

AMERCO[®]

REAL ESTATE COMPANY

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Letter of Intent (Final Plat)

El Paso County PCD File # SF-22-40
Property Tax Schedule #: 53121000014

AMERCO Real Estate Company (AREC) has prepared this application package for the opportunity to receive El Paso County's participation and counseling in regard to a Final Plat submittal for the Falcon U-Haul Filing No. 1 property located to the south of Rolling Thunder Way and Foxtail Meadow Lane. AREC is the wholly owned real estate subsidiary of the U-Haul System. The contact for the Owner is Jeff Gilley, 719-337-8154, jeff_gilley@uhaul.com.

The proposed 11.50-acre property is currently undeveloped and located in Falcon, Colorado. The existing site does not include existing buildings or improvements. U-Haul is proposing the construction of two new buildings along with associated improvements on the property. The main building (Building A) will include self-storage, U-Haul truck and trailer sharing, and related retail sales. Building A is planned to be a 3 story building with a 37,728 sf footprint and a total area of 111,930 sf in area. Building B will be a U-Haul storage building. Building B will be one story with a 17,012 sf footprint. The proposed development will allow U-Haul to better serve the storage needs of the community and activate a property that is currently vacant. Custom site design for every U-Haul store assures the facility complements the community it serves. Adherence to community objectives is key to ensure each U-Haul store is both a neighborhood asset and an economic success.

The property is currently zoned PUD (PUD 00012) and the proposed uses are allowed within this zoning district. The property is a leftover tract and therefore needs to be platted prior to development. The County does not require a Preliminary Plan (SP00016) since this will be a single phase platting action and it is substantially similar to the layout of the preliminary plan (no additional lots are proposed). This is the first phase of development on the property. A future phase will develop the south half of the property.

The existing site is located along the south side of Rolling Thunder Way and west side of Meridian Road. The site access exists off Rolling Thunder Way with curb returns, pedestrian curb ramps and a traffic signal. The proposed development will use this access and make improvements to the existing pedestrian ramps as necessary to meet County requirements. A sidewalk exists along the south side of Rolling Thunder Way. The

County indicated there are portions of the existing public sidewalk which do not meet the ADA slope requirements. These sections of the sidewalk will be upgraded to meet the slope requirements. Updates will be necessary to the striping at the intersection to “open” existing turn bays which are currently “striped out” and the existing traffic signal will need to be modified to convert operation to a four leg intersection with the opening of the site access. Refer to the Traffic Study for additional detail. Along the east side of the property, a sidewalk will be added along the west side of Meridian Road extending from Rolling Thunder Way to Tamlin Road (north side of right in/right out intersection). At the south end of the property a connection will be made to Tamlin Road to add a south access to the property. This connection will be made within the Tamlin Road right of way and off property. The development will include extension of a public water main through the property from Rolling Thunder Way to the existing water main in Tamlin Road. A sanitary sewer main will be extended into the property from Rolling Thunder Way to serve the proposed buildings. For drainage, an existing 42-inch storm sewer outfalls into the property at the northeast corner. This storm sewer will be extended through the property and outfall into the existing regional detention basin (Pond WU) to the south. A forebay will be added along the end of the storm sewer pipe and a concrete trickle channel from the forebay to the existing detention outlet structure. Maintenance of the proposed water, sanitary sewer and storm mains will be by the Falcon Highlands Metro District and located within proposed easements. No other public roadway or utility improvements are planned for the project. These public roadway, sidewalk and drainage/storm sewer improvements are planned to be maintained by the County. The public water and sanitary sewer systems will be maintained by Falcon Highlands Metro District. The on-site private improvements will include the two buildings, on-site utilities (water and wastewater services, on-site storm sewer system and dry utilities), landscaping and pavement. The private improvements will be owned and maintained by the property owner.

The Unnamed West Tributary to Black Squirrel Cree No. 2 is located along the west side of the property. The Creek includes a regulated FEMA Zone AE floodplain which does not extend onto the subject property. The storm sewer improvements necessary for the extension of the public storm sewer and on site storm sewer system will extend into the floodplain. The County will require a Floodplain Development Permit. It is not known at this time whether wetlands exist in the areas where proposed pipe outfalls are located. Coordination with Corps of Engineers will occur and it is likely a Nationwide 404 Permit will be required for these outfalls.

A road impact fee to El Paso County will be required as part of this.

No waivers are currently proposed as part of the development. For the engineering design, there are no proposed deviations at this time.

Community outreach is not required as part of the project.

Review Criteria Analysis

Following is the El Paso County Final Plat review criteria from Section 7.2.1.D.3.f of the Land Development Code.

- The subdivision is in conformance with the goals, objectives, and policies of the Master Plan.
 - Response: The El Paso County Master Plan was reviewed as it relates to the proposed property. The property is located in Key Area: Potential Areas for Annexation; Areas of Change: Minimal Change-Developed; Placetype: Regional Center. In our opinion, the proposed subdivision is in conformance and consistent with the Master Plan.

Parks: The El Paso County Parks Master Plan was reviewed as part of the preparation of this submittal and development. El Paso County Parks responded to the submittal indicating “The 2013 Parks Master Plan shows several county trails in the vicinity of this project. Completed portions of the Woodmen Hills Regional Trail border the north and west sides of the property. These trails are completed and are of the opposite side of the street, so there will not be an impact for this application. The proposed Old Meridian Road Bicycle Route runs north and south, just east of the proposed U-Haul project. This trail will be accommodated within the public right of way and would not be impacted either”.

Water: The El Paso County Water Master Plan was reviewed as part of the preparation of this submittal and development. Our development team has coordinated with Falcon Highlands Metro District (the water service provider) to confirm they have sufficient water to serve the proposed development and to meet the County requirements. Refer to the Water Report for additional information.

