

Community Engagement Summary

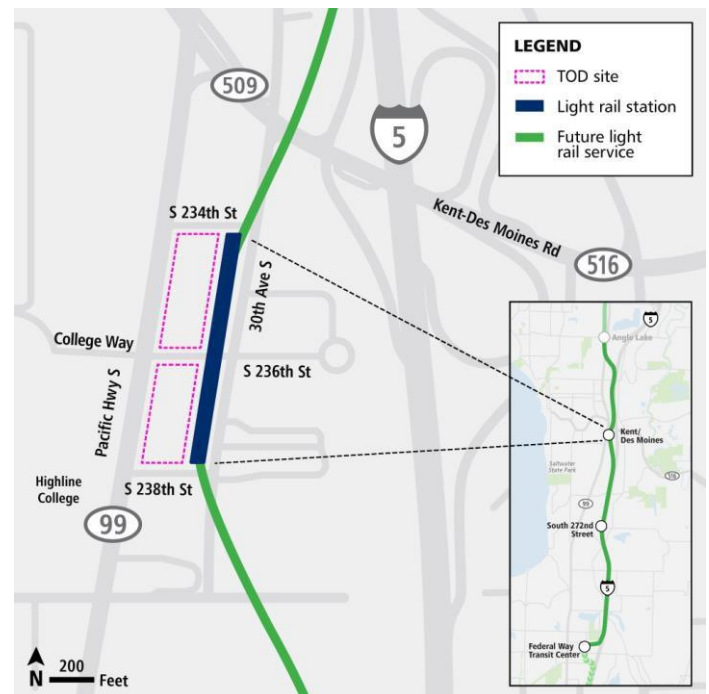
Kent/Des Moines Station Area TOD



Introduction

Sound Transit purchased roughly four acres of land in the Midway area of Kent and Des Moines to store construction equipment and mobile offices used to build the future Federal Way Link Extension light rail and a new station in the Kent/Des Moines area. Much of that property, located near the intersection of State Route 99 and Kent-Des Moines Road, will be available for redevelopment when construction is complete. Adding new uses such as housing, retail, and other community-oriented activities can create new opportunities and help integrate the new station into the local community. In conjunction with the City of Kent, Sound Transit is leading the process to realize these new activities as part of our transit-oriented development (TOD) program.

To inform our work to identify goals for development on this site, we met with stakeholders and reached out to the general public to understand community priorities.



Key findings

This section provides summary of the feedback we gathered over the course of the entire engagement process.

Offer new housing opportunities, including affordable units for a variety of household sizes

- Desire to see affordable housing delivered as part of this project
- Desire to see family-size units to meet local demand
- Interest in homeownership opportunities

Include small-scale retail/commercial uses along with new housing

- Desire to support, and offer spaces for, local small and emerging businesses
- Interest in accommodating food-related businesses, such as food production and cafes/restaurants

Create community value

- Desire for uses that arise from, serve, and support the diverse local community
- Interest in flexible community gathering and meeting spaces
- Potential opportunity for uses such as childcare, a health clinic, and wrap-around support services (such as employment, mental health, and family counseling)

Reflect diversity of the local community

- Desire for the mix of uses in this project to meet the needs of the local community
- Desire for the project to meet the needs of folks of all abilities, including those living with disabilities
- Desire to see the racial and cultural diversity of the area reflected in development proposals

Site design should reinforce active and quieter zones and promote public safety

- Organize the 'heart' of activity around a public plaza, with programming and retail frontages
- Address public safety concerns in the design process
- Facilitate pedestrian and bicycle connections between the project, the light rail station, SR99, and surrounding neighborhoods
- Offer a diversity of buildings, public spaces, and green spaces to create interest

Next steps

The community feedback collected through this engagement effort will be used in Sound Transit's competitive process to select a development partner or partners for this project. Among other criteria, we will consider how well prospective partners reflect the needs and vision expressed in this engagement effort.

To stay up to date on the project, visit our project website:

<https://www.soundtransit.org/system-expansion/creating-vibrant-stations/transit-oriented-development/kent-des-moines>

Engagement process

- **Early engagement:** Meetings with local and regional agencies, policymakers, community-based organizations, and other stakeholders to discuss the project and potential project needs and goals.
- **Phase 1:** Online survey focused on priorities for development on the site, such as housing, businesses, services, community features, and public spaces.
- **Phase 2:** Online open house, survey, and live "community conversation" event, to refine ideas for the project.
- **Phase 3:** Document key findings from the engagement process and describe next steps for the project.