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12-15-18

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

December 11, 2018

**Via Email**

Mayor Silberberg and Members of City Council  
City Hall  
301 King Street  
Alexandria, Virginia 22314

**Re: Disapproval of Public Storage Request for a CDD, DSUP and TMP (Item # 11)**

Dear Mayor Silberberg and Members of City Council:

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

The Property is large and encompasses 7.3 acres. It is located within the EWSAP. The CSCA is proud to note that it was heavily involved in the development of the EWSAP and the current 1<sup>st</sup> 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. In short and as eloquently stated by the City Director of Planning and Zoning, the EWSAP was "groundbreaking in its process of engaging the community."<sup>1</sup>

During none of the many public meetings related to the EWSAP was building a storage facility contemplated as part of the vision and goals for the SAP. In fact, the EWSAP envisions a node of mixed-use activity on South Pickett Street.<sup>2</sup> The SAP also states that South Pickett "is envisioned as primarily residential with some mixed-use areas that include maintaining existing

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

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

neighborhood-serving retail with small office and/or residential above.”<sup>3</sup> Building a new storage facility on South Pickett is inconsistent with the very specific vision for South Pickett.

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

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

At the December 4, 2018 Planning Commission hearing, some Commissioners thought that approving a plan knowingly contrary to the goals and vision of the EWSAP was the lesser of two bad choices since the City might have less control over the project in a by-right use scenario. This is not true. The City still has a legal right to ensure that a by-right option complies with the EWSAP. Section 11-410(B) of the Zoning Ordinance of the City of Alexandria deals with site plan requirements and states that a site plan “shall be in reasonable conformity with the master plan of the city.” The EWSAP is a chapter of the Master Plan of the City. In short, the Mayor and City Council have the responsibility and authority to ensure that the project meets the requirements of the EWSAP even if Public Storage chose a by-right option. Irrespective of whether or not the Applicant pursued a by-right use, they would still have to comply with the stormwater management program with respect to the part of the Property along Backlick Run. Lastly and as noted in the City staff report to the Planning Commission, the maximum FAR for the Property is .85. If this project is approved, the FAR would sky rocket to 2.75. Accordingly, a by-right scenario could reduce the impact of this ill-conceived project and possibly also make it much less desirable for the Applicant to proceed with building a storage facility on this site.

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

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

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

Sincerely,

/s/

Arthur A. Impastato  
1<sup>st</sup> Vice President  
Cameron Station Civic Association





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12-15-18

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

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

December 13, 2018

City of Alexandria City Council  
City Hall  
301 King Street, Room 2300  
Alexandria, VA 22314

**Re: City Council Docket, December 15, 2018, DOCKET ITEM #11  
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 Mayor Silberberg and Members of the City Council:

We represent the Applicant, PS Southeast One, Inc., with respect to the above-referenced applications that are scheduled to be considered by the City Council on December 15, 2018. We are aware of a protest petition that has been filed pursuant to Section 9.13 of the Charter of the City of Alexandria and Section 11-808 of the City of Alexandria Zoning Ordinance. In the protest petition, the neighboring owners of 950 South Pickett Street (Parcel 067.03-01-09), 998 South Pickett Street (Parcel 067.03-01-24) and 840 South Pickett Street (Parcel 067.03-01-11) claim to comprise more than 20% of the properties within 300 feet of the Applicant's property proposed to be rezoned. We disagree.

Based on calculations by Bohler Engineering, the civil engineer of record on this project, the protesting owners comprise only 19% of the owners of "all land within 300 feet of the boundaries of the land proposed to be changed by the map amendment." (See Alexandria Zoning Ordinance Section 11-808). A spreadsheet and diagram supporting Bohler's calculations are attached as Exhibit A. As the protesting owners have failed to meet the requisite 20% threshold for a valid protest petition, under either the City Charter or the Zoning Ordinance, there is no basis to require that the proposed map amendment be approved by any standard other than a simple majority vote of the members of the City Council.



Please do not hesitate to contact me at 703-525-4000 or at [mviani@beankinney.com](mailto:mviani@beankinney.com) to discuss this matter further.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark M. Viani', written over a large, stylized oval shape.

