



DOCKET ITEM #12

Master Plan Amendment #2018-0006

Text Amendment #2018-0012

Rezoning #2018-0005

CDD Concept Plan #2018-0005

Development Special Use Permit #2018-0006

TMP Special Use Permit #2018-0077

Public Storage / BoatUS –

880 & 890 South Pickett Street and 620 Burnside Place

Application	General Data	
Project Name: Public Storage/BoatUS	PC Hearing	March 5, 2019
	CC Hearing	March 16, 2019
	If approved, DSUP Expiration	March 16, 2022 (three years)
	If approved, CDD Expiration	March 16, 2034 (15 years)
	Plan Acreage	7.3 acres (317,957 SF)
Location: 880 South Pickett Street, 890 South Pickett Street and 620 Burnside Place	Existing Zone	I / Industrial
	Proposed Zone	CDD #26 / Coordinated Development District #26
	Proposed Uses – CDD Phase I and DSUP	Storage/Warehouse (self-storage), Vehicle Storage (interim), and Open Space
	Proposed Uses - CDD Phase II	Storage/Warehouse (self-storage), Multifamily Residential, and Open space
	Net Floor Area – CDD Phase I and DSUP only:	259,120 SF
	Net Floor Area – CDD Phase II only	473,492 SF
Applicant: PS Southeast One, Inc. by Mark Viani, attorney	Small Area Plan:	Eisenhower West
	Historic District:	Not applicable
	Green Building:	LEED Silver or equivalent for non- residential

Purpose of Application

The applicant requests approval of a Master Plan Amendment, Text Amendment, Map Amendment (rezoning), and a CDD Concept Plan to allow for the development of a self-storage building and interim parking lot in Phase I of the requested CDD Concept Plan and the development of a multifamily residential building in Phase II. The applicant also requests approval of Development Special Use Permit with a modification, with a parking reduction Special Use Permit, and with a Transportation Management Plan Special Use Permit to construct a self-storage building with ground-level retail/commercial/PWR uses and to construct an interim parking lot consistent with Phase I of the CDD Concept Plan.

Applications and Modifications Requested:
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| <ol style="list-style-type: none">1. Amendment to the Eisenhower West Small Area Plan chapter of the Master Plan to amend the land use designation for this site to allow self-storage use (storage/warehouse) and to clarify the definition of “PWR” uses to exclude storage/warehouse uses;2. Initiation of and a text amendment to the Zoning Ordinance to amend the provisions of Section 5-602(A) to establish CDD #26;3. Amendment to the official zoning map to change the zoning designation for 880 South Pickett Street, 890 South Pickett Street, and 620 Burnside Place from I / Industrial to CDD#26/Coordinated Development District #26;4. Coordinated Development District Concept Plan;5. Development Special Use Permit to construct a self-storage (storage/warehouse) building with ground-level retail/commercial/PWR uses and including a tree crown coverage modification and a Special Use Permit for a parking reduction, and to construct an interim parking lot; and6. Special Use Permit for a Transportation Management Plan. |
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Staff Recommendation: APPROVAL WITH CONDITIONS

Staff Reviewers:

Robert M. Kerns, AICP, Division Chief	robert.kerns@alexandriava.gov
Maya Contreras, Principal Planner	maya.contreras@alexandriava.gov
Nathan Randall, Urban Planner	nathan.randall@alexandriava.gov

PLANNING COMMISSION ACTION, DECEMBER 4, 2018:

On a motion by Vice Chairman Macek, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of MPA#2018-0006 subject to a revised Master Plan Amendment Resolution to incorporate the clarification to the definition of “PWR” uses. The motion carried on a vote of 5 to 2, with Commissioners Lyle and Wasowski voting against.

On a motion by Vice Chairman Macek, seconded by Commissioner Koenig, the Planning Commission voted to initiate Text Amendment #2018-0012. On a motion by Vice Chairman Macek, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Text Amendment #2018-0012. Both motions carried on votes of 5 to 2, with Commissioners Lyle and Wasowski voting against.

On a motion by Vice Chairman Macek, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of REZ#2018-0005. The motion carried on a vote of 5 to 2, with Commissioners Lyle and Wasowski voting against.

On a motion by Vice Chairman Macek, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of CDD#2016-0003, DSUP#2018-0006, and SUP#2018-0077 (TMP), subject to all applicable codes and staff recommendations, and with amendments to Condition #18 regarding architectural refinements and Condition #26 regarding building signage. The motion carried on a vote of 5 to 2, with Commissioners Lyle and Wasowski voting against.

On a motion by Vice Chairman Macek, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of VAC#2018-0002. The motion carried on a vote of 5 to 2, with Commissioners Lyle and Wasowski voting against.

Reason: The majority of the Planning Commission agreed with the staff analysis, finding that the proposal would implement many elements of the Eisenhower West Small Area Plan, particularly in comparison to the “by-right” option for redevelopment that may be available to the applicant under the existing Industrial zoning. The Commissioners voting against the project believed that the proposal, and particularly the self-storage use, was not consistent with the Small Area Plan vision for the site and the area. The Commission voted to add language to Condition #18 to further refine the building’s architecture consistent with staff’s memorandum dated December 3rd and to require the applicant to hold three public meetings prior to the release of the final site plan to discuss and finalize architectural details for the self-storage building. Language was also added to Condition #26 to further ensure coordination and balance between the signage for the self-storage use and signage for individual tenants.

Commissioner Brown asked staff about the use of Coordinated Development Districts (CDDs) in general and specifically in this location. He inquired about the future timing of the construction of the multifamily building and particularly about its anticipated maximum height. He questioned the application of the Small Area Plan’s height recommendations to this site for the future multifamily building. Chairwoman Lyman and Commissioner Lyle expressed concern about whether the multifamily building would be constructed within 15 years and whether the parking lot use could

continue indefinitely. Staff responded that the interim parking lot includes a 15-year expiration for the use and that any continuation of that use, or any changes to Phase II of the CDD Concept Plan, would need further approval from Planning Commission and City Council.

Vice Chairman Macek asked about the proposed clarification to the Eisenhower West Small Area Plan in which self-storage uses would now be explicitly excluded from the definition for “PWR” (production/wholesale/repair) uses. He also recommended that the Master Plan Resolution be amended to incorporate the clarification. Commissioner Brown asked whether the intent of the Eisenhower West Small Area Plan was to remove industrial uses and staff noted the Plan’s inclusion of PWR uses.

Commissioner Lyle described the efforts of the West End community to fund, create, and implement the Eisenhower West Small Area Plan. She stated that a self-storage facility was never envisioned in the Plan and would negate the work that has been done to create it. She expressed strong dismay about the public outreach process and questioned opposition to the potential flipping of the two major uses at the site. Chairwoman Lyman asked why the property or others weren’t rezoned as part of the approval of the Eisenhower West Small Area Plan. Commissioner Lyle stated that the Plan was intended to be a “framework plan” and expressed concern for the future about the concept of not rezoning properties with Small Area Plan approvals.

Commissioner Brown stated that staff had well-managed the challenge of modifying a potential by-right plan to make it more consistent with the Small Area Plan. He believed the inclusion of ground-level uses would elevate the proposal compared to more typical self-storage buildings and would introduce a higher level of activity not seen in the neighborhood today. He was inclined to agree that in the future the location of the multifamily building may be better suited in the proposed location adjacent to future open space and Backlick Run.

Commissioner McMahon understood the concerns that Commissioner Lyle raised but also agreed with Commissioner Brown’s comments about the provision of ground-level businesses. She thought that the difference between a residential building with ground-level uses and a self-storage building with ground-level uses was relatively modest. Siting the residential building away from South Pickett, she reasoned, might cushion that use from traffic or noise on South Pickett. She also expressed concern about whether the residential building would be actually built.

Commissioner Wasowski, a member of the Eisenhower West Small Area Plan Steering Committee, stated that she could not vote in favor of the proposal. She could see several reasons for not supporting the request, particularly that the self-storage use would not be consistent with the Plan and would result in disregarding the Plan. She doubted that multifamily residential would be built on the site. She was not certain that the “flip” of the uses at the site would be a good solution and suggested that the proposal may need to be deferred for a month to consider other approaches to redevelopment of the site.

Chairwoman Lyman stated that, although sympathetic to other Commissioner’s concerns about Small Area Plan consistency, she believed that rejecting the proposal would result in a by-right

option in which several benefits could be lost. She expressed support while leaving open the possibility for considering future text amendments regarding self-storage uses.

Commissioner Koenig noted the value of the environmental benefits of removing the existing parking lot and improving Backlick Run and was concerned that rejecting the proposal would result in the loss of this benefit. He also noted the benefit of having ground-level PWR uses in the proposal, particularly given that such uses may prove a better match with self-storage than multifamily residential. He shared concern about the potential for the by-right option and was encouraged by the applicant's agreement to continue to improve the self-storage building's architecture.

Commissioner Lyle believed that the residential building would not be built within the 15-year approval and stated that she would not be voting in favor of the proposal. She expressed a strong dislike of the architectural design of the self-storage building as it was presented at community meetings. She recommended that, if the majority of the Planning Commission voted to recommend approval of the project, that a condition be added to require three advertised additional public meetings at which the building's architecture would be discussed.

Vice Chairman Macek noted the challenges involved in this case and expressed concern that a by-right option would be less desirable than the current proposal. He believed that self-storage may work in this area, noting that the current zone is industrial and that the site is less prominent than others in the Plan area. He raised the example of the self-storage building on Route 1 near Braddock Metro, highlighting that redevelopment has been occurring in that area. He did not support the concept of the "flip." He recommended architectural refinements and the inclusion of an additional condition to require a greater balance regarding signage among tenants. He also noted the important benefits of the new public streets and open space and expressed his appreciation for the efforts of staff to carefully "thread the needle" in its approach toward the project.

Commissioner Wasowski stressed the importance of neighboring property owners' participation in the Small Area Plan process and the raised expectations for future redevelopment that was an outcome of that process. Chairwoman Lyman expressed dismay that community outreach was not conducted sooner in the process. Commissioner McMahon raised the possibility that the Master Plan Amendment to clarify the definition of "PWR" uses is not strictly necessary. She also agreed with the substantial benefit of the public open space and believed that the ground-level PWR uses may be harmed by the potential "flip." Commissioner Brown agreed with arguments that several elements of the proposal are consistent with the Small Area Plan and believed that the Commission should not focus solely on the issue of the proposed use.

Speakers:

Dan Matula, applicant, spoke in favor of the project. He noted the collaborative nature of the planning process with City staff to achieve a project that meets Public Storage's needs while meeting goals and objectives of the Eisenhower West Small Area Plan. He also noted outreach to the community and answered a question from the Commission about the future multifamily building.

Mark Viani, attorney representing the applicant, spoke in support of the request. He explained how the project evolved, with additional time and expense on the part of the applicant, from a “by-right” plan to one that helped to implement the Eisenhower West Small Area Plan. He described the resulting plan as one that meets the needs of Public Storage while being more consistent with the Plan, specifically regarding the inclusion of the multifamily use, the open space dedication, and the removal of the existing parking lot. He highlighted recent architectural changes to the building and noted that the applicant team would continue to refine the façade of the building to achieve the staff-recommended design from the December 3rd memorandum. He also answered questions from the Planning Commission regarding the matter of flipping the two uses at the site, noting that developers that he has spoken with have recommended residential uses adjacent to Backlick Run like in the proposed CDD Concept Plan.

Arthur Impastato, Medlock Lane resident, spoke in opposition to the proposal. He stated that, based on his participation as member of the Eisenhower West Small Area Plan Steering Committee, a self-storage facility was not envisioned as part of the Small Area Plan approval process. He believed that the proposal would jeopardize development in the area and set a bad precedent. He also answered questions from the Planning Commission.

Martin Menez, Cameron Station Civic Association President, urged the Commission not to support the project. He stated that the self-storage use would not be compatible with the vision of the Plan and recommended limits on such uses within the Plan area. He believed the construction of a self-storage facility would be a disincentive to new development make potential mixed-use projects less desirable. He stated that approval of this request would open the door to other similar requests in the future.

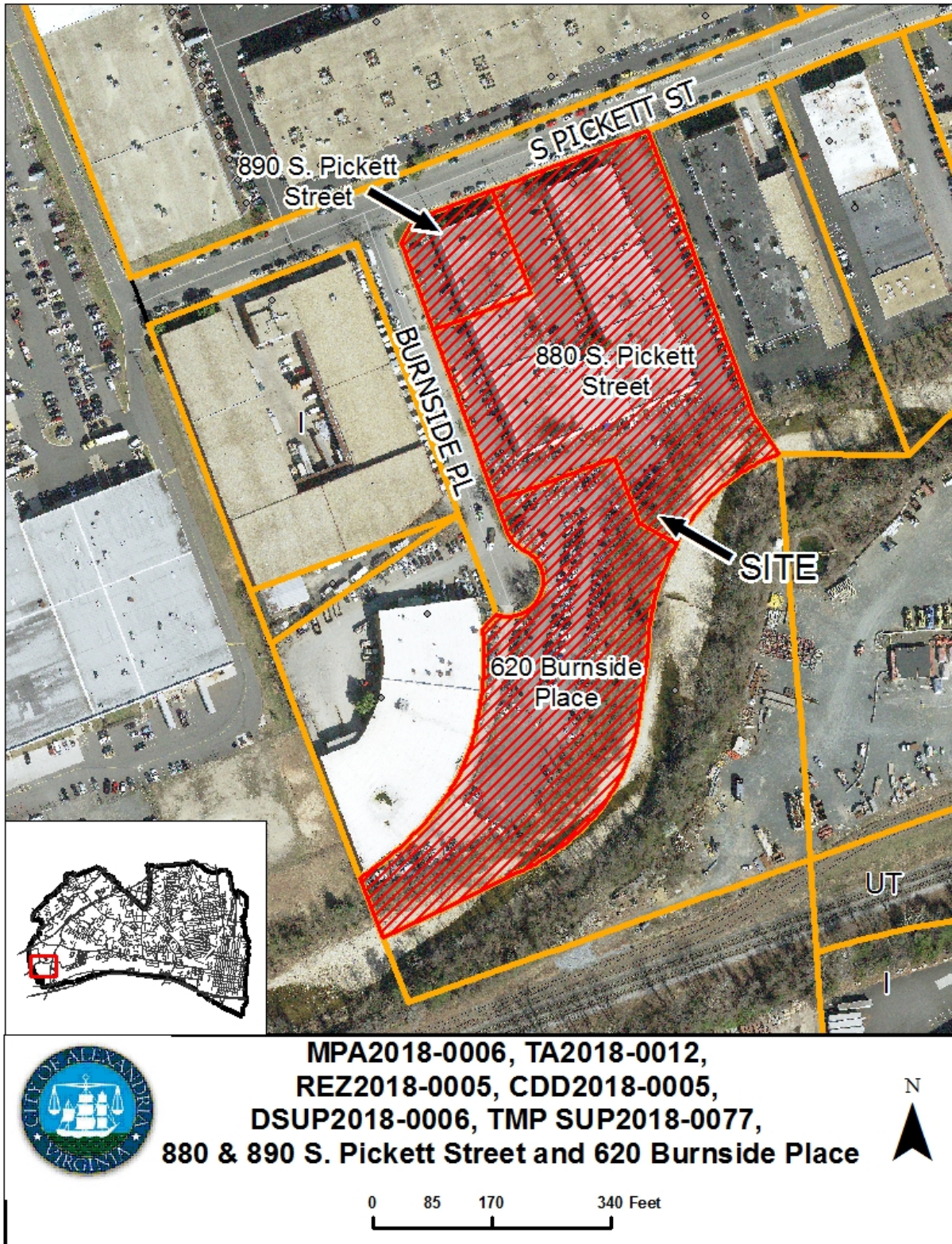
Joe Luce, representing Passport Auto Group and Velsor Properties, described his clients’ concerns that this first development in the Small Area Plan would negatively impact future redevelopment opportunities on their properties near the project site. He stated that, although not opposed to the uses, the current project configuration would not be consistent with the Plan’s goals. He recommended that the uses on the site should be flipped.

Ken Wire, attorney representing owner of 869-912 S. Pickett Street, stated that the “by-right” option should not be feared as much as has been stated. Noting his involvement in the Eisenhower West Small Area Plan approval process, he questioned whether the Plan’s principal of having multifamily/mixed-use in this neighborhood should be changed so soon after adoption. He advocated for the two major uses at the site to be flipped. He also fielded questions from Commissioner Brown, including whether a fundamental disconnect was present given that the Plan didn’t change the zoning of the site but that the proposal would be consistent with the current zoning.

George Barbee, owner of 950 S. Pickett Street, noted his family’s ownership of the property for decades and his participation in the Eisenhower West SAP approval process. He spoke of the importance of multifamily residential and mixed uses in this portion of the plan and the presence of a node of such uses specifically near the site. He recommended that the two major uses proposed at the site should be flipped.

Nick Fairbanks, owner of 840 S. Pickett Street, also noted his family's ownership of the property for many years. He explained his understanding that the Eisenhower West SAP would encourage residential/mixed-use development in the future. He advocated for flipping the two major uses proposed at the site.

Development Special Use Permit #2018-0006
Public Storage / BoatUS
880 & 890 South Pickett Street and 620 Burnside Place



I. SUMMARY

A. Recommendation

Staff recommends **approval** of the revised proposal for a CDD Concept Plan and Phase I DSUP at 880-890 South Pickett Street and 620 Burnside Place, subject to compliance with the staff recommendations. The smaller building now proposed is similar to the prior proposal and would continue to provide several benefits for the City and surrounding community, including:

- Dedication of 157,157 square feet (3.6 acres) of land to the City at no cost for public street and open space purposes;
- Provision of new retail/commercial/PWR uses;
- New public streets within the project site recommended in the Eisenhower West SAP;
- Enhanced streetscape along project frontages;
- Location for future Capital Bikeshare station;
- Consistency with City's Green Building Policy;
- Contribution for public art (up to \$75,000 value);
- Removal of existing parking lot (impervious surface) and improvement of the Backlick Run stream bank;
- Voluntary affordable housing contribution with CDD Phase I (\$527,100);
- Future provision of on-site affordable housing with CDD Phase II.

B. Current Proposal

The applicant, PS Southeast One, Inc. represented by Mark Viani, attorney, has submitted several land-use requests for the redevelopment of three parcels of land adjacent to the intersection of South Pickett Street and Burnside Place. In the current request, the CDD Concept Plan envisions the construction of an approximately 260,000 square-foot self-storage facility with ground-level retail/commercial/PWR uses and a 109-space interim parking lot as part of Phase I. Phase II of the Plan would allow for a 473,000 square-foot multifamily residential building in the future at the site of the interim parking lot. The Development Special Use Permit (DSUP) currently proposed in this application includes approval of the elements in Phase I of the CDD Concept Plan only. To construct this project, the applicant has requested approval of the following:

- Master Plan amendment;
- Text Amendment to create new CDD#26;
- Rezoning of the property to newly-created CDD#26;
- CDD Concept Plan;
- Development Special Use Permit for self-storage building with modifications and an SUP for a parking reduction; and
- SUP for a Transportation Management Plan.

C. Comparison to Previous Proposal

The current request includes several revisions compared to the case heard at the December 4, 2018 public hearing of the Planning Commission, which was not forwarded to City Council because the applicant expressed interest in refining the proposal. This staff report has been updated in a variety of ways to incorporate the applicant's changes, including the addition of this section to clarify the differences between the prior proposal and the current one. Several aspects of the project have not changed, and in such instances this staff report has remained the same as it was previously written. The significant changes between the previous request heard in December and the proposal currently under consideration and discussed in this report are:

- Reduction in the floor area of the self-storage building from 380,000 square feet to 260,000 square feet, resulting in:
 - FAR reduction from 1.20 to 0.81;
 - Reduction in maximum overall FAR allowed in the CDD#26 zone from 2.75 to 2.5;
 - Reduction in the voluntary affordable housing contribution from \$742,962 to \$527,100, commensurate with the reduced square footage in the project.
- Reduction in the overall height of the building from six to five stories (from 78 to 68 feet);
- Shift of the front building wall approximately 12 feet back from S. Pickett Street such that:
 - A modification is no longer required for vision clearance;
 - A modification is no longer needed for the special 50-foot setback from the South Pickett Street centerline;
- Parking-related changes, most notably:
 - Elimination of the parking tunnel and associated curb cuts;
 - Relocation of the parking to 26 surface spaces and two loading spaces directly south of the self-storage building, directly accessible from the former "Public Street B";
 - Revised parking reduction SUP requesting fewer spaces to be reduced; and
 - Reduction from 115 to 109 parking spaces in the interim surface lot;
- Change in the ownership of the street formerly known as "Public Street B" between Parcels 1 and 2 from public to private; and
- Elimination of the request to vacate public right-of-way.

The conditions of approval for both CDD phases and the DSUP for Phase I have been amended from the prior report to incorporate the applicant's various changes. The two conditions from the previous staff report that were revised by Planning Commission at the December 4th public hearing have been addressed as follows:

- The subsection added regarding further coordination for signage on the building (now DSUP Condition #25e) has been retained as recommended by the Commission; and
- The subsections requiring further refinements to the building's architecture that were added into current DSUP Condition #17, consistent with staff's December 3rd memorandum, have been removed given that the applicant has incorporated the requested elements into the design of the building shown in the current submission. A related subsection requiring three community meetings about the building's architecture has also been satisfied and deleted.

D. Summary of Issues

Key issues under consideration and discussed in greater detail in this report continue to include:

- Consistency of the proposal with the Eisenhower West SAP and Master Plan Amendment request;
- CDD Concept Plan design and provision of new streets and open space;
- Site layout and building design;
- Site circulation and parking;
- Open space, Resource Protection Area (RPA) and stormwater;
- Special Use Permits for parking reduction and a Transportation Management Plan; and
- Consistency with other City policies and guidelines.

II. BACKGROUND

A. Site Context

General Information

The site is located in the West End area of the City and within Neighborhood #1 (also known as the Van Dorn Innovation District) of the Eisenhower West Small Area Plan chapter of the Alexandria Master Plan. It is comprised of three lots of record measuring approximately 7.3 acres, or 317,957 square feet, in total. Two of the three lots are rectangular-shaped and located east of Burnside Place. The third lot is irregularly shaped and includes a relatively narrow strip of land (sometimes referred to as “the tail”) extending parallel to Backlick Run in a westward direction past the Burnside Place cul-de-sac. The westernmost property line forms a small portion of the boundary between the City of Alexandria and Fairfax County. The site is located approximately ¼ mile east of the intersection of South Pickett and South Van Dorn Street and one-half mile from the Van Dorn Metro Station. Light industrial and commercial uses, including warehouses and an existing Public Storage facility, are located in close proximity to the site. Townhouse and multifamily residential uses, including the Summer’s Grove and Southport Apartment communities, are also located in the general area.

Existing Structures/Uses

The property is currently improved with a one-story office/warehouse building, constructed in the 1960s and expanded in 1982. Surface parking areas surround the building and extend southward and westward toward Backlick Run and Fairfax County. The building was most recently occupied by the Boat Owners Association of America (also known as BoatUS), who vacated the property at the end of 2018 when its lease expired. The applicant purchased the site in November 2017 with the intention of constructing a self-storage facility, which is permitted in the I/Industrial zone.

Environmental Features

Areas on the subject property around the existing building are lightly landscaped. A narrow band of more dense vegetation exists along the southern property line and adjacent to the stream known as Backlick Run. The site is generally flat except for a steep embankment dropping several feet

in elevation to Backlick Run, which runs along the property's southern/southwestern boundary. A portion of the stream bed is located on private property within the site. A Resource Protection Area (RPA) is located on the property, consisting of the first 100 feet of land back onto the property measured from the top of the Backlick Run stream bank. Irregularly-shaped portions of the site, primarily on its southern/southwestern sides and in narrow bands on either side of the existing one-story office/warehouse building, are located in the 100-year floodplain. The central portion of the site, on which the current building is located, is largely outside of the floodplain.

B. Fairfax County Coordination

A small portion of the project site, at its western-most edge, comprises the boundary between the City of Alexandria and Fairfax County. The portion of Fairfax County to the west of the site, known as the Lincolnia Planning District, has been the subject of a multi-phase re-planning study for the last several years. The first phase of the Lincolnia Planning District Study made an editorial update to Comprehensive Plan guidance and concluded on October 20, 2015. The second phase concluded on March 6, 2018 with the County Board of Supervisors adopting the Lincolnia Community Business Center designation.

Phase III of the study began in Spring 2018 with an objective to review substantive changes to Comprehensive Plan guidance for the Community Business Center and for the wider Lincolnia Planning District. The community task force and County staff will review land use and transportation recommendations within the newly designated Community Business Center. The property on the Fairfax side of the applicant's shared property line is known as the Smoot Lumber/Plaza 500 site and is anticipated to be considered as part of the re-planning efforts. City staff has generally discussed the study and the Smoot Lumber site with Fairfax County staff. Fairfax County staff has been informed of this Public Storage/BoatUS project as well.

C. Project Evolution

During the review process for this request, the applicant discussed with City staff the possibility of redeveloping the site using a "by right" option, without the need for Master Plan Amendment, rezoning, CDD Concept Plan, or Development Special Use Permit requests. In such a potential scenario, which the applicant did not formally submit for consideration, the applicant would only construct a new self-storage building and accessory surface parking at the site. The new building would be consistent with the 0.85 maximum FAR and 50-foot height limit in the current I / Industrial zone. Self-storage facilities are permitted uses in the I zone and no use-related Special Use Permits would be required. A Development Site Plan (DSP) would be needed to construct the new building. As a ministerial approval, any such DSP request would only need to meet the site plan standards contained in Section 11-400 of the Zoning Ordinance. The City would not have the authority to review architecture or to formally request land dedications for new public streets or public open space.

The applicant's proposal to redevelop the site has evolved since the first Concept submission. Three buildings were proposed originally in that request: one self-storage building and two multifamily residential buildings. The self-storage building and one of the multifamily buildings

would have been located immediately next to each other in a configuration perpendicular, rather than parallel, to South Pickett Street. Each building would have had a long and narrow footprint extending across the northern and central portions of the project site. The self-storage building would have featured a small surface parking lot in front of its main entrance, which was proposed to be located on a new drive aisle rather than South Pickett Street. The second residential building would have been located on the southern portion of the overall project site, in the area known as the “tail.” It would have been separated from the northern and central portions of the project by a long, narrow surface parking area.

However, this proposed building configuration would have precluded an opportunity for the “park road” located parallel to Backlick Run and recommended in the Eisenhower West Small Area Plan. In fact, no new streets would have been created in the proposal. The site would have continued to exist as one large parcel of land, with the new buildings only separated from each other by ribbons of surface parking areas, which staff did not support on a permanent basis. The proposal for the second multifamily building would not have been consistent with the Plan’s recommendation that public open space be located along the bend in Backlick Run. The relationship between the rear portion of the self-storage building and the rear portion of first multifamily building immediately next door was not satisfactory. Ultimately, staff did not view this proposal as being consistent with the Eisenhower West Small Area Plan.

Staff encouraged the applicant to make several changes to the proposal. Density from the second multifamily building was concentrated onto the northern/central portion of the site, such that only two buildings are now proposed instead of three. The two new buildings were reoriented to be parallel to South Pickett, which allowed for new alley/street south of the self-storage facility and the creation of traditional development blocks. The southern portions of the site, closest to Backlick Run, are now proposed to be dedicated to the City as public open space. Staff also discussed the need to include retail/commercial/PWR uses on the ground floor of the self-storage facility, which the applicant agreed to provide. As described in greater detail later in this report, staff believes the project is now significantly more consistent with the SAP than the applicant’s first submission.

D. Recent Events

A subsequent version of the project was considered at the December 4, 2018 Planning Commission public hearing. The Commission recommended approval of the request by a vote of 5-2. The majority of the Commission believed that the proposal would implement many elements of the Eisenhower West Small Area Plan, particularly in comparison to other development options discussed for the site. The minority of the Planning Commission believed that the proposal was not consistent with the Small Area Plan vision for the site and the neighborhood.

In advance of the City Council hearing, City staff received a protest petition regarding the rezoning portion of the proposal as provided for in Section 11-808 of the Zoning Ordinance. Staff found that the minimum number of eligible property owners had signed the petition and that it had met all other submission requirements. Had the previous version of the project gone forward to the City Council for consideration in December 2018, a supermajority (at least six City Council

members) voting in favor of the rezoning request would have been necessary for approval.

Between the Planning Commission and City Council public hearings, the applicant requested that the case be deferred from the December City Council docket. They indicated a desire to change the proposal to potentially accommodate neighbor concerns and to better meet their own needs for the site. The applicant subsequently submitted a new DSUP and CDD plan set for the project for staff review, which is the submission discussed in this report.

III. PROJECT DESCRIPTION

The applicant, PS Southeast One, Inc., has requested approval of land-use applications in connection with a two-phase CDD Concept Plan and a Development Special Use Permit (DSUP) to construct a self-storage building and interim parking lot consistent with Phase I of the proposed CDD Concept Plan.

A. CDD Concept Plan

The proposed CDD Concept Plan for the 7.3-acre project site is divided into two major phases. In **CDD Phase I**, the applicant proposes a new self-storage building on the northern portion of the project site, which is referred to as Parcel 1. An interim surface parking lot is proposed for the central portion of the project site, also known as Parcel 2, for up to 15 years at which time it would expire without further approval. Parcel 3, which is the southern portion of the property and includes the area referred to as “the tail,” would be dedicated to the City for public open space and public street purposes as part of Phase I. No new buildings or other improvements are anticipated for Parcel 3 aside from public streets and a future recreational trail.

In **CDD Phase II**, Parcel 1 would remain unchanged. On Parcel 2, a multifamily residential building would be constructed to replace the interim parking lot. The building would be approximately 15-stories or about 175 feet in height, with a net floor area of approximately 473,000 square feet. Approval of the general location, density, and height of this future residential building is requested as part of the CDD Concept Plan. However, approval is not being sought now for any other elements of the building such as final siting, density, height, architecture or parking. Separate DSUP approval addressing those items and others would be required in the future before the multifamily residential building could be constructed. Parcel 3 would remain largely the same in Phase II except for the construction of a new street.

Parcels 1 and 2 would be separated by a privately-owned street. Two new public streets, shown on the CDD Concept Plan as **Public Streets A and C** and in Figures #1-A and #1-B on the following pages, would be constructed and dedicated to the City in two phases as part of the CDD Concept Plan. A portion of Public Street A would be dedicated and constructed as part of Phase I. The remaining portion of Public Street A, all of Public Street C, and a connection from Public Street C to Burnside Place would be dedicated and constructed as part of Phase II.

Public Street A is a north-south street proposed to be located along the eastern edge of Parcel 1. Only the portion of Public Street A adjacent to Parcel 1 would be dedicated and constructed as

part of Phase I. It would also be only half of the width of a typical residential street and would be open only to one-way traffic until such time that the owner of adjacent parcel to the east may seek to redevelop that site. It is hoped that additional right-of-way way could be provided from that parcel in the future in order to achieve the full roadway width necessary for two-way traffic.

The **private street** is a proposed east-west street to connect Burnside Place to Public Street A between the self-storage building on Parcel 1 (to the north) and the interim parking lot on Parcel 2 (to the south). **Public Street C** is a proposed southwest-northeast street that would be curved in shape and located near the boundary of Parcels 2 and 3 on the southern portion of the project site. It would be located roughly parallel to Backlick Run and would separate the future residential building from the open space on Parcel 3. Public Street C would connect to existing Burnside Place via an additional land dedication and street extension required as part of the CDD Phase II and would also directly connect to the extended southern terminus of Public Street A.

Figure #1-A – Phase I CDD Concept Plan

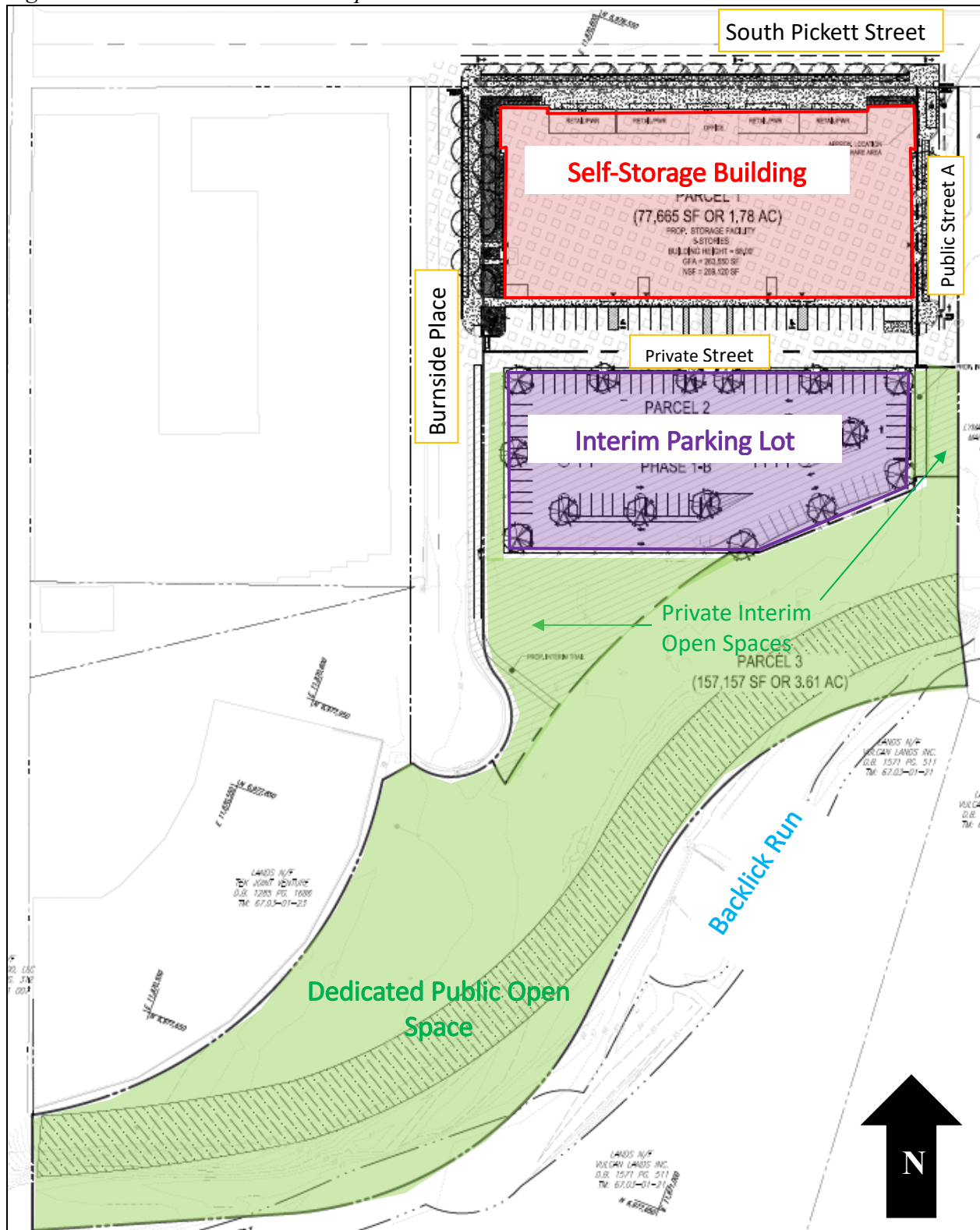
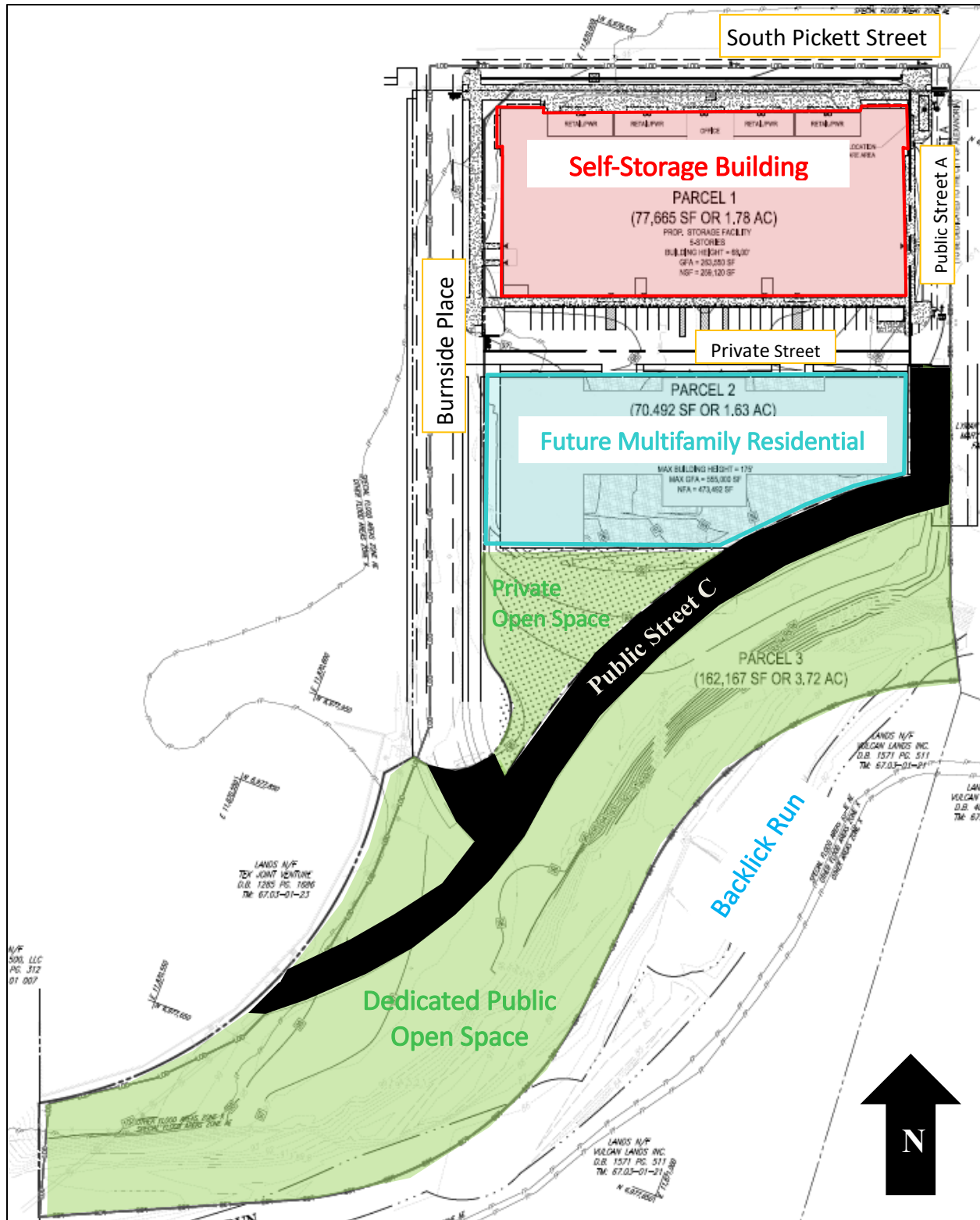


Figure #1-B – Phase II CDD Concept Plan



B. Development Special Use Permit

The applicant has requested Development Special Use Permit (DSUP) to allow for the construction of the self-storage building on Parcel 1. The proposed self-storage building would measure five stories, or 68 feet, in height and contain approximately 260,000 square feet of net floor area. Most of the space would be dedicated to the self-storage use, including its 1,200 square-foot office on the ground level of the building facing South Pickett Street. The applicant has also proposed approximately 4,400 square feet of commercial or “PWR” uses on the western side of the ground floor of the building facing South Pickett Street. The provision of 4,400 square feet of such uses is consistent with staff’s request for additional square footage noted in the prior staff report. Twenty-six off-street parking spaces and two loading spaces are proposed to be located on the south side of the building, accessible directly from the new private street. The balance of the applicant’s parking requirement would be addressed through the requested parking reduction.

