

# Study Session on regulation of Self-Storage Facilities

October 6, 2016



# Reasons the Moratorium was enacted

- Code does not clearly address where self service storage facilities are permitted.
- Use Tables need to be updated to reflect adopted plans, goals & policies.
- A recent dramatic increase related to development of self-service storage facilities.

# Self-Service Storage Facilities

- Existing facilities
  - ❖ 4 established 1978-1989 under King County
  - ❖ 1 constructed in 2004
- Permit vested facilities
  - 2 prior to the moratorium
- Proposed facilities
  - 6 prior to the moratorium

# Issues w/ Self-Storage

- Design – blank walls, sprawling, auto centric, unattractive materials, incompatible colors, outside storage
- Limited # of commercial properties to meet the City's needs and vision

# Self Storage 101

## Users of self storage?

- Everyone
- Apartment dwellers
- Businesses
- Sports leagues
- Families in transition
- Home occupations
- Pharmaceutical reps

## Demand for self storage

- 6-10 sq. ft. of storage per capita
- Serves a 3 mile radius – 10 minute drive
- 1 in 10 households rent storage space
- Existing storage near capacity

# Self Storage 101, cont.

## Why the sudden influx?

- Fastest growing segment of commercial real estate for 40 years
- Density increasing
- Financing available

# Where should Self Storage be permitted?

Recommended zones to consider for Self Storage	Zones that are not recommended for Self-Storage
Mixed Business – MB	Town Center – TC 1, 2, 3 & 4
Community Business - CB	Neighborhood Business - NB
Mixed Use Residential 45' & 70'*	Campus
	All Residential zones including Mixed Use Residential 35'
* Already permitted as an accessory use w/ a Conditional Use permit	

# Are there areas in MB & CB zones where self storage would not be consistent?

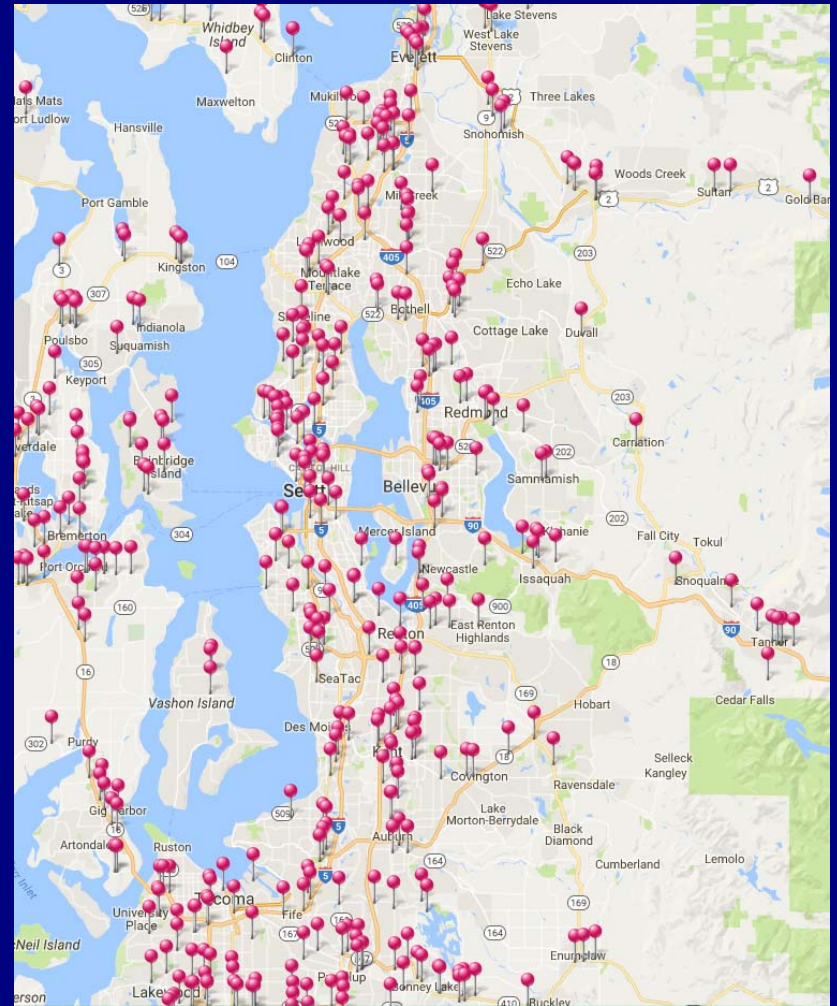
- CRA – Shoreline Place (MB)
- Corner lots (MB & CB)
- Ridgecrest Community Business District (CB)
- North City (CB)
- Rezone Select MB to TC