- The subdivision is in substantial conformance with the approved Preliminary Plan.
 - Response: The Falcon Highlands Preliminary Plan (SP00016) has been reviewed and the proposed subdivision is in substantial conformance with it.
- The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;
 - Response: To our knowledge, the subdivision meets these standards and requirements.
- Either a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code, or, with respect to applications for administrative final plat approval, such finding was previously made by the BoCC at the time of preliminary plan approval;

- Response: The Owner has worked with Falcon Highlands Metro District to secure the necessary water for the development. A will server letter from the District is provided in the submittal.
- A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. § 30-28-133(6)(b)] and the requirements of Chapter 8 of this Code;
 - Response: Woodmen Hills Metropolitan District will provide wastewater service for the development through Falcon Highlands Metro District. A wastewater treatment report, including a commitment letter and the proposed wastewater flow is included.
- All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. § 30-28-133(6)(c)];
 - Response: There are no areas on the site with soil or topographical conditions presenting hazards, refer to the submitted Geotechnical Report.
- Adequate drainage improvements are proposed that comply with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM;
 - Response: The proposed drainage improvements comply with the requirements. A final drainage report has been included with this submittal describing the requirements and improvements.
- Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;
 - Response: Access is provide to the property from both Rolling Thunder Way on the north and Tamlin Road on the south.
- Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;
 - Response: The required services have been provided for this development and we have communicated with the jurisdictions to verify service.
- The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;
 - Response: The construction documents show the proposed methods for fire protection on the site and fire service lines to the buildings to meet the requirements.
- Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8.
 - Response: The off site impacts were evaluated. Off site improvements are planned for drainage, traffic and pedestrian improvements.
- Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially

guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated.

- Response: The impacts of the subdivision are adequately mitigated as part of the development. Added turn lanes, sidewalks, and changes to traffic signals are all shown on the construction documents. An added forebay and trickle channel are shown on the construction documents and discussed in the drainage report.
- The subdivision meets other applicable sections of Chapter 6 and 8; and
 - Response: This submittal meets applicable standards of Chapters 6 and 8.
- The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.]
 - Response: There are no mining deposits on this site.

The U-Haul Store and Development:

U-Haul is more of a commercial type use that serves the residential communities within a 3-5-mile radius. We feel the U-Haul would be an appropriate use for the property and there are proven benefits for allowing self-storage facilities in communities:

- Self-storage facilities are quiet
- They provide an excellent buffer between zones
- They create very little traffic
- They have little impact on utilities
- They have no impact on schools
- They provide a good tax revenue
- They provide a community service

U-Haul Moving and Storage is a convenience business. Our philosophy is to place U-Haul stores in high growth residential areas, where we fill a need for our products and services. Customers are made aware of the U-Haul store, primarily via drive-by awareness, much like that of a convenience store, restaurant or hardware store. Attractive imaging and brand name recognition bring in area residents — by our measures, those who live within a four-mile radius of the center.

U-Haul stores characteristically serve the do-it-yourself household customer. The U-Haul Store will be staffed with 10-15 employees, both full-time and part-time. Families will generally arrive in their own automobiles, enter the showroom and may choose from a variety of products and services offered there. When situated near public transit, approximately 50% of those families utilize alternative transportation to access U-Haul equipment and services.

- Families typically use U-Haul Self-Storage rooms to store furniture, household goods, sporting equipment, or holiday decorations. During transition periods between moves, 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 stores also provide truck and trailer sharing 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 sustainable packing materials.
- Families who tow U-Haul trailers, boats, or recreational trailers can select, and have installed, the hitch and towing packages that best meet their needs.
- Moving and storage are synergistic businesses. Over half of our storage customers tell us they used U-Haul storage because of a household move. Customers will typically use U-Haul equipment or their personal vehicle to approach the loading area and enter the building through the singular customer access. All new U-Haul stores 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.

Significant Policies:

- Hours of Operation:

Mon. - Thurs.	7:00 a.m. to 7:00 p.m.
Fri.	7:00 a.m. to 8:00 p.m.
Sat.	7:00 a.m. to 7:00 p.m.
Sun.	9:00 a.m. to 5:00 p.m.
- All U-Haul storage customers are issued a card-swipe style identification card that must be used to gain access to their room. This is but one of many security policies which protect the customer’s belongings and decrease the ability of unauthorized access to the facility.
- It is against policy for a business to be operated from a U-Haul storage room.
- Customers and community residents who wish to use the on-site dumpsters for disposing of refuse must gain permission to do so and are assessed an additional fee.
- Items that may not be stored include chemicals, flammables, and paints.
- U-Haul stores are protected by video surveillance.
- U-Haul stores are non-smoking facilities.
- U-Haul will provide added services and assistance to our customers with disabilities.

Traffic Study:

- A separate traffic report is being provided as part of the Final Plat submittal for the property
- U-Haul stores generate less vehicular traffic volume while still embodying an active-use site. Truck and trailer sharing and self-storage all represent dynamic transitions from one customer to another. DIY moving customers are presented with opportunities to utilize equipment and storage on a temporary basis, supporting a shared-economy, an effective economic model and an environmentally sound way to conduct business.

USE COMPARISON					
Use	Square Feet	Traffic	Volume	Typical Hours	Days
		Weekday	Weekend		
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
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
U-Haul Center	80,000 sq ft	31 trips	53 trips	7 am - 7 pm 12 hours	7

U-Haul looks forward to working with the El Paso County as you consider the U-Haul at Falcon project we are currently submitting.

Sincerely,

Stephany Sheekey
 AMERCO Real Estate - Planner