



MEMORANDUM

TO: Mayor Roberts and City Councilmembers

FROM: Jessica Simulcik Smith, City Clerk

DATE: August 9, 2016

RE: Documents received at 8/8/16 Council Meeting

CC: Debbie Tarry, City Manager
John Norris, Assistant City Manager

Attached hereto are documents received from the public at your August 8, 2016 City Council Regular Meeting.

- 1) Written comments regarding affordable housing submitted by Lois Harris.
- 2) MUTCD Section 2B.06 STOP Sign Applications submitted by Thomas Jefferson (TJ) Read.
- 3) Written comments regarding moratorium on self-service storage facilities submitted by Rodger Ricks.
- 4) Written comments regarding housing for homeless submitted by Forrest Taylor.
- 5) Written comments regarding maintaining pocket parks along Aurora submitted by Kim Lancaster.

My name is Lois Harrison and I am a long-term Shoreline resident.

I feel fortunate that my husband and I bought our home during a time people of moderate means were able to do so; as did our children. Unfortunately, buying or even renting, a home is now impossible for an ever increasing number of people who now find themselves homeless.

I have helped serve meals at Mary's Place Shelter and my church has now twice welcomed the United We Stand Tent City Encampment so I have had an opportunity to meet and talk with people who are homeless and to know that they come from a wide spectrum of society. Some are old. Some are children; some of them babes in arms. Some are mentally and/or physically disabled. Some are strong and healthy; able and willing to work. Some, in fact, do work but their wages are insufficient to meet the escalating cost and the decreasing availability of low cost housing.

Because media stories invariably focus on the homeless in Seattle, it would be easy to assume that there is not much of a problem here in Shoreline. Unless you have taken part in the One Night Count of the Homeless, it is doubtful you have knowingly seen a homeless person other than a person holding a sign at a freeway exit or perhaps the exit of a shopping center. Make no mistake they *are* here. According to the Shoreline Public School Report, there were 356 Homeless Students enrolled in our public schools during the 2015-2016 school year.

This year, (in February, I believe) this Council passed a resolution declaring that Homelessness is an Emergency. Therefore I request the Council take the logical next step and vote to prioritize affordable housing for the city-owned site at 198th and Aurora.

Lois Harrison
16052 25th Av NE
Shoreline 98155
206-363-9393 shorelinelois@gmail.com

Section 2B.06 STOP Sign Applications

Guidance:

- 01 *At intersections where a full stop is not necessary at all times, consideration should first be given to using less restrictive measures such as YIELD signs (see Sections 2B.08 and 2B.09).*
- 02 *The use of STOP signs on the minor-street approaches should be considered if engineering judgment indicates that a stop is always required because of one or more of the following conditions:*
 - A. *The vehicular traffic volumes on the through street or highway exceed 6,000 vehicles per day;*
 - B. *A restricted view exists that requires road users to stop in order to adequately observe conflicting traffic on the through street or highway; and/or*
 - C. *Crash records indicate that three or more crashes that are susceptible to correction by the installation of a STOP sign have been reported within a 12-month period, or that five or more such crashes have been reported within a 2-year period. Such crashes include right-angle collisions involving road users on the minor-street approach failing to yield the right-of-way to traffic on the through street or highway.*

Memo

To: City Council Members, City of Shoreline, WA
 From: Rodger Ricks, Cascade Investment Properties, LLC
 Date: August 8, 2016
 Re: potential moratorium on self-service storage facilities

Introduction

My name is Rodger Ricks. My home address is 14114 180th Ave. N.E., Redmond, WA 98052

I am here because and I am very engaged in developing the site located at 20029 19th Ave. N.E. into a self-service storage facility, hereafter referred to as "subject property". I understand the Council is considering enacting an emergency six (6) month city-wide moratorium on the acceptance of all applications for self-service storage facilities.

