



Maple Valley Market Analysis



University of Washington
February, 2018



Overview

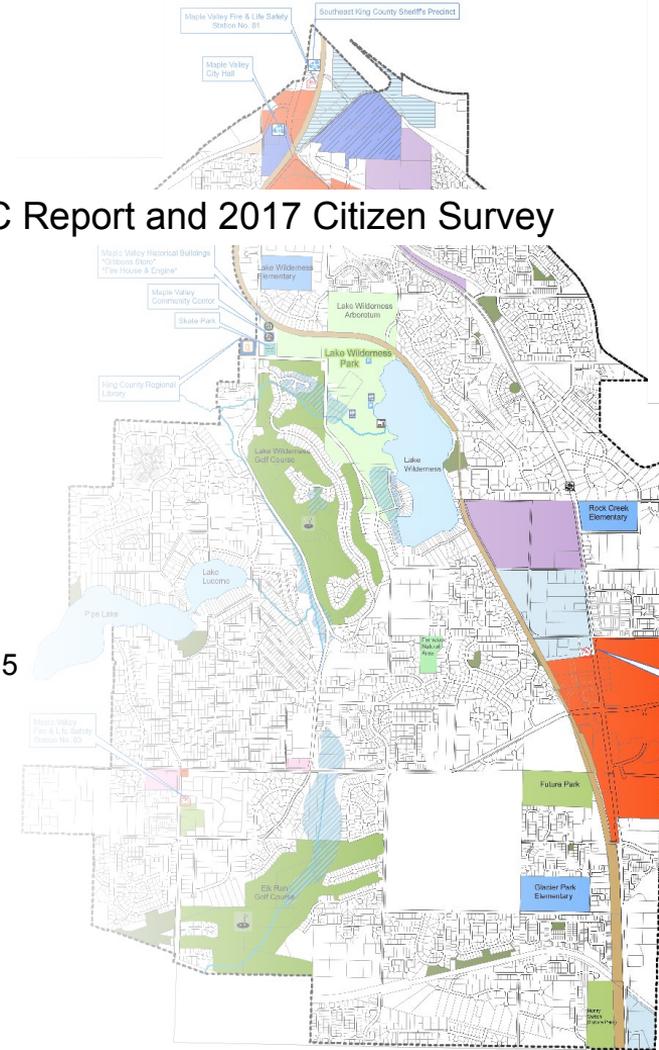
The University of Washington (UW) is working with the City of Maple Valley (MV) on the development of the property formerly known as the Legacy Site (LS). As a step towards the UW's final product, which will resolve in a comprehensive solution for how to develop the LS, a Market Analysis for MV is required. By looking at MV's priorities and how they can correspond with the Legacy Site, a conclusive recommendation will be delivered.



Maple Valley Priorities

Legacy Site Amenities/Priorities Based on List Provided in the 2005 CAC Report and 2017 Citizen Survey

- Office: 10
- Recreation Center with Indoor Pool :9
- Civic Green: 9
- Trailhead to Cedar to Green Trail: 9
- Recreation Center with Indoor Pool: 8
- Restaurant: 8
- College (Tech School with Dorms): 8
- Commercial/Retail: 8
 - Hotel: 1
 - Micro Theater: 1
- Informal Open Space: 8
 - Pedestrian Amenities
 - Bicycle Circulation
- Gathering Place: 7
- Living Room/Visitor's Center: 7
- Farmers Market: 6
- Active Forest (Rope Course, etc.): 5
- Residential: 1



Potential Markets

The following priorities have been ranked 1-10 on their feasibility of implementation on the Legacy Site. These results narrow our market study to four major categories along with one dedicated toward forest preservation.

Amenities/Properties	Rating
Office/Employment	
Medical Services	10
Shared Space	10
Light Assembly	10
Childcare Service	5
Commercial Retail	
Microbrewery	10
Food Service	10
Farmers Market	10
Hotel	5
Micro Theater	1

Amenities/Properties	Rating	Amenities/Properties	Rating
Civic Campus		Active Forest	
Recreation Center	10	Trailhead	1
Informational Center	10	Pedestrian Amenities	10
Civic Green	10	Bike Circulation	10
City Hall/Police	5	Rope Course & Zip Line	5
Gathering Space	10	Education Related to High School	10
Residential			
Multifamily	10		

Site Plan with Restrictions

Minimum Tree Buffer:
140ft

Topographic Features:
Varying altitudes and
sediment composition

Two access points:

1) I-169: 45 mph traffic

2) SE 260th Street: Hidden
entrance at the end of the road



Net Developable Area

We have found 30 of 50 acres, or 60%, of the Legacy site have the ability to be developed. The natural topography of the land as well as the tree buffer shape the built environment in respects to the natural ecology of the Legacy Site.



