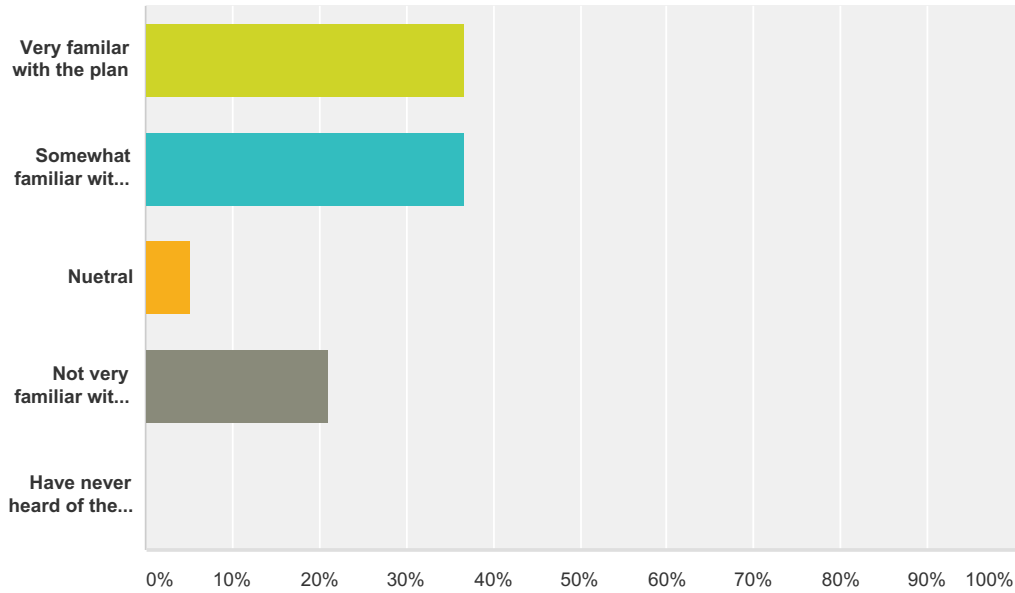


Q1 Rate your familiarity with the Downtown Helena Neighborhood Plan (Downtown Master Plan)? How familiar are you with recommendations in the plan related to zoning and design standards for downtown Helena?

Answered: 19 Skipped: 0



Answer Choices	Responses
Very familiar with the plan	36.84% 7
Somewhat familiar with the plan	36.84% 7
Neutral	5.26% 1
Not very familiar with the plan	21.05% 4
Have never heard of the plan	0.00% 0
Total	19

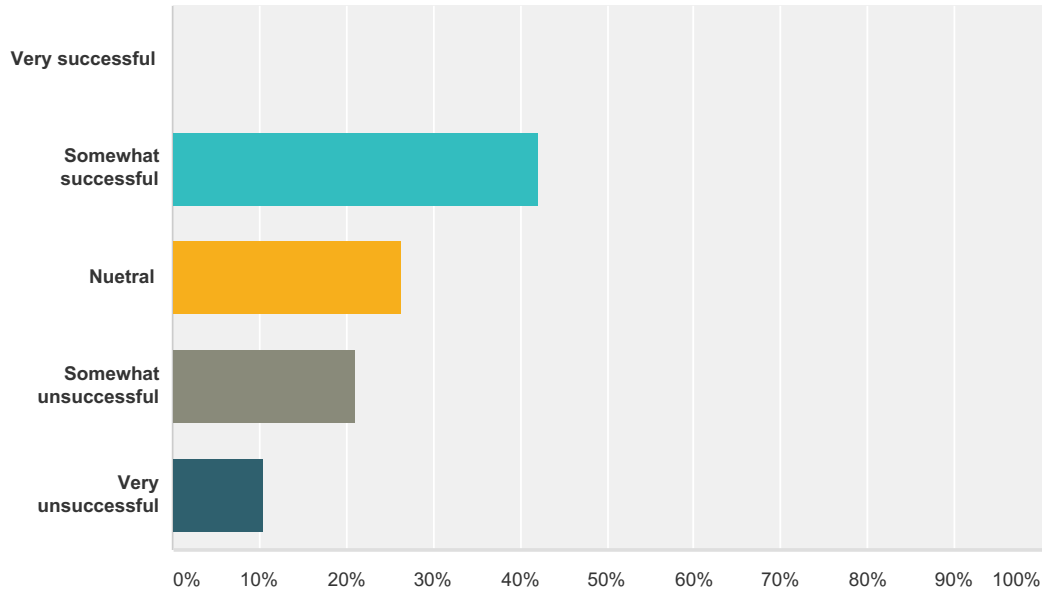
Q2 What would you like to see happen to the existing code to encourage mixed-use development in downtown Helena?

Answered: 14 Skipped: 5

#	Responses	Date
1	Agree. Need affordable housing.	5/26/2017 11:25 AM
2	I strongly recommend returning some sort of vehicle traffic through downtown (opening up the walking mall).	5/18/2017 9:16 PM
3	Tax abatement for mixed use projects	5/17/2017 8:14 AM
4	Open containers of alcohol and bicycles should be allowed on the Last Chance Gulch walking mall.	5/17/2017 7:36 AM
5	I wouldn't say that I'm familiar with what is covered in the existing code so I don't feel equipped to comment on changing it.	5/16/2017 1:10 PM
6	Support for creating artistic/creative spaces that build on and support what our core downtown arts organizations (Holter, Grandstreet, Myrna Loy) are doing, and do NOT compete with what these fine nonprofit arts institutions are working so hard to offer to Helena.	5/16/2017 11:45 AM
7	incentives to encourage retail and the ARTS in high traffic areas with good visibility. Any way to encourage law firms and state agency offices to move to the second floors would be great.	5/16/2017 11:07 AM
8	Less first story government/office building and more retail shops	5/16/2017 9:55 AM
9	Allow for taller buildings, do as much 'streetscape landscaping' as possible, build a parking garage near the Gold Bar on the empty lot off of Main.	5/16/2017 8:54 AM
10	Overlay zoning that allows for many of the concepts by intent but not necessarily location e.g. housing is important but its specific location is less so. Zoning for it to occur on South Park Cruse Ave is not helpful to the goal of increasing housing units in the more generalized area of the BID.	5/15/2017 4:57 PM
11	would like to see a singular form based code that allows significant latitude while maintaining the pervasive look and feel of the neighborhoods contained within the Downtown area	5/15/2017 4:50 PM
12	Progressive redevelopment of parking requirements to allow for more infill and density in existing structures and future new builds.	5/15/2017 4:33 PM
13	Not sure, but I think mixed use development is vital to the maturing of downtown Helena.	5/15/2017 4:19 PM
14	Parking requirements for residential should be reduced, since downtown attracts people with fewer cars. Complete street requirements should be interpreted with the flexibility granted by the Commission. No one mode should be assumed to dominate street use. Storm water retention basins should not be allowed to abut streets.	5/14/2017 12:24 PM

Q3 In your opinion, how successful has infill development been in downtown Helena? Please describe an example of successful infill if you have one.

