

**W** COLLEGE OF BUILT ENVIRONMENTS  
UNIVERSITY of WASHINGTON

# MAPLE VALLEY - LEGACY SITE

FALL 2017 COMPARATIVE ANALYSIS

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Community, Environment and Planning 



# Comparative Analysis of UW Spring 2017 Project with ULI Summer 2017 Report.

Category	UW Spring 2017	ULI Summer 2017 Report	Recommendations
Vision/Intent	- To identify the public needs in the City of Maple Valley and address the needs with a land use plan for the legacy site.	-A need exists to create a regional identity. - Identify how resources are connected by the regional trail. -Satisfaction of community goals through leveraging the value of the Legacy Site.	- Formulate a plan based upon the needs and desires of the city of maple valley which also helps to foster a sense of regional identity while leveraging the value of the legacy site in a way in which promotes local employment, and supports financial and community growth.
Land Use	-Multi-use with a heavy focus on community buildings, municipal buildings, and community open space. Large opportunity for retail.	-Heavily Residential with low, medium, and high density housing options. Mixed use office space in the NE corner of the Site, and small area for community center and related amenities. Space allotted for future transit needs of the Maple valley area.	- In accordance with the UW Spring 2017 report, the Land use should consist of multi-useage with a focus on a combination of municipale, community, recreational, and retail spaces into a singular campus.
Market	- Not Addressed - Community surveys conducted, but in depth analysis not performed.	- Not Addressed	Perform an extensive market analysis of the area. This work would include: Residential, Commercial, Mixed-use, Industrial, Hotel/Recreation.
Design	- Reconfiguration of area to create a municiple and retail center for Maple Valley, configured in the means of 4 differing proposals- Main Street Alternative, Municiple Campus, Urban Grid, and No Development.	- Village green concept with heavy focus on outdoor community gathering and park space.	Create a sustainable, community-oriented, practical, multi-use plan. This may include: Shared plaza , Resort facility , Municipal campus, Recreational facilities , Residential/ commercial/ industrial/ retail as appropriate. Pedestrian-oriented connectivity.
Fiscal/Economic	- In order to finance the development of various community assets, the city must sell land for development.	- Not Addressed	Recommendations that will include: Financial strategies that are both economically sustainable and viable. Public/ Private partnerships that leverage city assets.
Employment	- Not Addressed	- Not Addressed	Recommendations of policies that support family wage employment for the community.
Site Conditions	- Plan adjusted to topography and takes into consideration the natural slope of the site.	- Not Addressed	Evaluation of site constraints and opportunities: Ecological, topographic, geologic, hydrologic, infrastructure, and contextual View shed and other natural attributes.

## UW Spring 2017

To identify the public needs in the City of Maple Valley and address the needs with a land use plan for the legacy site.

## ULI Summer 2017 Report

- A need exists to create a regional identity.
- Identify how resources are connected by the regional trail.
- Satisfaction of community goals through leveraging the value of the Legacy Site.

## Recommendations

Formulate a plan based upon the needs and desires of the city of Maple Valley which also helps to foster a sense of regional identity while leveraging the value of the “Legacy Site” in a way in which promotes local employment, and supports financial and community growth.

# Comparative Analysis

# Arial Photography of Legacy Site



## UW Spring 2017

-Multi-use with a heavy focus on community buildings, municipal buildings, and community open space. Large opportunity for retail.

