File

AGENDA

Finance and Economic Development Committee Meeting
Thursday May 5, 2011
6:00 p.m. – 7:30 p.m.
City Hall South Conference Room

1. **Call to Order**
2. **Approval of the April 14, 2011 meeting minutes**
3. **Discussion of the draft Economic Development Plan – 45 minutes**
4. **Discussion/debrief on Marina District Zoning community open houses – 15 minutes**
5. **Committee member comments – 15 minutes**
6. **Future meetings**

1. 6:07
2. Melissa moved, Matt 2nd - minutes OKed

3. III-1 - Carmen brought up SW Hwy Co.
thanks - should we join?
- Will / mitch tay - use for ↑ or
other tourism activities?
Matt - getting business, property owners
to keep up bldgs.

3. Discussed possible ideas
for marina district
- discussed port property

4. Denise summarized comment form

MINUTES – FINANCE AND ECONOMIC DEVELOPMENT COMMITTEE MEETING

April 14, 2011
South Conference Room
21630 11th Avenue South, Des Moines, WA

Council Members
Chair Carman Scott
Matt Pina
Melissa Musser

City Staff
Tony Piasecki – City Manager
Lorri Ericson – Assistant City Manager
Grant Fredricks – PBPW Director
Robert Ruth – Planning and Dev Svc Manager
Denise Lathrop – Planning Manager
Jason Sullivan – Sr. Planner
Marion Yashino – Economic Dev. Mgr

1. Call to Order

Meeting called to order at 6:35 pm

2. Approval of the 3/29 Meeting Minutes

The minutes were approved as submitted.

3. Discussion of the draft Economic Development Plan

Economic Development Manager, Marion Yoshino reviewed the Draft Economic Development Plan with the committee. She answered councilmember questions and clarified details. Chair Scott asked why we had selected NWProperty.net as a digital marketing medium since it was a paid service. City Manager Piasecki explained the reason and informed the committee that it was free to access.

ED Manager Yoshino talked about the potential vision for a "Hotel District" and outlined the benefits and opportunities associated with such a district. Chair Scott expressed concerns about an Economic Development Plan that specified a hotel district before the citizens have an opportunity to comment and provide their input. Discussion ensued among the committee about the feasibility and details of a hotel district.

ED Manager Yoshino outlined the long range plans for designated subarea zoning revisions and land use changes. The committee discussed the need for potential zoning code changes in the Pacific Ridge and Redondo areas.

The committee had to stop at Item III due to time constraints and the remainder of the review was tabled until the next meeting.

4. Discussion of Marina District Zoning Community Open Houses

Planning Manager Denise Lathrop confirmed that two open houses had been scheduled to provide citizens with a opportunity to share their opinions about the Marina District proposed rezoning. The Open Houses are scheduled for Saturday, April 30, 2011 from 9:00-12:00 and Wednesday, May 4, 2011 from 5:00-8:00 pm. She also previewed the postcard that will be mailed to each residence. The mailing is being held until after tonight's meeting in order to include the Public Hearing date should the council agree to set that date. Finally, she reviewed the proposed visuals to be used at the open house.

6. Committee Member Comments

Time did not allow for councilmember comments.

7. Future meetings

Next regularly scheduled meeting is Tuesday April 26, 2011 at 5:00 pm.

Adjourned at 7:30 p.m.
Respectfully submitted by:
Lorri Ericson, Assistant City Manager

City of Des Moines

Economic Development Strategy

MAY 2011

Economic Vitality Vision Statement

Des Moines is an economically self-sustaining community that maximizes the potential of its natural assets. Development is encouraged in order to support healthy commercial areas and City services. Successful local business districts are attractive destinations for residents as well as visitors. Developed areas incorporate green space, public art, residential density and visitor appeal, and draw people to work, shop, stay and play in Des Moines.

Economic Development Policy Statement

"Creating a Financially Sustainable Des Moines"

For the year 2011, the City of Des Moines has positioned itself to grow with a multi-faceted approach to improving the local economy. The City has made a formal and explicit commitment to economic development, and the City Council and staff at all levels are aware of agreed-upon action steps and each individual's role as a part of a coordinated team effort.

The plan reflects a commitment to improving economic conditions through:

- easing regulation and restrictions
- pro-active outreach to investors and developers
- encouraging high-economic-impact development such as tourism
- promoting the City by attracting local populations to patronize Des Moines businesses

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I. REGULATORY ENVIRONMENT

1. **Staff and Services: A Customer Service Climate**

- **Current goals: Building Department Review, Install and Implement on-line permitting system**
- **Long range goals: Continuous Performance Improvement, Competitive Regulatory Presence**

2. **Facilitating City Development: Zoning and Development Code Review**

- **Current goals: Marina District Code Revisions, Improvements in Development Regulations**
- **Long-range goals: Designated Subarea Land Use & Code Revisions - North Des Moines, DMC Business Park, Pacific Ridge, Pacific Hwy South, Redondo; Anticipating Redevelopment Opportunities**

3. **Code Enforcement: Transition from complaint-driven to proactive enforcement in support of neighborhoods and businesses.**

II. INFRASTRUCTURE INVESTMENT

1. **Current Projects:**

- **Water System Upgrade**
- **Beach Park Auditorium Renovation**
- **Business Park Site Development, Transportation & Other Improvements**
- **Gateway project at 216th and Marine View Drive**
- **Marina and Beach Park Redevelopment Plan**

2. **Mid to Long-Range Improvements:**

- **Beach Park Complete Renovation**
- **Marina Amenity Development**
- **Additional Gateway Opportunities –**
  216th & Pacific Hwy, 272nd & Pacific Hwy,
  Kent-Des Moines Rd & Pacific Hwy, Kent-Des Moines Rd and Marine View Dr.
- **Light Rail Alignment & Station Planning**
- **SR-509 Freeway Extension & Connection to I-5**

III. SUPPORT & OUTREACH ACTIVITIES

1. **Growing Local Business: Business Retention and Expansion**

- **Non-Profit & Volunteer Support Mechanisms**
- **Small Business Development Center**
- **Marketing Campaigns to target populations**

2. **Marketing the City**

- **Marketing Strategy – Branding & Identity**
- **Promotional Materials**
- **International Outreach – EB-5 program**
- **Digital Marketing Mediums – City Website, Seattle Southside, NWProperty.net, Channel 21, Social Media**
- **Comprehensive Signage and Way Finding Program**

3. **Recruiting Companies and Investors**

- **Marina District – Hospitality, Entertainment, Specialty Retail Sectors**
- **Business Park – Retail, Light Industrial, Office Sectors**
- **Pacific Ridge – High Density Transit-Oriented Mixed Use, Auto-dependent Commercial**

IV. MEASURING PERFORMANCE IMPROVEMENT

I. REGULATORY ENVIRONMENT

Staff and Services: A Customer Service Climate

Current Goals:

Building Department Review will improve customer service orientation of the City's business, development, inspection, and permitting services. Continuing to improve relations with and service businesses and developers throughout the permitting process can build confidence, and strengthen the City's image as a good place to do business.