Answered: 19 Skipped: 0



Answer Choices	Responses
Very successful	0.00% 0
Somewhat successful	42.11% 8
Neutral	26.32% 5
Somewhat unsuccessful	21.05% 4
Very unsuccessful	10.53% 2
Total	19

#	Example of successful infill development:	Date
1	GN town center, Fed buildings, 2 law firm buildings, state fund, Golden Triangle	5/21/2017 3:46 PM
2	seems to be additional shops and vendors in the existing downtown storefronts, but the loss of BCBS is an example of how infill has been unsuccessful and negatively impacted.	5/19/2017 2:21 PM
3	BKB building, Galusha/WIPFLI. Ist Interstate	5/17/2017 8:14 AM
4	Windbag Saloon	5/17/2017 7:36 AM
5	Has there really been infill development in the downtown? Bridge pizza and the brewery I suppose.	5/16/2017 1:10 PM
6	Firetower - Murry's: Small vibrant businesses that create a sense of neighborhood, vitality, variety, and friendliness.	5/16/2017 11:45 AM
7	Constitution Park, Centennial Park, Great Northern Towncenter	5/16/2017 11:07 AM
8	Luccas, Wine Bar, Ten Mile Brewery	5/16/2017 8:54 AM
9	Boyd Andrew and the Chamber building. There is more we can do for above grade density, addition parking lot development and adaptive reuse of vacancy	5/15/2017 4:57 PM

10	Pioneer Block, Crowley Fleck, State Fund, Boyd-Andrew	5/15/2017 4:50 PM
11	Continuing to find space for the State of Montana Downtown should be a top priority. Perhaps continuing a camps-like philosophy to provide work space, housing and services with employees in mind to take pressure off over burden State complex.	5/15/2017 4:33 PM
12	New buildings in Helena in recent decades have used empty lots created by urban renewal in the 1970s.	5/14/2017 12:24 PM

Q4 Are there portions of downtown Helena that could be better connected to the rest of the downtown core? How would you encourage greater connectivity between these areas (i.e. sidewalks, bike paths, improved circulation routes, etc.)?

Answered: 15 Skipped: 4

#	Responses	Date
1	Areas north of the former Starbucks location are not really connected to the southern portion of downtown	5/21/2017 3:46 PM
2	It is my strong opinion that the walking mall disconnects the downtown and needs vehicle traffic to connect the entire downtown to return energy and small business retail to the lower levels of all building in the downtown area.	5/18/2017 9:16 PM
3	Wlaking path from GNTC to 301 S. Park with pedestrian overpass over Neill Ave	5/17/2017 8:14 AM
4	I believe the Great Northern Center is part of Downtown Helena. An additional crosswalk connecting Women's Park to Front Street would be helpful.	5/16/2017 1:10 PM
5	Reeder's Alley, Grandstreet Theatre, and the Myrna Loy/Vanilla Bean/Rodney Street area are all potential great assets for downtown Helena but they each struggle on their own to be a real place. Helena seems to want development--any development--whether it supports our town's greatest assets or not.	5/16/2017 11:45 AM
6	The Federal Reserve Bank of Minneapolis is a huge barrier between north and south downtown areas. Get them out of there or turn that building into a shopping mall or market. Also, The Myrna Loy Center is repeatedly left off of downtown area maps and is a CORE anchor of downtown. Also not included in your downtown map is the single most frequented tourist destination in downtown Helena - the Cathedral. Failure to include these landmark institutions indicates that the people who make the maps spend more time looking at maps than they do in downtown Helena.	5/16/2017 11:07 AM
7	bike paths and public transportation system like a bus	5/16/2017 9:55 AM
8	Disconnect between Firetower section of down town and the Great Northern. Needs better crossing and better lighting.	5/16/2017 9:33 AM
9	Similar landscaping, some park areas, a designated bike route that is marked well and encourages out of town people to use it.	5/16/2017 8:54 AM
10	Connecting the Great Northern area to Last Chance Gulch--a crosswalk from Front Street to Women's Park, and a crossing on 14th Street across Last Chance Gulch.	5/16/2017 7:32 AM
11	A path from Cinemark to the east to get to Last Chance would be good. A sidewalk around the "kinda" private parking would be good.	5/15/2017 11:25 PM
12	walkable scale improvements additional pathways and lighted/ landscape improvement to existing circulation routes seem to me to be a good	5/15/2017 4:57 PM
13	yes. Adding bike traffic to walking mall, doing a complete street on Front, improved signage, bulbouts and signalized intersection on North end of Last Chance Gulch, aesthetics consistent..bulbouts, lighting, signage, etc	5/15/2017 4:50 PM
14	Great Northern--future redevelopment of the Federal Reserve building? Redevelopment would allow for more convenient and fluid traffic between the Great Northern and the rest of Downtown. Right now the Great Northern is an island.	5/15/2017 4:33 PM
15	Cruse Avenue cuts off the east side. Rebuilding it as a local street would help. The Great Northern is separate from the old downtown but that is a factor of distance as much as infrastructure. Encouraging development between Placer and 14th would eventually solve this. The old Federal Building at 301 S. Park is not well connected to downtown, partly due to design and partly to isolated location; this is not a problem of transportation infrastructure.	5/14/2017 12:24 PM

Q5 In your opinion, which downtown Helena residential project has been the most successful, and why?

