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**Effective June 1, 2008 Mirai Associates is to be known as Fehr & Peers/Mirai Transportation Consultants*

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Executive Summary

R.W. Thorpe & Associates

Overview

The study area is a single parcel owned by King County Department of Transportation Road Services Division and is approximately 156 acres in size. The site is known as “Summit Pit” or the “Donut Hole.” The study area is designated as rural, and is part of unincorporated King County. The City of Maple Valley entirely surrounds the site.

The purpose of this report is to determine how development of the study area will affect the surrounding community of Maple Valley with regards to infrastructure and transportation impacts, the provision of government services, and the compatibility of the anticipated development with surrounding neighborhoods. The report analyzes three different development scenarios listed as follows:

- 1. Scenario 1: Development under 2008 King County Comprehensive Plan Proposal**
- 2. Scenario 2: Development compatible with City of Maple Valley R-6 zoning**
- 3. Scenario 3: Development compatible with City of Maple Valley R-6 zoning to include utilizing some of the site for joint public use.**

Land Use & Housing

Scenario 1: If approved, the proposed 2008 King County Comprehensive Plan Amendment, in conjunction with proposed development regulation amendments, would allow for the construction of approximately 1,872 dwelling units. In addition to housing, the proposal would also have a commercial component. The King County Executive has proposed a sale of this site for redevelopment that would require a mix of market rate homes and affordable housing.

Scenario 2: If the Donut Hole property were to be developed utilizing R-6 zoning under the City of Maple Valley Municipal Code, approximately 936 single family dwellings could be constructed and no commercial component would be required to be a feature of development. Existing city policies could allow housing for this type of development to consist of ownership units available to all income levels.

Scenario 3: Development that includes a public use component. Following several public meetings and compiling comments from various public agencies, several different land uses were identified as being part of the Joint Public Use scenario. A joint maintenance facility to be utilized by the City of Maple Valley, the City of Covington, and the Soos Creek Water and Sewer District was identified as public use need. The Maple Valley Fire & Life Safety identified the need for administrative offices, a fire department training facility, and an expansion of its current maintenance facility. The City of Maple Valley has previously identified the need for more parks, open space and ballfields. This scenario includes the development of six baseball fields on the site, requiring approximately 15 acres. Finally, two Park and Ride Facilities totaling approximately 3.0 acres in size was identified as a public need to serve housing and joint public uses of the site.

Comprehensive Plan Goals & Policies

In the review of the Countywide Planning Policies it was concluded that the King County 2008 Proposed Comprehensive Amendment relating to the Donut Hole did not comply with or was in conflict with four of the Framework Policies and 10 of the sub-policies.

Environment & Critical Areas

The property associated with this project has a critical aquifer recharge area (CARA), steep slopes (> 40% grade), and a Category III wetland mapped on-site. Several activities and uses are prohibited in critical aquifer recharge areas; however these restrictions should not limit the proposed site development. Steep slopes will be graded pursuant to the appropriate standards.

Economic Analysis of Development

The fiscal impact analyses identifies whether or not Scenario 1 and Scenario 2 represent a financial benefit or burden to their respective jurisdictions. Two separate fiscal impact analysis models were developed using data that includes the estimated revenue and expense attributes for the site. Each model includes factual data from both city and county tax rates, budgets and other financial reports. The data collected was used to evaluate both the annualized revenues and expenditures associated with new development, over a 20-year planning period. For purposes of the first model, Scenario 1 assumes that no annexation of the property has occurred, and that King County receives all income from development. For purposes of the second model, Scenario 2 assumes that Maple Valley has annexed the property and would receive all income from development.

At the end of the 2028 fiscal year it is projected that Scenario 1 would generate a net financial loss to King County in excess of \$7.4 Million; while Scenario 2 would generate a net financial benefit to the City of Maple Valley in excess of \$9.7 Million.

The fiscal impact analysis was limited to these two scenarios because of time constraints and the vast amount of development scenarios that can occur over the 20 year period. Further analysis that could be performed, which would provide additional economic information and results include: what would the financial benefits/burdens be to both jurisdictions if the City of Maple Valley annexed the property soon after the property is brought within the Urban Growth Area? This report discusses the fact that revenue from development is greatest during pre-occupation (development period). An additional fiscal impact analysis may show that the jurisdiction that has development authority over the property during and immediately after development will receive the most revenue.

Public Utilities

Currently the Donut Hole Property is not serviced by public water or sewer. Because the property is currently zoned rural, the utility districts have only planned for future connection to this property based on rural needs. The impacts to water and sewer service have not been planned for and the impacts to these services are unknown at this point.

Transportation

Scenario 1 would add an estimated 1,271 new trips to the City of Maple Valley's Roadways. Scenario 2 would add an estimated 815 new trips to area roadways. The traffic analysis shows that Scenario 1, the King County zoning proposal, has 56 percent more trips than would occur under Scenario 2, Maple Valley R-6 zoning.

Delays under the King County scenario would cause 4% to more than 90% greater congestion at the intersections studied in this analysis. Scenario 1 would cause greater delay and would require more mitigation to bring the failing intersections back to adopted levels of service.