



**Kenneth W. Wire**  
kwire@wiregill.com  
703-677-3129

March 5, 2019

**VIA EMAIL TO [karl.moritz@alexandriava.gov](mailto:karl.moritz@alexandriava.gov)**

Alexandria Planning Commission  
City Hall  
301 King Street, Suite 2100  
Alexandria, VA 22314

RE: March 5<sup>th</sup> City Council Hearing  
Docket Item #12

Dear Members of the Planning Commission:

On behalf of the property owners listed below, I respectfully request that the Planning Commission consider the following two additional conditions of approval for the proposed Public Storage facility (the "Storage Facility") along South Pickett Street. As you know, these immediately adjacent owners supported the recently approved Eisenhower West Small Area Plan (the "Plan"). See Exhibit, attached showing location of adjacent owners. The proposed Storage Facility, however, seeks to take advantage of the additional floor area and building height recommended in the Plan for a use that is not consistent with the Plan's vision for South Pickett Street.

These owners do acknowledge that storage facilities are a permitted use under the Property's existing Industrial Zone. In an effort to retain the Plan's vision for South Pickett Street and make the Storage Facility as compatible as possible with future residential uses fronting on South Pickett Street, the owners request the following additional conditions of approval:

1. That the façade of the building shall contain traditional building colors and that all orange colors, banding and lettering shall be removed from the proposed design.
2. That the Storage Facility be located at the rear of the Property and the residential building shall be located along the South Pickett Street frontage.


Thank you for considering these concerns with the proposed project and I look forward to discussing them with you at tonight's public hearing.

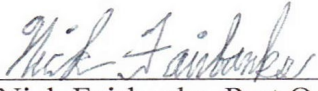
Sincerely,

A handwritten signature in black ink, appearing to read "K. W. Wire", with a horizontal line extending to the right.

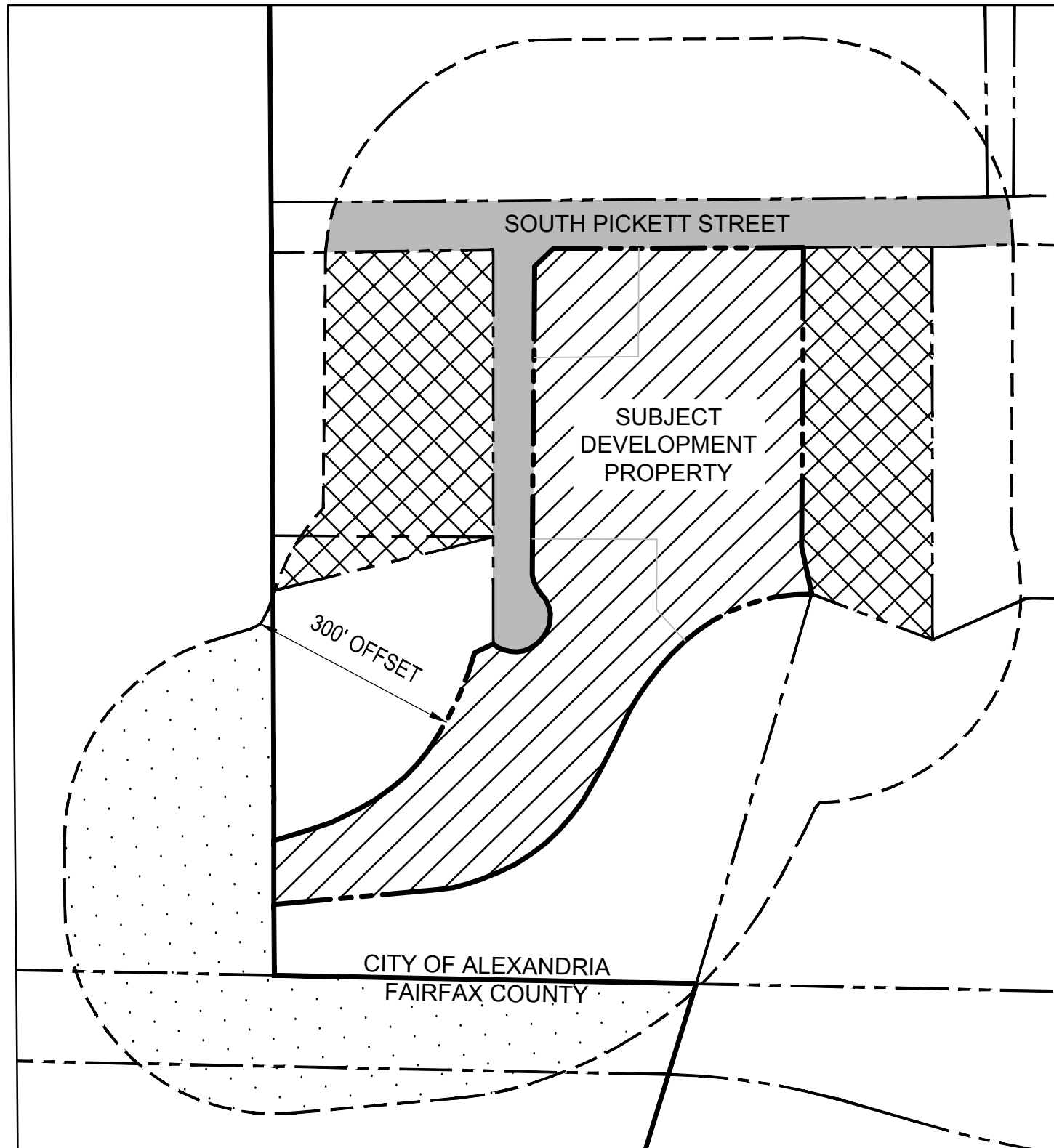
Kenneth W. Wire

**Signed in Support**

 3/5/19  
George Harbec, Owner of  
950 and 998 South Pickett Street

  
Nick Fairbanks, Part Owner of  
840 South Pickett Street





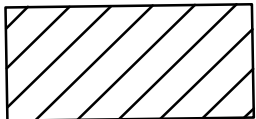
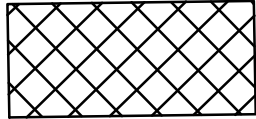


 3/5/2019  
John Edlmann, Trustee for Part Owner of  
840 South Pickett Street



### TABULATIONS

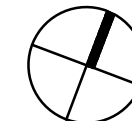
	INCLUDING ALL ADJACENT PROPERTIES	INCLUDING ONLY ADJACENT PROPERTIES WITHIN CITY LIMITS
ADJACENT PROPERTY AREA WITHIN 300' RADIUS OF SUBJECT DEVELOPMENT PROPERTY (EXCLUDING PUBLIC ROW AND SUBJECT PROPERTY)	983,340 sf	726,910 sf
OWNERS FILING PROTEST PETITION	208,150 sf (21.2%)	208,150 sf <b>(28.6%)</b>

### MAP LEGEND

-  SUBJECT DEVELOPMENT PROPERTY LINE
-  300' OFFSET FROM PROPERTY LINE
-  ALEXANDRIA/ FAIRFAX COUNTY LINE
-  SURROUNDING PROPERTY LINES
-  SUBJECT DEVELOPMENT PROPERTY AREA
-  SURROUNDING PROPERTIES THAT OBJECT TO PROPOSED DEVELOPMENT
-  PUBLIC ROW (EXCLUDED FROM TABULATIONS)
-  PROPERTIES WITHIN FAIRFAX COUNTY (OUTSIDE OF CITY LIMITS)

#### NOTES:

2. BASE PLAN FOR THIS EXHIBIT WAS RE-DRAWN FROM CITY OF ALEXANDRIA TAX MAP 67.03 DATED 1/20/2015
3. THIS IS AN ESTIMATION ONLY. EXACT MEASUREMENTS MAY VARY BASED ON OFFICIAL BOUNDARY SURVEY.



