MAPLE VALLEY LEGACY SITE

MARKET ANALYSIS AND CONCEPTUAL DEVELOPMENT PLANS

University of Washington | May 9, 2018

UNIVERSITY of WASHINGTON

The City of MAPLE VALLEY

SITE ACCESS

-Location of the internal road avoids sensitive areas

-Entrances connect to roads on the East and South sides

-Traffic flow to the site from Highway 169 requires intervention.

REVISED BUFFER

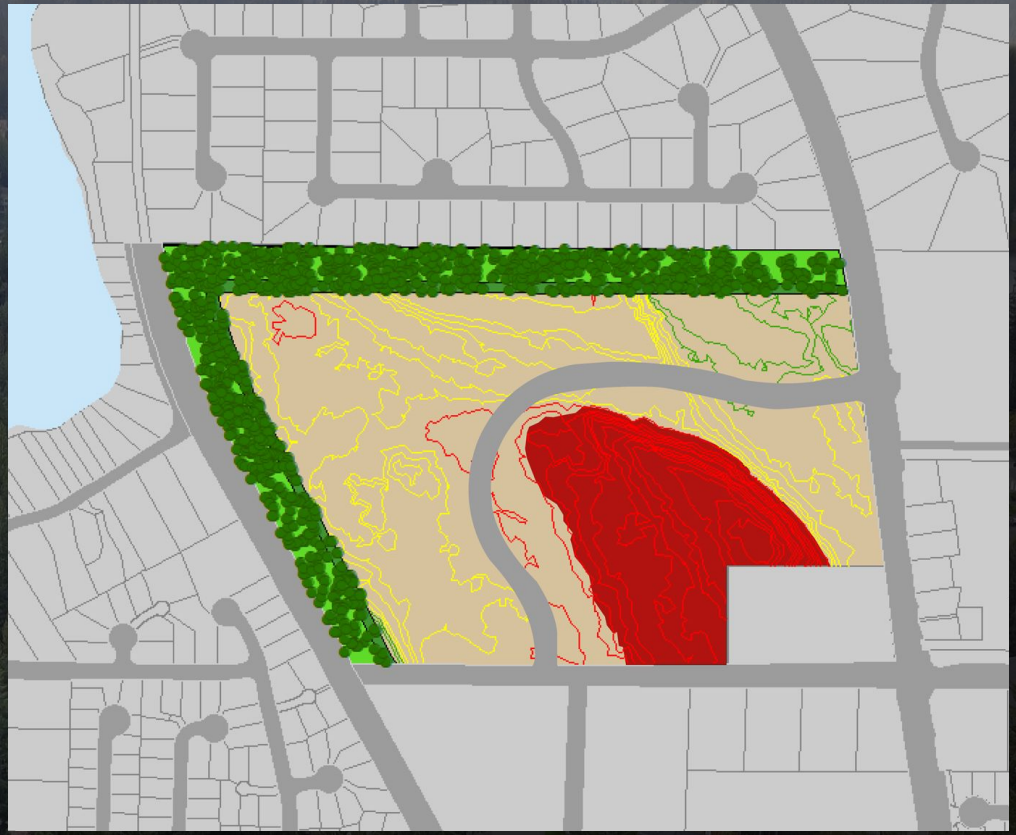
Buffer Option	Acreage of Buffer
100 feet	7.7 Acres
140 feet	10.8 Acres

