



Element 2  
**LAND USE**

**LAND USE ELEMENT  
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## Element 2 LAND USE Support Analysis

### LAND USE OVERVIEW

The Growth Management Act (GMA) requires that the Land Use Element of a Comprehensive Plan:

- Designate the proposed general distribution, location, and extent of the uses of land for housing, commerce, industry, recreation, open spaces, general aviation airports, public utilities, public facilities, and other land uses.
- Include population densities, building intensities, and estimates of future population growth.
- Provide for protection of the quality and quantity of groundwater used for public water supplies.
- Consider urban planning approaches that promote physical activity.
- Review drainage, flooding, and storm water run-off in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state, including Puget Sound or waters entering Puget Sound.

Through its goals and policies and Future Land Use Map, this element describes the general pattern of land uses that the City intends to achieve its vision for the future.

Additionally, the Land Use Element has taken into account land use assumptions for buildout of the City's existing properties through 2035. These land use assumptions are consistent with the methodology used in the Transportation and Housing Elements and include work completed to assign Maple Valley with Housing and Employment targets for 2031 through the Buildable Lands Analysis. Maple Valley is expected to assume 932 new housing units and 2000 new employees by 2031. Current growth is on track to reach and likely exceed these targets. If build out of existing properties occurs by 2031, the City will have well exceeded these assigned housing and employment figures.

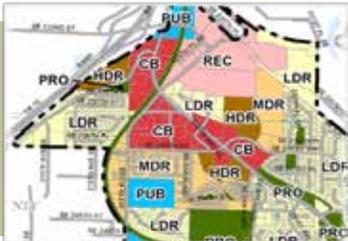
### RESIDENTIAL LAND USES

A key focus of the GMA, and the predominant land use in Maple Valley, is residential. Through the Countywide Planning Policies, Maple Valley has been given a housing target to be accommodated by the Plan. Other GMA provisions relevant to the residential component of the Land Use Element include:

*Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock. RCW 36.70A.020(4).*

The City's existing residential neighborhoods are overwhelmingly characterized by single-family developments. The goals and policies in this Plan are intended to protect the quality of existing neighborhoods while allowing for a broader range of residential densities in future developments.

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Preserving neighborhood quality also means ensuring that adequate water and sewer availability, streets, bike paths, trails, landscaping, storm water drainage, pedestrian access, and park and recreational facilities are provided and maintained. The Plan contains policies intended to establish or maintain these types of development standards.

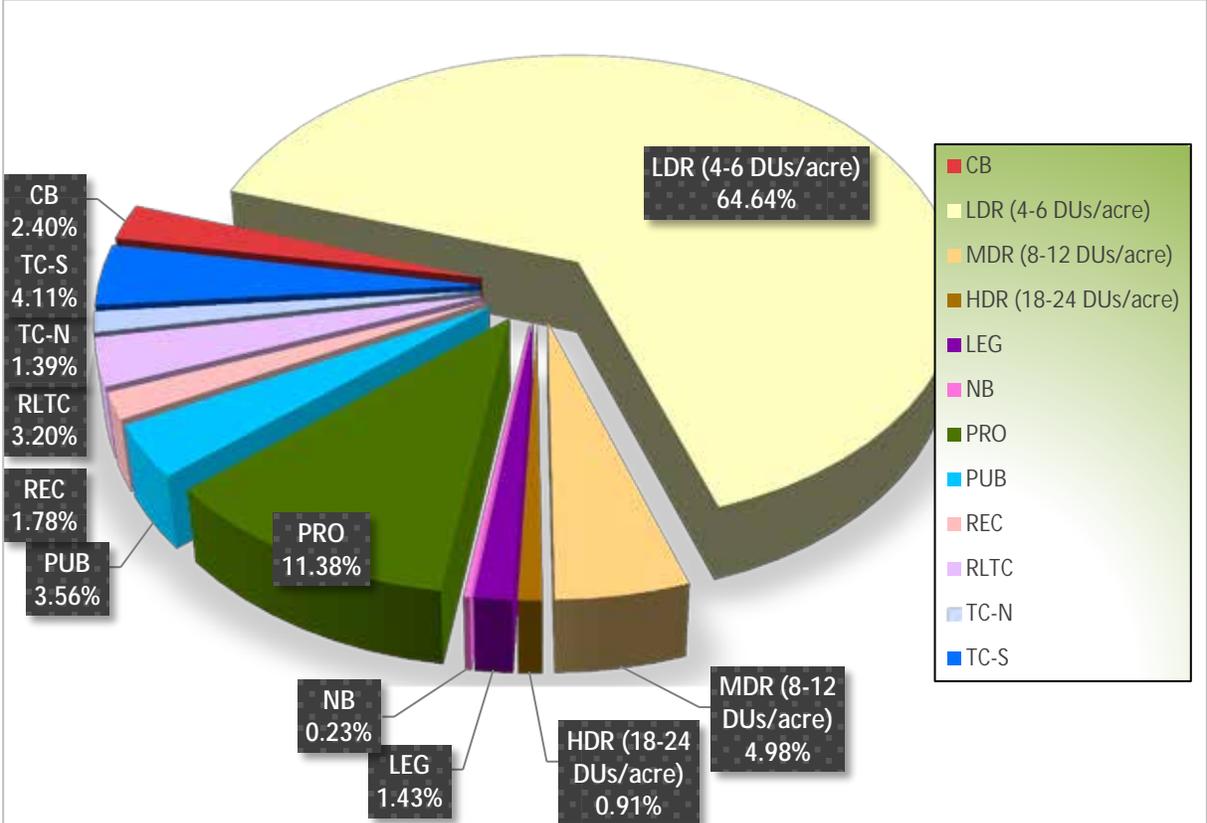


Figure 2.1 – Percentages of Land Use designations on Future Land Use Map

**Low Density Residential – Four to Six Units Per Acre**

Approximately 65% of the City’s land area is designated on the Future Land Use Map for low density residential uses. See Figure 2.1. Land in this classification should continue to be developed at a range of four to six units per acre to maintain compatibility with the existing neighborhoods. Development of attached single-family homes, including townhouses and duplexes is also allowed in these zones, as long as maximum allowed densities are not exceeded.

This designation is appropriate for most land in the planning area suited for residential use, which is in close proximity to similar uses and to collector streets, with direct connections to commercial and recreational areas. These areas should be well served by recreational and open space resources, served by an internal street system and be defined by appropriate neighborhood boundaries, which may be bordered but not penetrated by major arterial roadways.



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### Medium-Density Residential – Eight to Twelve Units Per Acre

Approximately 5% of the City's land area is designated for medium densities of eight to twelve units per acre. This designation provides for primarily single family detached development, but also allows townhouses and duplexes to be interspersed in these areas as long as these densities are maintained. Medium density development allows for a mix of housing types and provides a more affordable alternative to larger lot, single-family detached housing.

Single-family neighborhoods are also typically interspersed with uses such as schools, religious facilities, and day care centers. Locational criteria for these kinds of development include transition areas between higher density multi-family and single-family neighborhoods and transition between single-family neighborhoods and adjacent commercial centers or employment areas. Generally, this designation is appropriate for land located adjacent to principal arterials.

