



# Maple Valley Market Analysis and Legacy Site Plans



University of Washington  
March, 2018



# Site Analysis Overview

*An analysis of the Legacy Site's surrounding area, developable areas, and potential road access points.*



Photo by William Perry

# Catchment Area Analysis

- Catchment area is predominantly occupied by residential dwellings.
- Site is on the rural-urban fringe.
- Roads surround the Legacy Site, but do not run through the parcel.
- Commercially zoned areas are located to the southeast side of the city.
- Comprehensive plan shows that vacant land to the south of the Legacy Site is expected to be a Town Center.



# Topography Analysis

- Highest point is 606 feet.
- Lowest point is 538 feet.
- Slope runs east to west.
- Middle and edges of the site should remain undeveloped in order to preserve the health of vegetation.



# Site Measurements

- 51 total acres.
- Largest amount of available square footage is available on the west side of the site.



# Tree Preservation Area

- Two tree types of concern.
- Tree types are clustered together.
- Preservation of Big-Leaf Maple and Red Cedar Trees is recommended.



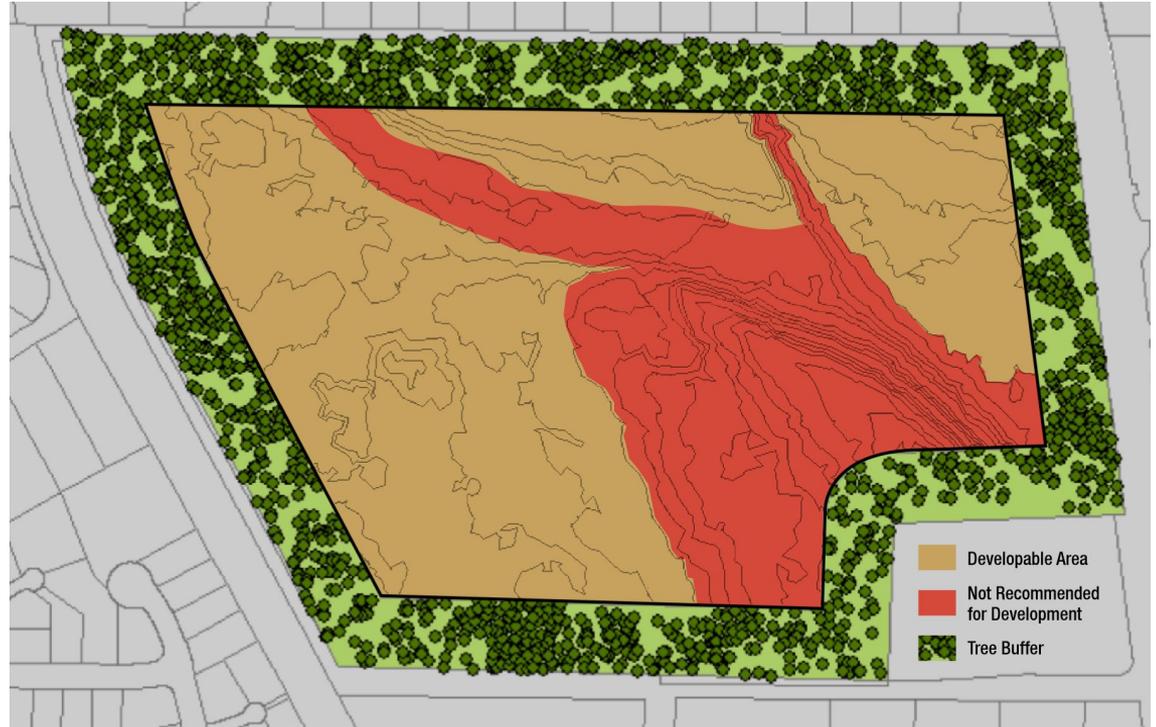
# Required Tree Buffer

- Tree buffer around the site is recommended in order to protect the surrounding environment and community aesthetics
- Research found that the buffer zone does not need to exceed 140 ft (WAC 222-30-021)



# Overall Analysis

- Three main areas are recommended for development
- Consider using the Western Red Cedar and Big Leaf Maples as a buffer zone for future developments



# Access Points

- Option 1: Entrance from the East side from Highway 169
- Option 2: Build separate road to the South between the site and neighboring parcels



# Market Analysis Overview

City of Maple Valley (MV) on the development of the property formerly known as the Legacy Site (LS). With our market study, we were able to create three concept plans for the LS, each highlighting different types of opportunity. The concept plans are drawn to scale, approximating the square footage and yield from each land type.