Regarding the self-storage site layout, the building follows the recommendations of the SAP and has been oriented close to the three existing or future public streets. Sidewalks ranging in width from 7.5 to 10.5 feet have been provided on three sides of the building, and a larger sidewalk of 19.5 to 22.5 feet is provided along the South Pickett Street frontage. A small green space of approximately 2,300 square feet is provided along the western side of the block. The building’s architecture includes the use of a significant amount of high-quality materials such as metal, brick, and glass.

An interim parking lot on Parcel 2 is also proposed as part of the site plan and would contain 109 off-street parking spaces. It would be landscaped, surrounded by fencing, and secured with a gate at its one entrance from the private street. The applicant intends to rent the spaces for the storage of vehicles rather than for short-term customer parking. Given the interim nature of the parking lot, the spaces have not been counted toward the applicant’s parking requirements for the permanent self-storage and ground-level commercial uses on Parcel 1.

IV. ZONING

A. Current Zoning

All three parcels at the project site are zoned I / Industrial. The I / Industrial zone allows as a range of commercial and industrial uses either as permitted or special uses. The maximum allowable floor area ratio (FAR) in the I / Industrial zone is 0.85, which may be increased to 1.25 subject to Special Use Permit approval. The maximum allowable building height in the zone is generally limited to 50 feet.

B. Additional Zoning Ordinance Provisions

In addition to procedural requirements regarding Master Plan Amendment, rezoning, and CDD requests, several other provisions within the Zoning Ordinance pertain to the current request. Section 11-400 requires approval of a Development Site Plan (DSP) for projects, like the current request, involving new construction or additions that are not specifically exempt. Section 11-416

provides for the potential modification of certain minimum zoning requirements as part of the DSP approval, including the one requested in this application: tree crown coverage (Section 11-410(CC)(2)). In addition, Section 8-100(A)(4) allows for SUP requests for parking reductions and Transportation Management Plan (TMP) SUPs are required pursuant to Section 11-700 of the Zoning Ordinance.

C. Proposed Zoning (CDD#26)

The applicant has requested approval of a map amendment (rezoning) of the project site from I / Industrial to a Coordinated Development District (CDD). It has also submitted a CDD Concept Design Plan, also known as a CDD Concept Plan, for the project. If approved, the proposed new CDD would be CDD #26, which would allow for a maximum 2.5 FAR, a maximum height of five to seven stories for the newly-created Parcel 1 and a maximum height of five to 15 stories for the newly-created Parcel 2. It would also allow self-storage/warehouse, multi-family residential, motor vehicle storage, passive park uses, and an array of commercial, production, wholesale and repair uses by full-hearing SUP.

The rezoning and creation of the new CDD, if approved, would add language to the Zoning Ordinance, which requires the approval of a Text Amendment. This approval is being processed by the City as TA# 2018-0012. The text amendment would amend the CDD section of the Zoning Ordinance (Section 5-602) to add the table contained in Attachment #4 at the end of this report.

D. Zoning Tabulations

Table #1: Zoning Tabulations

Property Addresses:	880 & 890 South Pickett Street and 620 Burnside Place			
Total Site Area:	7.3 acres (317,957 SF)			
Zone:	Current: I / Industrial Proposed: CDD #26 / Coordinated Development District #26			
Current Use:	Office/Warehouse			
Proposed Use:	Self-Storage, interim Vehicle Storage, future Multifamily Residential, and Open Space			
	Proposed CDD#26 zone Permitted / Required	Proposed CDD Phase I		Proposed CDD Phase II
		Self-Storage Parcel 1	Parking Lot Parcel 2	Future Residential Parcel 2
<i>FAR</i>	2.5 max	0.81	None	1.49
<i>Height</i>	5-7 stories as noted in Eisenhower West SAP (Parcel 1)	68 feet (5 stories)		
	5-15 stories as noted in Eisenhower West SAP (Parcel 2)		None	175 feet (15 stories)
<i>Setbacks</i>	None, except for 50-foot special setback from centerline of South Pickett Street	2.6' (N) 50' to centerline (N) 44.5' (S) 2.0' (E) 2.6' (W)		
<i>Corner Vision Clearance</i>	Triangle with 75-foot sides as measured from intersecting street centerlines	NW Corner: 94-foot sides NE Corner: 84-foot sides		
<i>Open Space</i>	10% for non-residential* 30% for residential* = 7,767 SF for Phase I	11,313 SF on Parcel 1 + 22,372 SF on Parcel 2 + 157,157 SF on Parcel 3 = 190,842 SF		
<i>Parking</i>	40 spaces (self-storage) <u>5 spaces (commercial)</u> 45 spaces total	26 spaces**	109 spaces***	
<i>Loading Spaces</i>	13 spaces	2 spaces**		

* Open space may be located anywhere within the CDD Concept Plan area and meet requirements.

** Parking reduction SUP has been requested for both regular and loading spaces.

*** The 109 spaces at the interim parking lot would not satisfy parking requirements since they are temporary.

V. **STAFF ANALYSIS**

Staff supports the land use requests associated with the redevelopment of the project site into a self-storage facility and, in the future, a multifamily residential building. The revised proposal noted in this report is similar in many ways to the prior submission, but requests approval of a smaller building with refined architecture. The proposal continues to be consistent with the Eisenhower West Small Area Plan except as provided for in the requested Master Plan Amendment. It is also consistent with the City rezoning policy and approval standards in the Zoning Ordinance regarding site plans, Special Use Permits, and Coordinated Development Districts.

The proposal represents the first new redevelopment request in the Eisenhower West SAP since its adoption three years ago. The establishment of a new street grid and the dedication of land for public open space at this site are particularly notable elements of the project and represent the first step toward implementing the street network and the linear park known as the Backlick Run Greenway as envisioned in the Eisenhower West SAP. The applicant also proposes ground-level retail/commercial/PWR uses that will help to activate South Pickett Street.

A. ***Master Plan Amendment***

Consistency with Eisenhower West Small Area Plan

The proposed CDD Concept Plan and Phase I DSUP are consistent with many of the objectives in both the plan-wide and neighborhood-specific elements of the 2015 Eisenhower West Small Area Plan. The objectives from the Plan highlighted in this report include: open space, transportation & connectivity, environmental sustainability, affordable housing, and PWR uses. More specifically:

1. *Parks and Open Space* – The Plan seeks to provide residents with appropriate recreational opportunities by protecting existing parks, establishing an open space network in new development areas, and linking and expanding pedestrian/recreational trails in the area. The Plan contains several specific recommendations to meet these goals, one of which is the establishment of the Backlick Run Greenway, which would be a linear park along both sides of the Backlick Run stream on either side of South Van Dorn Street. The second specific recommendation is the introduction of “green connections” that would offer transitions to the Greenway. The current proposal would offer both plan elements. The applicant has agreed to dedicate land at the southern portion of the project site, known as Parcel 3, to the City for open space and public street purposes. The applicant has also agreed to provide a larger setback from Burnside Place for the self-storage building, in which trees and shrubs would be planted, to achieve a “green connection” between South Pickett Street and the proposed new open space.
2. *Transportation & Street Connectivity* – Important transportation-related goals in the Small Area Plan are the establishment of a network of new streets as part of redevelopment projects, the construction of two new north-south bridges, and an enhanced environment for pedestrians and bicyclists. In this case, the applicant has proposed three new streets that

form new development blocks like those recommended in the SAP. North-south Public Street A is proposed on the eastern side of the project site and a curved Public Street C, which is sometimes known as “Park Road,” is proposed approximately parallel to Backlick Run between Public Street A and the western property line adjacent to Fairfax County. An east-west private street is also proposed in the middle portion of the site and would function in some ways like an alley. A proposed bridge contemplated for the western side of South Van Dorn Street, known as the Farrington Connector, is still in early planning stages and potentially would be constructed many years in the future on either the eastern or western side of the project site. Sufficient width exists on either of these sides such that, when combined with other potential future land dedications, the proposal would not preclude a future bridge. Finally, the applicant is also improving the pedestrian and bicycle environment through the installation of new and expanded sidewalks, bike lanes, and an interim connection between South Pickett Street and the open space proposed on Parcel 3.

3. *Environmental Sustainability* – Three environmental sustainability goals in the Small Area Plan are the construction of high-efficiency buildings, the reduction of stormwater pollution, and the protection and stabilization of specific waterways, including Backlick Run. With regard to high-efficiency buildings, as mentioned later in this report, staff has recommended in standard condition language that the applicant meet the City’s Green Building Policy recommendation of non-residential projects meeting LEED Silver certification, or equivalent. The applicant has also worked collaboratively with City staff to achieve a stormwater mitigation plan that would accomplish the Plan’s goal of reduced stormwater runoff. The proposal would eliminate the large surface parking area immediately adjacent to Backlick Run and would be replaced by new native plantings that reduce stormwater runoff by reducing impervious surface area and returning it to a natural state. The removal of the surface parking area, which is partially located within the 100-foot RPA buffer of Backlick Run, meets a specific goal of removing encroachments within RPAs. The reduction of impervious area within RPAs is also a specific goal identified in the Plan related to the protection of waterways. Finally, the applicant has also agreed to the removal of invasive species and installation of new plantings along the Backlick Run to restore the RPA.

Overall, the project provides for the removal of over 1.5 acres of impervious area and one acre of managed turf from the RPA which will be returned to a natural, forested state. This change in land cover provides pollution removals far exceeding the minimum stormwater requirements.

4. *Affordable Housing* – The Eisenhower West SAP has identified several affordable housing-related goals, including the provision of new housing opportunities and voluntary contributions to the Affordable Housing Trust Fund. As described in greater detail later in this report, the applicant proposes to provide a voluntary contribution as part of the currently-requested DSUP for the self-storage building and a significant number of on-site units in the future as part of the DSUP for the multifamily residential building anticipated in Phase II of the CDD Concept Plan.

5. *Production/Wholesale/Repair (“PWR”) Uses* – A Plan goal specific to Neighborhood #1 is the establishment of production/wholesale/repair uses in the area. Such uses are defined on Page 32 of the plan as “a wide variety of businesses that are traditionally located in light-industrial or warehouse-type spaces... and include light industrial uses, spaces for start-up companies, technology companies, innovation and “maker” businesses... also includ[ing] pet services, catering/food services, sports facilities, and contractor offices.” Such uses are further described in the Plan as being important sources of employment that are appropriate in light industrial and warehouse-type areas. The inclusion of these uses meets the recommendation of the plan and would help to activate South Pickett Street.

Amendments to Eisenhower West SAP

The proposal meets many of the goals and objectives of the Eisenhower West Small Area Plan, such as the implementation of the planned street network, dedication of the open space for Backlick Run, and urban scale buildings. The Eisenhower West Small Area Plan envisions Production Wholesale and Repair “PWR” uses for this site and others within the Van Dorn Innovation District. PWR uses provide an important source of employment and activity for the neighborhood while bringing a level of activity that contributes to the urban environment envisioned by the Eisenhower West Small Area Plan. The Plan also states PWR uses can be integrated vertically (for example, the ground floor of a residential building) or horizontally (for example, a flex building adjacent to a residential building).

The Eisenhower West Small Area Plan is clear regarding the intent of PWR uses, their location and role within the Plan and the neighborhood. However, staff believes the Plan did not intend for storage/warehouse uses to be included among those within the PWR definition but does not make that clear in the written text. Therefore, staff is recommending two amendments to the Eisenhower West Small Area Plan: amending the land use map for this site to allow self-storage use for the site and revising the definition of production/wholesale/repair on page 32 of the Plan to exclude storage/warehouse uses.

1. *Amending the Land Use Map*

The Plan designates this site as a location for residential with retail and production, wholesale and repair (PWR) uses. Staff recommends amending the land use map to include self-storage use on the site. Staff is not opposed to this amendment because of the various other Plan elements achieved, as stated previously. However, staff recommends that the definition of Production, Warehouse, Repair within the Plan be amended to exclude storage/warehouse for future sites.

2. *Proposed Revised Definition of Production, Wholesale, Repair (“PWR”) Uses*

Staff recommends that the definition of PWR uses be clarified as follows: “Production, Wholesale, Repair (PWR) is a term that covers a wide variety of businesses that are traditionally located in light-industrial or warehouse-type spaces, **excluding storage/warehouse uses**], because of the low cost of leasing compared with prominent retail locations. These businesses are an important source of employment and include light industrial uses, spaces for start-up companies, technology companies, innovation and

“maker” businesses. Examples also include pet services, catering/food services, sports facilities, and contractor offices. These businesses sometimes have a showroom or retail component.”

B. Rezoning

Staff supports the proposed project and its rezoning component because they are consistent with the overall intent and goals of the Eisenhower West Small Area Plan. The Plan specifically recommends the use of CDD zoning as one tool for achieving its other recommendations (EWSAP Page 101). The rezoning to a CDD also allows flexibility for required open space to be provided at any location in the project site, rather than by individual blocks, which has in turn supported the creation of open space on the southern edge of the project site as recommended in the Plan. As mentioned previously, the CDD zoning would facilitate the establishment of new streets, the dedication of the first and a geographically important parcel for the Backlick Run Greenway, the future construction of a new multifamily residential use and the establishment of new production/wholesale/repair, or “maker” space.

C. CDD Concept Plan Standards

Staff supports the proposed CDD Concept Plan request. It finds that the site is consistent with the standard that it be “*of such size or... so situated as to have significant development related impacts on the City as a whole or a major portion thereof and in order to promote development consistent with the Master Plan*” (Section 5-601). The establishment of a new street network in this midblock location has the potential to set the standard for other new streets on adjacent properties, thereby fulfilling the vision of the Eisenhower West Small Area Plan. In addition, the dedication of open space in this specific location, given its boundary with Fairfax County to the west and its position along the bend of Backlick Run, is critical in establishing the continuous Backlick Run Greenway envisioned in the Plan. The proposal is also consistent with the six specific standards for CDD Concept Plan approval contained in Section 5-604 of the Zoning Ordinance as detailed in Attachment #5.

D. CDD Concept Plan Design

The general design of the CDD Concept Plan represents good urban planning practice and is consistent with the Eisenhower West SAP. The Concept Plan introduces one new north-south street, one new east-west street, and a curved road on the southern edge which parallels the bend of Backlick Run at this location. The new north-south street, Public Street A, would be a half-street with a 33-foot right-of-way and available for one-way traffic only until such time that the adjacent property may redevelop. The new private east-west street would have two 11-foot travel lanes and is intended to serve, practically speaking, as a two-way alley. The curved road, sometimes referred to as “Park Road” and officially labeled “Public Street C” in the Concept Plan, would have a right-of-way width of 38 feet, not including a potential combination sidewalk/bicycle trail immediately adjacent on Parcel 3. The street would frame the open space to the south and ensure it continues to function, practically speaking, as public open space.

These streets are located approximately as recommended for new streets in the plan. The Concept Plan would also not preclude two potential routes of the “Farrington Connector” bridge, which is a long-term goal of the Eisenhower West SAP. The adding of the new streets at the site also divides the property into smaller blocks, which are pedestrian-friendly and present an alternative to the suburban-style development that predominates in the area.

Staff also supports the arrangement of the uses at the site as depicted in the CDD Concept Plan. Early in its conversations with the applicant, staff discussed which use would be best located on the northern portion of the site, closest to South Pickett Street, and which would be best located to in the central/southern portion. The applicant shared with staff its strong preference for locating the self-storage use to the north to leverage the enhanced visibility of adjacency to South Pickett Street. At the same time, staff believes that residential uses are best suited for the rear portion of the project site, given its proximity to the stream and the proposed public open space, and once the new Public Street C is constructed.

E. CDD Text Amendment

In connection with its support for the CDD Concept Plan and rezoning requests, staff has drafted regulations for the new CDD#26 zone that, if approved, would be incorporated into the Zoning Ordinance as a text amendment. As shown in Attachment #4 to this staff report, development regulations and allowable uses have been incorporated into a CDD table like other CDD approvals.

Development Regulations

Staff has recommended development regulations in the new CDD#26 regarding maximum building height, minimum open space, and maximum FAR. The maximum building height allowed in CDD#26 would be five to seven stories for Parcel 1 and five to 15 stories for Parcel 2. The proposed open space requirement is 10% for majority non-residential uses, all of which must be ground-level open space, and 30% for majority residential uses. For residential uses, half of the 30% requirement must be ground-level open space and the remaining half may be achieved using above-grade options. Although the SAP does not recommend a maximum FAR for this site or others in the Plan area, staff has proposed a maximum 2.5 FAR in CDD#26. While higher than the maximum 0.85 FAR (without an SUP) and 1.25 FAR (with an SUP) allowed at the site today under the I zone, a higher density at this site is supportable given the increased density recommended in the Eisenhower West SAP.

Several additional development-related provisions have been incorporated into the CDD#26 language. The zone would have no yard requirements, although buildings would still need to comply, as applicable, with the special setbacks listed in Section 7-1000 of the Zoning Ordinance. The zone transition setbacks listed in Section 7-900 and the height-to-setback ratio required in Section 6-403(A) would specifically not apply in this zone, the latter provision recommended for removal given that it results in buildings located farther away from the street than may be advisable for creating good urban design with safe and active pedestrian streetscapes.

Allowable Uses

Staff has included a list of allowable uses in the CDD#26 table. Similar to other CDDs, all of the listed uses require approval of full-hearing Special Use Permits. Rather than using a broad grouping of uses, such as “residential” or “mixed-use,” staff has recommended an array of discrete uses as they are listed in other zones in the Zoning Ordinance. The list of uses includes self-storage/warehouse, multifamily residential, motor vehicle parking/storage, passive park uses, retail shopping establishment, and several other common, popular commercial uses that staff has deemed to be reasonable and compatible with the overall project, including personal service establishment, restaurants and outdoor dining, and health and athletic club. As recommended in the Eisenhower West SAP, staff has also included several uses from the Zoning Ordinance that would be consistent with “maker” spaces or production/wholesale/repair, such as: catering, glass shop, light assembly and crafts, wholesale, printing and publishing facilities, machine shop, and manufacturing.

F. Site & Building Design

Site Layout

Staff has worked with the applicant from the beginning of the project to achieve an improved site layout as discussed previously. Density has been clustered on the northern and central portions of the overall project site to allow for the open space on the southern portion of the site, the latter of which is recommended in the Eisenhower West SAP. The buildings were reoriented early in the review process to be parallel to South Pickett Street and to allow for new streets.

At the self-storage site specifically, the structure has been designed with relatively narrow setbacks in order to achieve a more urban-style site layout. The 15 to 18-foot setback along South Pickett Street would provide a somewhat wider pedestrian area at the front of the building near the future retail/commercial/PWR uses. The building would also now meet the special setback requirement from the centerline of this street. The 13 to 16-foot setback along the western side of the property would provide increased green space in which trees and other plantings would be located to eventually visually connect South Pickett Street to the future open space along Backlick Run. The new parking arrangement compared to the previous proposal eliminates two curb cuts and locates the parking behind the building, off what is now a private street/alley.

Self-Storage Building

The area immediately surrounding the project site contains primarily light industrial buildings, some of which are clad in brick, that were built in the 1960s. Lacking a singular neighborhood design, the site presented an opportunity for the construction of a new building with some modern design components. Staff worked collaboratively with the applicant to achieve a design in the original preliminary DSUP submission that included a contemporary style while featuring high-quality materials, including the extensive use of brick, glass and metal paneling. Architectural revisions were subsequently discussed prior to and during the December 2018 Planning Commission hearing. The current design incorporates those ideas and the recommendations of the Commission from its December 2018 discussion. The evolution of the building’s architecture is evident in Figures 2-A and 2-B on the following page, which depict the current proposal and the Preliminary DSUP submission in late summer 2018, respectively.

Figure #2-A: Front Elevation – Current Proposal



Figure #2-B: Front Elevation – Previous Proposal (Preliminary Submission)



The building façade in the current design continues to feature a three-tiered design. A continuous band of spandrel glass windows is proposed along the top of each façade. The middle portion of the building, making up a majority of each façade, is clad in horizontal metal panels of varying widths which are separated by thin metal bands. Each façade includes at least one, and in some cases two, projections containing wider metal panels in a contrasting color. On the South Pickett Street side of the building, the projection is a central façade feature and includes two large spandrel glass windows. The base of the building features brick on all four sides and is punctuated by glass storefronts with metal canopies on the South Pickett Street side and at the two northern corners of the building. These corners, facing South Pickett, are also projected slightly outward on both sides and create a tower-like expression. Each of these tower-like features contain several stories of glass windows, behind which several faux storage unit doors have been placed. Each feature is wrapped in the same brick used along the ground-level of the building.

Staff supports the applicant's proposed building design and its use of high-quality materials. The establishment of the front building wall close to South Pickett Street and its use of a three-part design continues to provide a complementary streetwall. The inclusion of retail uses and their glass storefronts, the construction of wider sidewalks, and the installation of street trees would further activate the street and provide a quality pedestrian experience. The refinements that have been incorporated into the current design, such as use of the same brick around the storefronts and the tower features and the reintroduction of spandrel windows on the front projection, are positive changes. The new design also replaces the parking tunnel entrance with an office for the self-storage facility, resulting in a more continuous storefront experience along the street.

Interim Parking Lot

The design of the proposed 109-space interim parking lot on Parcel 2 is also acceptable to staff. It would be appropriately surfaced, surrounded by fencing and adequate landscaping (as enhanced in recommended condition language) and would contain one entrance in and out of the lot on The private street, which would be gate-controlled. Landscaped traffic islands would be provided at intervals recommended in the Alexandria Landscape Guidelines. Staff has also recommended that the applicant install a few additional trees, which can be easily achieved, in order to meet the 25% crown coverage requirement for Parcel 2.

G. Special Use Permit Requests

Self-Storage Use

The first Special Use Permit (SUP) component of the applicant's Development Special Use Permit (DSUP) request is to allow the self-storage use, given that it would be a special use within the newly-created CDD#26. Staff believes that the use is acceptable at this site as proposed. Self-storage/warehouse uses, which are permitted without SUP approval within the I / Industrial zone currently existing at the project site, generally present low potential for impacts on the surrounding community. Although sometimes considered light industrial uses, they are low-noise, involve no special equipment, and are typically located entirely within enclosed buildings.

Interim Parking Lot Use

The second SUP component of the applicant's DSUP submission is the interim parking lot proposal (for vehicle parking/storage above 20 vehicles). It is also an acceptable use on an interim basis as proposed by the applicant. The use is generally quiet and low-intensity. Although stand-alone parking lots can create aesthetic concerns in some instances, the applicant proposes enhancements such as fencing, a gate, and landscaping. Ultimately, staff believes that the parking lot is a reasonable request subject to the 15-year expiration date recommended in this report.

Parking Reduction

Twenty-six off-street spaces and two loading spaces, accessible directly from the public alley, are proposed behind the self-storage building. The self-storage use is required to provide a total of 40 off-street parking spaces and the ground-level commercial/PWR uses are required to provide up to an additional five spaces, for a total of 45. The self-storage use is also required to provide a total of 13 loading spaces. The applicant has requested approval of a 11-space parking reduction to satisfy the loading space requirement for the self-storage facility and a 19-space parking reduction to satisfy the non-loading space parking requirement for the uses.

Staff supports the parking reduction proposal, finding that the recent changes to the proposal have actually lowered the number of parking spaces in the parking reduction SUP request. The parking requirement for the self-storage use, at one space for each 7,000 square feet of floor area, was not adjusted as part of the recent text amendment to right-size commercial parking requirements. The loading space requirement of one space for each 20,000 square feet of floor area also has not changed for many years. A parking reduction was also approved at the other self-storage use approved in recent years: the EZ Storage facility on Wheeler Avenue.

For comparison purposes, staff asked the applicant provide parking information for its other self-storage sites in the Washington, DC metropolitan area. The parking ratios, excluding the one site not providing any off-street parking, range from 8,000 to 20,000 square feet for each parking space, with an average of just under 13,000 square feet for each parking space. The same figure in the applicant's current proposal, at approximately 12,100 square feet for each parking space, is slightly lower than the average. With regard to loading spaces, only one-third of the 15 sites surveyed had any loading spaces at all. Of those with spaces, the amount ranged from two to nine spaces. Staff therefore believes that the applicant's parking proposal is reasonable since it is located within the range of standard and loading spaces found at other facilities in the area. In addition, although the 109-space interim parking lot proposed for Parcel 2 immediately south of the self-storage building does not officially count toward parking requirements, it may help practically speaking and temporarily, in the unlikely event that any parking issues arise.

Transportation Management Plan (TMP)

Section 11-700 of the Zoning Ordinance requires the applicant to participate in a Transportation Management Plan (TMP) to encourage modes of transportation other than the single occupancy vehicle (SOV). The SOV trip reduction goal for the site is 40 percent. To support such a goal, the applicant would be required to contribute to the TMP according to the annual rates required in the Zoning Ordinance, which began at a March 2014 base rate of \$0.086 per square foot of industrial/warehouse and has escalated annually.

As a self-storage facility, the current DSUP request meets the Tier 1 TMP threshold. In Tier 1, the applicant is only required participate in the Citywide TMP program. Although technically applied for under a separate TMP SUP (SUP#2018-0077), Transportation Management Plan conditions have been included as part of the DSUP conditions in Section X of this report.

SUP Approval Criteria

Section 11-500 of the Zoning Ordinance gives authority to City Council to approve Special Use Permits (SUPs) and requires that said approvals:

1. *Will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use;*
2. *Will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood; and*
3. *Will substantially conform to the Master Plan of the City.*

Staff supports the SUPs included in this request and finds that they each meet the approval criteria listed above as described in greater detail below.

1. The requested Special Use Permits would have no adverse effect on the health or safety of people living or working in the neighborhood. As described previously, the self-storage and interim parking lot uses present a low potential for impacts on the surrounding area. Adequate provisions for on-site parking are proposed here despite the request for a parking reduction. The Transportation Management Plan would require the applicant to coordinate parking management and transit activities with the Citywide TMP to encourage greater

efficiency and will ensure the careful monitoring of on-site parking to encourage a reduction of single-occupancy vehicle trips. A Tier 1 TMP would not affect the health or safety of the neighborhood.

2. The requested Special Use Permits would not be detrimental to the public welfare or injurious to property or improvements in the neighborhood. Staff believes that the self-storage and interim parking lot uses in Phase I of the development would not have significant impacts. Even though the provision of parking at the site does not meet technical zoning requirements, it is nonetheless acceptable and is near the average number of spaces provided at the applicant's other self-storage facilities in the region. The requested TMP would encourage strategic investments to reduce single occupancy vehicle trips and encourage shared transportation options. As more individuals participate in alternative forms of transportation, a resulting overall reduction in vehicular congestion would benefit the surrounding community
3. The applicant has requested approval for a Master Plan Amendment for the project site's land use designation in the Eisenhower West SAP. The specific requests for a parking reduction and a TMP are not directly addressed in the Plan. Overall, the proposal would substantially conform to the SAP as noted elsewhere in this report.

H. Modification

Staff supports the request for the modification of the tree crown coverage requirement (from 25% to 8%) on Parcel 1. It finds that the proposal meets the three criteria for modifications pursuant listed in Section 11-416 as described below.

1. *Such modifications are necessary or desirable to good site development.*

When coupled with an off-site contribution for trees as staff recommends in condition language of this report, the modification of the tree crown coverage requirement from 25% to 8% ultimately is desirable here. The modification supports the dedication of the southern portion of land closest to Backlick Run to the City as consolidated open space by allowing current and future redevelopment to be clustered on smaller lots in the northern and central portions of the site. Without the modification, those lots would need to be larger to accommodate the full tree crown coverage requirement, and consequently the size of the public open space to the south would be negatively impacted.

2. *Specific and identified features of the site design make up for those impacts otherwise protected by the regulations for which modification is sought.*

The applicant has agreed to provide over \$4,000 to the City toward the planting of off-site trees, potentially near Backlick Run or another location in the vicinity. It should also be noted that the applicant also proposes to remove existing asphalt on Parcel 3 and install native plantings in this area and along the bank of Backlick Run. Although proposed in order to meet stormwater requirements and not counting toward the tree crown coverage requirement for Parcel 1, the installation of new trees and other plantings at the southern portion of the project site would further mitigate the requested modification as a practical matter.

3. *Such modifications will not be detrimental to neighboring property or to the public health, safety and welfare.*

The tree crown coverage modification would not be detrimental given the agreement to provide a cash contribution toward the installation of an equal number of off-site trees in the area.

I. Open Space

As shown in Table #2 on the following page, the applicant's open space plan for the Phase I development is significant. The first part includes 11,313 square feet of ground-level open space on the self-storage site itself (Parcel 1). The second element is 22,372 square feet of ground-level open space around the interim parking lot. The third and most important element is the dedication of 157,157 square feet of land of ground-level open space on Parcel 3. When the proposed open space on Parcel 3 is added to the open space provided on Parcels 1 and 2, as the language of CDD#26 permits, Phase I of the project provides over 190,000 square feet of ground-level open space. The high amount of open space is particularly welcome here given that little open space exists within the immediate area. As mentioned previously, the Eisenhower West SAP recommends public open space in this location as part of the Backlick Run Greenway.

It should be noted that the above discussion only concerns open space in the current DSUP proposal for Phase I. These figures would likely be reduced on Parcel 2 in the future at such time that a multifamily residential building is proposed. Land would also be taken from Parcel 3 for the construction of Future Street C. Given that the self-storage use satisfies its requirement on Parcel 1, that the amount of open space on Parcel 3 is so large, and that open space is calculated across the entire CDD rather than only on individual properties, staff does not foresee any difficulties for the multifamily building in meeting open space requirements.

*Table #2: Phase I Ground-Level Open Space Analysis**

	Parcel 1 (Self-Storage)	Parcel 2 (Interim Parking Lot)	Parcel 3 (Open Space)	Total Site
Open Space Required	7,767 SF	None**	None**	7,767 SF
Private Open Space Provided	2,278 SF (20%)	22,372 SF (100%)	None	24,650 SF (13%)
Public Open Space Provided	9,035 SF (80%)	None	157,157 SF (100%)	166,192 SF (87%)
Total Open Space Provided	11,313 SF	22,387 SF	157,157 SF	190,842 SF

* All open space in Phase I of the CDD/DSUP is ground-level

**No open space requirement given that no buildings are proposed in Phase I on either lot.

J. Pedestrian & Streetscape Improvements

The applicant's DSUP proposal would improve the pedestrian experience in this vicinity compared to existing conditions. Today the only pedestrian-related improvements are narrow concrete sidewalks located near the South Pickett Street and Burnside Place curbs. In the current proposal for the South Pickett Street frontage, the applicant has agreed to provide a 19.5 to 22.5-foot wide sidewalk, with a six-foot landscape strip that includes new street trees and street lights. Similar streetscape treatments, with sidewalks varying from eight to 10.5 feet, would be provided along the eastern and western frontages of Parcel 1. The widths proposed are generally consistent with the public streetscapes recommended in the Eisenhower West SAP. The applicant also proposes a 7.5-foot wide sidewalk along the rear of the building adjacent to the parking spaces.

Streetscape improvements around Parcel 2 are limited in the current DSUP request given that the proposed surface parking lot would be a temporary use. Permanent sidewalks and other streetscape elements would be provided around Parcel 2 at the time that the multifamily residential is proposed, which would also coincide with the dedication and construction of the streets adjacent to Parcel 2 not already dedicated with the self-storage building. However, one improvement adjacent to Parcel 2 that would be provided in connection with the current Phase I DSUP request is the construction of interim trail connections on either side of Parcel 2, from the private street down to the boundary of Parcel 3. The purpose of the interim trail is to allow access to the open space on Parcel 3 in the event that it is open to the public prior to the construction of the future multifamily residential building.

K. Traffic

The proposal for a self-storage facility and interim parking lot are not anticipated to present any negative traffic impacts. The Phase I development will reduce AM peak hour trips by 26 and increase PM peak hour trips by 12 compared to the existing land use. This small increase in the PM will not create any traffic issues. It should also be noted that this section of South Pickett Street also has very little traffic because many of the abutting properties are commercial/warehouse uses with negligible traffic generation rates.

L. Floodplain

Irregularly-shaped portions of the project site, including those on Parcel 1, are located in the City's 100-year floodplain and will be subject to the terms of the City's Floodplain Ordinance. The applicant has indicated that it intends to raise portions of the self-storage site by small amounts (likely six to 18 inches) in order to meet Ordinance provisions. The applicant also has the option of providing floodproofing measures instead of raising grade at the site as provided for in the Ordinance and memorialized in the DSUP conditions. The applicant also understands that it may need to pursue a floodplain remapping process for the future multifamily residential building on Parcel 2 given that different standards apply for that use.

M. Affordable Housing

The applicant is applying a tiered approach to the application's affordable housing contribution. For Phase I of the CDD Concept Plan (the self-storage facility), the applicant is providing a voluntary monetary contribution of \$527,100 to the Housing Trust Fund. This contribution is consistent with the "Developer Housing Contribution Work Group Report" accepted by the Alexandria City Council on December 14, 2013 (and adjusted to 2018 dollars) and supports the implementation of the City's Housing Master Plan goals.

