

## 7a. SR - Outdoor Seating Development Code Amendments

Planning Commission Meeting Date: May 19, 2022

Agenda Item: 7a.

### PLANNING COMMISSION AGENDA ITEM CITY OF SHORELINE, WASHINGTON

**AGENDA TITLE:** Outdoor Seating Development Code Amendment  
**DEPARTMENT:** Planning & Community Development  
**PRESENTED BY:** Cate Lee, AICP, Senior Planner

Public Hearing

Discussion

Study Session

Update

Recommendation Only

Other

### Introduction

The purpose of this study session is to:

- Present research in response to questions from Planning Commissioners at the December 16, 2021 meeting;
- Summarize public outreach efforts to date;
- Review the draft Outdoor Seating Design regulations;
- Ask for direction on options for Development Code regulations; and
- Gather public comment.

Amendments to Shoreline Municipal Code (SMC) Title 20 (Development Code) are processed as legislative decisions. Legislative decisions are non-project decisions made by the City Council under its authority to establish policies and regulations. The Planning Commission is the reviewing authority for legislative decisions and is responsible for holding an open record Public Hearing on the proposed Development Code amendments and making a recommendation to the City Council on each amendment.

The proposed amendments would allow outdoor seating with no additional off-street parking, and some provisions for conversion of existing off-street parking stalls into seating areas, provided certain design standards are met (**Attachment A**). The proposed amendments would be included within Chapter SMC 20.50 – General Development Standards.

### PROBLEM/ISSUE STATEMENT

Eating and drinking establishments have been severely impacted by the COVID-19 pandemic. To provide relief for these businesses, the City took action to ease regulations on outdoor seating and dining areas so that lost capacity due to indoor seating restrictions could be partially offset while still adhering to the Governor's Safe Start Washington Plan. Shoreline's interim regulations for outdoor seating areas went

Approved By: Project Manager \_\_\_\_\_

Planning Director \_\_\_\_\_

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into effect on July 27, 2020 and have been extended on three occasions by the City Council and are scheduled for Council consideration for a fourth and final time while the Planning Commission reviews and makes a recommendation on permanent regulations. The interim regulations address outdoor seating areas on both private property (e.g. parking lots) and on City right-of-way (ROW).

Outdoor dining regulations have historically just addressed dining in the public right-of-way (ROW), widely familiar as the sidewalk cafés popular in European cities and larger U.S. cities, that over time became more popular in small and mid-sized U.S. cities with historic or traditional downtowns.

In Shoreline, covered outdoor dining on private property attached to buildings have typically been reviewed and approved as part of the building permit process and do not have a separate review and approval processes. Since the COVID-19 pandemic began in 2020, Planning Staff has seen the need for a new type of outdoor dining, the conversion of surface parking lots into outdoor seating areas.

The proposed regulations create more opportunities for outdoor gathering spaces and contribute to achieving the following Comprehensive Plan Goals and Policies:

1. **Goal LU I:** Encourage development that creates a variety of housing, shopping, entertainment, recreation, gathering spaces, employment, and services that are accessible to neighborhoods;
2. **Goal LU VII:** Plan for commercial areas that serve the community, are attractive, and have long-term economic vitality;
3. **Policy LU7:** Promote small-scale commercial activity areas within neighborhoods that encourage walkability, and provide opportunities for employment and “third places”;
4. **Goal CD III:** Expand on the concept that people using places and facilities draw more people.
5. **Goal ED I:** Maintain and improve the quality of life in the community by:
  - Supporting businesses that provide goods and services to local and regional populations;
6. **Goal ED VIII:** Promote and support vibrant activities and businesses that grow the local economy.
7. **Policy ED7:** Enhance existing neighborhood shopping and community nodes to support increased commercial activity, neighborhood identity, and walkability.
8. **Policy ED17:** Provide fast, predictable, and customer service-oriented permitting processes for commercial improvements, expansions, and developments.
9. **Policy ED22:** Provide incentives for land uses that enhance the city’s vitality through a variety of regulatory and financial strategies.

The overarching goal of the proposed amendments is to make the creation of these outdoor spaces simple for small business owners, while simultaneously delivering attractive places in our community. Staff is looking for direction from the Commission to answer if the proposed amendments would yield this desired result. ***Does Planning Staff’s proposed code language help to create achievable and attractive outdoor seating areas?***

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### BACKGROUND

Staff introduced this topic to the Commission on December 16, 2021. The staff report and attachments for that meeting can be found here:

<https://www.shorelinewa.gov/home/showpublisheddocument/53613/637745719082400000>.

The video recording of the meeting can be found here:

[https://shoreline.granicus.com/MediaPlayer.php?view\\_id=9&clip\\_id=1266](https://shoreline.granicus.com/MediaPlayer.php?view_id=9&clip_id=1266).

### COMMISSION QUESTIONS AND COMMENTS

At the December 16, 2021, meeting, Staff asked the Commission the following questions:

1. Is there additional research you would like to see?
2. What other types of community engagement would you like to see?
3. What requirements do you see as essential in having a successful outdoor use code?
4. What ways do you want the city to engage and help small businesses on providing these spaces?
5. What are your thoughts on reducing, or eliminating, surface parking on private property to establish these outdoor spaces?

Commission questions and comments are organized by these questions, with the addition of miscellaneous comments following Staff's responses. Staff responses appear at the end in *italics* after each question/comment from the Commission.

#### 1. Is there additional research you would like to see?

- Commissioner Callahan:
  - Interested in the potential for sidewalk cafes on 145th and 185th Streets in station areas; would like us to look at width of sidewalks and if it is possible.
  - Concerned about the safety aspect of outdoor dining, for example what happened with Monka Brewing earlier this year when a car crashed through the railing and through the outdoor seating. Would like to hear more thoughts on how close seating areas should be to traffic, perhaps limited by speed limit or require barriers?
- Commissioner Lin: Provide an aerial map of areas this would possibly take place—what areas is it allowed or where will we see it?
- Chair Mork: We need to collect data, information that can help describe where we are at with this topic.

*Staff Response: The City of Shoreline's 2011 Transportation Master Plan, which is currently being updated, provides the framework for understanding the context of sidewalks in Shoreline. Sidewalks are only located sporadically throughout the City. Many of the sidewalks in Shoreline were built prior to incorporation and do not meet existing City standards for width or for ADA compliance.*

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*However, over the past several years many sidewalks have been constructed/re-constructed through the City's Capital Projects program, including the Aurora Corridor Improvement Project, North City Project, and various sidewalks through the 2018 voter-approved Sidewalks Program. In addition, sidewalks have been constructed by developers as part of required frontage improvements as properties are redeveloped. In contrast to the City's Capital projects, the sidewalks constructed by developers are piece-meal, often disconnected, and only located adjacent to their property.*

*In developing the proposed amendments, Staff analyzed the width of sidewalks required by current design standards, zoning designation, location of existing restaurants, and traffic speed to identify five (5) areas with the potential for outdoor seating in the right-of-way, or in the case of Shoreline Place and Parkwood Plaza, onsite outdoor seating on private property with the conversion of surface parking stalls (**Attachment B**). As seen in the Google Streetview images in **Attachment B**, areas with planned sidewalks wide enough to accommodate outdoor dining (eight feet) are not located on the types of local streets typical of sidewalk dining in other cities (e.g., pedestrian-oriented, lower speeds).*

*Staff is providing this information at the request of the Commission, but the proposed amendments are limited to outdoor seating areas on private property. Staff is not proposing use of the public right-of-way because of the limited number of areas that would be suitable for such use and the additional regulatory framework associated with private use of the public right-of-way. However, the amendments under consideration would not preclude future amendments for seating areas in the right-of-way.*

### 2. What other types of community engagement would you like to see?

- Former Commissioner Malek: Include the Shoreline Chamber of Commerce, get feedback at a luncheon meeting, Council of Neighborhoods presentation.
- Chair Sager: Engage businesses—is there way for them to engage with their customers and see what they think? Hand out a survey to their customers to get back to the City?

*Staff Response: See Public Engagement section, starting on Page 6 below.*

### 3. What requirements do you see as essential in having a successful outdoor use code?

- Commissioner Galuska: The "white wedding tent" look should be temporary not permanent. We should have design guidelines. There are safety issues with streateries, where they are allowed should be based on street type.
- Commissioner Lin: Start to categorize where certain types will work or not; preferable walking routes to/from/between businesses, these will be more successful for outdoor dining.
- Former Commissioner Malek: Safety issues are key, speed of traffic and time of day these are allowed to operate. Supports allowing these in woonerf street types.
- Former Commissioner Mork: Expand use, not limited to just restaurants/bars.

