

Maple Valley

Legacy Site

University of Washington
CEP 498 Practicum

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Legacy Site Objective

- Create a focal point, landmark within Maple Valley
- Develop a community gathering space
- Enhance Maple Valley's regional image



Regional Context

Urban Growth Boundary

Legend

Legacy Site



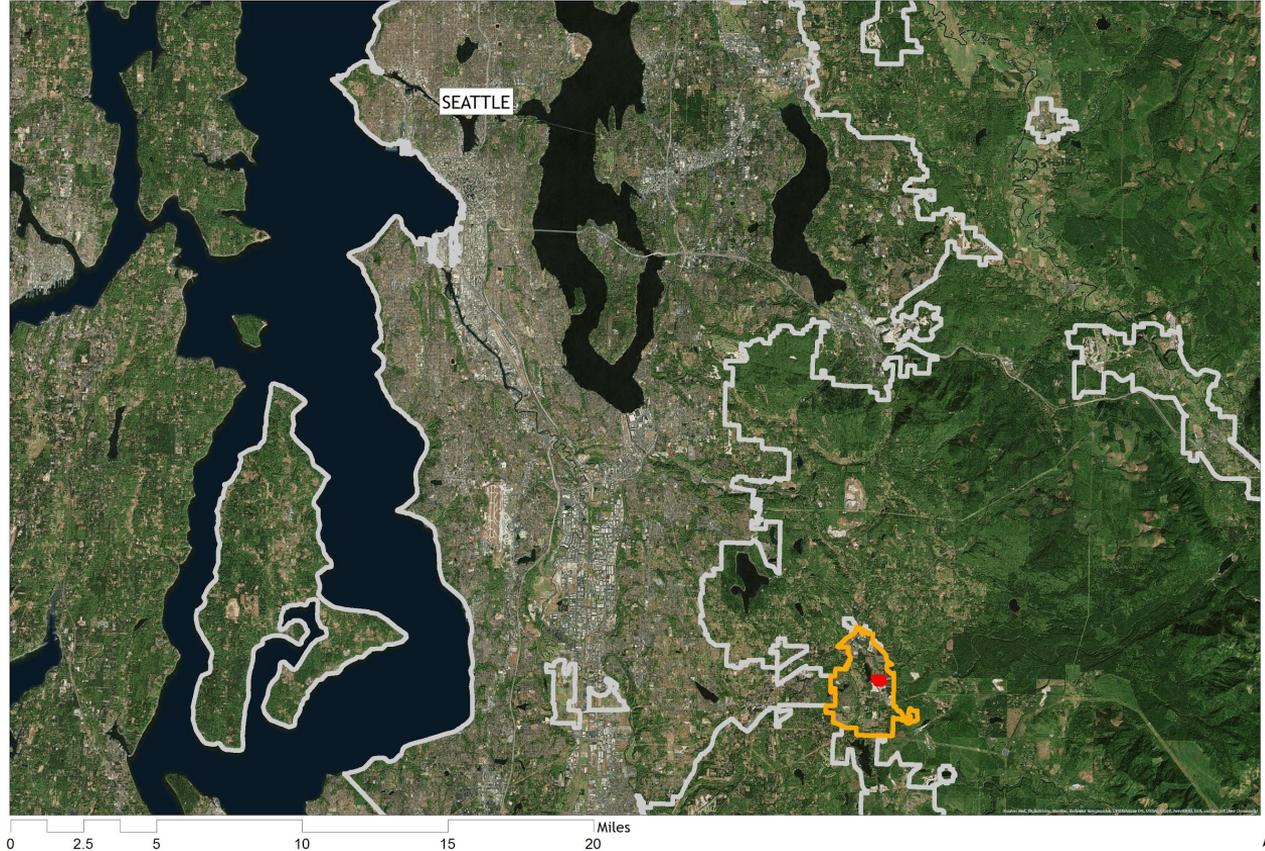
Legacy Site



Maple Valley City Limits



Urban Growth Boundary



Regional Context

Maple Valley

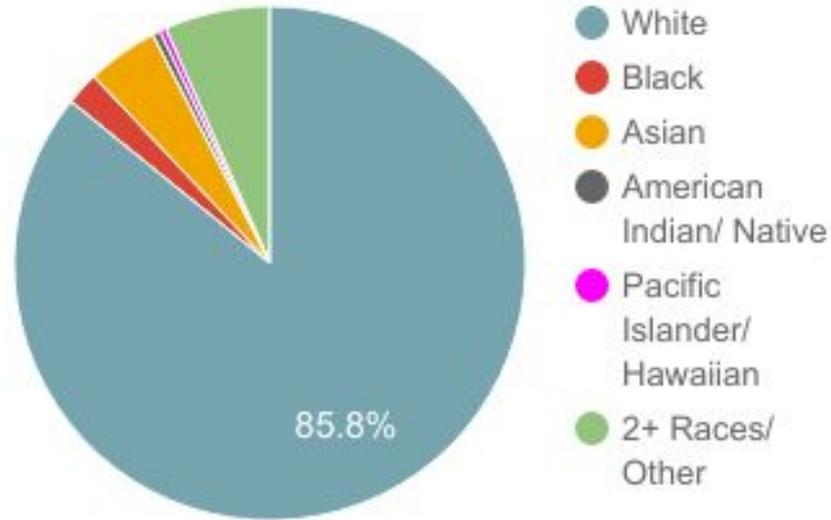
- 75% of adults have post-secondary education
- Maple Valley is a bedroom community
- 58% of residents work outside city limits
- Residents' average work commute: 30-35 minutes



