



SHORELINE PLACE



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Merlone Geier
Partners

GGLO
DESIGN

PAC LAND

HEWITT

TENW

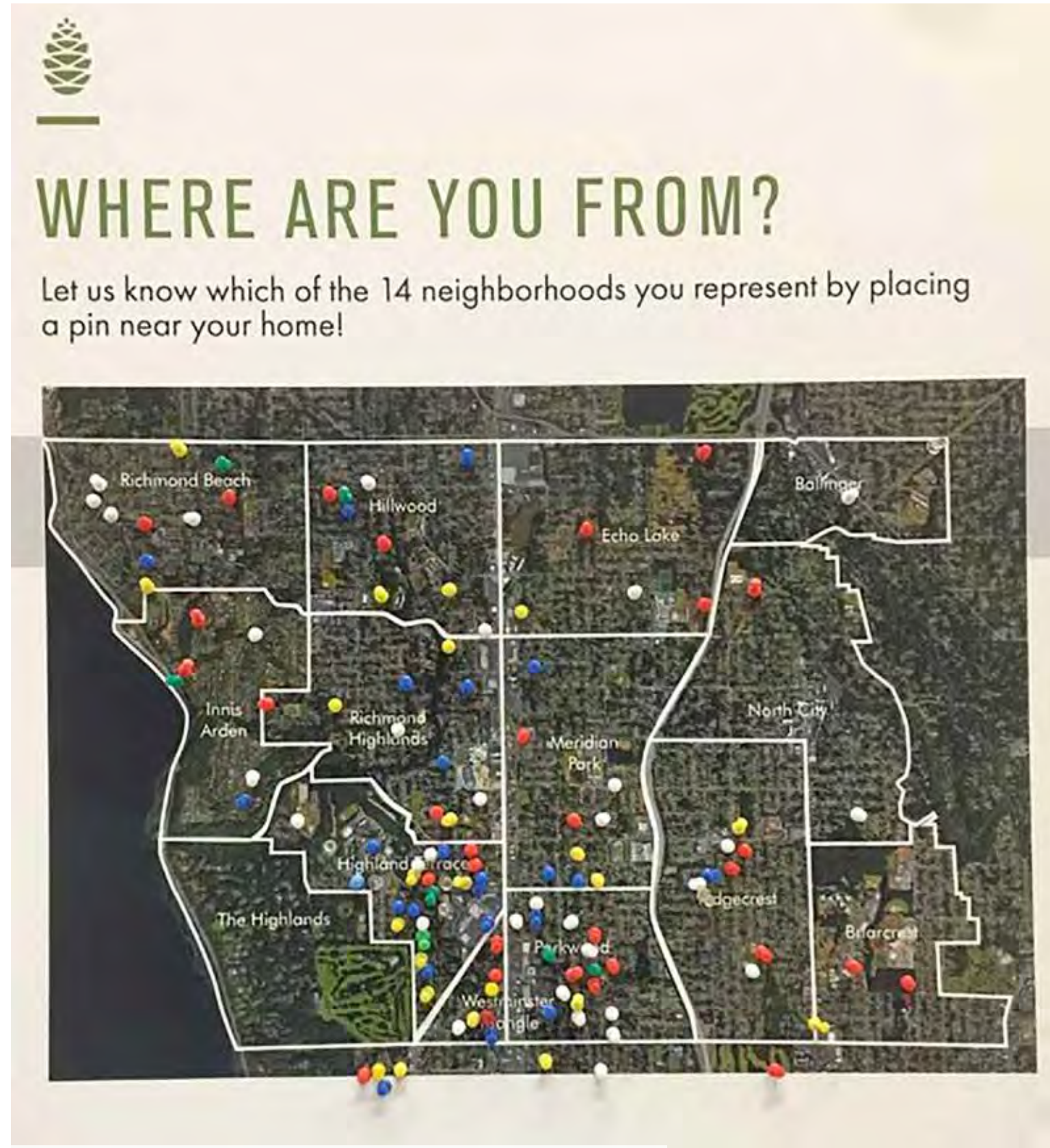
AGENDA



- Process and public Input
- Community Renewal Area
- Site design and concept phasing
- Conceptual Circulation
- Traffic and Access
- Open space system
- Supplemental Site Design Guidelines
- Potential Park Impact Fee Credits



HOW WE GOT HERE



More than 6,000 Community Survey Respondents

Community Outreach:

- 6,109 people completed our community survey
- More than 560 community members attended our special events
- More than 1,000 people follow @ShorelinePlace
- Our 2 site plan videos have more than 3,000 views
- Built an email list with 1,879 subscribers
- More than 200 individual email communications with stakeholders

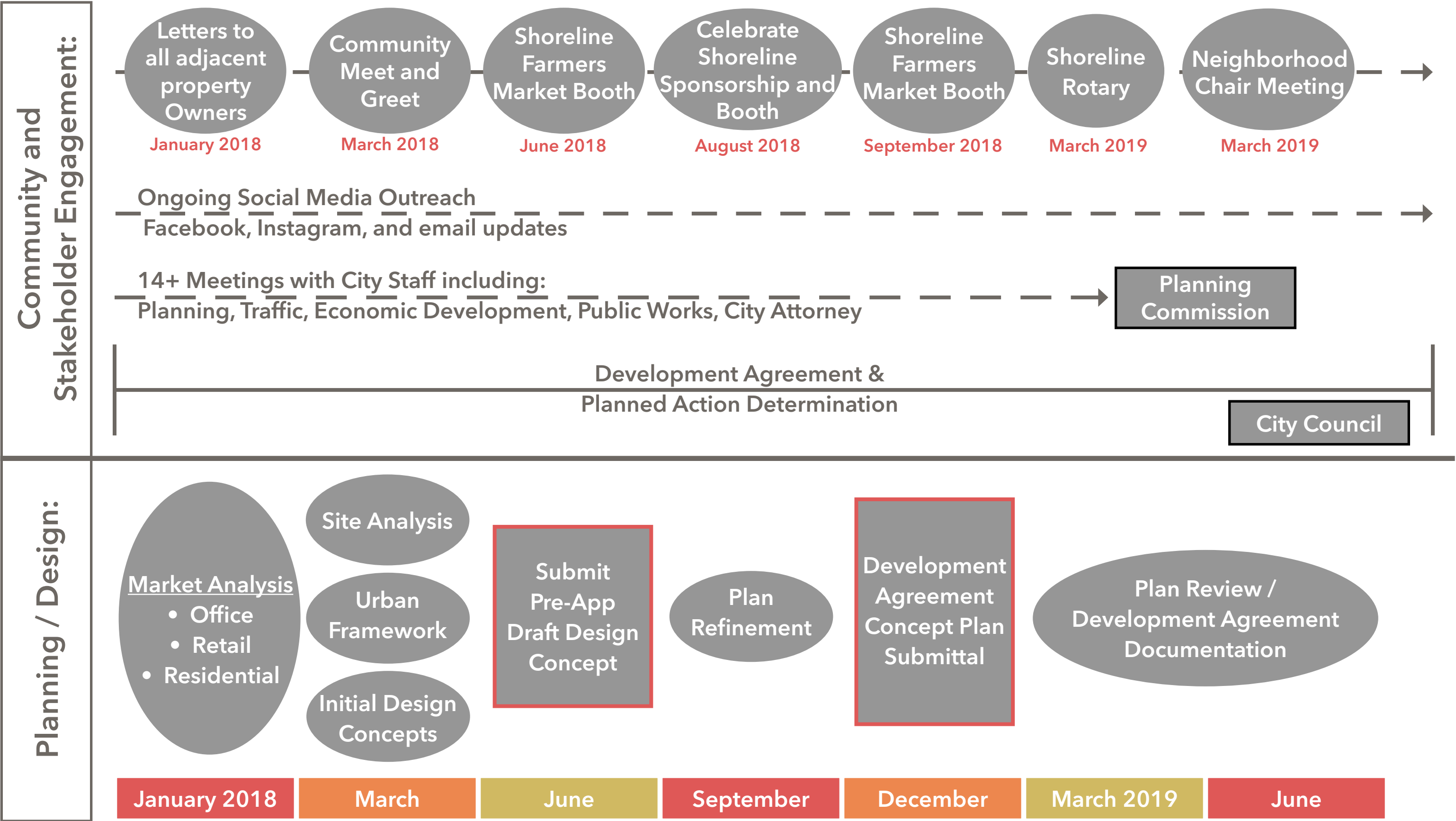


Community Meet & Greet

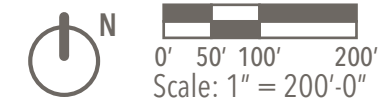


Celebrate Shoreline

PUBLIC ENGAGEMENT TIMELINE



CONCEPTUAL GUIDE PLAN



AURORA SQUARE COMMUNITY RENEWAL AREA PLAN

City of Shoreline CRA Goals:

- Increasing Land Efficiency
- Transform Westminster
- Create an Eco-District
- Integrate into the Context
- Establish a Vibrant Center
- Reinvent the Sears Building
- Construct Internal Connections
- Incorporate the College
- Build New Homes
- Trade Surface Parking for Jobs
- Add Entertainment to the Mix



