

Guiding Principles, Visions & Outcomes

Guiding Principles:

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

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.

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.

Planning Timeline

2008-09

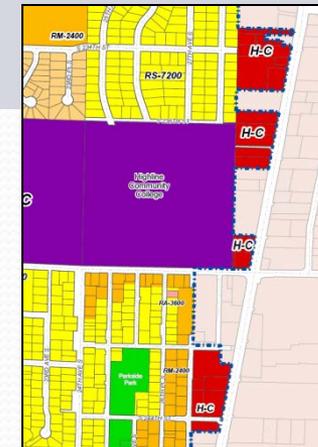
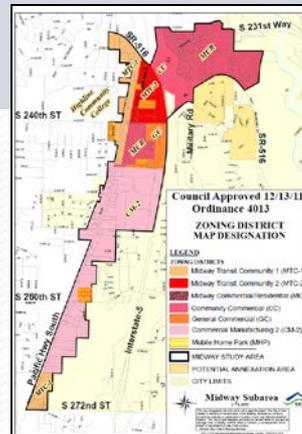
Cities of Kent
and Des Moines
Envision Midway

2010-11

City of Kent
Adopts Midway Zoning
Adopts Subarea Plan

2014

City of Des Moines
Complete Envision Midway
Subarea Planning



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