

Task Force Presentation Public Storage Annandale

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When you select the first arrow to activate audio or video, a yellow ribbon will appear at the top of the page/slide.

On the yellow ribbon, select “Options.”

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After the selection, the audio and video can be activated by double clicking on the arrow on each page. The audio or video will run only once.

To listen to an audio or to view the video again, close and reopen the pdf.



Task Force Presentation

Annandale
SSPA PC19-MA-004
4312 Ravensworth Rd.
Annandale, VA 22003
Tax Map #0711 01 0020

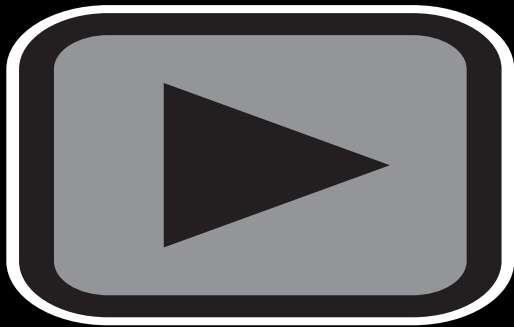


Aerial of Block B-2 With Public Storage Highlighted



The Property is located in Sub-unit B-2 on Ravensworth Rd. between Little River Turnpike and McWhorter Place.

Video: Panoramic View of Public Storage Project and Block B-2



Overall Objective



Overall Objective:

We are seeking to re-develop the existing self-storage facility into a state-of-the-art climate-controlled building that will continue to serve the community on the same parcel as the existing facility. We are requesting explicit support in the Comp. Plan for stand alone self storage and additional density to make this improvement economically feasible.

State-of-the-art, climate controlled building. Continue to serve the Community.

Existing Conditions



- The 40-year old first generation self-storage units have roll-up doors and are not climate-controlled. They are at the end of their useful lives, yet they are still heavily used by local residents and small businesses. The facility is dated but the demand is flourishing.
- The property is surrounded by parcels at higher elevations. Stormwater runs into the property from the north, west, and south. The old storm drains cannot handle all of the stormwater and flooding occurs.

Compatibility of Location and Need for Self Storage



The existing self-storage use fits compatibly within Sub-unit B-2. Most of the land area is within the interior of the block due to the narrow entry drive and limited frontage on Ravensworth Rd.

The revitalized self-storage facility will benefit not only the local residents, but also neighboring businesses. Approximately 20% of small businesses, such as the ones in the immediate area, utilize self-storage.

Revitalize on the same parcel of land. Self-storage serves individuals and businesses.

Fit Within a Future Grid System



The Comp. Plan at p. 33, contemplates that Block B-2 will have an internal grid system.

As illustrated, the project will not inhibit future north-south and east-west vehicular and pedestrian circulation within the Sub-unit.

Self-storage will fit within a future grid system.

Recap of Existing Conditions and Proposed Strategy

Topography:

The property sits below adjacent properties. Buildings are less visible from nearby roads and most properties. The property's lower elevation causes it to act as a stormwater catch basin which causes a flooding issue on the Public Storage site.

Location:

The property is located in the center of Block B-2 with only a pipe stem frontage and access on Ravensworth Road.

Existing Improvements:

The project is a permitted use. However, the 40-year old buildings are at the ends of their useful lives and are in need of a total reconstruction. The property's storm water management system is not capable of handling the run-off from the neighboring property and needs to be expanded and modernized.

Solution:

Build a state-of-the-art, climate-controlled facility, and as part of the revitalization of the property, install a modern storm water management system.

Benefits:

The project supports the Comp-planned denser development by accommodating the trend toward smaller apartments with off-site seasonal storage needs. It also supports local businesses use of self storage. About 20% of usage is attributable to small local businesses.

Implementation:

Expressly support Public Storage's revitalization for Block B-2, for up to 2.0 FAR; modify the General Land Use Guidelines that discourage stand alone self storage. See page 30, Area 1.