2012 CRA Concept Plan



CRA Boundaries

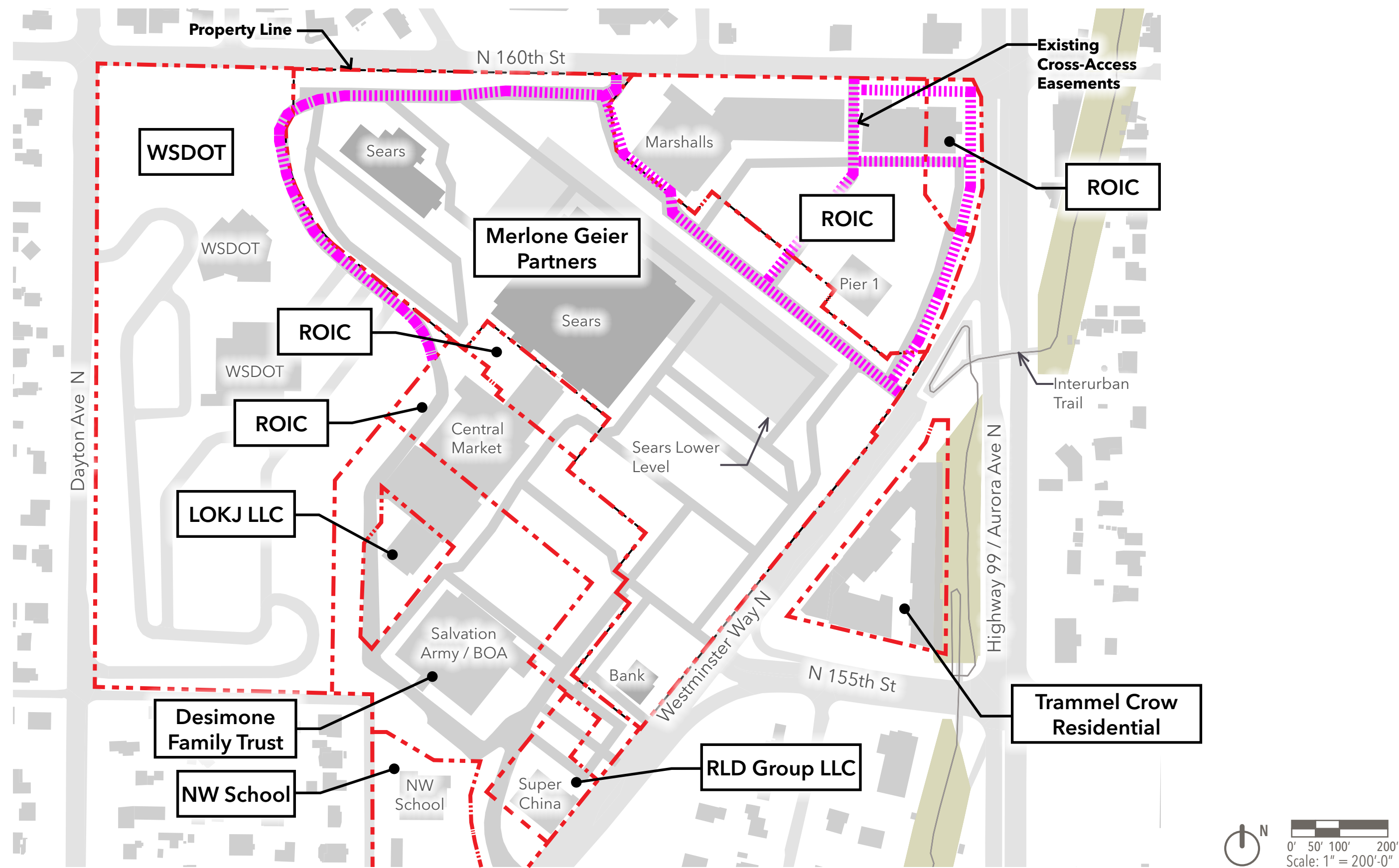


2012 CRA Plan - Concept Massing



2012 CRA Plan - Concept Massing

CRA PARCELS AND EASEMENTS



CONCEPTUAL SITE DESIGN OVERVIEW

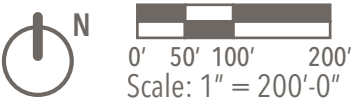
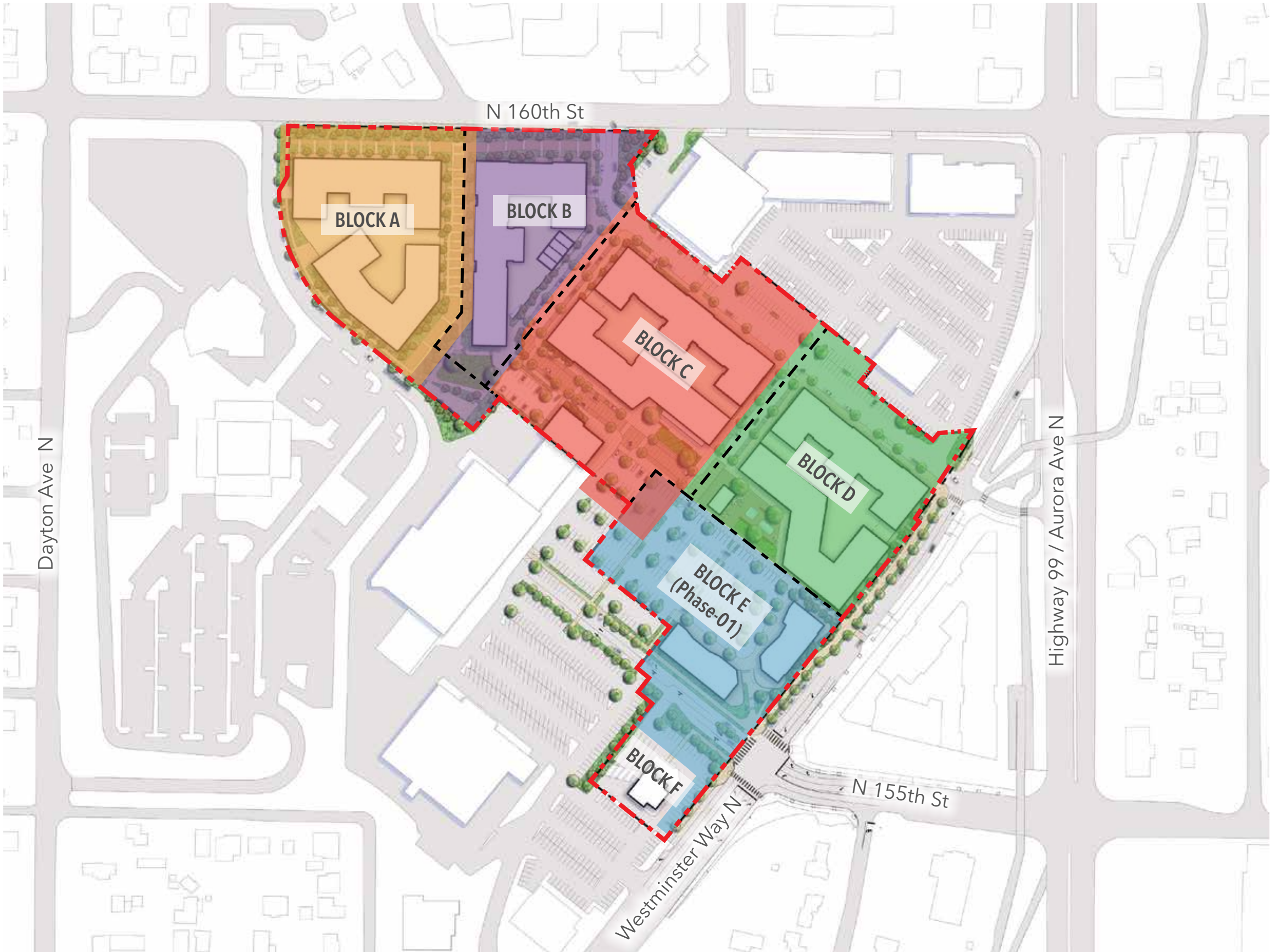


Project Objectives:

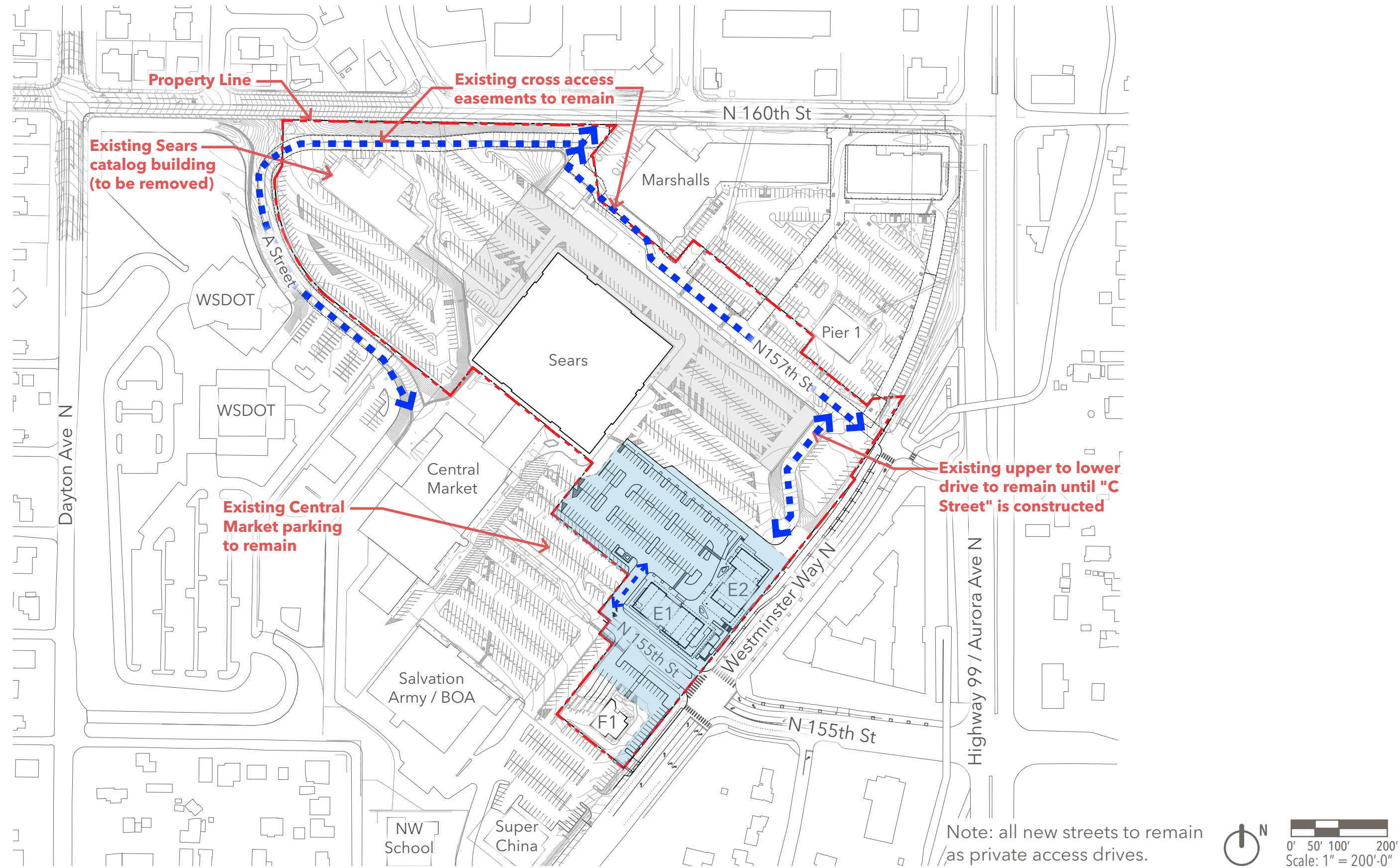
- Implement the CRA Vision
- Consistency with the Planned Action Ordinance
- A walkable mixed-use neighborhood
- Introduce a pedestrian scaled block pattern and spaces
- A system of interconnected open spaces joined by a shared pedestrian corridor
- Street, Bike, and Pedestrian Connections to 160th and Westminister



PROPOSED BLOCK PLAN



PROPOSED PHASE-01 PLAN



DEVELOPMENT PROGRAM | OVERALL

Block	Building	Retail		Residential		Unit Count	Pkg Provided Structure		Pkg Provided Surface		Gross Area - Overall	Gross Leaseable Area - Overall
		Gross Area	Gross Lease Area	Gross Area	Net Area		Floor Area	Stalls	Surface Lot	On-Street	(includes parking sf)	(net residential + retail area)
BLOCK A	Building A1	-	-	170,835	143,501	194	131,120	423	-	17	301,955	143,501
	Building A2	-	-	136,250	114,450	155	-	-	-	-	136,250	114,450
	Total	-	-	307,085	257,951	349	131,120	423	-	17	438,205	257,951
BLOCK B	Building B1	-	-	276,520	212,262	298	104,840	360	-	8	381,360	212,262
	Total	-	-	276,520	212,262	298	104,840	360	-	8	381,360	212,262
BLOCK C	Building C1	9,900	9,900	161,650	124,100	178	123,140	392	44	16	294,690	134,000
	Building C2	12,245	12,245	159,350	135,448	186	-	-	-	19	171,595	147,693
	Building C3	6,575	6,575	0	0	0	-	-	30	9	6,575	6,575
	Total	28,720	28,720	321,000	259,548	364	123,140	392	74	44	472,860	288,268
BLOCK D	Building D1	9,725	9,725	145,070	123,310	164	119,650	423	29	11	274,445	133,035
	Building D2	15,885	15,885	160,295	136,251	183	0	0	0	4	176,180	152,136
	Building D3	1,500	1,500	0	0	0	0	0	0	0	1,500	1,500
	Total	27,110	27,110	305,365	259,560	347	119,650	423	29	15	452,125	286,670
BLOCK E	Building E1	7,195	7,195	0	0	0	0	0	154	-	7,195	7,195
	Building E2	9,135	9,135	0	0	0	0	0	-	-	9,135	9,135
	Total	16,330	16,330	0	0	0	0	0	154	-	16,330	16,330
BLOCK F (EXISTING)	Building F1	3,450	3,450	0	0	0	0	0	29	-	3,450	3,450
	Total	3,450	3,450	0	0	0	0	0	29	-	3,450	3,450
GRAND TOTALS		75,610	75,610	1,209,970	989,321	1,358	478,750	1,598	286	84	1,764,330	1,064,931

