

Warrenton Storage Impact Statement

February 9, 2024

The intent of this report is to analyze the impact on public facilities related to the proposed Warrenton Storage facility in Warrenton, Oregon. The proposed facility consists of an Office and 450 storage units in buildings used for storage of personal property and vehicles. The proposed development is a low impact use on this industrially zoned property. General impact factors related to the Warrenton Storage development are:

Number of staff: 1 - 6-day work week average

Public Visitors: Industry average is 30 client visits per day after startup.

of Large Trucks: 1 standard trashcan pickup once a week

Below are the key public facilities and services as outlined in the Warrenton development code:

Transportation System

Vehicle Road System – SE Warrior Avenue is a local road per the Warrenton TSP and was designed to handle industrial vehicles. The planned roadway will be 32- 36' wide upon full improvement. SE Warrior Avenue ties into SE Warrior Way. SE Warrior Way ties into SE Dolphin Avenue that then ties into Highway 101 to the North and Perkins Lane to the South. Perkins Lane also connects to Highway 101 which provides two points of access to the property from Highway 101, the primary route in the area. The project will take access off of SE Warrior Avenue (or approved name). Warrenton Storage will improve the west half of SE Warrior Ave along the frontage of their property and add a left-hand turn lane onto SE Warrior Way that also benefit Warrenton-Hammond School District future expansions. Additionally, the project will be removing the existing driveway along SE Warrior Way.

With only 1 staff generating a total of 2 trips per day and minimum customer traffic, the daily trip rate is estimated to be less than 36 trips per day. According to several national surveys conducted, a self-storage facility on average generates less than seven car trips per day per 100 units. (<https://www.selfstorage.org/Blog/ArticleID/320/Help-the-SSA-to-Help-You-with-its-New-Traffic-Study>). Our plan is designed for 480 units. Based on the seven trips per day average for 100 units, we would expect 34 trips per day if we were 100% full. Typically, storage facilities in the area are 93% to 95% occupied. Since the average daily trips generated from the Warrenton Storage operations will be far lower than most industrial facilities, there is no adverse effect on the public street system. In addition, there is only one large truck that picks up trash at the site every week. This will also have no adverse impact on the public road system.

Bicycle System - There are currently no bike lanes on SE Warrior Avenue, which is classified as a local road on the TSP. However, the width of the street ranges from 32'-36' wide, which provides room outside the normal travel path for bikes to safely ride. Since this is a storage development there will be little to no bicycle riders associated with this project. Therefore, there will be no adverse effect on the public bicycle system.

Pedestrian System — Currently there is not a consistent public sidewalk or path along the entire length of SE Warrior Avenue. Warrenton Storage will be improving the west side of the public roadway adjacent to the property, which includes the construction of a 5-foot wide public sidewalk. Therefore, this development will improve the public pedestrian system.

Storm Drainage System

The historic drainage pattern for the property involves sheet flow run-off from the undeveloped property and routing to west of SE Dolphin Avenue in existing open drainage ways.

The site plan has been designed to include stormwater collection via an underground pipe network that discharges to the existing drainage easement that is near the middle of the west property line that drains to SE Dolphin Avenue. A stormwater report will be prepared with detailed calculations showing how this facility has been designed in accordance with ODOT hydraulics manual and the City of Warrenton Design guide for submission with permit construction drawings. Therefore, this proposed development will have no additional impact on the storm drainage system nor cause any safety issues to the general public.

Parks System

This development is industrial and will employ local residents. Therefore, there is no impact on the existing and/or planned park system in the City of Warrenton.

Water System

There is an existing 12” water line adjacent to the property within the SE Warrior Avenue right of way. This existing public water line was sized to service a typical user located in the industrial zoning on the property. Typical water forecasting for industrial zoning is:

- # of persons = 5-15 per acre Most likely planned for a minimum 40 employees
- Avg Use = 26 gal/person day Most likely designed for approximately 1,040
- gal/day Total weekly use would be approximately 7,280 gallons

The water uses related to the proposed development would be for restroom fixtures to serve the one staff member and occasional customers. Estimated water use related to the development is:

Staff use: $(1 \text{ employees} + 3 \text{ clients}) * (26 \text{ gal/person day}) = 104 \text{ gal/day} = 728 \text{ gal/week}$

Total actual weekly use is estimated to be = 728 gallons

Therefore, the actual water demand for the Warrenton Storage Facility is far less than would normally occur on this parcel. The proposed development will not have an adverse impact on the public water system.

Wastewater System

The Warrenton School District constructed a pressure main system in SE Warrior Way. The project will install a new grinder pump to tie into the existing pressure main. The pump station was designed to service this site as an industrial development. The Warrenton Storage facility has a very low discharge to the wastewater system as follows:

The wastewater fixtures for the project will be a restroom. This will have very low flow entering the public system.

Given the above narrative, the site will have less flow entering the public wastewater system than a normal industrial development would have. Therefore, there will be no overall adverse effect on the public wastewater system related to this development.

Noise Impact From Development

The proposed new Storage Facility will produce limited noise. Approximately 30 customers will visit daily once units are at capacity. 1 staff member will arrive daily and leave nightly. Noise will be limited to vehicles driving onsite and leaving as well as opening exterior units or moving stored vehicles. No heavy machinery or manufacturing of any kind will be present.