The applicant has agreed to provide a significant affordable housing contribution for Phase II of the CDD Concept Plan in the form of on-site affordable units equal to ten percent of the total residential units constructed in the proposed multifamily building. The provision of affordable housing is consistent with the Housing Master Plan's recommendation to focus affordable housing efforts in areas near transit and with the greatest potential for increased density and mixed-use development as well as the HMP's recommendation that developer contributions take into account that affordable housing is on the City's highest priorities in the event of a rezoning in which additional density is being requested (as is the case with this application).

If the proposed multifamily building develops as a rental community, the rents (as adjusted for utilities) of the affordable units will be affordable to households with incomes at 60% of the area median income (AMI) (equivalent to \$49,260-\$70,320 in 2018 for a household with one to four members) as well as to eligible households with Housing Choice (Section 8) vouchers. If the project develops as a condominium, the for-sale prices will be affordable at 80% AMI (equivalent to \$65,680-\$96,760 in 2018 for a household with one to four members). The units would remain affordable for a 40-year period.

The applicant would be required to submit an affordable housing plan for review as part of the DSUP for Phase II of the CDD Concept Plan.

N. Consistency with Other City Policies

Eisenhower West – Landmark/Van Dorn Developer Contribution

The Eisenhower West Small Area Plan and the Landmark/Van Dorn Corridor Plan both recommend infrastructure and open space improvements to serve existing and future residents, workers, and visitors, and to transform the area into a more walkable, connected, transit-oriented series of neighborhoods. A developer contribution policy is recommended in these plans to assist in funding necessary infrastructure improvements and to mitigate the impact of new development. Staff has proposed a specific policy for these small area plans that was approved by City Council at its November 2018 public hearing. All future projects would be subject to the Policy, which in most cases would require a specific monetary contribution to be administered during the DSUP process.

The policy provides an exemption for the current DSUP request due to this project being deemed complete prior to the draft policy being fully developed and discussed with the community. However, the second phase of the CDD Concept Plan, in which a multifamily residential building

would be built on Parcel 2, would be subject to the monetary contribution required by the policy at the time it obtains DSUP approval in the future.

Green Building Policy

The applicant proposes to comply with the City's Green Building Policy, adopted in April 2009, for the new construction of the self-storage building. The Policy has established that newly constructed residential buildings should achieve Certification in Leadership in Energy and Environmental Design (LEED) and that non-residential buildings should achieve LEED Silver Certification from the United States Green Building Council (USGBC), or equivalent.

Public Art

The City's Public Art Policy, adopted on December 13, 2014, established a requirement from new development projects within the City to provide new public art and encourage the growth of public art in the community. The contribution may be fulfilled by providing on-site public art or as a monetary contribution to a fund to further the City's public art efforts in the surrounding community. Staff has discussed with the applicant the possibility of satisfying the requirement for the self-storage building by providing public art on the building facades along Burnside Place, Public Street A, and/or the private street. If the applicant elects for a monetary contribution instead of on-site public art, the policy requires a monetary contribution of \$0.30 per gross square foot of development, with a maximum contribution requirement of \$75,000 per building. Staff will continue to work with the applicant through the Final Site Plan process for the self-storage building to finalize the public art contribution.

VI. COMMUNITY

The applicant notified civic associations in the area about the project via regular mail and email for both the original and revised proposals. They held an open house-style community meeting on October 9, 2018 and presented the project to the Eisenhower West/Landmark-Van Dorn Implementation Advisory Group on October 10. Concerns expressed at the first meeting included the request for a Master Plan Amendment so soon after the adoption of the Small Area Plan and whether the major uses on the site could be flipped such that self-storage facility could be located on the central portion of the property and the future multifamily residential building would be located on the northern portion closest to South Pickett Street.

Similar concerns, as well as opposition to the project, were expressed at the October 10 Eisenhower West/Landmark-Van Dorn Implementation Advisory Group meeting. Perhaps the most frequent comment at that meeting was disappointment that the applicant had not reached out to community groups, neighbors, and the Advisory Group earlier in the process. The applicant subsequently agreed to postpone the project from the November 2018 docket to the December 2018 docket in order to conduct additional community outreach and potentially address matters that had arisen. The applicant subsequently presented the project to the Cameron Station Civic Association on November 7 and the West End Coalition on November 10. They discussed the project with immediate neighbors, including at a City-hosted meeting on November 14. They also held an additional community meeting on November 19 to discuss the project.

More broadly, concern and/or opposition emerged from some community members regarding certain aspects of the project, such as the self-storage use itself and the layout and the architectural design of the new self-storage building. The suggestion was again made that the applicant could flip the proposed uses at the site. The applicant has not agreed to switch the location of the two buildings but did agree to revised façade designs consistent with staff's December 3rd memorandum to the Planning Commission. Those revisions have been incorporated into the current request discussed in this report.

The applicant continued its outreach efforts following the December 4th Planning Commission hearing for its revised proposal. It held two general community meetings, one on January 31, 2019 and another on February 11th. No community members appeared at either of these two meetings. The applicant also met with the Cameron Station Civic Association on February 6th to discuss the project. Among the matters discussed at this meeting were the appropriateness of the self-storage use and the desire for the locations of self-storage building and the multifamily residential building to be flipped. These three meetings are consistent with the additional community outreach that the Planning Commission recommended in amended condition language at the December 4th public hearing.

A summary of community meetings from both before and after the December 3rd Planning Commission can be found in Table #3 below.

Table #3: Community Meetings

Date	Meeting
10/9/2018	Open House
10/10/2018	Eisenhower West/Landmark-Van Dorn Implementation Advisory Group
11/7/2018	Cameron Station Civic Association
11/10/2018	West End Coalition
11/14/2018	City-sponsored Neighbor Meeting
11/19/2018	Open House
1/31/2019	Open House
2/6/2019	Cameron Station Civic Association
2/11/2019	Open House

VII. CONCLUSION

Staff recommends approval of the Master Plan Amendment, the rezoning, the text amendment, the CDD Concept Plan, the Development Special Use Permit with modifications, and the Special Use Permits, subject to compliance with all applicable codes and the following staff recommendations.

Staff: Robert Kerns, AICP, Division Chief, Development;
Maya Contreras, Principal Planner; and
Nathan Randall, Urban Planner III

VIII. GRAPHICS

Northern Elevation (South Pickett Street)



Southern Elevation



Northern & Western Elevations (Corner of South Pickett and Burnside Place)



Northern and Eastern Elevations (Corner of South Pickett and Public Street A)



CDD Phase I



CDD Phase II



ATTACHMENTS BEGINNING ON PAGE 77:
(AFTER CDD AND DSUP CONDITIONS)

1. Master Plan Amendment Resolution
2. Master Plan Amendment Revised Map
3. Master Plan Amendment Revised Map
4. CDD#26 Zoning Table
5. CDD Concept Plan Approval Standards

IX. STAFF RECOMMENDATIONS – CDD

A. GENERAL

1. The Applicant shall comply with the Coordinated Development District (CDD) Concept Plan, dated January 30, 2019 and with the zoning requirements of CDD #26. (P&Z)
2. The conditions of this approval are binding upon the Applicant, its successors and/or assigns. (P&Z)
3. Within the conditions for CDD#2018-0005 and DSUP#2018-0006, the following definitions shall apply:
 - a. “Parcel 1” is the northern-most property at the project site, as it would be configured in the future, and is the site of the intended self-storage facility.
 - b. “Parcel 2” is the central property at the project site, as it would be configured in the future, and is the site of the interim surface parking lot and future multifamily residential building.
 - c. “Parcel 3” is the southern/southwestern-most property at the project site, as it would be configured in the future, that would be dedicated to the City for future public street and open space purposes.
 - d. “Public Street A” is a future public street located on the eastern edge of the project site. It is intended to function as a one-way street with only half of its total planned width, with the remaining half potentially being requested on adjacent property in the future.
 - e. “The private street” is a future private street located between the proposed Parcel 1 (self-storage building) and Parcel 2 (interim parking lot/future residential) and which connects Burnside Place and Public Street A.
 - f. Public Street “C” is a future public street located along the southern portion of the project site approximately parallel to Backlick Run.
 - g. Phase I of the CDD Concept Plan includes both Phase I-A and Phase I-B as depicted on the CDD Concept Plan. (P&Z)
4. At least 120 days prior to submitting a preliminary DSUP application, unless otherwise waived by the Director of P&Z, the Applicant shall submit a conceptual DSUP for review by the City for each block(s), building(s) and/or open spaces(s) within the CDP area. (P&Z)
5. Notwithstanding any contrary provisions in the Zoning Ordinance, the CDD Concept Design Plan (CDD#2018-0005 or any revisions thereof), shall remain valid for 15 years from approval. (P&Z)
6. The Directors of T&ES, RP&CA and P&Z may require that infrastructure, open space, land uses and other matters adjacent to the subject site deemed necessary to review a preliminary DSUP application also be shown in the application. (P&Z) (T&ES)

7. The Applicant(s) shall coordinate, to the extent necessary, with all future property owners and Applicant(s) within CDD #26 on the design of streets, parks-open spaces, sewer systems and other related infrastructure and construction. (P&Z) (T&ES) (RP&CA)
8. If a dedication required herein results in a use, lot, or structure being no longer in conformity with applicable zoning requirements, such lot or structure shall be treated as noncomplying. (P&Z) (T&ES)

B. CDD CONCEPT PLAN

9. The Applicant shall submit a revised CDD Concept Plan for administrative review and approval by the Director of Planning & Zoning within 120 days from City Council approval of the CDD Concept Plan. The CDD Concept Plan shall be revised to meet all applicable conditions of this approval. (P&Z) (T&ES)
10. As part of the revised CDD Concept Plan submission, correct the “overall FAR” calculations in the CDD Concept Plan to include land being dedicated for public street purposes, consistent with Zoning Ordinance provisions. (P&Z)
11. For Parcel 3 only, the following items may be depicted on a revised CDD Concept Plan submitted to the Director of Planning & Zoning for administrative review and approval at any time prior to their construction on Parcel 3: sidewalks, recreational trails, bike lanes, fitness equipment, playground equipment, or other features approved by the Directors of T&ES, P&Z and RPCA. (P&Z)(RP&CA)
12. Provide public access easements for all sidewalk areas between the ROW line and the face of buildings. (P&Z) (T&ES)

C. INFRASTRUCTURE & PHASING

13. Prior to the release of the Final DSUP for Phase I, the Applicant shall submit the easement plats, deeds, and any other necessary documentation to dedicate to the City, or as otherwise directed by the City in fee simple or by easement, the following:
 - a. Dedication of rights-of way for a portion of Public Street A as depicted on Phase I of the CDD Concept Plan;
 - b. Dedication of the area identified as Parcel 3 on Phase I of the CDD Concept Plan. This area, except for land needed for public streets as shown on the CDD Concept Plan, remains allowable to count towards the requirements for open space; and
 - c. All required easements for the Phase I DSUP, including but not limited to public access easements and emergency vehicle easements (EVE). (P&Z) (T&ES)
14. The minimum width of land to be dedicated to the City as public right-of-way along the eastern side of the CDD Concept Plan area for the portion of Public Street A depicted on

Phase I of the CDD Concept Plan shall be 33 feet unless otherwise requested by the Directors of Planning & Zoning and Transportation & Environmental Services. The dedication shall be recorded prior to release of the Final Site Plan for the Phase I DSUP. (P&Z)(T&ES)

15. At any time prior to the release of the Final DSUP for Phase II, the property owner of Parcel 2 shall dedicate the following areas to the City as public rights-of-way:
 - a. Dedication of land for the continuation of Public Street A from its temporary terminus at the private street to Public Street C as depicted on Phase II of the CDD Concept Plan;
 - b. Dedication of land to achieve the full width of the right-of-way for Public Street C as depicted on Phase II of the CDD Concept Plan;
 - c. All required easements that may be depicted on the Phase II DSUP, including but not limited to public access easements and emergency vehicle easements (EVE). (P&Z) (T&ES)
16. At any time prior to the release of the Final DSUP for Phase II, the property owner of Parcel 3 shall dedicate the following areas as public rights-of-way from Parcel 3:
 - a. Dedication of land for Public Street C in its entirety, as depicted on Phase II of the CDD Concept Plan;
 - b. Dedication of land for the continuation of Burnside Place from its current terminus to Public Street C as depicted on Phase II of the CDD Concept Plan;
 - c. All required easements depicted on the Phase II DSUP, including but not limited to public access easements and emergency vehicle easements (EVE). (P&Z) (T&ES)
17. The amount of land required to be dedicated as public right-of-way from Parcels 2 and Parcel 3 in Conditions #15 and #16 shall be the amount necessary to achieve the following minimum right-of-way widths, notwithstanding their depiction on Phase II of the CDD Concept Plan, unless otherwise requested by the Directors of Planning & Zoning and Transportation & Environmental Services:
 - a. 33 feet on the eastern side of the CDD Concept Plan area for the continuation of Public Street A to Public Street C as depicted on Phase II of the CDD Concept Plan;
 - b. 38 feet in the central and southern portions of the CDD Concept Plan area for Public Street C as depicted on Phase II of the CDD Concept Plan; and
 - c. 66 feet in the southern portion of the CDD Concept Plan area for the continuation of Burnside Place to Public Street C as depicted on Phase II of the CDD Concept Plan. (P&Z)(T&ES)
18. Where a public access easement is provided for open space, plazas, streets, and/or sidewalks, the easement(s) shall be a perpetual public access easement for vehicles and/or pedestrians. (P&Z) (T&ES) (RP&CA)

19. Public Street A and Public Street C within the CDD Concept Plan area shall be public streets. (T&ES)
20. Public Street A shall be restricted to one-way traffic only until such time that additional land is dedicated to the City from the immediately adjacent property owner to the east and additional roadway is constructed to meet minimum roadway width requirements for two-way traffic. (P&Z) (T&ES)
21. For roadways, sidewalks, or trails to be provided by the Applicant(s) pursuant to the conditions herein, the Applicant(s) shall coordinate with any future adjacent property owner(s) to build any necessary transition(s) to future roadways, sidewalks or trails on adjacent property. (T&ES).

D. DEVELOPMENT PHASING

22. The applicant shall construct the development in phases as shown on the CDD Concept Plan and subject to Development Special Use Permit approval. The applicant may amend the phasing of the CDD Concept Plan, subject to the review and approval of the Director of Planning & Zoning, at such time that the final Plan required in Condition #9 is submitted. (P&Z)

E. DEVELOPMENT PHASING TRIGGERS

23. During the development of the Phase I CDD area, the following minimum infrastructure items shall be provided and/or constructed by the Applicant in accordance with the following:
 - a. All infrastructure identified in the CDD Concept Plan to be constructed with Phase I shall include, at a minimum:
 - i. The final road surface and necessary roadway markings for the private street and for the portion of “Public Street A” to be constructed within the Phase I of the CDD Concept Plan;
 - ii. Sidewalks with ADA compliant access and minimum of 6-feet width clear of obstructions or greater as required in the Phase I DSUP, on all four sides of the self-storage building proposed in Phase I;
 - iii. Interim trail connections on both sides of the interim parking lot from the private street to the shared property line between Parcels 2 and 3;
 - iv. Curbs and gutters for the portion of Public Street A to be constructed within Phase I of the CDD Concept Plan;
 - v. New curbs and gutters for the southern edge of South Pickett Street and the eastern edge of Burnside Place;
 - vi. New bike lane and other necessary roadway markings on South Pickett Street;
 - vii. Necessary roadway markings on Burnside Place;
 - viii. Landscape strips between curbs and sidewalks; and

- ix. Any necessary stormwater, sanitary and utility connections.
 - b. The final infrastructure improvements listed in subsection (a) above shall be installed prior to the issuance of the first certificate of occupancy permit for the building proposed in the Phase I DSUP. (P&Z) (T&ES) (RP&CA)
24. During the development of the Phase II CDD area, the following minimum infrastructure items shall be provided and/or constructed by the Applicant in accordance with the following:
- a. All infrastructure identified in the CDD Concept Plan to be constructed with Phase II shall include, at a minimum:
 - i. Curb and gutter for the south side of the private street and any necessary new pavement to ensure a proper road surface adjacent to the new curb and gutter;
 - ii. The final road surface and necessary roadway markings for “Public Street C”;
 - iii. The final road surface and necessary roadway markings to connect Burnside Place to Public Street C;
 - iv. The final road surface, bike lane, and necessary roadway markings to connect Public Street A (from its interim terminus at the private street) to Public Street C;
 - v. Sidewalks with ADA compliant access and minimum of six-feet width clear of obstructions or greater as required in the Phase II DSUP, on all four sides of the building proposed in Phase II, some of which may replace the interim trail connections required in Condition #21 of this report;
 - vi. Curbs and gutters for all new streets or portions thereof;
 - vii. Landscape strips between curbs and sidewalks; and
 - viii. Any necessary stormwater, sanitary and utility connections.
 - b. The final infrastructure improvements listed in subsection (a) above shall be installed prior to the issuance of the first certificate of occupancy permit for the building proposed in the Phase II DSUP. (P&Z)(T&ES)

F. OPEN SPACE

25. A minimum of 10% of the land area within the CDD area (excluding Parcel 3) that is occupied by primarily non-residential uses shall be provided as publicly-accessible, ground-level useable open space. A minimum of 30% of the land area within the CDD area (excluding Parcel 3) that is occupied by primarily residential uses shall be provided as useable open space, half of which must be publicly-accessible, ground-level useable open space. Publicly-accessible, ground-level useable open space may be provided at any location within the CDD area in order to meet the open space requirement but in all cases the provision of ground-level open space shall be

generally consistent with the CDD Concept Plan submission. Public rights-of-way shall not be counted as open space (P&Z)(T&ES).

26. All additional ground-level open space, including courtyards, plazas, and private internal courtyards shall be designed as high-quality open space for residents, building tenants and the public where appropriate. (P&Z) (RP&CA)

G. INTERIM USES

27. The interim parking lot shown on Parcel 2 in Phase I of the CDD Concept Plan shall cease operation no later than 15 years from the date of CDD approval. (P&Z)

H. USES

28. Any proposed land uses shall be subject to the development levels, requirements and locations set in the CDD Concept Plan and the CDD#26 zone requirements. (P&Z)
29. No interim uses shall be approved which preclude the layout or function of Phase II of the approved CDD Concept Plan. (P&Z)

I. PARKING

30. Parking for the development depicted in the CDD Concept Plan shall be provided according to Zoning Ordinance requirements in effect at the time of DSUP approval. (P&Z)(T&ES)
31. All on-street parking controls and restrictions within the project area shall be determined by the City. Any such controls and restrictions which the applicant desires shall be shown on the final site plan. Within the project area, any parking meters which are placed on private streets with public access easements or on public rights-of-way shall be acquired and installed by the applicant in accord with City specifications. The City reserves the right to enforce parking meters on private streets containing public access easements. (P&Z)(T&ES)

J. UTILITIES

32. All electrical transformers and associated utilities shall be screened to the satisfaction of the Director of P&Z or provided in underground vaults which shall comply with all applicable Dominion Virginia Power (DVP) standards. Ventilation grates shall not be located within public open space, sidewalks or streets - public right-of-way. The final location of the transformers and/or vaults shall be approved as part of the preliminary DSUP review for each building/block. (P&Z) (T&ES)

33. All new utilities serving the CDD, whether located within or outside of the CDD, shall be placed underground at the cost of Applicant. All utilities with the exception of those having a franchise agreement with the City shall be located outside the public right-of-way; however, no transformers or switch gears shall be placed in the public right-of-way. (T&ES)

K. STORMWATER

34. All development shall meet the requirements as set forth in the Environmental Management Ordinance (Chesapeake Bay Preservation Act) as adopted by the City of Alexandria at the time of the submittal of each preliminary DSUP. (T&ES)
35. All development shall meet the requirements as set forth in Memorandum to Industry 01-18, *Use of Manufactured/Proprietary Stormwater BMPs* or applicable City Policy at the time of approval. (T&ES)
36. The water quality volume from impervious surfaces within new public rights-of-way shall receive treatment from stormwater Best Management Practice (BMP) facilities in accordance with Memo to Industry 04-2014 or applicable City policy at the time of approval. (T&ES)
37. All impervious surfaces must be removed from the RPA and replanted per the landscape plan as approved with the Water Quality Impact Assessment. (T&ES)

L. FLOODPLAIN

38. All development shall meet the requirements as set forth in the Floodplain District Ordinance Article VI Section 6-300 as adopted by the City of Alexandria at the Final Site Plan submittal of each DSUP. (T&ES)

M. CONTRIBUTION(S)

39. Provide a location for a future Capital Bikeshare Station along Public Street A near the intersection with South Pickett Street with the Phase I DSUP. A contribution of \$40,000 shall be made towards the Capital Bikeshare fund with the Phase II DSUP. All checks shall be made payable to the City of Alexandria and Submitted to the Department of P&Z with a cover letter citing the project name, contribution amount, and the condition being fulfilled. P&Z) (T&ES)
40. CDD Phase II development will be subject to the applicable developer contribution rate consistent with the Eisenhower West-Landmark/Van Dorn Developer Contribution Policy in effect at the time that the Phase II DSUP is approved. Contribution rates are subject to an annual escalation clause equivalent to the CPI-U for the Washington Metro area and shall be recalculated January 1st of each year.

- a. All checks shall be made payable to the City of Alexandria with the applicable fund reference code and submitted to the Department of Planning and Zoning with a cover letter citing the project name, contribution amount, and the condition being fulfilled. Payment shall be made prior to the release of the first certificate of occupancy for the Phase II DSUP. (P&Z)

N. AFFORDABLE HOUSING

41. The applicant shall provide a monetary contribution to the Housing Trust Fund for Phase I consistent with the City's Procedures Regarding Affordable Housing Contributions. (Housing)
42. The applicant shall provide 10% of all residential units constructed as part of Phase II as either committed affordable rental set-aside units affordable at 60% of the area median income (adjusted for utility allowances) or committed affordable for-sale units affordable at 80% of area median income for a period of 40 years dependent on the type of project developed. (Housing)
43. The unit mix for affordable housing constructed as part of the future residential building in Phase II shall be proportional to the overall unit mix in the building or shall be to the satisfaction of the Director of Housing. (Housing)
44. Additional provisions for the set-aside units will be applied during Phase II DSUP review process consistent with the City's standard set-aside conditions in effect at that time. (Housing)
45. As part of the Phase II DSUP, the applicant shall submit an Affordable Housing Plan consistent with published City standards. (Housing)

O. STREET NAMES

46. All new public and private streets shall be named and all said street names within each CDD phase shall be approved consistent with City current requirements and practices to the satisfaction of the Director of Planning & Zoning prior to the release of the first Final Site Plan for the respective CDD phase. (P&Z)

X. STAFF RECOMMENDATIONS - DSUP

A. GENERAL

1. The Final Site Plan shall be in substantial conformance with the preliminary plan dated January 30, 2019 and comply with the following conditions of approval.
2. The interim parking lot shown on Parcel 2 on the Preliminary Site Plan shall cease operation no later than 15 years from the date of DSUP approval. (P&Z)
3. Within the conditions for CDD#2018-0005 and DSUP#2018-0006, the following definitions shall apply:
 - a. "Parcel 1" is the northern-most property at the project site, as it would be configured in the future, and is the site of the intended self-storage facility.
 - b. "Parcel 2" is the central property at the project site, as it would be configured in the future, and is the site of the interim surface parking lot and future multifamily residential building.
 - c. "Parcel 3" is the southern/southwestern-most property at the project site, as it would be configured in the future, that would be dedicated to the City for future public street and open space purposes.
 - d. "Public Street A" is a future public street located on the extreme eastern edge of the project site. It is intended to function as a one-way street with only half of its total planned width, with the remaining half potentially being requested on adjacent property in the future.
 - e. "The private street" is a future private street located between the proposed Parcel 1 (self-storage building) and Parcel 2 (interim parking lot/future residential) and which connects Burnside Place and Public Street A.
 - f. Public Street "C" is a future public street located along the southern portion of the project site approximately parallel to Backlick Run.
 - g. Phase I of the CDD Concept Plan includes both Phase I-A and Phase I-B as depicted on the CDD Concept Plan. (P&Z)

B. PEDESTRIAN/STREETSCAPE

4. Provide the following pedestrian improvements to the satisfaction of the Directors of P&Z and T&ES:
 - a. Complete all pedestrian improvements prior to the issuance of a certificate of occupancy permit.
 - b. Install ADA accessible pedestrian crossings serving the site, which may include upgrades to offsite ramps to the extent feasible.
 - c. Construct all concrete sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks shall be 6 feet.
 - d. Sidewalks shall be flush across all driveway crossings.

- e. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards.
- f. Provide separate curb ramps for each direction of crossing (i.e., two ramps per corner). Curb ramps shall be perpendicular to the street to minimize crossing distances. Any changes must be approved by the Director of T&ES.
- g. Provide thermoplastic pedestrian crosswalks at the following crossings at the proposed development:
 - i. Across Burnside Place at South Pickett Street;
 - ii. Across Public Street A at South Pickett Street;
 - iii. Across the private street at Burnside Place; and
 - iv. Across the private street at Public Street A.
- h. Crosswalks shall be designed to provide the shortest and most direct path between ADA accessible ramps to the extent feasible to the satisfaction of the Director of T&ES. to the satisfaction of the Director of T&ES.
- i. All crosswalks shall be standard, 6 inches wide, white thermoplastic parallel lines with reflective material, with 10 feet in width between interior lines. High-visibility crosswalks (white, thermoplastic ladder crosswalks as shown in the Manual on Uniform Traffic Control Devices (MUTCD)) may be required as directed by staff at Final Site Plan. All other crosswalk treatments must be approved by the Director of T&ES.
- j. All below grade utilities placed within a City sidewalk shall be designed in such a manner as to integrate the overall design of the structure with the adjacent paving materials so as to minimize any potential visible impacts. *** (P&Z)(T&ES)

C. PUBLIC ART

- 5. Per the City's Public Art Policy, adopted December 13, 2014, work with City staff to determine ways to incorporate public art elements on-site, or provide an equivalent monetary contribution to be used toward public art within the Small Area Plan planning area, to the satisfaction of the Directors of RP&CA and P&Z. The in-lieu contribution shall be \$.30 per gross square foot, with a maximum contribution of \$75,000 per building. In the event public art is provided on-site, the public art shall be of an equivalent value. (P&Z) (RP&CA)

The next submission shall identify the location, type and goals for public art. Prior to release of the Final Site Plan, the applicant shall have selected the artist, have locations and medium finalized and provide a schedule for the art installation. The applicant is strongly encouraged to concurrently provide information on construction materials and the recommended maintenance regimen. The art shall be installed prior to the issuance of the first Certificate of Occupancy, to the satisfaction of the Directors of P&Z and/or RP&CA. ((P&Z) RP&CA) *, ***

D. OPEN SPACE/LANDSCAPING

- 6. Develop, provide, install and maintain an integrated Landscape Plan with the Final Site Plan that is coordinated with other associated site conditions to the satisfaction of the Director of

P&Z. Landscape plans shall be submitted in accordance with the City of Alexandria's Landscape Guidelines, and at a minimum shall:

- a. All landscape plantings shall be limited to plant material that is horticulturally acclimatized to the Mid-Atlantic and Washington, DC National Capital Region.
 - b. Ensure positive drainage in all planted areas.
 - c. Provide detail, section, and plan drawings for plantings located above-structure and on-grade. Illustrate at-grade and sub-surface conditions, including irrigation, adjacent curb/pavement construction, edge restraint system, dimensions, drainage, and coordination with site utilities.
 - d. The location of all pole-mounted lights shall be coordinated with all trees. Light poles shall be located a minimum of ten (10) feet from the base of all trees, and the placement and height of light poles shall take into account the mature size and crown shape of all nearby trees.
 - e. All sidewalks and driveways constructed above tree wells/trenches shall be structurally supported. Areas of uncompacted growing medium shall not be used to support sidewalks and driveways without additional structural support. Provide section details both parallel and perpendicular to the street that verify this requirement.
 - f. Identify the extents of any areas of tree wells/trenches within the sidewalk on the landscape and site plans.
 - g. Provide a plan exhibit that verifies the growing medium in street tree wells/trenches meets the requirements of the City's Landscape Guidelines for soil volume. The plan shall identify all areas that are considered to qualify towards the soil requirements, with numerical values illustrating the volumes. (P&Z)(RP&CA)
7. Provide the following modifications to the landscape plan and supporting drawings as part of the final site plan submission to the satisfaction of the Director of Planning & Zoning:
- a. Add shrubs or other plantings to form a continuous landscape screen consistent with the Alexandria Landscape Guidelines between the interim parking lot and Public Street A and between the interim parking lot and Burnside Place.
 - b. Add evergreen trees or similar screening between the southwestern portion of the parking lot and the RPA line.
 - c. Achieve a minimum of 25% tree crown coverage for the interim parking lot site (Parcel 2). If necessary, provide plantings in addition to those required in subsections (a) and (b) above to meet the requirement. (P&Z)
8. Provide a site irrigation and/or water management plan developed installed and maintained to the satisfaction of the Directors of P&Z and Code Administration.
- a. Provide an exhibit that demonstrates that all parts of the site can be accessed by a combination of building mounted hose bibs and ground set hose connections.
 - b. Provide external water hose bibs continuous at perimeter of building. Provide at least one (1) accessible, external water hose bib on all building sides at a maximum spacing of 90 feet apart.

- c. Hose bibs, ground set water connections and FDCs must be fully accessible and not blocked by plantings, site utilities or other obstructions.
 - d. Install all lines beneath paved surfaces as sleeved connections.
 - e. Locate water sources and hose bibs in coordination with City Staff. (Code Administration) (P&Z)
9. Develop a palette of site furnishings in consultation with staff.
- a. Provide location, and specifications, and details for site furnishings that depict the installation, scale, massing and character of site furnishings to the satisfaction of the Directors of P&Z and T&ES.
 - b. Site furnishings may include benches, bicycle racks, trash and recycling receptacles, drinking fountains and other associated features.
 - c. Consistent with the Eisenhower West Small Area Plan, provide distinctive and complimentary streetscape furnishings subject to approval of the Department of Transportation and Environmental Services, to compliment that of the proposed contemporary architecture and materials of the building.
 - d. The applicant may be required to execute a maintenance agreement with the Department of Transportation & Environmental Services and subsequently maintain any non-standard furnishings agreed to by the Director of Transportation & Environmental Services. (P&Z)(T&ES)
10. Provide material, finishes, and architectural details for all fences, gates, retaining walls, seat walls, decorative walls, and screen fences/walls. Indicate methods for grade transitions, handrails — if required by code, directional changes, above and below grade conditions. Coordinate with adjacent conditions. Design and construction of all walls shall be to the satisfaction of the Directors of P&Z and T&ES.* (P&Z)(T&ES)
11. If archeological resources are discovered at the project site, hire a professional consultant to work with staff and the landscape designers to incorporate and interpret elements of the historical character and archaeological findings into the design of the open space and to prepare interpretive elements, which shall be erected as part of the development project. The site plan shall indicate themes and locations of interpretive elements. Prior to release of the Final Site Plan, the consultant shall provide text and graphics for the interpretive elements subject to approval by the Office of Historic Alexandria/Alexandria Archaeology and the Directors of P&Z.* (P&Z) (Arch)

E. TREE PROTECTION AND PRESERVATION

12. Provide, implement and follow a tree conservation and protection program that is developed per the City of Alexandria Landscape Guidelines and to the satisfaction of the Directors of P&Z and RP&CA for existing trees located on Parcel 3.* (P&Z)
13. A fine shall be paid by the applicant in an amount not to exceed \$10,000 for each destroyed tree with at least a 10-inch caliper that is not identified “to be removed” (TBR) on the

Preliminary Plan, and/or the City may request that replacement trees of similar caliper and species be provided for damaged trees if the approved tree protection methods have not been followed. The replacement trees shall be installed and if applicable the fine shall be paid prior to the issuance of the last certificate of occupancy permit. *** (P&Z)

14. The area of the limits of disturbance and clearing for the site shall be limited to the areas as generally depicted on the preliminary site plan dated January 30, 2019 and reduced if possible to retain existing trees and grades. (P&Z)

F. BUILDING

15. The building design, including the quality of materials and final detailing, shall be consistent with the elevations dated January 30, 2019 and the conditions contained in this Phase I DSUP approval. (P&Z)
16. If the applicant is unable to lease commercial space on the ground floor of the self-storage building within a period of five years from the approval of the final Certificate of Occupancy for the building, the Director of Planning & Zoning may temporarily waive the requirement to provide commercial space, either in whole or in part, until no later than the final site plan for the Phase II DSUP is approved, or until no later than 15 years from the date of DSUP approval, whichever comes first. As part of any request to the Director to temporarily waive the requirement, the applicant must provide evidence of its good faith attempts to lease the space to commercial uses. If the requirement is temporarily waived, the space may be used as additional space for the self-storage facility. (P&Z)
17. Provide the following building refinements to the satisfaction of the Director of P&Z:
 - a. Any ventilation for the ground-level commercial, production, wholesale or repair uses shall be integrated with the overall building design, reviewed and approved to the satisfaction of the Director of Planning and Zoning.
 - b. All wall mounted vents shall be flush mounted and architecturally integrated with the building design with regard to both placement and color. (P&Z)
18. Provide detailed drawings (enlarged and coordinated plan-section-elevation studies, typically at 1/4"=1'-0" scale, in color, with shadows cast at 45 degrees from both left and above to show true depth of recesses and projections) in color to evaluate the building base, entrance canopy, stoops, window and material details including the final detailing, finish and color of these elements during the Final Site Plan review. Separate design drawings shall be submitted for each building typology or different bay type. * (P&Z)
19. Building materials, finishes, and relationships shall be subject to review and approval by the Department of Planning and Zoning for substantial conformance to the Preliminary Plan and as set forth in the associated Guidelines for Preparations of Mock-Up Panels Memo to Industry,

effective May 16, 2013. The following submissions shall be provided to review the materials, finishes and architectural details, prior to selection of final building materials:

- a. Provide a materials board that includes all proposed materials and finishes at first Final Site Plan. *
 - b. The materials board shall remain with the Department of Planning and Zoning until the final certificate of occupancy, upon which all samples shall be returned to the applicant.***
 - c. Provide drawings of a mock-up panel that depict all proposed materials, finishes, and relationships as part of the first Final Site Plan. *
 - d. Construct an on-site, mock-up panel of proposed materials, finishes, and relationships for review and approval prior to final selection of building materials. The mock-up panel shall be constructed and approved prior to vertical (above-grade) construction and prior to ordering final building materials. **
 - e. The mock-up panel shall be located such that it shall remain on-site in the same location through the duration of construction until the first certificate of occupancy. *** (P&Z)
20. Per the City's Green Building Policy adopted April 18, 2009, achieve a green building certification level of LEED Silver or equivalent to the satisfaction of the Directors of P&Z, and/or RP&CA and T&ES. Diligent pursuance and achievement of this certification shall be monitored through the following:
- a. Provide evidence of the project's registration with LEED (or equivalent) with the submission of the first Final Site Plan and provide a draft checklist showing how the project plans to achieve the certification.*
 - b. Provide evidence of submission of materials for Design Phase credits to the U.S. Green Building Council (USGBC) (or equivalent) prior to issuance of a certificate of occupancy. ***
 - c. Provide evidence of submission of materials for Construction Phase credits to USGBC (or equivalent) within six months of obtaining a final certificate of occupancy.
 - d. Provide documentation of certification within two (2) years of obtaining a final certificate of occupancy.
 - e. Failure to achieve LEED Certification (or equivalent) for the residential project and /or LEED Silver (or equivalent) for the commercial project will be evaluated by City staff, and if staff determines that a good faith, reasonable, and documented effort was not made to achieve these certification levels, then any City-wide Green Building policies existing at the time of staffs' release of Final Site Plan will apply.
 - f. Provide documentation to future retail tenants encouraging them to operate their business consistently with the goals of LEED, as well as to pursue LEED for Retail or LEED for Commercial Interiors certification. (P&Z)(T&ES)
21. The applicant shall work with the City for recycling and/or reuse of the existing building materials as part of the demolition process, including leftover, unused, and/or discarded building materials. (T&ES)(P&Z)

22. In order to provide a more sustainable use of natural resources, the applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures. In addition, the applicant is encouraged to explore the possibilities of adopting water reduction strategies (i.e., use of gray water system on-site) and other measures that could reduce the consumption of potable water on this site. A list of applicable mechanisms can be found at <http://www.epa.gov/WaterSense>. *** (T&ES)

