

Water Street Deck Survey-Summary Report

- Survey offered through the city's online engagement tool at connectwilmington.org
- Survey open Feb. 19-March 13
- 213 surveys completed
- 89 percent of surveys (189) completed by individuals within city zip codes

Overall, residents agree the Water Street Deck requires redevelopment.

56% of the people who completed the survey reacted positively to the proposal's recommendation to include two buildings on the site that would include residential housing with retail on the ground floor and onsite parking. – *These statistics are supported by the comments in the open-ended question*

50% of people who completed the survey reacted positively to the proposal's recommendation to designate half of the spaces to the development and the other half to public parking. – *These statistics are supported by the comments in the open-ended question*

56% of the people who completed the survey were open to allowing the development to exceed the current height restrictions of downtown– *These statistics are not supported by the comments in the open-ended question*

86% of people who completed the survey reacted positively to opening up access between Front Street and Water Street to improve the pedestrian flow to the river. – *These statistics are supported by the comments in the open-ended question*

67% of people who completed the survey agreed with the proposal's recommendation of an open space on top of the parking deck. – *This percentage does not give a complete view of sentiment expressed in the survey, as demonstrated through the numerous comments. Responses largely agree that an open space is needed, and that this space should be provided at the pedestrian level. Commenters are concerned with accessibility and functionality of a roof-top open space.*

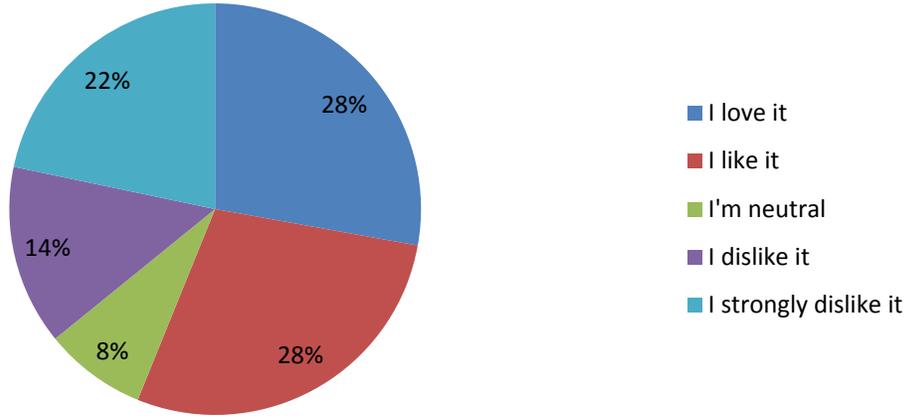
Common thoughts expressed in Question 6:

"Please share any additional thoughts you have on the DFI recommendation. Be as specific and thorough as you wish."

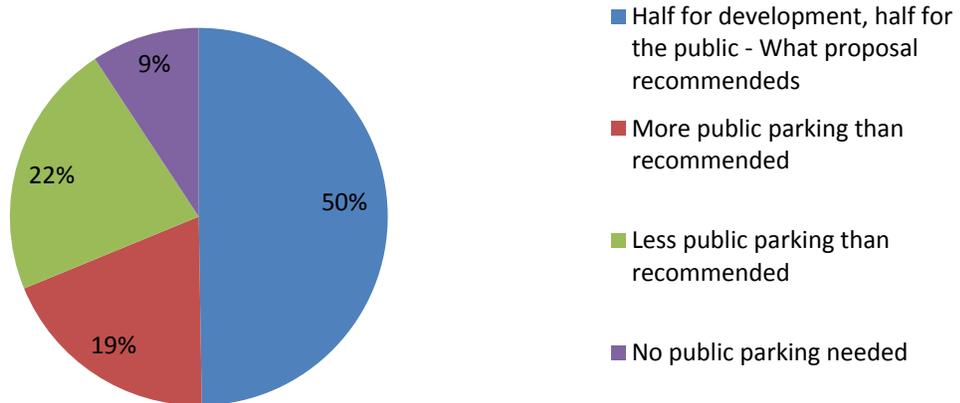
- Deck is an eye sore that needs to be redeveloped ASAP
- Many want more public green space, and/or green space at pedestrian level (not rooftop)
- Many say more residential and retail is needed downtown
- Height – should concur with current skyline and not detract from historic feel of downtown
- Parking:
 - Downtown businesses who currently use the parking deck are concerned with the availability of parking during redevelopment and afterwards
 - Respondents mixed – some feel there is already too much public parking (parking decks are mostly empty) while others feel there is, and will be, a need for more public parking after redevelopment
 - Residents also commented on the cost of parking downtown; common questions revolved around the cost comparison of future onsite parking to other downtown parking decks and the option to give free parking
- Architecture – must align with historic feel of downtown
- Public areas/outdoor dining options – part of Vision 2020

