

Catlin Elementary – HMS Temp Housing
Kelso School District – No 458

Project Narrative

February 1, 2021
Kelso School District – No 458

Conditional Use Narrative – Temporary Housing at Catlin Elementary School for the Huntington Middle School Modernization and Addition

Catlin Elementary School – 404 Long Ave, Kelso WA
Zoning: Residential Mixed Density (RMD)
Parcel: 23863

Project Scope

The existing Catlin Elementary school is proposed to temporarily house the Huntington Middle School population for the duration of the modernization and addition at Huntington Middle School for the 2021-22 school year. The existing Catlin Elementary population will no longer be on site due to expected opening of the new Lexington Elementary School.

Proposed scope for the temporary housing includes temporary placement and use of 5 temporary portable classrooms, 2 portable restrooms trailers, and temporary gravel parking for (60) vehicles. Temporary site improvements include adding curb cut and driveway entrance off of NW 2nd Ave and Galloway Ave, and storm water mitigation. Once construction is completed for the Huntington Middle School modernization and addition, the temporary portables, increased parking, and Catlin School building will no longer be utilized for K-12 instructional purposes. This is anticipated to be completed by August of 2022.

Staff and Student use of the Catlin Elementary School as a Middle School including temporary use of portables and expanded parking is anticipated to be August 2021 thru August 2022.

Vehicular Trips

For more information about the anticipated school traffic generation, please refer to the *Transportation Technical Report* (Heffron Transportation, Inc., February 2021)

Anticipated Impacts

To accommodate the increased use and trips on the site, additional site access from NW 2nd Ave is proposed, along with 60 additional parking spaces. In conjunction with existing site access points, this will provide access to the site from a total of 3 different streets (Long Ave from the West, NW 3rd Ave from the South, and 2nd Ave NW from the East). Storm water collection at the temporary gravel parking lot is proposed to mitigate and collect on site storm water in the parking area.

Days and Hour of Operation

Days, Hours and Use of operation of the existing site and building are anticipated to remain unchanged: Monday thru Friday, 7am to 4pm for the duration of the 2021-22 School Year.