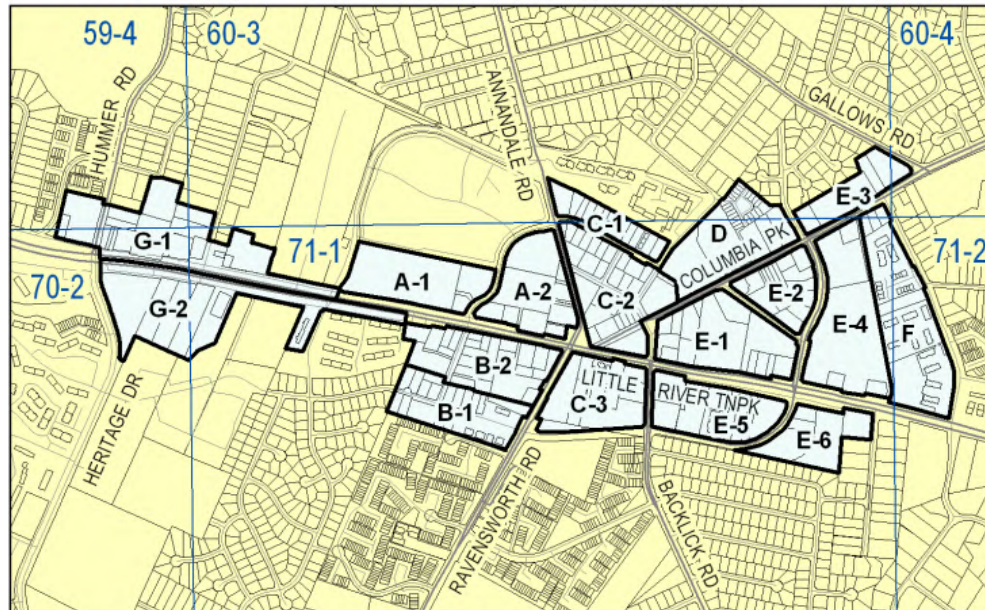
Bottom Line:

The strategy is not to rebuild the existing conditions (a permitted use) but to redevelop and be a compatible and an integral part of the neighborhood's planned future.



Comprehensive Plan Support For Revitalization For Self-Storage and For Up To 2.0 FAR

Annandale Business Center Comp. Plan Maps and Language

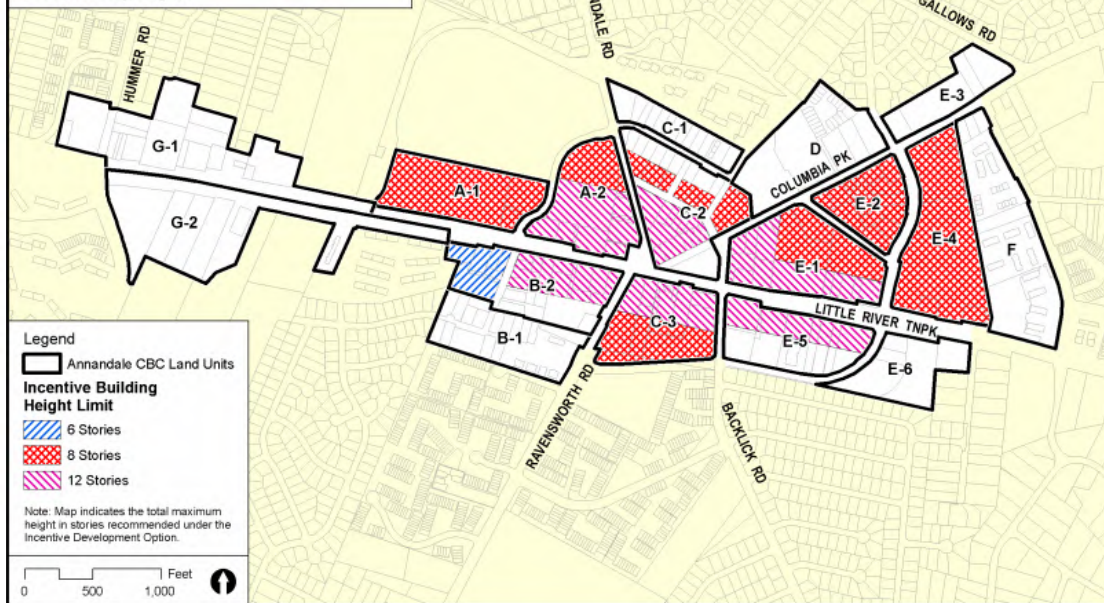


ANNANDALE COMMUNITY BUSINESS CENTER
Fairfax County, Virginia
Boundary and Land Units

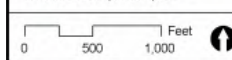


Incentive Development Option Building Heights

Annandale CBC
Fairfax County, Virginia



Note: Map indicates the total maximum height in stories recommended under the Incentive Development Option.