## ULI Summer 2017 Report

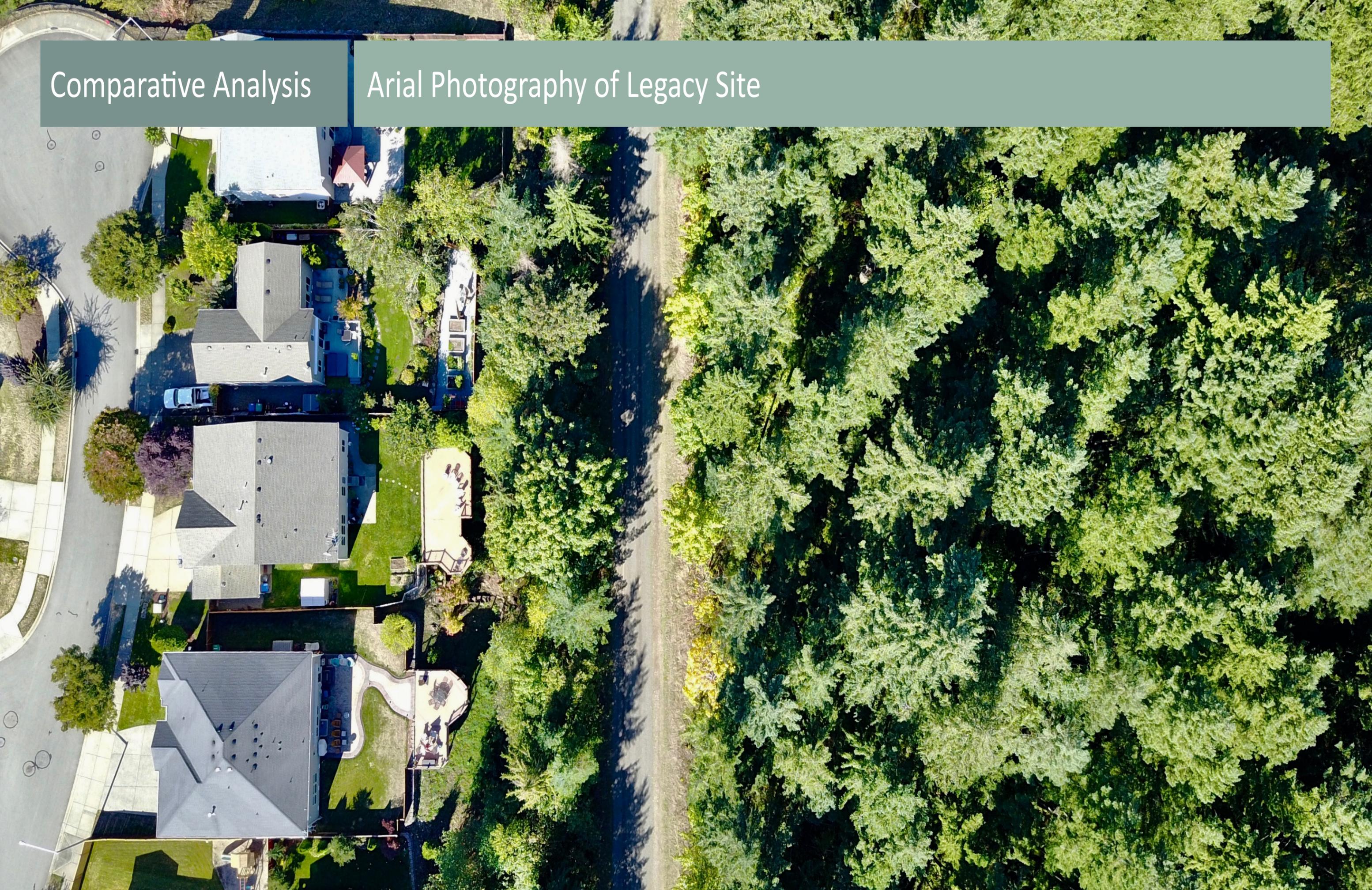
-Heavily Residential with low, medium, and high density housing options. Mixed use office space in the NE corner of the Site, and small area for community center and related amenities. Space allotted for future transit needs of the Maple valley area.

## Recommendations

As recommended by the UW Spring 2017 report, the site should offer a variety of uses possibly including: municipal, community, recreation, retail, residential, and commercial.

# Comparative Analysis

# Arial Photography of Legacy Site



## UW Spring 2017

- Not Addressed - Community surveys conducted, but in depth analysis not performed.

## ULI Summer 2017 Report

- Not Addressed

## Recommendations

Perform an extensive market analysis of the area. This work would include:

- Residential
- Commercial
- Mixed-use
- Industrial
- Hotel/Recreation



## UW Spring 2017

- Reconfiguration of area to create a municipal and retail center for Maple Valley, configured in the means of 4 differing proposals- Main Street Alternative, Municipal Campus, Urban Grid, and No Development.

## ULI Summer 2017 Report

- Village green concept with heavy focus on outdoor community gathering and park space.

## Recommendations

Create a sustainable, community-oriented, practical, multi-use plan.

This may include:

- Shared plaza
- Resort facility
- Municipal campus
- Recreational facilities
- Residential/ commercial/ industrial/ retail as appropriate.

# Comparative Analysis

# Arial Photography of Legacy Site



## UW Spring 2017

- In order to finance the development of various community assets, the city must sell land for development.

## ULI Summer 2017 Report

- Not Addressed

## Recommendations

Recommendations that will include:

- Financial strategies that are both economically sustainable and viable.
- Public/ Private partnerships that leverage city assets.

Comparative Analysis

Arial Photography of Legacy Site



## UW Spring 2017

- Not Addressed

## ULI Summer 2017 Report

- Not Addressed

## Recommendations

Recommendations of policies that support family wage employment for the community.

# Comparative Analysis

# Arial Photography of Legacy Site



## UW Spring 2017

- Plan adjusted to topography and takes into consideration the natural slope of the site.

## ULI Summer 2017 Report

- Not Addressed

## Recommendations

Evaluation of site constraints and opportunities:

- Ecological, topographic, geologic, hydrologic, infrastructure, and contextual
- View shed and other natural attributes.

THANK YOU

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Questions?