# FW: Cameron Station Civic Association Opposition to Public Storage Request (Item 12 March 5 Planning Commission Docket)

Mindy Lyle [REDACTED]

Sat 3/2/2019 8:01 PM

To: Patrick Silva <Patrick.Silva@alexandriava.gov>;

Cc: Karl Moritz <Karl.Moritz@alexandriava.gov>; Robert Kerns <robert.kerns@alexandriava.gov>; Nathan Randall <Nathan.Randall@alexandriava.gov>;

📎 2 attachments (397 KB)

PDF - CSCA Letter to Planning Commission in Opposition to Public Storage Project.pdf; Petition Against Public Storage 3-1-19.pdf;

Patrick,

Please send this email and the attachments to members of the planning commission. Thank you.

Mindy Lyle

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From: Arthur Impastato <aimpastato@earthlink.net>

Sent: Saturday, March 02, 2019 12:51 PM

To: mindy [REDACTED]

Cc: Nathan.Randall@alexandriava.gov; moritz karl <Karl.Moritz@alexandriava.gov>; Martin.Menez@att.net; robert.kerns@alexandriava.gov; contreras alex gov EW/LVA Ad Grp <Maya.Contreras@alexandriava.gov>

Subject: Cameron Station Civic Association Opposition to Public Storage Request (Item 12 March 5 Planning Commission Docket)

Dear Commissioner Lyle:

It was good speaking with you at the February 27, 2019 Landmark Mall Re-planning Process meeting. I would like to take you up on your kind offer to disseminate to members of the Planning Commission the attached letter and petition from the board of the Cameron Station Civic Association in opposition to the request by Public Storage to build a storage facility on South Pickett Street.

As set forth in the attached letter, we request that Planning Commission use this second chance to do the right thing by disapproving the request by Public Storage (the "Applicant") to build a storage facility on South Pickett Street. As part of this submission, we attach a petition signed by 194 Alexandria residents who are opposed to this project. The petition was drafted when it was anticipated that this matter would go to City Council in mid-December and no changes have been made by the Applicant that address the issues raised in the petition.

The reasons this project should be denied are as follows:

- Putting a storage facility on South Pickett Street is inconsistent with the specific requirements for South Pickett set forth in the Eisenhower West Small Area Plan ("EWSAP"). The EWSAP calls for "primarily residential with some mixed-use areas that include maintaining existing neighborhood-serving retail with small office and/or residential above."

- In the last three years and in the Greenhill project to come, projects that have been built and will be built within the EWSAP are consistent with the visions and goals of the EWSAP. There is no reason Applicant should not also have to adhere to the provisions of the EWSAP.
- The City will have the right to ensure that this project complies with the EWSAP as well as with the stormwater management program even if the Applicant were to attempt to build a storage facility by-right.
- There is no need for this type of inconsistent use near Cameron Station since there are already six storage facilities within 1 kilometer of Cameron Station. One of these facilities is just a few blocks down South Pickett where Applicant intends to build their storage facility.
- Approving this inconsistent use would jeopardize the type of development envisioned under the EWSAP by making the properties located nearby less attractive for mixed-use development.
- Allowing an improper use within the EWSAP would also open the door to other developers requesting DSUPs to overturn an SAP developed over a long period of time and with extensive public involvement.
- Some might mistakenly argue that building a storage facility is not inconsistent with current uses along South Pickett. Such considerations are not relevant for purposes of adhering to the requirements of a forward-looking plan like the EWSAP. The SAP, like many other SAPS, recognizes that the future best uses for property are not necessarily those in use now. The proliferation of industrial uses is definitely not part of the vision set forth in the EWSAP.
- The current revisions to the project made by Public Storage since the December 4, 2018 Planning Commission hearing do not adequately address any of the concerns noted above. In fact, the current revisions do not even address the requests made by several nearby business owners on Pickett Street at the December 4 hearing. These business owners requested that the location of the public storage facility and the anticipated residential development to be “flipped” so that the residential building is located on Pickett Street.

In short, what this request is truly about is whether or not we care about the future viability of achieving the goals and visions of the EWSAP. Please vote for disapproval.

Sincerely,

Arthur "Sash" Impastato  
Acting President  
Cameron Station Civic Association

**Cameron Station Civic Association**  
200 Cameron Station Blvd.  
Alexandria, VA 22304

March 2, 2019

***Via Email***

Members of the Planning Commission  
City Hall  
301 King Street  
Alexandria, Virginia 22314

**Re: Disapproval of Public Storage Request for a CDD, DSUP and TMP (Item 12)**

Dear Members of the Planning Commission:

The board of the Cameron Station Civic Association (“CSCA Board”) requests that the Planning Commission uses this second chance to do the right thing and disapprove the request by Public Storage (the “Applicant”) for a Coordinated Development District Conceptual Design Plan (“CDD”), Development Special Use Permit (“DSUP”) and Transportation Management Plan Special Use Permit (“TMP”) relating to 880 and 890 South Pickett Street and 620 Burnside Place (the “Property”). As discussed in more detail below, what this request is truly about is whether or not we care about the future viability of achieving the goals and visions of the Eisenhower West Small Area Plan (“EWSAP”).

As part of this submission, we attach a petition signed by 194 Alexandria residents who are opposed to this project. The petition was drafted when it was anticipated that this matter would go to City Council and no changes have been made by the Applicant that address the issues raised in the petition.

The Property is large and encompasses 7.3 acres. It is located within the EWSAP. The CSCA is proud to note that it was heavily involved in the development of the EWSAP and the current Acting President of the CSCA served on the Steering Committee for the EWSAP. The EWSAP received a 2016 Outstanding Plan Award from the American Planning Association Virginia Chapter and was also awarded the 2016 Excellence in Sustainability Award by the American Planning Association. In short and as eloquently stated by the City Director of Planning and Zoning, the EWSAP was “groundbreaking in its process of engaging the community.”<sup>1</sup>

During none of the many public meetings related to the EWSAP was building a storage facility contemplated as part of the vision and goals for the SAP. In fact, the EWSAP envisions a

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<sup>1</sup> <https://www.smithgroup.com/projects/eisenhower-west-small-area-plan>.

node of mixed-use activity on South Pickett Street.<sup>2</sup> The SAP also states that South Pickett “is envisioned as primarily residential with some mixed-use areas that include maintaining existing neighborhood-serving retail with small office and/or residential above.”<sup>3</sup> Building a new storage facility on South Pickett is inconsistent with the very specific vision for South Pickett. In fact, the proliferation of industrial uses is definitely not part of the vision set forth in the EWSAP.

The CSCA Board urges the Planning Commission not to allow the Applicant to significantly diminish the vision and goals of the EWSAP by approving their application. Doing so would jeopardize the type of development envisioned under the EWSAP by making the properties located nearby less attractive for mixed-use development. Allowing an improper use within the EWSAP would also open the door to other developers requesting DSUPs to overturn an SAP developed over a long period of time with extensive public involvement.

The Public Storage project is particularly inappropriate given that a number of recent and future projects have met the goals and vision of the EWSAP. There are currently multiple residential and mixed use projects on South Pickett which have been completed in the last three years including Modera Tempo, Brandywine Senior Living, and a yet to be named apartment building with first floor retail and Cambria Square. Greenhill Companies are currently in the approval process for a CDD on their 14.9 acre site that embodies the tenants of both the Eisenhower West and Landmark Van Dorn Small Area Plans.

The current revisions to the project made by Public Storage since the December 4, 2018 Planning Commission hearing do not adequately address any of the concerns noted above. In fact, the current revisions do not even address the requests made by several nearby business owners on Pickett Street at the December 4 hearing. These business owners requested that the location of the public storage facility and the anticipated residential development to be “flipped” so that the residential building is located on Pickett Street.

