

Legacy Site Task Force

THURSDAY, NOVEMBER 30, 2017 - 6:30 P.M.

Lake Wilderness Lodge

22500 SE 248th Street, Maple Valley, WA 98038

Meeting Agenda

- | | |
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| 1. WELCOME | Sue Van Ruff, Chair |
| 2. ROLL CALL | Sue Van Ruff, Chair |
| 3. REVIEW/APPROVAL OF MINUTES | Sue Van Ruff, Chair |
| 4. PUBLIC COMMENT | Sue Van Ruff, Chair |
| 5. DISCUSSION OF NOVEMBER 13 TH JOINT MEETING WITH COUNCIL | Sue Van Ruff, Chair |
| 6. UW STUDENT MID-TERM PRESENTATION | Sue Van Ruff, Chair
Laura Philpot, City Manager |
| 7. 2005 LEGACY SITE CAC REPORT "TEST OF TIME" EXERCISE | Sue Van Ruff, Chair |
| 8. OUTREACH PLANNING FOR HOMETOWN HOLIDAYS EVENT | Sue Van Ruff, Chair
Laura Philpot, City Manager |
| 9. PUBLIC COMMENT | Sue Van Ruff, Chair |
| 10. GOOD OF THE ORDER | Sue Van Ruff, Chair |
| 11. ADJOURN MEETING | Sue Van Ruff, Chair |

****A Special Meeting** of the Legacy Site Task Force meeting will be held on **Thursday, December 14, 2017** at 6:00 pm at Lake Wilderness Lodge.**

PRELIMINARY

**City of Maple Valley
Legacy Site Task Force**

Meeting Minutes

October 26, 2017

6:30 pm

Lake Wilderness Lodge

22500 SE 248th Street, Maple Valley, WA

Attendees: Jonathan Miller, Eric Hancock, Billy Brewer, Betsy Bradsby, Sue Van Ruff, Erica Dial, Eric LaBrie, Ingrid McPeak, Ken Kinnear, Chris Tallman, Bob Rohrbach, Byron Mucke, Robin Porter, Laura Philpot, Tim Morgan, Scott Tkach, Dorothy Stickney

Absent: Allen Moore, Dave Pilgrim, Dave Sanderson, Matt Torpey, Greg Brown

ROLL CALL

- The meeting was called to order by Chair Sue Van Ruff at 6:30 pm
- Roll call was taken and Sue Van Ruff noted Task Force members not present per above

REVIEW/APPROVAL OF MINUTES

- Minutes of the October 12, 2017 meeting were approved

SITE TOURS OPTIONS

- Task Force members agreed with City Manager Laura Philpot's proposal of the following tour itinerary on November 18, 2017:
 - Olympia Farmers Market
 - Point Ruston
 - Snoqualmie Ridge

PUBLIC OUTREACH OPTIONS FURTHER DEFINED

Task Force members discussed the need to further define public outreach options:

- Visual and tangible information is needed for public to respond to.
 - Pictures from tour
 - Pictures/list of elements to select from
 - Feedback from joint meeting with Council on November 13th
 - Hometown Holidays is a targeted venue
- Shaunna Lee-Rice, City Clerk, asked Task Force members for suggestions for the Legacy Site Task Force web page:
 - Home page link
 - Individual link/URL
 - Access to meeting minutes are at bottom of web page per City website template
 - Information vs. independent website/sales/blog with pictures, information, timelines, etc.
 - "Our Story" link
 - City Staff will review suggestions and make updates as feasible with City website template and public records requirements; offered to have several members of the Task Force meet with Shaunna regarding the web page
- Suggestion to invite more guest speakers to meetings such as Farmers Market

PRELIMINARY

BUSINESS OWNER COST OF DOING BUSINESS

- Erica Dial and Sue Van Ruff shared information regarding business owner costs of doing business and what expenses can be affected by local government (see attached handout).
 - City may affect utility taxes, licensing fees and taxes, advertising through sign code
 - If City subsidizes, must do across the board in a fair fashion
 - City uses zoning for type of development
 - Economic Development Manager Tim Morgan is developing and establishing relationships with developers
 - Choosing the correct and most beneficial public/private partner is crucial
 - Ingrid McPeak will email link to video/office space
 - Discussion regarding specific items related to Maple Valley

PREPARATION – JOINT COUNCIL/LSTF NOVEMBER 13th

- LSTF Chair and Vice-Chair will share the Task Force’s reaction to the ULI recommendation
- Preferred outcome of joint meeting is to receive Council feedback on the elements they would like to have on the Legacy Site property

MEETING SCHEDULE FOR NOVEMBER & DECEMBER

- Regular Meetings
 - Cancel November 9
 - Cancel November 23
 - Cancel December 14
 - Cancel December 28
- Special Meetings
 - November 13 – Joint Meeting with Council
 - November 18 – Site Tour
 - November 30 – Review joint meeting and site tour, Hometown Holiday outreach planning

PUBLIC COMMENT

- Larry Baumgart, 21032 SE 240th Street, Maple Valley, WA commented that he would like to present to the Legacy Site Task Force regarding the local Farmers Market

GOOD OF THE ORDER

- Eric Labrie shared his response to the ULI presentation/recommendation
- Bob Rohrbach shared a spreadsheet he created; “Legacy Site Uses/Economic Index”
- Tim Morgan shared information regarding the Grand Cinema in Tacoma

ADJOURN MEETING

- Meeting was adjourned by Chair Sue Van Ruff at 8:30 pm.

Special Meetings will be noticed with date, time, location and purpose.