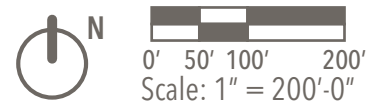
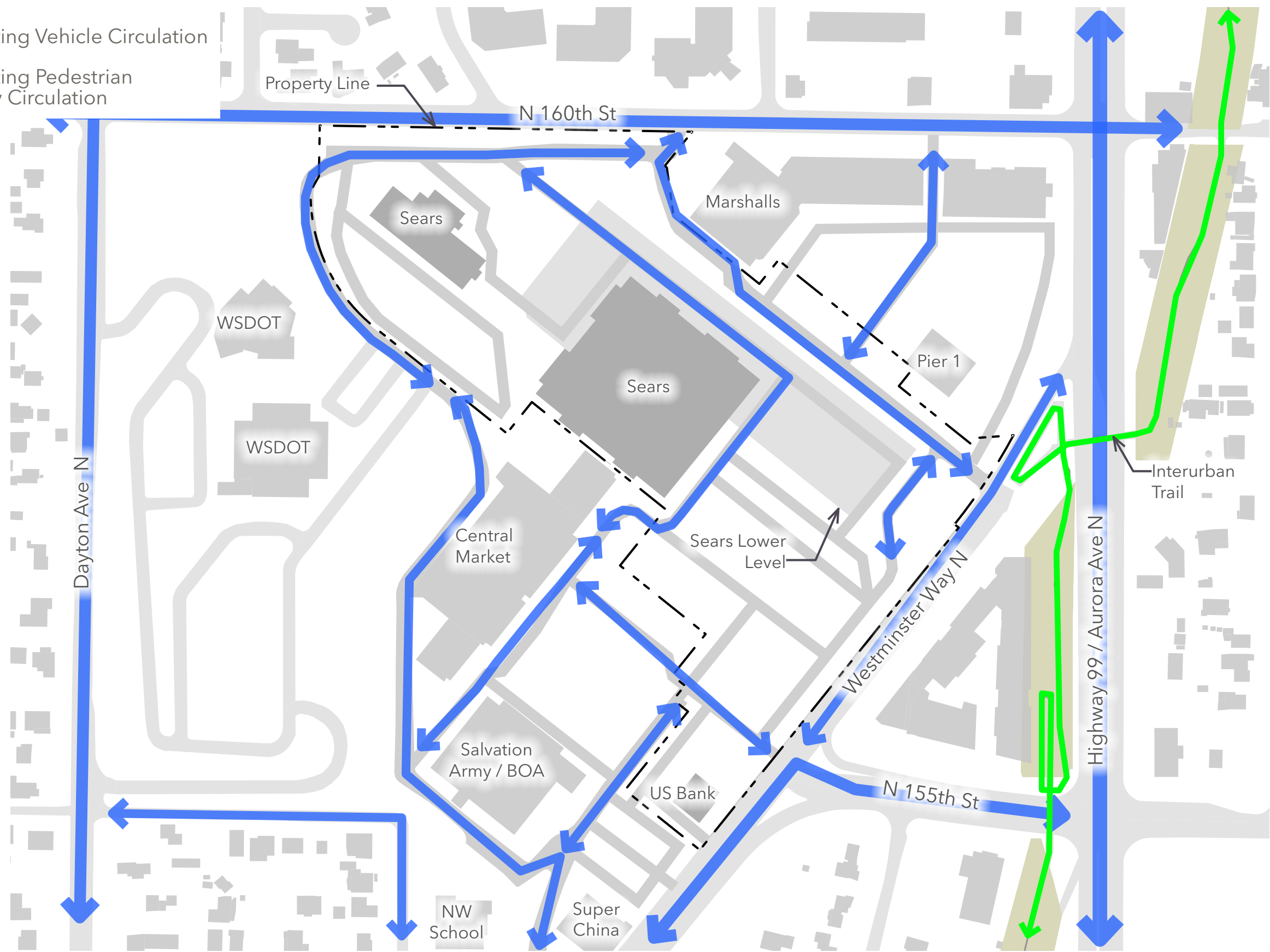
New Retail Parking Summary

	Gross sf	Parking Stalls Provided	Ratio
Lower Level Retail (Building C1 and D1)	19,625	99	5.0 / 1000
Upper Level Retail	52,535	271	5.2 / 1000

- Note:
- Gross area overall- square feet includes underground parking areas
 - Parking for A1 & A2 is shared in A1, C1 & C2 is shared in C1, and D1 & D2 is shared in D1
 - Surface parking for E1 and E2 is shared

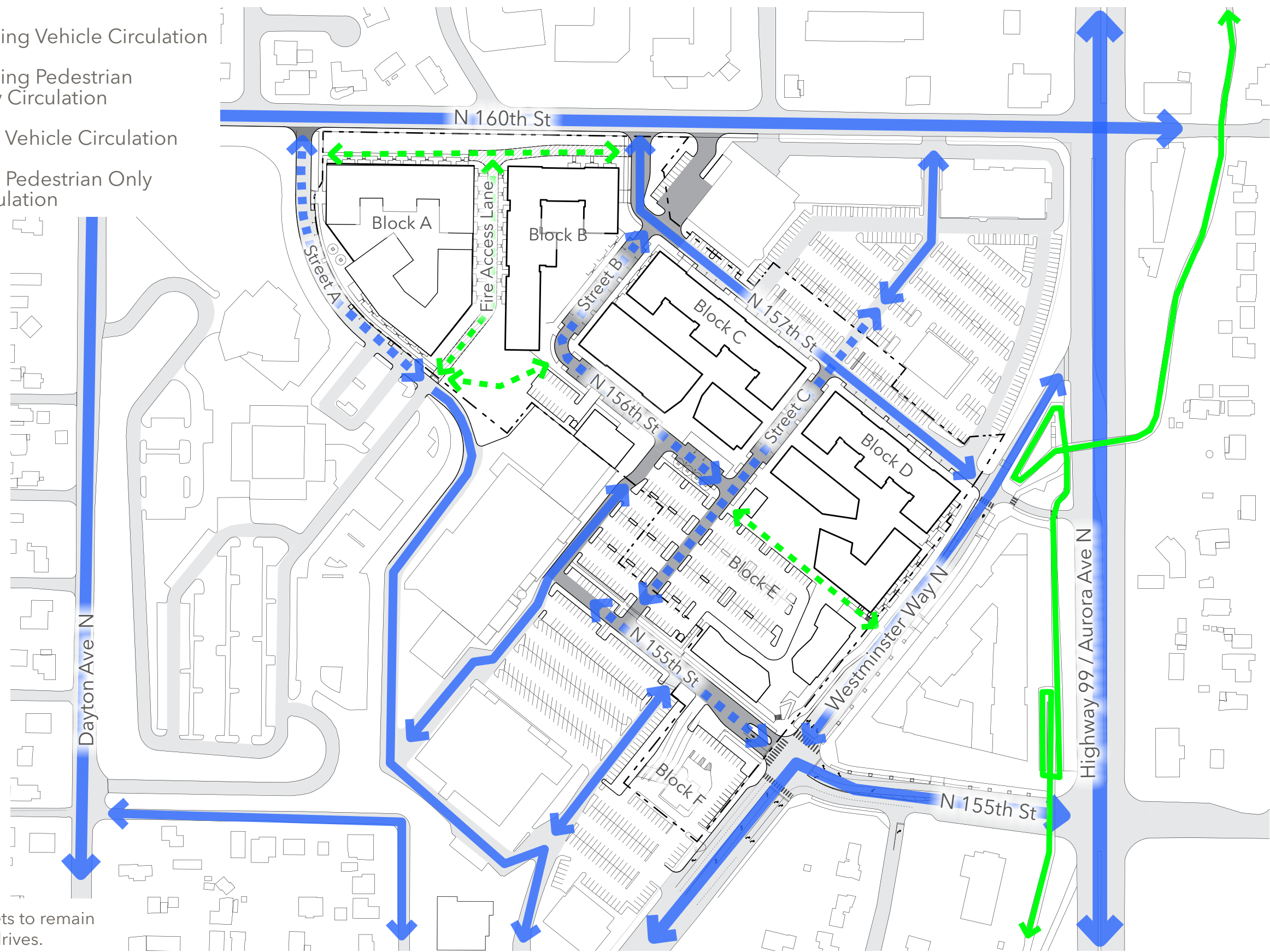
EXISTING CIRCULATION

- Existing Vehicle Circulation
- Existing Pedestrian Only Circulation

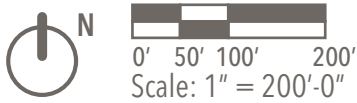


CONCEPTUAL CIRCULATION

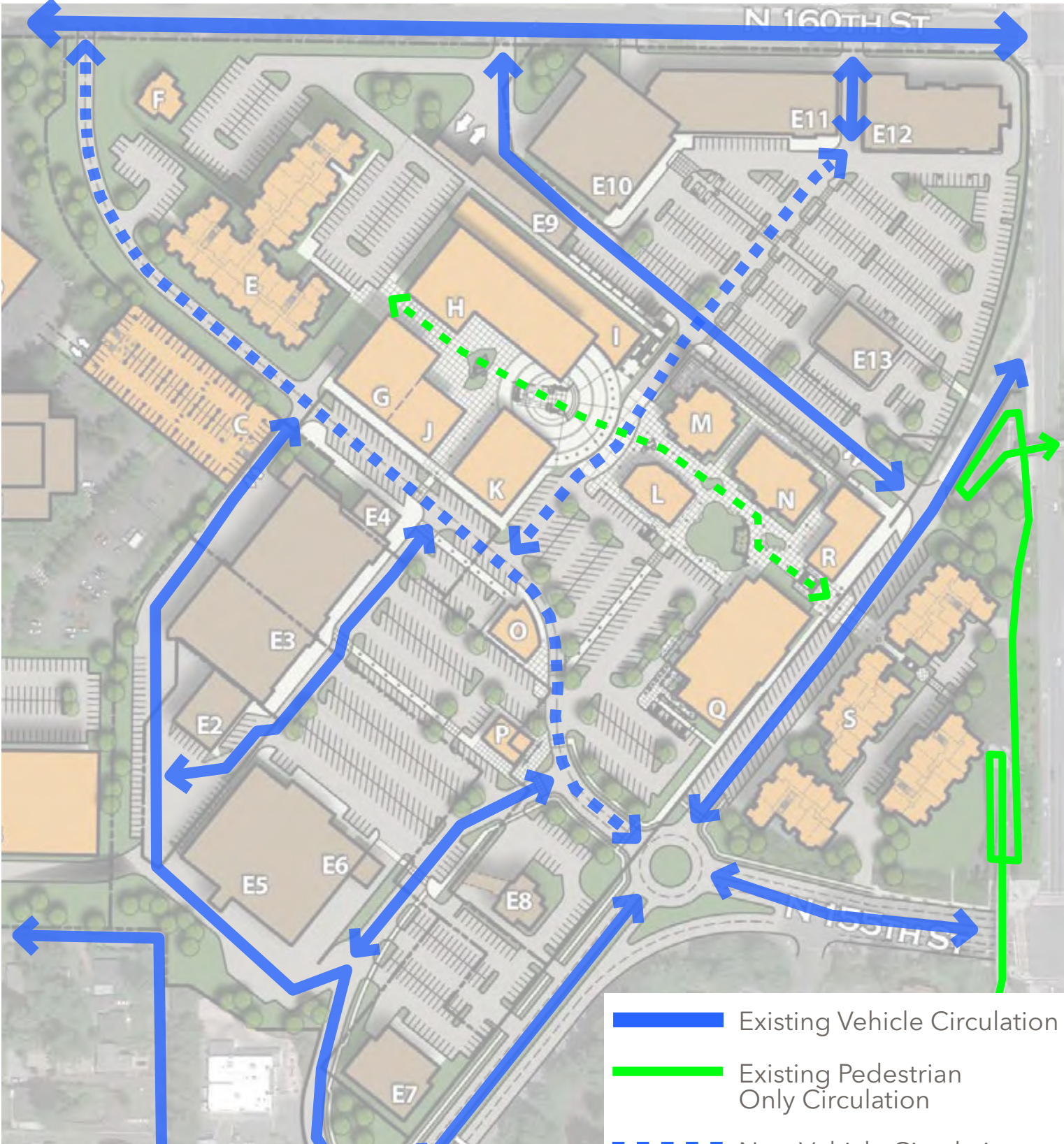
- Existing Vehicle Circulation
- Existing Pedestrian Only Circulation
- New Vehicle Circulation
- New Pedestrian Only Circulation



