

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



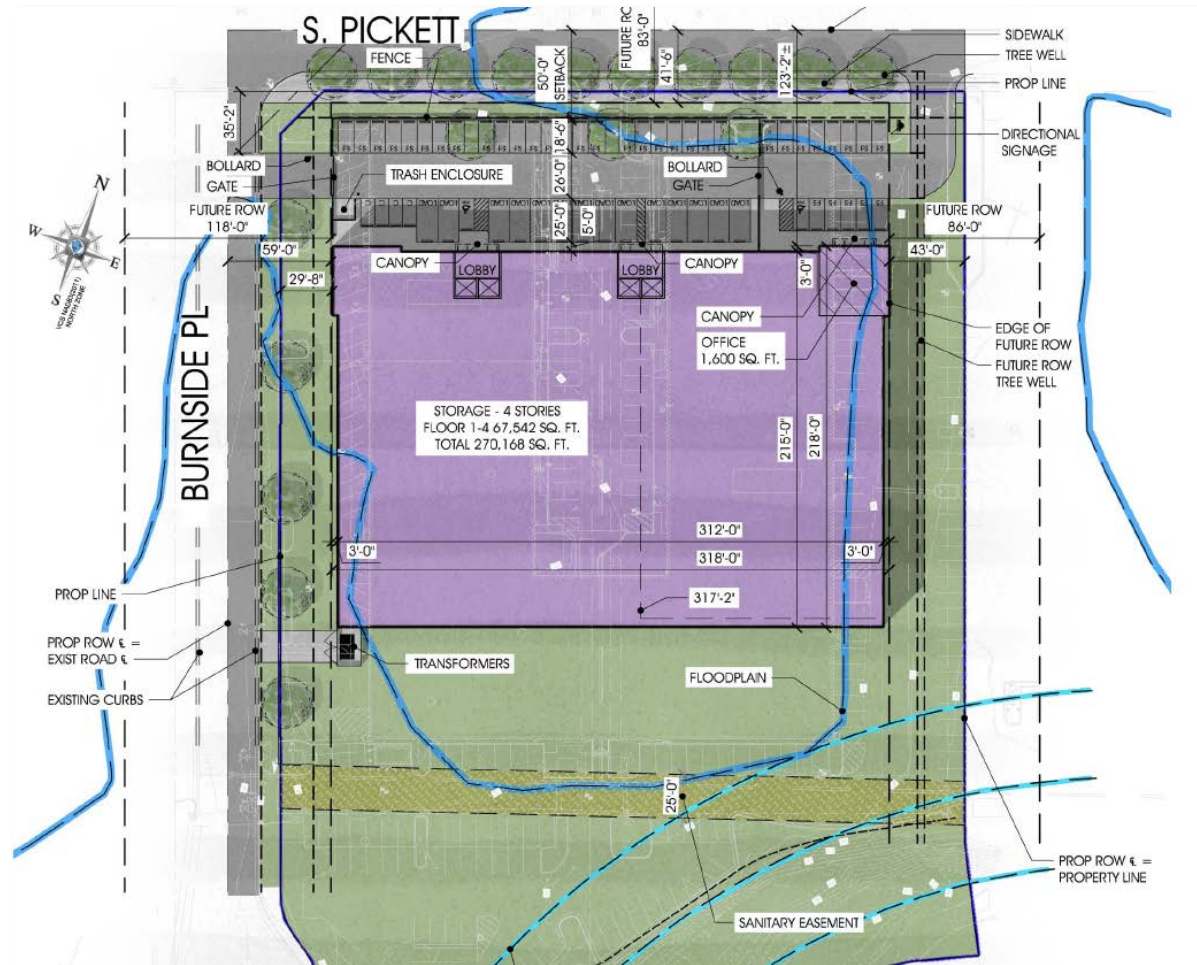
The Property Today

- 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

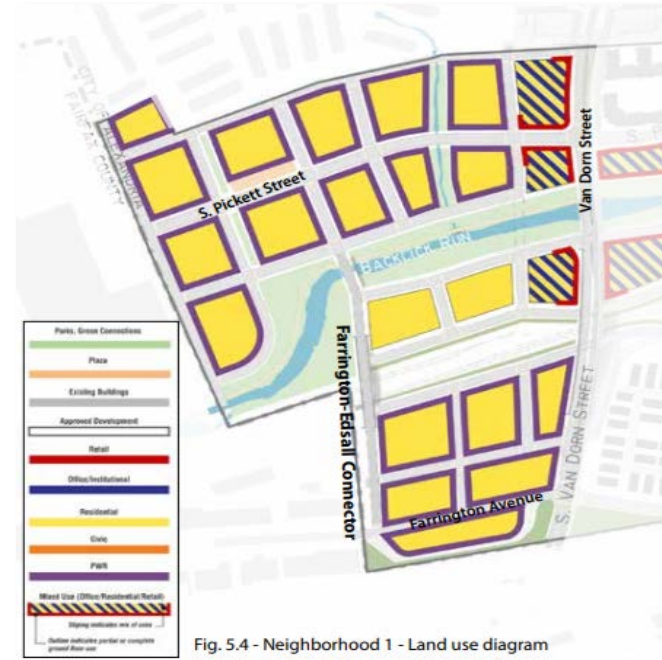


- Approved December 12, 2015
- Establishes a new grid of streets and pedestrian connections