# Developable Acreage Summary Chart

Legacy Site Acreage: 51

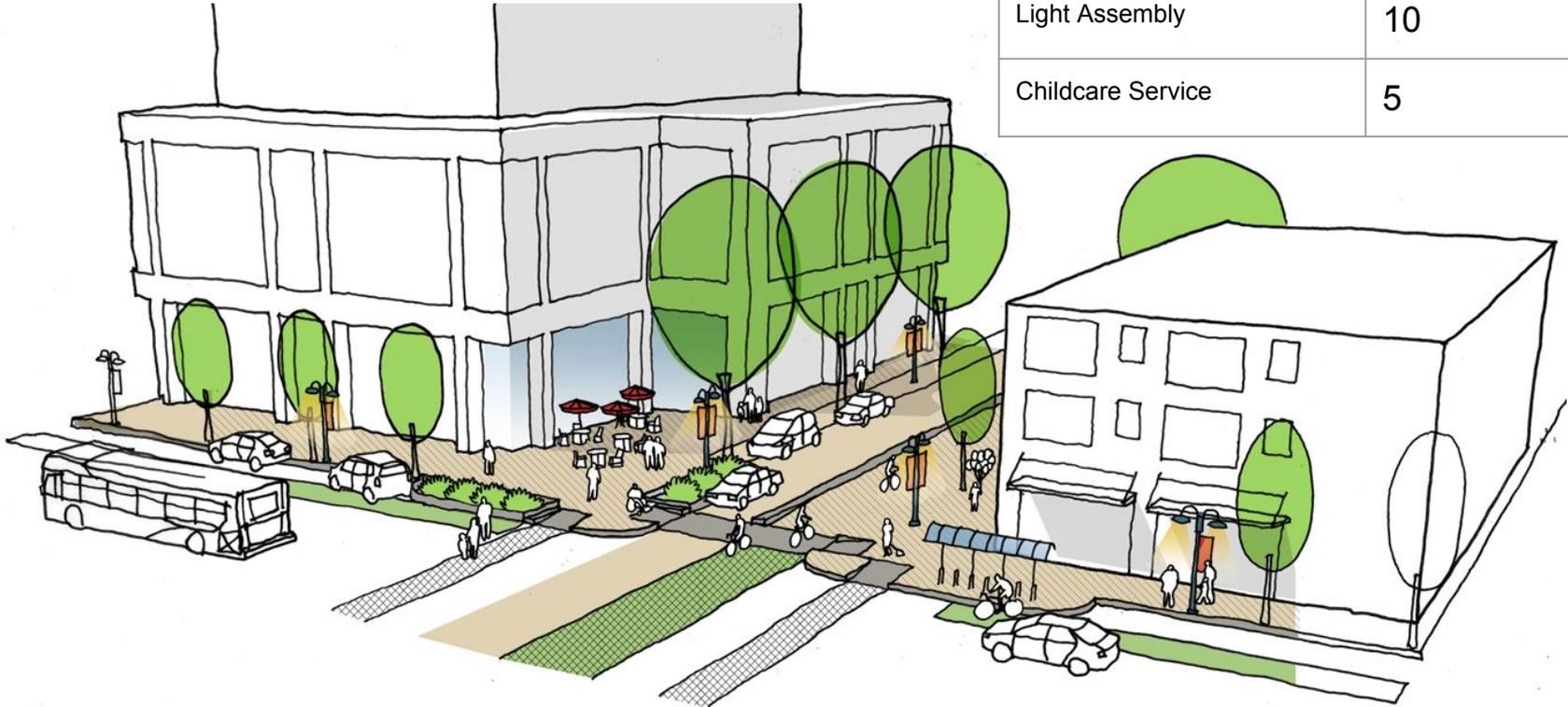
Priorities	DigiPen	Active Forest	Civic Center
E/O	6	9	10
CC	7	7	7
R	3	3	3
RES	4	10	10
DPC	10	0	0
Total	30	29	30

