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Ground-Floor Commercial Planning Commission Discussion June 18, 2020



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Presentation Agenda

- Purpose
- Background
- Research
- Online Survey
- Proposed Code
- Policy Direction
- Questions
- Next Steps



Multifamily Building Boom

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Multifamily Building Boom

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Background

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- Comprehensive Plan Request.
- Council Directed Staff to Draft Development Code Addressing Ground-Floor Commercial in the Ridgecrest and North City Neighborhoods.

NCBD Subarea Plan

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Ridgecrest

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Research

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Bothell

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Woodinville

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Online Survey

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- Residents asked 24 questions
- Business operators, developers, real estate investors, real estate agents asked 6 questions
- Survey open April 17 – May 17, 2020

Online Survey

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- The following methods were used to invite the community to take the survey:
 - Project website linked to survey
 - Emails were sent to neighborhood contacts and business community contacts
 - Post card mailed to property owners
 - Post on City's Facebook and Twitter

Online Survey

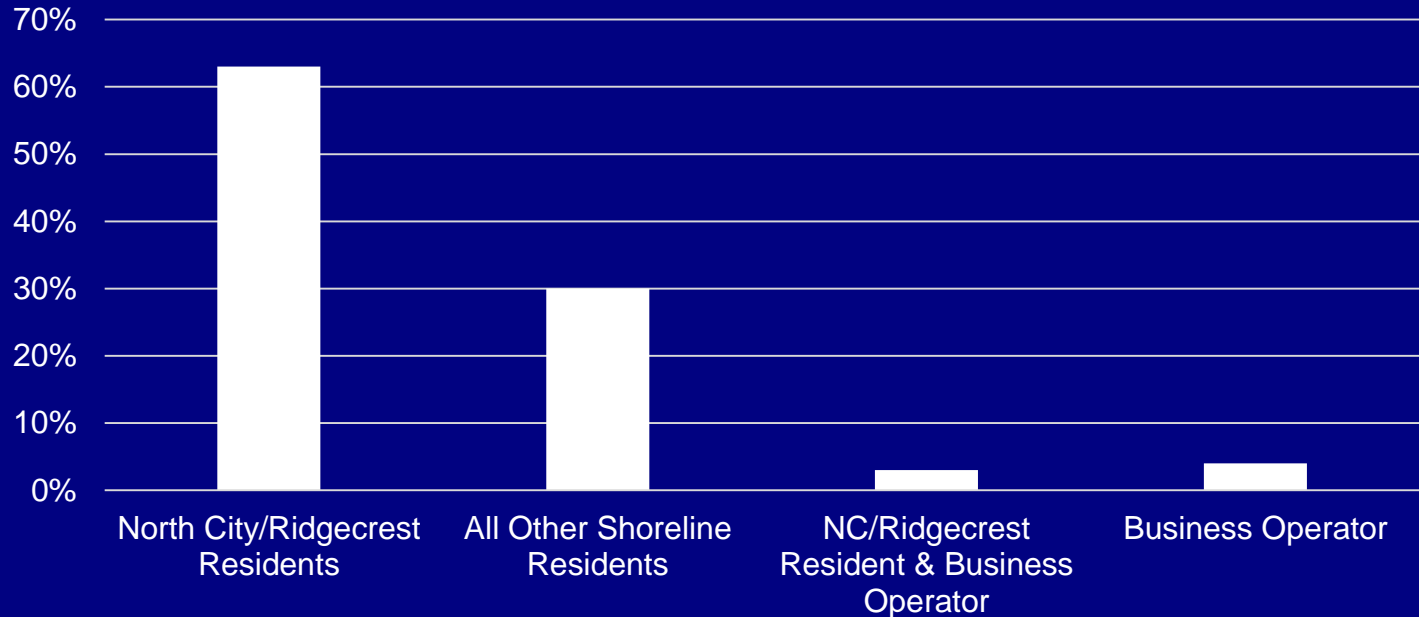
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- Total responses: 904
- Completion rate: 70%
- Average time spent: 7 minutes