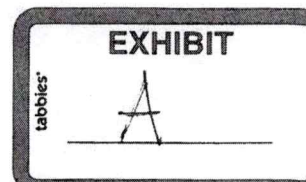
Mark M. Viani, Esq.  
*Counsel for the Applicant, PS Southeast One, Inc.*

cc:

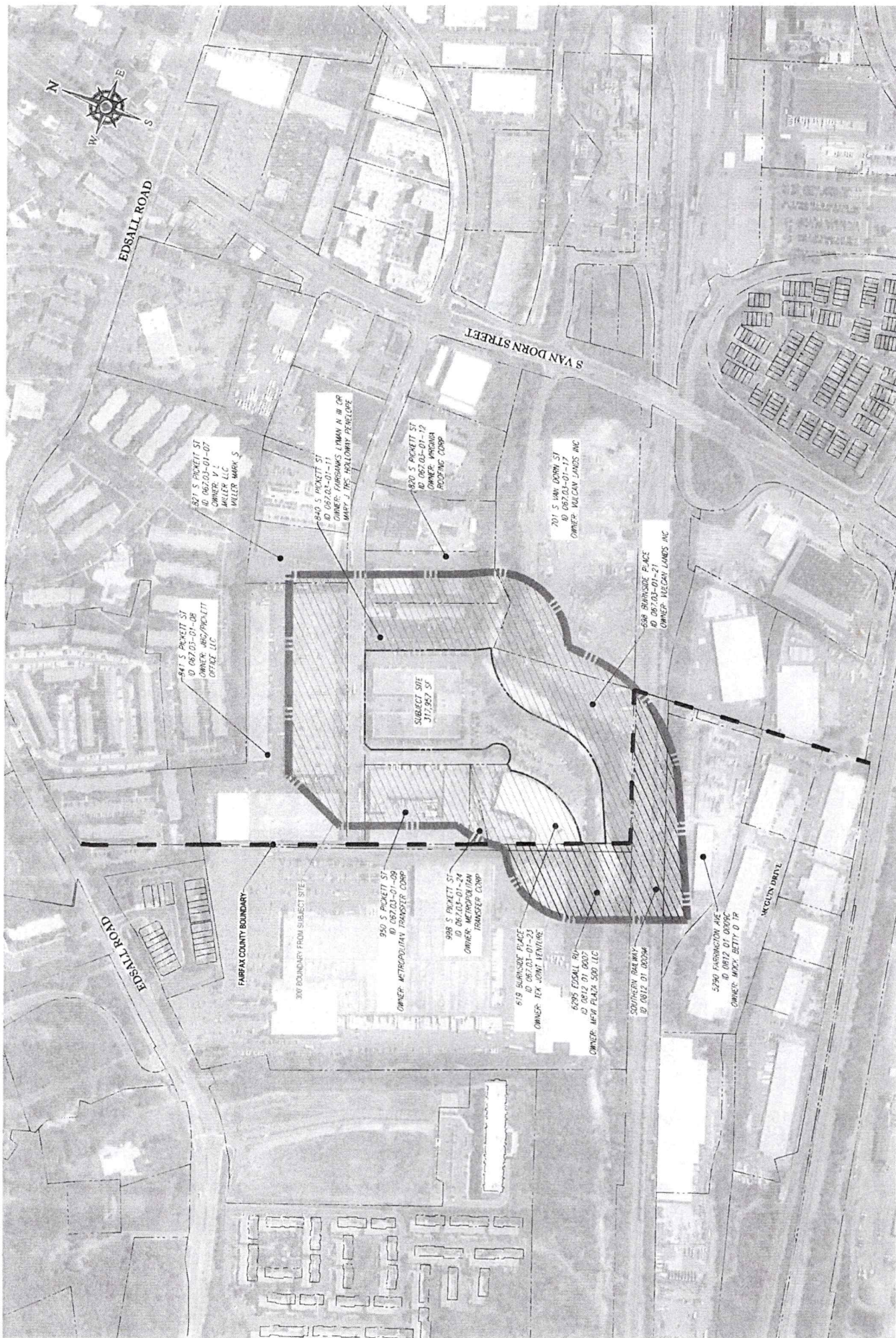
Karl Moritz ([Karl.Moritz@Alexandriava.gov](mailto:Karl.Moritz@Alexandriava.gov))