- Encourages greater density with mix of uses (including PWR “maker” space)
- Creates open space and a Backlick Run greenway

Van Dorn Innovation District

Goals:

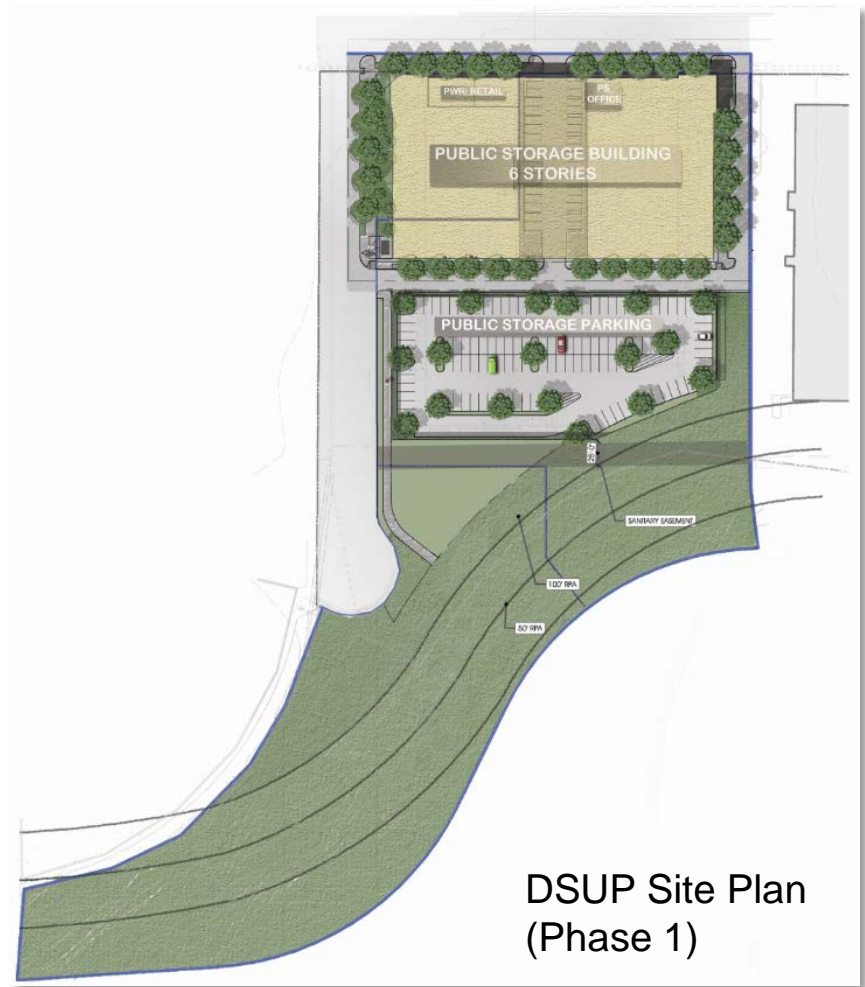
- “Industrial-flavored identity”
- Distinctive architecture
- Open space along Backlick Run
- PWR “maker” space



