

6a - Future Regulation of Self Storage Facilities

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: | <input type="checkbox"/> Ordinance <input checked="" type="checkbox"/> Discussion <input type="checkbox"/> 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;

6a - Future Regulation of Self Storage Facilities

- 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.

6a - Future Regulation of Self Storage Facilities

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 19 th Ave NE | Community Business | Yes | Tracking No. 302156 Issued & approved |
| 5 | 17703 15 th 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.

6a - Future Regulation of Self Storage Facilities

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:

6a - Future Regulation of Self Storage Facilities

- *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 total 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.

6a - Future Regulation of Self Storage Facilities

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:

6a - Future Regulation of Self Storage Facilities

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 | | | | | | | | | |
| | <u>Self-Service Storage Facilities</u> | | | | | | <u>P-i</u> | <u>P-i</u> | |
| 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 |
|---------|-------------------|-------|--------|-------------|------|----|----|----|----------------|
| | | | | | | | | | |

6a - Future Regulation of Self Storage Facilities

| | | | | | | | | | | |
|--|-------------------------------|--|--|--|--|--|------------------------------------|------------|--|--|
| | Self-service storage facility | | | | | | <u>C-A</u> | <u>C-A</u> | | |
| 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.

6a - Future Regulation of Self Storage Facilities

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.

6a - Future Regulation of Self Storage Facilities

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 ~~188th~~ 192nd 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 |

6a - Future Regulation of Self 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

Storage Facility Locations With Buffers

Existing and Proposed Storage Facilities

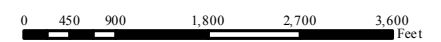
- Storage Facility - 0.25 Mile Radius
- Storage Facility - 500 Foot Radius
- Proposed Storage Facility
- Existing Storage Facility
- Vested Storage Facility

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 Residential (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
- Street Classification
- Park
- Interstate
- Minor Arterial
- Principal Arterial
- Local Street
- Neighborhood Collector

