alexandria or neighboring jurisdictions, ensuring that emergency services and the United States Postal Service will be able to easily locate the site.

STAFF: Tony LaColla, AICP, Division Chief, Land Use Services
 Ann Horowitz, Principal Planner
 Max Ewart, Urban Planner

III. CITY DEPARTMENT COMMENTS

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

GIS:

No comments received

Fire:

No comments or concerns

Police Department:

No comments received

**APPLICATION****NEW STREET NAME****LOCATION:** 880-890 South Pickett Street/620 Burnside Place, Alexandria, VA 22304**TAX MAP REFERENCE:** 067.03-01-28,&29&22 **ZONE:** I**APPLICANT'S NAME:** PS Southeast One, Inc.
ADDRESS: 701 Western Ave., Glendale, CA 91201**REASON FOR REQUEST FOR NEW STREET NAME:**

The referenced properties are being redeveloped. The redevelopment requires the establishment of two new streets which must have street names. Please see the attached illustrations of the streets and their names.

☒ I affirm that I, the applicant or authorized agent, am responsible for the processing of this application and agree to adhere to all the requirements and information herein.

Mark M. Viani
Print Name of Applicant or Agent
Bean Kinney, 2311 Wilson Blvd. Ste. 500
Mailing/Street Address
Arlington, VA 22201
City and State Zip Code

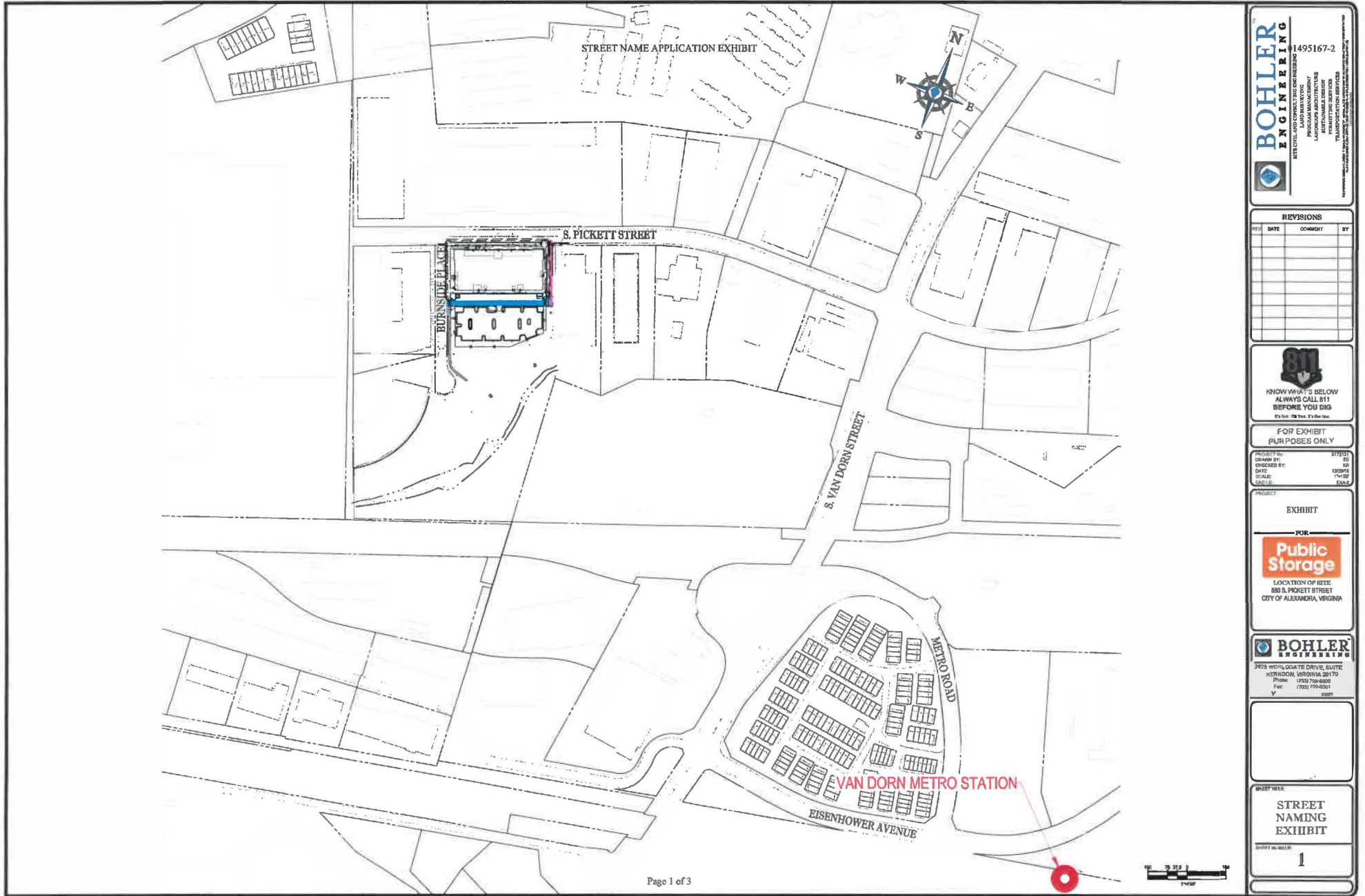
mviani@beankinney.com
Email Address
703-525-4000 703-525-2207
Telephone # Fax #
12/23/19
Date