Sub-unit B-2 This sub-unit is planned for residential, commercial, or mixed-use development. The tallest buildings should be located along Little River Turnpike. New streets and pedestrian corridors should be utilized to create separate blocks within the sub-unit. Communal surface or structured parking should be considered to address parking needs. Parcel consolidation for redevelopment is highly recommended. Ground floor commercial uses are recommended, with residential, office or mixed-use above. Under the incentive development option, a minimum consolidation of approximately three acres is recommended. Under this option, a majority of any abutting street frontage should be consolidated to address access management issues, especially along Little River Turnpike and Markham Street. No parcels should be isolated from consolidation so as to preclude development in accordance with the Comprehensive Plan. An urban park should be located in the sub-unit. This park should be located to provide for utilization by the residents of both Sub-units B-1 and B-2.

Applying the Block B-2 Comp. Plan Language Page 33



- Recommended uses for Block B-2 include commercial. Self storage is commercial. It has been noted that the Comp. Plan must be modified to expressly support revitalizing this 40-year old self-storage operation at this location as a stand alone operation.
- The height of the proposed 4-story building will be compatible from Ravensworth Road and from Little River Turnpike, considering the significant setbacks.
- The site can fit within a future new street and pedestrian/bicycle grid.

Fulfilling Comp Plan Objectives

The project would meet many of the Comprehensive Plan's concepts for future development, such as:



Objective 1: Promote attractive, high-quality development that exhibits the best in design and contributes to the overall vision of Annandale as a premiere place to live, work, and play.

Objective 2: Encourage revitalization and redevelopment throughout the Annandale CBC that creates a more attractive and functionally efficient community-serving commercial and mixed-use area that emphasizes pedestrian amenities and circulation.

Objective 3: Retain and enhance businesses serving the community and promote new residential development within the Annandale CBC.

Objective 4: Ensure a pattern of land uses that promotes the stability of neighboring residential areas by establishing transitional areas and preventing commercial encroachment into such areas.

Objective 7: Incorporate planned roadway improvements which reflect context sensitive design principles and include elements of “complete streets.”

Fulfilling Comp Plan Objectives

The new facility would meet many of the Comprehensive Plan's concepts for future development by:



- Revitalizing the existing self storage business into a modern, well-designed, climate-controlled building will establish an attractive and practical addition to the commercial neighborhood and will add to the overall vision of Annandale as a premiere place to live, work, and play.
- Demolishing the 40-year old single-story bays, and replacing them with a modern, climate-controlled, four-story self-storage facility of up to approximately 149,600 SF (up to 2.0 FAR.)
- Increasing the neighborhood's self storage capacity without expanding the acreage of the facility or encroaching into or putting pressure on existing and future residential areas.
- Replacing the antiquated storm water management system with a state-of-the-art storm water management system that will benefit the entire area.
- Accommodating future north-south and east-west inter-parcel connections, throughout sub-unit B-2.

