



City Council Workshop Agenda

July 9, 2024 at 6:30 PM

City Hall Council Chambers - 210 W 6th Ave and Virtual

The City of Kennewick broadcasts Council meetings on the City's website at
<https://www.go2kennewick.com/CouncilMeetingBroadcasts>.

Written public comment is accepted pursuant to KMC 2.04.047.

1. Call to Order
2. Recreation Center Feasibility Study Update
3. Indoor Storage Unit Updates to the Kennewick Municipal Code (KMC) 18.12.130
4. Adjourn

Council Agenda Coversheet	Item Number: 2.	Date: 7/9/2024	Category: Info Only
	Item Type:	Presentation	
	Subject:	Recreation Center Feasibility Study Update	
	Department:	Parks & Recreation	
<u>Summary</u> Chris Kastelic from StudioCKA will be presenting a summary of findings for the Recreation Center Feasibility Study including four options for recreational facility investment, site and floor plan concepts, cost estimates and operational cost and revenue analysis. With this study, it is the goal to ensure that the City of Kennewick has a useful and actionable road map for recreation facility investment for today and into the future. The purpose of this presentation is to share the results of the study analysis. If there is any other information that would be helpful in guiding Council priorities or decisions, the feedback is welcomed during the presentation. There is no formal recommendation or requested action item, just an invitation for input that will help improve the quality of this study.			
Attachments: 1. Presentation			

Reimagining Recreation in Kennewick

FEASIBILITY STUDY FOR A PROPOSED INDOOR RECREATION CENTER

City Council Update July 9th, 2024



CSL

STUDIOCKA

Agenda

01 / Purpose

02 / Research Recap

03 / A New Approach

04 / Concept Plans

05 / Financial Analysis

01/ Purpose

OUR PURPOSE

With this study, it is our goal to ensure that we have left the City of Kennewick a useable and actionable roadmap for recreation facility investment for today and into the future.

Our purpose with this presentation is to share the results of our analysis, facility concepts, and cost metrics. If there is any other information that you would like to see that would be helpful in guiding Council priorities or decisions, we invite this feedback.

Finally, there is no formal recommendation or requested action item, just an invitation for input that will help improve the quality of this study.

02/ Research Recap

MARKET ANALYSIS PROCESS



KEY TAKEAWAYS

Local and Regional Market

- Young, growing population with more than 330,000 people in Market Statistical Area (MSA) by 2028
- Limited access to indoor sports facilities outside of schools and private clubs
- Significant shortage of pools in Kennewick area

Comparable Facilities

- There is a lack of other recreational and sport service providers in the Tri-Cities, creating a significant opportunity for local use recreational facilities and regional tournament sport facilities.
- Potential funding options, best practices and creative concepts identified
- Various balances of prioritizing local rec programming vs. economically impactful sports tournaments

KEY TAKEAWAYS *(continued)*

Community Input

- A “third place” desired by older residents and young families
- Added indoor facilities needed to support both Parks and Rec and local third-party programming
- There is a desire to meet gaps in recreational programming, particularly year-round indoor aquatics

Out-of-Market Demand

- Very high demand for indoor turf space, particularly among soccer, baseball, and softball groups throughout the southeast portion of the state
- High demand for tournament-quality basketball and volleyball facilities in the region

03/ A New Approach

A New Approach

Focus on Improvements to Existing Facilities and Plan for Future Facilities

Improved Facilities

- Replace the Outdoor Pool
- Renovate and Expand the Kennewick Activity Center

New Facilities

- Build an indoor aquatic center (Associated with the outdoor pool)
- Build a New indoor recreation center
- Build an indoor turf fieldhouse

04/ Concept Plans

Improved Facilities

Replace the Outdoor Pool



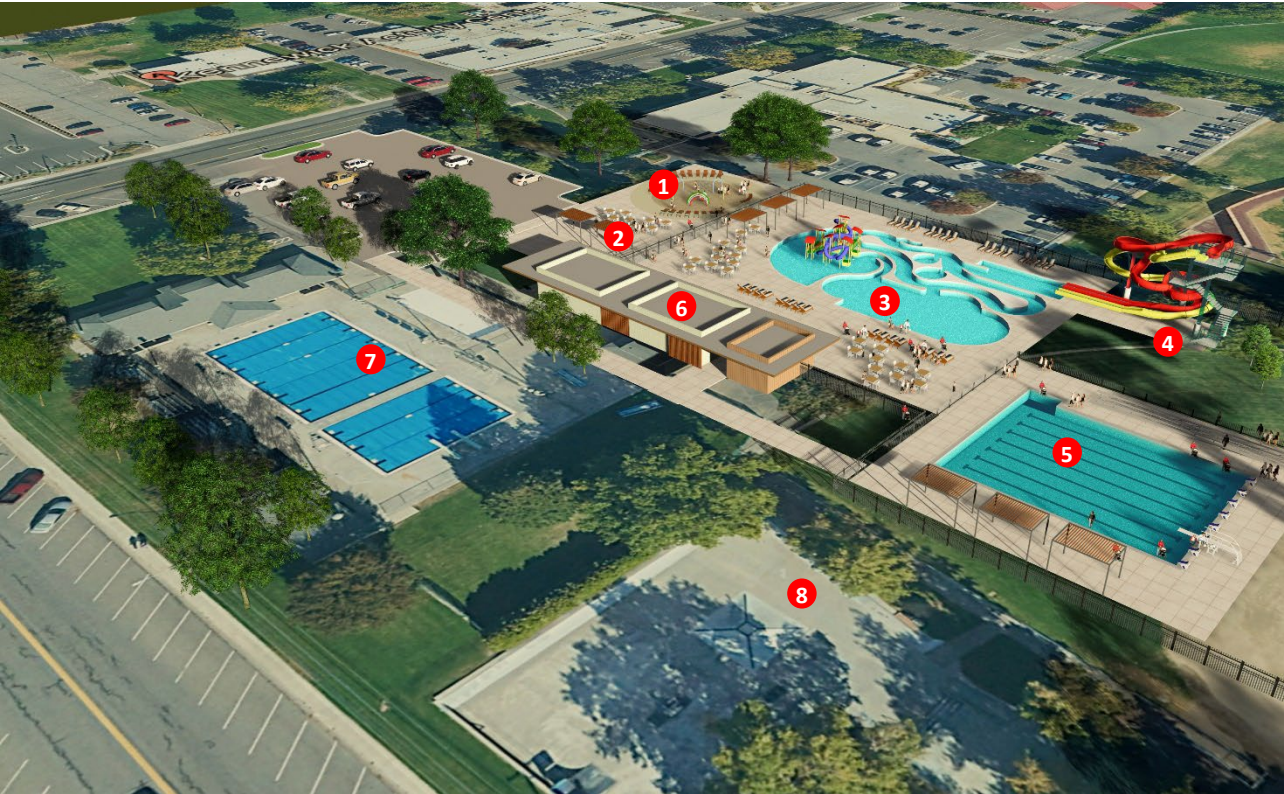
- Recommendations must consider how the pool will be kept open for the swim season.
- New amenities and features that will make a state of the art aquatic center for future generations

Replace the Outdoor Pool



Outdoor Pool Replacement

Concept Plan



Phase 1

- Construct new poolhouse, recreational and lap pools on site of former baseball diamond.
- Maintain operation of existing outdoor pool during construction.
- Keep skate park operational