G. RETAIL USES

23. Except as provided for in Condition #16, ground floor uses of areas designated on the plan as “retail/PWR” shall be limited to the commercial, production, warehouse, and repair uses listed in the CDD#26 zone and as approved by separate Special Use Permit(s), if required. (P&Z)
24. Ensure the following for the retail areas within the development, to the satisfaction of the Director of P&Z:
- a. Provide a minimum 15 feet floor to floor height.
 - b. All retail entrances along South Pickett Street shall be required to be operable entrances. This requirement shall be included as part of the lease for each tenant.
 - c. The placement or construction of items that block the visibility of the interior of the store from the street and sidewalk (e.g. storage cabinets, carts, shelving, boxes, coat racks, storage bins, closets, etc.) shall be prohibited. This is not intended to prevent retailers from displaying their goods in display cases that are oriented towards the street frontage. This requirement shall be included as part of the lease for each tenant. * **(P&Z)

H. SIGNAGE

25. Design and develop a coordinated sign plan, which includes a color palette, for all proposed commercial signage. The plan shall be included as part of the Final Site Plan and shall coordinate the location, scale, massing and character of all proposed signage to the satisfaction of the Director of P&Z.*
- a. Commercial signs shall employ variety and creativity of design. Tenant designers shall bring a sculptural and dimensional quality to their signs.
 - b. Highlight the identity of individual business tenants through signage and storefront design. Coordinate signage with the building design and with individual storefront designs, including but not limited to integration with any proposed awnings, canopies, etc.
 - c. Pedestrian-oriented signs (e.g. projecting signs, window signs, etc.) are encouraged. Tenants with main storefront entrances on Street(s) shall incorporate a projecting or under-canopy sign.
 - d. Installation of building mounted signage shall not damage the building and signage shall comply with all applicable codes and ordinances.
 - e. The coordinated sign plan shall appropriately balance signage intended for use by the tenant spaces to the satisfaction of the Director of Planning & Zoning. (P&Z)

26. If any archeological resources are found at the site, Design and develop a sign plan for interpretive signage that highlights the history and archaeology of the site. The plan shall be included as part of the Final Site Plan and shall coordinate the location, scale, massing and character of all proposed signage to the satisfaction of the Director of Archaeology. * (Arch)
27. The building signs shall be designed to relate in material, color and scale to the building and the tenant bay on which the sign is displayed to the satisfaction of the Director of P&Z.
 - a. The building signs shall be designed of high-quality materials.
 - b. Installation of building mounted signage shall not damage the building and signage shall comply with all applicable codes and ordinances. * **(P&Z)
28. Internally illuminated box signs are prohibited. (P&Z)
29. Install a temporary informational sign as required by Section 11-303(D) of the Zoning Ordinance on the site prior to the approval of the Final Site Plan for the project. The sign shall be displayed until construction is complete or replaced with a temporary sign incorporating the required information; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project.* (P&Z)(T&ES)

I. HOUSING

30. A voluntary contribution of \$527,100 for the Phase I development to the Housing Trust Fund would be consistent with the conclusions of the Developer's Housing Contribution Work Group accepted by The Alexandria City Council in December 2013. (Housing)***

J. BICYCLES/PARKING

31. Provide one bicycle parking space(s) per Alexandria's current Bicycle Parking Standards for Phase I of development. The bicycle parking space shall be relocated from the western lawn as shown on the Preliminary Plan to a location along South Pickett Street to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services. Bicycle parking standards, acceptable rack types for short- and long-term parking and details for allowable locations are available at: www.alexandriava.gov/bicycleparking. Details on location and type of bicycle parking shall be provided on the Final Site Plan. Bicycle parking must be installed and operational prior to first CO. *** (T&ES)
32. Provide bicycle facilities on the site frontage and through the site per the City's Transportation Master Plan, Pedestrian and Bicycle Mobility Plan and applicable Small Area Plans and Design Guidelines to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services. Provide routing signs on on-street bicycle facilities consistent with guidance from AASHTO and MUTCD. For shared-use paths, signs should be consistent with the City's Wayfinding Program.
33. Provide on-street bicycle lanes at a minimum width of five feet in the following locations:

- a. On South Pickett Street along the frontage of Phase I development;
 - b. On Public Street A along the frontage of Phase I development; and
 - c. As an integrated portion of the interim connector trail (shared use path) along both sides of the interim surface parking lot from the private street to the property line shared between Parcels 2 and 3 in the CDD Concept Plan. * (P&Z)(T&ES)
34. Provide “sharrows” on northbound Burnside Place. * (P&Z)(T&ES)
35. All parked vehicles shall be prohibited from encroaching on the proposed streets, drive aisles, pedestrian walkways, or emergency vehicle easements, and all purchasers shall be notified of this prohibition. (T&ES)
36. Provide a Parking Management Plan with the Final Site Plan submission. The Parking Management Plan shall be approved by the Departments of P&Z and T&ES prior to the release of the Final Site Plan and shall at a minimum include the following:
- a. General project information/summary and development point of contact.
 - b. Total capacity and a breakdown of parking types (standard, compact, tandem, accessible, etc.).
 - c. Information on location of spaces for monthly account permits and transient day parkers.
 - d. A description of and plan showing access control equipment and locations.
 - e. An explanation of how the surface lot will be managed.
 - f. Information on proposed staffing needs.
 - g. Examples of parking ratios at other regional sites with similar land uses to support parking reduction and a demonstration that the parking reduction will not have a negative impact on the surrounding neighborhood.* (T&ES)
37. All on-street parking controls and restrictions within the project area shall be determined by the City. Any such controls and restrictions which the applicant desires shall be shown on the Final Site Plan. * (P&Z)(T&ES)
38. Coordinate with staff as part of the final site plan process regarding appropriate loading space length for the loading vehicles expected to routinely use the loading spaces at the site and provide wheel stops that prevent delivery vehicles from reducing the useable sidewalk width below six feet. In addition, the applicant shall provide revised loading space lengths prior to the release of the final site plan if required by the Directors of Planning & Zoning and Transportation & Environmental Services. (P&Z) (T&ES)

K. TRANSPORTATION MANAGEMENT PLAN

39. According to Article XI, Section 11-700 of the City’s Zoning Ordinance, a Transportation Management Plan is required to implement Transportation Demand Management (TDM) strategies to discourage single occupancy vehicle (SOV) travel and encourage residents and employees to take public transportation, walk, bike or share a ride. (T&ES)

40. A TMP Coordinator shall be designated for the entire project prior to release of the first certificate of occupancy. The name, location, email and telephone number of the coordinator will be provided to the City at the time, as well as any changes occurring subsequently. This person will be responsible for assisting the City in implementing and facilitating the TMP on site. The coordinator must provide City staff access to the property and tenants/residents in order to implement TDM measures such as surveys, mailings and hosting events to inform residents and tenants about benefits and alternatives to SOV travel. *** (T&ES)
41. The TMP shall be required to make a monetary payment twice per year to the Citywide TDM Fund. TMP funds shall be deposited to the Citywide TDM Fund on January 15 and July 15 of each year. The annual base assessment rate for this development (in March 2014 dollars) shall be \$ 64.896 per residential unit, \$0.162 per square foot of retail space, \$0.203 per square foot of commercial space, \$32.448 per hotel room and \$0.086 per square foot of industrial/warehouse. The base assessment rate will be adjusted on an annual basis on July 1 of each year in accordance with the Consumers Price Index (CPI-U) as reported by the United States Department of Labor, Bureau of Labor Statistics. The base assessment rate in effect at the time of the project's first certificate of occupancy permit (CO) is the applicable rate when TMP reporting begins. (T&ES)
42. As set forth in section 11-711(B) in the Ordinance, civil penalties shall be assessed to the governing entity for lack of timely compliance with the conditions of this TMP SUP. If after assessment of three civil penalties, any use continues to fail to comply with a condition of its approved TMP, the property may be subject to increased review and reporting requirements, and may be subject to a staff recommendation for action by the City Council to revoke the TMP SUP pursuant to section 11-205 of the Ordinance. (T&ES)
43. Prior to any lease/purchase agreements, the applicant shall prepare appropriate language to inform tenants/owners of the transportation management plan special use permit and conditions therein, as part of its leasing/purchasing agreements; such language to be reviewed and approved by the City Attorney's office. (T&ES)

L. SITE PLAN

44. Per Section 11-418 of the Zoning Ordinance, the Development Special Use Permit shall expire and become null and void, unless substantial construction of the project is commenced within 36 months after initial approval and such construction is thereafter pursued with due diligence. The applicant shall provide a written status report to staff 18 months after initial approval to update the City Council on the project status if substantial construction has not commenced at such time. (P&Z)
45. Along the South Pickett Street frontage of the site, provide a bike lane measuring a minimum of five feet wide and a travel lane measuring a minimum of 10 feet wide. * (P&Z)(T&ES)
46. The applicant shall revise, to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services, the location of the proposed street lights, tree wells

and the underdrain piping for the tree wells along the South Pickett Street frontage of the site in order to eliminate conflicts between these features and the existing storm sewer along S. Pickett Street or shall relocate the existing storm sewer along S. Pickett Street into the street pavement area to avoid conflicts with proposed streetscape improvements.* (T&ES)(P&Z)

47. Provide public access easements on the Final Site Plan for all sidewalk areas shown on private property (both existing private property and future private property upon approval of the requested vacation of public right-of-way) on the Preliminary Site Plan, including but not limited to the sidewalk in front of the building adjacent to South Pickett Street. * (P&Z)
48. Submit the plat of subdivision and all applicable easements and dedications prior to the Final Site Plan submission. The plat(s) shall be approved prior to or concurrently with the release of the Final Site Plan.* (P&Z)(T&ES)
49. The plat shall be recorded and a copy of the recorded plat, dedications and deeds shall be submitted with the first request for a building permit.** (P&Z)(T&ES)
50. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of P&Z and T&ES. These items include:
 - a. Location of site utilities including above grade service openings and required clearances for items such as, telephone, HVAC units and cable boxes.
 - b. Minimize conflicts with plantings, pedestrian areas and major view sheds.
 - c. Relocate the above-ground electric transformer to a below-grade vault to the satisfaction of the Director of Planning & Zoning. If the Director determines that a below-grade transformer vault is infeasible, the applicant shall work with staff regarding the design and materials for a screening wall for an above-grade transformer.
 - d. Do not locate above grade utilities in dedicated open space areas and tree wells.
 - e. If applicable, all utilities shall be screened from the public ROW to the satisfaction of the Director of P&Z. * (P&Z)(T&ES)
51. Provide a lighting plan with the Final Site Plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of T&ES and/or P&Z in consultation with the Chief of Police and shall include the following:
 - a. Add pedestrian-scale street lights to the landscaping strip on the western side of Public Street A sufficient to meet City standards for lighting of public sidewalks.
 - b. Relocate the pedestrian-scale street lights along the South Pickett Street frontage shown on the Preliminary Plan to the adjacent landscape strip or other location approved by the Directors of Planning & Zoning and Transportation & Environmental Services.
 - c. Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information.
 - d. Determine if existing lighting meets minimum standards within the City right-of-way adjacent to the site and the private street. If lighting does not meet minimum standards,

- additional lighting shall be provided to achieve City standards or to the satisfaction of the Director of T&ES.
- e. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
 - f. All proposed cobra head light fixtures in the City right of way shall be approved Dominion LED light fixtures.
 - g. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
 - h. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing street lights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way. Show existing and proposed street lights and site lights.
 - i. Photometric site lighting plan shall be coordinated with architectural/building mounted lights, site lighting, street trees and street lights to minimize light spill into adjacent residential areas.
 - j. If site lights are included in the photometric plan to comply with City's lighting standards then these lights shall be put on photovoltaic switches.
 - k. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street trees.
 - l. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.
 - m. The lighting for the areas not covered by the City of Alexandria's standards shall be designed to the satisfaction of Directors of T&ES and P&Z.
 - n. Provide numeric summary for various areas (i.e., roadway, walkway/ sidewalk, alley, and parking lot, etc.) in the proposed development.
 - o. The walls and ceilings in the garage must be light-colored concrete (painted or dyed) to increase reflectivity and improve lighting levels at night.
 - p. Light fixtures for the underground/structured parking garage shall be recessed into the ceiling for any areas that can be seen from the public ROW.
 - q. Light fixtures for open canopies shall be recessed into the ceiling for any areas that can be seen from the public ROW.
 - r. Upon installation of all exterior light fixtures for the site/building, the applicant shall provide photographs of the site demonstrating compliance with this condition.
 - s. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties. * (P&Z)(T&ES)(Police)(Code)
52. Provide a unit numbering plan for each floor of a multi-unit building with the first Final Site Plan submission. The unit numbers should comply with a scheme of 100 level numbers on the first floor, 200 level numbers on the second floor, and 300 level numbers for third floor and continue in this scheme for the remaining floors. Indicate unit's use (i.e.: Residential, Retail, Office) if known. * (P&Z)

53. The Emergency Vehicle Easement (EVE) shall not be painted. When an EVE is shared with a pedestrian walkway or consists of grasscrete or a similar surface treatment, the EVE shall be defined in a manner that is compatible with the surrounding ground plane. (P&Z)

M. CONSTRUCTION MANAGEMENT

54. Submit a construction phasing plan to the satisfaction of the Director of T&ES, for review, approval and partial release of Erosion and Sediment Control for the Final Site Plan. All the requirements of Article XIII Environmental Management Ordinance for quality improvement, quantity control, and the development of Storm Water Pollution Prevention Plan (SWPPP) must be complied with prior to the partial release of the site plan.* (T&ES)
55. Submit a separate construction management plan to the Directors of P&Z, T&ES and Code Administration prior to Final Site Plan release. The plan shall:
- a. Include an analysis as to whether temporary street or site lighting is needed for safety during the construction on the site and how it is to be installed.
 - b. Include an overall proposed schedule for construction;
 - c. Include a plan for temporary pedestrian circulation;
 - d. Include the location and size of proposed construction trailers, if any;
 - e. Include a preliminary Maintenance of Traffic Plan (MOT) as part of the construction management plan for informational purposes only, to include proposed controls for traffic movement, lane closures, construction entrances and storage of materials.
 - f. The sidewalks shall remain open during construction or pedestrian access shall be maintained to the satisfaction of the Director of T&ES throughout the construction of the project.
 - g. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work. (P&Z)(T&ES)(Code)
56. Submit a separate construction management plan to the Directors of P&Z, T&ES and Code Administration prior to Final Site Plan release. In this plan:
- a. No street lights shall be removed without authorization from the City of Alexandria.
 - b. If street lights are to be removed from the public right of way then temporary lights shall be provided until the installation and commissioning of new lights.
 - c. Include an analysis as to whether temporary street or site lighting are needed for safety during the construction on the site and how it is to be installed.
 - d. Include the location and size of proposed construction trailers, if any;
 - e. Provide a detailed sequence of demolition and construction of improvements in the public right of way along with an overall proposed schedule for demolition and construction;
 - f. Include references to appropriate details and standards to be used in the development of Maintenance of Traffic Plans (MOTs) that will be required for right of way permits, to include references for proposed controls for traffic movement, lane closures, construction entrances and storage of materials;

- g. The sidewalks shall remain open during construction or pedestrian access shall be maintained to the satisfaction of the Director of T&ES throughout the construction of the project.
 - h. Copies of the MOT(s) approved for the right of way permits shall be posted in the construction trailer and given to each subcontractor before they commence work. (P&Z)(T&ES)(Code)
57. Provide off-street parking for all construction workers without charge to the construction workers. Construction workers shall not be permitted to park on-street, and the applicant shall be responsible for ensuring that all contractors use the off-street parking provided. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be a component of the construction management plan, which shall be submitted to the Department of P&Z and T&ES prior to Final Site Plan release. This plan shall:
- a. Establish the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit.
 - b. Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes.
 - c. If the off-street construction workers parking plan is found to be violated during the course of construction, a correction notice will be issued to the developer. If the violation is not corrected within five (5) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. * (P&Z)(T&ES)
58. Any bicycle facilities adjacent to the site shall remain open during construction. If a bicycle facility cannot be maintained on the street adjacent to the site, a detour for bicyclists shall be established and maintained to the satisfaction of the Director of T&ES throughout the construction of the project. (T&ES)
59. No major construction staging shall be allowed within the public right-of-way on South Pickett Street. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. ** (T&ES)
60. Any structural elements that extend into the public right of way, including but not limited to footings, foundations, tie-backs etc., must be approved by the Director of T&ES as a part of the Sheeting and Shoring Permit. (T&ES)
61. A "Certified Land Disturber" (CLD) shall be named in a letter to the Division Chief of Infrastructure Right of Way prior to any land disturbing activities. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. A note to this effect shall be placed on the Phase I Erosion and Sediment Control sheets on the site plan. (T&ES)
62. Prior to commencing clearing and grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners and civic associations to review the location of

construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. The Departments of P&Z and T&ES shall be notified a minimum of 14 calendar days prior to the meeting date, and the meeting must be held before any permits are issued. (P&Z)(T&ES)

63. Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled with the project planner in the Department of Planning & Zoning to review the scope of installation procedures and processes. This is in addition to the pre-construction meeting required above. (P&Z)
64. Identify a person who will serve as a liaison to the community throughout the duration of construction. The name and telephone number, including an emergency contact number, of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site and shall be placed on the project sign, to the satisfaction of the Directors of P&Z, and/or and T&ES. (P&Z)(T&ES)
65. Implement a waste and refuse control program during the construction phase of this development. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. Provide information on the program in construction management plan. If program is implemented in coordination with green building certification, include documentation as appropriate per the City's Green Building Policy and conditions herein. (T&ES)
66. Temporary construction and/or on-site sales trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. The trailer(s) shall be removed prior to the issuance of a final certificate of occupancy permit. *** (P&Z) (Code)
67. Submit a wall check prior to the commencement of construction of the first floor above grade framing for the building(s). The wall check shall include the building footprint, as depicted in the released Final Site Plan, the top-of-slab elevation and the first floor elevation. The wall check shall be prepared and sealed by a registered engineer or surveyor, and submitted to Planning & Zoning. Approval of the wall check by Planning & Zoning is required prior to commencement of framing. (P&Z)
68. Submit an as-built development site plan survey, pursuant to the requirements outlined in the initial as-built submission for occupancy portion of the as-built development site plan survey checklist to the Department of Transportation and Environmental Services Site Plan Coordinator prior to requesting a certificate of occupancy permit. The as-built development site plan survey shall be prepared and sealed by a registered architect, engineer, or surveyor.

Include a note which states that the height was calculated based on all applicable provisions of the Zoning Ordinance. *** (P&Z) (T&ES)

69. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
70. If there are outstanding performance, completion or other bonds for the benefit of the City in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond and associated documents must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met and the bond(s) released by the City. (T&ES)

N. FLOODPLAIN MANAGEMENT

71. Demonstrate compliance with Floodplain Ordinance Section 6-300 to Section 6-311 of the Alexandria Zoning Ordinance. No final plan shall be released until full compliance with flood plain ordinance has been demonstrated. Required items to be included as part of the final site plan submission to demonstrate compliance with the Floodplain Ordinance shall include, but are not limited to, the following:
 - a. The base flood elevation (BFE);
 - b. The elevation of the lowest floor (including basement);
 - c. For structures to be floodproofed (nonresidential only), the elevation to which the structure will be floodproofed; and
 - d. Topographic information showing existing and proposed ground elevations. * (T&ES)
72. Furnish specific engineering data and information, in addition to Zoning Ordinance Requirements, as to the effect of the proposed construction, including any proposed fill in the floodplain, on future flood heights. No Final Site Plan shall be released until the applicant has demonstrated that no increase in water surface elevation for the 100-year flood will result due to implementation of this project. Due to the flood history of Backlick Run and proximity to Fairfax County floodplains, a No-Rise Certificate, sealed by a VA licensed Professional Engineer, will be required. Computations shall be made by modifying the existing HEC-RAS model to include the proposed project, as prepared by the U.S. Army Corps of Engineers, Baltimore District. Additional cross sections may be required to be added. * (T&ES)
73. For all Residential and Non-Residential development (New and/or Substantial Improvement) in Special Flood Hazard Area (SFHA):
 - a. Upon placement of the lowest floor (including basements and garages) and prior to further vertical construction, an Elevation Certificate (FEMA Form 086-0-33), completed and certified by a Licensed Land Surveyor or Licensed Professional Engineer, shall be provided to the T&ES Development Coordinator. (T&ES)

74. For all Non-Residential development (New and/or Substantial Improvement) in Special Flood Hazard Area (SFHA) that includes Dry Floodproofing:
- a. At substantial completion of construction and prior to issuance of Certificate of Occupancy, a Certificate of Floodproofing (FEMA Form 086-0-34), completed and certified by a Licensed Professional Engineer or Architect, shall be provided to the T&ES Development Coordinator. (T&ES)

O. WASTEWATER / SANITARY SEWERS

75. The sewer connection fee must be paid prior to release of the site plan.* (T&ES)
76. If a commercial kitchen is constructed then the kitchen facility shall be provided with an oil & grease separator and the discharge from the separator shall be connected to a sanitary sewer.* (T&ES)

P. SOLID WASTE

77. Provide \$896 per receptacle to the Director of T&ES for purchase and installation of one (1) Victor Stanley Ironsites Series model SD-42 receptacle with Dome Lid per block face dedicated to trash collection. The receptacle(s) shall be placed in the public right of way to serve open space and park sites. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Payment required prior to release of Final Site Plan.* (T&ES)
78. Provide \$996 per receptacle to the Director of T&ES for the purchase and installation of one (1) Victor Stanley Ironsites Series Model SD-42 blue receptacle with Dome Lid per block face dedicated to recycling collection. The receptacle(s) shall be placed in the public right of way to serve open space and park sites. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Payment required prior to release of Final Site Plan. * (T&ES)

Q. STREETS / TRAFFIC

79. Maintain a separation of 150 feet between the beginning of street corner radius and any driveway apron radius on arterial and collector roadways, with a minimum of 100 feet permitted, subject to the approval of the Director of T&ES. (T&ES)
80. A minimum separation of 30 feet shall be maintained on residential streets between the beginning of the street corner radius and any driveway apron radius. (T&ES)

81. If the City's existing public infrastructure is damaged during construction, or patch work required for utility installation then the applicant shall be responsible for construction/ installation or repair of the same as per the City of Alexandria standards and specifications and to the satisfaction of Director, Transportation and Environmental Services. (T&ES)
82. A pre-construction walk/survey of the site shall occur with Transportation and Environmental Services Construction & Inspection staff to document existing conditions prior to any land disturbing activities. (T&ES)
83. Mark all private street signs that intersect a public street with a fluorescent green strip to notify the plowing crews, both City and contractor, that they are not to plow those streets. (T&ES)
84. Traffic studies and multi-modal transportation studies shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES)
85. Show turning movements of standard vehicles in the parking structure and/or parking lots. Show turning movements of the largest delivery vehicle projected to use the loading dock. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES)
86. All 90-degree vehicle parking spaces adjacent to a sidewalk less than seven feet in width or without at least a six-inch curb shall have wheel stops.* (T&ES)
87. The installation of bollards at the site shall be limited to those approved through the final site plan process by the Directors of Planning & Zoning and Transportation & Environmental Services.* (P&Z)

R. UTILITIES

88. Locate all private utilities without a franchise agreement outside of the public right-of-way and public utility easements. (T&ES)
89. All overhead power and communication lines fronting the development on all four sides of the proposed building on Parcel 1 shall be undergrounded. * (T&ES)
90. No transformer and switch gears shall be located in the public right of way. (T&ES)

S. SOILS

91. Provide a geotechnical report, including recommendations from a geotechnical professional for proposed cut slopes and embankments. ** (T&ES)

T. WATERSHED, WETLANDS, & RPAs

92. The stormwater collection system is located within the Backlick Run watershed. All on-site stormwater curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using standard City markers, or to the satisfaction of the Director of T&ES. (T&ES)
93. Provide Environmental Site Assessment Notes that clearly delineate the individual components of the RPA (where applicable) as well as the total geographic extent of the RPA, to include the appropriate buffer, in a method approved by the Director of Transportation and Environmental Services. The Environmental Site Assessment shall also clearly describe, map or explain intermittent streams and associated buffer; highly erodible and highly permeable soils; steep slopes greater than 15 percent in grade; known areas of contamination; springs, seeps or related features; and a listing of all wetlands permits required by law. (T&ES)
94. The project is located within an existing RPA or mapped wetland area, therefore the applicant shall prepare a Water Quality Impact Assessment (WQIA) in accordance with the provisions of Article XIII of the City of Alexandria Zoning Ordinance to the satisfaction of the Director of Transportation and Environmental Services. The WQIA must include a plan for removal of invasive and unhealthy vegetation from the RPA and restoration of buffer plantings to the satisfaction of the Director of T&ES. (T&ES)
95. Mitigate any impacts on water quality of the development by encroachment into and/or destruction of an existing resource protection areas (RPAs) by the following methods to the satisfaction of the Director of Transportation and Environmental Services:
 - a. Restoring streams subject to historic erosion damage.
 - b. Increasing vegetation onsite and/or performing offsite plantings.
 - c. Resource Protection Area Encroachments shall be mitigated according to the guidelines suggested in the “Riparian Buffers Modification & Mitigation Guidance Manual” by the Chesapeake Bay Local Assistance Department. (T&ES)

U. STORMWATER MANAGEMENT

96. The City of Alexandria’s stormwater management regulations regarding water quality are two-fold: 1) state phosphorus removal requirement and 2) Alexandria Water Quality Volume Default. Compliance with the state phosphorus reduction requirement does not relieve the applicant from the Alexandria Water Quality Default requirement. The Alexandria Water Quality Volume Default will be considered satisfied through equivalency options if the southern portions of the properties from the property line in/adjacent to Backlick Run to the 100 ft RPA line are dedicated to the City. (T&ES)
97. Provide BMP narrative and complete pre and post development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Virginia Runoff Reduction Method

(VRMM) worksheet showing project compliance. The project must use hydrologic soil group “D” in the spreadsheet unless a soils report from a soil scientist or geotechnical engineer delineates onsite soils otherwise. (T&ES)

98. All stormwater Best Management Practices (BMPs) must be designed to comply with the most recent standards and specifications published in the Virginia Stormwater BMP Clearinghouse. Provide complete design details for all BMPs. This includes site specific plan views, cross sections, planting plans, and complete design calculations for each BMP. (T&ES)
99. Provide a BMP table with a separate listing for each individual BMP that includes the name of the practice, total area treated (acres), pervious area treated (acres), impervious area treated (acres), phosphorous removal efficiency (percentage), phosphorous removed by the practice (lbs), and latitude and longitude in decimal degrees (NAD83) (T&ES)
100. The stormwater Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:
 - a. Constructed and installed as designed and in accordance with the released Final Site Plan.
 - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. **** (T&ES)
101. Surface-installed stormwater Best Management Practice (BMP) measures, i.e. Bio-Retention Filters, Vegetated Swales, etc. that are employed for this site, require installation of descriptive signage to the satisfaction of the Director of T&ES. (T&ES)
102. The Applicant shall be responsible for the maintaining the BMP tree wells until acceptance by the City for maintenance. The City shall accept the structural elements of the BMP tree wells constructed and installed in the right of way for maintenance upon passing inspection and termination of the maintenance bond for public improvements. The City shall accept the plantings installed in BMP tree wells located in the right of way upon passing inspection and termination of the maintenance bond for landscaping. (T&ES)
103. Prior to release of the performance bond, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing stormwater management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. ****(T&ES)
104. Prior to the release of the performance bond, the Applicant is required to submit construction record drawings for permanent stormwater management facilities to the City. The drawings must be appropriately signed and sealed by a professional registered in the

Commonwealth of Virginia and certify that the stormwater management facilities have been constructed in accordance with the approved plan. (SWM)

V. CONTAMINATED LAND

105. Indicate whether or not there is any known soil and groundwater contamination present on the plan. The applicant must submit supporting reports for associated environmental investigations or assessments performed to substantiate this determination. (T&ES)
106. If environmental site assessments or investigations discover the presence of contamination on site, the final site plan shall not be released, and no construction activity shall take place until the following has been submitted and approved by the Director of T&ES:
- a. Submit a Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.
 - b. Submit a Risk Assessment indicating any risks associated with the contamination.
 - c. Submit a Remediation Plan detailing how any contaminated soils and/or groundwater will be dealt with, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by 2 feet and backfilled with “clean” soil. Include description of environmentally sound methods of off-site transport and disposal of contaminated soils and debris (including, but not limited to types of vehicles appropriate for handling specific materials and ensuring vehicle loads are covered).
 - d. Submit a Health and Safety Plan indicating measures to be taken during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment. [Initial Air Monitoring may be required during site activities to demonstrate acceptable levels of volatiles and/or airborne particles. The determination whether air monitoring is needed must be adequately addressed in the Health and Safety Plan submitted for review. (Include if applicable.)]
 - e. The applicant shall screen for PCBs as part of the site characterization if any of the past uses are within the identified high risk category sites for potential sources of residual PCBs, which includes the following SICs: 26&27 (Paper and Allied Products), 30 (Rubber and Misc. Plastics), 33 (Primary Metal Industries), 34 (Fabricated Metal Products), 37 (Transportation Equipment), 49 (Electrical, Gas, and Sanitary Services), 5093 (Scrap Metal Recycling), and 1221&1222 (Bituminous Coal).
 - f. Applicant shall submit three (3) electronic and two (2) hard copies of the above. The remediation plan must be included in the Final Site Plan. * (T&ES)
107. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site during construction, the Applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Office of Environmental Quality. Should unanticipated conditions warrant, construction within the impacted area shall be stopped until the appropriate environmental reports identified in a. through f. above are submitted and approved at the discretion of the Director of Transportation and Environmental Services. This shall be included as a note on the Final Site Plan. (T&ES)

108. If warranted by a Site Characterization report, design and install a vapor barrier and ventilation system for buildings and parking areas in order to prevent the migration or accumulation of methane or other gases, or conduct a study and provide a report signed by a professional engineer showing that such measures are not required to the satisfaction of Directors of T&ES and Code Administration. [The installed vapor barrier and ventilation system must include a passive ventilation system that can be converted to an active ventilation system if warranted. (Include if applicable.)](T&ES)

W. NOISE

109. All exterior building-mounted loudspeakers shall be prohibited and no amplified sound shall be audible at the property line. (T&ES)
110. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 6:00am. (T&ES)
111. No vehicles associated with this project shall be permitted to idle for more than 10 minutes when parked. This includes a prohibition on idling for longer than 10 minutes in the loading dock area. The applicant shall post of minimum of two no idling for greater than 10 minutes signs in the loading dock area in plain view. (T&ES)

X. AIR POLLUTION

112. Control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of Transportation and Environmental Services. (T&ES)

Y. CONTRIBUTIONS

113. Provide a location for a future Capital Bikeshare Station along Public Street A near its intersection with South Pickett Street.
114. Prior to the first Certificate of Occupancy, the applicant shall provide a monetary contribution in lieu of meeting the 25% crown coverage requirement of the Zoning Ordinance for Parcel 1 in an amount equal to \$4,250. The contribution shall be dedicated for the installation of street trees on Parcel 3 or other location within the Small Area Plan to the satisfaction of the Director of Planning & Zoning.

Z. ARCHAEOLOGY

115. To ensure that important information about Alexandria's past is not lost as a result of this development project, the developer shall hire an archaeological consultant to complete a Documentary Study and an Archaeological Evaluation. If significant resources are discovered, the consultant shall complete a Resource Management Plan, as outlined in the City of

Alexandria Archaeological Standards. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented. The Archaeological Evaluation and implementation of the Resource Management Plan shall be completed prior to submission of the Final Site Plan unless archaeological work is required in concert with demolition and construction activities, which must be demonstrated to the satisfaction of the City Archaeologist. (Archaeology)

116. The Final Site Plan, Grading Plan, or any other permits involving ground disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance) shall not be released until the City archaeologist confirms that all archaeological field work has been completed or that an approved Archaeological Evaluation plan and any required Resource Management Plans will be implemented to recover significant resources before or in concert with construction activities.*(Archaeology)
117. Call Alexandria Archaeology (703/746-4399) two (2) weeks before the starting date of any ground disturbance so that an inspection or monitoring schedule for City archaeologists can be arranged. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)
118. Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)
119. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)
120. The final certificate of occupancy shall not be issued for this property until interpretive elements have been constructed, interpretive markers have been erected, and the final archaeological report has been received and approved by the City Archaeologist.*** (Archaeology)

CITY DEPARTMENT CODE COMMENTS

Legend: C Code Requirement R Recommendation S Suggestion F – Finding

Planning and Zoning

R - 1. For all first-floor bays with a street-facing door providing their primary access, please coordinate with the Geographic Information Systems (GIS) Division for address assignments at tenant fit out. These uses are not permitted to use the primary building address as their address. Please contact the Addressing Coordinator in the GIS Division (703-746-3823) as each new tenant is determined, and an appropriate address based on the location of the primary entrance door of the new space will be assigned.

C - 1 As-built documents for all landscape and irrigation installations are required to be submitted with the Site as-built and request for Performance Bond release. Refer to City of Alexandria Landscape Guidelines, Section III A & B. **** (P&Z) (T&ES)

C - 2 Tree conservation and protection plans shall identify all trees to be removed, and all trees to be protected / preserved. Construction methods to reduce disturbance within driplines shall also be identified. An on-site inspection of existing conditions shall be held with the City Arborist and Natural Resources Division Staff prior to the preparation of the Tree Conservation and Protection Plan.

C - 3 The landscape elements of this development shall be subject to the Performance and Maintenance bonds, based on criteria established by the City and available through T&ES. Release of Performance and Maintenance Bonds are subject to inspections by City staff per City Code requirements. A final inspection for landscaping is also required three (3) years after completion. **** (P&Z) (T&ES)

Transportation and Environmental Services

F - 1. Since the record drawings, maps, and other documents of the City of Alexandria, State, and Federal agencies show the true north pointing upwards, therefore, the Site Plan shall show the true north arrow pointing upward as is customary; however, for the sake of putting the plan together and/or ease of understanding, the project north arrow pointing upward, preferably east, or west may be shown provided it is consistently shown in the same direction on all the sheets with no exception at all. The north arrow shall show the source of meridian. The project north arrow pointing downward will not be acceptable even if, it is shown consistently on all the sheets. (T&ES)

F - 2. The Final Site Plan must be prepared per the requirements of Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at the City's following web address:

<http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf>

F - 3. The plan shall show sanitary and storm sewer, and water line in plan and profile in the first final submission and cross reference the sheets on which the plan and profile is shown, if plan and profile is not shown on the same sheet. Clearly label the sanitary and storm sewer, or water line plans and profiles. Provide existing and proposed grade elevations along with the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES)

F - 4. The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)

F - 5. Include all symbols, abbreviations, and line types in the legend. (T&ES)

F - 6. Asphalt patches larger than 20% of the total asphalt surface, measured along the length of the road adjacent to the property frontage and/or extending to the centerline of the street, will require full curb to curb restoration. (T&ES)

F - 7. All storm sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter for storm sewers shall be 18" in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead is 15". The acceptable pipe materials will be Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. Alternatively, AWWA C-151 (ANSI A21.51) Class 52 may be used if approved by the Director of T&ES. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes will be acceptable. The acceptable minimum and maximum velocities will be 2.0 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public Right of Way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public Right of Way shall be owned and maintained privately). (T&ES) [Include this condition on all plans.]

F - 8. All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter of sanitary sewers shall be 10 inches in the public Right of Way and sanitary lateral 6 inches for all commercial and institutional developments; however, a 4 inch sanitary lateral will be acceptable for single family residences. The acceptable pipe materials will be Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12 inch or larger diameters); Class III may be acceptable on private properties. The acceptable minimum and maximum velocities will be 2.5 fps and 10 fps, respectively. Laterals shall be connected to the sanitary sewer through a manufactured "Y" or "T" or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured "Y" or "T", or else install a manhole. (T&ES) [Include this condition on all plans.]