### High Density Residential – 18 to 24 Units Per Acre

Less than one percent of the City's land area is designated for high densities of 18 to 24 units per acre. High density residential is a necessary component of the City's housing mix. It helps the City address its county assigned housing target and provide housing for households who may not be able to afford a home of their own, for transitional households looking for a temporary domicile, as well as many senior households looking to downsize their living space needs.

This designation is appropriate for land which is located adjacent to principal arterials and major highway corridors, served by public transit and in direct proximity to business and commercial activity centers.

## COMMERCIAL LAND USES

### Regional Employment Center

The Strategic Economic Development Assessment prepared for the City in 2014 identifies several priority areas to be addressed in the Comprehensive Plan Update: Regional Employment Center, Regional Employment and Technology Center, and Legacy Site, a relatively large underdeveloped land, which provides the greatest opportunity and primary priority for achieving the economic development goal of increasing living-wage jobs.

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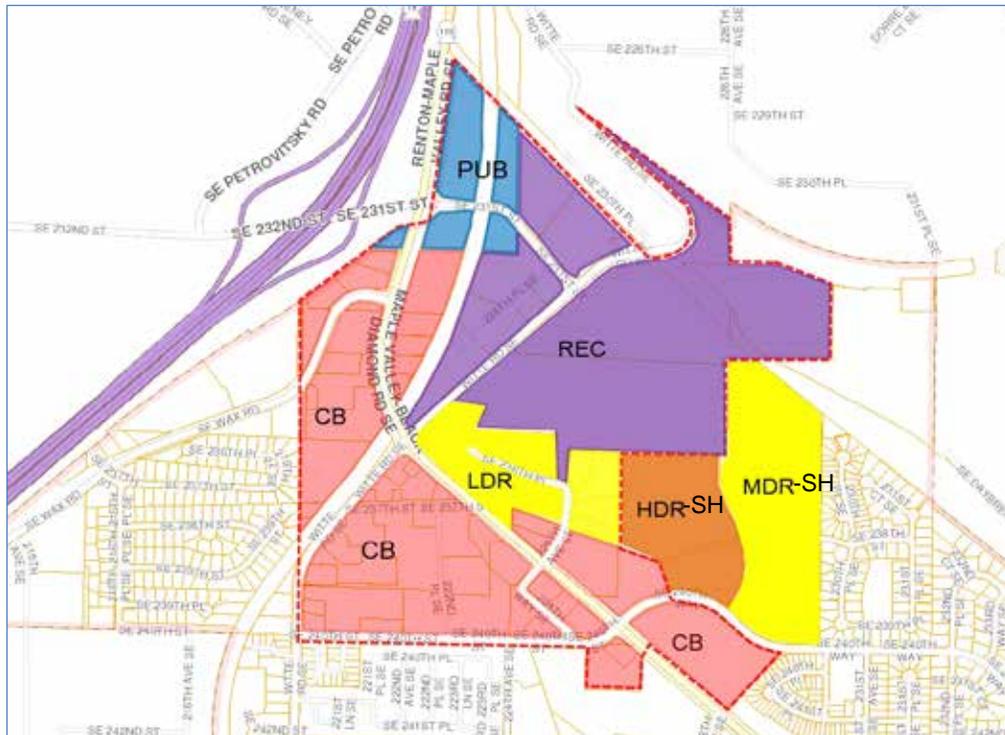


Figure 2.2 – Regional Employment Center within the North Activity Center

The Regional Employment Center (REC), consisting of 69 acres, is located at the north end of the City, in close proximity to SR 18 and SR 169, which provide excellent access to the region's laborshed.

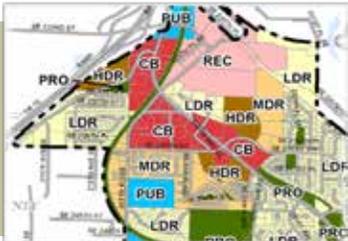
This designation is intended to encourage nonpolluting business uses that do not necessarily rely upon arterial visibility and serve to provide living-wage jobs. Retail commercial and service uses should be encouraged that are oriented to the convenience of workers in the REC rather than the broader community.

The REC should be buffered from adjacent residential properties and characterized by features that can accommodate uses without adversely impacting surrounding residential areas.

### Legacy Property

The Legacy Property, consisting of 50 acres is located directly to the north of the Town Center. This City owned property, currently undeveloped, was purchased on August 4, 2000. Located in the center of the City, the Legacy Property offers a unique opportunity to create a focal point, an exceptional civic landmark, and a vibrant meeting place for the whole Maple Valley community.

This designation is intended to encourage civic uses, potential public/private partnerships and commercial activity while providing pedestrian and vehicular connectivity to the adjacent Town Center North.



### Town Center

The Town Center designation provides for the evolution of a walkable, attractive, and economically vibrant mixed-use center (commercial, residential, and civic uses) in the heart of the City. The Town Center consists of two contiguous subareas – Town Center North and Town Center South.

