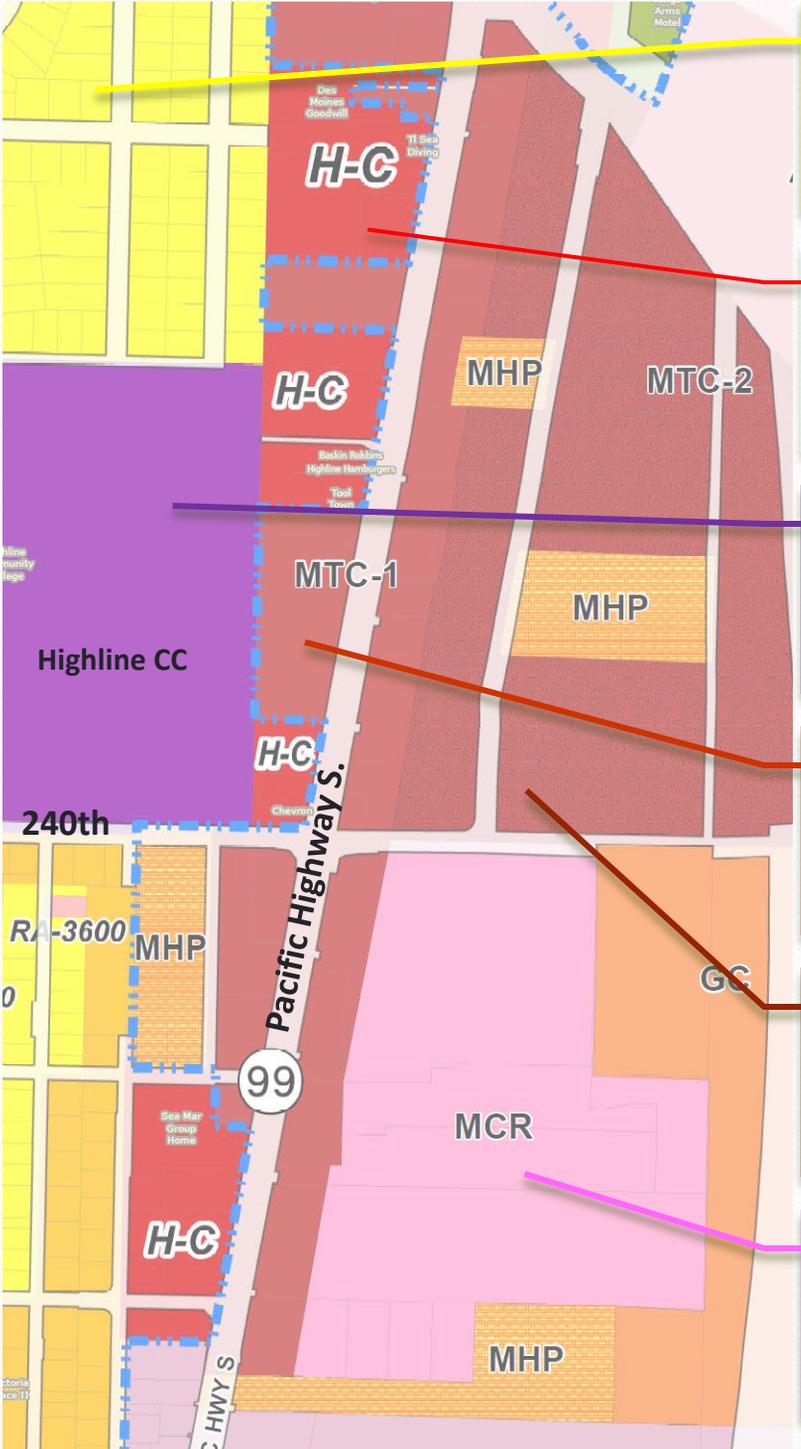


Current Building Heights



**Des Moines
RS 7200 Zone
Current Height: 35'**

**Des Moines
H-C Zone
Current Height: 35'**

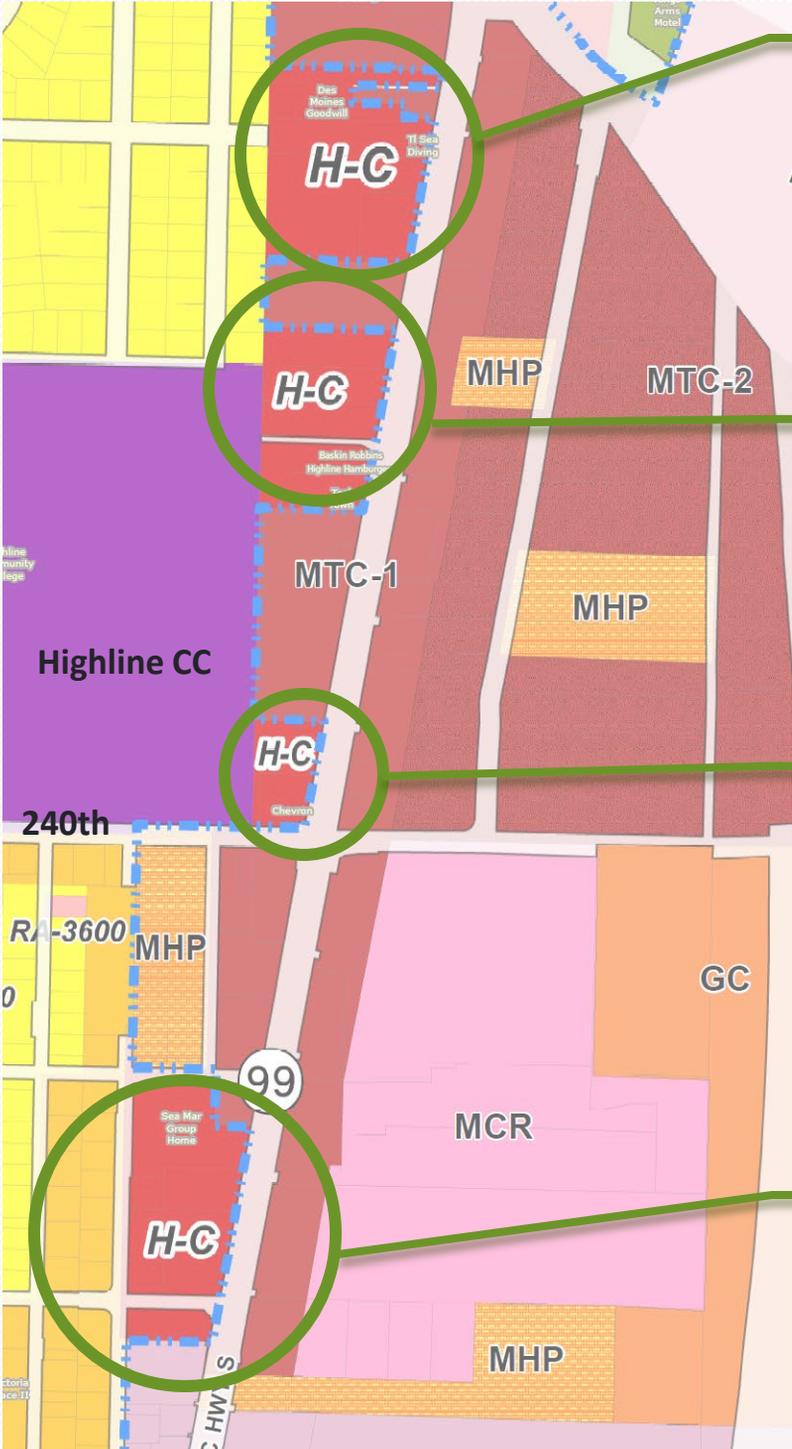
**Des Moines
I-C Zone
Current Height: 75'**

**Kent
MTC-1 Zone
Current Height: 55'**

**Kent
MTC-2 Zone
Current Height: 200'**

**Kent
MCR Zone
Current Height: 200'**

Potential Heights



Would 55', 75', or higher work here?

Is Design Important?

Articulation



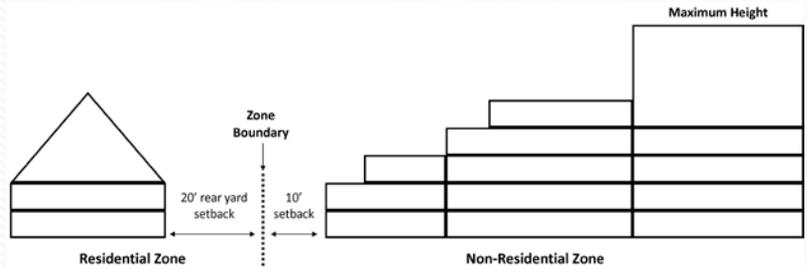
Landscaping



E.2. Landscape to Enhance the Building and/or Site

Intent - Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.

Modulation



Pedestrian Access/ Entryways

D.1. Pedestrian Open Spaces and Entrances

Intent - Design projects to attract pedestrians to the commercial core of the Marina District. Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities to create lively, pedestrian-oriented open space should be considered.



Parking



Potential Highway Commercial Land Uses

Preferred Land Uses from Envision Midway:

- High intensity transit supportive mixed-use with residential bias.
- Strongly pedestrian oriented with small walkable blocks.
- 35' to 200' height limit.
- Lowered parking requirement.
- Uses: market rate and affordable housing, office, retail, hotel, neighborhood services, civic uses.
- No single use, big box, industrial, or auto dependent uses.



What
do you
think?