



# City of Maple Valley

ULI Technical Assistance Panel

Panel Dates: June 15 & 28, 2017

City Council Presentation: October 9, 2017

# ULI – the Urban Land Institute



*ULI's mission is to provide leadership in the responsible use of land and in creating and sustaining thriving communities worldwide.*



# ULI Team

## Panelists



**Pike Oliver**  
*Urbanexus*  
*TAP Chair*



**Dave Cutler**  
*Northwest Studio*



**Jonathan Davis**  
*Davis Studio Architecture*



**Jacqueline Gruber**  
*Downtown Seattle*  
*Association*



**Scott Hale**  
*Brand New Stay*



**Whit Hammond**  
*Oakpointe*



**Dave MacDuff**  
*Intracorp*



**Harold Moniz**  
*CollinsWoerman*



**Morgan Shook**  
*ECONorthwest*



**Janet Shull**  
*City of Seattle Office of*  
*Planning & Community*  
*Development*

## Staff

**Kelly Mann, Victoria Oestreich, Lisa Quinn, Katie Fahrbach, ULI Northwest**  
**Clair Enlow, Freelance Writer**



# Outline

1. Introduction and Overview
  - A. Creative vision and asset optimization
  - B. Regional context and community assets
2. Site Design
3. Implementation & Partnerships
4. Process & Work Program
5. Closing and Q & A



## Introduction and Overview

# TAP Scope

*The City of Maple Valley seeks input on development opportunities on the Legacy Site, a 54-acre City-owned and undeveloped property near the Town Center.*



## Introduction and Overview

# Creative Vision/Optimization

1. Forward-thinking development
2. Need for regional identity or “soul”
3. Land resources connected by regional trail
4. City can satisfy many of its community goals by leveraging value of Legacy site



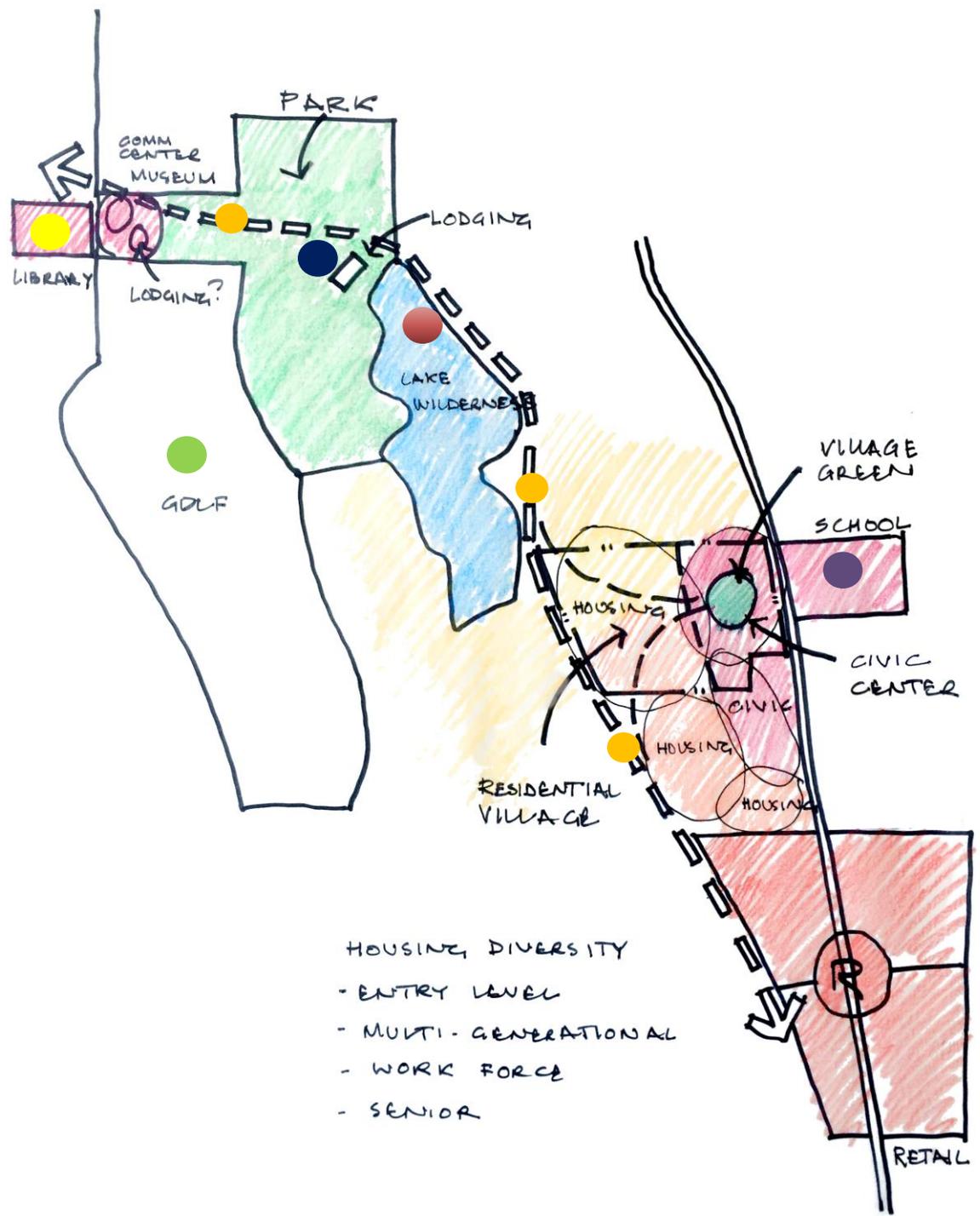


Property of Maple Valley Historical Society



# Community Assets

"String of Pearls"



