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September 28, 2020

RE: Storage Xxtra Request for Rezoning at Cross Country Plaza

MidTown, Inc.'s Statement and Position

After carefully reviewing the project's renderings and having the opportunity to meet with the project's architect, MidTown, Inc.'s Board of Directors came to a consensus. If the proposed height is approved, MidTown, Inc. considers the project to have a stronger and more appealing impact on both short- and long-term commercial initiatives within Cross Country Plaza. To continue to seek accessible and attractive public spaces, MidTown, Inc. has requested the project owners consider the following amenities for this project:

a) The addition of sidewalks along Cross Country Hill to provide adequate pedestrian connectivity and access to the proposed development and other establishments within Cross Country Plaza.

b) Adequate and appealing landscaping to include, but not limited to, trees that provide an appropriate canopy and shade.

c) Consider adding trash receptacles and benches, as to create an inviting and usable environment.

d) Hire local artist(s) for the design and implementation of the mural facing the east side of the proposed facility to reflect MidTown's rich history.

Muffy Schladensky
President

Julio A. Portillo
Executive Director

CROSS OUNTRY PLAZA, Proposed Self Storage Update

2020.9.28

Due to the questions and concerns that have been raised regarding the proposed request for rezoning by Storage Xxtra; we would like to share with you what we currently know storage facility on the parcel of Cross Country Plaza located at the intersection of Cross Country Hill and Auburn Avenue (currently, the parking lot for Storage Xxtra)..

Storage Xxtra owners and representatives from the architectural firm Barnes, Gibson and Partners met with members of MidTown, Inc.'s Economic Development Committee and provided the following details:

- **Project owner and Project Location**
  Artisan Properties, Inc., current owner and manager of Storage Xxtra (Fred Rickman, Tracy Spencer, Joe West and William Dawahare, local residents of Columbus, GA.), are requesting a change to the existing height restriction within the current zoning of General Commercial, on the parcel located at the intersection of Cross Country Hill and Auburn Avenue.

  Artisan Properties, Inc. will work with the existing ownership, Coro Realty, and Barnes, Gibson and Partners Architects to create a quality project designed to meet the needs of the Midtown Columbus community. Artisan Properties is known for developing quality self-storage projects throughout the Middle Georgia area.

- **Request for Rezoning**
  Current height restriction: 26ft (equivalent to 2 stories)
  Requested height: 50ft.
  Actual project height: 46ft (equivalent to 3 stories)
  Purpose: construct a 3-story facility for additional storage units

  At Cross Country Plaza, Storage Xxtra occupies 200 Auburn Ave., 300 Auburn Ave., and 400 Auburn Ave. as climate-controlled self -storage facilities. The owners are not requesting a change in height restriction for any of those three existing buildings. They are only requesting a change in height restriction for the proposed facility on the existing parking lot in front of 400 Auburn Avenue. This means, accordingly, that the above-mentioned properties will not be affected by the requested height change, and furthermore, will not be developed into taller structures in the future. Those buildings will continue to retain their existing appearance and continue to be a part of the overall Cross Country Plaza commercial area.

- **Project Description**
  The proposed project will consist of a 46ft (3 level) facility to be used for additional in-door, climate-controlled, storage units.

- **Project Design, Materials and Aesthetics**
  The proposed facility will be constructed utilizing decorative brick at the corners and lower levels. The façade of the building facing West and South will be composed of glass between aluminum frames. The Eastern Facade will be reserved for a mural that represents the developer's interest in providing public art. The South and East sides of the facility will be landscaped with grass and shade-providing trees.

Cross Country Plaza and Artisan Properties, Inc., will be working closely with the City of Columbus and will seek guidance from MidTown, Inc. to assure the quality of this project is in keeping with the local community.

- **Height Perspective in Relation to Surrounding Structures**
  The parcel where the facility will be built currently sits at a lower grade than its surrounding properties. At 46ft tall, the proposed building would be a few feet taller than the top of SunTrust Bank, as well as the upper level of Hibachi Buffet.

Other thoughts to consider:

We understand the difficulty in getting excited about a storage facility. Nevertheless, we are glad to see adequate commercial growth and development, taking place within our community.

We asked ourselves the question: could this be an improvement from swaths of underutilized asphalt? Absolutely. The proposed plan would largely enhance the appearance of a large, empty parking lot.

What happens if the proposed height is not approved? Storage Xxtra will have the ability to construct a 2-story facility and it would not require any changes to the current zoning and height restriction. Reason for which, we are grateful for Storage Xxtra reaching out to seek our input and taking into consideration our recommendations.

The proposed facility is designed in such-a-way as to easily be retrofitted for a variety of uses, if needed in the future.