

CHAPTER 11: Pacific Ridge Element

BACKGROUND AND CONTEXT

The Pacific Ridge area is located along Pacific Highway South and between 24th Avenue South to the west, Interstate 5 to the east, South 212th Street to the north, and Kent-Des Moines Road to the south (see Figure 1-1). Nearby regional transportation facilities (existing and planned) provide excellent access to the area. Pacific Ridge's topography and elevation provide excellent opportunities for views of Mount Rainier, Puget Sound, and the Olympic Mountains.

Many Pacific Ridge properties are not improved to the extent presently allowed by the City of Des Moines Comprehensive Plan and the Zoning Code. Many properties feature older buildings and are likely to be redeveloped in the near future.

Due to its location and proximity to several major transportation linkages, age of buildings, and other social and economic factors, Pacific Ridge represents an opportunity to increase density without the adverse impacts that may occur elsewhere in the City.

GOALS

Goal PR 1 The City of Des Moines intends to transform Pacific Ridge into a new urban community that takes advantage of its geographic location, local and regional transportation linkages, stable soils, and view corridor potential. The transformation of Pacific Ridge will include replacement of lower-scale, existing buildings with new structures that will dramatically enhance the appearance, character, economics, and safety of the area. Pacific Ridge will contain buildings and open spaces designed for pedestrians as well as the motorist. Pacific Ridge will be an area of businesses and residences. New buildings may be five to eight stories in height along Pacific Highway and will emphasize retail and office uses. Between the development along Pacific Highway and Interstate 5, buildings may be eight or more stories in height and will focus on residential high-rise home ownership that includes green open spaces and view corridors. This



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new community will exhibit superior design features that make Pacific Ridge inviting to residents and businesses, complement other areas of Des Moines, and foster community pride.

POLICIES AND IMPLEMENTATION STRATEGIES

Land Use and Housing

PR 1.1 Ensure new land uses are consistent with the Pacific Ridge Neighborhood Improvement Plan and Vision.

PR 1.1.1 For commercial properties south of South 216th Street, encourage retail and commercial uses, but also allow multifamily development (with minor and incidental commercial uses) on properties that do not front upon Pacific Highway South.

PR 1.1.2 Discourage gasoline stations, automobile repair uses, and retail tire sales in order to limited number the uses.

PR 1.1.3 Encourage land uses that promote long-term residency and activity during both daytime and nighttime hours, such as mixed-use buildings and condominium dwellings.

PR 1.2 Ensure that new construction does not result in undue adverse impacts to the natural and built environment and adjacent land uses, and that infrastructure and municipal services are available to serve new land uses, as required by law.

PR 1.2.1 Ensure new development includes mitigation measures to offset adverse impacts to the natural and built environment, adjacent land uses, infrastructure, and municipal services, as required by law.

PR 1.2.2 Require that the comprehensive plans and capital improvement plans of the special purpose districts that serve Pacific Ridge reflect the build-out conditions specified by this Element and all implementing policies and regulations, when feasible.

PR 1.3 Promote and maintain a range of housing choices that are affordable to all income levels, including those living at or below the Federally defined poverty level.

PR 1.3.1 Encourage affordable homeownership and rental housing within the Pacific Ridge Neighborhood.

PR 1.3.2 Ensure that new development includes measures that will mitigate displacement of residents and of affordable housing, as required by law.

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Economic Development

PR 1.4 Promote redevelopment of Pacific Ridge properties to enhance land value, expand view opportunities, and to accommodate household and job growth targets specified by the Countywide Planning Policies for King County.

PR 1.4.1 Review City requirements to ensure that development requirements, land use review procedures, and mitigation measures do not unnecessarily hinder redevelopment.

PR 1.4.2 Utilize innovative land use review techniques/procedures to minimize timeframes and uncertainty during permit review. Examples of such techniques/procedures include streamlined environmental review; optional DNS; impact fees, etc.

