

# CITY OF SHORELINE

## SHORELINE PLANNING COMMISSION MINUTES OF REGULAR MEETING (Via Zoom)

August 6, 2020  
7:00 P.M.

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### **Commissioners Present**

Chair Mork  
Vice Chair Malek  
Commissioner Callahan  
Commissioner Galuska  
Commissioner Lin  
Commissioner Rwamashongye  
Commissioner Sager

### **Staff Present**

Rachael Markle, Planning Director  
Nora Gierloff, Planning Manager  
Steve Szafran, Senior Planner  
Cate Lee, Associate Planner  
Nathan Daum, Economic Development Program Manager  
Julie Ainsworth-Taylor, Assistant City Attorney  
Carla Hoekzema, Planning Commission Clerk

### **CALL TO ORDER**

Chair Mork called the regular meeting of the Shoreline Planning Commission to order at 7:00 p.m.

### **ROLL CALL**

Upon roll call by Ms. Hoekzema the following Commissioners were present: Chair Mork, Vice Chair Malek, and Commissioners Callahan, Galuska, Lin, Rwamashongye and Sager.

### **APPROVAL OF AGENDA**

The agenda was accepted as presented.

### **APPROVAL OF MINUTES**

The minutes of July 2, 2020 and July 16, 2020 were accepted as presented.

### **GENERAL PUBLIC COMMENT**

There were no general public comments.

**STUDY ITEM: GROUND FLOOR COMMERCIAL (GFC) DEVELOPMENT CODE REGULATIONS #2**

Ms. Lee said this is a continuation of the Commission's June 18<sup>th</sup> study session for the proposed Development Code Amendments related to GFC uses in the Community Business (CB) zone in the North City and Ridgecrest Neighborhoods. She reviewed that the GFC code amendment started from a Comprehensive Plan amendment request submitted by a resident. The City Council rejected the amendment but directed staff to draft alternate language for the Commission's consideration.

Mr. Daum reported that the City's economic development program has been disrupted by the pandemic. Starting in March, the program shifted from a built-environment-focused economic development strategy to a primarily business-support/economic recovery strategy. The City supported a selection process for the Governor's Working Washington Grant Program and directly administered its own share of CARES Act funding and grants. Science indicates that the City will need to continue to subsidize businesses so they can remain closed. The relief, thus far, has been insufficient given the need. The City has also adopted interim regulations to support more outdoor uses.

Mr. Daum observed that the service sector has led the recession but is not likely to lead the recovery. Vacancies are expected to occur and persist in commercial space on a national scale, and smaller local businesses are predicted to fail at greater rates than the larger chains. Financing for development has become scarce, and retail development is being put on hold. Other multifamily projects that are fully entitled will be delayed because of lack of financing, as well. The tech boom continues and has been accelerated by remote work e-commerce. The lack of affordable housing will continue to be an issue.

Mr. Daum explained that the Economic Development Strategy is set by the Comprehensive Plan, the 5-Year Economic Development Strategic Plan, and annual City Council goals. The Economic Development Element in the Comprehensive Plan was adopted in 2012 and speaks to vibrancy, quality of life, growing certain sectors and multi-story buildings. Development was happening in the region at that time, but there wasn't a lot of mixed-use or multi-story development taking in place in Shoreline. Since that time, the community has advanced to more complex goals for economic development, and the Economic Development Element will likely get more intricate when it is next updated.

Mr. Daum said the main goals called out in the 5-Year Economic Development Strategic Plan focus on attracting investment to follow the City's investment into Aurora Avenue, adopting a Development Agreement for Shoreline Place, unlocking the under-utilized property at Fircrest and station area growth. The plan also talks about placemaking in specific areas of the City like North City and Ridgecrest and non-geographical placemaking such as supporting film making, media production and other commercial activities.

Mr. Daum said the City Council goals speak to the light rail station areas, Shoreline Place and business retention and expansion. The development update and policy review of the 185<sup>th</sup> Street Station Area will come first, followed by the 145<sup>th</sup> Street Station Area. There are some key actions happening over the past two years at Shoreline Place. Business retention and expansion will be important for the City focus on. Mr. Daum said the goals are reviewed on an annual basis, and metrics and performance are tracked.

