

From: [Scott Roberts](#)
To: [Chris Roberts](#)
Cc: [Holly D. Golden](#)
Subject: Self Storage Moratorium
Date: Friday, December 02, 2016 1:28:46 PM
Attachments: [Shoreline City Council.pdf](#)
[self storage examples.pdf](#)

Dear Mr. Mayor,

I am one of the developers who has a project on hold under the moratorium that was imposed five and a half months ago for self storage projects. I attended the last City Council meeting and wanted to provide the following feedback. I've sent a letter containing much more detailed feedback to Rachael Markle which I am sure she will cover with you and City Council. Thank you for your consideration and don't hesitate to call me if you have any questions.

Sincerely,
Scott

Scott Roberts
principal

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UP LAKE UNION PARTNERS

November 30, 2016

City of Shoreline
Members of City Council
Shoreline Planning and Community Development
17500 Midvale Ave N
Shoreline, WA 98133

Re: *Response to City Council Meeting 11/28/16*

Dear respected members of City Council:

I am the Owner of the property located at 19237 Aurora Ave N (Project No. 202130). I am writing in response to the City Council meeting held on November 28, as well as the follow up email sent by Rachael Markle on November 29. You asked for feedback on three main items: (1) glazing, (2) a request for photos showing façade variation and (3) some feedback on green-roof/solar panels.

1. Glazing

In response to the glazing question; we are not excited with the 20% glazing recommendation from the Planning Commission. I have submitted a detailed letter to Rachael outlining the details on this topic, which I assume she will summarize to you in a forthcoming report. If you would, please review the attached images that have the % glazing outlined. You will quickly see that very good architecture can be achieved with 10-15% glazing and still maintain a higher level of functionality to the building.

2. Façade Variation

We provided Rachael with example self-storage projects demonstrating various ways façade variation can be achieved. Note that each site is different, and it's important to emphasize that a pragmatic approach do design guidelines/standards should be taken, so each potential project can solve for this in the most efficient way. Too many design *standards* will actually have a negative effect on good design in many cases— we strongly recommend that design *guidelines* are used and a simple staff level review with the architect during the entitlement period be used in lieu of strict design standards. As you know, we have a very oddly shaped site with severe topography so this flexibility is extremely important to the success of our project.

3. Green Building

Finally, the green building ideas are problematic for a number of reasons outlined below, and the introduction of this idea this late in the process seems to contradict the emphasis that has been put on getting this amendment done as quickly as possible out of respect for the various developers who are in a holding pattern due to this unexpected moratorium.

First, green roofs and solar panels are complicated systems. Before implementation, they would need to be researched and discussed in more detail. If a way to include them can be equitably solved, then they should be an amendment added at a later date and not be allowed to stall the work we've done.

One reason that thorough research is necessary is due to the tremendous added cost associated with these green building requirements. On a recent multi-family project we had a green roof element that cost \$25/SF, which would add approximately \$615,000 to our proposed project in Shoreline. This doesn't include the added structural cost in the roof to support the weight of the green roof, general conditions, and profit and overhead for the contractor. It also needs to be irrigated which is problematic in a facility where people are storing their valuables directly below this "wet" system that could leak.

Due to the price point nature of self-storage rents, the cost to install these green features can't be offset by higher rents as they are in multifamily housing projects - so there is a good chance that these costs would make these types of projects infeasible. In addition to the cost, green building features such as a green roof and solar panels, are currently not required on other types of buildings in this zone. It would seem inequitable and punitive to require them only for self-storage use. In short, these systems are complicated and expensive, and such requirements should not be inserted into the legislation at the last minute.

Second, from a green building perspective, self-storage facilities are a low rent (price point) service that are actually quite energy efficient. The corridor lighting is typically activated by a motion detector so they are turned off a large part of the time. The buildings have minimum heating. There are no other significant power requirements so solar panels don't make sense - they won't off-set significant operational costs and the cost to install them is quite high.

Finally, we wanted to remind you that we closed on our land after receiving the Code Interpretation Letter dated 7/20/16, which was a critical part of our due diligence. We have cooperated in the fullest with the amendment process and provided a lot of time and work product to this effort over the last five and a half months and feel frustrated that an entirely new issue could be added to the mix so late in the process. We feel this could seriously delay the adoption of the amendment and further delay our project.

In summary, other than the 20% requirement which is too much, we are generally in support of the glazing requirement being suggested as long as the rule is pragmatic and flexible enough to allow building efficiency as well as smart design. We've provided images that should demonstrate that there are many ways to achieve façade variation but again, we emphasize the importance of somewhat flexible guidelines. We are strongly against the introduction of green elements for the reasons outlined herein.

