

Exhibit D

City of Kent Proposed Use Priorities

Tier 1:

1. Big box or retail development
2. Full or limited-service hotel
3. Privately-owned office

Tier 2:

Any proposed use that is:

1. consistent with MCR zoning; and
2. increases the city's tax base, i.e. increase in real property tax or retail sales tax revenues. Size and long-term reliability of the increase are important factors; and
3. if use includes multifamily or senior housing, must be market rate.

Tier 3:

Any proposed use that includes:

1. Public facilities
2. Transportation/transit/utility facilities
3. Commercial parking lots
4. Stand-alone open space uses (park, golf course, cemetery)
5. Outdoor public assembly (fairgrounds, amusement park, tennis court, athletic field, miniature golf, go-cart track, drive-in theater, etc.)
6. Movie theaters
7. Nonmarket rate multifamily or senior housing

Please note the following uses are not allowed by current zoning:

1. Single family homes
2. Wholesale or distribution uses
3. Manufacturing