W COLLEGE OF BUILT ENVIRONMENTS
UNIVERSITY of WASHINGTON

MAPLE VALLEY - LEGACY SITE
 FALL 2017 COMPARATIVE ANALYSIS

SARAH PETERS & WILLIAM PERRY
 peters24@uw.edu wperry@uw.edu



cep
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	<ul style="list-style-type: none"> - To identify the public needs in the City of Maple Valley and address the needs with a land use plan for the legacy site. 	<ul style="list-style-type: none"> - 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. 	<ul style="list-style-type: none"> - 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	<ul style="list-style-type: none"> - Multi-use with a heavy focus on community buildings, municipal buildings, and community open space. Large opportunity for retail. 	<ul style="list-style-type: none"> - 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. 	<ul style="list-style-type: none"> - In accordance with the UW Spring 2017 report, the Land use should consist of multi-useage with a focus on a combination of municipal, community, recreational, and retail spaces into a singular campus.
Market	<ul style="list-style-type: none"> - Not Addressed - Community surveys conducted, but in depth analysis not performed. 	<ul style="list-style-type: none"> - Not Addressed 	<ul style="list-style-type: none"> - Perform an extensive market analysis of the area. This work would include: Residential, Commercial, Mixed-use, Industrial, Hotel/Recreation.
Design	<ul style="list-style-type: none"> - Reconfiguration of area to create a municipal and retail center for Maple Valley, configured in the means of 4 differing proposals- Main Street Alternative, Munciple Campus, Urban Grid, and No Development. 	<ul style="list-style-type: none"> - Village green concept with heavy focus on outdoor community gathering and park space. 	<ul style="list-style-type: none"> - 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	<ul style="list-style-type: none"> - In order to finance the development of various community assets, the city must sell land for development. 	<ul style="list-style-type: none"> - Not Addressed 	<ul style="list-style-type: none"> - Recommendations that will include: Financial strategies that are both economically sustainable and viable. Public/ Private partnerships that leverage city assets.
Employment	<ul style="list-style-type: none"> - Not Addressed 	<ul style="list-style-type: none"> - Not Addressed 	<ul style="list-style-type: none"> - Recommendations of policies that support family wage employment for the community.
Site Conditions	<ul style="list-style-type: none"> - Plan adjusted to topography and takes into consideration the natural slope of the site. 	<ul style="list-style-type: none"> - Not Addressed 	<ul style="list-style-type: none"> - Evaluation of site constraints and opportunities: Ecological, topographic, geologic, hydrologic, infrastructure, and contextual View shed and other natural attributes.

Comparative Analysis

Vision/ Intent

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.

UJI Summer 2017 Report

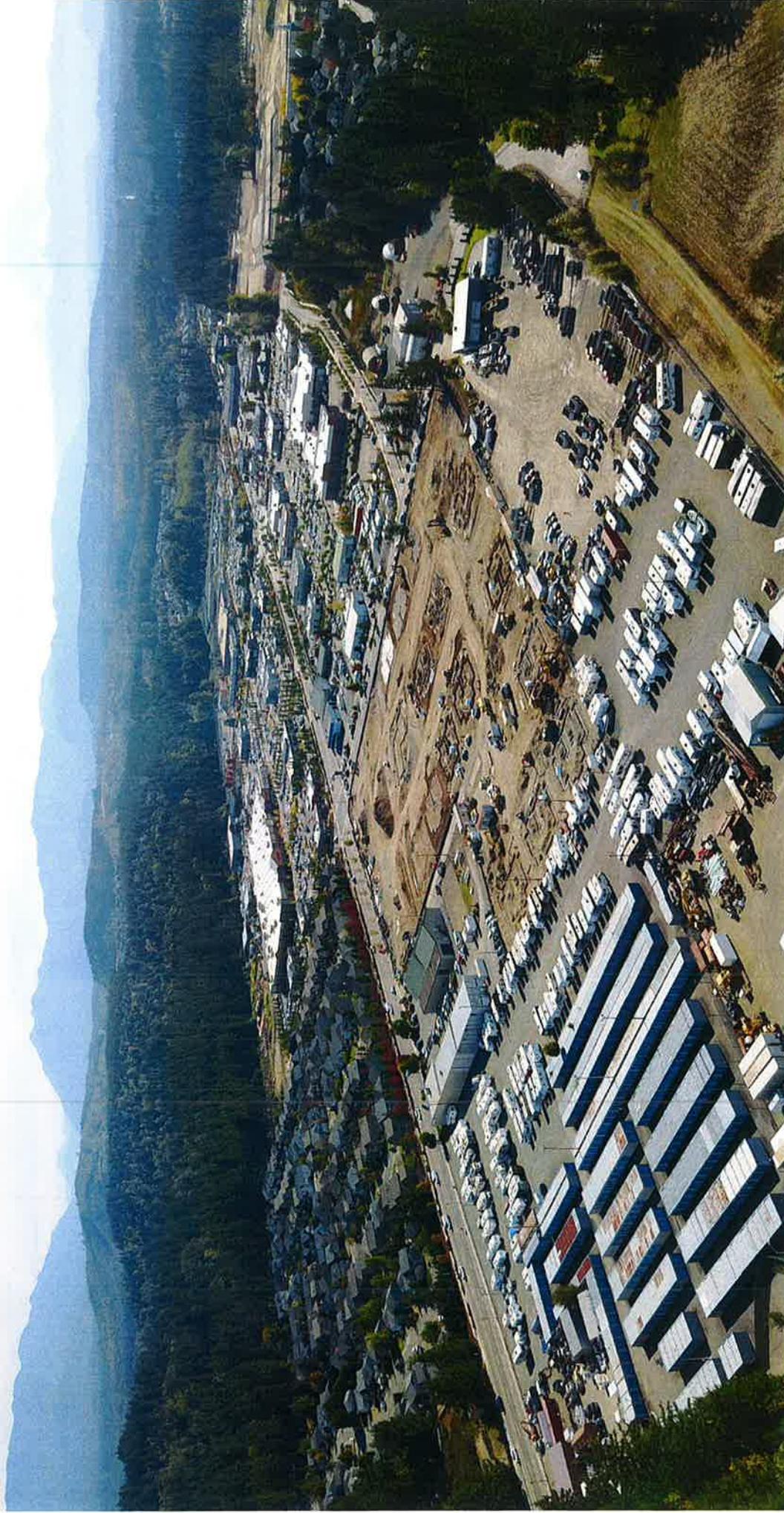
- A need exists to create a regional identity.
- Identify how resources are connected by the regional trail.
- Satisfaction of community goals through leveraging the value of the Legacy Site.