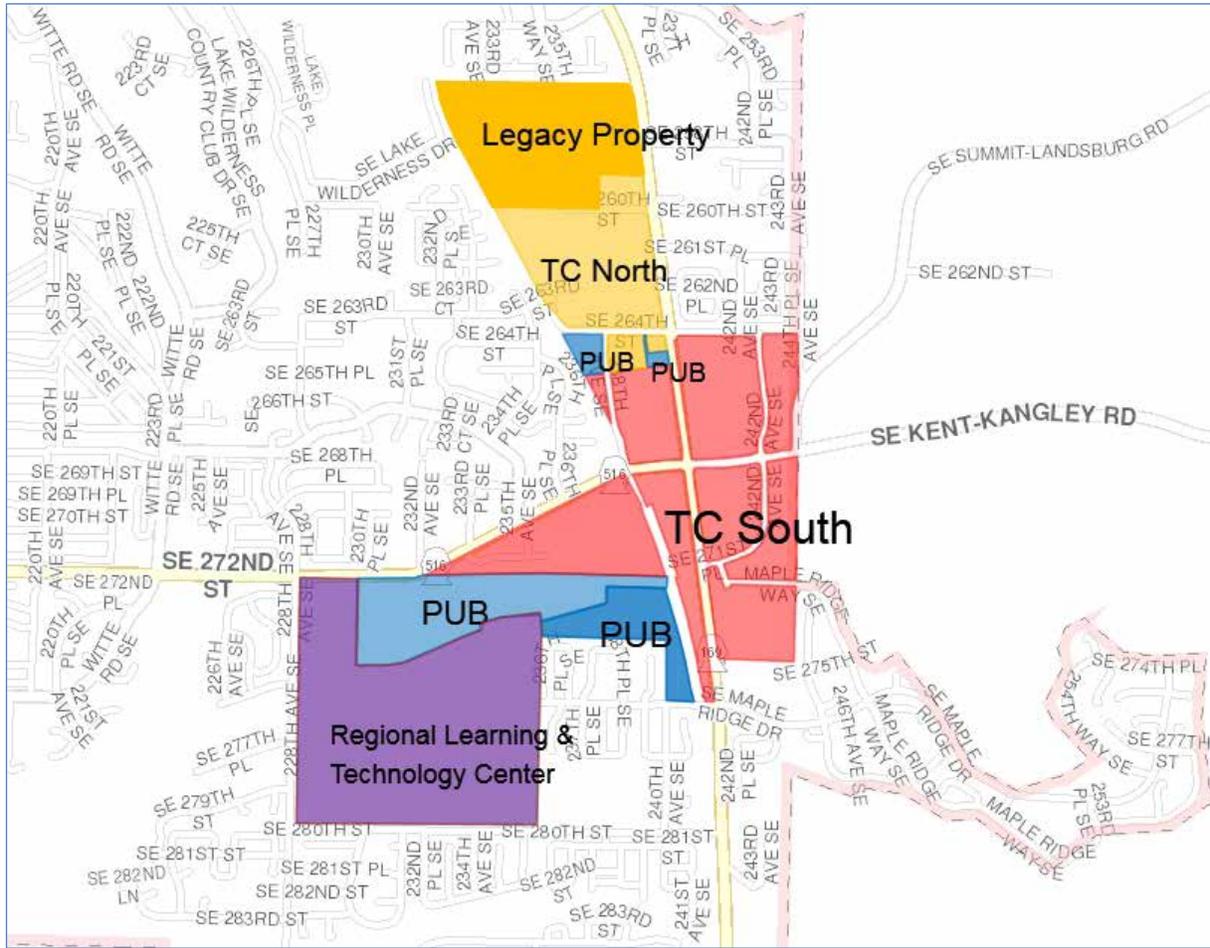


Figure 2.3 – Town Center North and Town Center South

### Town Center North

The future land use pattern is far less settled for the area generally north of SE 264th Street and South of the Legacy Property. Much of this area is largely undeveloped or underdeveloped (e.g. industrial or outdoor storage uses), and poised for development and redevelopment to more intensive commercial and residential uses. This area is occupied by more than a dozen long term business owners who have different time horizons for potential redevelopment. The highest and



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best use over time should morph into a mixed-use, mid-rise building form, (up to five stories in height), with a variety of housing types, commercial, and civic uses.

It will be an area that provides pedestrian and vehicular traffic connections from all four directions. It will be one of the few areas of our city with such connectivity. It will tie retail to the south and civic, public private partnerships and parks in the Legacy Center to the north. It will also be a transitional property from old to new as infill is expected with a variety of timeframes. As an area with safe, attractive, and efficient streets and sidewalks it will be an important addition. A broad avenue with multiple connectors should be encouraged to allow for internal circulation that bypasses Maple Valley Highway. New mixed-use, commercial, and civic developments should be oriented to and connect with this new street system rather than be inwardly focused. The design objectives for Town Center North are connectivity, pedestrian amenities, human scale, distinctive architectural character and environmental sustainability.

### Town Center South

The southern portion of Town Center, focused on the four quadrants of the SR 169/Kent Kanglely intersection, is predominantly low-rise in form and commercial in use. The retail, grocery, restaurant, and service uses concentrated in this area are relatively new and are likely to continue as the primary land use pattern for the next several decades at least.

Primary access to Town Center South is provided by the two state highways, with limited internal public streets, but opportunities for internal circulation between adjacent private parcels. There is also an opportunity to introduce multi-family use as part of either a vertical or horizontal mix for those areas of Town Center South that lack direct access or visibility from SR 169. Densities up to 36 units per acre are appropriate with parking accommodated in either grade level or preferred under structure garages.

### Regional Learning and Technology Center

The former Summit property in the South Activity Center is also identified in the Strategic Economic Development Assessment as a high priority.

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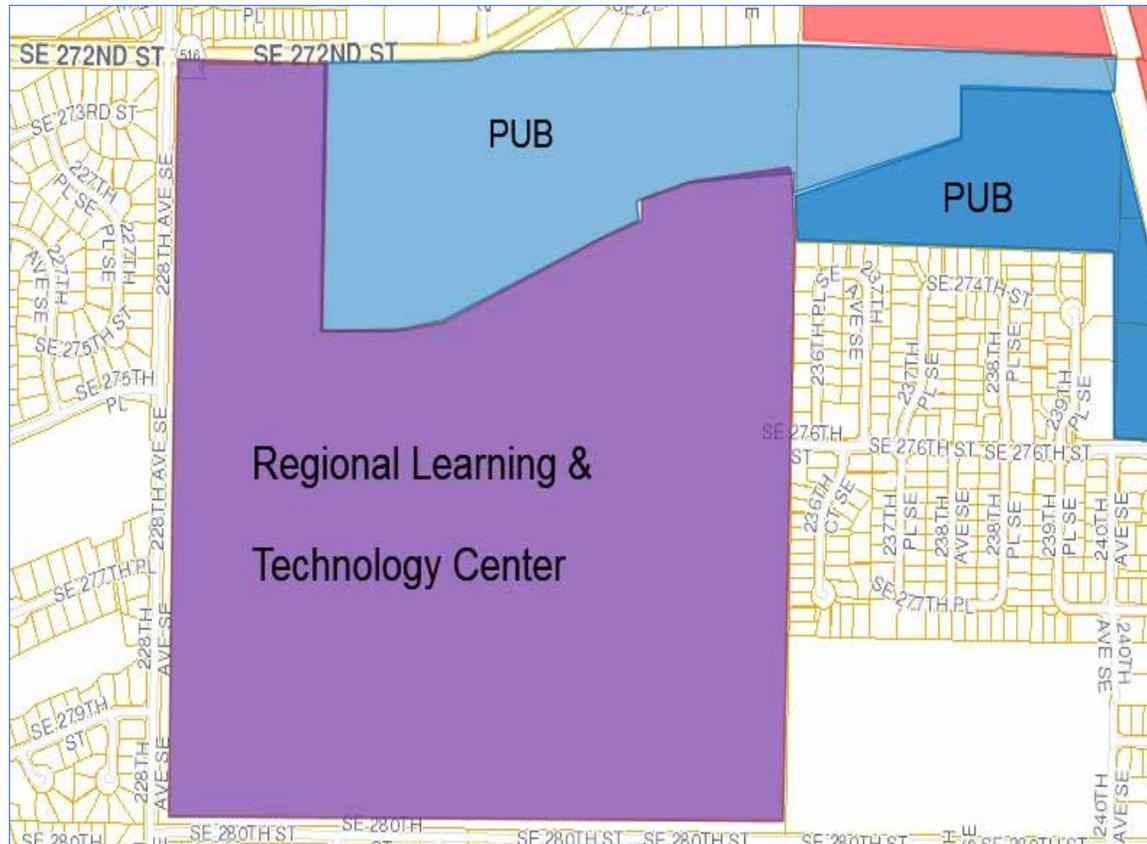


Figure 2.4 – Regional Learning and Technology Center

The Regional Learning and Technology Center (RLTC) should become a hub of educational and work training activities, with a number of institutions and businesses benefitting from co-location on a large campus setting close by the City's emerging Town Center. This proximity will provide synergy between the educational and commerce sectors of the South Activity Center.

This designation is intended to encourage nonpolluting business uses that do not necessarily rely upon arterial visibility and serve to provide living-wage jobs. Retail commercial and service uses should be encouraged that are oriented to the convenience of workers in the RLTC rather than the broader community.

The new Tahoma High School will occupy a portion of the RLTC, with opportunities for other facilities being constructed by Green River Community College and the Renton Vocational Technical College, among others. A master circulation pattern for the entire RLTC will be an important foundation for the segregation and development of individual development sites. Implementing development regulations for the RLTC should include buffer standards adjacent to residential neighborhoods, and the inclusion of an east-west regional trail.