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



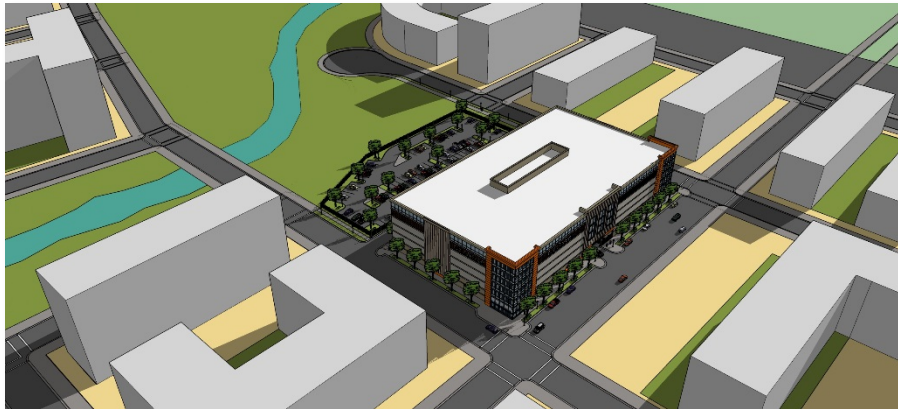
DSUP VIEW FACING N.W.



CDD VIEW FACING N.W.