Answered: 13 Skipped: 6

#	Responses	Date
1	I was not aware of any downtown Helena residential projects	5/19/2017 2:21 PM
2	not aware of many.	5/18/2017 9:16 PM
3	Residence/Turman Gallery (Cobblestone) on 300 Block They spent lots of money and converted a nothing building into home/retail beauty.	5/17/2017 8:14 AM
4	I'm not familiar with the residential projects.	5/16/2017 1:10 PM
5	Not aware of too many to choose from. Placer seems successful, though I know there are inherent problems in a historic building (I'm not a resident.) Successful because it puts pedestrians into the heart of walkable downtown.	5/16/2017 11:45 AM
6	Not a huge fan of any so far. The problem with all the low income housing downtown is that the residents would rather do their commerce in big box stores than downtown. High end housing like the recent additions near Gulch Distillers makes more sense to me. Some of the most valuable real estate in town (that complex where broadway meets park and the housing at the top of the hill by the firetower) is currently occupied by low income housing.	5/16/2017 11:07 AM
7	I don't know	5/16/2017 9:55 AM
8	Placer, it is full and well done	5/16/2017 9:33 AM
9	Old Placer Hotel. Because it is about the only one I can think of!	5/16/2017 8:54 AM
10	MEA apts, low income, higher density per foot print. Reed Residential condo was a one off but its resale supports the concept for others to invest. Placer Center was interesting but we need to plan for the displaced. We also need affordable units for the retail, waiter/service employee class	5/15/2017 4:57 PM
11	The Placer. This helped to activate the walking mall, spurred additional investment in the area and appeals to lifestyles of Millennials and Baby-boomers, Caldwell Building is another.	5/15/2017 4:50 PM
12	Placer--committed owners, with historic values, willing to invest in their own property--great example.	5/15/2017 4:33 PM
13	Not enough new ones to compare. The ones built during the 1970s are uniformly tacky and sad.	5/14/2017 12:24 PM

Q6 Are there major commercial uses and/or services presently missing or in short supply that would make downtown Helena more livable?

Answered: 14 Skipped: 5

#	Responses	Date
1	grocery store/market.	5/19/2017 2:21 PM
2	I feel more retail could be profitable and sustained if vehicle traffic returns to the downtown.	5/18/2017 9:16 PM
3	A grocery store would make downtown Helena much more livable.	5/17/2017 7:36 AM
4	Grocery.	5/16/2017 1:10 PM
5	I support the downtown market idea, making small flexible spaces available to independent operators, with space for pop-ups. More downtown spaces/power support for food trucks.	5/16/2017 11:45 AM
6	A hardware store, office supply, grocery, men's clothing, more retail variety, more ethnic food options.	5/16/2017 11:07 AM
7	yes Transportation systems	5/16/2017 9:55 AM
8	Gas station, grocery	5/16/2017 9:33 AM
9	More small restaurants needed with outside seating for the three to four months that we can use them.	5/16/2017 8:54 AM
10	we need more food of every kind, convenience store, restaurant, quick lunch, carts and mobile van types all have their place.	5/15/2017 4:57 PM
11	Need a basic grocer/drug store. Would also be nice to have a designated area for Food Trucks. There is also no public restroom that I can think of in Downtown Helena	5/15/2017 4:50 PM
12	Grocery Store	5/15/2017 4:33 PM
13	convenience store, groceries, fresh food.	5/15/2017 4:19 PM
14	A pharmacy on Broadway might be viable. Men's clothing store (which actually is needed anywhere in town). Pre-school to college level operations would diversify downtown population.	5/14/2017 12:24 PM

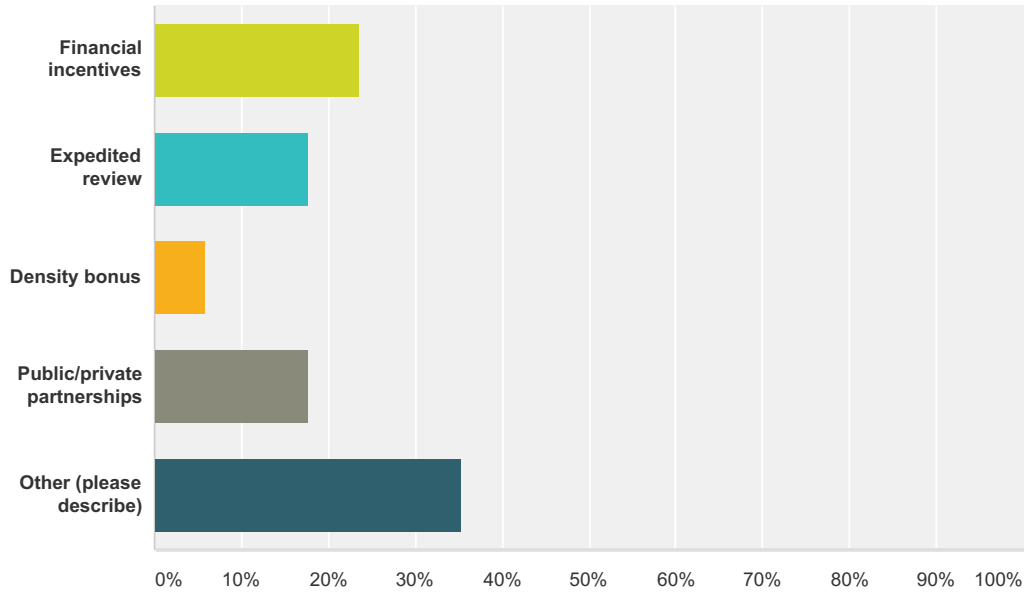
Q7 Are voluntary design standards doing enough to preserve the historic character of downtown Helena?