At the December 4, 2018 Planning Commission hearing, some Commissioners thought that approving a plan knowingly contrary to the goals and vision of the EWSAP was the lesser of two bad choices since the City might have less control over the project in a by-right use scenario. This is not necessarily the case. The City still has a legal right to ensure that a by-right option complies with the EWSAP. Section 11-410(B) of the Zoning Ordinance of the City of Alexandria deals with site plan requirements and states that a site plan “shall be in reasonable conformity with the master plan of the city.” The EWSAP is a chapter of the Master Plan of the City. In short, the City has the responsibility and authority to ensure that the project meets the requirements of the EWSAP even if Public Storage chose a by-right option. Irrespective of whether or not the Applicant pursued a by-right use, they would still have to comply with the stormwater management program with respect to the part of the Property along Backlick Run. A by-right scenario could also make it much less desirable for the Applicant to proceed with building a storage facility on this site as opposed to selling the property for a profit to a developer who will adhere to the EWSAP.

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<sup>2</sup> EWSAP at p. 7.

<sup>3</sup> Id. at 80.

Some of the Planning Commissioners argued at the December 4 hearing that building a storage facility was not inconsistent with current uses along South Pickett. Such considerations are not relevant for purposes of adhering to the requirements of a forward-looking plan like the EWSAP. The SAP, like many other SAPS, recognizes that the future best uses for property are not necessarily those in use now. The EWSAP envisions something quite different than a storage facility on South Pickett. Property owners along South Pickett testified at the December 4 hearing and said that they welcomed the types of uses along South Pickett noted in the SAP. It is worth noting that the only two Planning Commissioners who were on the Steering Committee for the EWSAP said that Applicant's request was inconsistent with the SAP and voted against it.

There are already six storage facilities within one kilometer of Cameron Station. One of these storage facilities is located right up the street from where Public Storage wants to build a seventh. Given the above considerations, the CSCA Board also recommends a text amendment not to allow a public storage facility within the EWSAP or Landmark Van Dorn SAPs without an SUP. Storage facilities should not be considered a "by-right" use within these two SAPs since they are incompatible uses.

If there are any questions concerning these comments, please contact the undersigned at [aimpastato54@earthlink.net](mailto:aimpastato54@earthlink.net), or by phone at (703) 567-5075.

Sincerely,

/s/

Arthur A. Impastato  
Acting President  
Cameron Station Civic Association





This petition has collected  
194 signatures  
using the online tools at [ipetitions.com](http://ipetitions.com)

Printed on 2019-03-01

# Protect the Vision for the West End

## About this petition

Petition Requesting the Alexandria City Council Uphold the Goals and Visions of the Eisenhower West Small Area Plan by Disapproving the Request by Public Storage to Build a Storage Facility on South Pickett Street

As City Director of Planning and Zoning Karl Moritz stated, that the Eisenhower West Small Area Plan (“EWSAP”) was “groundbreaking in its process of engaging the community.” In fact, the City of Alexandria received both a 2016 Outstanding Plan Award from the American Planning Association Virginia Chapter and the 2016 Excellence in Sustainability Award by the American Planning Association. The viability of the EWSAP is now in jeopardy as a consequence of the request by Public Storage to build a storage facility on South Pickett Street. The EWSAP states that South Pickett “is envisioned as primarily residential with some mixed use areas that include maintaining existing neighborhood-serving retail with small office and/or residential above.”

Public Storage’s request to build a new storage facility on South Pickett is totally inconsistent with this very specific vision for South Pickett. The undersigned do not want this ill-conceived project to be the catalyst for future development within the EWSAP. Doing so will make properties along South Pickett less attractive for residential and mixed use. In addition, it will embolden future developers within the SAP to also ask for amendments to the EWSAP in order to permit additional inconsistent uses within a geographic area that is vital to the future economic well being of the City as well as to enhancing the quality of life within the West End.

The Public Storage project is particularly inappropriate given that a number of recent and future projects have met the goals and vision of the EWSAP. There are currently multiple residential and mixed use projects on South Pickett which have been completed in the last 3 years including Modera Tempo, Brandywine Senior Living, a yet to be named apartment building with first floor retail and Cambria Square. Greenhill Companies are currently in the approval process for a CDD on their entire site that embody the tenants of both the Eisenhower West and Landmark Van Dorn Small Area Plans.

In light of the foregoing, the undersigned formally request the Alexandria City Council to disapprove Item 11 on the Docket for the December 15, 2018 City Council Public Hearing concerning the request by Public Storage for a Coordinated Development District Conceptual Design Plan, Development Special Use Permit and Transportation Management Plan Special Use Permit relating to 880 and 890 South Pickett Street and 620 Burnside Place.

## Signatures

1. Name: Aaron Podolsky on 2018-12-11 22:17:53  
Comments: As a local real estate agent and 14 year resident in Cameron Station, I feel the land has a better use than more storage units. West End Alexandria in my opinion has the greatest upside potential in coming years as the last area of Alexandria that change is actually happening and I strongly hope that continues with forward thinking and not keeping west end behind the times

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2. Name: Jon Dellaria on 2018-12-11 22:28:21  
Comments:

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3. Name: Kathleen McCollom on 2018-12-11 22:28:48  
Comments: Stick with the plan, it's a good one. This storage facility would be a terrible precedent.

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4. Name: Arthur Impastato on 2018-12-11 22:54:39  
Comments: I was a member of the Steering Committee for the Eisenhower West Small Area Plan ("EWSAP"). This proposal is completely at odds with the goals and vision of the EWSAP and I oppose it. •□Allowing an improper use within the EWSAP would also open the door to other developers requesting DSUPs to overturn an SAP developed over a long period of time and with extensive public involvement.

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5. Name: Penelope Guyton on 2018-12-11 22:57:52  
Comments: I strongly urge the Alexandria City Council to disapprove item 11 on the Docket for 12/15/2018. This is an entirely unsuitable use of prime land in an area that can become a magnet for residential and mixed use, bringing in plenty of tax dollars for the city from residents eager for beautiful surroundings with places to live, shop, eat and play.

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6. Name: Andres Domeyko on 2018-12-11 22:58:49  
Comments: We MUST resist the temptation to to approve whatever is presented in EW.

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7. Name: Marilyn Zak on 2018-12-11 23:02:19  
Comments: The community has worked hard to make the broader neighborhood more livable than an industrial base. Public storage is just not the right type of development!!!

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8. Name: Jon Guyton on 2018-12-11 23:08:40  
Comments: Do not allow that storage facility some plan to place on S. Picket. It would further sully our West End Alexandria.

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9. Name: Richard Steelman on 2018-12-11 23:28:59  
Comments: This is and should be a residential community. We do not want more industrial facilities.

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10. Name: Glenn Donnellan on 2018-12-11 23:31:00  
Comments:
- 
11. Name: Brian Evans on 2018-12-11 23:35:54  
Comments:
- 
12. Name: Janis Timberlake on 2018-12-11 23:37:14  
Comments: The West End is finally gaining some momentum in evolving to a future vision to build a better and enticing community in the west end through the partnership within the Steering Committee for the Eisenhower West Small Area Plan. To move away from this plan and allow further expansion of the storage facility is a total contradiction to the plan, which represents the desires of the west end community. This is NOT in line or supportive of the vision for the West End and should not be approved by the City Council.
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13. Name: Emily Stratton on 2018-12-11 23:40:56  
Comments:
- 
14. Name: Judith Henderson on 2018-12-11 23:50:10  
Comments:
- 
15. Name: Chris Willis on 2018-12-11 23:57:19  
Comments:
- 
16. Name: Joel D Miller on 2018-12-12 00:10:39  
Comments: The future of the West End does not lie with more public storage. EWSAP is the future and it's the right one for us.
- 
17. Name: Cris Hamer on 2018-12-12 00:11:16  
Comments: I am against this, please do not approve
- 
18. Name: David Thorpe on 2018-12-12 00:18:27  
Comments: We want less storage and more mixed-use!
- 
19. Name: Donna Fossum on 2018-12-12 00:40:12  
Comments: There are already several storage facilities in this area. We do not need one more!
- 
20. Name: Nadine Bacaj on 2018-12-12 00:47:03  
Comments: I don't want my neighborhood of Alexandria to become ugly with storage facilities and industrial zones.