Mr. Daum responded to the following questions that were raised previously by the Commission:

- **What tools does the City have in place to address vacancies?** Existing buildings play an important role when it comes to affordability. They have worked with property owners who want to convert houses to commercial uses where the zoning allows, such as the MUR-35' zones in the light rail station areas. However, they have run into issues with American's with Disabilities Act (ADA) and fire code requirements, which are set at the national level and cannot be changed. There are also examples where existing buildings that were constructed during the auto-dominated age of development have to be demolished and rebuilt with subterranean parking because there isn't enough surface parking space on site to meet the code. Through the pandemic and beyond, he anticipates the City will continue to see vacancies in buildings that cannot accommodate drive-through service.
- **How can the City incentivize smaller commercial spaces?** It is desirable to divide larger commercial spaces to get a more intricate urban form and for economic diversification. However, it also introduces additional property management needs and risks on the part of the owners. The City doesn't currently have incentives to specifically encourage development of smaller commercial spaces, but it does have a program that allows transportation development fees to be waived for a variety of business categories. Staff would like to investigate opportunities for incentives at some point in the future as resources allow. The State Legislature has authorized an option where projects of at least 50,000 square feet employing people at no less than \$18 per hour can qualify for local sales and uses tax remittance and property tax reinvestment. However, because the two urban centers (Seattle and Bellevue) are located in King County, all local jurisdictions within King County have been excluded from the program. While great concepts for commercial spaces come in, they suffer from a lack of customer base. Mitigating the major drop in daytime population would go a long way towards making uses and spaces more viable. Staff is interested in exploring options further. Washington State Laws are strict about extension of credit or gift of public funds, but there may be revolving loan funds or other incentives specific to small commercial spaces.
- **How can the City make small commercial spaces more affordable?** The cost of construction has never been higher, so affordability remains a challenge. It is hard to provide new space at anything less than the upper range for commercial rents. However, there are places in the City where new construction could be viable, and they need to focus on those areas. The cost of construction is the same regardless of where it occurs, but market rent and customer base can be very different. Density changes as you move out to the suburban areas. Since the cost of construction is so high, they need to focus on existing, older buildings where rents are typically lower. However, they need to be brought up to current standards in order to be occupied. He shared examples to illustrate the challenges people have faced when trying to convert existing residential buildings to commercial uses or trying to rehabilitate existing commercial spaces. It is often complicated and costly to meet all of the current code requirements for stormwater infiltration, parking, ADA access, buffers, etc.). People are not generally interested in going through the process of amending regulations in order to convert or rehabilitate a commercial space, and this is an area the City could focus on.

Mr. Szafran and Ms. Lee responded to the following questions that were raised by the Commission at the last meeting:

- **Is the City offering enough incentives to get the uses the neighborhood wants?** Staff believes offering increased height and hardscape maximums will encourage developers to provide the type of GFC space the City and neighborhoods desire. Staff has also evaluated other potential incentives but has some reservations about each one. These include:
  - **Parking Reduction** – It is important to keep in mind that most commercial uses want and need some customer parking, and this incentive could actually work against them.
  - **Reduced Permit Fees** – This incentive sounds attractive, but the reduction is not typically enough to generate the type of interest the City is looking for.
  - **Front-of-the-Line Permitting** – The City already has two agreements with the Shoreline School District and Sound Transit. While this is an attractive incentive for developers, staff may not have the capacity to accommodate more requests.
  
- **Can the City include a hardship clause that would give the owner of a new multifamily building the flexibility to use the commercial space for another purpose if the commercial space is not leased in a specific period?** This is not something staff is advocating for at this time. The City’s policy has been to allow residential uses until the demand for commercial uses would encourage the redevelopment of those spaces into commercial. This has never happened. Once the space is residential, it will stay that way. If the Commission is looking for flexibility, it could consider allowing different uses for the ground floor.
  
