PLANNING COMMISSION
AGENDA - REVISED

Thursday, October 6, 2016
7:00 p.m.

Council Chamber · Shoreline City Hall
17500 Midvale Ave North

		Estimated Time
1.	**CALL TO ORDER**	7:00
2.	**ROLL CALL**	7:05
3.	**APPROVAL OF AGENDA**	7:07
4.	**APPROVAL OF MINUTES**	7:08

a. September 15, 2016 Meeting Minutes - Draft
b. September 29, 2016 Meeting Minutes - Draft

Public Comment and Testimony at Planning Commission

During General Public Comment, the Planning Commission will take public comment on any subject which is not specifically scheduled later on the agenda. During Public Hearings and Study Sessions, public testimony/comment occurs after initial questions by the Commission which follows the presentation of each staff report. In all cases, speakers are asked to come to the podium to have their comments recorded, state their first and last name, and city of residence. The Chair has discretion to limit or extend time limitations and the number of people permitted to speak. Generally, individuals may speak for three minutes or less, depending on the number of people wishing to speak. When representing the official position of an agency or City-recognized organization, a speaker will be given 5 minutes. Questions for staff will be directed to staff through the Commission.

5.	**GENERAL PUBLIC COMMENT**	7:10
6.	**STUDY ITEM**	7:15

a. Update on Unit Lot Development
   - Staff Presentation
   - Public Comment

b. Study Session on Future Regulation of Self-Storage Facilities — 7:25
   - Staff Presentation
   - Public Comment

7.	**DIRECTOR'S REPORT**	8:30
8.	**UNFINISHED BUSINESS**	8:35

a. Revision to ByLaws

9.	**NEW BUSINESS**	8:40
10.	**REPORTS OF COMMITTEES & COMMISSIONERS/ANNOUNCEMENTS**	8:41
11.	**AGENDA FOR OCTOBER 20, 2016**	8:42

- Public Hearing on Encampments Amendments
- 2016 Development Code Batch Study Item

12.	**ADJOURNMENT**	8:45

The Planning Commission meeting is wheelchair accessible. Any person requiring a disability accommodation should contact the City Clerk's Office at 801-2230 in advance for more information. For TTY telephone service call 546-0457. For up-to-date information on future agendas call 801-2236

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CITY OF SHORELINE

SHORELINE PLANNING COMMISSION
MINUTES OF REGULAR MEETING

September 15, 2016 Shoreline City Hall
7:00 P.M. Council Chamber

Commissioners Present
Vice Chair Montero
Commissioner Maul
Commissioner Malek
Commissioner Mork
Commissioner Moss-Thomas

Commissioners Absent
Chair Craft
Commissioner Chang

Staff Present
Rachael Markle, Director, Planning & Community Development
Paul Cohen, Planning Manager, Planning & Community Development
Steve Szafran, Senior Planner, Planning & Community Development
Kimberly Lehmberg, Assoc. Planner, Planning & Community Development
Debbie Tarry, City Manager
John Norris, Assistant City Manager
Julie Ainsworth Taylor, Assistant City Attorney
Lisa Basher, Planning Commission Clerk

CALL TO ORDER

Vice Chair Montero, Chair Pro Tem for this meeting, called the regular meeting of the Shoreline Planning Commission to order at 7:00 p.m.

ROLL CALL

Upon roll call by the Commission Clerk the following Commissioners were present: Vice Chair Montero, and Commissioners Maul, Malek, Mork and Moss-Thomas. Chair Craft and Commissioner Chang were absent.

APPROVAL OF AGENDA

The agenda was accepted as presented.

APPROVAL OF MINUTES

The minutes of August 4, 2016, August 18, 2016, and August 22, 2016 were adopted as presented.

GENERAL PUBLIC COMMENT

Yoshiko Saheki, Shoreline, thanked the Commission for listening to all the public comments during the hearings for the 145th Street Station Subarea Plan. She recalled that earlier in the summer, Mr. Cohen was invited to speak to the 145th Street Station Citizens Committee about the types of development that is occurring in the 185th Street Station Subarea. During the discussion, it came to light that the permit for the China Buffet development was to expire in September. Given that the project is fairly close to the future 145th Street Station, she asked for an update on the project. Mr. Cohen answered that the permit is close to its expiration date, but the project is still possible.

CITY MANAGER UPDATE ON LEVY LID LIFT BALLOT MEASURE

Ms. Tarry advised that the current Levy Lid Lift was originally passed by voters in 2010 and expires at the end of 2016. After a public process, the City Council adopted a resolution on July 25, 2016 that places renewal of the Levy Lid Lift on the November Ballot. For the Commission's information, she briefly highlighted the services the City currently provides, as well as the 2016 net costs (expenses less dedicated revenue) that come from tax proceeds.

- Aquatics and Recreation Programs – $1.69 million
- Park Maintenance Program – $1.72 million
- Street Operations Program – 433,000
- Environmental Services and Traffic and Transportation Planning Services – $1.47 million
- Community Partnerships – $301,000
- Community Events – $179,000
- Shoreline Police – $9.5 million
- Criminal Justice – $2.7 million
- Neighborhood Coordination and Support – $172,000
- Permitting, Inspection, Planning and Code Enforcement – $1.7 million
- 24-Hour Customer Response and Support Team – $525,000
- Emergency Management – $197,000
- Human and Social Services – $400,000
- Economic Development – $303,000
- Other Services include elections, intergovernmental relations, communications, public records request, pet licensing, animal control, business licensing, and public meeting management.

Ms. Tarry explained that there are a number of services the City is responsible to provide, and in a most recent citizens survey, 93% of Shoreline residents rated the City as a good or excellent place to live. However, like most cities, the City of Shoreline faces a structural challenge in funding the basic services. While the reasons for the problem are complex, it is in large part the result of the 1% limit on the growth of property tax levies, which was approved by the Washington Voters in 2001. She explained that the cost of providing City services generally increases even more than the Consumer Price Index (CPI), and property tax revenues represent about 30% of the City's operating revenue stream. Although assessed valuations are increasing significantly, the levy can only increase by 1% each year, unless voters approve something greater.

Mr. Norris provided a graph to illustrate the impact of the structural challenge. The black line represents the City's forecasted revenues over the next 10 years and the red line represents the City's forecasted costs. He noted that the forecasted growth in costs is projected to exceed revenues throughout the forecast period. He reminded the Commission that, by law, the City is required to balance its budget. Without the Levy Lid Lift or other new revenue, the forecast anticipates that the City will be forced to reduce costs, which will result in a reduction in base services each year, beginning in 2017.

Mr. Norris provided slides to illustrate the City's CPI Market Basket (goods and services people purchase). He explained that the reason for the City's problem is inflation. City costs have historically grown faster than the CPI. Although CPI is the most common measure of inflation, it does not include many of the types of goods and services that the City purchases in its calculation. He provided a graph to illustrate the difference between the 1% property tax levy cap, the CPI, and the City's projected change in costs (about 3%) over the next 10 years.

Mr. Norris provided a slide highlighting how the City allocated its share of the 2016 Property Tax Levy Allocation. He explained that when reviewing property tax bills, it is helpful to understand where property tax money goes. The City's share of every dollar is $.13 ($.11 from regular levy that supports operating costs and $.02 for the Parks Bond Levy that voters approved in 2006). The balance is divided between the county, schools and other taxing entities.

Mr. Norris advised that the City has long held financial sustainability as a high priority, and it has implemented best practices of financial sustainability, maintaining fully-funded operating reserves and a rainy-day reserve for use in an unanticipated economic downturn. These practices include conservative budgeting and fiscal policies to ensure the City is a very good steward of taxpayer dollars. He specifically reviewed that a Financial Sustainability Citizens Advisory Committee (FSCAC) was formed in 2008, and the citizens of Shoreline approved the Levy Lid Lift in 2010. In 2014 the FSCAC developed a 10-Year Financial Sustainability Model (FSM) to evaluate the impacts of current decisions on the future. The plan was formally adopted by the City Council and included seven strategies. Four of the strategies (economic development, reduce cost growth rate, increase investment return, and evaluate fees and cost recovery) have already been implemented and are currently in use. The last three strategies (replace General Fund support of Roads Capital Fund, possible implementation of a business and operations tax, and levy lid renewal) have not been addressed yet. The most financially impactful strategy is the potential renewal of the Levy Lid Lift.

Mr. Norris summarized that, without the Levy Lid Lift or other new revenues, the City's forecast anticipates it will be forced to reduce costs, which results in a reduction in services. He provided a graph to illustrate what the reductions might look like, starting in 2017, and explained that the impact of the reductions would be cumulative, as the forecast reflects the need for additional ongoing reductions being required each year throughout the forecast.

Mr. Norris advised that the City Council has placed a measure on the November 2016 budget to renew the Levy Lid Lift. Prior to making the decision, beginning in February, the City Manager convened FSCAC comprised of members from many different neighborhoods, representing business, human services, education, and the arts, to provide input on the topic. The FSCAC met seven times (February through May). At their meetings, the committee learned about the services the City provides, engaged

in a budget exercise to identify priorities for services, and discussed the strategies of the 10-year FSM with a focus on the Levy Lid Lift. In their report to the City Manager, the FSCAC unanimously supported some form of a Levy Lid Lift to maintain current services and service levels, with the majority supporting a renewal and increased funding for human (or social) services.

Mr. Norris explained that the renewal involves setting the rate to $1.39 per $1,000 of assessed valuation, and allowing growth by CPI through 2022. This is similar to the measure that was passed in 2010 that reset the rate at $1.48. Because current property tax rates in Shoreline have decreased since the rate was last set as a result of rising assessed valuations and the limit to the property tax levy growth, the current rate is $1.33 per $1,000 assessed valuation. This means that renewal represents a $.06 cent increase in the rate and the amount of property tax that a homeowner will pay. On average, a homeowner of a home with an assessed valuation of $353,000 (median assessed valuation) would pay an additional $84 per year on average over the six-year levy period, or about $7 per month.

Mr. Norris summarized that if the levy does not pass, the City will need to begin making decisions for reductions to basic services starting in 2017. Over time, the reductions to basic services will grow and have impacts to those services unless other revenue sources are found. The City will prioritize services that will be reduced, which are likely to include programs the City is not required to provide such as neighborhood services, pool, school resource officers, and communications. If the voters approve the renewal at the proposed level, it would allow the City to maintain services at current levels based on current assumptions.

Commissioner Mork requested additional clarification about the slide that illustrates the 2016 Property Tax Levy Allocation. Ms. Tarry responded that for every dollar of property tax revenue, the City receives $.11 to fund general services and additional $.02 to pay off park bonds. Commissioner Mork asked what percentage of the $.11 is allocated to police and courts. Mr. Norris answered that roughly 1/3 of the City's budget is used to fund criminal justice and law enforcement services.

Chair Pro Tem Montero said he assumes the City would form another committee in 2022 to figure out what to do next. Ms. Tarry answered affirmatively, and explained that as per current law, six years is the longest the City can go out for a levy. This puts cities in the position of having to plan for renewal of their levies every six years.

Commissioner Malek noted that this is a big year for parks planning. He asked if this has been factored into the FSM. Ms. Tarry said the Parks, Recreation and Open Space (PROS) Plan is being updated, and the City is currently seeking input and direction from the community. If the City were to put together a plan for a new aquatic facility and/or community center, it would likely require the passage of a bond similar to the current bond that was issued in 2006. The current bond will be paid off in 2021. However, it would also be important to consider the operational impacts of the facility.

STUDY ITEM: TRANSITIONAL ENCAMPMENT DEVELOPMENT CODE AMENDMENTS

Staff Presentation

Ms. Lehmberg explained that the purpose of the proposed amendments to the Shoreline Development Code (SMC) is to simplify and streamline the permitting process by creating a "Transitional Encampment Permit" expressly for the use. Currently, a Temporary Use Permit is required, and the process can be cumbersome for applicants and the criteria does not always match what the applicant is trying to do. In addition, the amendments would eliminate the permit fee and establish a 90-day timeline for encampments with the possibility for extension of up to six months. Lastly, the amendments would clarify the encampment regulations that already exist in the code.

Ms. Lehmberg reviewed that the City Council passed Resolution Number 379 on December 14, 2015, which directs staff to review City policies and codes that may create barriers for those experiencing homelessness and to continue support of the City's human service partner agencies. She reviewed the amendments as follows:

- **SMC 20.20.034 and 20.20.048.** Add definitions for "Managing Agency" and "Transitional Encampments."

- **Table 20.30.040 – Procedures.** Add "Transitional Encampment Permit" as a Type A permit. A line item is proposed in the 2017 Operating Budget to set the fee for the permit at zero.

- **SMC 20.30.045 – Neighborhood Meeting.** Clarify that a neighborhood meeting is required for Transitional Encampment Permit proposals. Neighborhood meetings have always been required for this use. However, the section of the code that talks about neighborhood meetings for certain Type A projects is new, and the language is intended to clarify.

- **Use Tables.** Currently, transitional encampments are not allowed in "Town Center" and "Campus" zones. The proposed amendment would allow transitional encampments in all zoning districts. In addition, the name would be changed from "Tent City" to "Transitional Encampments" to reflect the current nomenclature.

- **Standards and Clarification to the Indexed Criteria.** Most of these are standard conditions that have been required under the Temporary Use Permit process. However, the 20-foot setback standard is additional and designed to protect neighbors from potential impacts associated with having an encampment close by. It also helps ensure that the site is large enough to support the camp. The timeline has also been extended and clarified. Each agency would be limited to one encampment per year. This keeps it from becoming a permanent thing, but allows agencies to host the encampments at the right time of year for them.

Ms. Lehmberg concluded her report by advising that the Transitional Encampment Amendments are being processed parallel with the large code amendment batch for 2016. However, if the Commission is comfortable with the amendments, as proposed, they could move the public hearing up instead of waiting until December.