Statistics out of 213 completed surveys

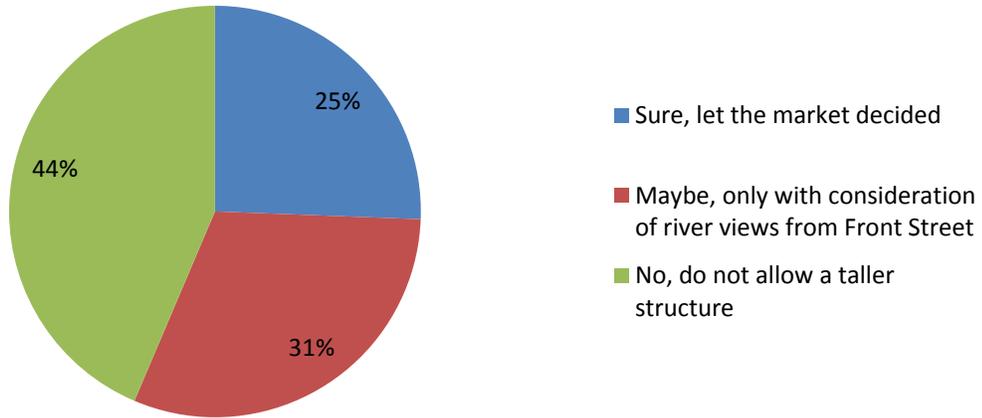
Question 1: Recommendation includes two buildings on site that would include residential housing with retail on the ground floor and onsite parking. Rate your overall reaction.



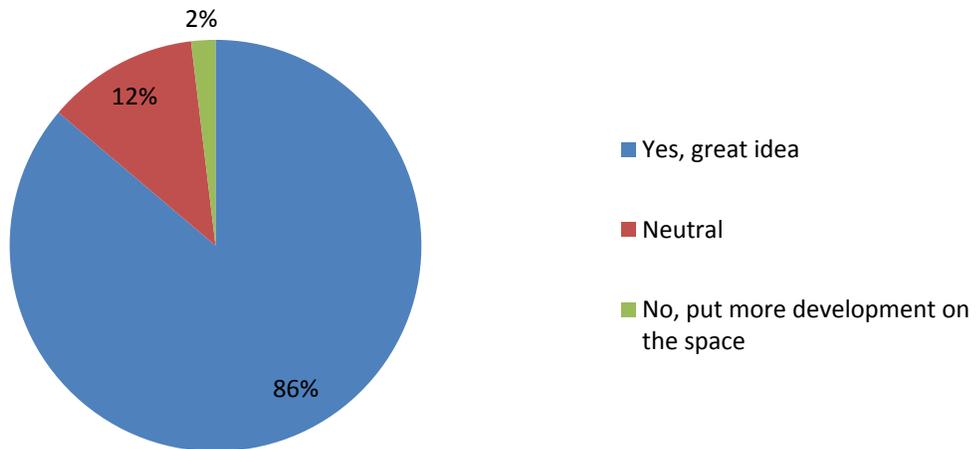
Question 2: Recommendation includes 625-650 parking spaces; half designated for the development and other half designated for public parking. How much public parking do you think should be available?



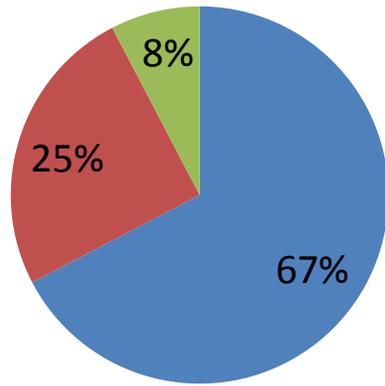
Question 3: If it provides a significant economic benefit to the city, should the city consider allowing a taller structure than what is currently allowed?



Question 4: Recommendation includes opening up access between Front and Water streets to improve pedestrian flow to the river. What do you think of this idea?



Question 5: The proposal includes 1/4 acre of open space on top of the parking deck. What do you think of this idea?



■ Yes, great idea

■ Neutral

■ No, put more development on the space

ALL RESPONSES TO SURVEY QUESTION #6

“Please share any additional thoughts you have on the DFI recommendation. Be as specific and thorough as you wish”

- 1. Building top green space is ridiculous. It would be practically inaccessible. 2. Please carefully consider the long term effect of a huge project on the charm & ambience of downtown Wilmington.
- A little concerned that tall building right across from the river might block out some views and not meld in with the other buildings along Water Street (not sure how high Federal building is at Market and Water). Then there is the Hilton right on the river which seems pretty high. Have lived in Washington, DC, where there is strict regulation of building heights downtown. Hope some of the parking spaces are below ground. 650 spaces seem like a lot.
- A park would be nice for families
- A three story, stepped back design running entire Water Street length. Ground floor, street front should be a year round market. Ground floor behind market should be parking. Above parking should be 2-3 story condo/apartment complex with view of green roof on market. A solution using all suggestions: retail, housing and parking with the bonus of being a great draw for tourists and area chefs/restaurants to the market featuring roll up, window-paned doors for open air market on warm days.
- Along with razing old structures like this for the purposes as stated above, I think more of that needs to go in downtown Wilmington and should be marketed/promoted to developers.
- Any change will be a positive one. The deck is an eyesore and frightening for people to walk through at night.
- Any green space with this property needs to be at ground level and on the west side of the property. It should be public green space and not tied to ownership of any residential units. I also take issue with putting parking at this location especially with this highly valuable frontage along the river.
- Anything is better than the ugly monstrosity that is there currently!!! The waterfront should be Wilmington's showplace and the parking deck detracts immensely. Proceed with project ASAP.....
- Anytime of open green space on top of the deck would be wonderful.
- As a downtown resident I would love to see a full grocery store.
- As an employee in the area, I would love to see public parking provided so that we don't have to find a new place for our cars. I also think that some redevelopment is necessary, as the parking deck is in bad shape, and the proposed option doesn't seem like a bad project.
- As much as possible...enclose parking from Water Street views.
- Basically sound except for height (too tall) and green space is inadequate.

