

EZ Storage

DSUP# 2015-0002
TMP SUP# 2015-0057

City Council
September 12, 2015



Existing Site Context



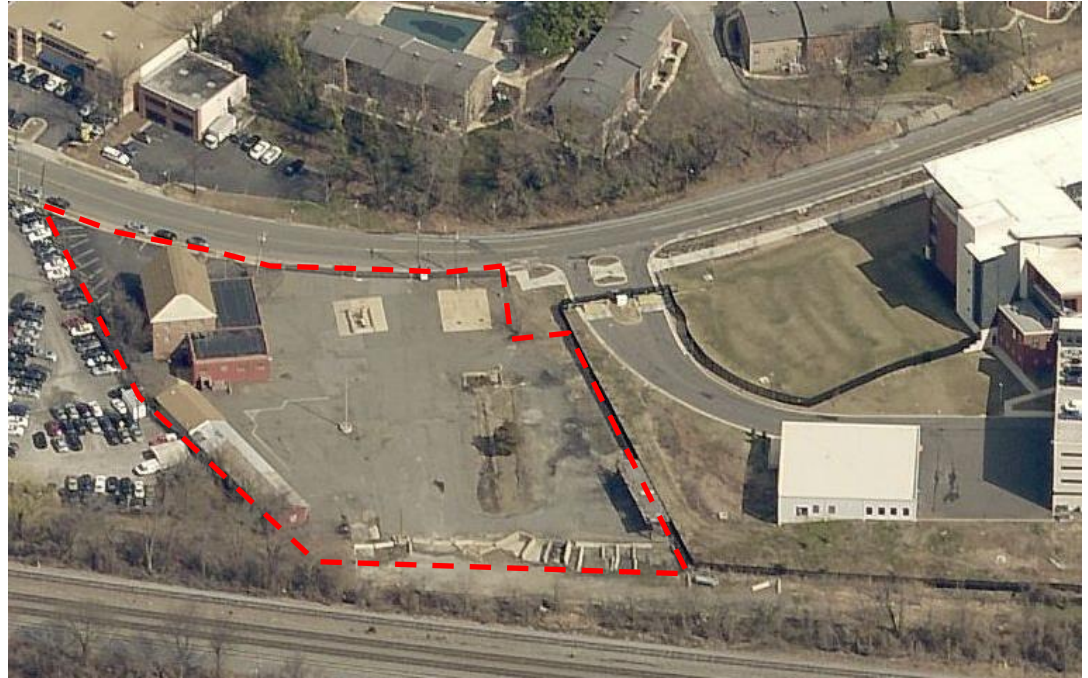
Existing Conditions

View from Wheeler Avenue



- Historic structure
- Mostly impervious site
- Minimal canopy cover
- Multiple curb-cuts

Aerial View of Site



Project Description & Requests



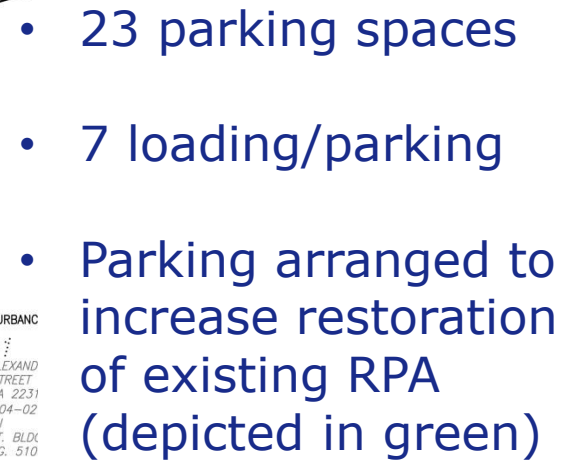
Proposal:

- 129K SF Self-Storage facility
- 23 parking spaces
- 7 loading/parking spaces
- Approx 28.7% canopy coverage

Requests:

- DSUP
- SUP – FAR increase
- SUP – TMP
- SUP – Parking Reduction
- Modification to:
 - zone transition setback
 - loading space dimension
 - landscape islands in parking areas

PLANNING & ZONING



Building Design

Wheeler Avenue Elevation



Perspective heading west on Wheeler Avenue



Renovated Mill Building



Public Benefits

- Enhanced streetscape along Wheeler Avenue to include wider sidewalk, new street trees, and bike lane striping
- Increased tree canopy on the property
- \$245K voluntary affordable housing contribution
- \$38K public art contribution
- LEED Silver (or equivalent) building design
- Activation of a currently vacant site
- RPA restoration



Community

- The applicant reached out to the following community groups:
 - Wakefield-Tarleton Civic Association
 - Early Street Village HOA
 - Normandy Hill Apartments



Recommendation



East façade (facing Police Headquarters)

