

A. Land Use & Housing

A.1 Executive Summary

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. These units would be accomplished utilizing transfer of development rights and residential density incentives. In addition to housing, the proposal would also have a commercial component of approximately 95,800 square feet. 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. King County has requested that a purchaser devote 30% of residential units to affordable housing utilizing different levels of household income ranging from 50 percent of the median household income for rental units to 120 percent of the median household income for ownership units.

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. Housing for this type of development could consist of ownership units available to all income levels, which may include households with less than 50 percent of the median household income to 120 percent of the median household income. These numbers are based on policies in the City of Maple Valley Comprehensive Plan.

Development that included 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. This maintenance facility would likely occupy approximately 10 acres of the Donut Hole Property. 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 which would require approximately 10 acres. The City of Maple Valley has previously identified the need for more parks, open space and ballfields. This report includes the development of six baseball fields for tournament use and other league activities on the site, requiring approximately 15 acres. Finally, a Park and Ride Facility on the site can provide parking for ballfield use and for commuters. The Park and Ride Facilities are approximately 3.0 acres in size and could accommodate approximately 400 at-grade parking stalls.

A.2 Existing Site Conditions

The study area is owned by King County Department of Transportation Road Services Division and is approximately 156 acres in size. The study area is located within the rural area of unincorporated King County. The City of Maple Valley surrounds the subject site, giving the subject property it's often referred to name of the 'Donut Hole'. The Donut Hole property is bordered on the west by 228th Avenue SE and on the south by SE 280th Street. The northern and eastern boundaries are bordered by private and publicly owned property. The property is also known as King County Assessor's Parcel Number 3422069006. King County, in their reports,

refers to this property as the “Summit Pit”. For purposes of this report, the site will be referred to as the “Donut Hole.” See Figure A.1 Vicinity Map for location information.

Presently the site has a mix of land uses (described below); known critical areas as defined by King County and areas of heavily wooded vegetation. See Figure A.2 Aerial Map for locations of these areas.

A.3 Existing Land Use

“The King County DOT Road Services Division uses the site as a regional maintenance facility. Current uses at the property include materials processing, Vector Waste Receiving, sand and gravel extraction, Coordinate Reduction of Waste (CROW), Street Waste Alternative Program (SWAP), a fueling station, 24 hour emergency and storm response, and road maintenance material storage. The entrance to the site is off 228th Avenue SE near SE 272nd Street. Nine holes of the Elk Run Golf course are also on the site.”¹

As stated previously, the Donut Hole property is surrounded on all four sides by the City of Maple Valley. To the west of the Donut Hole property across 228th Avenue SE are Divisions 1 through 6 of the Elk Run residential subdivision. Located within these subdivisions are nine holes of the Elk Run Golf Course, the Pro Shop and Club House, and approximately 230 single family residences. To the south across SE 280th Street are the residential subdivisions of Diamond Hills and Rosewood Parke. These are comprised of approximately 277 single family residences. To the east is Glacier Park Elementary School which is part of the Tahoma School District, several residential subdivisions, and a 20-acre undeveloped piece of property owned by the City of Maple Valley. The City of Maple Valley 2004-2005 Comprehensive Plan Map identifies this property as ‘Public’ for future use as ballfields. To the north of the Donut Hole property are single family residential lots.

A.4 Existing Buildings

Buildings on site consist of King County maintenance facility buildings in the northwest corner of the site; maintenance buildings along the west boundary owned and operated by Elk Run Golf Course and storage buildings used as part of the mining operation. It is assumed that any future development would eliminate these buildings. This assumption is further supported by the proposal to relocate the county facilities, the Elk Run Golf Course Lease being terminated and terminating the mining operation in the near future.

A.5 Existing Comprehensive Plan and Zoning Designations

The King County 2004 Comprehensive Plan Map designates this property as Rural Residential (See Figure A.4). The current King County Zoning Map identifies this property as being zoned RA-5, Rural Area, one home per five acres (See Figure A.5). Assuming that the existing land uses were terminated, and appropriate infrastructure was in place, development on the subject

¹ 2008 King County Comprehensive Plan Update-Maple Valley Summit Pit Area Zoning Study Executive Recommended Department of Development and Environmental Services

property under current county regulations would yield approximately 21 to 31 single family homes.