# Site Design

- Hospitality – Better accommodated at Lake Wilderness Lodge location
  - Lodge location is ideal, plenty of room
  - Generate revenue to move away from City subsidizing
- Big Box Retail – Not appropriate for maintaining the character of the Legacy site based on the City's goals
  - Protect second growth forest
  - Opportunities for retail elsewhere

# Site Design

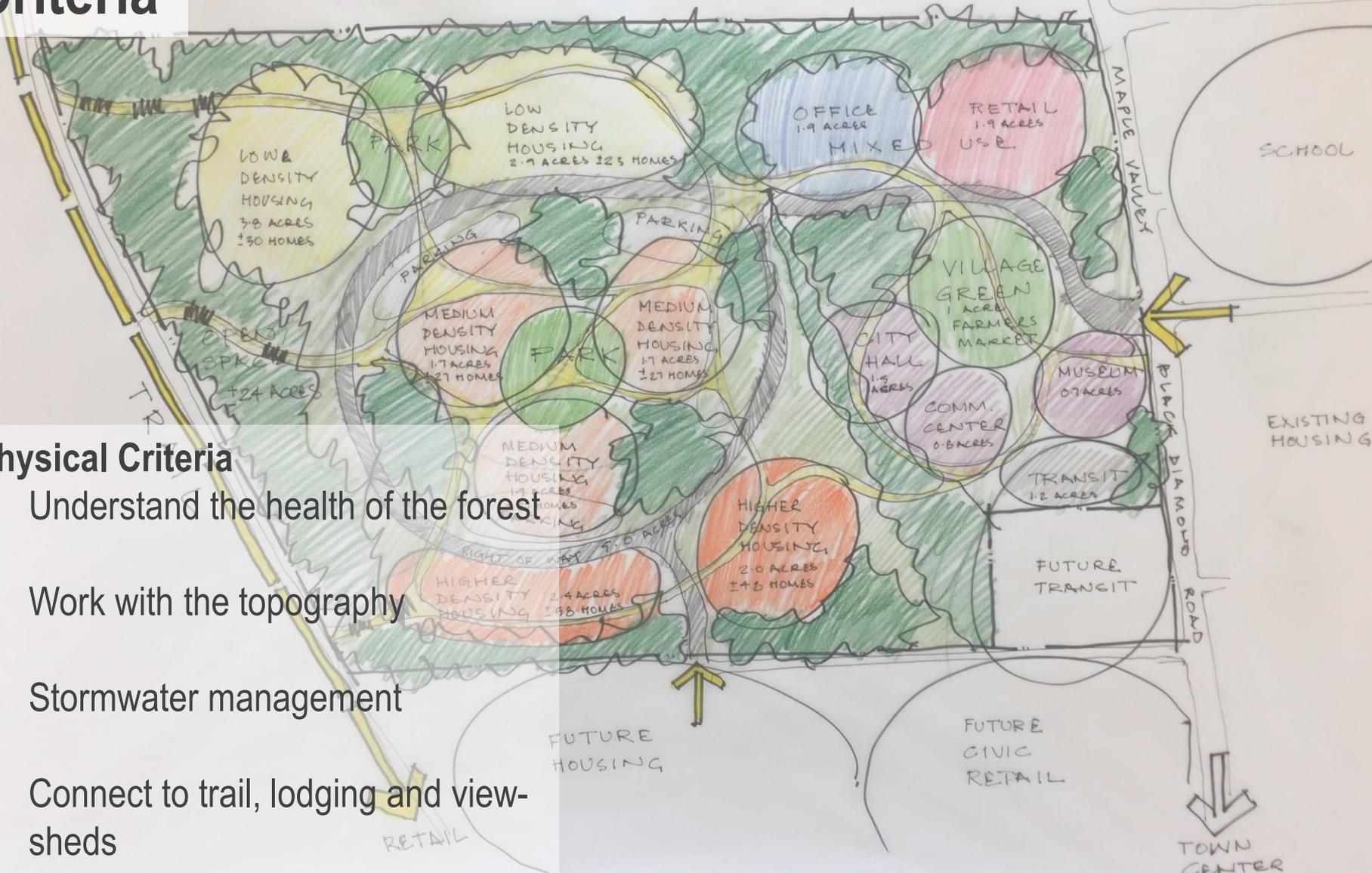
# Community in the Trees



# Site Design Criteria

## Physical Criteria

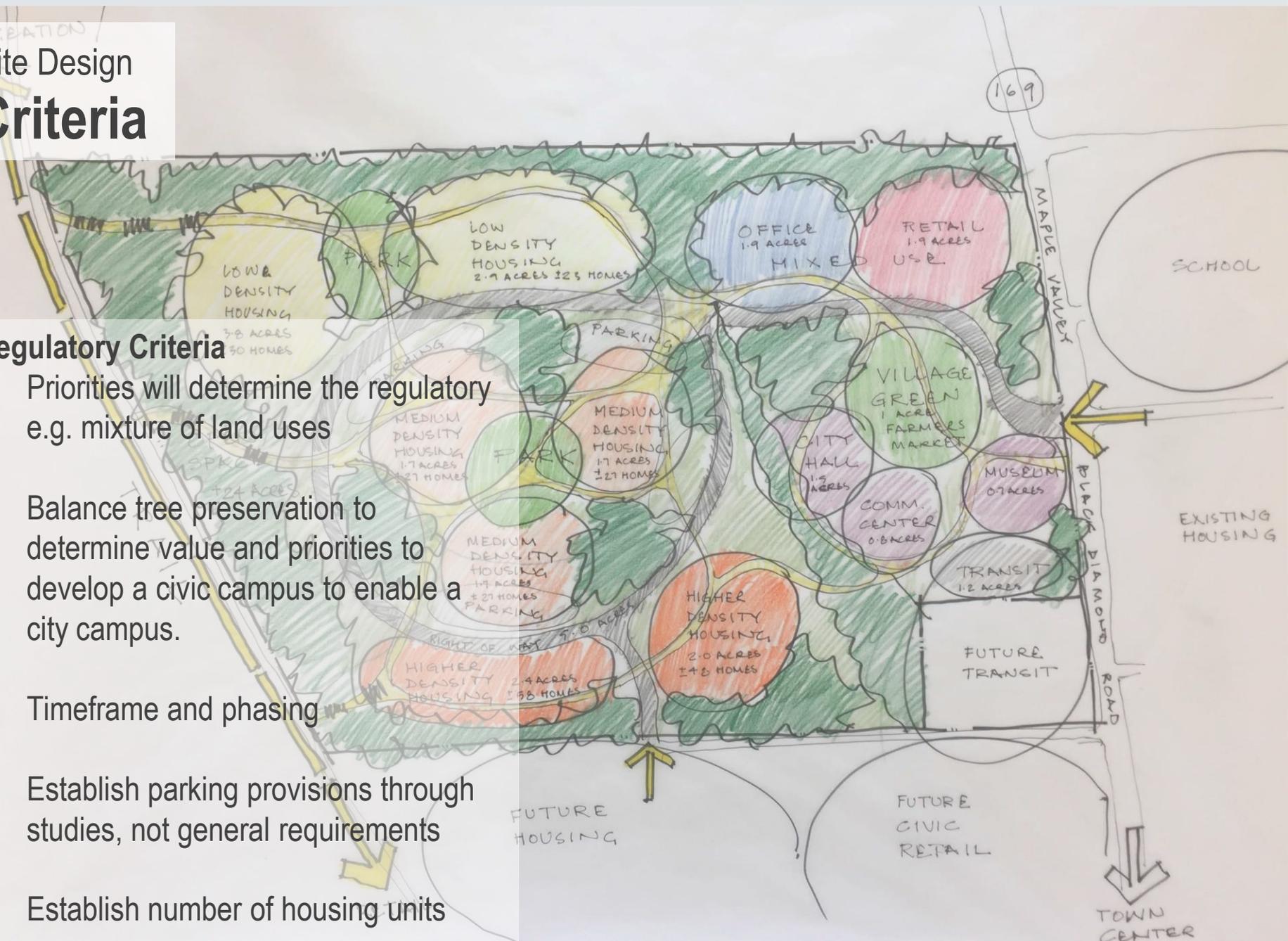
- Understand the health of the forest
- Work with the topography
- Stormwater management
- Connect to trail, lodging and view-sheds