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

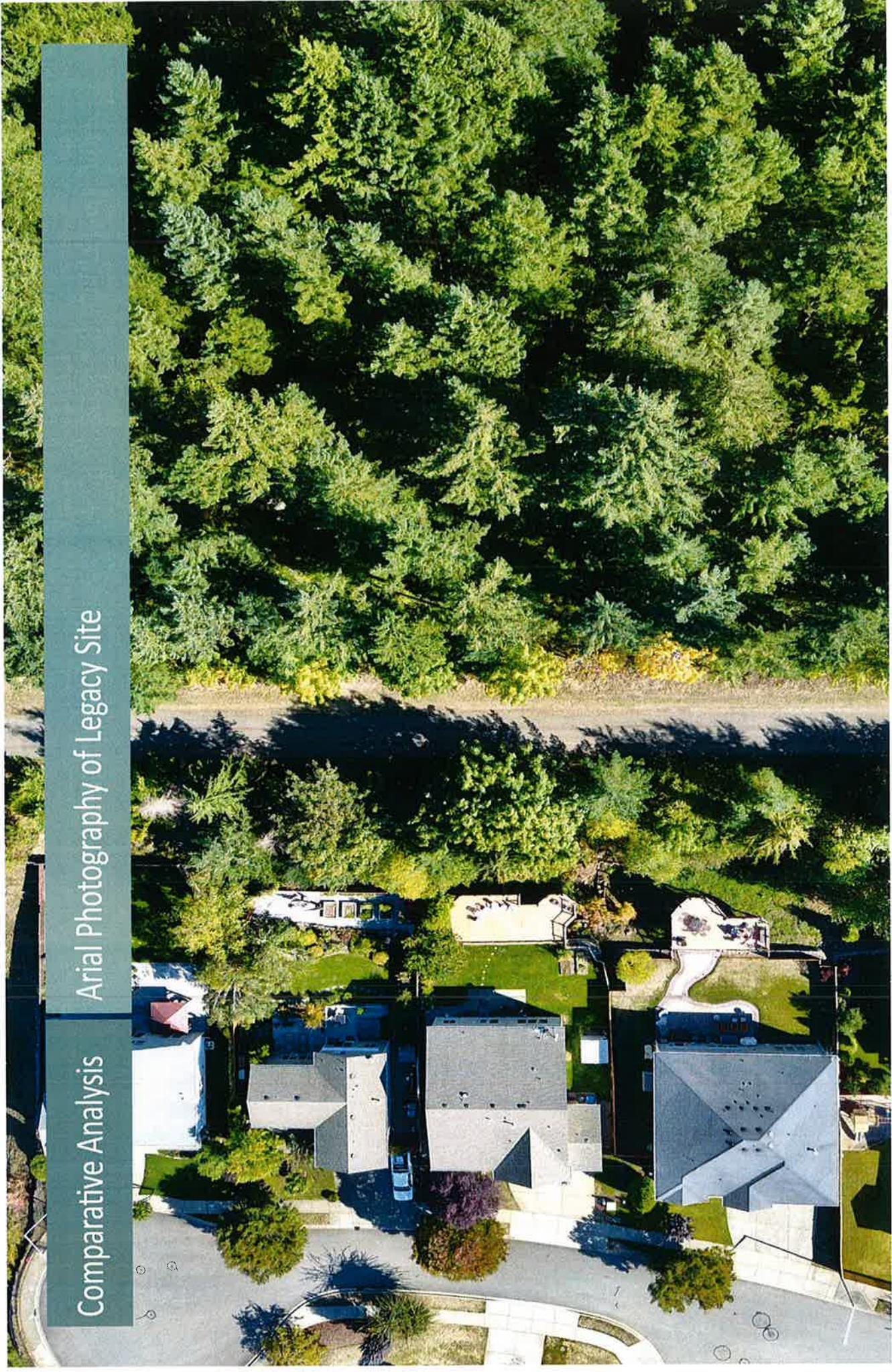
-Heavily Residential with low, medium, and high density housing options. Mixed use office space in the NE corner of the Site, and small area for community center and related amenities. Space allotted for future transit needs of the Maple valley area.

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



Comparative Analysis

Market

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, Municiple Campus, Urban Grid, and No Development.

Recommendations

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

This may include:

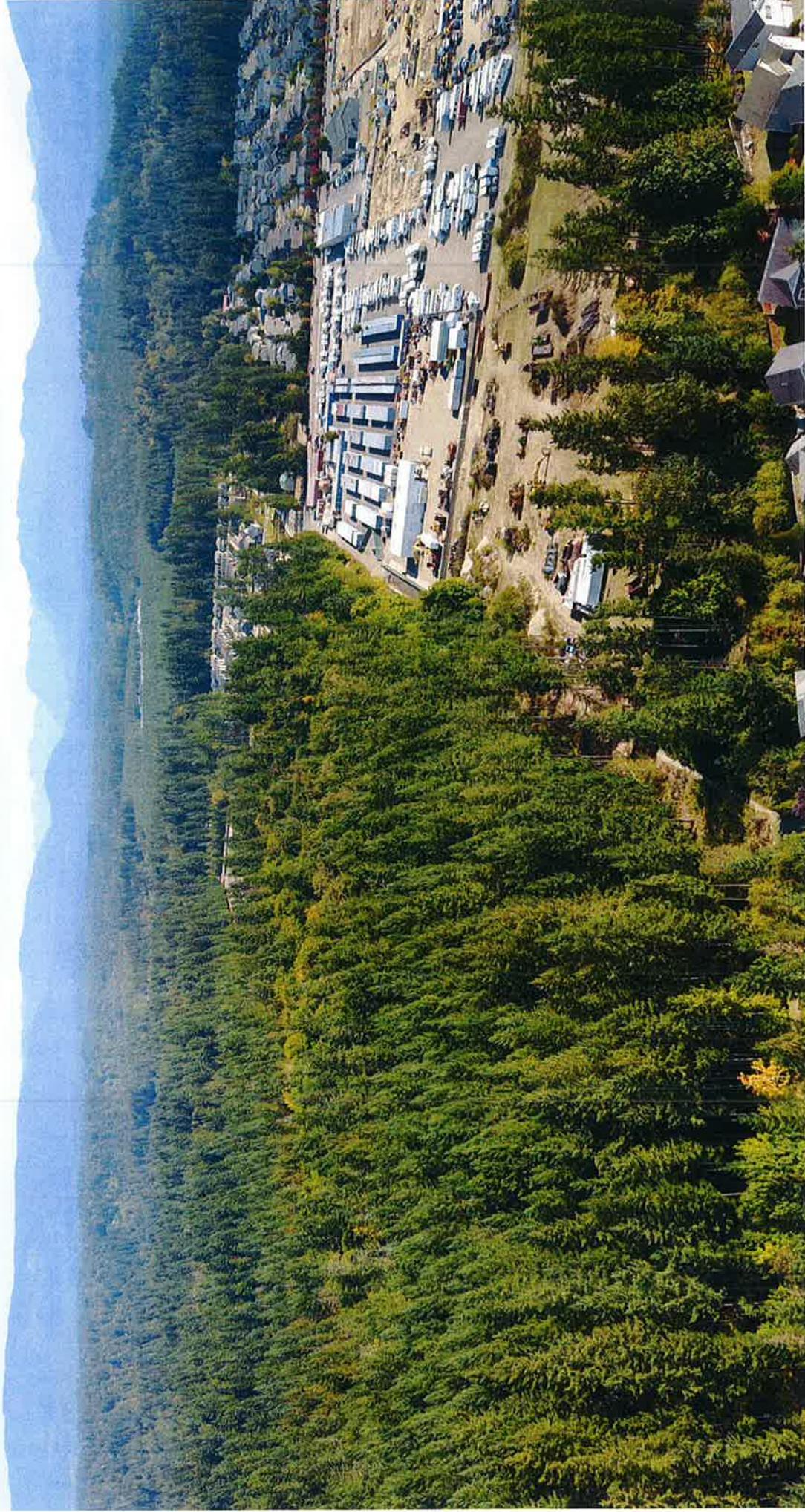
- Shared plaza
- Resort facility
- Municipal campus
- Recreational facilities
- Residential/ commercial/ industrial/ retail as appropriate.