The surrounding Comprehensive Plan and Zoning designations, within the City of Maple, are R-6 with the exception of the city owned 20-acre parcel and Glacier Park Elementary School which are designated 'Public' (See Figures A.6 and A.7).

A.6 Proposed Development Scenarios

The purpose of this report is to determine how development of the study area is going to impact the surrounding community with regards to infrastructure, transportation, and compatibility. To determine these impacts the report proposes three different development scenarios.

- I. Scenario number one is the King County proposal as set forth in the 2008 Comprehensive Plan Amendment, and assumes that the proposed project is successful in obtaining the inclusion into the Urban Growth Area with a Comprehensive Plan Designation of Urban Planned Development and an R-8 zoning designation, with potential to be developed at R-12 densities utilizing Transfer of Development Rights and residential density incentives.
 - II. Scenario number two assumes that the property is developed under the jurisdiction of the City of Maple Valley and zoned R-6 to implement the current Comprehensive Plan designation of R-6.
 - III. Scenario number three is a compilation of joint public uses and includes residential development under the City of Maples Valley's R-6 zoning. Through partnership with the City of Maple Valley, other public agencies, and citizen input, this scenario proposes a mix of uses based on public input and site analysis.
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A.7 Scenario 1: King County Land Use Proposal

The study area is currently within the rural area of King County. King County plans and directs growth based on the goals and policies of the Comprehensive Plan as well as the Countywide Planning Policies. The first Comprehensive Plan for King County was adopted in 1964. The most recent Comprehensive Plan was adopted in 2004 and has been amended annually since then. Every four years the plan goes through significant changes which allow citizens to make application to amend the Urban Growth Boundary. 2008 is the third year of significant changes allowing the Urban Growth Boundary to be amended. The purpose of the Urban Growth Area is to accommodate growth over the next 20 years. The county directs this growth to occur in both cities and rural jurisdictions, through the allocation method which spreads the growth throughout the county.

2008 Comprehensive Plan Amendments

In 2007, Bernie Thompson of King County Department of Transportation submitted an application to amend the Urban Growth Boundary. The following is an excerpt from the *King County Comprehensive Plan: Year 2007 docket summary*.

“A request to change land use and zoning designations for the Summit Pit Regional Maintenance Facility owned by the King County Department of Transportation to Rural Residential, Medium Density, and R-8, eight units per acre. Currently, the property is designated Rural Residential and zoned RA-5, one home per five acres.”

This application was later revised and included as part of the King County Executive Recommended 2008 King County Comprehensive Plan Update. The King County Executive Recommended proposal requests four different approvals as part of the application. The following is the current land use proposal for the Donut Hole Property as recommended by the King County Executive.

- 1. “Amend King County Code 21A.28.080 to allow Urban Planned Development designation on sites with a minimum size of 100 acres.*
- 2. Include parcel 3422069006 in the Urban Growth Area and the City of Maple Valley’s Potential Annexation Area.*
- 3. Amend the King County Comprehensive Plan Land use Map designation for parcel 3422069006 from Rural Residential to Urban Planned Development.*
- 4. Amend the zoning designation for parcel 3422069006 from RA-5, Rural Area, one home per five acres, to R-8 SO, Urban Residential, eight homes per acre, within a Special District Overlay.”*

(See Figures A.8 and A.9 for proposed Comprehensive Plan Land Use Designation and Proposed Zoning)

As part of the approval process it must be determined that the proposal complies with the Goals and Policies of the Comprehensive Plan. Appendix 1 of this report is the summary and analysis performed by King County staff on how this proposal complies with the relevant Goals and Policies of the King County Comprehensive Plan.

Section B of this report is an analysis based on available published documents, which identifies applicable Goals and Policies for the King County Proposal and how the proposal is compatible or not compatible with the Goals and Policies of the King County Comprehensive Plan, the Countywide Planning Policies, and the City of Maple Valley Comprehensive Plan.

A.8 King County Comprehensive Plan Change Proposal Land Use Capacity Analysis

The following land use analysis is based on the assumption that the Donut Hole Property is rezoned to R-8 as proposed in the King County 2008 Docket Recommendation (Appendix 1). Subsequent assumption would be to apply for and obtain approval of an Urban Planned Development (UPD) Permit through the UPD process detailed in KCC 21A.39.010.