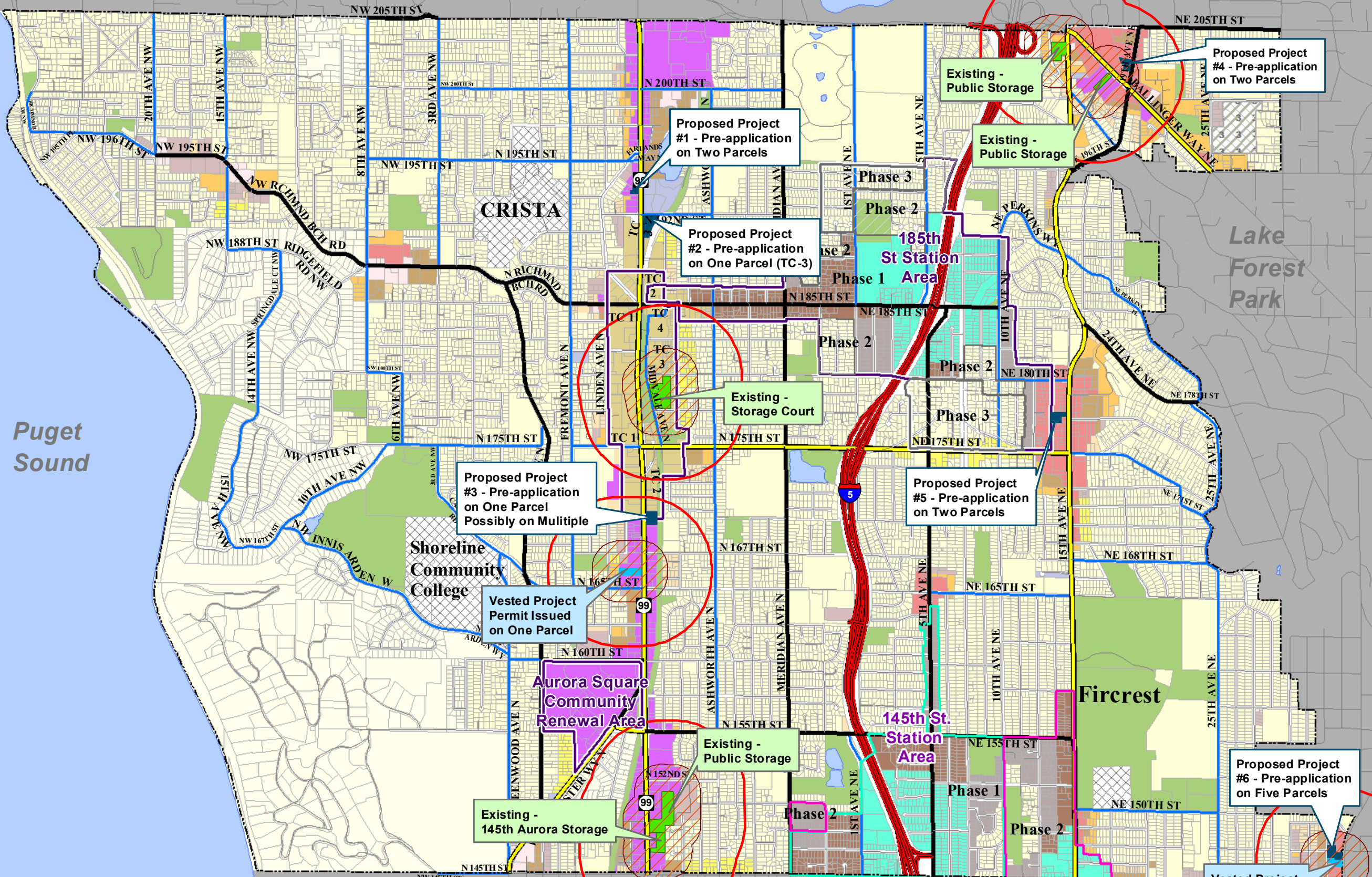


No warranties of any sort, including accuracy, fitness, or merchantability, accompany this product.



Date: 9/29/2016

Document Name: MS Temp Moratorium SCH



Puget Sound

Woodway

Edmonds

Lake Ballinger

Mountlake Terrace

Lake Forest Park

Seattle

Shoreline Community College

Aurora Square Community Renewal Area

Fircrest

145th St. Station Area

185th St Station Area

Existing - 145th Aurora Storage

Existing - Public Storage

Existing - Storage Court

Existing - Public Storage

Existing - Public Storage

Proposed Project #4 - Pre-application on Two Parcels

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 Multiple

Vested Project Permit Issued on One Parcel

Proposed Project #5 - Pre-application on Two Parcels

Proposed Project #6 - Pre-application on Five Parcels

Vested Project Permit Issued on One Parcel

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.

Attachment B - Self Service Research

- 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.

Attachment B - Self Service Research

- 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:

Attachment B - Self Service Research

- **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:

Attachment B - Self Service Research

- 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”.

Attachment B - Self Service Research

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).

Attachment B - Self Service Research

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

Attachment B - Self Service Research

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



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.

Rachael Markle
August 29, 2016
Page 2 of 5

- *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

Rachael Markle
August 29, 2016
Page 3 of 5

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.

Rachael Markle
August 29, 2016
Page 4 of 5

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.

Rachael Markle
August 29, 2016
Page 5 of 5

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,



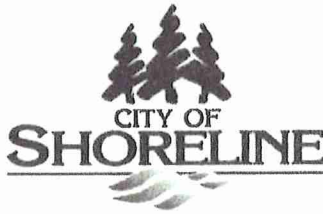
Holly D. Golden

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



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 *An establishment containing separate storage spaces that are*
Storage Facility *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.