Robert Kerns ([robert.kerns@alexandriava.gov](mailto:robert.kerns@alexandriava.gov))

Address	Road	Owner	Total Parcel Area	W/in 300'	Fraction
950 S PICKETT		METROPOLITAN TRANSFER CORP	127,718	99,463	9.00%
998 S PICKETT		METROPOLITAN TRANSFER CORP	12,726	11,104	1.00%
619 BURNSIDE		TEK JOINT VENTURE	93,774	93,774	8.48%
698 BURNSIDE		VULCAN LANDS INC	170,228	170,228	15.40%
701 VAN DORN		VULCAN LANDS INC	600,488	85,490	7.73%
820 S PICKETT		VIRGINIA ROOFING CORP	108,730	63,099	5.71%
840 S PICKETT		FAIRBANKS LYMAN N III OR MARY J TRS HOLLOWAY PENELOPE	98,729	98,729	8.93%
821 S PICKETT		V L MILLER LLC MILLER MARK S	89,137	7,641	0.69%
841 S PICKETT		JBG/PICKETT OFFICE LLC	472,173	198,245	17.94%
6295 EDSALL		MFVI PLAZA 500 LLC	1,488,010	127,851	11.57%
N/A		SOUTHERN RAILWAY		107,219	9.70%
5920 FARRINGTON		MOCK BETTY D TR	232,793	42,480	3.84%
<b>Total</b>			<b>3,494,506</b>	<b>1,105,323</b>	<b>100%</b>







EDSALL ROAD

S VANDORN STREET

327 S PICKETT ST  
ID 067-03-01-07  
OWNER: V.L.  
WILDER MARK S

340 S PICKETT ST  
ID 067-03-01-08  
OWNER: J. THE FOLLOWING PERCEPE

320 S PICKETT ST  
ID 067-03-01-12  
OWNER: MICHON  
ROOFING CORP

701 S VAN DORN ST  
ID 067-03-01-17  
OWNER: VULCAN LANDS INC

638 SUNSHINE PLACE  
ID 067-03-01-11  
OWNER: VULCAN LANDS INC

341 S PICKETT ST  
ID 067-03-01-08  
OWNER: ANDERSON  
OFFICE LLC

SUBJECT SITE  
317,927 SF

950 S PICKETT ST  
ID 067-03-01-09  
OWNER: METROPOLITAN TRANSFER CORP

988 S PICKETT ST  
ID 067-03-01-24  
OWNER: METROPOLITAN TRANSFER CORP

619 SUNSHINE PLACE  
ID 067-03-01-23  
OWNER: TEN JOINT VENTURE

6295 EDSALL RD  
ID 067-01-0007  
OWNER: NEW PLAZA 500 LLC

SOUTHERN BAYVIEW  
ID 067-01-0004

5740 FARMINGTON AVE  
ID 067-01-0006  
OWNER: MARY BETTY O TA

EDSALL ROAD

FARFAX COUNTY BOUNDARY

300 BOUNDARY FROM SUBJECT SITE

WILSON DRIVE





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

December 12, 2018

**VIA EMAIL**

Mayor Silberberg and Members of City Council  
City Hall  
301 King Street, Suite 2100  
Alexandria, VA 22314

RE: December 15<sup>th</sup> City Council Hearing  
Docket Item #11

Dear Mayor and Members of City Council:

My client, Metropolitan Transfer Company II LLC ("Barbee") is the owner of the properties located at 950 and 998 South Pickett Street (the "Property"). The Property is located immediately adjacent to the proposed new Public Storage facility (the "Storage Facility"). Barbee and his coalition of immediate neighbors have consistently expressed their position in writing and adamantly object to Storage Facility's prominent location immediately fronting on Pickett Street.