Development within the R-8 zone is primarily regulated by Title 21 of the King County Code (KCC). Other sections of the KCC applicable to future development include Title 19A: Land Segregation, Title 13: Water and Sewer Systems, as well as others. Specifically the land use capacity section will focus on R-8 development regulations and the UPD Permit Process.

The R-8 zone is an Urban Residential Zone. “The purpose of the urban residential zone (R) is to implement comprehensive plan goals and policies for housing quality, diversity and affordability, and to efficiently use urban residential land, public services and energy. These purposes are accomplished by: Providing, in the R-1 through R-8 zones, for a mix of predominantly single detached dwelling units and other development types, with a variety of densities and sizes in locations appropriate for urban densities.”

“Use of this zone is appropriate in urban areas, activity centers, or Rural Towns designated by the Comprehensive Plan as follows: The R-4 through R-8 zones on urban lands that are predominantly environmentally unconstrained and are served at the time of development, **by adequate public sewers, water supply, roads and other needed public facilities and services**”²

Emphasis is added to the above citation to state that to the best of our knowledge, the Donut Hole property does not have public sewer, public water, or other needed public facilities. For additional utilities discussion see Section E Public Facilities/Utilities of this report.

The purpose of the UPD permit process and standards is to:

- A. “A. Establish the UPD permit as the mechanism for standardized and consolidated review to implement a UPD;
- B. Establish conditions for the UPD to be complied with by all subsequent land use approvals implementing the UPD;
- C. Coordinate infrastructure and project phasing to the adequacy of public services;
- D. Implement open space protection specifically tailored to the UPD;
- E. Establish a specific range and intensity of land uses for the UPD, tailored to fit the site; and
- F. Provide diversity in housing types and affordability within UPDs.
- G. Promote site design that it supports and encourage the use of transit.”

Density

The base density of the UPD shall be that of the zone set for the site were it to not develop with a UPD. See the discussion below for R-8 base density calculations. Maximum density of the UPD shall be determined by the council in the UPD permit, subject to any maximum density set out in the community plan or comprehensive plan which designated the UPD special district overlay. Without having a subarea plan approved by county council, this report assumes that maximum density per the R-8 regulations detailed below are applicable to this project.

The base density in the R-8 zone is 8 dwelling units per acre. **The maximum density in the R-8 zone is 12 dwelling units an acre.** The maximum density can be achieved through residential density incentives and utilizing the Transfer of Development Rights. In determining the density

² King County Code Title 21A, Section 21A.04.080 Urban residential zone

in the R-8 zone, all site areas may be used to calculate the base and maximum allowed residential density.

Permitted Uses

It is important to make clear that without having a well-defined, council-approved UPD permit, **ANY** non-residential use set out in KCC 21A.08 is allowed to be proposed and later approved as part of the permit process. To propose a reasonable development scenario, this report will propose a development which contains the minimum commercial/retail area as required by KCC 21A.39.050.C.

More specifically, the following is a summary of permitted uses within the R-8 zone. The term “permitted” used here is to include those uses that may be allowed through the Conditional Use or Special Use permit process. The list is from KCC 21A.08.050 and is not meant to be all inclusive and may change subject to County regulations and procedures.

Residential	Recreational/Cultural	Retail	Other
Single Detached	Park	Department Stores	Personal Service
Townhouse	Large Active Recreation	Agriculture Product Sales	Funeral Home
Apartment	Trails	Food Stores	Crematory
Mobile Home Park	Sports Club	Eating & Drinking Places	Cemetery
Cottage Housing	Golf Facility	Drug Stores	Day Care
Community Residential Facility I	Amusement Services	Sporting Good Stores	Church
Dormitory	Outdoor Performance Center	Book Store	Art Studios
Senior Citizen Assisted Housing	Library	Florist Shops	Health Services

A.9 King County Comprehensive Plan Change Proposal Land Use Development Scenario

Based upon the regulations of the UPD permit process, it is concluded that the potential use for the Donut Hole Property is primarily for residential use with retail and commercial as a secondary use.