UJI Summer 2017 Report

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

Comparative Analysis

Arial Photography of Legacy Site



Comparative Analysis

Fiscal/Economic

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

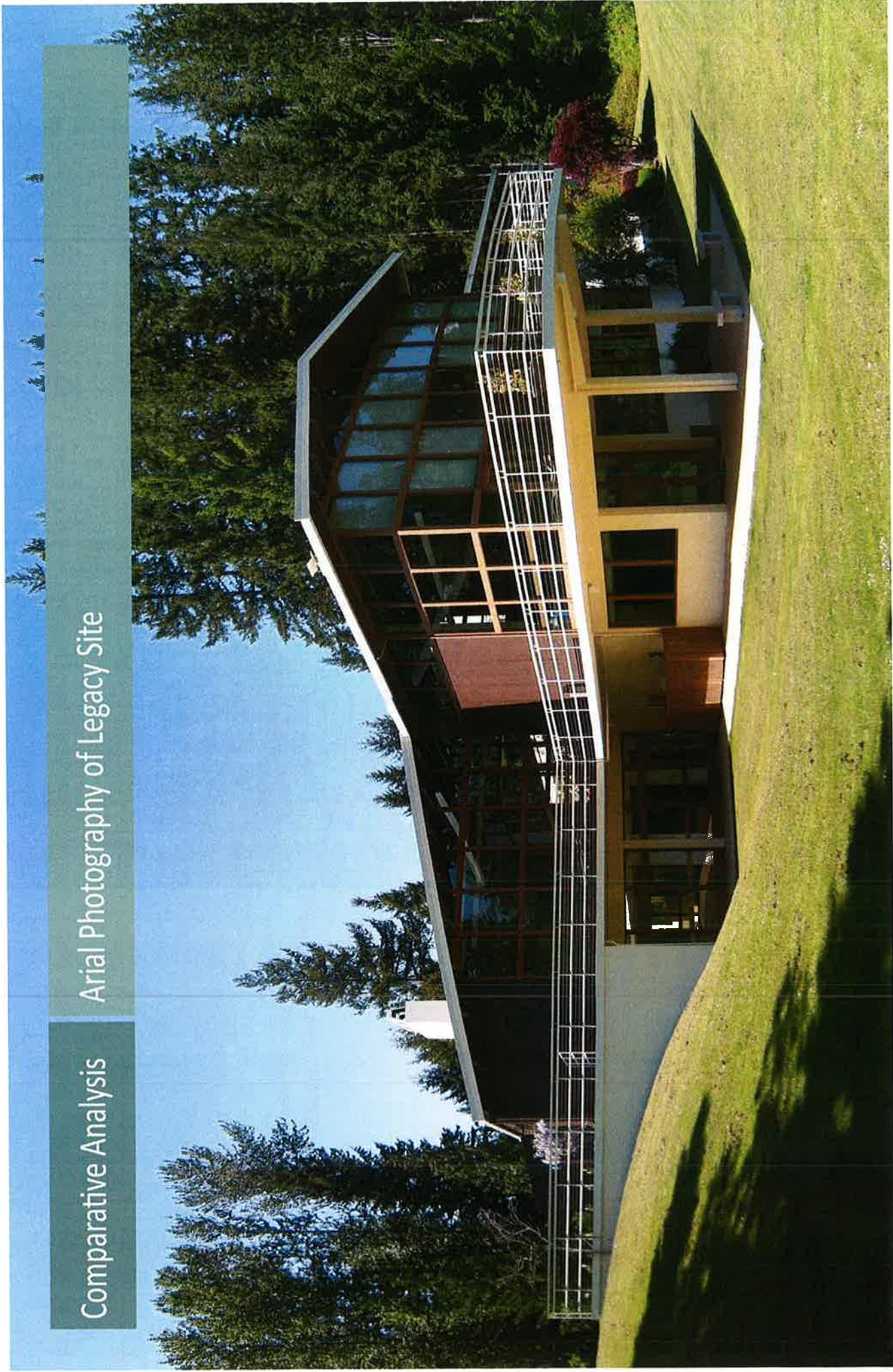
Recommendations

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



Comparative Analysis

Employment

UW Spring 2017

- Not Addressed

ULI Summer 2017 Report

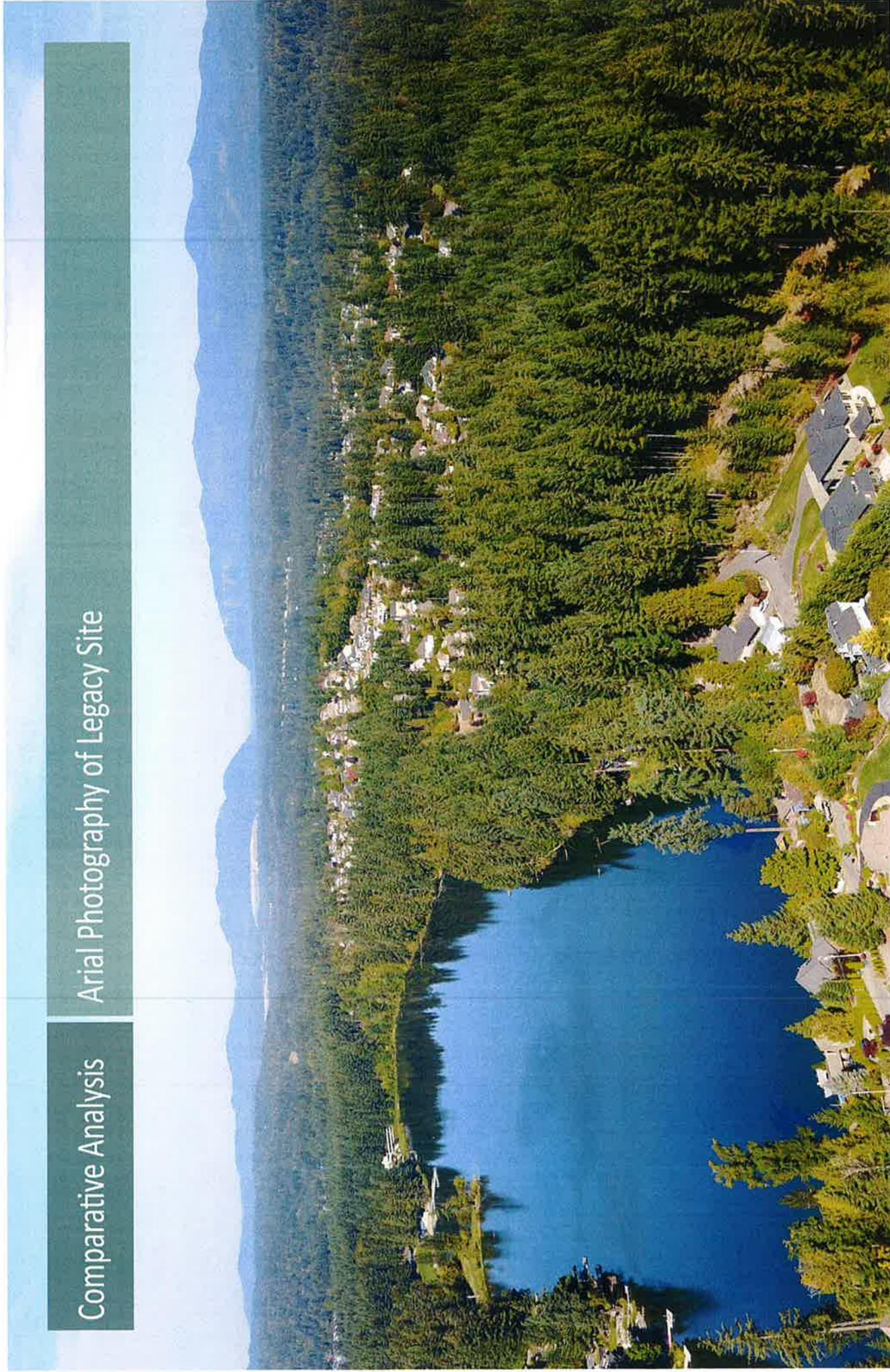
- Not Addressed

Recommendations

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

Comparative Analysis

Arial Photography of Legacy Site



Comparative Analysis

Site Conditions

UW Spring 2017

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

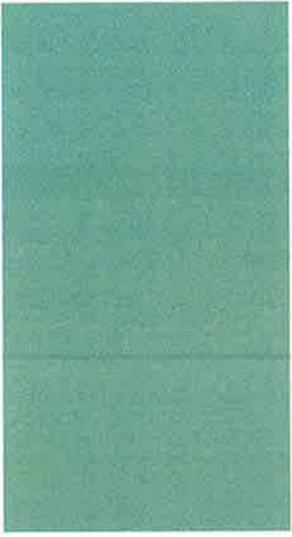
ULI Summer 2017 Report

- Not Addressed

Recommendations

Evaluation of site constraints and opportunities:

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



THANK YOU

Questions?

A large central rectangular area with a dark green background. It contains the text "THANK YOU" in white, uppercase letters, followed by a thin white horizontal line, and then the text "Questions?" in white, lowercase letters.

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June 27, 2005

6. RECOMMENDED DEVELOPMENT AREAS

The Maple Valley Place CAC makes the following recommendations and emphasizes, in the strongest possible manner, that this overall vision is not only a series of recommendations but nothing less than the highest and best use for the Site; in effect, a strong blueprint for any future development activities. The CAC is absolutely convinced that identified below are the key components necessary for successful development of Maple Valley Place. The CAC encourages the Maple Valley City Council to incorporate them in any site development decisions.

This blueprint includes a variety of key architectural, site, and circulation improvements that are identified and described in Sections 6.2, 6.3, and 6.4. General locations for such improvements have been identified in a preliminary manner and have been noted in the discussion of Potential Primary Development Zones in Section 3.2. Noting that the precise boundaries of these areas will be the focus of further, more detailed study, plans for the Site should locate architectural, site, and circulation improvements identified below within areas that are substantially consistent with those identified in Section 3.2.

6.1 Vision

The vision presented here is a unified one, embraced by every member of the CAC, developed over a four-year period with multi-disciplinary review of all aspects of the Site. The CAC is proud to present its vision to the City Council. The CAC strongly believes this vision will stand the test of time, providing the City a strong foundation upon which to truly construct a Legacy project, valuable to our current residents and for future generations.

The specific components presented below comprise the significant elements that need to be incorporated into a Master Site development plan. They may not all be realized in full, but each aspect described will contribute to maximizing the value and realizing the highest potential for the Site.

6.2 Phasing

The Site presents such a wealth of opportunity for the City and the components outlined below provide such great promise, nonetheless, a realistic schedule, sustainable and achievable, needs to be implemented. It would be tragic, from CAC perspective, if expectations ran so high that incremental progress consistent with the development process and financing were seen as anything less than successful.