## Community Business

Community business centers comprise larger scale and more intensive retail sales and services than found in neighborhood business centers. A broader range of uses are typically found in these areas, including those which typically require outdoor display and/or storage of merchandise, greater parking requirements, and tend to generate noise and traffic impacts as a part of their operations. Such uses include, but are not limited to shopping centers, grocery stores, and restaurants.

## Neighborhood Business

Commercial centers within or adjacent to residential neighborhoods serve a useful function in providing convenient access to neighborhood residents for their “everyday” or “convenience” shopping needs. These centers can serve to reduce the number of automobile trips or at least shorten them by providing services near one’s residence. For neighborhood centers to provide these benefits, attention must be paid to ensuring adequate access to these centers from the adjacent neighborhood.

The Neighborhood Business designation is intended to provide for small-scale commercial areas to serve local neighborhoods with a limited range of retail sales and services. Such uses typically include eating and drinking places, professional and personal services, automotive service stations, neighborhood grocery and convenience stores. Residential uses are allowed as secondary uses in Neighborhood Business areas.

This designation is characterized by areas that are served by major arterial streets but are situated in a location that is easily accessible by residents living in nearby neighborhoods. These parcels should be capable of being physically buffered from adjacent residential properties and characterized by soil, drainage and topographic features that can accommodate the construction of commercial areas without adversely impacting surrounding residential areas. Currently there are two areas zoned Neighborhood Business, both located in the southwest portion of the City.

## PUBLIC LAND USES

### Public Facilities

The City contains a great deal of land considered useful for public purposes. These include but are not necessarily limited to City-owned or operated administrative and maintenance facilities, school sites, Park and Ride facilities, the Regional Emergency Operations Center, fire stations, the Maple Valley Library, museums, skate board park, and the Greater Maple Valley Community Center.

The Growth Management Act requires that jurisdictions develop and adopt a process for identifying and siting essential public facilities. The GMA defines essential public facilities as facilities that are typically difficult to site because they are locally unpopular, such as airports, state education facilities and state or regional transportation facilities, state and local correctional facilities, housing for sex



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offenders, solid waste handling facilities, and in-patient facilities, including substance abuse facilities, mental health facilities and group homes. The GMA states that no Comprehensive Plan or development regulation may preclude the siting of essential public facilities.

Essential public facilities support the needs of the metropolitan region. As the limits of land supply are recognized, governments must exercise care in making fair decisions on locating new or expanding existing essential public facilities. The Office of Financial Management maintains a list of those essential state public facilities that are required or likely to be built within the next six years. The plan contains policies that identify and support the siting process.

### Park, Recreation, Open Space

Park, Recreation, and Open space land is beneficial for a wide variety of purposes: active or passive recreation, trails, critical areas protection, natural resources lands, view corridors or urban buffers. The GMA establishes the following planning goal concerning open space and recreation: *“Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.”*

Open space lands comprise both public and private lands that are valued for their open space resource. Many are public such as Lake Wilderness Park, the Lake Wilderness Arboretum, Green to Cedar Rivers Trail, and Lake Wilderness Golf Course. Others are private but provide a public open space and environmental protection benefit such as private parks within subdivisions, , and the wetlands associated with the former Elk Run Golf Course. The City is actively pursuing additional park and recreation sites and facilities whether they are within city limits or within areas that may be suitable for future annexation – especially in the southern portion of the City. When completed they are intended to be given this designation, but not in advance of their acquisition by the City.

Recreation uses may include activities that occur within structures and do not have an open space component. Privately owned open space lands may be operated as for-profit entities with special purpose recreation facilities, such as ice arenas, swimming pools, golf courses or live performance theaters. Secondary commercial uses may be allowed in conjunction with these facilities including eating and drinking establishments, small conference facilities and associated retail.



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Goals & Policies

## INTRODUCTION

Land use describes the human use of land and involves modification of the natural environment into the built environment and management of these interrelated systems. Land use designations delineate a range of potentially appropriate zoning categories, and more broadly define standards for allowable uses and intensity of development. The combination and location of residential neighborhoods, commercial activity centers, schools, and other uses are important in determining the character of Maple Valley. The pattern of how property is designated in different parts of the City directly affects quality of life in regard to recreation, employment opportunities, environmental and physical health, property values, safety, and other important factors.

This element contains the goals and policies necessary to support the City's responsibility to manage land use and to implement development regulations, guidelines, and programs. The Land Use policies contained in this element, along with the Comprehensive Plan Map, identify the intensity of development and density recommended for each area of the City. These designations help to achieve the City's vision by providing for sustainable growth.

The Land Use Element Support Analysis section of this Plan contains the background data and analysis that describe the physical characteristics of the City, and provides the foundation for the following goals and policies.

## GOALS & POLICIES

**Goal LU-1:** Implement Maple Valley's Vision consistent with the Growth Management Act, the Vision 2040 Regional Growth Strategy, and the King County Countywide Planning Policies (KCCPPs).

- Policies:**
- LU-P1.1** Ensure that the Future Land Use Map and land use policies are internally consistent with and are supported by all other Plan Elements.
  - LU-P1.2** Promote the advantages of the City's location at the leading edge of the southeast metropolitan urban growth area, with transportation linkage to SeaTac, Boeing Field, 1-5 North/South, I-90 East and 1-405 North by SR 18, SR 169 and SR 516.
  - LU-P1.3** Meet the household growth targets assigned to Maple Valley by the King County Countywide Planning Policies (KCCPPs).

**Goal LU-2:** Develop a Land Use Pattern that fulfills the Vision of the City's Future.



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- Policies:**
- LU-P2.1** Increase the City's jobs to housing ratio to strengthen and diversify the tax base.
  - LU-P2.2** Adopt commercial, mixed-use, residential and institutional land use designations that carry forward the economic development objectives set forth in the Vision Framework Goals and Policies and the Economic Development Element.
  - LU-P2.3** Show the distribution, location, and physical extent of the land use designations on the Future Land Use Map.

