

**Name:** Catlin Street Storage

**Address:** 104 Catlin St., Kelso, WA 98626

**Project:**

*Interior modification of existing vacant warehouse structure into a self storage facility. The project will leave existing building intact with no exterior modification and construct freestanding self storage units within the profile of existing structure.*

**Narrative:**

We are a family owned self-storage company founded in 1993 with 13 facilities throughout Washington State. At the suggestion of several family members in the area I conducted a study of the local Kelso market and found that most facilities in Kelso/Longview are fully occupied with wait lists. Because of this community members of Kelso/Longview are unable to find storage solutions and often times forced to pay prices that are higher than average for Washington State. It is likely this problem will only persist as more multi-family residential is incentivized and developed in the area.

We have signed a contract to acquire the long vacant Corwin Beverage building at 104 Catlin Street. The existing building is both well located and ideally sized for indoor self-storage. The benefit to converting an industrial building such as this to indoor climate controlled storage is that it will not require exterior modifications to the building and allow us to maintain the look/feel of the local environment. Our plan would be to build an interior mezzanine so that we can offer two floors and a variety of storage sizes that are convenient, affordable, safe, climate controlled and secure. It appears your general commercial zoning allows "move-ing & storage" upon receipt of conditional use approval and we are hopeful that your team and local community will view this as a valuable addition to your immediate and long-term community plan

