

City of Alexandria Development Fact Sheet

Eisenhower West

Public Storage/BoatUS

880 & 890 S. Pickett Street and 620 Burnside Place

MPA#2018-0006 / Text Amendment #2018-0012 / REZ#2018-0005

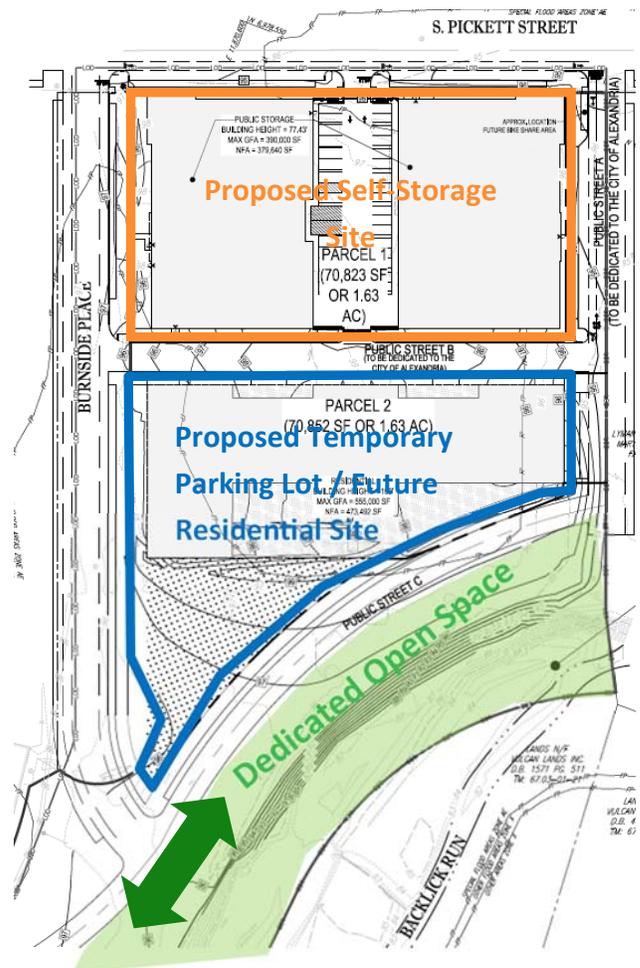
CDD#2018-0005 / DSUP#2018-0006 / SUP#2018-0077 / VAC#2018-0002

PROJECT DESCRIPTION

PS Southeast One, Inc. requests approval of a new Coordinated Development District (CDD) and related land-use applications in order to build two new buildings near the corner of South Pickett Street and Burnside Place. It also seeks Development Special Use Permit approval to construct one of those buildings now, which would be a six-story self-storage building. The second building, which would be multifamily residential, would be constructed in the future and require separate DSUP approval at that time. The current DSUP request includes:

- > Six-story self-storage building of 380,000 SF with covered parking in central portion of building;
- > Ground-level commercial uses; and
- > Temporary surface parking lot south of the self-storage building at the site of the future residential building.

The project site, occupied by the BoatUS Association, is located west of the intersection of South Van Dorn and South Pickett Streets in the City's West End. It is bounded by a mix of light industrial and commercial uses, with some multifamily and townhouse residential uses also located in the vicinity of the project site.



Public Storage/BoatUS

S. Pickett/Burnside

Eisenhower West

Site Addresses: 880 & 890 South Pickett Street and 620 Burnside Place		Site Area: 318,000 square feet (approx. 7.3 acres)	
Current Zone: I / Industrial Proposed Zone: CDD #26 / Coordinated Development District #26		Current Use: Office/Warehouse Proposed Use: Storage/Warehouse, Multifamily Residential (future), and Open Space	
	Current Use	Required New CDD#26	Proposed DSUP Self-Storage & Temp Parking
FAR	0.19 max	3.0 max (overall)	1.2 max (overall)
Parking	315 spaces (across entire site)	59 spaces (self-storage building and commercial only)	30 spaces* (self-storage building) 115 spaces (temporary parking lot)
Open Space		10% (non-residential) 30% (residential)	9.1% (self-storage site) 31.6% (temp parking lot site) Plus additional land dedication
Height	23 feet	80 feet (self-storage) 175 feet (future residential)	78 feet
Requested Special Use Permits (SUPs) and Zoning Modifications:			
1. Development Special Use Permit (DSUP) approval requested to construct six-story self-storage building with ground-level commercial uses and a parking reduction SUP (*) for parking and loading spaces and an interim/temporary surface parking lot.			
2. Site Plan modifications for the self-storage building/site for the required special setback from South Pickett Street (pursuant to Section 7-1006 of the Zoning Ordinance) and the tree crown coverage requirement.			
3. Transportation Management Plan SUP			

KEY ISSUES

Key issues under consideration by City staff and the applicant related to the project include:

- > Site layout for current and future buildings
- > Implementation of the Eisenhower West SAP
 - Dedication of land for open space along Backlick Run and for new public street network
 - Provision of ground-level commercial uses
 - Developer contributions for amenities

CONTACT INFORMATION

Nathan Randall, Urban Planner III
703.746.4666
nathan.randall@alexandriava.gov

PROJECT TIMELINE

- > **August/September 2018.** Applicant submits Preliminary DSUP request.
- > **September/October 2018.** Applicant conducts community outreach regarding the proposal.
- > **November 2018.** Project is presented to Planning Commission and City Council.

City of Alexandria
Department of Planning and Zoning
Development Division
301 King Street, Room 2000
Alexandria, Va. 22314
alexandriava.gov/development