The following calculations were used in determining the maximum density and most probable use for the 156 acre property.

Base Residential Density

8 dwelling units per acre multiplied by the site area of 156 acres would yield a **base density of 1,248 dwelling units on site.**

Maximum Residential Density

Utilizing residential density incentives and the Transfer of Development Rights it is permissible to obtain 12 dwelling units per acre.

12 dwelling units per acre multiplied by the site area of 156 acres would yield a **maximum capacity of 1,872 dwelling units on site.**

Commercial Development

Urban Planned Developments within King County at a minimum must provide at least one acre of commercial development per 2,500 projected UPD residents. To determine the projected population, the projected 1,872 residential units and the average household size of 2.35 was used. The average household size was provided by the *Planner's Estimating Guide: Projecting Land Use and Facility Needs: 2004*. Based on these two figures, the **projected population for the development would be 4,399 residents**, resulting in 1.76 acres of commercial development. Figures A.10 and A.11 are examples of how a development with this density and mix of use can be accommodated on the Donut Hole property.

The requirement for commercial development, within a UPD, can be eliminated if it can be demonstrated that existing or potential commercial development within one-quarter mile of the UPD boundaries will meet the convenience shopping needs of UPD residents. Based on existing aerial photos and current City of Maple Valley zoning, there is no existing commercial development within a quarter mile (See Figure A.11). The City of Maple Valley is currently undergoing a subarea planning process for the commercial area that is located just outside the quarter-mile radius shown in Figure A.12, to the east of the Donut Hole.

By amending the required site area from 200 acres to 100 acres, there appears to be a need to study the effects this would have on the need for a commercial area within a 100 acre UPD as opposed to a 200 acre UPD. A thorough analysis of this issue was not provided by King County in the Executive Recommended proposal for a code change.

Figure A.10 and A.11 illustrate one scenario in which the Donut Hole property can be developed under the proposed King County 2008 Docket Request. Where feasible, and where adequate information can be obtained from public agencies, Sections C through F describe the impacts of such a development would have on existing infrastructure in the immediate surrounding area.

A.10 King County Housing Needs and Assessments

Recommendation number two of the Executive Recommended Maple Valley Summit Pit Area Zoning Study (Appendix 1) recommends to "Include Parcel 3422069006 in the Urban Growth Area and the City of Maple Valley's Potential Annexation Area." To assess the housing needs of the area, the Adopted 22-Year Household Growth Targets King County and its Cities, 2001 – 2022 were used. The following table summarizes the housing targets for the City of Maple Valley and Urban Unincorporated King County.

	A	B	C	D	E
Jurisdiction	1990 Households	Original 1992-2012 Growth Targets	2000 Households	Adopted Household Target 2001-2022	Potential Annexation Area Household Target
Maple Valley	2,250	1,539	4,809	300	0
Urban King County	123,400	26,501	79,042	13,406	6,361

Based on the "Adopted 22-Year Household Growth Targets," the City of Maple Valley is expected to accommodate 300 new households by 2022 and its Potential Annexation Areas are planned for no growth.

The original target number of 1,539 for the planning period 1992-2012, established by King County, was for the greater Maple Valley area due to the fact that the City of Maple Valley did not incorporate until 1997. During the period between incorporation in 1997 and 2001, the City of Maple Valley experienced rapid growth. In 2001, the Household Target Numbers were revised by King County. Based on the 2007 King County Buildable Lands Report, between the years 2001 and 2005, the City of Maple Valley issued permits for 1,547 new residential units. During that same time period, 21 residential units were demolished. Therefore, **between the years 2001 and 2005 the City of Maple Valley has accommodated an additional 1,526 new residential units; more than five times what the City was allocated to accommodate by the year 2022.** Because of this rapid growth, King County revised the 2022 Household Target Numbers downward to 300 households.

If the proposed King County Docket is approved, 1,872 new households and over 1.7 acres of commercial area will be developed where growth has not been targeted or planned. **This household number is 120 percent more than the number of net residential units constructed for the planning period 2001-2005.**

In addition to the affordable housing numbers needed to obtain the density incentives, The following is an affordable housing breakdown as required by the UPD permit process (KCC 21A.39.060. These numbers were further discussed in the Request for Proposal of February 28, 2008.