Image Source: Thomas L. Macy Real Estate

Local Context

Maple Valley Population, by Ethnicity



Local Context

Maple Valley in comparison to King County

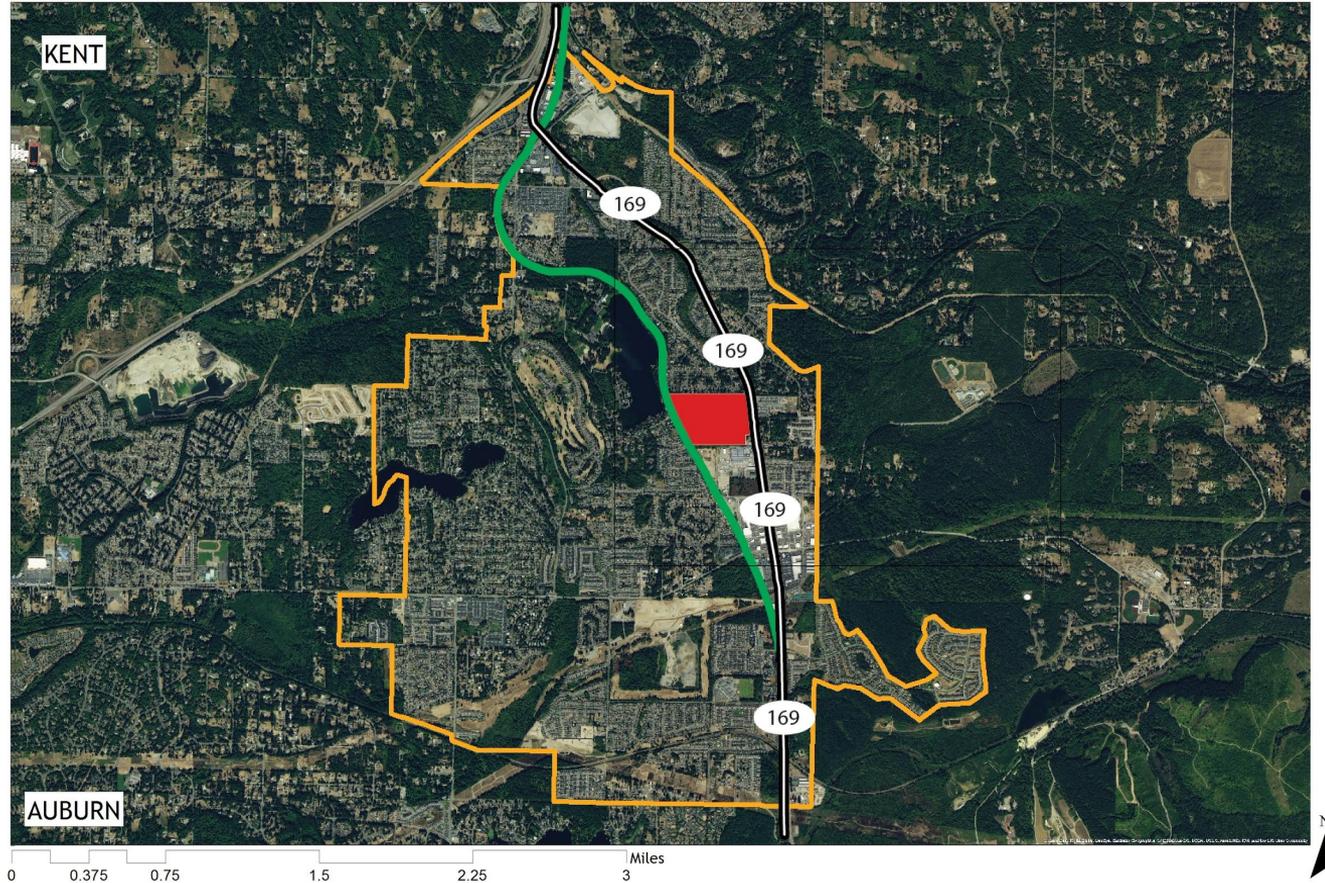
	Total Population	Median Household Income	Median Age	Avg. Household Size
Maple Valley	25,686	\$102,000	36.1	2.93 persons
King County	2,100,000	\$81,916	37.2	2.79 persons

Local Context

Legacy Site Location

Legend

-  Maple Valley City Limits
-  Legacy Site
-  WA-169
-  Cedar to Green River Trail



