



Public Storage CDD/DSUP South Pickett Street

*Eisenhower West/Landmark Van Dorn
Implementation Advisory Group Meeting
October 10, 2018*

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Aerial View – Existing Conditions



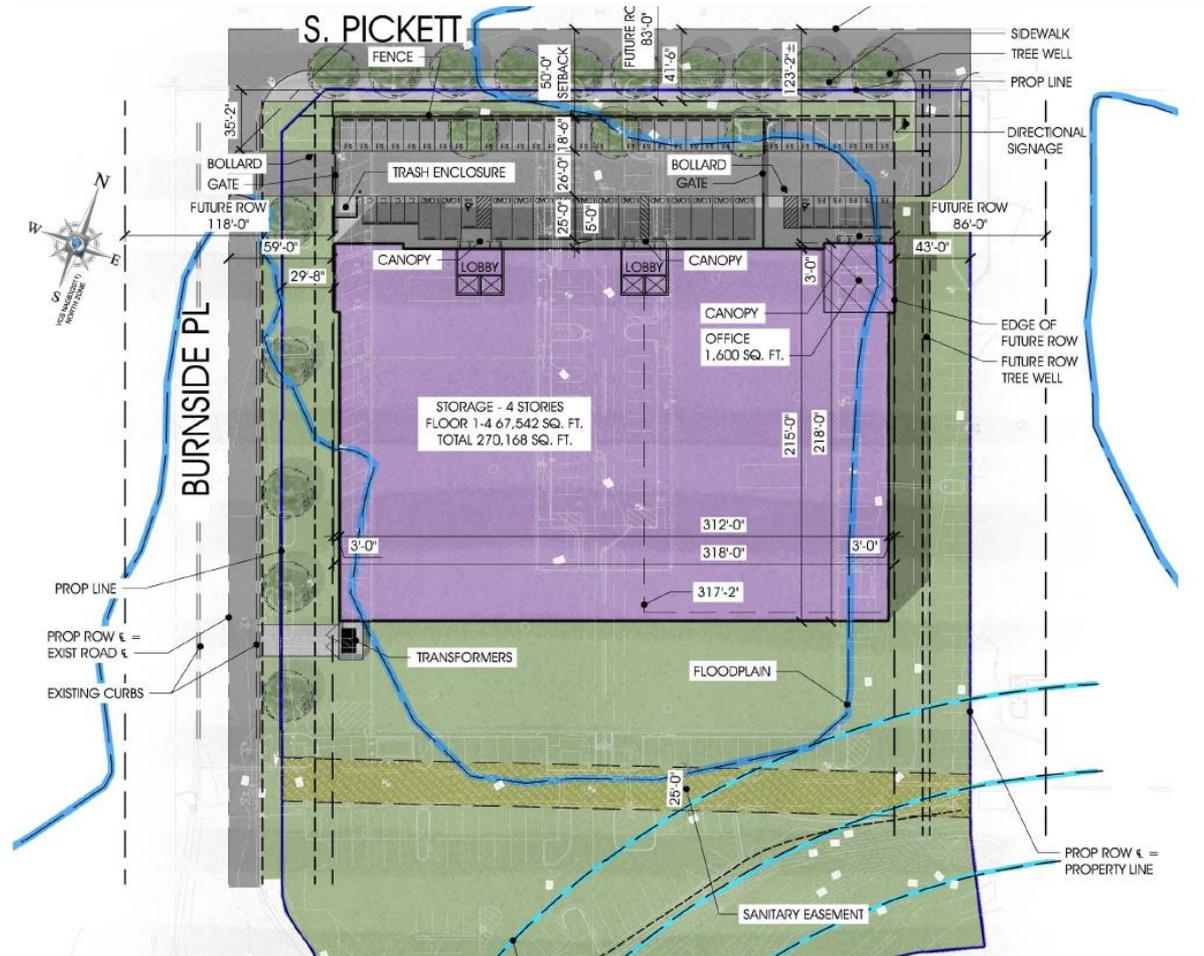
