

PACIFIC HIGHWAY SOUTH SUBAREA PLANNING

March 26, 2014 - Open House



Vision:

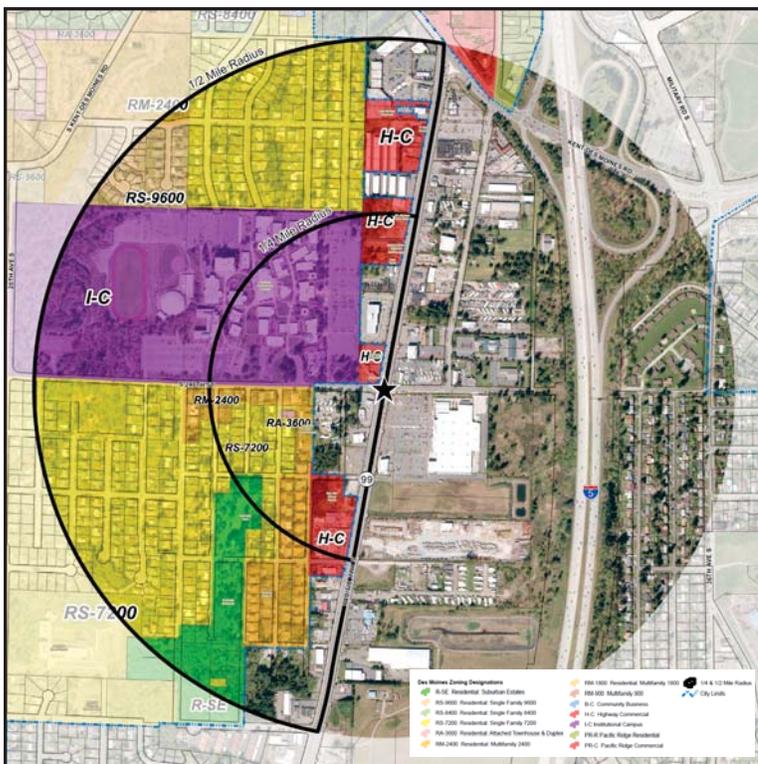
Transform the Pacific Highway South/South 240th Street Node from a lower density, auto-oriented strip development to a mixed use employment and activity center that capitalizes on the opportunities provided by Highline Community College and the multi-million dollar public transportation investments that will be made in this corridor over the next decade in order to foster economic development, increase revenues and job opportunities, and provide more housing choices.

Guiding Principle, Visions & Outcomes

- Engage Neighborhood Residents, Property Owners, and Businesses in the Planning Process
- Leverage Investment to Benefit and Simplify Our Process
- Economic Development Our Top Priority
- Respond to Development Opportunities
- Be Aggressive - Complete in Under 12 Months

How does the location of the future Link Light Rail station affect your opinion on how the planning area should develop in the future?

Study Area w/ Current Zoning



Key Outcomes (include but are not limited to):

- Land uses that increase revenues, job opportunities, and housing choices.
- Consistent development standards along the border between Des Moines and Kent.
- Land uses and regulations that capitalize on Highline Community College, Rapid Ride and Sound Transit's Link Extension investments.
- Leverage work being completed by others to inform our process.

Creating a Transit Oriented Community

Transit-oriented development, or TOD, is a type of community development that includes a mixture of housing, office, retail and/or other amenities integrated into a walkable neighborhood and located within a half-mile of quality public transportation.



Next Steps

1ST QUARTER 2014:

- Open House #1
- Draft Ordinance for H-C rezone

2ND QUARTER 2014:

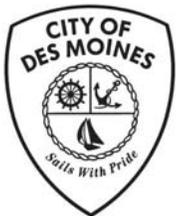
- Public Hearing on Amendments to H-C Zone
- Identify Land Use Concepts for Planning Area

3RD QUARTER 2014

- Develop Draft Policies & Development Standards
- Evaluate Market Conditions & Potential Impacts
- Open House #2

4TH QUARTER 2014:

- Finalize Policies & Zoning for Planning Area
- Council Review & Adoption



For More Information Contact:

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