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



# Office and 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



# Civic Campus

Recreation Center	10
Informational Center	5
Civic Green	9
Gathering Space	8

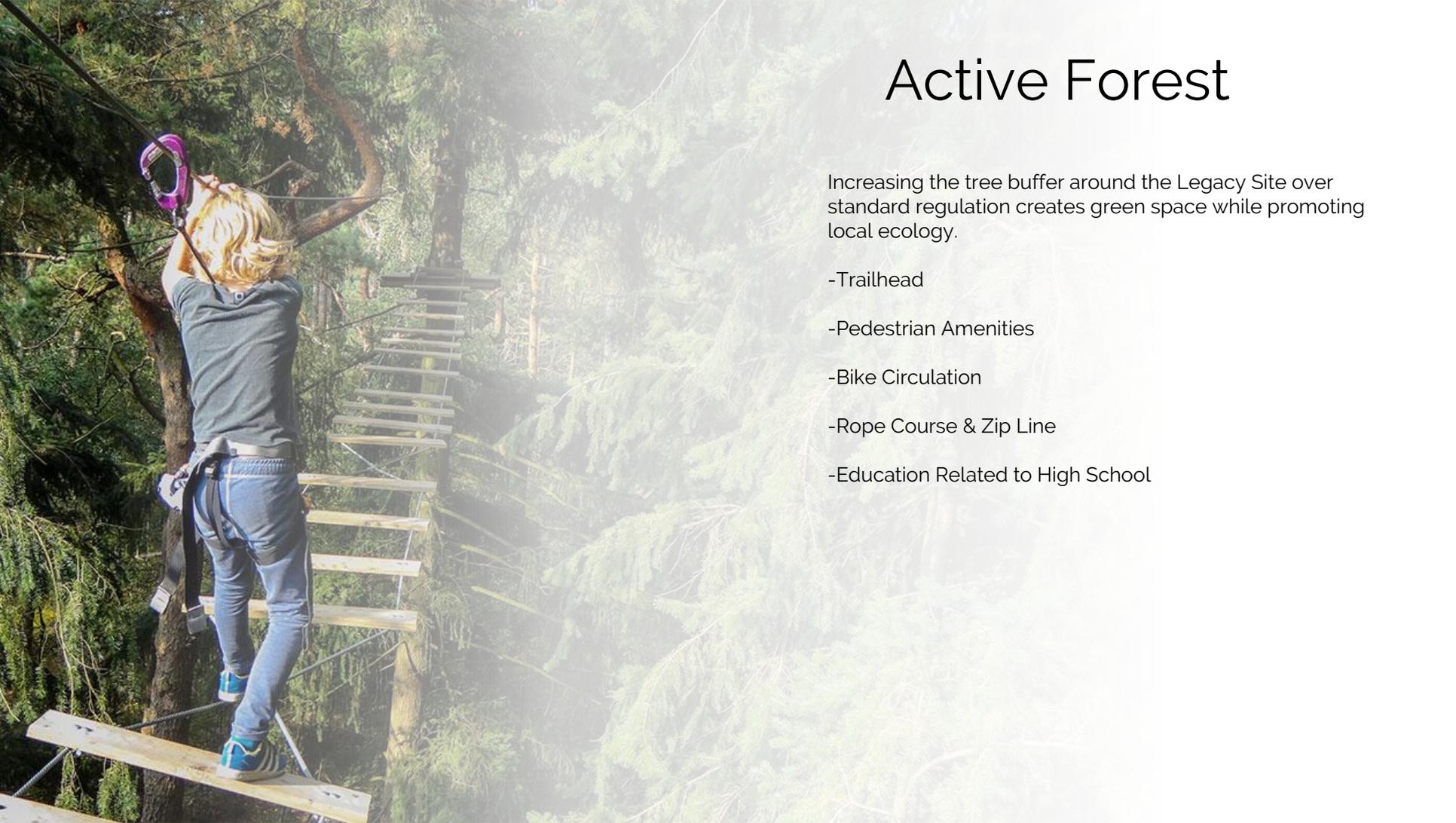


# Multi-Family Residential

Maple Valley has no shortage of houses, however, in order for the city to generate tax revenue from the Legacy Site, all Real Estate types should be explored.