Answered: 15 Skipped: 4

#	Responses	Date
1	NO! Helena does a pathetic job. take one look at Bozeman. Bozeman's box stores are even remotely attractive.	5/21/2017 3:46 PM
2	unsure	5/19/2017 2:21 PM
3	eh-neutral	5/18/2017 9:16 PM
4	Yes	5/17/2017 8:14 AM
5	Probably	5/17/2017 7:36 AM
6	I would love to see further renovation of the faded ads that are painted on some of our old buildings.	5/16/2017 1:10 PM
7	No. If Helena is going to encourage downtown development, the city should take a proactive position on signage so everyone is working within the same rules. Don't wait for some egregious exception to happen and THEN scramble to put regulations in place. The city needs to start taking its historic assets seriously.	5/16/2017 11:45 AM
8	No, but this is an authentically historic downtown. Any attempts to add faux-historic elements will cheapen the authentic architecture.	5/16/2017 11:07 AM
9	yes	5/16/2017 9:55 AM
10	no	5/16/2017 9:33 AM
11	Not really when you figure the downtown chamber building didn't blend in at all.	5/16/2017 8:54 AM
12	Yes, we need to encourage responsible care of the fabric by education not regulation that thwarts individual efforts to spend a little more because its the right thing to do. Education not regulation is critical	5/15/2017 4:57 PM
13	Not sure, suspect not.	5/15/2017 4:50 PM
14	Perhaps, although since Urban Renewal we have such an eclectic mix of structures, that in the next ten years time will be considered "historic" in a historic district. Will we continue to preserve Urban Renewal into the future?	5/15/2017 4:33 PM
15	No.	5/14/2017 12:24 PM

Q8 What types of incentives should be used to stimulate better design and infill development in downtown? (select all that apply)

Answered: 17 Skipped: 2

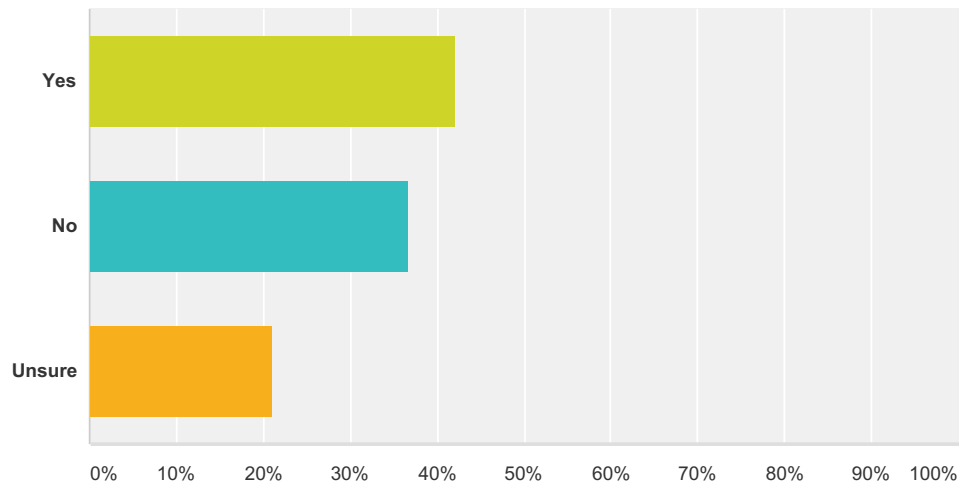


Answer Choices	Responses
Financial incentives	23.53% 4
Expedited review	17.65% 3
Density bonus	5.88% 1
Public/private partnerships	17.65% 3
Other (please describe)	35.29% 6
Total	17

#	Other (please describe)	Date
1	all of the above.	5/19/2017 2:21 PM
2	you could only check one option - All of the above - except I don't know what density bonus is.	5/16/2017 11:07 AM
3	It will only let you click on one! We need all four that are listed.	5/16/2017 8:54 AM
4	functionally cannot select all that apply. but they all apply.	5/15/2017 4:57 PM
5	all of the above. could not select morethan one	5/15/2017 4:50 PM
6	Survey form doesn't allow multiple choices. Public/private partnerships, in particularly in selling or leasing surplus public land (e.g., most of Cruse) and air rights. More openness to traditional downtown construction also would help.	5/14/2017 12:24 PM

Q9 Are there areas in downtown Helena that require additional parking?

Answered: 19 Skipped: 0



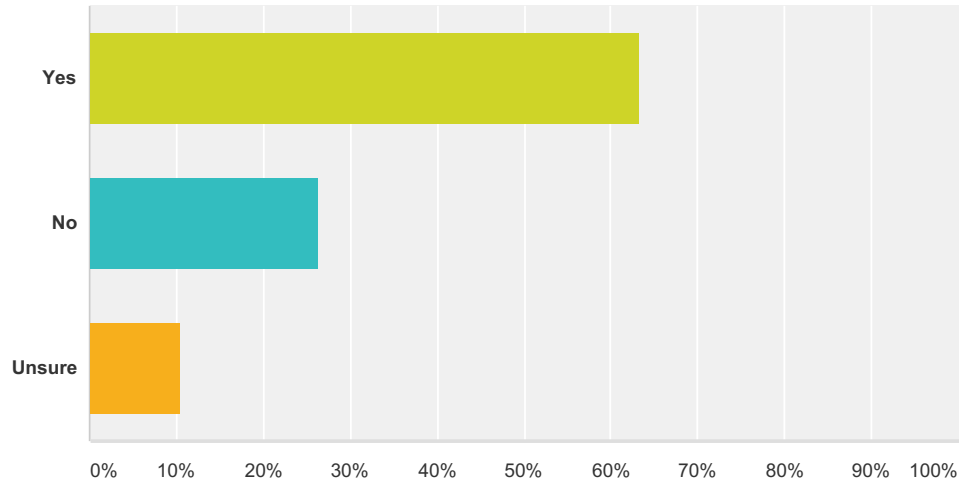
Answer Choices	Responses
Yes	42.11% 8
No	36.84% 7
Unsure	21.05% 4
Total	19