- **If the walkshed is a half mile, should we stagger the required commercial areas in relationship to the train stations? How many people do certain types of businesses need in order to locate within a specific area?** The City Council directed staff to focus on the North City and Ridgecrest Neighborhoods. While some areas of Ridgecrest and the North City Business District are within a half mile of the light rail stations, the commercial districts of these two neighborhoods are outside of the half-mile walkshed. Staff researched two planning documents that were prepared for the light rail stations to highlight the retail and office market potential within the subareas (<https://www.shorelinewa.gov/home/showdocument?id=17855> and <https://www.shorelinewa.gov/home/showdocument?id=15888>). These studies indicated that the pace of retail development in the station areas would be slow and smaller in scale. The total retail area predicted in the station areas is no more than 25,000 square feet. The studies also indicate that there won’t be a significant demand for retail development in the near future.
  
- **When will the Sound Transit Link Light Rail be operational and what is the protected ridership when the trains start running?** Passenger service is scheduled to begin in the summer of 2024, but there are no projected ridership numbers for that year. However, by 2035, it is projected that ridership will increase by 53% over the 2014 numbers. This equates to about 6,235 daily trips specifically to the Shoreline stations.
  
- **Can the commercial spaces be flexible? There was concern that how we currently think of a restaurant is shifting rapidly due to the pandemic.** As currently proposed, the amendment

would allow flexibility in that the space could be for any commercial use. However, the proposed incentives (increased hardscape and height) would only be available for spaces that are restaurant ready. Restaurant-ready improvements are easier to put in at the shell construction stage, but they cost more than general commercial construction. The proposed incentives for height and/or hardscape are intended to mitigate for these increased costs. A more general code allows greater flexibility, but the code will need to be less flexible if the intent is to encourage specific types of uses.

- **Some Commissioners were open to a broad list of uses that could be allowed, and they discussed that certain businesses should be excluded. A Commissioner asked staff to provide a list of uses that perhaps have a greater interest now than when the regulations were initially considered.** Use tables (SMC 20.40.130 and SMC 20.40.140) were included in the Staff Report as Attachment C. There are a lot of potential uses that could locate in the Community Business (CB) zone in the North City and Ridgecrest Neighborhoods. Some may be undesirable and some were identified by users of the online survey as being unpopular. A similar process of creating a table of uses that promoted walkability and neighborhood serving businesses was completed during the light rail station subarea planning process (Attachment D). The Commission may want to consider the uses identified in this table as a starting point for allowed and prohibited uses in the North City and Ridgecrest Neighborhoods.
- **How will pick-up/drop-off queuing work if a daycare or similar business locates in one of these commercial spaces?** Staff researched recent mixed-use and multifamily developments in Shoreline and surrounding jurisdictions and found that most of the GFC businesses required access from the street. Parking and drop-off/pick-up spaces were provided on the street and signed as such. There was one example that had a queuing space in the parking garage, but any queuing associated with these uses will likely be located on the street.
- **How will loading occur for new commercial businesses?** Staff observed businesses in the North City and Ridgecrest Neighborhoods and found that most load/unload from space in the parking lots or from the street. The City's loading requirements (Attachment E) only apply to very large commercial development.
- **Are all commercial uses required to provide American's with Disabilities Act (ADA) compliant bathrooms? Is there a specific kind of grease trap staff can point to, perhaps in the commercial building code, that is unique to restaurant use?** Every commercial space is required to provide ADA restrooms, but the number required may change based on occupancy. Typically, a grease trap is installed at sink locations concurrent with sink installation during the restaurant build-out. A more appropriate requirement would be for a grease interceptor, which is like a catch basin outside the perimeter of a building. These are quite costly to install after the fact, and requiring them to obtain the hardscape and/or height incentive would be more appropriate than requiring grease traps. Staff has changed the language from "grease trap" to "grease interceptor."
- **Is a 12-foot ceiling height too low, and is the 20-foot depth for commercial spaces too shallow?** Staff researched ceiling heights in other jurisdictions in the region and talked to local architects

who recommended a range of between 13 and 16 feet. Staff would support a greater ceiling height, such as 15 feet of clear space and 18 feet from floor to ceiling. Staff also recommends a height bonus, not just for the restaurant-ready spaces, but for all of the GFC spaces that are subject to the standards to accommodate the increased ground floor ceiling height. The final number should be adjusted based on the number above 10 feet. For example, if the Commission recommends a minimum ground floor ceiling height of 14 feet, the height bonus should be 4 feet for all buildings subject to the standards. Staff is not opposed to changing the proposed depth from 20 feet to something deeper. The codes they looked at ranged from 20 feet to 50 feet, but most were around 30 feet.