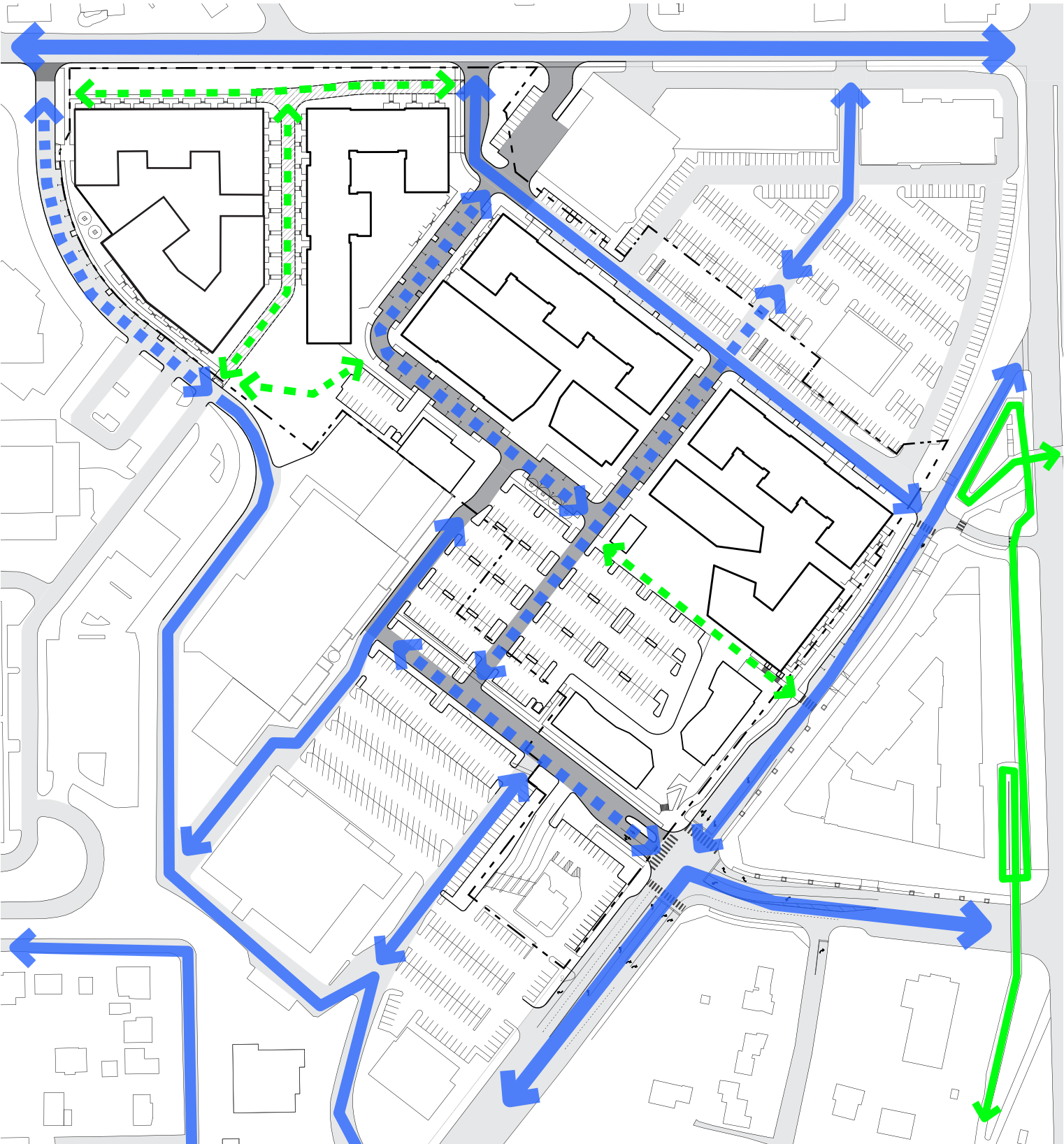
Note: all new streets to remain as private access drives.



CIRCULATION PLAN COMPARISON



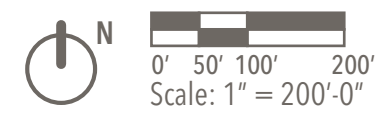
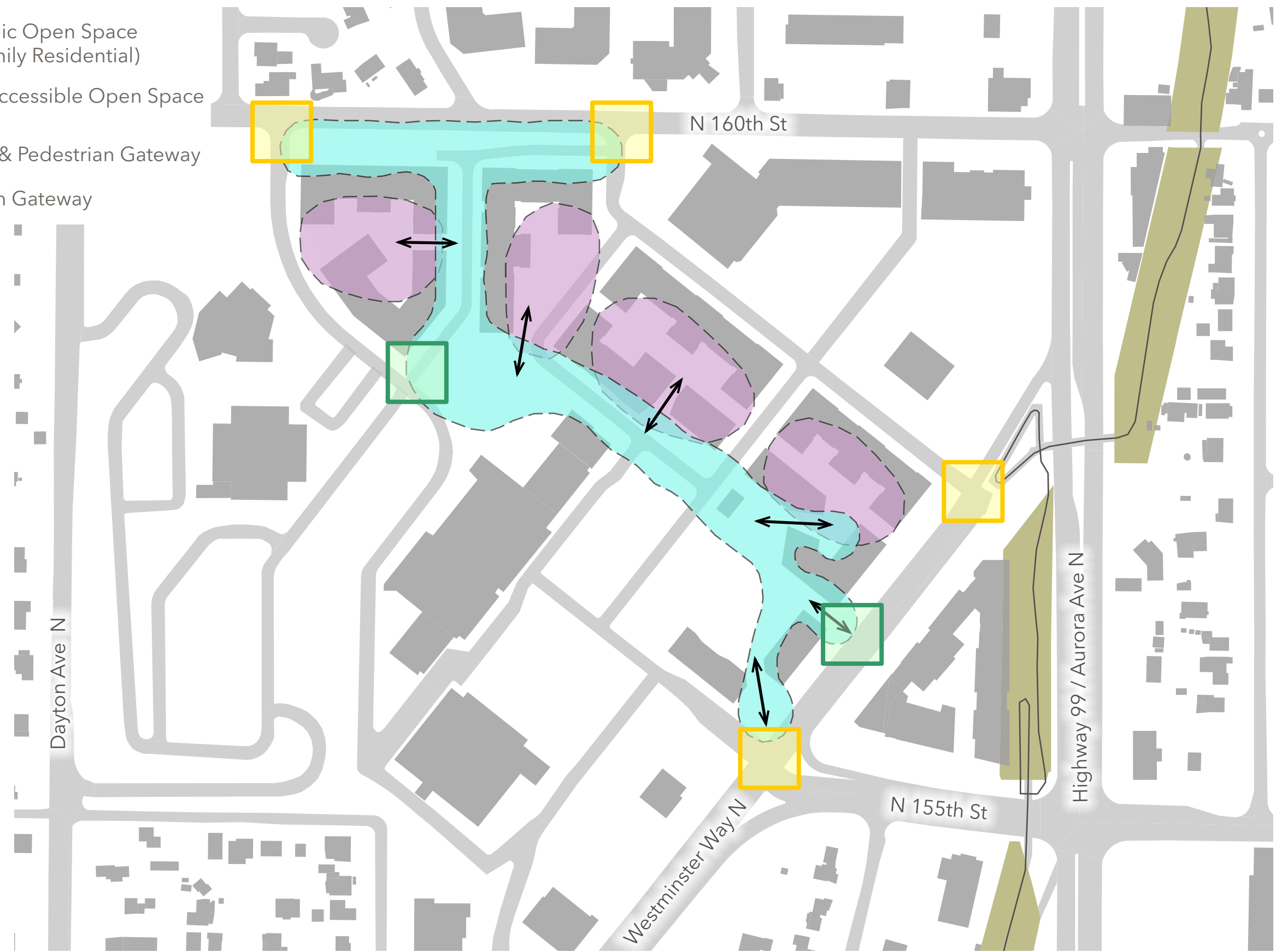
CRA Guide Plan Circulation



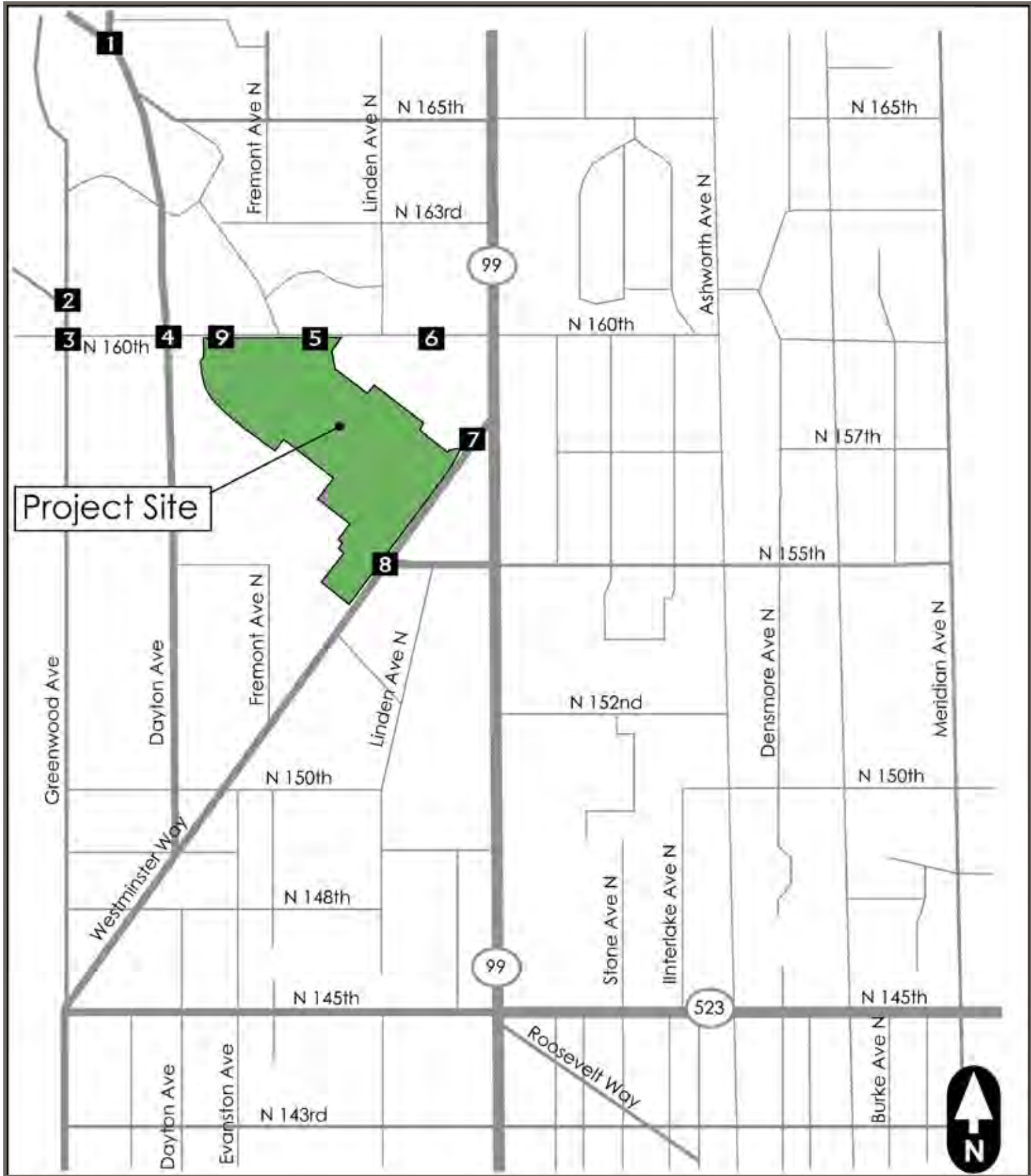
Preferred Circulation

GATEWAYS AND CONNECTED OPEN SPACE

- Semi-Public Open Space (Multifamily Residential)
- Publicly Accessible Open Space
- Vehicular & Pedestrian Gateway
- Pedestrian Gateway



TRAFFIC ANALYSIS - INTERSECTIONS STUDIED



TRAFFIC ANALYSIS - TRIP GENERATION SUMMARY

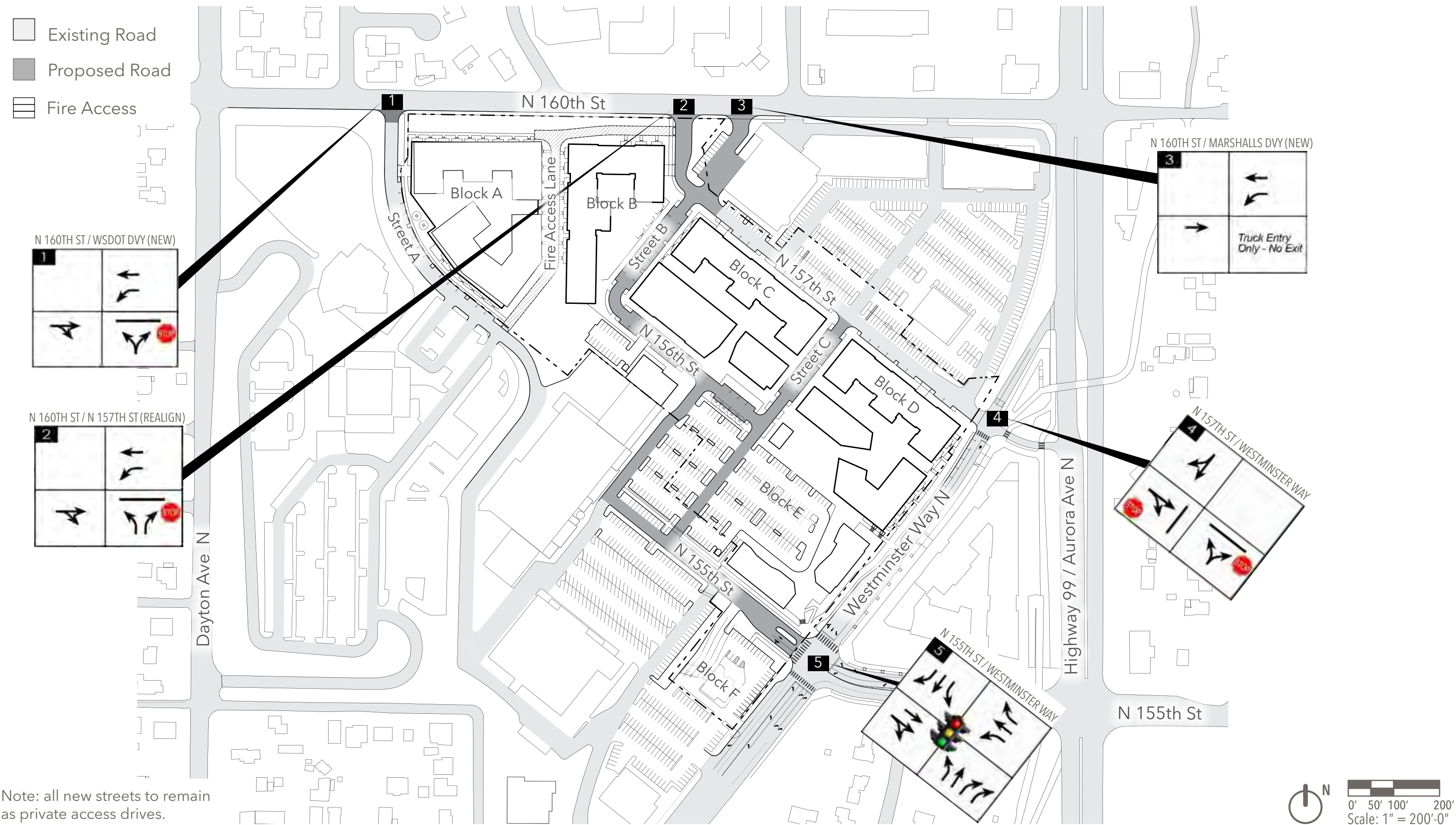
Shoreline Place Compared against Approved Planned Action Ordinance Traffic Analysis