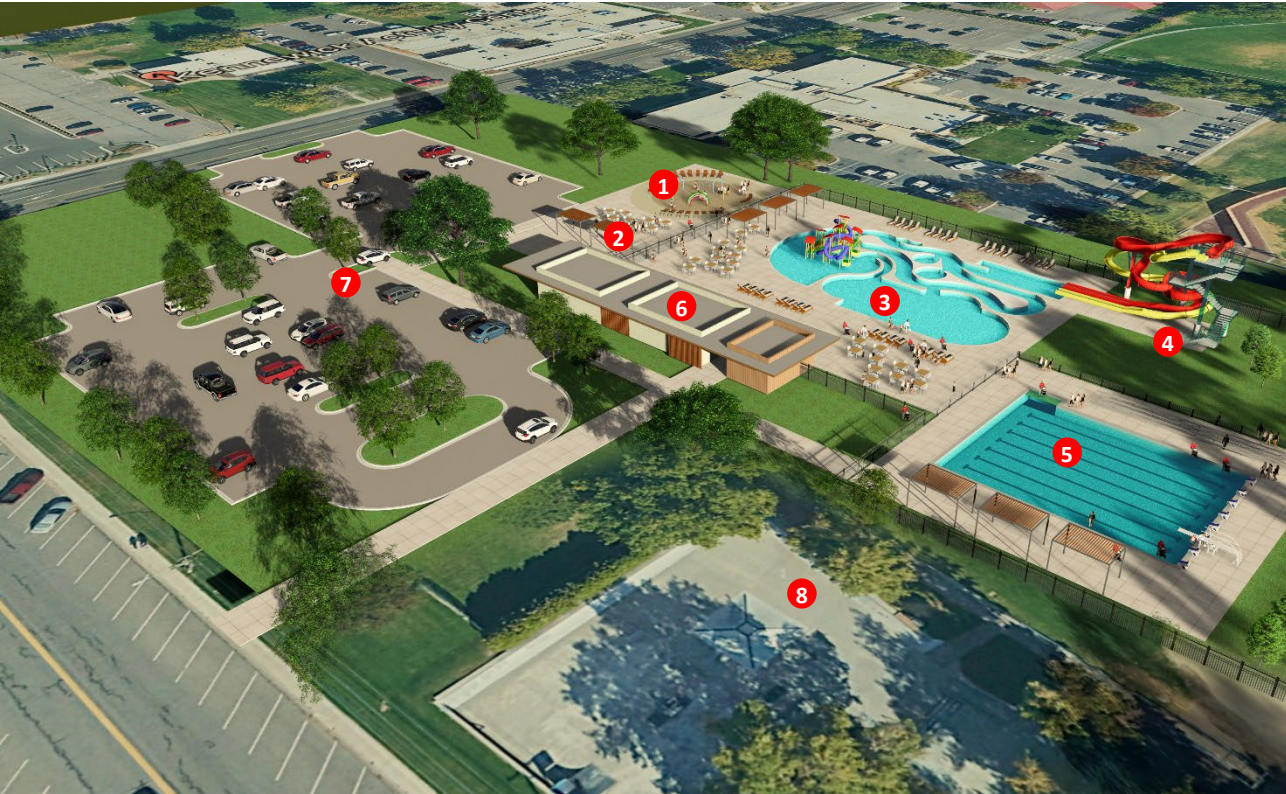
Key

1. Sprayground (under construction)
2. Seating area
3. Recreational leisure pool
4. Optional Large Slide tower
5. 8-lane 25 yard lap pool with diving
6. Poolhouse
 - Pool storage and mechanical
 - Lockers and family change
 - Office and check-in
7. Existing Outdoor Pool
8. Skate park (existing)

Total Cost: \$11,011,844

Outdoor Pool Replacement

Concept Plan



Phase 2

- Once new pool is complete, demolish existing outdoor pool.
- Construct new parking on the site of the former outdoor pool.

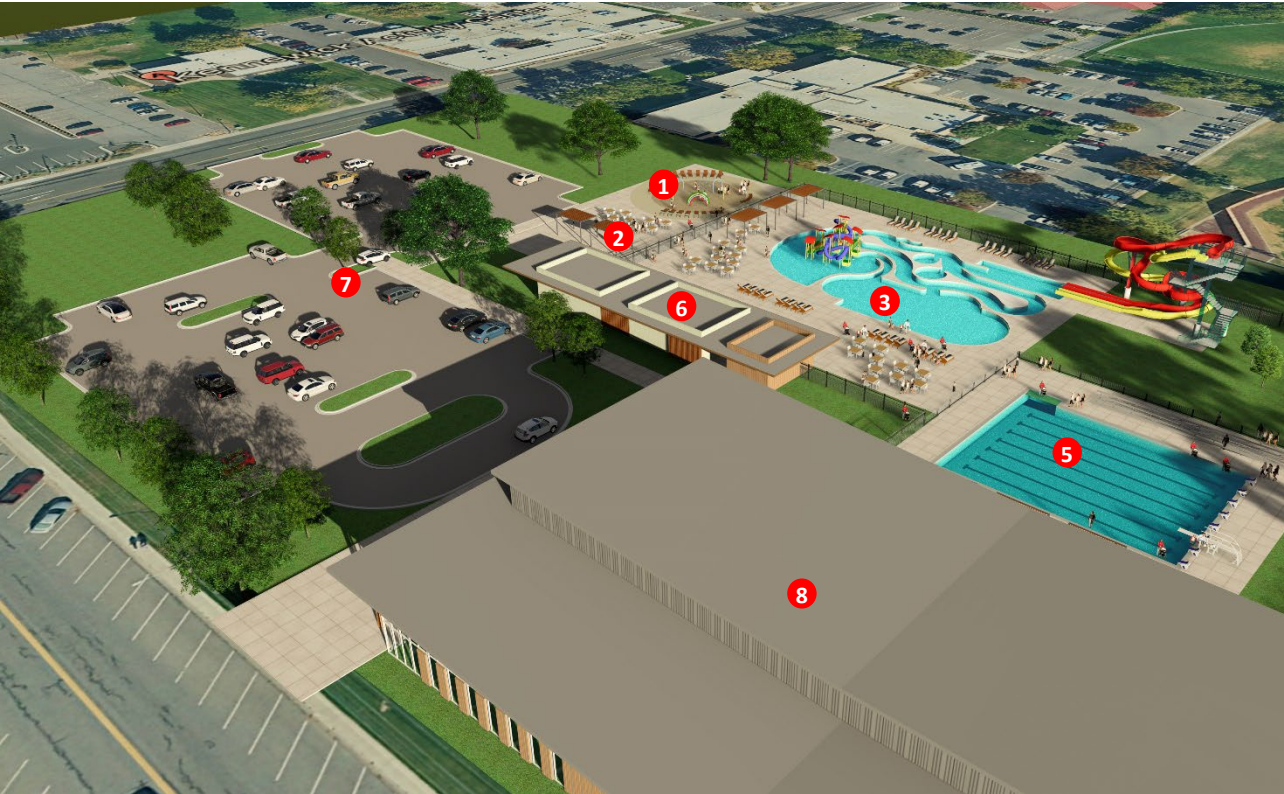
Key

1. Sprayground (under construction)
2. Seating area
3. Recreational leisure pool
4. Optional Large Slide tower
5. 8-lane 25 yard lap pool with diving
6. Poolhouse
 - Pool storage and mechanical
 - Lockers and family change
 - Office and check-in
7. Parking for 180 cars
8. Skate park (existing)

Total Cost: \$945,000

Outdoor Pool Replacement

Concept Plan



Phase 3

- If future funding allows, construct a new indoor aquatic complex on the site of the existing skate park.
- Relocate skate park to a location to be determined.

Key

1. Sprayground (under construction)
2. Seating area
3. Recreational leisure pool
4. Optional Large Slide tower
5. 8-lane 25 yard lap pool with diving
6. Poolhouse
 - Pool storage and mechanical
 - Lockers and family change
 - Office and check-in
7. Parking for 180 cars
8. Future Indoor Aquatic Center

Total Cost: \$23,155,000

Outdoor Pool Replacement

Opinion of Cost

Program Space	Const. Cost	Soft Costs	Total Project Cost
Poolhouse	\$820,625	\$205,156	\$1,025,781
Support Building	\$798,750	\$199,688	\$998,438
Outdoor Pools	\$6,273,100	\$1,568,275	\$7,841,375
Site Cost Total	\$1,673,000	\$418,250	\$2,091,250
Total Project Cost	\$9,565,475	\$998,094	\$11,956,844

Renovate and Expand The KAC



- Complete abatement of the existing facility.
- Determine highest priority activities and programs to either renovate or expand.
- Develop an expansion plan with new proposed amenities.
- Evaluate the cost benefit of renovating versus replacing the existing center.

