

From: [Janet Way](#)
To: [City Council](#)
Cc: [Jessica Simulcik Smith](#)
Subject: Highlights from Shoreline Real estate Design Workshop on 185th Light Rail Station Area
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[Highlights from Shoreline Real estate Design Workshop on 185th Light Rail Station Area.doc](#)

Please add to the record as a part of the Shoreline Preservation Society comment.
attached is a photo of a comment sheet written by staff or consultants at a Design Workshop for Realtors.

Thank you.

Janet Way
Shoreline Preservation Society

**Highlights from Shoreline Real estate Design Workshop on
185th Light Rail Station Area**

These were suggestions transcribed by staff or consultants of statements made by Realtors and Developers:

- 185TH CORRIDOR IS VERY LARGE - PACE OF PHASING IMPORTANT
- OVERZONING MAY LEAD TO UNINTENTIONAL LANDBANKING
- SHOULD FOCUS ON NARROWER AREA
- OPPORTUNITY TO DEVELOP LOW RISE DEVELOPMENT (COTTAGE, DUPLEX, ROWHOUSE)
- DENSITY SHOULD BE 3 OR 4 BLOCKS FROM STATION - ELEVATION CHANGES WILL BE A MAJOR BARRIER TO NORTH CITY
- CONCERN THAT 185TH HAS NO FREEWAY ACCESS - NOT IDEAL FOR MAJOR COMMERCIAL OR RETAIL
- DRAW FOR DEVELOPERS MAY BE JUST AT THE STATION
- AURORA BETTER SUITED FOR DEVELOPERS AND DENSITY

REAL ESTATE / DEVELOPERS

- * BEGIN W/ END GOAL IN MIND - E.G. EXPANDED ROW ON 185TH
- * 185TH ST CORRIDOR IS A VERY LARGE SPACE - PACE OF BUSINESS IS IMPORTANT
- + OVER-ZONING MAY LEAD TO UNINTENTIONAL LANDBANKING
- * SHOULD FOCUS ON NARROWER AREAS - WHAT IS CRITICAL TO DEVELOPING A PLACE
- + SHORELINE HAS AN OPPORTUNITY TO DEVELOP DENSER LOW-RISE DEVELOPMENT (COTTAGE, DUPLEX, ROWHOUSES)
- * DENSITY SHOULD BE 3 OR 4 BLOCKS FROM STATION
- ELEVATION CHANGES WILL BE A MAJOR BARRIER TO NORTH CITY
- * CONCERN THAT 185TH HAS NO FREEWAY ACCESS NOT IDEAL FOR ^{MAJOR} COMMERCIAL / RETAIL
- + PARCEL AGGLOMERATION IS DIFFICULT + UTILITY IMPROVEMENT ARE NOT AS ROBUST AS AURORA ~~AREA~~ - DEVELOPMENT MAY NOT BE PREFERABLE COMPARE TO AURORA
- * DRAW FOR DEVELOPERS MAY JUST BE THE STATION
- * MAY BE ~50 UNIT DEVELOPMENTS POSSIBLE
- * 185TH STATION IS AT AN EDGE
- ^{BRAND STRATEGY} * LOOK AT PEARL DISTRICT AS AN EXAMPLE - FIRST HAD ROWHOUSES + SMALL APARTMENTS, THEN BUILT UP NEIGHBORHOODS w/ CHANGING ZONING INCENTIVE. PROGRESS WAS INCREMENTAL
- * WHAT IF WE HAD MORE CREATIVITY IN DEVELOPMENT? TAKE AWAY PARKING REQ. + ~~ADD~~ HAVE HEIGHT + FAR, ^{OR NO HEIGHT} FLEXIBLE COMMERCIAL OR LIVE/WORK. COULD SUPPORT TOWNHOUSES OR OTHER TYPES
- * OLDER HOUSES IN AREA
- * COULD ALSO MAKE SMALL PARKS W/ ~~SMALL~~ ZONING CHANGES TO CREATE DENSER ~~PODE~~ POCKETS THAT ARE INTERESTING OR SURPRISING