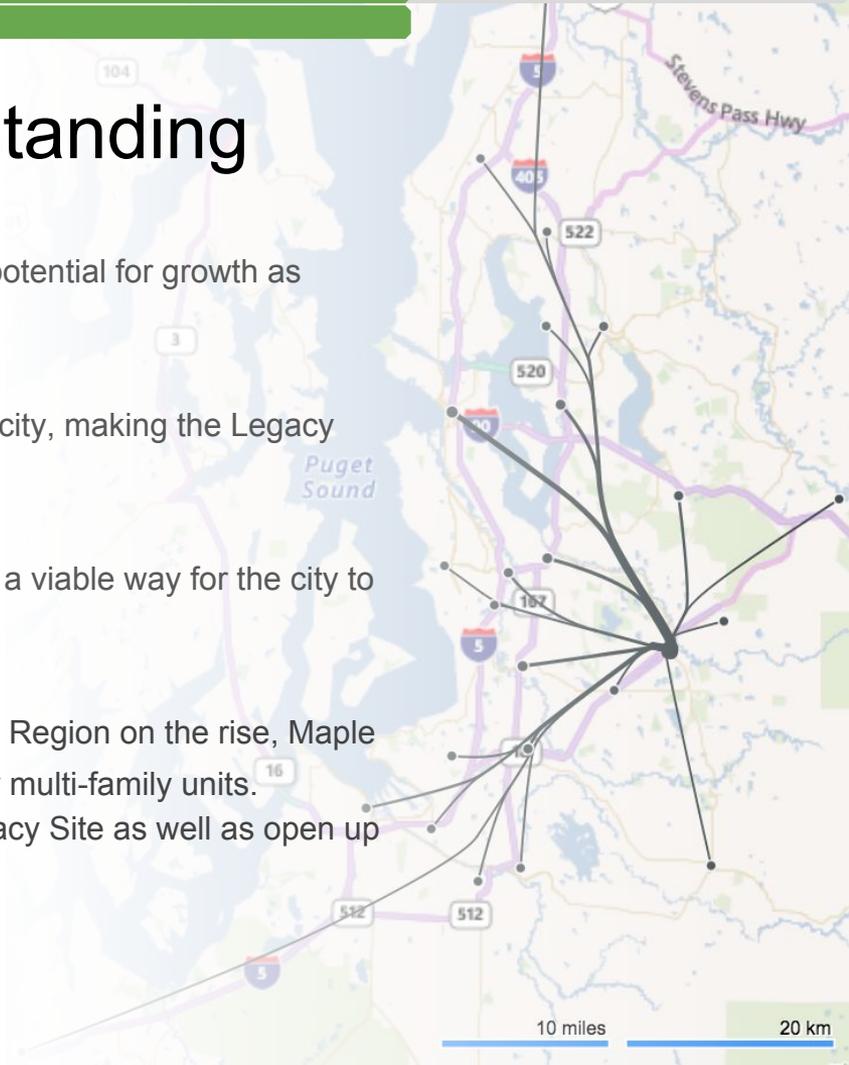
Priorities based on our understanding

Employment: Locations such as shareable work spaces show potential for growth as majority of Maple Valley Residents commute to work everyday

