

Maple Valley Legacy Site

Site Analysis

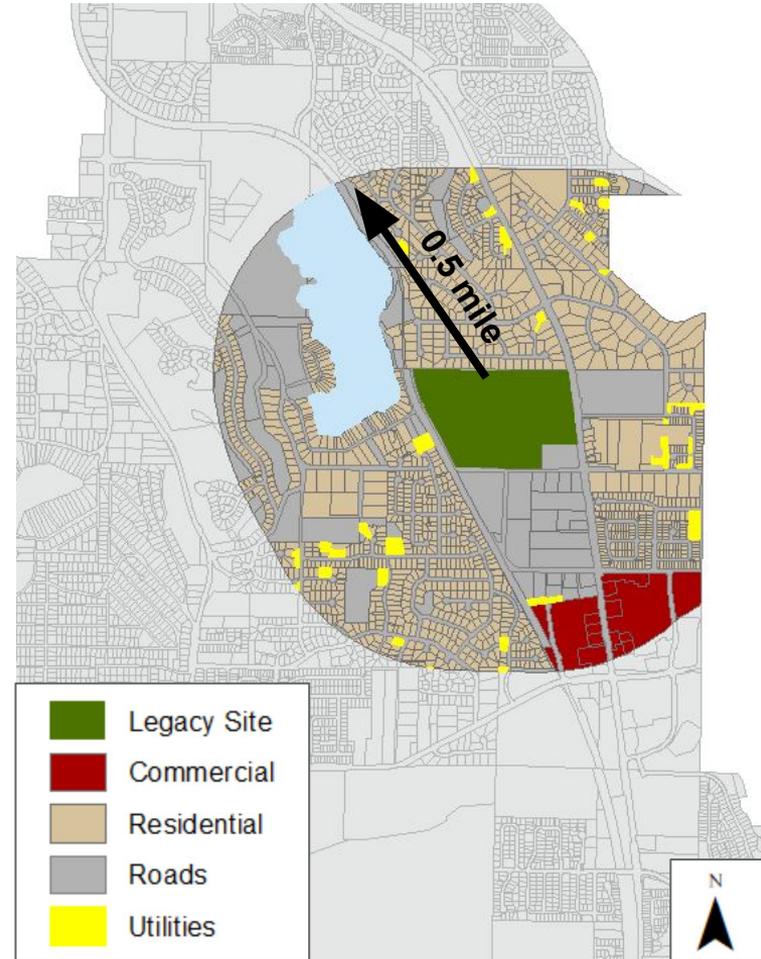
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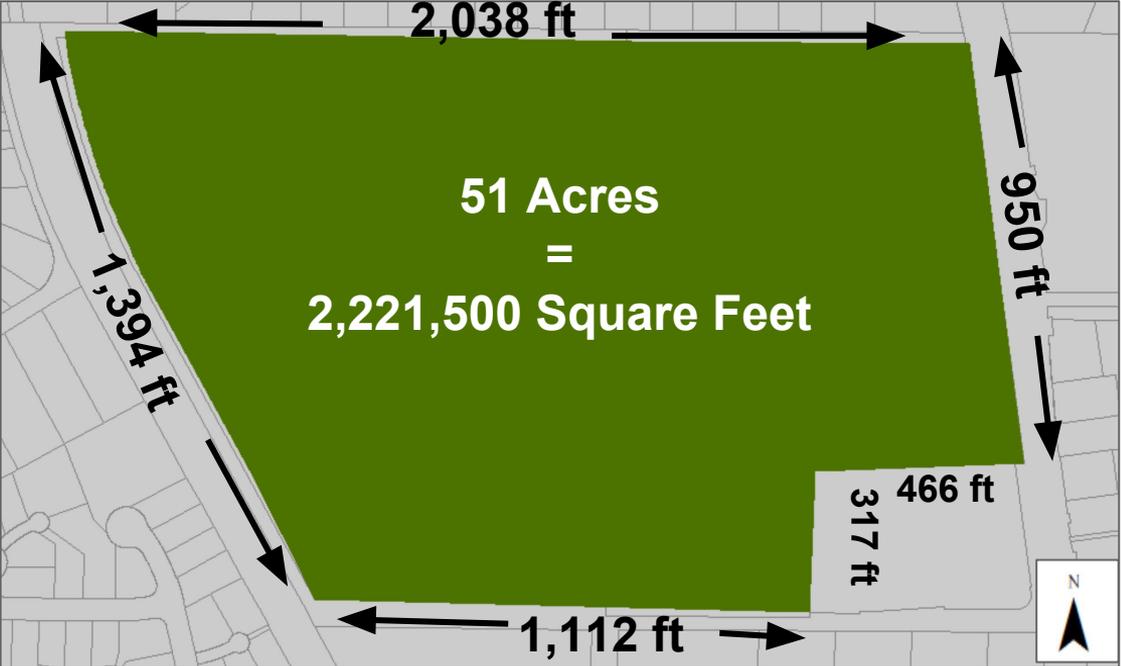
Catchment Area Analysis