Barbee was very disappointed that the Planning Commission voted 5-2 to support the Storage Facility over the objection of the neighbors and the two Planning Commissioners that participated in the drafting of the Eisenhower West Plan (the "Plan"). Barbee requested that the Planning Commission consider flipping the location of the Storage Facility and its residential component, this request was not supported by any members of the Planning Commission or City staff. Therefore, in order to preserve any potential of fulfilling the Plan's goals and objectives, Barbee requests that the City Council consider taking the following actions:

**Option 1.** DENY the Storage Facility application in its entirety. By denying the application, the City Council will reinforce its support for the Plan. Public Storage will then pursue a by-right approval under the Industrial Zone. Contrary to statements made by some members of the Planning Commission, the City Zoning Ordinance provides the City with the authority to preserve open space in the RPA and require that the by-right building not preclude the future street network.

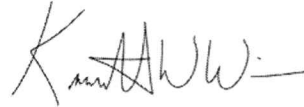
**Option 2.** If the City Council determines it cannot support Option 1, Barbee requests that City Council DEFER action on the item and direct staff and the applicant to examine the flip and any alternative layout that preserves the Plan's goal for Pickett Street to be a future residential node.

**Option 3.** If the City Council determines it cannot support Option 1 or 2, then Barbee requests that the City Council amend the Plan to REMOVE THE RESIDENTIAL NODE designation along Pickett Street and in order to permit any residential or commercial use or combination of uses that provide the open space and street network envisioned by the Plan.



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

Sincerely,

A handwritten signature in black ink, appearing to read 'KAWW' with a horizontal line extending from the end.

Kenneth W. Wire

## Property Owner's Petition

Pursuant to Section 9.13 of the Charter of the City of Alexandria and Section 11-808 of the City of Alexandria Zoning Ordinance, the undersigned property owners hereby protest Rezoning 2018-0005, and oppose its accompanying applications listed as Docket Item #11 on the City Council public hearing agenda on December 15, 2018: Master Plan Amendment 2018-0006; Text Amendment 2018-0012, Coordinated Development District Conceptual Design Plan 2018-0005; Development Special Use Permit 2018-0006; Transportation Management Plan Special Use Permit 2018-0077 and Vacation 2018-0002.

The parcels owned by these two owners exceed the 20% ownership requirement, as shown on the attached exhibit, needed to require approval of the Rezoning application by three fourths of the members of City Council.

Owner of 950 South Pickett Street, Parcel 067.03-01-09

Metropolitan Transfer Corporation *METROPOLITAN TRANSFER COMPANY II, LLC*  
(SUCCESSOR)

By: George E. L. Barbree

Name: GEORGE E. L. BARBREE

Title: OWNER

Owner of 998 South Pickett Street, Parcel 067.03-01-24

Metropolitan Transfer Corporation *METROPOLITAN TRANSFER COMPANY II, LLC*  
(SUCCESSOR)

By: George E. L. Barbree

Name: GEORGE E. L. BARBREE

Title: OWNER

Owner of 840 South Pickett Street, Parcel 067.03-01-11

Lyman Nichols Fairbanks, III

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_



## Property Owner's Petition

Pursuant to Section 9.13 of the Charter of the City of Alexandria and Section 11-808 of the City of Alexandria Zoning Ordinance, the undersigned property owners hereby protest Rezoning 2018-0005, and oppose its accompanying applications listed as Docket Item #11 on the City Council public hearing agenda on December 15, 2018: Master Plan Amendment 2018-0006; Text Amendment 2018-0012, Coordinated Development District Conceptual Design Plan 2018-0005; Development Special Use Permit 2018-0006; Transportation Management Plan Special Use Permit 2018-0077 and Vacation 2018-0002.

The parcels owned by these two owners exceed the 20% ownership requirement, as shown on the attached exhibit, needed to require approval of the Rezoning application by three fourths of the members of City Council.

Owner of 950 South Pickett Street, Parcel 067.03-01-09

Metropolitan Transfer Corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Owner of 998 South Pickett Street, Parcel 067.03-01-24

Metropolitan Transfer Corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Owner of 840 South Pickett Street, Parcel 067.03-01-11

Lyman Nichols Fairbanks, III

By: Lyman Nichols Fairbanks III

Name: Lyman N. Fairbanks III

Title: Co-owner

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**Gloria Sitton**

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**From:** Arthur Impastato via Call.Click.Connect. <CallClickConnect@alexandriava.gov>  
**Sent:** Tuesday, December 11, 2018 3:21 PM  
**To:** City Council; City Council Aides; Alexis Lacy; Call Click Connect; Gloria Sitton  
**Subject:** Call.Click.Connect. #163480: Mayor, Vice Mayor, City Council Re: Disapproval of Public Storage...

