

April 17, 2023

Re.: EPC Meeting April 20, 2023: Item 6: Project # PR-2018-001192

SI-2023-00512 - Site Plan- Major Amendment for Property at 3421 Coors NW, Self-Storage Facility by Thakur Enterprises (RAJ Holdings LLC) for a three-story 150,000 sq. ft. storage facility building

Dear EPC Commissioners,

The Westside Coalition urge the Commission and the applicant to revise the proposed Major amendment to the existing site plan, at Coors and Sequoia. Several members from the Westside Coalition attended the facilitated meeting. It was explained that the applicant wants to change the use of his site from RV storage to indoor self storage. Note: The current site plan does allow for a 40,000 sf. two story storage facility, which was not built. The new proposal is requesting a 150,000 sf. facility which is three times the size.

The main concern brought up at the meeting was the three story building height. The massive size of the building along with the 38 ft. height would be out of scale and character for the area, and block views of the nearby neighbors. Currently the applicant has a brewery, an RV storage facility on his site, and a single story self storage next door. All these uses have kept the building heights down, which is very much appreciated.

It was also noted at the meeting that the current RV use has been very useful to the community, as RV's have become more popular, and there is a need for RV storage. There are multiple self storage facilities that already exist in the area. We suggested that the property owner reconsider making the change.

If the applicant still wants to build a self storage facility, we recommended that the facility be two story, rather than three stories. This would better blend with the scale and character for the area, preserve views for surrounding neighbors and be much appreciated by the community. This would allow the applicant to get what he wants and address the concerns of the community. This would be a compromise. A two story rather than a three story facility is a more complementary building height for the area.

Thank you,

Rene' Horvath

WSONA Land use Director