Public Comment

Kim Lancaster, Shoreline, said she supports the plan to simplify the process for transitional encampments. She brought to the Commissions attention that, last November, the local "tent city" did not have a place to go. They were previously located at Bethel Lutheran Church. When that church was looking to sell, no church would take them. That meant that two pregnant mothers, one with thyroid cancer, and four children were out on the street. She and her husband offered them housing, in violation of the City code. As directed by the City, they paid a fee, applied for a Temporary Use Permit and held a neighborhood meeting, but they were denied the permit. They were eventually able to work out a deal with the City so the camp could stay at their house. She commented that the 20-foot setback requirement would have precluded the camp from being in their backyard. The City has not made a provision for its homeless citizens, and the churches are trying to fill that gap. But there are times when that is not possible.

Ms. Lancaster commented that, in her opinion, the amendments are intended to prevent her from exercising her constitutional rights. The Planning Commission should not set up the City for a constitutional challenge to its regulations. The City has made no provisions for homelessness, but they want to prevent her and her neighbors from providing for the homeless, and that is not right. Every citizen of Shoreline has a constitutional right to exercise religious beliefs, and some do that by helping homeless people. She asked the Commission to eliminate the 20-foot setback requirement.

Regarding the terms of the encampments, Ms. Lancaster asked the Commission to make a regulatory provision for homeless families. Homeless children should not have to move from their school once or twice during the school year. Let them stay, with any host family or church that is willing to host them for the entire school year or longer, if the host is willing.

Eugene McPhail, Shoreline, said he and his wife have owned their home at 16726 Burke Avenue North for 50 years. They are long-time residents, but he did serve elsewhere in the Navy. He is also the chair of the Board of Trustees at Haller Lake United Methodist Church, which was affiliated with Tent City 3 in the Seattle area from 2000 to 2014. During that time, they hosted 13 encampments. Subsequently, the Tent City moved to a larger location. He later coordinated with the deputy division head within the Seattle Human Services Department to allow the group, United We Stand, to come back to the church grounds. For a number of years, he has worked to get a number of churches in the North Seattle/Shoreline area to host smaller encampments of about 35 people. While they hosted Tent City 3, their setback requirement from the adjacent property was 10 rather than 20 feet, and there were no complaints from neighbors.

Mr. McPhail thanked the City Manager and staff for the effort they have put into developing the specific amendments. He also thanked them for hosting a public meeting, which he attended as a representative from one of the few churches in the North Seattle/Shoreline area that has had experience in hosting encampments. He testified at the Council Meeting where Attorney Brad Lancaster introduced the idea of a resolution in support of the King County declaration of homeless becoming an emergency. He further coordinated with his pastor, Dr. Carol Mariano, to solicit the District Superintendent from Seattle Methodist Church District to submit a declaration in support of the resolution, and he also coordinated with the Executive Director of the Church Council of Greater Seattle, as well. He asked if the

documentation that was submitted at the November and December City Council Meetings would be available for the Commission's review or if he needs to coordinate resubmission. It is important for the Commission to see all of the details that were presented to the City Council in developing the resolution.

Liz Poitras, Shoreline, noted that, as proposed, temporary encampments will be allowed in the R-6 zones. She asked if there will be any provisions to prevent neighborhood children from wandering into the areas. Normally, at the churches and other places where the encampments have been hosted, there are some definite barriers like hedges or fencing. If they are going into neighborhoods, she suggested they require that the yard has to be fenced or have an impenetrable hedge to prevent neighborhood children from wandering in.

Tom Poitras, Shoreline, said it sounds like the people who want to help the homeless feel they have a right to disregard the property rights of their neighbors. They are not the only people who have constitutional rights. He voiced concern that the whole concept could spin out of control, particularly since most church encampments have pseudo-police forces to make sure that the rules are maintained. If people are allowed to host the use in their backyards, he suspects that will not be the case. He also voiced concern that the rules would not be followed carefully.

Commission Discussion

Ms. Lehmberg explained that most churches are located in the R-6 zone, so the City cannot really disallow them in the residential zones. One way of addressing the impact to the neighborhoods is the 20-foot setback. She noted that 20-feet is a standard setback in commercial zones that abut an R-6 or R-4 zone. She also indicated she could provide the Commissioners copies of the information that was submitted at the City Council meetings in November and December.

Commissioner Maul asked if the 20-foot setback would apply to any tents that are located on site. Lehmberg answered affirmatively. Commissioner Maul noted that building code setbacks, even in the residential zones, apply to buildings up to 35 feet in height. He wouldn't want a three-story building located just five feet from his property, but tents are not near that high. He questioned how allowing tents to be located closer to the property line would impact adjacent neighbors. He felt that a 5 or 10-foot setback would be sufficient, and a 20-foot setback requirement would be too much.

Commissioner Mork asked if it is possible to require that an encampment must be enclosed by a fence or hedge. Ms. Lehmberg advised that, currently, encampments must be separated from adjoining properties via a fence or other type of screening. Commissioner Mork commented that the 20-foot setback would be in addition to the barrier. Commissioner Moss-Thomas asked if the screening could be temporary rather than a permanent fixture to the property. Assistant City Attorney Ainsworth Taylor answered affirmatively. She noted that the chain link fences that are typically provided are portable. Vice Chair Montero observed that most encampments have screening that is higher than the fence, and there is security at the entrance to preclude children from entering the site.

The Commissioners agreed to schedule a public hearing on the proposed amendments on October 20, 2016.

STUDY ITEM: 2016 BATCH OF DEVELOPMENT CODE AMENDMENTS

Staff Presentation

Commissioner Szafran explained that the purpose of the study session is to review the 2016 batch of Development Code Amendments, answer questions from the Commission, get Commission direction on select amendments, and gather public comment. He reviewed that, yearly, the City Council and Commission consider a larger group of smaller, more administrative Development Code amendments that have been proposed by staff and citizens. The current batch has been divided into three separate groups: Transitional encampments, 2016 Batch, and Deep Green Building Incentives. Many of the 34 amendments were combined into related topics for presentation to the Commission. Staff reviewed the amendments as follows:

- **Amendments 1, 11, 15, 19 and 21** have to do with the current definitions of dwelling types. Currently, the definitions and dwelling unit types are confusing, repetitive and in some cases contradictory. The proposed amendments seek to cut down the number of housing types by combining housing styles into distinct categories: multi-family, single-family attached, and single-family detached. For example, townhomes and duplexes are currently separate, but they are both regulated as single-family attached, and staff is proposing to combine them into one category rather than treating them differently. The definition of "apartments," will be retained, but it will be updated to read more clearly. Apartments will be considered multi-family housing. Duplexes and townhomes will be defined as single-family attached.

- **Amendments 2, 3, 9 and 31** deal with definitions and inclusions of some standards that come from the Washington State Department of Ecology's (DOE) National Pollutant Discharge Elimination System (NPDES) Permit. The DOE requires the City to review the codes, rules and standards to incorporate low-impact development principles and best management practices. The City is fairly good on that, but there is always tweaking and updating that needs to be done. The proposed amendments are small, but staff feels it is important to incorporate them into the Development Code. Amendment 2 updates the current definition for "Private Stormwater Management Facility" to add the phrase "infiltrate or otherwise limit runoff." Amendment 3 provides a reference to the State's most recent Stormwater Manual, which is published by the Department of Ecology.

- **Amendments 4, 9 and 24** have to do with Unit-Lot Development (ULD). The City is open to consider improved processes and standards in order to create more housing options, reduce barriers, and redefine other types of ownership. A ULD is an alternative approach to the division of property. Other jurisdictions in the area have similar codes in place, such as Seattle and Mountlake Terrace. Proposed Amendment 4 would add a definition of a "Unit-Lot Development," and Amendment 9 would contain the actual regulations. A ULD is a subdivision of ownership into fee-simple units, which does not require the same building and fire requirements as traditional attached housing that has a property line between the units. It allows separate ownership of housing units within the total site, without requiring condominium ownership and the other restrictions that accompany it.

  Commissioner Malek said he supports the concept of ULD. Developers are interested in doing planned urban development, and it does not make sense to require insurance, etc. for development

that is not a condominium product. The proposed amendments will help immensely in terms of right sizing, and allowing people to have ownership in a way that makes intuitive sense. Mr. Szafran explained that the amendment would allow the building and fire codes to treat a ULD as one building, such as an apartment building for fire separation and structural requirements rather than as stand-alone units just because there is a property line between the rows of townhomes. It also allows separate ownership of housing units within a parent lot without requiring condominium ownership to the State restrictions.

- **Amendments 20 and 32** have to do with self-service storage facilities. Currently, the City's use tables do not have a standalone use for mini storage or self-storage buildings, and staff has interpreted it as a different type of use. The proposed amendment would add "self-service storage" as a permitted use. Along with that, it incorporates a list of criteria that self-storage facilities would have to meet. The City has been experiencing a large influx of self-service storage development, and concern was expressed about using valuable commercial property for this use. Last month, the City Council enacted an emergency moratorium on self-storage land uses. Staff is seeking feedback from the Commission on this topic. Options to consider include allowing the use in the Community Business (CB) and Mixed-Use Business (MB) zones, but excluding it from the Community Renewal area; allowing the use in all commercial zones as a conditional use, but only as an accessory use to the primary use that is permitted; separating the developments from each other by a specified distance; prohibiting the development of the use in corners or otherwise distinctive parcels as identified in the adopted plans; or allowing the land use where the Comprehensive Plan designates MU-1 (everything along Aurora Avenue North and Ballinger Way except Town Center).

- **Amendments 24, 26 and 28** have to do with single-family setbacks. An amendment would change the density and dimensional table to allow 5-foot setbacks on both sides. Currently, the requirement is a minimum of 5 feet, but 15 feet total on the two sides combined. Another amendment would delete the allowance of expansions of nonconforming uses, but also include provisions that allow more flexibility for people to expand or remodel their homes. Currently, the code only allows a property owner to extend a house along a nonconforming setback if more than 60% of the structure is nonconforming. The last amendment will clarify the provisions for when porches and decks can extend into the requirement setbacks. Currently, the code has some contradictory and/or unclear language.

- **Amendment 2** would prohibit fuel stations in three of the Town Center zones.

- **Amendment 13** would add "Light Manufacturing" as a permitted use in the Mixed-Use Business Zone.

- **Amendment 18** would eliminate the setback requirement for beehives. Currently, the code requires a 25-foot setback from the property line. The intent is to allow beekeepers more leeway.

- **Amendment 29** relates to fence height in the front yard. The current code allows a 6-foot tall, solid fences at the property line, but there is a provision that recommends a 3.5-foot fence in front yards. The code typically does not have recommendations, and staff's thinking is that the recommendation is more of a design standard for single-family development. In either case, a fence must meet the

site-distance requirements for traffic safety. Staff is seeking direction about whether this should be a code requirement or a design standard.

Mr. Szafran advised that two more study sessions on the 2016 Development Code Amendments are scheduled for October 20th and November 17th. A tentative public hearing is scheduled for December 1st. The amendments will be presented to the City Council in January 2017.

Public Comment

There were no public comments.

Commission Discussion

Commissioner Mork referred to the proposed amendments related to ULD's and asked how they would impact the vertical separation walls and fire sprinklers that are typically in townhomes and duplexes. Mr. Szafran explained that the sprinkler standards would not change. The amendment is mostly about ownership issues, but it also affects the fire standards. For example, two townhouses next to each other without a separation can be built as if they are apartments (common walls and structurally dependent on each other). If a property line falls between the two units, the current code requires a thicker wall for greater fire separation and structural independence. The ULD amendment would recognize that ownership has been redefined, and the development would be treated as though the structures are dependent upon each other for stability, and the fire separation would be no different than an apartment without a property line.

Commissioner Mork said she is particularly concerned about how the ULD amendment would impact the townhome arrangement, with vertical walls. In single-family detached development, residents are not as worried about what their neighbors are doing. The same is true for apartments because sprinklers would be required. The code should also provide protection for people in townhomes, as well.

Commissioner Maul commented that the zoning code has bulk regulations in place, and the proposed amendment would not change how much can be developed on a piece of property. Instead, the amendment changes how individual units are defined structurally. He has done projects where the units are structurally independent. Constructing two sets of studs and walls, with a 1-inch air gap, can be considered a property line down the middle. He does not believe that the fire code requirements would be compromised by the proposed amendments. The wall requirement between units works well for apartments. Whether it is one or two studs and sheetrock on the other side, the protection level would be the same either way. While sprinklers are a good thing for large buildings, there are arguments about whether or not they should be required in single-family homes. King County requires them if the fire access is difficult, but homes can be destroyed if sprinklers go off when they are not needed. The intent of sprinklers is to buy time for people to get out of a building. Alarm systems can serve this same purpose, and valuables are not destroyed if they go off when there is no fire. He said he does not see fire and life safety as being a big issue to the ULD concept. The proposed amendments simplify the ability for someone to do multiple units on a single property and avoid unnecessary costs.

Commissioner Malek agreed that the additional requirements add extra costs for both developers and buyers. The definitions are important when you consider the multiple of people who are engaged in real estate transactions. This is particularly true relative to the financial side of development. The definitions can also impact insurance costs down the road. He referred to the development at the corner of 175th Street and 10th Avenue, where there is a single family development, with townhomes on the adjoining properties. The homes are standalone structures, with a gap in between. The only thing connecting the structures is the front siding. Because the project was considered a condominium project, the developer had an extremely hard time getting financing. If an investor hadn't purchased both properties as rentals to accommodate the Shoreline Community College, it might not have received financing. He also voiced concern about the time it takes to subdivide properties.

Commissioner Malek said he needs to review the proposed amendments more thoroughly. If his understanding is correct, the proposed amendments will eliminate freestanding, detached single-family dwellings from being unnecessarily called condominiums. Being called a condominium carries additional burdens that a ULD would not.