I have 2 points I would like the Council to consider;

1. The subject property is located on the northeastern edge to the City of Shoreline, and is in an area where I believe there is underserved demand for self-service storage based upon:
 - a) nearly full occupancy of existing Public Storage facilities nearby,
 - b) no self-service storage facilities exist within adjoining Lake Forest Park, adjoining Mountlake Terrace on the east side of I-5, and nearby Brier,
 - c) the supply of self-service storage space within 2-3 miles or a 10 minute drive time of the subject property, is suggestive it is insufficient to meet demand.

These conclusions have also been confirmed by an independent 3rd party market consultant I engaged.

The self-service storage facility proposed on the subject property is designed to be "neighborhood scale", which is consistent with most in-city multi-story projects that are typically sized between 55,000 and 80,000 net rentable sf, which equates to 75,000 to 115,000 gross sf. Such neighborhood scale facilities provide a great service to the neighborhoods they serve, with little traffic impact, unlike bigger facilities.

2. I have made a significant investment to date in the attempt to develop the subject property into a self-service storage facility. The enactment of such a moratorium would adversely affect the development timetable, along with the uncertain outcome of further Council deliberations on this matter affecting the subject property, and the result will cause me significant financial harm.

I have provided each of you an exhibit, showing My Development Timeline to Date. From this exhibit, I believe you will conclude I have conducted myself as a normal developer would in insulating himself from risks, yet critical to agreeing to invest in this potential project was reliance upon the City Code and representations of the City staff. To date, I have paid over \$110,000 in non-refundable deposits to the property seller and 3rd party costs, a considerable amount of my time, and additionally have accepted civil engineering, structural engineering, and architectural contracts obligating me for an additional \$220,000.

If the moratorium proposed includes the subject property, a) it is highly unlikely that the seller of the subject property will extend the closing date sufficient to get past the potential 6 month

moratorium and provide sufficient time to complete necessary documentation to process a building permit, b) it is highly unlikely that I can arrange to close on the property without a building permit and with a moratorium in effect. Accordingly, if the moratorium affects the subject property, I will likely receive no value for the \$110,000 expended, and be held responsible for much of the \$220,000 I am obligated to pay.

Solutions

The Alternative #2 presented by planning staff is a reasonable pathway that would allow those property owners who have made investment in reliance on the City Code and the representations of City staff in pre-application conferences and who are in receipt of a code interpretation to proceed without damage or harm to their investments, investment backed expectations and rights.

Thank you for your consideration on this matter.

Rodger Ricks

Cascade Investments Properties, LLC

Attachments:

My Development Timeline to Date
Interpretation of City Code
Pre-Application Response from City

My Development Timeline to Date

1. October 2015 - I began evaluating the potential purchase of the parcels that comprise my site. I made inquiries with the planning department of the City of Shoreline to confirm that Self-service storage was an allowed use within a Community Business (CB) zone. At that time, I was advised that Self-service storage is considered "General Retail Trade/Services" which is permitted outright in the CB zone, and that the specific parcels referenced would be suitable for Self-service storage.
2. November 2015 – In contract with legal owner of said parcels, based upon believe a self-service storage facility could be developed on said parcels
3. November 2015 – Engaged architect to define the project envelope/ preliminary design, and engaged 3rd party consultant regarding the economic feasibility of a self-service storage at subject site. My architect had communications with the planning department staff, confirming Self-service storage would be allowed on this CB zoned site, along with some of the relevant zoning requirements
4. January 2016 - A Pre-Application meeting was held where City of Shoreline planning officials further confirmed my specific parcels are appropriately zoned for Self-service storage use. I was further advised by City of Shoreline planning officials that they recently approved another Self-service storage facility on a CB zoned site near Lake City Way.
5. January through April 2016 – Met with contractors, conducted market research, reviewed economic feasibility report, and I determined a self-service storage at the subject site was economically viable. Based assurances from the City of Shoreline planning department in Pre-Application meeting and other conversation, I determined that self-service storage at the subject site was legally viable.
6. May 2016 – Determined to proceeded to expend considerable resources toward development of the parcels into a successful self-service storage facility by a) removing feasibility contingency and made earnest money expended to date and subsequently non-refundable, b) engaged architect to refine schematic design, and move forward with design development.
7. July 15, 2016 – Received request from City of Shoreline planning officials to seek a code interpretation.
8. July 21, 2016 – Responded to request from City of Shoreline planning officials with a requested material needed for a code interpretation.
9. July 25, 2016 – Received from City of Shoreline planning official a Code Interpretation indicating that self-service storage was a permitted used on the subject property
10. July 26 - August 2, 2016 - Determined to proceeded to make further financial commitments toward development of the parcels into a successful self-service storage facility by engaged civil engineer and structural engineer, based on receipt of Code Interpretation.
11. August 5, 2016 – Received notice from City of Shoreline planning officials about consideration of a city-wide moratorium on the acceptance of permit applications for self-service storage facilities.