Therefore, the CAC recommends the City adopt a program that incorporates phasing into the overall project development scheme. Early physical changes to the Site will include maintaining designated natural areas, grooming trails, planning and implementing frontage improvements



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and infrastructure, providing access to the King County trail system, and moving forward on a preliminary design for City Hall.

6.3 Development Elements

6.3.1 Creation of a Community Gathering Place

In addition to taking advantage of its location in a quiet, peaceful portion of the City, the Site should form an animated and dynamic hub of community activity that provides a much needed "village atmosphere" for the community. It should form a true civic, cultural, and social gathering place for the citizens of Maple Valley.

To create such a gathering place, the Site shall include a variety of civic, cultural, recreational, and other related uses as identified below. These uses shall be assembled and interrelated to form distinctive, busy, and lively meeting places that focus the vitality of the Maple Valley community. Additionally, the uses shall create a formal civic center that provides a principal venue for significant civic gatherings within the City, as well as a highly identifiable civic presence that announces that "this is the heart of Maple Valley."

6.3.2 Connections to the Lake Wilderness Area

As the adjacent Lake Wilderness Area is already occupied by a significant array of public or community facilities and open spaces, the Site will form an extension of an existing network of public facilities and open spaces. The community-gathering place envisioned for the Site shall function as an active contributor to a community amenity that is grander than the Site itself. Accordingly, the architectural facilities, the pedestrian and informal open spaces, and the pedestrian walks and bicycle routes that comprise the Site shall be located and designed to enhance physical and functional connections to nearby uses and to form a larger integrated system of community use. In this context, Lake Wilderness Trail can provide a significant opportunity to form a local "pedestrian main street" that connects the Site with the surrounding Lake Wilderness area.

6.3.3 Key Architectural Facilities and Related Visions

Visions for Key Architectural Facilities to be included within the Site, as well as related characteristics or accommodations to be provided by them, are identified in the following discussion.



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6.3.4 City Hall

Vision

The CAC cannot emphasize strongly enough the importance and need for the Site to include City Hall as one of the very first developmental features. This is a lynchpin recommendation, upon which the Site can either succeed or fail. Such is the importance the CAC attaches to this recommendation.

City Hall will serve as an anchor for the Site. It is the City's home. It will set the tone and inspiration, providing a catalyst for the entire Site. Given the substantial activity, energy, and civic presence that a new City Hall would bring to the Site, inclusion of this facility will significantly assist in achieving the overall vision of establishing the Site as the civic and social center of the City.

