



WELCOME NEIGHBORS!



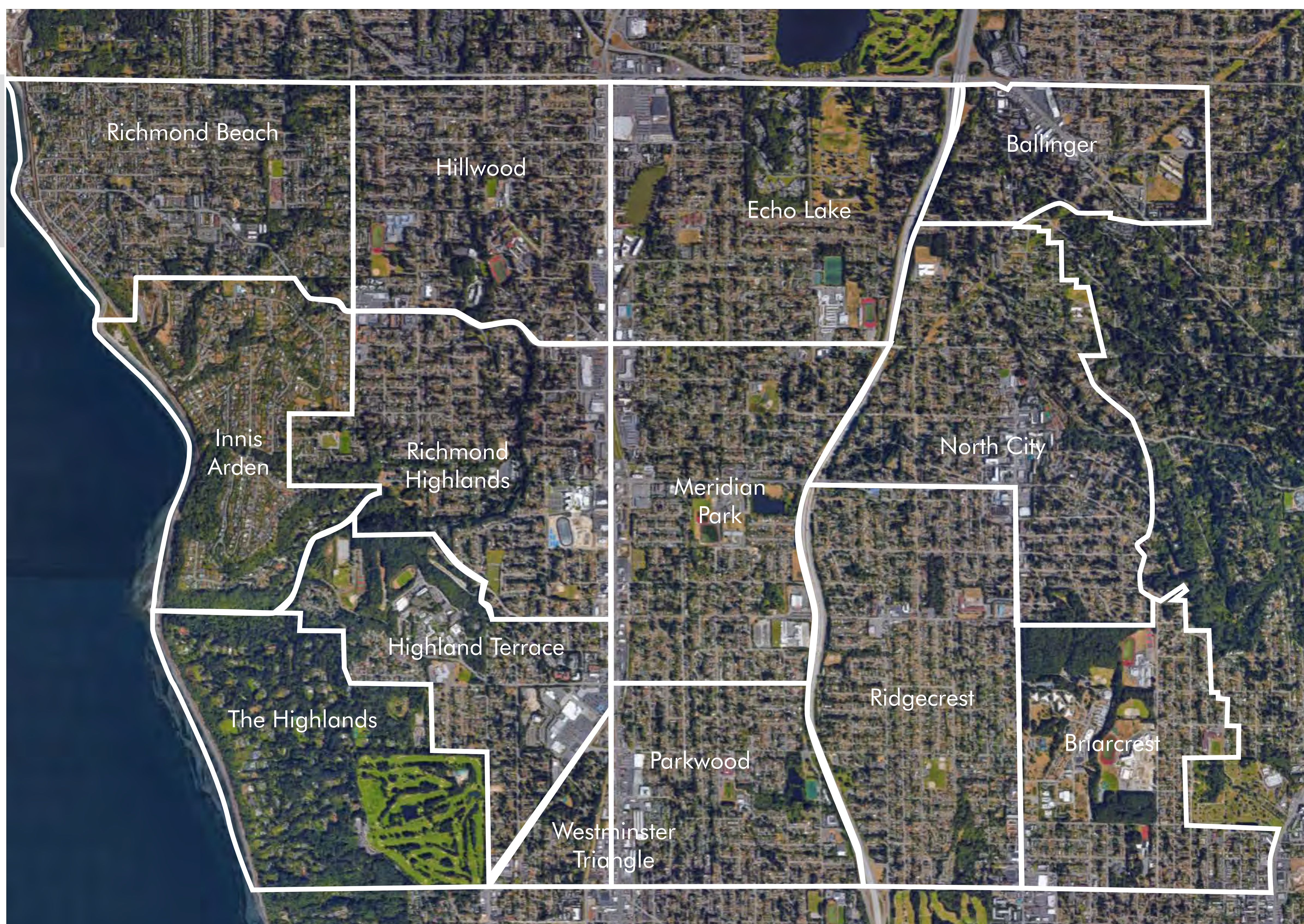
At tonight's meeting you will have the opportunity to:

- Meet members of the Merlone Geier Partners development team
- Understand how Shoreline Place fits in the City's vision for the Community Renewal Area
- Review initial community survey results



WHERE ARE YOU FROM?

Let us know which of the 14 neighborhoods you represent by placing a pin near your home!





MEET MERLONE GEIER PARTNERS

We are a West Coast owner, operator, and developer of retail and retail-driven, mixed-use properties.

By the numbers:

1993

the year we became MGP

DECADES

the time we've spent managing design, development, construction and leasing of projects in the Puget Sound region

OVER A BILLION

dollars of available capital for investment and development

93

the number of properties in the MGP portfolio comprising approximately 15 million square feet

4.2 MILLION

the number for square feet we own across 33 properties in the PNW

23

the number of employees dedicated to the PNW



Lynnwood Square



Shoreline Marketplace



Ballinger Village Shopping Center



Alderwood Plaza



MGP'S CURRENT PROJECTS

MGP is renowned for its strategic planning and innovative vision for mixed-use developments. We are one of the most active investors in West Coast retail real estate.

