

## Gloria Sitton

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**From:** website <webmaster@alexandriava.gov>  
**Sent:** Friday, March 15, 2019 1:14 PM  
**To:** Gloria Sitton  
**Subject:** City Council speaker's form submission received

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Meeting Date: 03/16/2019  
Docket Item# 12

Speaker's Name: Dan Matula  
Phone #: 303-872-5641 x 4021  
Email: dmatula@publicstorage.com  
Address: 4101 E Evans Ave, Denver, CO 80222

Representing self? No  
If representing other: PS Southeast One, Inc. / Public Storage

Position on the item: For

Nature of interest: Applicant/Owner

Are you being compensated? Yes

## Gloria Sitton

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**From:** website <webmaster@alexandriava.gov>  
**Sent:** Friday, March 15, 2019 1:09 PM  
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Meeting Date: 03/16/2019  
Docket Item# 12

Speaker's Name: Mark Viani  
Phone #: 703-525-4000  
Email: mviani@beankinney.com  
Address: 2311 Wilson Boulevard, Suite 500, Arlington, VA 22201

Representing self? No  
If representing other: PS Southeast One, Inc.

Position on the item: For

Nature of interest: Attorney for Applicant

Are you being compensated? Yes

SPEAKER'S FORM

DOCKET ITEM NO. 12

PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK  
BEFORE YOU SPEAK ON A DOCKET ITEM

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: Zach Williams
2. ADDRESS: 2311 Wilson Blvd. Ste. 500 Arlington, VA 22201  
 TELEPHONE NO. 7035254000 E-MAIL ADDRESS: zwilliams@beachinjury.com
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? PS Southeast One, Inc. (Applicant)
- 
4. WHAT IS YOUR POSITION ON THE ITEM?  
 FOR:  AGAINST: \_\_\_\_\_ OTHER: \_\_\_\_\_
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):  
Attorney
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?  
 YES  NO \_\_\_\_\_

This form shall be kept as a part of the permanent record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of three minutes will be allowed for your presentation, except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard on a docket item shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation. If you have a prepared statement, please leave a copy with the Clerk.

Additional time not to exceed 15 minutes may be obtained with the consent of the majority of the council present; provided notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at public hearing meetings, and not at regular legislative meetings. Public hearing meetings are usually held on the Saturday following the second Tuesday in each month; regular legislative meetings on the second and fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item at a legislative meeting can be waived by a majority vote of council members present but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply. If an item is docketed *for public hearing* at a regular legislative meeting, the public may speak to that item, and the rules of procedures for speakers at public hearing meetings shall apply.

In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at public hearing meetings. The mayor may grant permission to a person, who is unable to participate in public discussion at a public hearing meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular legislative meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

Guidelines for the Public Discussion Period

- (a) All speaker request forms for the public discussion period must be submitted by the time the item is called by the city clerk.
- (b) No speaker will be allowed more than three minutes; except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard during the public discussion period shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation.
- (c) If more speakers are signed up than would be allotted for in 30 minutes, the mayor will organize speaker requests by subject or position, and allocated appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30 minute public discussion period.
- (d) If speakers seeking to address council on the same subject cannot agree on a particular order or method that they would like the speakers to be called on, the speakers shall be called in the chronological order of their request forms' submission.
- (e) Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.

# CITY OF ALEXANDRIA, VIRGINIA

## Guidelines for Honest Civic Discourse for those Participating in Meetings in the Council Chamber

Members of the Alexandria community, its elected officials and City staff place a high value on constructive and thoughtful debate on public issues. To this end, all who participate in meetings in the Chamber, including public officials, staff and members of the community, are expected to observe the following guidelines.

1. Treat Everyone with Respect and Courtesy
2. Do Your Homework – Be Prepared and Be Familiar with the Docket
3. Express Your Ideas and Opinions in an Open and Helpful Manner
4. Be Respectful of Others' Time by Being Clear and Concise in Your Comments and/or Questions
5. Demonstrate Honesty and Integrity in Your Comments and Actions
6. Focus on the Issues Before the Decision Making Body – Avoid Personalizing Issues
7. Listen and Let Others Express their Ideas and Opinions
8. If a Decision is Made with which You Do Not Concur, Agree to Disagree and/or Use Appropriate Means of Civil and Civic Recourse, and Move On

Adopted by the Alexandria City Council on October 12, 2004.