City Hall shall be a lively, community-oriented hub rather than a static place for conducting routine business with the City. It shall be a significant focus for formal community events as well as an inviting, people-friendly place where all citizens will feel comfortable, welcome, and encouraged to "hang out". Accordingly, City Hall should include spaces where people can informally gather (e.g., a formal yet comfortable room similar to a traditional hotel lobby) in addition to spaces typically required by City government. To further enhance the energy and activity associated with City Hall, its site should be considered as a potential location for related office uses.

Related Characteristics or Accommodations

City Hall should include: (1) lobby/reception area; (2) community-gathering space; (3) meeting rooms; (4) City Council accommodations including Council chambers and study/executive session room; (5) accommodations for administrative municipal departments including space for expansion; and (6) adjacent exterior spaces that allow interior uses to extend outside.

6.3.5 Community Living Room

Vision

Inclusion of a Community Living Room or community building will also assist in creating a significant and lively civic and community presence within the Site. Specifically, such a facility would provide a relaxed and comfortable indoor gathering place for residents or local groups. Additionally, it would provide an identifiable location for an information center that offers visitors an introduction to the City of Maple Valley and/or to the Site (see "View of Community Building", page 58).

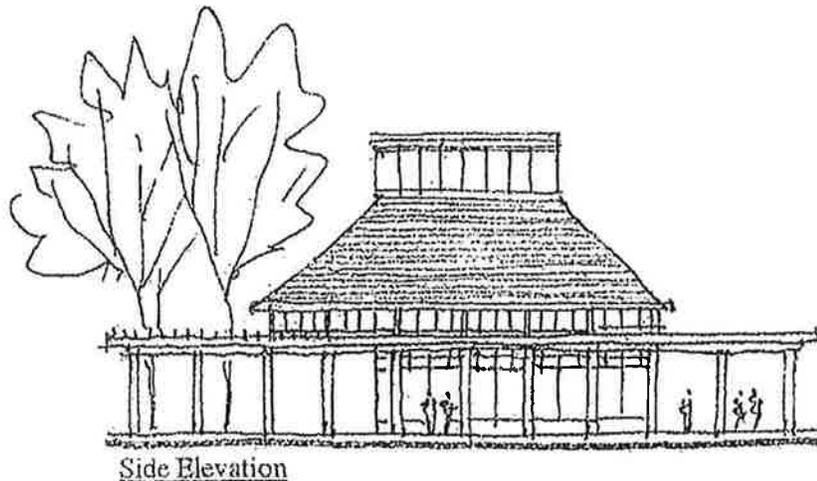


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Related Characteristics or Accommodations

The Community Living Room should be accessible to all and designed to accommodate a variety of informal daytime and evening gatherings. It should include a comfortable "Great Room," outdoor space that allows interior uses to extend outside as well as visitors' information and orientation facilities.

6.3.6 Community Meeting Hall and Performance Center

Vision

Inclusion of a Community Meeting Hall and Performance Center would create a formal meeting place and cultural center for the community. In addition to providing a venue for large public gatherings such as lectures or Town Hall Meetings, it would create a regional destination that draws visitors to the City of Maple Valley and that expands opportunities for the community to experience and to participate in the performing arts.

Related Characteristics or Accommodations

The Community Meeting Hall and Performance Center should include a fixed-seat auditorium with stage. Its lobby should be conceived as a potential exhibition space that is supplemented by ancillary "break-out" space. The performance component should be developed in consideration of community interests, especially those of existing performing groups, as well as available funding and operational opportunities.



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Related Characteristics or Accommodations

To accommodate outdoor meetings, gatherings, and performances, a small-scale, exterior amphitheater should be considered as a component of this facility.

6.3.7 Community Recreation Center

Vision

Inclusion of a Community Recreation Center within the Site will significantly increase opportunities for indoor recreational activity by a variety of community groups. In addition to providing an additional location for the community to meet and play, it will significantly enhance the function of the Site as a community gathering place by encouraging evening and weekend use, especially during the winter months.

Related Characteristics or Accommodations

The specific program for the Community Recreation Center should be developed in consideration of community interests, similar existing or proposed facilities at other locations within the City, as well as available funding and operational opportunities. Activities to be considered include court games such as basketball and volleyball, and/or a swimming pool.

6.3.8 Destination Restaurant

Vision

A Destination Restaurant that serves the local community and creates a regional destination that draws visitors to the City of Maple Valley and to the Site will significantly enhance use and activity associated with the Site, especially during evenings and weekends.

In addition to providing a first class dining facility for the community, the Destination Restaurant should be considered in terms of serving patrons of the Community Meeting Hall and Performance Center as well as clients and employees of City Hall.

Related Characteristics or Accommodations

The Destination Restaurant should emphasize and take advantage of its location at a special, if not unique, place within the City of Maple Valley. Accordingly, its design should be compatible with the Site environment, especially its immediate surroundings; and supporting facilities such as parking or service accommodations should be carefully incorporated into this context.



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6.3.9 Trailhead

Vision

A trailhead that provides pedestrian and bicycle connections between the Site and the Lake Wilderness Trail will significantly assist in linking the Site to nearby natural areas and public uses as well as to adjacent population and activity centers.

Related Characteristics or Accommodations

The Trailhead should include an information kiosk, rest facilities, and parking.



Primary Trail



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6.3.10 Office Use

Vision

Inclusion of office uses will assist in the creation of the lively “village atmosphere” that is envisioned for portions of the Site. Specifically, offices that address the daily needs of community members, “incubator spaces” or shared-resource office suites that serve local professionals, or similar accommodations, will further animate the Site by drawing additional users and expanding the range of services and activities available on the Site.

When provided, such uses should expand upon the activity centers created by key uses such as City Hall. Additionally, they should create, physically define, and functionally activate outdoor gathering places such as plazas or courtyards that enhance the local sense of place and activity.

Related Characteristics or Accommodations

Office uses included on the Site should be physically and visually compatible with the overall character of the Site as well as the immediately surrounding context. The design of signage, service provisions, and associated parking should be carefully considered and controlled.

6.3.11 Commercial/Retail Use

Vision

Inclusion of small-scale commercial or retail uses that complement and support primary key uses will enhance enjoyment of the Site and further animate gathering places provided within the Site. Specifically, uses such as bicycle rentals, cafes, and “picnics-to-go” will provide additional amenities that serve visitors and recreational users of the Site, employees and clients of City Hall, or the Community Meeting Hall and Performance Center, as well as users of the Trailhead and Lake Wilderness Trail.

When provided, such uses should be located and designed to support adjacent key uses and to assist in the formation and animation of outdoor spaces such as plazas, exterior terraces, or courtyards.

