

From: [Rachel Wang](#)
To: [City Council](#)
Cc: [Rachael Markle](#); [Randall Olsen](#)
Subject: Ordinance No. 765 - Amending SMC 20.40 for Self-Storage Facilities
Date: Tuesday, December 06, 2016 11:28:59 AM
Attachments: [Letter to City of Shoreline Council re Ordinance No. 765 - Amending SMC 20.40 for Self-Storage Facilities \(12-6-16\) \(03217061\).pdf](#)

Dear Councilmembers:

Attached please find a letter from Mr. Randall Olsen regarding Ordinance No. 765 – Amending SMC 20.40 for Self-Storage Facilities. Thank you.

CH& | Rachel Wang

Legal Assistant

Cairncross & Hempelmann

524 Second Avenue | Suite 500 | Seattle, WA 98104-2323

d:206-254-4485 | f:206-587-2308

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December 6, 2016

VIA EMAIL

City of Shoreline Council
17500 Midvale Avenue N
Shoreline, WA 98133-4905
Email: council@shorelinewa.gov

Re: Ordinance No. 765 – Amending SMC 20.40 for Self-Storage Facilities

Dear Councilmembers:

This firm represents Michael Sherry and Sherry Development Company LLC (“**Sherry**”) with regard to Sherry’s planned self-storage facility on the properties at 14553 Bothell Way NE. This letter provides additional information on the amount of glazing (e.g., glass, windows) appropriate for self-storage facilities and addresses the Council’s question about whether a green roof or solar panel requirement for self-storage facilities would be appropriate.

Glazing

Glazing should be in the range of 10-15 percent. Storage is a unique use that the public needs to be able to identify from the street. A storage use should be identifiable as storage. It should not look like an office or apartment building. Storage facilities can be thoughtfully designed to integrate with other businesses and uses in the vicinity, but it should not be made to look like a different type of use, which would be confusing to the public. In addition, there are environmental costs associated with excess glazing requirements. Windows and glass are poor insulators and so for every percentage increase in glazing required, there is an accompanying energy drain on the building.

To limit the energy loss associated with windows without eliminating the design benefits of including them, faux windows can be used. A faux window essentially is a shadowbox that gives the appearance of a true window, but is really a sealed box that looks like a hallway. This type of window helps mitigate energy loss. Because faux windows can achieve the appearance of windows desired by the Council without the energy drain and environmental cost of true windows, the City should permit faux windows to count toward the final glazing requirement.

Green Roofs and/or Solar Panels

Green roofs and solar panels should not be a requirement imposed on self-storage businesses. Currently, these types of improvements do not pay for themselves or take decades to do so. Therefore, green roofs and solar panels do not make economic sense as an investment for small business owners. Sherry, as well as other business operators, will always consider alternative energy products, but solar panels in particular are not yet cost effective in this part of the country. If the Council would like to see more green roofs or solar panels, then the City should provide sufficient incentives so that these improvements make economic sense.

Thank you for your review of these comments. We look forward to attending and providing oral comment at the Council's December 12, 2016 meeting.

Very truly yours,



Randall P. Olsen

RPO:aea

cc: Michael Sherry, Sherry Development Company LLC