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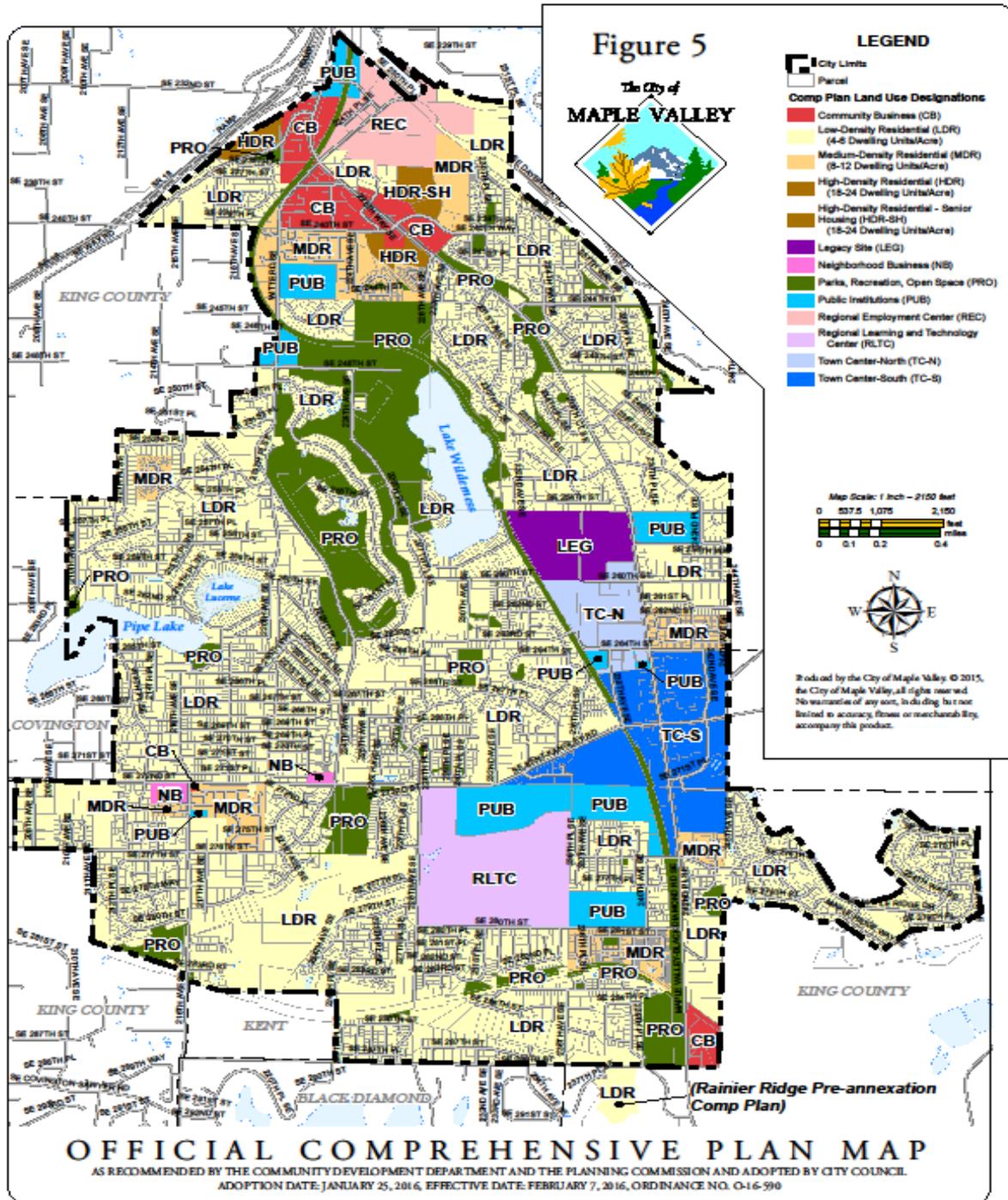


Figure 2.5 - Official Comprehensive Plan Map



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<u>LAND USE DESIGNATION</u>	<u>ALLOWED DENSITIES</u>
Low Density Residential (LDR)	4-6 units/acre
Medium Density Residential (MDR)	8-12 units/acre
High Density Residential (HDR)	18-24 units/acre
Parks/Recreation/Open Space	-
Regional Employment Center	-
Regional Learning and Technology Center	-
Town Center (North & South)	24-36 units/acre
Community Business	24-36 units/acre
Neighborhood Business	-
Legacy Property	-

**Figure 2.6 – Land Use Designations**

**Goal LU-3:** Protect the scenic beauty, water quality, wildlife habitat areas, open spaces, and cultural resources that contribute to the Maple Valley quality of life.

- Policies:**
- LU-P3.1** Environmental standards for urban development should emphasize flexible development options to allow permitted densities on the parts of the site that are not environmentally constrained.
  - LU-P3.2** Measures should be utilized to serve multiple purposes, such as drainage control, ground water recharge, stream protection, open space, cultural and historic resource protection, and landscaping.
  - LU-P3.3** Encourage public and private partnerships to develop special purpose recreation facilities (e.g., ice arenas, swimming pools, golf courses, live performance theaters, etc.).
  - LU-P3.4** The City’s development regulations shall include provisions that adequately consider the development of publicly and privately owned recreation space.
  - LU-P3.5** Protect the character of land uses with appropriate buffers and landscaping requirements between differing uses. (E.g., when a new commercial development is proposed near existing residential zones) Retention of existing landscaping is preferred to replacement.



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**Goal LU-4:** Promote economic vitality, enhanced goods and services and job creation opportunities in all commercial districts.

- Policies:**
- LU-P4.1** Utilize an approach to land use, transportation, and infrastructure development that promotes the generation of living-wage jobs and diversifies the City's revenue base. (VFP 4.2)
  - LU-P4.2** Attract living-wage employers to the City in order to diversify the City's revenue base, provide employment opportunities for Maple Valley residents, and increase the City's daytime population.
  - LU-P4.3** The size of retail commercial centers in the Community Business and Town Center districts should be scaled and configured to serve the needs of the City and the primary market area that extends beyond the city limits.
  - LU-P4.4** The size of retail commercial centers in the Neighborhood Business districts should be scaled and configured to serve the needs of the immediate environs.
  - LU-P4.5** Encourage redevelopment and development of underutilized and vacant land compatible with the City's vision for the scale, character, and use mix of the surrounding area.