Mr. Cohen agreed to bring back more information at the next meeting to address Commissioner Mork's comments about fire safety. Perhaps the Building Official could be available to answer these questions and concerns. Commissioner Mork said she has been told that fire professionals are very concerned about the recent trends in townhome development. They do not have these same safety concerns about apartment and single-family detached development. She would like to understand how these concerns relate to the proposed amendments.

Chair Pro Tem Montero suggested it would be helpful for staff to provide more information about the ramifications of the proposed amendments related to self-service storage facilities. Pictures and examples of existing facilities would be helpful, along with information about how the proposed amendments would have impacted the developments.

Chair Pro Tem Montero asked if mini storage would be the same as self-service storage. Mr. Szafran said the intent of the proposed amendments is to have a catch-all term that is defined in the development code. The definition includes strictly buildings, and not portable storage containers.

Commissioner Mork requested an explanation of the drawing staff provided to clarify the proposed amendments relative to nonconforming setbacks. Mr. Cohen said the site plan shows an existing house that is located on the corner. The front yard setback is only 10 feet and not the required 20 feet. The property owner wants to extend the building along the setback line. As per the current code, if the façade that is nonconforming is more than 60% of the entire facing façade, the property owner could extend the structure along that line with no limit. A house with less than 60% nonconforming façade would not have the same opportunity. It doesn't make sense to have more restrictions on a house that is less nonconforming versus a house with a huge nonconformance. The section of the code that deals with nonconforming structures and uses is much stricter than this current provision. While the intent of the provision was to provide flexibility, it goes beyond what staff feels is reasonable when extending a nonconforming use. The provision is inequitable and defies a certain amount of logic. The proposed amendment related to nonconforming setbacks would be in conjunction with the proposed amendment

that reduces the side yard setback to 5 feet on each side, which would eliminate some of the nonconforming situations.

Mr. Cohen advised that staff will be prepared to review each of the proposed amendments one-by-one with the Commission at their October 20th meeting.

DIRECTOR'S REPORT

Director Markle did not have any items to report.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

There was no new business.

REPORTS OF COMMITTEES AND COMMISSIONERS/ANNOUNCEMENTS

Commissioner Malek reported that the Draft Environmental Impact Statement for the Point Wells project has been delayed, and there is an informative write-up on it in *THE RICHMOND BEACH NEWS.*

Commissioner Moss-Thomas reported that she attended the September 12th City Council Meeting, where they discussed the 145th Street Station Subarea Plan package. It was interesting to hear their thoughts, and a few things jumped out at her. First, they talked about phasing and noted that there was not a lot of Commission discussion in the record about that particular topic. She recalled that the Commission did not get into a lengthy discussion about phasing. Second, the City Council reviewed a walkshed map, showing how the walkshed would change or increase if there were another non-motorized, pedestrian bridge access between the station and Shoreline besides 145th Street. It was interesting to see how much the walkshed and walkability of the area increased with this additional access point. Although the Commission did not address this issue in their discussions, she believes it is important. She recommended the Commissioners watch the Council Meeting. She noted that Commissioners still have an opportunity to share input with the City Council on a personal basis at the September 26th City Council Meeting.

Chair Pro Tem Montero said he watched the video of the City Council Meeting, and he also noted the comments relative to phasing. His recollection is that phasing was originally proposed by the City Council and not by the Commission.

Assistant City Attorney Ainsworth Taylor commented that if Commissioners choose to speak to the City Council, they would be doing so as individuals and residents, without any representation to the Planning Commission. Their thoughts and information should be directed towards their individual concerns and

not how they would or would not have recommended certain regulations or policy recommendations as Commissioners.

AGENDA FOR NEXT MEETING

Ms. Basher reminded the Commission of their retreat that is scheduled for September 29th at 6:00 p.m. Staff has some ideas for agenda items, but they are also open to suggestions from the Commissioners.

ADJOURNMENT

The meeting was adjourned at 8:40 p.m.

_____	_____
William Montero	Lisa Basher
Vic Chair, Planning Commission	Clerk, Planning Commission

DRAFT

CITY OF SHORELINE

SHORELINE PLANNING COMMISSION
MINUTES OF PLANNING COMMISSION RETREAT

September 29, 2016 Shoreline City Hall
7:00 P.M. Conference Room 301

Commissioners Present
Chair Craft
Vice Chair Montero
Commissioner Chang
Commissioner Maul
Commissioner Malek
Commissioner Mork
Commissioner Moss-Thomas

Staff Present
Rachael Markle, Director, Planning & Community Development
Paul Cohen, Planning Manager, Planning & Community Development
Steve Szafran, Senior Planner, Planning & Community Development
Miranda Redinger, Planning & Community Development
Lisa Basher, Planning Commission Clerk

Commissioners Absent
No Absences

WELCOME AND REFRESHMENTS

There was pizza and beverages.

UPDATE ON 145th SUBAREA ADOPTION

Ms. Redinger reminded the Commissioners that the City Council had their final hearing for the 145th St. Station Subarea Plan and adopted the package on Monday, September 26. She highlighted the changes that Council made to the zoning map and explained the phases since the Council elected to phase the zoning.

PRESENTATION ON PUBLIC ART IN THE STATION AREAS

Ms. Redinger facilitated a presentation on the process for artist selection in the station areas. A panel was convened consisting of the City's Public Art Coordinator, the Chair of the Lake Forest Park Arts Council, Representatives from both the 145th and 185th Street Station Subarea communities and Members of the Sound Transit design team. She introduced Commissioners to examples of work from the two artists selected by the panel and summarized why they were selected.

WORK PLAN FOR 2017

Mr. Cohen presented the Commissioners with some ideas for next year's work plan with the caveat that these are just things that have come up and may require more consideration but they are not committed to work plan items at this time. There was some discussion about the merits of each item.

ANNUAL LETTER TO COUNCIL

Ms. Basher presented members with a draft of the annual letter to council, to be presented during a joint dinner meeting with Council on November 28th. The letter summarized the accomplishments of the Planning Commission during the past year. Ms. Basher explained that they should make edits as necessary and that the last part of the letter should go over the Commission's goals for next year. She said to send edits to her by October 20th.

PLANNING COMMISSION BYLAWS

Mr. Szafran explained that it has been a while since the Commission looked at or made changes to the Bylaws. The Commission Clerk had sent everyone a current version prior to this meeting suggesting that recommended changes be brought to the meeting for discussion. Ms. Basher clarified that if the Commission decided to change something it would need to occur at a regular meeting, but we could workshop suggestions during the retreat. Some ideas were floated, but there was no consensus about making those changes. Ms. Basher suggested that the section about recording minutes be changed to strike the language that specifies that every meeting should be recorded 'by electronic means'. She said we do record the meetings as part of our procedures, but sometimes it is not possible to record them electronically, such as if we were to take a light rail field trip, during retreats, or if there are special joint dinner meetings with council that are not being recorded. In those cases, written minutes should be sufficient. The commission agreed to bring this item back at a regular meeting for a vote.

CAKE.

Everyone ate cake, and then the meeting was adjourned.

Council Meeting Date: October 6, 2016 **Agenda Item:** 6a

PLANNING COMMISSION AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Study Session on future regulation of Self-Service Storage Facilities
DEPARTMENT:	Planning and Community Development
PRESENTED BY:	Rachael Markle, Director Planning & Community Development
ACTION:	_____ Ordinance X Discussion ____ Public Hearing

PROBLEM/ISSUE STATEMENT:
On August 8, 2016, the Council adopted Ordinance No. 754 which enacted a moratorium that immediately prohibited the City from accepting and processing and/or approving all applications or permits for any new self-service storage facilities for six months. The moratorium is in response to an influx of pre application meetings and inquiries related to development of self-service storage facilities within a relatively short period of time. Further, amendments to the Development Code in 2015 have created issues with determining where this use is permitted.

Therefore, the Planning Commission and staff are tasked with developing a recommendation to the City Council on how to regulate self-service storage facilities on or before the expiration of the moratorium on February 8, 2017.

RECOMMENDATION

This is a study session. Staff recommends that the Planning Commission: (1) identify any additional information that may be needed to formulate a recommendation to City Council on how to regulate self-service storage facilities; (2) discuss conceptually where and how self-service storage facilities should be allowed either out right or conditionally or prohibited; (3) discuss conceptually if self-service storage facilities should be required to meet specific conditions or standards; and (4) if specific conditions or standards should apply what aspects of self-service storage facilities should be further regulated.

BACKGROUND

This year, staff began to see a substantial interest in potential new self-service storage facilities being located in Shoreline. This activity included:

- Issuing development permits for two (2) self-service storage facilities;
- Conducting five (5) pre-application meetings for potential future construction of self-service storage facilities and processing five (5) associated Unlisted Use Code Interpretation applications;

- Receiving a development inquiry and an Unlisted Use Code Interpretation Application about a self-service storage facility; and
- Identification of self-service storage facilities proposed for construction directly adjacent to or across from other self-service storage facilities.

This activity prompted discussion regarding how the City regulates this use. Based on these discussions, on August 8, 2016, Council enacted a citywide moratorium for six months on the acceptance of permit applications for self-service storage facilities. The staff report for this Council action can be found at the following link: http://cosweb.ci.shoreline.wa.us/uploads/attachments/cck/council/staffreports/2016/staffreport080816-8b.pdf.

Regulation of Self-Service Storage Facilities prior to the Moratorium

SMC Chapter 20.20, at SMC 20.20.046, defines "self-service storage facility" as an establishment containing separate storage spaces that are leased or rented as individual units. This chapter does not provide a specific definition for "mini storage" but staff considers them parallel uses and therefore, for the purpose of the moratorium the terms are synonymous.

Recently, staff interpreted self-service storage facilities as being General Retail Trade/Services, which are permitted outright in the Neighborhood Business, Community Business (CB), Mixed Business (MB) and Town Center (TC) 1, 2 and 3. It was this interpretation that resulted in two self-service storage facilities receiving permits, one within the CB zone at 14535 Bothell Way NE and the other within the MB zone at 16523 Aurora Avenue N (See Attachment A –Self-Service Storage Facility Map). These facilities are vested and the moratorium does not impact their development under those approved permits.

A subsequent large influx of pre- application meetings and inquiries for self-service storage facilities, above the recently permitted facilities, resulted in a request for an interpretation by the Planning Director regarding whether the facilities are in fact permitted outright. The Director's interpretation that the facilities should be considered an "unclassified use" called into question the previous staff interpretation that self-service storage facilities should be treated as "General Retail Trade/Services".

As of March 2015, "mini storage" became a listed use in the Mixed Use Residential zone (MUR) 45' and 70'. Mini Storage in these zones requires a Conditional Use Permit and is only allowed as an accessory (30% of the gross floor area of a building or the first level of a multi-level building). Neither mini storage nor self-service storage facilities are listed uses in any of the other Use Tables for other zones. Therefore, self-service storage facilities should have been considered as an Unlisted Use and not a General Retail Trade/Service.

Unlisted Uses are described in SMC 20.40.570 and grant the Planning Director discretion to permit or condition an unlisted use upon review of an application for Code interpretation. In July 2016, the City began requiring any applicant proposing a self-service storage facility in any zone other than the MUR zones to apply for a Code Interpretation to determine if the use is allowed in a zone.

The following chart denotes those locations in the City that have recently conducted pre-application meetings and/or submitted a Code Interpretation for a self-service storage facility.

Potential Self-Service Storage Facility Projects

	Address	Zone	Pre application Meeting Held	Unlisted Use application
1	19237 Aurora Ave N	Mixed Business	Yes	Tracking No. 302142 Issued & approved
2	19022 Aurora Ave N	Mixed Business	No	Tracking No. 302165 Issued & approved
3	17000 Aurora Avenue N	Mixed Business (& Town Center)	Yes	Tracking No. 302164 Issued & approved
4	20029 19th Ave NE	Community Business	Yes	Tracking No. 302156 Issued & approved
5	17703 15th Ave NE	Community Business	Yes	Tracking No. 302166 Issued & approved
6	14553 Bothell Way NE	Community Business	Yes	Tracking No. 302157 Issued & approved

Even before the moratorium was enacted, staff intended to bring forward amendments to the Development Code to address through a public process how to regulate self-service storage facilities. The Unlisted Use process is intended as an interim tool for just these situations where the use is not specifically listed in the Use Table and the use cannot be clearly interpreted to fall into a broader use that is listed. The Planning Commission was provided information on the topic of Development Code amendments related to self-service storage facilities at the September 15th Planning Commission meeting. A link to the September 15, 2016 staff report is here: http://www.shorelinewa.gov/home/showdocument?id=27885

ANALYSIS

Staff's recommendation for a moratorium was prompted, as noted above, by an unusually large number of inquiries regarding the establishment of self-service storage facilities and the lack of clear development regulations to adequately address this use. The reason for this moratorium is not only to allow time for staff to analyze and the public to consider where and/or under what conditions to allow self-service storage facilities in the City, but to determine how these facilities can be designed to be consistent with the goals and policies of the surrounding community. The use is currently not listed in the use table except in SMC Table 20.40.160 Station Area Uses.

There are some areas that the City has devoted considerable time and resources to create subarea and community renewal plans that establish a vision for their development. The City also has many Comprehensive Plan policies that apply to how certain areas of the City are to be developed. These goals, policies and plans serve as the foundation for any regulatory change suggested by staff.

Research

Staff researched other local Development Codes to gain information about how nearby jurisdictions are regulating self-service storage facilities. A summary of sample City regulations for self-service storage facilities can be found in Attachment B.

Staff and several of the people who are involved with the self-service storage projects that were put on hold by the moratorium have been in communication and sharing information. To get the information sharing started, staff emailed the following questions to the City's compiled list of contacts based on the recent permitting requests related to self-service storage facility projects:

1) Do you have any images of the types of self-service storage facilities that are planned for Shoreline that could be shared?

