

May 4, 2011

To: City of Des Moines Council

From: [REDACTED]

Re: Zoning for downtown Des Moines, WA

I like the small town feel and charm of Des Moines. I feel comfortable walking in the downtown area. I live further up the hill near the high school, but I shop, bank, patronize restaurants and have friends that live on 6th and 8th Avenue near town.

When I dog sit for my friends on 8th Avenue I have a beautiful view of the Sound. I know I as well as they would miss that view if large buildings were to be built up, plus you would have traffic problems and parking problems as well. People didn't buy homes with a view to have them blocked by taller buildings.

The Ballard area used to have a small town feel. It has been built up so much, so congested, parking terrible. Not every city needs to be urbanized.

There are new apartments on 99 that are still standing and vacant. If they want to build, why not up on the highway where the traffic goes and the rapid ride bus.

I know people want to develop, but there are so many store fronts that are still empty in downtown Des Moines. We're still in a recession and these small businesses are struggling. I know they say change is good, but sometimes having familiarity and stability are a good thing.

[REDACTED]

Denise Lathrop

From: [REDACTED]
Sent: Thursday, May 05, 2011 11:54 AM
To: Denise Lathrop
Subject: Marina District input and questions?

Denise Lathrop

Do we have a fiscal impact analysis of the proposed Marina District ordinance?
(Education web sites -
[http://www.lic.wisc.edu/shapingdane/facilitation/all_resources/impacts/analysis_fiscal.h
tm](http://www.lic.wisc.edu/shapingdane/facilitation/all_resources/impacts/analysis_fiscal.htm)),

What are the ordinance components on living wage employment in the MD (Marina District)?

What are the strategies and associated tactics for providing a living family wage
residence's in the MD?

What are dollar amounts called out in "public investments" -- a second way, is to ask the
question, is what are the budgeted, fiscal dollars, for the item called public
investments.

Thank you

Denise Lathrop

From: Tony Piasecki
Sent: Thursday, May 05, 2011 3:01 PM
To: Denise Lathrop
Subject: FW: form

Denise,

Did these comments go through on our website? If not, here they are. If yes, here they are again.

Tony Piasecki
Des Moines City Manager

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From: [REDACTED]
Sent: Saturday, April 30, 2011 3:12 PM
To: Tony Piasecki
Subject: form

Hello, my computer seemed to be having trouble with the comment form on the Marina District rezoning changes. I'm not sure it went through or not. Can you forward to the appropriate city dept? Thanks.
Here are my comments:

1. 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.
2. I believe that maximizing dynamic pedestrian space in any community is a good thing
3. 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.
4. 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 losing 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.

5. 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.

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?



From: Tony Piasecki
Sent: Thursday, May 06, 2010 10:40 AM
To: Grant Fredricks; Pat Bosmans; Denise Lathrop; Robert Ruth
Cc: Lorri Ericson; Marion Yoshino
Subject: FW: Building heights

FYI

From: shecklers@comcast.net [mailto:shecklers@comcast.net]
Sent: Wednesday, May 05, 2010 8:28 PM
To: Tony Piasecki
Subject: Fwd: Building heights

FYI

----- Forwarded Message -----

From: [REDACTED]
To: bsheckler@desmoineswa.gov
Sent: Monday, May 3, 2010 1:27:49 PM GMT -08:00 US/Canada Pacific
Subject: Building heights

Dear Bob,

I have met you several times over the years - I am an avid gardener and live on 10th. Avenue South @ 225th. - just east of Dan Sherman's property.

My husband and I own a commercial construction company and have been building for over 25 years .

We are very concerned about the risk of building heights being raised in the City of Des Moines. As you know, one of the great things about Des Moines is the number of view properties that we enjoy. It would be detrimental to both the City and the residents of this great city to raise building heights - which will block existing views that residents enjoy and be a detriment to the City's integrity.

I do agree that the City of Des Moines could use more commercial/retail businesses - especially in the downtown area - but raising building heights is not the way to attract more business. This would only have a benefit to the builder - expanding their square footage per lot, but would do nothing to enhance the downtown area.

Please exercise caution in this area. Once building heights are raised it is impossible to lower them again and the damage it would do to existing view property is immeasurable. Lowering our property values by taking away our residential views will create more problems than the benefits from raising the heights.

