
Council Meeting Date: November 3, 2016

Agenda Item: 6a

PLANNING COMMISSION AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Public Hearing on Draft Ordinance No. 765 New Regulations for Self-Storage Facilities
DEPARTMENT:	Planning and Community Development
PRESENTED BY:	Rachael Markle, Director Planning & Community Development
ACTION:	<input type="checkbox"/> Ordinance <input type="checkbox"/> Discussion <input checked="" type="checkbox"/> Public Hearing

PROBLEM/ISSUE STATEMENT:

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

RECOMMENDATION

Staff recommends that the Planning Commission recommend approval of draft Ordinance No. 765 to establish new regulations for Self-Storage Facilities.

BACKGROUND

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

- Issuing development permits for two (2) self-storage facilities;
- Conducting six (6) pre-application/consultations meetings for potential future construction of self-storage facilities; and
- Identification of self-storage facilities proposed for construction directly adjacent to or across from other self-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-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>.

6a - Self Storage Staff Report

The Planning Commission was provided information on the topic of Development Code amendments related to self-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>

At the October 6th study session, the Planning Commission reviewed regulatory options for self-storage facilities; received public input; asked questions; and provided direction to staff regarding the regulations to include in Draft Ordinance No. 765. A link to the October 6, 2016 staff report is here: <http://www.shorelinewa.gov/Home/ShowDocument?id=29112>

In response to the direction provided by the Commission and public input, staff updated the proposed regulations for self-storage facilities as follows:

- The Planning Commission asked that a “distance from” provision be included in the regulations in order to receive public comment on this type of limitation. The ¼ mile radius from existing or permitted self-storage facilities was selected by staff instead of a 500 foot radius. Staff added an exception to this regulation if 75 percent of the ground floor of the self-storage facility is devoted to commercial uses other than self-storage.
- A Commissioner questioned the effectiveness of a 50 percent glazing requirement as a tool for ensuring self-storage facilities are designed in a way that supports the City’s vision. Examples of self-storage that include glazing that would most likely meet the City’s current commercial design standards and would, therefore, presumably be compatible with the City’s vision, have been achieved with less than 50 percent glazing above the ground floor. Therefore, staff proposed 35% glazing above the ground floor instead of 50 percent. Fifty percent glazing is still required on the ground floor to meet the City’s commercial design standards. Please see Attachment B SMC Subchapter 4. Commercial Zone Design.
- A Commissioner also inquired about the practicality and effectiveness of limiting the maximum length of a self-storage facility to 150-foot length limit. Staff deleted this requirement and others to alleviate overlapping and potentially conflicting design standards. Draft Ordinance No. 765 has been streamlined so that the design standards for self-storage facilities proposed as index criteria supplement SMC Subchapter 4. Commercial Zone Design (Attachment B). The Commercial Zone Design requirements do not limit the overall length of buildings and instead require building articulation i.e. offsets, roofline variation, materials variation.

Other changes initiated by staff to the draft regulations presented at the October 6th Planning Commission study session include:

- Improved/streamlined definition of Self-Storage Facility
- Clarified in the definition of Warehousing and Wholesale Trade that this category does not include self-storage facilities; and
- Staff edited and updated the Supplemental Index Criteria. Specific changes are discussed in the analysis section below.

ANALYSIS

Self-Storage Facilities are currently not listed in the use table except in SMC Table 20.40.160 Station Area Uses. Staff's recommendation for a moratorium on self-storage facilities was prompted, as noted above, by an unusually large number of inquiries regarding the establishment of such facilities and the lack of clear development regulations to adequately address this use. The reason for the moratorium was not only to allow time for staff to analyze and the public to consider where and/or under what conditions to allow self-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.

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 recommended by staff.

Research

Staff researched other local Development Codes to gain information about how nearby jurisdictions are regulating self-storage facilities. A summary of sample City regulations for self-storage facilities can be found on the October 6th Planning Commission staff report. Staff also worked with several of the people who are involved with the self-storage projects that were put on hold by the moratorium to learn more about the self-storage industry and to receive feedback on the feasibility of draft regulations.

Staff Recommended Amendments and Supporting Analysis

This section discusses each of the amendments and provides the rationale or analysis used to make the staff recommendation.

Amendment #1

Staff recommends updating the definitions for "Self-Storage Facility" and "Warehousing and Wholesale Trade".

20.20.046 S definitions.

Self-Storage Facility ~~An establishment containing separate storage spaces that are leased or rented as individual units.~~ Any real property designed and used for the purpose of renting or leasing individual storage space to occupants who are to have access to the space for the purpose of storing and removing personal property on a self-service basis, but does not include a garage or other storage area in a private residence. No occupant may use a self-storage facility for residential purposes. Self-storage facility is synonymous with mini-warehouse and mini-storage.

Supporting Analysis: This definition largely mirrors the State's definition for self-storage facilities. It is preferable to use the same terms as other government agencies when possible to

avoid confusion. Staff recommends adding the last sentence as self-storage has been referred to in several ways. Staff also suggests shortening the term to just self-storage facility.

Amendment #2

20.20.054 W definitions.

Warehousing and Wholesale Trade Establishments involved in the storage and/or sale of bulk goods for resale or assembly, excluding establishments offering the sale of bulk goods to the general public. Warehousing does not include self-storage facilities.

Supporting Analysis: Staff recommends this amendment to clearly differentiate self-storage facilities from warehousing.

Amendment #3:

Staff proposed a Development Code amendment to address which zones self-storage facilities should be permitted or prohibited. Staff recommends that self-storage be specifically added to the use the Nonresidential Uses Table 20.40.230 as permitted with index criteria in the Mixed Business and Community Business zones and prohibited in all other zones.

Table 20.40.130 Nonresidential Uses

RETAIL/SERVICE									
NAICS #	SPECIFIC LAND USE	R4-R6	R8-R12	R18-R48	TC-4	NB	CB	MB	TC-1, 2 & 3
	<u>Self-Storage Facilities</u>						<u>P-i</u>	<u>P-i</u>	

Supporting Analysis: The Comprehensive Plan Future Land Use Map generally designates areas along Aurora Avenue (outside of the Town Center District) and Ballinger Way as Mixed Use 1. Other commercial areas, in Ridgecrest, Briarcrest, Richmond Beach and North City are designated as Mixed Used 2. Please see **Attachment C** to locate the MU1 and MU2 parcels: Comprehensive Plan Map. The Land Use Element of the Comprehensive sets forth the purpose of each of these designations:

LU9: 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.

LU10: 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 designation may provide retail, office, and service uses, and greater residential densities than are allowed in low-density residential designations, and promotes pedestrian connections, transit, and amenities.

Prohibit in Residential zones

Since self-storage facilities are not residential, the use should be located in non-residential zones. The City has four (4) nonresidential zones: Neighborhood Business (NB), Community Business (CB), Mixed Business (MB) and Town Center (TC) 1, 2, and 3. NB and CB zoning in Ridgecrest, Briarcrest, Richmond Beach, and North City all have MU 1 land use designations. MB and CB in Ballinger have MU 2 land use designations. Please see Attachment D Zoning Map.

Prohibit in Neighborhood Business zone

There is very little property zoned NB in the City and the purpose of the NB zone is intended for low intensity uses that largely serve the neighborhood. Therefore, staff does not recommend allowing self storage facilities in the NB zone in order to preserve this limited land for neighborhood serving uses.

Prohibit in Town Center zones

The Town Center Goal TC-3 states that the Town Center provides a focal point for Shoreline's civic life and community-wide identity and embraces its unique history. The vision for Town Center is to create a physically and visually attractive, inviting, and interesting place where form and function come together to promote a thriving environment for residents, businesses, and visitors. The vision goes on to state that the notable features of Town Center will include a number of green open spaces both large and intimate, enclosed plazas, storefronts opening onto parks and wide sidewalks, underground and rear parking, numerous ground-floor and corner retail options within mixed-use buildings, and internal streets within large blocks with other pathways that provide safe, walkable and bike-able connections throughout the Center area east, west, north, and south. Self storage facilities are not synonymous with place making, pedestrian scale businesses and civic centers. Therefore, staff recommends that self-storage facilities be prohibited in the Town Center 1, 2 and 3 zones.