West Coast mixed-use projects currently in development include:

- Shoreline Place
- Lynnwood Square
- Northgate Mall (San Francisco, CA)
- Capitola Mall (Capitola, CA)
- Delta Shores (Sacramento, CA)
- NoHo West (North Hollywood, CA)
- Five Lagunas (Laguna Hills, CA)
- The Village at San Antonio Center (Mountain View, CA)



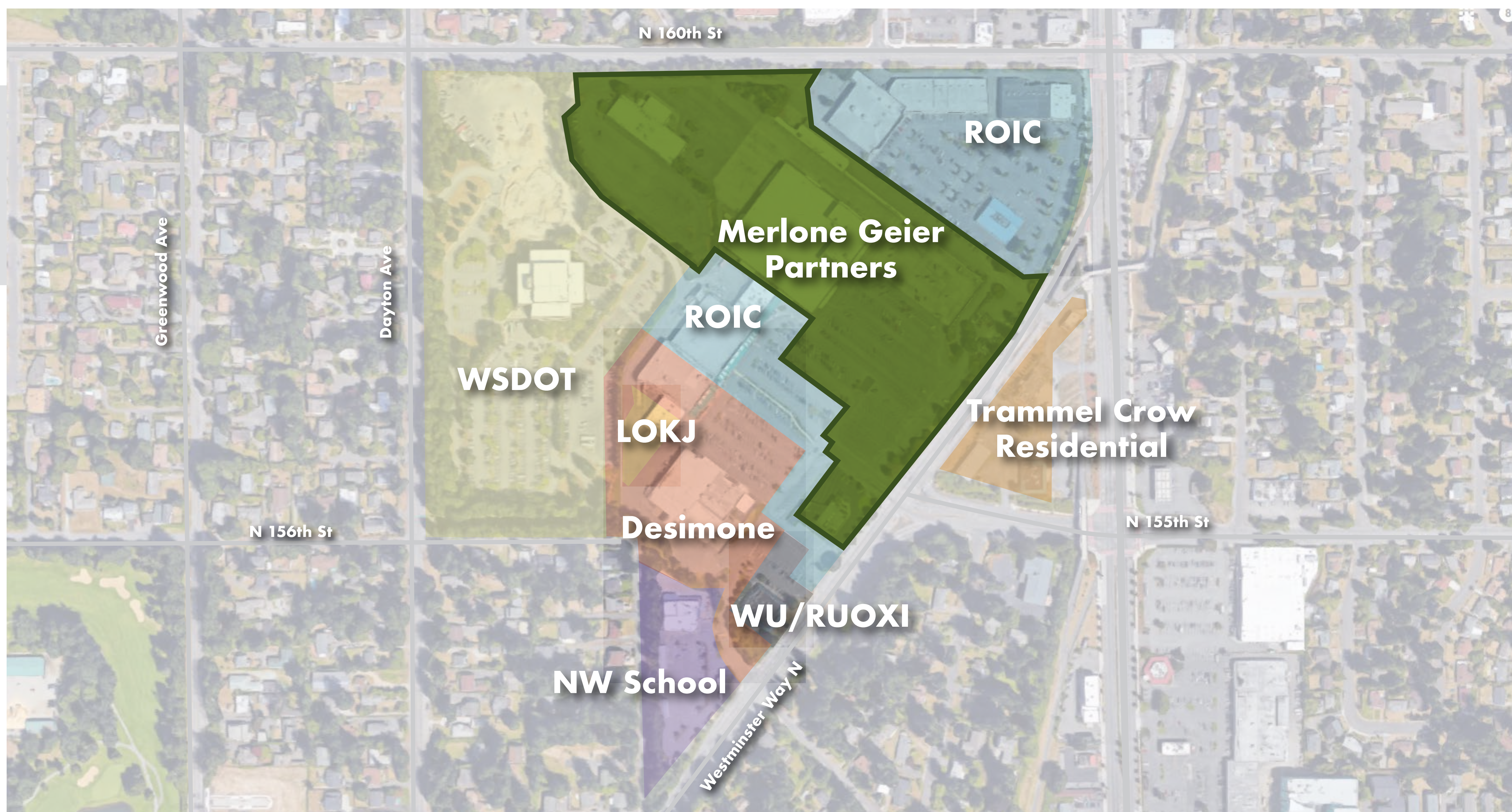
NOHO West mixed-used community



The Village at San Antonio Center (Mountain View, CA)



OUR VISION FOR SHORELINE PLACE



Our goal:

- Deliver a design and mix of uses that balance stakeholder priorities

Our strategy:

- Recognize and respond to the needs of the current and future Shoreline community
- Advance the Planned Action outlined by the City of Shoreline in the 2015 Aurora Square Community Impact Statement and Community Renewal Area plan



HOW WE GOT HERE

The Planned Action envisions:

- 1,000 housing units
- 250,000 square feet of additional retail
- 250,000 square feet of office space
- with the ability to alternate some of those uses as long as they stay within the approved density.

- **July 2013**

Shoreline City Council designated the 70+ acre area surrounding Sears and Aurora Square as a Community Renewal Area (formerly the Urban Growth Area)

- **December 2014**

Draft Environmental Impact Statement was issued evaluating the redevelopment of the CRA

- **July 2015**

Final Environmental Impact Statement was issued

- **August 2015**

City approved the Final EIS and Planned Action Ordinance, setting the stage for future owners such as MGP to invest in Shoreline Place with a clear approval process



WHAT WE HEARD FROM YOU

“Give the development a sense of place, inviting people to sit, to interact, to browse stores.”