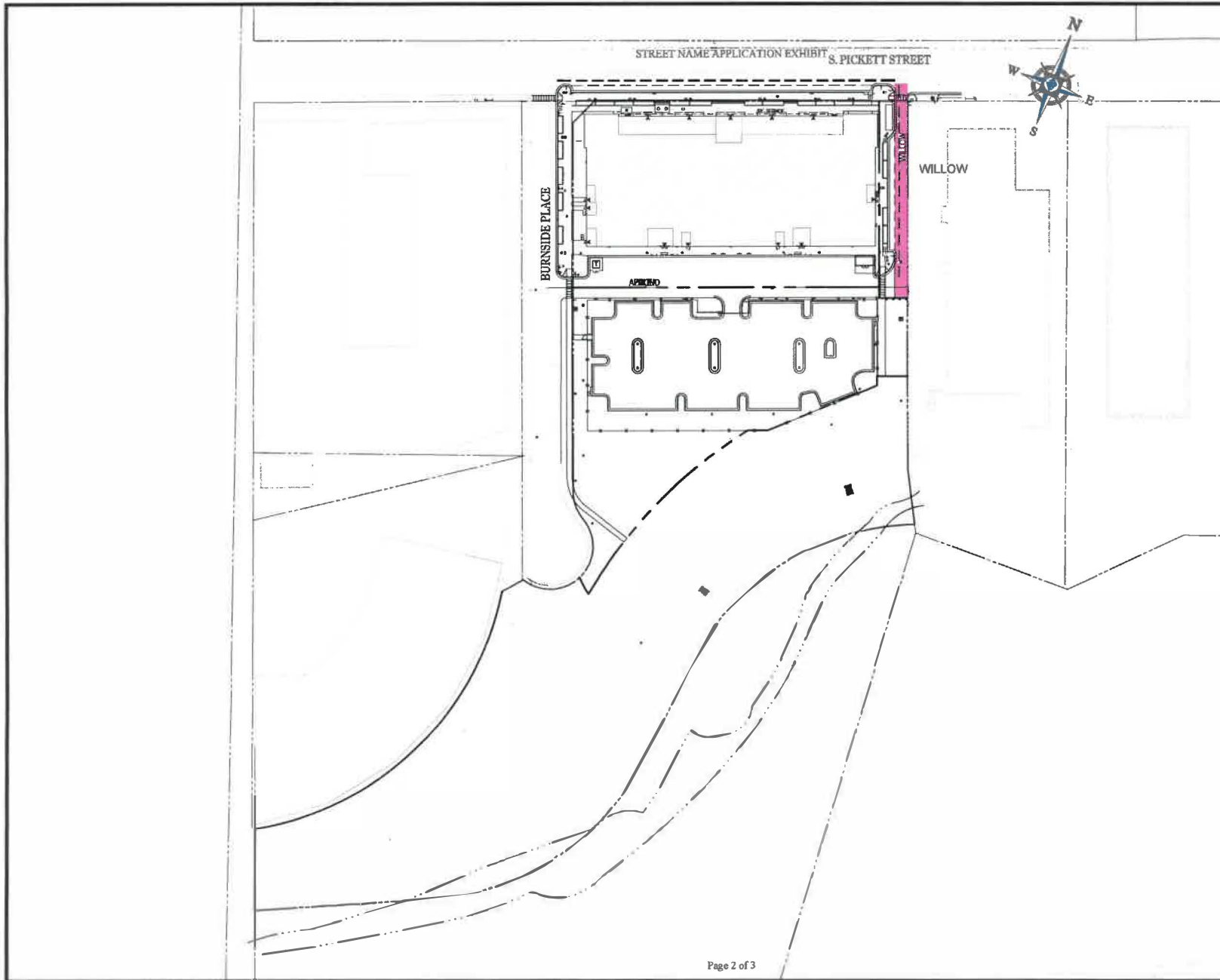
For **New Street Names** and **Change of Street Names**: These items are not public hearing items and therefore are not required to be noticed by newspaper, posting, or letters to adjoining owners. However, it is the policy of P&Z to advertise in the newspaper and post the site, but not to mail out notices.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