Planning & Community Development.

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

ADMINISTRATIVE ORDER#302156-072616

SITE – SPECIFIC DETERMINATION 20029 and 20037 19th Avenue NE

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 Community Business (CB) zone at 20029 and 20037 19th Avenue NE?

II. FINDINGS:

A. Shoreline Municipal Code (SMC)

20.40.040 Nonresidential zones:

B. The purpose of the community business zone (CB) is to provide a location for a wide variety of business activities, such as convenience stores, retail, personal services for the local community, and to allow for apartments and higher intensity mixed-use developments.

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 20029 and 20037 19th Avenue NE and is zoned Community Business (CB).
- The site is currently vacant and the topography slopes upward from the South to the North.
- CB zoning is located to the South, West and East of the site. Residential 48 dwelling units per acre (R-48) is located to the North.
- The surrounding uses include: a gas station (South); retail shopping center (West); apartments (North) and retail/services (East).
- The proposed project will have 14 parking spaces and five (5) loading spaces.
- A self-service storage facility is not permitted at 20029 and 20037 19th Avenue NE in the CB zone unless allowed through a Code Interpretation for the unlisted use.
- The proposed self-service storage facility will be required to meet the City's design standards for the CB zone.
- The facility is proposed to consist of three (3) stories and a basement.
- The proposed self-storage facility's hours of operation are proposed to mirror nearby retail establishments located primarily adjacent to Ballinger Way NE.

III. CONCLUSIONS

A self-service storage facility is not permitted at 20029 and 20037 19th Avenue NE in the CB zone unless allowed through a Code Interpretation for the unlisted use.

The purpose of the community business zone (CB) is to provide a location for a wide variety of business activities, such as convenience stores, retail, personal services for the local community, and to allow for apartments and higher intensity mixed-use developments.

20029 and 20037 19th Avenue NE are located in the CB zone. A self-service storage facility will provide the local community, both residential and commercial neighbors with a secure local offsite option for storage of possessions, inventory, tools, etc. Also, as apartments become smaller, the need for off-site storage presumably increases.

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:

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 will be three (3) stories with a basement, which will likely only be less than one story taller than the apartment building to the North. The apartment building to the North is also built on a higher elevation further balancing the height differential. The maximum allowable height in the CB is 60 feet, which will easily accommodate the proposed structure.
2. The proposed self-service storage facility will have hours that are similar to adjacent commercial uses. It is also anticipated that the self-service storage facility will generate much fewer per day and hour trips than the adjacent uses or other permitted uses in the CB zone whereby limiting disturbance to neighboring properties.

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, SMC 20.50 Subchapter 6 Parking, Access and Circulation, 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 design includes vertical elements, a high level of transparency and the incorporation of various building materials to break up the façade and to create interest through design. Since this project must be constructed in compliance with recently updated design standards, the building will likely include more elements of design than the existing structures that surround the project site.