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- Commissioner Rwamashongye: This needs to look presentable, manage the look and feel. In the Fairhaven area of Bellingham, this is allowed for retail businesses too, not just restaurants/bars.
- Chair Sager: Safety is a key issue, having sidewalks, curb cuts, issues with extensions chords, curb stops in surface parking lots, lighting, needs to be well lit.

*Staff Response: The proposed amendments address the Commission's concerns in the following ways:*

- *To address safety, there is a requirement for a barrier around the outdoor seating area.*
- *To address aesthetics, the proposed amendments contain general requirements for quality and durable materials for weather protection (e.g., tents, umbrellas) and furniture (e.g., tables, chairs). Staff proposes to develop an administrative "how-to" guide that provides more specific examples of desired weather protection and furniture types and styles.*
- *Staff is proposing that these outdoor areas be for businesses that serve food and/or beverage, which is consistent with the directive from City Council. There has been no demand to use these spaces for retail or any use other than those serving food and/or beverage, so staff is not proposing it be expanded in this way at this time. Further, if a business owner did want to have a seasonal outdoor sale, it would be allowed under the City's temporary use provisions found in SMC [20.30.295](#). Staff requests that the Commission discuss whether unrestricted use should be allowed or if these outdoor areas should be limited to eating and drinking establishments, brewpubs, microbreweries and microdistilleries as proposed by Planning Staff.*

### 4. What ways do you want the city to engage and help small businesses on providing these spaces?

- Former Commissioner Mork: There have been many businesses closed due to the pandemic—is there potential for unused surface parking lots to be used temporarily for pop-ups? Can we connect empty businesses to those interested in doing a pop-up?
- Commissioner Rwamashongye: We need to encourage businesses to use this, talk with business owners.

*Staff Response: Additional staff resources are needed in order to develop a website or program to connect those interested in using vacant lots for outdoor seating. The initial response from small businesses is they saw great benefit for outdoor areas early in the pandemic, when there were capacity restrictions on indoor gatherings. While some of the businesses continue to see a great benefit, many others have discontinued the use and are not interested in creating an outdoor seating area now that indoor capacity is not restricted.*

### 5. What are your thoughts on reducing, or eliminating, surface parking on private property to establish these outdoor spaces?

- Former Commissioner Malek: Supports minimizing unnecessary parking as outlined in [The High Cost of Free Parking](#).

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*Staff Response: The proposed amendments contain a provision regarding off-street parking that requires no additional off-street parking for these outdoor areas, and proposes an allowed conversion of some off-street surface parking.*

### 6. Other Commission questions and comments.

- Commissioner Lin: What is our policy for food trucks? Can we have "food truck zones" near high schools or other areas where they would be used at peak times?
- Former Commissioner Mork: Think about it in broader ways, maybe a pilot to start and allow "pop-ups" in empty parking lots with ecology blocks.
- Commissioner Rwamashongye: Could a brewery partner with a food truck?
- Chair Sager: Is there any code to allow a hot dog cart in a parking lot?

*Staff Response: The City has a [Food Trucks handout](#) that describes how this use is regulated. Food Trucks are permitted uses in commercial zoning districts and do not require a permit from the City in these zones. For further detail, see the [handout](#).*

## PUBLIC ENGAGEMENT

Staff contacted the five (5) eating and drinking establishments that received outdoor seating registrations for private property under the interim regulations. Staff did not get a response from one (1) business, and three (3) businesses are no longer operating their outdoor seating areas. Monka Brewing continues to utilize its outdoor seating under the interim regulations.

Staff contacted local business owners and operators to participate in a short online survey and a small focus group.

### **Online Survey**

The purpose of the survey was to better understand outdoor seating currently and how the City can better help local businesses. The survey was open from March 22 to April 10, 2022, and asked a total of eight (8) questions.

The survey was publicized in the following ways:

- The Outdoor Seating project [website](#) included a link to the survey;
- Emails were sent with a link to the survey to the following:
  - Registered business license contacts that provided an email address, with the list narrowed down by staff based on if the name appeared to be a restaurant, bar, brewery or retail operation. Businesses that didn't clearly fit into those categories were not emailed, although some businesses may have been emailed that didn't fit those categories (105 email addresses, six of which staff received an "undeliverable" message in response);
  - Nathan Daum, the City's Economic Development Program Manager;
  - Selam Habte, Business Outreach Consultant for the Shoreline Chamber of Commerce;

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- A post card was mailed with a link to the survey to registered business license contacts that provided an email address, with the list narrowed down by staff based on if the name appeared to be a restaurant, bar, brewery or retail operation. Businesses that didn't clearly fit into those categories were not mailed, although some businesses may have been mailed that didn't fit those categories (472 addresses, 65 of which were returned to sender and never made it to the desired recipient); and
- A post on the City's Facebook and Twitter sites.
- The survey was available in seven languages: Amharic, Chinese (simplified and traditional), English, Korean, Spanish, Thai and Vietnamese. These languages were selected based on outreach to restaurant businesses by the City's Environmental Services Program Manager, Cameron Reed, related to commercial composting.

### Results

There were 25 total responses to the survey, with a completion rate of 60 percent. Most respondents own or operate a restaurant, café, bar, or brewery. About half of respondents knew the City had interim regulations allowing outdoor seating spaces with the public right-of-way (sidewalk) and on private property. Slightly more than half of respondents already had, or created during the pandemic, an outdoor seating area at their business. The largest barrier respondents noted to creating an outdoor seating area was that the City's existing regulations did not allow these areas on a permanent basis. Most respondents identified reducing or waiving City permitting fees as the best way the City could help a business have an outdoor area, followed closely by providing more information on regulations/permitting, and developing a how-to-guide on successful outdoor spaces. About half of respondents said they have extra off-street parking at their business they would willing to convert to an outdoor area for their customers

Common themes in the "fill in the blank" portions of the survey included limitations with Washington State Liquor and Cannabis Board regulations, reduced need for outdoor seating now that indoor use is allowed at full capacity, and concerns with public safety and monitoring of outdoor areas when the business is not in operation.

**Attachment C** is a full summary of the survey results.

### ***Focus Group***

Following the closing and analysis of the online survey, City staff met with a small focus group consisting of three (3) local business owners of restaurants, bars and breweries. The focus group discussion resulted in several themes which are outlined below.

- *Communication and Assistance:* A complicated permitting process is a barrier to businesses in trying to establish an outdoor use. Help would be welcome in the form of a staff permitting liaison, an outdoor use guide, and pre-approved

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building plans that a business owner could submit with their permit materials without having to come up with their own plans.

- *Flexibility and Autonomy:* The focus group emphasized the importance of being flexible, and to avoid being overly prescriptive or hyper-focused on aesthetics when drafting regulations and framing the permitting process. Most decisions, such as the look and feel of the space, and how much parking is needed, should be put in the hands of the business owner. They also expressed interest in expanded outdoor use area for special events, such as Oktoberfest.
- *Importance of Outdoor Seating Areas:* The focus group expressed great enthusiasm and gratitude for having outdoor seating areas, especially during the first year of the pandemic as it was the only revenue-generating area keeping them in business.
- *Location of Outdoor Seating Areas:* The focus group expressed interest in street closures, with the example of a street in Bothell, but also available onsite areas, including converting surface parking.
- *Other Regulatory Requirements:* Even with great flexibility and improved parking requirements from the City, there are still other regulations that ultimately determine how a business can operate including the Building and Fire Codes and the Washington State Liquor and Cannabis Board. The City cannot control the State's requirements for the Building and Fire Codes but can provide better information to business owners.
- *Parking:* The focus group advocated for reexamination of the City's off-street parking requirements. The requirements seem outdated given the recent travel mode shift in many of parts of the City where new denser housing is being constructed. Many patrons arrive to their business in ways other than a vehicle that will park onsite, including walking, bicycling, public transit, and ride-share.

### Conclusion:

The survey results and focus group have informed the approach Staff is taking on this project and the proposed code amendments. The bulleted points below are part of the proposed amendments shown in **Attachment A** and are based on the highest priorities stated by business owners/operators in the online survey and focus group.

- Simple, flexible regulations that aren't overly concerned with aesthetics or contain burdensome requirements;
- Allow conversion of off-street parking; and
- Streamlined permitting process.