Permit in Ballinger CB zone and Prohibit in all other CB zones

The CB zoned property in the city has two land use designations: MU 1 and MU 2. The CB zoned property in the Ballinger neighborhood is largely designated as MU1, as is the MB zone. Areas such as North City, Briarcrest and Ridgecrest have been the subjects of subarea and planned area planning efforts. These plans articulate visions, goals and policies that are not compatible with self-storage facilities. Below are policies to illustrate this point from each of these areas:

Southeast Neighborhoods Plan: Briarcrest and Ridgecrest

Economic Development Policy 1: Encourage the creation of community gathering places. Create nodes (indoor & outdoor) for gathering and social interaction.

Economic Development Policy 2: Revitalize the local economy by encouraging new business that is beneficial to the community in terms of services, entertainment, and employment. CD7: Establish rules and incentives that ensure developments are planned in ways that are consistent with the communities' vision of three-pronged sustainability (economic, environmental and social equity).

North City

Excerpts from the North City Subarea Plan:

15th Avenue NE from the Safeway site south of the NE175th Street to the intersection of NE 180th Street...will be transformed into "Main Street", with a lively street character, and local services...

The heart of North City is along 15th Avenue NE between NE 175th and NE 177th Streets. The corner of NE 175th Street is the gateway to the area....this segment has the greatest retail potential. The plan therefore requires first floor retail here.

People frequently walk in the neighborhood because of the interesting architecture and landscaping. Conversely, parking lots and other "dead zones" are located behind the buildings, rather than along the sidewalk.

The Plan includes five (5) corner sites as demonstration projects based on the high redevelopment potential for those sites. The demonstrations projects envision mixed residential and commercial uses "to create a livelier and friendlier built environment".

Ridgecrest Commercial Planned Area 2

This plan was adopted in 2008 and was later subsumed into the Comprehensive Plan and Development Code. The details contained the plan do add some specifics as to the type of development that is contemplated in the Ridgecrest commercial area, the area that is zoned Community Business. The purpose of the Plan included: "[c]reat[ing] lively mixed use and retail frontage in a safe, walkable, transit oriented neighborhood environment"; "[p]rovide human scale building design"; and "[c]ontribute to the development of a sustainable neighborhood".

The Ridgecrest Planned Area 2 specifically prohibited self-storage warehouses on sites that are 1.5 acres or larger and only permitted the uses allowed in the NB zone on sites smaller than 1.5 acres.

The Community Business zoned property in Richmond Beach has not been the subject of a special planning study. However, staff characterizes this limited area of commercial development as largely serving the surrounding neighborhoods as opposed to the larger regional land uses found along Aurora Avenue North and along the Ballinger Way NE.

Therefore staff is recommending that self-storage facilities be permitted in the CB zone along Ballinger Way NE including 19th Avenue NE and prohibited in all other CB zones. Alternatives

include: permitting self-storage facilities in all or more CB zones; prohibiting self-storage facilities in all CB zones.

Permit in the Mixed Business Zone

The mixed business zone is located largely on Aurora Avenue North. There are a few parcels of Mixed Business zoned property in the Ballinger area. The existing Community Business in Ballinger may also be rezoned to Mixed Business based on the underlying Comprehensive Plan designation of Mixed Use 1. 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. Aurora Avenue north and south of Town Center and Ballinger Way NE provide services and sales to a largely regional and auto oriented consumer base. Self-storage facilities in these areas would serve a local regional market and are inherently auto oriented. Therefore, staff recommends that self-storage facilities be permitted in the Mixed Business zone.

However, staff recommends that self-storage facilities not be permitted in the Aurora Square Community Renewal Area (CRA). The CRA is zoned Mixed Business and is designated as the Aurora Square CRA on the City's zoning map. The CRA was established to fulfil the City's vision of having a lifestyle center, a third place, a place for shopping, dining and entertainment. The CRA, also known as Shoreline Place will be comprised of active retail, housing, restaurants, entertainment and jobs. Self-storage facilities do not further the City's goals for this key area.

Amendment #4 SMC 20.40.505 Self-storage facility:

The City uses the Supplemental Index criteria to permit a use subject to meeting criteria that are intended to make the use compliant with the purpose of a particular zone. Staff proposed several Supplemental Index criteria for self-storage facilities. The Supplemental Index criteria for self-storage:

- Further defines where self-storage facilities are permitted or prohibited;
- Specifies how self-storage units can be used and how they cannot be used; and
- Adds design standards specific to self-storage facilities.

Amendment #4(a) SMC 20.40.505(A) Location of self-storage facilities:

1. Self storage facilities shall not be permitted on property located on a corner on an arterial street. Corners include property within 100 feet from the center point of an intersection when two arterial streets connect.

2. Self-storage facilities shall not be located within a ¼ mile measured from the property line of the proposed site to another existing or permitted self-storage facility.

Exception: Self-storage facilities may be located within a ¼ mile of an existing or permitted self-storage facility when the minimum space dimension for the ground-level of the building is at least 12-feet in height and 20-feet deep and built to commercial building code. No more than 25% of this ground floor commercial space may be occupied by self-storage related uses including but not limited to storage units, storage supply sales, and office for support and rental of storage units. All other uses permitted in the zone may occupy the other 75% of the required ground floor commercial space.

Supporting analysis:

Corners

The City's Comprehensive Plan includes policies for Community Design and Economic Development that place an emphasis on corners and attractive gateways:

- Community Design Policy 30: Provide pedestrian gathering spaces to unify corners of key intersections involving principal arterials.
- Community Design Policy 31: Establish and maintain attractive gateways at entry points into the city.
- From Vision 2029: "As you walk down Aurora you experience a colorful mix of bustling hubs – with well-designed buildings, shops and offices – big and small – inviting restaurants, and people enjoying their balconies and patios."

Within the MB and CB zones, self-storage facilities would not be allowed on corners primarily along Aurora Avenue North. Great streets begin with great corners. Aurora Avenue North is the City's signature boulevard and the corners are in some ways the keys to actualizing the City's vision. The corners, especially those corners located on arterial streets represent an opportunity to create a node of vibrancy at the major crossroads. Corners provide an opportunity to enhance the pedestrian experience especially when paired with active retail and services. Corners are also often coveted for redevelopment because these sites are highly visible. For these reasons, staff recommends prohibiting self-storage facilities and permitting more active retail, services or mixed use development on corners in the MB and CB zones as a way to implement the City's Vision 2029, which envisions Aurora Avenue North as a vibrant signature boulevard.

"Distance From" / ¼ Mile Radius

The Council voiced concerns about the potential of having too many self-storage facilities developed in Shoreline. There is limited commercial zoned property in Shoreline that is intended to meet a variety of needs and support many complimentary goals. With five existing, two recently permitted and six proposed self-storage facilities, the concern seems valid. Limiting the number of self-storage facilities within a specified distance of an existing self-storage facility will help distribute self-storage facilities on Aurora Avenue North and Ballinger. A ¼ mile radius is not scientific. A smaller radius of any given size could serve the same purpose. Attachment D demonstrates the effect of a ¼ mile and a ½ mile radius of the existing and permitted self-storage facilities. The Commission could also consider a radius requirement on Aurora Avenue North and no radius requirement on Ballinger Way NE (a ¼ mile and the 500 ft. radius essentially would preclude new self-storage facilities in this area).

However, as written there is an issue. The proposed "distance from" (radius) requirement also applies to permitted projects. What happens if there are two self-storage facility projects under permit review at the same time that would be located within a ¼ mile or 500 foot radius of each other? This situation is already a possibility when applied to the proposed projects at 19022 Aurora Avenue N and 19237 Aurora Avenue North. Allowing the project that is issued a building permit first and denying the second permit that is under review would create an unpredictable permitting process. This could be remedied by: 1) not recommending a "distance from" (radius)

regulation; 2) base the “distance from” (radius) existing facilities only (do not include sites with a building permit); or 3) rely on exceptions to the “distance from” (radius) regulation to not preclude the establishment of a new self-storage facility.

Staff recommends the establishment of “distance from” (radius) regulation to ensure that a sufficient supply of commercially zoned property remains available to support the City’s Vision 2029 and Comprehensive Plan Land Use, Community Development and Economic Development goals and policies. A “distance from” requirement will also facilitate the distribution of self-storage facilities preventing over concentration in a particular area. Avoiding over concentration supports the concepts of a mix of uses, place making and community vibrancy.