- Because of the limited choices I had to agree with the recommendations of access between Front and Water as well as 1/4-acre open space. I strongly feel there should be much more open space. This proposal is way over the top for the area. I feel any new development's architecture should match the surroundings of downtown, i.e. an historical look. Also, there should be more open space for the public in the form of a park setting that could also accommodate music events.
- Building footprint should be stepped back from Water Street to provide a wider sidewalk adjacent to Water Street. Possibly 15' in width with part of the sidewalk width in the Water Street r/w and part on the property to create a wide walk or plaza in front of restaurants and other uses along Water Street. Portion of Chestnut Street between alley r/w and Front Street should be a large pedestrian connection and not open to vehicular traffic. Allow public more then 500 characters!!
- Can someone contact me when the apartments become available? I want to live there...
- Clean up downtown. Tear down those old empty buildings and let development build useable space.
- Construction should reflect the historical aspect of surrounding buildings.
- Could the open space on top of the parking deck be made "green"? Plant grass and trees to make it a small park with some benches, etc...
- Covered by the above
- Critical is the shape and feel of the Water Street face at the street level. This is where the current dark cave of the parking deck creates a negative pedestrian experience
- Do not need park space on this site. City has already purchased 6 acres downtown for a public park.
- Downtown needs more residential units downtown. It is ridiculous that ROW think that MORE traffic downtown is unwanted. We NEED people to come downtown in order to survive as a downtown. If there were more people living downtown and able to walk around downtown, then we could all benefit from that.
- Downtown needs to be more than a place for drunk Marines and idiots to hang out on the weekends. Its a disgrace what has happened when the sun goes down. Downtown should be a place you want to go and enjoy the waterfront and good food and entertainment.
- Excessive for this area of downtown, which is currently a lure for tourists. A visual nightmare, that further restricts citizen enjoyment of the waterfront. Mass structures can be accommodated on north end near PPD
- Get this finished ASAP! The current deck is a terrible eye sore.
- Getting rid of the parking deck eyesore is long overdue!
- Great
- Green space is my preference. City complains now about the 2nd street deck being under utilized. Be creative and supportive involving projects and solutions for moving

people around and fill the decks we currently have.

- Green space on the top of a parking deck is not the same as a street level park. We need more accessible green space.
- Height & density excessive. Granted, it's across from Hilton, which was a bad 1970s decision that harms the waterfront. Key issues: This area of Wilmington is marketed as pedestrian friendly historic area, with historic structures, scenes, and river view. Northern part of downtown has been designated for modern, dense development, and that is taking place (reviving post-"bubble" collapse of last decade). The northern area decisions are irreversible. DFI rec would work there, not here.
- height and density not appropriate for this historic area of the riverfront protecting air and water quality should be highest priority along Cape Fear River
- high quality residential space is very important
- Hopefully there is an analysis of potential use! Seems we have some empty properties around here.
- I am concerned with the buildings height. I believe buildings in the historic area, (4-5) blocks from the river, should have a height restriction.
- I am opposed that the entire space be devoted to a large multi-story building with green space on top! Please consider smaller building of offices or restaurants with parking below but a portion be reserved for ground-level green space. Preferably this green space would have a pedestrian walkway to the water. Green space should include winding hardscape, benches, shade trees, a fountain! Perhaps a statue of a prominent Wilmingtonian from history!
- I am very much in agreement with the DFI proposal. I say; develop the property and start receiving tax revenue to help recoup the cost of buying it. Green space is wonderful, but I lean toward development of this piece of prime property.
- I believe part of the space should be green space on the ground. Do not exceed the current height limits, please.
- I do not think this survey has asked the correct questions. I do not like the response options and leads the answers to unintended responses. I do not like the DFI proposal.
- I don't have any more specific ideas to share...
- I feel as though we currently do not have enough residential opportunities downtown. We need, for the economic health of downtown, more apartments, as well as parking. With more people living downtown within walking distance of local restaurants and shops, it would help everyone out who has a business downtown. This would be WONDERFUL.
- I feel like it would be essential to recruit strong retail operations, especially those to fulfill needs for downtown residents.
- I hope that this entire project is designed to fit in with our historic waterfront. Don't allow any more height! Building height has a lot to do with how welcoming a city appears. No plain, "modernistic" facades, please. And let's be sure that parking fees for

the public aren't any higher than the other decks downtown.