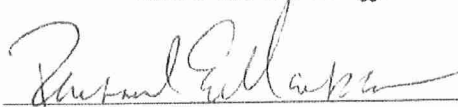
1. The proposed self-service storage facility project intends to be open between 9:00 a.m. and 6:00 p.m. daily, whereby limiting disturbance to neighboring properties.
2. The proposed self-service storage facility will be multi-story, which will be consistent with the physical character of buildings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

8/29 LETTER
ATTACHMENT B



8/29 LETTER
ATTACHMENT C





Attachment B

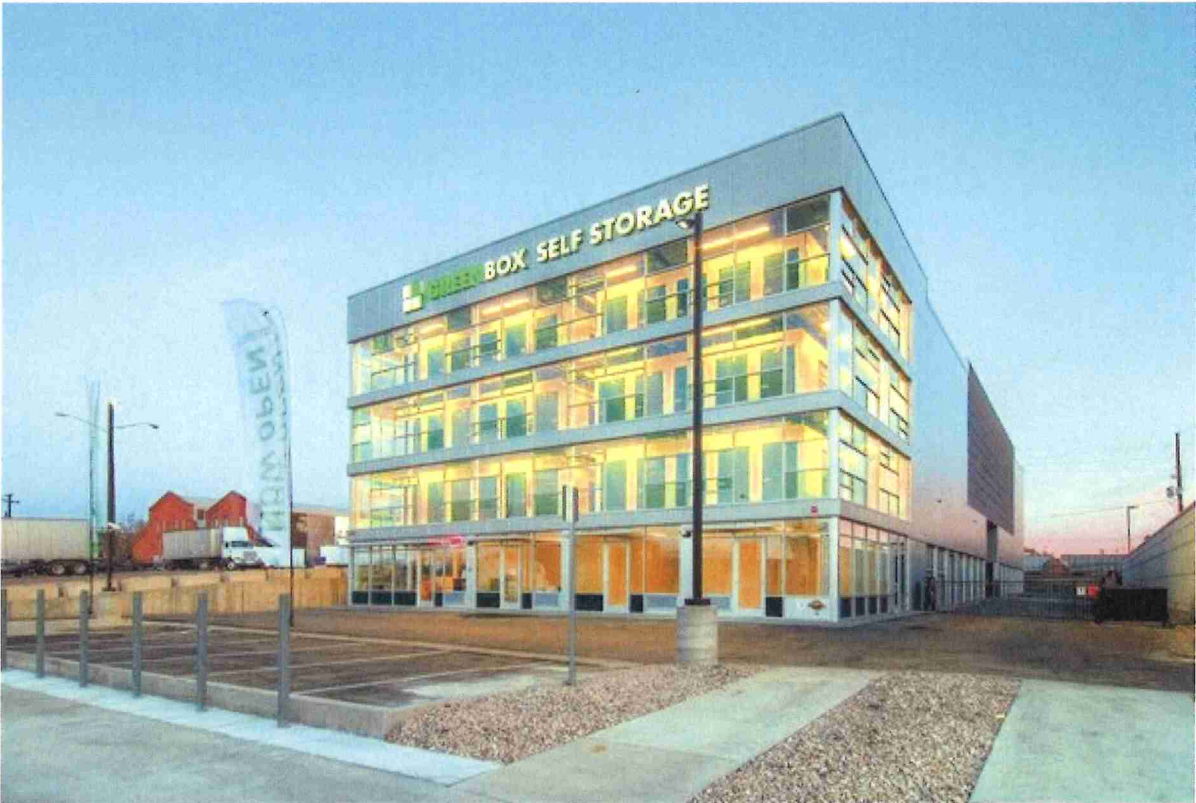
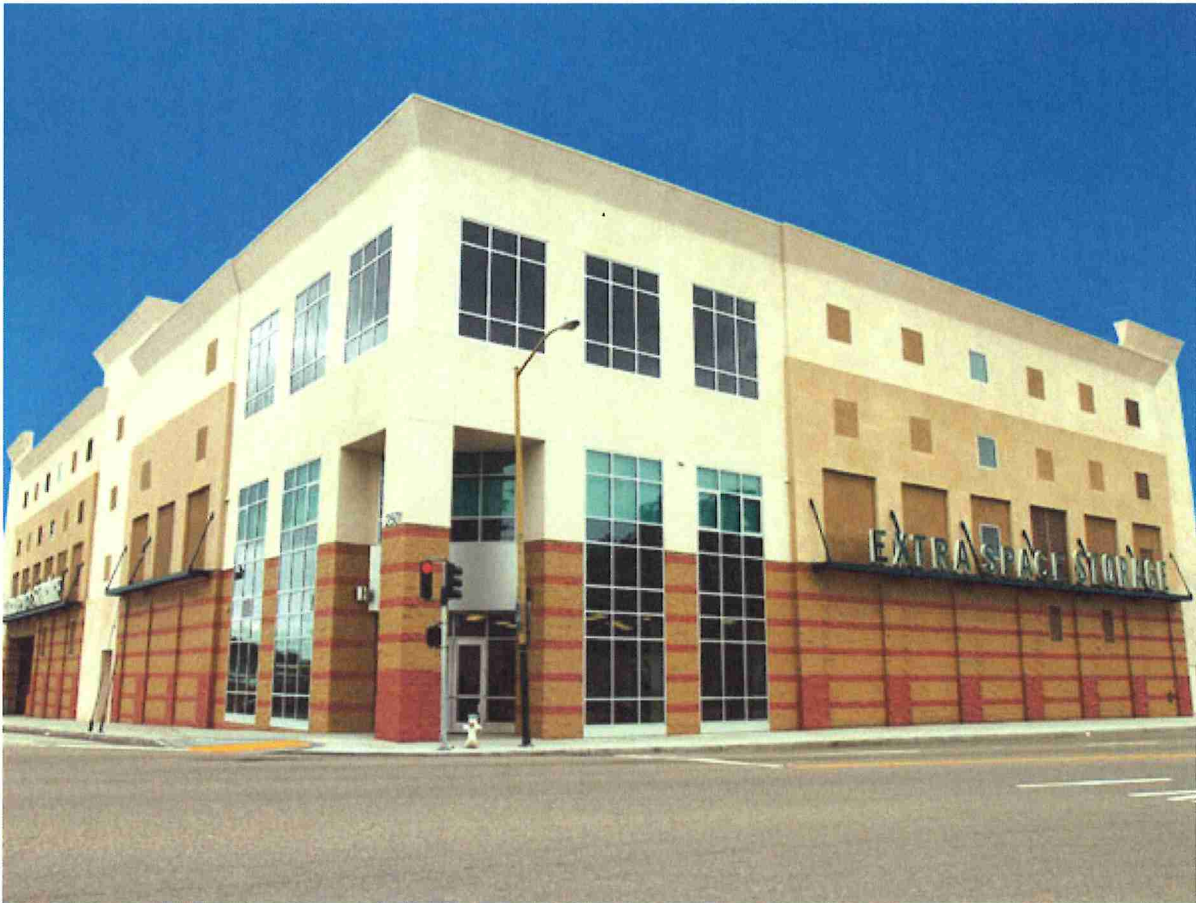