- Multi Family
- Cottages
- Digi Pen housing





# Active Forest

Increasing the tree buffer around the Legacy Site over standard regulation creates green space while promoting local ecology.

- Trailhead
- Pedestrian Amenities
- Bike Circulation
- Rope Course & Zip Line
- Education Related to High School



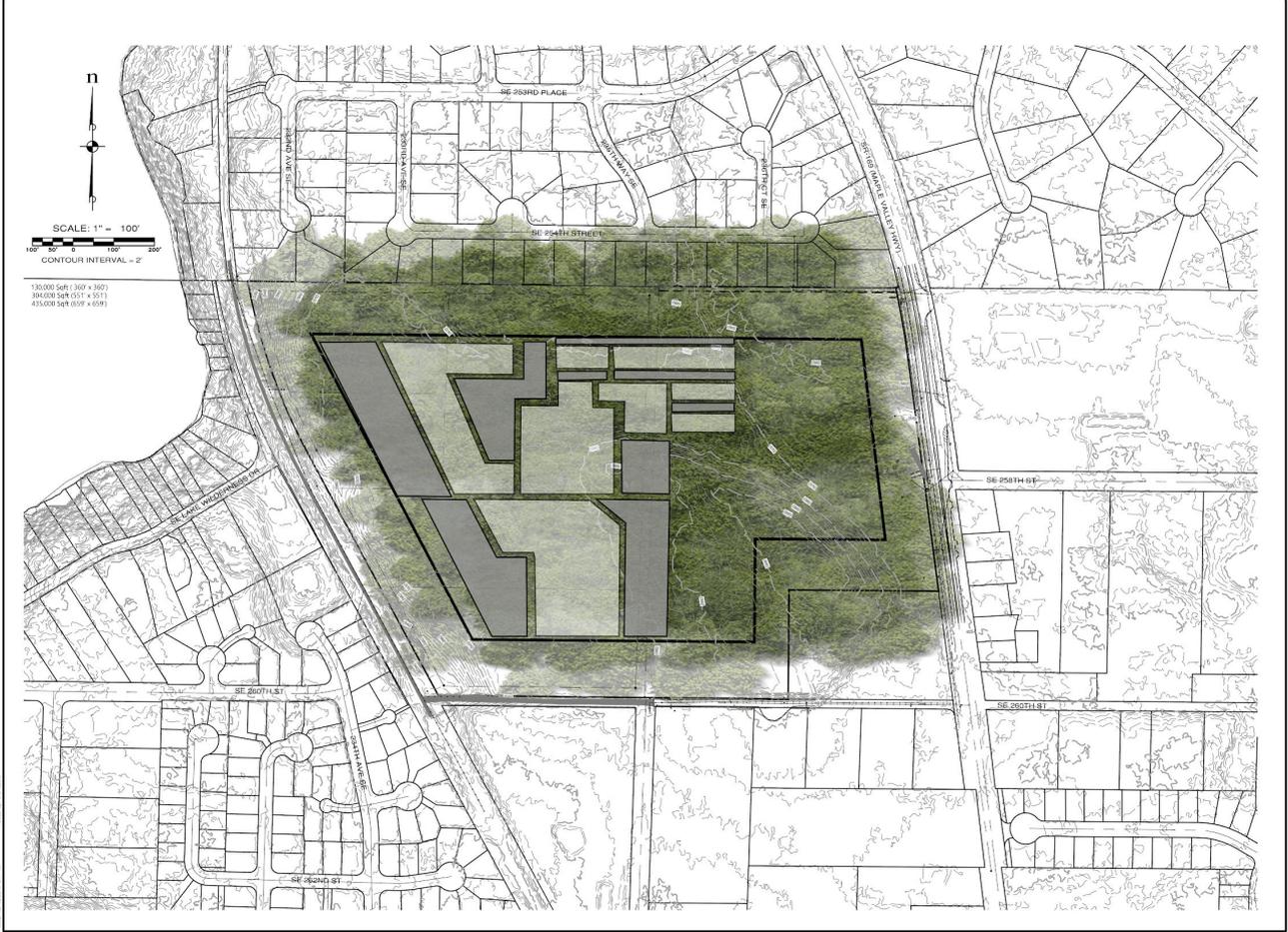
Retail/Commercial	3 ac. / \$1.76 M
Active Forest	20 ac. / \$3.3 M
DigiPen Campus	Office DP: 5.5 ac. / \$5.16 M Residential DP: 4.5 ac. / \$2.75 M
Office/Employment	6 ac. / \$5.62 M
Civic Campus	7 ac. / \$0
Residential	Multi-Family: 4 ac. / \$4 M
Total Yield	50 ac. / \$22.59 M



