

Carla Hoekzema

From: F. Mackinnon, Katherine <kmackinnon@apcoworldwide.com>
Sent: Thursday, May 2, 2019 3:02 PM
To: Plancom
Cc: Steve Szafran; Carla Hoekzema
Subject: [EXTERNAL] Request for time on agenda & materials submission
Attachments: Aurora Square Site Plan Diagram 2019-05-02 SMALL.pdf; AdoptedCRAPlan 11.pdf

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Hello Shoreline Planning Commission Staff,

On behalf of Retail Investments Opportunity Inc., or ROIC, I am writing to formally request ROIC representatives be allowed a portion of this evening's agenda for overview and discussion of unresolved issues regarding the Shoreline Place Development Agreement. I am attaching a set of slides relevant to this discussion from ROIC's design team, MG2. Please kindly distribute to the Commissioners for this evening.

Representatives from ROIC, their legal counsel, and design team, will be in attendance this evening with new and critical information for the Planning Commission on the Agreement.

Thank you,

Katherine Mackinnon

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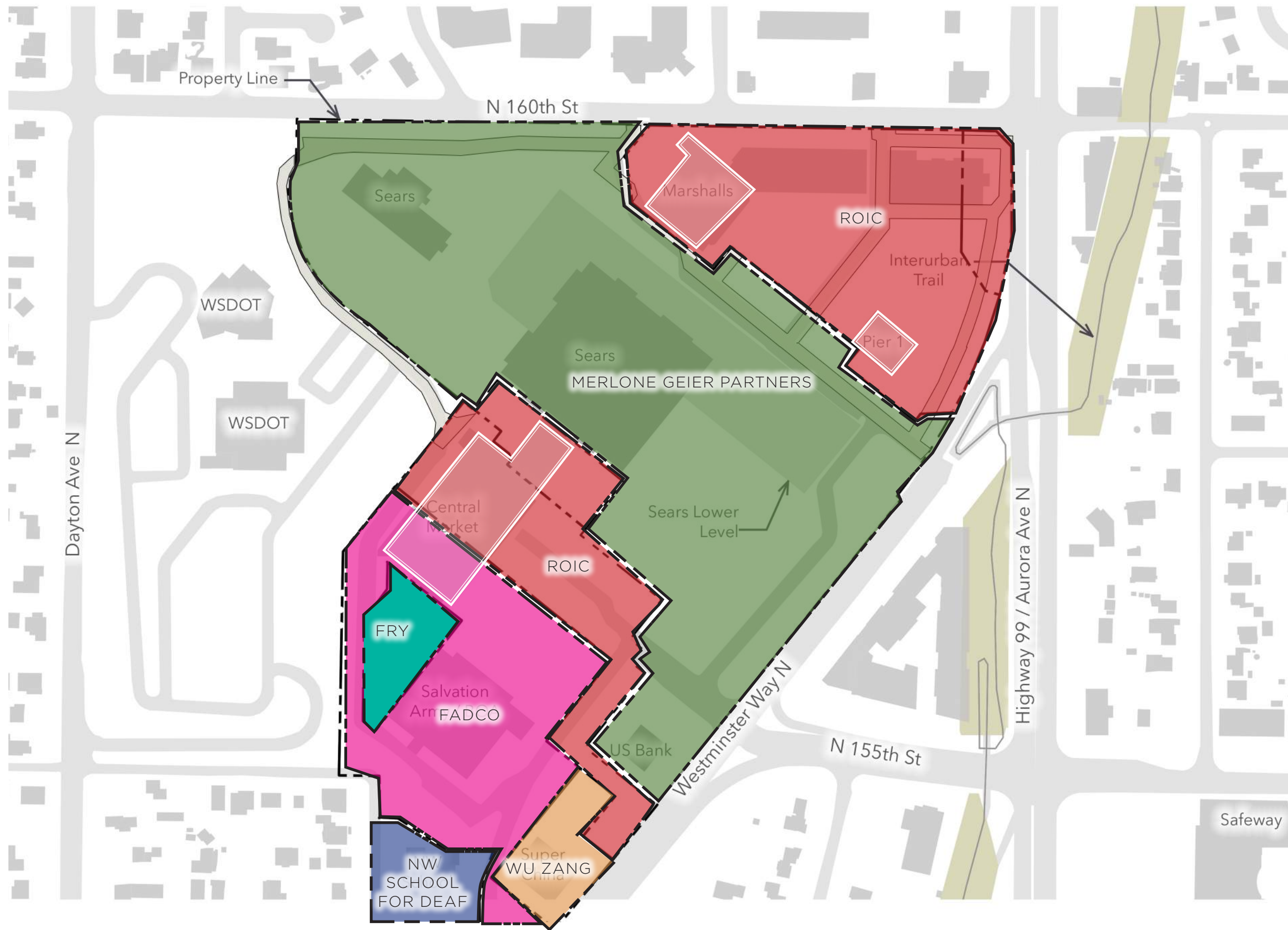
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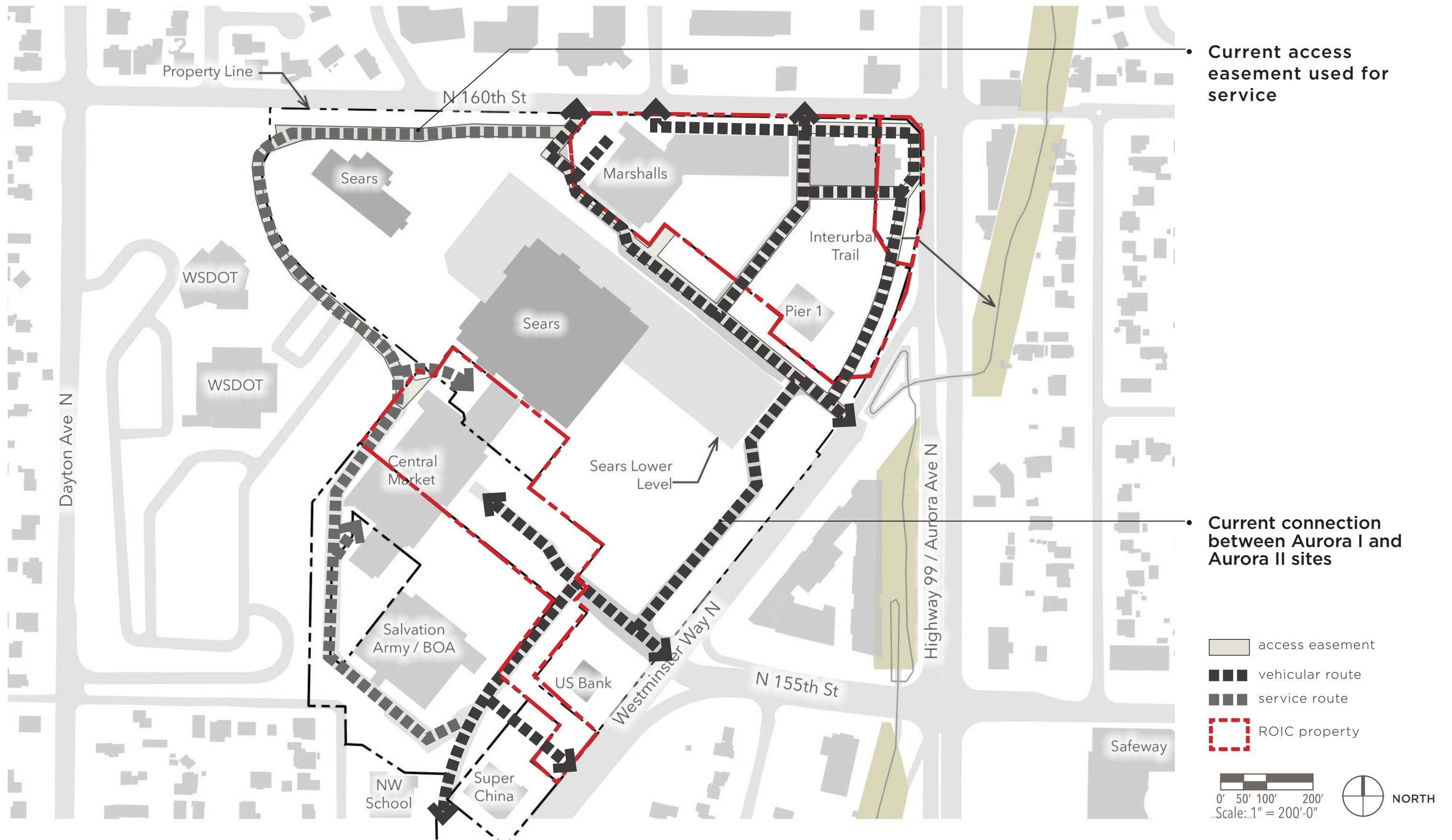
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- This group of parcels is split between 6 separate owner groups.
- access easements shared between sites
- utility easements shared between sites
- Large existing tenants have concerns about access, visibility, and disruption to their operations.