New Street Names are heard by PC only.
Change of Street Names are heard by PC and CC.

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____
Legal advertisement: _____
Fee Paid: \$ _____
ACTION - PLANNING COMMISSION: _____
ACTION - CITY COUNCIL: _____





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ENGINEERING
LAND SURVEYING
ARCHITECTURAL
LANDSCAPE ARCHITECTURE
TRANSPORTATION SERVICES

1495167-2

REVISIONS			
REV	DATE	COMMENT	BY

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ALWAYS CALL 811
BEFORE YOU DIG
It's not 811, it's the law.

FOR EXHIBIT
PURPOSES ONLY

PROJECT NO.	210001
DRAWN BY	JD
CHECKED BY	JD
DATE	12/20/19
SCALE	1"=40'
CAD FILE	210001

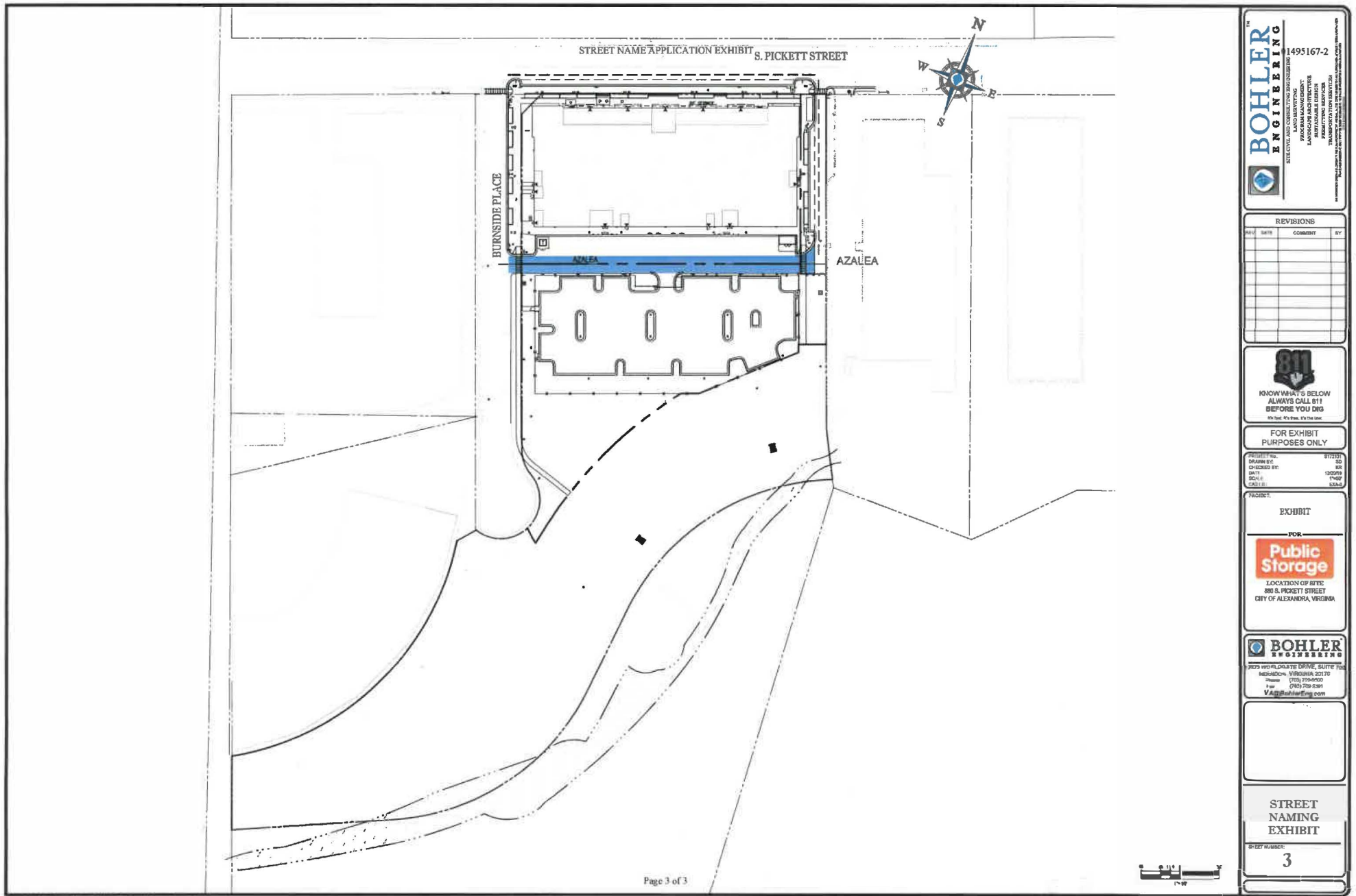
EXHIBIT
FOR
Public Storage
LOCATION OF SITE
880 S. PICKETT STREET
CITY OF ALEXANDRIA, VIRGINIA

BOHLER
3001 WILLOUGHBY DRIVE, SUITE 100
HERNDON, VIRGINIA 20176
Phone: (703) 708-8500
Fax: (703) 708-8501
VA@BohlerEng.com

STREET
NAMING
EXHIBIT

SHEET NUMBER
2





BOHLER ENGINEERING
 SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROFESSIONAL ENGINEERING
 PROFESSIONAL ARCHITECTURE
 PROFESSIONAL DESIGN
 TRANSPORTATION SERVICES
 1495167-2

REVISIONS			
NO.	DATE	COMMENT	BY

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 BEFORE YOU DIG
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FOR EXHIBIT PURPOSES ONLY			
PROJECT NO.	BY	DATE	SCALE

EXHIBIT
 FOR
Public Storage
 LOCATION OF SITE
 880 S. PICKETT STREET
 CITY OF ALEXANDRIA, VIRGINIA

BOHLER ENGINEERING
 10275 WOLF CREEK DRIVE, SUITE 100
 ALEXANDRIA, VIRGINIA 22304
 Phone: (703) 709-4900
 Fax: (703) 709-4901
 V.A.B.BohlerEng.com

STREET NAMING EXHIBIT
 SHEET NUMBER:
3