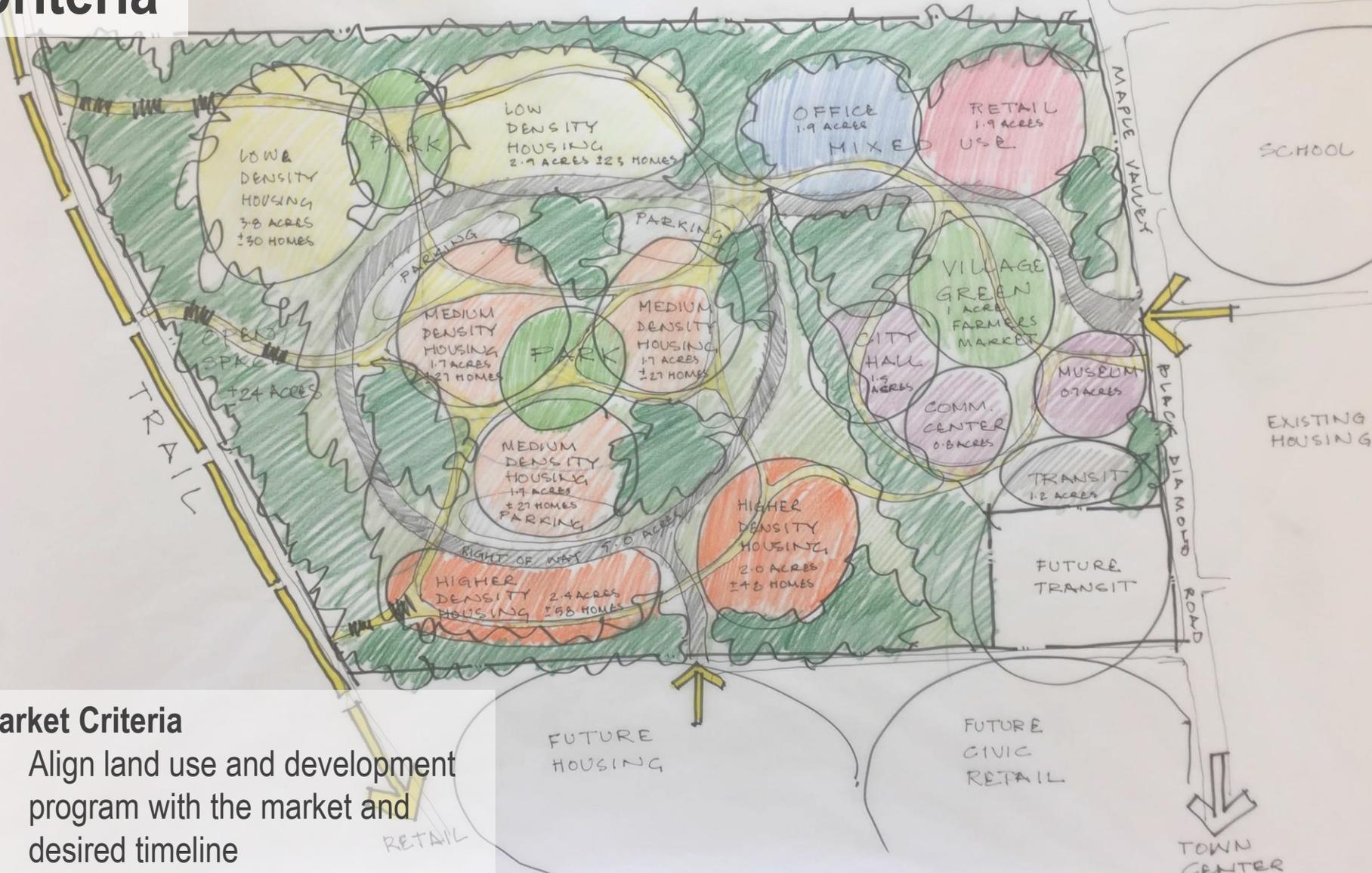
# Site Design Criteria

## Regulatory Criteria

- Priorities will determine the regulatory e.g. mixture of land uses
- Balance tree preservation to determine value and priorities to develop a civic campus to enable a city campus.
- Timeframe and phasing
- Establish parking provisions through studies, not general requirements
- Establish number of housing units