19237 AURORA AVE N
RENDERING



19237 AURORA AVE N
RENDERING







Attachment C

| Jurisdiction | Code | Summary |
|-----------------|------------------------|---|
| Bellevue | Land Use Code | <ul style="list-style-type: none"> ○ Regulated in the Land Use Code as “Warehousing and Storage Services” ○ Permitted in the following land use districts: <ul style="list-style-type: none"> ● Light Industrial ● General Commercial ○ Permitted in the following districts only as a subordinate use to a permitted or special use: <ul style="list-style-type: none"> ● Community Business ● Facteria Land Use District 1 ○ No development, density, or design standards specifically applicable to self-storage facilities. |
| Bothell | Bothell Municipal Code | <ul style="list-style-type: none"> ○ Regulated in the Code as “Mini-Warehouse” ○ Permitted in the following zones: <ul style="list-style-type: none"> ● Community Business ● General Commercial ● Light Industrial ○ No development, density, or design standards specifically applicable to mini-warehouses |
| Everett | Everett Municipal Code | <ul style="list-style-type: none"> ○ Regulated in the Code as “Self-Storage Facilities” ○ Permitted in the following zones: <ul style="list-style-type: none"> ● Community Business ● General Commercial ● Heavy Commercial ● Business Park ● Office and Industrial Park ● Heavy Manufacturing |

| | | |
|------------------------|--------------------------------|---|
| <p>Kirkland</p> | <p>Kirkland Zoning Code</p> | <ul style="list-style-type: none"> ○ Subject to a parking limit of 1 parking space per 300 sf of office area, plus 2 spaces for manager’s living quarters. |
| <p>Kirkland</p> | <p>Kirkland Zoning Code</p> | <ul style="list-style-type: none"> ○ Regulated in the Zoning Code as “Retail Establishment Providing Storage Services” ○ Permitted in the following zones: <ul style="list-style-type: none"> ● Community Business ● Light Industrial ○ No development, density, or design standards specifically applicable to self-storage facilities. |
| <p>Lynnwood</p> | <p>Lynnwood Municipal Code</p> | <ul style="list-style-type: none"> ○ Regulated in the Zoning Title as “Self-Service Storage Facilities” ○ Permitted in the following zones: <ul style="list-style-type: none"> ● Community Business ● General Commercial ● Industrial ○ Conditionally permitted in the following zones: <ul style="list-style-type: none"> ● 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)) <ul style="list-style-type: none"> ● 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). |

| | | |
|---------------------------------|---|---|
| <p>Mountlake Terrace</p> | <p>Mountlake Terrace Municipal Code</p> | <ul style="list-style-type: none"> ○ Regulated in the Zoning Title as “Mini-Warehouses” within the category of “Light Industry” ○ Permitted in the following zoning districts: <ul style="list-style-type: none"> ● 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. |
| <p>Renton</p> | <p>Renton Municipal Code</p> | <ul style="list-style-type: none"> ○ Regulated in the Code as “Self-service Storage Facilities” ○ Permitted in the following zones: <ul style="list-style-type: none"> ● 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: <ul style="list-style-type: none"> ● Light Industrial ○ Conditionally permitted in the following zones, subject to approval by the Hearing Examiner: <ul style="list-style-type: none"> ● 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. |
| <p>Seattle</p> | <p>Seattle Land Use Code</p> | <ul style="list-style-type: none"> ○ Regulated in the Zoning Code as “Mini-warehouses” under “Storage” ○ Permitted in the following zones: <ul style="list-style-type: none"> ● Neighborhood Commercial 3 (facility limited to 25,000 square feet) ● Commercial 1 (facility limited to 40,000 square feet) ● Commercial 2 (no size limitations) |

| | | |
|----------------------|------------------------------|---|
| | | <ul style="list-style-type: none"> ● Permitted in all Industrial zones, excluding the Industrial General 1 zone in the Duwamish Manufacturing and Industrial Center ○ Conditionally permitted in the Seattle Mixed Zone, upon administrative approval, and provided that: <ul style="list-style-type: none"> ● 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. ○ Additional Regulations <ul style="list-style-type: none"> ● 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. |
| <p>Tacoma</p> | <p>Tacoma Municipal Code</p> | <ul style="list-style-type: none"> ○ Regulated in the Code as “Self-Storage” ○ Permitted in the following zones: <ul style="list-style-type: none"> ● 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. |