Staff used the information from research performed as a follow-up to Commission questions and comments, the online survey, and the focus group to draft the proposed amendments. **Attachment A** includes the proposed Development Code amendments in legislative format.

### ANALYSIS AND DISCUSSION

In determining the appropriate conversion of off-street parking to outdoor space, Staff used four different sites to examine real world impacts. *Table 1: Parking Impact*



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Summary Table (below) summarizes the research given different proposed code language, and diagrams are attached as **Attachment D**.

Regarding off-street parking conversion to outdoor use below is the language that appears in **Attachment A** (staff recommendation) and two alternatives for the Commission to consider.

1. **Attachment A Language (Staff Recommendation):** 2. On single-tenant sites, up to four required off-street parking spaces, or thirty percent (30%) of required off-street parking spaces, whichever is **greater**, may be converted to outdoor seating, even if the conversion causes the site to become nonconforming in regard to required off-street vehicle parking. On multi-tenant sites, up to four required off-street parking spaces per tenant, or thirty percent (30%) of required off-street parking spaces, whichever is **lesser**, may be converted to outdoor seating, even if the conversion causes the site to become nonconforming in regard to required off-street vehicle parking. [emphasis added]
2. **Alternative 1 (“Greater” Applies to All):** Up to four required off-street parking stalls per tenant, or thirty percent (30%) of required off-street parking stalls, whichever is **greater**, may be converted to outdoor seating, even if the conversion causes the site to become nonconforming in regard to minimum off-street parking. [emphasis added]
3. **Alternative 2 (30% use area limitation):** Up to four required off-street parking spaces per tenant, or **thirty percent (30%) of the gross floor area of the principal use(s)**, whichever is **greater**, may be converted to outdoor seating, even if the conversion causes the site to become nonconforming in regard to required off-street vehicle parking. [emphasis added]

The impact of the options is outlined below.

- Multi-tenant Sites:
  - Gateway Plaza: As detailed in *Table 1*, for a large multi-tenant site like Gateway Plaza, where some tenants are restaurants, and many are not, the staff recommended language and Alternative 2 both result in a reduction of 24 off-street stalls (from 183 to 159), while Alternative 1 results in a reduction of 55 off-street parking stalls (from 183 to 128).
  - Royal Unicorn: In contrast, a multi-tenant site like Royal Unicorn, where it is the only restaurant of the seven tenants, the staff recommended language results in a reduction of four stalls (from 51 to 47), while Alternative 1 results in a reduction of 15 off-street parking stalls (from 51 to 36), and Alternative 2 results in a reduction of six stalls (from 51 to 45). The staff recommended language limits conversion on multi-tenant sites, and most impacts multi-tenant sites with just one restaurant, such as Royal Unicorn. Alternative 1 allows the largest amount of parking to be converted on multi-tenant sites, while Alternative 2 allows the same amount as the staff recommended language on the Gateway Plaza site and more parking to be converted on the Royal Unicorn site.

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- Single-tenant Sites: For single-use sites like Jersey’s and Monka, the staff recommendation and both alternatives have an equal impact on Jersey’s but different impacts on Monka. Jersey’s parking lot is much smaller than Monka’s and its building is much larger. For a site like Monka, with a small building but a lot of surface parking, the staff recommended language and Alternative 1 are the most beneficial, in terms of converting off-street parking stalls to outdoor use.

*Table 1: Parking Impact Summary Table*

	<b>Gateway Plaza</b>	<b>Jersey’s Great Food &amp; Spirits</b>	<b>Monka Brewing</b>	<b>Royal Unicorn</b>
<i>Building Gross Square Footage</i>	10,247 sq. ft.	3,053 sq. ft.	1,364 sq. ft.	3,600 sq. ft.
<i>Current Total Off-Street Parking Spaces</i>	183	16	24	51
<i>Staff Recommended Language</i>	<ul style="list-style-type: none"> <li>• 159 parking stalls remaining</li> <li>• 4,080 sq. ft. outdoor area</li> </ul>	<ul style="list-style-type: none"> <li>• 11 parking stalls remaining</li> <li>• 850 sq. ft. outdoor area</li> </ul>	<ul style="list-style-type: none"> <li>• 17 parking stalls remaining</li> <li>• 1,090 sq. ft. outdoor area</li> </ul>	<ul style="list-style-type: none"> <li>• 47 parking stalls remaining</li> <li>• 680 sq. ft. outdoor area</li> </ul>
<i>Alternative 1 Language: “Greater” Applies to All</i>	<ul style="list-style-type: none"> <li>• 128 parking stalls remaining</li> <li>• 9,350 sq. ft. outdoor area</li> </ul>	<ul style="list-style-type: none"> <li>• 11 parking stalls remaining</li> <li>• 850 sq. ft. outdoor area</li> </ul>	<ul style="list-style-type: none"> <li>• 17 parking stalls remaining</li> <li>• 1,090 sq. ft. outdoor area</li> </ul>	<ul style="list-style-type: none"> <li>• 36 parking stalls remaining</li> <li>• 1,870 sq. ft. outdoor area</li> </ul>
<i>Alternative 2 Language: 30% Use Area Limitation</i>	<ul style="list-style-type: none"> <li>• 159 parking stalls remaining</li> <li>• 4,080 sq. ft. outdoor area</li> </ul>	<ul style="list-style-type: none"> <li>• 11 parking stalls remaining</li> <li>• 850 sq. ft. outdoor area</li> </ul>	<ul style="list-style-type: none"> <li>• 20 parking stalls remaining</li> <li>• 680 sq. ft. outdoor area</li> </ul>	<ul style="list-style-type: none"> <li>• 45 parking stalls remaining</li> <li>• 1,020 sq. ft. outdoor area</li> </ul>

Staff is open to all feedback from the Commission, but in particular is seeking feedback on the following two points of policy in the proposed regulations:

1. Should the outdoor area be restricted to just businesses that serve food and/or beverage? Or should it be available to all permitted uses?
2. Should single-tenant and multi-tenant sites be treated differently in terms of off-street parking that can be converted to the outdoor use area?

Questions to generate discussion include:

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1. Does the Planning Commission want to extend the outdoor area allowance to only certain uses?
  2. Are there concerns about converting parking at these rates at single-tenant sites?
  3. Are there concerns about converting parking at these rates at multi-tenant sites?
  4. For parking conversation, does the Commission agree with the Staff recommendation, or instead support one of the two alternatives?
- 

### **Next Steps**

The next steps on this project include:

- Revise draft regulations based on Commission feedback.
- Hold an additional study session (potentially) and a public hearing before the Planning Commission.
- Submit Planning Commission’s recommendation to the City Council.

**The tentative schedule for the Outdoor Use Development Code amendments is as follows:**

July 2022	Planning Commission meeting: Study session #2 on the Outdoor Use Development Code Amendments. (Or this could be public hearing if a second study session is not needed)
August 2022	Planning Commission Meeting: Public Hearing on the Outdoor Use Development Code Amendments.
September/October 2022	City Council Study Session and Action on proposed Outdoor Use Development Code Amendments.

### **Attachments**

- Attachment A – Proposed Outdoor Seating Development Code Amendments
- Attachment B – Potential Outdoor Seating Areas
- Attachment C – Online Survey Results
- Attachment D – Parking Analysis

**SMC 20.50.260 Outdoor seating design.**

- A. Purpose. To allow outdoor seating on private property that creates an active and inviting space for people and promote economic development consistent with the vision for commercial development articulated in the Comprehensive Plan.
- B. Applicability. This section applies to outdoor seating associated with a Brewpub, Eating and Drinking Establishment, Microbrewery, or Microdistillery that is located on the same lot, or part of an interdependent site plan consisting of multiple lots.
- C. Compliance with Other Codes and Standards. All outdoor seating areas shall be operated in a safe and sanitary manner and shall comply with the following:
1. All applicable provisions of Chapter 15.05 SMC Construction and Building Codes, including but not limited to, the International Building Code, the International Fire Code, and the National Electrical Code;
  2. SMC 9.05 Noise Control;
  3. All applicable licensing requirements of the Washington State Liquor and Cannabis Board;
  4. Accessibility requirements of the Americans with Disabilities Act (ADA); and
  5. All applicable provisions of the Code of the King County Board of Health, including but not limited to, Title 5 and Title 5R Food-Service Establishments.
- D. Permit Requirements. Outdoor seating areas shall obtain a permit. If a building permit is required for any structure(s) used for the outdoor area, then review and approval shall occur concurrent with the building permit.
- E. Use. The outdoor seating area shall comply with the following:
1. It shall accessory to a Brewpub, Eating and Drinking Establishment, Microbrewery, or Microdistillery; and
  2. It shall not be used exclusively for storage or accessory uses that do not meet the purpose of this section.
- F. Parking Standards.
1. Outdoor seating areas permitted under this section are not subject to the minimum off-street parking requirements in SMC 20.50.390.
  2. On single-tenant sites, up to four required off-street parking spaces, or thirty percent (30%) of required off-street parking spaces, whichever is greater, may be converted to outdoor seating, even if the conversion causes the site to become nonconforming in regard to required off-street vehicle parking. On multi-tenant sites, up to four required off-street parking spaces per tenant, or thirty percent (30%) of required off-street parking spaces, whichever is lesser, may be converted to outdoor seating, even if

the conversion causes the site to become nonconforming in regard to required off-street vehicle parking.