# Active Forest

Retail/Commercial	3 ac. / \$1.76 M
Active Forest	20 ac. / \$3.3 M
Office/Employment	7 ac. / \$6.52 M
Civic Campus	7 ac. / \$0
Residential	Multi-Family: 7 ac. / \$3.5 M Cottage: 3 ac. / \$2.2 M
Total Yield	47 ac. / \$17.32 M





N  
 SCALE: 1" = 100'  
 100' 50' 0' 100' 200'  
 CONTOUR INTERVAL = 2'

130,000 Sqr. Ft. (305' x 367')  
 394,000 Sqr. Ft. (551' x 551')  
 450,000 Sqr. Ft. (659' x 659')

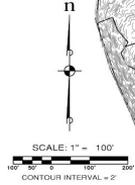
CITY OF MAPLE VALLEY <b>LEGACY SITE</b> BASE PLAN	ESCAPEMENT SERVICES 3500 W. 10th St. Suite 100 Issaquah, WA 98029 www.escapement.com Phone: 206.885.8888 Fax: 206.885.8889 Email: info@escapement.com	REVISIONS NO. DESCRIPTION DATE
		MAPLE VALLEY WASHINGTON
SHEET NO. SHEET NAME SHEET NO. OF TOTAL SHEETS DATE PROJECT NO.	PL-01 1 OF 1	SHEET NO. SHEET NAME SHEET NO. OF TOTAL SHEETS DATE PROJECT NO.



# Civic Center

	Civic Center
Retail/Commercial	3ac. / \$1.76 M
Active Forest	20 ac. / \$3.3 M
Office/Employment	7 ac. / \$6.56 M
Civic Campus	7 ac. / \$0
Residential	Multi-Family: 10 ac. / \$5 M
Total Land Yield	47 ac. / \$16.62 M





130,000 Sqr. Ft. (300 x 300)  
 184,000 Sqr. Ft. (450 x 450)  
 435,000 Sqr. Ft. (650 x 650)