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William D. Euille, Mayor

12  
3-16-19

# Public Storage CDD/DSUP South Pickett Street

Mark M. Viani  
Zachary G. Williams

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



BEAN

KINNEY

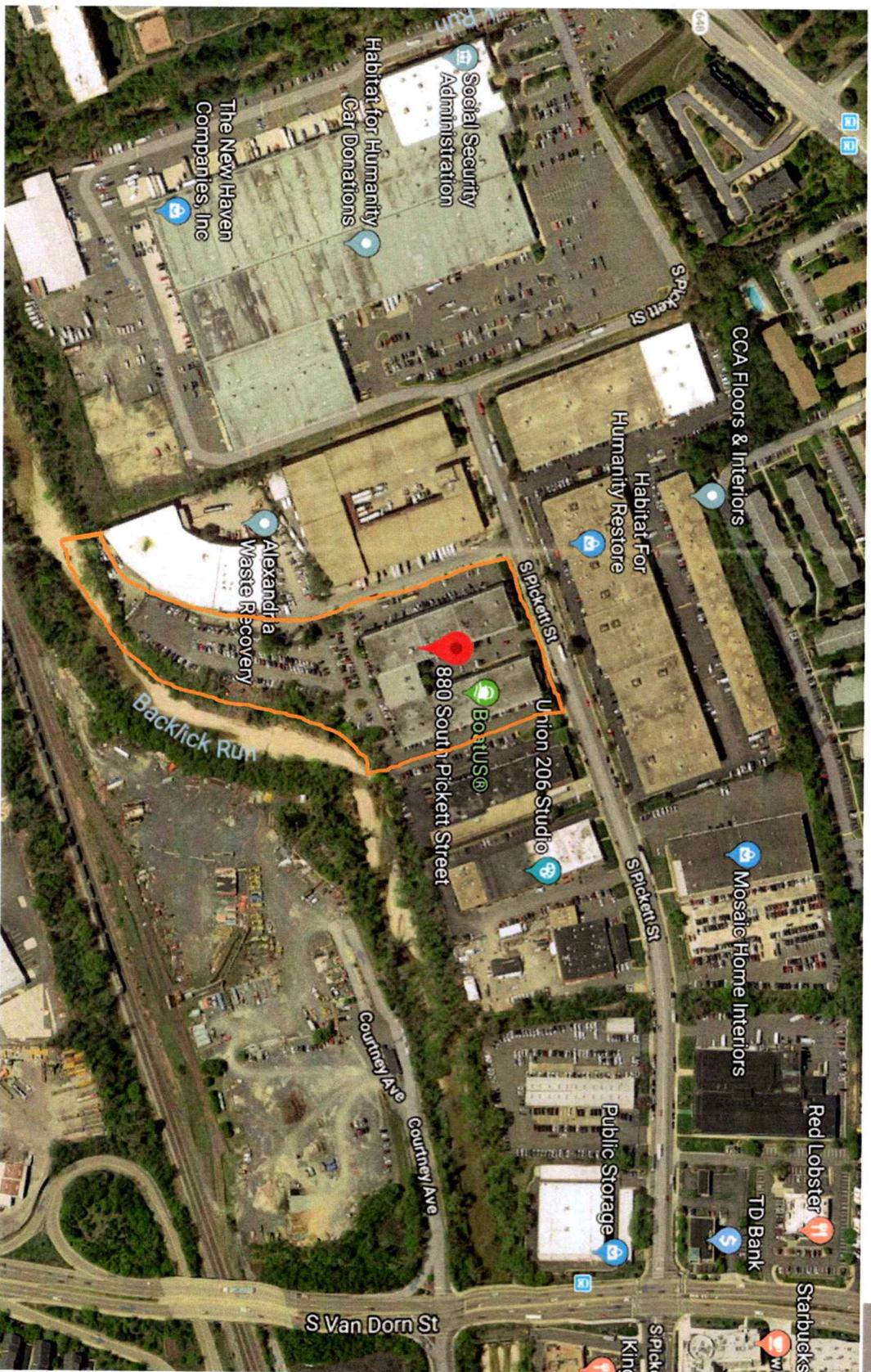


KORMAN

PC

ATTORNEYS