# Site Design Criteria

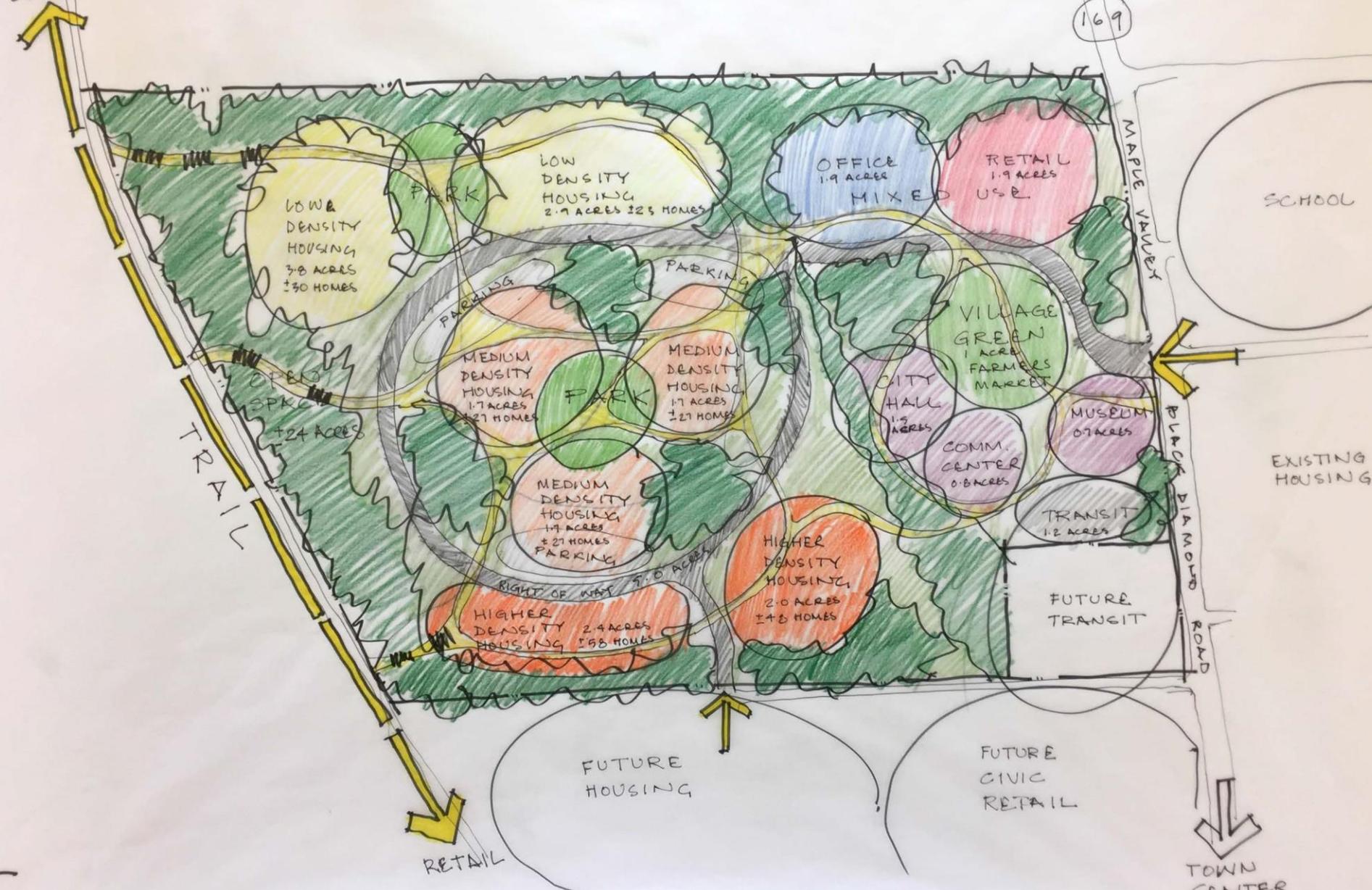


## Market Criteria

- Align land use and development program with the market and desired timeline

RECREATION / LAKE

169



SCHOOL

EXISTING HOUSING

FUTURE HOUSING

FUTURE CIVIC RETAIL

RETAIL

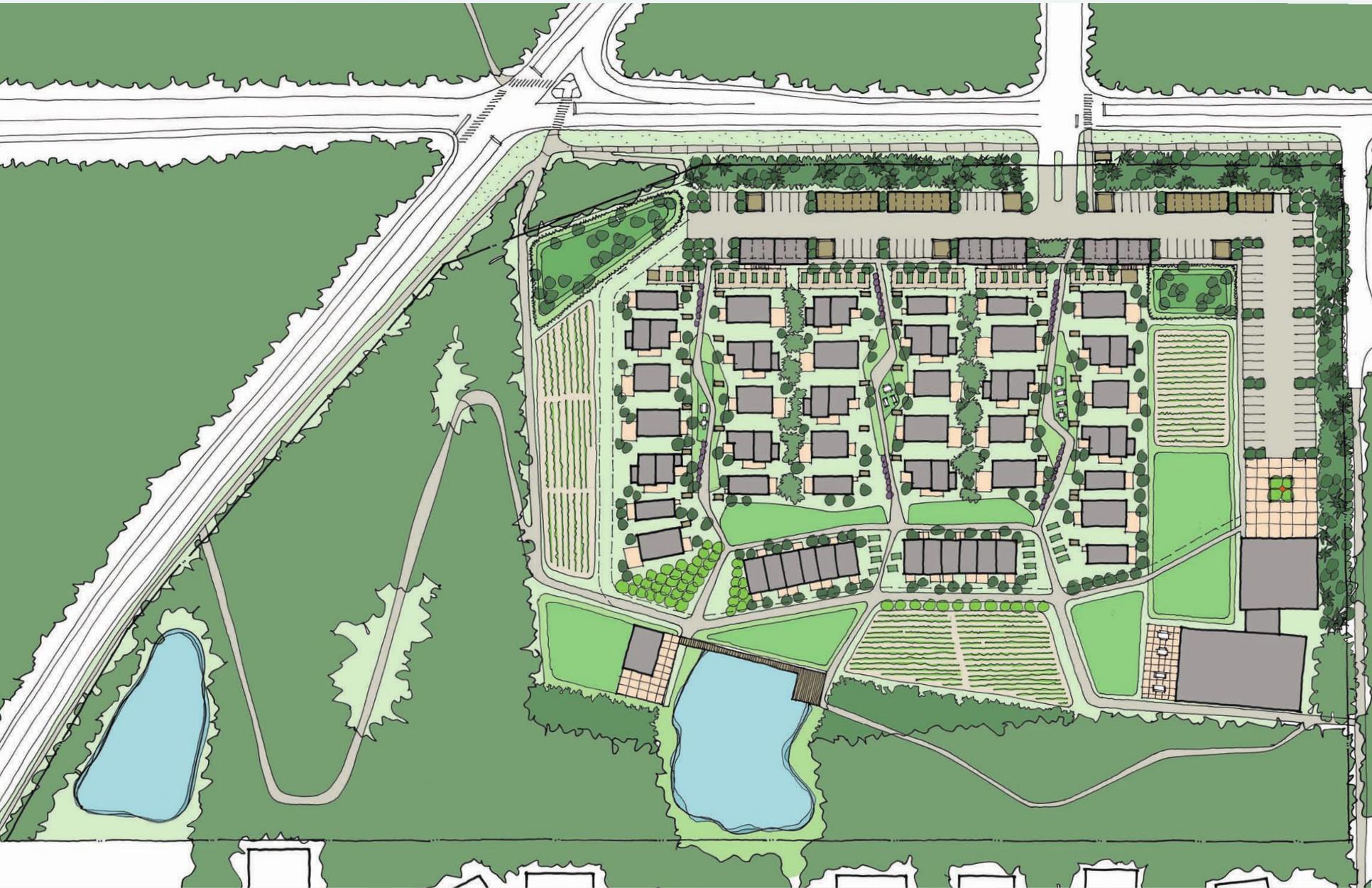