Alternative	Land Use Assumptions	PM Peak		
		Enter	Exit	Trips
Existing (No Action Alternative from Planned Action)	WSDOT, Westminster Place & Triangle Property	453	594	1,047
Planned Action - Alternative 2	Remove & Replace Sears Complexes (~286,000 SF of var retail/office) Construct New 500 Apt units, 125,000 SF retail, and 125,000 SF office	633	812	1,445
Net Increase - Existing vs. Alternative 2		180	218	398
Planned Action - Alternative 3	Remove & Replace Sears Complexes & Central Market & Mervyns Shopping (~433,000 SF of var retail) Construct New 1,000 Apt units, 250,000 SF retail, and 250,000 SF office	817	1,038	1,855
Net Increase - Existing vs. Alternative 3		364	444	808
Shoreline Place - February 2019 Program	Remove Sears Complexes (~286,000 SF of var retail/office) Construct 1,358 Apt units, 59,160 SF retail, and 13,000 SF restaurant	585	561	1,146
Net Increase - Existing vs. Shoreline Place		132	(33)	99

Summary - Shoreline Place % of Total New Trips
Compared to Alternative 2 in Planned Action Ordinance - 24.9%
Compared to Alternative 3 in Planned Action Ordinance - 12.3%

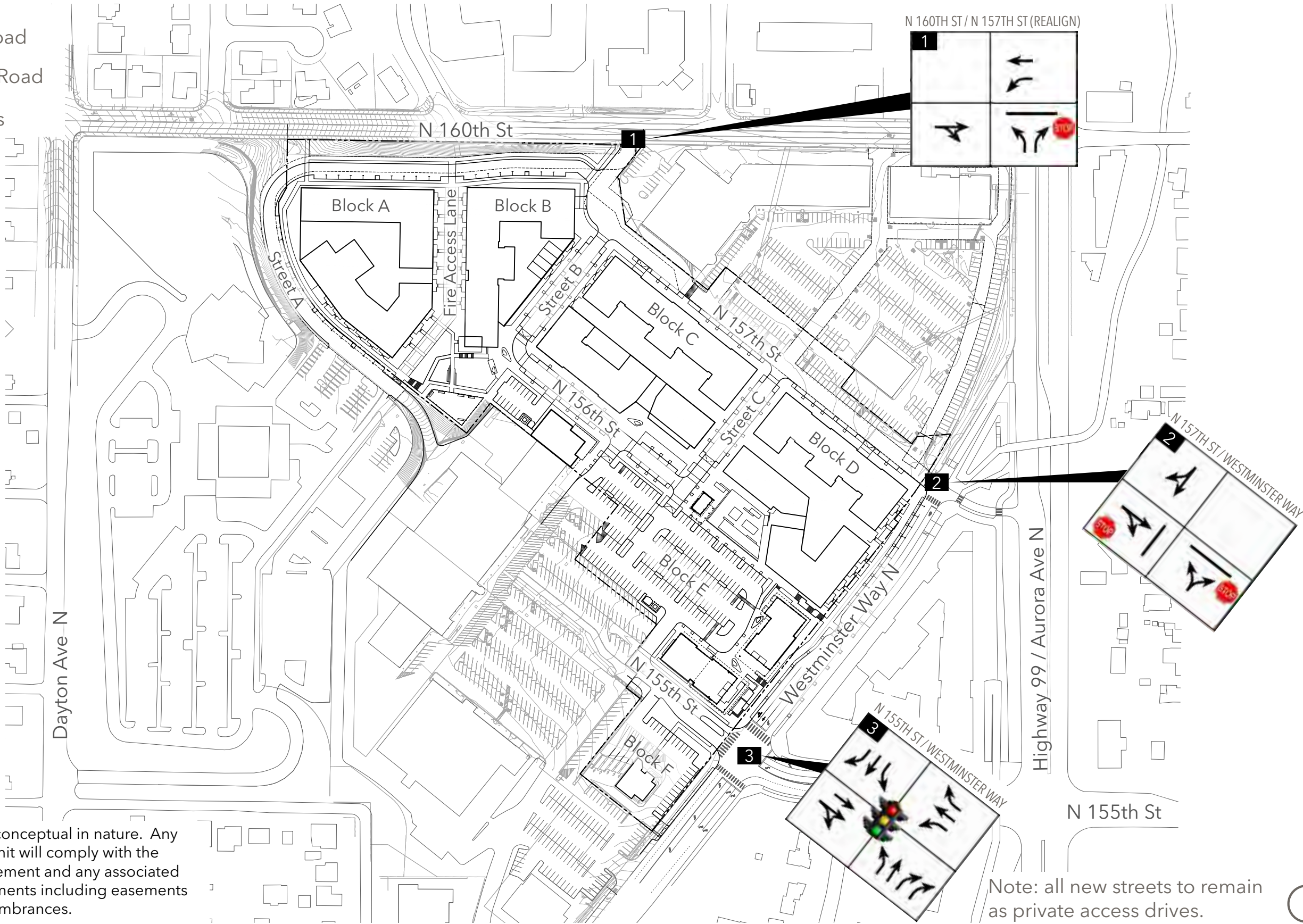
Source: ITE Trip Generation, 10th Edition & Aurora Square DEIS/FEIS.
Shoreline Place - April 2019 Program with a total of 72,160 new commercial retail and 1,358 residential apartment units.
Note: Existing Buildings Removed under the Shoreline Place are Estimated to Generate Approximately 477 PM Peak Hour Trips (37% of total Existing).

OVERALL ROAD CONCEPT PLAN



ALTERNATE OVERALL ROAD CONCEPT PLAN

- Existing Road
- Proposed Road
- Fire Access

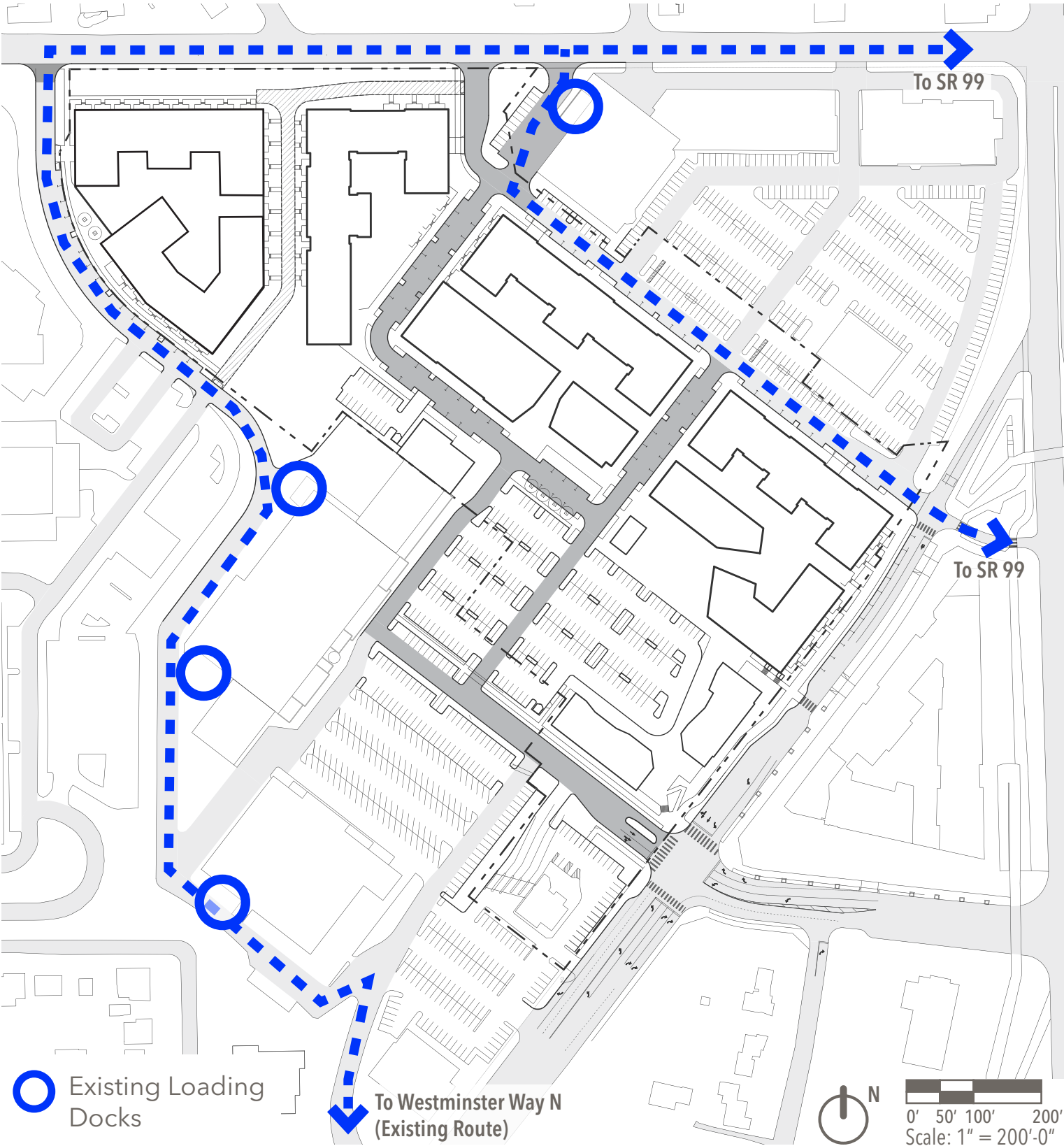


Note: All plans are conceptual in nature. Any future building permit will comply with the Development Agreement and any associated private party agreements including easements and leasehold encumbrances.