IV. **DECISION:** Based on the information submitted as part of the Code Interpretation 302156 application for a self-service storage facility at 20029 and 20037 19th Avenue NE and a review of the purpose of the Community Business zone, a self-service storage facility is a permitted use at 20029 and 20037 19th Avenue NE.

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

7/25/14

Date

302156



Planning & Community Development

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

Date

January 12, 2016

Rodger Ricks

2800 156th Avenue SE suite 210

Bellevue, WA 98007

Re: Pre-application meeting January 5, 2016 for a new self-storage building at 20029 and 20037
19th Avenue NE.

Dear Mr. Ricks:

Thank you for attending the pre-application meeting to discuss the 3-story self-storage building with basement on January 5, 2016. The following is a summary of the issues discussed, plus additional information you may find useful. This summary is not intended to represent a review of the plans submitted to date. You are responsible for compliance with the codes upon submittal of a formal application. Please let us know if you have any additional questions.

Current Codes and Regulations:

Shoreline Municipal Code (SMC)

Shoreline Comprehensive Plan (SCP)

City of Shoreline Engineering Development Manual

2012 DOE Stormwater Management Manual for Western Washington

2012 International Building Code (IBC) with Washington State Amendments

2009 ICC/ANSI A117.1-2009 Accessibility Requirements with Washington State Amendments

2012 International Mechanical Code (IMC) with Washington State Amendments

2012 International Fuel Gas Code (IFGC) with Washington State Amendments

2012 International Energy Conservation Code with Washington State Amendments (WSEC)

2012 Uniform Plumbing Code (UPC) with Washington State Amendments

2012 International Fire Code (IFC) with Shoreline and Washington State Amendments

SHORELINE MUNICIPAL CODE AND COMPREHENSIVE PLAN

Steve Szafran (206) 801-2512

1. The project is subject to State Environmental Policy Act (SEPA) review. The SEPA checklist and fee is required at the time of application submittal.
2. A Neighborhood Meeting is required prior to application; the report from this meeting is required at the time of application submittal.
3. Hardscape is limited to 85% of the site. The remainder of the site must be landscaped. A landscaping plan is required at submittal, and a 2-year landscape maintenance financial guarantee will be required prior to C of O.

4. Any design departure from SMC 20.50, Subchapter 4 may be requested through an Administrative Design Review application, subject to SMC 20.30.297.
5. A parking reduction under SMC 20.50.400 may be requested through a Code Interpretation application. The City will expect you to provide justification for any reduction, such as a copy of a parking demand study for a similar project that shows lower demand than what is required by the code.
6. Bicycle parking is required to be provided pursuant to SMC 20.50.440.
7. Please identify location of service area for waste/recycling.
8. Site lighting is required to be downlit and shielded; see SMC 20.50.240(H). Identify compliant fixtures on electrical plan submittal sheets.
9. A lot merger is required prior to permit issuance.
10. Waste diversion plans and reporting is required for demolition and new construction. You may include the demolition with the building permit if all demolition permit submittal items are included with the building permit application.

SURFACE WATER DESIGN AND ENGINEERING

Kevin Kinsella (206) 801-2428

Drainage requirements:

1. A soils analysis is required to determine infiltration rates.
2. Minimum requirements 1-9 apply to the project. Refer to the 2012 Stormwater Management Manual for Western Washington.
3. The City will be looking for Low Impact Development such as Bioswales, Rain gardens and/or rainwater planters where applicable.
4. Refer to the following website for more information on Bioswales and Rain Gardens: http://county.wsu.edu/mason/nrs/water/Documents/Raingarden_handbook.pdf
5. Refer to the 2012 DOE Stormwater Management Manual for Western Washington for all stormwater design.
6. All on site stormwater facilities shall be recorded with King County prior to permit issuance.

Frontage Improvements:

1. Full frontage improvements are required on 19th Avenue North East. Frontage improvements consist of the following:
 - 10-foot travel lane, 8-foot parking lane, 6-inch curb, 5-foot amenity zone and an 8-foot sidewalk.
 - A right of way dedication may be required pending confirmation of property line location.
2. A Performance bond will be required to be in place prior to permit issuance.