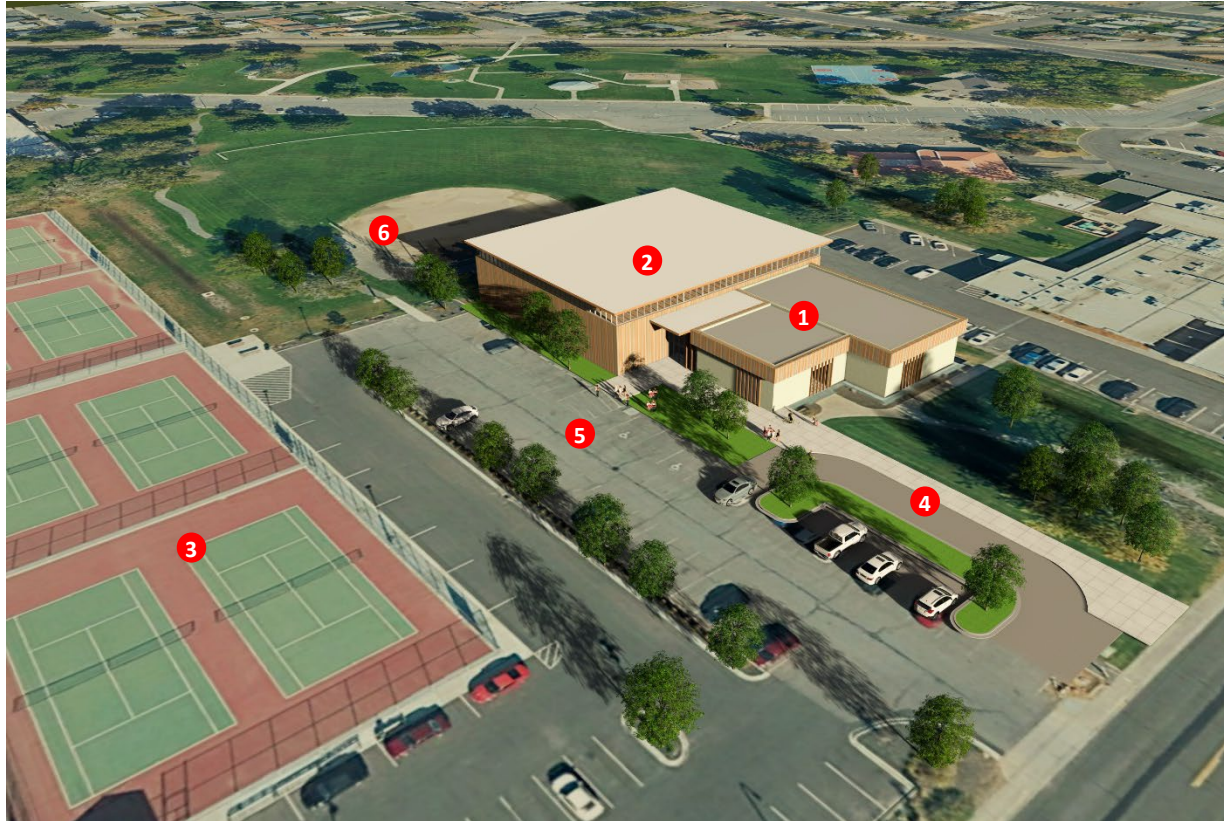
Kennewick Activity Center Expansion

Site Plan



Kennewick Activity Center Expansion

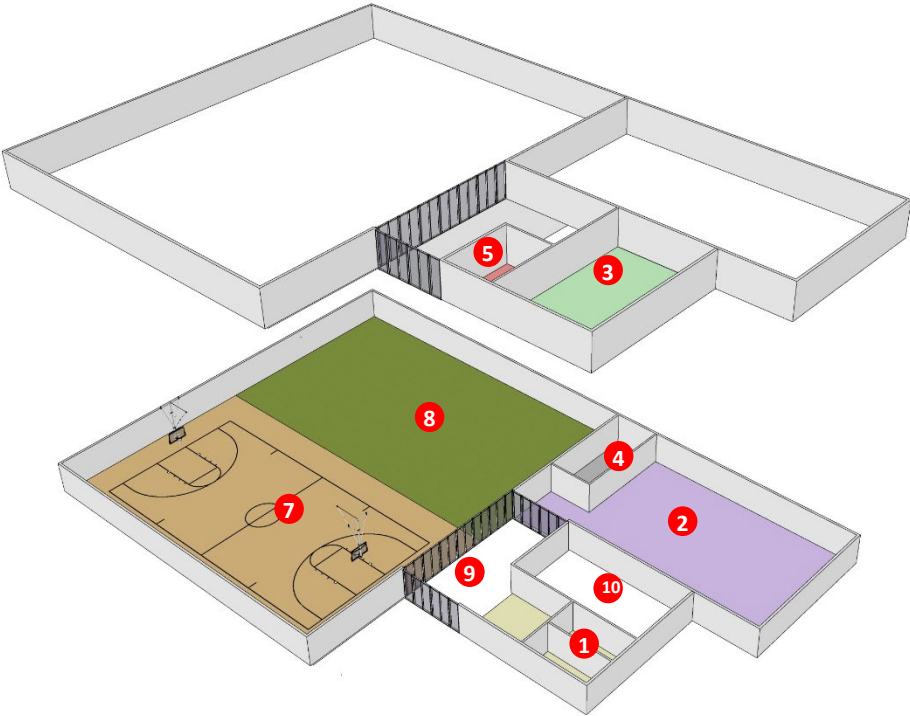
Site Plan



Key

1. Kennewick Activity Center (renovated)
2. Kennewick Activity Center (addition)
3. Tennis Courts (existing)
4. New drop-off
5. Parking (existing)
6. Existing ballfield to remain

Kennewick Activity Center Expansion



Program of Spaces

Existing Renovation

- 1. Restrooms
- 2. Youth Activity Center
- 3. Multipurpose Classroom
- 4. Storage
- 5. Admin Office

New Addition

- 6. New Entry Lobby
- 7. Gymnasium
- 8. Turf Area
- 9. Viewing

Total Area: 21,127 sf
Total Cost: \$13,821,438

Kennewick Activity Center Expansion

Program of Spaces

Renovated Areas

	Net Sq. Ft.
Facility Staff Areas	
New Staff Office	120
Open Work Area	200
<u>Mech./Circ./Walls/Struct., etc.</u>	<u>80</u>
Total Facility Staff Areas	400
Maintenance and Mechanical Areas	
Mechanical and Electrical areas	250
Maintenance	200
Fire Sprinkler Entry	50
<u>Mech./Circ./Walls/Struct., etc.</u>	<u>125</u>
Total Back of House Areas	625
Multipurpose Youth Activity Center	
Multipurpose Room	3,600
Storage (shared)	200
<u>Mech./Walls/Struct., etc.</u>	<u>360</u>
Total Multi-purpose Meeting Areas	4,160
Multi-use Classroom	
Wet/Dry Classrooms (2 rooms divisible)	1,000
Storage	100
<u>Mech./Walls/Struct., etc.</u>	<u>250</u>
Total Classrooms	1,350
General Circulation Area	765
Subtotal Renovated Construction	7,300

