

The second downtown district is the Downtown Commercial (DC) District. This district aims to develop higher density commercial, office, residential, civic and recreational uses to create a pedestrian oriented downtown. The ground level of all buildings must be pedestrian-oriented. Drive throughs are not permitted. Most retail uses are permitted, as are several commercial uses. Multi family residential uses are permitted by right with a mixed use building or alone with a conditional use permit (CUP).

The third district in the Kent station area is General Commercial (GC). The intention of this district is to provide for commercial areas along major arterials as well as provide space for auto-oriented uses. Under this zone, almost all commercial uses are permitted.

There is also a General Commercial Mixed Use (GC-MU) District. This district differs from the GC district by allowing multi family residential when part of a mixed use building.

Three parcels in the Kent station area are in the Limited Industrial (M2) District. Under this district, industrial uses are permitted by right or with a CUP. A few commercial uses of higher intensity are permitted.

The Kent station area has four residential districts. There are two single family residential districts. Under the Single Family Residential 6 (SR-6) and Single Family Residential 8 (SR-8) districts, single family residential is the permitted use. Accessory dwelling units and cottage housing are allowed.

The third residential district is the Duplex Multifamily Residential (MR-D) District. Under this district, single family residential and duplex residential uses are the permitted uses.

The fourth residential district is the Medium Density Multifamily Residential (MR-M) District. This district permits single family and multi family uses.



Transit Facility Profile

Kent Station

Sounder Commuter Rail | Location: 301 Railroad Ave. N | Station Area Population in 2000: 1,157

Kent Station is a Sounder commuter rail facility located in southern King County. The station includes passenger drop off areas, a platform for waiting and boarding passengers, shelters, accessible boarding ramps, and bicycle lockers. There is a parking garage with 871 parking spaces, plus two additional parking lots. A pedestrian bridge over the tracks will open in the fall of 2004. Kent Station is accessed by James St. and Smith St. in downtown Kent.

Connections

Sounder commuter rail provides 28-minute service to King Street Station in Seattle, making three trips every weekday morning. Reverse service is provided in the afternoon. Kent Station includes a bus transit center with two Sound Transit Express Routes and ten Metro routes.

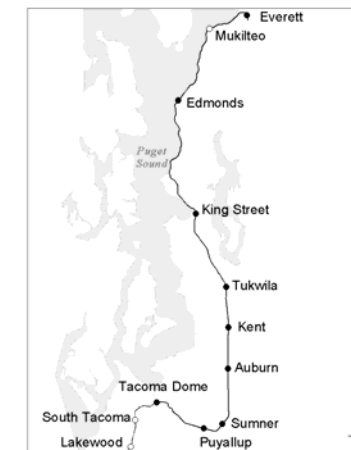
Kent Station is in close proximity to both Seattle and Tacoma. It has nearby access to State Route 167 and State Route 516. State Route 167 connects to Interstate 405; State Route 516 connects to Interstate 5 in less than 3 miles. In addition, Seattle-Tacoma International Airport is 8 miles from Kent Station.

Bus Service

Route	Type of Service	Destinations
ST 564	Express	Auburn, Renton, Bellevue
ST 565	Express	Federal Way, Renton, Bellevue
Metro 158	Express	East Kent, Downtown Seattle
Metro 159	Express	East Kent, Downtown Seattle
Metro 167	Express	Renton, Seattle's University District
Metro 150	Local	Auburn, Tukwila, Downtown Seattle
Metro 153	Local	Renton
Metro 164	Local	Green River Community College
Metro 166	Local	Des Moines
Metro 168	Local	East Kent
Metro 169	Local	Renton
Metro 918	Limited, DART	Boeing Plant

Land Uses

The largest land uses in the Kent station area are public and vacant. Public uses in the Kent station area include one school, a library, city agencies, and a regional justice facility located on 4th Ave. N. The vacant property in the Kent station area is mainly undeveloped. Seven parcels of undeveloped land totaling 14.5 acres are west of the Sounder Station. Other undeveloped parcels are located north of James St., on E McMillan, and on Central Ave. N. The retail uses are of two types. The first are those south and west of the Sounder Station, which are small independently owned retailers. The other are those east and north of the station. The retail uses here are more auto-oriented and include several fast food restaurants.



Sounder System map



For information, write to Sound Transit at Union Station, 401 S. Jackson St., Seattle, WA 98104 or call our toll-free information line at (800) 201-4900 or (888) 713-6030 TTY. You can also e-mail us at main@soundtransit.org or visit our Web site at www.soundtransit.org.

There are parks and other recreational uses within the quarter mile. A park is situated along the rail line south of Smith St. There is also a park on E Smith St. and a playfield on W James St.

