

Historically as
MIDWAY -

But now is the
opportunity to re-brand
as ~~Des Moines~~
+ maintain a consistent
destination plan

Highline
&/or Des Moines
because I live
in this area.

HIGHLINE

Cosmos
Coll.

How do you identify with this area?

- Midway?
- South Des Moines?
- Highline?
- Other?

Please write your thoughts
on a post-it-note and add it
to this board.



Highline +
Des Moines

I remember
the Midway
Drive In
+ Swap meet,
but more recently,
don't know the
area.
-Katy

it ~~was~~ used to be
Midway -
but I think Des
Moines is a better
identified

Appreciate creating
 a sense of
 place w/ environmentally
 friendly plants



Land Use and Zoning Choices

- Would you live, work, shop, or play here?

YES!

- What do you like about these images?

LOVE THE
 COLOR CONTRAST
 & VISUAL INTEREST

Colorful,
 economic
 development

- What don't you like about these images?

#1 & #6 Too high
 and "blocky"

Dense Crowded

#7 Most appealing

- What is missing?

Open common
 green space

Space for play
 & child safe
 areas

Parking for
 high density

Do they go to
 neighborhood streets

PARKING

Parkway

MULTI-LEVEL
+ MIXED USE
HOUSING w/ OPPORTUNITIES
FOR OPEN SPACE FOR
KIDS.

240th Street Corridor How do you imagine the future?

Please write your thoughts on a post-it-note and add it to this board.

Housing Types?
Density?
Pedestrian Environment?
Building Height?
Land Uses?

Sidewalks

I love to walk -
Pedestrian concept
great but I
need to park
too - OR make
transit very
convenient &
safe

ell

common area
for community
gathering



INCLUDE COLOR
SCHEMES + FOR
DEVELOPING RFP'S
TO CREATE A STYLE
+ A REASON TO
COME TO DES MOINES
PROMOTE ACTIVITIES IN
THE SPACES NOT JUST SHOPPING
+ FOOD

For landscaping,
use indigenous
species,
NO INVASIVES

FIND ROOM FOR
COMMUNITY FOOD
RAISING + FARM
SPACE. LOOK TO
COLUMBIA CITY
+ ALL OF THE PR
BEACON FOOD FOREST.ORG

More mixed
use housing
Street lights
Side walks

Center Turn
Lane from
165 to Park Hwy

Station #5

CHANGE H-C ZONE TO '75
TRANSITION (STEP DOWN)
+ TO RESIDENTIAL BY
USING "MHP" THEN RA/AS

What issues are important to you as we consider land use and zoning changes for the area?

- Permitted Uses?
- Building Size?
- Building Design?
- Housing Choices?
- Pedestrian Environment?
- Landscaping?
- Parking?
- Anything Else?

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PLEASE! Utilize vertical space and go as high as approp for area. High density is the way to go.

Extend the barriers on 240th + Pacific between Chevron & AMPRI! It is horrible at peak travel times

Better Walkway across Pacific -

Need a reason for Skatze & Fellway visitors to come to destinations. Make a place to be.

SHOP
REST
STAY
PARK

Having some high-rise OK but should be built for people and look good

TRAFFIC
EGRESS

Street
lights

Permitted uses
& parking

240th widening?
(It's a mess already)

Security?

Higher density

higher crime?

Wider streets
of fix choke
points

Add parks
& green space

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sidewalk
on
Kent-Des
Moines
Road
(hello!! where is
pedestrian
safety in this
corridor?)

Security
parking

Traffic has
need to handle
the volume's

Don't make a
traffic nightmare

Area should
have a consistent
identityable
character

Higher density

SAFE
Bicycle Paths

All of the above
Look to CARMEL,
INDIANA as an
example.

FAVOR RAISING
BUILDING
HEIGHTS
w/
MIXED
USE

Park and Ride



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?

Park and Ride

Need Roads upgrade to handle additional traffic

Should be consistent with Kent. At least 55' height OK to go higher

1. Roads - Capacity
2. Safety - Services

WHY ARE YOU LOWERING THE PARKING REQUIREMENT?
DUE TO TRANSIT?
LOOK AT THE PARKING ISSUES IN TUKWILA.
TOO MUCH IN THE SUBURBS TO NOT HAVE PARKING.

Holistic approach would make area more usable & valuable to residents & users

240TH double width work connected areas, especially into/out of HCC

No Fast Food Restaurants please

I agree with no big box or industrial BUT Parking IS important for drawing business from outside the area

PROTECT VIEW
W/ PYRAMID
BUILDING DEVELOPMENT
TO AVOID TUNNEL EFFECT

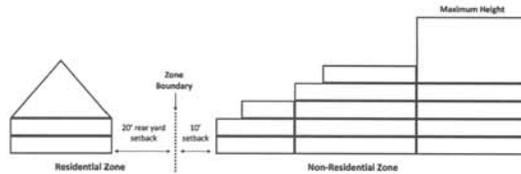
CREATE SPACE
FOR KIDS TO ENJOY
IN A SAFE
ENVIRONMENT.
THINK MOMS AND
STROLLERS, TODDLERS
ON CREATIVE SCULPTURES,
LOOK TO OLYMPIA, WA (downon)

LANDSCAPING -
REMEMBER TREES
GRON, BLOCKING
STREET LIGHTS
≠ CREATING UNSAFE
ENVIRONMENTS
= KEEP IN LOW ≠
MAKE SPACES THAT INVITE
IN TO ENJOY, LINGER,
ACTIVATE 24/7 FOR ALL
TO USE.

Is Design Important?

Modulation

Articulation



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.



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.

Parking



PACIFIC HIGHWAY SOUTH SUBAREA PLANNING

March 26, 2014 - Open House

COMMENT FORM

SO WE SEEM TO BE PLAYING CATCH UP.

KENT BEAT THIS CITY OUT OF THE GATE,
SETTING DES MOINES UP TO PLAY
THE ROLE OF SECOND CHILD.

A STRONG, FAST-PACED ROLE IS NEEDED
TO MAKE A SENSE OF PLACE AND A
REASON TO HAVE A BUSINESS, DEVELOP
A MULTI-USE FACILITY, AND CREATE
JOBS HERE IN DES MOINES AHEAD
OF KENT.

MARKETING & OUTREACH TO MAKE
DES MOINES THE PLACE TO BE &
TO VISIT HAS GOT TO BE THE
IMMEDIATE FOCUS BEFORE THE
FINALIZATION OF THE EIS AND BUILDING
PLANS.

THE REASON PKE PLACE MARKET IS ABLE
TO BUILD & DEVELOP THEIR NEW SPACE
IS BECAUSE THEY MADE THE COMMITTEE,
SPENT THE MONEY ON ARCHITECTURAL PLANS,
& TOOK A STANCE LONG BEFORE ANY
OF THE OTHER NEIGHBORHOODS DID.

→



THEY DIDN'T WAIT TO FORM AN ~~OPINION~~
OPINION AS A COLLECTIVE, THEY
PUT A LINE IN THE SAND TO ENSURE
THE VITALITY & FUTURE OF THE ENTIRE
PIKE PLACE COMMUNITY; RESIDENTS, BUSINESSES,
& DAILY VISITORS TO THE MARKET.

THIS IS THE STRONG LEADERSHIP NEEDED
IN DES MOINES.