Online Survey

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Question 1



Online Survey

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Questions 2-12

- Three highest rated uses:
 - Restaurants and cafes (citywide score of 89)
 - Brewpubs and microbreweries (citywide score of 72)
 - Shops, salons and services (citywide score of 70)



RESIDENTS

Online Survey

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Questions 2-12

- Three lowest rated uses:
 - Professional office (citywide score of 43)
 - Bars and nightclubs (citywide score of 52)
 - (Tie) Music & dance studios (citywide score of 54); Veterinary clinics (citywide score of 54)



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Online Survey

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Question 13

- Top three write-in uses:
 - Coffee shop (37 votes)
 - (Tie) Drug store/pharmacy (34 votes); Post office (34 votes)
 - Boutiques (29 votes)



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Question 14

- Top two uses accessed within Shoreline
 - Convenience stores (69% of survey respondents)
 - Restaurants (54% of survey respondents)
- Top two uses accessed outside of Shoreline
 - Medical office (68% of survey respondents)
 - Professional office (54% of survey respondents)
- Top two uses not accessed in a typical month
 - Daycare (75% of survey respondents)
 - Music and dance studio (65% of survey respondents)

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Question 15

- Top two reasons
 - “Outside Shoreline options better match my preferences” (83%)
 - “Not available in Shoreline” (59%)

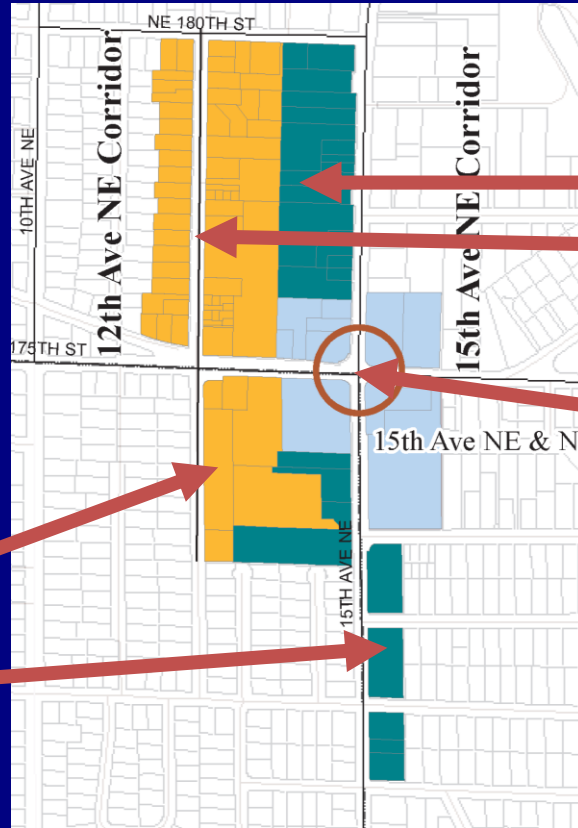


RESIDENTS

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Questions 16-21



#3

#6

#4

#2

#5

#1

Nodes


- 15th Ave NE & NE 175th St
- 5th Ave NE & NE 165th St

Corridors

- 12th Ave NE
- 15th Ave NE

Node 

N 



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Question 22

- Write-in Corridors/Intersections with the most votes:
 - (Tie) 5th Ave NE & NE 165th St (13 votes); 15th Ave NE from 145th St to 205th St (13 votes)
 - Aurora Ave N from 145th St to 205th St (8 votes)
 - (Tie) 5th Ave NE & NE 185th St (6 votes); 10th Ave NE & NE 185th St (6 votes)