- Approximately 187 dwelling units shall be affordable to income levels below 80 percent of the median household income for ownership units; and/or below 50 percent of the median household income for rental units.
- Approximately 187 dwelling units shall be affordable to income levels between 80 and 100 percent of the median household income for ownership units; and/or between 50 and less than 80 percent of the median household income for rental units.
- Approximately 187 dwelling units shall be affordable to income levels between 100 and 120 percent of the median household income for ownership units; and/or between 80 and 100 percent of the median household income for rental units.

A.11 Scenario 2: City of Maple Valley R-6 Zoning

The study area is currently surrounded by the City of Maple Valley. Any development within the study area will have an impact on and influence the surrounding area whether it is part of Unincorporated King County or the City of Maple Valley. With the exception of the Elk Run Golf Course, Glacier Elementary School, and the undeveloped city property the, study area is immediately surrounded by detached single family residences. These residences are located on lots ranging from 4,000 square feet to 15,000 square feet.

It would be the City of Maple Valley's desire to see development more compatible with the surrounding neighborhoods and provide less of an impact to public services. Scenario 2 assumes that the study area is annexed to the City of Maple Valley and developed under the City of Maple Valley R-6 zoning standards. Figures A.13 and A.14 indicate the Donut Hole property as being zoned City of Maple Valley R-6 zoning and designated R-6 on the City of Maple Valley Comprehensive Plan.

A.12 City of Maple Valley R-6 Zoning Land Use Capacity

The following land use analysis is based on the assumption that the development of the Donut Hole Property is in joint cooperation with the City of Maple Valley and is rezoned to City of Maple Valley R-6 zoning.

Development within the City of Maple Valley R-6 zone is primarily regulated by Title 18: Development Regulations of the Maple Valley Municipal Code (MVMC). Other sections of the MVMC applicable to future development, under this scenario, include Title 14: Environment, Title 13: Water and Sewer, as well as others. Specifically the land use capacity section will focus on R-6 zoning regulations and those Development Regulations associated with single family development.

The City of Maple Valley R-6 zone is a residential zone. The general purpose of the development as stated in MVMC 18.10.010 is as follows:

“A. In adopting this Development Code, the City recognizes that there is a continuing need to regulate the use of land to promote the public health, safety, and general welfare. The City recognizes the opportunities to retain a small town environment without unreasonably restricting private enterprise or initiative and further to encourage high quality development without unduly high public or private expenditures for development.

B. The Development Code, in order to obtain the greatest benefits from the opportunities that exist in the City, has been prepared in accordance with the following principles:

1. The code is based on the City's comprehensive plan with respect to the general pattern of future land uses and the principles of future development expressed in said plan.

2. The code recognizes the importance to the community of all legitimate uses of land. The code further recognizes the need of all such uses to be protected from other uses that are unrelated or incompatible. Thus, each district is exclusive with respect to every other zoning district in the code. For example, the Business Park district is protected from encroachment by residential uses as firmly as Residential districts are protected from Business Park uses.

3. Development standards are based on the best-accepted contemporary practice, rather than on past practices. Contemporary practice recognizes the need for more flexible regulation than in the past, with more administrative discretion

concerning land development decisions. Design review of development plans is required in Commercial and Multifamily districts to obtain well designed and properly integrated developments.

4. Uses which would adversely affect adjoining uses or the public welfare, unless regulated in a particular way and meeting established standards and criteria, may be allowed as conditional uses subject to review by the Hearing Examiner.”

Density

The maximum density in the R-6 zone is 6 dwelling units an acre. The maximum allowable units in the City of Maple Valley are calculated by dividing the gross area in acres by the number of allowable units per acre.

Permitted Uses

The following is a summary of permitted uses within the R-6 zone. The term permitted used here is to include those uses that may be allowed through the Conditional Use or Special Use permit process. The list is from Chapter 18.30 of the MVMC and is not meant to be all inclusive and may change subject to City regulations and procedures.