On the other hand, the Democrats have made Alexandria ugly with the ethanol station near the train tracks, the Patent Trade Office, the BRAC Center, the painting of bicycle paths on city streets that are not being used no matter how much you force people to ride

bicycles, the “Free Bicycles” that are all over Alexandria to promote people to ride bicycles, that are rarely used, as I drive around Alexandria. Alexandria is becoming a piss pot.

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21. Name: anonymous on 2018-12-12 01:09:50  
Comments: Please do not open an [ugly] can of worms! A storage facility is TOTALLY uncalled for.

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22. Name: dori landry on 2018-12-12 01:37:27  
Comments: Let's stick with the approved plan! Bring mixed use development to the West End.

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23. Name: Richard Shea on 2018-12-12 01:39:03  
Comments:

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24. Name: Mindy Lyle on 2018-12-12 01:47:20  
Comments: As a member of the Eisenhower West Advisory Group I strongly oppose this CDD. This would set the vision of the Eisenhower West Small Area Plan back at least 25 years.

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25. Name: Stephen Pearson on 2018-12-12 01:53:52  
Comments:

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26. Name: Kimberlee Canter on 2018-12-12 02:19:22  
Comments:

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27. Name: Donna Gathers on 2018-12-12 02:19:30  
Comments: Enough Storage!!!

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28. Name: Brigitte Savage on 2018-12-12 02:24:13  
Comments: Let's make the West End livable.

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29. Name: Cheryl Avila on 2018-12-12 02:37:48  
Comments:

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30. Name: Olivia Barnett on 2018-12-12 03:00:46  
Comments:

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31. Name: Danielle Lavin on 2018-12-12 03:25:25  
Comments:

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32. Name: Julie Rocchio on 2018-12-12 04:20:37  
Comments: More storage or other new industrial is not what we have been promised as

longtime residents. Stick to the stated vision of mixed use with new retail/dining. Also promised has been improved pedestrian access to these new residences, businesses and Metro. Large vehicles going in/out of a huge storage center doesn't seem to fit into that plan.

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33. Name: Allen Brooks on 2018-12-12 04:42:49  
Comments:

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34. Name: Carla M Besosa on 2018-12-12 04:43:32  
Comments:

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35. Name: Sunny Pietrafesa on 2018-12-12 05:22:20  
Comments: Increased storage facilities do not fit the needs of our growing community.

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36. Name: Sarah Walsh on 2018-12-12 12:47:15  
Comments: I believe it prudent to stay within the guidelines and vision of the Eisenhower West Small Area Plan and keep the West End more liveable by considering mixed-use development.

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37. Name: Stevenson Walsh on 2018-12-12 13:15:11  
Comments:

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38. Name: Nicole Gauvin on 2018-12-12 13:56:27  
Comments:

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39. Name: Susan Hughes on 2018-12-12 14:12:39  
Comments:

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40. Name: Martin Menez on 2018-12-12 14:29:32  
Comments: As President of the Cameron Station Civic Association, we do not support this initiative by Public Storage, for the reasons stated.

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41. Name: Phyllis Miller on 2018-12-12 15:21:25  
Comments: Add more that will make the west end a more attractive place to live. We do not need another storage facility here.

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42. Name: Jorge L Cruz on 2018-12-12 15:25:22  
Comments:

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43. Name: Michelle DeWakar on 2018-12-12 16:18:33  
Comments: I live in Cameron Station and twenty five years ago the Watergate at Landmark  
The West End has been ignored . How many car dealerships and public warehouses do we need over here ? How many jobs will they offer ?

- 
44. Name: Darrellene G Davis on 2018-12-12 16:50:45  
Comments: Dar Davis
- 
45. Name: Dak Hardwick on 2018-12-12 16:55:52  
Comments: Stay true to the Council-approved Eisenhower West vision.
- 
46. Name: Janice Crawford on 2018-12-12 17:00:23  
Comments: The Petition states very clearly my views and desire for the Alexandria City Council to disapprove Item 11 on the Docket for the 15 December 2018 City Council Public Hearing.
- 
47. Name: Mike Waite on 2018-12-12 18:59:45  
Comments: We have lived in Cameron Station going on 15 years now. Since that time, many of us have fought unsuccessfully to eliminate the Virginia Paving plant, the ethanol transfer facility and other heavy and light industrial projects, thanks to previous city councils. It is time for the council to realize that this new building request goes against what the West End is trying to develop into: a livable, modern mixed use area without being the dumping ground for all the projects that Old Town, Del Ray, Potomac Yards and the other "gentrified" areas of Alexandria don't want. We are also tired of being ignored by our elected officials and city planners for the benefit of the rest of Alexandria. Keep with the ideals of the EWSAP, Do not cheat us out of a decent living community. Vote against this lame proposal
- 
48. Name: Cynthia Aki on 2018-12-12 19:06:35  
Comments:
- 
49. Name: Angie Kochukudy on 2018-12-12 19:29:51  
Comments: Make this a more vibrant, interactive space! A storage facility does NOTHING to energize a community.
- 
50. Name: FRANK RATHGEBER on 2018-12-12 19:59:17  
Comments:
- 
51. Name: Nancy Blanton on 2018-12-12 20:02:50  
Comments:
- 
52. Name: Sarah Townes on 2018-12-12 21:41:27  
Comments: We have enough self storage on the west end. I want to live in Alexandria not an industrial zone.
- 
53. Name: Regina Mayhew on 2018-12-12 21:47:53  
Comments:
-

54. Name: Jessica Ryback on 2018-12-12 21:49:33  
Comments:
- 
55. Name: Andrea Brandau on 2018-12-12 21:51:25  
Comments:
- 
56. Name: Stephanie Waldrop on 2018-12-12 21:55:17  
Comments:
- 
57. Name: Susan Lawrence on 2018-12-12 22:08:26  
Comments:
- 
58. Name: Ken Rahaim on 2018-12-12 22:25:27  
Comments:
- 
59. Name: Robert Burton on 2018-12-12 22:25:32  
Comments:
- 
60. Name: Michael Suppa on 2018-12-12 22:29:04  
Comments:
- 
61. Name: Elizabeth Smith on 2018-12-12 22:29:06  
Comments:
- 
62. Name: Karen Diener on 2018-12-12 22:31:22  
Comments:
- 
63. Name: Ann Langley on 2018-12-12 22:36:33  
Comments:
- 
64. Name: Mary Langley on 2018-12-12 22:40:54  
Comments:
- 
65. Name: Elizabeth Brienza on 2018-12-12 22:52:31  
Comments: No more self-storage on the West end of Alexandria. Thank you.
- 
66. Name: Kate salerno on 2018-12-12 22:54:06  
Comments:
- 
67. Name: Deirdre Clemmons on 2018-12-12 22:57:57  
Comments: Please do not grant this request for the west end.
-



68. Name: Peter on 2018-12-12 23:08:29  
Comments:
- 
69. Name: Lou Ann McFadden on 2018-12-12 23:14:04  
Comments:
- 
70. Name: Meghan Harra on 2018-12-12 23:15:01  
Comments: Please no additions storage units.
- 
71. Name: Margot Gay on 2018-12-12 23:19:46  
Comments:
- 
72. Name: Eugene McGrath on 2018-12-12 23:23:26  
Comments:
- 
73. Name: Fatima Gray on 2018-12-12 23:37:45  
Comments: No more public storage on South Picket ! Thx
- 
74. Name: Adam Price on 2018-12-12 23:55:46  
Comments: Stop treating the West End as the locus for all industrial projects in the city. The long term plan is supposed to develop the West End as a mixed-use residential and commercial destination. Follow your own plans!!
- 
75. Name: Trish Crabtree on 2018-12-13 00:06:59  
Comments:
- 
76. Name: Richard J Haney on 2018-12-13 00:25:45  
Comments:
- 
77. Name: Virginia McNally on 2018-12-13 00:28:35  
Comments:
- 
78. Name: Nick Karsko on 2018-12-13 00:29:22  
Comments:
- 
79. Name: Jeffrey Cullen on 2018-12-13 00:30:24  
Comments:
- 
80. Name: Kelsey Matusak on 2018-12-13 00:33:31  
Comments:
- 
81. Name: Chris Gatrost on 2018-12-13 00:42:17

Comments:

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82. Name: Rock Fowler on 2018-12-13 00:43:49  
Comments:

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83. Name: Tara Houlden on 2018-12-13 00:51:51  
Comments:

---

84. Name: Jasmine Shanti on 2018-12-13 00:55:27  
Comments: No more storage facilities in the West End of the city of Alexandria or six-figure salary families like mine will move to Fairfax or Arlington Counties. Schools are better there anyway.