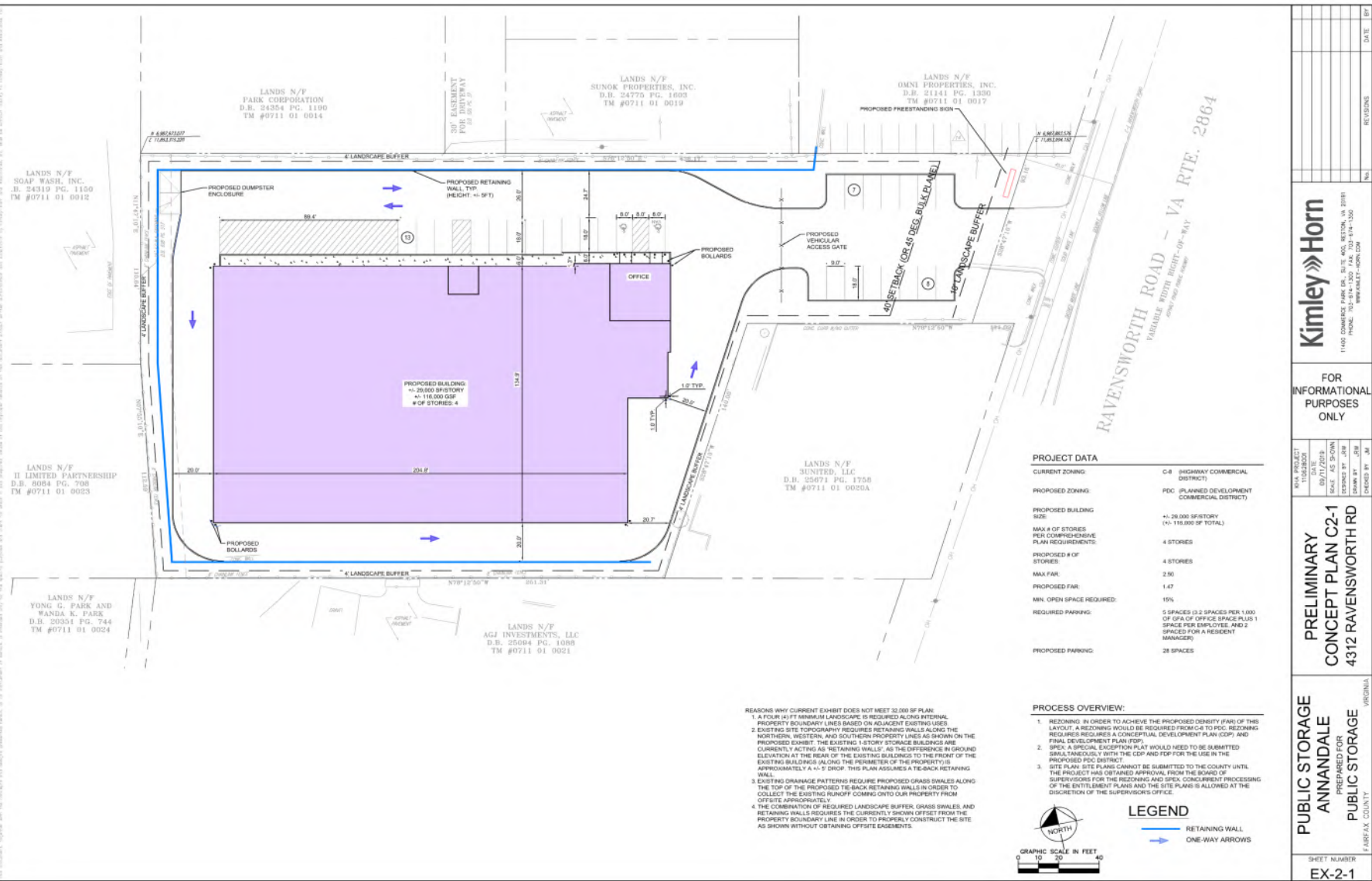
Fulfilling Major Policy Objectives

The project would advance Major Policy Objectives:



- Environmental Protection
 - Upgrade to a state-of-the-art storm water management system.
- Revitalization of Designated Areas
 - Revitalize an existing business that has been operating for over 40 years.
- Economic Development
 - The facility's re-development will contribute to Annandale's economic development and increase the ad valorem tax base.

Site Plan



The new building would be located in the site's interior, and within the interior of Block B-2, with plenty of room for parking and customer movement.

The new building would be four stories and approximately 149,600 square feet located on the 1.7 acre parcel.

Before and After Views



The following slides provide existing and conceptual perspectives from several vantage points.

Existing View From the West (From Ravensworth Rd.)



Conceptual View From the West (From Ravensworth Rd.)