New Construction

	Net Sq. Ft.
Entry Lobby	800
Viewing Lounge	400
<u>Mech./Circ./Walls/Struct., etc.</u>	<u>300</u>
Total Lobby Spaces	1,500
Gymnasium	
Gymnasium (50'x84' HS court)	6,320
Gymnasium Storage	400
<u>Mech./Walls/Struct., etc.</u>	<u>632</u>
Total Gymnasium	7,352
Turf Fieldhouse	
Turf Field Activity Area	6,000
Storage (Shared)	0
<u>Mech./Walls/Struct., etc.</u>	<u>600</u>
Total Turf Area	6,600
Subtotal New Construction	14,452
Total Building Program	21,987

Kennewick Activity Center Expansion

Opinion of Cost

Program Space	Const. Cost	Soft Costs	Total Project Cost
Renovated Areas			
Staff Areas	\$110,000	\$27,500	\$137,500
Mechanical and Maintenance Areas	\$171,875	\$42,969	\$214,844
Multipurpose Youth Activity Center	\$1,144,000	\$286,000	\$1,430,000
Multi-use Classroom	\$371,250	\$92,813	\$464,063
New Addition			
New Entry Lobby and Viewing	\$875,000	\$218,750	\$1,093,750
Gymnasium	\$3,624,400	\$906,100	\$4,530,500
Turf Fieldhouse	\$3,270,000	\$817,500	\$4,087,500
Building Total	\$9,566,525	\$2,391,631	\$11,958,156
Site Cost Total	\$718,000	\$179,500	\$897,500
Total Project Cost	\$10,464,525	\$2,616,131	\$13,080,656
Cost of Renovation Areas	\$2,007,500	\$449,281	\$2,246,406
Estimate of New Construction	\$3,540,500	\$885,125	\$4,425,625
Cost Difference Renovate vs Replace	\$1,533,000	\$435,844	\$2,179,219

New Facilities

Recreation Center

Site Plan



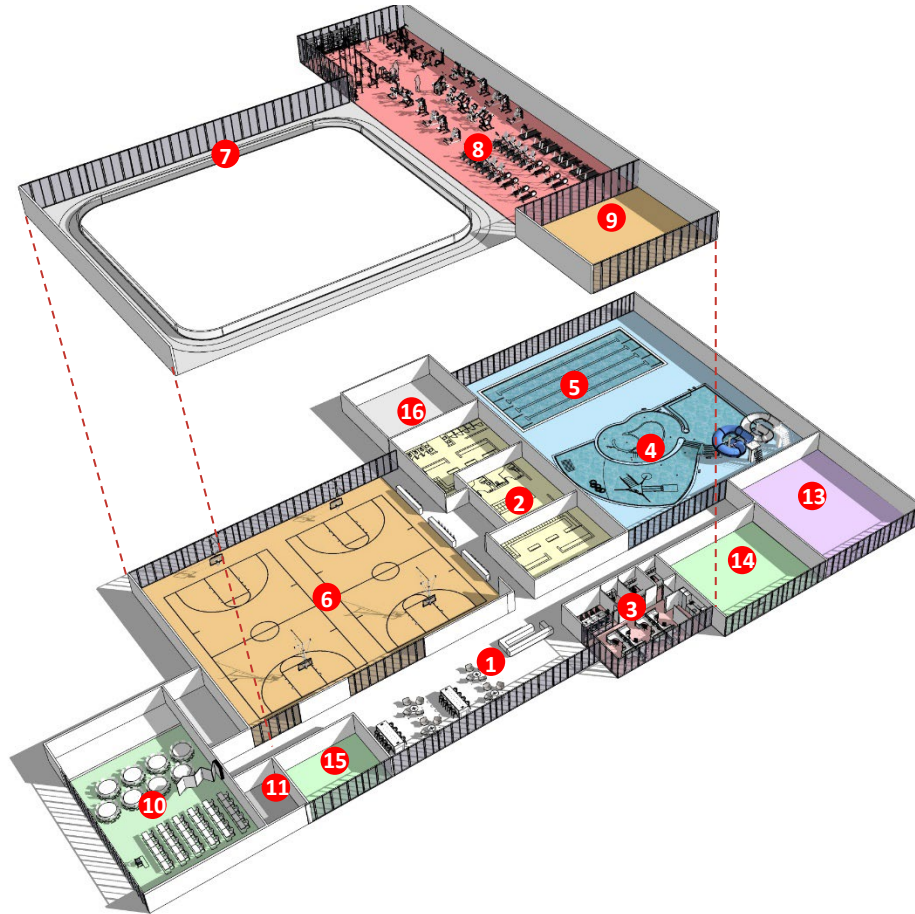
Civic Complex North of Kennewick Activity Center

Key

1. New Recreation Center
2. Keewaydin Community Center
3. Park (existing)
4. Tennis Courts (existing)
5. New Parking

Recreation Center

Concept Plan



Program of Spaces

1. Lobby Spaces
2. Locker Rooms
3. Administrative Offices
4. Recreational Leisure Pool
5. Program Pool
6. Gymnasium
7. Walking / Jogging Track
8. Fitness Center
9. Group Exercise
10. Multipurpose Cultural Arts Space
11. Catering Kitchen
12. Multi-use Classrooms
13. Youth Activity Area
14. Child Sitting
15. Senior Activity Lounge
16. Maintenance and Mechanical Areas

Total Area: 61,850 sf
Total Cost: \$49,800,000

Recreation Center

Program of Spaces

	Net sq. ft.
Lobby Spaces	
Entry Hall/Lobby/Vestibule	1,000
Casual Activity Lounge	400
Reception/Access Control	250
Public Restrooms (2)	400
<u>Mech./Circ./Walls/Struct., etc.</u>	<u>513</u>
Total Lobby Spaces	2,563
General Use Locker Rooms	
Fitness and Aquatic Locker Room - Men	1,000
Fitness and Aquatic Locker Room - Women	1,100
All Gender Changing Room Area	800
<u>Mech./Circ./Walls/Struct., etc.</u>	<u>725</u>
Total Locker Rooms	3,625
Facility Staff Areas	
Facility Director's Office	150
Private Offices (2 @ 110 sf)	220
Open Workstations (3@80 sf)	240
Conference / Flex Meeting	200
Office Storage	50
Staff Break Room	150
Work/Copy Room	150
<u>Mech./Circ./Walls/Struct., etc.</u>	<u>290</u>
Total Facility Staff Areas	1,450
Maintenance and Mechanical Areas	
Receiving and Storage Area	300
Main Mechanical Room	300
Main Electrical Room	200
Main Custodial Room / Storage	250
Main IT Closet	80
Fire Sprinkler Entry	50
<u>Mech./Circ./Walls/Struct., etc.</u>	<u>295</u>
Total Back of House Areas	1,475

	Net sq. ft.
Aquatic Support	
Aquatic Manager's Office	150
Lifeguard and Pool Support Area	400
<u>Pool Office Storage</u>	<u>50</u>
Total Aquatic Support	600
Warm Water Leisure Pool	
Natatorium (Includes Pool Area, Decks)	10,125
Warm Water Pool w/Play Features	4,500
Play Feature Allowance	
Pool Party Room / Classroom	300
Pool Storage	300
Pool Mechanical Rooms	1,125
<u>Mech./Circ./Walls/Struct., etc.</u>	<u>2,963</u>
Total Leisure Pool	14,813
Gymnasium	
Gymnasium (2-50'x74' recreational courts)	11,408
Gymnasium Seating for 150	450
Gymnasium Storage	500
<u>Mech./Walls/Struct., etc.</u>	<u>2,965</u>
Total Gymnasium	15,323
Walking/Jogging Track	
Walking/Jogging Track (1/10 mile/lap)	4,752
<u>Total Track</u>	<u>4,752</u>
Fitness Center	
Strength Training (12 stations)	800
Circuit Training (20 stations)	1,000
Cardiovascular Training (40 stations)	1,200
Stretching/Plyometrics/Cross Training area	500
Supervisor	100
<u>Mech./Walls/Struct., etc.</u>	<u>900</u>
Total Fitness Center	4,500