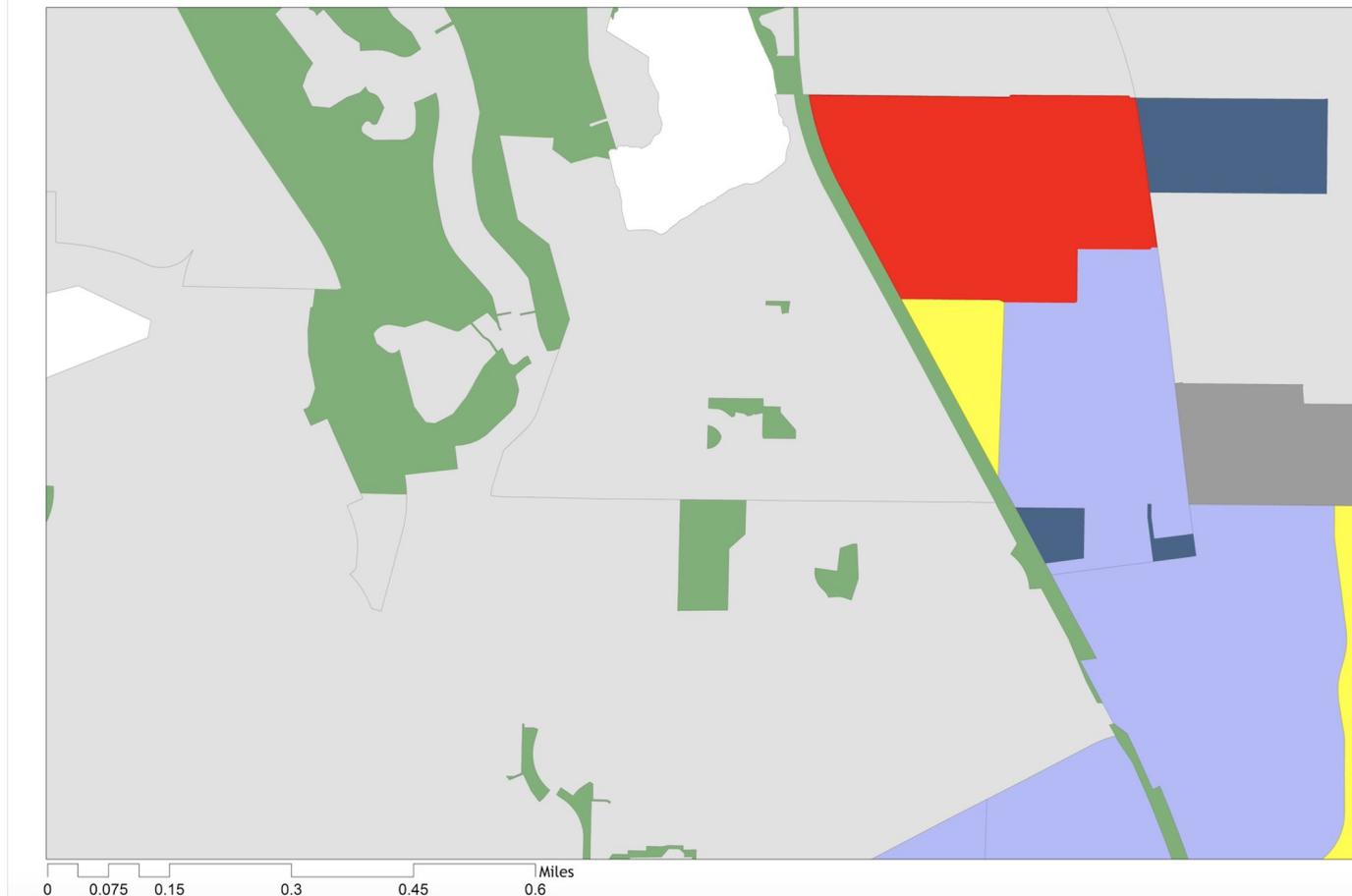
Site Context

Surrounding zoning

Legend

Zoning

-  Legacy Site
-  Community Business
-  Town Center
-  Parks, Recreation, Open Space
-  Public Institutions
-  Low Density Residential
-  Medium Density Residential