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Question 23

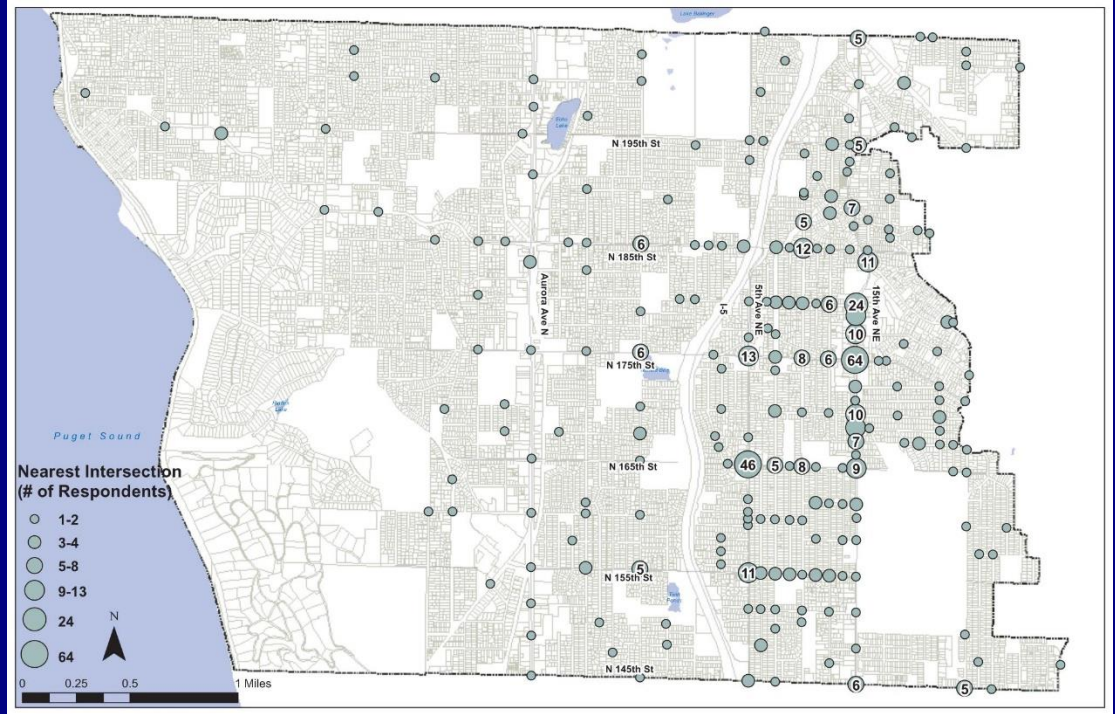
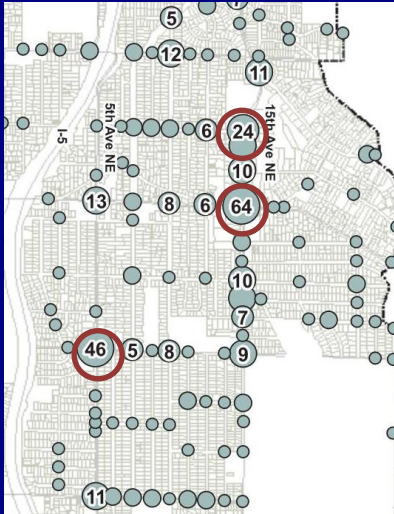
- Top three modes of travel
 - Car/truck/van/SUV (93% of survey respondents)
 - Walking (67% of survey respondents)
 - Bicycle (25% of survey respondents)

RESIDENTS

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Question 24



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Question 25

- Incentivize small business and local business, not developers or national chains
- Should be required, no exemptions
- Don't allow parking reduction, should be ample parking, current parking is already inadequate for apartments
- More options/variety in restaurants to choose from (e.g., family friendly, variety in cuisine)
- Require in traditional business district areas like North City but not the light rail station up-zones that are residential



RESIDENTS

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Question 1

- Top three incentives
 - Height bonus (average ranking of 4.58)
 - Hardscape maximum reduction (average ranking of 3.85)
 - Parking reduction (average ranking of 3.68)



BUSINESS OPERATORS, ETC

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Question 2

- Top three potential regulations
 - A requirement that commercial zoned properties contain at least some space dedicated to commercial uses when leased/owned, on streets that are classified as arterials (average ranking of 2.58)
 - A requirement that commercial zoned properties contain at least some space dedicated to commercial uses when leased/owned, regardless of street classification (average ranking of 2.48)
 - A requirement that commercial zoned properties contain at least some space dedicated to commercial uses when leased/owned, on properties that are within 100 feet of an intersection where both streets are classified as arterials (average ranking of 2.46)