- **Does a bakery need a commercial hood? What are things that may be like restaurant-ready but don't meet the exact definition?** Some uses that staff thought would be similar to restaurant-ready include commercial kitchens, bakeries, ice cream parlors and coffee shops. Staff consulted with the commercial plan reviewers, who stated that bakeries would likely need a hood or some other type of special ventilation. They also provided feedback on other restaurant-ready requirements. As previously mentioned, all commercial uses need ADA restrooms, as well as essential drain lines for at least the restrooms. Restaurants may need a larger central drain line. Any commercial space would need a ventilation shaft if a restaurant is a desired type of tenant. Breweries and distilleries could need a ventilation shaft depending on the size and scale of the operation. They recommended that a shaft be installed to make it easier for any future tenants, as it would be quite costly to install later.
- **Can priority permitting be offered as a potential incentive?** This is an attractive incentive to developers. However, the City already has agreements with the Shoreline School District and Sound Transit. They also offer expedited permitting based on staff capacity. In addition, Deep Green Incentive Projects are eligible for expedited permitting without paying an additional fee. Staff does not recommend this incentive unless there are increases in staffing levels in the Planning and Community Development and Public Works Departments.
- **There was concern that increasing hardscape would decrease the greenspace on the site.** It is true that offering an incentive of additional hardscape will result in a larger building footprint and less greenspace. However, there are not a lot of other tools in the zoning regulatory toolbox to offer at this point. If additional hardscape is allowed but required to be permeable rather than building, it won't be much of an incentive for developers.
- **How does the Deep Green Incentive Program (DGIP) work with the incentives? Can the incentives be combined?** As currently worded, the DGIP incentives can be combined with the GFC incentives. While this might sound good for developers, there are other factors to consider:
  - **Competing Incentives** – The DGIP and GFC both allow increases in height. The DGIP allows a 20-foot height bonus and the GFC allows a 15-foot height bonus. If a developer took advantage of both height incentives, a building in the CB zone could potentially be 95 feet tall. However, any building over 70-75 feet would need to switch to steel construction, making the cost of the building infeasible. That means the incentives for

DGIP would compete with the incentive for GFC because the developer would pick the incentive with the least cost.

- **Parking Reduction** – The DGIP allows up to a 50% parking reduction under Tier 1 Certification. Research shows that commercial businesses want access to easy and accessible parking. Reduced parking requirements are allowed for multifamily uses, but commercial uses usually want the parking space for customers. Staff believes that reducing the parking requirement for GFC is not an attractive incentive.
- **How will the new GFC space interact with the public realm? Can staff show how the GFC space and the public sidewalk will interact?** The City requires public places when developing in mixed-use and commercial zones. Typically, a developer would have to provide 4 square feet of public space for every 20 square feet of commercial space. The public spaces are meant to enhance the pedestrian experience between the sidewalk and the building. What happens in the right-of-way is dictated by the Public Works Department through the Transportation Master Plan and Engineering Design Manual. There are specific street standards for the North City Business District and Ridgecrest commercial area.

Next, Mr. Szafran and Ms. Lee reviewed the changes that were made to the proposal since the last meeting:

- At the request of the Commission, the maps (Figure 20.40.465(A) were changed to include all frontages of CB-zoned properties along the rights-of-way.
- SMC 20.40.465.D.1.c was changed from “grease trap” to “grease interceptor.”
- The first sentence in SMC 20.50.250.C.1 was amended to replace “75 percent” with “100 percent.” The second sentence was amended to read, “Up to 25 percent of the lineal frontage may . . . .”

