



## Saltbox – Concept Review

*DRAFT PRESENTATION*

# What is Saltbox?

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Saltbox offers modern warehouse spaces for digital commerce companies. Saltbox provides essential operations and logistics infrastructure to ecommerce entrepreneurs, allowing them to start, grow, and scale their businesses. Saltbox offers warehouse and office suites, on-demand operations specialists, order fulfillment, and daily pickups from preferred carriers.





# Intention for the Property

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Saltbox intends to develop a modern co-warehouse to provide its members the ability to come together in one central location. Saltbox will offer members of this location an all-inclusive private warehouse suite equipped with power, HVAC, and wi-fi, as well as loading docks, conference rooms, and co-working areas. Daily pickups from preferred carriers and on-demand operations specialists will be included.



# Intention for the Property – Site Plan

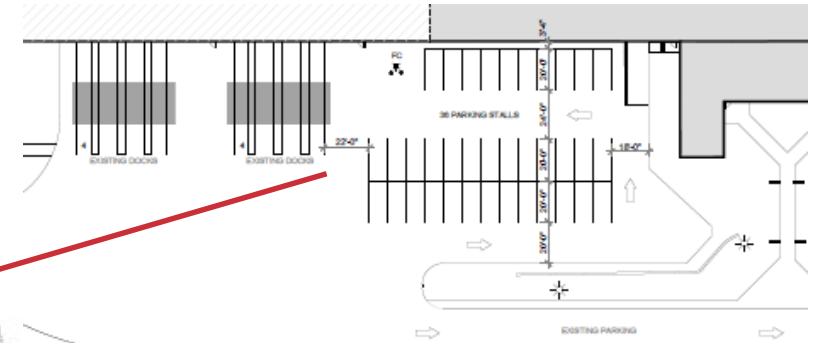
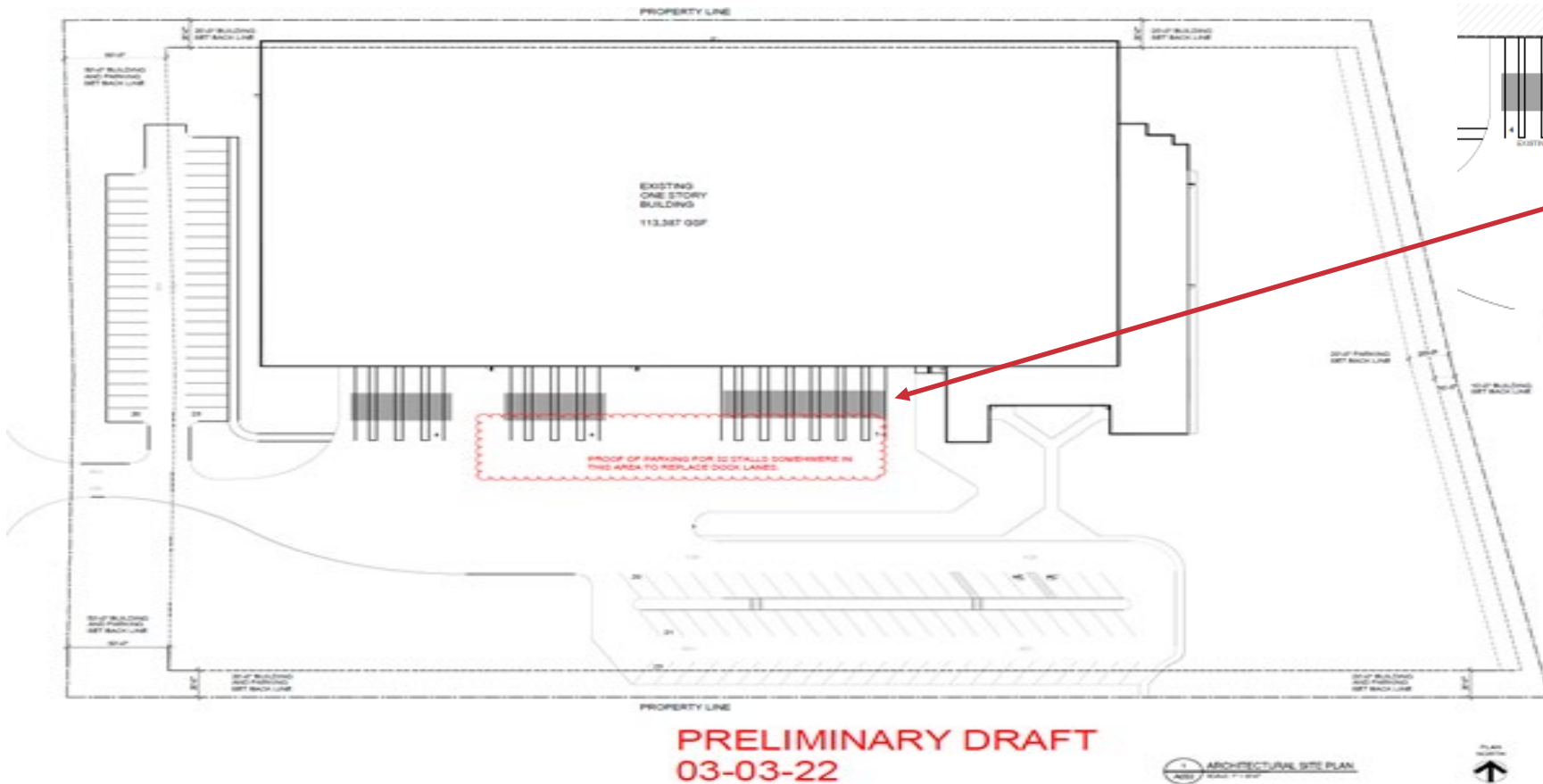