Staff also recommends crafting one or more exceptions to the “distance from” regulation. These exceptions would ideally require the self-storage facility project to include elements that directly address the City’s vision, goals and policies such as: a requirement for commercial space on the ground floor; or inclusion of live/work lofts; or inclusion of spaces for small business development, or studio space for example. The staff recommendation includes an exception to the “distance from” requirement if 75% of the required ground floor required commercial space is devoted to other permitted uses in the zone besides self-storage. Another exception to the “distance from” regulation could be: Self storage facilities may be located within a ¼ mile of an existing or permitted self-storage facility with a Conditional Use Permit. Staff will be looking for Commission direction on the “distance from” regulation including consideration of exceptions to this rule if applicable.

The Commission may be interested in ways to limit the number or size of self-storage facilities. Staff has not recommended these provisions, but understands how they could be effective in lieu of a “distance from” requirement. The “distance from” requirement limits the number and effectively distributes the facilities. Other concepts include:

- Requiring a minimum size for facilities such as 200,000 sq. ft. of storage. This is the “Costco”, “big box” model for self-storage. There are only a few (maybe just one) self-storage developers who build this model. The idea is to serve the Shoreline region’s self-storage needs with one site instead of multiple sites. If the Commission is interested in this approach, staff recommends adding a maximum total square footage of storage for the City to prevent multiple “big box” self-storage facilities from developing. Multiple “big box” self-storage facilities would defeat the purpose of a minimum size for this use.

SMC 20.40.505(B) Restrictions on use of self storage facilities

Based on research of other jurisdictions, staff recommends supplemental index criteria that regulate how self-storage units are used. These regulations are intended to address community concerns about safety and compatibility with neighboring uses.

The proposed index criteria would prohibit the following:

- Living in storage units;
- Manufacturing in storage units;
- Conducting estate and garage sales from storage units;
- Storing flammable, perishable and hazardous materials in storage units; and
- Outdoor storage.

Supporting Analysis:

Staff has not received any negative feedback from self-storage providers on these prohibitions. These rules seem to be standard operating procedure. It might be helpful to include these prohibitions even if they are a standard business practice, to allow for enforcement by the City if compliance and self-enforcement happen to fail.

Amendment #4(c) SMC 20.40.505(C) Additional Design Requirements.

Staff recommends the adoption of supplemental index criteria to ensure the design of self-storage facilities promotes the City's vision and is compatible with newly redeveloped sites and future redevelopment.

Supporting Analysis:

Self-storage facilities are seldom replaced with new uses or buildings. Therefore, careful attention to design is important to ensure the facility maintains a positive appearance over many decades. The proposed standards are adapted from the jurisdictional research performed by staff. The recommended design requirements for self-storage include:

- All facilities are to be multi-story;
- All access to storage units shall be from the interior of the facility;
- Loading docks and bays must be screened. (Note: The October 6th version of this criterion prohibited the location of loading docks and bays on the street facing side of the facility. The existing Commercial Zone Design subchapter requires buildings to be placed at the property line or abutting public sidewalks. This existing requirement achieves the same result as prohibiting loading docks, bays, etc. on street fronts. Therefore, staff modified this supplemental index criterion to just require screening for loading docks and bays.);
- Standards for fences and walls;
- 35% glazing on all floors above the ground floor; (Note: 50% of the ground floor is required to be glazing based on the Commercial Design standards) The October 6th version of this criterion was 50% glazing on all floors. Based on Planning Commission direction, staff reduced the required percentage. The Planning Commission and public commenters at the October 6th Planning Commission questioned the value of so much glazing for a use that does not have occupants.
- Prohibiting the use of certain building materials;
- Requiring the use of muted exterior colors; and
- Prohibiting installation of electrical outlets in storage units.

Conclusion

The staff recommended amendments are found in Exhibit A to Attachment A. The Planning Commission should review this recommendation in concert with the public comment received to date and at the Public Hearing. As presented in this staff report, there are many options available as to the specific regulations used to address self-storage uses. Staff will be prepared to assist the Commission with feedback and formulation of edits, additions or deletions to the recommendation and welcomes any questions you may have in advance.

NEXT STEPS

6a - Self Storage Staff Report

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

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

RECOMMENDATION

Staff recommends that the Planning Commission recommend approval of draft Ordinance No. 765 to establish new regulations for Self-Storage Facilities.

ATTACHMENTS

- Attachment A Draft Ordinance No. 765
Exhibit A – Development Code Amendments related to Self-Storage Facilities
- Attachment B Commercial Design Standards
- Attachment C Comprehensive Plan Future Land Use Map: MU 1 & MU 2
- Attachment D Zoning Map
- Attachment E Self-Storage Facility Map: Existing, Permitted & Proposed including ¼ mile & 500 ft. buffers
- Attachment F Public Comment letters

DRAFT ORDINANCE NO. 765

20.20.046 S definitions.

Self-Service Storage Facility ~~An establishment containing separate storage spaces that are leased or rented as individual units. Any real property designed and used for the purpose of renting or leasing individual storage space to occupants who are to have access to the space for the purpose of storing and removing personal property on a self-service basis, but does not include a garage or other storage area in a private residence. No occupant may use a self-storage facility for residential purposes. Self-storage facility is synonymous with self-service storage facility, mini-warehouse, and mini-storage.~~

20.20.054 W definitions.

...

Warehousing and Wholesale Trade Establishments involved in the storage and/or sale of bulk goods for resale or assembly, excluding establishments offering the sale of bulk goods to the general public. Warehousing does not include self -storage facilities.

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									
532	Automotive Rental and Leasing						P	P	P only in TC-1
81111	Automotive Repair					P	P	P	P only in

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
	and Service								TC-1
451	Book and Video Stores/Rental (excludes Adult Use Facilities)			C	C	P	P	P	P
513	Broadcasting and Telecommunications							P	P
812220	Cemetery, Columbarium	C-i	C-i	C-i	C-i	P-i	P-i	P-i	P-i
	Houses of Worship	C	C	P	P	P	P	P	P
	Construction Retail, Freight, Cargo Service							P	
	Daycare I Facilities	P-i	P-i	P	P	P	P	P	P
	Daycare II Facilities	P-i	P-i	P	P	P	P	P	P
722	Eating and Drinking Establishments (Excluding Gambling Uses)	C-i	C-i	C-i	C-i	P-i	P-i	P-i	P-i
812210	Funeral Home/Crematory	C-i	C-i	C-i	C-i		P-i	P-i	P-i
447	Fuel and Service Stations					P	P	P	P
	General Retail Trade/Services					P	P	P	P
811310	Heavy Equipment and							P	

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
	Truck Repair								
481	Helistop			S	S	S	S	C	C
485	Individual Transportation and Taxi						C	P	P only in TC-1
812910	Kennel or Cattery						C-i	P-i	P-i
	Library Adaptive Reuse	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i
31	Light Manufacturing							S	P
	Marijuana Operations – Medical Cooperative	P	P	P	P	P	P	P	P
	Marijuana Operations – Retail					P	P	P	P
	Marijuana Operations – Processor							S	P
	Marijuana Operations – Producer							P	
441	Motor Vehicle and Boat Sales							P	P only in TC-1
	Professional Office			C	C	P	P	P	P
5417	Research, Development and Testing							P	P
484	Trucking and Courier Service						P-i	P-i	P-i

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
	<u>Self-Storage Facilities</u>						<u>P-i</u>	<u>P-i</u>	
541940	Veterinary Clinics and Hospitals			C-i		P-i	P-i	P-i	P-i
	Warehousing and Wholesale Trade							P	
	Wireless Telecommunication Facility	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i
P = Permitted Use		S = Special Use							
C = Conditional Use		-i = Indexed Supplemental Criteria							

(Ord. 735 § 1, 2016; Ord. 734 § 4, 2016; Ord. 695 § 1 (Exh. A), 2014; Ord. 669 § 1 (Exh. A), 2013; Ord. 654 § 1 (Exh. 1), 2013; Ord. 643 § 1 (Exh. A), 2012; Ord. 560 § 3 (Exh. A), 2009; Ord. 469 § 1, 2007; Ord. 317 § 1, 2003; Ord. 299 § 1, 2002; Ord. 281 § 6, 2001; Ord. 277 § 1, 2001; Ord. 258 § 5, 2000; Ord. 238 Ch. IV § 2(B, Table 2), 2000).

SMC 20.40.505 Self-storage facility.

A. Location of self-storage facilities.

1. Self-storage facilities shall not be permitted on property located on a corner on an arterial street. Corners include property within 100 feet from the center point of an intersection when two arterial streets connect.