Mr. Szafran said staff is seeking feedback from the Commission on policy issues related to minimum height, minimum depth, and restaurant-ready uses. A public hearing is scheduled for September, after which the Commission will be asked to make a recommendation to the City Council.

Vice Chair Malek observed that, if the City wants sales tax revenue and commercial businesses to thrive, it must help the business owners defeat the regulatory challenges they face, and he appreciates Mr. Daum calling attention to these situations. He expressed sympathy to property owners whose plans have been stalled for a variety of regulatory reasons. He agreed that the City needs to encourage the continued use of older buildings where rents can remain lower, particularly for incubator businesses that can’t afford the higher rents associated with newer spaces. Mr. Daum agreed that the older buildings provide space for local entrepreneurs to get their business ideas off the ground.

Chair Mork asked how Mr. Daum’s presentation relates to the current proposal before the Commission. Mr. Daum said the City is faced with the market reality of a diminishing appetite across the country for new commercial space. Currently, the City doesn’t have many tools to incentivize small spaces and deal with vacancies. The purpose of his presentation was to share his observations about commercial space that could be activated. He doesn’t have any good answers right now, but the issue is worth further study.

Mr. Szafran asked Mr. Daum if Shoreline currently has an excess of vacant commercial space. Mr. Daum said it depends on how vacancy is measured. If you just look at lease rates, the rents are not high enough

to justify the cost of new construction. One major signal of a shortage is when rent prices in older buildings get closer to the rent prices in new buildings. From data available to the City, it is clear that there is a shortage of food and beverage opportunities on a per capital basis. On the other hand, there is no shortage of automobile sales businesses, which are a major component of the City's tax base. He said he doesn't believe the City has a glut of commercial space. Recently, the vacancy rate for commercial space jumped from 4.5% to 14.5% as a result of just one building (Sears) becoming vacant.

Commissioner Lin asked if take-out food service businesses are required to meet the same standards and regulations as larger dine-in restaurants. She noted that these restaurants have become more popular during the pandemic. Mr. Daum responded that there may be some urban design changes needed to make it easier for vehicles to access the drive-through services. At the same time, they want to provide a great streetscape for pedestrians, and cars aren't usually part of that picture. The King County Health Department regulates restaurants, and he doesn't believe there is a significant distinction between the different types. They may see more food truck options as opposed to the brick and mortar restaurants. However, it is important to note that most restaurants typically make more money on alcohol and lose money on the food, and alcohol-oriented establishments are not allowed to operate right now unless they have some outdoor seating. Ms. Lee added that for grab and go operations, the parking requirement is much lower than for a sit-down restaurant.

Chair Mork asked if it would be possible to offer incentives related to the City's portion of the property tax. Mr. Daum said the state program he mentioned earlier, which is not allowed in King County, was pointed towards job creation and incentivizing Class A office space outside of downtown Seattle and Bellevue. The program attempts to mirror the Multifamily Tax Exemption Program, in which taxes are not collected on the improvements of a residential building for a period of 12 years. However, in bedroom communities like Shoreline, housing is not the problem. The problem is that housing is too far away from the jobs. It would be much more meaningful for the City to get a balanced ecosystem by incentivizing commercial spaces. People have enjoyed not having to commute to locations in downtown Seattle, and it will be interesting to see if satellite offices in suburban areas will become more appealing. As of now, there is no interest at the state level for anything other than affordable housing.

Chair Mork asked if the City has the tools to do something with the Shoreline portion of the property tax. Mr. Daum said he doesn't believe the City has the statutory authority to do that, but he will research it further and report back.

Commissioner Callahan said she is very concerned about the potential for vacancy associated with the GFC requirement. She asked Mr. Daum to share his thoughts on the idea of creating a formal vacancy registry that could track the real vacancy numbers in a more transparent way. Mr. Daum agreed this would be a good opportunity for the City, and there are some great examples from other jurisdictions that have created catalogues of available spaces. He agreed to investigate the concept further.