- I know that we need a strong tax base for Historic Downtown Wilmington to be and remain viable, but building more, rather than creating space that increases quality of life for residents and visitors, is short sighted. We also need to close off streets to vehicular traffic to be more pedestrian friendly, and increase public transit. Look at Charleston... surely we can learn something from their success.
- I like the idea of the open space and would encourage that it be larger, or perhaps include some perimeter walkway? I also like the idea of open pedestrian spaces around the building , maybe with public art, or spaces that would be flexible to have stages for events ,etc.
- I live down town. We so desperately need a down town grocery store. Not a super market but a locally owned and operated grocery store. That could make it happen if you sell the land as cheap as you did for that hotel. I am afraid the hotel will be a black eye for wilmington. That is just my opinion though.
- I lived in the area for over 4 years. Since I moved here the city has wanted to keep the old town feel, turn it into a ball park and now make it a mini NYC. Pick direction and stick with it. I vote for old town. Do your large scale development in other parts of the city.
- I only use access to top parking deck because I am an employee of McKim & Creed. Looks like the bottom section is not used that much by the public, not even sure if the top is used that much by public unless Wilmington has events. I feel there should be something done to restore other means of parking and hopefully to benefit the (employees) that work downtown. Of course, there is a parking deck already close to Front street that we could use.
- I think a community garden would be great for downtown residents and business owners
- I think a public park on part of this space is a necessity. I also believe it will be more beneficial to the city and the public to divide the space into smaller parcels. This is much easier to redevelop and will allow a much more vibrant and diverse fabric. It's the most economically prudent and what the market wants. Think about why the old Wachovia site is still empty and it's not even that large.
- I think it is a great idea and a great [l]ace to start. The parking deck as we know it is a eye sore and underutilized. If we can bring more attention top the river we can grow our city even more. The one concern is if the spaces will be metered or payed or free. we have to work with the idea of maybe some sort of compensation for parking downtown. Free or validated ticketing for shoppers should be a thought.
- I think it is important to continue commercial and retail experience along water street on this block for the pedestrian users, there is a BIG gap between market and cotton exchange, give people a reason to stroll down by the river. The image shown is way too tall for that streetscape. Proposed development should be in scale and architectural character with what is around it. Would love to see a much better pedestrian connection on Chestnut between front and water with small gathering space

- I think it would be beneficial to Wilmington to have more parking downtown.
- I think residential/retail space would add vitality to the downtown.
- I think that it has been long overdue for the city to demolish the eyesore of that parking deck and allow something more beneficial to be put in its place
- I think that while we need to be mindful of our historical nature in the DT Business District, we cant let it stop advancement, or pretend that it can forever just be a museum piece. It needs to grow its tax base, and attract other businesses besides bars and restaurants. We also need to stop being afraid of National Retailers setting up shop downtown. I am a huge advocate of local- But local only is not enough. We need to broaden the pool of retailers downtown- and that will help those locals.
- I think the building would work as presented. As in any project a tweak could add benefit. I would like to see a restaurant on the highest floor. I could support an even higher structure if it could attract more developers.
- I think the idea of a taller building should be studied very specifically, as in this particular area, it would have a great impact. I like the idea of additional retail, which I think would be a great economic boost for the downtown area.
- I think the lot should be make into a park space to hold cultural events for downtown. This should be run by a non-profit organization that will pay the city for its use.
- I think this is a great opportunity to include workforce housing as part of the plan. This would not require any special zoning since the City owns the land and could give the developer an incentive to set aside a % of units. I think it is an ideal location and would meet the scattered site goal of putting workforce housing in an area that is accessible to employers.
- I think this sounds like a great idea. A residential building will bring more people to Wilmington and have more people downtown!
- i value the recommendations of professionals who have extensively studied this. I do not think it is valid that because we have excellent historic structures that the entire town should look like a museum. Any good historic preservationist realizes architecture should reflect the time it was built. This proposal addresses the current needs and where we are today.
- I was on the parks and rec board when the city made the first 1/2 purchase and there was the verazzano proposal. That has long since past and this newest proposal is best use, especially the per square foot value of the build and the six acres just purchased for the park downtown. this is a great proposal and I will shout it from the rooftops! :)
- I wish I knew a bit more about the type of residential units. Is there a plan to make some of these units available as affordable housing? Other cities, such as Boston, will require a percentage of units to be priced at a middle-income level, so that a range of citizens have access to affordable housing in nice areas. I'll be curious to see the kind of retail or commercial that goes into the space.
- I work downtown and currently park in this parking deck. What would become of our parking space?

- I would be more supportive of the project if the architecture and height of the structure were more in keeping with the adjacent structures in the historic district.
- I would like the concept to look traditional rather than modern or trendy. Trendy looks get dated very quickly.
- I would like to see the City seek opportunities for more open space/park areas as well as strive to maintain the historic nature of the downtown area. A high-rise mixed-use development would take away from the unique historical nature of downtown Wilmington. Visitors and residents alike enjoy downtown due to its small-town feel and character. As a small-business consultant in the Murchison Building, this proposal would reduce visibility and the significant draw this building has downtown.
- I would rather see something that fits with the historic flow of downtown Wilmington. A shiny, tall residential building will not add to the charm of the river area.
- If amendments to zoning code are being considered for 1 structure; lets take a look at amending the zoning code to allow of taller buildings altogether.
- I'm a little upset about the question of the river view from Front St. What river view from Front St!? The ugly deck that is currently there and the Hilton already block the river view. The beautiful RiverWalk is for views of the river. Please let this city be one. If a river view from Front St was such a concern the Hilton wouldn't have been allowed to put that monstrous addition on its building.
- I'm all for the recommendations. Let's get going!
- I'm glad that something will be done. That parking deck is an eye sore.
- Include parking and storage for bikes in the parking area or the passageway from Front to Water. Maybe have some shops facing into that passageway much like Rockefeller center in NYC
- Is the 1/4 acre open space public or private?
- It is important to make development along the river compatible with the older buildings, but not tall and imposing. The "feel" of the riverfront will make a huge difference in the future of Wilmington's downtown. It should be inviting and accessible. Residences can be a few blocks away, or in a single story above businesses.
- It is unclear why these questions are being asked and why these questions were chosen. Regarding the size of the development, I feel you would get stronger indication of the public's position if asking about the entire scale and footprint not just height. The park question too is misleading, there is no option for asking for open space at street level. These questions make it appear that certain decisions have been made by council and they have not been made public. More transparency please
- It seems that Chestnut St. will become a through street between Front and Water, and I am strongly in favor of that. It will greatly help the traffic flow in the area.
- It seems there is quite a bit, maybe plenty of ongoing development in the northern section of downtown. I think transforming this area into a rooftop park and garden that can simultaneously buffer runoff from downtown into the river would be the best use. increase on and off ramps to water street with drainage being somewhat of a water

feature. Downtown is growing and green space will be at a premium and access to this area may increase desirability more than bigger buildings(see central park).

