



# Proposed Self-Storage Facility

34 Dudley Street

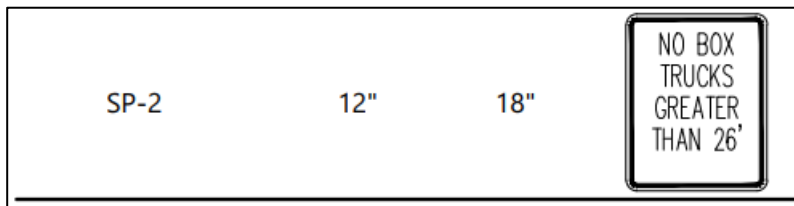
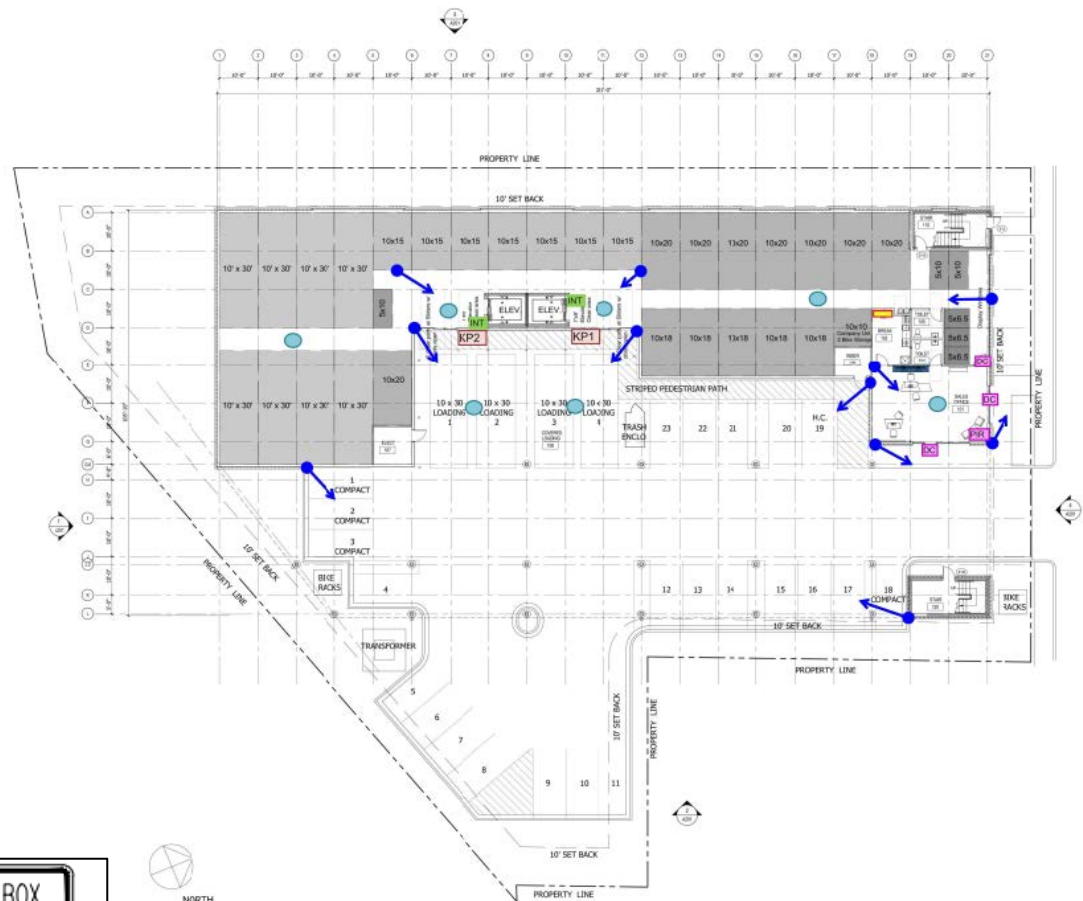


# Project Updates

- Primary comments from March 28, 2022 ARB Hearing:
  - Increased parking (meet at least the 25% required)
  - Enhanced stormwater (NOAA+)
  - Bicycle parking modifications
  - Truck restrictions
  - Reduced signage
  - Additional fencing (rear property line)
  - Additional landscaping (westerly edge)
  - Reduced lighting
  - ADA improvements
  - Security Plan details
  - Architecture – Enhanced elevations, articulation, glazing, etc.
  - Rooftop solar commitment

# Operational Discussion – Public Questions

- Company History
- Security Plan
- Truck Restriction



## Project Updates - Site

- Reduced Building Area
  - 95,700 SF to 92,858 SF (**-2,800 SF**)
  - Reduced footprint near Mill Brook
- Increased Parking
  - 11 Spaces to 23 Spaces (**+12**)
  - Pedestrian Amenities along frontage
  - Bicycle Parking Improvements
  - ADA Parking Improvements
- Stormwater Management
  - Utilized NOAA+ Rainfall Rates
  - Added Bioretention Basin for westerly edge runoff
- Landscape Improvements
  - Rear fencing
  - Planting beds along westerly edge



## Traffic Discussion

- Proposed use will generate less traffic than the existing use based on ITE data
  - Empirical data presented is supplemental information used only for context and comparison
- Seasonality of the empirical data has no impact on the conclusion of the study
- Existing use generates significant on-street parking. Proposed use will not need any on-street parking.

## Project Updates - Building

- Enhanced Architecture
  - Elevations updated
  - Articulation
  - Glazing
  - Printed screen wall
- Decreased Signage
- Solar Commitment
- Further Emphasis on Primary Building Entrance
  - Signage above entrance
  - Increased glazing





**PREMIER**  
STORAGE INVESTORS

michael parker  
studios