Residential	Commercial	Business Park	Other
Single Family Dwelling	Family Child Care Home	Nursery	Religious Institution
Factory Built Home	Child Day Care		Elementary School
Townhouse	Adult Day Care		Library
Group Home			Public Parks
Bed & Breakfast			Regional Utilities
Senior Assisted Housing			Local Utilities
Nursing Home			

Recreation and Open Space

The City of Maple Valley requires that all subdivisions that are developed at 8 dwelling units an acre or fewer are required to provide 435 square feet of on site recreation space per unit.

**A.13 City of Maple Valley
Potential Land Use Development Scenario**

The following calculations were used in determining the maximum density and most probable use for the 156 acre property when developed under the jurisdiction of the City of Maple Valley.

Maximum Residential Density

Utilizing the maximum allowable density of 6 dwelling units per gross acre, the site area of 156 acres would yield a maximum capacity of 936 single family dwelling units on site.

Recreation and Open Space Requirement

Based on the requirement to provide 435 square feet of open space per dwelling, the proposed development would provide at a minimum 9.4 acres of recreational open space. The open space would be located throughout the project to allow for access and convenience to all the residents of the development.

Figures A.15 and A.16 illustrate one scenario in which the Donut Hole property can be developed under the regulations of the City of Maple Valley. Where feasible, and where adequate information can be obtained from public agencies, Sections C through F, of this report, describe the impacts such a development would have on existing infrastructure in the immediate surrounding area.

A.14 City of Maple Valley Housing Needs and Assessment

The adopted 1999 Comprehensive Plan for the City of Maple Valley states that “Based on pending housing projects and Land Use Plan growth forecasts, it is estimated that a total of approximately 2,888 net new housing units are anticipated to be built within the City during the next twenty years.” As stated in Section A.10 that number has been revised downward because of the rapid growth in residential housing in Maple Valley between the years 2001 and 2005. The current Household Target Numbers by the year 2022 is 300

Housing data provided by the City of Maple Valley indicates that approximately 1,526 net residential units have been provided between the years 2001 and 2005. **These housing numbers exceed the required number of household units for the planning period 2022; therefore there is no housing shortage or need for additional housing within the City of Maple Valley.**

If development is to occur within the study area and 936 new single family residential units are constructed, there are Countywide Planning Policies that guide the types of housing that should be constructed. These policies are also carried forward in the City of Maple Valley Comprehensive Plan under Table HO-1: City of Maple Valley Affordable Housing Demand Analysis. Below is a modified version of that table that illustrates the number of units per income level that would be developed within the study area.

Household Income Group (% of King County Median Household Income)	King County Countywide Planning Policies Affordable Housing Targets	New Dwelling Units Per Income group within the Study Area
Low Income ~ Less than 50%	24 Percent	225
Moderate Income ~ 50%-80%	17 Percent	159
Middle Income ~ 80%-120%	39 Percent	365
Upper Income ~ More than 120%	20 Percent	187
Total	100%	936

A.15 Scenario 3: Public Use & Residential Uses City of Maple Valley R-6 Zoning - Potential Land Use Development Scenario

The two previous development scenarios assumed that development would occur as private developments with little or no public uses with the exception of the recreational space as required by the respective jurisdiction’s regulations. The third scenario involves a public use

component in addition to single family residential uses. Scenario 3 has been designed to comply with the City of Maple Valley's R-6 zoning.

To obtain information on the needs of other public agencies and the citizens of Maple Valley, the City of Maple Valley hosted two separate meetings. The information gathered from these meetings was used in developing the conceptual layout shown on **Figure A.17**.

On April 17, 2008, the City of Maple Valley hosted a meeting to discuss alternative public uses for the Donut Hole property. Agencies from the State, County, and other cities were invited to attend this meeting as well as local utility and emergency service providers. The following are the agencies that attended that meeting:

- City of Covington
- City of Black Diamond
- Cedar River Water & Sewer District
- Covington Water District
- King County Sherriff's Office
- Maple Valley Fire & Safety
- Puget Sound Energy
- Tahoma School District

Several of the agencies expressed interest in being a joint user of the property for public uses. These uses included maintenance facilities, park and ride facilities, a fire training facility, and multi-purpose ballfields. The Soos Creek Water & Sewer District did not attend the meeting but provided subsequent comments and requested the need for a joint maintenance facility.