---

85. Name: Gerry Hebert on 2018-12-13 00:59:43  
Comments: I oppose another storage unit in the west end. We need to maintain the commitment to a mixed use area in our end of the City. We have more people in the west end than any other part of the City. We don't need more industrial areas.

---

86. Name: Victoria on 2018-12-13 01:02:01  
Comments:

---

87. Name: Kurtis Ashley Shank on 2018-12-13 01:03:17  
Comments:

---

88. Name: Lori Choudhury on 2018-12-13 01:03:57  
Comments: We at Cameron Station are surrounded by storage facilities. How about more restaurants, stores and housing?

---

89. Name: Heidi Lawrence on 2018-12-13 01:05:50  
Comments:

---

90. Name: Martha Cruz on 2018-12-13 01:15:58  
Comments:

---

91. Name: Sara Reams on 2018-12-13 01:16:08  
Comments: Please, please disapprove!!!

---

92. Name: Antonio Tamariz on 2018-12-13 01:46:50  
Comments:

---

93. Name: Michael Adams on 2018-12-13 02:09:32  
Comments:

---

94. Name: Jill Page on 2018-12-13 02:12:13  
Comments:
- 
95. Name: Mary Yates on 2018-12-13 02:15:28  
Comments:
- 
96. Name: Nayoung lee on 2018-12-13 02:30:44  
Comments:
- 
97. Name: Erik Ricketson on 2018-12-13 02:44:35  
Comments:
- 
98. Name: patricia sugrue on 2018-12-13 02:54:24  
Comments:
- 
99. Name: Sally McConnell on 2018-12-13 02:56:42  
Comments:
- 
100. Name: Susana Carrillo on 2018-12-13 03:04:33  
Comments: No more storage !
- 
101. Name: Sandra Troutman on 2018-12-13 03:16:52  
Comments: Please do not change the plan. The changes you propose are not good for the west end of Alexandria.
- 
102. Name: Brian Sundin on 2018-12-13 03:31:02  
Comments: I totally support the mixed use plan for the west end, especially along Picket/Van Dorn
- 
103. Name: Penny Waite on 2018-12-13 03:58:50  
Comments: No modifications to EWSAP, especially industrial usage!
- 
104. Name: Carolyn Panthen on 2018-12-13 04:00:07  
Comments:
- 
105. Name: Dennis Hayashi on 2018-12-13 04:07:33  
Comments:
- 
106. Name: Sally Netter on 2018-12-13 04:33:12  
Comments:
- 
107. Name: Hanna ortiz on 2018-12-13 04:40:28

Comments:

- 
108. Name: Elizabeth Kinan on 2018-12-13 05:05:36  
Comments:
- 
109. Name: Louise Vitale on 2018-12-13 10:31:35  
Comments: No more Public Storage in the West end!
- 
110. Name: Joan Myers on 2018-12-13 11:39:31  
Comments: Many individuals have been working diligently to make the West End of Alexandria a fabulous place to live. The Planning Commission's intent to thwart these efforts by adding another storage facility is inexcusable. It's time for this committee to help ensure we reach the ultimate goal of having a vibrant community.
- 
111. Name: Nan Jennings on 2018-12-13 11:54:25  
Comments:
- 
112. Name: Elena on 2018-12-13 13:39:03  
Comments:
- 
113. Name: John Burton on 2018-12-13 13:43:04  
Comments:
- 
114. Name: Alex O'Bannon on 2018-12-13 13:51:58  
Comments:
- 
115. Name: donald owen on 2018-12-13 13:57:48  
Comments:
- 
116. Name: Alissa Schrider on 2018-12-13 15:43:34  
Comments:
- 
117. Name: Virginia R Franco on 2018-12-13 15:47:46  
Comments: Please uphold the goals and visions of the Eisenhower West Small Area Plan and disapprove the request by Public Storage to build a storage facility on South Pickett Street. Thank you
- 
118. Name: Ken Naser on 2018-12-13 17:08:18  
Comments: Please do NOT approve the additional storage facility for South Pickett Street. Keep the Eisenhower West Small Area Plan as it was originally envisioned.
- 
119. Name: Cristeena G Naser on 2018-12-13 17:12:34  
Comments: Do not approve yet another storage facility for the West End. Those of us

who live in the West End want City leaders to follow the EWSAP.

---

120. Name: Ana on 2018-12-13 18:49:57  
Comments: Please, No more industrial facilities of any kind. What we need is a vote for actions that support a vibrant community, not storage space.
- 
121. Name: Jessica Van Beek on 2018-12-13 18:58:05  
Comments: I agree with Arthur Impastato's comment."This proposal is completely at odds with the goals and vision of the EWSAP and I oppose it. •☐Allowing an improper use within the EWSAP would also open the door to other developers requesting DSUPs to overturn an SAP developed over a long period of time and with extensive public involvement." More storage units are not needed in our community if you want to expand the tax base. You need to think about what is needed to expand and grow the tax base...what will drive people to community to spend money and live. Storage facilities will not do this. You need business that will attract more people and business to the neighborhood to help redevelop it.
- 
122. Name: Hazel Miller on 2018-12-13 19:12:50  
Comments:
- 
123. Name: Margaret Brock on 2018-12-13 20:39:12  
Comments:
- 
124. Name: Christian Cali on 2018-12-13 23:57:47  
Comments:
- 
125. Name: Rob Burns on 2018-12-14 00:32:10  
Comments:
- 
126. Name: Alyia Gaskins on 2018-12-14 00:43:53  
Comments:
- 
127. Name: J Eugene DiBartola on 2018-12-14 03:37:48  
Comments:
- 
128. Name: Rebecca Hierholzer on 2018-12-14 05:41:47  
Comments:
- 
129. Name: David Andersen on 2018-12-14 13:31:31  
Comments:
- 
130. Name: Margaret Betit on 2018-12-14 13:37:22  
Comments: Exactly who would this benefit? There is hardly a high demand for storage lockers in West End Alexandria. That market it clearly saturated...

- 
131. Name: sheila jocelyn on 2018-12-14 13:57:48  
Comments:
- 
132. Name: Michael Johnson on 2018-12-14 15:37:26  
Comments:
- 
133. Name: Melissa Bindocci on 2018-12-14 15:49:32  
Comments:
- 
134. Name: Jean-Baptiste Say on 2018-12-14 15:54:35  
Comments: I am completely opposed to this petition. There is nothing more obnoxious than a pack of third parties attempting to force a businessman from using his property as he sees fit. The signatories here haven't proven that the proposed use harms them in any material way because they can't. They simply don't want what the property owner proposes for his land. They seek to supplant his judgement for their own. How obnoxious, arrogant and offensive.
- 
135. Name: Judy Cooper on 2018-12-14 16:24:05  
Comments:
- 
136. Name: Donna Kenley on 2018-12-14 16:30:49  
Comments:
- 
137. Name: Maryann Fazio on 2018-12-14 16:39:09  
Comments: I strongly reject plans for yet another Public Storage facility. It forces the neighborhood to look isolated day and nighttime. Also, leaves open room for predators to invade...too industrial looking as it is. We need a walkable "neighborhood" for our youth and our elders.
- 
138. Name: Stacy Costello on 2018-12-14 17:00:02  
Comments: Please disapprove the request by Public Storage. No more industrial uses - enough is enough. This is a residential area and the use is inconsistent.
- 
139. Name: Carol Abrams on 2018-12-14 17:12:51  
Comments: My family lives in the West End and wants it to be primarily residential with some mixed-use and retail. Thanks.
- 
140. Name: Jose Roman on 2018-12-14 17:13:35  
Comments:
- 
141. Name: Jeanne B Lynch on 2018-12-14 17:20:14  
Comments: Vehemently oppose the presence of Public Storage on VanDorn St.