#	If yes, please describe the location:	Date
1	I think one hour parking is ridiculous. I avoid meetings downtown due to that.	5/26/2017 11:25 AM
2	yes, the "mid" downtown area between the post office and Bert & Ernies.	5/19/2017 2:21 PM
3	the parking structure on 6th and park is full. I park there and purchase additional parking spots for my business. I also think that the city of helena could benefit if free parking in these structures was instituted with a good media and training for the public to be a be aware of how to use free parking.	5/18/2017 9:16 PM
4	I would make surface lots \$20/month for full time employees and raise utilization/permit rate to 120%. Return Fuller Avenue non-permit until BCBS building is leased. Return Lawrance by St. Pauls to 2 hour	5/17/2017 8:14 AM
5	I think that the incentives to move from street parking to the lots using parking meters (as suggested in the master plan) make sense to me.	5/16/2017 11:07 AM
6	to many permitted areas surrounding downtown, stopping tourists/ locals from coming Downtown	5/16/2017 9:55 AM
7	Great Northern	5/16/2017 9:33 AM
8	Down near Mosaics office, the No Sweat Café, Gold Bar.	5/16/2017 8:54 AM
9	SoFi will be occupying the old Liquor Warehouse with the need for 180 parking spaces. We will only be creating about 20 with the renovation so we will be filling the parking garages around the area.	5/15/2017 11:25 PM
10	No. thinking that there is never enough parking and wanting more is a mind set. We need a certain amount of conflict and interaction to cross pollinate creative solutions to land use. Parking has contributed to a diffuse center not a stronger one.	5/15/2017 4:57 PM
11	Library/Blackfoot/Med Grill/Park Avenue Bakery area	5/15/2017 4:19 PM

12	All the successful areas are crowded. Of course, providing extra parking would destroy the reason they are successful. More effort should be made to support private development than to ensure parking. The main thing is making sure public money isn't at risk if a business later decides it needed more parking.	5/14/2017 12:24 PM
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Q10 Is the existing structured parking (parking garages) sufficient to manage the parking demand in downtown Helena?

Answered: 19 Skipped: 0

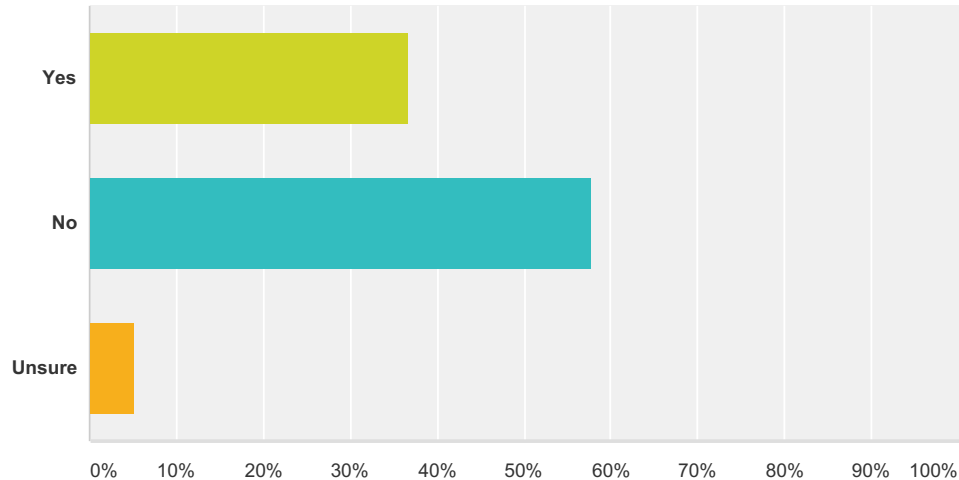


Answer Choices	Responses
Yes	63.16% 12
No	26.32% 5
Unsure	10.53% 2
Total	19

#	If no, please describe what you would like to see changed:	Date
1	see above for location, but I am unsure of how to address the issue given the limited space in the area. I think a parking lot, as opposed to an expensive parking structure, would work, but again I recognize there is limited space in which to locate it.	5/19/2017 2:21 PM
2	see above	5/18/2017 9:16 PM
3	Wells Fargo drive through should be redeveloped as residential over parking structure. Sell air rights over Jackson St. Garage.	5/17/2017 8:14 AM
4	There seems to be enough space. However, if I can't pay for it with a credit card, I'm probably not buying it. I usually can't use the parking garages because I don't carry cash. I think less and less people are carrying cash which means they're looking for on street parking and ignoring the parking structures. In fairness, I haven't checked the payment options in a while so perhaps this has changed.	5/16/2017 1:10 PM
5	Yes, if we use meters to encourage street parkers to move to the lots.	5/16/2017 11:07 AM
6	make garages new and not breaking every other day and make them mobile friendly and more free parking	5/16/2017 9:55 AM
7	See above	5/16/2017 8:54 AM
8	I really don't think they are going to be sufficient for the new load coming in.	5/15/2017 11:25 PM
9	They can balance their budget by getting out of their own way (reduce staff - don't double the rate or you will further erode market share) Market forces will only exacerbate the HPC problems as they identify them. Note the private sector leasing parking rather than developing these lots for other more profitable uses.	5/15/2017 4:57 PM

Q11 Are downtown sidewalks, street lighting, crosswalks, benches, tress and trash recepticles adequate for public use and safety?

Answered: 19 Skipped: 0



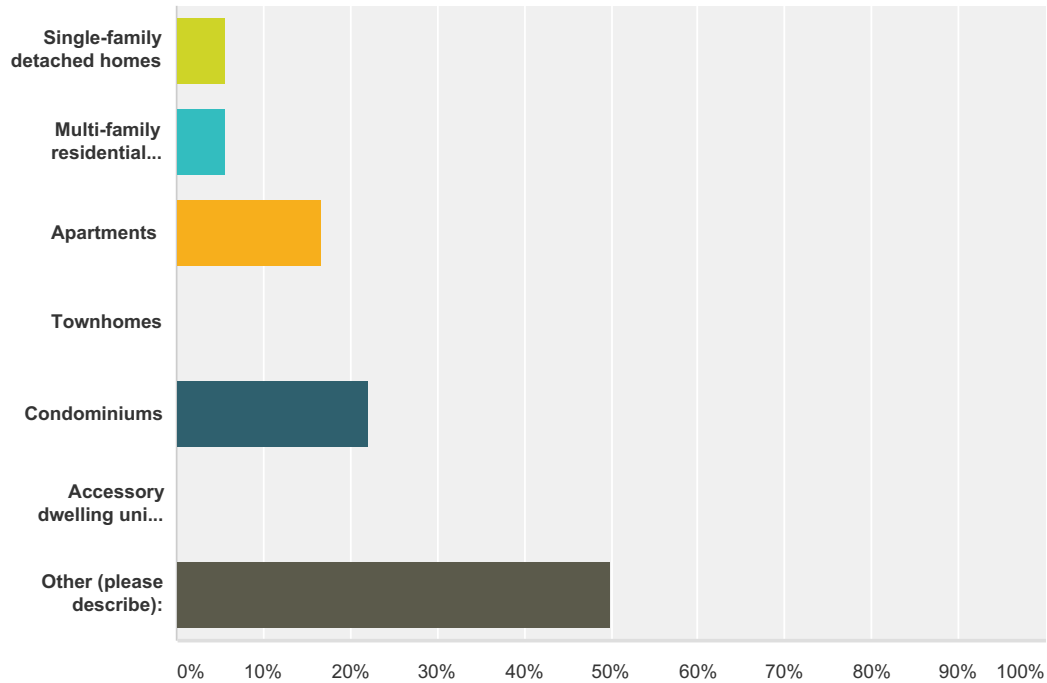
Answer Choices	Responses
Yes	36.84% 7
No	57.89% 11
Unsure	5.26% 1
Total	19