On May 28, 2008, the City of Maple Valley hosted an open house to allow citizens of Maple Valley to comment on the need for public uses within the Donut Hole development. A majority of the comments expressed a need for more open space and active recreation opportunities. These uses are supported by the need for additional walking trails and multi-purpose ballfields expressed at the previous meeting.

The following is a summary of the public uses that should be considered for incorporation within any future development of the Donut Hole site.

Public Uses within the Donut Hole

Agency	Required Use	Area
City of Maple Valley	Maintenance Facility	10 Acres ³
City of Covington	Maintenance Facility	
Soos Creek Water & Sewer	Maintenance Facility	
Maple Valley Fire & Life Safety	Training Facility	10 Acres ⁴
City of Maple Valley	Multi-Purpose Ballfields	18 Acres ⁵
Metro Transit	Park and Ride	3.0 Acres ⁶

³ This number will be reduced if the City enters into a joint facility use with just one of the agencies listed.

⁴ This number includes area for the administration building as described earlier.

⁵ The intent is to provide sufficient ballfields to host a local tournament or similar size competition.

⁶ This number includes required landscaping and paved area to accommodate approximately 400 parking stalls.

A.16 Allowed Uses within the City of Maple Valley R-6 Zone

The City of Maple Valley allows for several public uses within the R-6 zone; however there are some uses listed above that currently are not permitted within the R-6 zone or are permitted with the issuance of a Conditional Use Permit. In review of the City of Maple Valley Zoning Code; a majority of the uses are permitted outright within the Public zone. Additional regulations will need to be considered if the fire training facility and the maintenance facility are to be located within the Donut Hole property.

A.17 Public Uses Summarized

Based upon the information provided through the public input process, we conclude that there is a need for public uses within the Donut Hole Property and that the remainder of the property could be developed using the City of Maple Valley R-6 zoning standards, which is similar to the majority of existing neighborhoods surrounding the Donut Hole site. This report only documents the need for public use within the Donut Hole based on conversations and letters received from various agencies. Additional studies with regards to economics, utilities, and transportation would need to follow to determine the outcome of such a development.

The following calculations were used in determining the maximum density and most probable public uses for the Donut Hole property, which consists of 156 acres.

Maintenance Facility

Three agencies have expressed interest in the need for a maintenance facility. Based on information provided by these agencies, a 10 acre site has been located within the Donut Hole property to accommodate that need. The acreage needed would be reduced if the facility is to be used by only one or two of the agencies expressing interest.

Fire & Life Safety Facilities

The Maple Valley Fire & Life Safety has expressed an immediate need for a training facility, administrative office space, and expansion of its existing maintenance facility. Approximately 10 acres has been set aside within the Donut Hole to accommodate this need.

Park and Ride Lot

The City of Maple Valley has expressed a need for additional transit service to the Maple Valley area and also expressed concern that development within the Donut Hole property will impact existing public transit services. To accommodate this anticipated need, approximately 3.0 acres has been set aside to provide parking for approximately 400 cars, which could meet the demand for both bus riders and vanpool users. The park and ride lot could also serve as complimentary parking to the sports field during peak weekend and evening hours.

Active Recreation

To provide active recreation opportunities, approximately 18 acres has been set aside for multi-purpose fields. These fields can accommodate 6 baseball fields for tournament play. When the fields are not being used, the fields can then accommodate 4 soccer fields. It is critical to tie the location of these fields to the existing school to the southeast and also to the city owned property

to the northeast of the Donut Hole. The city owned property is currently undergoing a planning process for development into ballfields.

A. 18 Residential Development in Combination with Public Uses

Assuming the public uses discussed above, the remaining portion of the Donut Hole property could be developed with single family residences similar to existing development surrounding the Donut Hole property. The proposed public uses will utilize approximately 39.5 acres of the Donut Hole property. The remaining portion to be developed with single family residences is 116.5 acres. The City of Maple Valley's R-6 zoning allows a maximum of 6 dwelling units an acre. The approximately 116.5 acres not used for public use would yield approximately 699 single family units.

Figure A.17 illustrates one scenario in which the Donut Hole property can be developed with the public uses identified and the remainder of the property developed with single family utilizing the City of Maple Valley's R-6 zoning standards.