# Aerial View – Existing Conditions





# Van Dorn Innovation District

## Goals:

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



Fig. 5.7 - Neighborhood 1 - Parks and open space

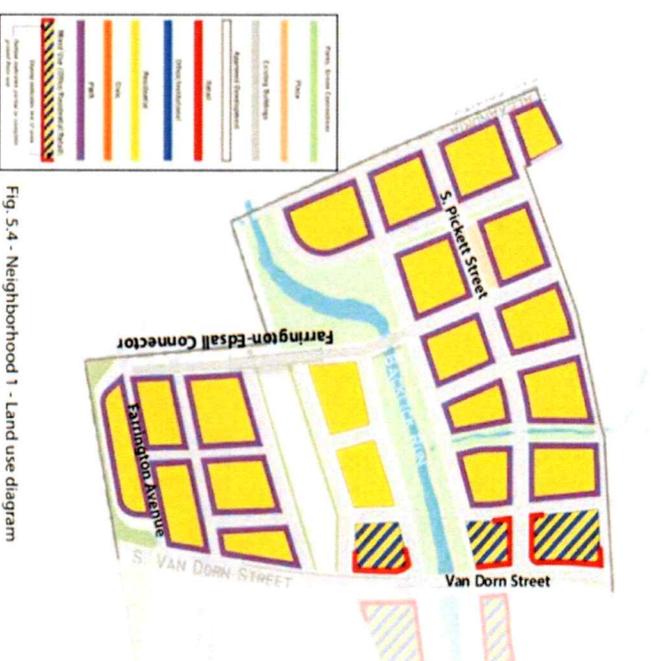
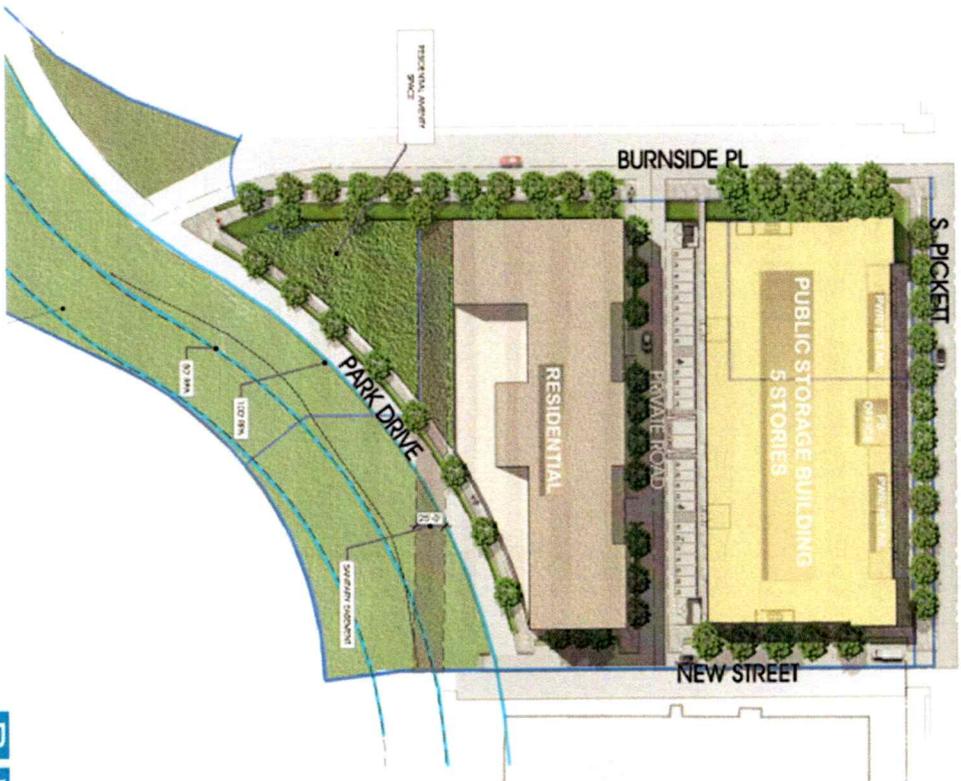
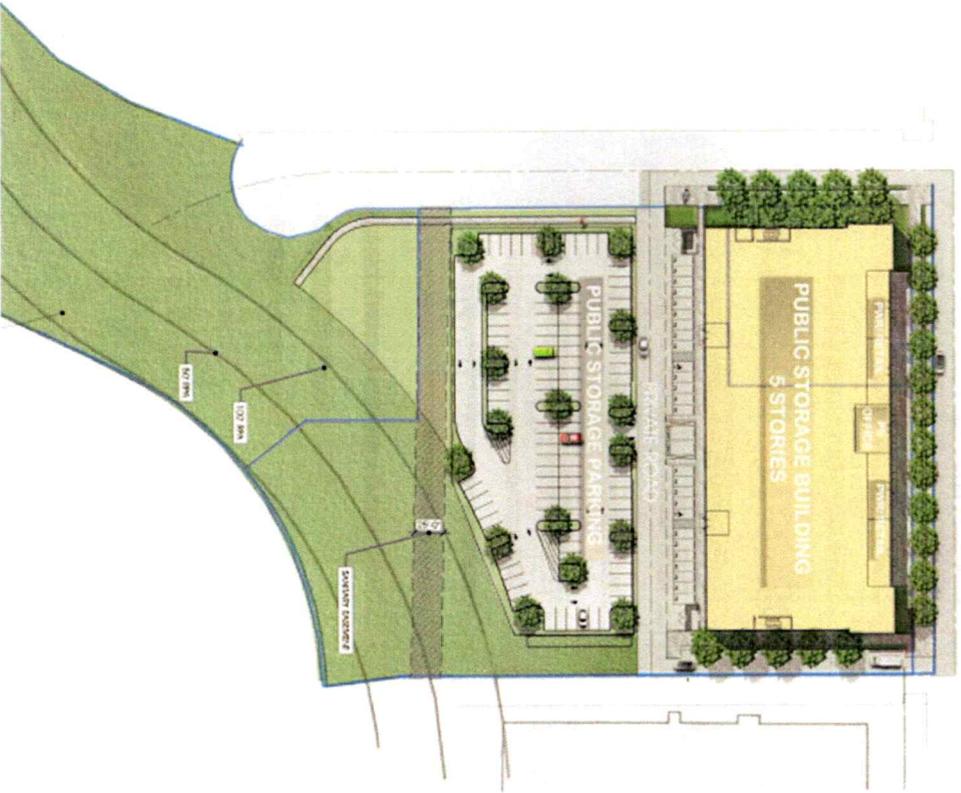