The Property Today

- 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

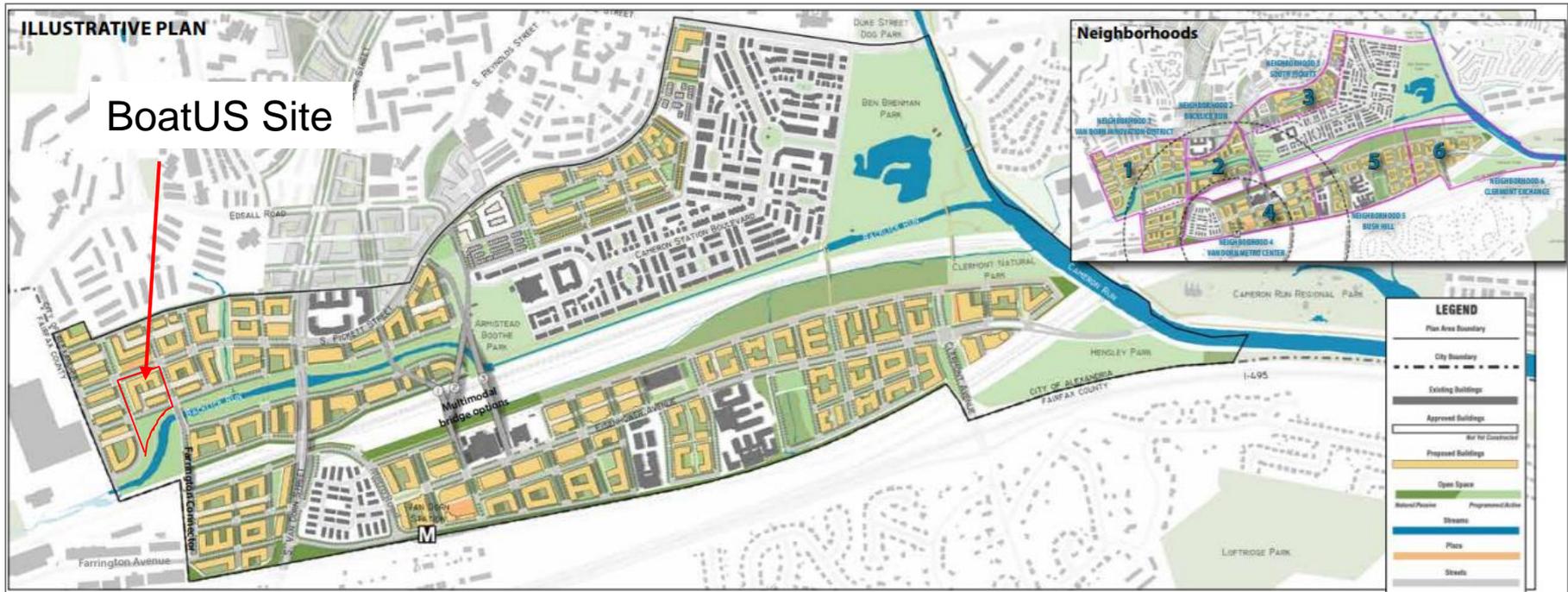


By-Right Self-Storage Option

- 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

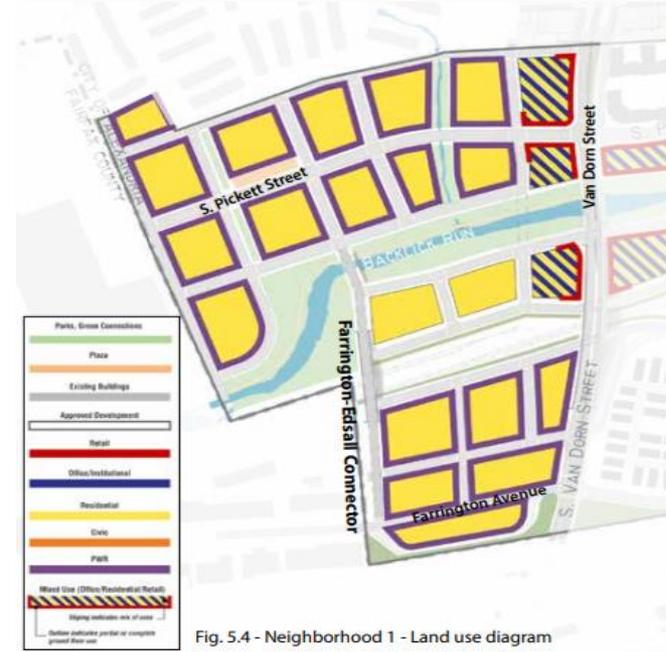
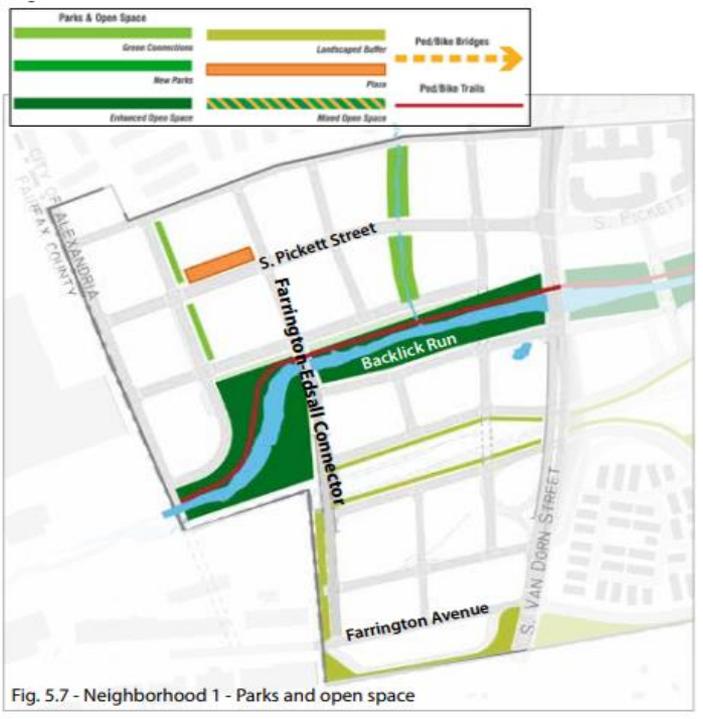