Please know that the majority of the citizens of Des Moines who enjoy this great

small town atmosphere do not want taller buildings along Marine View Drive. There is a place for taller buildings and that is on Pacific Highway South where they are the norm.

Thank you for taking the time to read this.

Take care - I am sure I will see you around at a nursery or two this spring!



Denise Lathrop

From: Dale Southwick
Sent: Monday, May 09, 2011 3:19 PM
To: Denise Lathrop
Subject: FW: Citizen Action Request from Website

-----Original Message-----

From: [REDACTED]
Sent: Monday, May 09, 2011 3:06 PM
Subject: Citizen Action Request from Website

This message was sent from:
<http://www.desmoineswa.gov/sug/sug.html>



----- DETAILS -----

Are you kidding, raising th e building high limits to help only a few realators and developers at our exspence? WHY? we have many empty spaces in our town now, what well this do for us families already here enjoying this great view of the sound? I have lived here 30 years and invested in 5 homes for 4 generations please not not fourse us to move on. Please clean up this town so families would want to come here. Example the weeds all along the bridge coming into town from the north, i would be one of the first to voulinteer to help clean up our city! I,am also going to get very active in this up coming city election. Thank you for listing to me. Sorry for the spelling.

Denise Lathrop

From: Denise Lathrop
Sent: Tuesday, May 10, 2011 3:29 PM
To: 'Scott Freeman'
Cc: Tony Piasecki; Grant Fredricks
Subject: RE: Marina District input and questions?

Greetings [REDACTED]:

Thank you for your comments. I have provided responses to your questions below:

1. No, we have not conducted a fiscal impact analysis of the proposed Marina District Ordinance (Draft Ordinance No. 11-011). The Marina District has been underperforming as a commercial district for the past decade and continues to decline. The proposed ordinance has been developed in a effort to spur investment in the Marina District, increase property values, and provides commercial and residential density that supports our existing businesses, elevates our economy and revitalizes the area.

2. The proposed ordinance does not set any specific strategy for living wage employment. The D-C Downtown Commercial zone currently allows for a mix of retail, commercial residential uses that provide opportunities for businesses that pay family wages to locate in our City.

3. The proposed ordinance does not set any specific strategy for providing living family wage residences (i.e., affordable housing) within the Marina District. Des Moines currently (and historically) has one of the largest inventories of affordable housing in South King County as well as King County as a whole.

4. The Public Benefit Incentive System that is referenced in the proposed ordinance would establish a system by which new development that takes advantage of the proposed height bonus would be required to pay for or provide some public benefit feature. In terms of other public investments, the potential growth associated with the proposed ordinance is within the range planned for by the City and public service and utility providers. A review of the respective capital facility and utility plans addressing transportation, water, sewer, stormwater, power and emergency services was conducted as part of the SEPA analysis of the proposed ordinance.

Please feel free to contact me if you need clarification of my responses or have any other questions.

Regards,

Denise E. Lathrop, AICP
Planning Manager
City of Des Moines
21630 11th Avenue S., Suite D
Des Moines, WA 98198-6398
Phone: (206) 870-6563
E-mail: dlathrop@desmoineswa.gov

-----Original Message-----

From: [REDACTED]
Sent: Tuesday, May 10, 2011 12:47 PM
To: Denise Lathrop
Subject: Re: Marina District input and questions?

Any feedback on these constructs?

On Thu, May 5, 2011 at 11:54 AM, [REDACTED] wrote:

> Denise Lathrop
>
> Do we have a fiscal impact analysis of the proposed Marina District
> ordinance? (Education web sites -
> (http://www.lic.wisc.edu/shapingdane/facilitation/all_resources/impacts/analysis_fiscal.htm),
>
> What are the ordinance components on living wage employment in the MD
> (Marina District)?
>
> What are the strategies and associated tactics for providing a living
> family wage residence's in the MD?
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> What are dollar amounts called out in "public investments" -- a second
> way, is to ask the question, is what are the budgeted, fiscal dollars,
> for the item called public investments.
>
> Thank you
>
> [REDACTED]
>
> [REDACTED]
>
> [REDACTED]

--
[REDACTED]

Denise Lathrop

From: Tony Piasecki
Sent: Wednesday, May 11, 2011 4:01 PM
To: Grant Fredricks; Denise Lathrop; Robert Ruth; Jason Sullivan
Cc: Lorri Ericson; Marion Yoshino
Subject: FW: SEPA Determination, Building height increase

Follow Up Flag: Follow up
Flag Status: Flagged

FYI. Please make sure this is part of the record.

