



March 8, 2018

Dear Homeowner,

Platinum Storage Group is looking to develop a state-of-the-art self-storage facility at 7860 Learning Lane Nashville, TN. The current building site plan contemplates improving the property with a single 3-story climate controlled building. Our desire of this project has been to design the building in such a way that complements the architectural of the Bellevue community. We have achieved this with low profile colonial brick architecture to fit the design of buildings surrounding the location. As part of this design we have also ensured that no storage doors will be visible from the street. In this way, we believe we have designed a property that will show well along Learning Lane and Collins Rd. and will serve the overall vision of the community.

In addition to the aesthetic benefits of designing a self-storage that will fit into the surrounding neighborhood, the product type has a very low traffic and noise impact; ensuring a low density use of the land into the future. Furthermore, to further reduce the impact of noise, we have included landscaping and wall screening along portions of the property that abut the adjacent Harpeth Valley Elementary School and Harpeth Valley Animal Hospital. We have also placed the building towards the Learning Lane and Collins Road intersection and placed parking in the back to create an even larger barrier between the building and surrounding properties. Naturally, the project sits below street level, so the building will fall short of 3-stories high and will be comparable in height to a typical two-story office building. Regarding traffic, a self-storage building of this size should not generate more than 8-10 visits/day a day on average, with peak traffic rates of around 20 visits/day on high volume days, such as on a Saturday. From an operational standpoint, we plan to limit gate hours from 7am to 7-pm daily with the office hours being 8am to 6pm, ensuring that customers are not coming and going from the property at odd hours. Lastly, Platinum will employ state of the art surveillance inside and out at the facility to certify that we can monitor activity at the site and ensure that all customers are adhering to our rules and standards.

The project will serve the safety of the community. Currently, there is a ditch that runs along Collins Road that may present a hazard to pedestrians and children traveling along the property. Our plan for the property includes either running this drainage underground and filling the ditch or putting up a fence along the property line to prevent access to it. Another issue is that there is no sidewalk along Collins Road and Learning Lane, forcing pedestrians and kids to walk on the road when traveling to school or other parts of the surrounding neighborhood. As Part of our planned improvements, we plan to add sidewalk along the frontage of both streets, improving safety for children and other pedestrians traveling along these roads.

If approved, we plan to build a state-of-the-art facility that we and the Bellevue community can be proud of. Below is a list of some advantages of utilizing this location for self-storage versus other commercial types that could be approved under current Metro guidelines.



- Provides a service to the immediate community
- Employs local workers
- Improves safety for pedestrians along Learning Lane and Collins Road
- Builds the city's tax base
- Boosts the value of the surrounding real estate
- Complements the architectural design of the community
- Improves the appeal of the area with brand new well-maintained landscaping
- Creates little or no light pollution
- Ensures no self-storage doors will be visible from the street
- Produces very little garbage, which reduces odor and noise
- Creates very little traffic impact. Self-storage is the lowest traffic generator of most commercial uses
- Requires very little parking
- Minimizes the hours of operation (7am-7pm), no 24-hour access. Office hours are 8am-6pm
- Creates a safe and secure environment through the implementation of state of the art security surrounding the outside and inside of the building.
- The zoning for this facility will be SP which requires that the use and design cannot change without going back through the entire planning process.
- 100% of our self-storage portfolio occupancy hovers between the high 80s and low 90s depending on the market. Major due diligence has already taken place to ensure that the market is undersupplied with storage and can absorb the added square footage.

Thank you for taking the time to review our proposal. We look forward to the opportunity to meet with you on March 14 and March 21 of 2018.

Attachments:

Platinum Storage Group Bio
Learning Lane Site Plan
Learning Lan Site Elevations

Sincerely

Daniel "Skip" Elefante
Chairman and CEO
Platinum Storage Group; Storage Direct®
2100 Main St Suite 106
Irvine, Ca 92614
skip@platinumstorage.com


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