

Shoreline Place Development Agreement
Exhibit C – Public Benefit Matrix

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- Fulfills the Community Renewal Area Vision of 21st century renewal of creating a “one-stop” convenient shopping and living solution.
- Provides a series of publicly – accessible open spaces spread throughout the Project varying from green lawns for summer day picnics, outdoor movies and concerts in the park areas, to intimate plazas and paseos adjacent to lively restaurants and retail shops, well-appointed with comfortable seating areas and creative landscape and hardscape elements.
- Provides a permanent home to the Shoreline Farmers Market.
- Unlocks buildable land.
- Provides the opportunity for entertainment and dining options.
- Provides the opportunity for goods and services options.
- Fulfills the City’s goal of rebranding Aurora Square, reflecting the renewed energy and direction of the Center.
- Activates the Center at all times of the day, every day of the week.
- Revitalizes a blighted 1960s – era building.
- Provides a paradigm for future redevelopment of the remainder of the CRA.
- Provides tax revenue.
- Provides housing choices.
- Provides a mixture of residential and commercial uses, reducing the need for daily – needs vehicle trips and creating opportunities for living and working in close proximity, reducing vehicle miles traveled.
- Provides multi-modal connectivity externally to Westminster Way N., 160th Street, Shoreline Community College, the Interurban Trail, and transit and internally within and between the upper and lower levels of the Center.
- Creates a walkable community.
- Encourages healthy forms of transportation.
- Upgrades internal and external infrastructure (water, sanitary sewer, and stormwater).
- Redevelopment of the site and implementation of water quality and stormwater management measures results in improved stormwater quality for the City and Region.
- Leverages the City’s investments in the redesign of Westminster Way N. and completes the Westminster Way N. and Westminster Way N./N. 155th Street intersection improvements.
- Re-channelizes N. 160th Street to provide 3 travel lanes and bike lanes on both sides of the street.
- Provides a mid – block pedestrian crossing on N. 160th Street.