G. Design Standards. Outdoor seating areas shall comply with the following:

1. If the outdoor seating area is within a building, as defined by the Development Code, then compliance with the minimum setbacks set forth in SMC 20.50.020 is required.
2. Required Barriers.
  - i. Any edge of the outdoor seating area that is within 20 feet of a right-of-way vehicle travel lane shall be enclosed with a permanent or movable barrier(s).
  - ii. Barrier(s) shall be between 30 and 42 inches in height and consist of fencing, railing, planters, or other approved elements. If alcohol is served the barrier(s) shall comply with WAC 314-03-200, as amended, which shall satisfy this code provision.
  - iii. Barrier(s) shall be constructed of finish quality materials such as steel, safety glass or finished wood, or other approved materials as determined by the Director.
  - iv. Barriers(s) shall comply with the clear sight triangle standards required by The Engineering Development Manual.
3. Tables and Seating.
  - i. Tables and seating shall not obstruct doors or exits.
  - ii. Tables and seating shall be made of durable, quality materials, including molded plastic, resin wicker, decorative metal or finish grade wood, or other approved materials as determined by the Director.
4. Weather Protection.
  - i. All tents, canopies, fabric screens, and umbrellas are subject to approval by the building official for any structural requirements and by the fire marshal for flame-retardance.
  - ii. Tents, canopies, awnings, fabric screens, and umbrellas shall be made of durable, quality materials.
5. Operation and Maintenance. Any of the elements of the outdoor seating areas are not permitted and shall be removed if they are not securely attached, create a traffic hazard, or are not maintained in good condition and free of damage, including but not limited to holes, rips, dents, or mold.

### Potential Outdoor Seating Areas

	Street Name	From	To	Side	Amenity Zone	Sidewalk Width	Speed Limit	Zoning	Comments
A	15th Ave NE	NE 145th Street	NE 150th St	Both	5.5	8	35 MPH	Community Business	City border with Seattle
B	Ballinger Way NE	15th Ave NE	Approx. 600 feet south east of 19th Ave NE	Both	19.5	8	40 MPH	Community Business/Mixed Business	Lots of parking
C	Midvale Ave N	N 184th St	N 185th Street	East	5	10	25 MPH	Town Center	Gateway Plaza, E Line access
D	Shoreline Place			Site				Mixed Business	Large redevelopment site with Developers Agreement, Lots of parking, Farmers Market location, E Line access
E	Parkwood Plaza			Site				Mixed Business	Lots of parking, E Line access



# Zoning 2021

**Zoning Phase**

- 185th Station - Phase 3 (Unlock 2033)
- 145th Station - Phase 2 (Unlock 2033)

**Zoning Designation**

- MUR-70; Mixed Use Residential (70' height)
- MUR-45; Mixed Use Residential (45' height)
- MUR-35; Mixed Use Residential (35' height)
- MB; Mixed Business
- CB; Community Business
- NB; Neighborhood Business
- PA 3; Planned Area 3
- C; Campus
- CZ; Contract Zone
- R-48; Residential, 48 units/acre
- R-24; Residential, 24 units/acre
- R-18; Residential, 18 units/acre
- R-12; Residential, 12 units/acre
- R-8; Residential, 8 units/acre
- R-6; Residential, 6 units/acre
- R-4; Residential, 4 units/acre
- TC-1 to TC-3; Town Center
- TC-4; Town Center
- PA 4; Planned Area 4

**Other Map Features**

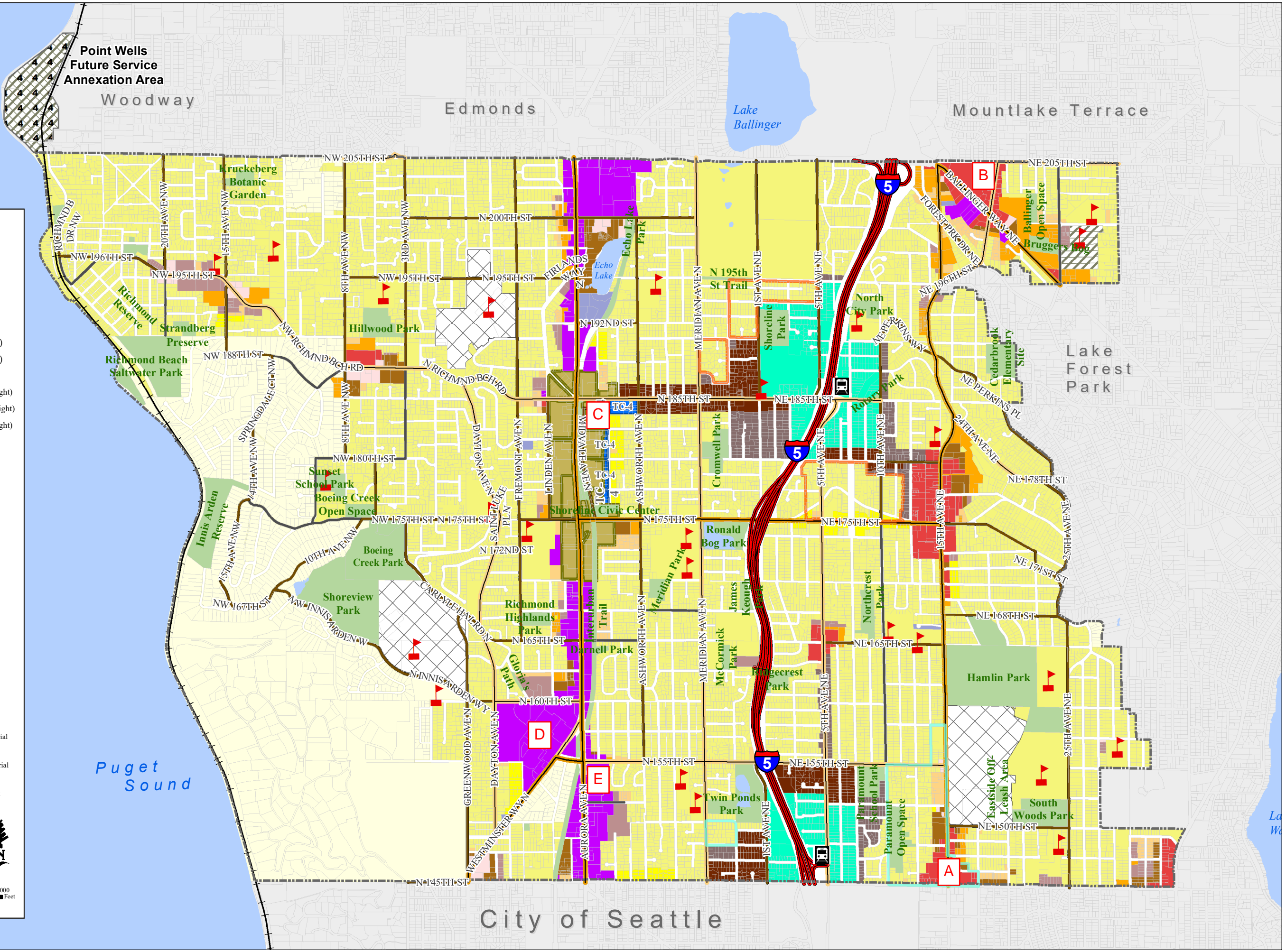
- Light Rail Station
- City Boundary
- School
- Burlington Northern Rail
- Open Water
- Tax Parcel
- Interstate
- Principal Arterial
- Minor Arterial
- Collector Arterial
- Local Primary
- Shoreline Park

Representation of Official Zoning Map  
 Adopted by City Ordinance Nos: 292, 811, 836, 837, 838, & 925  
 Shows amendments through May 10, 2021.