F - 9. Lateral Separation of Sewers and Water Mains: A horizontal separation of 10 feet (edge to edge) shall be provided between a storm or sanitary sewer and a water line; however, if this horizontal separation cannot be achieved then the sewer and water main shall be installed in separate trenches and the bottom of the water main shall be at least 18 inches above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 and pressure tested in place without leakage prior to installation.(T&ES)

F - 10. Crossing Water Main Over and Under a Sanitary or Storm Sewer: When a water main over crosses or under crosses a sanitary / storm sewer then the vertical separation between the bottom of one (i.e., sanitary / storm sewer or water main) to the top of the other (water main or sanitary / storm sewer) shall be at least 18 inches for sanitary sewer and 12 inches for storm sewer; however, if this cannot be achieved then both the water main and the sanitary / storm sewer shall be constructed of Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for a distance of 10 feet on each side of the point of crossing. A section of water main pipe shall be centered at the point of crossing and the pipes shall be pressure tested in place without leakage prior to installation. Sewers crossing over the water main shall have adequate structural support (concrete pier support and/or concrete encasement) to prevent damage to the water main. Sanitary sewers under creeks and storm sewer pipe crossings with less than 6 inch clearance shall be encased in concrete. (T&ES)

F - 11. No water main pipe shall pass through or come in contact with any part of sanitary / storm sewer manhole. Manholes shall be placed at least 10 feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, the manhole shall be of watertight construction and tested in place. (T&ES)

F - 12. Crossing Existing or Proposed Utilities: Underground telephone, cable T.V., gas, and electrical duct banks shall be crossed maintaining a minimum of 12 inches of separation or clearance with water main, sanitary, or storm sewers. If this separation cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for a distance of 10 feet on each side of the point of crossing and pressure tested in place without leakage prior to installation. Sanitary / storm sewers and water main crossing over the utilities shall have adequate structural support (pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES)

F - 13. The rip rap shall be designed as per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. (T&ES)

F - 14. Dimensions of parking spaces, aisle widths, etc. within the parking garage shall be provided on the plan. Note that dimensions shall not include column widths. (T&ES)

F - 15. Show the drainage divide areas on the grading plan or on a sheet showing reasonable information on topography along with the structures where each sub-area drains. (T&ES)

F - 16. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES) [Include this condition on all plans.]

F - 17. All the existing and proposed public and private utilities and easements shall be shown on the plan and a descriptive narration of various utilities shall be provided. (T&ES)

F - 18. A Maintenance of Traffic Plan shall be provided within the Construction Management Plan and replicate the existing vehicular and pedestrian routes as nearly as practical and the pedestrian pathway shall not be severed or moved for non-construction activities such as parking for vehicles or the storage of materials or equipment. Proposed traffic control plans shall provide continual, safe and accessible pedestrian pathways for the duration of the project. These sheets are to be provided as "Information Only." (T&ES)

F - 19. The following notes shall be included on all Maintenance of Traffic Plan Sheets: (T&ES)

- a. The prepared drawings shall include a statement "FOR INFORMATION ONLY" on all MOT Sheets.
- b. Sidewalk closures will not be permitted for the duration of the project. Temporary sidewalk closures are subject to separate approval from Transportation and Environmental Services (T&ES) at the time of permit application.
- c. Contractor shall apply for all necessary permits for uses of the City Right of Way and shall submit MOT Plans with the T&ES Application for final approval at that time. *

F - 20. Add complete streets tabulation to the cover sheet with the Final 1 submission. (T&ES)

F - 21. All proposed storm sewer leads must be a minimum of 15" RCP.

F - 22. All storm sewer inlets must show a connection to existing/proposed storm sewer system.

C - 4 Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. If the existing storm system is determined to be inadequate then the applicant shall design and build on-site or off-site improvements to discharge to an adequate outfall; even if the post development stormwater flow from the site is reduced from the pre-development flow. The Plan shall demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES)

C - 5 Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, Environmental Management Ordinance, the applicant shall comply with the stormwater quality and quantity requirements and provide channel protection and flood protection in accordance with these requirements. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. If the project site lies within the Braddock-West watershed or known flooding area, then the applicant shall provide an additional 10 percent storage of the pre-development flows in this watershed to meet detention requirements. (T&ES)

C - 6 Per the requirements of Article 13-114 (f) of the AZO, all stormwater designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and stormwater flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. (T&ES)

C - 7 The proposed development shall conform to all requirements and restrictions set forth in Section 6-300 (Flood plain District) of Article VI (Special and Overlay Zones) of the City of Alexandria Zoning Ordinance. (T&ES)

C - 8 If it is determined that the site is not in compliance with Section 13-1-3 of the City Code, then the applicant shall make additional improvements to adjust lighting levels to the satisfaction of the Director of T&ES to comply with the Code. (T&ES)

C - 9 Location of customer utility services and installation of transmission, distribution and main lines in the public rights of way by any public service company shall be governed by franchise agreement with the City in accordance with Title 5, Chapter 3, Section 5-3-2 and Section 5-3-3, respectively. The transformers, switch gears, and boxes shall be located outside of the public right of way. (T&ES)

C - 10 (a) Per the requirements of Section 5-3-2, Article A, Chapter 3 of the City of Alexandria Code, all new customer utility services, extensions of existing customer utility services and existing overhead customer utility services supplied by any existing overhead facilities which are relocated underground shall, after October 15, 1971 be installed below the surface of the ground except otherwise exempted by the City Code and to the satisfaction of the Director, Department of Transportation and Environmental Services. (b) Per the requirements of Section 5-3-3, Article A, Chapter 3 of the City of Alexandria Code, all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to be used to transmit or distribute any service such as electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam or petroleum, whether or not on the streets, alleys, or other public places of the City shall, after October 15, 1971, be installed below the surface of the ground or below the surface in the case of bridges and elevated highways except otherwise exempted by the City Code and to the satisfaction of Director, Department of Transportation and Environmental Services. (T&ES)

C - 11 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to Industry 05-14 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable after treating for water quality as per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). (T&ES)

C - 12 In compliance with Title 5: Transportation and Environmental Services, Section 5-1-2(12b) of the City Charter and Code, the City of Alexandria shall provide solid waste collection services to the condominium townhomes portion of the development. All refuse / recycling receptacles shall be placed at the City Right-of-Way. (T&ES)

C - 13 Per the requirements of Title 4, Chapter 2, Article B, Section 4-2-21, Appendix A, Section A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access: provide a total turning radius of 25 feet to the satisfaction of Directors of T&ES and Office of Building and Fire Code Administration and show turning movements of standard vehicles in the parking lot as per the latest AASHTO vehicular guidelines. (T&ES)

C - 14 The applicant shall provide required storage space for both trash and recycling materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The plan shall show the turning movements of the collection trucks and the trucks shall not back up to collect trash or recycling. The City's storage space guidelines are available online at: www.alexandriava.gov/solidwaste or by contacting the City's Solid Waste Division at 703-746-4410, or via email at commercialrecycling@alexandriava.gov. (T&ES)

C - 15 The applicant shall be responsible to deliver all solid waste, as defined by the City Charter and Code of the City of Alexandria, to the Covanta Energy Waste Facility located at 5301 Eisenhower Avenue. A note to that effect shall be included on the plan. The developer further agrees to stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES)

C - 16 The applicants shall submit a Recycling Implementation Plan (RIP) form to the Solid Waste Division, as outlined in Article H of Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle. Instructions for how to obtain a RIP form can be found at: www.alexandriava.gov/solidwaste or by calling the Solid Waste Division at 703.746.4410 or by e-mailing CommercialRecycling@alexandriava.gov. (T&ES)

C - 17 All private streets and alleys shall comply with the City's Minimum Standards for Private Streets and Alleys and with the City's Complete Streets Guidelines. (T&ES)

C - 18 Bond for the public improvements must be posted prior to release of the site plan.* (T&ES)

C - 19 Plans and profiles of utilities and roads in public easements and/or public Right of Way must be approved prior to release of the plan.* (T&ES)

C - 20 Provide a phased erosion and sediment control plan consistent with grading and construction plan. The erosion and sediment controls shall be confined to the owner's property. Extension of erosion and sediment controls in the public right of way, if required, must be approved as part of the Construction Management Plan. (T&ES)

C - 21 Per the Memorandum to Industry, dated July 20, 2005, the applicant is advised regarding a requirement that applicants provide as-built sewer data as part of the final as-built process. Upon consultation with engineering firms, it has been determined that initial site survey work and plans will need to be prepared using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Control points/Benchmarks which were used to establish these coordinates should be referenced on the plans. To insure that this requirement is achieved, the applicant is requested to prepare plans in this format including initial site survey work if necessary. (T&ES)

C - 22 The thickness of sub-base, base, and wearing course shall be designed using "California Method" as set forth on page 3-76 of the second edition of a book entitled, "Data Book for Civil Engineers, Volume One, Design" written by Elwyn E. Seelye. Values of California Bearing Ratios used in the design shall be determined by field and/or laboratory tests. An alternate pavement section for Emergency Vehicle Easements (EVE) to support H-20 loading designed using California Bearing Ratio (CBR) determined through geotechnical investigation and using Virginia Department of Transportation (VDOT) method (Vaswani Method) and standard material specifications designed to the satisfaction of the Director of Transportation and Environmental Services (T&ES) will be acceptable. (T&ES)

C - 23 All pedestrian, traffic, and way finding signage shall be provided in accordance with the Manual of Uniform Traffic Control Devices (MUTCD), latest edition to the satisfaction of the Director of T&ES. (T&ES)

C - 24 No overhangs (decks, bays, columns, post or other obstructions) shall protrude into public Right of Ways, public easements, and pedestrian or vehicular travelways unless otherwise permitted by the City Code. (T&ES)

C - 25 All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)

C - 26 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)

C - 27 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

C - 28 All construction activities must comply with the Alexandria Noise Control Code Title 11, Chapter 5, Section 11-5-4(b)(15), which permits construction activities to occur between the following hours:

- a. Monday Through Friday from 7 AM To 6 PM and
- b. Saturdays from 9 AM to 6 PM.
- c. No construction activities are permitted on Sundays and holidays.

Section 11-5-4(b)(19) further restricts the Pile Driving to the following hours :

- d. Monday Through Friday from 9 AM To 6 PM and
- e. Saturdays from 10 AM To 4 PM

- f. No pile driving is permitted on Sundays and holidays.
- Section 11-5-109 restricts work in the right of way for excavation to the following:
- g. Monday through Saturday 7 AM to 5 pm
 - h. No excavation in the right of way is permitted on Sundays. (T&ES)

C - 29 The applicant shall comply with the Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for stormwater pollutant load reduction, treatment of the Alexandria Water Quality Volume Default and stormwater quantity management. (T&ES)

C - 30 The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)

C - 31 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, and/or Virginia Marine Resources shall be in place for all project construction and mitigation work prior to release of the Final Site Plan. This includes the state requirement for a state General VPDES Permit for Discharges of Stormwater from Construction Activities (general permit) and associated Stormwater Pollution Prevention Plan (SWPPP)_for land disturbing activities equal to or greater than one acre. See memo to industry 08-14 which can be found on-line here: <http://alexandriava.gov/tes/info/default.aspx?id=3522>.
*(T&ES)

C - 32 The applicant must provide a Stormwater Pollution Prevention Plan (SWPPP) Book with the Final 1 submission. The project's stormwater management (SWM) plan and the erosion and sediment control (E&SC) plan must be approved prior to the SWPPP being deemed approved and processed to receive coverage under the VPDES Construction General Permit. Upon approval, an electronic copy of the approved SWPPP Book must be provided with the Mylar submission and the coverage letter must be copied onto the plan sheet containing the stormwater management calculations. An electronic copy and a hardcopy of the SWPPP Binder Book must be included in the released site plans, and the approved hardcopy SWPPP Binder Book must accompany the construction drawings onsite. Separate parcel owners will be required to seek separate VPDES Construction General Permit Coverage unless a blanket entity incorporated in Virginia has control of the entire project. (T&ES-Storm)

Fire Department

F - 1. All new fire hydrants on private property shall be City owned and maintained with the appropriate easements granted to the City for access, inspection, testing, maintenance and service. Code Administration (Building Code):

F - 1. The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact the Code Administration Office, Plan Review Supervisor at 703-746-4200.

C - 1 New construction or alterations to existing structures must comply with the current edition of the Uniform Statewide Building Code (USBC).

C - 2 The developer shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) total floor area per floor; e) height of structure f) non-separated or separated mixed use g) fire protection system requirements.

C - 3 A soils report must be submitted with the building permit application for all new and existing building structures.

C - 4 The most restrictive type of construction shall apply to the structure for height and area limitations for non-separated uses.

C - 5 Where required per the current edition Virginia Uniform Statewide Building Code exits, parking, and facilities shall be accessible for persons with disabilities.

C - 6 All proposed buildings where an occupied floor exceeds 75 feet above the lowest level of fire department vehicle access shall meet the Virginia Uniform Statewide Building Code for HIGH-RISE buildings.

C - 7 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to the Department of Code Administration that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.

C - 8 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process.

C - 9 A wall location plat prepared by a land surveyor is required to be submitted to the Department of Code Administration prior to any building framing inspection.

Police

Landscape Recommendations

R - 1. The proposed shrubbery should have a natural growth height of no more than 2 ½ to 3 feet with a maximum height of 36 inches when it matures and should not hinder the unobstructed view of patrolling law enforcement vehicles.

Parks

R - 2. It is recommended that the applicant choose a style bench that has an armrest in the middle of the bench to deter unwanted sleeping and skateboarding on the benches.

Miscellaneous

R - 3. It is recommended that the buildings have an address number which is contrasting in color to the background, at least 3 inches high, reflective, and visible from the street placed on the front and back of each home. It is strongly suggested that no brass or gold colored numbers are used. This aids in a timely response from emergency personnel should they be needed.

R - 4. It is recommended that all of the ground floor level windows be equipped with a device or hardware that allows windows to be secured in a partially open position. This is to negate a “breaking and entering” when the windows are open for air.

R - 5. It is recommended that a “door-viewer” (commonly known as a peep-hole) be installed on all doors on the ground level that lead directly into an apartment. This is for the security of the occupant.

Archaeology

F - 1. If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.

C - 1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

Asterisks denote the following:

- * Condition must be fulfilled prior to release of the Final Site Plan
- ** Condition must be fulfilled prior to release of the building permit
- *** Condition must be fulfilled prior to release of the certificate of occupancy
- **** Condition must be fulfilled prior to release of the bond

ATTACHMENTS

1. Master Plan Amendment Resolution
2. Master Plan Amendment Revised Map (SAP Page 27)
3. Master Plan Amendment Revised Map (SAP Page 73)
4. CDD#26 Zoning Table
5. CDD Concept Plan Approval Standards

RESOLUTION NO. **MPA 2018-0006**

WHEREAS, under the Provisions of Section 9.05 of the City Charter, the Planning Commission may adopt amendments to the Master Plan of the City of Alexandria and submit to the City Council such revisions in said plans as changing conditions may make necessary; and

WHEREAS, an application for amendments to the **Eisenhower West Small Area Plan** chapters of the 1992 Master Plan was filed with the Department of Planning and Zoning on **January 30, 2019** for changes in the land use designation for the parcels at **880 South Pickett Street, 890 South Pickett Street, and 620 Burnside Place**, and

WHEREAS, the Department of Planning and Zoning has analyzed the proposed revision and presented its recommendations to the Planning Commission; and

WHEREAS, a duly advertised public hearing on the proposed amendment was held on **March 5, 2019** with all public testimony and written comment considered; and

WHEREAS, the Planning Commission finds that:

1. The proposed amendments are necessary and desirable to guide and accomplish the coordinated, adjusted and harmonious development of the **Eisenhower West Small Area Plan** sections of the City; and
2. The proposed amendments are generally consistent with the overall goals and objectives of the 1992 Master Plan and with the specific goals and objectives set forth in the **Eisenhower West Small Area Plan** chapter of the 1992 Master Plan; and
3. The proposed amendments show the Planning Commission's long-range recommendations for the general development of the **Eisenhower West Small Area Plan**; and
4. Based on the foregoing findings and all other facts and circumstances of which the Planning Commission may properly take notice in making and adopting a master plan for the City of Alexandria, adoption of the amendments to the **Eisenhower West Small Area Plan** chapter of the 1992 Master Plan will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the residents of the City;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Alexandria that:

1. The following amendments are hereby adopted in its entirety as an amendment to the **Eisenhower West Small Area Plan** chapter of the 1992 Master Plan of the City of Alexandria, Virginia in accordance with Section 9.05 of the Charter of the City of Alexandria, Virginia:

Amend “Plan Area Land Uses” map on Page 27 to allow self-storage use on the applicable parcels;

Amend “Neighborhood #1- Land Use Diagram” on Page 73 to allow self-storage use on the applicable parcels;

and

Revise the definition of PWR uses on Page 32 to specifically exclude storage/warehouse uses.

2. This resolution shall be signed by the Chairman of the Planning Commission and attested by its secretary, and a true copy of this resolution forwarded and certified to the City Council.

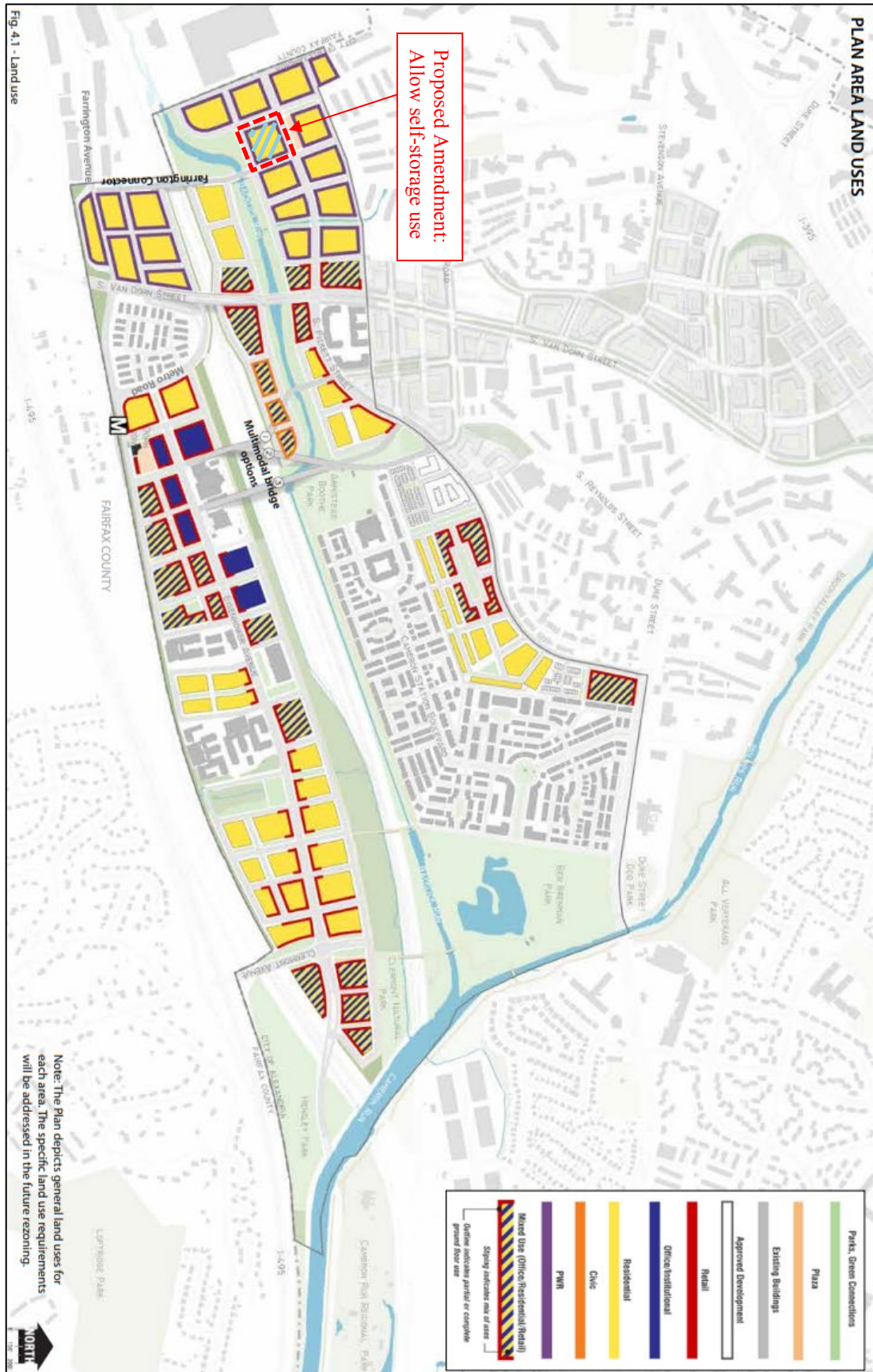
ADOPTED the **5th day of March, 2019.**

Chair, Alexandria Planning Commission

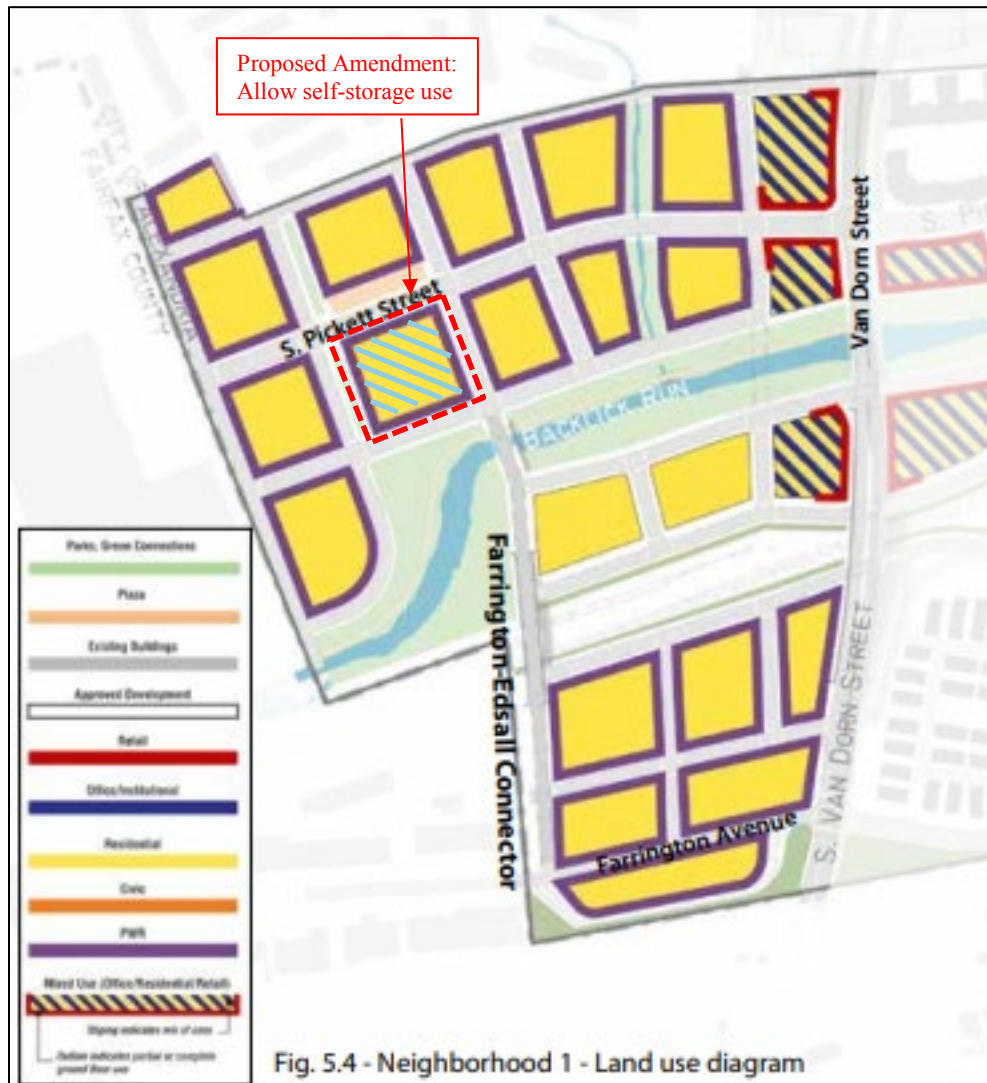
ATTEST:

Karl Moritz, Secretary

Attachment #2: Master Plan Amendment Revised Map Page 27



Attachment #3: Master Plan Amendment Revised Map Page 73



Development Special Use Permit #2018-0006
Public Storage / BoatUS
880 & 890 South Pickett Street and 620 Burnside Place

Attachment #4: CDD#26 Table

CDD #	CDD Name	Without a CDD Special Use Permit	With a CDD Special Use Permit		
			Maximum FAR and/or Development Levels	Maximum Height	Uses
26	Public Storage/ BoatUS	I / Industrial regulations shall apply	<p><u>Maximum FAR:</u> 2.5</p> <p><u>Minimum open space:</u> A minimum of 10% of the land area occupied by primarily non-residential uses shall be provided as publicly-accessible, ground-level useable open space. A minimum of 30% of the land area within the CDD area occupied by primarily residential uses shall be provided as useable open space, half of which must be publicly-accessible, ground-level useable open space. Publicly-accessible, ground-level useable open space may be provided at any location within the CDD area to meet the open space requirement.</p> <p><u>Minimum yards:</u> None, except as may be applicable pursuant to the supplemental yard and setback regulations of Section 7-1000.</p> <p><u>Area Requirements:</u> There are no lot area or frontage requirements.</p> <p>The height-to-setback ratio required in Section 6-403(A) of the Zoning Ordinance and the zone transition requirements of Section 7-900 do not apply.</p>	The maximum heights shall conform to the Eisenhower West Small Area Plan as may be amended.	Multifamily dwelling; storage/warehouse; animal care facility with no overnight accommodation; catering; glass shop; health and athletic club; improved outdoor recreational facilities intended for passive and/or non-congregate recreational activities; light assembly, service and crafts; machine shop; manufacturing; massage establishment; motor vehicle parking or storage; outdoor dining; personal service establishment; printing and publishing services; private school, academic or commercial, with more than 20 students on the premises at any one time; recreational areas consisting of natural and unimproved geographic features; restaurant; retail shopping establishment; valet parking; and wholesale.

Attachment #5: CDD Concept Plan Approval Standards

The proposal is consistent with the six specific standards for CDD Concept Plan approval contained in Section 5-604 of the Zoning Ordinance as follows:

- 1. The proposed development shall substantially conform to the city's master plan with respect to the general type, character, intensity and location of uses, as reflected in the CDD guidelines of the applicable area plan.*

The proposed development is consistent with the broad goals and objectives of the Eisenhower West Small Area Plan, as noted previously in this report, the as well as many of its specific recommendations for Neighborhood #1. The applicant has requested a Master Plan Amendment for the self-storage use, which staff supports.

- 2. The proposed development shall preserve and protect to the extent possible all scenic assets and natural features of the land.*

Parcel 3 of the CDD Concept Plan area includes a portion of the Backlick Run stream bed and the stream bank. A Resource Protection Area (RPA), consisting of a 100-foot buffer from the stream, exists on the project site. The proposed development would preserve and protect the stream and the stream bed in at least two ways, both of which are timed to occur with the construction of the self-storage facility in Phase I of the CDD. First, the applicant has agreed to dedicate land adjacent to Backlick Run as public open space. Second, the applicant would remove existing paved parking areas near the stream and replant those areas with native trees and shrubs, which is consistent with recommendations in the Eisenhower West Small Area Plan.

- 3. The proposed development shall be designed to mitigate substantial adverse impacts to the use and value of surrounding lands.*

Although significant adverse impacts on surrounding lands are not anticipated from the development within the CDD, the proposal includes elements that would mitigate potential impacts. New streets are proposed in connection with the development. A landscaped green space is proposed along the western side of the self-storage building. The self-storage building has been designed using high-quality materials and a covered parking area. The land dedication for new public open space balances the density proposed elsewhere in the CDD Concept Plan area.

- 4. The proposed development shall be designed in accordance with public facilities, services, transportation systems and utilities which are adequate for the development proposed, and which are available, or reasonably probable of achievement, prior to use and occupancy of the development.*

The CDD Concept Plan has been designed to accommodate the above-referenced items that are adequate and commensurate with the proposed development. The applicant has proposed new public streets in phases, a land dedication for a new publicly-accessible open space, and utilities serving the site in phases as provided for in recommended conditions of approval.

5. *The proposed development shall be designed to provide adequate recreational amenities and, if appropriate to the site, a comprehensive system of pedestrian, bicycle or other recreational paths which shall be carefully coordinated with the provision of open spaces, public facilities, vehicular access routes and mass transportation facilities.*

The applicant proposes the dedication of Parcel 3 within the CDD Concept Plan to the City, most of which would be used for public open space. The applicant has agreed to provide a bicycle lane along its Edsall Road frontage of the self-storage site. They also propose bicycle lanes along Public Street A and, if feasible, Burnside Place as well. An interim bicycle/pedestrian trail would connect from the private street south to Parcel 3 until such time that the multifamily building in Phase II of the CDD Concept Plan is constructed.

6. *The proposed development shall provide a substantial amount of residential units, including an affordable housing component.*

In Phase II of the CDD Concept Plan, the applicant proposes approximately 473,000 gross square feet of multifamily residential compared to approximately 380,000 square feet of self-storage use. The amount of residential uses represents a majority (55%) of the overall square footage. As described in greater detail later in this report, the applicant proposes a monetary contribution to the Affordable Housing Trust Fund as part of Phase I and affordable on-site units as part of the future multifamily residential building.



APPLICATION

☒ Master Plan Amendment MPA# 2018-0006

☒ Zoning Map Amendment REZ# 2018-0005

PROPERTY LOCATION: 880-890 S Pickett Street / 620 Burnside Place

APPLICANT

Name: PS Southeast One, Inc.

Address: 701 Western Avenue, Glendale, CA 91201

PROPERTY OWNER:

Name: PS Southeast One, Inc.

Address: 701 Western Avenue, Glendale, CA 91201

Interest in property:

☒ Owner ☐ Contract Purchaser

☐ Developer ☐ Lessee ☐ Other _____

If property owner or applicant is being represented by an authorized agent such as an attorney, a realtor, or other person for which there is some form of compensation, does this agent or the business in which they are employed have a business license to operate in Alexandria, VA:

☐ yes: If yes, provide proof of current City business license.

☒ no: If no, said agent shall obtain a business license prior to filing application.

THE UNDERSIGNED certifies that the information supplied for this application is complete and accurate, and, pursuant to Section 11-301B of the Zoning Ordinance, hereby grants permission to the City of Alexandria, Virginia, to post placard notice on the property which is the subject of this application.

Mark M. Viani, Esq.

Print Name of Applicant or Agent


Signature

2311 Wilson Boulevard, Suite 500

Mailing/Street Address

703-525-4000

Telephone #

703-525-2207

Fax #

Arlington, VA

City and State

22201

Zip Code

January 29, 2019

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Fee Paid: \$ _____

Legal advertisement: _____

ACTION - PLANNING COMMISSION _____

ACTION - CITY COUNCIL: _____

MPA # 2018-0006

REZ # 2018-0005

SUBJECT PROPERTY

Provide the following information for each property for which an amendment is being requested. (Attach separate sheets if needed.)

Address Tax Map - Block - Lot	Land Use		Master Plan Designation		Zoning Designation		Frontage (ft.)
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Land Area (acres)
1 880 South Pickett Street 067.03-01-2	Office	Storage /Resi	Resi	CDD#26	I	CDD	3.70 acres
2 890 South Pickett Street 067.03-01-2	Office	Storage /Resi	Resi	CDD#26	I	CDD	0.52 acres
3 620 Burnside Place 067.03-01-22	Parking	Resi/ Open Space	Resi	CDD#26	I	CDD	3.08 acres
4							

PROPERTY OWNERSHIP☐ Individual Owner☒ Corporation or Partnership Owner

Identify each person or individual with ownership interest. If corporation or partnership owner, identify each person with more than 10% interest in such corporation or partnership.

- Name: PS Southeast One, Inc. Extent of Interest: Title Owner
Address: 701 Western Avenue, Glendale, CA 91201
- Name: Public Storage, a Maryland REIT Extent of Interest: 100% owner of
Address: 701 Western Avenue, Glendale, CA 91201
- Name: Extent of Interest:
Address:
- Name: Extent of Interest:
Address:

MPA # 2018-0006

REZ # 2018-0005

JUSTIFICATION FOR AMENDMENT

(attach separate sheets if needed)

- 1.** Explain how and why any proposed amendment(s) to the Master Plan are desirable, beneficial to surrounding properties, in character with the applicable Small Area Plan and consistent with City policies:

See attached narrative.

- 2.** Explain how and why the proposed amendment to the Zoning Map(s) is consistent with the proposed amendment to the Master Plan, or, if no amendment to the Master Plan is being requested, how the proposed zoning map amendment is consistent with the existing Master Plan:

See attached narrative.

- 3.** Explain how the property proposed for reclassification will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire, drainage structures, refuse disposal, water and sewers, and schools.

See attached narrative.

- 4.** If this application is for conditional zoning approval pursuant to Section 11-804 of the Zoning Ordinance, identify all proffered conditions that are to be considered part of this application (see Zoning Ordinance Section 11-804 for restrictions on conditional zoning):

See attached narrative.

January 9, 2019

Department of Planning and Zoning
Development Division, City Hall
301 King Street, Room 2100
Alexandria, Virginia 22314

Re: CDD Development Concept Plan, Rezoning, Master Plan Amendment,
Development Special Use Permit, and Related Applications
Public Storage – 880-890 South Pickett Street/620 Burnside Place
Parcel #s 067.03-01-28, 067.03-01-29, 067.03-01-22
Narrative in Support of Applications

Dear Department of Planning and Zoning:

On behalf of the Applicant, Public Storage, please accept this revised project narrative in support of the enclosed development application submissions for the above-referenced property (the “Property”). Public Storage is proposing a multiphase mixed-use redevelopment that will be consistent with the City’s objectives for this area, as outlined in the Eisenhower West Small Area Plan (“Eisenhower West Plan”) and an alternative to its by-right development option. A summary of the existing site conditions, zoning and planning considerations, and the proposed project is provided below.

The Property

The Property consists of three parcels, which, collectively, comprise approximately 7.30 acres (approximately 317,957 square feet). The two parcels located at 880 and 890 South Pickett Street are improved with an approximately 72,000 square-foot flex-industrial building. The flex-industrial building is currently vacant and was formerly occupied by long-term tenant, the Boat Owners Association of the United States (BoatUS). The parcel located at 620 Burnside Place serves as a parking lot. This parcel is located adjacent to Backlick Run and partially within the existing floodplain.

The Property is currently zoned to the Industrial district. The Industrial zone permits a self-storage use by-right up to a density of 0.85 FAR (and up to 1.25 FAR with a special use permit). Building heights may go up to 50 feet in this zone, which may be increased with a special use permit as well.

The Eisenhower West Small Area Plan

The Property is located in the Van Dorn Innovation District of the Eisenhower West Small Area Plan. The recently-adopted Eisenhower West Plan envisions that this area will evolve from a low-density industrial warehouse district to a vertical and horizontal mix of residential and commercial development fronting on a new Backlick Run greenway. The Plan recommends that new buildings should be 5-15 stories in total height in this district. The Plan also envisions a new grid of streets and blocks connecting to South Pickett Street and Farrington Avenue.

The Proposed Project

Public Storage proposes to redevelop the Property with a multiphase, mixed-use development that implements many of the objectives of the Eisenhower West Plan. The proposed project would include two new buildings on the Property split into two phases of development.

Phase I of the proposed project would involve the construction of a Public Storage self-storage building, which is depicted on the enclosed plans at the northern portion of the Property, with frontage along South Pickett Street and a future right-of-way along the eastern edge of the Property. This building will be a five-story self-storage building comprising approximately 263,550 square feet of which 5,720 square feet will be designated for retail/self-storage office use. This building would be served by 24 on-grade parking spaces and 2 loading spaces. This would be a reduction of 21 spaces from the current requirements (1 parking space per 7,000 s.f. of self-storage, 1 parking space per 400 s.f. of self-storage office, 1 parking space per 1,000 s.f. of retail, and 1 loading space per 20,000 s.f.). The proposed reduction would be consistent with the pedestrian-oriented goals for the area. In support of this parking reduction, the Applicant has provided examples of reduced parking ratios at other similar Public Storage facilities in the Washington, D.C. region.

Phase I of the project will also include construction of new public roads. This includes a new public alley between the self-storage building and interim parking lot/future residential building. The Applicant will also construct a new one-way street along the eastern edge of the Property to connect with the Public Alley and provide a new connection for vehicles to access and circulate in and out of the future development on the Property.