   Copies of images submitted are included in Attachment C. These images represent modern self-service storage facilities similar to those some or all of the interested parties are planning for Shoreline.

2) Do you have any site plans or statistics (square footage, number of units, size of units, number of floors) for the types of self-service storage facilities planned for Shoreline?

   a. *Footprint: Facilities are typically 100,000 gross square feet.*
   b. *Size of Units: The size and mix of the units provided by a storage facility vary based on the presumed needs of the local community. For example, in agricultural communities the need might be to store large equipment where as in an urban setting more of the smaller sized units are needed. For Shoreline, at least one self-service storage provider anticipates that the average unit size will be 80-100 square feet with the mix of units ranging from 25 to 300 square feet. This project would include 850-900 units.*
   c. *Height: Average facility is 2-5 stories.*

3) How do other cities in the area regulate self-service storage facilities?

   Please see Attachment B for a summary of how several other cities are currently regulating self-service storage facilities.

4) Can you please describe who uses self-storage facilities?
   "Self-service storage is used by everyone." .According to the National Self Storage Association:

- *America has 7 square feet of self-storage for every man, woman and child living in the United States.*
- *Self-storage has been the fastest-growing segment of the commercial real estate industry for four decades running.*
- *Nearly 1 out of every 10 households currently rents a storage facility.*
- *Of those renting storage units, half have been renting over a year, and 30 percent for more than two years.*
- *Of those who rent off-site storage, 65 percent have a garage, 47 percent have an attic and 33 percent a basement.*

Storage customers include but are not limited to:

a. *Apartment residents especially as apartment unit sizes decrease*
b. *Single family households*
c. *People staging homes to sell*
d. *People in between homes*
e. *Families in flux: divorce, estate management, marriage*
f. *Businesses (start-up companies, medical records, files, contractors, landscapers, excess inventory, equipment, real estate signs etc.) Note: this can account for 30% or more of the totally tenancy as reported by one of the proponents of a facility proposed in Shoreline)*
g. *Pharmaceutical representatives*
h. *Home occupations*
i. *Sports leagues (ex. Little League)*

To meet the needs of today's storage customers, facilities are largely climate controlled and secure. The model of single story cinder block units, without heating, cooling and humidity control that are accessed from drive up garage doors has largely been replaced by modern multi story, climate controlled, and secure units that are accessed internally.

5) Do facilities "publish/share" number of units total & square footage total for existing facilities and vacancy rate information? If yes, how would the City set about obtaining this information?

This information is proprietary and difficult to get. Anecdotally, staff have been told that the existing facilities Shoreline are at 85-99% occupancy. When occupancy is high, it also tends to reduce the variety of storage options available. For example, the smaller less expensive units may all be rented leaving only large more expensive units.

6) Is there a per person or household formula to determine how many storage units or square feet of storage a City can support?

Typically, self-service storage facilities count on serving customers within a 10 minute or less drive. Customers want storage units that are close to their home or business. Customers like being able to multi-task, as in go to the grocery store, dry cleaner and stop by the storage unit.

A "rule of thumb" is to locate in an area with the density and demand to support 6-8 sq. ft. of storage per capita within a three mile radius. As Shoreline's population grows the demand for storage will grow with it.

7) How do self-service storage facilities benefit a jurisdiction?

    a. *Modern self-service storage facilities would be adhering to the City's commercial design and landscaping standards.*
    b. *Self-service storage supports both residential and commercial growth.*
    c. *The design of a self-service storage facility can be flexible allowing the use to locate on under used or difficult to develop sites.*
    d. *Adds to the property tax base.*
    e. *Allows people to reclaim their garages to use for parking and storage of items that may otherwise accumulate outdoors creating eyesores.*

8) Is there anything else you think the City should know about the self-service storage industry or about your proposed project in particular?

- *During one of the staff meetings with interested parties, the subject of why the City was seeing such an uptick in developers interested in locating self-service storage facilities Shoreline. One of the reasons cited was that when the economy was suffering back in 2008 it effected the lending for self-service storage facilities. However, the demand for the use continued to grow. Just recently, lending and investment capital are again being made available for self-service storage projects. The demand and financial backing are making self-service storage facilities an attractive investment.*
- *Staff also learned during an informational meeting why self-service storage facilities seem to be locating in close proximity to existing and proposed facilities. It can be a strategy for self-service storage facilities to cluster. The strategy is to establish with potential customers where in town they can go to "shop" for a storage unit to rent. Different self-service storage facilities provide different storage options, atmosphere, pricing, etc.*

Please refer to Attachment D for additional information submitted to date for this study session.

Regulatory Options

There are many options to consider in regards to regulation of self-service storage facilities. The following options are in no particular order and do not represent every possible option. The idea is to review the options and to provide feedback to staff as to the Commission's preferences. Staff will then prepare draft regulatory language to serve as the basis for the Public Hearing.

Should self-service storage facilities be a permitted use? If no:

Prohibit self-service storage facilities in all zones except as provided for in the MUR zones.

If yes:

Option 1) Only permit self-service storage facilities on parcels with a Comprehensive Plan designation of Mixed Business 1. The Mixed-Use 1 (MU1) designation encourages the development of walkable places with architectural interest that integrate a wide variety of retail, office, and service uses, along with form-based maximum density residential uses. Transition to adjacent single-family neighborhoods may be accomplished through appropriate design solutions. Limited manufacturing uses may be permitted under certain conditions.

The Mixed-Use 2 (MU2) designation is similar to the MU1 designation, except it is not intended to allow more intense uses, such as manufacturing and other uses that generate light, glare, noise, or odor that may be incompatible with existing and proposed land uses. The Mixed-Use 2 (MU2) designation applies to commercial areas not on the Aurora Avenue or Ballinger Way corridors, such as Ridgecrest, Briarcrest, Richmond Beach, and North City.

This option would permit self-service storage facilities in the Mixed Business zone on Aurora Avenue North, in the Mixed Business and Community Business along Ballinger Way NE. Please refer to Attachment E to see which areas of Shoreline have the MU1 land use designation.

Option 2): Limit the location of self-service storage facilities to the Mixed Business and Community Business zones.

20.40.130 Nonresidential uses.

Table 20.40.130 Nonresidential Uses

NAICS #	SPECIFIC LAND USE	R4-R6	R8-R12	R18-R48	TC-4	NB	CB	MB	TC-1, 2 & 3
RETAIL/SERVICE									
	Self-Service Storage Facilities						**P-i**	**P-i**	
P = Permitted Use				**S = Special Use**					
C = Conditional Use				**-i = Indexed Supplemental Criteria**					

…

Option 3) Allow self-service storage facilities in the Community Business and Mixed Business zones as a Conditional Use that is Accessory to a primary use. Accessory use is limited to no more than 30% of the gross floor area of a building or the first level of a multi-level building. Conditional Use permits are Type B- Administrative decisions processed as described in SMC 20.30.050 and SMC 20.30.300. This concept mirrors how self-service storage facilities are regulated in the MUR zones.

NAICS #	SPECIFIC LAND USE	R4-R6	R8-R12	R18-R48	TC-4	NB	CB	MB	TC-1, 2 & 3

	Self-service storage facility						**C-A**	**C-A**	

P = Permitted Use C = Conditional Use

S = Special Use -i = Indexed Supplemental Criteria

A= Accessory = Thirty percent (30%) of the gross floor area of a building or the first level of a multi-level building.

Supplemental Index Criteria for Self-Service Storage Facilities

If the Commission is interested in permitting self-service storage facilities in Shoreline, then staff recommends additional supplemental index criteria. The supplemental index criteria can be used to ensure that self-service storage facilities support the City's adopted goals, policies and plans for future land use and development. Below are many ideas for the Commission to consider in regards to supplemental index criteria. These ideas are based largely on the staff research of other jurisdiction's regulations for self-service storage facilities.

SMC 20.40.505 Self-service storage facility.

A. Self-service storage facilities shall not be permitted on corner lots.

B. Self-service storage facilities shall not be located within a ¼ mile**,** 500 feet, or ???? measured from the property line of the proposed site to another existing or permitted self-service storage facility.

Please see Attachment A: Storage Facility Map which includes for visual reference ¼ mile and 500 ft. radius from existing and permitted self-service storage facilities.

C**.** Self-service storage facilities shall not be permitted in the Aurora Square Community Renewal Area and on NE 165th Street and 5th Avenue NE in the Ridgecrest Community Business district.

D. Minimum space dimension for building interiors that are ground-level and fronting on streets shall be 12-foot height and 20-foot depth and built to commercial building code. No more than 25% of this space may be occupied by self-service storage related uses including but not limited to storage units, storage supply sales, and office for support and rental of storage units.

E. Self-service storage facilities are permitted only within multistory structures designed to emulate multifamily or office buildings.

F. The only activities permitted in individual storage units shall be the rental of the unit and the pickup and deposit of goods and/or property in dead storage. Storage units shall not be used for activities such as: Residences, offices, workshops, studios, hobby or rehearsal areas.

G. Manufacturing, fabrication, or processing of goods, service or repair of vehicles, engines, appliances or other electrical equipment, or any other industrial activity.

H. Conducting retail sales of any kind including garage or estate sales or auctions or to conduct any other commercial activity.

I. Storage of flammable, perishable or hazardous materials or the keeping of animals.

J. Accessory Uses. Accessory uses such as the rental of trucks, trailers or moving equipment (hand carts, jacks and lifts, etc.), the installation of trailer hitches, or the sale of boxes or packing materials are permitted only if they are otherwise permitted in the zone in which the facility is located, and shall meet all use and development standards of the zone.

K. Self-service storage facilities located in commercial zones shall not operate or allow tenant access between the hours of 10:00 p.m. and 7:00 a.m.

L. Outdoor Storage Prohibited. Within commercial zones, all goods and property stored in a self-service storage facility shall be stored in an enclosed building. No outdoor storage of boats, RVs, vehicles, etc., or storage in outdoor storage pods or shipping containers is permitted.

M. All storage units shall gain access from the interior of the building(s) or site – no unit doors may face the street or be visible from off the property.
N. If the facility abuts residentially zoned property, the facility loading bays, docks or doors shall not be visible from the residential property.

O. Loading docks, entrances or bays may not be located on a street-facing side of a building and shall be screened from residential uses.

P. Electrical service to storage units shall be for lighting and climate control only. No electrical outlets are permitted inside individual storage units. Lighting fixtures and switches shall be of a secure design that will not allow tapping the fixtures for other purposes.

Q. Fences and walls including entry gates shall be constructed of high quality materials and shall be compatible with the design and materials of the building(s) and site. Decorative metal or wrought iron fences are preferred. Chain-link (or similar) fences, barbed or razor wire fences, and walls made of precast concrete blocks are prohibited. Fences or walls are not allowed between the main or front building on the site and the street. Landscape areas required by the design guidelines or elsewhere in this code shall not be fenced.

R. A minimum window area shall be 50% percent of each floor above the ground floor of a self-service storage facility building that is visible from a street or from a residentially zoned area.

S. Self-service storage facility buildings shall be surfaced in high-quality materials. Unfaced concrete block, painted masonry, tilt-up and pre-cast concrete panels and prefabricated metal sheets are prohibited. Prefabricated buildings are not allowed.

T. Exterior colors, including any internal corridors or doors visible through windows, shall be muted tones.

U. Elevated truck loading docks shall not be located on building elevations that face streets or abutting residential zone districts.

V. Cladding Materials. Buildings shall be clad with a mix of durable, low maintenance materials that convey an appearance of quality. Allowed cladding materials include: (1) high grade metal composite panels with a durable, factory-applied finish, provided that colors or textures are varied to prevent a monolithic appearance; (2) brick, brick veneer, stone, simulated stone, or stucco; (3) cement fiberboard; (4) concrete masonry units ("CMUs") with integrated color, provided that the outer surface of the CMUs is either split face or ground face. Prohibited cladding materials include: (1) un-backed, non-composite sheet metal products (e.g., standing-seam metal or flat panels that may oil-can or easily dent); (2) smooth face CMUs that are painted or unfinished; (3) board and batten siding; (4) plastic or vinyl siding; or (5) unfinished wood.

W. Building Length: Have a maximum building length of one hundred fifty (150) linear feet, regardless of modulation, for any facade located within fifty (50) feet of and facing a residential zoned property or designated major street.

X. Facade Variation: Have exterior vertical surfaces with at least fifty (50) percent of the area covered by a material or combination of materials such as decorative brick veneer, stone, stucco, textured block or similar decorative materials with no one material exceeding fifty (50) percent of said area.

Additional Consideration: Prohibit self-service storage facilities in Town Center zones. Extend the Town Center 3 zone North along Aurora Avenue N to N 192nd Street. This would indicate that the City has different long range plans for this area that align with the Town Center Plan. The steps to implement this solution would include:

1) Add to the 2017 Comprehensive Plan Docket the following amendments:
   a) LU14: The Town Center designation applies to the area along the Aurora corridor between N 170th Street and N 192nd ~~188th~~ Street and between Stone Avenue N and Linden Avenue N, and provides for a mix of uses, including retail, service, office, and residential with greater densities.
   b) Change the Mixed Use 1 designated property on Aurora Avenue North that is adjacent to and North of the Town Center District to the Town Center District designation all the way North to N 192nd Street on the Comprehensive Plan Future Land Use Map.
2) Initiate a concurrent rezone of all properties zoned Mixed Business along Aurora Avenue N south of N 192nd Street to the Town Center – 3 zoned properties.