	Net sq. ft.
Group Exercise Studio	
Group Exercise Studio (30 persons)	1,500
Storage	250
<u>Mech./Circ./Walls/Struct., etc.</u>	<u>438</u>
Total Group Exercise	2,188
Multipurpose Meeting Hall	
Multipurpose Room (150 seats, divis. into 2)	2,250
Performance Stage	600
Storage	400
<u>Mech./Walls/Struct., etc.</u>	<u>563</u>
Total Multi-purpose Meeting Areas	3,813
Catering Kitchen/Teaching Kitchen	
Catering and teaching kitchen	600
Storage	200
<u>Mechanical, walls, structural, etc.</u>	<u>200</u>
Catering & Teaching Kitchen	1,000
Multi-use Classrooms	
Wet/Dry Classrooms (2 rooms)	1,000
Storage (shared)	200
<u>Mech./Walls/Struct., etc.</u>	<u>250</u>
Total Classrooms	1,450
Child Sitting	
Child Sitting Room (12 kids)	800
Office	100
Children's Restroom	50
Storage	50
<u>Mech./Circ./Walls/Struct., etc.</u>	<u>250</u>
Total Child Sitting	1,250

Recreation Center

Program of Spaces

	Net sq. ft.
Youth Activity Center	
Game/Activity Area	1,200
Storage	150
<u>Mech./Circ./Walls/Struct., etc.</u>	<u>300</u>
Total Youth Activity Center	1,650
 Senior Lounge & Activity Area	
Senior Lounge	1,000
Storage	150
<u>Mech./Circ./Walls/Struct., etc.</u>	<u>250</u>
Total Senior Areas	1,400
 Subtotal Building Program	 61,850

Recreation Center

Opinion of Cost

Program Space	Const. Cost	Soft Costs	Total Project Cost
Lobby Spaces	\$1,523,125	\$380,781	\$1,903,906
Facility Staff Area	\$725,500	\$181,375	\$906,875
General Locker Rooms / Family Change	\$2,211,250	\$552,813	\$2,764,063
Maintenance and Mechanical Areas	\$737,500	\$184,375	\$921,875
Aquatic Support	\$325,000	\$81,250	\$406,250
Leisure/Program Pool and Natatorium	\$13,402,500	\$3,350,625	\$16,753,125
Gymnasium	\$7,510,525	\$1,877,631	\$9,388,156
Walking / Jogging Track	\$1,188,000	\$297,000	\$1,485,000
Fitness Center	\$2,495,000	\$623,750	\$3,118,750
Group Exercise Studio	\$1,159,375	\$289,844	\$1,449,219
Multipurpose Meeting Hall	\$2,040,625	\$510,156	\$2,550,781
Catering Kitchen/Teaching Kitchen	\$665,000	\$166,250	\$831,250
Multi-use Classrooms	\$772,500	\$193,125	\$965,625
Child Sitting Room (12 kids)	\$660,000	\$165,000	\$825,000
Youth Activity Center	\$862,500	\$215,625	\$1,078,125
Senior Lounge & Activity Area	\$730,000	\$182,500	\$912,500
Building Total	\$37,008,400	\$9,252,100	\$46,260,500
Site Cost Total	\$3,899,984	\$974,996	\$4,874,980
Total Project Cost	\$40,908,384	\$10,227,096	\$51,135,480

Indoor Turf Fieldhouse

Site Plan



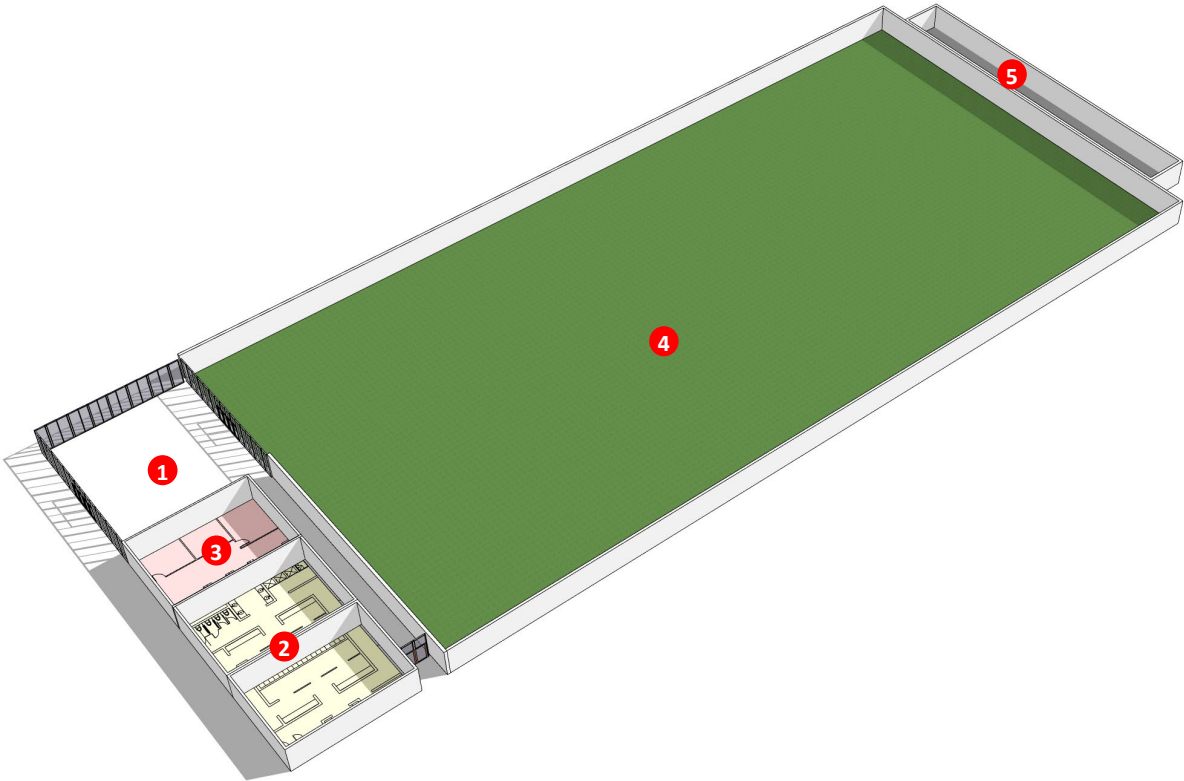
Southridge Park Northeast Property

Key

1. New Tournament Sport Center
2. Numerica Sports Pavilion
3. Baseball/Softball Diamonds (existing)
4. New Parking

Indoor Turf Fieldhouse

Concept Plan



Program of Spaces

- 1. Lobby Spaces
 - Reception
 - Viewing Lounge
- 2. Change Rooms
- 3. Administrative Offices
- 4. Indoor Turf Fieldhouse
- 5. Storage

Total Area: 55,238sf
Total Cost: \$23,681,018

Indoor Turf Fieldhouse



Indoor Turf Fieldhouse

Program of Spaces

	Net Sq. Ft.
Lobby Spaces	
Entry Hall/Lobby/Vestibule	600
Reception/Control Area	300
Public Restrooms	600
<u>Total Lobby Areas</u>	<u>1,500</u>
Locker Rooms	
Changing Rooms	600
Family Change Room	100
<u>Mech./Circ./Walls/Struct., etc.</u>	<u>175</u>
<u>Total Locker Rooms</u>	<u>875</u>
Administration Offices	
Offices	120
Open Work Area	120
Break Room/Work Room	200
Storage	50
<u>Mech./Circ./Walls/Struct., etc.</u>	<u>123</u>
<u>Total Staff Areas</u>	<u>613</u>

	Net Sq. Ft.
Indoor Turf Fieldhouse	
Turf Field Area (150' x 300')	45,000
Fieldhouse Storage (shared w/ Gym)	1,000
Bleacher seating and viewing	1,500
<u>Mech./Walls/Struct., etc.</u>	<u>4,750</u>
Total Fieldhouse	52,250
Total Building Area	55,238