		<b>REVISIONS</b> 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100	
CITY OF MAPLE VALLEY LEGACY SITE BASE PLAN MAPLE VALLEY		ESM ENGINEERING SOLUTIONS 10000 1st Ave. NW, Suite 100 Everett, WA 98203 www.esmwa.com 425.336.6600 425.336.6601 425.336.6602 425.336.6603 425.336.6604 425.336.6605 425.336.6606 425.336.6607 425.336.6608 425.336.6609 425.336.6610 425.336.6611 425.336.6612 425.336.6613 425.336.6614 425.336.6615 425.336.6616 425.336.6617 425.336.6618 425.336.6619 425.336.6620 425.336.6621 425.336.6622 425.336.6623 425.336.6624 425.336.6625 425.336.6626 425.336.6627 425.336.6628 425.336.6629 425.336.6630 425.336.6631 425.336.6632 425.336.6633 425.336.6634 425.336.6635 425.336.6636 425.336.6637 425.336.6638 425.336.6639 425.336.6640 425.336.6641 425.336.6642 425.336.6643 425.336.6644 425.336.6645 425.336.6646 425.336.6647 425.336.6648 425.336.6649 425.336.6650 425.336.6651 425.336.6652 425.336.6653 425.336.6654 425.336.6655 425.336.6656 425.336.6657 425.336.6658 425.336.6659 425.336.6660 425.336.6661 425.336.6662 425.336.6663 425.336.6664 425.336.6665 425.336.6666 425.336.6667 425.336.6668 425.336.6669 425.336.6670 425.336.6671 425.336.6672 425.336.6673 425.336.6674 425.336.6675 425.336.6676 425.336.6677 425.336.6678 425.336.6679 425.336.6680 425.336.6681 425.336.6682 425.336.6683 425.336.6684 425.336.6685 425.336.6686 425.336.6687 425.336.6688 425.336.6689 425.336.6690 425.336.6691 425.336.6692 425.336.6693 425.336.6694 425.336.6695 425.336.6696 425.336.6697 425.336.6698 425.336.6699 425.336.6700	
DATE: 01/11/2011 DESIGNED BY: [redacted] CHECKED BY: [redacted] PROJECT NO.: [redacted] DRAWING NO.: [redacted]		MAPLE VALLEY LEGACY SITE BASE PLAN 2011-08-17 PL-01 1 of 1 SHEETS	

# Land/Profit Yield Chart

	DigiPen	Active Forest	Civic Center
Retail/Commercial	3 ac. / \$1.76 M	3 ac. / \$1.76 M	3ac. / \$1.76 M
Active Forest	20 ac. / \$3.3 M	20 ac. / \$3.3 M	20 ac. / \$3.3 M
DigiPen Campus	Office DP: 5.5 ac. / \$5.16 M Residential DP: 4.5 ac. / \$2.75 M		
Office/Employment	6 ac. / \$5.62 M	7 ac. / \$6.56 M	7 ac. / \$6.56 M
Civic Campus	7 ac. / \$0	7 ac. / \$0	7 ac. / \$0
Residential	Multi-Family: 4 ac. / \$4 M	Multi-Family: 7 ac. / \$3.5 M Cottage: 3 ac. / \$2.2 M	Multi-Family: 10 ac. / \$5 M
Total Land Yield	50 ac. / \$22.59 M	47 ac. / \$17.32 M	47 ac. / \$16.62 M

### Retail Planning

(sf)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Coffee Shop	1,500		1,500		1,500		1,500			1,500
Grocery		20,000								
Drug Store/Cosmetics			4,000				4,000			
Restaurant	2,500	5,000		5,000		2,500		2,500		2,500
Farmers Market				8,000						
Micro Theater			6,000						6,000	
Clothing Store		2,500		2,500		2,500		2,500		
Wireless Store			2,000			2,000				2,000
Health& Fitness Services					4,000				4,000	
Bank		2,000			2,000			2,000		
Eye Care					1,000			1,000		
Hair Salons/Hair Cutters				1,500			1,500			1,500
Dry Cleaners			1,000			1,000				
Furniture Store					15,000					

\*Under the condition with school campus moving in

\*Total 3 acre, 13,200sf

### Retail Planning - 2

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Coffee Shop	1,500				1,500				1,500	
Drug Store/Cosmetics			4,000							4,000
Restaurant	2,500		2,500		2,500	2,500		2,500		2,500
Farmers Market									8,000	
Micro Theater						6,000				
Clothing Store		2,500			2,500			2,500		2,500
Mobile				2,000					2,000	
Health& Fitness Services								4,000		
Bank			2,000				2,000			2,000
Eye Care						1,000				1,000
Hair Salons/Hair Cutters					1,500			1,500		
Dry Cleaners							1,000			
Furniture Store					15,000					
Nail Salons									1,500	

\*Under the condition with no school campus moving in

\*Total 2 acre, 88,000 sf









# DigiPen Concept Development Plan:



# Civic Center Concept Development Plan



Priorities	Acreage
E/O	7
CC	7
R	3
RES	10
Total	27

# What To Expect

The next stage in our process will be a continuation of the site plan on the Legacy Site. Using the data we collected from the Market Analysis, we plan to design a **community center** reflecting both Maple Valley's heritage and future.