Tony Piasecki
Des Moines City Manager

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From: Dan Sherman
Sent: Wednesday, May 11, 2011 3:55 PM
To: Tony Piasecki
Subject: FW: SEPA Determination, Building height increase

Tony,

Here is another e-mail about Marina District Zoning sent to councilmembers.

...Dan

From: [REDACTED]
Sent: Tuesday, May 03, 2011 5:44 PM
To: dan sherman; Scott Thomasson; Carmen Scott; Dave Kaplan; bsheckler@desmoineswa.gov; Matt Pina; M. Musser
Subject: SEPA Determination, Building height increase

Dear Mayor and Councilmembers,

I am writing to you regarding the Downtown Zoning/Marina District planning and zoning and the proposal to increase building heights in the City of Des Moines. My husband and I have been General Contractors for over twenty five years with concentration in the last twelve years of commercial building and remodeling.

I have lived on 10th. Avenue South and 225th. for over twenty years also and am very concerned about this proposal to raise building heights.

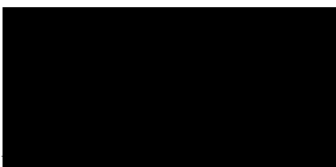
I do not believe, nor does my husband, [REDACTED], that raising building heights in Des Moines will have a positive effect on our community or the downtown area. Des Moines, unfortunately, has had a reputation among builders in the area of being a difficult place to build. This is one component of the problems in Des Moines that raising the building heights will not solve. If building heights are raised along Marine View Drive they will block valuable residential views and create a dark corridor for our main street. This will not bring in businesses - the current building heights have not been what has kept business away from Des Moines - that is the least of your problems. Concentrating on making Des Moines a place that people WANT to do business would be a good first step in building a downtown that is vibrant and thriving.

Des Moines as lacked any kind of downtown vision that would tie the main street together to create a destination for shoppers - it is a hodgepodge of buildings that have no cohesiveness, no sense of community and no common thread. Raising the building heights will not solve these problems - but will create a whole host of other problems - not the least is a reduction in property values of all the view property to the east of Marine View Drive.

The Mayor and Council would be of better service to this community to create a cohesive vision for Des Moines that would make it a destination for shoppers and restaurant goers - a five story building won't do this ! Start by making business want to locate in Des Moines - this could be done by creating a more friendly building department, offering incentives for businesses to do business in Des Moines and creating an atmosphere for small business to thrive in this city. None of these things exist right now.

I hope that our City Council and Mayor will think twice before approving any kind of bulding height increase along Marine View Drive and instead start concentrating on the real problems that Des Moines faces.

Sincerely,



My name is [REDACTED]

First I want to thank the council for sending out the a meeting notice card alerting residents to the proposed height changes for the Marina District and holding two open houses explaining what the changes entail. This is a monumental change that if approved will have irreversible changes to our community. Myself and my husband, Peter DiMartino are totally against the proposed increase to building heights in the Marina District of 65 feet on 7th Avenue and 45 feet with a bonus to 65 feet on Marine View Drive. We are asking the council to vote no on the rezoning proposal for these reasons:

We do not believe that raising building heights in Des Moines will have a positive effect on our community or the downtown area. If building heights are raised along Marine View Drive they will block valuable residential views, create a dark corridor for Marine View Drive and 7th Ave, and trap aircraft noise from SeaTac's 3rd runway. I attended the May 4 open house and saw nothing on how these new heights will impact the 3rd runway noise. My quality of life is impacted by the aircraft that land and takeoff on the 3rd runway. One can't have a conversation outside when the planes are flying over downtown Des Moines and at times we smell jet fuel. We just spent \$900.00 to replace our triple pane windows because the sealants failed. We attribute this to the vibration caused by the 3rd runway traffic. Please don't make the problem worst by boxing in the residents east of Marine View Drive.