The new on-line permit processing software "Bitco Permit Trax" will modernize the current system and provide a platform that will give customers the convenience of accessing forms and permit status via internet.

Long Range Goals:

Continuous performance improvement

- **Conduct regular surveys** to gather feedback from the business community - some of the recent results are incorporated in this economic development plan.

- **Assist customers** who have applied for permits and licenses to gather feedback and suggestions on process improvement (ombudsman)

- **Conduct roundtable forums** that include developers, realtors and property owners on a regularly scheduled basis

Competitive Regulatory Presence

Maintain a balance of moderate regulatory flexibility so that the City's development and building regulations are not perceived as excessively strict or lenient when compared to surrounding cities.

Facilitating City Development: Zoning and Code Review

Current Goals: Facilitate Development of the Marina District

Review height restrictions, and consider removing other requirements, to encourage high-density development in the commercial district of the Marina District. Premium

hotel, office, and residential projects are key to creating a vibrant commercial and economic center.

A 'Hotel District' redevelopment plan is an ideal fit for downtown Des Moines, particularly along 7th Avenue. The area offers available undeveloped parcels, Puget Sound and mountain views, waterfront amenities, and close proximity to both Sea-Tac Airport and downtown Seattle. While residential and office developments bring economic benefits, tourism generates a greater economic impact with more discretionary spending. Encouraging development of upscale boutique hotels, with premium views and underground parking, can create a ripple effect that will move out to surrounding properties, raising values and encouraging high-end retail and an attractive developed environment.

Develop Marina District streetscapes to strengthen sense of place and attract users

Take aggressive facade improvement action for the Marina District with initial emphasis on along Marine View Drive. Work with landlords and tenants to encourage improve appearance where redevelopment is not yet possible, such as awnings, flowerpots, fresh paint, and permanent signage. Keep moving forward with the inspirations from Storefront Studio project. There are already examples of clear improvement since those illustrations were done. An appealing face for the City is **essential** to attracting shoppers, visitors and **new business investment**. Pursue possibility of Community Development Block Grant funding and other sources to use as matching funds for private investments.

Supply and maintain flags and flowerpots, along Marine View Drive, S. 223rd and S. 227th - at City expense or co-ordinate support with businesses and organizations such as Rotary, Destination Des Moines.

Long-Range Goals:

Designated Subarea Zoning Revisions & Land Use Changes –

North Des Moines – Rezone arterial parcels to commercial, increasing City's limited availability of commercial property. Increasing the supply of quality commercially zoned properties is essential to increasing commercial development in the City. A number of existing vacant properties exist along key transportation networks have been impacted by the development of the 3rd Runway. The City should review the area to determine if there are opportunities to encourage family wage jobs and business activity in the City.

Pacific Ridge - The Pacific Ridge commercial zones are intended to produce a pedestrian-oriented, urban environment to support a residential community with supplementary mixed use. The City needs to consider why the development vision laid out in 1999 has not materialized. Feedback from developers, realtors and property owners would indicate that code restrictions should be reconsidered, including encouraging auto-oriented development – however this may require changes to the neighborhood improvement plan and the comprehensive plan. Current one-story uses such as single-story retail, fast food and gas stations are not encouraged.

Pacific Highway South – Address zoning changes that would allow properties to be more competitive for prospective investment and development projects and to be more compatible with the City of Kent's Midway zoning.

Redondo – Consider the creation of parking improvements to encourage utilization of Gentry Square store site and Redondo commercial properties.

Anticipate Redevelopment Opportunities

Wesley Homes renovation may necessitate a change in height restrictions and other regulations.

Des Moines Elementary School redevelopment may also require changes to code – note current zoning is not commercial. If the school surpluses this site, there are opportunities for adaptive reuse such as an arts center, artists' lofts and incubator businesses.

Highline Community College - consider the creation of a public facilities or major institutional zone to facilitate further redevelopment of the campus. The current zoning classification is Residential Single Family which limits development options.

Code enforcement

Adding an assistant officer would allow a transition from complaint-driven to proactive enforcement, and boost the appearance of commercial business districts.

II. INFRASTRUCTURE INVESTMENT

Current Projects:

- **Water System Upgrade for Marina District**
  Replacement work is planned for summer 2011.

- **Beach Park Auditorium Renovation**
  $1 million renovation will be completed by August 2011.

- **DM Creek Business Park - Transportation & Other Improvements**
  The Port has consolidated its ownership of the 89-acre Des Moines Creek Business Park site, and the City has acquired from the Port rights of way required to construct frontage improvements. By this fall, the City and Port hope to complete full entitlement of the site, allowing development to begin once the property is leased. The development entitlement builds on a conceptual master plan and EIS prepared earlier.
  Once the development requirements are confirmed through the site entitlement process, with remaining obligations reduced to writing in a Second Development Agreement, the property can be marketed as "shovel ready," and the development time will be shortened from the original two to three years to under 12 months.
  The City is also exploring the feasibility of acquiring control of the southern 27 acres for use as destination retail. The Port of Seattle is offering the City a five-year option on a lease agreement for this portion, and the Council will be deciding upon this offer in 2011 based on a retail feasibility study.
  The City will also be working with the Port and City Council to expand planning for Port owned property to the west to include the surplus SR509 right of way and Port-owned 25 acres to the west.

- **Gateway at 216th and Marine View Drive**
  The gateway project at 216th is in progress, in conjunction with the development of the Des Moines Creek Business Park, with the design completed and right-of-way plan approved by the City Council. The Port paid $2.24 million to the City to acquire all of the interior rights of way and deeded streets, plus deeded over two acres of needed right-of-way along 24th Avenue S and S. 216th Street, to facilitate the Gateway project. The City should acquire the remaining rights-of-way by the end of the year. At that time, the City will be in a competitive position for federal and state grants and loans to build out the 24th Avenue S phase of the Gateway project.

- **Marina Amenity Development**
  Now that the Marina renovation is complete, opportunities are available for food cart, bike and kayak rental, and other small vendors on the Marina floor.

Mid- to Long Range Improvement Projects:

- **Beach Park Complete Building Renovation**
  Additional utility tax to finance completion of the Beach Park renovation is under consideration as a fall 2011 ballot measure for voters to decide. Outreach to cultural organizations can support the campaign and build awareness.

- **Marina Redevelopment Plan**
  A consultant has been engaged to explore commercial development opportunities on the Marina floor.

- **Additional Gateway Opportunities –**
  S 216th & Pacific Highway, S 272nd & Pacific Highway, Kent-Des Moines Rd. & Pacific Highway, Kent-Des Moines Rd. and Marine View Dr. . S 216th & Marine View Dr., and S 223rd & Marine View Dr. all present opportunities to create attractive entry points. Enhancements such as signs, public art and roundabouts can be considered.