- Catchment area is dominated by residential dwellings
- Site is close to the urban fringe
- The commercially zoned areas are located on the southeast side of the city
- Roads surround the Legacy Site, but do not run through the parcel
- Additional research shows that vacant land to the south of the Legacy Site is expected to be commercial development

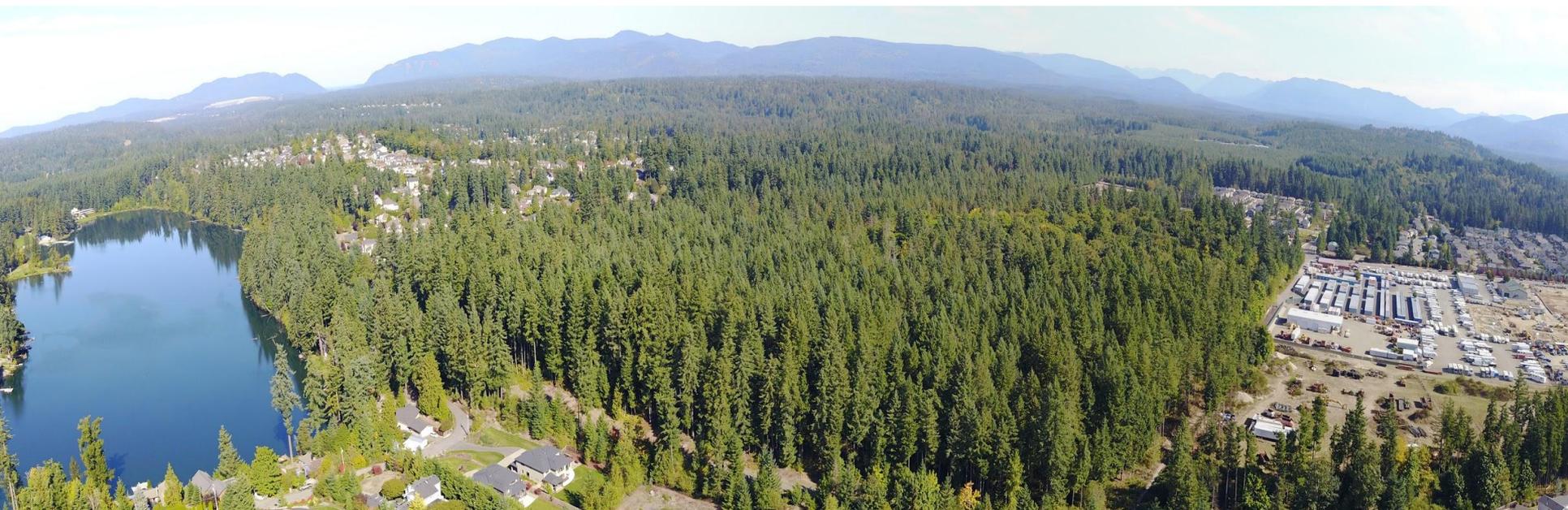


Site Measurement

- Total Acreage = 51
- Largest amount of available square feet is available on the west side of the site.