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,

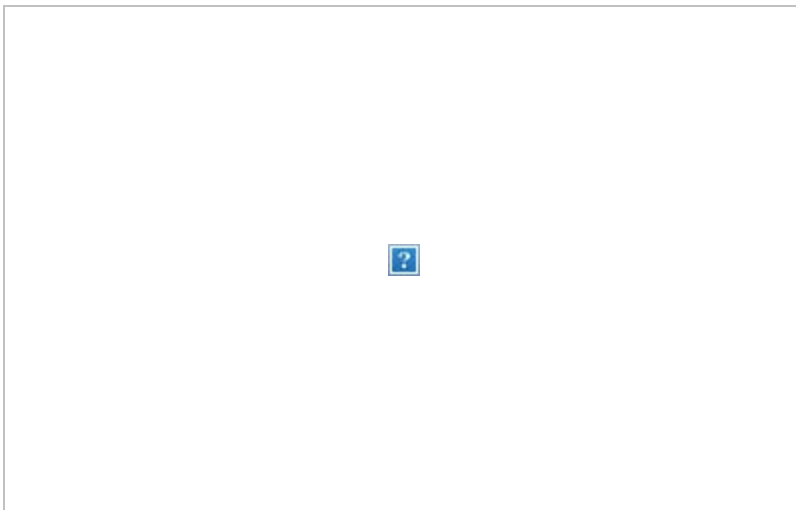
From: [Greg Kletzly](#)
To: [Rachael Markle](#)
Cc: [Mitch Johnson](#)
Subject: Shoreline - Self storage
Date: Tuesday, September 27, 2016 6:03:50 PM
Attachments: [image007.png](#)
[image001.png](#)
[image003.jpg](#)
[image005.jpg](#)

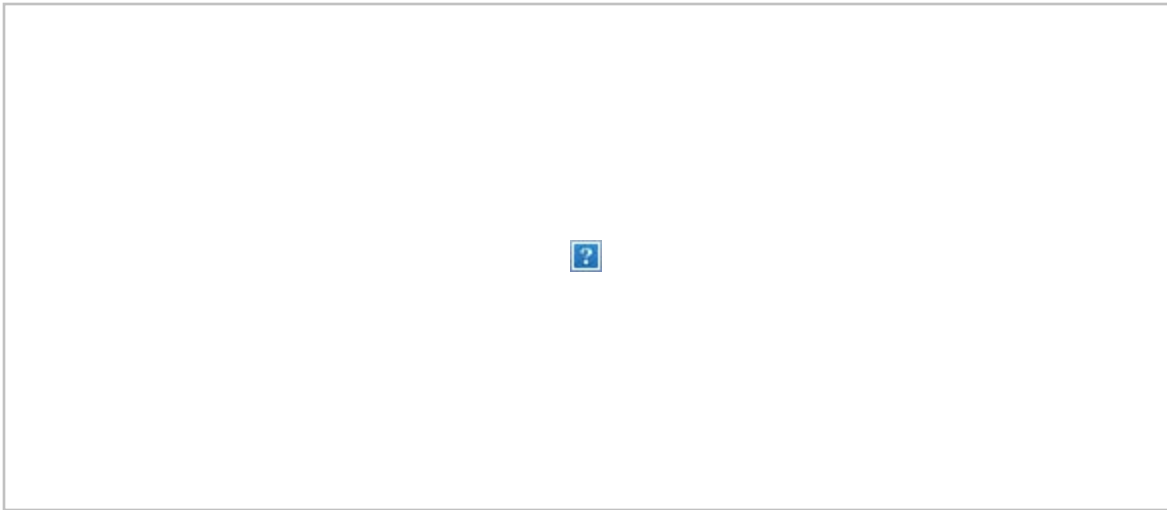
Rachael,

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):