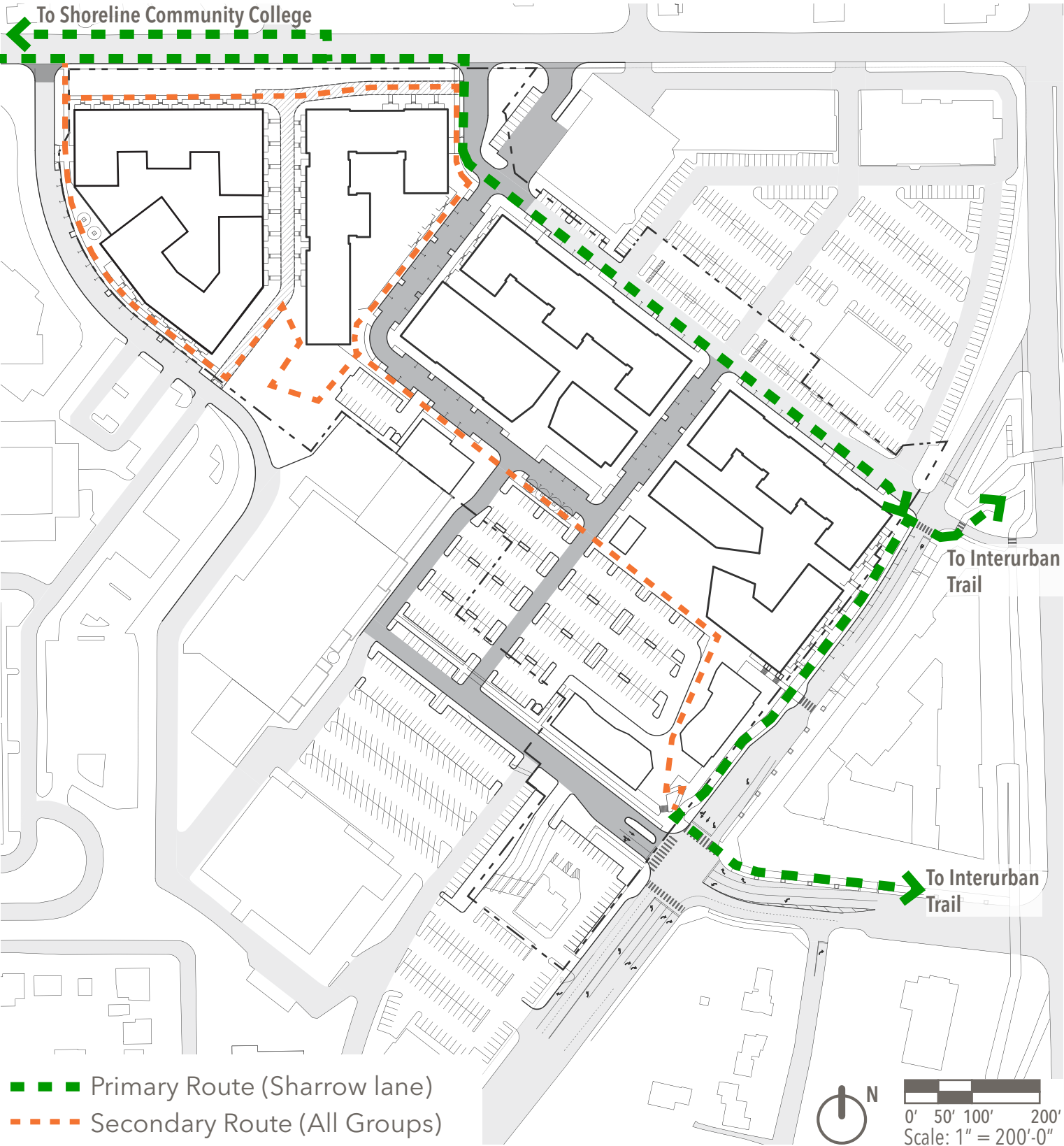
Note: all new streets to remain as private access drives.



ON-SITE CIRCULATION CONSISTENCY MAPS

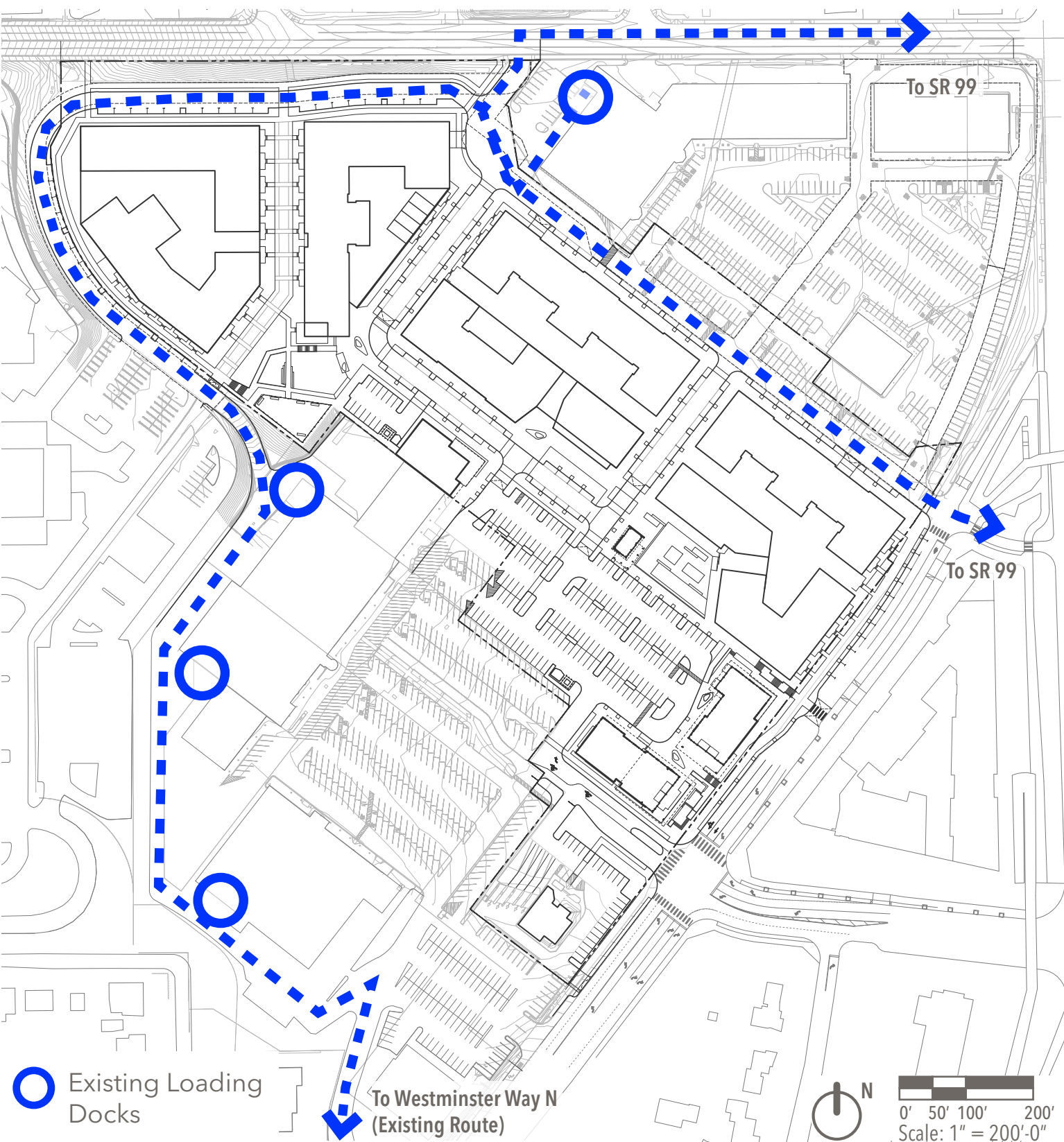


Truck Route for Adjacent Tenants (WB 62)

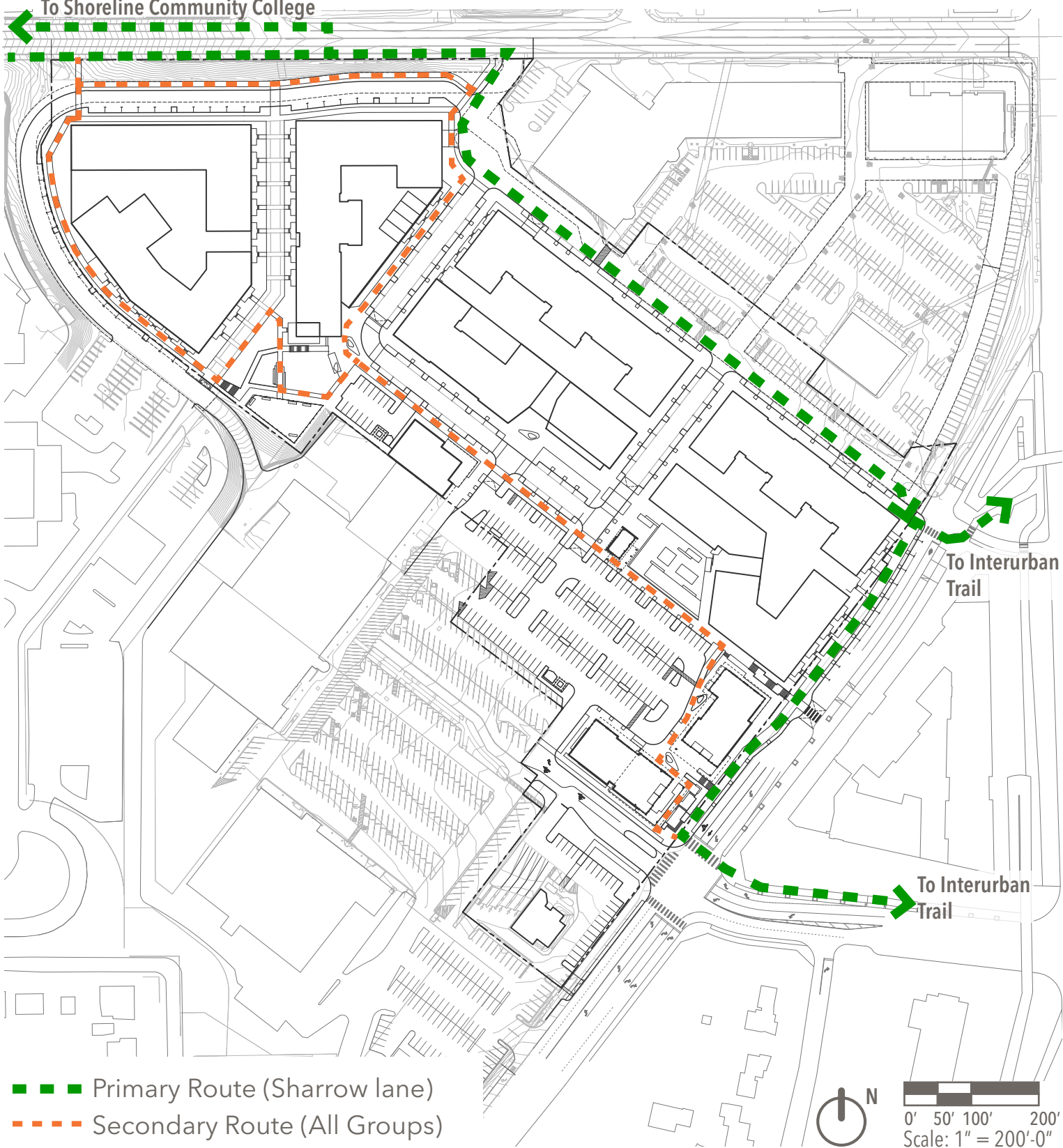


Bicycle Routes

ALTERNATE ON-SITE CIRCULATION CONSISTENCY MAPS



Truck Route for Adjacent Tenants (WB 62)



Bicycle Routes

OPEN SPACE - SUPPLEMENTAL SITE DESIGN GUIDELINES

- Describes project components the City has identified as priorities for the realization of the CRA Plan
- Defines required and optional design features that must be included to implement the Conceptual Guide Plan
- Total open space area shall substantially match the total area depicted in the Open Space System Plan
- Four required open spaces with distinct characteristics related to their intended uses must be included
 1. Central Plaza (East and West)
 2. Community Open Space
 3. Pedestrian Shared Street (N.156th Street between Blocks B and D)
 4. Westminster Way N. Enhanced Connection
- Commercial Retail and Restaurants and Westminster Way Plaza Design Guidelines
- Pedestrian Oriented Design Guidelines for the overall site