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

Exception: Self-storage facilities may be located within a ¼ mile of an existing or permitted self storage facility when the minimum space dimension for the ground-level of the building is at least 12-feet in height and 20-feet deep and built to commercial building code. No more than 25% of this ground floor commercial space may be occupied by self-storage related uses including but not limited to storage units, storage supply sales, and office for support and rental of storage units. All other uses permitted in the zone may occupy the other 75% of the required ground floor commercial space.

(NOTE: Staff will possibly provide alternatives for the exception in the Staff Report)

3. Self-storage facilities shall not be permitted in the Aurora Square Community Renewal Area.

4. In the Community Business zone, self-storage facilities are allowed adjacent to Ballinger Way NE and 19th Ave NE only.

B. Restrictions on use of self-storage facilities.

1. 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 storage. Storage units shall not be used for activities such as: Residences, offices, workshops, studios, hobby or rehearsal areas.

Self-storage units shall not be used for:

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

b. Conducting garage or estate sales is prohibited. This does not preclude auctions or sales for the disposition of abandoned or unclaimed property.

c. Storage of flammable, perishable or hazardous materials or the keeping of animals is prohibited.

2. Outdoor storage is prohibited. All goods and property stored at a self-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.

C. Additional design requirements.

1. Self-storage facilities are permitted only within multistory structures.

2. 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.

3. Loading docks, entrances or bays shall be screened.

4. Fences and walls including entry 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.

5. A minimum window area shall be 35% percent of each floor above the ground floor of a self- storage facility building that is visible from a street or from a residentially zoned area.

6. Unfaced concrete block, painted masonry, tilt-up and pre-cast concrete panels and prefabricated metal sheets are prohibited. Prefabricated buildings are not allowed.

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

8. Prohibited cladding materials include: (1) un-backed, non-composite sheet metal products that can easily dent); (2) smooth face CMUs that are painted or unfinished; (3) plastic or vinyl siding; and (4) unfinished wood.

9. Departures from the Commercial Design Standards in SMC Chapter 20.50 are not allowed for self storage facilities.

10. 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.

Subchapter 4.**Commercial Zone Design****20.50.220 Purpose.**

The purpose of this subchapter is to establish design standards for all commercial zones – neighborhood business (NB), community business (CB), mixed business (MB) and town center (TC-1, 2 and 3), the MUR-45', and MUR-70' zones and the MUR-35' zone when located on an arterial street. Refer to SMC [20.50.120](#) when developing single-family attached and detached dwellings in the MUR-35' and MUR-45' zones. Some standards within this subchapter apply only to specific types of development and zones as noted. Standards that are not addressed in this subchapter will be supplemented by the standards in the remainder of Chapter [20.50](#) SMC. In the event of a conflict, the standards of this subchapter will prevail. (Ord. 756 § 1 (Exh. A), 2016; Ord. 706 § 1 (Exh. A), 2015; Ord. 654 § 1 (Exh. 1), 2013).

20.50.225 Administrative design review.

Administrative design review approval under SMC [20.30.297](#) is required for all development applications that propose departures from the design standards in this subchapter or sign standards in Chapter [20.50](#) SMC, Subchapter 8. (Ord. 654 § 1 (Exh. 1), 2013).

20.50.230 Threshold – Required site improvements.

The purpose of this section is to determine how and when the provisions for site improvements cited in the General Development Standards apply to development proposals. Full site improvement standards apply to a development application in commercial zones NB, CB, MB, TC-1, 2 and 3, the MUR-45', and MUR-70' zones and the MUR-35' zone when located on an arterial street. Refer to SMC [20.50.120](#) when developing single-family attached and detached dwellings in the MUR-35' and MUR-45' zones. Site improvements standards of signs, parking, lighting, and landscaping shall be required:

- A. When building construction valuation for a permit exceeds 50 percent of the current County assessed or an appraised valuation of all existing land and structure(s) on the parcel. This shall include all structures on other parcels if the building under permit review extends into other parcels; or
- B. When aggregate building construction valuations for issued permits, within any five-year period after March 30, 2013, exceed 50 percent of the County assessed or an appraised value of the existing land and structure(s) at the time of the first issued permit.

C. When a single-family land use is being converted to a commercial land use then full site improvements will be required. (Ord. 756 § 1 (Exh. A), 2016; Ord. 706 § 1 (Exh. A), 2015; Ord. 654 § 1 (Exh. 1), 2013).

20.50.240 Site design.

A. Purpose.

1. Promote and enhance public walking and gathering with attractive and connected development.
2. Promote distinctive design features at high visibility street corners.
3. Provide safe routes for pedestrians and people with disabilities across parking lots, to building entries, and between buildings.
4. Promote economic development that is consistent with the function and purpose of permitted uses and reflects the vision for commercial development as expressed in the Comprehensive Plan.

B. Overlapping Standards. Site design standards for on-site landscaping, sidewalks, walkways, public access easements, public places, and open space may be overlapped if their separate, minimum dimensions and functions are not diminished.

C. Site Frontage.

1. Development in NB, CB, MB, TC-1, 2 and 3, the MUR-45', and MUR-70' zones and the MUR-35' zone when located on an arterial street shall meet the following standards:
 - a. Buildings and parking structures shall be placed at the property line or abutting public sidewalks if on private property. However, buildings may be set back farther if public places, landscaping and vehicle display areas are included or future right-of-way widening or a utility easement is required between the sidewalk and the building;
 - b. All building facades in the MUR-70' zone fronting on any street shall be stepped back a minimum of 10 feet for that portion of the building above 45 feet in height. Reference dimensional Table 20.50.020(2) and exceptions;
 - c. 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. These

6a - Self Storage Attachment B

ATTACHMENT

spaces may be used for any permitted land use. This requirement does not apply when developing a residential only building in the MUR-35' and MUR-45' zones;

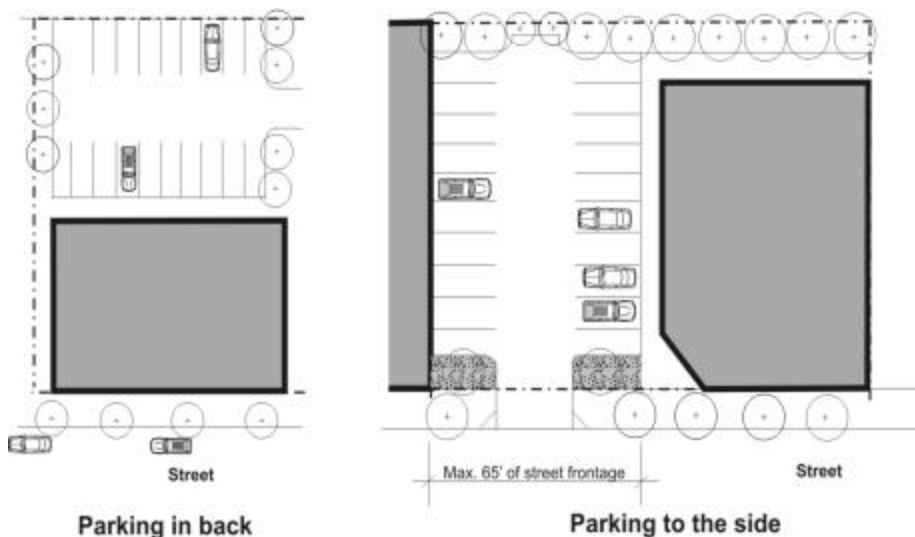
d. Minimum window area shall be 50 percent of the ground floor facade for each front facade which can include glass entry doors. This requirement does not apply when developing a residential only building in the MUR-35' and MUR-45' zones;

e. A building's primary entry shall be located on a street frontage and recessed to prevent door swings over sidewalks, or an entry to an interior plaza or courtyard from which building entries are accessible;

f. Minimum weather protection shall be provided at least five feet in depth, nine-foot height clearance, and along 80 percent of the facade where over pedestrian facilities. Awnings may project into public rights-of-way, subject to City approval;

g. Streets with on-street parking shall have sidewalks to back of the curb and street trees in pits under grates or at least a two-foot-wide walkway between the back of curb and an amenity strip if space is available. Streets without on-street parking shall have landscaped amenity strips with street trees;

h. Surface parking along street frontages in commercial zones shall not occupy more than 65 lineal feet of the site frontage. Parking lots shall not be located at street corners. No parking or vehicle circulation is allowed between the rights-of-way and the building front facade. See SMC [20.50.470](#) for parking lot landscape standards;



