



## **Project Description**

The Project is located on 4.57 acres, located at 1599 S 76<sup>th</sup> Street, and is an expansion of the existing Guardian Storage property located immediately adjacent to the Project at 1555 S 76<sup>th</sup> Street.

The Guardian Storage located at 1555 S 76<sup>th</sup> Street has been offering state of the art storage solutions to the residential and business community since Superior February 2012, including climate controlled, interior non climate controlled and drive up self storage. Amenities at the Guardian Storage include electronically secured computerized gate access, individual door alarms, extensive video surveillance, access to interior units via automated secured sliding doors with security keypads, covered loading, a 4' loading dock and moving carts at each entrance for tenants to use to transport their items to their storage units.

Guardian Storage has been named the Independent Business of the Year in 2014 and Business of the Year in 2019 by the Superior Chamber of Commerce for its involvement in the community at large, and the local business community in particular. The proposed expansion is specifically targeted at fulfilling an undersupplied and needed product in the market: small business and personal flexible storage units. Unlike traditional storage options, these units may be owned, allowing owners to avoid rent increases and build equity while enjoying the privacy and convenience of their own functional, private, non-residential condominium space.

Boulder County has seen a surge in multifamily development in the last decade, particularly in locations that have previously been zoned to allow flexible storage space. This has left the small independent business owner and personal user with limited and expensive options for a place where they can store their inventory/tools, manage their business from or store recreational items. The proposed Project aim is to provide large, flexible storage units, ranging in size from approximately 1,000-2,000 SF. It is currently anticipated that the Project will consist of approximately 35-50 flex storage units, plus some traditional self storage drive-up climate controlled units for lease.

The flexible storage units are intended to accommodate a business, office, contracting, workshop, or distribution services-based business. They may also be used for the recreational user to store the largest of motor coaches or house a classic car collection. Outside storage will be prohibited.

Amenities are to be determined but may include:

- 14' to 20' wide overhead doors with opener, remotes and wireless keypads
- Insulated walls, ceilings and doors
- Climate Controlled
- Utilities (individually metered water, gas and electricity)
- Private Restrooms
- Custom Floor Finishes
- Mezzanine

There are currently utilities within the adjacent 76<sup>th</sup> Street and thus the Project will not place an undue burden on the Town's infrastructure. The Project will likely be accessed via a gated entrance off of 76<sup>th</sup> Street, south of and separate from the existing Guardian Storage entrance located at 1555 S 76<sup>th</sup> Street.