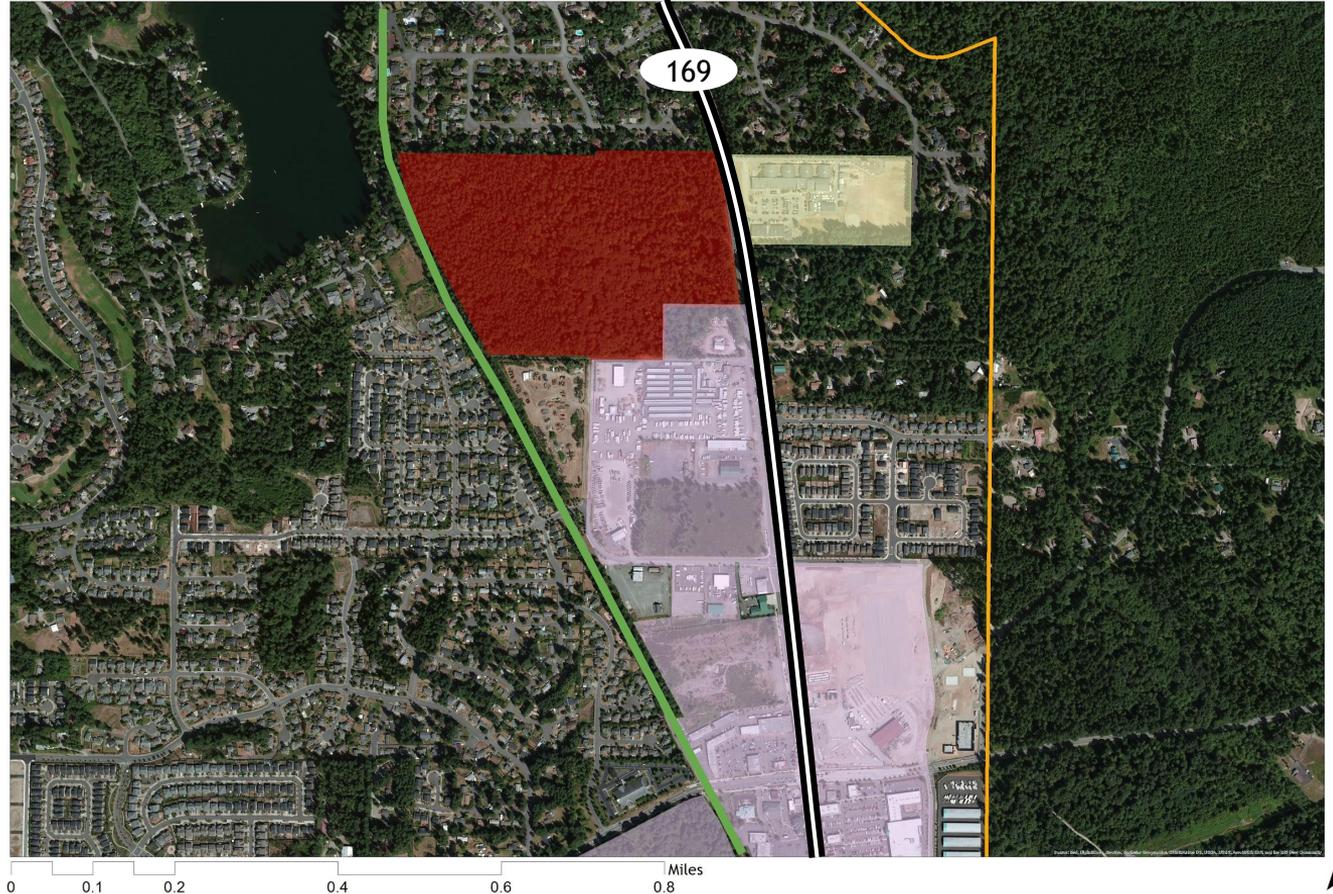


Site Context

Town Center North

Legend

- Maple Valley City Limits
- Legacy Site
- WA-169
- Cedar to Green River Trail
- Rock Creek Elementary School
- Zoning for Town Center



Physical Inventory

Legacy Site

- Unhealthy second growth forest on site
- Overgrown with scotchbroom
- Unkept trails
- Litter