Chair Mork said she supports staff's proposal of increasing the minimum ceiling height to 15 feet of clear space and 18 feet from floor to ceiling. This would provide the flexibility that restaurant tenants need. She also agreed that the City should allow increased building height to accommodate the taller ceiling requirement.



Vice Chair Malek asked at what point the ceiling height requirement would become rate limiting, given that wood frame construction is limited to five stories. Ms. Lee said the height staff is recommending would require a more expensive construction type (Type 3 wood frame over 2 stories of Type I PT deck), but it would be less expensive than steel or concrete frame construction. According to the architect she spoke to, this middle-grade option would be a minimal cost compared to what a developer would get via the additional height.

Vice Chair Malek asked at what height the 5 over 2 wood-frame construction would still be possible. Ms. Lee answered that 5 over 2 construction is limited to 70 feet in height. Vice Chair Malek asked the maximum height that could be accommodated using the middle-grade option described above. Ms. Lee said it would allow construction up to 80 feet, which means that a 20-foot GFC requirement would be doable. Vice Chair Malek asked if there is a percentage number for the increased cost of the middle-grade option. Ms. Lee said she doesn't have a percentage number, other than it would be an incremental cost and worth it in order to get the additional floor of housing. Vice Chair Malek asked if any other municipalities have approved the middle-grade option for routine construction. Ms. Lee responded that this building type would need to be approved by the State's building code. Vice Chair Malek summarized that the middle-grade option would be an incremental cost, but the return would adequately compensate the developer.

Commissioner Rwamashongye reminded the Commissioners of the information provided on Pages 8 and 9 of the Staff Report, which discuss the results of staff's research of minimum GFC heights in other jurisdictions, the GFC height on the Echo Lake Building, and the recommendation from local architects that design commercial spaces that 13 feet is the minimum GFC height that makes sense, but the most desirable GFC height would be 15 to 16 feet.

Chair Mork asked if a developer would be mandated to construct the GFC space at a minimum 18 feet in height in order to get the extra height bonus. Ms. Lee explained that the taller ceiling height would not be mandated, but it would be required in order for the developer to receive the additional height bonus (from 60 to 78 feet) that is needed to construct the typical number of residential floors above the commercial space.

The Commissioners offered general consensus that the GFC height should be increased to 15 feet of clear space and 18 feet from floor to ceiling.

Mr. Szafran advised that, as currently proposed, the minimum depth for GFC space would be 20 feet. As per staff's research of other jurisdictions, it appears that the average is 30 feet. He said staff supports increasing the minimum depth to 30 feet, but it should be calculated as an average minimum depth to allow enough flexibility to accommodate such things as mechanical equipment.

Commissioner Galuska said he doesn't have a good enough understanding of commercial leasing to know if a 20-foot depth requirement is too small. It seems too small to him, and a 30-foot depth requirement seems reasonable. If the Commission recommends a greater minimum depth, he supports staff's recommendation that the depth should be measured on average. He supports as much flexibility as possible, given the desire to encourage more small commercial spaces.

Vice Chair Malek cautioned against being too limiting. There are a lot of viable spaces in other cities that are very small. He likes when businesses have the ability to define their own spaces. Business startup often begin in small spaces, and a 20-foot minimum depth requirement doesn't sound unreasonable to him. He recalled Mr. Daum's comments regarding the need for inexpensive commercial space to allow businesses to incubate and grow.

Chair Mork asked if a developer could use a wall to separate a commercial space so it could be leased to two tenants. Mr. Szafran agreed that would be allowed. Most of the time, staff won't know what type of business will locate in a development at the time a building permit application is submitted. It will be up to developers to divide the spaces however they see fit. Chair Mork said she would support a 30-foot depth requirement, which would allow a developer enough flexibility to use the space as he/she sees fit.

Mr. Szafran asked the Commission to provide feedback about other potential restaurant-ready-like uses they want to include as part of the incentive. Chair Mork agreed with making provisions for the shaft and drain lines part of the requirements in order to achieve the greater height and hardscape. These elements are much more costly to add later on.