Next Steps

Staff proposes the following steps to achieve resolution on the moratorium:

Date	Action
October 3, 2016	City Council Public Hearing on Moratorium
October 6, 2016	Planning Commission Study Session on Self Service Storage Facilities.
November 3, 2016	**TENTATIVE** Planning Commission Public Hearing on Development Code Amendments for Self-Service Storage Facilities

November 28, 2016	**TENTATIVE** City Council Study Session on Development Code Amendments for Self-Service Storage Facilities
December 12, 2016	**TENTATIVE** City Council Adoption of Development Code Amendments for Self-Service Storage Facilities
February 8, 2017	The six (6) month moratorium ends unless extended or resolved

RECOMMENDATION

This is a study session. Staff recommends that the Planning Commission: (1) identify any additional information that may be needed to formulate a recommendation to City Council on how to regulate self-service storage facilities; (2) discuss conceptually where and how self-service storage facilities should be allowed either out right or conditionally or prohibited; (3) discuss conceptually if self-service storage facilities should be required to meet specific conditions or standards; and (4) if specific conditions or standards should apply what aspects of self-service storage facilities should be further regulated.

ATTACHMENTS

Attachment A	Self-Service Storage Facility Map: Existing, Permitted & Proposed including ¼ mile & 500 ft. buffers
Attachment B	Summary of Other Jurisdiction's Self-Service Storage Facility regulations
Attachment C	Photos Newer Self-Service Storage Facilities
Attachment D	Public Comment letters
Attachment E	Comprehensive Plan Future Land Use Map: MU 1 & MU 2

Attachment A Storage FAcilities with Buffers map

Woodway
Edmonds
Lake Ballinger
Mountlake Terrace
Lake Forest Park
Puget Sound
Seattle
CRISTA
Shoreline Community College
Aurora Square Community Renewal Area
185th St Station Area
145th St. Station Area
Fircrest

Proposed Project #1 - Pre-application on Two Parcels
Proposed Project #2 - Pre-application on One Parcel (TC-3)
Proposed Project #3 - Pre-application on One Parcel Possibly on Mulitiple
Proposed Project #4 - Pre-application on Two Parcels
Proposed Project #5 - Pre-application on Two Parcels
Proposed Project #6 - Pre-application on Five Parcels
Existing - Public Storage
Existing - Public Storage
Existing - Storage Court
Existing - Public Storage
Existing - 145th Aurora Storage
Vested Project Permit Issued on One Parcel
Vested Project Permit Issued on One Parcel

Phase 1
Phase 2
Phase 3

NW 205TH ST
NE 205TH ST
N 200TH ST
NW 196TH ST
NW 195TH ST
N 195TH ST
NW RICHMOND BCH RD
NW 188TH ST
RIDGEFIELD RD NW
N RICHMOND BCH RD
N 185TH ST
NE 185TH ST
NE 180TH ST
NW 180TH ST
NE 178TH ST
N 175TH ST
NW 175TH ST
NE 175TH ST
NW 167TH ST
N 167TH ST
NE 168TH ST
N 165TH ST
NE 165TH ST
N 160TH ST
N 155TH ST
NE 155TH ST
NE 150TH ST
N 145TH ST
NW 145TH ST
NE 196TH ST
NE PERKINS WAY
NW INNIS ARDEN WAY
20TH AVE NW
15TH AVE NW
8TH AVE NW
3RD AVE NW
14TH AVE NW
6TH AVE NW
10TH AVE NW
1ST AVE NW
FREMONT AVE N
LINDEN AVE N
ASHWORTH AVE N
MERIDIAN AVE N
GREENWOOD AVE N
1ST AVE NE
5TH AVE NE
10TH AVE NE
15TH AVE NE
25TH AVE NE
24TH AVE NE
BALLINGER WAY NE
MIDVALE AVE N
SPRINGDALE CT NW
FERNDALE AVE N
99
5

City of Shoreline
Geographic Information System

Storage Facility Locations With Buffers

Existing and Proposed Storage Facilities

- Storage Facility - 0.25 Mile Radius
- Storage Facility - 500 Foot Radius
- Proposed Storage Facility
- Existing Storage Facility
- Vested Storage Facility

Zoning Phase

- 185th St Station Phase 2 - 2021
- 185th St Station Phase 3 - 2033
- 145th St Station Phase 1 - 2016
- 145th St Station Phase 2 - 2033
- Town Center (1,2,3 or 4)
- MUR-70; Mixed Use Residential (70' height)
- MUR-45; Mixed Use Residentiial (45' height)
- MUR-35; Mixed Use Residential (35' height)
- MB; Mixed Business
- CB; Community Business
- NB; Neighborhood Business
- PA 3; Planned Area 3
- C; Campus
- CZ; Contract Zone
- R-48; Residential, 48 units/acre
- R-24; Residential, 24 units/acre
- R-18; Residential, 18 units/acre
- R-12; Residential, 12 units/acre
- R-8; Residential, 8 units/acre
- R-6; Residential, 6 units/acre
- R-4; Residential, 4 units/acre

Other Map Features

- City Boundary
- Open Water
- Streets Outside Shoreline
- Interstate
- Minor Arterial
- Principal Arterial
- Park

Street Classification

- Collector Arterial
- Local Street
- Neighborhood Collector

0 450 900 1,800 2,700 3,600 Feet

CITY OF SHORELINE

N W E S

Date: 9/29/2016
Document Name: MS Temp Moratorium SCH

Attachment B - Self Service Research

This attachment looks at Self-Service Storage Regulations in some of the jurisdictions around the Puget Sound.

City of Seattle –

The City of Seattle allows mini-storage (how they label the use) within multiple zoning categories throughout the city:

- Allowed in the Seattle-Mixed (SM) zone subject to a Director approved Conditional Use Permit.
- Allowed in the Neighborhood Commercial (NC) 3 subject to a maximum size of 25,000 square feet.
- Allowed in the Commercial-1 zone subject a maximum size of 40,000 square feet.
- Allowed in the Urban Industrial zone without limitation.

Seattle's NC3 zone is similar to Shoreline's MUR-45' and CB zones. Seattle's C-1 zone is most similar to Shoreline's Mixed-Business zone. Mini-storage development within the SM zone may not be located on a street frontage that faces a residential zoning district.

Lake Forest Park / Edmonds –

Self-service storage facilities are not a listed use within the City of Lake Forest Park but are not necessarily prohibited. Self-service storage facilities have been prohibited in Edmonds for 10+ years.

Mountlake Terrace –

Mini-warehouses are permitted in the City of Mountlake Terrace. The City does not specifically address mini-warehouses as a separate use but identifies mini-warehouses within the definition of "industry" which is a permitted use in the Light Industrial zone and the Office park zone. There are approximately 190 acres of land zoned LI/OP. There are no special design guidelines or approval processes for mini-warehouses.

Bothell –

The City of Bothell allows self-service warehouses in the Community Business, General Commercial, and Light Industrial zones. There are no special design guidelines or approval processes for self-service warehouses.

Kenmore –

The City of Kenmore allows self-service storage.

- The City of Kenmore allows self-service storage as a conditional use in the R-12 through R-48 zones if its accessory to an apartment development.
- Self-service storage is allowed in the Regional Business zone.
- Self-service storage is prohibited in the Community Business, Neighborhood Business, and Downtown Commercial zones.

Lynnwood –

The City of Lynnwood allows self-service storage facilities. Self-service storage facilities are allowed in the B-1 and CG zones and in the PCD zone with a Conditional Use Permit. The City of Lynnwood has an extensive list of regulations regarding self-service storage facilities including:

- Self-service storage facilities are permitted only within multistory structures designed to emulate multifamily or office buildings.
- The only activities permitted in individual storage units shall be the rental of the unit and the pickup and deposit of goods and/or property in dead storage. Storage units shall not be used for activities such as:
- Residences, offices, workshops, studios, hobby or rehearsal areas;
- Manufacturing, fabrication, or processing of goods, service or repair of vehicles, engines, appliances or other electrical equipment, or any other industrial activity;
- Conducting retail sales of any kind including garage or estate sales or auctions or to conduct any other commercial activity;
- Storage of flammable, perishable or hazardous materials or the keeping of animals.
- Accessory Uses. Accessory uses such as the rental of trucks, trailers or moving equipment (hand carts, jacks and lifts, etc.), the installation of trailer hitches, or the sale of boxes or packing materials are permitted only if they are otherwise permitted in the zone in which the facility is located, and shall meet all use and development standards of the commercial zone.
- Self-service storage facilities located in commercial zones shall not operate or allow tenant access between the hours of 10:00 p.m. and 7:00 a.m.
- Outdoor Storage Prohibited. Within commercial zones, all goods and property stored in a self-service storage facility shall be stored in an enclosed building. No outdoor storage of boats, RVs, vehicles, etc., or storage in outdoor storage pods or shipping containers is permitted.
- All storage units shall gain access from the interior of the building(s) or site – no unit doors may face the street or be visible from off the property.
- If the facility abuts residentially zoned property, the facility loading bays, docks or doors shall not be visible from the residential property.
- Electrical service to storage units shall be for lighting and climate control only. No electrical outlets are permitted inside individual storage units. Lighting fixtures and switches shall be of a secure design that will not allow tapping the fixtures for other purposes.

- The facility shall be located in a multi-story building.
- Loading docks, entrances or bays may not be located on a street-facing side of a building and shall be screened from residential uses.
- Fences and walls including entry gates shall be constructed of high quality materials and shall be compatible with the design and materials of the building(s) and site.
- Decorative metal or wrought iron fences are preferred.
- Chain-link (or similar) fences, barbed or razor wire fences, and walls made of precast concrete blocks are prohibited.
- Fences or walls are not allowed between the main or front building on the site and the street.
- Street-front landscape areas required by the design guidelines or elsewhere in this code shall not be fenced.
- The ground floor transparency requirements of the commercial districts design guidelines shall also apply to each floor above the ground floor of a self-service storage facility building that is visible from a street or from a residentially zoned area.
- The design guidelines for treating blank walls and for opaque walls in the design shall apply to the upper floors of self-service storage buildings.
- In order to promote visual compatibility with commercial and multifamily development allowed in commercial zones, self-service storage facilities buildings shall incorporate architectural and design features common to commercial and/or multifamily development. Examples of such architectural and design features include: massing; proportion; facade modulation; exterior building materials and detailing; varied roof line; pedestrian scale; fenestration; repetition; etc.
- The business office of self-service storage facilities in commercial zones shall have a pedestrian entrance facing the street.
- This entrance shall be considered the “main” or “principal” entrance to the building for purposes of the design guidelines or other sections of this chapter even if the majority of customers using the facility enter through loading docks, bays, doors or other side or rear entrances.
- This entrance shall meet the design guideline prominent entrance requirements.
- Self-service storage facility buildings shall be surfaced in high-quality materials. Unfaced concrete block, painted masonry, tilt-up and pre-cast concrete panels and prefabricated metal sheets are prohibited. Prefabricated buildings are not allowed.

Lynnwood’s Community Business (B1) zone; General Commercial (CG) zone; and Planned Commercial Development (PCD) are comparable to Shoreline’s Community Business and Mixed Business zones.

Issaquah –

The City of Issaquah allows self-storage in the Professional Office, Retail Commercial, and the Intensive Commercial zones. The City of Issaquah has a number of building and site design requirements including:

- Controlled Access: Have controlled access that is monitored electronically and/or by facility staff at all times.
- Colors: Have exterior colors, including any internal corridors or doors visible through windows, that are muted tones selected from the colors permitted in the Olde Town Design Standards, regardless of development location.
- Fencing: Have fencing that is low-maintenance material with articulation and/or prominent posts at intervals no greater than twenty-five (25) feet. Chain link fencing is not permitted.
- Landscaping and Lighting: Submit landscaping and lighting plans consistent with Land Use Code standards.
- Building Length: Have a maximum building length of one hundred fifty (150) linear feet, regardless of modulation, for any facade located within fifty (50) feet of and facing a residential zoned property or designated major street.
- Building Modulation: Have building modulation incorporated in the overall design to reduce the bulk and mass of the building(s).The modulation can take the form of indentations, extrusions and other various forms, with minimum modulation depth of at least three (3) feet, and minimum modulation width of at least eight (8) feet.
- Facade Variation: Have exterior vertical surfaces with at least fifty (50) percent of the area covered by a material or combination of materials such as decorative brick veneer, stone, stucco, textured block or similar decorative materials with no one material exceeding fifty (50) percent of said area.
- Roof Line Variation: Have roof line variation for any roof lines which exceed fifty (50) feet in length. Roof line variation shall be achieved using one (1) or more of the following methods:
    - Vertical offset ridge line;
    - Horizontal offset ridge line; or
    - Variations of roof pitch.
- Right-of-Way Access: Not use any public right-of-way as a means of accessing individual storage units.
- Storage Unit Doors: Have no doors to individual storage units within the self-storage use or the appearance of such doors facing any residential property or a designated major street.
- Loading Bay Doors: Have no loading bay doors for access to the facility as a whole facing any Residential zoned property or designated major street unless the site location offers no alternative.

Kirkland –

The City of Kirkland allows “retail establishments providing storage services” (this is how Kirkland lists the use). The City of Kirkland allows this use in the Community Business (BC), BC1, BC2, and BCX zones subject to the following conditions:

- This use not permitted in BC 1 and BC 2 zones or if any portion of the property is located within 150 feet of the Cross Kirkland Corridor.
- Not permitted in Office Zones.
- Parking is determined by Director.
- Landscape Standards apply.

The difference between BC 1 and 2 zones is how much commercial floor area must be incorporated into the project. The uses allowed in the BC zones resemble Shoreline's CB zone except Shoreline does not require commercial uses to be provided like Kirkland does.

Everett –

Regulated in the code as "self-storage facilities"

Permitted in the following zones:
- Community Business
- General Commercial
- Heavy Commercial
- Business Park
- Office and Industrial Park
- Heavy Manufacturing

Subject to a parking limit of 1 parking space per 300 square feet of office area, plus 2 spaces for manager's living quarters.