Topography

Legacy Site

Legend

Elevation

488 - 502

503 - 516

517 - 530

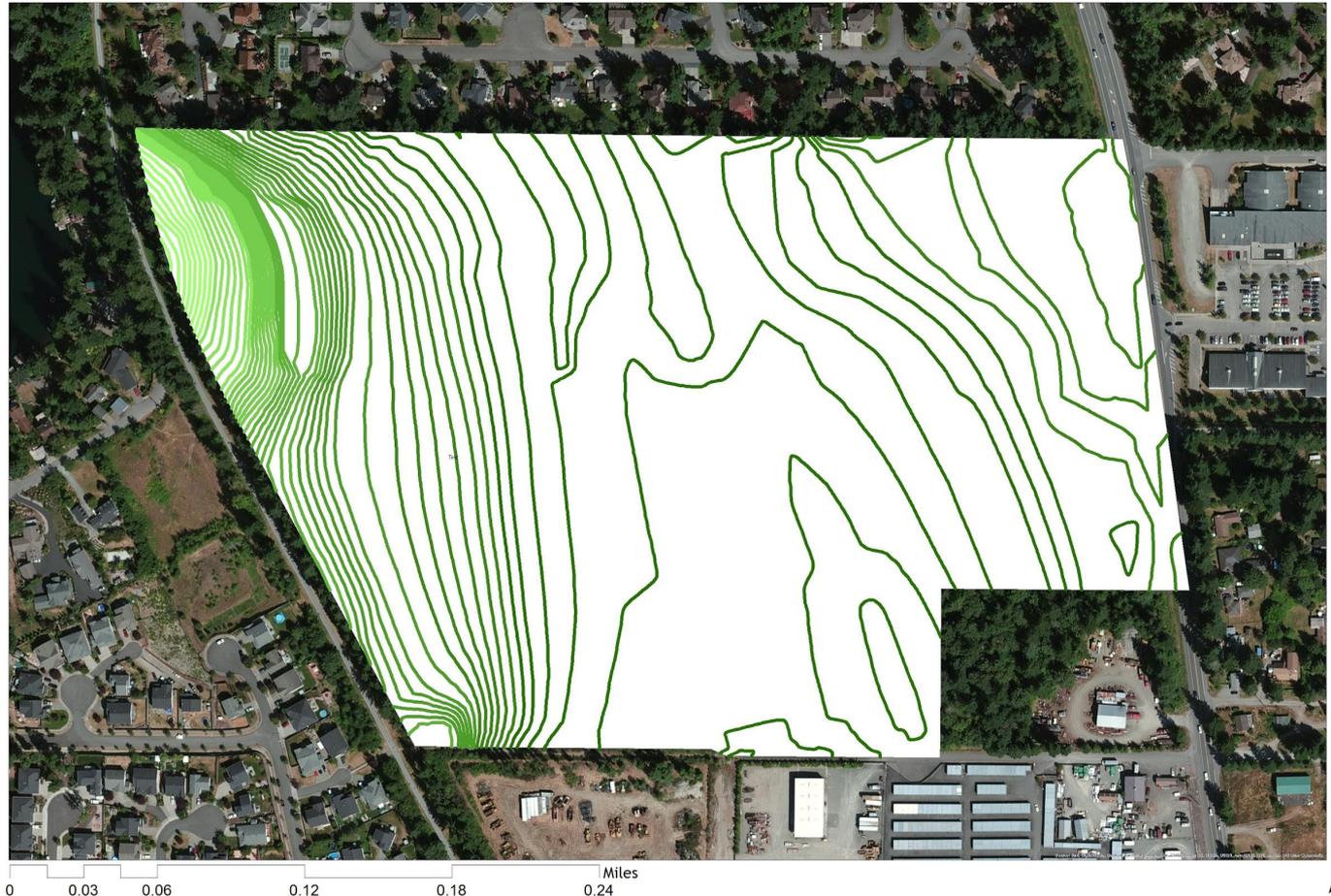
531 - 544

545 - 556

557 - 568

569 - 582

Legacy Site



Development Goals & Objectives

Legacy Site

Municipal Objectives:

- City Hall
- Community Center

Community Priorities:

- Movie theatre
- Urban forest
- Swimming pool
- Recreation center
- Baseball field

Importance of Inclusion: City Hall & Town Center Legacy Site

- Current lack of facilities
- A need for an anchor of the city
- Pride for community



Importance of Inclusion: Park & Green Space

Legacy Site

- Desire for natural areas from community
- Preserve forested feel & character of Legacy site
- Protect environmental resources with careful development.

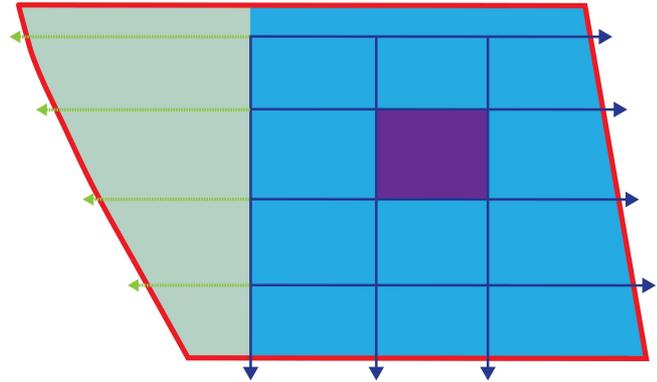


Legacy Site Development Concepts

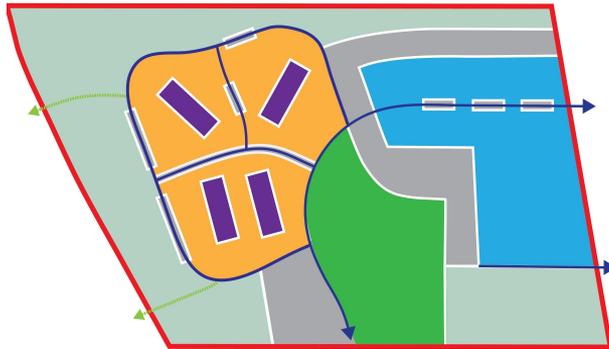
Concept 1: Forest Preservation



Concept 2: Urban Grid



Concept 3: Municipal Campus



Concept 4: Main Street

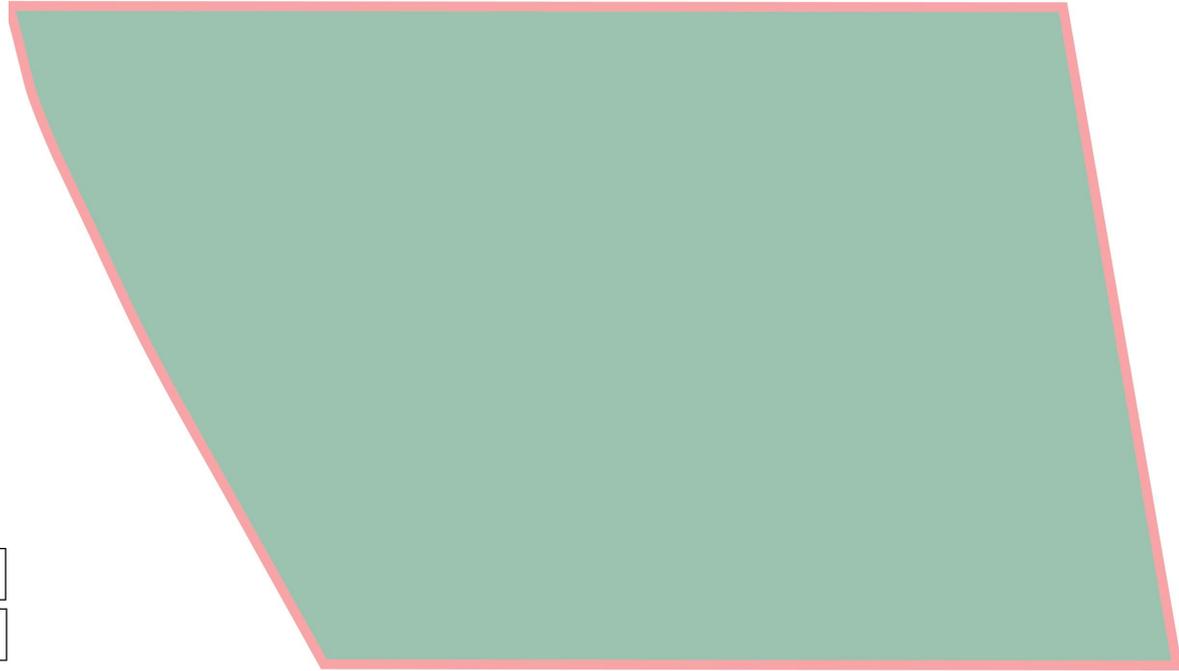


Legend	
🕒	North
👉	Trails
👉	Streets
🟪	Municipal
🟩	Commercial
🟤	Parking
🟢	Forest
🟠	Plaza