Drive-through uses or uses appropriately found in areas such as Four Corners or Wilderness Village are not included in this vision.

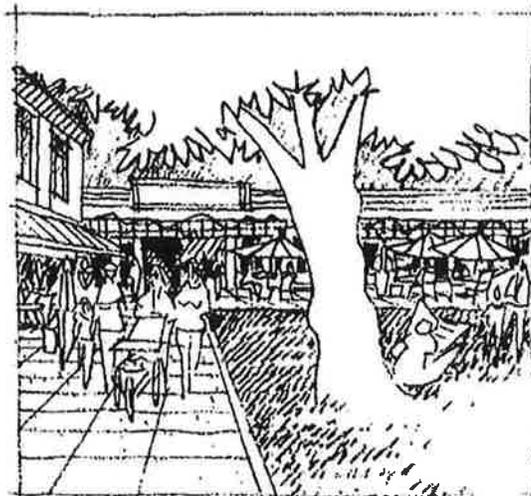


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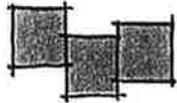
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Commercial Plaza/Courtyard



Related Characteristics or Accommodations

Commercial or retail uses included on the Site should be physically and visually compatible with the overall character of the Site, as well as the immediately surrounding context. The design of signage, service provisions, and associated parking should be carefully considered and controlled.

One of the charms of Maple Valley is that its highways and arterials are not blighted by rampant commercial and retail development. Such "strip" development is characteristic of many suburban and rural communities and is extremely difficult to change once it is in place. Four Corners and Wilderness Village are already healthy community retail centers, and appropriate retail and commercial uses should be focused in those locations. Thus, commercial uses at the Site should be selected carefully to avoid contributing to any type of retail sprawl.

Potential commercial activities that will not conflict with this strategy include uses that will directly serve other uses on the Site, such as bicycle rentals, a destination restaurant, and offices that would benefit from the proximity to the City Hall and community spaces.

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6.3.12 Other Potential Uses

Vision

The Site can be an appropriate location for other uses that address social and cultural goals for the Site or that provide a source of income for the City of Maple Valley.

An example of the former type would be an institutional use such as a community college "branch campus". Such use could enlarge the range of social activity and cultural opportunity available to the Maple Valley community and play a significant role in establishing the Site as a civic center and meeting place. Further, it could enhance the vitality of other key uses included on the Site.

An example of the latter type would be owner-occupied residential development. In addition to providing a source of income to the City, such use can provide a model of environmentally sensitive planning and design to serve as an example for other residential development within Maple Valley.

Related Characteristics or Accommodations

Uses such as those identified above that are included within the Site must be consistent with the overall vision for the Site, as well as these Guiding Goals and Principles. Further, they must form an integral component that is functionally and visually related to proposed development on the Site as well as existing development off the Site. Additionally, they should respect the natural character of the Site, clearly respond to their immediate surroundings, and exhibit high quality in site and architectural design, construction materials, and maintenance provisions.

6.4 Key Open Space Improvements and Related Visions

Visions for Key Open Space Improvements to be included within the Site, as well as related characteristics or accommodations to be provided by them, are identified in the following discussion.

6.4.1 Civic Green

Vision

Creation of a Civic Green on the Site will provide a significant and much needed venue for outdoor civic and community gatherings within the City of Maple Valley. Specifically, it will provide a prominent and memorable, landmark open space that creates a forum where citizens can gather in large groups or "stand on a soapbox and speak their piece". Additionally, it can enhance the civic presence of key uses such as City Hall.

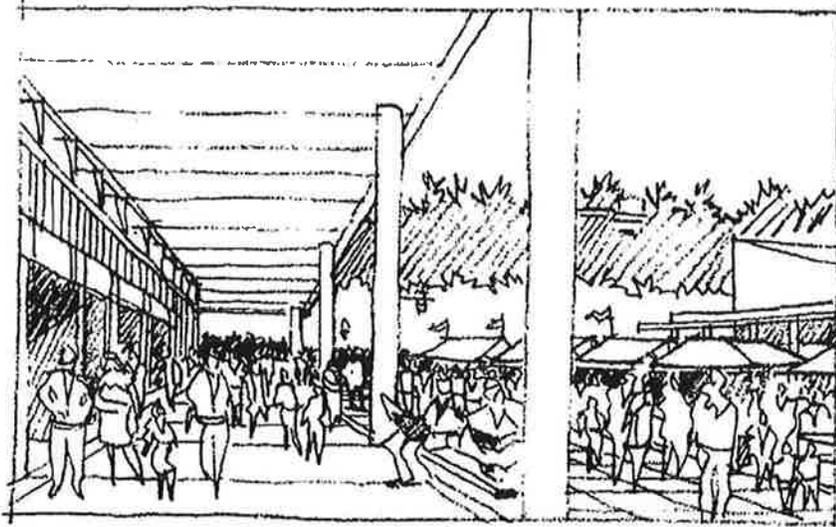


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Civic Complex/Saturday Market



Related Characteristics or Accommodations

In addition to providing for outdoor civic functions and meetings or gatherings, the Civic Green should be conceived in terms of accommodating special or seasonal events (e.g., festivals, art shows, craft shows) and/or a Saturday Market.

6.4.2 Pedestrian Open Space

Vision

Inclusion of a variety of pedestrian open spaces will enhance the character of the Site by providing comfortable and enjoyable on-site destinations that contribute to the sense of place and form gathering spaces that encourage people to meet and interact.

When provided, such spaces should be conceived in relation to, and defined by, surrounding buildings to form outdoor places and extensions of adjacent uses. They should be comprised of specialized paving, pedestrian lighting, and site furnishings, as well as well-maintained lawns and landscaping.

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Related Characteristics or Accommodations

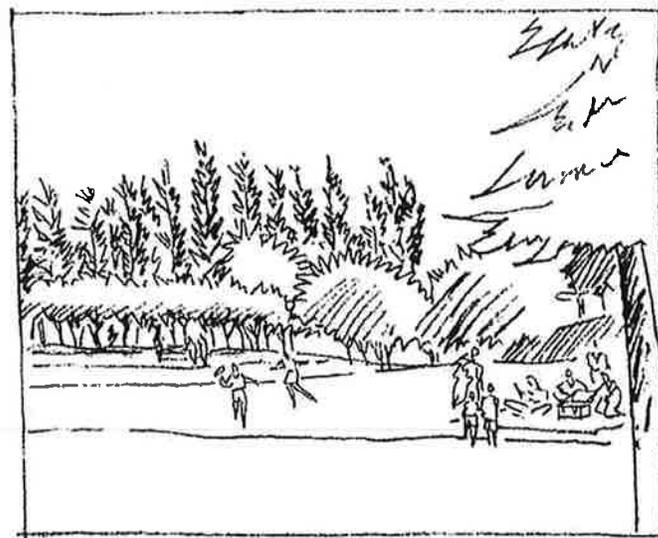
Pedestrian open spaces should also be considered as potential locations for small-scale special or seasonal events (e.g., festivals, art shows, craft shows). Additionally, as appropriate, they should include small-scale play areas for children.