City of Bellevue –

Regulated in the land use code as "warehousing and storage services"

Permitted in the following land use districts
- Light Industrial
- General Commercial

Permitted in the following districts only as a subordinate use to a permitted or special use
- Community Business
- Factoria Land use District 1

There are no development, density, or design standards specifically applicable to self-storage facilities.

City of Renton –

Regulated in the code as "self-service storage facilities".

Permitted in the following zones:

- Medium Industrial (prohibited in the area south of I-405 and north of SW 16th Street)
- Heavy Industrial

Conditionally permitted in the following zones, subject to administrative approval:

- Light Industrial

Conditionally permitted in the following zones, subject to approval by the Hearing Examiner:

- Commercial Arterial (must be part of a mixed-use development)
- Commercial Neighborhood (must be part of a mixed-use development)

Subject to additional city-wide parking regulations.

City of Tacoma –

Regulated in the code as "self-storage"

Permitted in the following zones:

- General Community Commercial District
- Planned Development Business District
- Community Commercial Mixed-Use District
- Urban Center Mixed-Use District
- Commercial Industrial Mixed-Use District
- Light Industrial District
- Heavy Industrial District
- Port Maritime and Industrial District

Vehicle ingress, vehicle egress, and/or loading bay doors of self-storage uses and/or vehicle service uses shall not face any residentially-zoned property.

City of Arvada, Colorado –

Self-storage facilities located in the PUD-BP and PUD-I Zoning Districts shall adhere to the development standards set forth in §6.6.5.F below:

1. No facade of an industrial primary structure may exceed 35 feet in height without a change in cladding material or surface plane.

2. Each primary entrance for employees or visitors that faces a public right-of-way shall be emphasized through the use of differing colors or materials, arches, arcades, or other architectural treatments.

3. All front facades of primary structures, and all side wall facades within 40 feet of the front facade, shall be of masonry (brick, stone, and/or stucco).

4. All primary structures with flat roofs shall include a parapet or fascia around all sides of the building.

5. Walls other than the front facade of a primary building may be clad with architectural metals, but when such metals are used on side wall facades they shall not extend closer than 40 feet to the front facade of the building.

6. Facades of the primary structure shall incorporate architectural relief through the use of at least two of the following tools: reveals, visible joint patterns, projected sills, belt courses, reporting brick header and stretcher courses, or differing colors and textures.

7. Wherever consistent with the standards above, the design of primary structures shall reflect the activities conducted within the building, or the mechanical or structural systems of the building, through the use of special roof shapes (such as skylights) or special corner treatments.

Self-storage facilities located in the I-1, I-2, NC-SU, and Clear Creek Zoning Districts shall adhere to the following standards:

Such use shall be contained within an enclosed building or buildings.

All self-storage facilities shall provide a minimum 32-foot wide drive aisle between all buildings and adjacent to all building walls with storage compartment access doors.

A conditional use permit shall be required for self-storage facilities without a resident manager or with more than one resident manager dwelling unit. Self-storage facilities with one on-site resident manager/caretaker dwelling shall be permitted by-right, subject to the following conditions:

- The manager/caretaker dwelling unit shall be incorporated into and occupy space on the premises of the self-storage facility.

- One off-street, covered parking space shall be required for the exclusive use of the resident manager/caretaker.

A single landscaped private recreation area, with a minimum area of 750 square feet, shall be provided within the self-storage facility for the exclusive use of the resident manager/caretaker. The landscaped recreation area shall include a minimum of one 2½-inch caliper shade tree, turf shrubs, and recreation equipment approved by the Community Development Director. Recreation equipment shall consist of picnic table and barbeque facilities, or other comparable equipment for use by the resident manager/caretaker.

All buildings in the self-storage facility shall be architecturally compatible with the surrounding zoning. Architectural compatibility shall be measured as follows: projects constructed abutting

residential or public/civic zoning shall employ sloped roofs and shall display wall relief features and colors commonly found in residential construction; projects abutting commercial or industrial zoning districts may employ more rigid lines and features; where a project abuts a residential or public/civic zoning district and any other zoning district, the residential compatibility requirement shall apply.

Allowed in the Hours of public access to self-storage units abutting one or more residential zoning districts shall be restricted to the period from 6:00 a.m. to 10:00 p.m., Monday through Sunday.

Attachment C - Newer storage

Attachment C - Newer storage

Attachment C - Newer storage

Attachment C - Newer storage

Attachment A

HCMP Hillis Clark Martin & Peterson P.S.

August 29, 2016

Rachael Markle
Director
Shoreline Planning and Community Development
17500 Midvale Ave N
Shoreline, WA 98133

Re: *Potential code amendments for self-service storage facilities*

Dear Ms. Markle:

We represent the owner of the property located at 19237 Aurora Avenue N. As you know, a self-service storage facility is proposed for this site (Project No. 202130) and received a favorable unlisted use code interpretation from your department on July 20, 2016. See Attachment A. Without warning, on August 8, 2016, the Shoreline City Council passed an emergency moratorium on self-service storage facilities. It's our understanding that your department is currently working on code amendments to address self-service storage facilities, and these code amendments will be presented to the Shoreline Planning Commission on September 15, 2016 and discussed over the coming months.

The purpose of this letter is to help inform the code amendment process. As discussed in more detail below, self-service storage should be permitted at 19237 Aurora Avenue N for the following reasons: (1) there is a demand at this location for self-storage to serve the City of Shoreline; (2) self-storage in this location is consistent with the City of Shoreline's adopted codes and policies; (3) the site characteristics are particularly well-suited for self-storage; and (4) a high-quality design is proposed for the self-storage facility.

1. There is a demand for self-storage in Shoreline.

Industry analysis indicates that there is a demand for self-storage facilities in Shoreline. The following is a highly distilled outline of our client's site analysis process. After conducting this analysis, our client determined that the property at 19237 Aurora Avenue N satisfies these factors.

- *Demand*: Demand is measured on vacancy rates and absorption rates. Vacancy rates in the area are extremely tight and are less than 8-9%. Operators and owners target occupancy rates of 85% - 95%. We believe these rates can be easily achieved at the Shoreline location based on the number of existing self-storage facilities and the anticipated residential growth in the City.

- *Traffic Counts*: Once a site is selected, we pull traffic counts for the main road that passes the site. We look at the direction of the traffic, is it one way or two way, is it restricted by right in – right out, is the street divided with a median, is there a turn out lane, etc... We try to identify traffic counts over 15,000 per day. Obviously, the Shoreline location on Aurora Avenue has excellent traffic counts and visibility.

- *Supply (SF/Capita)*: We analyze on a 1-Mile, 2-Mile and 3-Mile radius. We like sites with a supply ratio under 7 sf of storage space/capita in a 3-mile radius (this supply ratio does not include our own potential facility). As population increases continue to grow the demand for storage in Shoreline, a location along a major arterial is far from saturation. It is estimated that 80% of the customers for self-storage live within 2 miles of the site they rent from, so the anticipated growth of Shoreline suggests a need for additional local storage facilities.

- *Density*: We look at the 3-mile density as a factor in our site selection. We have established a minimum facility size threshold of 100,000 gross square feet, which provides the appropriate efficiency for operators like Extra Space, who we are considering for this project. The higher the density, the better. If you get even one competitor in a less populated area, then it can really damage the market. We always try to understand the barrier for entry for competition and how that could affect the market based on density. Since this Shoreline property is quite dense and urban, we are confident that population growth will ensure strong demand in this location.

These factors indicate that there is a demand for self-storage in Shoreline, and 19237 Aurora Avenue N meets all the criteria for a successful self-storage site.

2. Self-Storage at 19237 Aurora Avenue N is consistent with City policies.

Self-storage at 19237 Aurora Avenue N is consistent with both Shoreline's Development Code and Shoreline's Comprehensive Plan.

A. Development Code

The property at 19237 is located in the Mixed Business (MB) zone. "The purpose of the mixed business zone (MB) is to encourage the development of vertical and/or horizontal mixed-use buildings or developments along the Aurora Avenue and Ballinger Way corridors." SMC 20.40.040.C. As noted in the attached code interpretation, the MB zone allows the most intense land uses in the City of Shoreline.

Our client's proposed self-storage facility is a vertical development along Aurora Avenue (see below for design details). Self-storage facilities provide an essential complement

to modern mixed-use developments. By relieving the burden generated by decreasing residential unit sizes, storage facilities allow for increased development ratios and expanded ground floor commercial retail. Self-storage facilities are consistent with and support the purpose of the MB zone.

B. Comprehensive Plan

In addition to being consistent with the site's zoning designation, self-storage facilities are consistent with the goals outlined in the City of Shoreline's Comprehensive Plan for this location. The site's Comprehensive Plan Land Use Designation is "Mixed Use 1." The adjacent sites along Aurora also have this designation. The Mixed Use designation is intended to encourage development of a wide-variety of uses and services that are architecturally interesting. LU9. The self-storage facility provides a key service to supporting residential development, and the proposed facility is a high-quality architectural design.

The Comprehensive Plan also includes Economic Development Goals and Policies. Those goals include the following:

- "Encourage multi-story buildings for efficient land use." EDVII.
- "Encourage a mix of businesses that complement each other, and provide variety to the community to create activity and economic momentum." ED14.
- "Encourage the redevelopment of key and/or underused parcels through incentives and public/private partnerships." ED23.

Adequate self-service storage complements residential development, and the proposal is a multi-story building. This site is also currently vacant and underutilized. See the site photos in Attachment B. The site has been used as a dumping ground for construction materials leftover from the Aurora Avenue project, and as a result, the site has become home to transients. As discussed in more detail below, the site is not suitable for other uses, so if self-storage is not permitted at this site, then it is likely to continue to be underused.

In short, a self-storage facility at this location is consistent with the City of Shoreline's adopted code and policies. Self-storage facilities generate less traffic than other uses permitted in the MB zone, support residential development in the community, are in line with the purpose of the MB zone, and are consistent with Comprehensive Plan goals and policies.

3. 19237 Aurora Avenue N's site characteristics are well-suited for self-storage.

In addition to zone-wide consistency with the Development Code and the Comprehensive Plan, the site at 19237 Aurora Avenue N is particularly well-suited for self-storage for the following reasons:

- The site is located on a stretch of Aurora Avenue N with a vehicular focus. The adjacent sites do not generate significant pedestrian traffic. Also, the surrounding sites are underused.
- The site is not in a town center or a residential area. The surrounding sites along Aurora are also zoned MB.
- The site is not located on a corner.
- The site does not have a high pedestrian rating. *See* pg. 109 of Shoreline's Comprehensive Plan.
- There are no existing or proposed bike routes adjacent to the site. *See* pg. 137 of Shoreline's Comprehensive Plan.
- The site's physical characteristics limit the buildable area and potential use of the site. The site includes a steep slope. Also, the site has an unusual shape and zero lot line conditions with the neighbor to the north. Additionally, there is very little room for parking on the site, and self-storage has a relatively low parking requirement compared to other uses. These factors all make it extremely difficult or impossible to develop the site with multifamily housing or office use due to their market-driven parking requirements. With these restrictions, self-storage is the highest and best use for the site.

Given this site's unique characteristics, self-storage use should be permitted on this site, even if it is not permitted across the entire MB zone.

4. The proposed design is high-quality.

The proposed self-service storage facility at 19237 Aurora Ave N is a five-story building that contains both a storage component and an accessory office component. The design incorporates various high-quality materials such as glass, masonry, concrete, and metal siding. Vertical elements with high levels of transparency provide an elegant appearance on the highly visible Aurora corridor. Dense landscaping along the perimeter of the property provides both a visual and physical buffer from the hardscape of Aurora. Renderings of the proposed design are included in Attachment C.

In light of the considerations outlined in this letter, we request that your department's proposed code amendments allow a self-storage facility at 19237 Aurora Avenue N. Please let us know if we can provide additional information to assist your analysis.

Very truly yours,

Holly Golden

Holly D. Golden

HDG:dlc

E-Mail: holly.golden@hcmp.com
Direct Dial: (206) 470-7656
Fax: (206) 623-7789

cc: Shoreline City Council
Shoreline Planning Commission

ND: 21929.002 4829-6361-9382v2

8/29 LETTER

ATTACHMENT A

CITY OF SHORELINE

Planning & Community Development.

17500 Midvale Avenue North
Shoreline, WA 98133-4905
(206) 801-2500 ♦ Fax (206) 801-2788

ADMINISTRATIVE ORDER#302142-072016

SITE – SPECIFIC DETERMINATION

19237 Aurora Avenue North (includes parcels 728390-00641; 728390-00632; 728390-00630; and 728390-00573)

CODE SECTIONS: 20.40.040, 20.20.046, 20.40.110, 20.40.130, 20.40.570

I. ISSUE

A Self-Service Storage Facility is not a listed use in SMC 20.40.130, the Nonresidential Use Table. Is a self-service storage facility a permitted use in the Mixed Business (MB) zone at 19237 Aurora Avenue North?

II. FINDINGS:

A. Shoreline Municipal Code (SMC)

20.40.040 Nonresidential zones:

C. The purpose of the mixed business zone (MB) is to encourage the development of vertical and/or horizontal mixed-use buildings or developments along the Aurora Avenue and Ballinger Way corridors.

SMC 20.20.046

Self-Service Storage Facility	*An establishment containing separate storage spaces that are leased or rented as individual units.*

SMC 20.40.110 Use Tables

G. For the purposes of this Code, in most instances only broad use classifications that share similar characteristics are listed in the use tables. Where separate regulations or permit processes are necessary, uses are classified further. Some uses are identified with a detailed description provided in a referenced North American Industrial Classification System (NAICS) number. (This system classifies land uses by categories and provides subclassification for more detailed associated uses.) In case of a question as to the inclusion or exclusion of a particular proposed use, which is not identified in these tables, the use shall not be permitted unless allowed through a Code interpretation applying the criteria for Unlisted Use found in the Index of Supplemental Use Criteria

(SMC 20.40.200 through 20.40.610). Temporary uses are allowed under criteria listed in SMC 20.30.295.