Concept 1 - Preservation of Forest

- Legacy Site remains undeveloped
- Urban forest
- Rehabilitation services provided by UW Forestry Department

Ⓜ North

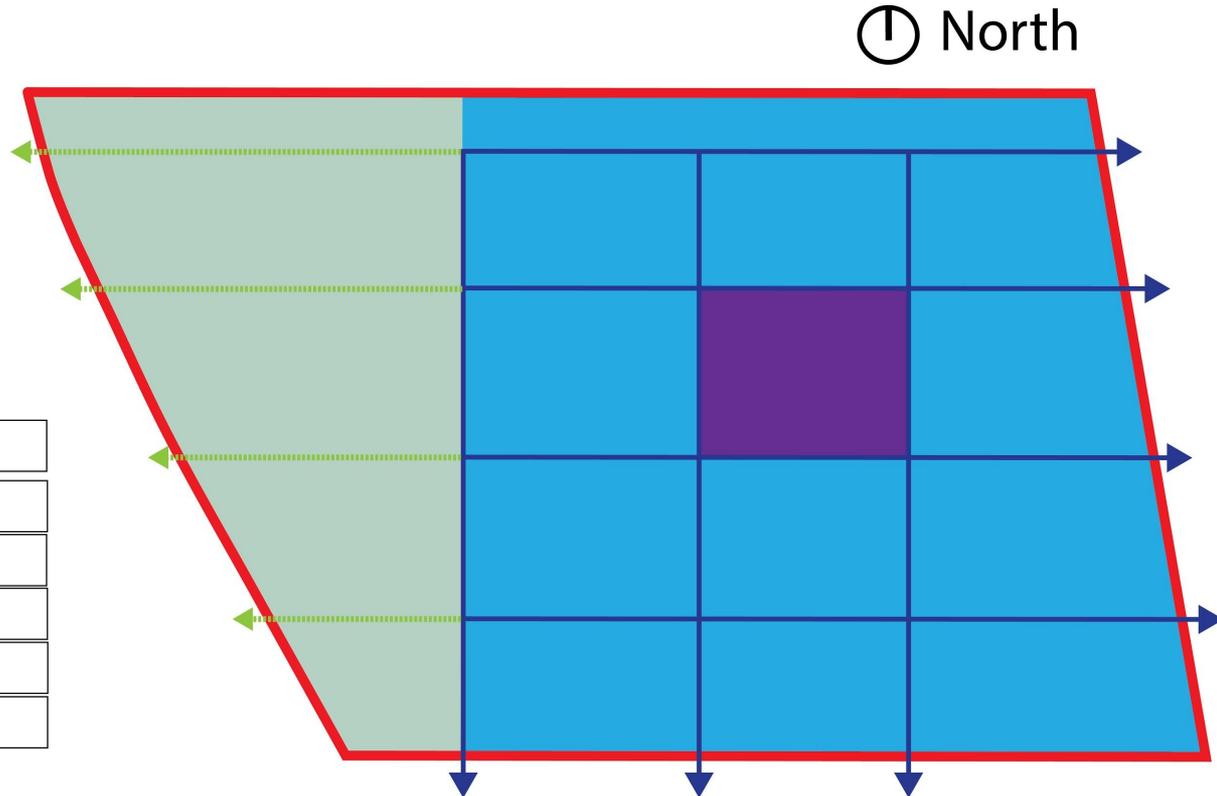


Legend
 Forest

Concept 2 - Urban Grid

- Adaptable block layout
- City Hall
- Commercial space

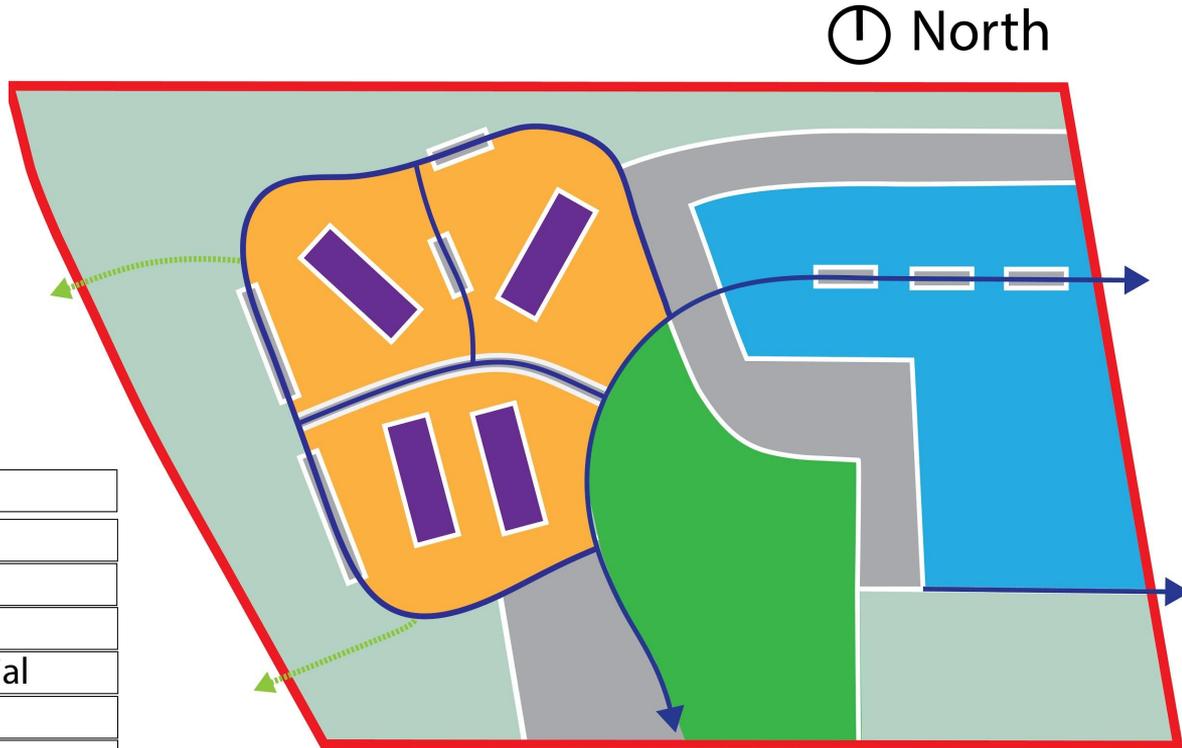
Legend	
	Trails
	Streets
	Municipal
	Commercial
	Forest



Concept 3 - Municipal Campus

- City Hall