Indoor Turf Fieldhouse

Opinion of Cost

Program Space	Const. Cost	Soft Costs	Total Project Cost
Lobby Spaces	\$525,000	\$147,000	\$672,000
Facility Staff Area	\$202,375	\$56,665	\$259,040
General Locker Rooms / Family Change	\$341,250	\$95,550	\$436,800
Indoor Turf Fieldhouse	\$15,675,000	\$4,389,000	\$20,064,000
Building Total	\$16,743,625	\$4,688,215	\$21,431,840
Site Cost Total	\$1,757,170	\$492,008	\$2,249,178
Total Project Cost	\$18,500,795	\$5,180,223	\$23,681,018

05/ Financial Analysis

Four Scenarios

1. Outdoor Pool Replacement
2. Kennewick Activity Center Expansion
3. Community Recreation Center
4. Indoor Fieldhouse

Financial Operations for Improvement Projects

FINANCIAL OPERATIONS	Outdoor Pool Replacement	Expanded KAC
OPERATING REVENUES		
In-House League Registration	n/a	\$32,200
In-House Tournament Registration	n/a	\$0
Pool Registration	\$317,500	n/a
Rental Income	n/a	\$133,000
Pool Rental Income	\$32,562	n/a
Camps/Clinics	n/a	\$49,000
Concessions	\$37,177	\$40,100
Advertising/Sponsorship	n/a	\$55,000
Membership/Admission/Other	n/a	\$25,504
Subtotal	\$387,239	\$334,804
OPERATING EXPENSES		
Salaries, Wages and Benefits	\$91,000	\$220,700
Utilities	\$113,400	\$47,600
Maintenance and Repair	\$32,100	\$23,800
Materials and Supplies	\$26,500	\$20,000
Insurance	\$45,400	\$20,000
Concessions	\$14,900	\$26,100
General and Administrative	\$12,500	\$0
Tournament Expenses	\$0	\$0
League Operations/Programming	\$190,500	\$52,800
Subtotal	\$526,300	\$411,000
NET OPERATING INCOME	(\$139,061)	(\$76,196)

Pool Assumptions and Utilization Estimates



- 41,300 visitors per year (19,600 open swim and 21,700 program swimmers)
- \$10.00 entry fee
- One (1) new dedicated full-time staff, in addition to coach and lifeguard hours

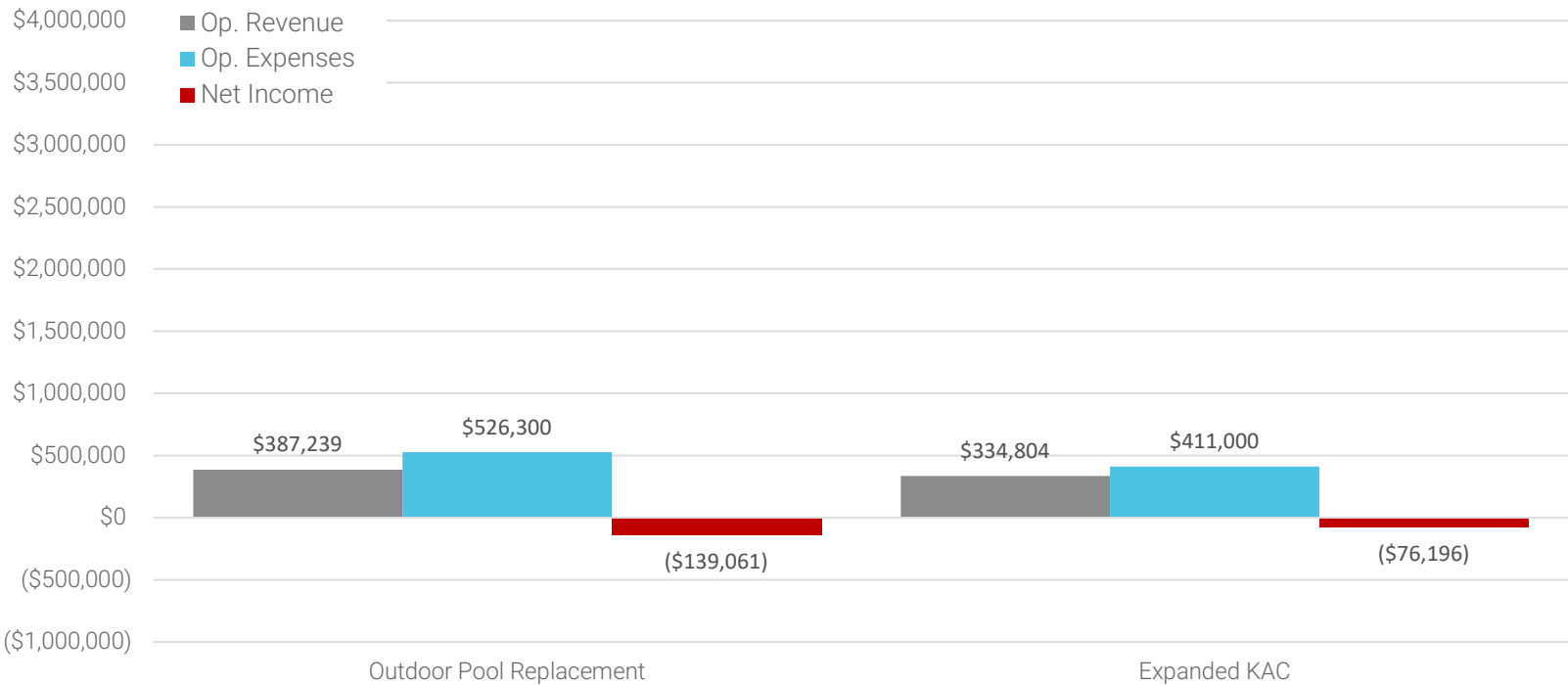
Expanded Activity Center Assumptions and Utilization Estimates



- 52,100 visitors per year (19,200 open facility users and 32,800 program users)
- \$9.00 drop-in fee, \$75 average rental fee
- Two (2) dedicated full-time staff, in addition to part-time labor for programming

