

G.A.S.S.A Facility of the Year Nomination

- **Company or Facility must be a current member of GASSA.** [Boardwalk Development Group, LLC Member](#)
- **Facility can be a new build, conversion or total renovation.** – [New Build](#)
- **Must have opened between June 1, 2018 and June 1, 2019.** – [Opened April 2019](#)
- **Must submit at least five digital pictures, including photos of construction stage and completed facility.** ([Attached](#))
- **Please describe areas of interest, such as obstacles overcome (zoning, construction, etc.), occupancy performance particularly over projections, community impact, innovative marketing campaigns, collaborating vendors, etc. Be creative and go into as much detail as possible... this is your chance to toot your own horn!**

Third Time is a Charm!

After two failed attempts, beads of sweat began forming on my and my business partner's foreheads as the City of Woodstock was about to deep six our first 100,000 Sqft, ground up self storage development opportunity, for the third time! Nearly one year of effort and \$150,000 in due diligence and hard earned money, was about to be flushed away.

This was a highly controversial project from the beginning. We were asking the City of Woodstock to allow us to develop a self storage property on one of the most visible sites of the gateway entrance to its beautifully regentrified downtown. The City is quite proud of its downtown and three of the seven Commissioners were vehemently against our proposal, as was the Planning and Zoning Board.

At the last minute, on the third attempt, the Mayor changed his mind and voted in favor of the project, solidifying the majority of votes needed for approval! Hooray!

Fast-forward to April 2019, and our first major self storage development was delivered *on-time and under budget!* Thanks to our GC, our institutional equity partner, their construction consultant and a lot of learning by Boardwalk, we received our C. of O. on our new building within 12 months of beginning construction.

What's more, Woodstock's Planning Commission, which was dead set against this development, is very pleased with the outcome because of the beauty of the building. I was pleasantly surprised to hear the members praise the outcome and the look and feel of the project.

This facility is located at 185 Woodstock Pkwy., Woodstock, GA 30188. The property is situated in the gateway entrance to the City of Woodstock, visible from I-575 (approximately 100,000 cars/day) and dominates the view when exiting onto Town Lake Parkway going north. It is situated ½ mile from downtown Woodstock and not far from the Outlet Shoppes of Atlanta. It is centrally located near housing developments, apartment complexes (both existing and planned) and local businesses in need of storage.

Best of all, in only four months, it is already 30% occupied! May Boardwalk be so lucky that all our developments go so well.

- **Entries may be submitted on behalf of a facility manager by a supervisor or co-worker.**
[Developer Rajen Sheth](#)
- **Please include facility overview, such as location, date of opening, # of facilities, # of units and occupancy.**

185 Woodstock Pkwy., Woodstock, GA 30188

Opened April 14, 2019.

One facility with 631 units

As of this entry, the facility is 30% occupied.

- **Please include supporting vendor partners, such as architect, general contractor, door/hallway provider, management software provider, security provider, etc.**

[Vendor Partners are as follows:](#)

Architect – 2/Clever Designs for architecture – Jennifer Pickler

Civil Engineer – VaughMelton – Frans Vanleeuwen

General Contractor – Griffco Design Build, Inc.

Door Provider – DBCI

Management Software - Centershift/CubeSmart

Security Provider – SOS Systems, Inc.

Pritchard Associates, Inc. – Construction Management

Signage - Elro Signs