- Community Center
- Police Station
- Fire Station
- Recreation Center
- Commercial Space
- Trail System

Legend	
	Trails
	Streets
	Municipal
	Commercial
	Forest
	Plaza
	Park
	Parking



Concept 4 - Main Street

- City Hall
- Recreation Center
- Park
- Public Plaza
- Commercial Space
- Trail System
- Urban Forest

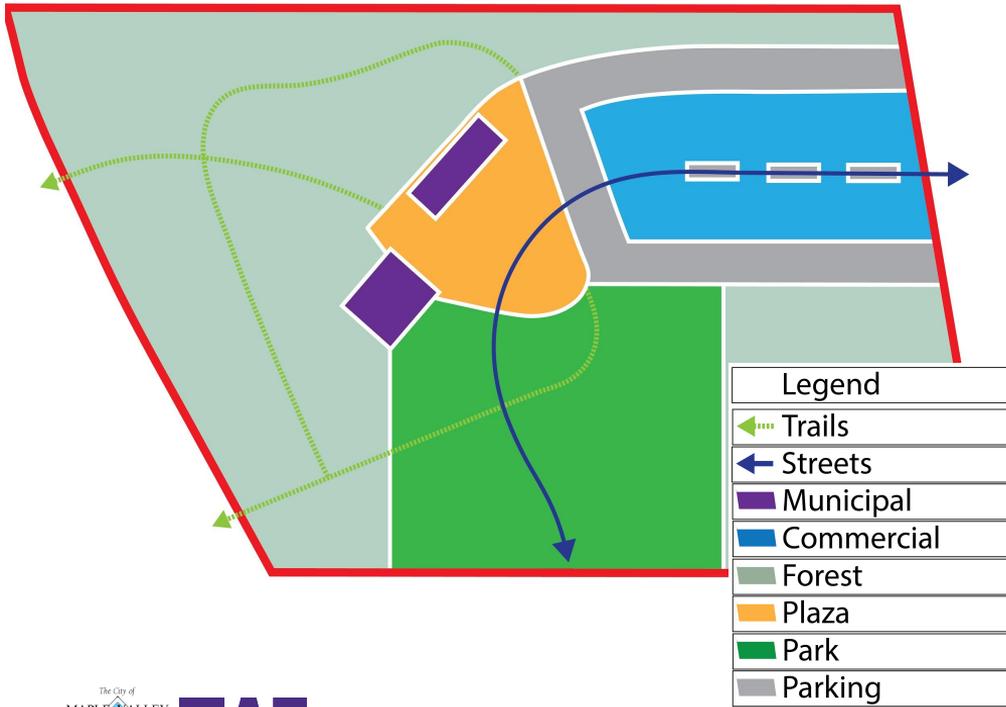
Legend	
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Ⓜ North

