



NARRATIVE FORM:

Project: U-Haul Moving & Storage of Kelso

Description: Self-storage facility with equipment and car share

Parcel Numbers: Lot 4A- 2.83 AC/ 122,952 SF, Lot 4B-1.00 AC/43,559 SF

Address: 2665 Coweeman Park Drive, Kelso WA 98626

- ***Describe the uses and structures, if any that are proposed.***

AMERCO Real Estate Company/U-Haul is proposing to build a state of the art, interior access climate controlled three (3 -story) self-storage building, and one (1) mini-storage exterior access building. The display parking area is located along Coweeman Park Drive and US Highway I-5. The customer and employee parking is located north of the self-storage building. Other operations include equipment and car share.

Proposed Uses: Vehicle & Equipment rental and Retail
 Self-Storage facilities
 Warehousing

- ***Describe the size of the structures and scope of each use, if any.***

The proposed three (3 story) self-storage building has a footprint of 31,588 SF and gross square footage of 86,764 SF. The building will include a warehouse area of approximately 4,000 SF for U-Box storage and a separate retail (showroom) area for storage and moving supplies. In addition, the site will also include one (1) exterior access mini-storage building of 2,200 SF.

- ***Describe who will be using the structures and implementing the uses (for example; number of people, private or public, any fees . . .)***

U-Haul moving and storage centers characteristically serve the do-it-yourself household customer. In a typical day at U-Haul, the center will be staffed with a general manager and two to three customer service representatives. Families will generally arrive in their own automobiles, enter the showroom and may choose from a variety of products and services offered there.

Families typically use U-Haul self-storage facilities to store furniture, household goods, sporting equipment or holiday decorations. Often prompted by moving to a smaller home, combining households or clearing away clutter to prepare a home for sale, storage customers will typically rent a room for a period of two months to one year.

U-Haul moving and storage centers also offer equipment and car share for household moving, either in-town or across country.

Families who need packing supplies in advance of a move or to ship personal packages can choose from a variety of retail sales items, including cartons, tape and packing materials.

Families who tow U-Haul trailers, boats or recreational trailers can select the hitch and towing packages which best meet their needs and have them installed.

U-Haul centers also dispense propane to residents who fill small containers for barbecues or camping use.

Customers will typically rent U-Haul equipment or use their personal vehicle to approach the load/unload area and enter the storage units through the high security customer access. All new storage facilities are designed with interior storage room access, giving the customer the added value of increased security, and the community the benefit of a more aesthetically pleasing exterior.

- ***Describe timelines for construction and completion of structures, if any.***

Construction will be completed within one year of obtaining building permit.

- ***Describe timelines that apply to uses (for example: when the uses will take place, how frequently, hours of operation...)***

HOURS OF OPERATION

In a typical day at U-Haul, the center will be staffed with a general manager and two to three customer service representatives. Families will generally arrive and choose from a variety of products and services. The hours of operation are as follows:

Monday - Thursday	7:00 a.m. to 7:00 p.m.
Friday	7:00 a.m. to 8:00 p.m.
Saturday	7:00 a.m. to 7:00 p.m.
Sunday	9:00 a.m. to 5:00 p.m.

TRAFFIC

Historically traffic studies have demonstrated that self-storage businesses generate very low vehicle traffic volume and have minimal impact to city roads and streets.

Based on ITE standards, self-storage does not introduce more volume, daily traffic activity, trip generation or commercial activity to the surrounding neighborhoods.

U-Haul truck and self-storage uses generate less traffic than most other commercial uses. See use comparison Table 1 below.