TOWN CENTER

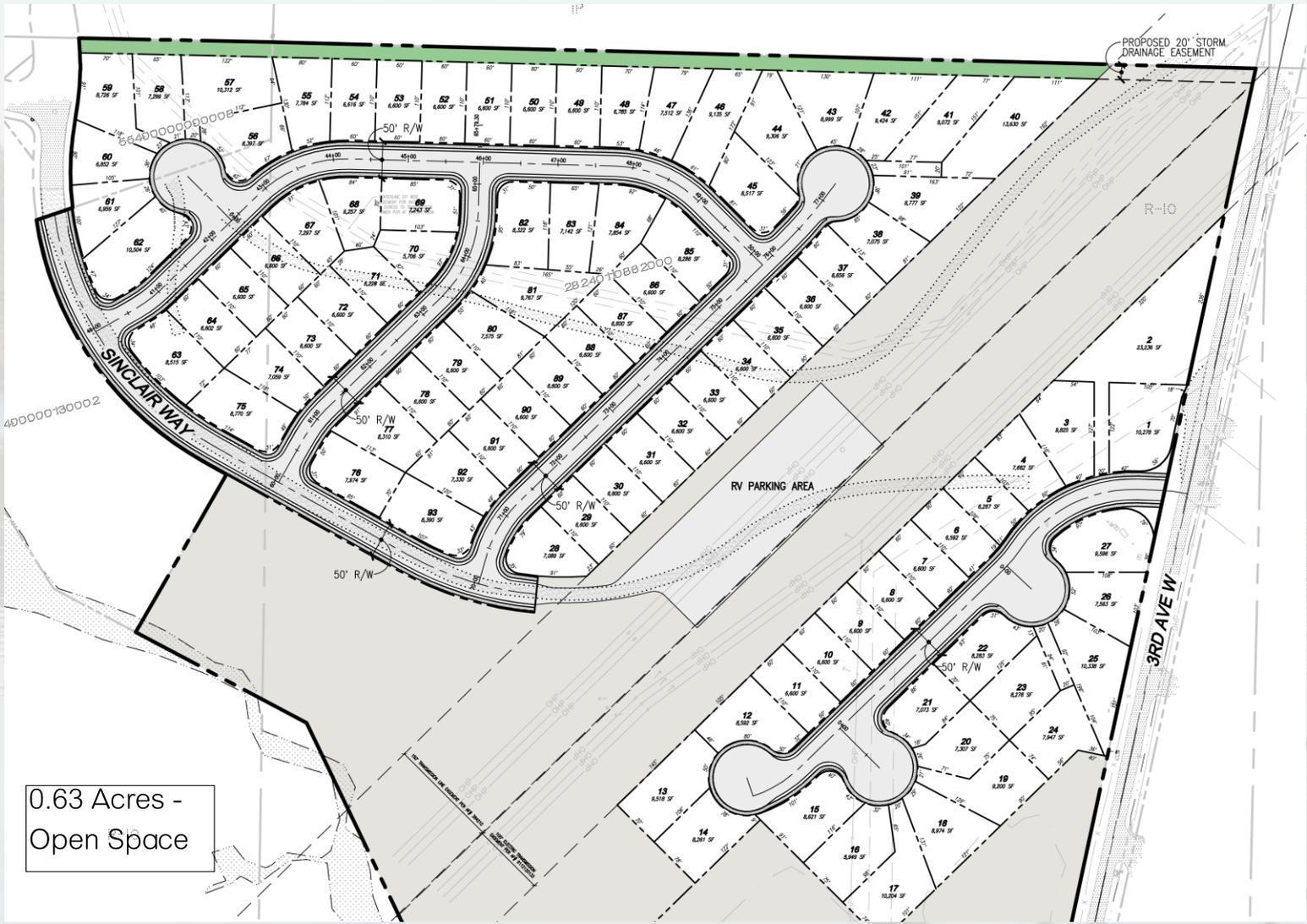
COMMUNITY KEY:

- ① Retail Spaces
- ② Restaurant/Cafe
- ③ Bed + Breakfast
- ④ Farm Buildings
- ⑤ Villa Cluster
- ⑥ Hotel Rooms
- ⑦ Cabins
- ⑧ Dining
- ⑨ Spa
- ⑩ Lobby
- ⑪ Trail System
- ⑫ Waterfront Recreation