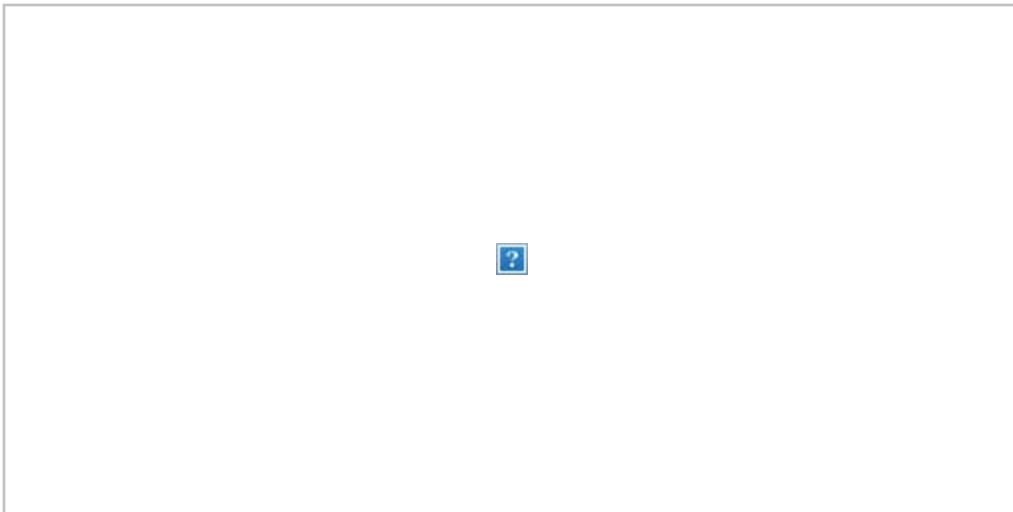
- Ground floor retail
- Earth-tone palette
- Pedestrian scale
- Lighting design

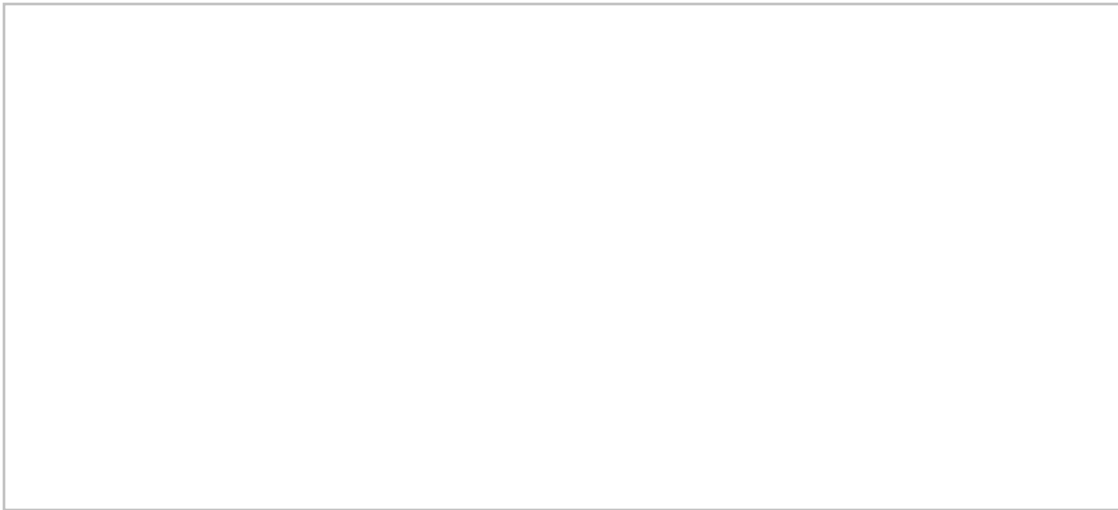




Negative Examples (non-local owners)

- 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).