- **Light Rail Alignment**
  Direct the Sound Transit planning process so future light rail alignment is in keeping with City's interests.

- **Seek out public art opportunities** in City infrastructure. Use the City's unique heritage to create interpretive contributions. Incorporate decorative elements that are thematic, artistic, distinctive, and authentic. Possibilities include: fences along the Marine View Drive Bridge, water towers, gateway signage, sides of City buildings. Consultants hired for capital projects should engage early on with the Arts Commission, public, and City Council, before the decision making process is begun, to allow input on artistic emphases.

- **Facilitate the completion of the SR-509 freeway extension**
  When completed this will greatly increase the property value of the DMCBP, and stimulate growth throughout the City and surrounding areas. It is important to continue civic and political support to encourage the funding and construction of the connection of 509 and I-5.

III. SUPPORT & OUTREACH ACTIVITIES

Growing Local Business: Business Retention and Expansion

Work to retain and expand existing base of businesses. Business retention and expansion (BRE) is often the recommended first priority of any economic development plan.

Foster strong **support mechanisms** for the business community

It is important to acknowledge that community groups play an important role in supporting economic activity in the City, including:
Destination Des Moines, Des Moines Farmers' Market, Des Moines Rotary, Des Moines Legacy Foundation, SW King County Chamber of Commerce, the Small Business Development Center, South King County Economic Development Initiative, Seattle South Side, and the Highline School District.
These organizations provide various types of support, both direct and indirect, and bring the residents and the business community together. Supporting these volunteer efforts, through monetary or in-kind contributions, ensures a healthy community and builds community pride as well as boosting economic activity. It is important for the City to be aware of volunteer efforts, particularly when regulations may create obstacles for events and activities.
Some great events that promote the City include: the Poverty Bay Wine Festival, Car Shows, the Waterland Parade, Squidman Aquathon, Strongman Competition, Poverty Bay Arts Festival, 4th of July Fireworks Over Des Moines, and Poverty Bay Blues & Brews.

Ensure the requirements for event permits are not so burdensome that events cease or relocate. Each local organization should have a "point person" at the City to assure citizen volunteer efforts are facilitated, consider specific small budget allocations where necessary.

Small Business Development Center Des Moines is extremely fortunate to have a subsidized SBDC where businesses can get free professional assistance in basic areas. The Center is not utilized to the degree that it could be, and businesses must be further educated and encouraged to take advantage of the free services.

Start Zone offers business assistance, in conjunction with the Small Business Development Center, for start-ups and emerging enterprise.

Marketing Campaigns can be created to pockets of dense population surrounding the City, such as Highline Community College (18,000) SeaTac Airport employees (16,000)

Highline School District employees (2700), Alaska Airlines employees (8,000), and airport hotel guests (10,000). If partnerships are created and a regular monthly marketing campaign is initiated, these populations could be brought to Des Moines' businesses for entertainment, shopping, and recreation. A seasonal theme could be highlighted for each month, and local events and activities could support the promotion. A campaign would not only boost the business districts but serve as a selling point for recruiting additional businesses.

Marketing the City

Marketing Strategy – Branding & Identity:

"Branding" process must be undertaken, and various elements reviewed such as emblem (police shield), slogan "Sails with Pride" to repackage City identity for a comprehensive theme and message.

Promote the City

Raise the City's profile among developers and employers through every avenue, including the cultivation of individual relationships and marketing efforts to groups such as the Master Builders Association.

Recognize and encourage **foreign investor** interest in Des Moines.

Foreign investor outreach shows promise as American real estate is currently perceived as relatively inexpensive, and the timing is good to capitalize on this interest for the benefit of the City.

The federal EB-5 program allows foreign nationals to obtain visas to live in the United States in exchange for investment. This program has potential to fund new large-scale development projects.

The City now has **promotional materials** in Chinese as well as English, and a Chinese link has been created on the City home page to emphasize the City's commitment to and support for investors from that country.

Use **digital marketing mediums** wherever opportunities are presented

The stock of professional quality photographs and spectacular scenery available to the City is an excellent basis for a promotional website. Use revolving slides of waterfront and scenic locations to build and promote City identity.

Seattle Southside Visitors Service provides on-line and other opportunities for promotion of the City.

NWProperty.net is a paid service which lists available commercial properties, providing internet visibility and exposure to commercial realtors.

Channel 21 programming is a free medium that can be used by the business community to encourage residents to buy locally.

Social media such as Facebook and Twitter are becoming increasing effective tools for advertising and updating people about events.

Define Des Moines' boundaries through signage and way finding

Signs leading from I-5 down to the Marina represent an opportunity to reach out to hundreds of thousands of motorists and build name recognition. Commit to way-finding signs that lead visitors along Kent-Des Moines Road into the City.

Des Moines Creek Business Park is another opportune location for signage, as well as a community electronic reader board at the QFC.

The kiosk project by the Des Moines Rotary provides way-finding to local businesses, and can be pursued in additional locations.

Recruit Companies and Investors

Target and Recruit appropriate businesses for each City commercial area:

Marina District - Work with existing property owners and developers to create a development plan that centers around the **hospitality sector**, and integrates **boutique hotels** with complementary elements such as **specialty retail, artisan shops, art galleries, entertainment, upscale pizzeria and restaurant sector**.

Business Park – After completion of consultant retail study, work to recruit appropriate retailers for southern third of development. A major tenant is currently considering occupying north 37 acres. The Port of Seattle is planning air cargo-related businesses to fill the central third. Work to encourage the Port to include 25-acre area to the west as part of business park. (Consider this area for "green energy" cluster depending on tenant mix).

Pacific Ridge – Encourage high-density residential, hotel, and auto-dependent commercial development.

Redondo – Optimize use of available commercial zoning.

IV. MEASURING PERFORMANCE IMPROVEMENT

DRAFT PERFORMANCE MEASURES

	2009	2010
TAXES		
• Sales Tax Collections	$1,690,594	$1,892,735
• B&O Tax Collections	$579,160	$627,465
• Real Estate Excise Tax Collections	$388,836	$325,477
Total City Assessed Value	$3,267,951,672	$2,758,796,983
Total No. of Businesses	1,160	1,026
Building Permits Issued	339	227

Attachment 2
Summary of Public Comments Received to Date

Following is a summary of the comment forms submitted at the April 30, and May 4, 2011 open houses related to the Marina District Zoning Changes as proposed in Draft Ordinance No. 11-011. In addition, a printout of the comments received as of May 5th via the online comment form on the City's website is also provided. Key points made are either quoted verbatim or paraphrased for clarification.