In an effort to meet recommendations in the Eisenhower West Plan, the self-storage building will also include approximately 4,454 s.f. of retail/maker space along South Pickett Street. Given market conditions do not currently support retail at this location and may not support retail in the future, the Applicant's proposal to include this retail/maker space includes the condition that the requirement to maintain retail/maker space in the self-storage building will expire: (1) if the owner of the Property is unable to find a tenant for this retail/maker space for any period of three consecutive years following approval of the certificate of occupancy; or (2) 15 years after approval of the CDD.

Phase 2 of the proposed project would include a multi-story residential building, also depicted on the enclosed plans. Consistent with the Eisenhower West Plan, this building will include fifteen stories and approximately 400,000 square feet of residential space (approximately

350 units). This building would be served by a total of approximately 400 parking spaces, both below and above-grade. Given current market conditions in this area, it is not expected that Phase 2 will begin in the near future. Therefore, as part of Phase I, the Applicant is requesting approval of an interim parking lot on the Phase 2 portion of the Property. This interim parking lot will be used for vehicle storage ancillary to the self-storage use, but not for customer parking. The interim parking lot would be conditioned on its expiration fifteen years following CDD approval. As a condition of the CDD, the Applicant is also requesting that a DSUP for Phase 2 of the project may be submitted to the City for approval up to fifteen years following CDD approval.

Phase 2 of the project will also include additional new road construction. This includes full construction of Burnside Place, the extension of the one-way street to the east of the Property, and the construction of a new street and improvements to the south of the residential building.

Application Submissions

At this time, the Applicant is submitting the following applications with respect to this proposed project: a CDD Development Concept Plan and rezoning application to rezone most of the Property from Industrial to CDD (with the exception of the portion of the Property along Backlick Run to be dedicated to the City); a Master Plan Amendment to allow self-storage; a Development Special Use Permit for Phase I of the project; a Special Use Permit for a parking reduction for the self-storage use; and a Transportation Management Plan Special Use Permit for Phase I of the project.

Through this project, Public Storage intends to implement several goals of the Eisenhower West Plan. This includes the goal to create a new grid of streets and blocks surrounding the Property, with connections between Burnside Place and the future road that will run parallel to Burnside Place and connect with South Pickett Street to the east of the Property. Public Storage also plans to develop an open green space on the Property, currently to be located on the west side of the Property parallel to Burnside Place. Finally, Public Storage intends to raise portions of the Property out of the existing floodplain, which would not only increase the development potential of the Property (without adversely impacting adjacent properties), but also improve the usability of the Backlick Run waterfront.

Public Storage is seeking a limited Master Plan Amendment to allow self-storage on the Property. While self-storage is not currently a recommended use on the Property, the Applicant is proposing to meet the urban goals of the Eisenhower West Plan by providing high-quality architectural elements, to include glass facades at the corners of the self-storage building. The Applicant is also proposing to include approximately 4,454 s.f. of retail/PWR maker space in the self-storage building along South Pickett Street. Retail/PWR maker space is specifically called out as a recommended use at this location in the Eisenhower West Plan. The Applicant also proposes to include retail/PWR maker space to be included in the Phase 2 residential building to be constructed in the future.

Given the scale involved and Public Storage's intention to move forward expeditiously, the proposed project represents a first-mover/catalyst opportunity to begin implementation of the community vision embodied in the Eisenhower West Plan.

January 9, 2019

BK
&K
Page 4

We look forward to discussing this submission with City staff. Please contact me at 703-525-4000 or mviani@beankinney.com with any questions.

Sincerely,

Mark M. Viani / by Zul
w/permission

Mark M. Viani



APPLICATION

CDD DEVELOPMENT CONCEPT PLAN

CDD # 2018-0005

[must use black ink or type]

PROPERTY LOCATION: 880-890 S Pickett Street / 620 Burnside Place
TAX MAP REFERENCE: 067.03-01-28, 29, 22 **ZONE:** Industrial
APPLICANT'S NAME: PS Southeast One, Inc.
ADDRESS: 701 Western Avenue, Glendale, CA 91201
PROPERTY OWNER NAME: PS Southeast One, Inc.
ADDRESS: 701 Western Avenue, Glendale, CA 91201
REQUEST: Rezone to the CDD District to allow a five story self-storage building and a fifteen story residential building*

*DSUP for Phase 2 and residential building to be submitted within fifteen years of approval of the CDD

THE UNDERSIGNED hereby applies for CDD Development Concept Plan approval in accordance with the provisions of Section 5-600 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Mark M. Viani, Esq.
Print Name of Applicant or Agent
2311 Wilson Boulevard, Suite 500
Arlington, VA 22201
Mailing/Street Address


Signature
703-525-4000 703-525-2207
Telephone # Fax #
mviani@beankinney.com
Email address

DO NOT WRITE IN THIS SPACE OFFICE USE ONLY

Application Received: _____ Date and Fee Paid: _____ \$
ACTION - PLANNING COMMISSION: _____ ACTION - CITY COUNCIL: _____

Development Site Plan (DSP) # _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

The applicant is: (check one)

☒ the Owner ☐ Contract Purchaser ☐ Lessee or ☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than three percent.

PS Southeast One, Inc. is the applicant and title owner of the subject property. PS Southeast One, Inc. is 100% owned by Public Storage, a Maryland real estate investment trust. Public Storage (PSA) is publicly traded.

If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☐ **Yes.** Provide proof of current City business license.

☒ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. PS Southeast One, Inc.	701 Western Avenue, Glendale, CA 91201	Title Owner
2. Public Storage, a Maryland REIT	701 Western Avenue, Glendale, CA 91201	100% (publicly traded)
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 880-890 S Pickett Street / 620 Burnside Place (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

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1. PS Southeast One, Inc.	701 Western Avenue, Glendale, CA 91201	Title Owner
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3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. PS Southeast One, Inc.	None	None
2. Public Storage, a Maryland REIT	None	None
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

January 29, 2019

Date

Mark M. Viani, Esq.

Printed Name

Signature

**APPLICATION****DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN****DSUP #** 2018-0006**Project Name:** Public Storage / BoatUS**PROPERTY LOCATION:** 880-890 S Pickett Street / 620 Burnside Place**TAX MAP REFERENCE:** 067.03-01-28, 29, 22**ZONE:** I (CDD Proposed)**APPLICANT:**

Name: PS Southeast One, Inc.

Address: 701 Western Avenue, Glendale, CA 91201

PROPERTY OWNER:

Name: PS Southeast One, Inc.

Address: 701 Western Avenue, Glendale, CA 91201

SUMMARY OF PROPOSAL Phase 1 development to allow self-storage and an interim parking lot**MODIFICATIONS REQUESTED** Tree Crown Coverage**SUP's REQUESTED** Parking reduction, Transportation Management SUP

[] **THE UNDERSIGNED** hereby applies for Development Site Plan with Special Use Permit approval in accordance with the provisions of Section 11-400 of the Zoning Ordinance of the City of Alexandria, Virginia.

[] **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

[] **THE UNDERSIGNED** also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Mark M. Viani, Esq.

Print Name of Applicant or Agent

2311 Wilson Boulevard, Suite 500

Mailing/Street Address

Arlington, VA 22201

City and State

Zip Code

Signature

703-525-4000

Telephone #

703-525-2207

Fax #

mviani@beankinney.com

Email address

January 29, 2019

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Received Plans for Completeness: _____

Fee Paid and Date: _____

Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is: (check one)

☒ the Owner ☐ Contract Purchaser ☐ Lessee or ☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than three percent.

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☐ **Yes.** Provide proof of current City business license.

☒ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. PS Southeast One, Inc.	None	None
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NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

January 29, 2019

Date

Mark M. Viani, Esq.

Printed Name



Signature

- 2. Narrative description.** The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. If not appropriate to the request, delete pages 6-9. (Attach additional sheets if necessary.)

See attached narrative.



2311 WILSON BOULEVARD
SUITE 500
ARLINGTON, VA 22201
PHONE 703.525.4000
FAX 703.525.2207

Mark M. Viani, Esq.
Admitted: VA, DC, and MD
mviani@beankinney.com

January 9, 2019

Department of Planning and Zoning
Development Division, City Hall
301 King Street, Room 2100
Alexandria, Virginia 22314

Re: CDD Development Concept Plan, Rezoning, Master Plan Amendment,
Development Special Use Permit, and Related Applications
Public Storage – 880-890 South Pickett Street/620 Burnside Place
Parcel #s 067.03-01-28, 067.03-01-29, 067.03-01-22
Narrative in Support of Applications

Dear Department of Planning and Zoning:

On behalf of the Applicant, Public Storage, please accept this revised project narrative in support of the enclosed development application submissions for the above-referenced property (the “Property”). Public Storage is proposing a multiphase mixed-use redevelopment that will be consistent with the City’s objectives for this area, as outlined in the Eisenhower West Small Area Plan (“Eisenhower West Plan”) and an alternative to its by-right development option. A summary of the existing site conditions, zoning and planning considerations, and the proposed project is provided below.

The Property

The Property consists of three parcels, which, collectively, comprise approximately 7.30 acres (approximately 317,957 square feet). The two parcels located at 880 and 890 South Pickett Street are improved with an approximately 72,000 square-foot flex-industrial building. The flex-industrial building is currently vacant and was formerly occupied by long-term tenant, the Boat Owners Association of the United States (BoatUS). The parcel located at 620 Burnside Place serves as a parking lot. This parcel is located adjacent to Backlick Run and partially within the existing floodplain.

The Property is currently zoned to the Industrial district. The Industrial zone permits a self-storage use by-right up to a density of 0.85 FAR (and up to 1.25 FAR with a special use permit). Building heights may go up to 50 feet in this zone, which may be increased with a special use permit as well.

The Eisenhower West Small Area Plan

The Property is located in the Van Dorn Innovation District of the Eisenhower West Small Area Plan. The recently-adopted Eisenhower West Plan envisions that this area will evolve from a low-density industrial warehouse district to a vertical and horizontal mix of residential and commercial development fronting on a new Backlick Run greenway. The Plan recommends that new buildings should be 5-15 stories in total height in this district. The Plan also envisions a new grid of streets and blocks connecting to South Pickett Street and Farrington Avenue.

The Proposed Project

Public Storage proposes to redevelop the Property with a multiphase, mixed-use development that implements many of the objectives of the Eisenhower West Plan. The proposed project would include two new buildings on the Property split into two phases of development.

Phase I of the proposed project would involve the construction of a Public Storage self-storage building, which is depicted on the enclosed plans at the northern portion of the Property, with frontage along South Pickett Street and a future right-of-way along the eastern edge of the Property. This building will be a five-story self-storage building comprising approximately 263,550 square feet of which 5,720 square feet will be designated for retail/self-storage office use. This building would be served by 24 on-grade parking spaces and 2 loading spaces. This would be a reduction of 21 spaces from the current requirements (1 parking space per 7,000 s.f. of self-storage, 1 parking space per 400 s.f. of self-storage office, 1 parking space per 1,000 s.f. of retail, and 1 loading space per 20,000 s.f.). The proposed reduction would be consistent with the pedestrian-oriented goals for the area. In support of this parking reduction, the Applicant has provided examples of reduced parking ratios at other similar Public Storage facilities in the Washington, D.C. region.

Phase I of the project will also include construction of new public roads. This includes a new public alley between the self-storage building and interim parking lot/future residential building. The Applicant will also construct a new one-way street along the eastern edge of the Property to connect with the Public Alley and provide a new connection for vehicles to access and circulate in and out of the future development on the Property.

In an effort to meet recommendations in the Eisenhower West Plan, the self-storage building will also include approximately 4,454 s.f. of retail/maker space along South Pickett Street. Given market conditions do not currently support retail at this location and may not support retail in the future, the Applicant's proposal to include this retail/maker space includes the condition that the requirement to maintain retail/maker space in the self-storage building will expire: (1) if the owner of the Property is unable to find a tenant for this retail/maker space for any period of three consecutive years following approval of the certificate of occupancy; or (2) 15 years after approval of the CDD.

Phase 2 of the proposed project would include a multi-story residential building, also depicted on the enclosed plans. Consistent with the Eisenhower West Plan, this building will include fifteen stories and approximately 400,000 square feet of residential space (approximately

350 units). This building would be served by a total of approximately 400 parking spaces, both below and above-grade. Given current market conditions in this area, it is not expected that Phase 2 will begin in the near future. Therefore, as part of Phase I, the Applicant is requesting approval of an interim parking lot on the Phase 2 portion of the Property. This interim parking lot will be used for vehicle storage ancillary to the self-storage use, but not for customer parking. The interim parking lot would be conditioned on its expiration fifteen years following CDD approval. As a condition of the CDD, the Applicant is also requesting that a DSUP for Phase 2 of the project may be submitted to the City for approval up to fifteen years following CDD approval.

Phase 2 of the project will also include additional new road construction. This includes full construction of Burnside Place, the extension of the one-way street to the east of the Property, and the construction of a new street and improvements to the south of the residential building.

Application Submissions

At this time, the Applicant is submitting the following applications with respect to this proposed project: a CDD Development Concept Plan and rezoning application to rezone most of the Property from Industrial to CDD (with the exception of the portion of the Property along Backlick Run to be dedicated to the City); a Master Plan Amendment to allow self-storage; a Development Special Use Permit for Phase I of the project; a Special Use Permit for a parking reduction for the self-storage use; and a Transportation Management Plan Special Use Permit for Phase I of the project.

Through this project, Public Storage intends to implement several goals of the Eisenhower West Plan. This includes the goal to create a new grid of streets and blocks surrounding the Property, with connections between Burnside Place and the future road that will run parallel to Burnside Place and connect with South Pickett Street to the east of the Property. Public Storage also plans to develop an open green space on the Property, currently to be located on the west side of the Property parallel to Burnside Place. Finally, Public Storage intends to raise portions of the Property out of the existing floodplain, which would not only increase the development potential of the Property (without adversely impacting adjacent properties), but also improve the usability of the Backlick Run waterfront.

Public Storage is seeking a limited Master Plan Amendment to allow self-storage on the Property. While self-storage is not currently a recommended use on the Property, the Applicant is proposing to meet the urban goals of the Eisenhower West Plan by providing high-quality architectural elements, to include glass facades at the corners of the self-storage building. The Applicant is also proposing to include approximately 4,454 s.f. of retail/PWR maker space in the self-storage building along South Pickett Street. Retail/PWR maker space is specifically called out as a recommended use at this location in the Eisenhower West Plan. The Applicant also proposes to include retail/PWR maker space to be included in the Phase 2 residential building to be constructed in the future.

Given the scale involved and Public Storage's intention to move forward expeditiously, the proposed project represents a first-mover/catalyst opportunity to begin implementation of the community vision embodied in the Eisenhower West Plan.

January 9, 2019

BK
&K Page 4

We look forward to discussing this submission with City staff. Please contact me at 703-525-4000 or mviani@beankinney.com with any questions.

Sincerely,

Mark M. Viani / by Zul
w/permission

Mark M. Viani

3. How many patrons, clients, pupils and other such users do you expect?

Specify time period (i.e., day, hour, or shift).

Daily average: 25-40 customers. Higher rates of customers occur on weekends, at the beginning and end of month, and in the morning, midday, and late afternoon and evening.

4. How many employees, staff and other personnel do you expect?

Specify time period (i.e. day, hour, or shift).

4-6 employees during office hours (9:30am-6:00pm Mon-Fri; 9:30am-5:00pm Sat-Sun)

5. Describe the proposed hours and days of operation of the proposed use:

Day	Hours	Day	Hours
365 Days/Year	6:00am-9:00pm		

6. Describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

None. All mechanical equipment will be inside the self-storage facility or parking area and no mechanical noise is expected to be heard off-site.

B. How will the noise from patrons be controlled?

See above. All storage units will be located inside the self-storage facility. The loading area will be located within the covered parking area. The facility will only be accessible between 6:00am-9:00pm.

7. Describe any potential odors emanating from the proposed use and plans to control them:

None expected.

8. Provide information regarding trash and litter generated by the use:

- A. What type of trash and garbage will be generated by the use?
Minimal trash will be generated. Trash pickup is expected to occur twice/week.
- B. How much trash and garbage will be generated by the use?
Minimal trash will be generated by this use.
- C. How often will trash be collected?
Twice/week.
- D. How will you prevent littering on the property, streets and nearby properties?
Customers and employees are instructed to deposit trash in the designated trash areas on-site.

9. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

It is Public Storage policy that such materials are prohibited on site.

10. Will any organic compounds (for example: paint, ink, lacquer thinner, or cleaning or degreasing solvent) be handled, stored, or generated on the property?

☐ Yes. ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

It is Public Storage policy that hazardous materials are prohibited on site. To the extent such materials are not hazardous and comply with Public Storage policies, they may be stored on site.

11. What methods are proposed to ensure the safety of residents, employees and patrons?

The parking area will be secured with gates with keypad access control. Security cameras will be installed at each gate and entry/exit point in the parking area and security cameras will be installed at the office and all loading lobbies.

ALCOHOL SALES**12. Will the proposed use include the sale of beer, wine or mixed drinks?**

☐ Yes. ☒ No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

PARKING AND ACCESS REQUIREMENTS**13. Provide information regarding the availability of off-street parking:**

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

45 spaces

B. How many parking spaces of each type are provided for the proposed use:

24 Standard spaces

Compact spaces

2 Handicapped accessible spaces

Other

- C. Where is required parking located? (check one) ☒ **on-site** ☐ **off-site**

If the required parking will be located off-site, where will it be located?

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the **Parking Reduction Supplemental Application**.

14. Provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? **13 loading spaces required**
- B. How many loading spaces are available for the use? **2 provided**
- C. Where are off-street loading facilities located?
Within the main parking area on-site.
- D. During what hours of the day do you expect loading/unloading operations to occur?
6:00am - 9:00pm
- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
Daily average: 25-40 customers. Higher rates of customers occur on weekends, at the beginning and end of month, and in the morning, midday, and late afternoon and evening.

15. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Street access is adequate.



APPLICATION - SUPPLEMENTAL

PARKING REDUCTION

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)

45 parking spaces and 13 loading spaces are required for the proposed self-storage building (including the retail space). The Applicant proposes to provide 26 total parking spaces and 2 loading spaces.

2. Provide a statement of justification for the proposed parking reduction.

Given the nature of self-storage, this use requires significantly less parking than a typical storage or warehouse use. The Applicant has provided examples of parking ratios at its other sites in the Washington, D.C. region to support this request. Reduction of parking also conforms to the urban form that the Eisenhower West Plan recommends.

3. Why is it not feasible to provide the required parking?

See above.

4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?

☒ Yes. ☐ No.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a **Parking Management Plan** which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2018-0077

PROPERTY LOCATION: 880-890 S Pickett Street / 620 Burnside Place

TAX MAP REFERENCE: 067.03-01-28, 29, 22

ZONE: I

APPLICANT:

Name: PS Southeast One, Inc.

Address: _____

SEE DSUP

PROPOSED USE: Tier 1 TMP SUP

☒ **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Mark M. Viani, Esq.

Print Name of Applicant or Agent

2311 Wilson Boulevard, Suite 500

Mailing/Street Address

Arlington, VA

City and State

22201

Zip Code

Signature

703-525-4000

Telephone #

mviani@beankinney.com

Email address

01/29/19

Date

703-525-2207

Fax #

ACTION-PLANNING COMMISSION: _____ **DATE:** _____

ACTION-CITY COUNCIL: _____ **DATE:** _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of (See Attached Authorization Letter), I hereby
 (Property Address)
 grant the applicant authorization to apply for the _____ use as
 (use)
 described in this application.

Name: _____

Phone: _____

Please Print

Address: _____

Email: _____

Signature: _____

Date: _____

- 1. Floor Plan and Plot Plan.** As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☒ **Required floor plan and plot/site plan attached.**

☐ **Requesting a waiver. See attached written request.**

- 2. The applicant is the (check one):**

☒ Owner

☐ Contract Purchaser

☐ Lessee or

☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent.

PS Southeast One, Inc. is the applicant and title owner of the subject property. PS

~~Southeast One, Inc. is 100% owned by Public Storage, a Maryland real estate~~

investment trust. Public Storage (PSA) is publicly traded.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. See DSUP Application		
2. See DSUP Application		
3. See DSUP Application		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at SEE DSUP (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. See DSUP Application		
2. See DSUP Application		
3. See DSUP Application		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. See DSUP Application		
2. See DSUP Application		
3. See DSUP Application		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

01/29/19

SEE DSUP

Date

Printed Name

Signature



If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☐ **Yes.** Provide proof of current City business license

☒ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

The Applicant is requesting a Tier 1 TMP SUP contemporaneously with proposed CDD and DSUP. See attached narrative.

January 9, 2019

Department of Planning and Zoning
Development Division, City Hall
301 King Street, Room 2100
Alexandria, Virginia 22314

Re: CDD Development Concept Plan, Rezoning, Master Plan Amendment,
Development Special Use Permit, and Related Applications
Public Storage – 880-890 South Pickett Street/620 Burnside Place
Parcel #s 067.03-01-28, 067.03-01-29, 067.03-01-22
Narrative in Support of Applications

Dear Department of Planning and Zoning:

On behalf of the Applicant, Public Storage, please accept this revised project narrative in support of the enclosed development application submissions for the above-referenced property (the “Property”). Public Storage is proposing a multiphase mixed-use redevelopment that will be consistent with the City’s objectives for this area, as outlined in the Eisenhower West Small Area Plan (“Eisenhower West Plan”) and an alternative to its by-right development option. A summary of the existing site conditions, zoning and planning considerations, and the proposed project is provided below.

The Property

The Property consists of three parcels, which, collectively, comprise approximately 7.30 acres (approximately 317,957 square feet). The two parcels located at 880 and 890 South Pickett Street are improved with an approximately 72,000 square-foot flex-industrial building. The flex-industrial building is currently vacant and was formerly occupied by long-term tenant, the Boat Owners Association of the United States (BoatUS). The parcel located at 620 Burnside Place serves as a parking lot. This parcel is located adjacent to Backlick Run and partially within the existing floodplain.

The Property is currently zoned to the Industrial district. The Industrial zone permits a self-storage use by-right up to a density of 0.85 FAR (and up to 1.25 FAR with a special use permit). Building heights may go up to 50 feet in this zone, which may be increased with a special use permit as well.

The Eisenhower West Small Area Plan

The Property is located in the Van Dorn Innovation District of the Eisenhower West Small Area Plan. The recently-adopted Eisenhower West Plan envisions that this area will evolve from a low-density industrial warehouse district to a vertical and horizontal mix of residential and commercial development fronting on a new Backlick Run greenway. The Plan recommends that new buildings should be 5-15 stories in total height in this district. The Plan also envisions a new grid of streets and blocks connecting to South Pickett Street and Farrington Avenue.

The Proposed Project

Public Storage proposes to redevelop the Property with a multiphase, mixed-use development that implements many of the objectives of the Eisenhower West Plan. The proposed project would include two new buildings on the Property split into two phases of development.

Phase I of the proposed project would involve the construction of a Public Storage self-storage building, which is depicted on the enclosed plans at the northern portion of the Property, with frontage along South Pickett Street and a future right-of-way along the eastern edge of the Property. This building will be a five-story self-storage building comprising approximately 263,550 square feet of which 5,720 square feet will be designated for retail/self-storage office use. This building would be served by 24 on-grade parking spaces and 2 loading spaces. This would be a reduction of 21 spaces from the current requirements (1 parking space per 7,000 s.f. of self-storage, 1 parking space per 400 s.f. of self-storage office, 1 parking space per 1,000 s.f. of retail, and 1 loading space per 20,000 s.f.). The proposed reduction would be consistent with the pedestrian-oriented goals for the area. In support of this parking reduction, the Applicant has provided examples of reduced parking ratios at other similar Public Storage facilities in the Washington, D.C. region.

Phase I of the project will also include construction of new public roads. This includes a new public alley between the self-storage building and interim parking lot/future residential building. The Applicant will also construct a new one-way street along the eastern edge of the Property to connect with the Public Alley and provide a new connection for vehicles to access and circulate in and out of the future development on the Property.

In an effort to meet recommendations in the Eisenhower West Plan, the self-storage building will also include approximately 4,454 s.f. of retail/maker space along South Pickett Street. Given market conditions do not currently support retail at this location and may not support retail in the future, the Applicant's proposal to include this retail/maker space includes the condition that the requirement to maintain retail/maker space in the self-storage building will expire: (1) if the owner of the Property is unable to find a tenant for this retail/maker space for any period of three consecutive years following approval of the certificate of occupancy; or (2) 15 years after approval of the CDD.

Phase 2 of the proposed project would include a multi-story residential building, also depicted on the enclosed plans. Consistent with the Eisenhower West Plan, this building will include fifteen stories and approximately 400,000 square feet of residential space (approximately

350 units). This building would be served by a total of approximately 400 parking spaces, both below and above-grade. Given current market conditions in this area, it is not expected that Phase 2 will begin in the near future. Therefore, as part of Phase I, the Applicant is requesting approval of an interim parking lot on the Phase 2 portion of the Property. This interim parking lot will be used for vehicle storage ancillary to the self-storage use, but not for customer parking. The interim parking lot would be conditioned on its expiration fifteen years following CDD approval. As a condition of the CDD, the Applicant is also requesting that a DSUP for Phase 2 of the project may be submitted to the City for approval up to fifteen years following CDD approval.

Phase 2 of the project will also include additional new road construction. This includes full construction of Burnside Place, the extension of the one-way street to the east of the Property, and the construction of a new street and improvements to the south of the residential building.

Application Submissions

At this time, the Applicant is submitting the following applications with respect to this proposed project: a CDD Development Concept Plan and rezoning application to rezone most of the Property from Industrial to CDD (with the exception of the portion of the Property along Backlick Run to be dedicated to the City); a Master Plan Amendment to allow self-storage; a Development Special Use Permit for Phase I of the project; a Special Use Permit for a parking reduction for the self-storage use; and a Transportation Management Plan Special Use Permit for Phase I of the project.

Through this project, Public Storage intends to implement several goals of the Eisenhower West Plan. This includes the goal to create a new grid of streets and blocks surrounding the Property, with connections between Burnside Place and the future road that will run parallel to Burnside Place and connect with South Pickett Street to the east of the Property. Public Storage also plans to develop an open green space on the Property, currently to be located on the west side of the Property parallel to Burnside Place. Finally, Public Storage intends to raise portions of the Property out of the existing floodplain, which would not only increase the development potential of the Property (without adversely impacting adjacent properties), but also improve the usability of the Backlick Run waterfront.

Public Storage is seeking a limited Master Plan Amendment to allow self-storage on the Property. While self-storage is not currently a recommended use on the Property, the Applicant is proposing to meet the urban goals of the Eisenhower West Plan by providing high-quality architectural elements, to include glass facades at the corners of the self-storage building. The Applicant is also proposing to include approximately 4,454 s.f. of retail/PWR maker space in the self-storage building along South Pickett Street. Retail/PWR maker space is specifically called out as a recommended use at this location in the Eisenhower West Plan. The Applicant also proposes to include retail/PWR maker space to be included in the Phase 2 residential building to be constructed in the future.

Given the scale involved and Public Storage's intention to move forward expeditiously, the proposed project represents a first-mover/catalyst opportunity to begin implementation of the community vision embodied in the Eisenhower West Plan.

January 9, 2019

BK
&K Page 4

We look forward to discussing this submission with City staff. Please contact me at 703-525-4000 or mviani@beankinney.com with any questions.

Sincerely,

Mark M. Viani / by Zul
w/permission

Mark M. Viani

USE CHARACTERISTICS

4. The proposed special use permit request is for (*check one*):

- ☐ a new use requiring a special use permit,
☐ an expansion or change to an existing use without a special use permit,
☐ an expansion or change to an existing use with a special use permit,
☒ other. Please describe: Tier 1 TMP SUP

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?

Specify time period (i.e., day, hour, or shift).

See DSUP Application

B. How many employees, staff and other personnel do you expect?

Specify time period (i.e., day, hour, or shift).

See DSUP Application

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

See DSUP Application

Hours:

See DSUP Application

7. Please describe any potential noise emanating from the proposed use.

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

See DSUP Application

B. How will the noise be controlled?

See DSUP Application

- 8.** Describe any potential odors emanating from the proposed use and plans to control them:

See DSUP Application

- 9.** Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

See DSUP Application

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

See DSUP Application

- C. How often will trash be collected?

See DSUP Application

- D. How will you prevent littering on the property, streets and nearby properties?

See DSUP Application

- 10.** Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

[] Yes. [✓] No.

If yes, provide the name, monthly quantity, and specific disposal method below:

See DSUP Application

- 11.** Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:
See DSUP Application

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?
See DSUP Application

ALCOHOL SALES

- 13.** A. Will the proposed use include the sale of beer, wine, or mixed drinks?

☐ Yes ☒ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

See DSUP Application

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

SEE _____ Standard spaces
 DSUP _____ Compact spaces
 _____ Handicapped accessible spaces.
 _____ Other.

Planning and Zoning Staff Only Required number of spaces for use per Zoning Ordinance Section 8-200A _____ Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No

- B. Where is required parking located? (check one)
☒ on-site
☐ off-site

If the required parking will be located off-site, where will it be located?

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

☒ Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? 2

Planning and Zoning Staff Only Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____ Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No
--

B. Where are off-street loading facilities located? _____

See DSUP Application

C. During what hours of the day do you expect loading/unloading operations to occur?

See DSUP Application

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

See DSUP Application

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

See DSUP Application

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☐ Yes ☒ No

Do you propose to construct an addition to the building? ☐ Yes ☒ No

How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be?

See _____ sq. ft. (existing) + DSUP _____ sq. ft. (addition if any) = _____ sq. ft. (total)

19. The proposed use is located in: (check one)

☐ a stand alone building

☐ a house located in a residential zone

☐ a warehouse

☐ a shopping center. Please provide name of the center: _____

☐ an office building. Please provide name of the building: _____

☒ other. Please describe: See DSUP _____

End of Application

Against Public Storage Expansion on South Pickett Street

Tim Baney <timbaney@yahoo.com>

Mon 2/18/2019 3:36 PM

To: PlanComm <PlanComm@alexandriava.gov>;

Hello,

I am a resident of Cameron Station and have read the Eisenhower West Small Area Plan, and have learned from my HOA that Public Storage has requested to expand on South Pickett Street, which is not at all in the letter or spirit of the EWSAP. Please note my family's opposition to this. South Pickett Street is currently a mis-mash of new construction and very old industrial buildings. These two are not in communion with each other, or with the EWSAP, which we thought was the plan for the future of West Alexandria. This area badly needs restaurants, hotel space and recreation spots for all the new housing you are building. Public Storage Units do not help this at all.

Please do vote it down on March 5 when it comes back before your Commission. Thank you

Tim Baney
227 Cameron Station Blvd. Alexandria.



2311 WILSON BOULEVARD
SUITE 500
ARLINGTON, VA 22201
PHONE 703 525.4000
FAX 703 525 2207

PUBLIC NOTICE OF COMMUNITY MEETINGS

January 17, 2019

Re: Public Storage Pickett Street Project
CDD Development Concept Plan, Rezoning, Master Plan Amendment, Development
Special Use Permit, and Related Applications
Property: 880-890 South Pickett Street; 620 Burnside Place
Tax Map Parcel #s 067.03-01-28, 067.03-01-29, 067.03-01-22

Dear Property Owners and Civic and Homeowners Associations:

The purpose of this letter is to notify you and invite you to two upcoming community meetings related to a proposed development project located at 880 and 890 South Pickett Street and 620 Burnside Place (the "Property"). Our client, Public Storage (the "Applicant"), has filed development applications with the City of Alexandria to rezone and redevelop the Property. The Applicant's development team will be in attendance at the community meetings to provide a brief presentation on the project, discuss recent revisions to the plans, and answer any questions that the community may have. The date, time, and location of the community meetings are provided below.

Meeting Location: Samuel W. Tucker Elementary School Cafeteria
435 Ferdinand Day Drive, Alexandria, VA 22304
Date: Thursday, January 31, 2019
Monday, February 11, 2019
Time: 7:00pm – 8:30pm

The Property currently consists of a 72,000 square-foot flex-industrial building formerly occupied by a long-term tenant, the Boat Owners Association of the United States (BoatUS) and a parking lot. The Property is located in the Van Dorn Innovation District of the Eisenhower West Small Area Plan. The recently-adopted Eisenhower West Plan envisions that this area will evolve from a low-density industrial warehouse district to a vertical and horizontal mix of residential and commercial development fronting on a new Backlick Run greenway.

Public Storage proposes to redevelop the Property with a multiphase, mixed-use development that implements many of the objectives of the Eisenhower West Plan. The proposed project would include two new buildings on the Property split into two phases of development. Phase I of the project will involve the construction of a five-story self-storage building along the northern edge of the Property, with frontage along South Pickett Street, and a future right-of-way




along the eastern edge of the Property. The self-storage building is also proposed to include PWR maker/retail and office space along its entire frontage of South Pickett Street.

Phase II of the project includes construction of a fifteen story residential building. The residential building would include 400,000 square-feet of residential space, which would comprise approximately 350 residential units. The implementation of Phase II will depend on market conditions, and is not expected to begin for several years. In the interim, the Applicant has requested the approval of a temporary interim parking lot on the Phase II portion of the Property for the use of vehicle storage ancillary to the self-storage use. The interim parking lot would not be used for customer parking and would be replaced by construction of the residential building in Phase II.

Both Phase I and Phase II of the proposed redevelopment seek to meet the recommendations in the Eisenhower West Small Area Plan. Specifically, the proposed redevelopment includes a mix of uses and increased heights and density, significant PWR maker space along South Pickett Street, the creation of new grid of streets around the Property, significant dedicated open space, and raises portions of the Property out of the existing floodplain along Backlick Run.

We look forward to presenting the project at the community meetings and answering questions from the community. You may reach us to discuss this project further at mviani@beankinney.com and zwilliams@beankinney.com or by telephone at 703-525-4000.

Sincerely,

Mark M. Viani / by 
w/permission

Mark M. Viani, Esq.

BoatUS Site/South Pickett Street - Meeting request

Thu 9/27/2018 8:09 AM

To: PlanComm <PlanComm@alexandriava.gov>;

Cc: Nathan Randall <Nathan.Randall@alexandriava.gov>; Maya Contreras <Maya.Contreras@alexandriava.gov>; Zachary G. Williams <ZWilliams@beankinney.com>;

Planning Commission Chair Lyman and Commissioners Brown, Koenig, Lyle, Macek, McMahon and Wasowski:

We represent Public Storage, owner of the "BoatUS" site, which is located at 880-890 South Pickett Street and 620 Burnside Place. The BoatUS site consists of three parcels that collectively comprise approximately 7.3 acres in the Industrial Zone. The two parcels located at 880 and 890 South Pickett Street are improved with an approximately 72,000 square-foot flex-industrial building. This building is currently occupied by long-term tenant, the Boat Owners Association of the United States (BoatUS). BoatUS intends to vacate the Property when its lease expires at the end of 2018. The parcel located at 620 Burnside Place serves as a parking lot adjacent to Backlick Run.

In lieu of a by-right self-storage use, Public Storage is proposing to completely redevelop the BoatUS site into a two-phase, mixed-use (residential and self-storage) project that will also involve a substantial dedication of future parkland to the City.

To this end, we have been working with City staff to address preliminary design issues and have submitted supporting development applications (i.e. CDD, 1st Phase DSUP, Master Plan Amendment etc.). We are beginning outreach to the community and have scheduled a community meeting for 7 pm on Tuesday, October 9 at Samuel Tucker Elementary School. Additional meetings are being scheduled and we understand this will be a process involving extensive community engagement, particularly as it will be one of the first projects under the Eisenhower West Small Area Plan.

The purpose of this email is to request the opportunity to meet with each member of the Planning Commission to discuss this project in greater detail and solicit your guidance and input.

Thank you for your consideration of our interest.

Mark M. Viani



2300 Wilson Blvd., 7th Floor

Arlington, VA 22201

703.284.7287 direct | 703.525.4000 main | 703.525.2207 fax

703.474.6791 cell

mviani@beankinney.com | [vcard](#) | [bio](#) **LEED Accredited Professional**

THE INFORMATION CONTAINED IN THIS MESSAGE IS ATTORNEY-CLIENT PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE ERASE ALL COPIES OF THE MESSAGE AND ITS ATTACHMENTS AND IMMEDIATELY NOTIFY BEAN, KINNEY & KORMAN, P.C., BY TELEPHONE. THANK YOU.