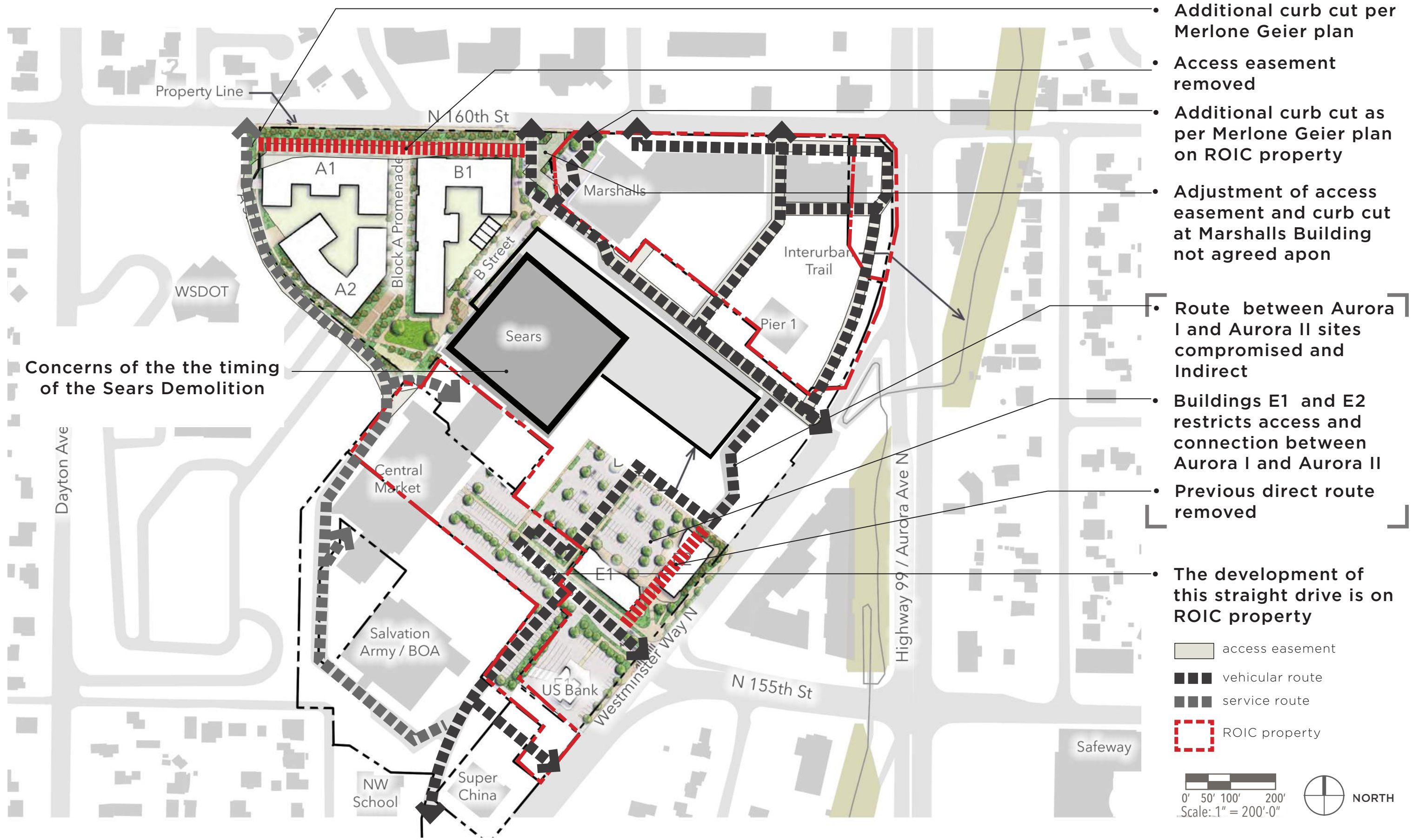
OWNERS	
■	ROIC
■	MERLONE GEIER PARTNERS
■	FADCO
■	FRY
■	WU ZANG
■	NW SCHOOL FOR DEAF







feets to remain
s drives.