Water Feature



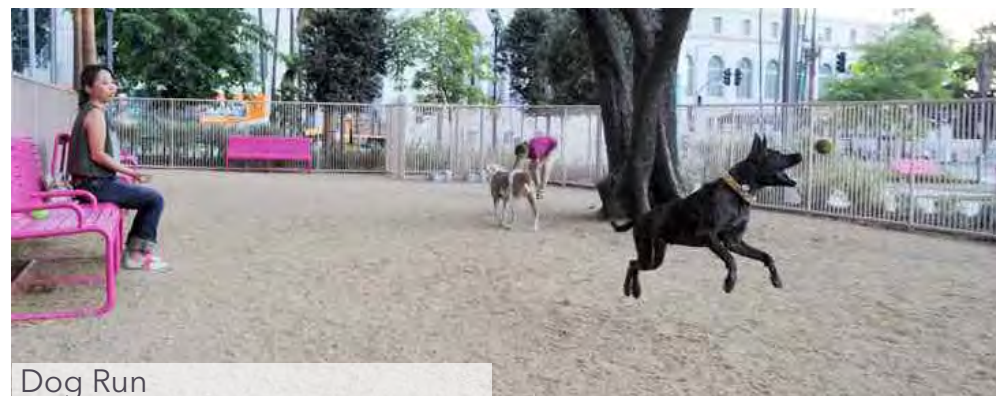
Park / Play Space



Varied paving patterns



Integrated Seating



Dog Run

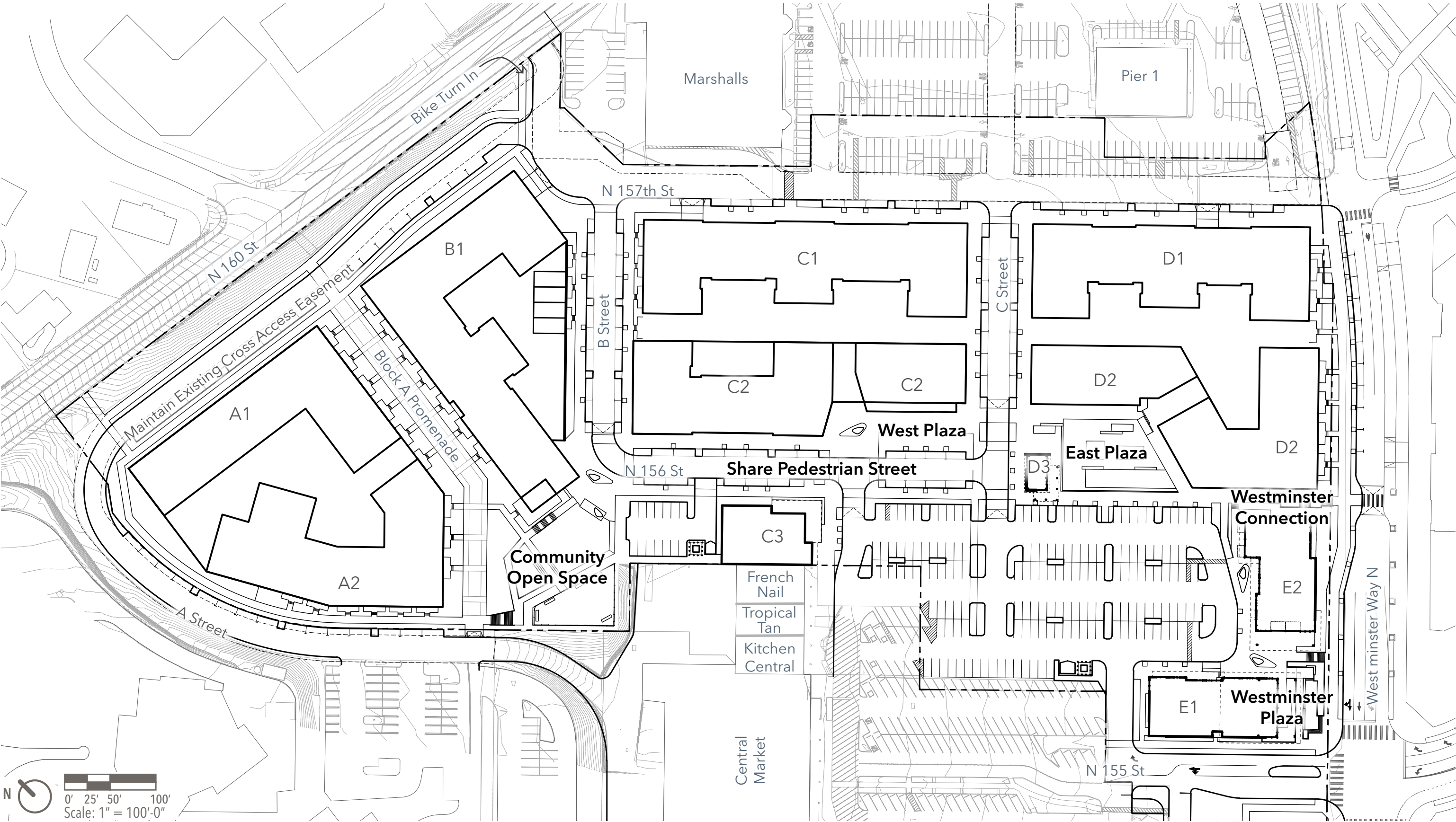


Plazas with Movable Furniture

CONCEPT OPEN SPACE PLAN



ALTERNATE OPEN SPACE PLAN



NORTH 160TH FRONTAGE COMPARISON

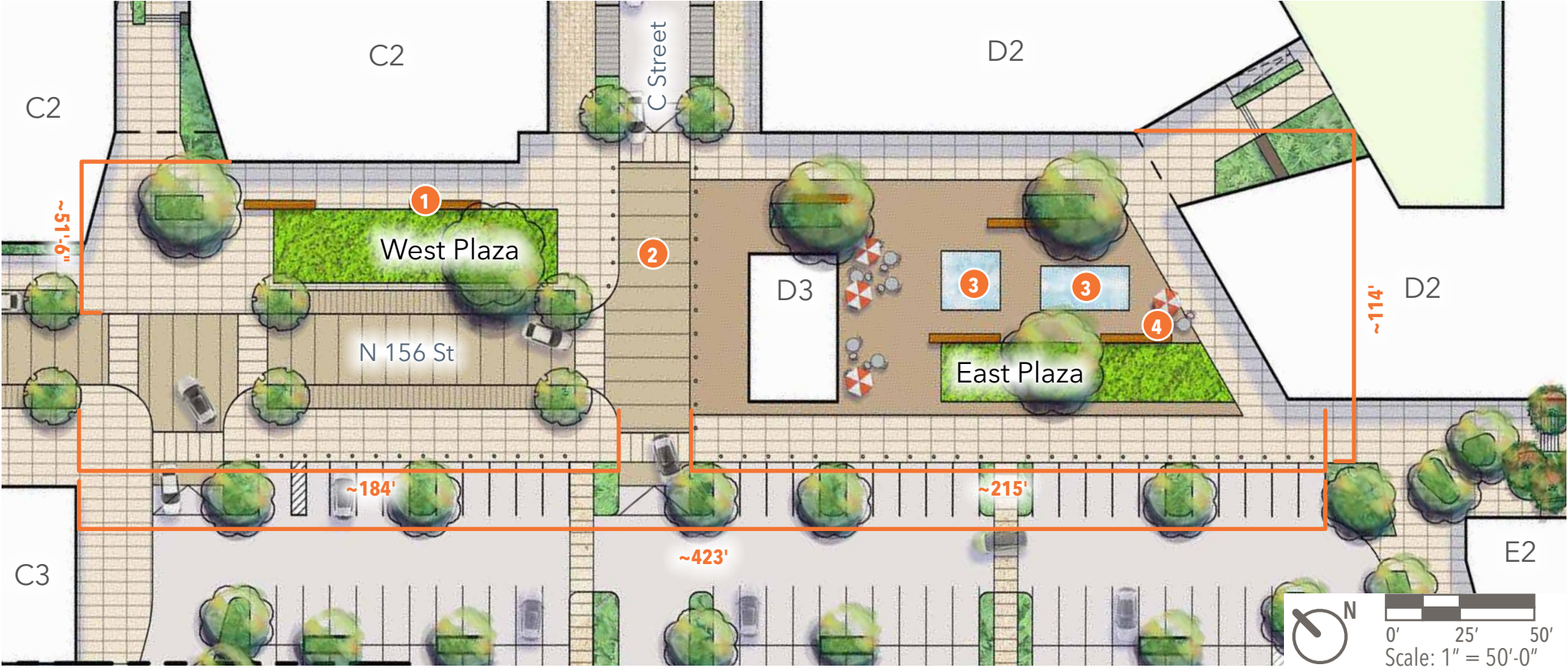


Preferred Site Plan with new 160th access drive as recommend in the CRA



Alternate 160th frontage path that maintains existing access easement

(1) CENTRAL PLAZA - ENLARGED PLAN



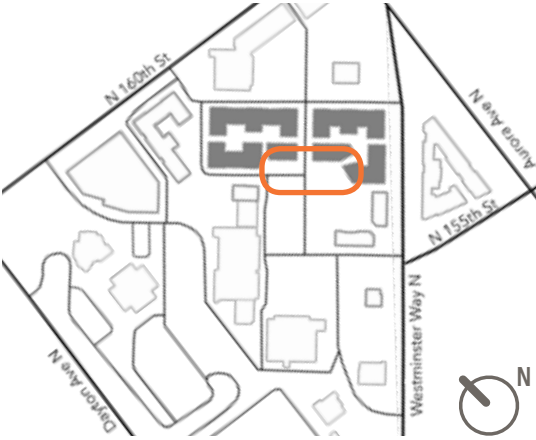
Enlarged Plan



East: Water Feature



Integrated Seating



Site Key



Bench with Lighting



West: Shared Street

(1) CENTRAL PLAZA - SUPPLEMENTAL SITE DESIGN GUIDELINES

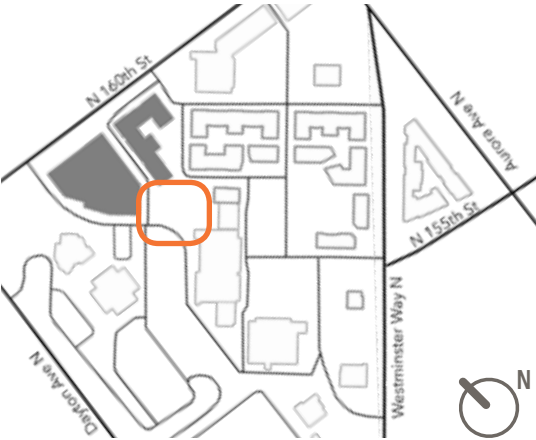


Required Features	
a)	Programmable open space - minimum 2,500 SF.
b)	Benches/integral seating.
c)	Integrated lighting.
d)	Pedestrian-scale light poles.
e)	Varied paving patterns in pedestrian pathways and plaza.
f)	Required street trees.
g)	Lawn area - minimum 1,800 SF.
h)	Widened sidewalks and pathways (minimum 8'-0" width) that accommodate movement in both directions.
i)	Public art as a stand-alone feature or incorporated throughout the plaza.
Optional Features (Minimum of one)	
a)	Water feature.
b)	Retail kiosk 25 FT max height with four-sided architecture.
c)	Outdoor dining area.
d)	Movable furniture.
e)	A deciduous tree canopy that provides solar access in winter and shade in summer.

(2) COMMUNITY OPEN SPACE - ENLARGED PLAN



Enlarged Plan



Site Key



Park / Play Space



Pedestrian Spaces



Integrated Seating



Ground Level Stoops



Dog Run



Parking Court



Pedestrian Scale Streets

(2) COMMUNITY OPEN SPACE - SUPPLEMENTAL SITE DESIGN GUIDELINES



Required Features	
a)	Pedestrian path/ramping walkway.
b)	Benches/integral seating.
c)	A varied canopy of trees in addition to trees required for screening.
d)	Enhanced landscape areas in addition to required landscape buffer.
e)	Educational signage.
f)	Enhanced trash receptacles.
g)	Enhanced lighting.
h)	Integral color concrete paving.
i)	Wayfinding signage.
Optional Features (Minimum of one)	
a)	Children's active play area- minimum 1,000 SF.
b)	Fenced dog run/off-leash area - minimum 2,500 SF.
c)	Lawn area - minimum 5,000 SF.
d)	Amphitheater/outdoor stage.
e)	Water feature.