SMC 20.40.130 Nonresidential uses.
Table 20.40.130 Nonresidential Uses. This table lists permitted uses. Self-service storage facility is not listed.

SMC 20.40.570 Unlisted use.

A. Recognizing that there may be uses not specifically listed in this title, either because of advancing technology or any other reason, the Director may permit or condition such use upon review of an application for Code interpretation for an unlisted use (SMC 20.30.040, Type A action) and by considering the following factors:

1. The physical characteristics of the unlisted use and its supporting structures, including but not limited to scale, traffic, hours of operation, and other impacts; and

2. Whether the unlisted use complements or is compatible in intensity and appearance with the other uses permitted in the zone in which it is to be located.

B. A record shall be kept of all unlisted use interpretations made by the Director; such decisions shall be used for future administration purposes. (Ord. 706 § 1 (Exh. A), 2015; Ord. 238 Ch. IV § 3(B), 2000).

- The proposed site for a self-service storage facility is located at 19237 Aurora Avenue North and is zoned Mixed Business (MB).
- A self-service storage facility is not permitted at 19237 Aurora Avenue North in the MB zone unless allowed through a Code Interpretation for the unlisted use.
- The proposed self-service storage facility will be multi story, include an office and retail component in addition to the main use, which will be devoted to self-storage.
- The proposed self-service storage facility will be required to meet the City's design standards for the MB zone. Currently the proposed facility includes using a variety of materials on the building: glass, masonry, concrete, and metal siding; and will have vertical design elements.
- The proposed self-storage facility`s hours of operation will likely be 9:00 a.m. to 6:00 p.m. daily.

III. CONCLUSIONS

A self-service storage facility is not permitted at 19237 Aurora Avenue North in the MB zone unless allowed through a Code Interpretation for the unlisted use.

"The purpose of the mixed business zone (MB) is to encourage the development of vertical and/or horizontal mixed-use buildings or developments along the Aurora Avenue and Ballinger Way corridors."

19237 Aurora Avenue North is located in the MB zone. The proposed self-service storage facility project is proposed as a vertical development on Aurora Avenue. The project will include an office, retail and self-storage units. Although the project may not be considered as mixed use, the SMC does not require mixed use development in the MB zone.

In accordance with the factors/criteria required for consideration in determining if an unlisted use is permitted at a particular location:

A. The physical characteristics of the unlisted use and its supporting structures, including but not limited to scale, traffic, hours of operation, and other impacts, the City finds the following:

   The Mixed Business zone permits the most intense land uses in the City. A self-service storage facility is expected to generate less impacts such as noise, traffic, parking needs and odors than many of the uses listed and permitted in the Nonresidential Use Table SMC 20.40.130.

   1. The proposed self-service storage facility project intends to be open between 9:00 a.m. and 6:00 p.m. daily, whereby limiting disturbance to neighboring properties.
   2. The proposed self-service storage facility will be multi-story, which will be consistent with the physical character of buildings to the East of the project site; and

B. Whether the unlisted use complements or is compatible in intensity and appearance with the other uses permitted in the zone in which it is to be located:

   1. The proposed self-service storage facility project must be designed in compliance with the Commercial design requirements in SMC 20.50 Subchapter 4, and Landscaping Subchapter 7, which will ensure the proposed self-service storage facility use will be compatible in intensity and appearance with other uses in the zone.
   2. The proposed self-service storage facility is described as being a multi-story structure designed using a variety of building materials and vertical elements to add interest to the building. Dense landscaping is also proposed to create "green screening" between the proposed use and adjacent uses.

IV. **DECISION:** Based on the information submitted as part of the Code Interpretation 302142 application for a self-service storage facility at 19237 Aurora Avenue North and a review of the purpose of the Mixed Business zone, a self-service storage facility is a permitted use at 19237 Aurora Avenue North (includes parcels 728390-00641; 728390-00632; 728390-00630; and 728390-00573).

Please be aware that the City Council will be advised by staff to add self-service storage facility as a listed use to SMC 20.40.130, the Nonresidential Use Table. This action will determine which zones allow a self-service storage facility and could include supplemental index criteria (conditions). If a complete building permit application is submitted prior to Council action, the project will be vested under the code in effect at the time of submittal.

Director's Signature

7/20/16
Date

Attachment D - Comments

Attachment D - Comments

19237 AURORA AVE N
RENDERING

Attachment D - Comments

19237 AURORA AVE N
RENDERING

Attachment D - Comments


ExtraSpaceStorage
ExtraSpace
Storage
extraspace.com


ExtraSpace
Storage
ExtraSpace
Storage


EXTRA SPACE STORAGE


GREEN BOX SELF STORAGE


ExtraSpace
Storage

Attachment C

Jurisdiction	Code	Summary
Bellevue	Land Use Code	○ Regulated in the Land Use Code as "Warehousing and Storage Services" ○ Permitted in the following land use districts: • Light Industrial • General Commercial ○ Permitted in the following districts only as a subordinate use to a permitted or special use: • Community Business • Factoria Land Use District 1 ○ No development, density, or design standards specifically applicable to self-storage facilities.
Bothell	Bothell Municipal Code	○ Regulated in the Code as "Mini-Warehouse" ○ Permitted in the following zones: • Community Business • General Commercial • Light Industrial ○ No development, density, or design standards specifically applicable to mini-warehouses
Everett	Everett Municipal Code	○ Regulated in the Code as "Self-Storage Facilities" ○ Permitted in the following zones: • Community Business • General Commercial • Heavy Commercial • Business Park • Office and Industrial Park • Heavy Manufacturing

		○ Subject to a parking limit of 1 parking space per 300 sf of office area, plus 2 spaces for manager's living quarters.
Kirkland	Kirkland Zoning Code	○ Regulated in the Zoning Code as "Retail Establishment Providing Storage Services" ○ Permitted in the following zones: • Community Business • Light Industrial ○ No development, density, or design standards specifically applicable to self-storage facilities.
Lynnwood	Lynnwood Municipal Code	○ Regulated in the Zoning Title as "Self-Service Storage Facilities" ○ Permitted in the following zones: • Community Business • General Commercial • Industrial ○ Conditionally permitted in the following zones: • Planned Commercial Development ○ Self-service storage facilities located within commercial zones must adhere to specific use regulations, development standards, and design standards (LMC 21.46.119(D)) • Facilities located in Community Business, General Commercial, and Planned Commercial Development Zones are permitted only within multistory structures designed to emulate multifamily or office buildings. • Facilities located in City Center or Alderwood City Center zones are permitted as an accessory use, may not occupy more than 20 percent of the property's building floor area, and are not permitted on the ground or street level of a multistory building. • Storage units may be used for the deposit and storage of goods only. Specific prohibited uses are enumerated at LMC 21.46.119(D)(1)(c)). • Facilities and individual storage units must adhere to specific development and design standards specified at LMC 21.46.119(D)(2)–(3).

Mountlake Terrace	Mountlake Terrace Municipal Code	○ Regulated in the Zoning Title as "Mini-Warehouses" within the category of "Light Industry" ○ Permitted in the following zoning districts: • Light Industry/Office Park • Community Business District • General Commercial District (accessory permitted use only) ○ No development, density, or design standards specifically applicable to self-storage facilities.
Renton	Renton Municipal Code	○ Regulated in the Code as "Self-service Storage Facilities" ○ Permitted in the following zones: • Medium Industrial (prohibited within the area south of I-405 and north of SW 16th Street) • Heavy Industrial ○ Conditionally permitted in the following zones, subject to administrative approval: • Light Industrial ○ Conditionally permitted in the following zones, subject to approval by the Hearing Examiner: • Commercial Arterial (must be part of a mixed-use development) • Commercial Neighborhood (must be part of a mixed-use development) ○ Subject to additional city-wide parking regulations.
Seattle	Seattle Land Use Code	○ Regulated in the Zoning Code as "Mini-warehouses" under "Storage" ○ Permitted in the following zones: • Neighborhood Commercial 3 (facility limited to 25,000 square feet) • Commercial 1 (facility limited to 40,000 square feet) • Commercial 2 (no size limitations)

		• Permitted in all Industrial zones, excluding the Industrial General 1 zone in the Duwamish Manufacturing and Industrial Center o Conditionally permitted in the Seattle Mixed Zone, upon administrative approval, and provided that: • The street-level portion only fronts on an east/west oriented street, or an alley. • Vehicular entrances, including those for loading operations, will not disrupt traffic or transit routes. • The traffic generated will not disrupt the pedestrian character of an area by significantly increasing the potential for pedestrian-vehicle conflicts. o Additional Regulations • In permitted commercial zones, facilities may not abut a street-level street-facing façade in a structure that contains residential dwelling units. • Facilities located within the Transit Area Overlay Zone must comply with additional screening and landscaping requirements.
Tacoma	Tacoma Municipal Code	o Regulated in the Code as "Self-Storage" o Permitted in the following zones: • General Community Commercial District • Planned Development Business District • Community Commercial Mixed-Use District • Urban Center Mixed-Use District • Commercial Industrial Mixed-Use District • Light Industrial District • Heavy Industrial District • Port Maritime and Industrial District o Vehicle ingress, vehicle egress, and/or loading bay doors of self-storage uses and/or vehicle service uses shall not face any residentially-zoned property.

LAKE UNION PARTNERS

September 27, 2016

Dear Rachael,
Thanks for keeping us in the loop on the process at the City of Shoreline related to the moratorium on storage facilities. As you know, we are pursuing a self-storage facility at 19237 Aurora Avenue N. We went through the pre-application process, received a favorable interpretation regarding the use at the site, closed on the property, and were nearly ready to submit our application when the Shoreline City Council enacted the emergency moratorium.
I'm writing this note in response to your email dated September 21 where you asked a series of questions related to the storage facilities. A lot of what you asked about was contained in our letter to you dated August 29, which is included with this letter as Attachment A.

1. Photos of Planned Self-Storage Facilities
You asked for images, see Attachment B for renderings of our proposed facility and photos of example existing facilities.

2. Facility Operations and Design
We used the specifications of a national operator as a starting point when we started developing storage. Like hotels, it's extremely important to have a good operator for a self-service storage facility. The business is less about real estate than it is about operations. We've also compared notes with a successful storage developer from the Portland area and their data was similar to what we got from the national operator.

- Facility Size: The facilities are usually right around 100,000 gross square feet.

- Unit Size: The average size of the units depends largely on their location. The more rural properties tend to have larger average unit sizes; the more urban properties tend to have smaller average unit sizes. For Shoreline, we believe the average unit size will be 80-100 sf but we will have units ranging from 25 sf to 300 sf. Our proposed facility will contain 850-900 units.

- Building Height: The height of self-storage facilities will range from 2 stories to 5 stories, depending on the site characteristics. The ideal height seems to be 3-4 stories, which is where we get maximum efficiency with circulation. The Shoreline project we've designed is 5 stories, but it follows the steep topography of the site so it's 5 stories along the street, and it reduces down to a single story at the western most part of the site adjacent to the residential neighborhood behind our property. We did this to reduce the impact on neighbors and also to avoid expensive excavation and shoring that would be required on such a steep and awkwardly shaped property. This site would be extremely difficult to develop into any use other than storage due to the shape and topography.

- Parking Demand: High parking counts are typically not needed in storage properties – there simply aren't that many people coming and going at the same time.

- Landscaping: We typically have extensive landscape buffers around our properties, and as you can see from the attached rendering, the Shoreline site is definitely a good example of a well landscaped site.

- Lighting: We also use lighting to give the building character and additional visibility. Obviously, security is a concern for our tenants so the interiors and exteriors of our facilities are extremely well lit,

From:	Greg Kletzly
To:	Rachael Markle
Cc:	Mitch Johnson
Subject:	Shoreline - Self storage
Date:	Tuesday, September 27, 2016 6:03:50 PM
Attachments:	image007.png image001.png image003.jpg image005.jpg

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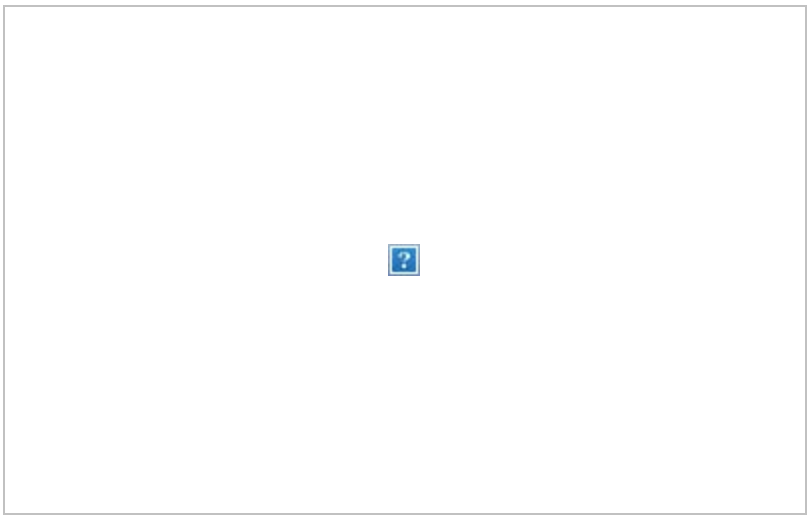
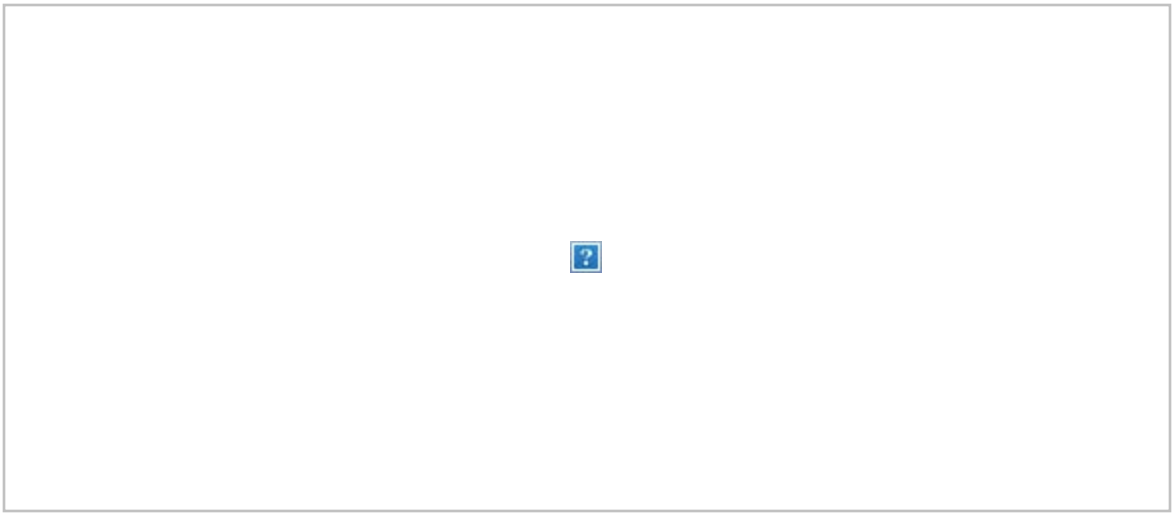
Rachael,

We greatly appreciate your time meeting with us today. Following are some images and notes that may aid in your presentation. Please let us know if we can assist further.