- It should not be a huge development. Downtown has a nice atmosphere with the buildings not being too high and the city should definitely stick to that rule. Something more along the lines of a park would be great. A place where workers or students can meet during their lunch hour.
- It would be helpful to know more about the specifics of the development, but making the location more retail rather than residential makes it much more desirable for other businesses in the area, like ours. Since we are located in the Murchison building and are monthly parkers in the Water Street ramp, a structure that doesn't impede the view of the Cape Fear that we pay dearly for is the most appealing for our business.
- It would be nice to see.
- It's a desolate-looking spot now, and some careful thought can make it a very attractive asset for Wilmington.
- Just as long as it don't take away a lot of th historic sites of downtown
- Just go ahead and do it, already!
- Just open up the street grid, we don't need all of that parking, and make it look nice and historical
- Keep trying to add more green space downtown. It is sorely needed.
- Let's make the river front more, not less, beautiful and pedestrian friendly.
- Limiting to Murchison might be good but if market demands OK to go higher. Open Chestnut Street, close Bailey Park if necessary, and don't worry about a park. Trade Hilton designated parking places for their riverfront parking lot across the street and develop that into a Riverfront Downtown Park. The riverside view of Front Street buildings are nothing worth looking at!
- Love it! Let's do it!
- Make a grass area with a small amphitheater..with hard surface driveways on each end for vendors.
- Make it as green and aesthetically pleasing as possible. Right now, it's just an eyesore.
- Make one day a month free parking day so more people come downtown to shop. Also, we have always wondered why most of the shops are closed on Friday and Saturday evening, especially in the summer, when the most people are walking around. I know it's too late now, but a ballpark would have been great for downtown Wilmington. It would have provided many jobs, attracted more people because of baseball and other events like concerts, and those people would also shop and eat downtown.
- Make sure it's tasteful in design so that it fits in with the city's historical atmosphere...unlike the Hilton.
- More Greenspace, Public Restrooms, Public Playground
- More open green space along the river for downtown

- More safe, affordable housing options need to be offered in the downtown area.
- My company owns a building adjacent to the parking deck and pays for all the employees to park on the top or bottom. Please, consider parking for established businesses (more than 30 years at current location) who are long time, current paying customers. It's expensive to work downtown, please don't make it a hardship or businesses will exit.
- My husband and I often choose not to go downtown based upon the limited availability of downtown parking. Any idea that expands parking options downtown is very welcome and would increase our patronage of downtown business and events. Thank you!
- My name is Jess Reedy, I'm owner of Pineapple Studios on Front St. I appreciate the efforts to restore this parking area. I park here everyday but I feel that it is rather unsafe in comparison to the other parking decks. I also notice people tend to avoid walking near this garage. From a business owner standpoint, I'm hoping that this renovation will encourage more foot traffic for my studio. But, I am nervous about the time frame and noise level of this. pineapplestudios.jess@gmail.com
- My only opposition is the added retail space. I think it should offer some office space instead of retail.
- My response appears to be too long, so I'm sending in a separate message.
- NA
- need a public park
- Need to include public restrooms. Lack of and condition of public facilities downtown is embarrassing!
- Need to move forward with something sooner rather than later
- No additional thoughts.
- no additional thoughts. just try to bring cool businesses and more jobs
- No bars
- No buildings No tall buildings It should be open space Use it for a small park (green space) Use it as an extension of the Farmers Market Great space during the spring and summer to hear music or watch outdoor movies
- No matter what the planners recommend please tear down the parking desk asap! It is just so ugly and as long as its there no private sector developer is going to enthusiastically look at that location.
- None
- Nothing else
- Open Riverfront space is hard to come by. The entire lot should be open space. Downtown Wilmington has plenty of other locations that can be developed. All you need to do is compare the lake fronts of Chicago and Cleveland to see the benefit of having open space along the River. Push the development inland and you will also see

neighborhoods improve.