6.4.3 Informal Open Space

Vision

In addition to enhancing enjoyment of the natural characteristics of the Site, inclusion of informal open spaces within the Site will encourage and accommodate informal, active recreational use such as pick-up soccer games, outdoor gatherings, family picnics and passive recreational uses such as sitting and sunbathing. More importantly, they will provide additional venues for the community to meet and gather.

Such spaces should be conceived as maintained large-scale open spaces or meadows that establish memorable outdoor places, accommodate informal use, and provide visual contrast to the forested areas that will characterize portions of the Site. They should have an informal, "naturalized" landscape character; and they should be dimensioned to accommodate appropriate active, but informal, recreational use.



Meadow



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Related Characteristics or Accommodations

Informal Open Spaces should include picnic shelters (similar to those located at Lake Wilderness Park) and related recreational amenities.

6.5 Key Circulation Improvements and Related Visions

Visions for Key Circulation Improvements to be included within the Site, as well as related characteristics or accommodations to be provided by them, are identified in the following discussion.

6.5.1 Pedestrian Circulation

Vision

Creation of an integrated pedestrian network on the Site will provide for safe and convenient access to all portions of the Site. Additionally, such a network, comprised of sidewalks, jogging, hiking, and interpretive trails, as well as par course amenities, will enhance enjoyment of adjacent natural and improved landscapes, create recreational opportunities, and provide an added, informal, setting for social interaction.

Such a pedestrian network will enhance links to nearby population centers and activity centers and reduce automobile use by extending access from the Lake Wilderness Trail into the Site. Similarly, this network can provide links between the Lake Wilderness Trail and nearby areas such as the Tahoma School District property or the Rock Creek Open Space Area.

Related Characteristics or Accommodations

To address the needs of users, the pedestrian network should include appropriately located rest facilities as well as routes meeting ADA requirements. Where appropriate, it should also be activated by picnic shelters or similar pavilions that provide "landmarks" or destinations serving visitors to the Site.

6.5.2 Bicycle Circulation

Vision

Inclusion of a bicycle route or network will provide an additional form of access to significant on-site uses and activities. Such a network will provide an additional recreational use, enhance enjoyment of natural and improved landscapes comprising the Site, and allow visitors to travel to and within the Site without the use of a car. In the latter capacity, the bicycle network can



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connect to the Lake Wilderness Trail, via the trailhead, or to other bicycle trail opportunities as appropriate.

Related Characteristics or Accommodations

The bicycle network should include amenities such as bicycle racks and/or lockers to serve bicyclists visiting or working on the Site.

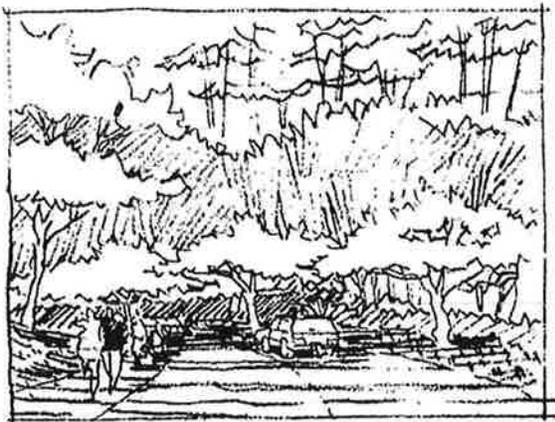
To minimize impact to the Site, appropriate segments of the bicycle network should be located adjacent to vehicular routes.

6.5.3 Vehicular Circulation

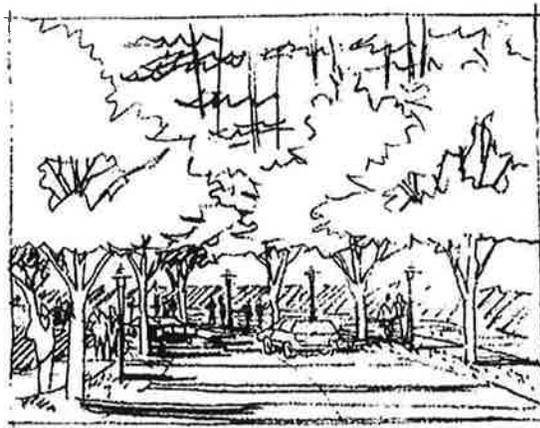
Vision

Vehicular access will be required within the Site to ensure convenient visitor and service access to key uses and activities. Additionally, it will provide opportunities for persons of varying ability to visit and enjoy the Site, and it will assist in ensuring that safe conditions can be maintained within the Site. Vehicular routes that include suitably lighted sidewalks or paths can provide safe and socially active pedestrian "promenades".

Given the potential for impact to the surrounding environment, vehicular routes must be located and designed in a manner that is appropriate to and compatible with adjacent uses as well as the natural character of the landscape. Accordingly, both the physical scale and the design speed of vehicular routes are critical issues to address.



Park Drive



Park Drive



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Related Characteristics or Accommodations

As appropriate, vehicular routes should include small, conveniently located, parking "pockets" that ensure accessibility to significant parts of the Site for users of all abilities

6.5.4 Parking

Vision

Parking facilities that include safe, secure, and well-lit pedestrian routes will be required on the Site to provide convenient access to key uses and activities.

To reduce impact on the surrounding environment, these sometimes-large facilities must be located and conceived in an unobtrusive manner that respects adjacent uses, the surrounding landscape, and the overall natural character of the Site. Sharing of parking facilities, provision of under-structure parking areas, and subdivision of large parking areas into smaller segments must to be accommodated or provided wherever possible.

Related Characteristics or Accommodations

Parking facilities must be designed to provide an efficient layout, substantial landscaping (including existing vegetation), and storm drainage solutions that minimize impact to the Site.

6.5.5 Improvements to Adjacent Roadways

Vision

Portions of the Site that border Maple Valley Highway and SE 260th Street form a critical component of the public face of the Site. Accordingly, improvements required by the City or State for these streets, especially the landscape component, must be considered in terms of enhancing the identity of the Site.

As examples, signature or "landmark" landscaping along Maple Valley Highway can emphasize the visual presence of the Site and assist in framing or forming a gateway into the Site. Similar distinctive landscaping along SE 260th Street can enhance identity as well as establish a specific example for similar street improvements to be provided in association with future private redevelopment on the opposite side of the street.