Please let us know if we can provide additional information on any of these or other items.

Sincerely yours,



Scott Roberts
Principal
Lake Union Partners

Premier Everett
Built 2013: Everett, WA
3 Stories



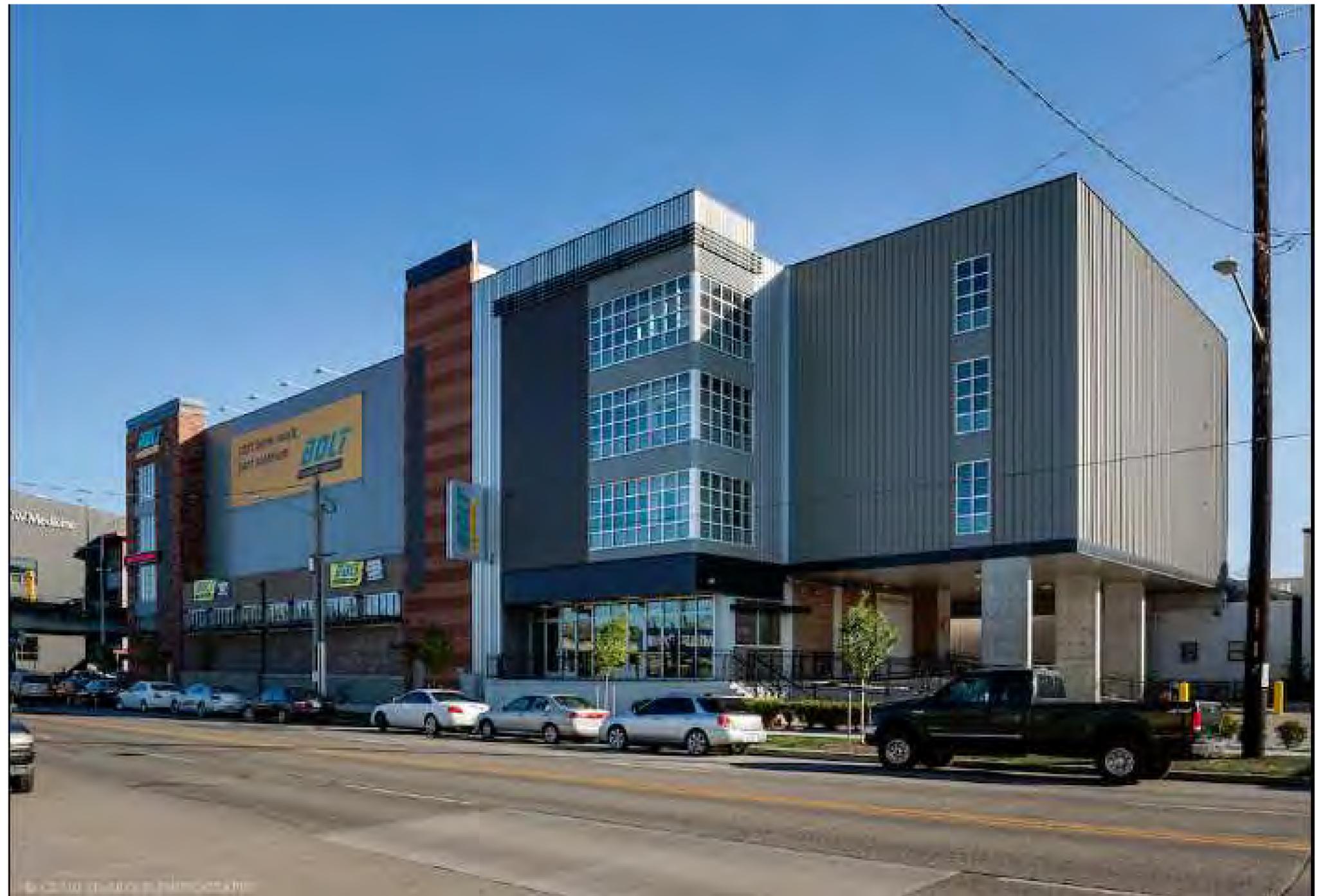
Premier Everett
Built 2013: Everett, WA
2 Stories



Bolt Self Storage Ballard

Built 2012: Seattle, WA

4 Stories + Basement



Lake Union Partners Self Storage

Proposed: Shoreline, WA

4 Stories + Basement



Rainier Work Lofts / Self Storage

Built 2010: Seattle, WA

9 Stories + Basement



Storage Solutions

Built 2016: Bellevue, WA

4 Stories + 2 Basement Levels



Premier Beaverton Self Storage

Proposed: Beaverton, WA

4 Stories



Premier Hillsboro

Built 2009: Hillsboro, Oregon

4 Stories



*This project was not designed by Jackson Main Architecture.