Fig. 5.4 - Neighborhood 1 - Land use diagram

## Plan Recommendations:

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

# Revised Site Plan



# Recent Project Changes



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

# Recent Project Changes



- Architectural upgrades in response to neighbor and city architect requests
  - Added brick to towers and first floor
  - Added brick spandrels in tower
  - Added mullion windows
  - Added canopies for first floor PWR/office and towers
  - Eliminated mid-block parking tunnel
  - Reduced “orange” significantly on all facades of the building
  - Limited hours of lighting of towers to reduce impacts on neighboring properties

# Architectural Revisions



Revised North Elevation

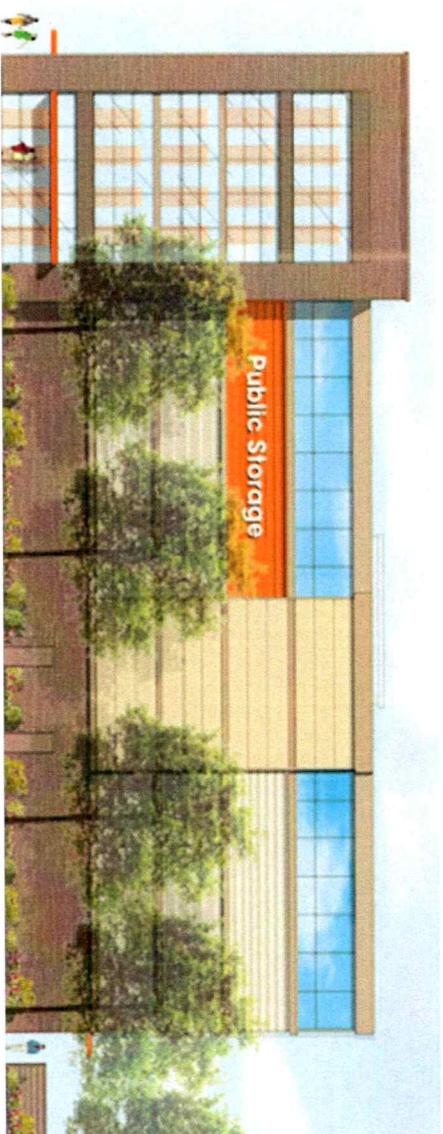


Original North Elevation

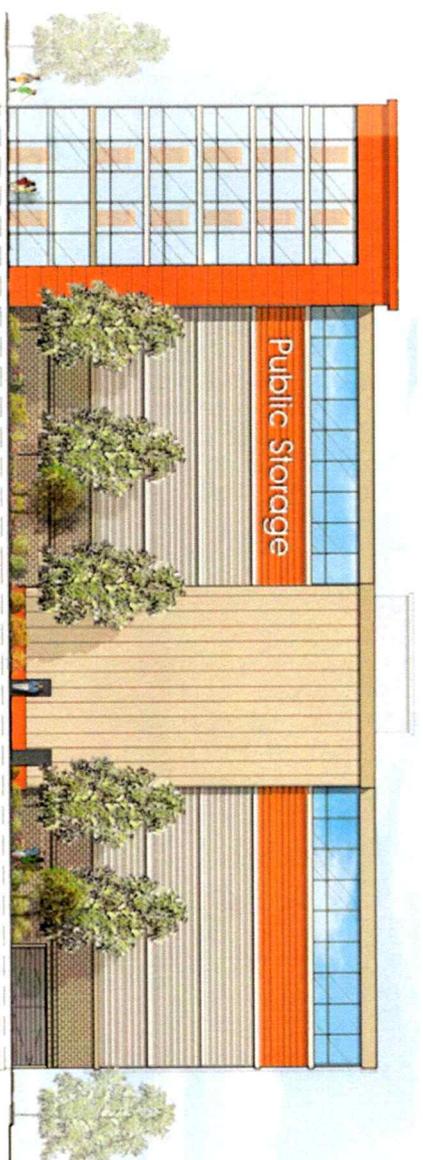


# Architectural Revisions

**Revised  
West/East  
Elevation**



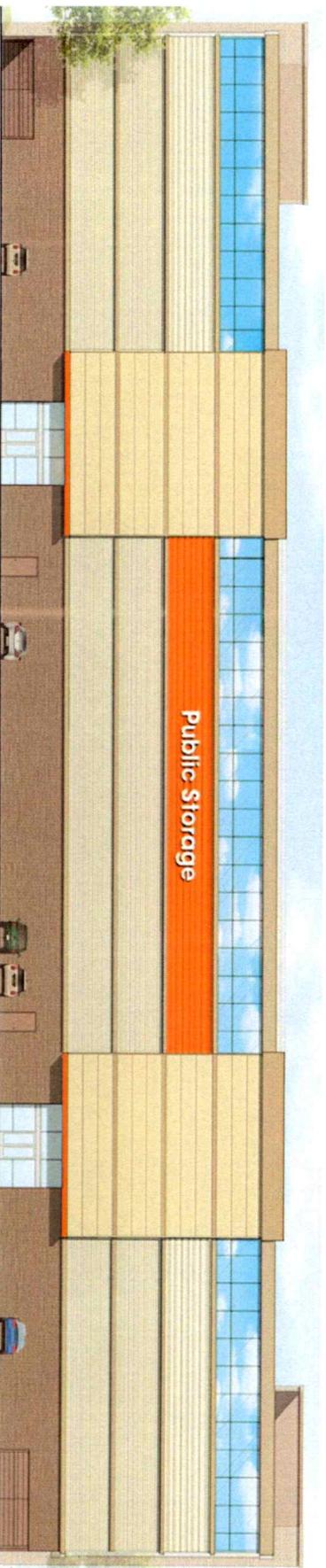
**Original  
West/East  
Elevation**