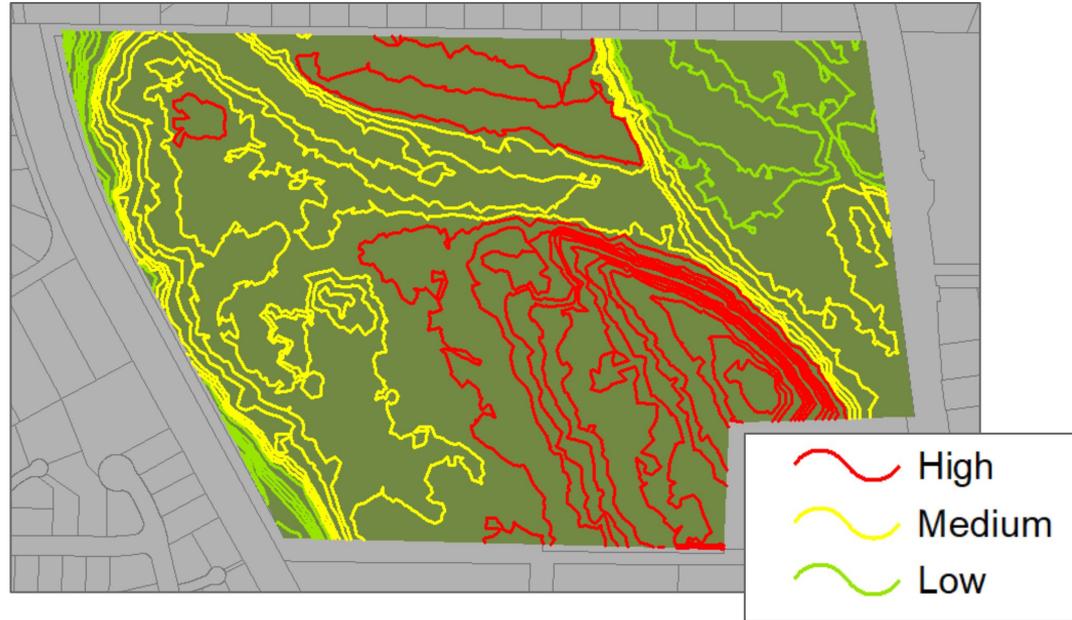


Northeast View of the Legacy Site



Topography Analysis

- Highest point is 606 feet
- Slope runs east to west
- The middle and edges of the site should remain undeveloped in order to preserve the health of vegetation



Tree Preservation Area

- Three types of trees
- Tree types are clustered together
- Recommend preservation of Big-Leaf Maple and Red Cedar Trees



Priority Number 1 (Big-Leaf Maple Trees)