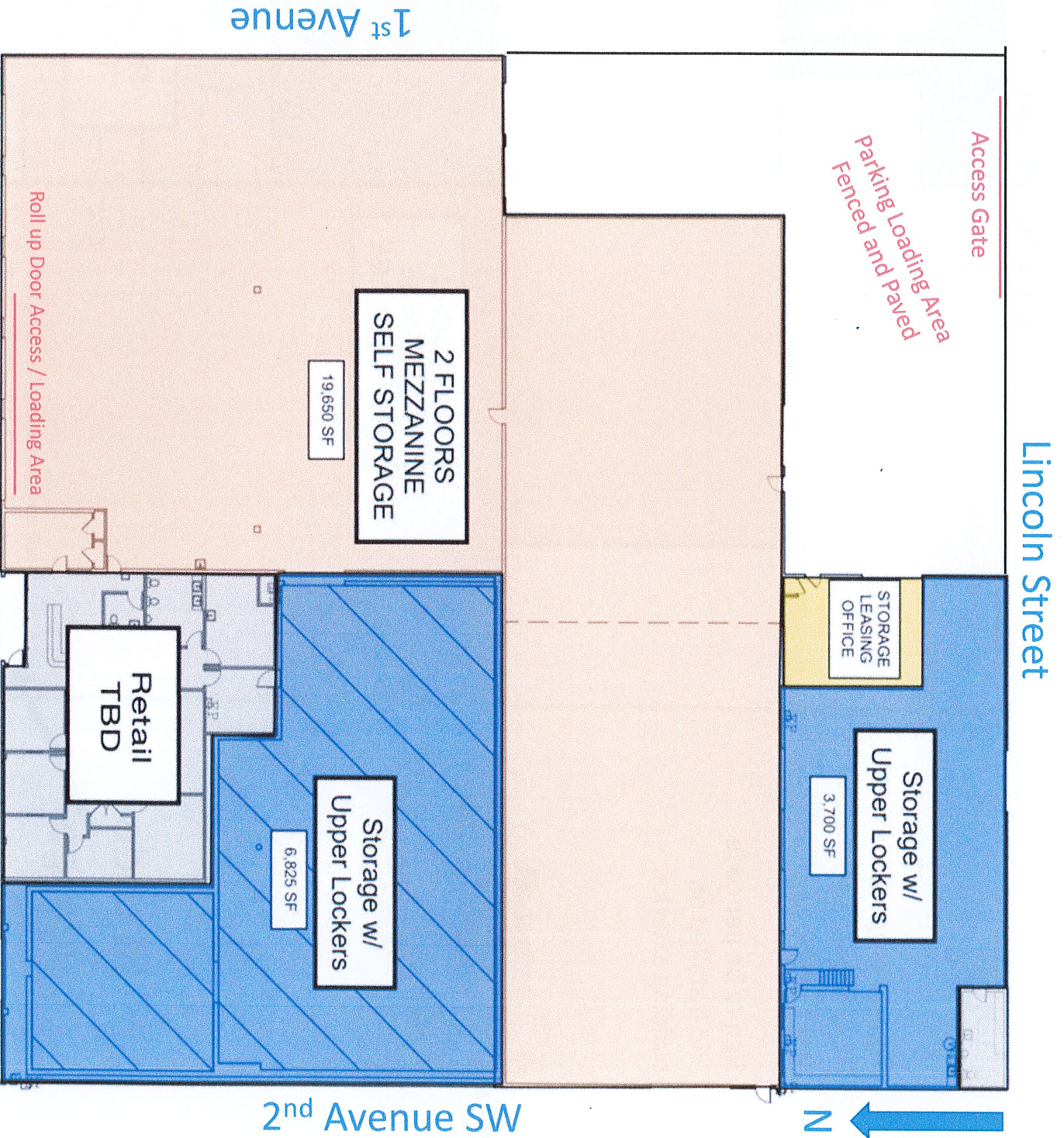
RECEIVED  
ENGINEERING

DEC 29 2021

CITY OF KELSO

# Floorplan

- Plan makes use of in place structure with little to no structural modification.
- All current easements utility connections to remain in place.