“Family friendly. Eclectic. Local food chains both high end and fast casual.”

COMMON THEMES

- **More than 6,000 of you responded to our survey**

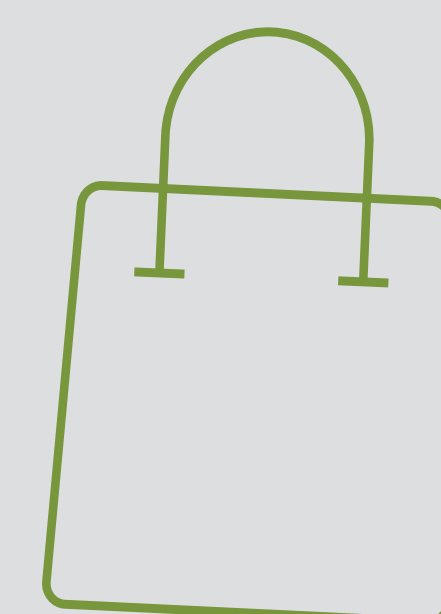
Thank you for sharing your vision for Shoreline Place!



- **Top priorities from survey results:** new dining options, followed by walkability to retail, dining, and housing



- **Most appealing dining options:** restaurants that are local, casual, and/or healthy



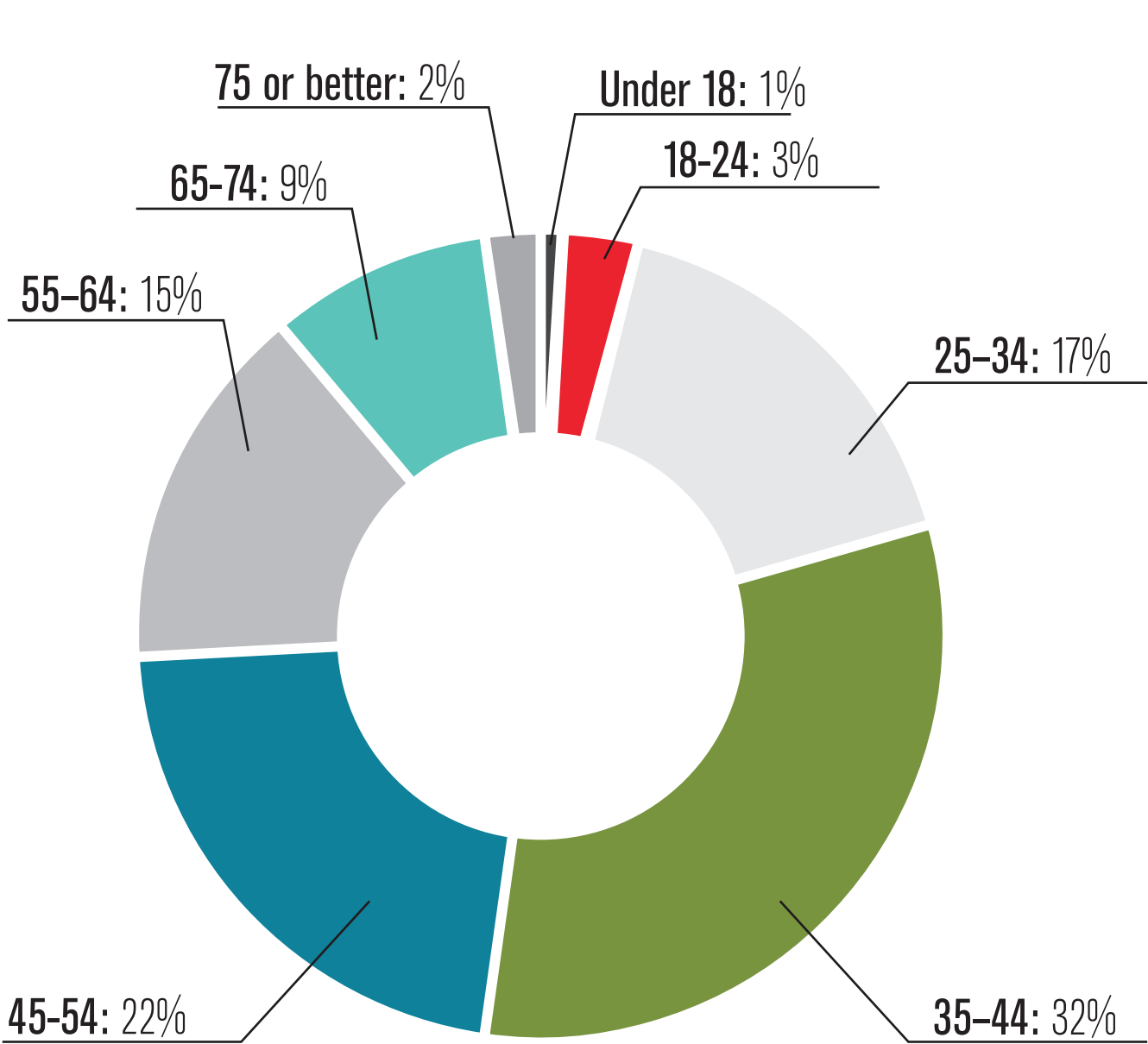
- **Top feedback from social media:** housing and recreation opportunities