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Question 3

- Top three corridors/intersections
 - 15th Ave NE & NE 175th St (average ranking of 5.36)
 - 15th Ave NE from NE 172nd St to NE 180th St (west side) (average ranking of 4.33)
 - 5th Ave NE & NE 165th St (average ranking of 3.58)



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Question 4

- Top two intersections
 - 15th Ave NE & NE 175th St (6 survey respondents)
 - 15th Ave NE & NE 177th St (2 survey respondents)



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Question 5

- Top two place names
 - Shoreline/Lake Forest Park (6 survey respondents)
 - Seattle (4 survey respondents)



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Question 6

- Need short term parking for customers for ground floor commercial to be successful
- Be flexible, don't drive away development
- Incentivize small business and local business, not developers
- Prioritize affordable housing – if ground floor commercial is required, exempt projects that provide affordable housing
- Requiring ground floor commercial will lead to vacant commercial space
- Ground floor commercial should be incentivized not required
- Incentivize by reducing permit fees and tax incentives



BUSINESS OPERATORS, ETC

Draft Code – Table 20.40.120

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NAICS #	SPECIFIC LAND USE	R4-R6	R8-R12	R18-R48	TC-4	NB	CB	MB	TC-1, 2 & 3
RESIDENTIAL GENERAL									
	Apartment		<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
	<u>Multifamily</u>		<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P-i</u>	<u>P</u>	<u>P</u>



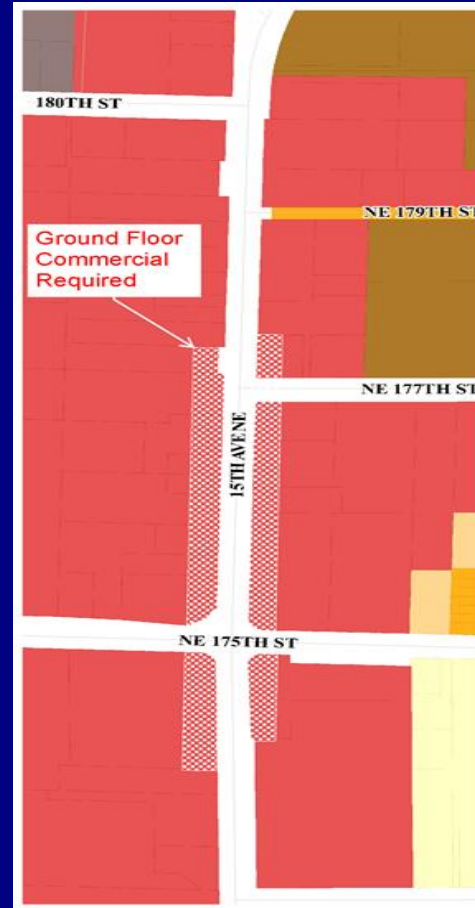
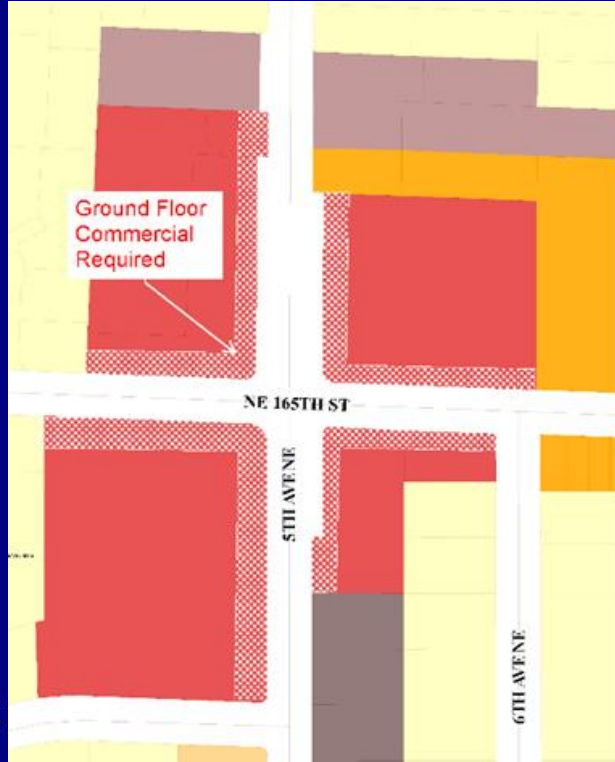
Draft Code – 20.40.465 Indexed Criteria