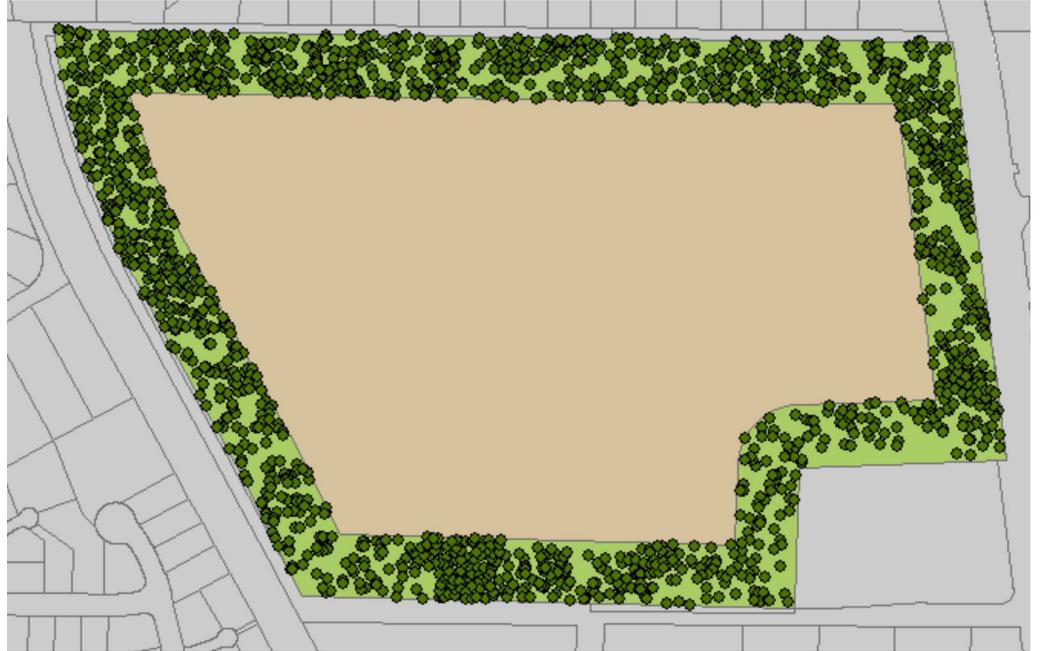
Priority Number 2 (Western Red Cedar Trees)

Existing Pathways



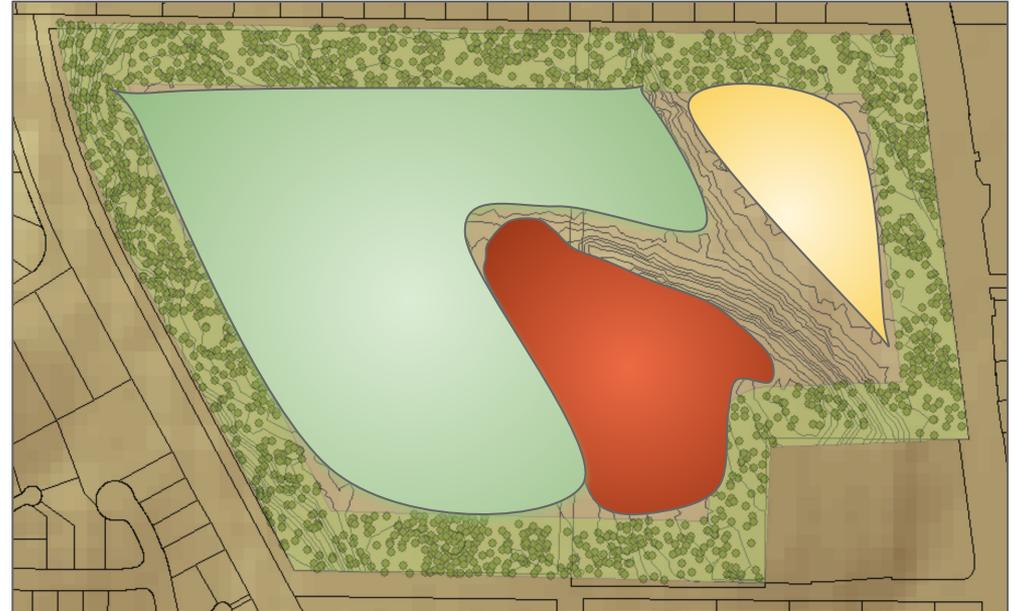
Required Tree Buffer

- Tree buffer around the site is recommended in order to protect the environment and community aesthetics
- Additional research found that the buffer zone does not need to exceed 140 ft



Overall Analysis

- Recommend two areas for development
- Consider using the western red cedar as a buffer zone for future developments



Damaged Trees



Next Steps

- Conduct analysis of any potential concerns or short falls
- Evaluate potential development ideas vs. recommended developable area
- Develop three conceptual plans



Questions?

