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

CDD Plan
(Phases 1 and 2)

DSUP Site Plan
(Phase 1)
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
Project in Context: Master Plan Area
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