Parking Lot Locations Along Streets

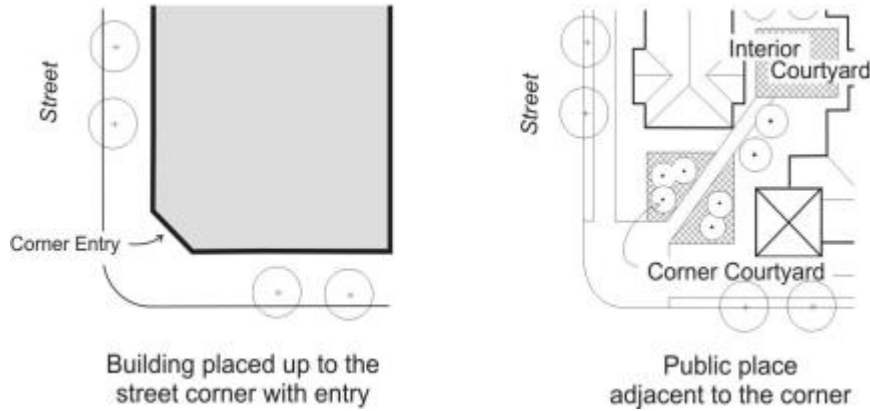
- i. New development on 185th Street; NE 145th Street; and 5th Avenue between NE 145th Street and NE 148th Street shall provide all vehicular access from a side street or alley. If new development is unable to gain access from a side street or alley, an applicant may provide alternative access through the administrative design review process; and
- j. Garages and/or parking areas for new development on 185th Street shall be rear-loaded.

2. **Rights-of-Way Lighting.**

- a. Pedestrian lighting standards shall meet the standards for Aurora Avenue pedestrian lighting standards and must be positioned 15 feet above sidewalks.
- b. Street light standards shall be a maximum 25-foot height and spaced to meet City illumination requirements.

D. **Corner Sites.**

- 1. All building and parking structures located on street corners (except in MUR-35') shall include at least one of the following design treatments on both sides of the corner:
 - a. Locate a building within 15 feet of the street corner. All such buildings shall comply with building corner standards in subsection (D)(2) of this section;
 - b. Provide a public place at the corner leading directly to building entries;
 - c. Install 20 feet of depth of Type II landscaping for the entire length of the required building frontage;
 - d. Include a separate, pedestrian structure on the corner that provides weather protection or site entry. The structure may be used for signage.



Street Corner Sites

2. Corner buildings and parking structures using the option in subsection (D)(1)(a) of this section shall provide at least one of the elements listed below to 40 lineal feet of both sides from the corner:

- a. Twenty-foot beveled building corner with entry and 60 percent of the first floor in non-reflective glass (included within the 80 lineal feet of corner treatment).
- b. Distinctive facade (i.e., awnings, materials, offsets) and roofline designs beyond the minimum standards identified in SMC [20.50.250](#).
- c. Balconies for residential units on all floors above the ground floor.



Building Corners

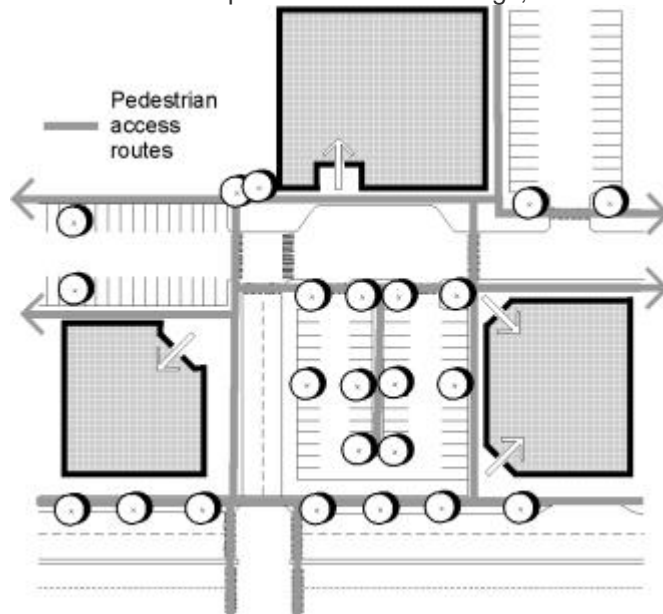
E. Internal Site Walkways.

1. Developments shall include internal walkways or pathways that connect building entries, public places, and parking areas with other nonmotorized facilities including adjacent street sidewalks and Interurban Trail where adjacent (except in the MUR-35' zone).

6a - Self Storage Attachment B

ATTACHMENT

- a. All development shall provide clear and illuminated pathways between the main building entrance and a public sidewalk. Pathways shall be separated from motor vehicles or raised six inches and be at least eight feet wide;
- b. Continuous pedestrian walkways shall be provided along the front of all businesses and the entries of multiple commercial buildings;



Well-connected Walkways

- c. Raised walkways at least eight feet wide shall be provided for every three, double-loaded aisles or every 200 feet of parking area width. Walkway crossings shall be raised a minimum three inches above drive surfaces;
- d. Walkways shall conform to the Americans with Disabilities Act (ADA);

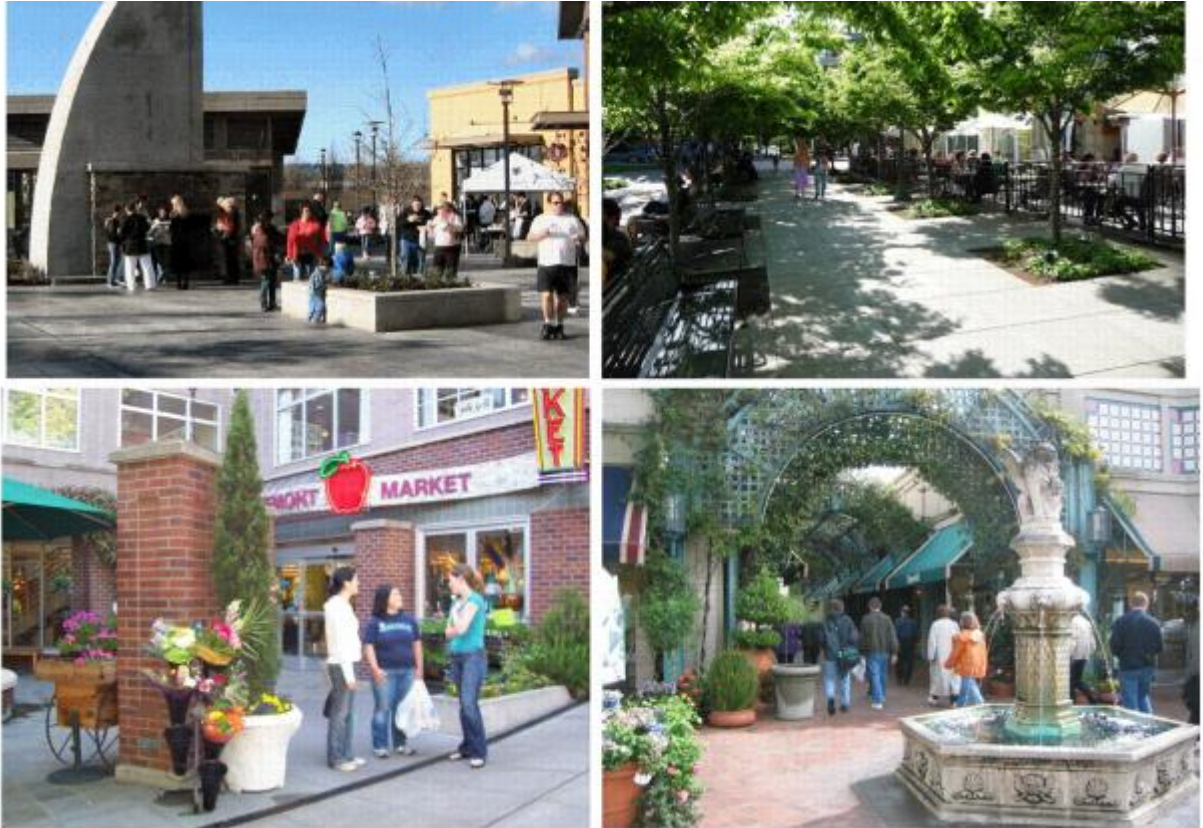


Parking Lot Walkway

e. Deciduous, street-rated trees, as required by the Shoreline Engineering Development Manual, shall be provided every 30 feet on average in grated tree pits if the walkway is eight feet wide or in planting beds if walkway is greater than eight feet wide. Pedestrian-scaled lighting shall be provided per subsection (H)(1)(b) of this section.