Bottomline Comparison – Improvement Projects

Financial Operating Results

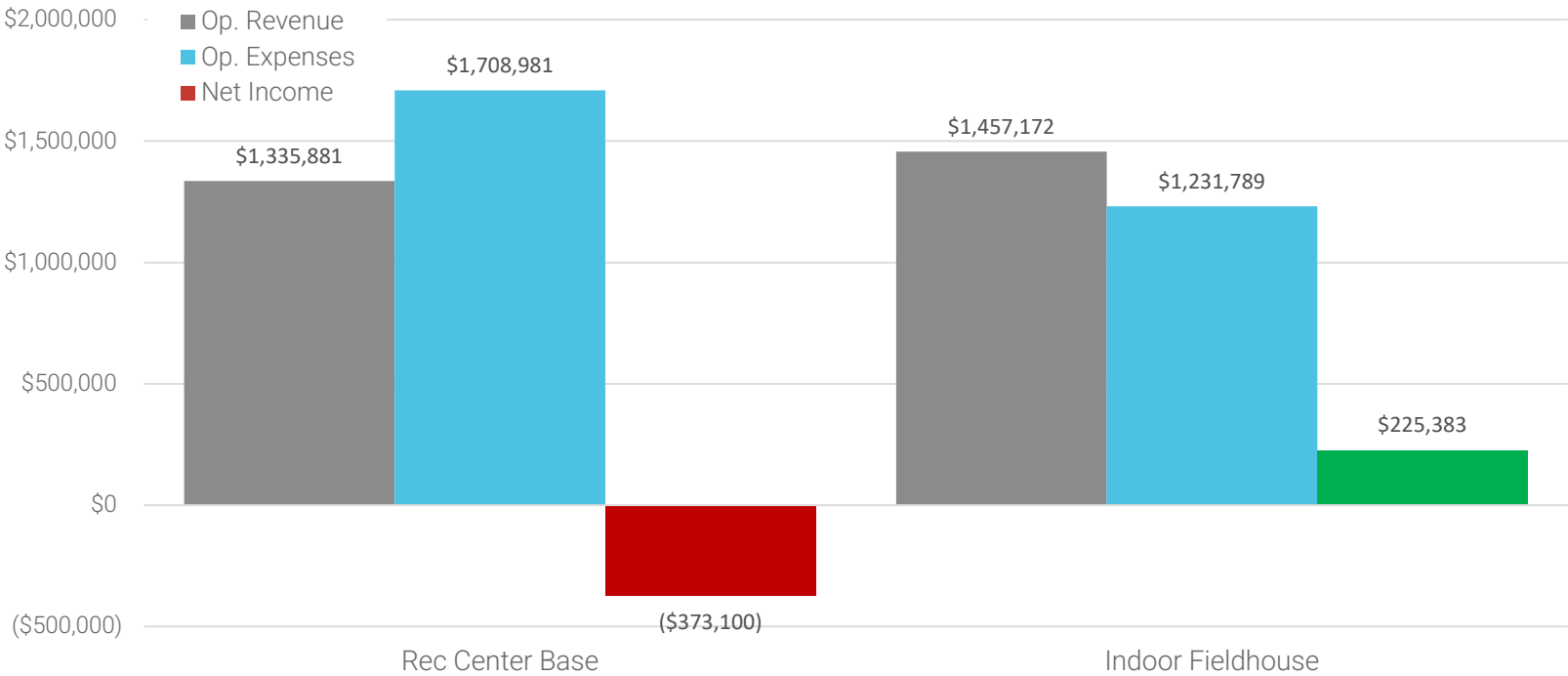


Financial Operations for New Projects

FINANCIAL OPERATIONS	Community Recreation Center	Indoor Fieldhouse
OPERATING REVENUES		
In-House League Registration	\$71,400	\$38,700
In-House Tournament Registration	\$77,952	\$45,472
Pool Registration	\$197,830	n/a
Rental Income	\$177,600	\$787,300
Pool Rental Income	\$48,924	n/a
Camps/Clinics	\$166,300	\$196,000
Concessions	\$121,427	\$231,600
Advertising/Sponsorship	\$102,200	\$158,100
Membership/Admission/Other	\$372,248	\$0
Subtotal	\$1,335,881	\$1,457,172
OPERATING EXPENSES		
Salaries, Wages and Benefits	\$796,100	\$432,200
Utilities	\$236,200	\$191,700
Maintenance and Repair	\$119,900	\$92,700
Materials and Supplies	\$65,400	\$51,100
Insurance	\$119,900	\$92,700
Concessions	\$60,800	\$150,600
General and Administrative	\$125,000	\$50,000
Tournament Expenses	\$31,181	\$18,189
League Operations/Programming	\$154,500	\$152,600
Subtotal	\$1,708,981	\$1,231,789
NET OPERATING INCOME	(\$373,100)	\$225,383