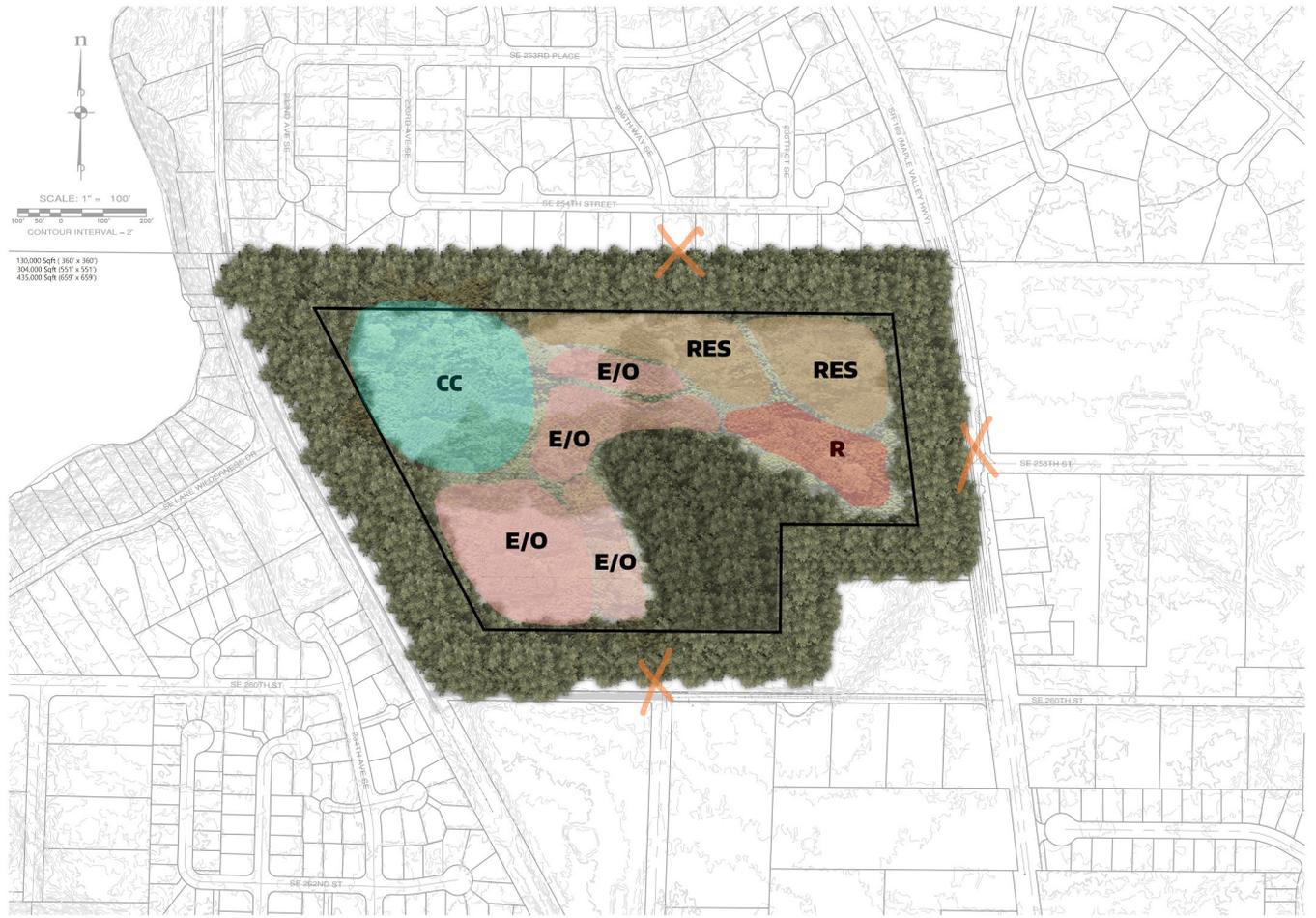
Civic Campus: The Maple Valley City Hall is not owned by the city, making the Legacy City a viable piece of land already owned by the city.

Retail: In order to capitalize on the land of the Legacy Site, retail is a viable way for the city to generate profit off the land.

Residential: With the residential market across the Puget Sound Region on the rise, Maple Valley should take this opportunity with the addition of medium density multi-family units. Families and young professionals will add off-hours activity to the Legacy Site as well as open up a new valuable real estate product type for the City.



Proposed Concept Development Plan 4:



Priorities	Acreage
E/O	10
CC	7
R	3
RES	10
Total	30

REVISIONS

NO.	DESCRIPTION	DATE

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CITY OF MAPLE VALLEY
LEGACY SITE
 BASE PLAN

MAPLE VALLEY

DATE: 08-24-24
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: AS SHOWN

PL-01
 1 of 1 SHEETS

Acreage Summary Chart

Concept development plans 1 and 2 both fluctuate in space allocated for office and employment purposes, the plans 3, 4, and 5 all contain equal proportions of O/E, maximizing land use. Through a number of configurations, we can predict which development plans will yield the most exposure for retail and space for public amenities.

Priorities	Plan 1	Plan 2	Plans 3, 4, and 5
E/O	7	9	10
CC	7	7	7
R	3	3	3
RES	10	10	10
Total	27	29	30

Employment/Office	E/O
Civic Campus	CC
Retail	R
Residential	RES

Conclusion

In our next meeting, we will present a comprehensive Market Analysis of Maple Valley along with refined development plans scaled to fit the Legacy Site.