F. Public Places.

1. Public places are required for the commercial portions of development at a rate of four square feet of public place per 20 square feet of net commercial floor area up to a public place maximum of 5,000 square feet. This requirement may be divided into smaller public places with a minimum 400 square feet each.
2. Public places may be covered but not enclosed unless by subsection (F)(3) of this section.
3. Buildings shall border at least one side of the public place.
4. Eighty percent of the area shall provide surfaces for people to stand or sit.
5. No lineal dimension is less than six feet.
6. The following design elements are also required for public places:
 - a. Physically accessible and visible from the public sidewalks, walkways, or through-connections;
 - b. Pedestrian access to abutting buildings;
 - c. Pedestrian-scaled lighting (subsection H of this section);
 - d. Seating and landscaping with solar access at least a portion of the day;
 - e. Not located adjacent to dumpsters or loading areas; and
 - f. Amenities such as public art, planters, fountains, interactive public amenities, hanging baskets, irrigation, decorative light fixtures, decorative paving and walkway treatments, and other items that provide a pleasant pedestrian experience along arterial streets.
 - g. Accessible potable water and electrical power shall be supplied to a public facing portion of the exterior of high-capacity transit centers, stations and associated parking.



Public Places

G. Multifamily Open Space.

1. All multifamily development shall provide open space.
 - a. Provide 800 square feet per development or 50 square feet of open space per dwelling unit, whichever is greater;
 - b. Other than private balconies or patios, open space shall be accessible to all residents and include a minimum lineal dimension of six feet. This standard applies to all open spaces including parks, playgrounds, rooftop decks and ground-floor courtyards; and may also be used to meet walkway standards as long as the function and minimum dimensions of the open space are met;
 - c. Required landscaping can be used for open space if it does not obstruct access or reduce the overall landscape standard. Open spaces shall not be placed adjacent to service areas without full screening; and
 - d. Open space shall provide seating that has solar access at least a portion of the day.



Multifamily Open Spaces

H. Outdoor Lighting.

1. All publicly accessible areas on private property shall be illuminated as follows:
 - a. Minimum of one-half footcandle and maximum 25-foot pole height for vehicle areas;
 - b. One to two footcandles and maximum 15-foot pole height for pedestrian areas; and
 - c. Maximum of four footcandles for building entries with the fixtures placed below second floor.
2. All private fixtures shall be shielded to prevent direct light from entering neighboring property.
3. **Prohibited Lighting.** The following types of lighting are prohibited:
 - a. Mercury vapor luminaires.
 - b. Outdoor floodlighting by floodlight projection above the horizontal plane.
 - c. Search lights, laser source lights, or any similar high intensity light.
 - d. Any flashing, blinking, rotating or strobe light illumination device located on the exterior of a building or on the inside of a window which is visible beyond the boundaries of the lot or parcel.

Exemptions:

1. *Lighting required for emergency response by police, fire, or medical personnel (vehicle lights and accident/crime scene lighting).*
2. *Lighting in swimming pools and other water features governed by Article 680 of the National Electrical Code.*
3. *Signs and sign lighting regulated by Chapter [20.50](#) SMC, Subchapter 8.*
4. *Holiday and event lighting (except for outdoor searchlights or strobes).*
5. *Sports and field lighting.*
6. *Lighting triggered by an automatic emergency or security alarm system.*

DO THIS



External Shield

DON'T DO THIS



**Unshielded
PAR Floodlights**



**Unshielded Wallpacks
& Unshielded or
Poorly-shielded Wall
Mount Fixtures**

I. Service Areas.

1. All developments shall provide a designated location for trash, composting, recycling storage and collection, and shipping containers. Such elements shall meet the following standards:
 - a. Located to minimize visual, noise, odor, and physical impacts to pedestrians and residents;
 - b. Paved with concrete and screened with materials or colors that match the building;
 - c. Located and configured so that the enclosure gate swing does not obstruct pedestrian or vehicle traffic, nor require a hauling truck to project into public rights-of-way; and

- d. Refuse bins shall not be visible from the street.



Trash/Recycling Closure with Consistent Use of Materials and Landscape Screening

J. Utility and Mechanical Equipment.

1. Equipment shall be located and designed to minimize its visibility to the public. Preferred locations are off alleys; service drives; within, atop, or under buildings; or other locations away from the street. Equipment shall not intrude into required pedestrian areas.



Utilities Consolidated and Separated by Landscaping Elements

2. All exterior mechanical equipment, with the exception of solar collectors or wind power generating equipment, shall be screened from view by integration with the building's architecture through such elements as parapet walls, false roofs, roof wells, clerestories, equipment rooms, materials and colors. Painting mechanical equipment strictly as a means of screening is not

permitted. (Ord. 756 § 1 (Exh. A), 2016; Ord. 741 § 1 (Exh. A), 2016; Ord. 731 § 1 (Exh. A), 2015; Ord. 706 § 1 (Exh. A), 2015; Ord. 695 § 1 (Exh. A), 2014; Ord. 663 § 1 (Exh. 1), 2013; Ord. 654 § 1 (Exh. 1), 2013).

20.50.250 Building design.

A. Purpose.

1. Emphasize quality building articulation, detailing, and durable materials.
2. Reduce the apparent scale of buildings and add visual interest for the pedestrian experience.
3. Facilitate design that is responsive to the commercial and retail attributes of existing and permitted uses.

B. Building Articulation.

1. Commercial buildings fronting streets other than state routes shall include one of the two articulation features set forth in subsections (B)(2)(a) and (b) of this section facing a street, parking lot, or public place. Parking structure facades fronting public streets shall apply to this subsection only as material, color, texture, or opening modulations and not as offset modulations. Building facades less than 60 feet wide are exempt from this standard.



Building Facade Articulation

6a - Self Storage Attachment B

ATTACHMENT

2. Commercial buildings fronting streets that are state routes shall include one of the two articulation features below no more than every 80 lineal feet facing a street, parking lot, or public place. Building facades less than 100 feet wide are exempt from this standard. Parking structure facades fronting public streets shall apply to this subsection only as material, color, texture, or opening modulations and not as offset modulations.

a. For the height of the building, each facade shall be offset at least two feet in depth and four feet in width, if combined with a change in siding materials. Otherwise, the facade offset shall be at least 10 feet deep and 15 feet wide.

b. Vertical piers at the ends of each facade section that project at least two inches from the facade and extend from the ground to the roofline.

3. Multifamily buildings or residential portions of a commercial building shall provide the following articulation features at least every 35 feet of facade facing a street, park, public place, or open space. Parking structure facades fronting public streets shall apply to this subsection only as material, color, texture, or opening modulations and not as offset modulations:

a. Vertical building modulation 18 inches deep and four feet wide, if combined with a change in color or building material. Otherwise, the minimum depth of modulation is 10 feet and the minimum width for each modulation is 15 feet. Balconies may be used to meet modulation; and

b. Distinctive ground or first floor facade, consistent articulation of middle floors, and a distinctive roofline or articulate on 35-foot intervals.



Multifamily Building Articulation



Multifamily Building Articulation

4. Rooflines shall be modulated at least every 120 feet by emphasizing dormers, chimneys, stepped roofs, gables, or prominent cornices or walls. Rooftop appurtenances may be considered a modulation. Modulation shall consist of a roofline elevation change of at least four feet every 50 feet of roofline.

5. Every 150 feet in building length along the streetfront shall have a minimum 30-foot-wide section that is offset by at least 20 feet through all floors.



Facade Widths Using a Combination of Facade Modulation, Articulation, and Window Design

6. Buildings shall recess or project individual windows above the ground floor at least two inches from the facade or use window trim at least four inches in width.



Window Trim Design

7. Weather protection of at least three feet deep by four feet wide is required over each secondary entry.



Covered Secondary Public Access

8. **Materials.**
 - a. Metal siding shall have visible corner moldings or trim and shall not extend lower than four feet above grade. Masonry, concrete, or other durable material shall be incorporated between the siding and the grade. Metal siding shall be factory finished with a matte, nonreflective surface.