2300 WILSON BOULEVARD
7TH FLOOR
ARLINGTON, VA 22201
PHONE 703.525.4000
FAX 703.525.2207

PUBLIC NOTICE OF COMMUNITY MEETING

September 28, 2018

Re: Public Storage Pickett Street Project
CDD Development Concept Plan, Rezoning, Master Plan Amendment, Development
Special Use Permit, and Related Applications
Property: 880-890 South Pickett Street; 620 Burnside Place
Tax Map Parcel #s 067.03-01-28, 067.03-01-29, 067.03-01-22

Dear Property Owners and Civic and Homeowners Associations:

The purpose of this letter is to notify you and invite you to an upcoming community meeting related to a proposed development project located at 880 and 890 South Pickett Street and 620 Burnside Place (the "Property"). Our client, Public Storage (the "Applicant"), has filed development applications with the City of Alexandria to rezone and redevelop the Property. The Applicant's development team will be in attendance at the community meeting to provide a brief presentation on the project and answer any questions that the community may have. The date, time, and location of the community meeting is provided below.

Meeting Location: Samuel W. Tucker Elementary School Cafeteria
435 Ferdinand Day Drive, Alexandria, VA 22304
Date: October 9, 2018
Time: 7:30pm – 9:30pm

The Property currently consists of a 72,000 square-foot flex-industrial building occupied by a long-term tenant, the Boat Owners Association of the United States (BoatUS) and a parking lot. The Property is located in the Van Dorn Innovation District of the Eisenhower West Small Area Plan. The recently-adopted Eisenhower West Plan envisions that this area will evolve from a low-density industrial warehouse district to a vertical and horizontal mix of residential and commercial development fronting on a new Backlick Run greenway.

Public Storage proposes to redevelop the Property with a multiphase, mixed-use development that implements many of the objectives of the Eisenhower West Plan. Preliminary renderings of the proposed project are enclosed with this letter for your review. The proposed project would include two new buildings on the Property split into two phases of development. Phase I of the project will involve the construction of a six-story self-storage building along the northern edge of the Property, with frontage along South Pickett Street, and a future right-of-way along the eastern edge of the Property. The self-storage facility is also proposed to include approximately 2,900 square feet of potential retail/maker space along South Pickett Street.



Phase II of the project includes construction of a fifteen story residential building. The residential building would include 400,000 square-feet of residential space, which would comprise approximately 350 residential units. The implementation of Phase II will depend on market conditions, and is not expected to begin for several years. In the interim, the Applicant has requested the approval of a temporary interim parking lot on the Phase II portion of the Property for the use of vehicle storage ancillary to the self-storage use. The interim parking lot would not be used for customer parking and would be replaced by construction of the residential building in Phase II.

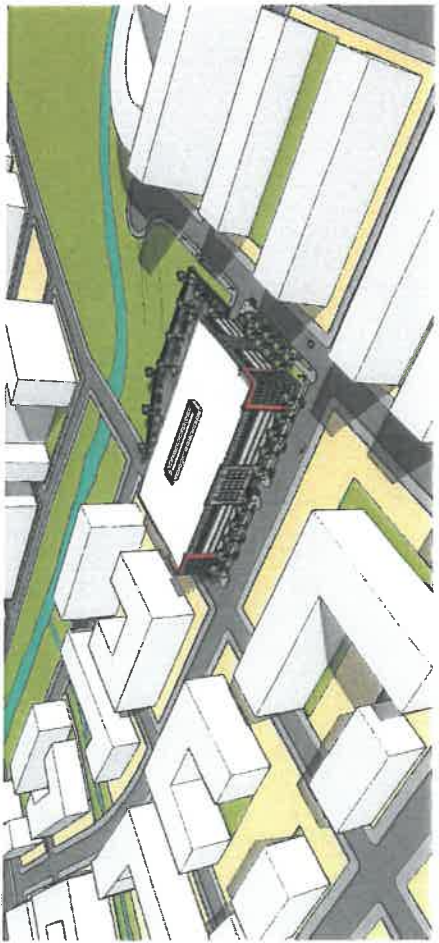
Both Phase I and Phase II of the proposed redevelopment seek to meet the recommendations in the Eisenhower West Small Area Plan. Specifically, the proposed redevelopment includes a mix of uses and increased heights and density, the creation of new grid of streets around the Property, significant dedicated open space, and raises portions of the Property out of the existing floodplain along Backlick Run.

We look forward to presenting the project at the community meeting and answering questions from the community. You may reach us to discuss this project further at mviani@beankinney.com and zwilliams@beankinney.com or by telephone at 703-525-4000.

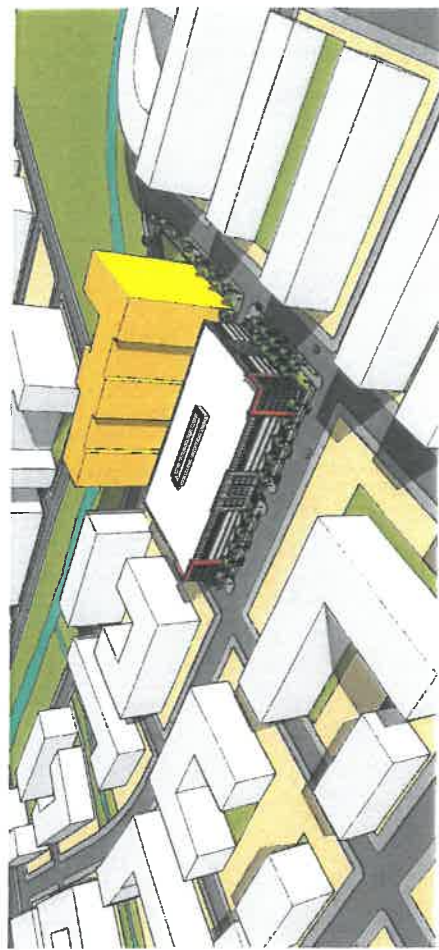
Sincerely,

A handwritten signature in blue ink, appearing to read 'Mark M. Viani', enclosed within a large, loopy blue oval.

Mark M. Viani, Esq.



DSUP - SE BIRD'S EYE VIEW



CDD - SE BIRD'S EYE VIEW



DSUP - VIEW FACING SE FROM BURNSIDE PLACE



CDD - VIEW FACING SE FROM BURNSIDE PLACE

October 3, 2018

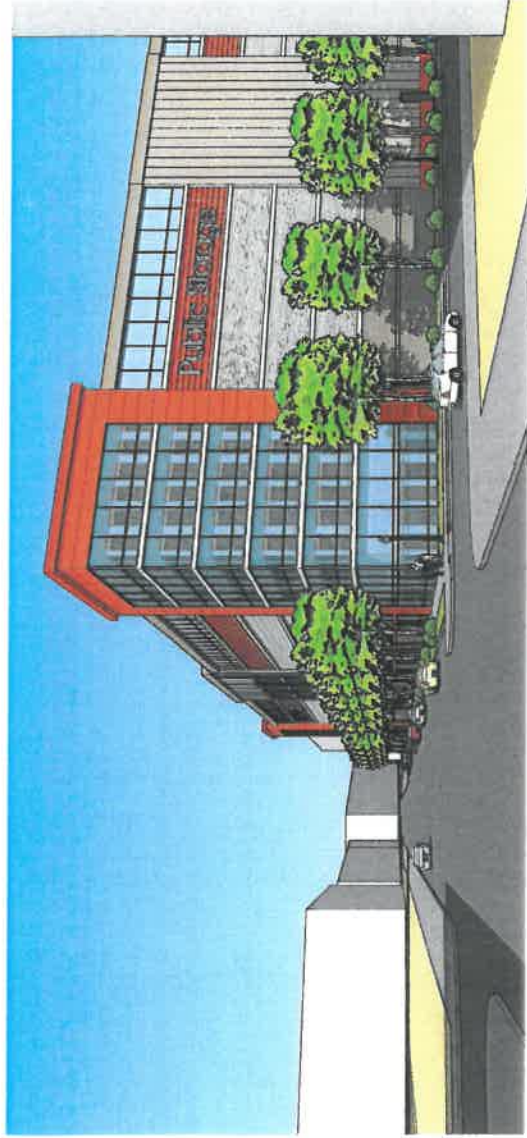
3D RENDERINGS

Public Storage - 880 S. Pickett

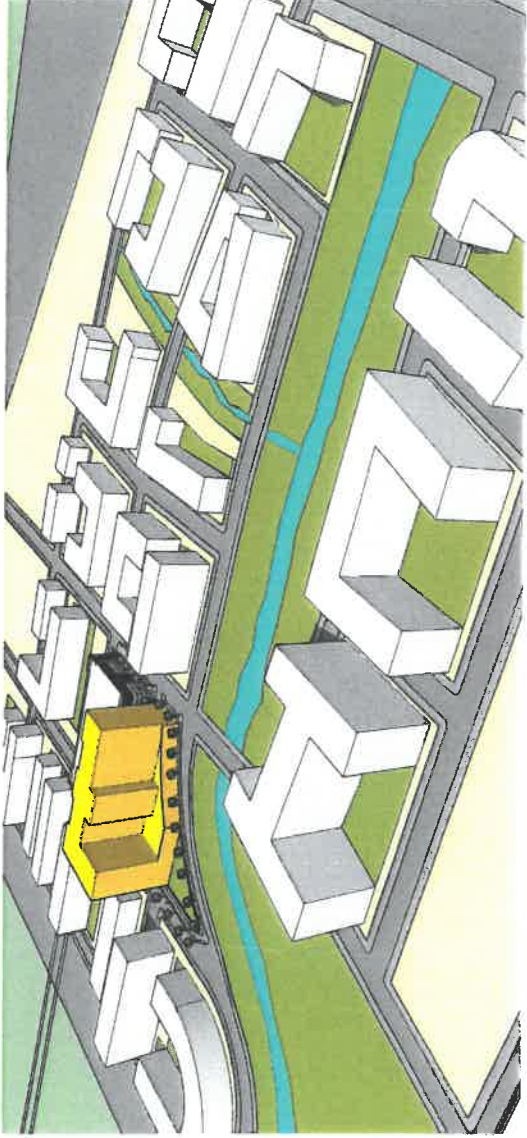
17039

NO SCALE





VIEW FACING E FROM PICKETT STREET



POST DEVELOPMENT

October 3, 2018



3D RENDERINGS

Public Storage - 880 S. Pickett
17039

1/64"=1'-0"





DSUP SITE PLAN



CDD SITE PLAN

October 3, 2018

SITE PLANS

Public Storage - 880 S. Pickett
17039



PUBLIC NOTICE OF COMMUNITY MEETING

November 8, 2018

Re: Public Storage Pickett Street Project
CDD Development Concept Plan, Rezoning, Master Plan Amendment, Development
Special Use Permit, and Related Applications
Property: 880-890 South Pickett Street; 620 Burnside Place
Tax Map Parcel #s 067.03-01-28, 067.03-01-29, 067.03-01-22

Dear Property Owners and Civic and Homeowners Associations:

The purpose of this letter is to notify you and invite you to a second upcoming community meeting related to a proposed development project located at 880 and 890 South Pickett Street and 620 Burnside Place (the "Property"). Our client, Public Storage (the "Applicant"), has filed development applications with the City of Alexandria to rezone and redevelop the Property. The Applicant's development team will be in attendance at the community meeting to provide a brief presentation on the project and answer any questions that the community may have. The date, time, and location of the community meeting is provided below.

Meeting Location: Samuel W. Tucker Elementary School Cafeteria
435 Ferdinand Day Drive, Alexandria, VA 22304
Date: Monday, November 19, 2018
Time: 7:00pm – 8:30pm

The Property currently consists of a 72,000 square-foot flex-industrial building occupied by a long-term tenant, the Boat Owners Association of the United States (BoatUS) and a parking lot. The Property is located in the Van Dorn Innovation District of the Eisenhower West Small Area Plan. The recently-adopted Eisenhower West Plan envisions that this area will evolve from a low-density industrial warehouse district to a vertical and horizontal mix of residential and commercial development fronting on a new Backlick Run greenway.

Public Storage proposes to redevelop the Property with a multiphase, mixed-use development that implements many of the objectives of the Eisenhower West Plan. Preliminary renderings of the proposed project are enclosed with this letter for your review. The proposed project would include two new buildings on the Property split into two phases of development. Phase I of the project will involve the construction of a six-story self-storage building along the northern edge of the Property, with frontage along South Pickett Street, and a future right-of-way along the eastern edge of the Property. The self-storage facility is also proposed to include approximately 2,900 square feet of potential retail/maker space along South Pickett Street.

Phase II of the project includes construction of a fifteen story residential building. The residential building would include 400,000 square-feet of residential space, which would comprise approximately 350 residential units. The implementation of Phase II will depend on market conditions, and is not expected to begin for several years. In the interim, the Applicant has requested the approval of a temporary interim parking lot on the Phase II portion of the Property for the use of vehicle storage ancillary to the self-storage use. The interim parking lot would not be used for customer parking and would be replaced by construction of the residential building in Phase II.

Both Phase I and Phase II of the proposed redevelopment seek to meet the recommendations in the Eisenhower West Small Area Plan. Specifically, the proposed redevelopment includes a mix of uses and increased heights and density, the creation of new grid of streets around the Property, significant dedicated open space, and raises portions of the Property out of the existing floodplain along Backlick Run.

We look forward to presenting the project at the community meeting and answering questions from the community. You may reach us to discuss this project further at mviani@beankinney.com and zwilliams@beankinney.com or by telephone at 703-525-4000.

Sincerely,



Mark M. Viani, Esq.



DSUP - SE BIRD'S EYE VIEW



CDD - SE BIRD'S EYE VIEW



DSUP - VIEW FACING SE FROM BURNSIDE PLACE



CDD - VIEW FACING SE FROM BURNSIDE PLACE

October 3, 2018

3D RENDERINGS

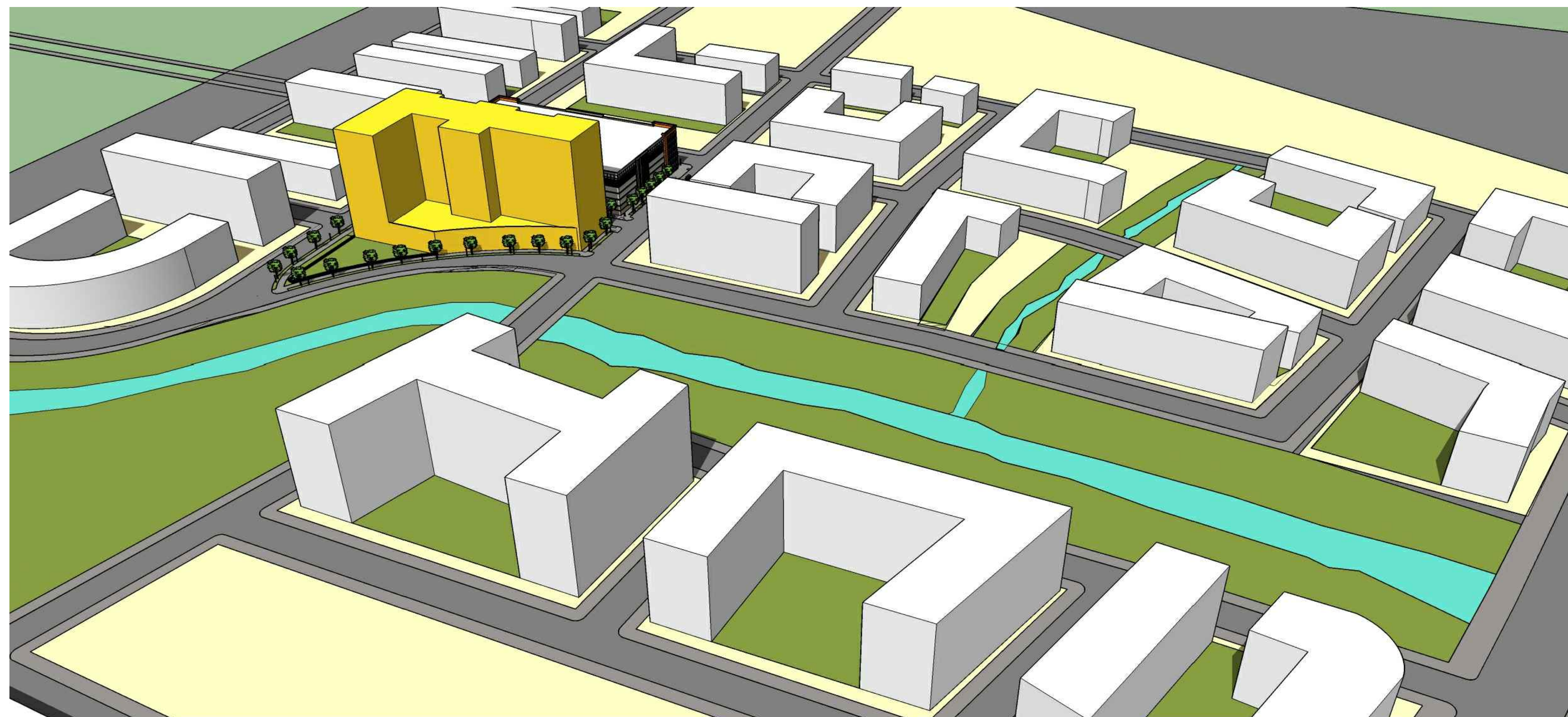
NO SCALE

Public Storage - 880 S. Pickett
17039





VIEW FACING E FROM PICKETT STREET



POST DEVELOPMENT

October 3, 2018

3D RENDERINGS

1/64"=1'-0"

Public Storage - 880 S. Pickett
17039





DSUP SITE PLAN



CDD SITE PLAN

October 3, 2018

SITE PLANS

Public Storage - 880 S. Pickett
17039



November 8, 2018

VIA EMAIL TO karl.moritz@alexandriava.gov

Mary Lyman, Chair and Members of Planning Commission
301 King Street, Suite 2100
Alexandria, VA 22314

RE: Public Storage S.Pickett Street Application

Dear Madam Chair and Members of the Planning Commission:

I am the owner of 950 South Pickett Street, in Alexandria's Eisenhower West Plan area and a longtime advocate for Eisenhower West. Along with other owners in the Eisenhower West Planning area, I spent over four years working with City staff, the community and other business owners to develop the Eisenhower West Small Area Plan which you approved in December 2015. As part of that planning effort and our family's ownership of the property since the 1960's, I have developed strong relationships with other property owners along Pickett Street.

This coalition of adjacent neighbors opposes the current plan for a new Public Storage facility along S. Pickett Street. Each member of this coalition is on record in writing, expressing opposition to the submitted Public Storage plan *BUT* supporting a proposed "Flip" solution, described as follows and with the accompanying Concept Design. Several of us are meeting with planning staff on November 14th to seek their support for the Flip and will be attending the December 3rd Planning Commission hearing.

The proposed Flip will enable Public Storage to move forward with their plan while preserving the ability for all of us to transform Pickett Street to the mixed-use environment envisioned in the Eisenhower West Plan. We support the Flip because:

1. As the first project along S. Pickett Street this project sets the tone and viability of a mixed-use neighborhood.
2. The first Project within the Plan should not need a Plan amendment that is counter to the very vision of a mixed-use presence along S.Pickett Street which is potentially embarrassing for the City and sets an unfortunate precedent that other developers may also try to replicate.
3. The neighbors are all business people. As such we are not just objecting, we are proposing a solution, a relatively simple Flip so that the pre-dominantly orange Public Storage warehouse building is on the back side of the lot, and the residential/mixed use faces S.Pickett Street.
4. As further support for the Flip concept, the neighborhood coalition cites the presence of the industrial looking, orange Public Storage facility on the corner of

S. Pickett and Van Dorn which they believe its direct facing has contributed to the disappointing lease up for the Modera Tempo. The existing industrial Public Storage facility, constructed prior to the 2015 approval of the Eisenhower West Plan, has set an indelible industrial tone for that corner lot. We wish to avoid this happening again.

5. The proposed Flip in no way curtails the City's desire to have long term nature bike trails and paths along a reconstituted Blacklick Run, and the Public Storage warehouse can be balanced with appropriate landscaping at no real additional cost to their current plan.
6. While nothing is certain, virtually the entire stretch of business owners along S.Pickett Street are keenly aware of the potential impact Amazon's presence only 9 miles away could have on timing; desired residential mix use for themselves; the larger community; and of course Alexandria's taxes.

In summary, it is not clear why this relatively simple Flip would not be best for the Community at large; cause no real sacrifice in Public Storage's proposed square footage footprint; require no Amendment process and sets a First Mover precedent tone as intended by the City's Approved Plan.

Under these arrangements the adjacent neighbors would most welcome Public Storage as it would be consistent with their residential mixed use vision of S Pickett Street.

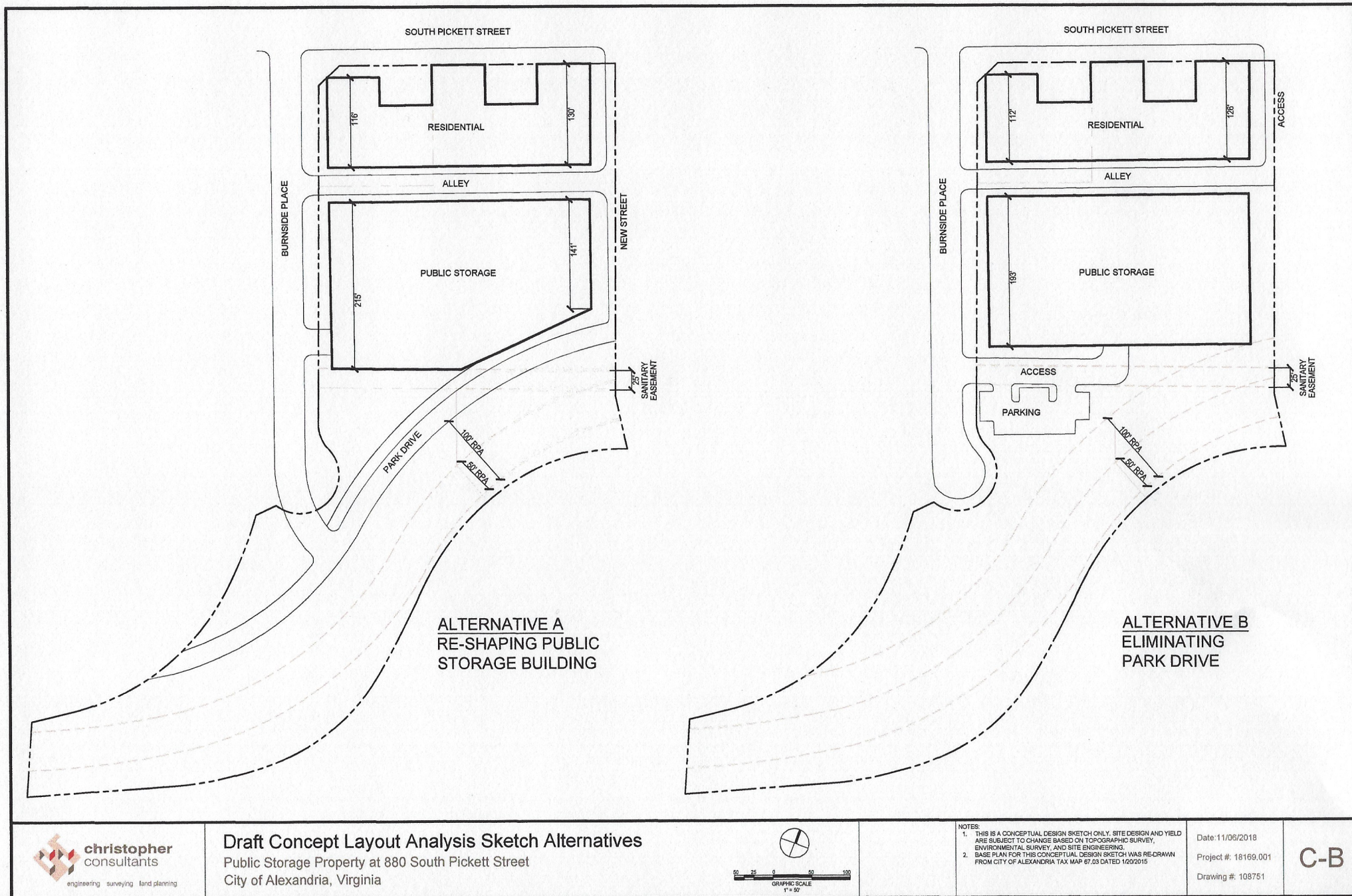
If you are unable to support the Flip, we respectfully request that you defer the requested amendment for further study or deny the amendment.

Best,

George E.L. Barbee

PS. Note the Concept Design attachments are a Color rendition of what the Flip would look like in Phase 1 (warehouse built with future residential space parking/open space) and Phase 2 (with 6 story Residential mixed-use added facing S. Pickett St). No Alley in either of these

Second Concept Design—A and B-showing flexible alternatives *with* an Alley





RE: BoatUS Site/South Pickett Street - Meeting request

Mark M. Viani <MViani@beankinney.com>

Thu 11/8/2018 2:32 PM

To: PlanComm <PlanComm@alexandriava.gov>;

Cc: Nathan Randall <Nathan.Randall@alexandriava.gov>; Maya Contreras <Maya.Contreras@alexandriava.gov>; Zachary G. Williams <ZWilliams@beankinney.com>;

Categories: Red Category

 1 attachments (4 MB)

Nov 19, 2018 w-exhs. Reduced Size.PDF;

Planning Commission Chair Lyman and Commissioners Brown, Koenig, Lyle, Macek, McMahon and Wasowski:

I hope you are well. I am just following up on the my previous email to see if any Planning Commissioners would like to meet to discuss this project. We would appreciate the chance to discuss this project and solicit your guidance and input. Alternatively, we will be holding another community meeting on this project on Monday, November 19 between 7-8:30 p.m. at Samuel Tucker Elementary (please see attached notice) and we would be happy to take any questions or provide any supplementary information at that event.

Thank you, again, for your time and consideration of our interest.

Best regards,

Mark M. Viani

PLEASE NOTE: DUE TO OUR OFFICES MOVING, OUR OFFICES ARE CLOSED AT NOON ON 11/8 AND REOPENING AT OUR NEW LOCATION ON 11/13.

ON 11/9, OUR SERVERS WILL BE DOWN TO MOVE THEM TO OUR NEW LOCATION. WE WILL NOT HAVE ACCESS TO CLIENT FILES DURING THIS TIME. WE WILL, HOWEVER, HAVE LIMITED ACCESS TO EMAILS.



2300 Wilson Blvd., 7th Floor

Arlington, VA 22201

703.284.7287 direct | 703.525.4000 main | 703.525.2207 fax

703.474.6791 cell

mviani@beankinney.com | [vcard](#) | [bio](#) **LEED Accredited Professional**



We're Moving!

On November 13, 2018 our new address will be:
2311 Wilson Blvd., Suite 500
Arlington, VA 22201
(telephone and fax remain the same)

From: Mark M. Viani

Sent: Thursday, September 27, 2018 8:09 AM

To: 'PlanComm@alexandriava.gov' <PlanComm@alexandriava.gov>

Cc: 'Nathan Randall' <Nathan.Randall@alexandriava.gov>; Maya Contreras (maya.contreras@alexandriava.gov) <maya.contreras@alexandriava.gov>; Zachary G. Williams <ZWilliams@beankinney.com>

Subject: BoatUS Site/South Pickett Street - Meeting request

Planning Commission Chair Lyman and Commissioners Brown, Koenig, Lyle, Macek, McMahon and Wasowski:

We represent Public Storage, owner of the "BoatUS" site, which is located at 880-890 South Pickett Street and 620 Burnside Place. The BoatUS site consists of three parcels that collectively comprise approximately 7.3 acres in the Industrial Zone. The two parcels located at 880 and 890 South Pickett Street are improved with an approximately 72,000 square-foot flex-industrial building. This building is currently occupied by long-term tenant, the Boat Owners Association of the United States (BoatUS). BoatUS intends to vacate the Property when its lease expires at the end of 2018. The parcel located at 620 Burnside Place serves as a parking lot adjacent to Backlick Run.

In lieu of a by-right self-storage use, Public Storage is proposing to completely redevelop the BoatUS site into a two-phase, mixed-use (residential and self-storage) project that will also involve a substantial dedication of future parkland to the City. To this end, we have been working with City staff to address preliminary design issues and have submitted supporting development applications (i.e. CDD, 1st Phase DSUP, Master Plan Amendment etc.). We are beginning outreach to the community and have scheduled a community meeting for 7 pm on Tuesday, October 9 at Samuel Tucker Elementary School. Additional meetings are being scheduled and we understand this will be a process involving extensive community engagement, particularly as it will be one of the first projects under the Eisenhower West Small Area Plan.

The purpose of this email is to request the opportunity to meet with each member of the Planning Commission to discuss this project in greater detail and solicit your guidance and input.

Thank you for your consideration of our interest.

Mark M. Viani



2300 Wilson Blvd., 7th Floor

Arlington, VA 22201

703.284.7287 direct | 703.525.4000 main | 703.525.2207 fax

703.474.6791 cell

mviani@beankinney.com | [vcard](#) | [bio](#) **LEED Accredited Professional**

THE INFORMATION CONTAINED IN THIS MESSAGE IS ATTORNEY-CLIENT PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE ERASE ALL COPIES OF THE MESSAGE AND ITS ATTACHMENTS AND IMMEDIATELY NOTIFY BEAN, KINNEY & KORMAN, P.C., BY TELEPHONE. THANK YOU.

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

November 28, 2018

Via Email

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

Re: Item 8 of the December 4, 2018 Docket

Dear Members of the Planning Commission:

The board of the Cameron Station Civic Association (“CSCA Board”) requests that the Planning Commission disapprove of 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”).

The Property is quite large and encompasses 7.3 acres. It is located with the Eisenhower West Small Area Plan (“EWSAP”). The CSCA is proud to note that it was heavily involved in the development of the EWSAP and the current 1st Vice 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. 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.

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.

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 aimpastato@earthlink.net, or by phone at (703) 567-5075.


Sincerely,

/s/

Arthur A. Impastato
1st Vice President
Cameron Station Civic Association

cc:

Robert M. Kerns, AICP, Division Chief
Maya Contreras, Principal Planner
Nathan Randall, Urban Planner



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



Aerial View – Existing Conditions



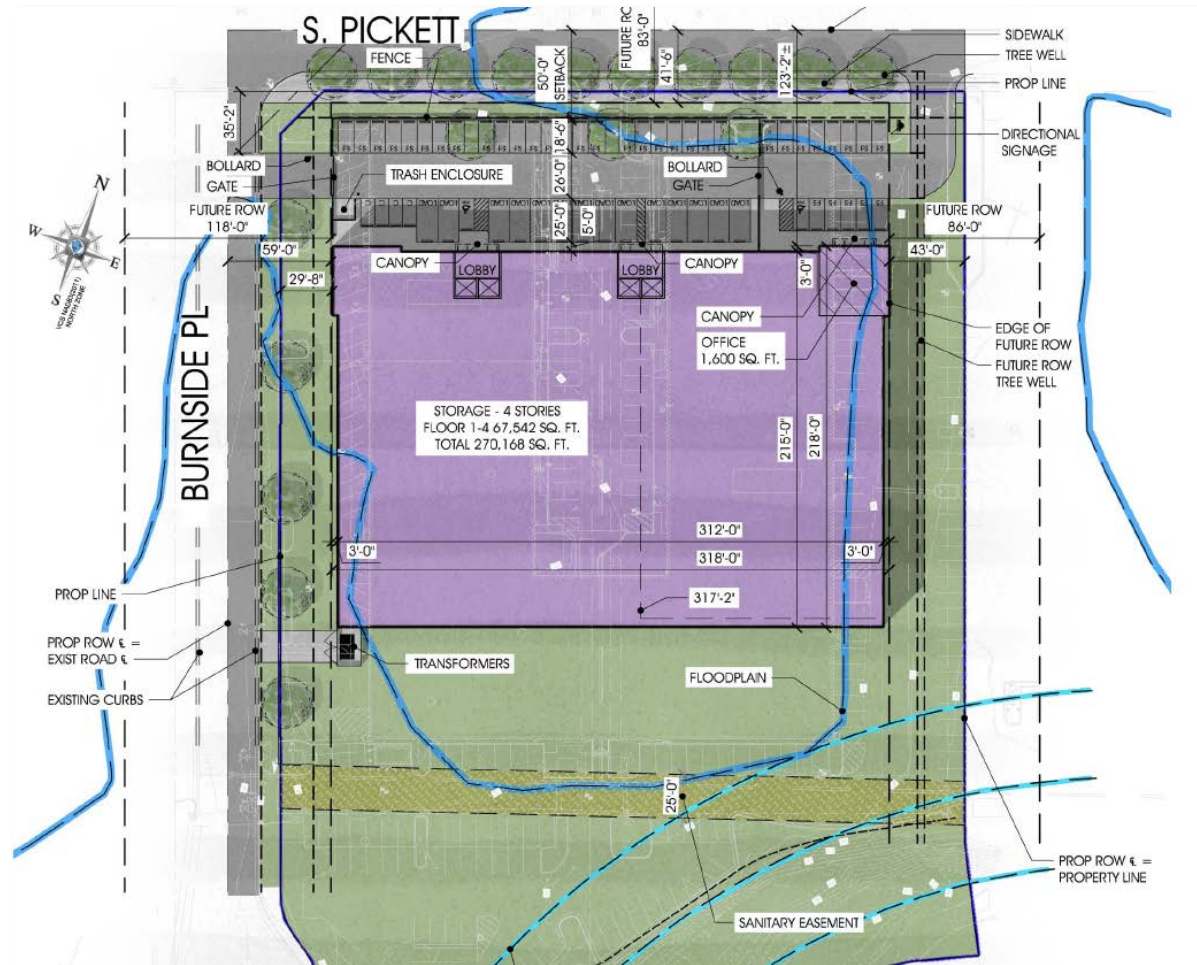
The Property Today

- 7.30 Acres
- Zoned Industrial
- Current Uses:
 - 72,000 s.f. BoatUS building (lease expires 12/18)
 - Parking lot
- Public Storage purchased property in November 2017
- Self-storage a by-right use in the I zone



By-Right Self-Storage Option

- Four story standard self-storage building
- 270,000 s.f.
- Parking lot along S. Pickett
- No residential option
- Maintain existing street network



Eisenhower West Small Area Plan

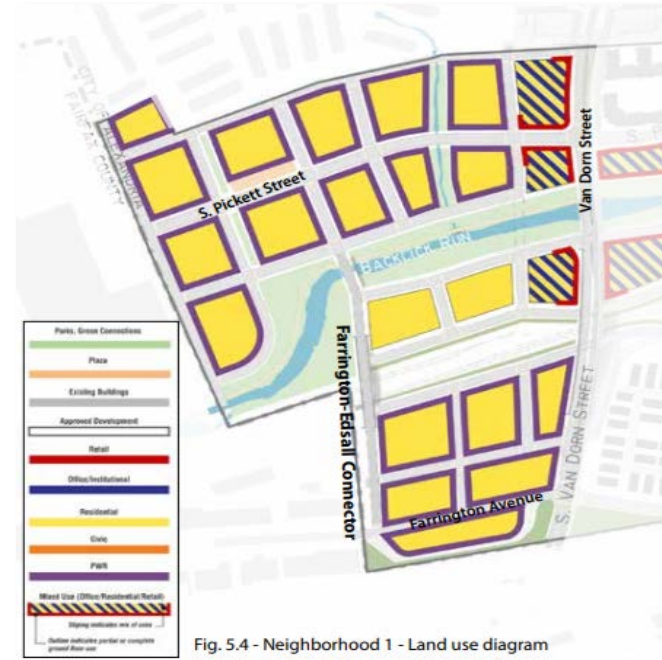


- Approved December 12, 2015
- Establishes a new grid of streets and pedestrian connections
- Encourages greater density with mix of uses (including PWR “maker” space)
- Creates open space and a Backlick Run greenway

Van Dorn Innovation District

Goals:

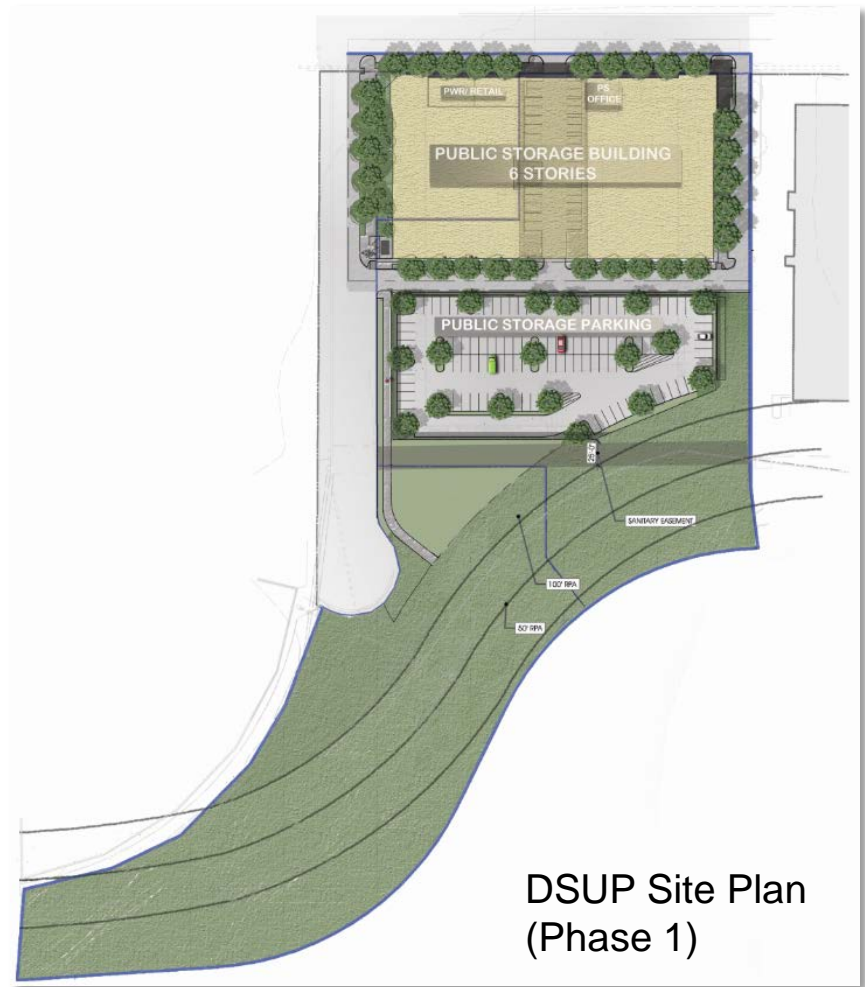
- “Industrial-flavored identity”
- Distinctive architecture
- Open space along Backlick Run
- PWR “maker” space



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

Proposed CDD and DSUP Site Plan



Proposed Project: S. Pickett St. View



Proposed Project: Key Features

Phase 1:

- 385,116 s.f. of self-storage
- Street-level PWR “maker space”
- Partial construction of new public roads
- Dedication of open space along Backlick Run
- RPA restoration and floodplain improvements
- Interim surface parking lot

Phase 2:

- 400,000 s.f. of residential (350 units) with associated amenity area
- Completion of all new public roads
- Open green space along Burnside Place



Project in Context: Master Plan Area



DSUP - S.E. BIRD'S EYE VIEW



CDD - S.E. BIRD'S EYE VIEW

Project in Context: Master Plan Area



DSUP VIEW FACING N.W.