We don't believe the current building heights have been the reasons that have kept business away from Des Moines. We believe that living near a busy airport runway is what keeps business away. The airport employs about 21,000 people and their business affects our community. No one wants to listen to the plane noise.

From our observations the Marina District has plenty of retail and commercial space, Unfortunately the city lacks a downtown business association and has an abundance of slum lords so we have a hodgepodge of buildings that have no cohesiveness, no sense of community and no common thread. Has the council considered offering incentives to the commercial property owner's in exchange they maintain their land and buildings? A coat of

existing and new businesses and employers for long-term stability no matter what the economy is doing.

How did you rate your dots?

- What was it about an image that you liked or disliked?
- What conditions would make an architectural style and/or building heights acceptable to you?
- Example - Green Dot: Image #12, I liked the use of wood, glass and lighting in the building design.

~~Green~~ Dots: DES MOINES IS & HAS BEEN A MARITIME COMMUNITY AS LONG AS BACK HISTORY TELL US IN THE 'BOOK OF 100 YRS.' & DESCENDANTS OF ORIGINAL OCCUPANTS HAVE SHARED STORIES OF THE BEGINNING YERS. THIS HERITAGE SHOULD BE HONORED IN MY WINDOW.

Yellow Dots:

THE MARITIME THEME WOULD BE APPROPRIATE FOR ALL OF D.M. WE ALREADY HAVE A 'WELCOME TO DES MOINES SIGN' AT 816th & HWY 99 THAT IS ~~AS~~ OF A MARITIME THEME (SAIL BOATS)

Red Dots:

PLEASE KEEP DES MOINES IN THIS THEME

June 9, 2011

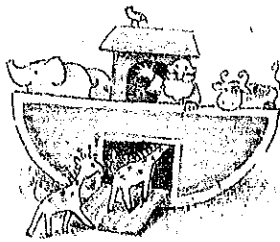
Des Moines City Council

REF: Bldg Heights

I would like to go on record to say that I am opposed to increasing the building heights in the downtown & marina. I am fearful that development of such buildings will not add value but could potentially change the quaint feeling of Des Moines. I believe that Des Moines

would be better served to understand why so many of our retail bldgs are currently empty - for example - office space on corner of 226 & Marine view Dr., Retail space next to Marine View florist; movie theater; old curries space in afc plaza, Jackson Square, marina plaza, old WRE Bldg etc..

I read in the Tacoma News Tribune that a high rise Bldg that was abandoned during construction 5 yrs ago finally got another Developer to finish the project, I would hate to see the potential of same problem happen in Des Moines where a developer



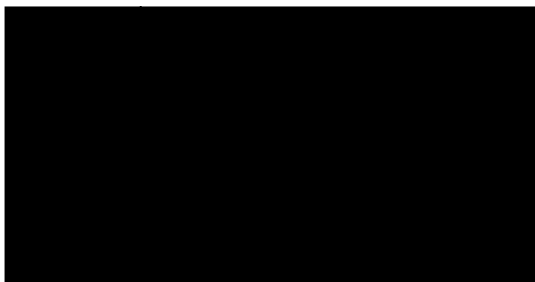
Starts a bldg & then
abandons it half finished
because the developer
ran out of funds to finish
it.

Des Moines is moving in
such a wonderful
community direction now
that I hate to see it
damaged in a way that
would make people
want to move away
rather than to Des Moines.

If you would like or
need further thoughts



from me, it can be
reached at 268-722-6643.



City of Des Moines

Planning Building
Public Works

Yes, I'd like to voice my
opinion - I reviewed

Your Card -

219th Street is a
Very Busy Busy Street
Cars go up + down
Very Very fast -
+ the City put that Area
made of Cement - So children
ride up + down in the
Cement Area at 219 + 11th ave. I
even Cops Cars go up + down
the Street fast fast -

Childs ride their state
Board up + down + Bicycles -
+ Wesley Garden have
all the old old people
that walk with them

I think it's a shame
there is no sign to
control the speed limit -
or "Caution Sign" -

Go slow - children at
play - or old people
on this street - No Speed
limit - please put
Signer on this street

"Sorry I cannot"

attend this Meeting

Please consider the old old
people + Beautiful children
they could get killed

Thankyou

I cannot attend the Meeting
April 30 or May 4th