MG2

Existing View From the Southeast (From Ravensworth Rd.)



Conceptual View From the Southeast (From Ravensworth Rd.)



Existing View From the North (From Little River Tnpk.)



Conceptual View From the North (From Little River Tnpk.)



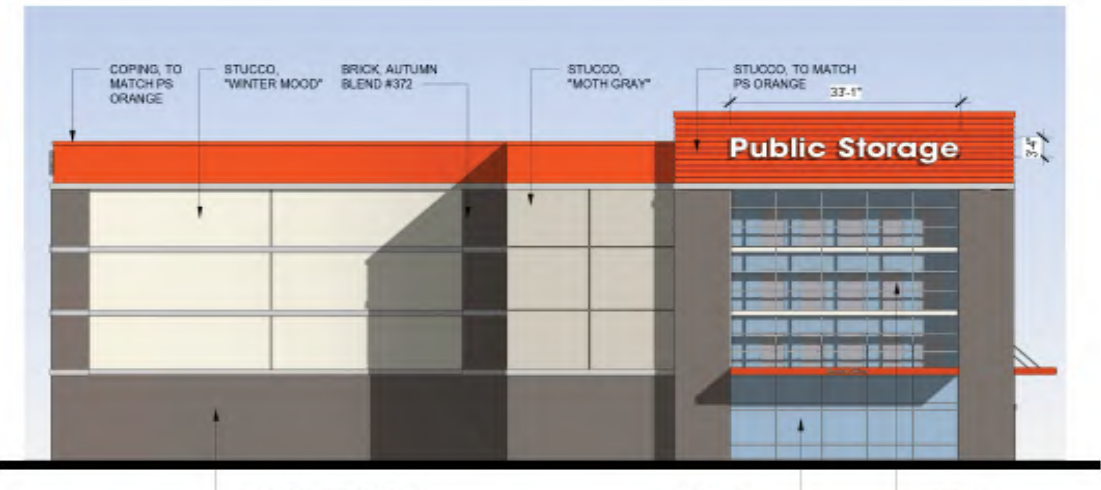
Conceptual Rendered Elevations



The following slides provide conceptual renderings of each façade of the building.

Conceptual Rendered Elevations (East and North Facades)

Façade facing
east toward
Ravensworth
Road

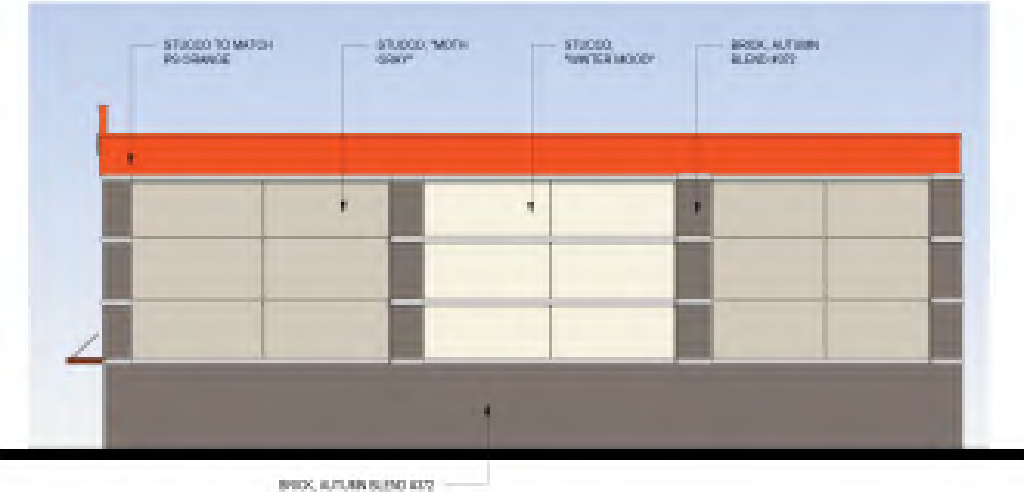


Façade facing
north toward
Little River
Turnpike



Conceptual Rendered Elevations (West and South Facades)

Façade facing
west toward
Markham Street



Façade facing
south toward
McWhorter Place



Thank You!

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