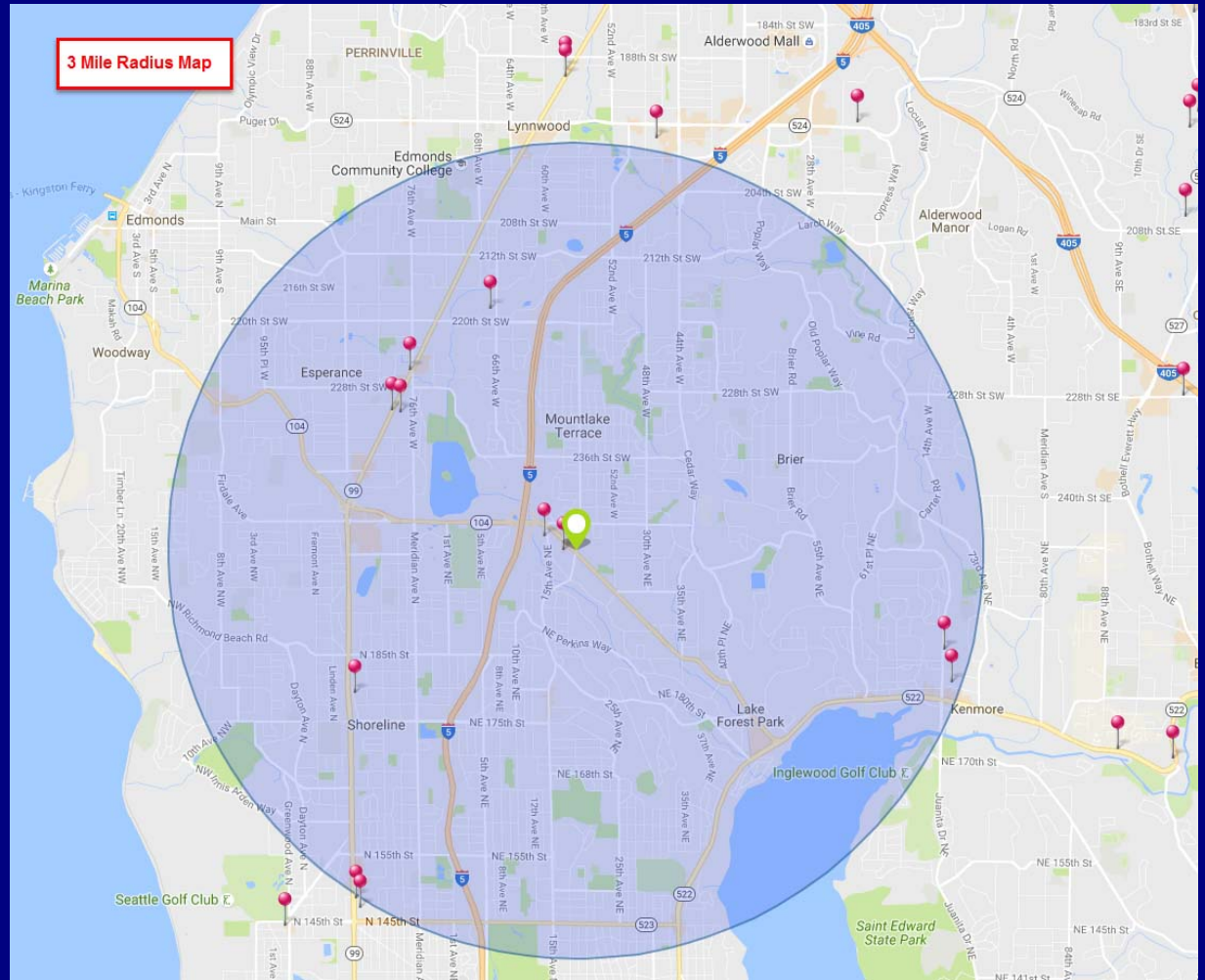
How much self storage is too much  
self storage?