Dear **Call.Click.Connect.** User

A request was just created using **Call.Click.Connect.** The request ID is 163480.

**Request Details:**

This is a "private" request. Information should only be provided to the original customer.

- Name: Arthur Impastato
- Approximate Address: No Address Specified
- Phone Number: 703-963-7503
- Email: aimpastato@earthlink.net
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Re: Disapproval of Public Storage Request for a CDD, DSUP and TMP (Item # 11 on the December 15, 2018 City Council Public Hearing)

Mayor Silberberg and members of City Council:

As set forth in the attached letter from the board of the Cameron Station Civic Association, we request that City Council disapprove the request by Public Storage (the "Applicant") to build a storage facility on South Pickett Street.

The reasons this project should be denied are as follows:

- Putting a storage facility on South Pickett Street is inconsistent with the specific requirements for South Pickett set forth in the Eisenhower West Small Area Plan ("EWSAP"). The EWSAP calls for "primarily residential with some mixed-use areas that include maintaining existing neighborhood-serving retail with small office and/or residential above."
- In the last three years and in the Greenhill project to come, projects that have been built and will be built within the EWSAP are consistent with the visions and goals of the EWSAP. There is no reason Applicant should not also have to adhere to the provisions of the EWSAP.
- The City will have the right to ensure that this project complies with the EWSAP as well as with the stormwater management program even if the Applicant were to attempt to build a storage facility by-right.
- There is no need for this type of inconsistent use near Cameron Station since there are already six storage facilities within 1 kilometer of Cameron Station. One of these facilities is just a few blocks down South Pickett where Applicant intends to build their storage facility.
- Approving this inconsistent use would jeopardize the type of development envisioned under the EWSAP by making the properties located nearby less attractive for mixed-use development.
- Allowing an improper use within the EWSAP would also open the door to other developers requesting DSUPs to overturn an SAP developed over a long period of time and with extensive public involvement.

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

Sincerely,

Arthur A. Impastato



1st Vice President

Cameron Station Civic Association

- Expected Response Date: Sunday, December 16

Please take the necessary actions in responding, handling and/or updating this request at the **Call.Click.Connect.** staff interface.

If you need assistance with handling this request, please contact [CallClickConnect@alexandriava.gov](mailto:CallClickConnect@alexandriava.gov) or call 703.746.HELP.

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12-15-18

**Gloria Sitton**

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**From:** Elizabeth Brienza via Call.Click.Connect. <CallClickConnect@alexandriava.gov>  
**Sent:** Wednesday, December 12, 2018 5:57 PM  
**To:** City Council; City Council Aides; Alexis Lacy; Call Click Connect; Gloria Sitton  
**Subject:** Call.Click.Connect. #163576: Mayor, Vice Mayor, City Council Council members, No more self...

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

Dear **Call.Click.Connect.** User

A request was just created using **Call.Click.Connect.** The request ID is 163576.

**Request Details:**

This is a "private" request. Information should only be provided to the original customer.

- Name: Elizabeth Brienza
- Approximate Address: No Address Specified
- Phone Number: No Phone
- Email: eakreft@yahoo.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Council members,  
No more self storage on the West end of Alexandria. You know this is inconsistent with the vision for building out a vibrant neighborhood as discussed in other plans. Vote no against this on Dec. 11. Thank you.
- Expected Response Date: Monday, December 17

Please take the necessary actions in responding, handling and/or updating this request at the **Call.Click.Connect.** staff interface.

If you need assistance with handling this request, please contact [CallClickConnect@alexandriava.gov](mailto:CallClickConnect@alexandriava.gov) or call 703.746.HELP.

This is an automated email notification of a **Call.Click.Connect.** request. Please do not reply to this email.



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12-15-18

## Gloria Sitton

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**From:** Nicole Gauvin via Call.Click.Connect. <CallClickConnect@alexandriava.gov>  
**Sent:** Wednesday, December 12, 2018 7:21 PM  
**To:** City Council; City Council Aides; Alexis Lacy; Call Click Connect; Gloria Sitton  
**Subject:** Call.Click.Connect. #163578: Mayor, Vice Mayor, City Council Please uphold the goals and visions...