1 inch = 2,000 feet

0 500 1,000 2,000 3,000 4,000 Feet

Date: 7/2/2021 | Request: 29200



1. Black Pearl Chinese Cuisine - 14602 15th Ave NE
2. Coffee Shack Drive Thru Coffee Stand - 14615 15th Ave NE
3. Touch Downs Sports Bar and Grill - 14622 15th Ave NE
4. Java Jane Drive Thru Coffee Stand - 14500 15th Ave NE
5. Food Truck (Breakfast Burritos) - Behind 14602 15th Ave NE



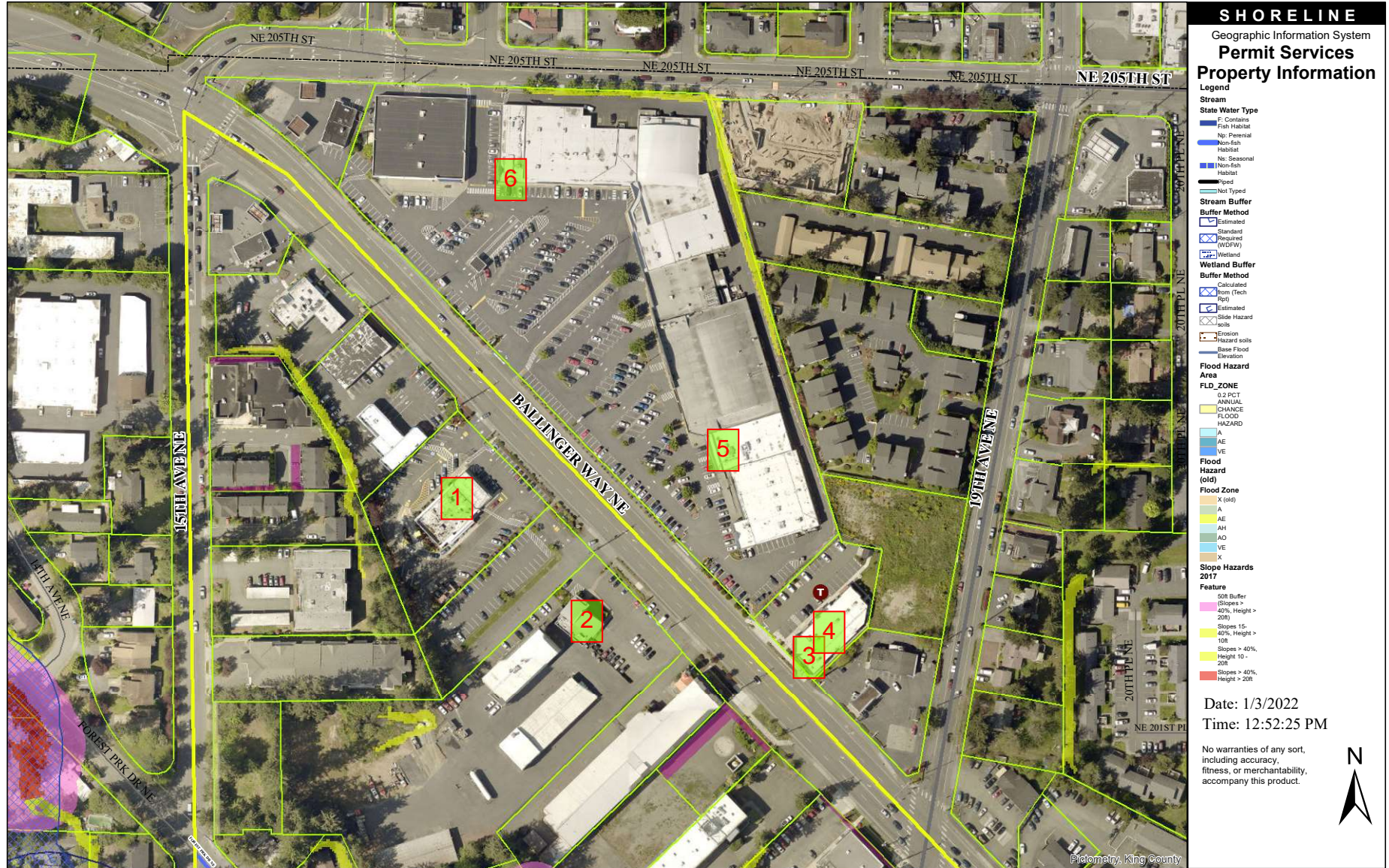
Area A



Area A: 15<sup>th</sup> Ave NE and NE 146<sup>th</sup> St



1. McDonald's - 20227 Ballinger Way NE
2. Pagliacci Pizza - 20059 Ballinger Way NE
3. Domino's - 20030 Ballinger Way NE
4. Lee's Grill 'n Bento - 20030 Ballinger Way NE
5. Starbucks - 20132 Ballinger Way NE
6. Subway - 20238 Ballinger Way NE



Area B

Area B: Ballinger Way NE & 19<sup>th</sup> Ave NE



1. Thai Bistro - 18336 Aurora Ave N # 116
2. Starbucks - 18336 Aurora Ave N #114
3. Cali Burger - 18336 Aurora Ave N # 113
4. Little Caesars Pizza - 18336 Aurora Ave N # 107
5. Kobe Bento Teriyaki - 18336 Aurora Ave N # 106
6. Menchi's Frozen Yogurt - 18336 Aurora Ave N # 101B

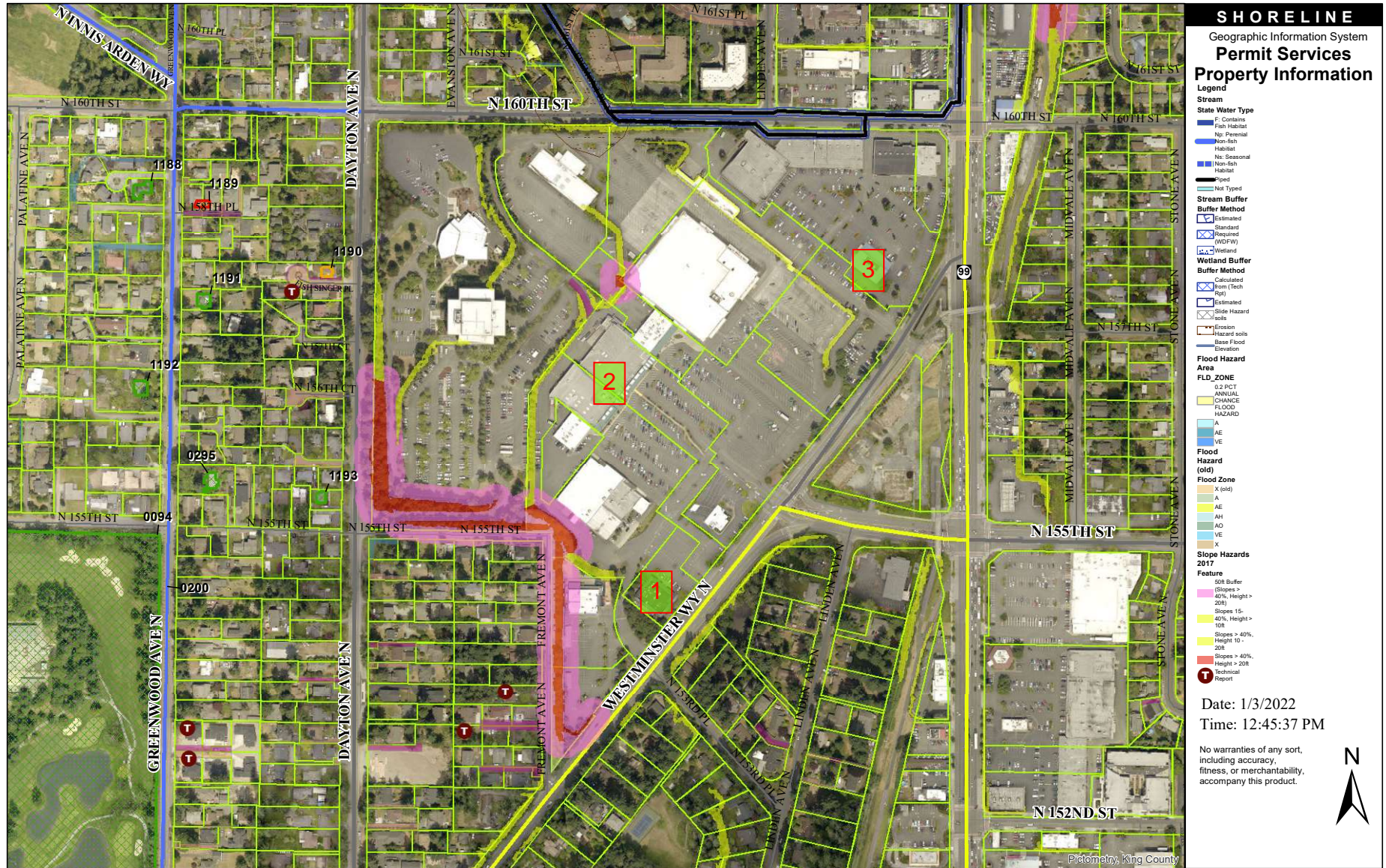


Area C

Area C: Midvale Avenue between N 184<sup>th</sup> and N 185<sup>th</sup> Streets



1. Super China Buffet - 15323 Westminster Way N
2. Kitchen Central - 15505 Westminster Way N
3. Chipotle Mexican Grill - 15725 Westminster Way N