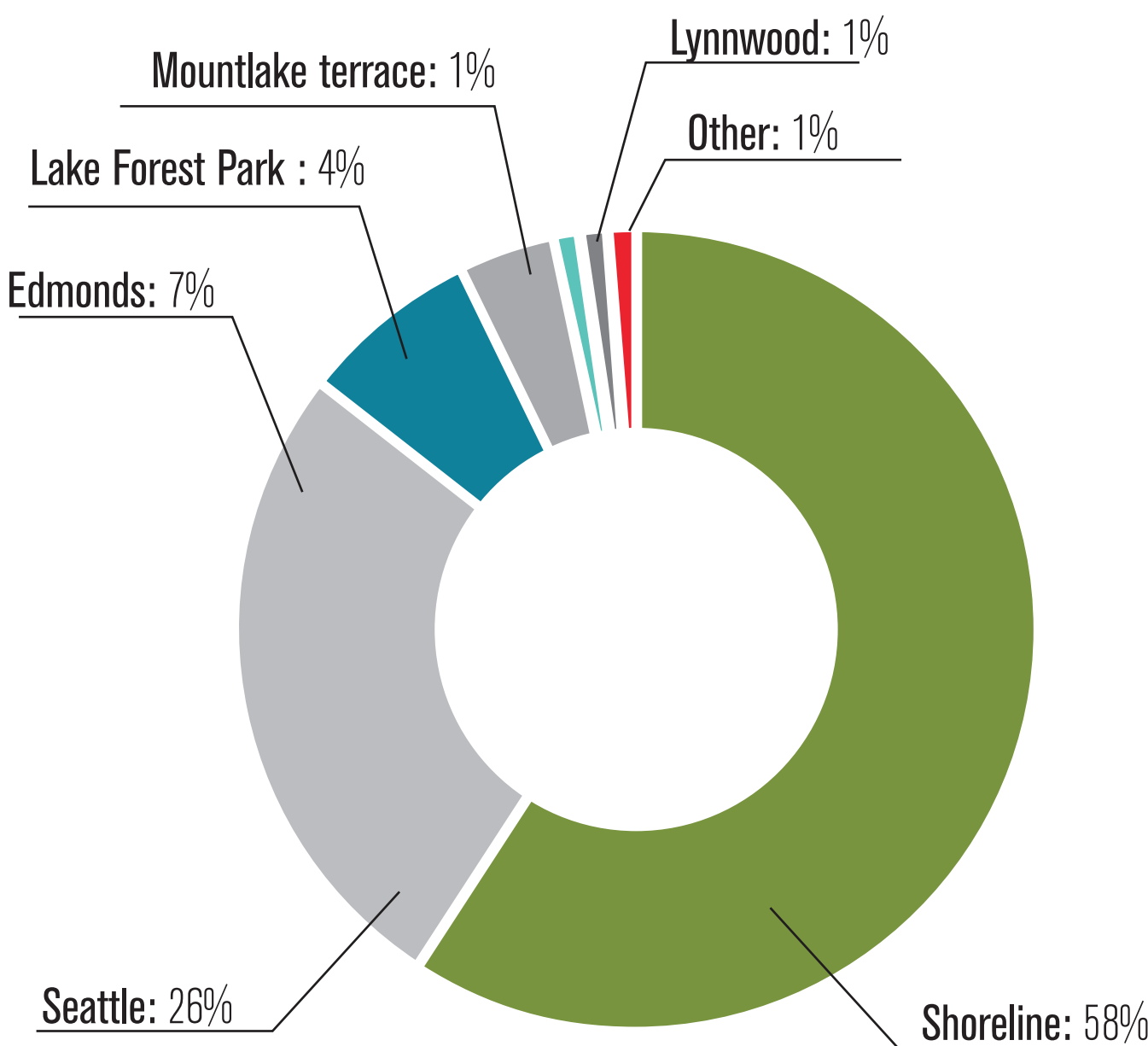
SURVEY-TAKERS BY THE NUMBERS

What an amazing response! We had 6109 people complete our survey. Here is what we learned about you.

