

McCULLOUGH HILL LEARY, PS

November 3, 2016

Shoreline Planning Commission
Shoreline City Hall
17500 Midvale Avenue North
Shoreline, WA 98133

RE: Comments on Draft Ordinance No. 765 (New Regulations for Self-Storage Facilities)

Dear Planning Commission Members,

We are writing on behalf of Public Storage, applicant for a proposed self-storage project located at 19022 Aurora Avenue North in the City of Shoreline. The Public Storage property is located in the City's "Mixed Business" zone, and Public Storage sought and received a favorable Unlisted Use interpretation several months ago, before the City imposed a moratorium on self-storage uses.

Public Storage has been working closely with City staff since the moratorium was adopted, and it very much appreciates staff's outreach efforts, responsiveness and thorough consideration of opportunities and challenges related to self-storage uses.

We generally support staff's recommended approach of limiting self-storage facilities to the Community Business and Mixed Business zones, with supplemental use criteria designed to ensure high-quality design and compatibility with surrounding land uses.

However, Public Storage strongly objects to the staff recommendation to prohibit self-storage facilities "on property located on a corner on an arterial street." *See* proposed SMC 20.40.505, Draft Ordinance No. 765, p.4. There is no rational basis for such a prohibition, especially when staff is also proposing detailed design regulations designed to ensure pedestrian compatibility and high-quality design.

In sum, Public Storage supports the direction recommended by staff, but objects to an outright prohibition on self-storage uses on corners on arterial streets.

Thank you for your attention to this letter. We look forward to working with you and staff as you move forward to a recommendation to the City Council.

Sincerely,



Courtney E. Flora

cc: Rachael Markle, Director of Planning & Community Development
Julie Ainsworth-Taylor, City Attorney