Project in Context: By-Right v. CDD

By-Right
Option



CDD Phase 1



CDD Phase 2

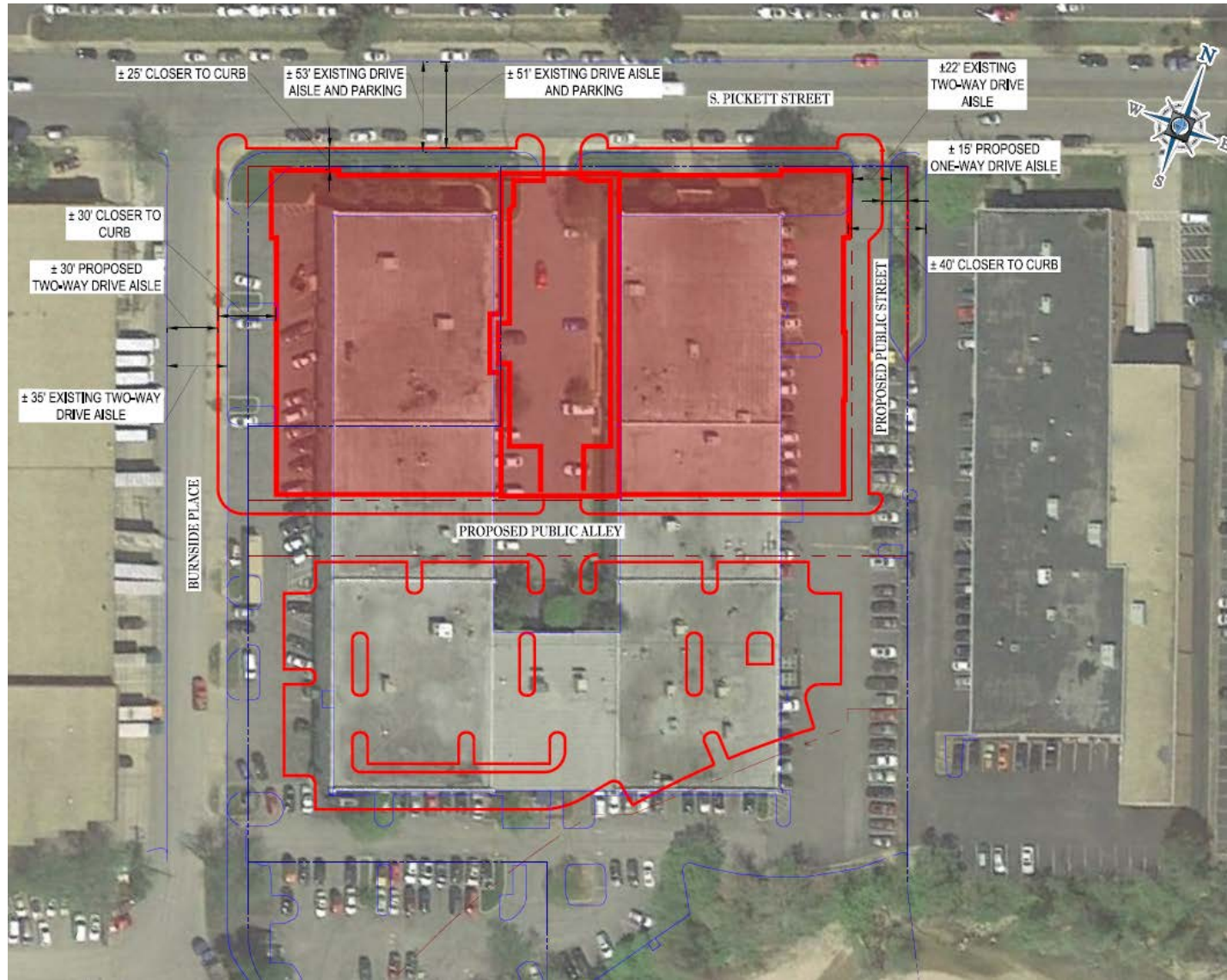
Streetscape and PWR Maker Space



Covered Parking/Loading Area



Existing v. Proposed Building and Curb



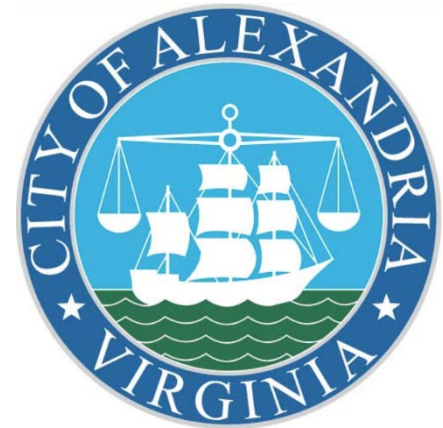
Project Development Applications

- 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

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](#)
[Suite 680](#)
[Bethesda, MD 20817](#)
www.advisors-llc.com

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



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



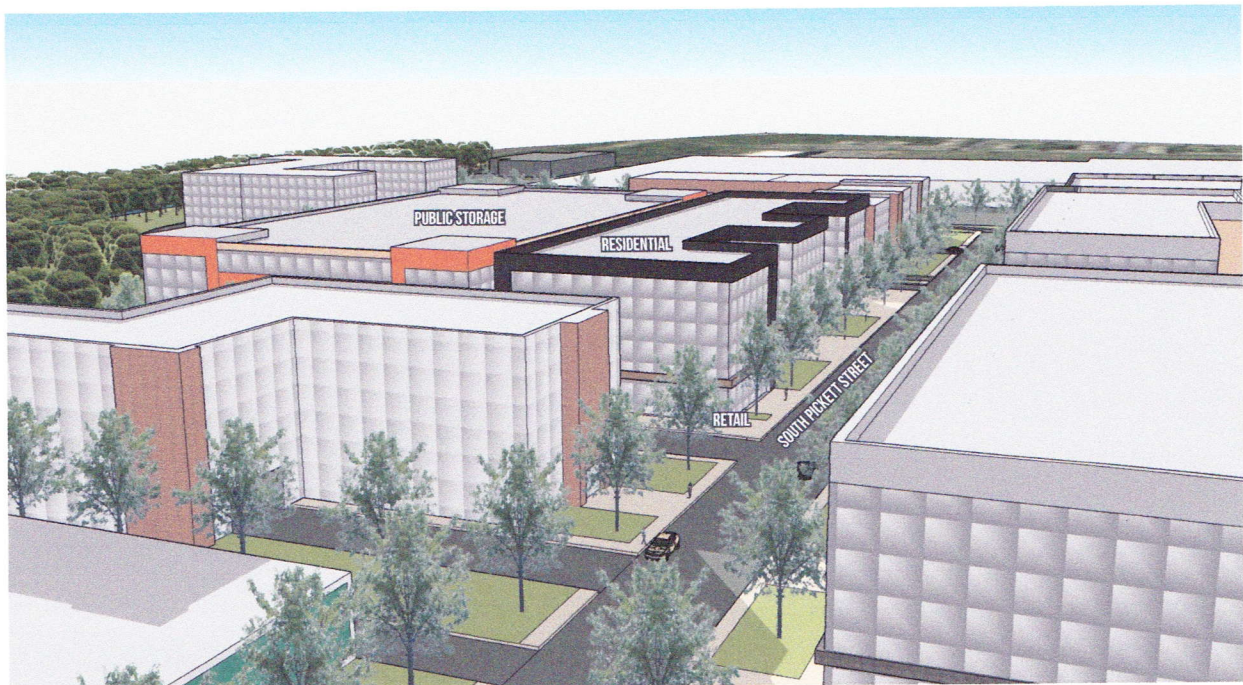
GROUND LEVEL VIEW LOOKING WEST : PHASE 2