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

Dear **Call.Click.Connect.** User

A request was just created using **Call.Click.Connect.** The request ID is 163578.

### Request Details:

This is a "public" request. Information may be provided to anyone who requests it.

- Name: Nicole Gauvin
- Approximate Address: No Address Specified
- Phone Number: No Phone
- Email: nicole5012@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Please uphold the goals and visions of the Eisenhower West Small Area Plan (EWSAP). Please do not allow Public Storage to build a storage facility on South Pickett Street.

The City of Alexandria received a 2016 Outstanding Plan Award from the American Planning Association Virginia Chapter and the 2016 Excellence in Sustainability Award by the American Planning Association. The viability of the EWSAP would be in jeopardy if Public Storage's request to build a storage facility on South Pickett Street were approved. The EWSAP states that South Pickett "is envisioned as primarily residential with some mixed use areas that include maintaining existing neighborhood-serving retail with small office and/or residential above." Public Storage's request to build a new storage facility on South Pickett is totally inconsistent with this very specific vision for South Pickett.

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

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

- Expected Response Date: Monday, December 17

Please take the necessary actions in responding, handling and/or updating this request at the **Call.Click.Connect. staff interface.**

If you need assistance with handling this request, please contact [CallClickConnect@alexandriava.gov](mailto:CallClickConnect@alexandriava.gov) or call 703.746.HELP.

This is an automated email notification of a **Call.Click.Connect.** request. Please do not reply to this email.

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12-15-18

## Gloria Sitton

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**From:** John Alex via Call.Click.Connect. <CallClickConnect@alexandriava.gov>  
**Sent:** Wednesday, December 12, 2018 8:22 PM  
**To:** City Council; City Council Aides; Alexis Lacy; Call Click Connect; Gloria Sitton  
**Subject:** Call.Click.Connect. #163579: Mayor, Vice Mayor, City Council Public Storage's request to build a...

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

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 163579.

### Request Details:

This is a "private" request. Information should only be provided to the original customer.

- Name: John Alex
- Approximate Address: No Address Specified
- Phone Number: 703-566-0722
- Email: alexfamilyjunk@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Public Storage's request to build a new storage facility on South Pickett is totally inconsistent with this very specific vision for South Pickett. The undersigned do not want this ill-conceived project to be the catalyst for future development within the EWSAP. Doing so will make properties along South Pickett less attractive for residential and mixed use. In addition, it will embolden future developers within the SAP to also ask for amendments to the EWSAP in order to permit additional inconsistent uses within a geographic area that is vital to the future economic well being of the City as well as to enhancing the quality of life within the West End.

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

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

- Expected Response Date: Monday, December 17

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If you need assistance with handling this request, please contact [CallClickConnect@alexandriava.gov](mailto:CallClickConnect@alexandriava.gov) or call 703.746.HELP.

This is an automated email notification of a *Call.Click.Connect.* request. Please do not reply to this email.



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12-15-18

## Gloria Sitton

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**From:** Jessica Van Beek via Call.Click.Connect. <CallClickConnect@alexandriava.gov>  
**Sent:** Thursday, December 13, 2018 2:03 PM  
**To:** City Council; City Council Aides; Alexis Lacy; Call Click Connect; Gloria Sitton  
**Subject:** Call.Click.Connect. #163681: Mayor, Vice Mayor, City Council As a resident of Cameron Station in...

Dear **Call.Click.Connect.** User

A request was just created using **Call.Click.Connect.** The request ID is 163681.

### Request Details:

This is a "private" request. Information should only be provided to the original customer.

- Name: Jessica Van Beek
- Approximate Address: No Address Specified
- Phone Number: No Phone
- Email: jessvanbeek@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: As a resident of Cameron Station in Alexandria, I ask you to not approve the request to build a storage facility on South Pickett Street, This will not add value to the west side gateway to the City of Alexandria. I ask of you to uphold the Goals and Visions of the Eisenhower West Small Area Plan by Disapproving the Request by Public Storage to Build a Storage Facility on South Pickett Street.

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

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

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

- Expected Response Date: Tuesday, December 18

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