Mr. Szafran referred to the use tables provided in Attachment C, which outline all of the uses that are currently permitted (outright permitted, conditional use or special use) in the CB zone. Attachment D outlines the uses allowed in the Mixed-Use Residential zones.

Commissioner Sager referred to the survey results, which indicated that most people didn't want more marijuana sales and processing businesses, and suggested that these uses should be specifically excluded. She said she would like pop-up businesses (holiday markets, dance classes, etc.) to be allowed in the CB zones. Mr. Szafran responded that the catchall "general retail service" use would allow these types of temporary activities to occur. Ms. Lee explained that the regulations apply to the shell construction space, and the interior space would not be finished out with things that a pop-up would need to operate. Occupying spaces like parking lots, etc. will be more where you will see the temporary pop up uses at least until the space has been filled out by the initial tenant.

Commissioner Callahan said she doesn't see any uses in the table that she would want to incentivize. The focus should remain on restaurant-ready and food businesses. However, she supports specifically excluding marijuana operations, as well as tobacco and vape stores. From the experiences she has read from other cities, fining or taxing property owners for vacancies often results in the spaces being leased to vape and marijuana stores as a way to get around the requirement. These uses do not fit with what they heard from the residents in the survey about having more family-friendly businesses. Chair Mork asked if Commissioner Callahan would support uses such as small convenience stores, and Commissioner Callahan answered affirmatively, as long as they are not too focused on tobacco and vape sales.

Chair Mork asked if kennels would be allowed in the CB zone, and Mr. Szafran answered yes, with a Conditional Use Permit.

Commissioner Lin observed that the City has received a number of applications for self-storage facilities, which are not pedestrian-friendly businesses. Mr. Szafran said self-storage has a long list of conditions

that must be met, and the use is only allowed in certain areas of the CB zone (Ballinger Way, 19<sup>th</sup> Northeast and Bothell Way). The use would not be allowed in North City or Ridgecrest.

Commissioner Sager recalled that the survey indicated a strong desire for a family-friendly environment, and she would prefer that adult-use facilities not be allowed in the North City and Ridgecrest Neighborhoods. The Ridgecrest Neighborhood, in particular, is small and surrounded by a lot of residential development. Mr. Szafran said adult uses have very restrictive conditions. For example, it can't be within 400 feet of any residential zone, school, daycare, park, etc. However, the City may be able to outright exclude the use if the Commission desires.

Mr. Szafran requested additional feedback about whether the incentive of additional height and hardscape should be limited to restaurant-ready development only, and the Commissioners indicated support.

Commissioner Callahan said her fear is that Shoreline will end up like a lot of other cities that have required GFC space and then the space remains vacant. She would like the code to include some language that makes it clear to developers that if they make use of an incentive, they are making a commitment to keep the space occupied. She would like the City to participate in a more collaborative effort with property owners to discuss potential uses. She would also like the City to establish a vacancy registry that identifies all vacant properties.

Commissioner Rwamashongye asked if the bonus height would be 12 or 18 feet. Ms. Lee advised that the height bonus language in Appendix A hasn't been updated since the last meeting. Based on feedback from the Commission, this number will be changed to 18 based on the Commission's desire for a GFC height requirement of 15 feet of clear space and 18 feet from floor to ceiling

### **DIRECTOR'S REPORT**

Director Markle did not have any items to report.

### **UNFINISHED BUSINESS**

There was no unfinished business.

### **NEW BUSINESS**

There was no new business.

### **REPORTS OF COMMITTEES AND COMMISSIONER ANNOUNCEMENTS**

There were no committee reports or Commissioner announcements.

### **AGENDA FOR NEXT MEETING**

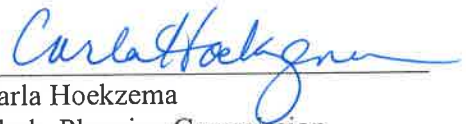
Ms. Gierloff announced that the next batch of Development Code amendments will be presented at the August 20<sup>th</sup> meeting.

**ADJOURNMENT**

The meeting was adjourned at 8:54 p.m.



Laura Mork  
Chair, Planning Commission



Carla Hoekzema  
Clerk, Planning Commission