# Architectural Revisions



**Revised South Elevation**



**Original South Elevation**



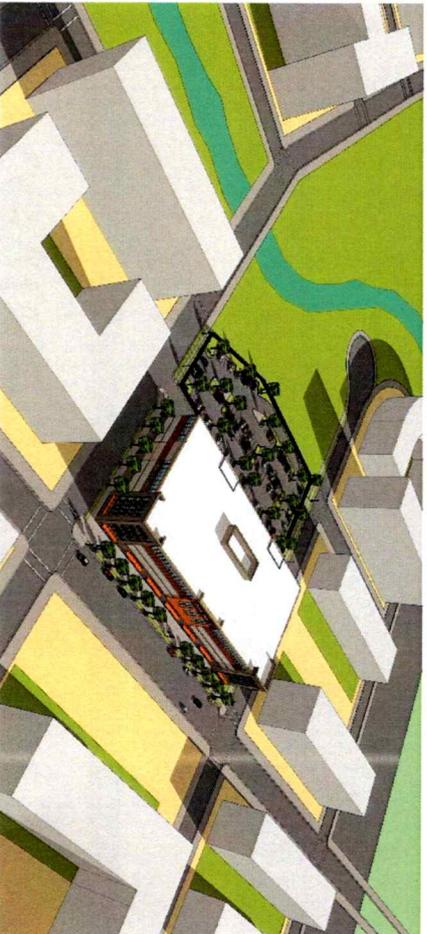
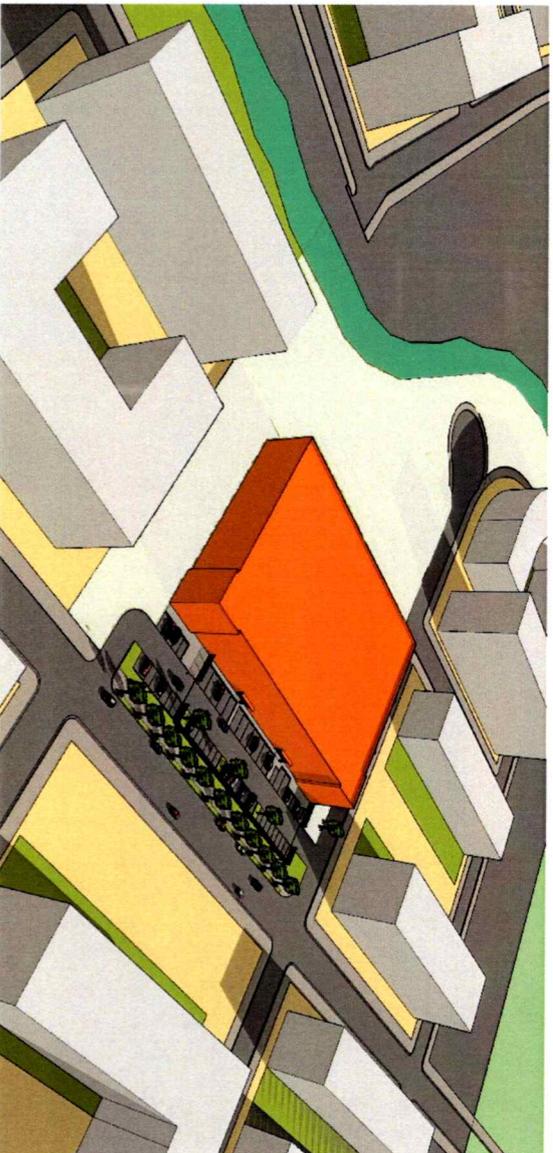
# Revised Project Rendering



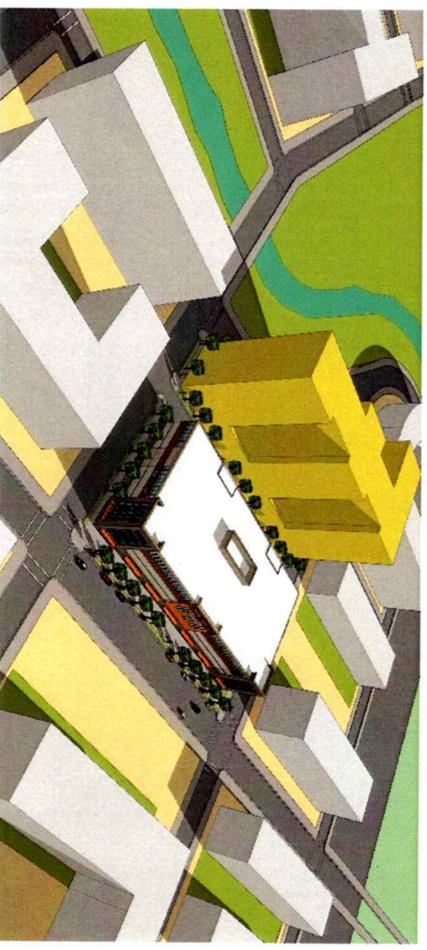
# Project in Context: By-Right v. CDD



By-Right  
Option



CDD Phase 1



CDD Phase 2

# Project in Context: By-Right v. CDD

## By-Right Option:

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

## CDD/DSUP Proposal:

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

# Conclusion / Questions?