Image Proof of Parking

Site Plan

# Parking Analysis

## Saltbox Parking Analysis (March 2022)

**Subject Property:** Saltbox Farmers Branch (4653 Nall Rd., Farmers Branch, TX 75244)

### Building Information:

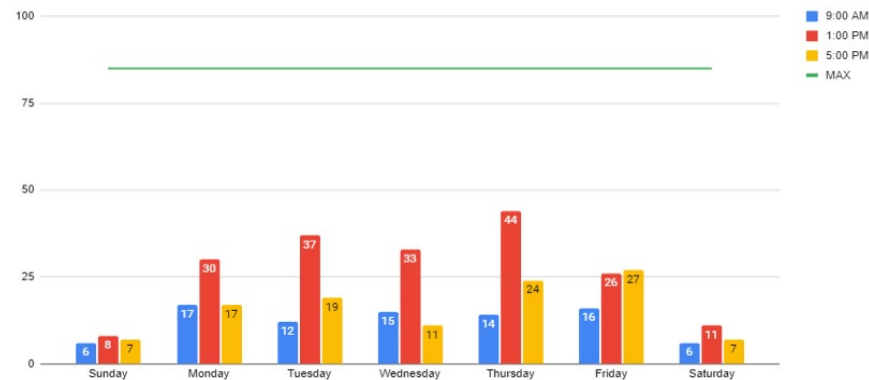
- *Total building size* - approximately 66,000 square feet, consisting of 101 warehouse suites and 15 rentable offices
- *Maximum member occupancy* - 186 member access passes
- *Saltbox employees* - typically 12 on site during normal business hours
- *Parking spaces* - 85

### Parking Analysis Methodology:

- Parking utilization monitored over the entire month of February 2022.
- Parking monitored through review of multiple on-site security cameras.

### Results:

Peak Saltbox Dallas Parking Usage, by Day



### Conclusions:

- Even at its peak, parking utilization at Saltbox Farmers Branch equals only 22% of the total access passes plus Saltbox employees.
- The Arden Hills property has a conservative estimate of 398 potential members and 15 Saltbox employees on site at any given time. Accordingly, the anticipated peak parking need is 91 spots, with most utilization significantly below that.
- Given this data, the existing 107 spots should be more than sufficient for our needs.

### SITE INFORMATION

ZONING DISTRICT: GATEWAY BUSINESS DISTRICT  
 LEGAL NON-CONFORMING USE  
 SUBJECT PROPERTY: GROSS AREA 358,036 SF (8.219 ACRES)  
 SUBJECT PROPERTY: NET AREA 341,529 SF (7.840 ACRES)  
 BUILDING AREA: 113,387 GSF  
 EXISTING PARKING: 107 STALLS  
 EXISTING DOCKS: 15 ACTIVE / 3 NON-ACTIVE  
 EXISTING DRIVE-IN: 2 ACTIVE

### PARKING CALCULATIONS:

#### PARKING REQUIREMENT SUMMARY:

BUILDING GSF: 113,587 GSF  
 BUILDING NSF: 111,545 NSF  
 OFFICE: 7,909 SF 07%  
 WHSE: 103,636 SF 13%

#### PARKING REQUIREMENTS:

OFFICE USE: (1) SPACE / 250 SF (7,909 / 250) = 32 STALLS  
 WHSE USE: (1) SPACE / 1,000 SF (103,636 / 1,000) = 104 STALLS  
 MULTIPLE OCC: (1) SPACE PER USE (2 SPACES REQUIRED)  
 TOTAL PARKING STALLS REQUIRED: (138 STALLS)  
 EXISTING PARKING STALLS ON SITE: (107 STALLS PER SURVEY)  
 PROOF OF PARKING VIA NEW STRIPING: 31 STALLS

# City Council Should Consider For Discussion

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## ➤ Variance

- Off-street parking cannot be met due to the proposed is an expansion of office and warehouse uses and triggers the need for additional stalls

## ➤ Site Plan Review

- Installation of additional 36 parking stalls
- Proof of Parking

## ➤ Proposed is consistent with legal nonconforming 10% office/90% warehouse use

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