- 
142. Name: Ash Miller on 2018-12-14 17:22:47  
Comments:
- 
143. Name: Marta Campos on 2018-12-14 18:44:48  
Comments:
- 
144. Name: Thomas Sugrue on 2018-12-14 19:13:34  
Comments:
- 
145. Name: Alexa Glock on 2018-12-14 19:39:19  
Comments:
- 
146. Name: Micki Aronson on 2018-12-14 19:39:25  
Comments:
- 
147. Name: Edna L Lewis on 2018-12-14 20:59:10  
Comments: Request disapproval of Public Storage's request to build another storage facility on South Pickett Street.
- 
148. Name: Michelle Otthofer on 2018-12-14 23:20:49  
Comments: Just NO!
- 
149. Name: Norma Carey on 2018-12-14 23:52:18  
Comments:
- 
150. Name: Kristin Hart on 2018-12-15 02:33:23  
Comments:
- 
151. Name: Douglas Banker on 2018-12-15 03:43:29  
Comments:
- 
152. Name: Deborah Spitz on 2018-12-15 11:29:21  
Comments:
- 
153. Name: Saul Schwartz on 2018-12-15 13:15:05  
Comments:
- 
154. Name: Fern Schwartz on 2018-12-15 13:15:12  
Comments:
- 
155. Name: Sara Deshong on 2018-12-15 13:40:50

Comments: No!

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156. Name: Cristina Potter on 2018-12-15 13:51:07  
Comments:

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157. Name: Charles Maclin on 2018-12-15 14:37:58  
Comments:

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158. Name: Fran Vogel on 2018-12-15 15:44:38  
Comments: If this is not part of the agreed to Eisenhower West Small Area Plan and in keeping with the projected redevelopment, then it should not be allowed.

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159. Name: Marie Huddle on 2018-12-15 16:29:13  
Comments: I request that the city stick to the original vision and deny the new storage facility. Look at the beautiful new apartment building at the corner of Van Dorn and S. Pickett, that is the vision we see and want!

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160. Name: Grace Grant on 2018-12-15 22:13:06  
Comments:

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161. Name: Marilyn Means on 2018-12-15 23:11:59  
Comments: Stick to the original plan!

---

162. Name: Leslie Hinton on 2018-12-16 13:26:40  
Comments:

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163. Name: Selma Alhamdy on 2018-12-16 14:52:14  
Comments: I don't understand why the city planners of Alexandria have no vision for the city. The land is VALUABLE. They should be helping create communities, accommodate population growth, and increase metro transportation links. Another storage facility does not meet any of these goals.

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164. Name: Nancy L Siegal on 2018-12-16 17:46:10  
Comments:

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165. Name: joy on 2018-12-16 17:50:35  
Comments:

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166. Name: William H Love on 2018-12-17 00:24:04  
Comments:

---

167. Name: Chloe Gong on 2018-12-17 02:19:57  
Comments:



- 
168. Name: Mark Huddle on 2018-12-17 03:53:37  
Comments: There is a limited amount of space in the city and it can be better used than having additional storage locations. We have several locations currently and they can expand one of their current sites instead.
- 
169. Name: Adrian Martin on 2018-12-17 15:06:09  
Comments: Strongly oppose any industrial plans due to health concerns (pollution, noise, hazards, etc).
- 
170. Name: Marian Cavanagh on 2018-12-20 18:37:20  
Comments:
- 
171. Name: Mara Francis on 2018-12-20 19:03:38  
Comments:
- 
172. Name: Joseph S Bennett on 2018-12-20 19:31:17  
Comments: We've worked with the City for 20 years to make this part of Alexandria a wonderful part of the City, and have made great strides in accomplishing it. Let's continue that progress and not take a step back. The Plan for this area shows great thought and imagination and has proved to be workable. Let's continue the GOOD WORK and not forget what the community and City agreed to do..
- 
173. Name: Danielle Heiberg on 2018-12-20 22:04:34  
Comments:
- 
174. Name: Joanne Kuo on 2018-12-20 23:58:38  
Comments:
- 
175. Name: RRsnders on 2019-01-15 04:56:57  
Comments:
- 
176. Name: Elizabeth Johnson on 2019-01-24 23:25:59  
Comments: Please deny this developer request. It is inconsistent with the City's Eisenhower Small Area Plan. It is a lower use and there is no current "compelling" reason to abandon the vision of the small area plan. The City must stand firm and show developers that the City will not compromise its intentions. Failing to do so in this case will no doubt set an example for other developers to make similar requests not in-line with City plans.
- 
177. Name: Tanya Campbell on 2019-01-26 22:12:48  
Comments:
- 
178. Name: August Boschert on 2019-01-29 15:35:55

Comments: I find it hard to believe that there is not a more compelling use for the land at the addresses in this petition. This location is within walking distance of Van Dorn Metro station, using it for storage is wasteful and short-sighted. Development in that area is not a bad thing, another storage facility is just not the right development for this area.

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179. Name: Sharon Godfley on 2019-02-03 12:34:56  
Comments:

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180. Name: Steven dobesh on 2019-02-18 20:02:22  
Comments:

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181. Name: Tim Baney on 2019-02-18 20:38:47  
Comments: Please stick to the publicly funded and publicly discussed EWSAP. No one said anything about more Public Storage units.

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182. Name: Mike Lekas on 2019-02-18 21:53:02  
Comments:

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183. Name: Rebecca Samawicz on 2019-02-19 02:52:19  
Comments:

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184. Name: Victor Addison on 2019-02-19 04:15:12  
Comments: The City of Alexandria has been considering inappropriate encroachments in the West End since Cameron Station was built. The only way to stop things like this is too have as many people as possible show up at City Council and voice their displeasure.

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185. Name: Salina Greene on 2019-02-20 01:45:24  
Comments:

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186. Name: Kay Brown on 2019-02-20 02:34:05  
Comments: No more storage. Respect the small area plan!

---

187. Name: Gerry Hebert on 2019-02-20 16:46:24  
Comments: I urge city council to disapprove the Request by Public Storage to Build a Storage Facility on South Pickett Street

---

188. Name: Melissa Vayra on 2019-02-20 17:05:13  
Comments:

---

189. Name: Erik Candy on 2019-02-20 17:53:31  
Comments:

---

190. Name: Barbara Bolin on 2019-02-20 19:44:20

Comments: Stop this sneak attack.

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191. Name: David Bernstein on 2019-02-20 19:57:08  
Comments:

---

192. Name: Helen Lifmann on 2019-02-21 15:40:59  
Comments: Stop Public Storage From Doing an Around End on the Eisenhower West  
Small Area Plan

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193. Name: Carolyn D Holloway on 2019-02-21 15:41:06  
Comments:

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194. Name: Janet Banker on 2019-02-22 14:48:00  
Comments:

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# Docket item 12

Zack DesJardins <ZacharyDesJardins@gmail.com>

Mon 3/4/2019 11:05 AM

To: PlanComm <PlanComm@alexandriava.gov>;

Dear members of the Planning Commission,

I read on your docket item 12 that yet another self-storage unit is under consideration. We already have seven self-storage units within 1.5 miles of the proposed site and at least six more in other parts of the city. While it may seem like a convenient place to store stuff, the self-storage provides few benefits to our community. The self-storage units in more urban, Metro accessible parts of the city are utter dead zones with no activity or life (ie Extra Space at 1022 N Henry St, Public Storage at 370 Holland Ln, and Extra Space at 35 Dove St). That land could be used for multifamily housing and bolster our retail businesses. While the proposal before you includes ground floor retail, that is a hollow commitment because without enough residents living nearby, boxes of Christmas decorations and old clothes will not buy coffee, drink beer or patronize that ground floor retail enough to make it work. It is likely that the ground floor will go empty for months or even years because the building owner will have no incentive to rent the space in a timely manner as self-storage units themselves are immensely profitable. Many new multifamily apartment buildings and condos already include on-site extra storage for a small fee so this self-storage site will not even serve nearby residents.