Positive Examples (local owners):

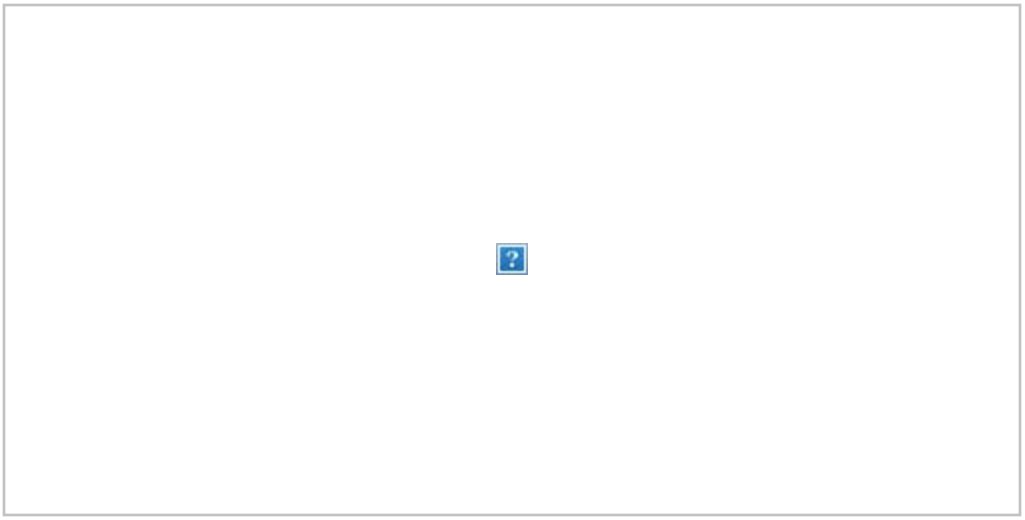
- Ground floor retail
- Earth-tone palette
- Pedestrian scale
- Lighting design

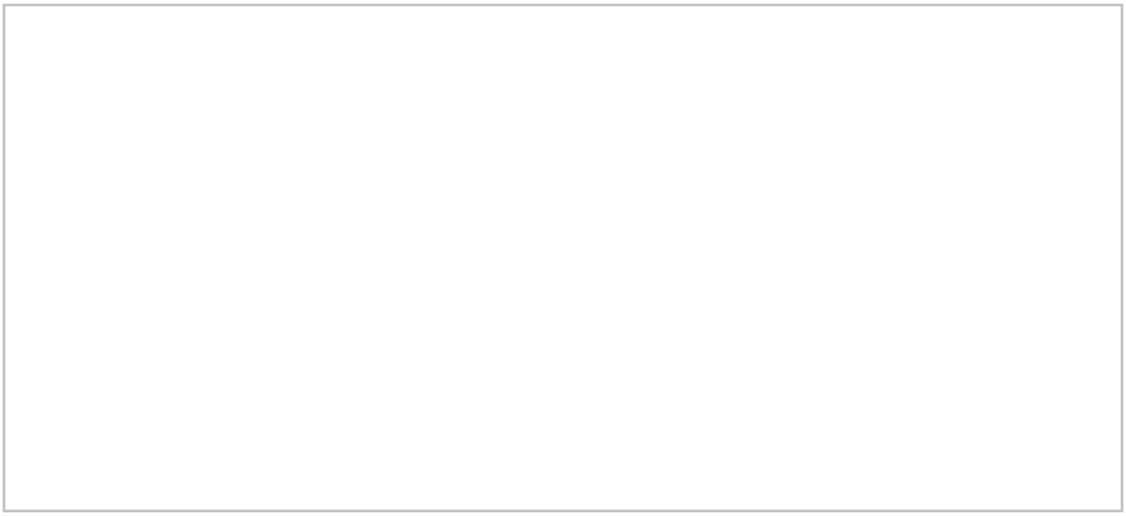




Negative Examples (non-local owners)

- Exposed garage doors w primary color palette
- Vinyl banner signs
- Chain link fences





Customer:

· Serves a 3-mile neighborhood area

· Household goods (located in convenient, accessible locations to serve residential neighborhoods and relocation needs of customer)

· Recreation equipment (seasonal storage for skis, bikes, jerseys and gear for individuals and sports leagues)

· Seasonal event materials (flexible, on demand space for tent storage, signage, holiday decor)

· Business goods inventory (affordable, convenient substitute to warehouse space)

· Realtors (signs, furniture staging, marketing materials)

Customer Profile:

· 1 in 10 households consistently use self-storage (65% of these customers have 1+ garage space)

· Home Occupation customer

· Single and multi-family customers

· Limited space in residence / office

· Relocation of residence / office

but not in a way that would disturb the neighbors.

3. Regulations in Other Cities
We've compiled information about how other cities in the region regulate self-storage facilities. Attachment C includes a chart with an overview of how other cities identify the use, where the use is allowed, and whether there are any other conditions or requirements for the use. This is a very high-level summary, but it shows that self-storage facilities are allowed in all the cities we researched in the region. It also shows that most, if not all, of these cities would allow self-storage facilities on a site similar to 19237 Aurora Avenue N, which has a Mixed Business zoning designation, a Comprehensive Plan designation that allows intense uses, is located on busy corridor, and is not located in a town center.

4. Self-Storage Use and Demand
Storage is used by everyone. It's a price point service that is accessible to most people in the community. With the Shoreline project, we believe most of our tenants will be from the extensive residential neighborhoods and new multifamily buildings surrounding our site. Shoreline is particularly attractive for self-storage facilities because it is a growing city, and growth in residential and commercial sectors increases the demand for self-storage facilities.

Self-storage facilities provide an essential complement to modern mixed-use residential developments. We have developed a lot of market rate apartment projects in Seattle, Portland, and Salt Lake City in this last cycle, and the trend has been ever smaller "price point" units as rents have increased. By relieving the modern burden generated by decreasing residential unit sizes, storage offers an affordable way for people to keep their belongings that may not fit in the small apartments that are being developed in our cities today.

As communities have become more familiar with self-storage, the demand for off-site storage has also expanded to accommodate the growing needs of the business community (e.g., storing files, medical records, excess inventory, equipment, etc). In some areas, business storage accounts for 30 percent or more of the total tenancy of the facility. Easy access, convenient office hours, short term rental agreements and no long term commitment to pay for space which may not be needed in the future, make the self-storage facility extremely attractive to the retail customer, contractor, home based businesses, manufacturers, and pharmaceutical representatives, etc.

5. Storage Facilities in Neighboring Cities
We don't track total units in any given community, but we do measure the number of competitive properties which exist within certain distances of our selected site. We analyze on a 1-mile, 2-mile, and 3-mile radius. We like sites with a supply ratio under 7 sf of storage space/capita in a 3-mile radius (this ratio does not include our own potential facility). As population continues to grow, the demand for storage in Shoreline, especially in a location along a major arterial, is far from saturation. It is estimated that 80% of the customers for self-storage live within two miles of the site they rent from, so the anticipated growth of Shoreline suggests a need for additional local storage facilities.

6. Data from Existing Facilities
Existing facilities are reluctant to share information about their vacancy and property statistics. We have had some success "shopping" individual properties to find out rental rates and general unit mixes, and industry standards seem to be consistent in most modern storage facilities.

7. Benefits to the City

The "third generation" of self-storage is characterized by the following: retail locations, light commercial locations, or even multi-family residential neighborhood locations (rather than the traditional industrial corridor or location in heavier commercial areas). This new design and operation model benefits the local jurisdiction in a number of ways.

- Good Design: These newer facilities emphasize aesthetics in construction and are designed to blend in with the "retail" nature of the neighborhoods they serve. Landscaping has also become a prime consideration, as well as development of storage in conjunction with a planned tract of offices, retail stores, or business park development, combining "incubator" office space with storage or "super centers" (retail strip mall with storage complex). All this contributes to the goal of creating a stable, secure, upscale image that develops a strong perception of trust among local consumers.

- Supports Growth: As discussed above, self-storage facilities are essential to supporting both residential and commercial growth in a community. Customers generally seek out self-service storage facilities within a two-mile radius, so it is important for a growing city like Shoreline to allow storage facilities to keep pace with and support desired growth.

- Development of Underused Sites The small unit sizes allow for much more flexible building layouts (as opposed to retail or residential apartments that require specific depths, widths, parking, etc.). Storage often fills the odd "leftover" properties sometimes found in cities, with the double benefit of satisfying an important public need.

- Property Taxes: Providing an appropriate use for underused sites creates the opportunity for higher property tax revenues on sites that would otherwise remain vacant.

8. Information about 19237 Aurora Avenue N

The letter we sent to you on August 29, 2016 explained why self-storage is particularly appropriate at 19237 Aurora Avenue N under the Shoreline Development Code (Mixed Business zone) and Shoreline's Comprehensive Plan (Mixed Use 1 designation). We also explained why the site characteristics supported the use (the Aurora Avenue N location, outside a town center or residential area, and not on a corner).

We want to emphasize again that our site is currently vacant and underutilized. The letter we sent on August 29, 2016 includes photos showing the existing condition of the property. The property has been a dumping ground for construction materials left over from the Aurora Avenue improvements and other garbage dumped by the general public. It has become home to transients. The site is oddly shaped and very steep. We feel quite strongly that a modern storage facility is clearly the highest and best use for this mid-block property and an appropriate use of the land under Shoreline's existing regulations.

Please let us know if we can provide any additional information. We look forward to working with your Department, the Planning Commission, and City Council to come up with a solution that allows the proposed self-storage facility at 19237 Aurora Avenue N.

Sincerely,

Scott Roberts
Principal, Lake Union Partners.

Attachment E - Comp Plan Map

Point Wells Future Service Annexation Area

Woodway

Edmonds

Lake Ballinger

Mountlake Terrace

Lake Forest Park

Puget Sound

Seattle

Seattle

145th Corridor Potential Annexation Area

NW 205TH ST
NE 205TH ST
N 200TH ST
NW 200TH ST
N 195TH ST
NW 195TH ST
N 192ND ST
NW 188TH ST
N 185TH ST
NW 180TH ST
NE 180TH ST
N 175TH ST
N 172ND ST
N 167TH ST
NW 167TH ST
N 165TH ST
NE 168TH ST
NE 165TH ST
N 155TH ST
NE 155TH ST
N 152ND ST
NE 150TH ST
N 145th St
NE 178TH ST
NE 196TH ST
NE 195TH ST

20TH AVE NW
15TH AVE NW
8TH AVE NW
3RD AVE NW
14TH AVE NW
10TH AVE NW
6TH AVE NW
15TH AVE NW
NW INNIS ARDEN W
FREMONT AVE N
LINDEN AVE N
ASHWORTH AVE N
MERIDIAN AVE N
1ST AVE NE
5TH AVE NE
10TH AVE NE
15TH AVE NE
24TH AVE NE
25TH AVE NE
GREENWOOD AVE N
DAYTON AVE N
WESTMINSTER WY N
NE PERKINS WY
BALLINGER WAY NE
N RICHMND BCH RD
RICHMOND BEACH DR NW
NW 195TH PL
RIDGEFIELD RD NW
SPRINGDALE CT NW
NW INNIS ARDEN WY
CARLYLE HALL RD NW
CARLYLE HALL RD N
N INNIS ARDEN WY
FOREST PARK DR NE
Twin Ponds
Ronald Bog

99
5
1

City of Shoreline
COMPREHENSIVE PLAN

Comprehensive Plan Land Use Designations

- Station Area 1
- Station Area 2
- Station Area 3
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institution/Campus
- Planned Area 3
- Mixed Use 2
- Mixed Use 1
- Town Center District
- Public Facility
- Public Open Space
- Private Open Space
- Future Service and Annexation Area

See LU20-LU43 for light rail station study area policies.

Station Study Areas Designations

- Land Use Study Area
- Mobility Study Area
- Approximate Light Rail Alignment

Potential Station Location

- 145th Station
- 185th Station

0 500 1,000 2,000 Feet

N W E S

This map is not an official map. No warranty is made concerning the accuracy, currency, or completeness of data depicted on this map.

Land Use

Updated May, 2015

Path: J:\GIS\Maps\PADS\CompPlan2012\LandUse\LandUseFinal(3).mxd