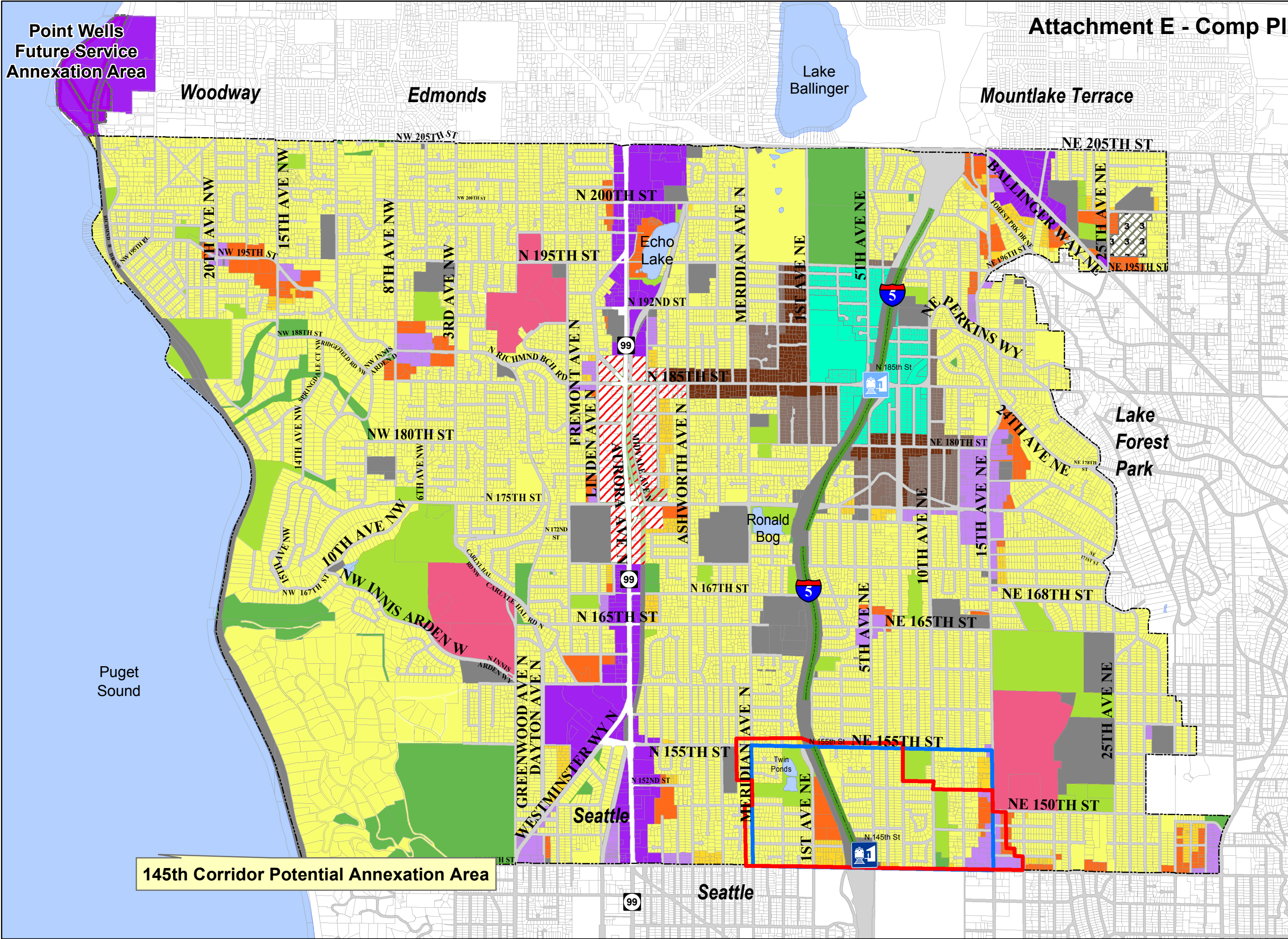
We want to emphasize again that our site is currently vacant and underutilized. The letter we sent on August 29, 2016 includes photos showing the existing condition of the property. The property has been a dumping ground for construction materials left over from the Aurora Avenue improvements and other 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.



145th Corridor Potential Annexation Area

Attachment E - Comp Plan Map



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



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