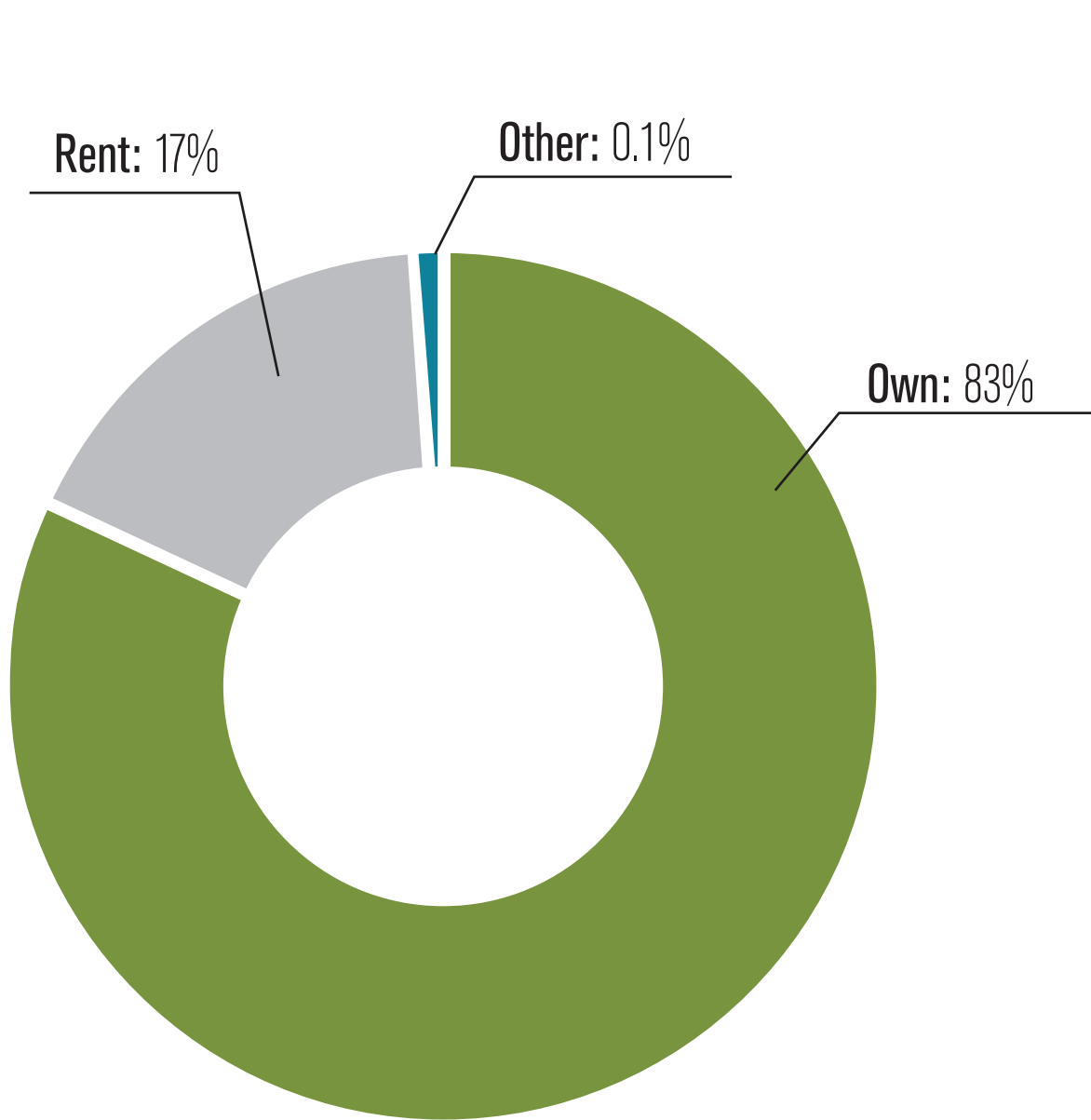
Age



Cities

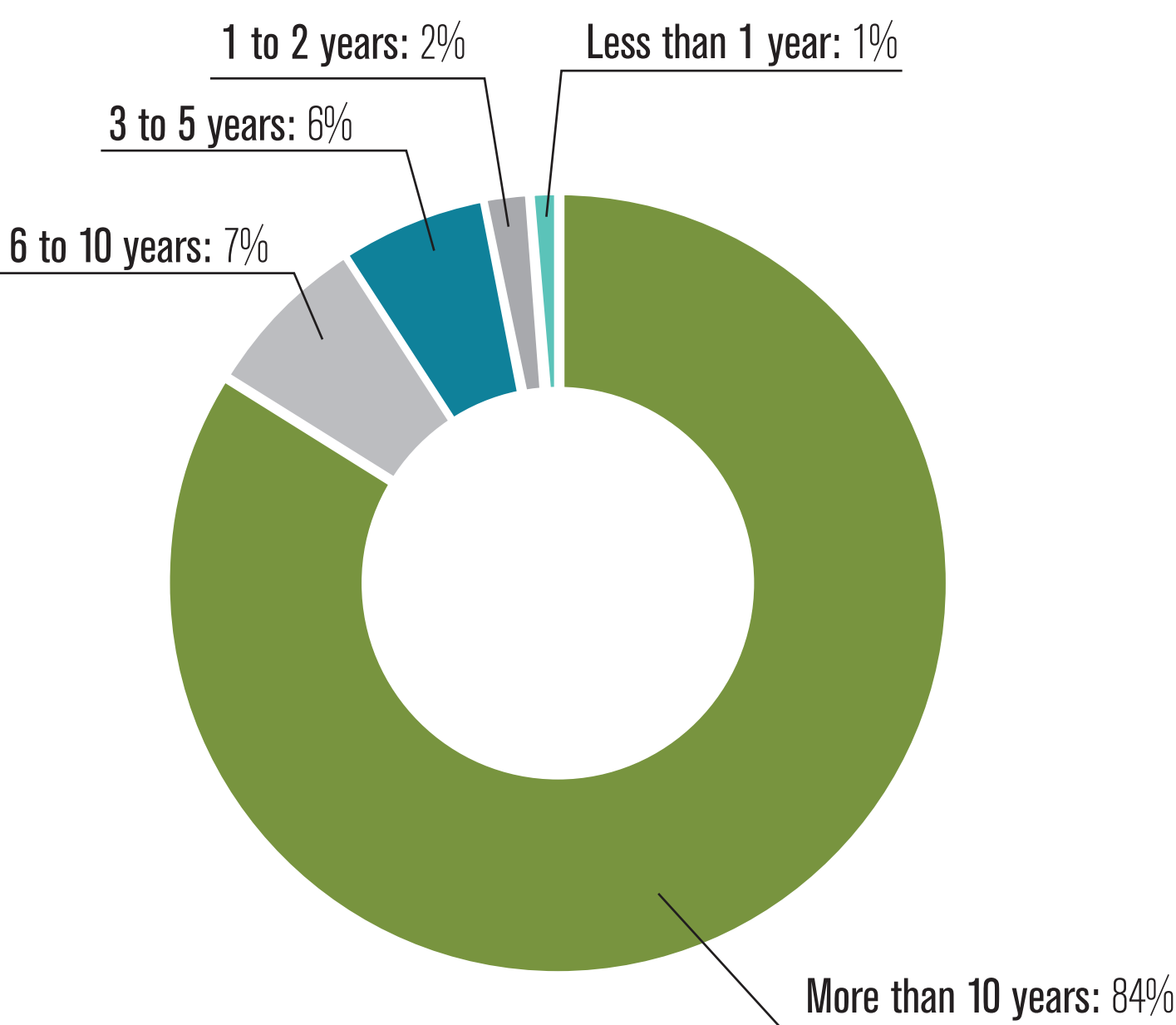


Rent vs Own

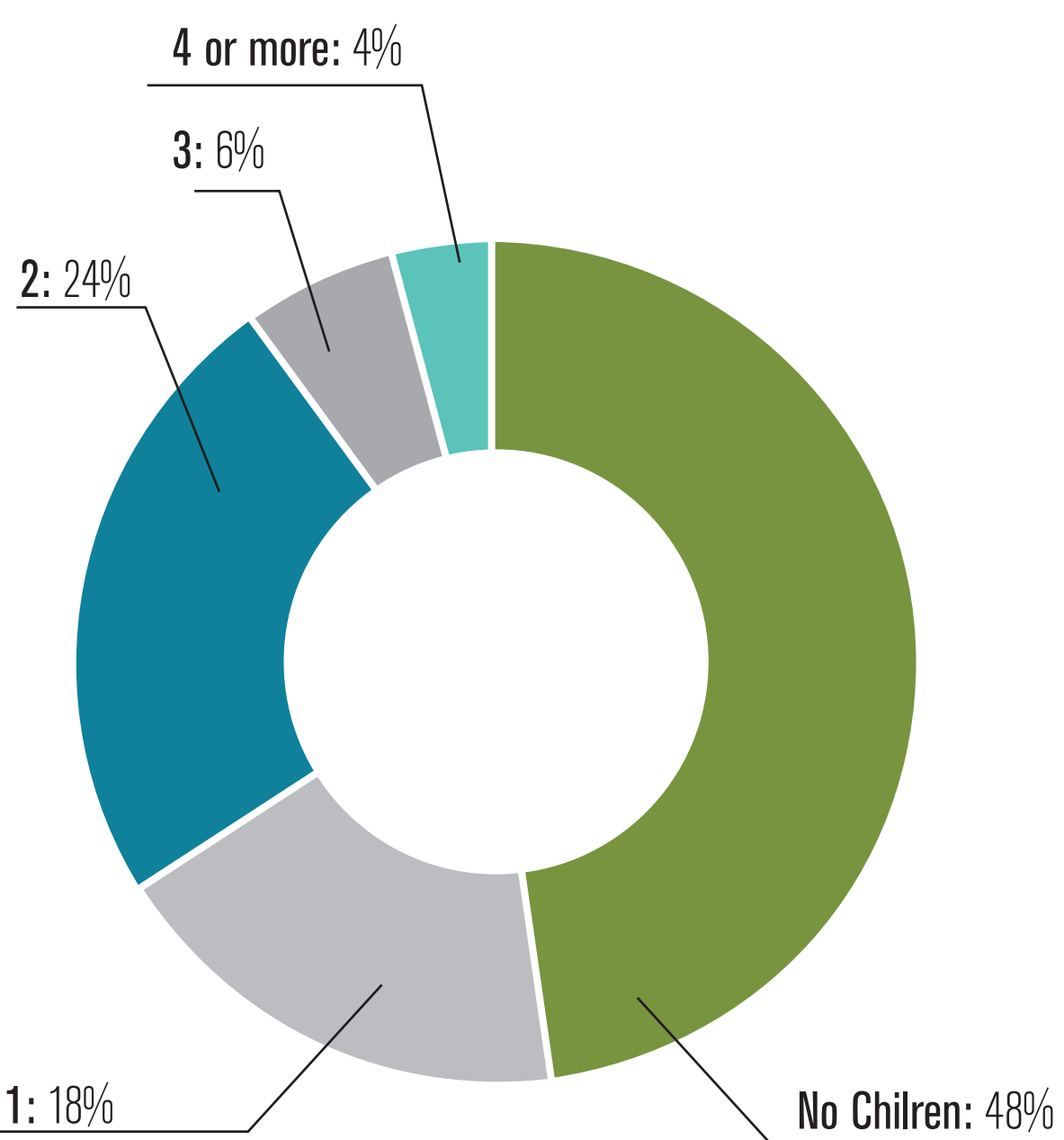


Time in Puget Sound Region