COMMENT FORM - Marina District Zoning Changes

Marina District Zoning Open House Public Comments (47 forms received, including the on-line form)

Let us know what you think about…

1. ***Establishing a 20-foot setback from street corners to enhance visibility and allow for the creation of dynamic pedestrian space?***

   Supportive = 87% Not supportive = 6% No Comment/Neutral = 6%

   Key points/questions (as quoted or paraphrased for clarification):

   - *"Anything that makes the downtown core more accessible and appealing for potential customers, and pedestrians is good for the local economy and viability of Des Moines."*
   - *"Good idea but if you do not encourage people to walk the setback will not be useful."*
   - *"Very important. Provides area for small businesses and pedestrian traffic in Marina Area."*
   - *"Do like this idea to draw more people to walk, dine and work."*
   - *"Bringing more people and foot traffic into town is a worthy goal."*
   - *"More important to have anchor businesses that get people out of their cars and walking. Would it be better to have high foot traffic business in middle of block or at corner for visibility?"*
   - *"Good idea - If it leaves enough room for an appropriate building."*
   - *"To make this work, we need to be sure it is VERY pedestrian friendly."*
   - *"Agree this is a good idea. Especially on 7th Avenue."*
   - *"Yes. Great idea."*
   - *"I like this idea along with marked crosswalks on Marine View Drive."*
   - *"This is a possibility."*
   - *"This would be okay to allow leisure walking."*
   - *"Yes, especially the visibility."*
   - *"Agree that sightlines for motorists is important."*
   - *"Yes, where appropriate such as on 227th, 223rd and 7th, and Marine View Drive S. Not sure if it is needed on all street corners. There could be other designs with overhangs that could create a similar result."*
   - *"Yes, eliminates tunnel effect."*

- *"Good concept from a couple of perspectives – 1. Design features and 2. Driver visibility at intersections."*
- *"No. Owner will put tree into block visibility."*
- *"Yes – encourages people to get out of their cars."*
- *"Good idea for safety."*

2. *Providing an opportunity to create angled parking along Marine View Drive?*

Supportive = 70% Not supportive = 19% No Comment/Neutral = 11%

Key points/questions (as quoted or paraphrased for clarification):

- *"Angle parking is good. However, based on presentation..., it would be the property owner's responsibility. Either do it or not."*
- *"Creating easy ingress to retail business is in fact supporting them by creating easier accessibility tc and for customers."*
- *"Bad idea. Do more to remove cars from Marine View Drive and establish parking areas. Use the area for wider walking areas."*
- *The existing angled parking causes traffic problems. Other ideas should be explored. If angled parking is considered, maybe speed limits should be enforced along Marine View Drive.*
- *"Yes, very important."*
- *Like idea of this opportunity for businesses to have easy parking and access on this through fare.*
- *"This will help businesses along Marine View Drive."*
- *"Is angled parking statistically safer? Which style allows more cars? Does it encourage more pedestrian traffic? Which looks more 'BUSY'?"*
- *"Bad idea. Marine View Drive is so busy and the angled parking that is already there is dangerous."*
- *"Don't like the idea of angled parking. Backing into traffic along Marine View Drive is potentially unsafe."*
- *"Yes, if it is optional."*
- *"Like this idea as long as it doesn't create more traffic on 8th Avenue."*
- *"If it would slow down or divert some commuter traffic – do it."*
- *"As long as there is room to be able to back up and not hit by cars on Marine View Drive."*
- *"Like the angled parking but it could be expensive for each property owner. All Marine View Drive (should have) angle parking to be consistent."*
- *"Very positive, but cost to property owner may be too much."*
- *"Would like to see angled parking as feasible vs. strip mall type of parking lots. Would also like consideration of parking configuration on side streets."*
- *"Not a good idea if cars will need to back out into traffic."*
- *"Like the idea, there will also be more demand for parking if a thriving destination is established."*
- *"Street is not wide enough to do that."*
- *"Would this be a traffic calming device as well, as cars back up into traffic? Would land that is currently in private ownership have to be condemned to accommodate this? Wouldn't this have a negative impact on bicycle traffic – which we definitely should be encouraging and planning for?"*
- *"Works well on south end, west side."*

3. Raising the base building height along 7th Avenue S to 45 feet?

Supportive = 53% Not supportive = 43% No Comment/Neutral = 4%

Key points/questions (as quoted or paraphrased for clarification):

- *"Let's make Des Moines an attractive, appealing and enticing community that it can be. A community that capitalizes on being a destination locale, rather than a pass through, and only supported by the limited 30,000 residents."*
- *"Efforts should try to enhance views to Sound which is a big plus for Des Moines."*
- *"No. Serves little purpose. High structures belong on Hwy 99 area."*
- *"It will bring more people from the community and outside the community to come walk, eat and shop. In the long run, it will bring in more money and increase the value in property and people wanting to invest here."*
- *"How would that fit in with the slope of the shoreline? It seems best to take into consideration the contours of the surrounding environment."*
- *"Maybe – again depends on size and overall "bulk" of building. I would hate for 7th and Marine View Drive to be" jammed" with large buildings that overpower the City's overall 'open' look and feel."*
- *"Let's make it more appealing to developers."*
- *"No. Not sure 'mini-high rises ' would fit in very well. Just spent a week in downtown Charleston, SC. Hardly any buildings more than 3 stories high. Very appealing. Consistent styles made it tasteful and quaint."*
- *"Good idea as long as some kind of agreement can be made with the residents. As long as the zoning or zoning plans for the future are thought out and planned to eventually convert all of the single residential properties to commercial zoning along 7th Avenue South from 223rd south."*
- *"Live on 8th Avenue S. The 45' buildings will greatly decrease property value and take away the view. Would like 35' to remain. Would love overhead wires on 8th Ave S buried."*
- *"If you allow 45' how much more will others ask for later. Also it may take away view and cause property value to decrease which will take property tax down. In addition, it will take away from the related comfortable feeling that Des Moines has."*
- *"We must revise building heights. The vacant property in the downtown area is a big hole in our tax base that owners of developed property have to fill."*
- *"Yes. This is not going to please everyone, but believe it could help bring development into our city. I commend the folks in Des Moines who have worked on this project. They have done a great job crafting a plan. This is a daunting task."*
- *"No. One of the advantages of living in Des Moines is to get out of the City with tall buildings…would have stayed in Seattle."*
- *Yes, if they are mixed use."*
- *"No, don't think we need to do that. We can revitalize downtown without raising the heights. Better sidewalks, better parking, attractive facades, and incentives for business; Build higher buildings on Pac Hwy. Keep the traditional main street feel of the downtown but make it attractive."*