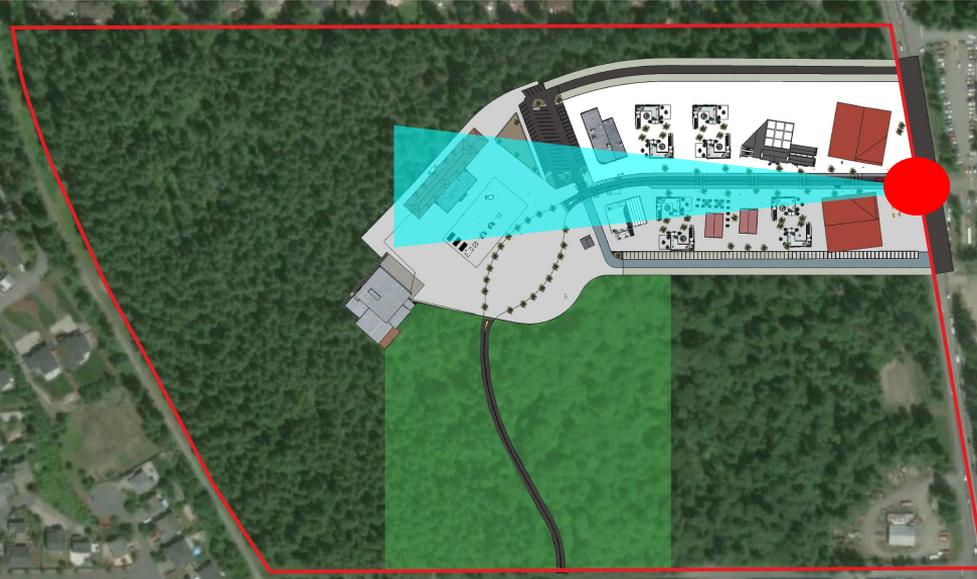


Concept 4 - Main Street

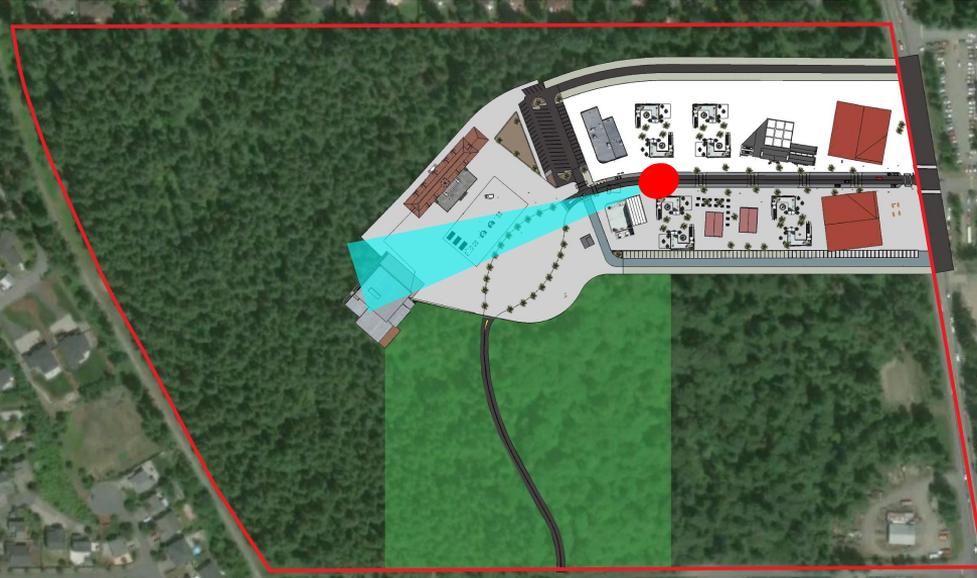
Ⓝ North



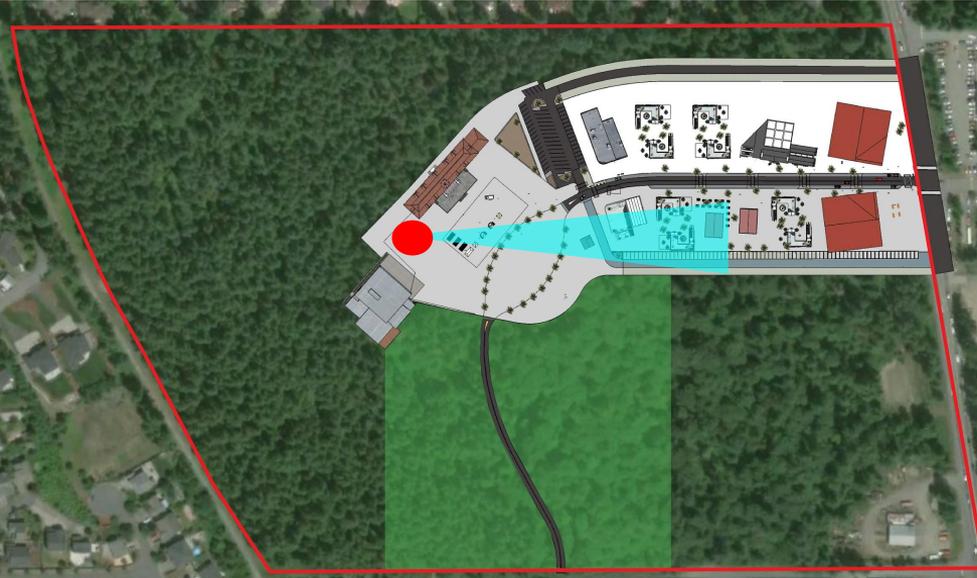
Concept 4 - Main Street



Concept 4 - Main Street



Concept 4 - Main Street



Questions?



Site Context - Current Land Use

Legend

Land Use

- Low Density Residential
- Medium Density Residential
- Business Park & Highway Commercial
- Community Business
- Parks, Recreation, Open Space
- Public Insitutions
- Regional Learning Center - PLANNED
- Utilities
- Vacant - Commercial
- Vacant Multiple Use
- Vacant Residential

Legacy Site

- Legacy Site