In 2017, the [New York Times](#) noted the rise of self-storage and its impact on cities with housing crises.

*The city [of Charleston SC] has barred them from sites intended for multistory housing and now requires them to use the ground floor for a retail store or office.*

*Adam Friedman, the executive director of the Pratt Center for Community Development, said self-storage developers drove up real estate prices and displaced manufacturers who provided more and better-paying jobs.*

Please vote against self-storage in Docket item 12.

Zack DesJardins

3/5/2019

Mail - PlanComm@alexandriava.gov

re: Docket Item 12, Mar. 5, 2019 Public Storage/Boat US

Mon 3/4/2019 10:57 PM

To: PlanComm <PlanComm@alexandriava.gov>; Karl Moritz <Karl.Moritz@alexandriava.gov>; Maya Contreras <Maya.Contreras@alexandriava.gov>; Robert Kerns <robert.kerns@alexandriava.gov>;

Cc: jcooper395@aol.com <jcooper395@aol.com>;

**Dear Members of the Planning Commission,**

**This is a request to disapprove Item 12 of the March 5, 2019 Planning Commission Docket as made by the applicant, Public Storage/Boat US for 880 and 890 South Pickett Street and 620 Burnside Place. In the Eisenhower West Small Area Plan (EWSAP), a storage facility was not envisioned as part of a residential and mixed use area. Currently, there are numerous storage facilities within that area, and, an additional storage facility does not support the intent of the EWSAP plan.**

**If granted, this application to change the conditions and this facility would encourage other builders to request industrial facilities resulting in an industrialized EWSAP that would not improve the area. Also, Item 12 will allow more industrial uses rather than residential which does not enhance the neighborhood and portends an increased number of large commercial vehicles, other transportation issues, and a negative impact our quality of life. Please consider these concerns when addressing Item 12 and vote for disapproval.**

**Sincerely,**

**Judy Cooper**

**1007 North Van Dorn St.**

**Alexandria, VA 22304**

# Opposition to Public Storage on S. Pickett in West End

KIMBERLE CANTER <kimcanter@comcast.net>

Tue 3/5/2019 11:26 AM

To: Patrick Silva <Patrick.Silva@alexandriava.gov>;

Please distribute to planning commissioners.

Mr. Silva:

I am opposed to the proposed public storage for South Pickett Street in the West End. As a West End resident I have been anticipating redevelopment of this area since I first purchased my home over 15 years ago. This project does not meet the goals of either the Eisenhower West or Landmark Van Dorn Small Area Plans. The West End already has several unsightly public storage facilities that add nothing of value to our community. The storage facilities are not good corporate neighbors and do nothing to activate the street. They provide a "dead zone" on the sidewalks. The West End is on a path to revitalization. We need to keep adding projects that activate, engage neighbors and bring value to our neighborhood. Please vote to deny this project. Thank you for your consideration.

Kim Canter


Cameron Station Resident.



# Public Storage CDD/DSUP South Pickett Street



Mark M. Viani  
Zachary G. Williams

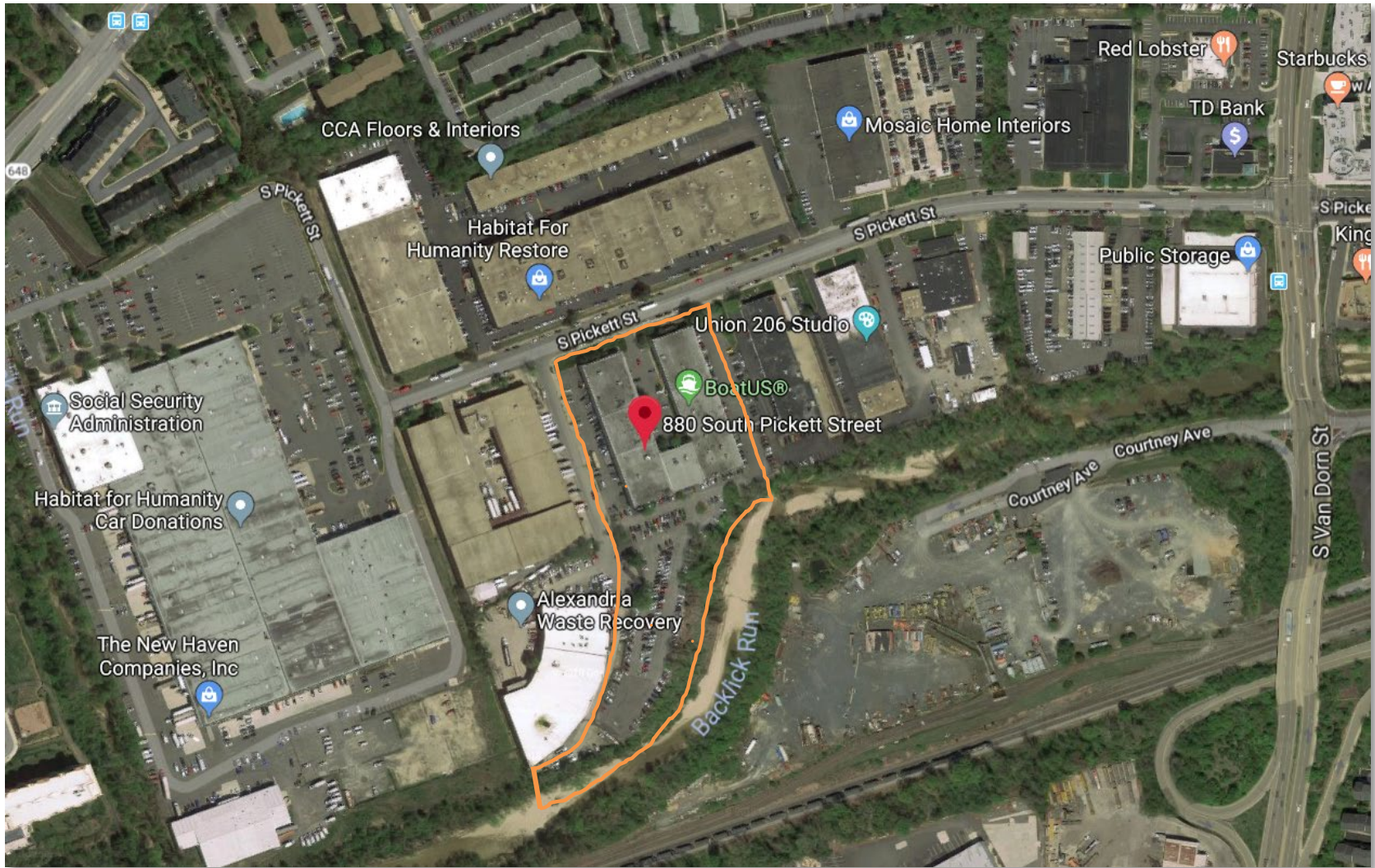


Bean, Kinney & Korman, P.C.  
2311 Wilson Boulevard, 7th Floor  
Arlington, VA 22201  
(703) 525-4000  
[www.beankinney.com](http://www.beankinney.com)