Area D

Area D: Shoreline Place



1. Shari's Cafe and Pies - 15252 Aurora Ave. N
2. Mediterranean Oasis - 15238 Aurora Ave. N
3. Starbucks - 15226 Aurora Ave. N
4. Le's Pho Tai - 15210 Aurora Ave. N
5. Fil-Am Food & Gifts - 15206 Aurora Ave. N
6. Old Village Korean Charcoal Bar-B-Q - 15200 Aurora Ave. N



Area E



Area E: Parkwood Plaza



# Outdoor Seating Survey Results



Image Credit: Ryan Givens

# Survey Background

- Business owners/operators asked eight questions
- Survey open March 22 – April 10, 2022

# Survey Background

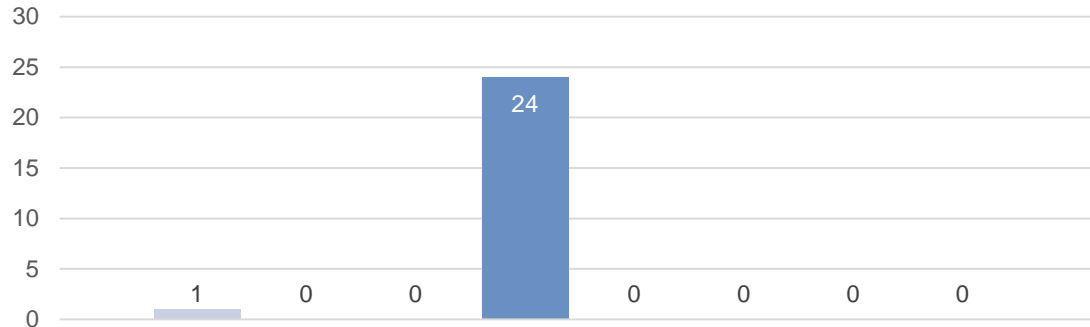
- The following methods were used to invite business owners/operators to take the survey:
  - Project website linked to survey
  - Emails were sent to business community contacts
  - Post card mailed and emailed to owners/operators
  - Post on City's Facebook and Twitter

# Survey Response Summary

- Total responses: 25
- Completion rate: 60%
- Average time spent: 2 minutes

# Question 1

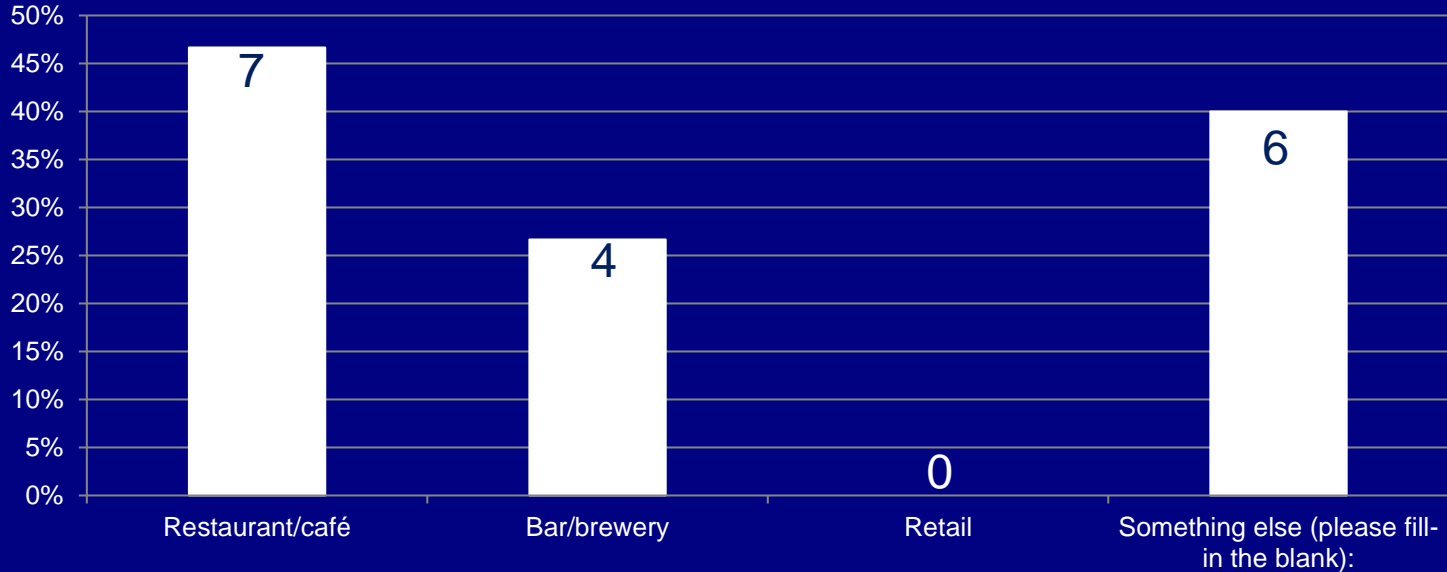
In which language do you want to take this survey?



- አማርኛ (Amharic)
- 中国传统的 (Chinese (Traditional))
- 简体中文 (Chinese (Simplified))
- English
- 한국어 (Korean)
- Español (Spanish)
- ไทย (Thai)
- Tiếng Việt (Vietnamese)

# Question 2

What kind of business do you have in Shoreline?  
(check all that apply)



# Question 2

What kind of business do you have in Shoreline? (check all that apply)

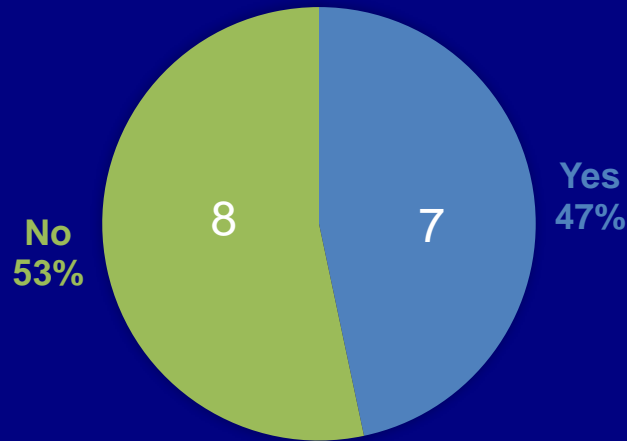
Something else (please fill-in the blank):

- Ice arena (1)
- Salon (1)
- Food processor (1)
- Counseling and publishing (1)
- Electrical contracting (1)
- Theatre productions (1)