Masonry or Concrete Near the Ground and Proper Trimming Around Windows and Corners

- b. Concrete blocks of a singular style, texture, or color shall not comprise more than 50 percent of a facade facing a street or public space.





















- c. Stucco must be trimmed and sheltered from weather by roof overhangs or other methods and shall be limited to no more than 50 percent of facades containing an entry. Stucco shall not extend below two feet above the grade.
















- d. The following exterior materials are prohibited:
- i. Chain-link fencing that is not screened from public view. No razor or barbed material shall be allowed;
 - ii. Corrugated, fiberglass sheet products; and
 - iii. Plywood siding. (Ord. 706 § 1 (Exh. A), 2015; Ord. 654 § 1 (Exh. 1), 2013)

Zoning 2016

Shows amendments through
July 29, 2016.

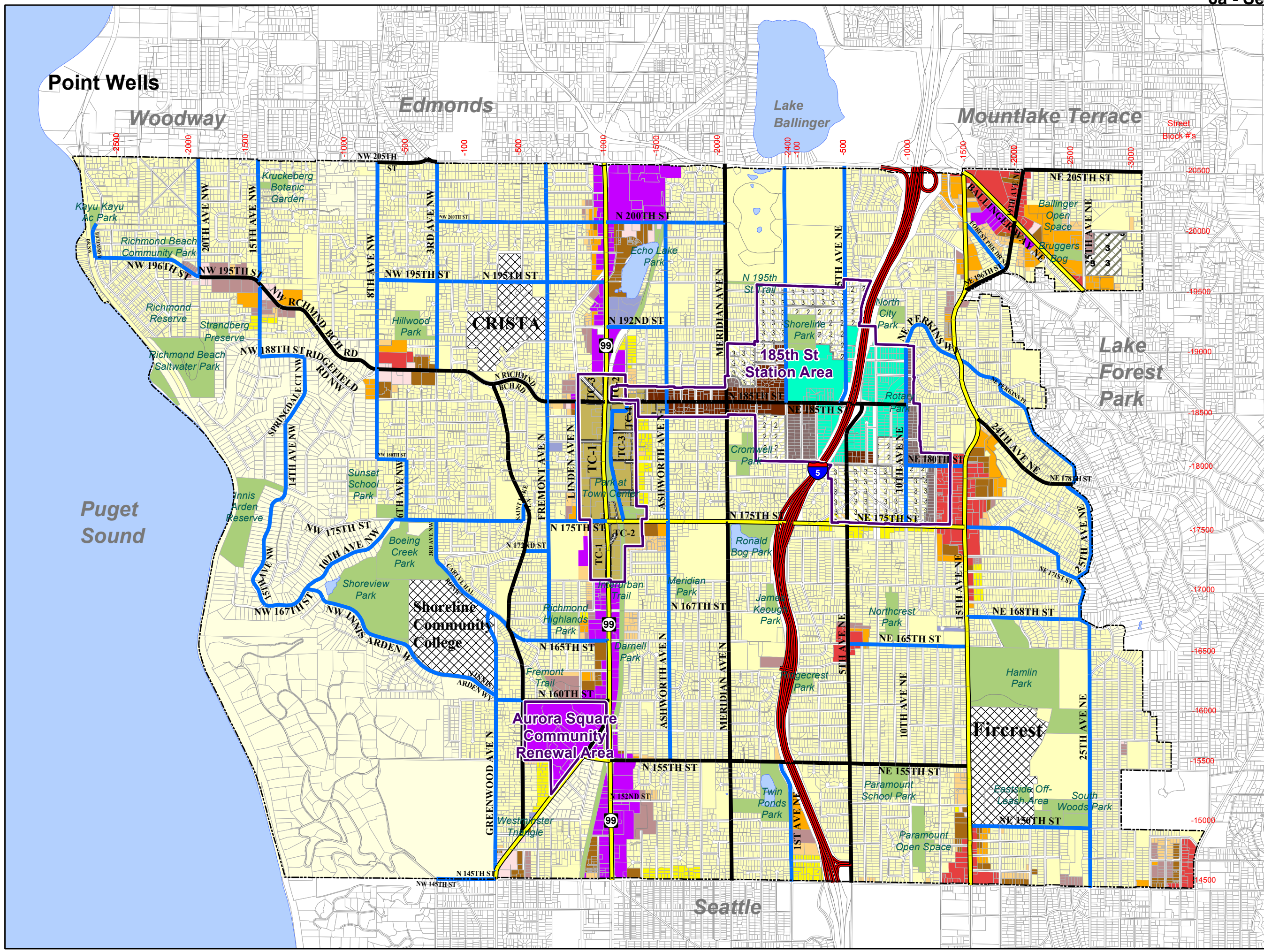
- Zoning**
-  Planned Action District
 -  TC-1 to TC-4; Town Center
 -  MUR-70; Mixed Use Residential (70' height)
 -  MUR-45; Mixed Use Residential (45' height)
 -  MUR-35; Mixed Use Residential (35' height)
 -  MB; Mixed Business
 -  CB; Community Business
 -  NB; Neighborhood Business
 -  PA 3; Planned 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

- Zoning Phase**
-  2, Unlock 2021
 -  3, Unlock 2033

- Other Map Features**
-  Outside Shoreline
 -  Interstate
 -  Principal Arterial
 -  Minor Arterial
 -  Collector Arterial
 -  Neighborhood Collector
 -  Local Street
 -  Open Water
 -  Unclassified Right of Way
 -  Park
 -  City Boundary

0 495 990 1,980 2,970 3,960 Feet

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





Hillis
Clark
Martin &
Peterson P.S.

October 24, 2016

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

Re: Planning Commission follow up regarding code amendments for self-service storage facilities

Dear Rachael,

As you know, Lake Union Partners is pursuing a new self-storage facility at 19237 Aurora Avenue N. Thanks to you and your staff for advancing the policy discussion about self-storage facilities. We wanted to follow up on the October 6, 2016 Planning Commission meeting and comment on the proposal that emerged from that meeting.

At the end of the October 6, 2016 meeting, you summarized a proposal for consideration at the next Planning Commission. In short, that proposal would allow self-storage facilities in Mixed Business and Community Business zones with the following restrictions: (1) self-storage facilities would not be allowed on corner lots; (2) self-storage facilities would not be allowed in the Community Renewal Area, North City, Ridgecrest, or Town Center sites; (3) self-storage might have restrictions based on proximity to other self-storage projects, and; (4) self-storage facilities would be subject to some supplemental criteria.

We would like to offer our general support of this initial proposal and offer the following additional comments.

1. Corner Lot Restriction. We support the restriction on self-storage facilities on corner lots. Corner lot locations are inconsistent with adopted plans and policies, and self-storage facilities should be focused on mid-block locations.
2. Geographic Restrictions. We support the restriction on self-storage facilities in the Community Renewal Area, North City, Ridgecrest, and Town Center sites. Again, self-storage facilities are not consistent with the adopted plans for these areas.
3. Proximity to Other Projects. We generally support a restriction based on proximity to existing self-storage facilities. However, such a restriction would need to be implemented pragmatically and with some flexibility on a case-by-case basis. If two

Rachael Markle
October 24, 2016
Page 2 of 4

sites are suitable for self-storage (appropriate zoning, not located on a corner, outside the areas appropriate for geographic restrictions, difficult topography or shape, etc.) and could not support other uses, then it might be appropriate to allow multiple self-storage facilities.

4. Supplemental Criteria. The list of potential supplemental criteria in the materials for the October 6, 2016 meeting included a number of ideas that were borrowed from other jurisdictions. Many of these supplemental criteria suggestions are reasonable, but a few would be very problematic and could result in a de facto prohibition on self-storage facilities.
 - a. *Require ground floor retail*. We do not support a retail requirement. Often, self-storage facilities are located on sites that are not suitable for other uses. It is likely that required retail would sit vacant. Additionally, loading/unloading and moving truck maneuvering are not compatible with retail uses.
 - b. *Require multi-story buildings that emulate multifamily or office buildings*. We support a requirement for multi-story buildings. The emulation requirement is not clear and could be a subjective standard.
 - c. *Limit use of units to storage*. We support this requirement.
 - d. *Prohibit industrial activity in units*. We support this requirement.
 - e. *Prohibit retail sales or auctions from units*. It is common for the contents of abandoned units to be sold through an auction. We would support some restrictions (such as notice or a limited number of sales per month), but not a blanket restriction.
 - f. *Prohibit storage of flammables, explosives, and perishables*. We support this requirement.
 - g. *Accessory uses only allowed if allowed in the underlying zone*. No comment.
 - h. *Limit tenant access from 10:00 pm to 7:00 am*. No comment.
 - i. *Prohibit outdoor storage*. No comment.
 - j. *Require access to units from the interior of the building*. "No unit doors may face the street or be visible from off the property." We generally support this requirement. All of the units at the proposed 19237 Aurora Avenue N facility will be accessed from the interior of the building. However, if there are windows, then unit doors would be visible from off the property through the windows. This requirement should be clarified so it relates only to external unit doors.