# Aerial View – Existing Conditions





# Eisenhower West Small Area Plan

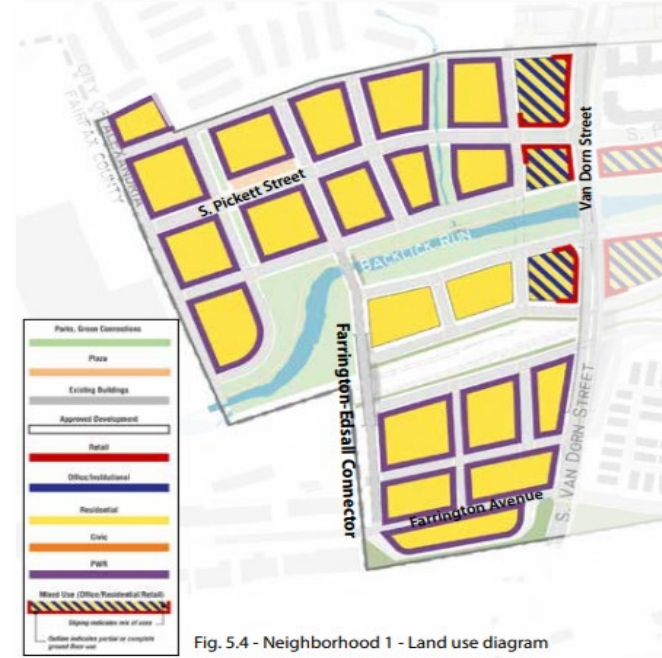
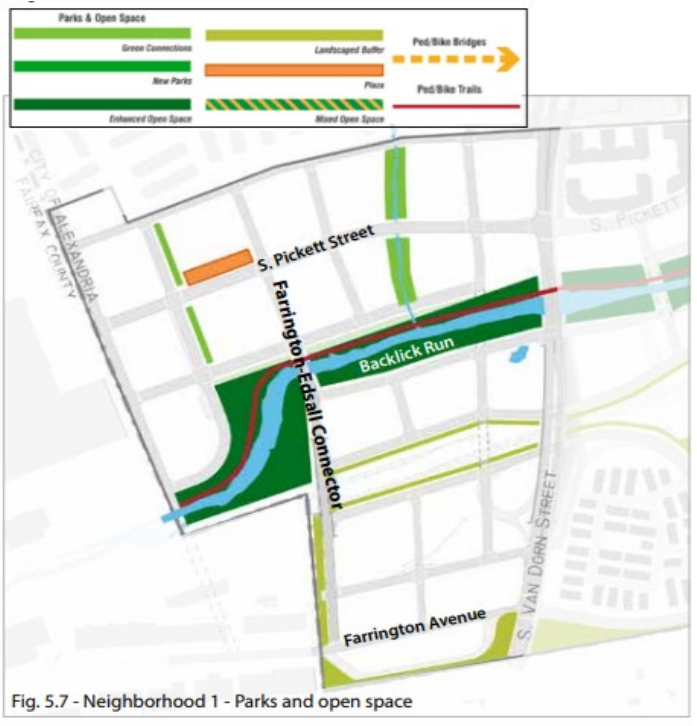


- Approved December 12, 2015
- Establishes a new grid of streets and pedestrian connections
- Encourages greater density with mix of uses (including PWR “maker” space)
- Creates open space and a Backlick Run greenway

# Van Dorn Innovation District

## Goals:

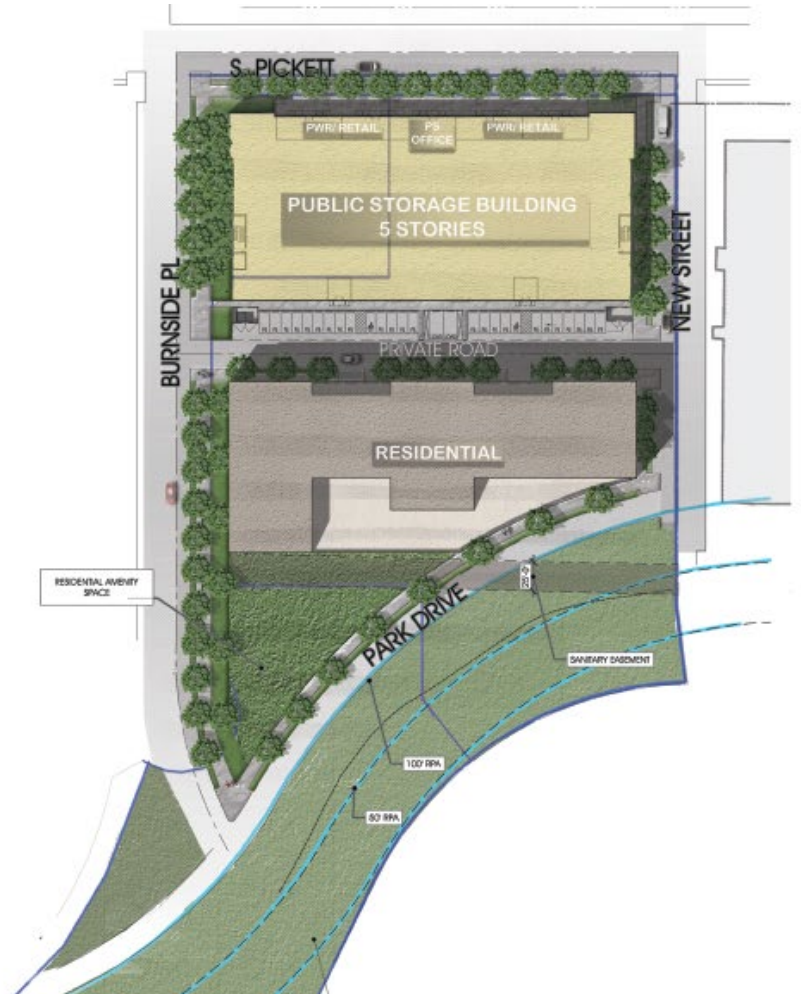
- “Industrial-flavored identity”
- Distinctive architecture
- Open space along Backlick Run
- PWR “maker” space



## Plan Recommendations:

- New grid of streets off S. Pickett
- Mixed use Residential/PWR
- Heights between 5 -15 stories
- Backlick Run Greenway
- Burnside Drive green space
- Protect and enhance the RPA

# Revised Site Plan





# Recent Project Changes



- **Reduced size and height of Phase I building**
  - Height lowered from six stories to five stories
  - Size reduced by 31.5% (121,566 s.f.) (from 385,116 to 263,550 s.f.)
    - 32% reduction in self-storage space (less than permitted by-right (257,830 vs. 270,255 s.f.)
    - 55% increase in PWR space (2,880 to 4,454 s.f.)
- **Improved streetscape and activation opportunities**
  - Phase I building set back approx. 12 feet (50 feet from centerline of S. Pickett Street)
  - Front sidewalk expanded to approx. 19.5/22.5 feet (potential outdoor seating area)
  - Continuous first floor frontage of PWR/Office space (with 55% increase in PWR)
  - Parking tunnel eliminated, more usable front sidewalk and PWR/Office space

# Recent Project Changes



- Architectural upgrades in response to neighbor and city architect requests
  - Added brick to towers and first floor
  - Added brick spandrels in tower
  - Added mullion windows
  - Added canopies for first floor PWR/office and towers
  - Eliminated mid-block parking tunnel
  - Reduced “orange” by 23%

# Architectural Revisions

## Revised North Elevation



## Original North Elevation



# Architectural Revisions

**Revised  
West/East  
Elevation**



**Original  
West/East  
Elevation**





# Architectural Revisions

## Revised South Elevation



## Original South Elevation





# Revised Project Rendering



# Project in Context: By-Right v. CDD

By-Right  
Option



CDD Phase 1



CDD Phase 2

# Project in Context: By-Right v. CDD

## By-Right Option:

- Four-story standard self-storage building (270,000 s.f.)
- Traditional parking lot at front of building along South Pickett Street
- No new streets/transportation connections
- No PWR space
- No residential option
- No dedication for public park use
- No affordable units but maybe the voluntary housing contribution
- Basic self-storage architecture

## CDD/DSUP Proposal:

- Five-story mixed-use self-storage building (260,000 s.f.)
- PWR “Maker Space” along frontage of South Pickett Street
- Upgraded architectural features
- Significant dedication of land for new street network and parks
- Affordable housing contribution of \$527,100 for Phase I and affordable housing units for Phase II
- Phase II residential tower with associated amenity area
- RPA restoration and floodplain improvements



# Conclusion / Questions?