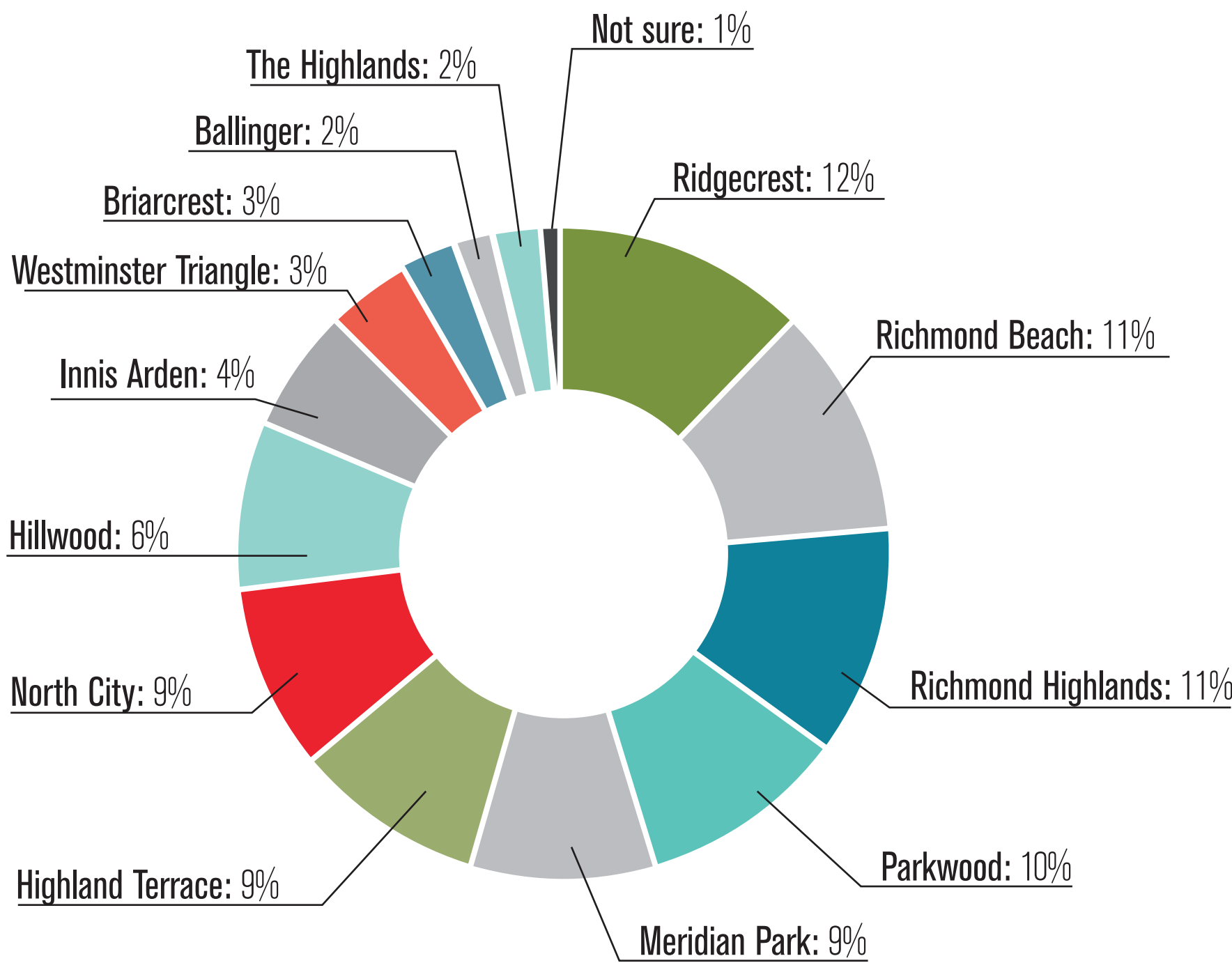
*not included: 0.1% who do not live in puget sound region



Children at Home



58% of Survey Respondents Live in Shoreline. Here's What Neighborhoods They Live in:





WHAT IS SHORELINE'S THIRD PLACE?

From the survey:

Most of you expressed that Shoreline Place should include somewhere to hang out besides work or home — a “third place”.
What do you want in a third place?