# LAND USE Goals & Policies

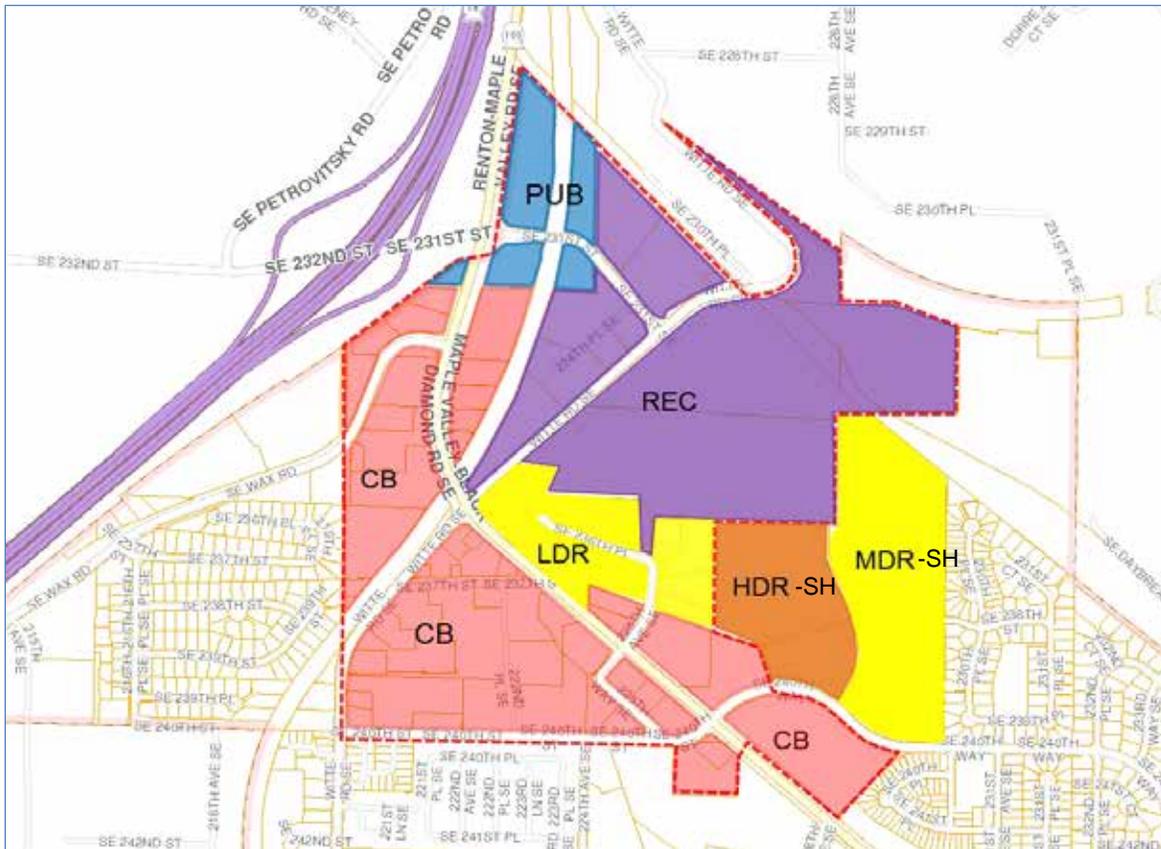


Figure 2.7 – North Activity Center

## North Activity Center

**Goal LU-5:** Promote infill development in the North Activity Center.

- Policies:**
- LU-P5.1** Create a Regional Employment Center.
    - Sub-Policies:**
      - LU-P5.1.1** Prioritize transportation improvements to SR 18 and SR 169 to support development of lands closest to the intersection of those two state highways.
      - LU-P5.1.2** Adopt flexible development regulations that facilitate the development of a business campus with a mix of buildings with a height of up to five stories which may include temporary corporate housing as an accessory to the primary use.
      - LU-P5.1.3** Require this area’s overall grading, internal circulation, and linkages to the surrounding road network to be



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- reviewed and approved with the City's development process.
- Policies:**      **LU-P5.2**      Promote infill of the established commercial land use pattern in the balance of the North Activity Center.
- Sub-Policy:**   **LU-P5.2.1**   Enable multi-family residential development at a density of up to 36 units per acre as part of mixed-use development that has access to arterials.
- Policies:**      **LU-P5.3**      Retain the currently LDR designated hill immediately east of SR 169 in its present low density residential designation.
- LU-P5.4**      Create a new pattern of high density and medium density senior residential south of the Regional Employment Center.

# LAND USE Goals & Policies

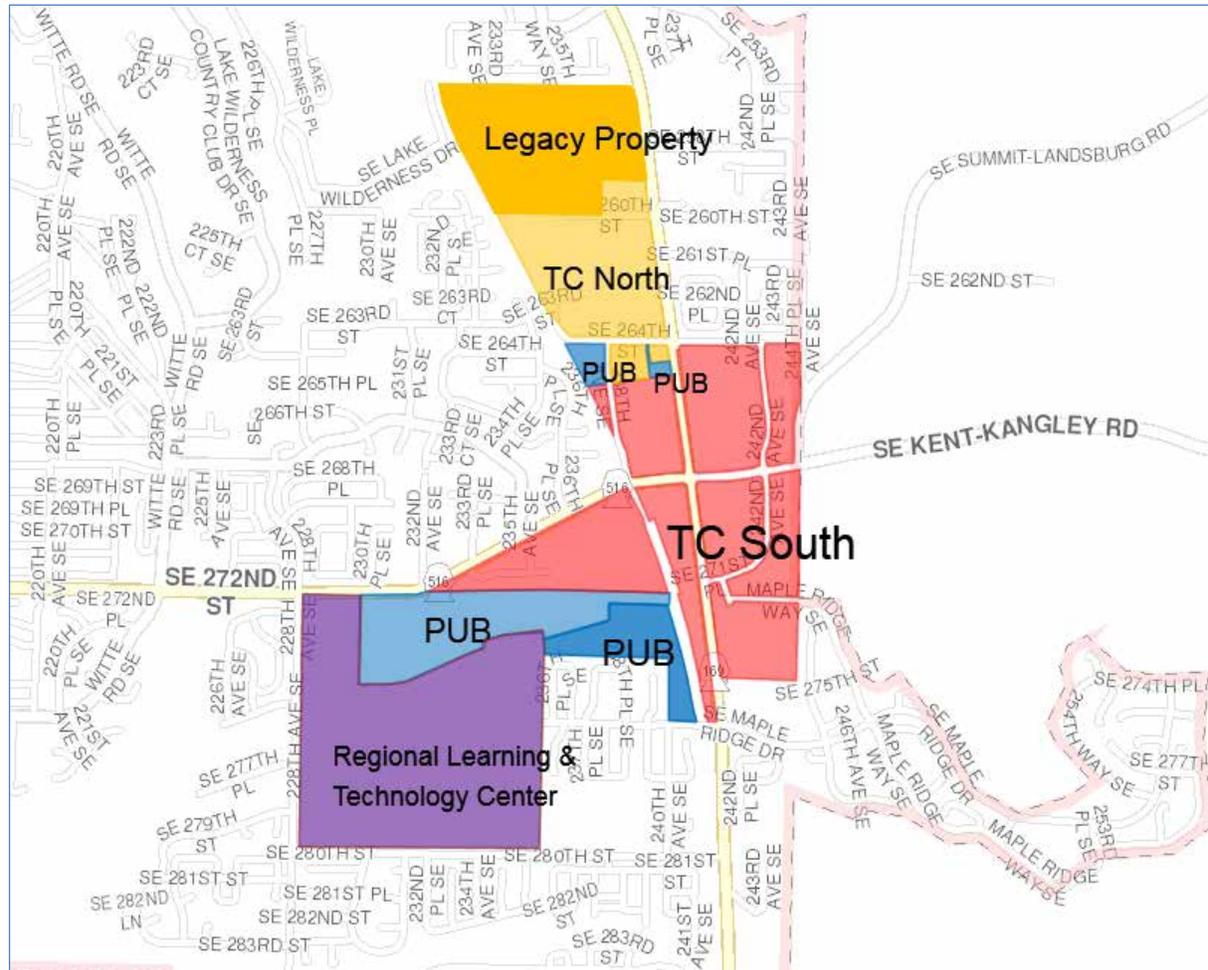


Figure 2.8 - South Activity Center

## South Activity Center

**Goal LU-6:** Concentrate commercial, residential, civic, educational, and workforce training opportunities in the South Activity Center.

## Legacy Property

**Goal LU-7** Create a primary gathering place on the Legacy property that is a focal point, an exceptional civic landmark, and a vibrant meeting place for the whole Maple Valley community. Additionally, enhance the identity of the City of Maple Valley and distinguish the image of the City within the Puget Sound region. (VFP 5.1)

**Policies:** **LU-P7.1** Ensure an active pedestrian environment. Provide bicycle and pedestrian connections to regional trails, nearby natural areas and public uses as well as adjacent



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- residential and activity centers. (VFP 5.3)
- LU-P7.2** Provide vehicle and pedestrian connectivity and pedestrian amenities connecting to Town Center North.
- LU-P7.3** Seek to provide distinctive architecture scale that complements the environment and an inspirational design that ties together the entire site.
- LU-P7.4** Consider public/private partnerships with a vision for commercial uses at the site. A public/private partnership could take many forms, including shared facilities, land leases, infrastructure support, financial incentives, special entitlement procedures (e.g., tax abatement), and many more.
- LU-P7.5** Reflect the unique character of the environment. Implement design that emphasizes the Northwest wilderness and spirit of adventure that typifies the area.
- LU-P7.6** Encourage infill development by public investment incentives in facilities such as a permanent public market space, daycare facilities, and community centers.
- LU-P7.7** Encourage opportunities for informal community gathering through streetscape design, public art and landscape standards in the Legacy Site.
- LU-P7.8** Assist in the formation of plazas, exterior terraces, and promenades to expand the range of cultural activities and opportunities that are recognized as places that attract the whole community.