Traffic Impact Fees:

1. The City of Shoreline has implemented Traffic Impact fees.
 - **Approximate** Impact fees for this project will be \$177,298.88 based upon 84,832 square feet of building area.
 - Traffic Impact Analysis (TIA) will be required.

References:

1. References for erosion prevention and sediment control:
Department of Ecology *Stormwater Management Manual for Western Washington*
<http://www.ecy.wa.gov/programs/wq/stormwater/manual.html>

References for City of Shoreline Engineering requirements:

City of Shoreline *Engineering Development Manual*
<http://www.shorelinewa.gov/index.aspx?page=251>

INTERNATIONAL BUILDING CODE & ACCESSIBILITY

Steve McGlocklin (206) 801-2542

1. Please contact Steve directly with any building permit questions.

INTERNATIONAL FIRE CODE

Derek LaFontaine (206) 533-6571

1. Fire Flow: Fire flow for an 84,000 square foot Type 2b building is 6,250 gpm with a 50% credit for sprinklers. Required flow is 3,125 gpm. Fire flow and any required hydrant installation must be complete before construction begins.
2. Hydrants: Required fire flow divided by 1,500. Two hydrants are required. On-site hydrant may be required.
3. FDC must be 75 feet from a hydrant.
4. Sprinkler system: Flow switches required at every floor.
5. Standpipes: Wet stand pipes are required.
6. Fire Alarm: Point to point addressable fire alarm required for smoke detection at tops of stairwells and in common areas. For example, office and lobby. FACP must be installed in riser room with an annunciator panel at main entrance.
7. Fire department key box/knock box: Recessed knock box is required at front door.
8. Storage height restriction required. No signs.
9. Emergency responder radio coverage; Emergency responder radio signal strength must be 95dbs in 95% of each floor of the building and 99% in elevators. See IFC 510 with Shoreline amendments for further compliance.

Ronald Wastewater District

Clayton Putnam (206) 546-2494

1. Please contact Clayton for any wastewater questions.

North City Water District

Denny Clouse (206) 362-8100

1. Please contact North City Water District for any water related questions.

NOTE: This information is time sensitive and subject to change. A pre-application meeting does not vest this proposal under the current code, nor does it constitute full review of submitted material. If more than a year has passed since this meeting and an application has not been submitted, a new meeting may be required to satisfy SMC 20.30.080.

Sincerely,



Steve Szafran, AICP, Senior Planner
 Project Manager

City Council Comment Form

Shoreline City Council Meeting

Date: 8 Aug 2016

Please use this form if you wish to provide written comments to the City Council. The form can be turned in to the City Clerk or left in the Comment box on the table. This comment form is Public Record, so any contact information you provide may be disclosed as part of a Public Record.

Name Forrest Taylor

Address 2324 NW 198 SE

Phone Number 972-974-5854

Agenda Item (if applicable) 9

Comment:

I wanted to say that I hope
if the council decides to have housing
for homeless at 185th & Aurora, you will
strongly consider incentives to tamp down
begging/transient activity there. Not bc of "eyesore"
but women in foreign dress often beg there
with their children and they allow the kids
to run about the parking lot & stuff...
Worried about their safety & community cohesion!♡



City Council Comment Form

Shoreline City Council Meeting

Date: 8/8/2016

Please use this form if you wish to provide written comments to the City Council. The form can be turned in to the City Clerk or left in the Comment box on the table. This comment form is Public Record, so any contact information you provide may be disclosed as part of a Public Record.

Name KIM LANCASTER

Address 17508 10th Ave NE Shoreline WA

Phone Number 206-367-3122

Agenda Item (if applicable) #9

Comment:

Council could consider having a non-profit
group be responsible for maintaining a pocket
park on 185th and 175th. Rain city
Rotary would be open to helping maintain
these pocket parks.

Thank you.

[Signature]