Rachael Markle
October 24, 2016
Page 3 of 4

- k. *If abutting residentially-zoned property, docks and doors shall not be visible from the residential property.* Same comment as above about the visibility of doors through windows.
- l. *Loading docks, entrances, or bays may not be located on a street-facing side of a building and shall be screened from residential uses.* Loading should be allowed on Aurora Avenue N, as long as the loading is perpendicular to Aurora Avenue N (facing north or south). Locating all loading on the side or the back of the proposed 19237 Aurora Avenue N facility is not feasible because of the shape and topography of the site.
- m. *Limit interior power to lights and climate control.* No comment.
- n. *Regulate fences and walls and entry gates.* No comment.
- o. *Require a minimum window area of 50% of each floor above the ground floor.* The 50% glazing requirement is impractical because it increases costs and decreases building energy efficiency. Reasonable material requirements are appropriate, but a blanket 50% glazing requirement is impractical.
- p. *High-quality materials.* The material requirements should not be more stringent than existing commercial regulations. For example, the current guidelines do not prohibit prefabricated metal sheets, and high-quality metal sheets should be allowed. Other design requirements could be implemented through an administrative design review process.
- q. *Exterior colors shall be muted.* Same comment as above regarding high-quality materials.
- r. *Elevated truck loading docks shall not be located on building elevations that face streets or abutting residential zones.* No comment.
- s. *Require specific cladding materials.* Same comment as above regarding high-quality materials.
- t. *Limit the building length to 150 linear feet for any façade within 50 ft of and facing a residential zoned property or designated major street.* If the intent of this restriction is to limit the total length/width of the building to 150 ft, then this restriction is very problematic. As discussed at the last Planning Commission meeting, self-storage facilities are appropriate uses on sites with difficult conditions that restrict other viable uses. A blanket-restriction on the length of a building means that self-storage facilities cannot be customized to respond to site conditions. For example, 19237 Aurora Avenue N is a skinny site. If the total building length is limited to 150 ft, then a self-storage facility will not work on

Rachael Markle
October 24, 2016
Page 4 of 4

the narrow site because it cannot recapture square footage elsewhere due to the unusual site configuration.

The proposed building at 19237 Aurora Avenue N will be modulated to break up the appearance of the façade. If the intent of this restriction relates to façade modulation and restricts an unmodulated plane of 150 ft or more, then there are no concerns with this restriction.

u. *Vary exterior vertical surfaces.* No comment.

We understand that between now and the next Planning Commission meeting, your department will be finalizing the proposal. We request that you continue to support legislation that would allow self-storage at 19237 Aurora Avenue N with reasonable supplemental criteria.

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 Planning Commission

ND: 21929.005 4831-0377-2731v1

6a - Self Storage Attachment F Public Comment

From: [Paul Cohen](mailto:Paul.Cohen@cityofshoreline.com)
To: [Lisa Basher](mailto:Lisa.Basher@cityofshoreline.com)
Subject: FW: City of Shoreline - DRAFT Development Code Amendments Related to Self Storage Facilities: Public Hearing November 3rd
Date: Thursday, October 27, 2016 4:38:55 PM
Attachments: [110316 SR- Attachment A Draft Ordinance No 765 - amendment to draft.docx](#)

From: Rodger Ricks [<mailto:rodgerricks@glacier.com>]
Sent: Wednesday, October 26, 2016 4:42 PM
To: Rachael Markle; Paul Cohen
Subject: RE: City of Shoreline - DRAFT Development Code Amendments Related to Self Storage Facilities: Public Hearing November 3rd

Rachael and Paul,
Please note a few alternative exception I think might help you prevent an overconcentration of self storage. I understand you want to not diminish valuable commercial land, but in my case, the property has been vacant for 20+ years and not viable for other uses, at least that is "how the market has spoken" to the current owner.

Thank you for your consideration.
Rodger

RODGER E. RICKS | Principal | Glacier Real Estate Finance
2800 156th Ave. S.E., Suite 210 | Bellevue, WA 98007 | Direct Line: 425.274.0286
Mobile: 425.445.1441 | Email: rodgerricks@glacier.com

From: Rachael Markle [<mailto:rmarkle@shorelinewa.gov>]
Sent: Monday, October 24, 2016 5:49 PM
To: Rodger Ricks; Paul Cohen
Subject: RE: City of Shoreline – DRAFT Development Code Amendments Related to Self Storage Facilities: Public Hearing November 3rd

Hi Rodger,
Yes your ideas for how to prevent an over concentration would be great. The staff report will be published by the end of this week. If you email your concepts to Paul Cohen he may be able to weave them into the Staff Report; or the ideas can go directly to the Planning Commission via email. Paul can assist with either in my absence.
Sincerely,
Rachael Markle

From: Rodger Ricks [<mailto:rodgerricks@glacier.com>]
Sent: Monday, October 24, 2016 4:51 PM
To: Rachael Markle
Subject: RE: City of Shoreline – DRAFT Development Code Amendments Related to Self Storage Facilities: Public Hearing November 3rd

Rachael,

Thank you for this update. I should have info to you shortly regarding the glazing matter. My architect has done the calculations, and presumes the requirement from the City of Issaquah was misunderstood, as such percentage was in obvious contradiction to the energy code. He will contact the City of Issaquah to confirm their requirements, and then provide the glazing of my proposed project.

Upon review of the draft ordinance provided, under SMC 20:40.505 there were 4 criteria, of which the facility I am proposing looks to meet #1, #3 and #4, but fails to meet #3 or the

6a - Self Storage Attachment F Public Comment

exceptions. It is suggested that staff is exploring alternatives for the Staff Report, and I wonder if I could present some alternative options to consider that help ensure that there is too much of a concentration of self storage in a given district? Given you will be absent the next week, is there a staff member I should direct such to..... If you would be receptive to such input?

Thank you for your consideration of this matter.

Rodger

RODGER E. RICKS | Principal | Glacier Real Estate Finance
2800 156th Ave. S.E., Suite 210 | Bellevue, WA 98007 | Direct Line: 425.274.0286
Mobile: 425.445.1441 | Email: rodgerricks@glacier.com

From: Rachael Markle [<mailto:rmarkle@shorelinewa.gov>]
Sent: Monday, October 24, 2016 3:47 PM
Subject: City of Shoreline – DRAFT Development Code Amendments Related to Self Storage Facilities: Public Hearing November 3rd

Good afternoon:

Attached is a revised draft of the proposed amendments to the Development Code related to self-storage facilities. This draft includes changes as directed by the Planning Commission at the October 6th study session and staff consideration of the comments provided by interested parties. This is the draft that will be the subject of the Public Hearing. The Planning Commission will base its recommendation to City Council on this draft. The Planning Commission may recommend the attached amendments as drafted; edit the amendments; and add or delete amendments.

Staff is preparing a staff report to further explain the attached recommended amendments. The staff report should be posted by October 28th. The report will be posted here:

<http://www.shorelinewa.gov/Home/Components/Calendar/Event/9541/182>

Your written and oral comments for the Planning Commission are welcomed and appreciated. If you have suggested changes to the attached draft, please be specific as to what the regulation should say instead or identify what section should be deleted. This will aid the Commission as they formulate the recommendation to City Council. The Public Hearing will be conducted on November 3rd at 7:00 in the Council Chambers at City Hall (17500 Midvale Avenue North, Shoreline, WA 98133).

If you have any questions, please feel free to email me (best option until 10/31) or call (after 10/31). I am going out of town 10/25 and will be back 10/31, but I plan to check email.

Sincerely,
Rachael Markle
City of Shoreline
Director, Planning & Community Development
206-801-2531