- Open space on top of a parking deck is NOT a park... My husband didn't get to complete the survey, it got submitted with only one question marked, can he do it again? derickson@ec.rr.com Thanks
- Open space on top of deck will be excellent for viewing fireworks at 4th of July, for example.
- Open space should include a dog run and an amazing playground for the children. Downtown lacks both of these.
- Our business is in the downtown area so we frequent our city. We spend a lot of time in Seattle and love city mixed use. The parking deck has long been an eyesore and wasted what could be beautiful downtown space.
- Our city has great historic character and is often used by the movie industry. DON'T go "modernizing" it to the point of destroying the personality and quality of our oneness with the river by hogging the view!!!
- Parking and all is fine... BUT we need the green space, we do not need "skyscrapers" and we need reasonable public parking that is accessible as opposed to what we have in "parking decks" today. Family members of mine WILL NOT use the parking decks after dark and I do not blame them.
- Parking and green open space in downtown is a necessity. We need to understand that the cape fear river is an ecosystem worth to view and feel. I understand that we need to accommodate for tourism, but if we can combine an ugly parking deck with some beauty (green areas, open art galleries, open theater), people will enjoy it more.
- Parking downtown is already a nightmare, so I'm not on board with eliminating what few spots are available. It doesn't do any good to have new shops to visit when you can't park your car to go to them.
- Parking is a total waste of a world-class urban resource: the view of the river, the battleship memorial and Eagles Island. People come to a city because of the sights, the businesses, the history, the natural beauty...not because there's parking. Cities like Detroit have lots of parking...all those vacant lots.
- Parking provided should be free of charge to customers visiting the retail establishments on the site. First two floors should be mostly or entirely commercial, and admit traffic both from Water Street and Front Street. Include outdoor decks above ground floor to extend upstairs restaurant areas to outdoors for the view of the river.
- Plant a lot of trees, shrubs and landscaping (not maples). The business district needs more trees for shading, cooling and aesthetics. What was done on North Front past PPD is awesome. Green it up as much as you can. Allow architect to be creative but not garish, in consideration of historic district but with some modernism in mind. Also, use space to eventually include expansion of park across street along riverfront. Make sure it all ties together (don't think small).
- Please do not ruin our historic downtown waterfront with these massive tall buildings that will block the light and cause congestion in our streets. Please look to the success

of historic waterfronts and historic districts in cities like Charleston as our path to being a desirable and charming destination. And, please let local people make these decisions - not developers from other places with names like DFI development decide the fate that Wilmingtonians will have to live with. Thank you!

- proposal is too big. needs to be to scale with neighborhood.
- Proposal offers a way to improve opportunities for both commerce and residential growth downtown w/ multi-purpose development. More details needed, particularly with regard to costs, but am very receptive to idea. Like their idea for a museum as well as retail on ground level. Passageway from Front to Water Street met w/ resistance, but if creative approach like adding mosaic on wall surface could turn into attraction instead of deficit.
- Provide parking spaces in kind for the local businesses and their employees that use the parking deck each day. Comparable monthly parking rate structure to that paid today. What is the plan for relocation of monthly rentals during the construction process?
- Public open space is wonderful, but if it isn't very accessible atop a parking deck, don't bother. I can't imagine the deck will be less than 1 story above Front St, and open space above that would be wasted. If so, let it be private.
- Public parking downtown should be limited closer to the water, and more abundant near to major arteries (3rd/Market), bridges (Memorial and Isabelle Holmes), and highways (MLK, 74/76). Placing significant numbers of public parking spots at this location will have significant effect on traffic on the local roads nearby.
- Public parking within this development should be an incredibly low priority, or not included at all.
- Putting buildings which obstruct the foremost view is rarely a good idea. Using the parking deck footprint for a public park which would have a premier waterfront view is for our community and the future of downtown Wilmington forever the best use of the location. There is plenty of space available downtown for retail, commercial and residential use. And there is more than enough parking deck capacity for the foreseeable future. I think this site developed as a beautiful park for residents
- Reduce parking fees.
- Something need to be done as the current parking deck is an eyesore. Residential is preferable but retail is necessary to make it viable. Opening the road to the river is needed. Water street should be made pedestrian traffic only!
- Sounds like a good idea
- Support the development project recommendation. Move forward asap, this is valuable land for cars to park on.
- Tear that eyesore down! ASAP!!!! It's almost as ugly as that awful Memorial Bridge- both distract from the beauty of Wilmington
- The 1/4 acre space on top of the parking deck could be used as an eco-roof space and/or community garden. Eco-roofs has shown to have many economic benefits, it

could help to beautify the space, and could be a great space for residents or people in the community to garden.

- The buildings are too tall and ruin the town town area!
- The condos in Mayfair didn't fair so well. Why would doing something similar downtown be any different
- The current proposal is much too BIG for Wilmington. Yes to retail & public green space park. Too much parking in plan with too tall of a building. It just doesn't fit.
- The DFI recommendations are based on "highest and best use" economic analysis, but do not represent best planning objectives for the City of Wilmington and the redevelopment of the Riverfront and the historic downtown area. I believe that a mixed use project with a combination of commercial and residential development, public and private parking and public and private open space should be included in the redevelopment of the Water Street site.
- The facility should be retail and public prkg, with just a few commercial offices. Riverfront area is a priceless property and can be used in different ways in the future to grow and market the dtwn area. Having residential in this loc is not the best use of the ppty. You should be turning the area into a centerpiece of dining, tourism and business. Residential limits the enjoyment of the area to just a few. Retail-business-entertainment-tourism should be the primary driver.
- The green space on top of the parking deck is silly. Make room for a park. Who wants to look at the river from there?
- The idea is likely the textbook "highest and best use" for the site, but lacks creativity. If the City cannot foot the bill to create a crown jewel of a public space that would improve property values throughout the downtown community and become a tourist destination, AT LEAST require the developer to include public spaces and outdoor dining areas as recommended in the City's Vision 2020 plan. Use the new parking to get rid of parking on the riverfront and change existing lots to pocket parks.
- The increase in student capacity at CFCC has already caused congestion problems to flow southward...very few available parking areas for people who actually want to shop/explore. Building more on the riverfront is going to further congest the water front rather than beautify/attract. I agree-it needs to be opened up (between Front & Water) to move the flow of pedestrians down to the riverwalk, but smaller buildings/parks are needed. & do something about the homeless that constantly bum \$\$
- The massing of the proposal is all wrong for this part of downtown. This site has a lot of potential and a lot of problems, but the city shouldn't sell it's soul for redevelopment. Be patient and make sure that a significant public benefit and improved built environment are realized before going after straight profit in a developer's pocket.
- the more green space the better.
- The open space on top of the parking deck would look good if it were a garden with benches and walking paths.