- Approved December 12, 2015
- Establishes a new grid of streets and pedestrian connections
- Encourages greater density with mix of uses (including PWR “maker” space)
- Creates open space and a Backlick Run greenway

Van Dorn Innovation District

Goals:

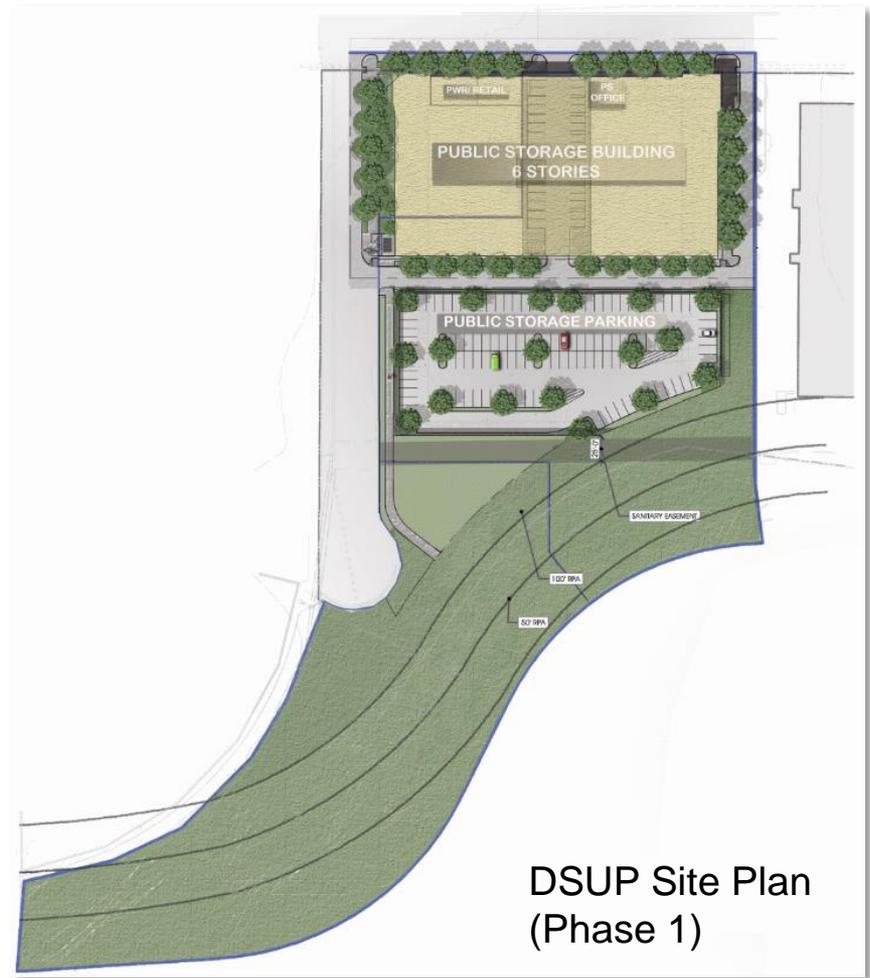
- “Industrial-flavored identity”
- Distinctive architecture
- Open space along Backlick Run
- PWR “maker” space



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



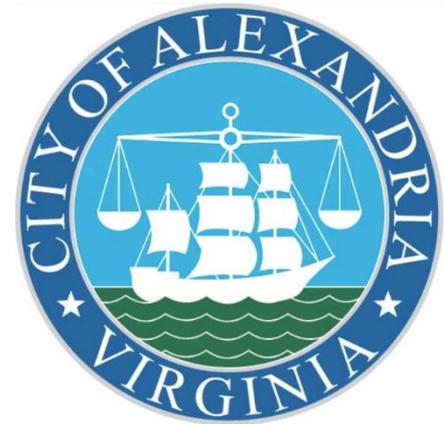
Project Development Applications

- 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:** November 8, 2018
- **City Council:** November 17, 2018



Questions / Discussion



CDD - VIEW FACING SE FROM BURNSIDE PLACE