

**Shoreline Place – Supplemental Site Design Guidelines**

On December 21, 2018, Merlone Geier Partners (“Developer”) submitted a Conceptual Guide Plan to be approved along with a Development Agreement (“DA”). The Development Agreement offers flexibility on the ultimate configuration and design of the Project as the phasing progresses. The City has expressed support for the site design and associated design elements depicted in the Conceptual Guide Plan. To provide assurances to the City relative to the quality of design that will result in the final plans, Developer has prepared the following Supplemental Site Design Guidelines (“SSDG”).

The Conceptual Guide Plan and DA include Departure Requests where certain listed City Development Code standards are altered. All other aspects of the Project will meet the City’s Development Code at the time of each development permit application. Each building and associated landscape/hardscape plan will be reviewed for compliance with the Shoreline Municipal Code (SMC) Title 20 Subchapter 4 - Commercial Zone Design standards as they may be modified by the DA, the Conceptual Guide Plan and the SSDG as part of permitting. The SSDG articulates for each portion of the Open Space System: 1) a list of basic design elements that will be incorporated; and 2) a menu of additional design elements from which the developer will select a defined subset to incorporate.

As provided in the DA the Parties acknowledge that certain project components, as listed below, are priorities the City has identified for the realization of the Aurora Square Community Renewal Area (“CRA”) Plan. The Parties also acknowledge that Developer requires the ability to make decisions related to timing and final configuration of the Project Components to ensure their development goals are also achieved.

The following is intended to provide a high-level overview of the Project Components, all of which have been further identified and depicted in the Conceptual Guide Plan included as an exhibit to the Development Agreement that has incorporated these priorities.

**Conceptual Guide Plan - Site Design and Open Space Overview**

The Shoreline Place Open Space System is depicted in the Conceptual Guide Plan (pages 36 and 94) and refined in Exhibit E to the DA and is intended to support the goals described in the City of Shoreline’s Parks, Recreation and Open Space Plan (“PROS Plan”) as well as the CRA and comply with the City’s Development Code. Exhibit E to the DA is attached to the SSDG as **Exhibit A**. The site’s series of publicly-accessible spaces include multiple neighborhood-scale open spaces and connections to adjacent developments and the nearby Interurban Trail. Incorporated into this system are lawn areas for summer picnics and movies, plazas and promenades skirting restaurants and retail shops, comfortable pedestrian amenities and creative landscape and hardscape elements - all in the support of Shoreline’s PROS Plan, the CRA and in compliance with the Development Code standards to provide quality open space in the community.

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While the final site and open space design will evolve during the Project's vesting period based on market preferences and tenant mix, the design at Shoreline Place will include various publicly-accessible open spaces (the "Open Space System") generally as depicted on **Exhibit A**. The Open Space System and associated minimum required and optional design elements are provided below. While only a minimum number of design elements listed in each section will be required, the Project may propose as many of the design elements as may be feasible to create a unique sense of place that will enhance the probability of success for the Project.

## Open Space

As a condition of the Development Agreement, Developer or its assignee agrees to construct the Open Space System. Developer or its assignee agrees to record a covenant or other legally binding provisions mutually agreed upon by the Developer and the City to assure that the following components of the Open Space System are open and accessible to the public subject to a reasonable set of rules and regulations which shall be determined through the related Site Development Permit: the Community Open Space, Central Plaza, the Westminster Way Plaza, and Westminster Way N. Enhanced Connection. The exact location of these open space components will be mutually defined on a phase-by-phase basis over the term of the Project. The Open Space System will provide pedestrian access to Westminster Way N., N. 160<sup>th</sup> Street, Central Market and other adjacent properties.

Developer shall be responsible for the maintenance and operation of the Open Space System.

The Open Space System will include a central plaza, a plaza adjacent to Westminster Way N., public gathering spaces, natural playscapes, a community open space, residential amenity spaces, and interior pedestrian connections/walking/biking paths.

### Open Spaces Overview

- The total area of open space shall substantially match the total area for the Open Space System depicted in **Exhibit A** and the minimum square feet of multifamily open space and public places for the Project as defined in the City of Shoreline Development Code.
- Open spaces shall include the following four (4) areas with distinct characteristics related to their intended uses and the Westminster Way N. Enhanced Connection.