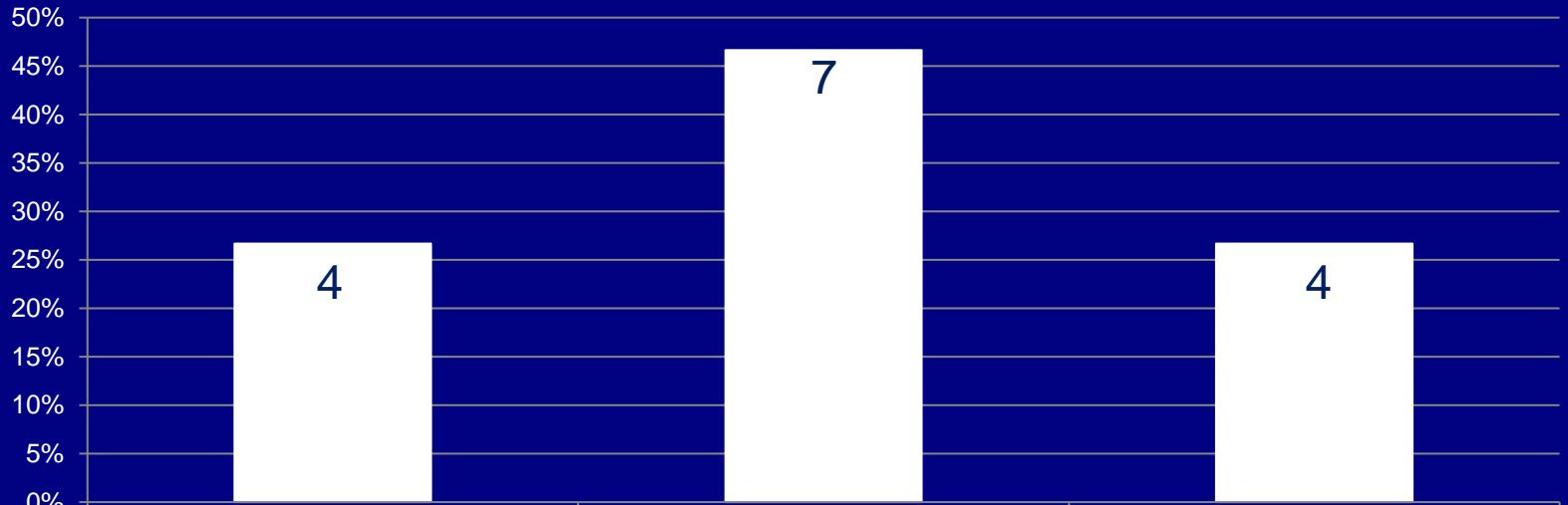
# Question 3

Did you know about the City's temporary regulations allowing outdoor seating spaces on the sidewalk and on private property such as in parking lots?



# Question 4

Did you create, or do you have already, an outdoor seating area for your business?



If you answered yes, how often was the space used by your customers?

# Question 4

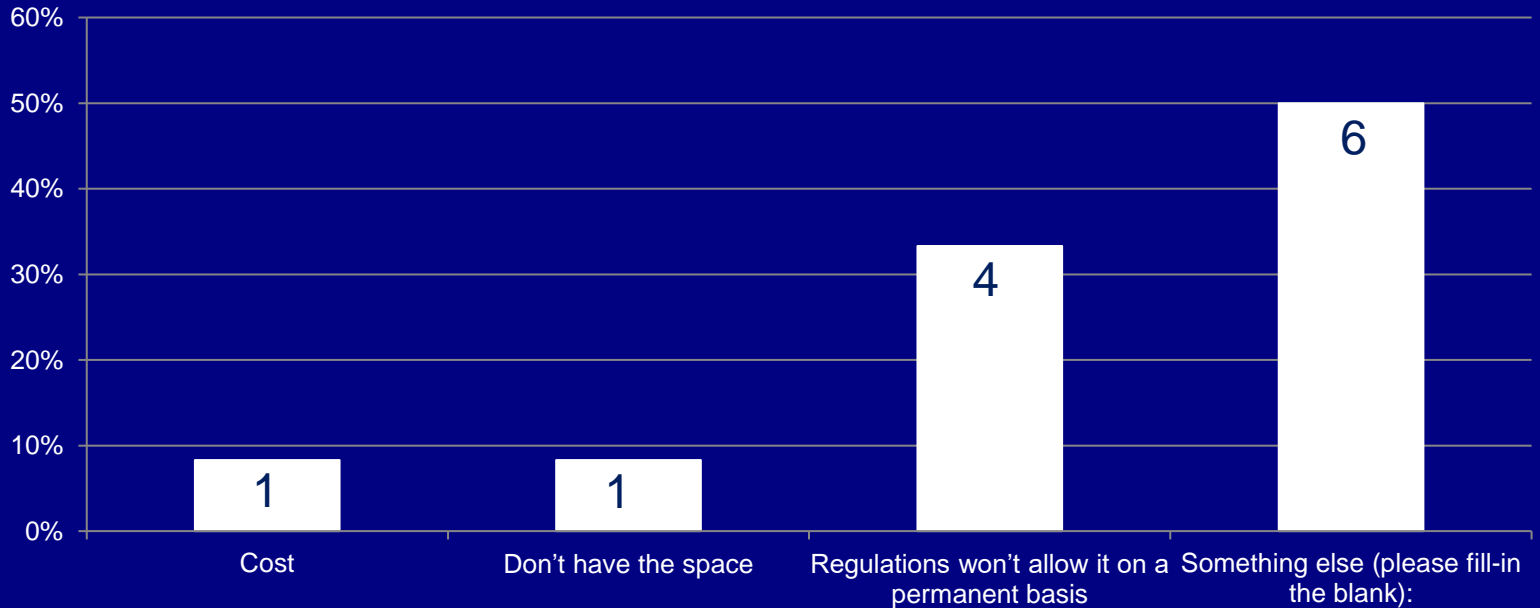
Did you create, or do you have already, an outdoor seating area for your business?

If you answered yes, how often was the space used by your customers?

- Daily (2)
- In the summer (1)
- We used every day during Covid so we could stay open for business (1)

# Question 5

What is the biggest barrier to you creating an outdoor seating area?



# Question 5

What is the biggest barrier to you creating an outdoor seating area?

Something else (please fill-in the blank):

- People who sit in our parking lot bring their own chairs – summertime
- Having to maintain drug abuse in my seating area
- Seeing customers via zoom at this time

# Question 5

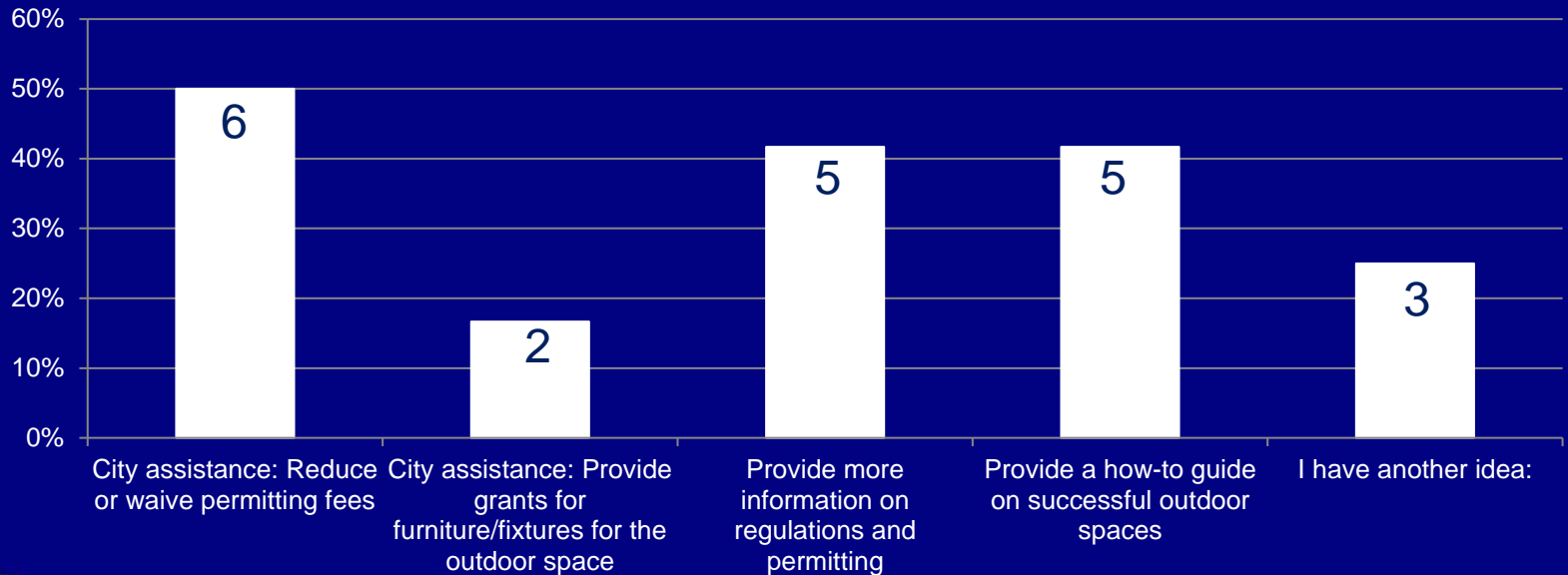
What is the biggest barrier to you creating an outdoor seating area?