CDD VIEW FACING N.W.

Project in Context: By-Right v. CDD

By-Right
Option



CDD Phase 1



CDD Phase 2

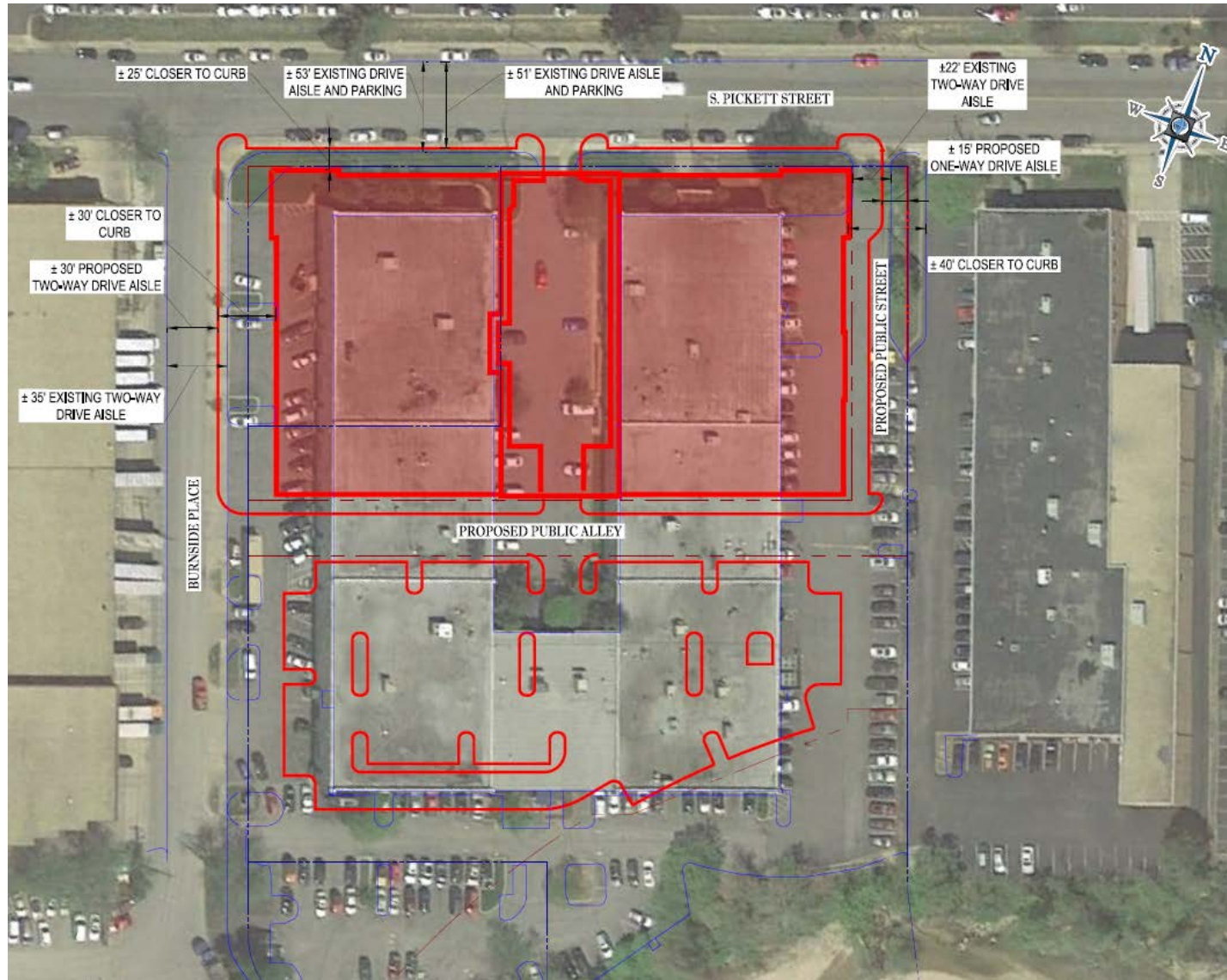
Streetscape and PWR Maker Space



Covered Parking/Loading Area



Existing v. Proposed Building and Curb



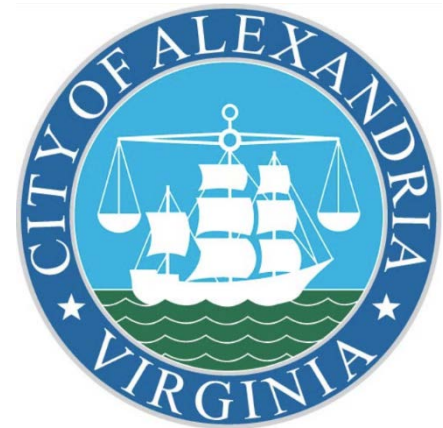
Project Development Applications

- Coordinated Development District (CDD) Rezoning
- SUP for Parking Reduction
- Traffic Management Plan SUP
- Master Plan Amendment
- DSUP (Phase I) Application
- Vacation of Public Right-of-Way



Public Hearing Schedule

- **Planning Commission:** December 4, 2018
- **City Council:** December 15, 2018



Questions / Discussion



CDD - VIEW FACING SE FROM BURNSIDE PLACE



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

November 30, 2018

VIA EMAIL TO karl.moritz@alexandriava.gov

Mary Lyman, Chair and Members of the Planning Commission
City Hall
301 King Street, Suite 2100
Alexandria, VA 22314

RE: December 4th Planning Commission Hearing
Docket Item #8

Dear Madam Chair and Members of the Planning Commission:

My client, Metropolitan Transfer Company II LLC("Barbee") is the owner of the property located at 950 South Pickett Street (the "Property"). The Property is located immediately adjacent to the proposed new Public Storage facility. Barbee and his coalition of immediate neighbors to the Public Storage facility, as well as other owners on Pickett Street, have already expressed their position in writing and adamantly object to the proposal prominent location immediately fronting on Pickett Street.

Barbee respectfully requests that the Planning Commission defer the proposal plan for further study to address the following concerns:

1. The proposed master amendment to permit a storage use fronting on Pickett Street is contrary to the Eisenhower West Small Area Plan's (the "Plan") designation of this portion of Pickett Street as a residential and mixed-use "node".
2. Amending the Plan for this use undermines the very intent and vision in the Plan in that it will further solidify Pickett Street as an industrial neighborhood for the foreseeable future.
3. The staff report recommends the Plan amendment for storage uses on this site only. This recommendation itself acknowledges that the storage use is inconsistent with the Plan. Approving a Plan amendment for one single property that is contrary to the Plan's core vision for the area is arbitrary, counter to good planning principles, and establishes a precedent that the Plan will not be implemented.
4. The project's architecture is undeniably a storage facility. While the Public Storage team worked with staff to propose design enhancements, these proposed enhancements do not disguise the industrial nature of this use.

November 30, 2018

Page 2 of 2

5. Barbee and the neighborhood coalition, however, do support locating the Public Storage site at the rear of the property and the residential use along Pickett Street. This “Flip” will preserve the intent of the Plan and retain the potential for the Pickett Street properties to redevelop as envisioned by the Plan.
6. Please see attached conceptual plans showing the potential “Flip” and “future” east facing view of Pickett Street as a residential mixed-use neighborhood.

Thank you for considering these concerns with the proposed project and I look forward to discussing them with you at next week’s Planning Commission hearing.

Sincerely,

A handwritten signature in black ink, appearing to read "K. W. Wire", with a stylized flourish at the end.

Kenneth W. Wire



BIRDS-EYE VIEW LOOKING EAST : PHASE 1



BIRDS-EYE VIEW LOOKING EAST : PHASE 2



BIRDS-EYE VIEW LOOKING WEST : **PHASE 1**



BIRDS-EYE VIEW LOOKING WEST : **PHASE 2**



GROUND LEVEL VIEW LOOKING WEST : **PHASE 1**



GROUND LEVEL VIEW LOOKING WEST : **PHASE 2**



Fwd: December 4th Planning Commission Hearing Public Storage Item #8

Karl Moritz

Fri 11/30/2018 2:32 PM

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

Cc: Anh Vu <Anh.Vu@alexandriava.gov>; Nancy Williams <Nancy.Williams@alexandriava.gov>;

 2 attachments (3 MB)

IMG_20181130_0003.pdf; ATT00001.htm;

Please convey to the Planning Commission.
Thanks!

Karl W. Moritz
Planning Director
City of Alexandria, Virginia
Office: 703-746-3804
Cell: 571-329-3052

Begin forwarded message:

From: "Mary Fairbanks" <nickandtunie1@verizon.net>
To: "Karl Moritz" <Karl.Moritz@alexandriava.gov>
Subject: Re: December 4th Planning Commission Hearing Public Storage Item #8

Mary Lyman, Chair and Members of the Planning Commission
City Hall
[301 King Street, Suite 2100](#)
[Alexandria, VA 22314](#)

Re: December 4th Planning Commission Hearing
Public Storage Item #8

Dear Madame Chair and Members of the Planning Commission:

My name is Nick Fairbanks, co-owner of 840 South Pickett Street, Leased to Digi-Link, and a member of the coalition of abutting neighbors of the proposed Public Storage facility at [880 South Pickett Street](#). [Our views as follows:](#)

o We adamantly oppose the Public Storage proposed facility fronting South Pickett Street. We also support an alternative solution.

o How can the City allow the First Mover in our Citizen Approved Eisenhower West SAP to be granted an exception which will destine an industrial/warehouse environment (notably orange) while the intent was to have been Residential/Mixed Use?

o We and a chorus of owners along Pickett support the proposed FLIP concept. Many have already expressed this in writing and in public hearings.

o The FLIP proposal, per the attachments, offers a win-win for Public Storage, the City, abutting neighbors, and the entire community:

- Public Storage gains its same square footage and height facility.
- Pickett Street establishes an attractive park frontage, while residential/mixed-uses is anticipated.
- Potential green space for a bike path and other amenities can be established with landscaping fronting Backlick Run.
- S Pickett frontage is preserved for a Residential/Mixed use **Node** and tax base per the City's approved SAP.
- o All of the above, now that Amazon is establishing itself 3 Metro stops from Eisenhower West.

Please approve the FLIP concept or at least Defer consideration of the proposed Public Storage facility fronting Pickett. I plan to alter my travel plans and be present to discuss this at the December 4, 7 PM hearing.

Lyman N. Fairbanks III

Co-owner of 840 S. Pickett Street

PS. Please confirm when this has been forwarded to other Planning Committee members. Attachments per the letter submitted by Kenneth Wire on behalf of Barbee, Metropolitan, 950 S. Pickett Street.



GROUND LEVEL VIEW LOOKING WEST : PHASE 1



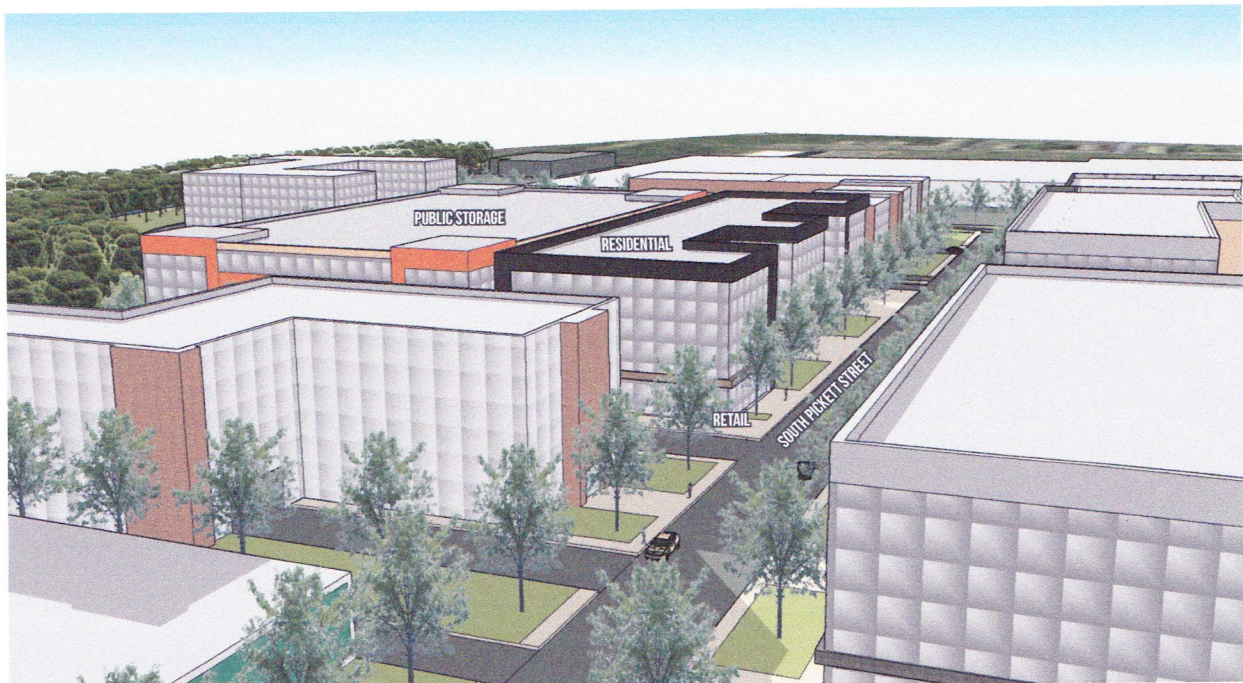
GROUND LEVEL VIEW LOOKING WEST : PHASE 2



BIRDS-EYE VIEW LOOKING WEST : PHASE 1



BIRDS-EYE VIEW LOOKING WEST : PHASE 2



BIRDS-EYE VIEW LOOKING EAST : PHASE 1



BIRDS-EYE VIEW LOOKING EAST : PHASE 2



Fwd: Alexandria Planning Commission Hearing - BoatUS/Public Storage

Karl Moritz

Fri 11/30/2018 11:10 AM

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

Cc: Anh Vu <Anh.Vu@alexandriava.gov>; Nancy Williams <Nancy.Williams@alexandriava.gov>; Maya Contreras <Maya.Contreras@alexandriava.gov>; Nathan Randall <Nathan.Randall@alexandriava.gov>;

Please share with the Planning Commission.

Thanks!

Karl W. Moritz
Planning Director
City of Alexandria, Virginia
Office: 703-746-3804
Cell: 571-329-3052

Begin forwarded message:

From: Joe Luce <jluce@advisors-llc.com>
Date: November 29, 2018 at 5:26:46 PM EST
To: "Karl Moritz (Karl.Moritz@alexandriava.gov)" <Karl.Moritz@alexandriava.gov>
Cc: "Ken Wire <kwire@wiregill.com> (kwire@wiregill.com)" <kwire@wiregill.com>
Subject: Alexandria Planning Commission Hearing - BoatUS/Public Storage

Karl,

I hope this note finds you well.

It has been brought to my attention that the Staff report for the BoatUS/Public Storage application reports that there is "at least one neighbor" in opposition to the proposed development. That is not accurate. Messrs Everett Hellmuth, the owner of Passport Auto Group, and Lawrence Horowitz, the owner of multiple warehouses on Eisenhower Avenue, do not oppose the use but are very much opposed to the proposed layout which places the future residential building at the "rear" of the lot and locates the footprint of a new Public Storage facility directly on South Pickett Street. It is Messrs. Hellmuth's and Horowitz's belief that placing a storage facility on the sidewalk does not meet the spirit, intent or letter of the Eisenhower West SAP. I would appreciate it if you would please ask Staff to immediately modify their report and provide an accurate count of the neighbors in opposition.

Thank you, Karl.

Joe Luce
Advisors, LLC
[10411 Motor City Drive](https://www.advisors-llc.com)
[Suite 680](https://www.advisors-llc.com)
[Bethesda, MD 20817](https://www.advisors-llc.com)
www.advisors-llc.com

(301) 951-7922 – Office (301) 807-5968 - Mobile
(301) 951-7923 – Facsimile

RE: Docket Item 8, December 4, 2018 - Public Storage/Boat US

Judy Cooper <jcooper731@gmail.com>

Mon 12/3/2018 2:28 PM

To: PlanComm <PlanComm@alexandriava.gov>; Karl Moritz <Karl.Moritz@alexandriava.gov>;

Cc: Maya Contreras <Maya.Contreras@alexandriava.gov>; Nathan Randall <Nathan.Randall@alexandriava.gov>; Robert Kerns <robert.kerns@alexandriava.gov>;

Dear Madam Chair and Members of the Planning Commission,

This is a personal request to disapprove Item 8 of the December 4, 2018 Planning Commission Docket as made by the applicant, Public Storage, for the Coordinated Development District Conceptual Design Plan, Development Special Use Permit, and the Transportation Management Plan Special Use Permit 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 or one flipped, with a possible residential building at the front of the storage facility, do not support the intent of the EWSAP plan.

If granted, this application to change the plan would encourage other builders to request similar zoning changes resulting in an industrialized EWSAP that would not improve the area. Changing the plan to allow more industrial uses rather than residential 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 8.

Sincerely,

Judy Cooper
1007 North Van Dorn St.
Alexandria, VA 22304

November 30, 2018

VIA E-MAIL ONLY

City of Alexandria Planning Commission
City Hall
301 King Street, Suite 2100
Alexandria, VA 22314
PlanComm@alexandriava.gov

**Re: December 4, 2018, DOCKET ITEM #8
Public Storage / BoatUS –
880 & 890 South Pickett Street and 620 Burnside Place
Master Plan Amendment #2018-0006
Text Amendment #2018-0012
Rezoning #2018-0005
CDD Concept Plan #2018-0005
Development Special Use Permit #2018-0006
TMP Special Use Permit #2018-0077
Vacation #2018-0002**

Dear Members of the Planning Commission:

We are the owners of real property on South Pickett Street in the City of Alexandria in close proximity to the proposed Public Storage project referenced above at 880-890 South Pickett Street and 620 Burnside Place. We are generally aware of the proposed project and the redevelopment plans that Public Storage has submitted to the Planning Commission for review. We either support or take a neutral position with respect to the proposed project.

[Owner]

____Jonathan Shiekman____
By: Jonathan Shiekman TEK JOINT VENTURE, LLC
Date: 12/3/18

City of Alexandria, Virginia

MEMORANDUM

DATE: DECEMBER 3, 2018

TO: CHAIR LYMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL MORITZ, PLANNING DIRECTOR

SUBJECT: DSUP#2018-0006 – PUBLIC STORAGE, ARCHITECTURE

ISSUE:

Staff has continued to work with the applicant team to address concerns about the proposed architecture at the Public Storage building. After discussions with adjacent neighbors and the Eisenhower West/Landmark Van Dorn Implementation Group, staff asked the applicant team to refine the building design with a focus on:

- The amount of branding on the building exterior, including color
- Streetfront activation, and,
- Corner details to ensure compatibility with the SAP goal of future residential uses within this corridor

The team proposed the elevation changes, as shown in Figure 2 (attached). While the revised design is consistent with the above requests, staff recommends additional refinements to the building skin, as shown in Figures 3 and 4, and detailed in the Discussion section below.

RECOMMENDATION:

Staff recommends approval of the project with incorporation of Figures 3 and 4 in this memo and the following amended language to existing Condition #18 of the staff report:

18. **CONDITION AMENDED BY PLANNING COMMISSION:** Provide the following building refinements to the satisfaction of the Director of P&Z:
- a. Revise the ground-level building façade to incorporate the additional commercial uses requested in Condition #15 as part of the final site plan submission and as generally shown in Figures 3 and 4;

- b. Coordinate with staff regarding the final design of the window pattern of the central portion of the South Pickett Street façade of the building.
- c. ~~Windows shall correctly reflect the architectural style, building type and period that is referenced by the building design. If shown with a historical muntin pattern, such as 2-over-1, 2-over-2, 6-over-1, etc., such applied exterior muntins shall also:~~
 - i. ~~Have a minimum depth/projection of 3/8 inches and a maximum width of 1 inch.~~
 - ii. ~~have a detailed profile that will create a strong shadow pattern;~~
 - iii. ~~have an integral spacer bar between the panes of glass that matches the muntins in width;~~
 - iv. ~~corresponding interior muntins are encouraged, but not required;~~
- d. ~~Windows that reflect more modern styles shall be reviewed on an individual basis, but a minimum glass setback from face of sash is required of 3/8 inches.~~
- e. Any ventilation for the ground-level commercial, production, wholesale or repair uses shall be integrated with the overall building design, reviewed and approved to the satisfaction of the Director of Planning and Zoning.
- f. All wall-mounted vents shall be flush mounted and architecturally integrated with the building design with regard to both placement and color.
- g. Add ground-level glazed openings on the east and west facades, as shown in Figure 4;
- h. Projecting towers at NW and NE corners shall be the same brick as the first-floor base, of a color that creates a significant contrast to the color of the primary metal siding and incorporate flush brick spandrels at the third and fifth floor levels and clear gridded vision glass, as shown in Figures 3 and 4.
- i. The projecting accent elements near the center of all four facades shall be consistently detailed using horizontal metal siding and incorporate upper-level glazed openings, as generally shown in Figures 3 and 4. Colors shall be determined during the final site plan review;
- j. The brick base shall extend under the projecting accent elements approximately 8-10 feet, and the structural columns flanking the entry and exit driveways shall be treated as accent elements with an approximately 24" diameter cladding and an accent color to demarcate the vehicular entry. * (P&Z)

DISCUSSION:

The building is located within the Eisenhower West Small Area Plan, Neighborhood #1: Van Dorn Innovation District. Per the SAP, building design should use “*contemporary and innovative design, high-quality materials and special building elements*” (p. 67). Additionally, the building form and character in this area should “*ensure that it co-exists with existing industrial development and businesses*” and have street-facing primary frontages and be able to incorporate active uses, including “*retail, restaurant, production, wholesale and repair uses, maker space and shared spaces such as building entrances and lobbies*” (p.75).

As discussions progressed with the community, two primary requests were made. The first was to “flip” the plan, which would move the future residential use to the front of the site. Staff does not recommend this approach, as it would result in a parking lot against the street for the mid-term and a storage use against the park, for the long term. The other request was to make the design of the proposed building more compatible with future residential uses, and staff asked the applicant to

make building refinements with that in mind. The applicant proposes to three notable changes to the self-storage building facades as follows, and as shown in Figure 2:

1. The tower elements on the northeast and northwest corners, facing South Pickett Street, would be softened by removing the previously-proposed orange metal panels and replacing them with a tan or gray brick. The brick would now wrap around the corner of the building, also resulting in slightly less spandrel glass.
2. The central projection of the South Pickett Street façade has changed by eliminating the large spandrel windows and providing orange horizontal metal paneling instead of the previously-proposed vertical panels. The resulting design of this projection is more harmonious with the main building façade.
3. The ground-level retail/commercial space would now be clad in brick rather than architectural block.

While staff is supportive of the general design direction proposed in Figure 2, additional refinements are suggested:

- Incorporating a stronger brick color for the base and the tower element,
- Adding spandrel windows and strong horizontal banding to the central panel on the front and sides of the building,
- Adding spandrel glass storefront to the east and west elevations, and glass doors

Staff believes this proposal, when combined with the language added to Condition #18, would achieve a harmonious, focused design that is more compatible with the future residential uses envisioned for the area in the Eisenhower West SAP.

STAFF:

Karl Moritz, Director, Planning and Zoning

Tom Canfield, City Architect

Robert Kerns, AICP, Development Division Chief, Planning and Zoning

Maya Contreras, Principal Planner, Planning and Zoning

Nathan Randall, Planner III, Planning and Zoning

ATTACHMENTS:

Figure 1: Applicant initial elevation



Figure 2: Applicant revised elevations



Figure 3: Staff proposed elevation - north

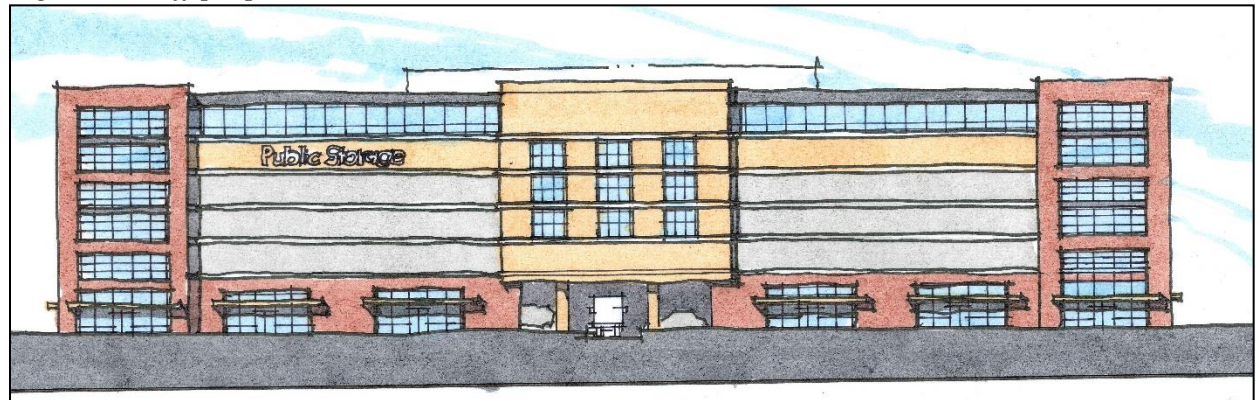
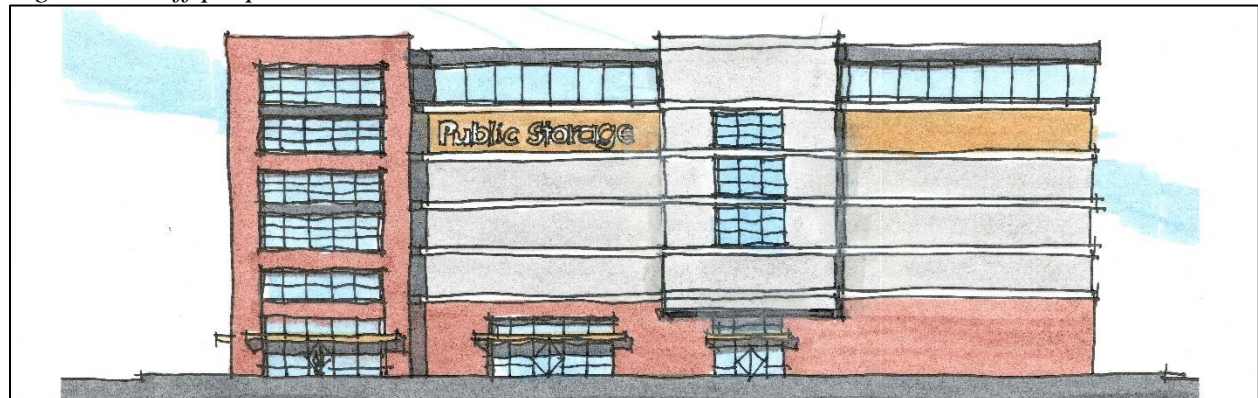


Figure 4: Staff proposed elevation – east and west





November 30, 2018

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Lindsay Automotive Group




By: Michael Lindsay
Date: December 3, 2018

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3410 King Street | Alexandria, VA 22302 | Main 703.647.8600 | LindsayCars.com



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

Project in Context: By-Right v. CDD

By-Right
Option



CDD Phase 1

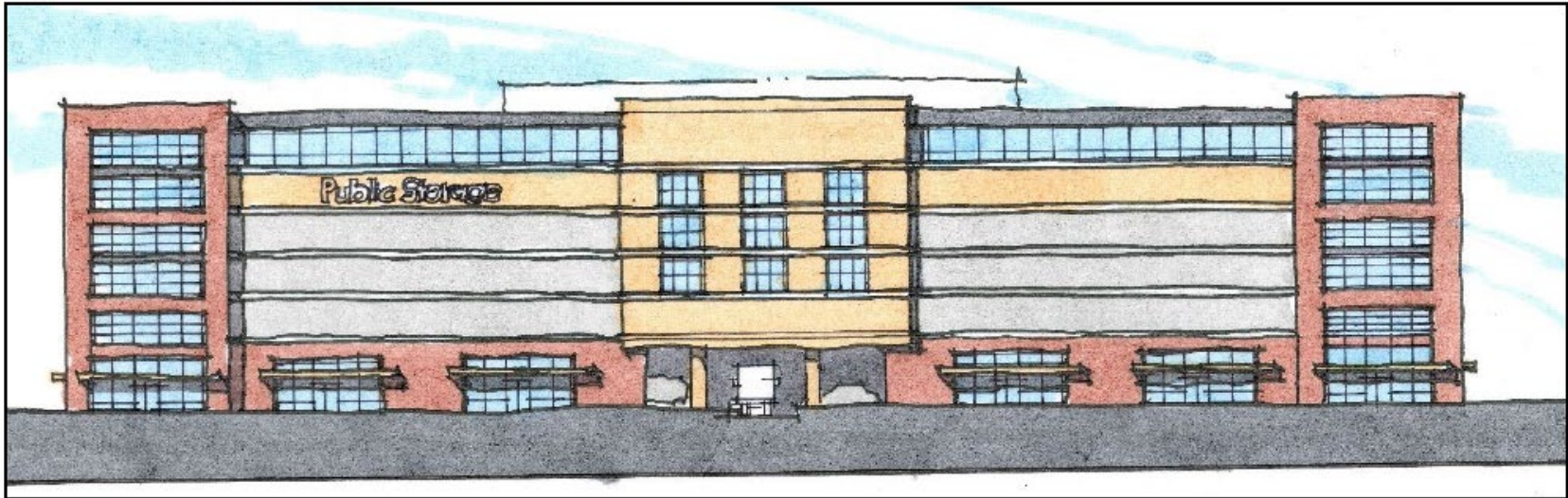
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CDD Phase 2

Architectural Revisions

Figure 3: Staff proposed elevation - north



Revised North Elevation



Architectural Revisions

Figure 4: Staff proposed elevation – east and west



**Revised
West/East
Elevation**



Revised Project Rendering



Revised Rendering West



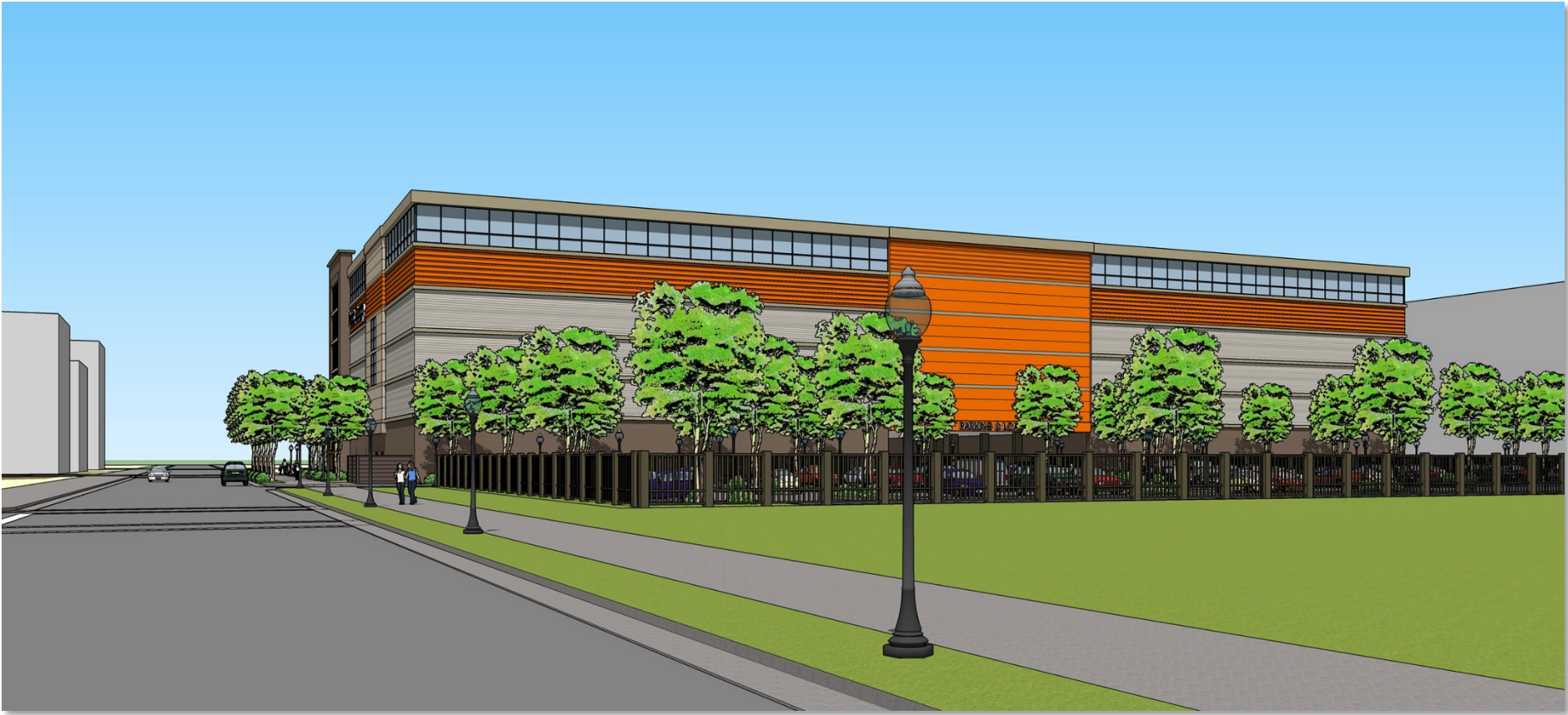
Revised Rendering S. Pickett



Revised Rendering Parking Area



Revised Rendering South



Questions/Discussion