- The park at the foot of Chestnut Street should be on the top of covered parking, wrapped with retail. The park should have a terrace overlooking Water St. and the riverwalk for concerts and events, and a dramatic stairway down to Water Street. In addition, a luxury hotel should be recruited for the Wachovia/The View site adjacent to deck.
- The parking deck brings back great memories of watching fireworks with a great view, and looking down on to parades & festivities... I look forward to sharing these same memories with my kids - please leave the parking deck as the parking deck... the more that the immediate downtown area is allowed to grow for economic development, the less of a sweet hometown feel Wilmington is starting to have...Wilmington is a wonderful and unique place, don't let it get too big and lose it's charm.
- The parking deck has been an eye sore for 30 years. The sooner the recommendations are acted on the better. The tax benefits will be great for the city and the adverse tax payer. Also it will bring a tremendous amount of new business to merchants downtown. What are you waiting for?
- The parking deck looks terrible and is so 'out dated". Wilmington should have acted on this years ago. This is certainly a superior use of the property.
- The proposal to build structures that tall is ludicrous. The site should be beautiful - carefully designed buildings that are aesthetically pleasing with landscaping and open green spaces. Good development does NOT means "Let's see how much concrete we can cram into one spot." Get rid of this plan IMMEDIATELY.
- The recommendation doesn't seem to align with the current historic aesthetic.
- The recommendation was quite disappointing given the time and money spent on it.
- The retail component must be designed to be in keeping with our downtown retail "look and feel," especially in the CBD...and not as is currently in recent developments on Water Street that fail, to include a traditional store front window.
- the retail space should be 100% grocery store... a 2nd whole foods location would be ideal. it would fill a local need, provide a healthy dining / lunch option, and encourage more people to live downtown (and not just in the new building. although, taking an elevator downstairs to a whole foods would be a dream for most people i know.)
- The space should have green space on the ground for the entire footprint followed by two floors of parking for public and residential followed by three floors of residential. Anything taller would be improper for that location.
- The Vision 2020 plan calls for opening up Chestnut Street for visual access to the river. This needs to be considered. Mixed use is perfectly appropriate for this site. The building needs to be well designed and include public spaces, public circulation, and perhaps consider retail on Front St only. LET'S DO IT THIS TIME. We've had too many studies and indecision/waffling on this property.
- The Vision 2020 plan needs to be revisited since the legislature effectively froze the growth of the City of Wilmington by prohibiting forced annexation. Now, the only way the city can grow is up. If the property was a historic building, consideration would

need to be given to restoration, but in this case it's the replacement of an eyesore with the highest and best use for the property.

- The Water Street Center condominiums next door were built with clear assurance that owners, renters and users would have adequate and reasonably priced parking next door. This commitment should be honored in the re-development of the parking deck property.
- The Water Street Condos that were originally planned for that entire site were a flop, half are in foreclosure now, what makes you think more condos will be successful??? Plus there are too many vacant retail spaces already in downtown. The parking deck is a money maker with all the overflow from the Hilton, it would be stupid to eliminate it!!
- The wrapped version of the proposal is the best, aesthetically speaking. It would make the river front look less industrial and more inviting.
- There should be space for the disabled. Also there should be parking for charging stations for automobiles.
- There needs to be more public parking downtown!
- There needs to be natural light in the parking facility.
- This "survey" is skewed - you provide no information about the proposal, which currently would require a huge variance from the current downtown development plan. That plan took years to develop, and the variance would set a terrible precedent for other downtown development. How could the city say no to other proposals when it ignores its own requirements??
- This eye sore should be turned into useful green space for citizens and the tourist trade. In the long run we will benefit more from the tourist trade than any building or structure on this site. We often stress that tourism has a significant impact on our economy. Let's promote that idea and turn the parking deck into usable and viable green space.
- This is a good idea for moving the city of Wilmington forward in the new era!!! Something has been holding this city back for years now. Could that possibly be because projects such as this proposal have always been shot down?
- This is a rehash of similar past proposals. As riverfront property, this should be treated as a front door to the city and not a back alley.
- This plan is a good starting point. Development on this site has been going back and forth since the early 90's. It's time to do something positive for all of the citizens of Wilmington.
- This proposed building is far too massive for Water Street. I want a park but the proposed one on top of the parking deck is a bad design. The question should have been worded "do you want a green space at this location?" I am all for a bit of development on this site but please leave part of it as a community/civic space such as a park or museum or pedestrian area with benches. Every planning document that I can remember -- back to the 1990s included an open pedestrian friendly area there.
- This seems like a "build it and they will come". I understand highest and best use but

the recommendation is mostly residential without market analysis of the numbers being provided.