Something else (please fill-in the blank):

- Liquor control board regulations restricting drinking areas to pre-approved areas with 4 foot barriers. Otherwise we would erect roped off area in parking lot for more food and alcohol consumption.
- Don't need. It rain all the time.
- Don't have a permanent venue, so it's irrelevant

# Question 6

How can the City better help you have an outdoor area for your business (select all that apply)?



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How can the City better help you have an outdoor area for your business (select all that apply)?

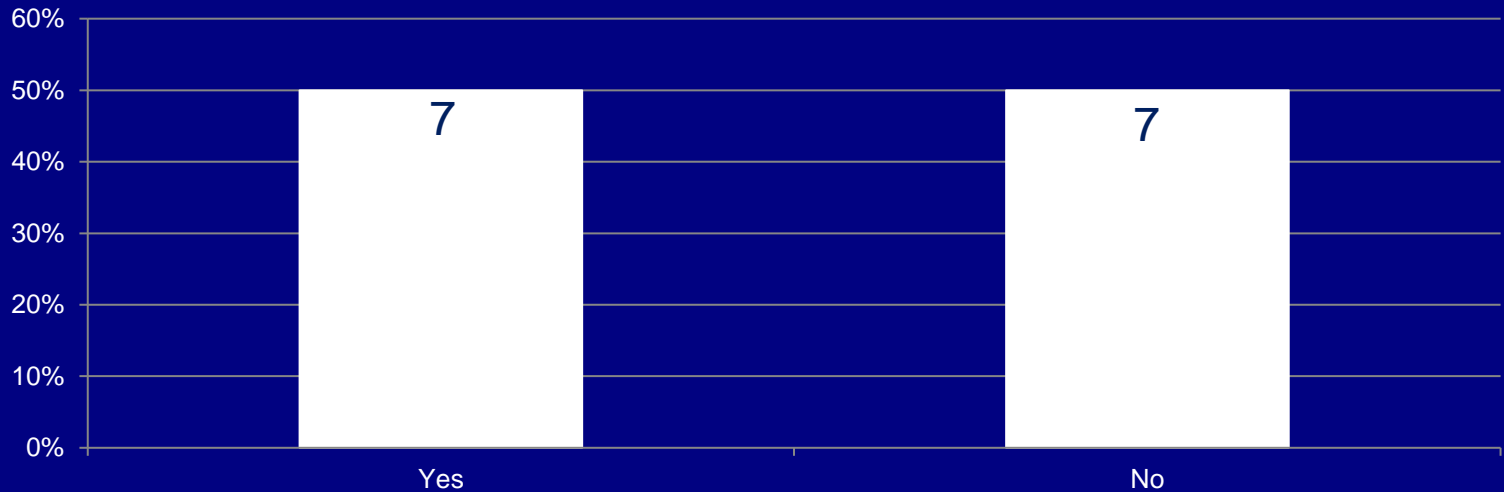
I have another idea:

- Police involvement while area is being unused
- Beer and wine regulations prevent some use
- Have liquor-cannabis board pre-approve designs in concert with city-preapproved designs



# Question 7

Do you have extra onsite parking at your business you would be willing to convert to an outdoor area for your customers?



# Question 8

We get that we're not thinking of everything. Tell us your thoughts and opinions on the topic below so we can work together on this.

- Outdoor seating for food service businesses is wonderful to have on warmer days and adds a more community friendly vibe to the neighborhood.
- We have a good size patio with seating available to our customers.
- It does not matter if the city says ok, if liquor cannabis board does not. The city and liquor cannabis board requirements have to be as stringent as each other.

# Question 8

We get that we're not thinking of everything. Tell us your thoughts and opinions on the topic below so we can work together on this.

- We love Shoreline and want our business to thrive so we can support the City of Shoreline. We want the opportunity to keep our staff employed by offering indoor and outdoor service without so many restrictions that were put upon us during Covid times.



# Question 8

We get that we're not thinking of everything. Tell us your thoughts and opinions on the topic below so we can work together on this.

- My outdoor area has been camped in, [redacted] in, littered in and used as a drug spot. I've fixed up the area to be secure so I don't have to clean up needles and garbage and splattered food and urine and [redacted] and [redacted] covered sheets and urine soaked clothing but the area is broken into and I'm tired of paying people to fix the fence. I'm tired of finding the time everyday to clean up this area. I'm tired of worrying about what's going on while I'm away from my business. I'm tired of worrying if my customers will somehow harm themselves in my outdoor area because I missed something like broken glass or used needles.

## Parking Analysis

### Gateway Plaza

Eating & Drinking Establishments on Parcel #7276100100 (all data is just for this parcel)

1. Thai Bistro - 18336 Aurora Ave N #116; tenant space is 2,919 sf; dining area is 1,039 sf
2. Starbucks - 18336 Aurora Ave N #114; tenant space is 1,459 sf; dining area is 644 sf
3. Cali Burger - 18336 Aurora Ave N #113; tenant space is 1,111 sf; dining area is 495 sf
4. Little Caesars Pizza - 18336 Aurora Ave N #107, tenant space is 1,383 sf; no dining area (just seating area for people waiting for order pick-up)
5. Kobe Bento Teriyaki - 18336 Aurora Ave N #106, tenant space is 1,428 sf; dining area is 510 sf
6. Menchi's Frozen Yogurt - 18336 Aurora Ave N #101B, tenant space is 1,947 sf; dining area is 485 sf

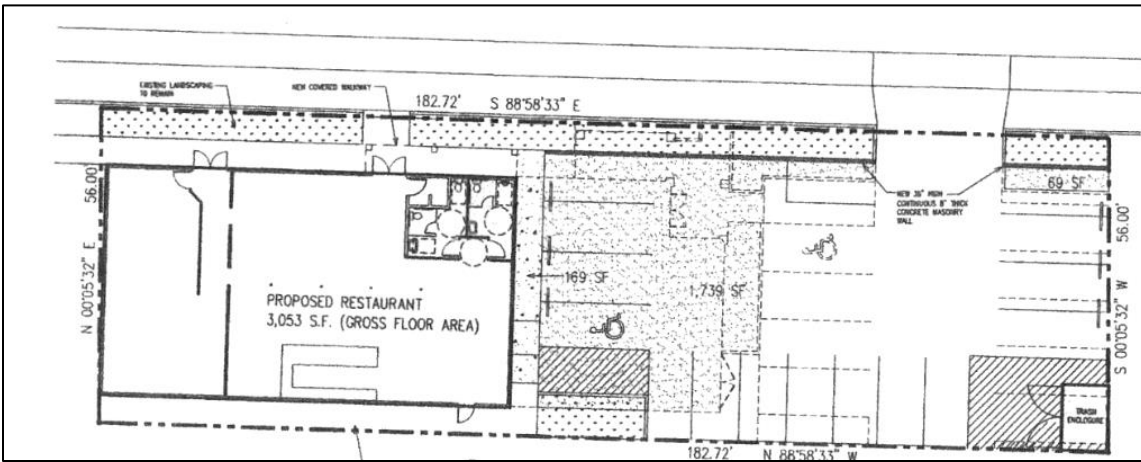
- Building gross square footage (just the tenants listed): 10,247 sf (total building with all tenants is 49,260 sf)
- 30% of gross square footage: 3,074 sf (so 18 parking spaces<sup>1</sup>)
- Number of current onsite parking spaces: 183
- 30% of parking spaces: 55



<sup>1</sup> This assumes a standard parking stall of 8.5 feet wide by 20 feet long, which is 170 sq. ft.

**Jersey's Great Food & Spirits (1125 N 152nd St)**

- Building gross square footage: 3,053; dining area is 1,095 sf
- 30% of gross square footage: 916 sf (so 5 parking spaces)
- Number of current onsite parking spaces: 16
- 30% of parking spaces: 5



**Monka Brewing (17211 15<sup>th</sup> Ave NE)**

- Building gross square footage: 1,364; tasting room is 291 sf
- 30% of gross square footage: 409 sf (so 2 parking spaces)
- Number of current onsite parking spaces: 24
- 30% of parking spaces: 7



**Royal Unicorn (615 NW Richmond Beach Rd)<sup>2</sup>**

- Building gross square footage: 3,600 (just Royal Unicorn)
- 30% of gross square footage: 1,080 sf (so 6 parking spaces)
- Number of current onsite parking spaces: 51
- 30% of parking spaces: 15



<sup>2</sup> There are 7 other tenants in this building, but the Royal Unicorn is the only Eating and Drinking Establishment, total building with all tenants is 12,304 sf