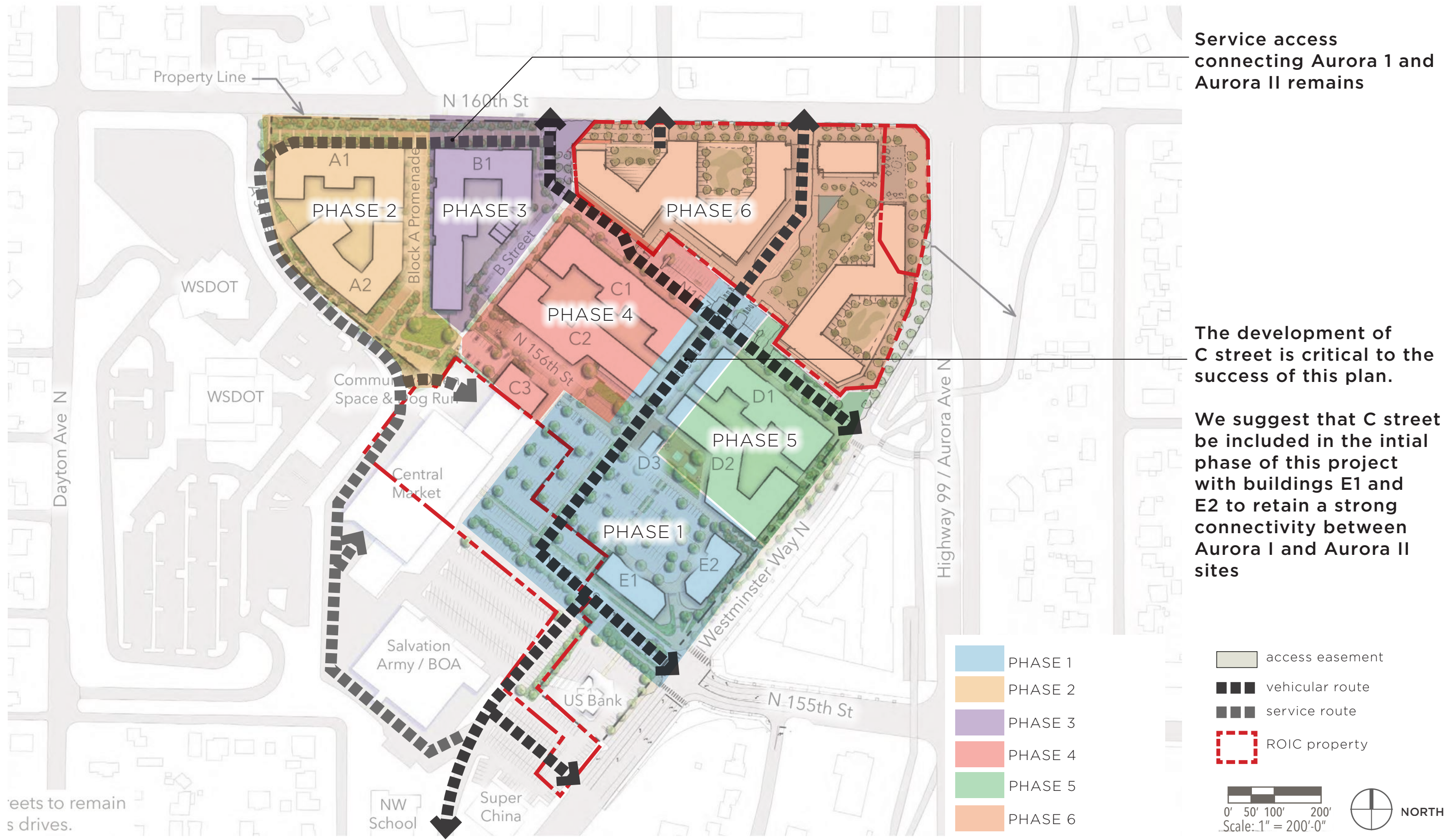
- Additional curb cut per Merlone Geier plan
- Access easement removed
- Additional curb cut as per Merlone Geier plan on ROIC property
- Adjustment of access easement and curb cut at Marshalls Building not agreed upon
- Route between Aurora I and Aurora II sites compromised and Indirect
- Buildings E1 and E2 restricts access and connection between Aurora I and Aurora II
- Previous direct route removed
- The development of this straight drive is on ROIC property

Concerns of the the timing of the Sears Demolition

access easement
 vehicular route
 service route
 ROIC property

0' 50' 100' 200'
 Scale: 1" = 200'-0"

NORTH



Service access connecting Aurora 1 and Aurora II remains

The development of C street is critical to the success of this plan.

We suggest that C street be included in the initial phase of this project with buildings E1 and E2 to retain a strong connectivity between Aurora I and Aurora II sites

Streets to remain as drives.



CONSTRUCT INTERNAL CONNECTIONS

When Aurora Square was built in 1967, little thought was given to connectivity since Sears was everyone’s destination. Now the most important retrofit to make Aurora Square function as a cohesive retail center is the construction of multiple internal ways for multi-modal interaction. If done well, shoppers will reward businesses by staying longer and buying more.

“It is so easy to get around!”

Aurora Square CRA
Public-Private Renewal Project

City Proposals
Conduct traffic analysis

Construct and/or design
intersection improvement in ROW

Private Investment
Tie site together with vehicle
and pedestrian connections

Public Benefit
Enhanced connectivity and
traffic flow on and around site

WALLS
TO WAYS

