

**From:** [Richard Peterson](#)  
**To:** [Will Hall](#); [Doris McConnell](#); [Keith McGlashan](#); [Chris Roberts](#); [Jesse Salomon](#); [KSCULLY@shoreline.gov](mailto:KSCULLY@shoreline.gov); [Shari Winstead](#)  
**Cc:** [Rachael Markle](#); [Janie Layman](#)  
**Subject:** Mini Storage Ordence 765  
**Date:** Monday, November 28, 2016 5:00:16 PM  
**Attachments:** [image00001.png](#)

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Richard Peterson has shared a OneDrive file with you. To view it, click the link below.

 [Letter to City of Shoreline Regarding Oversized Self Storage.docx](#)

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I was asked by my client a resident of Shoreline to send the above letter regarding the Mini warehouse ordence and note on the review of the draft which does not define the size of a corner which are excluded from development and did not address a maximum size. Two things that you might want to consider.

Thanks

Richard A. Peterson

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**RAP** Commercial  
Real Estate

November 28<sup>th</sup>,2016

City Council  
17500 Midvale Ave N  
Shoreline WA 98133

RE Development of Public Mini-Warehousing/Mini Storage. Draft Ordinance No. 765.

Dear City Council, Mayor and Planning Director:

I want express my concern for the growing number and trend toward very large Self Storage facilities being developed along the Hwy 99 (corridor in GC zoning). Self Storage facilities should be limited to certain areas and zonings which are conducive of storage, non-retail or pedestrian orientation.

As I am sure you can agree, under any zoning or use type, the size of the facilities should be limited to maintain some prospective and reasonable appearance. As an example, Lake City (City of Seattle Zoning) has size limits on the development of new Self Storage of about 40,000 square feet. As modern Self Storage facilities are multi-story, this means the footprint is around 10,000 -13,000 square feet. If you were to consider fire codes, then maybe a size limited to 300 feet by 90 feet would also make sense. This would result in a maximum size of just over 100,000 square feet on a 4-story development. Most are built 3 stories for cost efficiencies today, however, that will increase as land values increases.


Mega-facilities, which are being developed in places such as in Seattle on the I-5/I-90 interchange as well as on the Mukilteo Speedway, are mammoth and look totally out of place. Picture below. This type of monster should not be allowed in the City of Shoreline zoning. These can reach 200,-300,000 sq. ft. Especially in areas which it would be allowed under today's zoning along Hwy 99.

People need Mini storage as more and more dense multi-family and home development occurs, but it should fit into the neighborhoods and not overshadow them. Shoreline is a growth community and we should protect it's appearance with balanced development in the appropriate areas and zoning.

In the staff report it was noted to exclude them from the corners of arterials. **But they did not define the minimum size of a corner lot.** It would seem there would be a restriction of how close to a corner verses not simple "not on the corner.

The staff recommendations **did not limit structure size** which I think is something that should be considered.

Thank you for your consideration,

  
Janie Layman

19505 22<sup>nd</sup> ave Shoreline WA