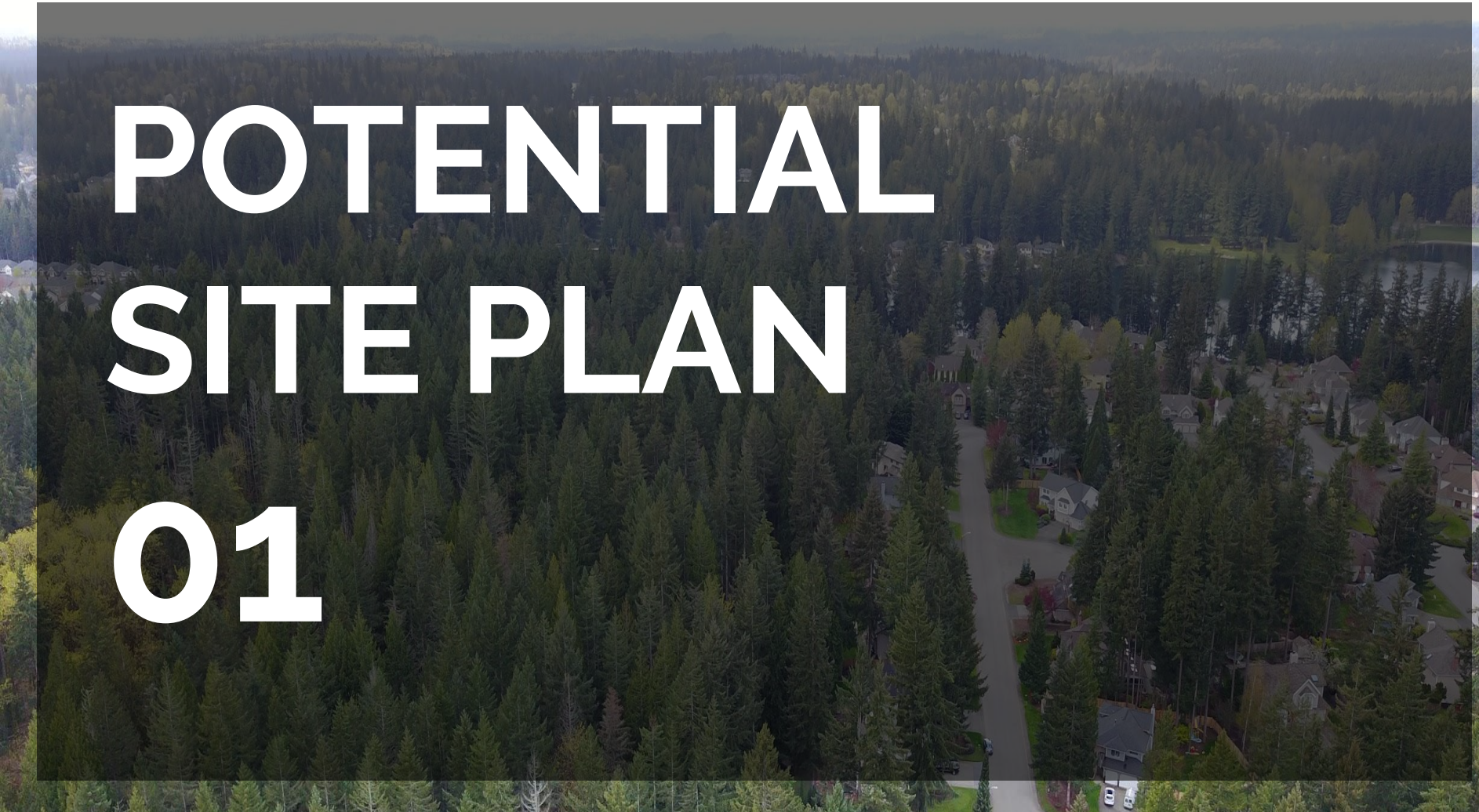
DEVELOPMENT CONSTRAINTS

-Two buffer options:
100ft and 140ft

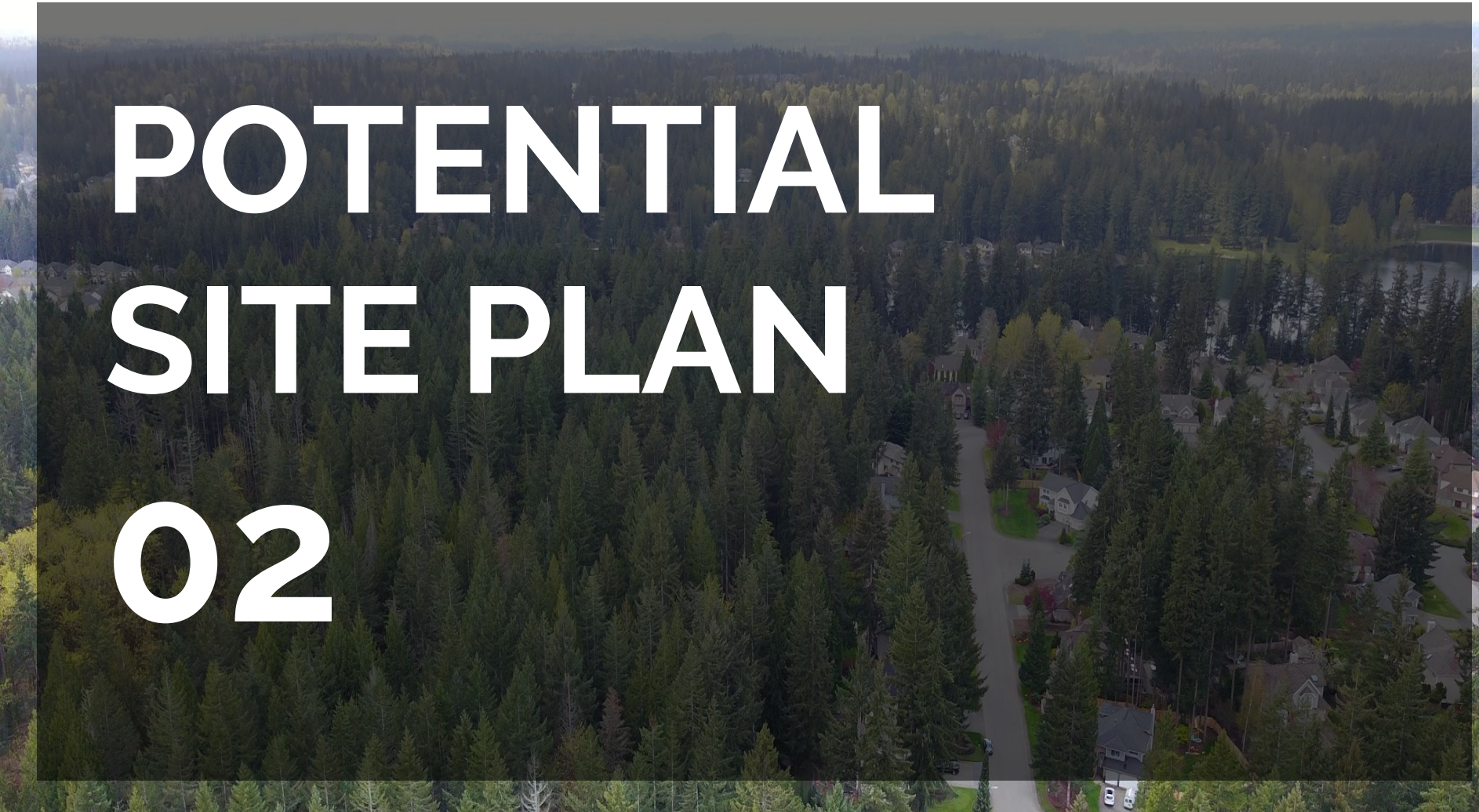
- Sloped areas

-Forest conservation



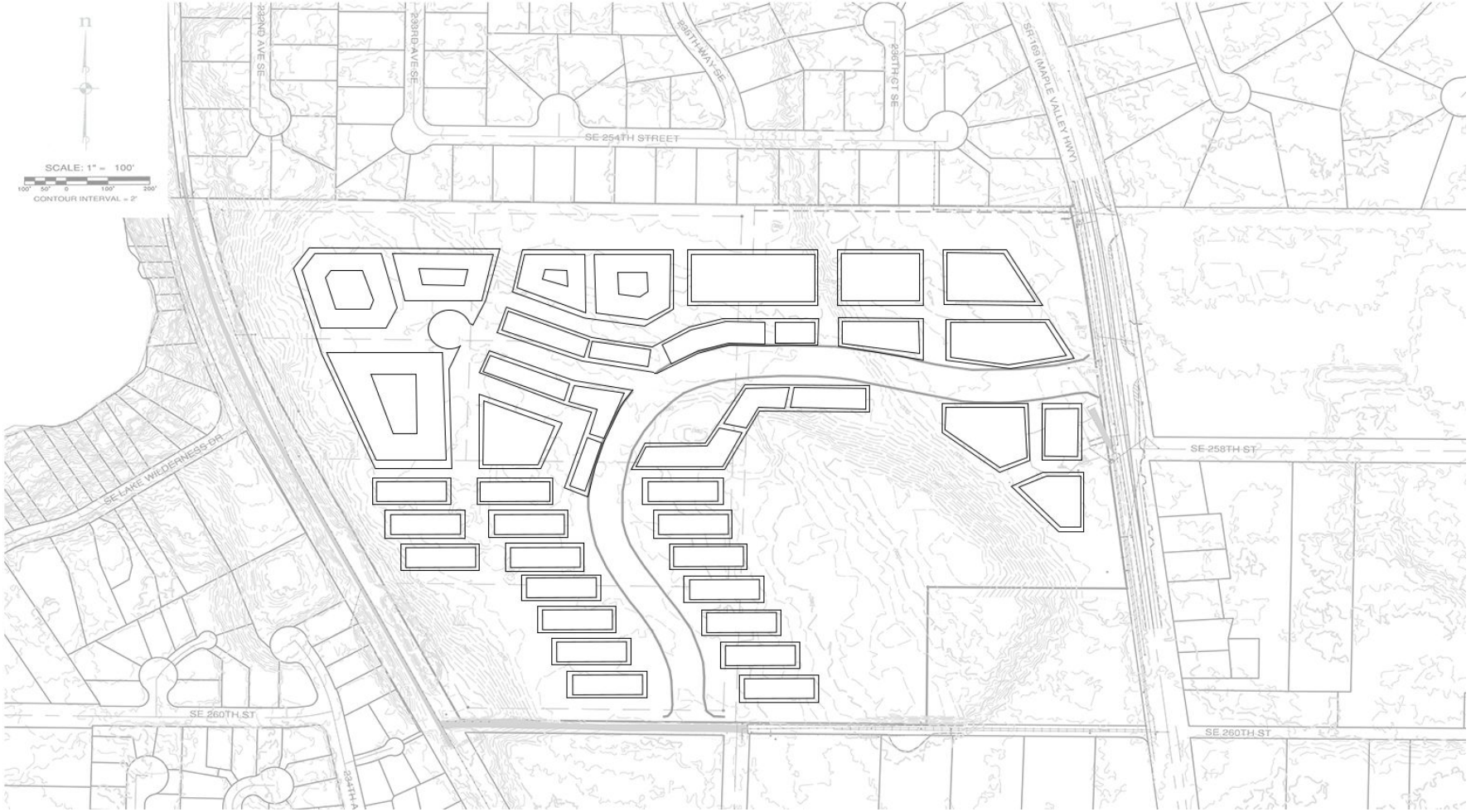

POTENTIAL
SITE PLAN
01

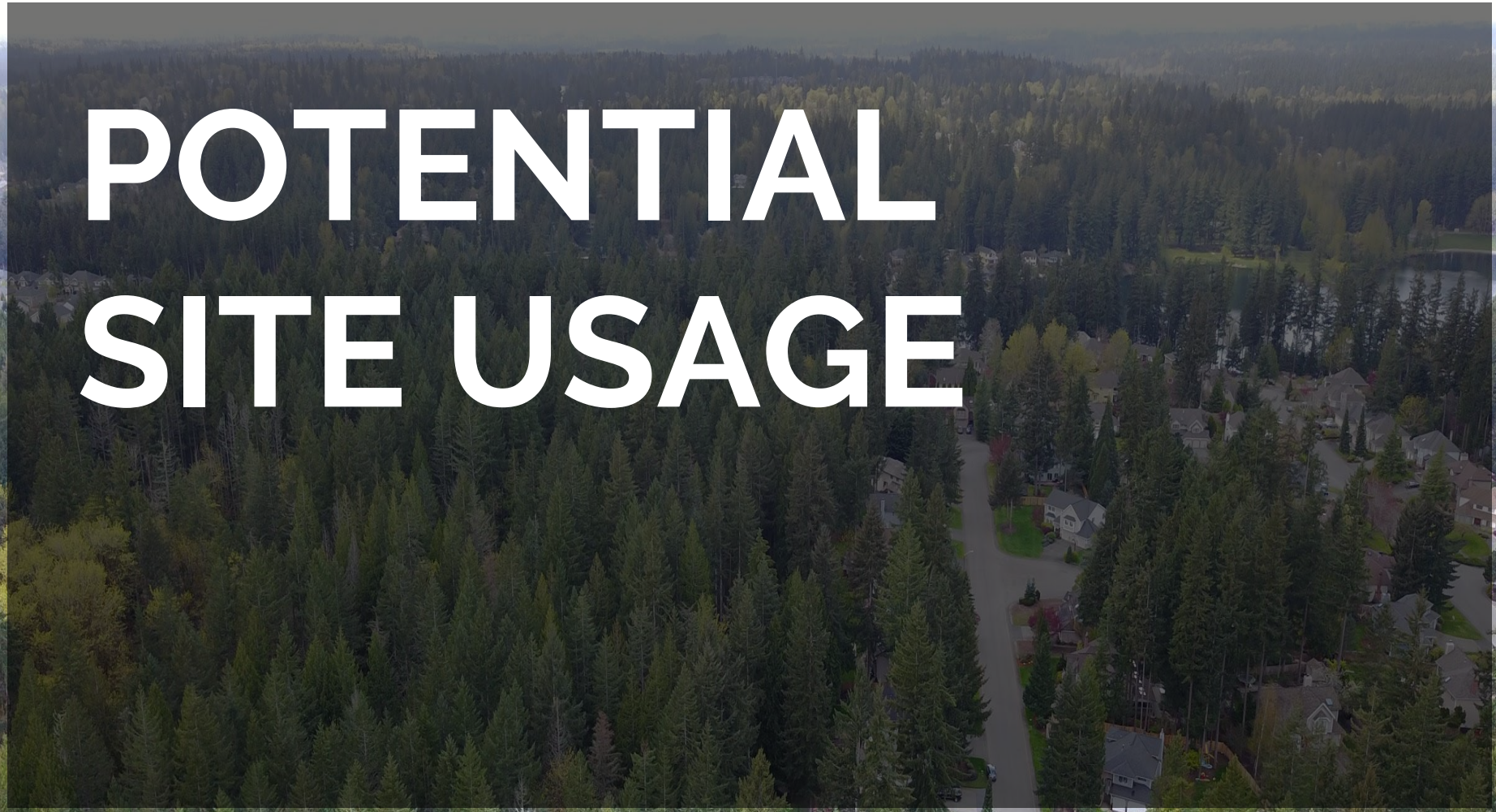
n