#	If no, please describe what you would like to see changed:	Date
1	more and better maintained lighting would be security beneficial, also to include vehicle traffic safety.	5/18/2017 9:16 PM
2	Add more trash receptacles	5/17/2017 8:14 AM
3	There is metered parking on Cruse Avenue but there aren't good street lights. I've had uncomfortable encounters after dark in that area. I no longer will park up there if I'm alone and I won't be returning to my car until after dark.	5/16/2017 1:10 PM
4	I love walking all around downtown, with the exception of The Fortress where Fuller meets up with the Federal Reserve Bank, New West walled-off area, and the Civic Center. Navigable but foreboding to pedestrians.	5/16/2017 11:45 AM
5	More trash cans and better (historic) lighting throughout the downtown area could help connect areas and make downtown more appealing at night. A huge part of why Helena folks don't go downtown that much at night is due to poor lighting.	5/16/2017 11:07 AM
6	crosswalks are all damaged and we have a creek on the first block of the walking mall that hasn't been turned on in years and we need to put more effort into making the walking mall look nice all year	5/16/2017 9:55 AM
7	Old infrastructure is cracking and uneven, creating walking hazards.	5/16/2017 9:33 AM
8	Need more.	5/16/2017 8:54 AM
9	With the exception of inadequate crosswalks connecting the Great Northern. See above comment.	5/16/2017 7:32 AM
10	See earlier note.	5/15/2017 11:25 PM
11	take a look at the rialto walkway, Holter Cruse Ave entry, 312 Fuller light pole, etc The BID ought to have a grinder and go to work on trip hazards as a meaningful reinvestment of assessments.	5/15/2017 4:57 PM

12	many sidewalks need repair badly, lighting is inconsistent. Need more trash receptacles and benches, opportunity for more streetscape in general	5/15/2017 4:50 PM
13	Stretch of sidewalk along both sides of Park by Blackfoot/park avenue bakery/med grill are often in bad shape in winter, and unkempt in the summer.	5/15/2017 4:19 PM
14	Sidewalks on walking mall need repair. More trash cans would be nice.	5/14/2017 12:24 PM

Q12 What types of housing should be made available (or increased) in downtown Helena? (Choose all you find appropriate)

Answered: 18 Skipped: 1



Answer Choices	Responses
Single-family detached homes	5.56% 1
Multi-family residential (duplex, triplex)	5.56% 1
Apartments	16.67% 3
Townhomes	0.00% 0
Condominiums	22.22% 4
Accessory dwelling units (mother-in-law apartments, for example)	0.00% 0
Other (please describe):	50.00% 9
Total	18

#	Other (please describe):	Date
1	townhomes and condos for a more urban and permanent (not transient) feel	5/19/2017 2:21 PM
2	Cannot choose "all you find appropriate." So I choose apartments, townhomes & condos.	5/16/2017 11:45 AM
3	Again - I could only select one option. Townhomes, apartments and condos. But, please no more low income housing!	5/16/2017 11:07 AM
4	Only lets you pick one again. Apartments and Condos with secure parking.	5/16/2017 8:54 AM
5	I think all are appropriate (question would only let me choose one)	5/16/2017 7:32 AM
6	Again the survey does not allow multiple choice Density and variety are critical. Low and moderate housing are key. high end condo's and accessory dwelling above main floor offices and shops will come in time but cost is only offset by density and its economy of scale. We need more aggressive financing i.e. tax credit, location incentives etc.	5/15/2017 4:57 PM

7	all but single family detached and accessory dwellings, Can not select more than 1 as indicated	5/15/2017 4:50 PM
8	it only lets you choose one, rather than all that apply. But more apartments, condos and town-homes would be great!	5/15/2017 4:19 PM
9	Survey form doesn't allow multiple answers. Everything but single detached housing should be encouraged.	5/14/2017 12:24 PM

Q13 Are there specific uses or activities not identified in the current code that you would like to see incorporated in the zoning code update for downtown Helena?