- This site should be used for green space as the Vision 2020 plan recommends
- This survey could ask the questions differently. It seems skewed one way...toward the development of these buildings. I would like to see a fountain on the property...possibly some green space. An historically fitting building that includes residential, business, and public spaces.
- This would be great for downtown and all the businesses there.
- UNC school of Government provided a practical and viable alternative to replace an aging parking facility. I hope city Council does not let political pressure to please everyone alter this obvious improvement to the downtown area (& tax base).
- Upstairs park is highly problematic. More open space needs to be created on a pedestrian level. I strongly believe that the proposed plan should be completely re-thought. Perhaps a different consulting firm should be hired with the idea of making the development more public friendly. How about incorporating an amphitheater that cascaded toward the river. It can have a park like appearance and give a venue for outdoor performance. The steps can be used for seating and pedestrian access.
- Way too big.
- We do not need to block the river view with more high rises. The river is supposed to be the focal point.
- We don't need giant monolith parking decks. We need smaller scattered out parking facilities that blend in cosmetically like is done in downtown Charleston. We also need to make the waterfront available to the entire community - not sell it off to individual buyers... again like the successful pattern of so many waterfront communities. And finally - we need to pay attention to the skyline/vision of what we want Wilmington to look like. This building is completely inconsistent with current...
- Well lit parking for the public is very important for people who work and live downtown. Downtown Wilmington also needs more open space to attract more visitors to the area. Currently downtown is so underutilized compared to other cities of the same size with the historical resources that the CF region has to offer. Anything we can do to attract more people downtown would benefit the economic viability of the region.
- Well overdue Wilmington need to progress with the times while keeping the historic preservation. On ground floor of this development should be a cvs or a wal-green a mini fast food chain etc... just a thought Walgreen,a mini fast food chain etc... just a thought
- What has been proposed is not consistent with the historic fabric of our downtown, and it exceeds the height guidelines for that site. It is neither memorable nor significant to occupy that historic spot smack dab in the middle of our downtown. The size is inappropriate for the allowable footprint-iy istoo massive. I attended the meeting tonight. We need a public meeting so that we can ask questions of the moderator. Our opinions were not sought. I felt like the presentation was just going thr

- What kind of open space is being considered for the top of the parking deck? A park-like area? This information would be helpful with this question. Open concrete does not sound attractive/useful to me.
- where are all these people going to market? We value our river front Please keep this in mind.
- While I think it is great to bring businesses to Wilmington, it would be terrible to put another tall building up downtown. Please, please, please do not ruin the views.
- While not economically beneficial, OUR Riverwalk has always been OUR skyline. While I'd welcome commercial economical gain, It would break my 'native' heart to see our Skyline destroyed & that's what this would do. Instead what'd be nice albeit zero financial gain, is a quiet PARK w/ Azaleas/Oaks. No concrete, no stone, just a peaceful, grassy knoll for citizens, & no vehicle traffic on that section of Water. Finally, Downtown Wilmington Riverfront' would be marketable as "Cape Fear Riverwalk".
- While public parking downtown is a premium, especially during holidays and festivals, it is crucial to provide enough parking to the proposed residents and their guests as well. The open space sounds like it will provide lovely river views.
- Will it be affordable housing? There are too many vacant living spaces downtown. Part of the problem is that they are too expensive.
- Wilmington, especially the downtown, needs to become more of a midrise/highrise city. Dense residential downtown development creates 24/7 activity, and more people will walk and bike for primary means of transportation. If we keep doing 1,2, and 3 story development we will continue to rely on the auto more and more
- Would like to see more street level green space
- Would love to see this space developed as a public park/green space.
- Wouldn't inspiration be better? How is this going set Wilmington APART from other coastal cities? Answer: It won't. Do you simply want to do what everyone else is doing or do you want to inspire. This design is not bad, for a run of the mill downtown design, but can't we shoot higher than that? Okay, so we're not getting a ballpark-yet, what else could we do? The LARGEST attraction in Sweden is the raised ship VASA contained in a downtown museum. Let's raise the Navy warship Huron!
- We are not New York. Height of buildings should be of major concern. Towering buildings along the river will very confining and out of scale.
- Don't make the same mistake of this property, which the city owns, as the city made with buildings such as the Hilton and other apartment buildings, whose stores do not (in my opinion) add to downtown retail as an attraction. A more public/civic attraction to appeal to tourists/residents/visitors is vital to keep downtown a destination site.
- Go back to city and re-do "marching orders" to be more in line with a public amenity for the site. Mixed use could be OK as long as 1) height limitations are respected, 2) residential units are larger so people can live full-time (not smaller units like Water St.)
- This is too massive for site.

- My concern about the proposed parking deck with hotel is the height of the project. Many years ago Kay Graybeal and her co-workers spent extensive time gathering information about building heights in a city with a water front. I understand that this new proposal will violate the recommended building height at that location. Are we just going to disregard the proposed guidelines when building this new structure??? I am against this. Also, we don't need another parking lot in our downtown area. Has there been studies that indicate the need for more parking? I live downtown, and I never have trouble finding a parking spot. This is another example of the city spending thousands of dollars on a project without first finding out what the citizens think. I am totally against this idea. I would rather see a field of grass in that area instead of another parking lot. You all should have gotten the resolution from ROW that shows similar concerns. (submitted via email)

Zipcodes of people who took the survey