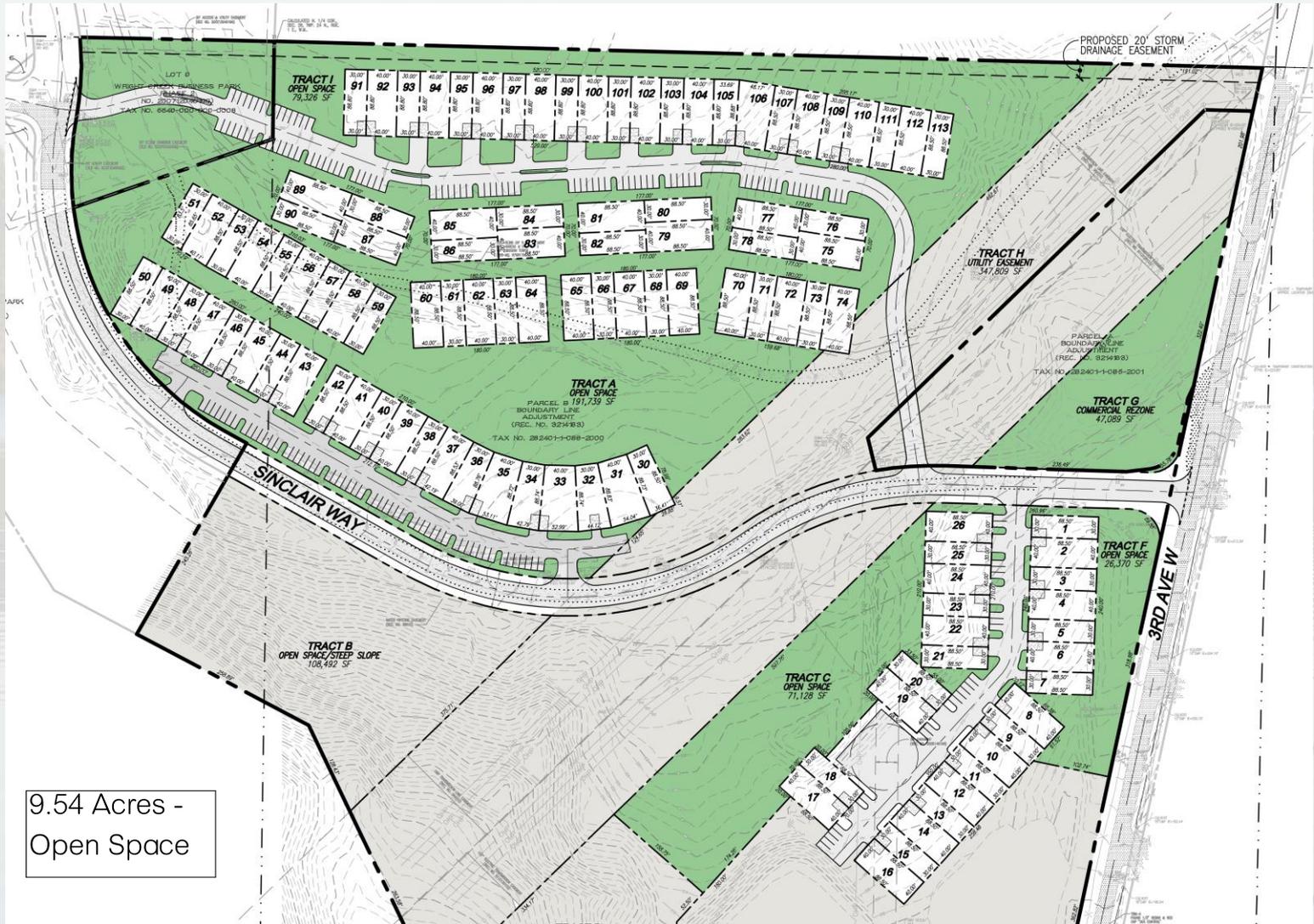


L A C R O U G E A U C





0.63 Acres -  
Open Space



9.54 Acres -  
Open Space









VILLAGE GREEN

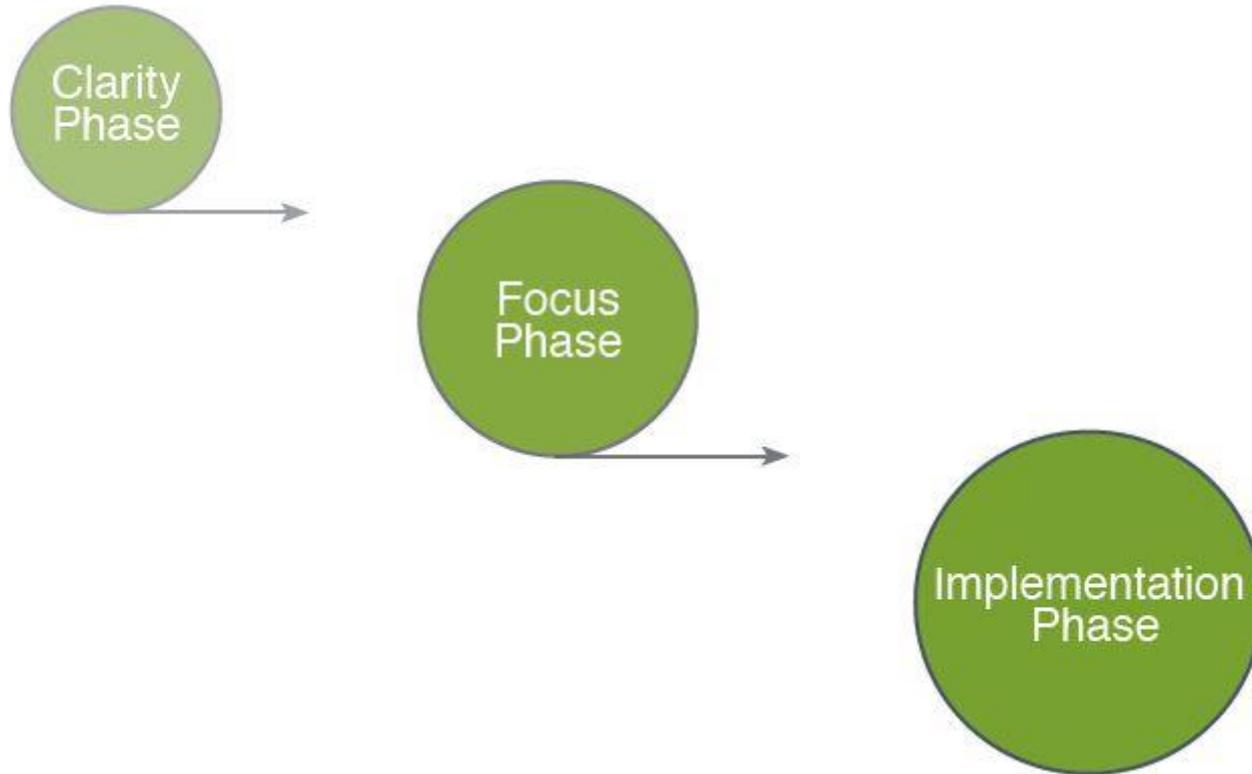






# Implementation & Partnerships

# Process and Work Program



## Process and Work Program

# Clarity Phase

***3 months for analysis & 9 months for public outreach***

- Develop facilities program
  - Inventory all city assets
  - Include financial analysis on all
- Develop program elements for city facilities
- Develop preliminary costs
- Identify master facility plan
  - Location
  - Uses



## Process and Work Program

# Focus Phase

### *At least 2 years*

- Program Legacy site
  - Public use
  - Private use
  - Development restrictions
- Issue Developer Partnership RFQ/RFP – *2 months*
  - Create shared vision – *2 months*
  - Master Plan – *9 months*
    - City led or development team partnership (RFQ)
    - Urban design, uses, transportation
    - Environmental
- Grant entitlements – *18 months*
  - EIS and planned action
  - Zoning