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## Town Center

**Goal LU-8:** Create a Town Center.

**Policies:** **LU-P8.1** Include commercial, retail and other uses to develop mutually beneficial relationships that enhance and support adjacent, on-site public uses. Additionally, consider uses that generate revenue for the City of Maple Valley or that stimulate appropriate private development on adjacent property. (VP 5.2)

**Sub-Policies:**

- LU-P8.1.1** Provide bicycle and pedestrian connections to regional trails, nearby natural areas, and public uses as well as to adjacent residential and activity centers. (VFP 5.3)
- LU-P8.1.2** Use investments in public facilities as a catalyst to private investment in mixed-use and residential components of the Town Center. (VFP 5.4)
- LU-P8.1.3** Encourage any residential development within vertically mixed-use buildings.
- LU-P8.1.4** Encourage below grade level parking to support the pedestrian nature of the Town Center
- LU-P8.1.5** Reflect the unique character of the environment. Implement design that emphasizes the Northwest wilderness and spirit of adventure that typifies the area.





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- LU-P8.2.2**     continue until the owners wish to convert the land to more dense or intense land uses. (VFP 8.3 applied)  
 Promote an active pedestrian environment by encouraging ground floor retail uses.
- LU-P8.2.3**     Consider development incentives including a property tax exemption program to stimulate construction of mid-rise, mixed-use projects with a required percentage of senior or affordable rate apartments.
- LU-P8.2.4**     Create a roadway network of streets, sidewalks and pedestrian amenities within the Town Center that connects to the surrounding streets and walkways.
- LU-P8.2.5**     Require building features to interact with public spaces in a way that encourages pedestrian activity among various spaces. Commercial buildings bordering public streets shall include features to create visual interest along the streetscape such as: art, architectural features, building entrances, etc.
- LU-P8.2.6**     Wherever possible, encourage building façades forward to the back of the sidewalk.
- LU-P8.2.7**     Coordinate with landowners on time horizons for development.
- LU-P8.2.8**     Offer incentives for aggregating properties to encourage a multimodal public roadway to accommodate non-motorized uses, parking and vehicular uses between Town Center North and the Legacy Property
- LU-P8.2.9**     Require that all frontages along Maple Valley Highway include a commercial component.
- LU-P8.2.10**    If vehicular traffic is limited in horizontal mixed use projects, bollards or similar devices shall be utilized to encourage pedestrian passage.
- LU-P8.2.11**    Horizontal mixed use shall include a commercial component.

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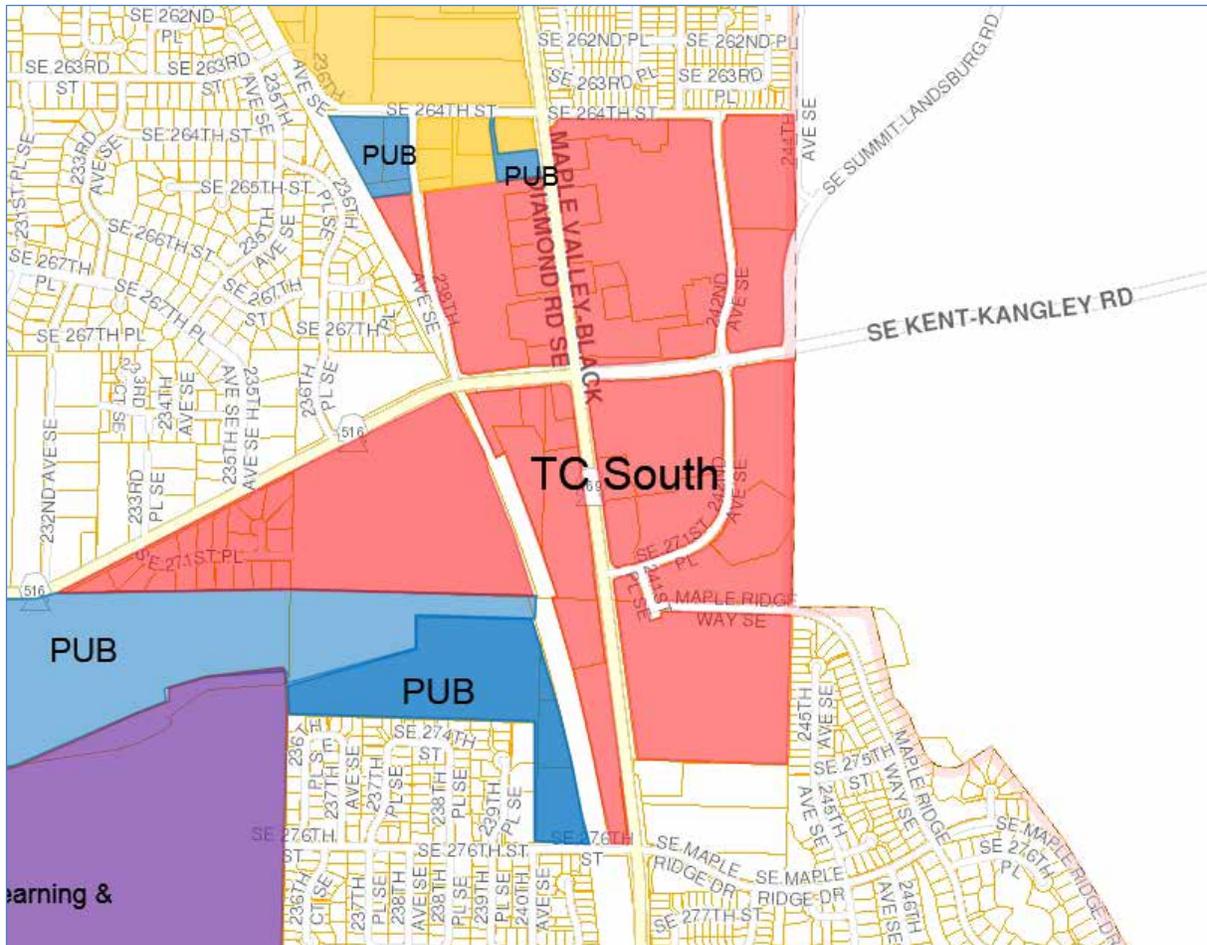


Figure 2.10 – Town Center South

**Town Center South**

- Policies:** LU-P8.3 Town Center South, currently with a strong, well-established low-rise, commercial pattern, should infill over time with buildings up to five stories in height and multi-family uses.
- Sub-Policies:**
- LU-P8.3.1 Encourage the long-term development of an internal street network, consisting of either public rights-of way or private easements across the parking lots of adjacent properties.
  - LU-P8.3.2 Enable the development of both horizontal and vertical mixed-use development at a density of up to 36 units per acre.