Land Use Category	Acreage	Percentage of Total
Public	27.38	17.85%
Vacant	24.29	15.83%
Retail	20.11	13.11%
Right of Way	18.86	12.29%
Single Family Residential	13.39	8.73%
Recreation	13.20	8.61%
Commercial	9.86	6.43%
Parking	7.58	4.94%
Multi Family Residential	3.44	2.25%
Medical/Dental	3.38	2.20%
Green Space	2.92	1.90%
Office	2.67	1.74%
Mixed Use	1.89	1.23%
Industrial	1.42	0.93%
Institutional Residential	1.35	0.88%
Hotel/Motel	0.60	0.39%
Infrastructure	0.49	0.32%
Social and Religious Uses	0.45	0.29%
Manufacturing	0.10	0.07%
Total	153.39	100.00%



Sound Transit Ownership map

Public Ownership

Agency	Acreage	Number of Parcels	Land use(s)
City of Kent	39.24	28	Undeveloped land, Green space, Office, Parking, Public, Recreation, Retail, Right of Way, Vacant
Kent School District	11.79	7	Undeveloped land, Public
King County	9.96	1	Public
Sound Transit	4.82	12	Parking, Public, Right of Way, Vacant
State of Washington	0.86	5	Vacant
United States of America	0.60	1	Public

The city of Kent owns seven parcels west of the station that are undeveloped. There is a contract to create a pedestrian oriented downtown development on the 18-acre site. This development will bring momentous change to the Kent station area and downtown Kent. It should be the catalyst for further change in this area, as well as providing increased ridership for Sounder. This \$100 million project includes 470,000 square feet of retail space, a 14 screen movie theater, restaurants, residential units, a branch of the Green River Community College, a performing arts center, public plazas, and offices. Construction will begin in 2004, with a 2005 opening.

King County operates a regional justice facility in the Kent station area. This justice facility includes nearly 1,400 beds and employs 300 people.

Sound Transit owns one 17,600 square foot vacant parcel east of Kent Station. This parcel is on the corner of Railroad Ave. N and E Smith St.

Major landowners and employers

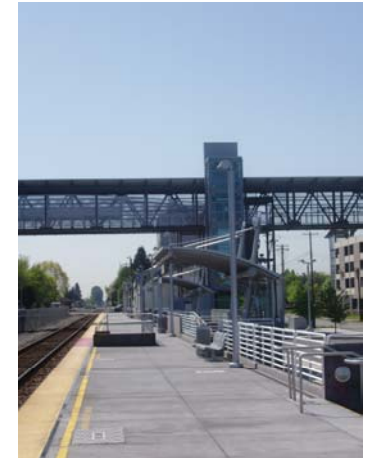
There are no major private landowners or employers within the Kent station area. The land is owned by hundreds of landowners and none of the private businesses are large enough to drive change in the station area.

Assessed Real Property Values

Assessed Value	Acreage	Percentage of Total
Less than \$250,000	37.85	24.68%
\$250,000 - \$500,000	19.32	12.59%
\$500,000 - \$2,000,000	56.11	36.58%
\$2,000,000 - \$10,000,000	26.72	17.42%
\$10,000,000 +	13.39	8.73%
Total	153.39	100.00%

Zoning

The Kent station area resides in the city of Kent. There are nine zoning districts in the Kent station area. The largest district is the Downtown Commercial Enterprise (DCE) District. This district intends to encourage a mix of compatible commercial, residential, cultural and services uses in downtown Kent, and to encourage a pedestrian-oriented development pattern. Under this district, most low intensity commercial and retail uses are permitted, and multi family residential uses are permitted. Home occupations, accessory dwelling units and public facilities are permitted.



Kent Station

Development Regulations

Zone	Building height limit	Residential Density	Floor to Area Ratio	Off-Street Parking Requirements
DCE	No limit	Not specified	Not specified	Not based on zoning
DC	4 stories not above 60 feet	Not specified	Not specified	Not based on zoning
GC	2 stories not above 35 feet	Not applicable	Not specified	Not based on zoning
GC-MU	25 feet, or up to 40 feet with certain requirements	Not specified	.4 for commercial uses, .5 for commercial uses combined with residential uses 1 for residential uses, or 1.5 if parking is below grade	<i>Retail/office:</i> 4 per 1,000 square feet of floor area <i>Residential:</i> With commercial uses, Studio .5 per unit, 1 bedroom 1 per unit, 2 bedroom 1.25 per unit Without commercial uses, Studio .75 per unit, 1 bedroom 1.5 per unit, 2 bedroom 2 per unit
M2	2 stories not above 35 feet plus 1 foot for every extra foot of setback up to 4 stories or 60 feet	Not applicable	Not specified	Not based on zoning
SR-6	2.5 stories not above 35 feet	6.05 units per acre	Not specified	Not based on zoning <i>Single Family Residential:</i> 2 per unit
SR-8	2.5 stories not above 35 feet	8.71 units per acre	Not specified	Not based on zoning <i>Single Family Residential:</i> 2 per unit
MR-D	<i>Single Family:</i> 2.5 stories not above 30 feet <i>Duplex:</i> 2.5 stories not above 35 feet	<i>Single family:</i> 8.71 units per acre <i>Duplex:</i> 10.89 units per acre	Not specified	Not based on zoning <i>Single Family Residential:</i> 2 per unit <i>Duplex:</i> 2 per unit
MR-M	<i>Single Family:</i> 2.5 stories not above 30 feet <i>Duplex:</i> 2.5 stories not above 35 feet <i>Multi Family:</i> 3 stories not above 40 feet	23 units per acre	Not specified	Not based on zoning <i>Single Family Residential:</i> 2 per unit <i>Duplex:</i> 2 per unit <i>Multi Family Residential:</i> If 49 or less units, 2 per unit, if 50 or more units, 1.8 per unit