SCALE: 1" = 100'
100' 50' 0 100' 200'
CONTOUR INTERVAL = 2'
232ND AVE SE
236TH WAY SE
236TH CT SE
SR-169 (MAPLE VALLEY HWY)
SE 254TH STREET
SE 258TH ST
SE LAKE WILDERNESS DR
SE 260TH ST
SE 260TH ST



POTENTIAL SITE PLAN

02


n
SCALE: 1" = 100'
100' 50' 0 100' 200'
CONTOUR INTERVAL = 2'
232ND AVE SE
233RD AVE SE
235TH WAY SE
236TH CT SE
SR-169 (MAPLE VALLEY HWY)
SE 254TH STREET
SE LAKE WILDERNESS DR
SE 258TH ST
SE 260TH ST
SE 260TH ST
234TH A


POTENTIAL
SITE USAGE

INFILL APARTMENT DEVELOPMENT

ACTIVE FOREST CATCHMENT AREA

- 50 mile radius from Maple Valley

- Catchment area reflects potential market draw area to Legacy Site

- Existing competition; ropes courses in Woodinville and Everett.

ACTIVITIES FOR PROFESSIONALS AT THE LEGACY SITE

ACTIVITIES FOR FAMILIES AT THE LEGACY SITE

SPECIAL OCCASIONS & GETAWAYS AT THE LEGACY SITE

POTENTIAL RETAIL SHOPS AT THE LEGACY SITE