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### Regional Learning and Technology Center

**Goal LU-9:** Establish a Regional Learning & Technology Center (RLTC) on the former Summit Place site.

- Policies:**
- LU-P9.1** Recognize and engage the neighborhood, the City, and the region in supporting the important role that the RLTC plays for the Maple Valley community, its residents, and businesses.
  - LU-P9.2** Seek partnership opportunities with and among the Tahoma School District, Green River Community College, Renton Vocational Technical College, Chamber of Commerce, and other institutions and businesses that would benefit from the synergy of co-locating their facilities in close proximity to one another at the RLTC.
  - LU-P9.3** Take the lead in working with King County, current and potential future institutions and businesses at the RLTC to create a Master Plan to lay out vehicular, pedestrian, and bicycle circulation within the RLTC and connecting to the surrounding network of serving trails and roads.
  - LU-P9.4** Encourage the creation of housing at the RLTC for students, trainees, or workers engaged in the goals of the RLTC.
  - LU-P9.5** Create a new zoning designation to identify and facilitate the types of uses that are most appropriate with the goals of the RLTC, including appropriate buffers adjacent to residential areas, lighting, noise, and other appropriate impact mitigation measures.

### Single Family Residential

**Goal LU-10:** Protect and enhance the character of existing single-family neighborhoods. (VFP 2.3)

- Policies:**
- LU-P10.1** Use innovative land use techniques such as “density averaging” and/or “clustering” to preserve open space and allow more efficient land use patterns. Emphasis should be placed on using these techniques when developing single-family residential uses.
  - LU-P10.2** Common wall and zero lot line, single-family development shall be considered in areas that are: (a) transitional between single-family and higher density or intensity areas; (b) located in residential zoning of 4 to 12 units per acre; and (c) located in mixed-use areas.
  - LU-P10.3** Recognize the unique constraints and opportunities for the lands at the former Elk Run Golf Course by clustering new common wall or zero lot line single-family housing away from lands that are beneath power lines or are environmentally constrained.



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- LU-P10.4** Secure public access to the existing east-west trail that traverses the Elk Run site and connect it to a future trail extension across the Regional Learning & Technology Center to intersect with the north-south trail in Town Center.
- LU-P10.5** Evaluate the potential benefits and drawbacks to the City and surrounding properties of securing public ownership of the open space and sensitive lands at Elk Run, including the riparian corridor along Cranmar Creek.
- LU-P10.6** Where commercial development abuts residential neighborhoods, retain a buffer and adopt standards to limit the height of structures and provide for setbacks from property lines.

**Goal LU-11:** Provide a physical environment that enables residents to incorporate physical activity into their daily lives. (VFG 7)

- Policies:**
- LU-P11.1** Design, develop and enhance parks, trails, open spaces, and recreational facilities. (VFP 7.1)
  - LU-P11.2** Encourage the design of new mixed-use and multi-family projects to maximize pedestrian and bicycle access and amenities onsite and connectivity to nearby sites, walkways and trails. (VFP 7.2)
  - LU-P11.3** Promote neighborhood connectivity with existing and planned road and trail systems.
  - LU-P11.4** Support safe walking and bicycling routes to schools.

**Goal LU-12:** Establish efficient land use patterns that facilitates a multi-modal transportation system, and promotes the efficient provision of public services and facilities.

- Policies:**
- LU-P12.1** Concentrate jobs and new housing wherever possible to improve walkability and access to transit and bike trails.
  - LU-P12.2** The City should coordinate with water and sewer districts to ensure that adequate water and sewer capacity exists or is proposed within the respective District's capital facilities plan to support development in the City.

**Goal LU-13:** Honor Maple Valley's history.

- Policies:**
- LU-P13.1** Encourage the protection, preservation, recovery, and rehabilitation of significant archaeological resources and historic sites.
  - LU-P13.2** Consider the impacts of new development on historical resources as part of its environmental review process.
  - LU-P13.3** Encourage efforts to rehabilitate sites and buildings with unique or significant historic characteristics.
  - LU-P13.4** Encourage the incorporation of open space into the design and preservation of historic properties.



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- LU-P13.5 Coordinate with the Maple Valley Historical Society regarding its future visions and plans.
- LU-P13.6 Reflect the pioneering history of Maple Valley in its civic architecture that conforms to the City's design standards.

**Goal LU-14:** Administer a process for siting essential public facilities that protects Maple Valley's interests while being consistent with the provisions of the Growth Management Act.

- Policies:**
- LU-P14.1 King County, the City and neighboring cities, and special purpose districts, if advantageous, should share essential public facilities to increase efficiency of operation.
  - LU-P14.2 King County and the City should ensure that no racial, cultural or class group is unduly impacted by essential public facility siting or expansion decisions.
  - LU-P14.3 King County and the City should strive to site essential public facilities equitably countywide. No single community should absorb an undue share of the impacts of essential public facilities. Siting should consider environmental equity and environmental, technical and service area factors.
  - LU-P14.4 A facility may be determined to be an essential public facility if it has one or more of the following characteristics:
    - a. The facility meets the Growth Management Act definition of an essential public facility.
    - b. The facility is on a State, County or local community list of essential public facilities.
    - c. The facility serves a significant portion of the County or metropolitan region or is part of a Countywide service system.
    - d. The facility is difficult to site or expand.
  - LU-P14.5 Siting proposed new, or expansions to existing, essential public facilities should consist of the following:
    - a. An inventory of similar existing essential public facilities, including their locations and capacities.
    - b. A forecast of the future needs for the essential public facility.
    - c. An analysis of the potential social and economic impacts and benefits to jurisdictions receiving or surrounding the facilities.
    - d. An analysis of alternatives to the facility, including decentralization, conservation, demand management, and other strategies.
    - e. An analysis of alternative sites based on siting criteria developed through an inter-jurisdictional process.



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- f. An analysis of environmental impacts and mitigation.
- g. Extensive public involvement.

**Goal LU-15:** Facilitate annexations within the City’s Potential Annexation Area.

- Policies:**
- LU-P15.1** Update the Future Land Use Map to reflect the designation by King County of the Rainier Ridge Urban Growth Area Expansion and Potential Annexation Area designation.
  - LU-P15.2** Consider annexation of three parcels to the north of the existing city limits that are identified as PAA under King County Urban Growth maps.
  - LU-P15.3** Upon the annexation of any PAA into the City, amend the Future Land Use Map to reflect the appropriate land use designation.
  - LU-P15.4** Monitor King County policy regarding urban growth area expansions and future land uses within the rural area within the City’s primary market area.
  - LU-P15.5** Consider options to expand the City’s Potential Annexation Areas

**Goal LU 16:** Promote access to healthy food resources for all residents through opportunities for urban agricultural activities, such as farmers markets, farm stands, community supported agriculture (CSA) drop-off sites, community gardens, pea patches, school gardens, home gardens, and urban farms.

- Policies:**
- LU 16.1** Establish development regulations that allow for healthy food resources as a permitted use and provide for on-site sale and delivery of healthy foods, on public and private property, where appropriate.
  - LU 16.2** Encourage and support the use of public lands for urban agricultural activities by establishing criteria for assessing suitable sites.
  - LU 16.3** Where appropriate, support joint-use agreements for publicly or privately owned sites for uses such as urban farms, community gardens, and pea patches.
  - LU 16.4** Consider development incentives, grants, and other funding sources to support development of urban agriculture sites and programming.