Answered: 8 Skipped: 11

#	Responses	Date
1	not at this time.	5/18/2017 9:16 PM
2	Walking/bike trails that link interesting areas like Reeder's Alley/Myrna Loy area, etc. to the heart of downtown better, & more thoughtfully. Signage that encourages visitors to find their way to interesting places off the beaten path. Architectural/structural celebration of the whole downtown area--NOT just Last Chance Gulch corridor but including the Myrna Loy, Reeder's Alley, the Holter, Grandstreet, etc.	5/16/2017 11:45 AM
3	<p>Create a "Helena Arts District" with artist housing incentives. Artists are the single best tool to transform the vitality of unsavory neighborhoods. Artists are often more comfortable and more able to live in low income areas and they typically add huge value to the neighborhood. I think that we should incentivize artist housing rather than low-income housing. Helena is an arts town and the addition of more artists could revitalize our downtown like nothing else. Here is an article that speaks to this from an investment perspective. It is from a publication called NuWire Investor.</p> <p>"Investors may deepen their appreciation for the arts after they realize how much influence artists can have on real estate values. Not many artists can afford the expensive rents of trendy downtown areas, so most live in cheaper areas of cities. When an area is full of artists, it attracts new studios and galleries, restaurants and shops. This energy and culture can change a less-than-desirable neighborhood or city into a desirable one—with the property prices to match. Greenwich Village exemplifies artists' effects on real estate. It has been proved that artists—defined as self-employed visual artists, actors, musicians, writers, etc.—can stimulate local economies in a number of ways," according to BusinessWeek. Greenwich Village, in New York City, is perhaps the most widely known example of this pattern. San Francisco, one of the most expensive real estate markets in the country, has another example of how artists can revitalize neighborhoods. "Artists and small organizations have turned formerly empty sections of the city, such as the warehouse area south of Market Street, into a thriving and bustling neighborhood," according to Realty Times. "Artists move in, galleries and restaurants follow, then developers and real estate agents." Once an area has heightened cultural activity, people with money tend to become more interested in it. But culture does more than draw wealth; it can also draw workers, improving an area's job market and thus its economy. "Being a cultural center also helps local businesses attract employees who want to be able to regularly go to the ballet or the theater, hear authors read from their latest books or attend art-gallery openings," according to BusinessWeek. Hampden, a neighborhood near Johns Hopkins University in northern Baltimore, is another neighborhood that has been turned around by artists. It was a mill town for most of its existence, but most of the mills were shut down during an economic downturn in the 1980s and 1990s. "The arts and artists often play major roles in the revitalization of older city neighborhoods," according to Realty Times. That has been the case with Hampden, which hosts both the Baltimore Shakespeare Festival and HonFest, an annual festival at which attendees tease their hair into beehive hairdos and participate in a contest to find the best Bawmerese—the nickname for Baltimore's accent. "In recent years, young artists and entrepreneurs have increasingly discovered Hampden's offbeat appeal, and a new crop of funky galleries, boutiques and antiques shops has emerged among the pawnshops and dusty five-and-dimes along the 36th Street 'Avenue,'" according to The Washington Post. Hampden's historic Rotunda shopping center is the site of an extensive multi-use development where construction is set to begin next year. The development has met with some controversy, since some long-time Hampden residents consider it at odds with the area's blue-collar past. In response, however, the Hampden Community Council defined "specific design standards for development and redevelopment throughout Hampden," including height, density and exterior design restrictions that will ensure that new developments fit in with the surrounding neighborhood. But the revitalization and development of Hampden, thanks in large part to gentrification begun by artists, is in full swing. "In the southeast area of Hampden, the median [home] sale price rose from \$58,000 in 2000 to an estimated \$171,750 in 2005, an increase of 196 percent," according to the Hampden Community Council. "In the western part of Hampden, median sale prices rose from \$61,900 in 2000 to an estimated \$164,450 in 2005, an increase of 199 percent." Real estate prices in Seattle have increased despite falling prices elsewhere] alt=[Seattle skyline and waterfront]]New Mexico has long been a haven for artists, and Albuquerque shows how revitalization tends to follow artists and the arts—and how entire cities can be transformed. Nearby Santa Fe and Taos have seen their prices increase so much, in fact, that some artists are now being forced out of the areas. "Many artists, fleeing pricey Santa Fe and Taos, have found a haven in Albuquerque, and their bohemian influence marks the Nob Hill art galleries," according to Kiplinger.com. "There are a number of people moving to [Albuquerque] with a high level of sophistication and sense of philanthropy," according to the New Mexico Business Weekly. An influx of wealthy and sophisticated residents is generally followed by an increase in real estate prices. The median price for a single family home in the Albuquerque area in the first quarter of 2007 was \$193,700, a 12.7 percent increase from the</p>	5/16/2017 11:07 AM

previous year, according the National Association of Realtors. Condo prices rose 17.9 percent, to \$147,100, during the same time period. Further development in Albuquerque will be primarily limited to the west, because it is bordered on its north, east and south by mountain ranges and Kirtland Air Force base. Burien, Wash., is another city benefiting from people being priced out of certain locations. A city of 31,000 people 10 miles south of Seattle and four miles west of Seattle Tacoma International Airport, Burien languished for decades as a bedroom community for Boeing employees. But the falling home prices seen elsewhere across the country have not been seen in Seattle. In fact, according to the Northwest Multiple Listing Service, Seattle's median single family home price was \$501,000 in August 2007, a 10.1 percent increase since August 2006. Seattle's eastern suburbs are even more expensive, with the median price of a single family home reaching \$643,750 for August 2007, according to the Northwest Multiple Listing Service. Thus, "Seattle's artists move south in search of affordable homes," according to The Seattle Times, and "some have picked the South King County city as the place to make their mark." Artists may be flocking to Burien because it already has an arts scene; the city has its own professional symphony as well as numerous theaters and art galleries and an arts commission. Burien offers community cultural events year-round. E. B. Foote Winery, for example, serves wine and hors d'oeuvres on the nights it hosts original comedy plays performed by Breeders Theater, a group of professional actors. ![[filekey=|1032| align=|left| caption=|La Boca in Buenos Aires, Argentina, is popular with artists| alt=|La Boca Buenos Aires Argentina]]Construction is underway on a new plaza that will offer more space and opportunities for such events. "This spring, the city broke ground on Town Square, a civic plaza with about 40,000 square feet of retail, 400 condominiums and a new regional library. Several upscale boutiques, bars and restaurants already have opened nearby," according to The Seattle Times. Thus it appears that Burien is poised to take advantage of the increasing housing prices in nearby Seattle by touting its own expanding arts, culture and overall development. This trend holds true in international locations as well. Barracas, a neighborhood in southern Buenos Aires, Argentina, used to be a commercial area until an economic recession caused the factories in the area to close, according to International Living. The government is offering incentives to developers, who are turning the factories into apartment buildings. These new, inexpensive apartments—with prices at \$80 per square foot, in a capital city, no less—are being snapped up by artists who are using them as residences and studios. La Boca, the neighborhood directly to the east of Barracas, is also popular with the artistic crowd. It has a famous theater and is filled with tango clubs and bright, colorful houses. Its thriving main street, Calle Caminito, is lined with shops and restaurants. Viterbo, a city of 60,000 in Italy between Orvieto and Rome, is another location popular with artists, according to International Living. The historic city center is still surrounded by walls built in the 11th and 12th centuries. Viterbo is famous for its pottery and marble, and is home to the Academy for Fine Arts and Tuscia University. Viterbo's popularity is rising and so are its property prices, as wealthier people move into another area gentrified by the culture brought in by the presence of artists. There are 25 real estate agencies in town, reflecting its popularity among real estate investors. The money and interest flowing into the area lead to increased property prices, and the artists are often forced out of the neighborhood and into new areas to start the process again. Though this pattern could benefit savvy investors who are on the lookout for areas popular with artists, "the end result is usually not good for the artists, who are often priced out of the neighborhood," according to Realty Times. Once artists are priced out of a neighborhood, the revitalization cycle starts again somewhere else."