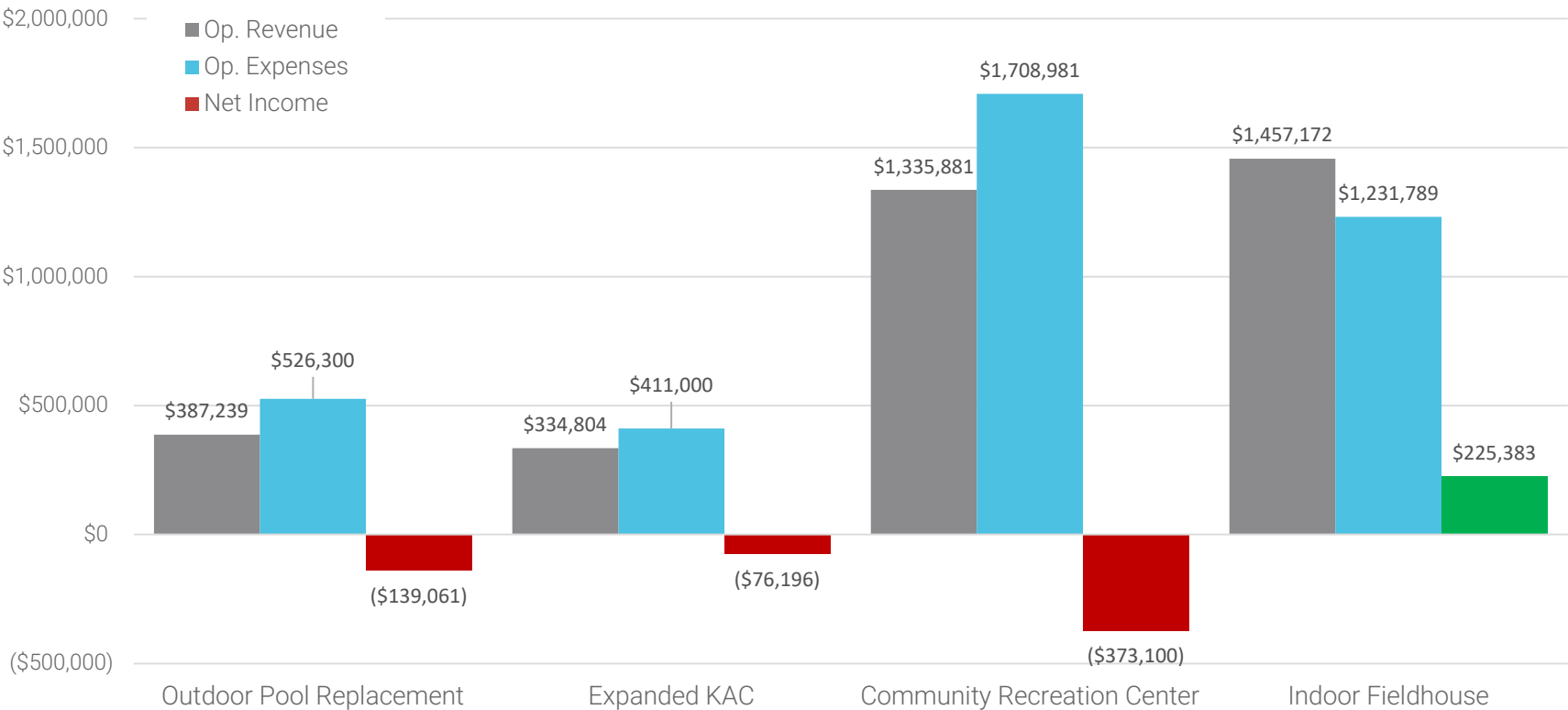
Bottomline Comparison – New Projects

Financial Operating Results



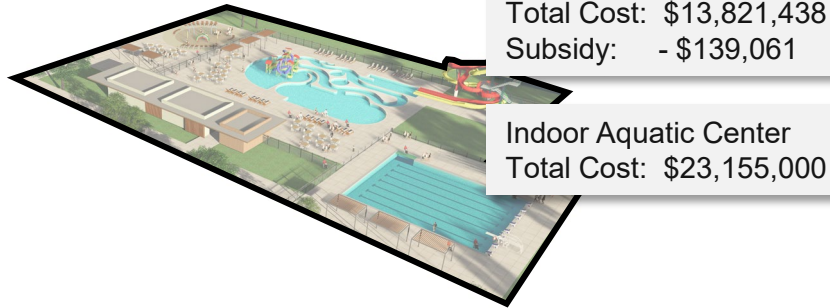
Bottomline Comparison – New Projects

Financial Operating Results

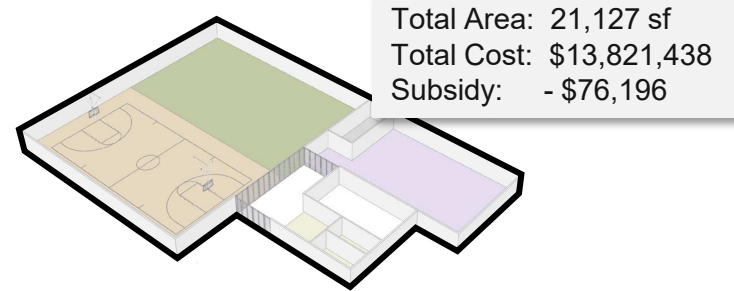


The Path Forward

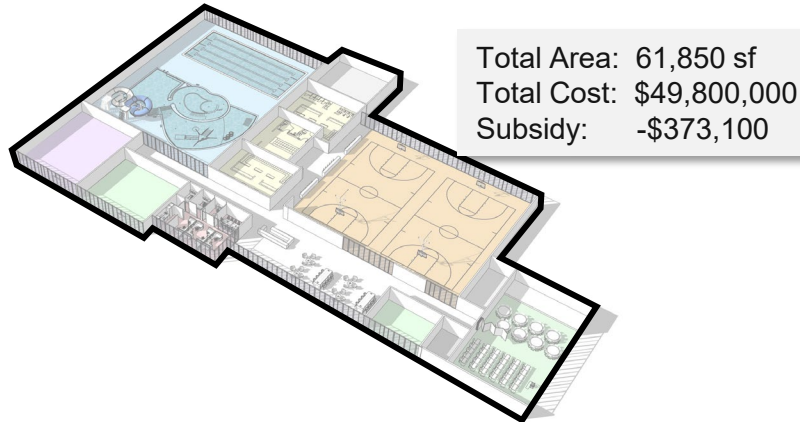
1. Outdoor Pool & Indoor Swim Complex



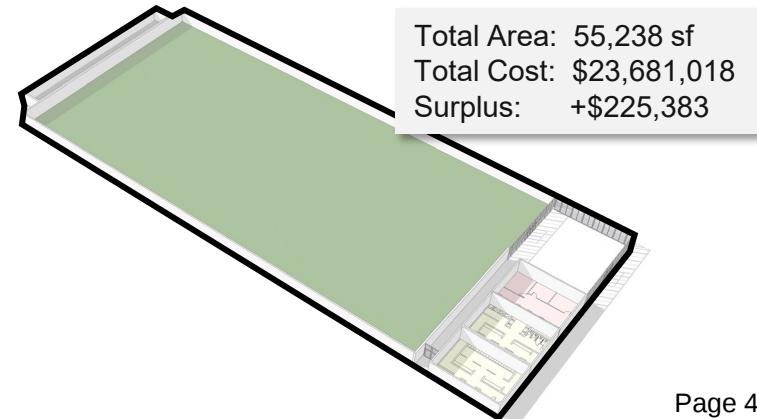
2. Kennewick Activity Center Improvements



3. Recreation Center



4. Indoor Turf Fieldhouse



Council Considerations

Are we heading in the right direction?

Have we given you the right tools to make clear and informed decisions on recreation facilities?

Are we missing any crucial information or specific scenarios that you would like included?

Thank You

Council Agenda Coversheet	Item Number: 3.	Date: 7/9/2024	Category: Info Only
	Item Type:	Presentation	
	Subject:	Indoor Storage Unit Updates to the Kennewick Municipal Code (KMC) 18.12.130	
	Department:	Community Planning	
<u>Summary</u> The purpose of this discussion is to establish development regulations for multi-story mini-storage facilities in KMC 18.12.130. Earlier this year, a Development Code Amendment was submitted that proposed specific regulations for multi-story climate-controlled mini-storage complexes. Council denied the proposed amendment, but directed staff to generate development regulations specifically for multi-story mini-storage facilities. Staff has proposed that these facilities be permitted in commercial and industrial zones. Staff is also proposing that when located in commercial zones, the Commercial Design Standards will be applicable and a retail and/or professional services component will be required on the ground floor of the facility.			
<u>Attachments:</u> 1. Redline KMC 2. Presentation			

18.12.130: - Mini-Storage Development Standards.

(1) The following requirements are applicable to all new single-level mini-storage complexes and to expansions of existing facilities:

- (a) Access driveways to all storage units shall be paved and shall include a storm water drainage system designed by a professional engineer or architect licensed in the State of Washington and be in conformance with the adopted City of Kennewick standards.
- (b) Each doorway shall be lighted with a minimum of one foot candle of luminance. Automatic photocell or motion-activated lights can fulfill this requirement.
- (c) Exterior lighting shall be shielded or hooded so that direct light does not spill to adjacent properties.
- (d) Mini-storage complexes shall be screened from view from adjacent Commercial and Residential zones. Screening shall be accomplished in one or a combination of the following manners:
 - (ai) A six-foot masonry wall with one tree planted every 50 feet along the side and rear yards, with trees to reach a height of at least 30 feet at maturity; or
 - (bii) A six-foot fence with a solid landscape screen as defined in KMC 18.21.030(2) and one tree planted every 50 feet along the side and rear yards with trees to reach a height of at least 30 feet at maturity.
 - (ciii) Open style wrought iron fencing with masonry columns or similar may be used along street abutting property lines when complimentary landscaping and building design comparable to the commercial design standards is used along the street.
- (e) All buildings shall have an eave of at least one foot.
- (f) In Commercial and Residential zones all buildings shall have a minimum of four feet of masonry wainscoting on the building exterior if visible from a public street.
- (g) Mini-storage complexes shall meet the requirements of KMC 18.21 for the office and parking lot areas as well as street frontage landscaping requirements.
- (h) Roofing materials shall be non-reflective to minimize glare on adjacent properties and public ways.
- (i) Barbed wire, razor wire and electric fences are not permitted.
- (j) Setbacks:
 - (ai) Front: 15 feet;
 - (bii) Side: Five feet;
 - (ciii) Rear: Five feet, except when abutting single family residential zoning, then 15 feet;
 - (div) Primary entry gate: 50 feet.

(ev) When located in commercial zoning districts, mini-storage complexes shall be located a minimum of 150 feet from a street frontage property line.

(2) Multi-story mini-storage facilities shall be subject to the following:

- (a) Not permitted in residential zones.
- (b) Commercial Zones, the building(s) shall be subject the Commercial Design Standards:
 - (i) On the ground floor, 100% of the street facing frontage of the building shall consist of retail or professional service uses.
 - (ii) Parking subject to KMC 18.36 – Off Street Parking.
- (c) Setbacks:
 - (i) Subject to the requirements of KMC 18.12.010 B.2.
 - (ii) Primary vehicular entry gate: 50 feet.
- (d) Landscaping: Applicable requirements of KMC 18.21.

(Ord. 5746 Sec. 1, 2018; Ord. 5647 Sec. 2, 2016; Ord. 5407 Sec. 7, 2012; Ord. 5180 Sec. 1, 2007)

Code Amendment

City Council Workshop

July 9, 2024

Summary of Amendment

- To amend Kennewick Municipal Code (KMC) Section 18.12.130 by developing specific regulations for multi-story mini-storage complexes.

Current version of Section 18.12.130 – Mini-Storage Development Standards

The current version of the code does not differentiate between single-level outdoor mini-storage complexes and multi-story mini-storage complexes.

Proposed Amendment to Section 18.12.130

Staff has proposed the following amendments:

(2) Multi-story mini-storage facilities shall be subject to the following:

(a) Not permitted in residential zones.

(b) Commercial Zones, the building(s) shall be subject to the Commercial Design Standards:

(i) On the ground floor, 100% of the street facing frontage of the building shall consist of retail or professional service uses.

(ii) Parking subject to KMC 18.36 – Off Street Parking.

(c) Setbacks:

(i) Subject to the requirements of KMC 18.12.010 B.2.

(ii) Primary vehicular entry gate: 50 feet.

(d) Landscaping: Applicable requirements of KMC

Questions?