PR 1.4.3 Encourage land assemblage to facilitate larger-scale development proposals, and minimize instances where “hold-out” properties do not contribute to the emerging character of the area. When new construction is proposed, encourage or require that internal property lines within building sites be removed. Discourage further division of parcels when such proposals are inconsistent with Pacific Ridge policies and/or regulations.

PR 1.5 Attract new or expanded businesses and commercial development to Pacific Ridge.

PR 1.5.1 Coordinate with other agencies/businesses/organizations to:

1. Attract new businesses in Pacific Ridge;
2. Promote development and redevelopment opportunities in Pacific Ridge; and
3. Encourage new construction that is consistent with this Element.

Transportation

PR 1.6 Ensure that public and private development contributes to the pedestrian-friendly environment envisioned by the Pacific Highway South Roadway Improvement Project.

PR 1.6.1 Ensure compliance with the State Barrier-Free Regulations, as adopted.

PR 1.7 Encourage use of alternative modes of transportation, including walking, bicycling, carpooling, and mass transit. Coordinate City-sponsored transportation improvements via the Comprehensive Transportation Plan and the Capital Improvement Program.

PR 1.7.1 Encourage transit service to nearby park-and-ride lots, direct bus service to light and heavy rail transit stops, bicycle corridors, to and from transit nodes, etc. within Pacific Ridge

PR 1.8 Promote a pedestrian-friendly sidewalk environment throughout Pacific Ridge. The sidewalk environment may include storefronts near the sidewalk, consolidated and/or shared vehicular access, public open space, attractive landscaping, and integrated signs

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and lighting. Promote safe and direct pedestrian access between Pacific Highway South and nearby properties.

PR 1.8.1 Encourage or require use of shared driveways to minimize the number of locations where the sidewalk is interrupted by vehicular traffic. Ensure that land use policies and regulations are consistent with the controlled-access requirements of the Washington State Department of Transportation (WSDOT).

PR 1.9 Ensure that off-street parking regulations reflect anticipated future demand.

PR 1.9.1 Require off-street guest parking for multifamily developments, per approve development standards.

PR 1.9.2 Development Standards should continue to allow shared and off-site parking when no adverse parking impacts will result.

PR 1.9.3 Require new uses meet the required off-site parking standard at the time the use are authorized.

Design

PR 1.10 Encourage the development and use of gateway features, focal points, and unique design features that contribute to the identity of Des Moines and Pacific Ridge.

PR 1.10.1 Ensure that street trees are planted throughout the Pacific Ridge, per development standards.

PR 1.11 Require that new construction contain and exhibit high-quality design elements and building materials as outlined by the Pacific Ridge Design Guidelines.

PR 1.11.1 Enhance personal and property safety through development regulation, including use of Crime Prevention Through Environmental Design (CPTED) guidelines or regulations.

PR 1.11.2 Encourage new construction to incorporate design elements that provide view corridors, visual interest, pedestrian scale, and features which minimize impacts associated with building height, bulk, and scale. Require the terracing of upper floors of buildings.

PR 1.11.3 Encourage new development to include public benefit features such as plazas and courtyards with outdoor seating, hill-climbs, overhead weather protection, public art, etc.

Parks and Open Space

PR 1.12 Expand recreational opportunities in or near Pacific Ridge.

PR 1.12.1 Extend Midway Park eastward to 28th Ave, and westward to Pacific Highway South as feasible. Provide pedestrian connections between Midway Park, Pacific Highway South, and the Steven J. Underwood Park, when feasible.

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PR 1.12.2 Align City and outside resources, including multifamily recreation fees (provided in-lieu of dedication or on-site provisions), to improve and/or expand recreation opportunities and open space in and near Pacific Ridge, as feasible. Examples of potential improvements include: 1) enlarging Midway Park; 2) improving the Sports Park complex adjacent to Pacific Ridge; and 3) improving pedestrian connections between these facilities.