

## SUMMARY OF RESPONSES TO RECENT COUNCILMEMBER QUESTIONS

1. Q: Should hotels be allowed in the CW zone only as a conditional use?

A: In the Edmonds City Code, *“Conditional use means a use allowed in one or more zones as defined by the zoning code but which, because of characteristics peculiar to such use, because of size, hours of operation, technical processes or equipment, or because of the exact location with reference to surroundings and existing improvements or demands upon public facilities, requires a special permit in order to provide a particular degree of control to make such uses consistent with and compatible with other existing or permissible uses in the same zone or zones.”*

Since offices, restaurants, and other commercial uses are already allowed in the CW zone, it is not clear that hotels would be out of character or have “peculiar characteristics” above and beyond the other types of commercial uses allowed. In fact, some marine-related allowed in the CW zone may arguably have greater impacts. For these reasons, it does not appear to be necessary to subject hotel uses to the greater scrutiny, process and expense of a conditional use process. In addition, the Planning Board did not raise the potential need for a conditional use to accommodate this additional permitted use in the CW zone.

2. Q: Should the definition of “hotel” in ECC be updated?

A: The definition of “hotel” could certainly be updated, and we have considered doing that sometime soon – perhaps bundled with other “clean-up” amendments. As to specific questions raised regarding the existing definition: The current definition of hotel could allow for B&Bs, which are a reasonable lodging type. Other uses, such as senior home or apartments, etc., are already governed by their respective definitions, so there would be no confusion that they could somehow be construed to be “hotel” uses.

3. Q: Would this proposal include motels?

A: No, motels are auto-oriented lodging establishments which we do not believe are compatible with the downtown environment.

4. Q: Will sufficient parking be required for a hotel use?

A: Throughout Downtown Edmonds (in the BD zones) the parking requirement for all commercial uses is 1 space for 500 square feet of gross building area. This includes hotel uses in the Downtown Business (BD) zones. This uniform requirement is intended to allow our existing building stock, including historic buildings, to be readily adaptable to a full range of commercial uses over time and as market demand dictates. To require specific parking ratios for each possible use could result in certain uses being unavailable for certain buildings, and/or could even render certain buildings unadaptable or even obsolete. Wishing to promote a rich variety of interchangeable commercial uses in Downtown Edmonds, the City has implemented this standard parking ratio requirement and staff believes it should be continued in the CW zone for hotel uses also. If the Council wishes to consider another option, we have included the option of using the standard of 1 space per hotel room unit.

5. Q: Would hotel(s) in the CW zone be compatible with the City’s plans to complete the waterfront walkway and otherwise provide physical and visual access to the waterfront?

A: Yes. Re-use of existing buildings for lodging would in no way impact the City’s efforts in this

regard. What's more, two factors may argue in favor of hotel uses as providing greater public access to and enjoyment of the shoreline (a central tenet of the Shoreline Management Act) than some private uses, such as office: the common inclusion of semipublic spaces and functions in hotels (lobbies, cafés, bars), especially when fronting an amenity like a public beach, and the larger and ever-changing daily population of users of a hotel.

6. Q: Would hotel(s) in the CW zone be required to observe the view corridor requirements of the Shoreline Master Program (SMP)?

A: Yes. All new buildings in the CW zone, within the shoreline environment, would have to observe all development standards of the SMP, including view corridors. However, given that most, if not all, existing commercial buildings in the CW zone predate current SMP requirements (most do not include view corridors, e.g.), it is unlikely that a property owners or developer would demolish an existing building to accommodate a new structure, given that the result would be a smaller new building. Re-use of an existing building as a hotel would not trigger view corridor requirements.