places to meet up with friends



places to get coffee, work, and dine



outdoor spaces



places to bring families together over play



places to socialize



farmers markets and periodic live entertainment

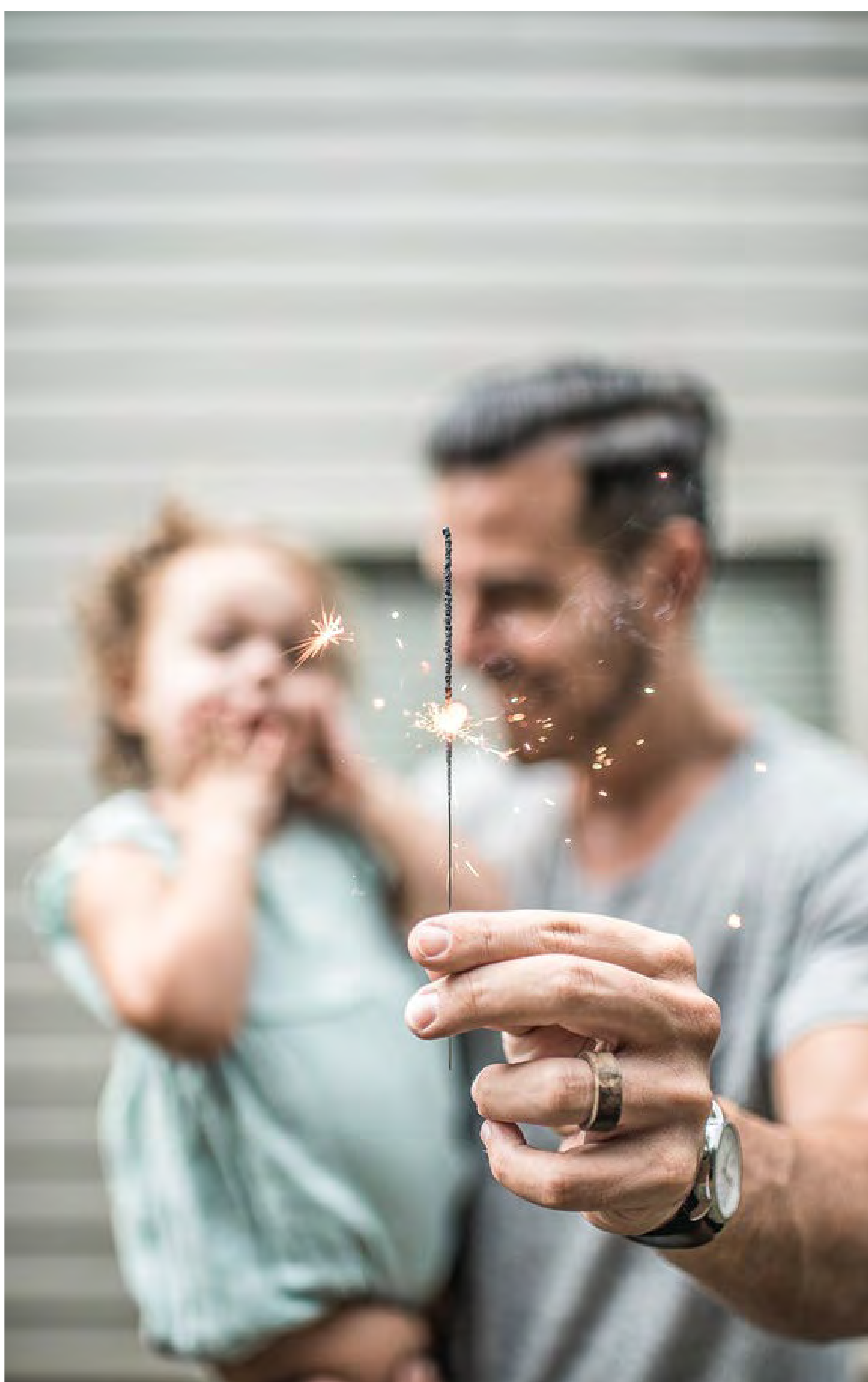
“This is a great opportunity to make a Shoreline hub/downtown area, and dramatically improve the aesthetics and feel of the area.”

“A third place-type of gathering spot would be very welcome.”

“I hope it can somehow be a place for our community to come together. There is no center to Shoreline.”



HOUSING AT SHORELINE PLACE



- The CRA and the City of Shoreline's Planned Action Ordinance call for new housing
- Housing helps activate the space 24 hours a day, and attracts quality retailers
- New research from the University of Pennsylvania Law Review found that housing with retail improves public safety

From the survey:

People who live outside of Shoreline and non-homeowners rated housing as their top priority, while Shoreline homeowners rated it a low priority.



HOUSING CONSIDERATIONS

Type of housing:

- Shoreline Place will include apartment units similar to Trammel Crow's Alexan across the street—potentially with select ground floor retail to enhance the overall environment.
- Washington State's Condominium Law does not allow for a sound financial investment in condos. We, or another owner, may consider it in the future.
- We will evaluate the potential for affordable housing through the Multi Family Tax Exemption program which allows developers to offset reduced rents through property tax exemptions.
- Housing will be open to all demographics, ages, and your four-legged friends.

Design aesthetics:

- Apartment design is driven by the City's review process and cost of construction materials.
- We are committed to a design that is favorable to the community.
- We will plan apartment parking based on regional data, including an analysis of demand based on unit sizes (studio, 1 BR, 2BR, 3 BR). This data is crucial to getting the right amount of parking for housing, as well as retail and restaurants.
- Unit mix, sizes, amenities, etc. will respond to market demand.



The Alexan, Shoreline WA (Trammel Crow)



STAY IN TOUCH



NEXT STEPS

Thank you again for your phenomenal input. Over the next several months we will work hard with our architects and prospective retail partners to design Shoreline Place. We will be in touch when we have additional updates to share.

Also coming later this spring, the return of the Shoreline Farmers Market!

Visit shorelineplace.com to stay up to date on our progress, or follow us on social media:



@shorelineplace



@shoreline_place



SHORELINE PLACE

Find more information on MGP and our portfolio at www.merlonegeier.com