(1) **Central Plaza** (West and East Plazas combined): The Central Plaza space will provide for informal active and passive recreation as well as more prescribed uses (i.e. festivals, community gathering, concerts and other event staging). The Central Plaza will contain a minimum of 10,000 SF. The following design elements **must be** provided to implement the Conceptual Guide Plan:

- 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.

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- 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.

Select **at least one** of the following design elements for inclusion in the Central Plaza:

- 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:** The Community Open Space will have a park-like character and allow for active play and lounging and act as a pedestrian gateway from the more residential upper areas of the site to the retail core. The Community Open Space will contain a minimum of 10,000 SF of open space. A **minimum of five** of the following must be provided to implement the Conceptual Guide Plan:

- 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.

A **minimum of one** of the following must be provided to implement the Conceptual Guide Plan:

- 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 (N. 156<sup>th</sup> Street between Blocks B and D):** This path will serve residents, visitors, pedestrians and cyclists as a web knitting the site together through a series of spaces allowing for moments of active and passive recreation. The following design elements **must be** provided to implement the Conceptual Guide Plan:

- a) Roadway space that can be closed off for events such as a farmer's market/festival use – minimum 6,000 SF with:
  - i. Flush curb condition.

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- 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.
- c) Connections to adjacent buildings.
- d) Enhanced wayfinding signage.

A **minimum of two** of the following must be provided to implement the Conceptual Guide Plan:

- a) Stoops/patios at adjacent residential facades.
- 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**

The City has identified Westminster Way N. as a key component of the CRA and, in connection with the Alexan project, is investing City resources towards the creation of a more pedestrian friendly environment. The City would like to see the Project leverage the investments on Westminster Way N. by: enhancing landscaping within the Westminster Way N. right-of-way; providing for enhanced pedestrian connections; and introducing gathering areas and retail spaces within the buildings along Westminster Way N.

(1) Westminster Way N. Enhanced Connection: The Site design will contribute to a system of connected open spaces to and from Westminster Way with pedestrian gateways at Westminster Way N and N. 157<sup>th</sup> Street, Westminster Way N. and N. 155<sup>th</sup> Street, and midblock at Westminster Way N. & N. 156<sup>th</sup> Street (as found in Conceptual Guide Plan p. 32). Design assurances will be satisfied through the implementation of **all** the following design elements:

- 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. 155<sup>th</sup>, N. 157<sup>th</sup>, Street A and Street B.
- e) Retail terraces with visual connections to Westminster Way N.
- f) Bicycle racks.

**One** of the following must be provided to implement the Conceptual Guide Plan:

- a) Benches/integral seating on Property.
- b) Stoops /patios at adjacent residential facades.

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- 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.

**Pedestrian Oriented Design:** The Conceptual Guide Plan includes motorized and non-motorized access and connections through the Project such as pathways, promenades and park-like streets and associated connections to adjacent multi-modal roads, trails and paths. The following design elements **must be** provided to implement the Conceptual Guide Plan:

- a) Widened sidewalks and pathways (minimum 8'-0" width) that accommodate movement in both directions.
- b) Bicycle racks.
- c) Pedestrian scale light poles.
- d) Wayfinding signage.

**Three** of the following must be provided to implement the Conceptual Guide Plan:

- a) A varied canopy of trees in addition to required street trees.
- b) Varied paving patterns that highlight pedestrian and bicycle circulation.
- c) Benches/integral seating.
- d) Stoops/patios at adjacent residential facades.
- e) Flush curb conditions.
- f) Crosswalks with specialty paving.
- g) Paving patterns that carry into roadways.
- h) Paving material changes at parking areas.
- i) Bollards or planter strips at roadway edges.
- j) Tactile paving strips at roadway edges at non-crossing locations.

**Commercial Retail and Restaurants and Westminster Way Plaza:** The Conceptual Guide Plan provides for commercial, retail, and restaurant space, with the first phase including approximately 17,000 square feet of commercial space for a café, brew pub, restaurants and dessert shops subject to market demand clustered around the Open Space System and connecting to Westminster Way N.

Freestanding Commercial Retail and Restaurant Building Design (the buildings in the E Block): The design of these buildings and the associated site work shall include **all** of the following:

- 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. (Conceptual Guide Plan p. 33).
- 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 (Conceptual Guide Plan pp. 98, 100).
- e) Lighting around building perimeters supporting engagement into the evening.

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- 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.

**EXHIBIT A**

Shoreline Place Open Space Diagram

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