

**Attachment 4**  
**Council Downtown Planning Retreat**  
**June 22, 2009 Meeting Summary**

**Planning**

- Focus planning on smaller geographic area (square area; north to S 220<sup>th</sup> to capture DM elementary; west of MVD; north to S 222<sup>nd</sup> and south to yacht club
- Need to determine for whom the DT serves – different perspectives, many agreed it wasn't just for the local residents
- DM Elementary – opportunity for important connection to DT
- 7<sup>th</sup> Avenue underutilized
- Identify things City can do to enhance connections to Marina
- Important for sidewalks down S 223<sup>rd</sup> and include Cliff Avenue
- Need to shift tax burden from residents to businesses for long-term economic health
- Need to understand what businesses need (use of sign board indicative people are trying to pull in customers); need enough foot traffic and parking
- Need to consider options for changing building heights
- Views and view protection
  - Debate on view impacts from adjacent properties
  - Plats in Downtown do not have view covenants
  - General consensus that it is not City's role to protect views and that zoning dictates development parameters
- Need better signage so people know where to go
- Statistical survey – no consensus

**Zoning**

- Need to settle on setbacks and parking
- Need to determine what to do with alleys & how they will function
- Sign code needs to change
- Consolidate RM-900 and RM-900A zones – grandfather in setback requirements so can rebuild to old standard (i.e., if building burnt down, could rebuild at old setback)

**Infrastructure**

- Water system priority
- Add projects associated w/ S 223<sup>rd</sup> & S 227<sup>th</sup> Streets
- S 223<sup>rd</sup> sidewalks & gutters might be possible w/in next 6 years
- Water system – needs further discussion w/ all 7 Council members

**Design Guidelines**

- Need input from all 7 Council members
- Consensus for single-subject study session/s to discuss Design Guidelines – staff suggested Council provide questions prior to meeting to ensure staff can provide appropriate information to better inform Council and decisions
- Need more succinct and less architectural descriptions and user-friendly language
- If subarea identified, would design guidelines only apply to smaller area?
- Should vs shall – agreed that not all guidelines require “shall” statements
- Referenced PD memo regarding lighting and security