- *"Yes. Would provide many new development opportunities in an underdeveloped neighborhood. Would like to see development such as Redmond Town Center in the Marina District with retail, cultural opportunities, restaurants, etc."*
- *"Okay if 10' of the 45' is sub terrain."*
- *"Only if the buildings have setbacks on the upper stories to preserve view corridors."*
- *"Agree to a maximum of 45', but would not support exceptions that would allow buildings to be taller."*
- *"No higher than 45 ft"*
- *No problem – 45' is not that high in today's building projects – even higher in some areas if possible."*
- *"No. It will block many home views. Leave alone. Clean up downtown."*
- *"No. Do not exacerbate the problem we already have – of our main business district being visually cut off from our primary asset – Puget Sound!"*

4. ***Establishing building height bonus areas and an associated public benefit system that would allow several buildings at 45-, 65- and 75-feet, if sufficient public benefits are included in the project?***

Supportive = 36% Not supportive = 40% No Comment/Neutral = 23%

Key points/questions (as quoted or paraphrased for clarification):

- *"Let's make Des Moines an attractive, appealing and enticing community that it can be. A community that capitalizes on being a destination locale, rather than a pass through, and only supported by the limited 30,000 residents."*
- *"Only if people are encouraged to enhance views to Sound. Buildings should add shrubs or planting areas to make it look more natural."*
- *"Like the idea and am glad the City would get some funding for projects. Feel strongly that every building should have retail and outdoor spaces."*
- *"No, not in downtown Marina District. Yes, near Highway 99. Property value is based upon view capability."*
- *"Yes, it will rejuvenate the area, businesses, increase property values and community resources for roads, green spaces, etc..."*
- *"Like the idea of the public benefit initiatives. This allows an increase in property values, brings people into the community, and makes the City a more exciting place to stop and visit."*
- *"If sufficient public benefits are included. 75 feet especially seems too high in downtown area. One would stick out like a huge 'sore thumb.' 65 feet is much too much except on a particular lot in the right area."*
- *"Brilliant! Love the idea of making downtown more attractive to developers and adding residentia to establish a stronger core."*
- *"75' too high. 65' OK."*
- *"No. Takes away view which will lower property value and taxes paid to city. If property is lowerec will cause people who wouldn't be able to afford normally to purchase in area and may not keep are up. Do a study of economic impact on property value. Sometimes builders make promises but*

will they follow through?"

- *"Provided they do not block water views."*
- *"Yes, as long as the building doesn't overwhelm the neighboring buildings. In other words, if a developer has put together a block of properties where building heights can modulate to fit with the area, it would be more acceptable."*
- *"45' is enough."*
- *"Only if it preserves view corridors – straight up box or rectangular buildings would not be appropriate."*
- *"No – a maximum of 45'; 3 stories is sufficient."*
- *"No. Clean up downtown."*
- *"Not convinced that increased heights would be a benefit for the City. Would like to see development of all of the currently empty lots and vacant storefronts. Are there no developers who are interested in imaginative, smaller-scale projects?*

5. ***Establishing the use of a "floor area ratio" (i.e., the ratio of the building size to the lot size) as a more flexible standard for regulating building massing and size than the current code provides?***

Supportive = 49% Not supportive = 31% No Comment/Neutral = 38%

Key points/questions (as quoted or paraphrased for clarification):

- *"Let's make Des Moines an attractive, appealing and enticing community that it can be. A community that capitalizes on being a destination locale, rather than a pass through, and only supported by the limited 30,000 residents."*
- *"Geometry should be more important. Boxes should be limited and open sky and views to Sound made a priority."*
- *Yes – 80:20*
- *"Not appropriate for Marina area. More appropriate for Highway 99 area."*
- *"It will add appeal to the sites and rather than block buildings and again draw community and non-community members to visit Des Moines. It's working in Ballard, Fremont and West Seattle."*
- *"Excellent idea – creates great appeal to the skyline."*
- *"Seems this would produce more dense development which is a good long-term goal."*
- *"Very important and should be true for all new buildings being considered in the City."*
- *"Agree per previous comment - Love the idea of making downtown more attractive to developers and adding residential to establish a stronger core."*
- *"No – stay with prescriptive."*
- *"It should always be a flat standard no flexibility."*
- *"Yes, to allow for view corridors and/or light. Residents are concerned that their properties will have tall buildings looming over them blocking daylight not just views."*
- *"Yes – the buildings should have a direct correlation to the lot size."*
- *"Yes, as long as the maximum height is 45 feet/3 stories."*

How did we do?

6. ***Was this open house informative?***

Comments:

- *"Very informative and in a very comfortable, easily accessible format with the City representatives."*
- *"It was good."*
- *"Very informative."*
- *"Very much so, thank you."*
- *"Yes, very good – the people at the stations were very informative and helpful."*
- *"Very informative. I'm glad I came."*
- *"Yes. Appreciate having folks available to explain and clarify. Thanks."*
- *"Yes, everyone was very helpful. Things were explained in detail and questions were answered."*
- *"Somewhat – it provided more information than I currently had."*

7. ***Did your opinions change after learning about the proposed zoning changes?***

Comments:

- Yes (3)
- "No. I was in favor of expanding zoning and still am."
- "Maybe a bit. I see some need to change direction toward a pedestrian friendly and non-auto location. Create places to leave your car and spend the day. Shuttle from Marina parking maybe?"
- "I think these changes will revitalize Des Moines."
- "No, they sounded good from the start. Still do."
- "Just got me thinking."
- "Maybe?"
- "No, I still love the idea."
- Yes. Looking forward to Des Moines being a destination spot for boaters/visitors. Gig Harbor, Ballard, Poulsbo, LaConner, Edmonds, Tacoma – they have so much to offer – we have potential."
- "No, it did not change opinion on building heights. Great ideas about bringing a lodge into area."
- "Yes and no – some architectural ideas I liked but still have a problem with building heights."
- "Some change, could get a better perspective of the proposed changes."
- "Yes, on the parking and setback."

8. ***Do you have other thoughts or ideas?***

Comments:

- "Thank you for this opportunity."
- "A lot has gone into looks; however, I think more could have been done to encourage pedestrian and bicycle activities. Block off side streets and remove parking from Marine View Drive. Possibly have City purchase eyesore lots and convert to parking area surrounded by trees to hide cars."