Bolt Self Storage Green Lake

Proposed: Seattle, WA

4 Stories



Get Space Division Self Storage

Proposed: Portland, OR

3 Stories



Ballinger Self Storage

Proposed: Shoreline, WA

4 Stories + Basement



Get Space Johnson Creek Self Storage

Proposed: Portland, OR

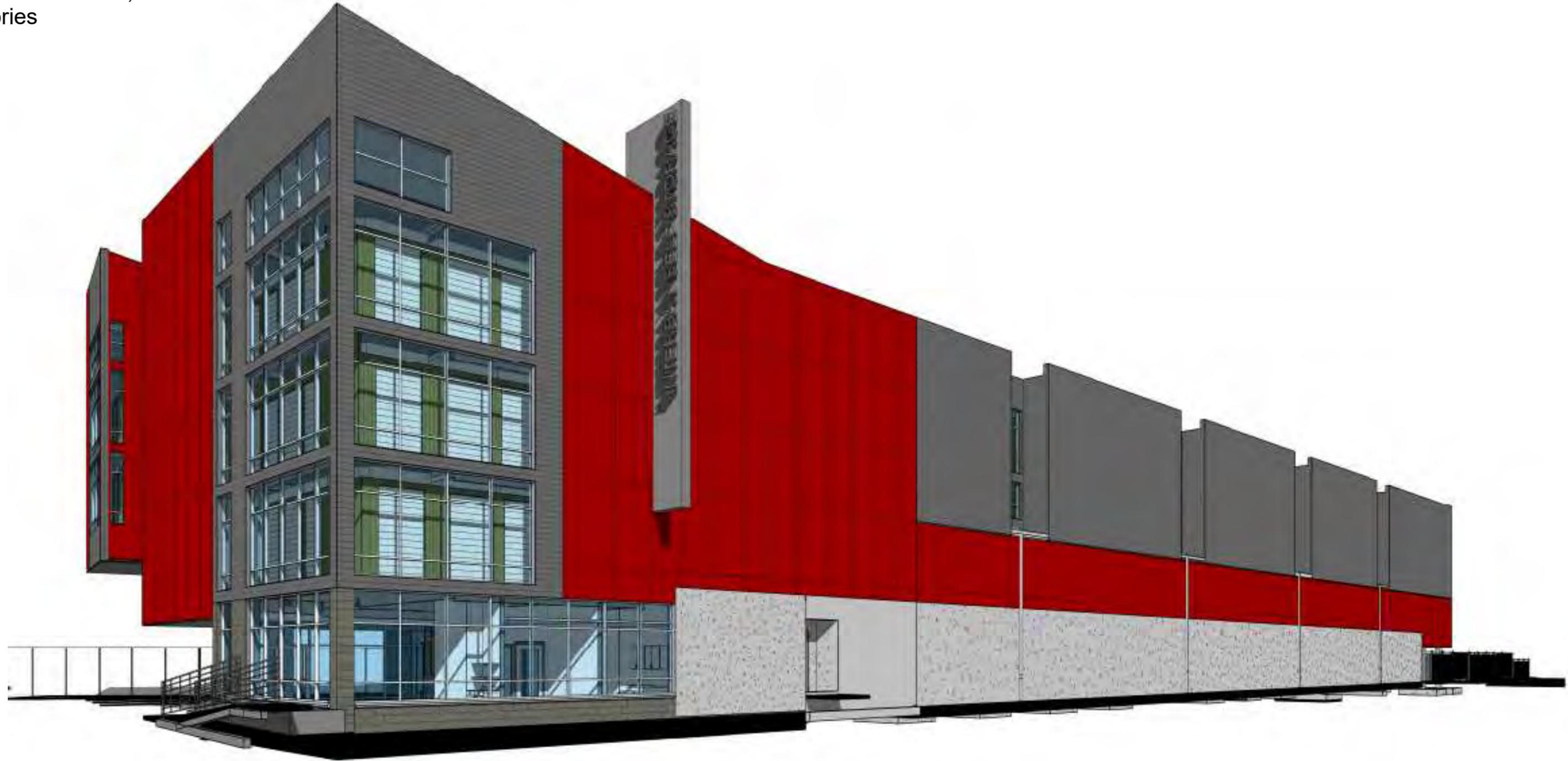
3 Story Addition to Existing One Story Warehouse



Interbay Self Storage

Proposed: Seattle, WA

4 Stories



Interbay Self Storage

Proposed: Seattle, WA

4 Stories



Get Space TPAC Self Storage

Proposed: Tigard, OR

4 Stories