4	open up biking	5/16/2017 9:55 AM
5	generally more permissive zoning the better let the market decide. Allow the artist and the not for profits to make inroads -- not every project has to be a new development built to idealized standards	5/15/2017 4:57 PM
6	not sure	5/15/2017 4:50 PM
7	outdoor music venue	5/15/2017 4:19 PM
8	None come to mind. However, it might be worth allowing any otherwise not permitted activity if it meets certain performance standards, with noise, smell, etc.	5/14/2017 12:24 PM

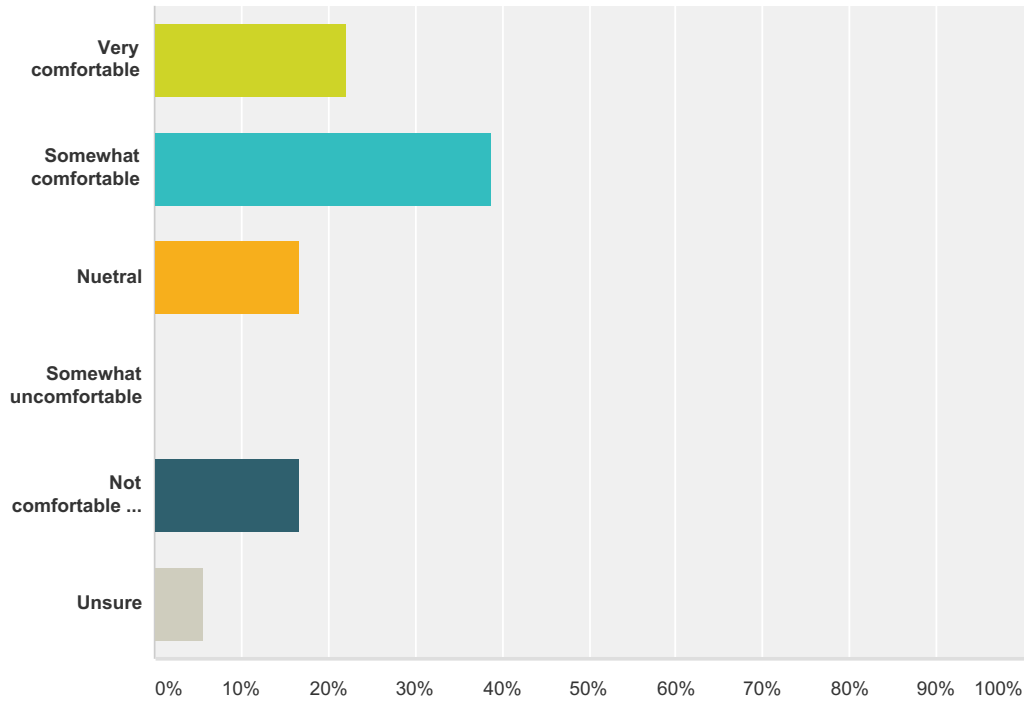
Q14 Are there specific uses or activities that you feel are not appropriate for inclusion downtown?

Answered: 8 Skipped: 11

#	Responses	Date
1	Strip clubs	5/26/2017 11:25 AM
2	no	5/18/2017 9:16 PM
3	Industrial manufacturing, auto repair and service shops, big box retail, major fast food chains. Biking on the walking mall should be allowed though.	5/16/2017 11:07 AM
4	no	5/16/2017 9:55 AM
5	casinos, adult entertainment,	5/16/2017 9:33 AM
6	meat processing plants, MI, etc but we can have more kids down here, more senior programs, more CML type services, food and beverage, educational facilities and services	5/15/2017 4:57 PM
7	not sure	5/15/2017 4:50 PM
8	See 13.	5/14/2017 12:24 PM

Q15 How comfortable would you be eliminating use restrictions if design regulations were strictly enforced?

Answered: 18 Skipped: 1



Answer Choices	Responses
Very comfortable	22.22% 4
Somewhat comfortable	38.89% 7
Nuetral	16.67% 3
Somewhat uncomfortable	0.00% 0
Not comfortable at all	16.67% 3
Unsure	5.56% 1
Total	18

Q16 In your experience, what is the greatest challenge when applying for a zone change, conditional use permit or variance? If you do not have experience with an application process described above, please skip this question.

Answered: 6 Skipped: 13

#	Responses	Date
1	speed of review, and unwillingness to "think outside the box" or be creative to ensure new development can occur while still working within the codes and requirements	5/19/2017 2:21 PM
2	it took too long, we waited on public hearing for what seemed like an eternity.	5/16/2017 9:55 AM
3	The City Commission has had a tendency in the past to vote on emotion and not common sense. There always seems to be a lack of business experience on the commission. sense on	5/16/2017 8:54 AM
4	lack of education about the process, the probability of outcome and a generalized sense of what we will welcome as a community. The time involved is often longer than some start ups are willing to invest	5/15/2017 4:57 PM
5	not knowing whether or not it will be approved and having to wait to move forward with plans. Decisions seem to lack consistency and can take considerable amount of time to decide	5/15/2017 4:50 PM
6	Staff must be assured all existing technical hurdles they see can be addressed prior to the Commission even deciding the policy aspects of a CUP or variance. Some projects are never even proposed because of this.	5/14/2017 12:24 PM