- "All new buildings should provide retail as well as residential. Projects should include sidewalk cafes and retail that everyone can use."
- "I will attend the next meeting – after reviewing all the options today."
- "Keep Marina area on Maritime Theme per city history. Restore the waterfront fun tourist motif. Keep hotels, condos, apartments in Highway 99 area."
- "Cantilevered corners for sheltered outside dining open (sheltered) spaces. Center tower for theme restaurant. As many unobstructed views as possible – interior courtyard. "
- Will always be interested in how our City is progressing. It's a beautiful area and can be and should be considered so when any new buildings are built."
- "Include 6th Avenue S even if it is residential only."
- "It's good to see people wanting to develop and improve our city. Enough nail salons, sports bars, dog spas! The city looks patch worked and run down – we're excited about changes."
- "Wish City Hall would do something about the slum landlords along Marine View Drive. You want to bring in business and help business succeed, but the buildings are not welcoming for walkers or drivers."
- "Do a study of economic impact on property value. Take into consideration safety of neighborhood when allowing businesses to come and build in Des Moines. What type of clientele/visitor will more here?"
- "Hope you keep the small town feel and do not become URBAN."
- "No roundabouts – think this would make a mess of traffic."
- "Do not like the roundabout planned at the flag pole, QFC corner and Red Robin corner."
- "Policy Question – do not think commercial property should be on east."
- "Keep up the good work."
- "1. Utilize the downtown area's natural terrain for sub-terrain parking garages; put more covered sidewalks (continuous) in downtown; 3. Don block property owners existing views!"
- "A great beginning to address the vision of what Des Moines should look like in 20, 30 and 50 years from now."
- "We really liked the 'old-fashioned,' 'Cape Cod' look."
- "Think the idea is to sell condos with views at the expense of other homeowners."
- "Clean up the town."
- "Additional height is not the solution. Creating more pedestrian friendly streets is."
- "Concern for people and businesses east of the taller buildings. This will negatively affect their views and property values."

Marina District Zoning Changes

SurveyMonkey

Providing an opportunity to create angled parking along Marine View Drive?

	Response Count
	10
answered question	10
skipped question	3

Page 1, Q1. Providing an opportunity to create angled parking along Marine View Drive?

1	I like this idea as long as it doesn't create more traffic & speeders on 8th Ave S.	May 5, 2011 11:48 AM
2	BAD IDEA	May 4, 2011 7:32 PM
3	That would be important only to the extent that there are businesses built up along the east side of Marine View Drive. Has the committee considered a low parking structure that's centrally located off of Marine View Drive as another option?	May 4, 2011 4:43 PM
4	Agree	May 4, 2011 4:31 PM
5	yes, this would promote people shopping at businesses.	May 2, 2011 7:54 AM
6	That's a good start. However, how about buying some of the unused parcels and creating public parking?	May 2, 2011 1:44 AM
7	I think this would be a good idea.	May 1, 2011 2:28 PM
8	Creating additional parking sounds like a good idea, but how does angled parking affect/delay traffic flow? I need more information on this option before providing an opinion.	Apr 30, 2011 3:08 PM
9	good idea, but even better would be to construct the streets in such a way that would encourage biking and walking/stroller pushing, for more relaxed pedestrian friendly environment. Saves on gasoline, and creates a happier healthier atmosphere when people are given the option to walk/stroll/bike as an alternative to driving.	Apr 26, 2011 3:40 PM
10	Hi , I'm really afraid that this might be a horrible idea. Marine view is a major through street that is already packed at rush hour. What is going to happen when people try to get in and out of those angled spaces during high traffic times? This could cause a lot of accidents by people either getting impatient or not being able to see around them. It would work a lot better for such parking to be placed on the side streets or behinnd the builldings.	Apr 22, 2011 11:44 PM

Marina District Zoning Changes

SurveyMonkey

Establishing a 20-foot setback from street corners to enhance visibility and allow for the creation of dynamic pedestrian space?

	Response Count
	11
answered question	11
skipped question	2

Page 1, Q2. Establishing a 20-foot setback from street corners to enhance visibility and allow for the creation of dynamic pedestrian space?

1	I like this idea and would include landscape, like hanging baskets, lighting and an art element. I liked the bldg samples at the May 5 open house and that none of them had unsightly air conditioning units on the rooftops.	May 5, 2011 11:48 AM
2	NOT NEEDED	May 4, 2011 7:32 PM
3	Yes. That would be a nice feature, when combined with artwork or landscaping. Maybe we could do a promotion like the the painted rachel pigs (Fremont), but something akin to Des Moines?	May 4, 2011 4:43 PM
4	Agree	May 4, 2011 4:31 PM
5	this would be ok if it did not restrict a developer from building on the lot.	May 2, 2011 7:54 AM
6	Good	May 2, 2011 1:44 AM
7	Yes, I like this.	May 1, 2011 2:28 PM
8	I believe that maximizing dynamic pedestrian space in any community is a good thing	Apr 30, 2011 3:08 PM
9	Good idea, the lack of proper sidewalks is an issue in parts of Des Moines. I believe a Marina community should allow for safe pedestrian walking, biking and safe for pets to walked.	Apr 28, 2011 11:46 AM
10	I don't know that this is exactly necessary	Apr 26, 2011 3:40 PM
11	I like this idea as long as it doesn't make it hard for small businesses to compete.	Apr 22, 2011 11:44 PM

Marina District Zoning Changes

SurveyMonkey

Raising the base building height along 7th Avenue S to 45 feet?

	Response Count
	11
answered question	11
skipped question	2

Page 1, Q3. *Raising the base building height along 7th Avenue S to 45 feet?*

1	I don't like this idea. I live on 8th Ave and this would take away my view. I realize the current height is 35 ft and the vacant lot on MVD and 226th was permitted and ready to build sometime in 2000, but the builder backed out at the last minute. My guess is the water system was not in place and the developer would have to pay for that and other contigencies. Now the residents are paying for an upgraded water system and we get no benefit. This is not fair. Why am I paying for a water system that benefits a builder who is going to block my view. That should be a contigency that the developer has to work with, since the water is there, resident views cannot be taken away.	May 5, 2011 11:48 AM
2	LIMITING VIEWS FROM PROPERTIES TO THE EAST	May 4, 2011 7:32 PM
3	In so much that you are not obliterating the views of the surrounding neighborhood. From the topographic information provided in the pitch, it seems that you have tried to be considerate of the neighborhood views. Are all building heights measured from the average finish grade of the lot, or the low point? That might make another difference of 10 feet--it's best to err on the low point side. Also will residential limits remain the same (i.e., 35 feet)?	May 4, 2011 4:43 PM
4	Totally disagree. I would rather see the downtown Des Moines area remain a village feel. I would rather see larger height buildings occur along the Hwy 99 area versus Marine View Dr. or 7 th Ave. South. I like the village feel of downtown Des Moines and as a resident living along 10 th Ave South would not appreciate tall buildings obstructing the view.	May 4, 2011 4:31 PM
5	yes.	May 2, 2011 7:54 AM
6	Nice start, but let's think bigger. If 7th Ave S. is 45 feet, how about 60 feet along MVD? This "inverted wedding cake" design would ensure that more properties could be build to take advantage of the view, which would enhance Des Moines' desirability.	May 2, 2011 1:44 AM
7	No!!!!!	May 1, 2011 2:28 PM
8	I fear this would create even more of a blockade than now exists to our best asset - the waterfront park, marina and the views. There is already too much of a barrier between Marine View Drive and the waterfront area because of the tall condos that line 6th Avenue. To create even taller buildings does not make sense to me as a resident. I am against it. Perhaps a plan to direct traffic to 7th Ave. businesses through attractive signage and other visual cues could improve access to the secondary business district there.	Apr 30, 2011 3:08 PM