- Storage system is modular, and self supporting by design and can be removed for future redevelopment.
- Storage layout in vacant warehouse area.
- Existing Office to be leased as retail/office.



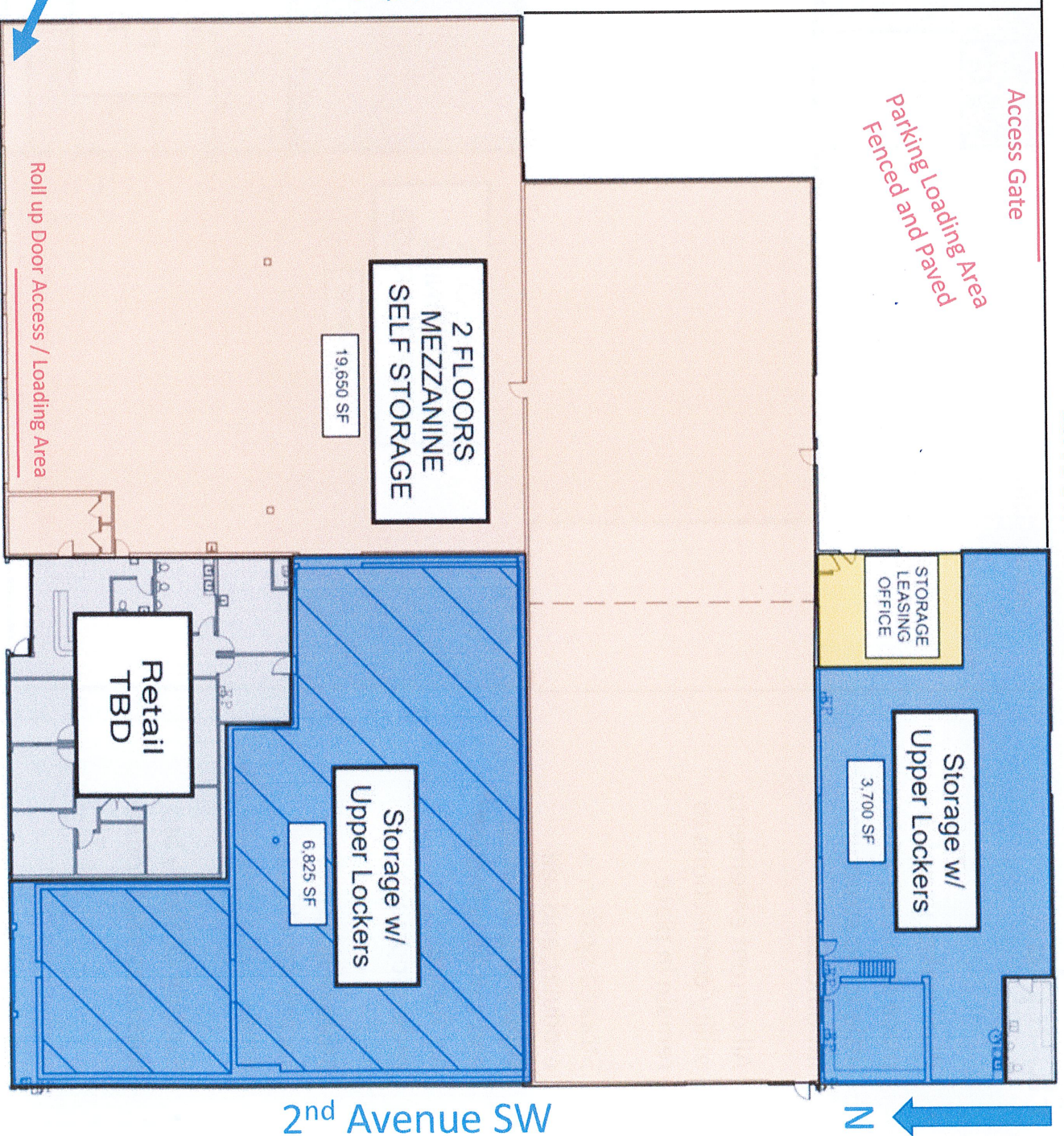
# Signage:

- Signage proposed on NE Corner of Catlin St. and 1<sup>st</sup> Ave.
- Sign to be per code and installed on building exterior.



To code signage

Lincoln Street

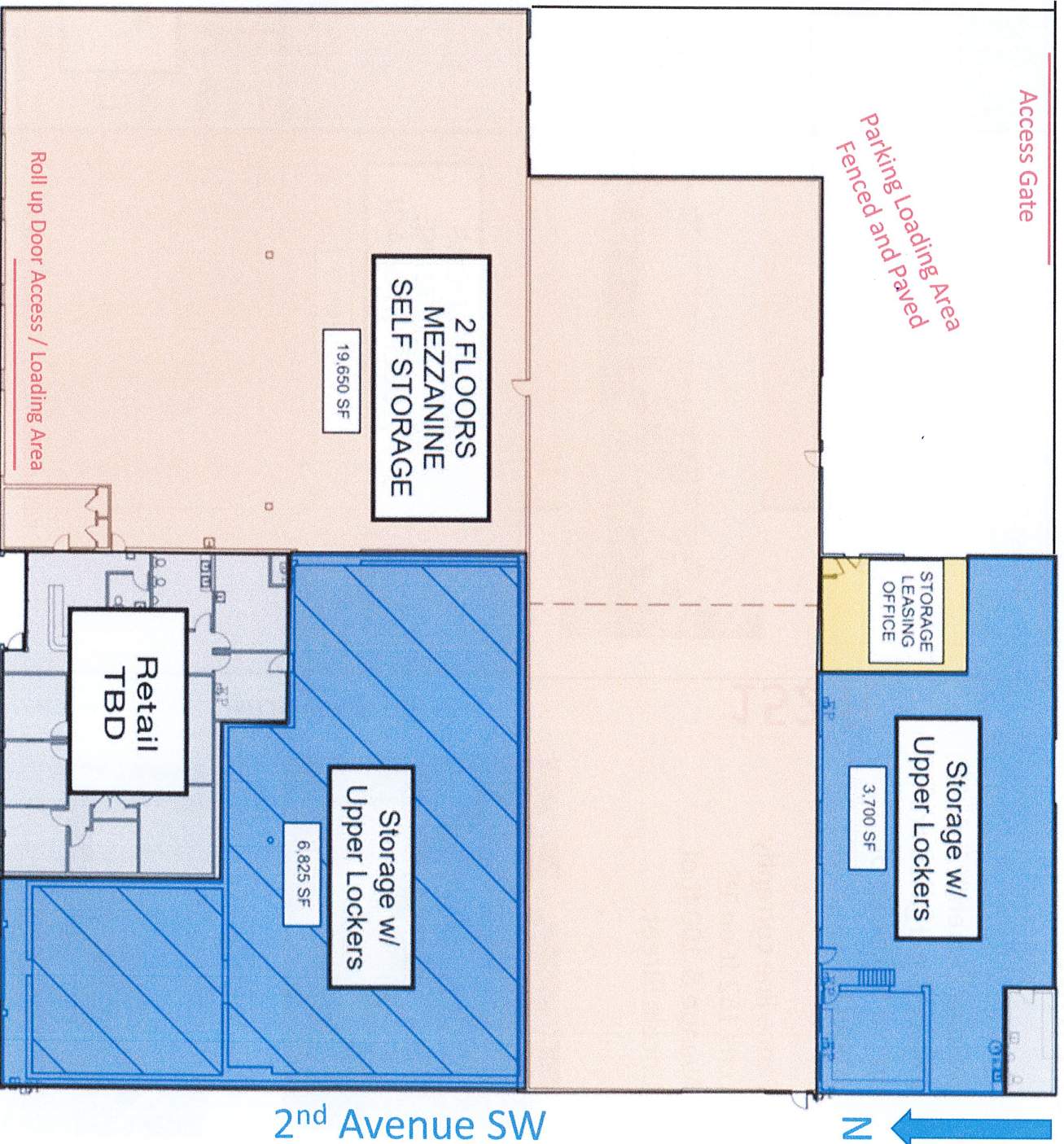
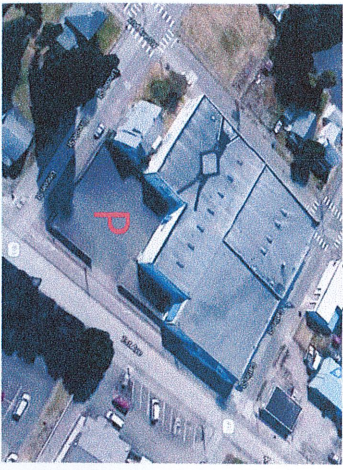


# Parking & Access:

## Access:

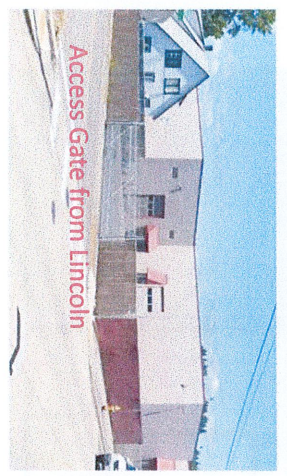
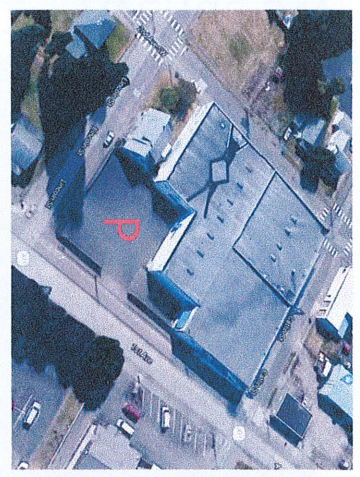
- Parking to be provided in current fenced and paved area on SE Corner of property.

- No additional curbcut



# Fencing:

- Building currently has a fenced and gated area on the SE corner of property.
- Fence line currently runs 152 ft on 1<sup>st</sup> Avenue & 100 ft of Lincoln Street.