USE COMPARISON					
Use	Square Feet	Traffic	Volume	Typical Hours	Days
		Weekday 24 Hour	Saturday 24 Hour		
Fast Food Restaurant	3,000 sq ft	3,161 trips	3,430 trips	18 hours - 24 hours	7
Gas Station w/ Convenience Store	2,200 sq ft	1,200 trips	2,200 trips	18 hours - 24 hours	7
U-Haul Center	80,000 sq ft	31 trips	53 trips	7 am - 7 pm 12 hours	7
Hotel	50,000 sq ft	905 trips	901 trips	24 hours	7
Casual Dining	5,000 sq ft	1,075 trips	1,258 trips	11 am - 11 pm 12 hours	7

TABLE 1

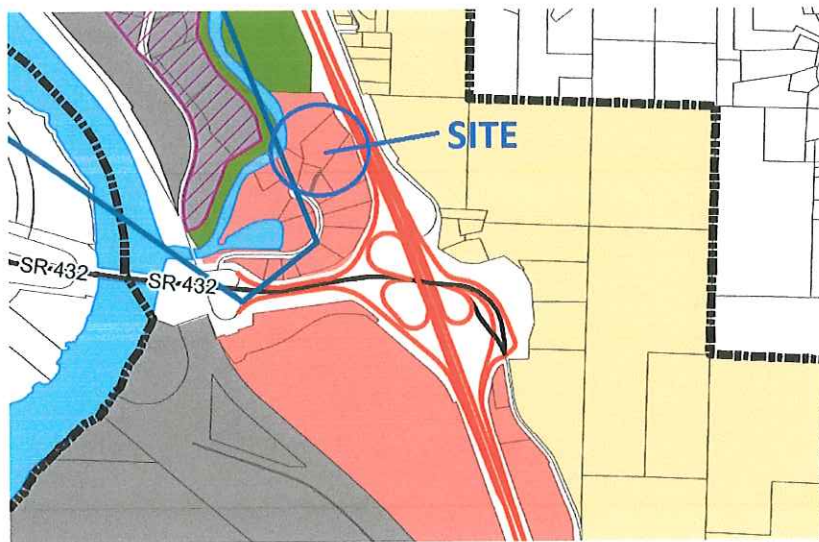
- ***Describe the current use of the area and surrounding area, if any. Please include only those uses that are immediately adjoining your proposal and those which are in the vicinity and may be affected by your proposal.***

STORMWATER

Stormwater requirements will be addressed by utilizing a Low Impact Development (LID) technique. While the site is exempt from water quantity control requirements (Minimum Requirement #7) due to the fact that the project discharges to an exempted water body, the site is covered by up to 10' of sandy dredge spoils. This creates a unique opportunity to implement a LID technique that will mimic pervious concrete (the preferred method of stormwater disposal by the Washington State Department of Ecology DOE)). In lieu of pervious concrete, the site will utilize traditional asphalt and catch basins to collect and convey the stormwater. The stormwater will then be dispersed throughout the underlying rock section through a system of conveyance pipes. As the stormwater spreads out through the rock section it will infiltrate into the sand. This method of stormwater mitigation mimics the existing site hydrology while simultaneously providing the required water quality mitigation (Minimum Requirement #6) per the City of Kelso Stormwater Ordinance.

COMPATIBILITY WITH THE SURROUNDING LAND USE AND DEVELOPMENT

The proposed commercial land use is consistent with the future land use plan of the area which is commercial.



Land Use Designation

- Lower Density Residential (RSF5, RSF10, NC)
- Higher Density Residential (RMF, RMD, NC)
- Commercial (LGC, RC)
- Industrial (LI, GI)
- Parks, Recreation and Open Space

Overlays

- Airport Safety Overlay
- Downtown Design Review Overlay
- Adult Oriented Business Overlay
- West Main Pedestrian Overlay
- West Kelso Overlay

The proposed commercial use is contextually appropriate as it relates to the existing environment because it is adjacent to other commercial uses in the area.

The proposed U-Haul Center will serve the surrounding neighborhood's moving needs. In addition, the proposed development will also complement the commercial development along Coweeman Park Drive by bringing additional services to the area.

Zone: Regional Commercial (RC)

Adjacent Zoning:

- N- Regional Commercial (RC)
- E- Residential Single Family (RSF10) across US Highway I-5
- S- Regional Commercial (RC)
- W- Regional Commercial (RC)

- *Describe the structures currently on site and in the surrounding area (for example: how many, what size...)*

The current property is a parcel of bare land. North of the property is a Pipe Supply company. South of the property is a tractor supply company and Toyota dealership. Our proposal is compatible with the local businesses and will help nurture are growth.

EXISTING CONDITIONS