Page 1, Q3. Raising the base building height along 7th Avenue S to 45 feet?		
9	I do not believe this is a good idea. What kind of feeling are you trying to create in this Marina community. High buildings defeats the whole idea of a relaxing, enjoying the beautiful Marina feeling and the quaintness of the community. Just because you build it higher does not mean retail and business will come. You have to look at the economy and the overall community. With Southcenter/Westfield Mall and the Commons Mall so close, not to mention the Kent Station, people have a lot of options that are vast near by. I do not think you are going to get great retail. Normandy Park down the road with the fitness center etc. seems dead and that is all new retail, I do not see them doing great business. When you get to the QFC area in Normandy Park they are doing good but most of that retail is kind of essential grocery store, drug store, gas stations, hardward store, then you hit busy downtown Burien. I just feel that we are retail saturated. The Des Moines Marina needs to offer something like destination fun that is not being offered in the area. Anthony's and Red Robin are great!!! But the overall feeling of the retail area is an electic feeling. That could be good but none of the shops really make me feel like wow they really have great items. Maybe if there were some kind of upscale hotel where there was a spa and great fine and casual dining. There just needs to be more of a destination, fun get away feeling to the area and right now that is missing.	Apr 28, 2011 11:46 AM
10	How many stories does this translate into? I don't think building more building-space is the answer per-say. There are vacant buildings all over. I think we should spruce up the current businesses' sidewalks and street front areas, and spend the money maintaining well what we currently have. If the upper floors would be not-too-expensive, nice apartments or condos, perhaps that would be a good use of the space (rather than commercial/store space).	Apr 26, 2011 3:40 PM
11	This seems reasonable as long as those buildings can be filled and not sit vacant.	Apr 22, 2011 11:44 PM

Establishing building height bonus areas and an associated public benefit system that would allow building heights of 45-, 65- and 75-feet if sufficient public benefits are included in the project?

	Response Count
	11
answered question	11
skipped question	2

Page 1, Q4. Establishing building height bonus areas and an associated public benefit system that would allow building heights of 45-, 65- and 75-feet if sufficient public benefits are included in the project?

1	I am totally against height bonus. For example, I don't see any bonus that the residents were given when the DOM bldg was built. DOM was granted commerical access on 8th Ave S. This road is needs to be paced as it's full of potholes.	May 5, 2011 11:48 AM
2	NOT NEEDED	May 4, 2011 7:32 PM
3	I am hesitant to support higher building heights without more guidance into how FAR concepts are implemented. My main concern is that a building can satisfy FAR requirements for opening up ground level space, but not provide "view easements" to the surrounding neighborhood. That will really upset the folks living uphill it you totally obliterate their views, or create "billboards" of buildings on the horizon. However, if done judiciously, you might get more public support.	May 4, 2011 4:43 PM
4	Totally disagree - as above.	May 4, 2011 4:31 PM
5	yes.	May 2, 2011 7:54 AM
6	NO! Building height should be established and strictly adhered to based upon distance from the water. Period.	May 2, 2011 1:44 AM
7	Same as above....there is a reason the zoning has stayed at 35 feet all these years. Respect the homeowners with views that you will be infringing on.	May 1, 2011 2:28 PM
8	NO - keep the tall buildings up on HWY 99. I feel this option will ruin what downtown Des Moines has going for it - a seaside location with a marina, waterfront park, and walkable downtown. Allowing tall buildings takes away what I value about Des Moines and also ruins the opportunities for what Des Moines COULD become. I moved here in part because of the low key business district and restrictions of building heights. Take a look at all the charming seaside communities throughout Puget Sound that have a vibrant economic vibe and attract visitors from far and wide: they don't allow tall buildings in their seaside district. Instead, they make use of what they have to offer through their charm, their beauty, and the events that attract visitors to their area. In my opinion, allowing tall buildings will ruin downtown Des Moines and is a foolish short-term solution to some difficult economic times, one that has long-term consequences that cannot be changed once the ball gets rolling. I had hoped to stay and retire in Des Moines, but the changes that are being proposed will most likely cause me to move from here. I have moved more than once because of short-sighted development. I go back to the areas I once lived in or visited that have allowed tall buildings and too much development ... over the years they are loosing vibrancy not gaining it. Personally, moving away from Des Moines is unfortunate for many reasons, not the least of which is that the value of my property will be lowered if the tall buildings are allowed to be developed.	Apr 30, 2011 3:08 PM
9	No!!!!	Apr 28, 2011 11:46 AM

Page 1, Q4. Establishing building height bonus areas and an associated public benefit system that would allow building heights of 45-, 65- and 75-feet if sufficient public benefits are included in the project?

10	This is an abiguous statment to me "sufficient public benefits". Look at what's happened in Burien. Very nice, tall buildings have been put up all over the new library area and they sit mostly vacant. The "sufficient public benefit" has to be realistic for the current economic hard times we are in. I think what would be of more 'sufficient public benefit' than taller buildings, would be to put in wider sidewalks, bike lanes, which all encourage walking, biking, strolling. These are healthy and money-saving modes of getting here and there. They would serve a great public benefit by getting people out of doors, exersizing, shopping, enjoying the city and benefit the economy of our city as well.	Apr 26, 2011 3:40 PM
11	What are these benefits?	Apr 22, 2011 11:44 PM

Marina District Zoning Changes

SurveyMonkey

Establishing the use of a "floor area ratio" (i.e., the ratio of the building size to the lot size) as a more flexible standard for regulating building massing and size than the current code provides?

	Response Count
	10
answered question	10
skipped question	3

Page 1, Q5. Establishing the use of a "floor area ratio" (i.e., the ratio of the building size to the lot size) as a more flexible standard for regulating building massing and size than the current code provides?

1	I don't understand this question.	May 5, 2011 11:48 AM
2	See comments to part 4. Perhaps the guidance can be written such that view corridors are ensured. For example, a "C" shaped building that whose long axis is aligned north-south will block the views much more so than a lower rectangle building with a larger footprint. We need to be smart about this....I'd worry about how a building is situated relative to view as much as the FAR.	May 4, 2011 4:43 PM
3	Unsure of the impact of this.	May 4, 2011 4:31 PM
4	yes.	May 2, 2011 7:54 AM
5	Sure.	May 2, 2011 1:44 AM
6	Possibly a good idea.	May 1, 2011 2:28 PM
7	When discussing tall buildings, I would prefer anything that minimizes their massive profile so tall buildings with varying heights are preferable to me than one massive building. For me, the bottom line is that I don't approve of tall buildings in downtown Des Moines.	Apr 30, 2011 3:08 PM
8	Keep same I have new construction even in the Burien area and no one has leased the space.	Apr 28, 2011 11:46 AM
9	....further explanation needed in order for me to comment on this one.	Apr 26, 2011 3:40 PM
10	This could work if done properly.	Apr 22, 2011 11:44 PM

Do you have other thoughts or ideas?

