

## **Storage Pro, Inc. (Phase 2)**

### **Santa Rosa, CA**

The project involves a 3-story with basement self-storage facility to enable Storage Pro to further serve the eastern area of the City of Santa Rosa. The Phase 2 project includes the construction of one storage building with a total size of approximately 126,832 S.F. The proposed new storage building, like Phase 1, is situated to maintain a required setback from Santa Rosa Creek. Lot Line Adjustment application LLA19-001 was submitted concurrently with the Storage Pro II Use Permit and Design Review planning application package. The LLA is needed to reconfigure the existing 4 lots into 2 proposed lots, with the residential structure on one lot and the storage building on the other.

The new storage building is organized around interior corridors leading to individual storage spaces. Storage units on the lower at grade level have direct access from the site plan drive aisles. Upper level access will be by elevators.

A parking / unloading zone is provided around the perimeter of the at grade floor plan. There will be unloading zones adjacent to the entry door into the elevator lobby. Access to the site and new storage building for Phase 2 is through Phase 1 security gate from a single driveway off Sonoma Highway

Natural ventilation will occur at the operable windows located in corridors. Mechanical ventilation will be used as well.

Building exterior wall-mounted lights around the perimeter of the building and at the parking area adjacent to the elevator lobby entry doors will illuminate this area for safe pedestrian and vehicular access. Building mounted lights use a focused wall sconce to highlight building entries at lobbies and first level storage spaces. All lighting will be designed and located to prevent light and glare on neighboring properties.

California native plants will be used for site landscaping in order to create a natural aesthetic as well as to provide for low maintenance and reduced water needs. Plantings have been structured and located to reduce building mass, insure safety and security for site users. The plant palette will match Phase 1 including our treatment of the Santa Rosa Creek environment.