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- Applicability. The criteria in this subsection apply only to the CB zoned properties shown in Figure 20.40.465(A) and supplement the standards in Chapter 20.50, Subchapter 4 Commercial and Multifamily Zone Design.

Draft Code – 20.40.465 Indexed Criteria

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Draft Code –20.40.465 Indexed Criteria

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B. Commercial space shall be constructed on the portion of the building's ground floor abutting a public right-of-way (ROW) in all multifamily buildings. Commercial space may be used for any use allowed in the CB zone in Table 20.40.130 – Nonresidential uses and Table 20.40.140 – Other uses. Residential dwelling units are not allowed in commercial spaces.

C. In order to accommodate a range of tenants the required parking ratio for any ground floor commercial tenant space shall be 1 parking stall per 400 square feet of floor area. Square footage refers to net usable area and excludes walls, corridors, lobbies, bathrooms, etc.



Draft Code –20.40.465 Indexed Criteria

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D. Available Incentives. The following incentives are available when the ground floor commercial space is constructed to accommodate a restaurant.

1. Constructed to accommodate a restaurant means space that includes:

- a. ADA compliant bathrooms (common facilities are acceptable);
- b. A central plumbing drain line;
- c. A grease trap; and
- d. A ventilation shaft for a commercial kitchen hood/exhaust.

2. Height Bonus. An additional twelve (12) feet in height is granted through this bonus. The twelve (12) feet is considered base height and shall be measured in accordance with SMC 20.50.050.

3. Hardscape Maximum Increase. An additional five percent (5%) of hardscape is granted through this bonus.

Draft Code –Table 20.50.020(3)

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Commercial Zones				
STANDARDS	Neighborhood Business (NB)	Community Business (CB)	Mixed Business (MB)	Town Center (TC-1, 2 & 3)
Base Height (3)	50 ft	60 ft <u>(6)</u>	70 ft	70 ft
Hardscape (4)	85%	85% <u>(7)</u>	95%	95%



Draft Code - 20.50.240 Site design.

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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, except when the required minimum front yard setback is greater than zero (0) feet, in which case the building shall be placed at the minimum setback. 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;

c. For properties not subject to SMC 20.40.465, the Minimum space dimension for building interiors that are ground-level and fronting on streets shall be 12-foot height, measured from finished floor to finished ceiling, and 20-foot depth and built to commercial building code. These 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;



Draft Code –20.50.250(C)

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C. Ground Floor Commercial.

1. New buildings subject to SMC 20.40.465 shall comply with these provisions.
2. These standards are not eligible for design departures.
3. These requirements apply to the portion of the building's ground floor abutting a public right-of-way (ROW).
4. A minimum of 100 percent of the lineal frontage shall consist of commercial space. Up to 25 percent of the minimum 100 percent of lineal frontage may consist of facilities associated with the multifamily use, such as lobbies, leasing offices, fitness centers and community rooms.

Draft Code –20.50.250(C)

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5. All ground-floor commercial spaces abutting a ROW shall be constructed at a minimum average depth of 20 feet, with no depth less than 15 feet, measured from the wall abutting the ROW frontage to the rear wall of the commercial space.

6. All ground-floor commercial spaces shall be constructed with a minimum ceiling height of 12 feet, measured from finished floor to finished ceiling.



Policy Decisions

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1. Incentives.
2. Areas of NCBD and Ridgecrest.
3. Uses.
4. Others?

Next Steps

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Staff will return in July to address any comments and revisions to the proposed Development Code amendments.