	Response Count
	10
answered question	10
skipped question	3

Page 1, Q6. Do you have other thoughts or ideas?

1	I would be thrilled if the heights remained at 35'. I am for economic development and a maritime theme, as the current look and feel of the city is very run down. However I don't want to lose my view and see the value of my home drop even more. Isn't there a better compromise for both parties? What happened to building designs presented by the U of W students?	May 5, 2011 11:48 AM
2	In the presentation, I did not see the committee value maintaining the "small-friendly town" feel of Des Moines.....I hope you consider that in your go-forward plans. That's one of the key reasons that keep me living here. I also disagree with the assumption that more residents (i.e., via high density buildings) will bring $10k/yr in business to the town. People will bring their business to town in so much that you can provide the right mix of quality, value goods, services and entertainment. We should be strategizing to capture key "anchor" shops/stores that will attract both visitors & residents alike. If done right, it may also attract related businesses/services. Also, how will people come to Des Moines--the current model is primarily commuter based (car). Most of the buses I see drive by are empty--we need a better transportation plan as well.	May 4, 2011 4:43 PM
3	It is time for Des Moines to realize that without growth and new businesses, eventually the city will become bankrupt. In most communities 70% of taxes are paid for by businesses and 30% by private property owners. In this city it is the opposite and cannot be sustained.	May 2, 2011 7:54 AM
4	Yes. Grandfather all current industrial uses but prohibit future development that is purely industrial. Restrict Des Moines and provide only two options for development: either purely residential (condo, apartment, or single-family) or mixed-use commercial/residential. Force unsightly properties, such as boat storage facilities along 7th at 227th and 226th, to move elsewhere within 18- 24 months.	May 2, 2011 1:44 AM

Page 1, Q6. Do you have other thoughts or ideas?

5	The city needs to give the residents/tax payers more time to discuss this major zoning change. I never received anything in the mail in regards to these possible changes. If my neighbor hadn't told me I would not have any idea that this was being considered. Also I've talked to numerous others that haven't been notified as well and feel that the city is trying to slide this thru without being properly vetted.	May 1, 2011 2:28 PM
6	I feel there is not enough time for concerned citizens to weigh in on this crucial topic before the council votes on it. Rezoning is such a major issue and it has the potential to completely change Des Moines. How many citizens really even know that the vote is coming? One postcard and a couple of meetings don't fulfill the city's obligation to its citizens, in my opinion. If I had more time to research and speak to my fellow citizens, I feel I could offer much more feedback on other ideas and options for Des Moines to consider besides the option of allowing tall buildings. In the limited research I've been able to do, it would appear that preserving walkable downtowns with a sense of community and utilizing our massive waterfront resource by attracting more visitors through events and small, non-costly attractions would go more in the long run toward allowing Des Moines to reach its potential than allowing tall, massive buildings, which in my opinion will destroy the character of Des Moines. As I stated above in item 4, look at other vibrant, waterfront communities throughout Puget Sound. I make it a point to visit these other communities a lot - you won't see the most successful communities allowing tall buildings. Once the tall buildings move in, so does crime, congestion, and the reason that people like to visit these charming locations - their charm is destroyed through the tall buildings. Instead of changing the zoning laws, could the council instead look at ONE site along Marine View Drive and ONE site along 7th Avenue that you feel is ripe for redevelopment, educate the citizens about who is interested in developing the site(s) along with the potential businesses that would be interested in moving in, and allow us to consider these one or two projects instead of massively changing the entire community through your rezoning plan?	Apr 30, 2011 3:08 PM
7	In time of economic crisis and gas prices skyrocketing, I feel that that the primary concern would be to provide our basic service and forget about these marina district improvement at this time, This a waste of our money as a taxpayer living in/owning our home.	Apr 28, 2011 8:22 PM
8	Get over height and wanting to go higher. Start getting creative about how can you make the Marina area be a relaxing fun to go to destination area. Retail is not the be all. In fact people are looking for more ways to relax and have fun. Thinking of how to capitalize on our natural resources and turning that into a destination spot is what will revitalize the area.	Apr 28, 2011 11:46 AM
9	I love the improvements to the Marina. Great job! I would love to these type of improvements all over downtown Des Moines. Improvements such as: Benches for sitting, wider sidewalks and more sidewalks for stroller pushing, walking jogging. Bike lanes and bike racks for encouraging safe, alternative methods of transportation to just driving. It gets people out of their cars: exercising, talking, out with their families, getting to know each other, relaxing, cafeing, and yes exploring and shopping. How about some more outdoor seating being available at the eateries in Des Moines.... things like that make for a much happier healthier community and environment and I believe would positively affect the economy of our city too.	Apr 26, 2011 3:40 PM
10	How about tax breaks for businesses that upgrade their building's appearance.	Apr 22, 2011 11:44 PM

Marina District Zoning Changes

SurveyMonkey

Do you live in Des Moines?

	Response Percent	Response Count
Yes	100.0%	13
No	0.0%	0
answered question		13
skipped question		0

Marina District Zoning Changes

SurveyMonkey

Do you own a business in Des Moines?

	Response Percent	Response Count
Yes	23.1%	3
No	76.9%	10
answered question		13
skipped question		0

Questions	April 30, 2011 Open House			May 4, 2011 Open House			On-Line	
	Supportive	Unsupportive	No Comment or Neutral	Supportive	Unsupportive	No Comment or Neutral	Supportive	Unsuppo
Should the City establish a 20 foot setback at corner streets?	11	0	0	21	1	1	9	2
Should angled parking be allowed along MVD?	8	3	0	18	3	2	7	3
Should building heights along 7th be raised to 45 feet?	10	1	0	11	12	0	4	7
Should height bonus be allowed of 45, 65 and 75 feet in specific areas with associated public benefit	8	1	2	7	11	5	2	7
Should the City utilize FARs vs. prescriptive method to regulate building mass?	9	1	1	8	4	11	6	1

Prepared by jsullivan 05/05/2011 5:13 PM

Questions	Summary		
	Supportive	Unsupportive	No Comment or Neutral
Should the City establish a 20 foot setback at corner streets?	87%	6%	6%
Should angled parking be allowed along MVD?	70%	19%	11%
Should building heights along 7th be raised to 45 feet?	53%	43%	4%
Should height bonus be allowed of 45, 65 and 75 feet in specific areas with associated public benefit	36%	40%	23%
Should the City utilize FARs vs. prescriptive method to regulate building mass?	49%	13%	38%

Prepared by jsullivan 05/05/2011 5:13 PM