

Carla Hoekzema

From: Allen Cantara <allenc@windermere.com>
Sent: Wednesday, May 1, 2019 2:19 PM
To: Plancom
Subject: [EXTERNAL] Shoreline Place Development

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Hello, as a resident of the Westminster Triangle and a real estate broker in Shoreline I would like to express both my enthusiasm and concern about the upcoming Shoreline Place Development.

When we saw that developer video of the projected outcome of this development would include an outdoor shopping area similar to U-Village I was overjoyed with excitement. It now appears the development is turning into an Eastern Bloc style apartment complex. This is simply not acceptable.

With Northgate Mall closing and vastly reducing its retail footprint there will be no major retail shopping/restaurant center from U-Village to Alderwood. Furthermore, Shoreline does not have a good space that draws in residents and gives them a chance to mingle and interact. Why not give Shoreline a chance to do something truly special with this space that has otherwise been an underutilized blight on our city?

Here are some specific noted concerns about the current plan:

1. The Sears building is likely to sit as it is for the foreseeable future
2. Plan calls for for 35% more apartments and far less retail than originally envisioned, effectively turning a mall into residential development
3. The promised public open space is only available if the City Council allows taller apartment buildings
4. Unclear whether there will be development "buffer zones" between apartment towers and neighbors across the street

Please consider addressing these concerns in an amendment to the development agreement that is before you.

Regards,

Allen Cantara | Broker
Windermere Real Estate/Shoreline

Direct: 253.389.0360