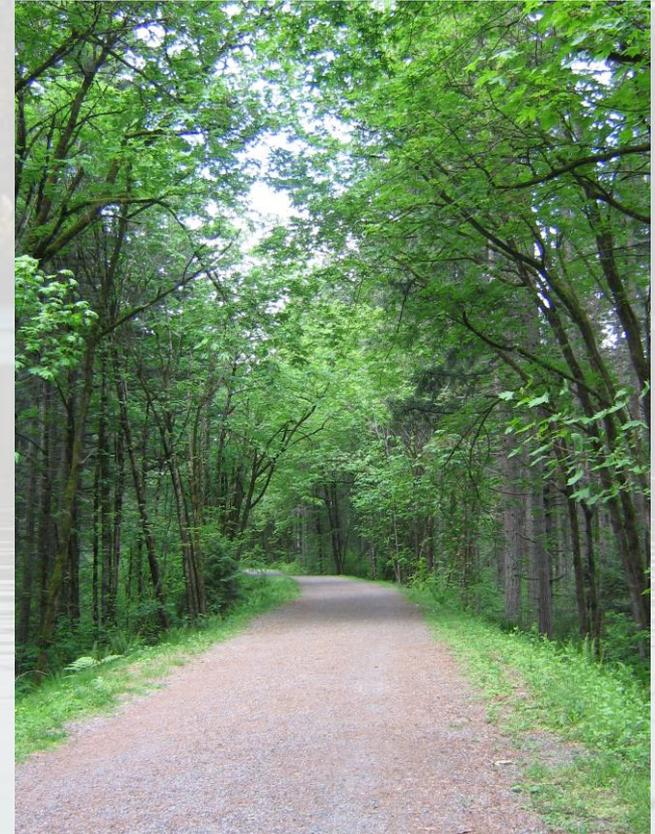


## Process and Work Program

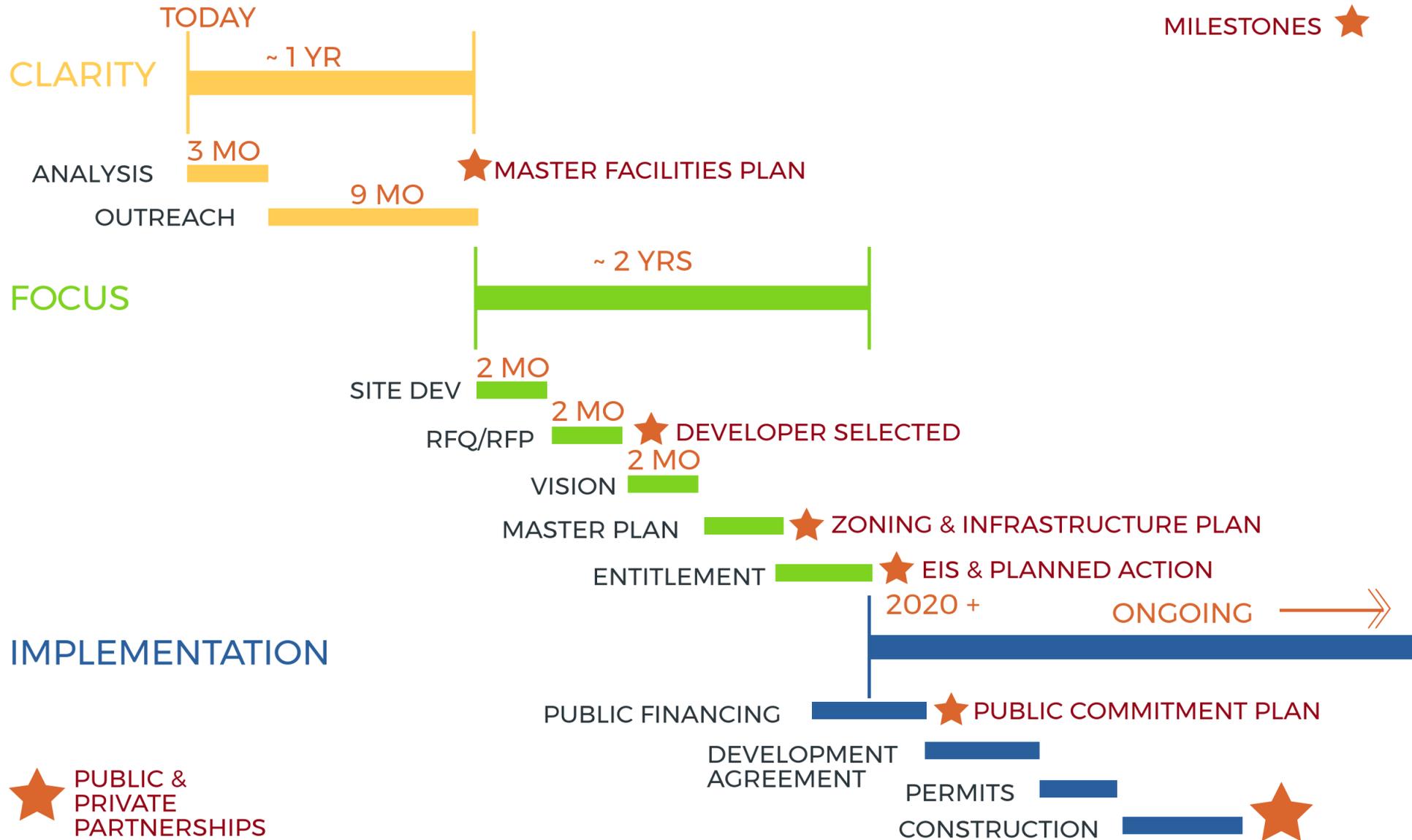
# Implementation Phase

### *Phased over several years*

- Negotiations with the development partner:
  - Public financial commitments
  - Public infrastructure
- Development agreements
- Land transactions
  - Sell
  - Lease
- Permits
- Celebrations!



# LEGACY SITE TIMELINE



# Thank You

Many thanks to:

The City of Maple Valley for presenting this opportunity

Our panelists for contributing their time, energy, and expertise

Our volunteers and support team for keeping us on track