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



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

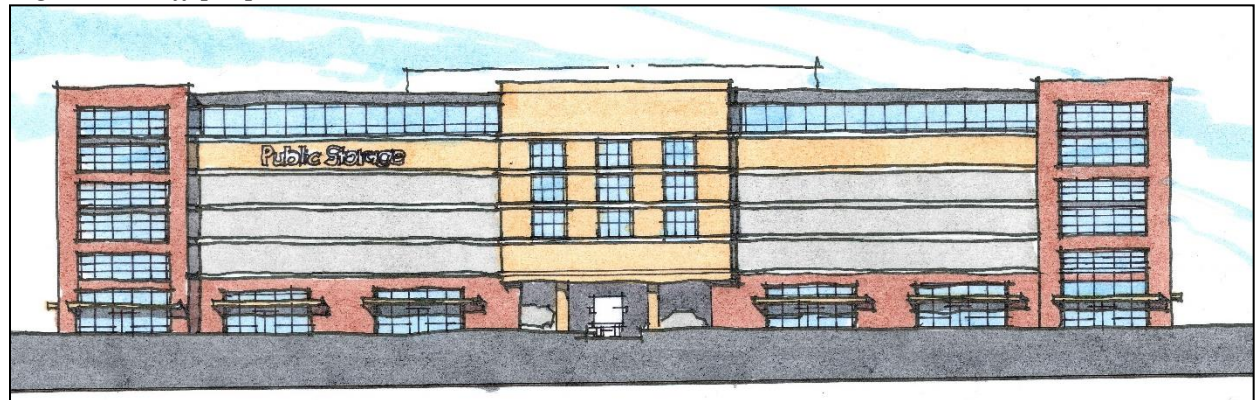
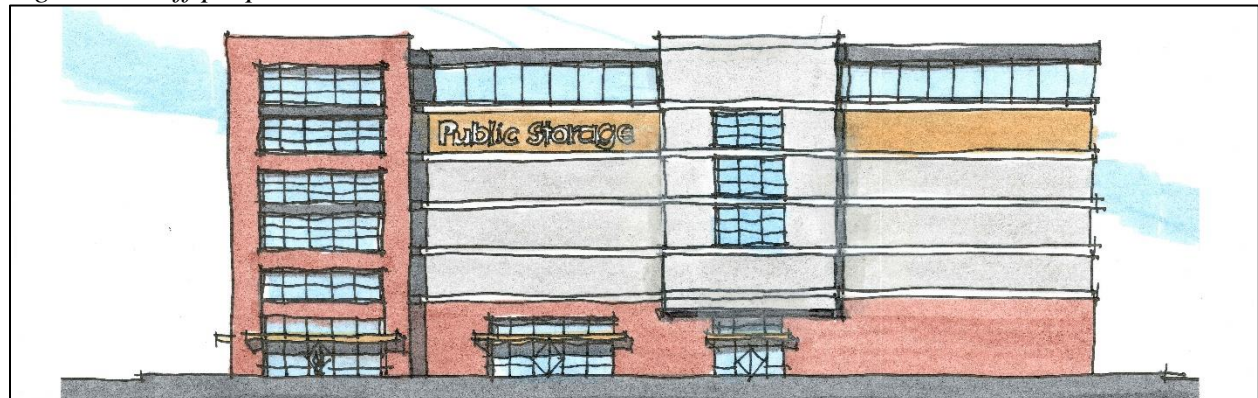


Figure 4: Staff proposed elevation – east and west





November 30, 2018

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
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Lindsay Automotive Group



By: Michael Lindsay
Date: December 3, 2018

01259159-1



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