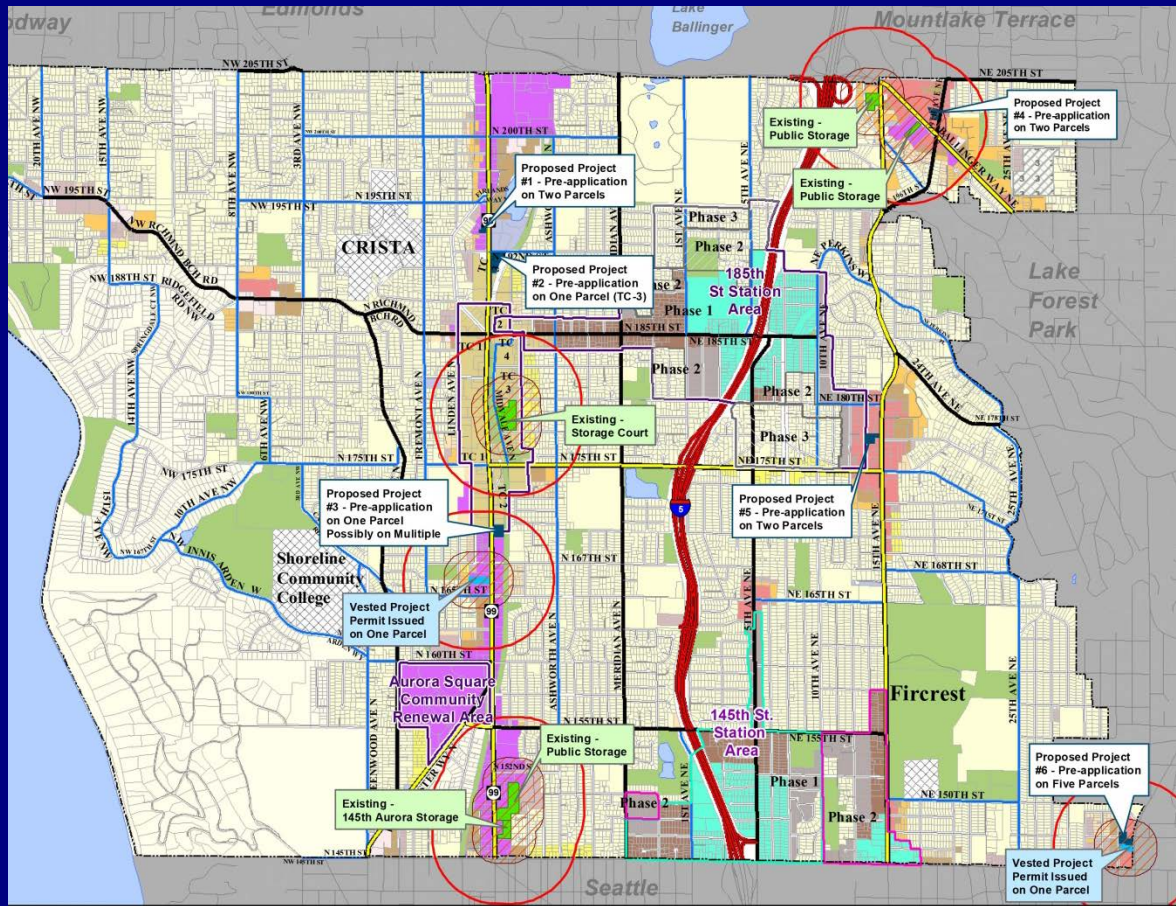
# Self Storage Locations Puget Sound Region



# 3 Mile Radius Map



# Storage Facility Locations & Buffers



# Limited Commercial Area: Require Ground Floor Retail/Services

Pros	Cons
Activates street level use of the site	Not all sites in MB & CB may be suited for active retail/services
Creates jobs	Retail/service space may not be rented
Provides goods & services	Vehicular conflicts between self storage users (moving trucks) & retail/service customers

# Old Building Styles



# Proposed Storage



# Public Storage Examples





# Contemporary Building Styles



# Contemporary Building Styles



# Contemporary Building Styles



# Addressing Design Concerns w/ Regulation

Design Concern	Regulatory Solution
Single level sprawling development	Require multi story building
Outdoor storage- boats, rvs, pods, etc.	Prohibit outdoor storage
Multiple garage doors visible to public	Require internal access
Large blank walls: prefabricated warehouses; big boxy buildings	Require glazing on all floors; wall length maximums; façade & roofline variation
Materials & colors used are not complimentary	Require specific materials & muted tones

# Next Steps

- Nov. 3 - Planning Commission Public Hearing
- November 28 - City Council Study Session
- December 12 - City Council Action

# Staff Recommendation

- (1) identify additional information needed;
- (2) discuss where self-storage facilities should be permitted or prohibited;
- (3) discuss if specific conditions or standards should apply to self storage facilities.