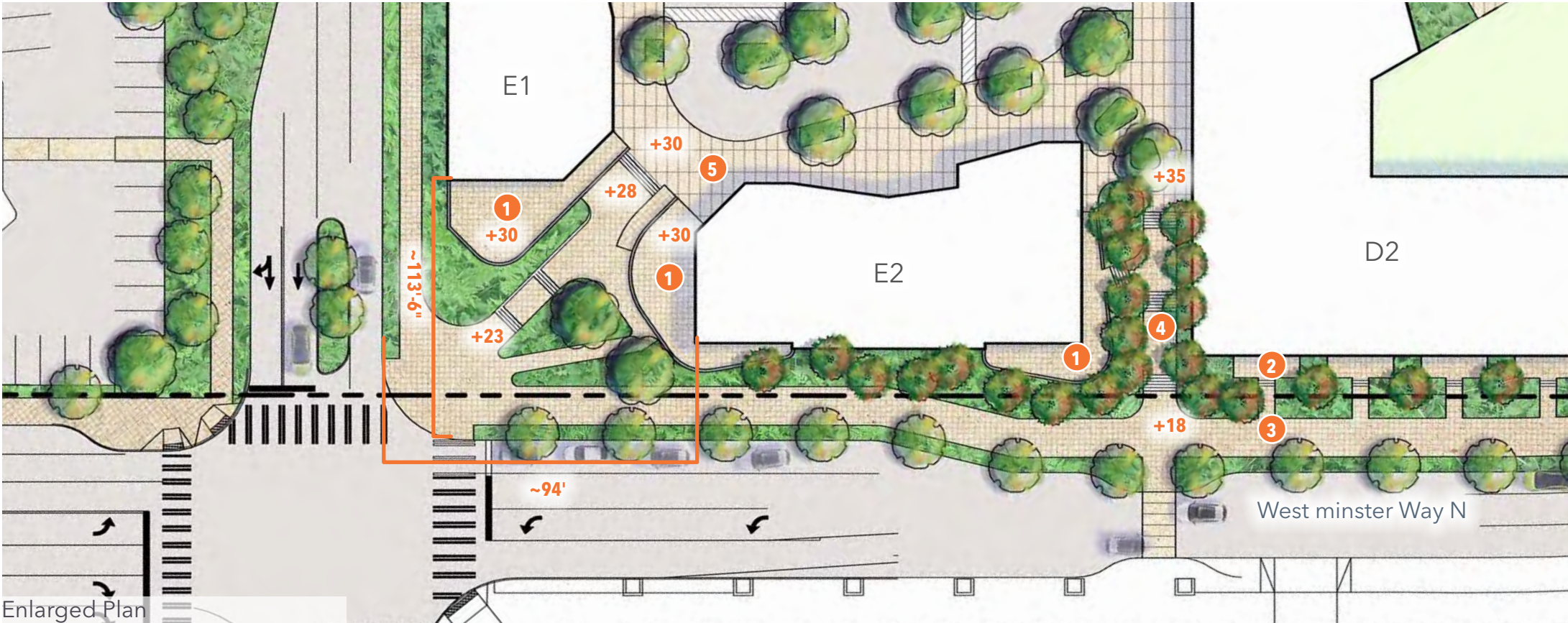
(3) PEDESTRIAN SHARED STREET - SUPPLEMENTAL SITE DESIGN GUIDELINES



Required Features	Optional Features (Minimum of two)
a) Roadway space that can be closed off for events such as a farmer's market/festival use - minimum 6,000 SF with: <ul style="list-style-type: none"> i. Flush curb condition. ii. Tactile paving strip at roadway edges at non-crossing locations. iii. Bollards at roadway edges. b) Paved pedestrian walkways at a minimum of 8'-0" wide that comply with applicable accessibility requirements. <ul style="list-style-type: none"> c) Connections to adjacent buildings. d) Enhanced wayfinding signage. 	a) Stoops/patios at adjacent residential facades. <ul style="list-style-type: none"> b) Specialty paving. c) Paving pattern that carries into the roadway. d) Integral color concrete paving. e) Enhanced trash receptacles. f) Enhanced Lighting. g) Benches/integral seating. h) A deciduous tree canopy that provides solar access in winter and shade in summer.



(4) WESTMINSTER WAY N. ENHANCED CONNECTION - SUPPLEMENTAL SITE DESIGN GUIDELINES



Required Features	
a)	Enhanced wayfinding signage.
b)	Pedestrian paths at a minimum width of 8'-0" connecting to the Project's Open Spaces.
c)	Tie into the mid-block pedestrian crossing (Conceptual Guide Plan p. 34-35).
d)	Pedestrian building or site entries adjacent to N. 155th, N 157th, Street A and Street B.
e)	Retail terraces with visual connections to Westminster Way N.
f)	Bicycle racks.

Optional Features (Must Include one)	
a)	Benches/integral seating on Property.
b)	Stoops / patios at adjacent residential facades.
c)	Accent trees in addition to Westminster Street Tree plan.
d)	Additional planting strip width (greater than 5'-0") in right-of-way.
e)	Planting buffer (4'-0" minimum width) on Property.
f)	One or more stairway connections to and from Westminster Way N.



WESTMINSTER WAY PLAZA - SUPPLEMENTAL SITE DESIGN GUIDELINES

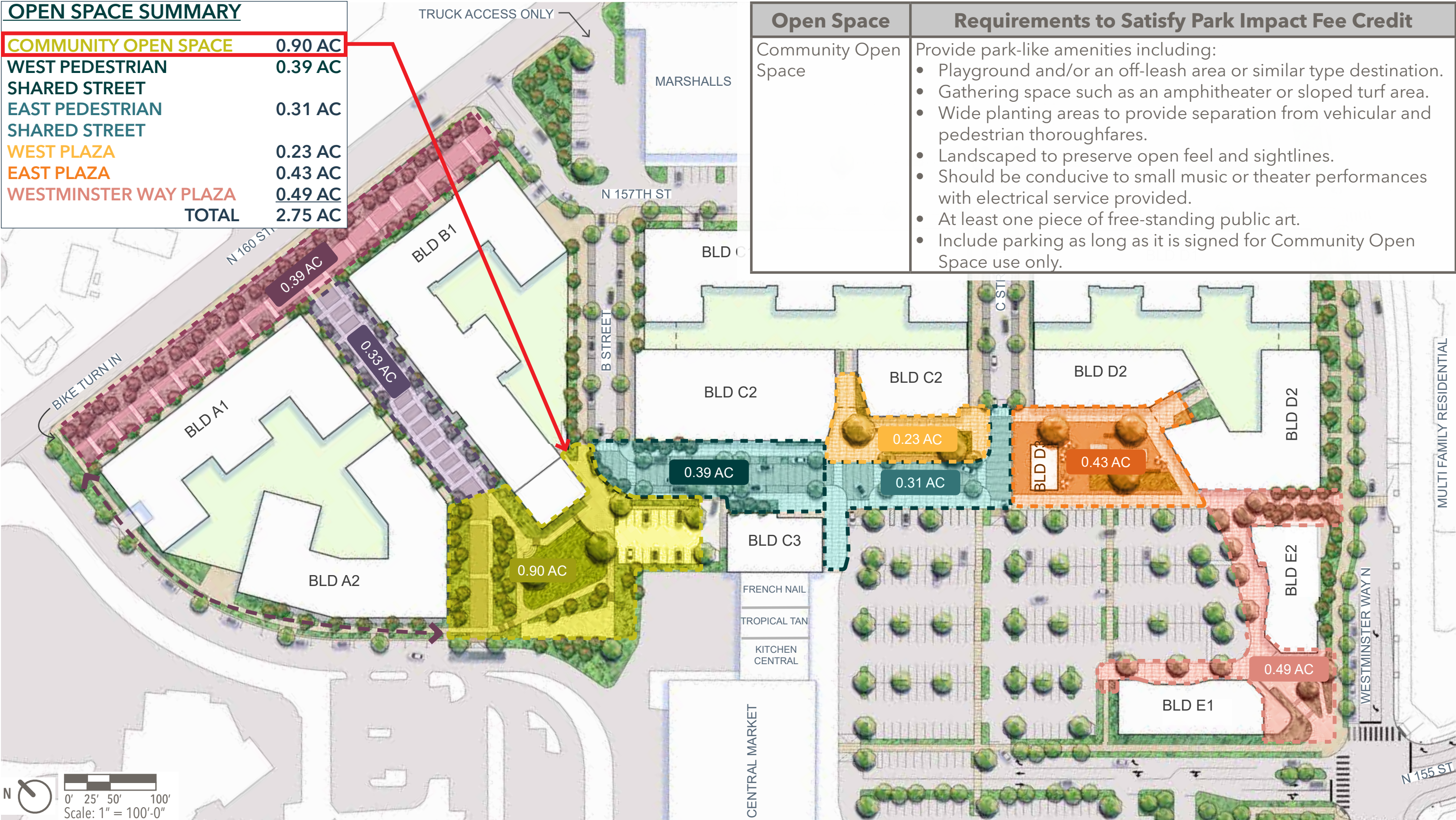


Required Features	
a)	Building edges shall respond to the pedestrian environment in an engaging way.
b)	Building entries shall be prominently located such that they are obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street or internal drives.
c)	Encourage ground level uses that engage the adjacent pedestrian activity.
d)	Provide generous sidewalk widths of 8'-16' to create spaces at street level for pedestrian activity
e)	Lighting around building perimeters supporting engagement into the evening.
f)	Building mass reduction achieved through a combination of the following: offsets, step-backs, broken roof lines, special cornice, material change, layering, building elements (window fins, entries, awnings, balconies, etc.) and landscaping.
g)	Ground floors may incorporate durable materials with a fine grain and tactility along with human-scaled design details.
h)	A minimum of 5,000 SF of open space.

OPEN SPACE - POTENTIAL PARK IMPACT FEE CREDITS

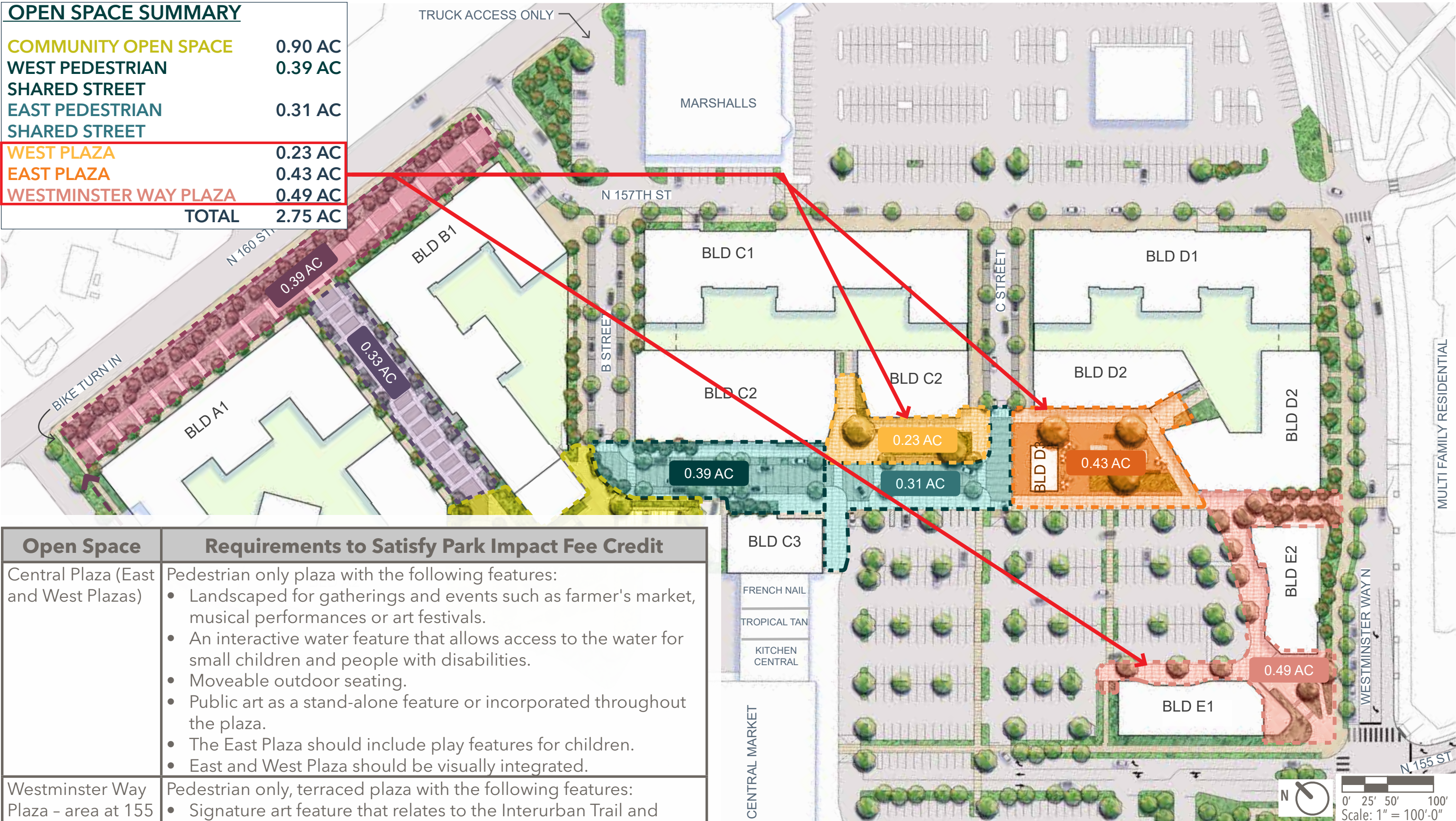
OPEN SPACE SUMMARY	
COMMUNITY OPEN SPACE	0.90 AC
WEST PEDESTRIAN SHARED STREET	0.39 AC
EAST PEDESTRIAN SHARED STREET	0.31 AC
WEST PLAZA	0.23 AC
EAST PLAZA	0.43 AC
WESTMINSTER WAY PLAZA	0.49 AC
TOTAL	2.75 AC

Open Space	Requirements to Satisfy Park Impact Fee Credit
Community Open Space	<p>Provide park-like amenities including:</p> <ul style="list-style-type: none">• Playground and/or an off-leash area or similar type destination.• Gathering space such as an amphitheater or sloped turf area.• Wide planting areas to provide separation from vehicular and pedestrian thoroughfares.• Landscaped to preserve open feel and sightlines.• Should be conducive to small music or theater performances with electrical service provided.• At least one piece of free-standing public art.• Include parking as long as it is signed for Community Open Space use only.



OPEN SPACE - POTENTIAL PARK IMPACT FEE CREDITS

OPEN SPACE SUMMARY	
COMMUNITY OPEN SPACE	0.90 AC
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Thank You. Questions?