Lincoln Street

100 ft

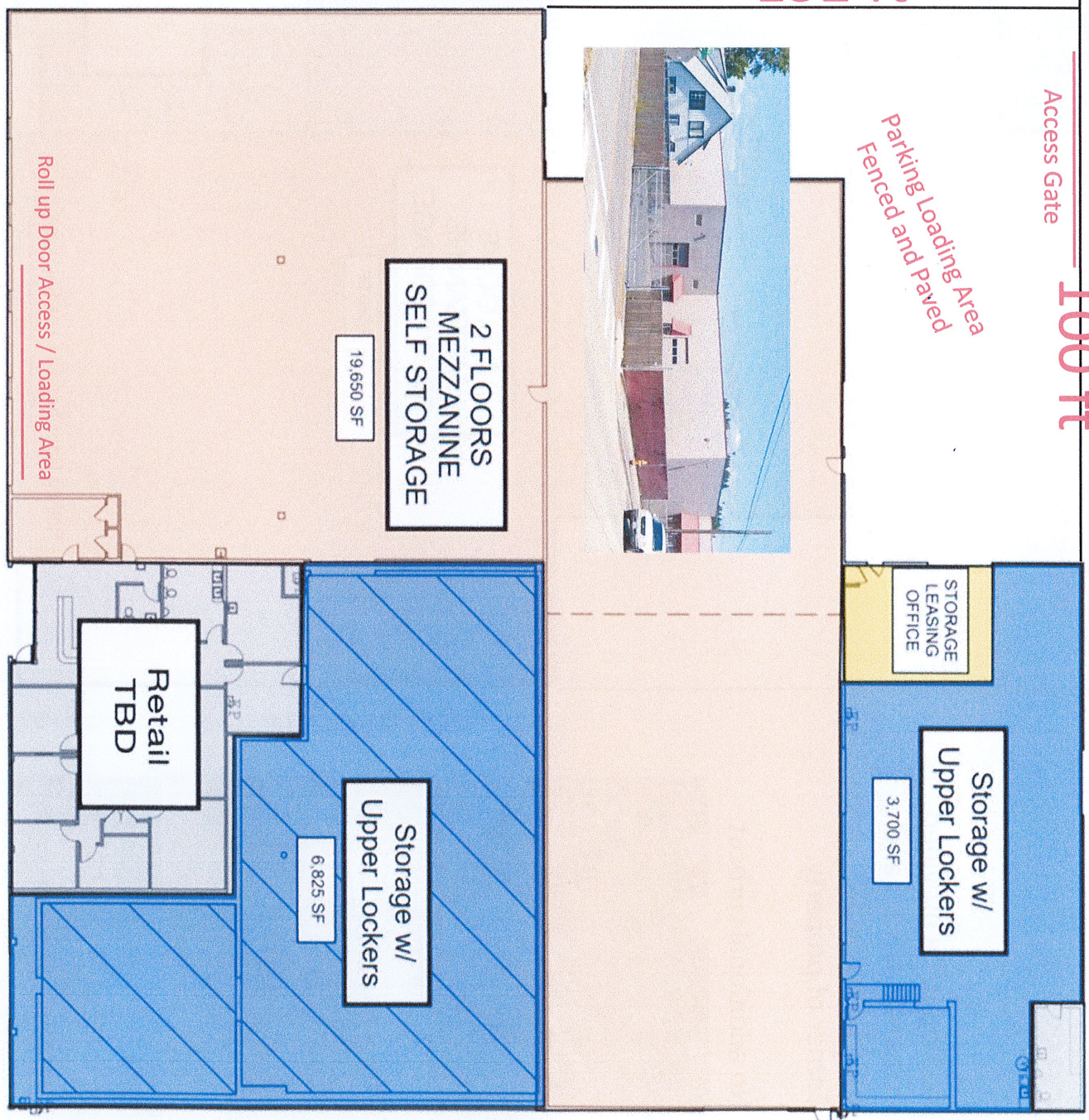
Access Gate

Parking Loading Area  
Fenced and Paved

152 ft



1<sup>st</sup> Avenue



2<sup>nd</sup> Avenue SW

Catlin Street