

The City of Maple Valley's Legacy Site



Legacy Site Task Force, July 2016-2018
Recommendation to Council

The Task Force

- Sue VanRuff, Chair – Legacy CAC 2005*
- Billy Brewer, Vice-Chair – Arbors at Rock Creek*
- Betsy Bradsby – Lake Wilderness Shores Acres*
Colby Collier - Alternate
- Erica Dial – Greater Maple Valley-Black Diamond Chamber of Commerce
- Eric Hancock – Lake Forest Estates*
- Ken Kinnear – Citizen At Large
- Eric LaBrie – Citizen At Large*
- Ingrid McPeak – Citizen At Large
- Jonathan Miller - Katesridge
- Allen Moore - Springhaven
- Byron Mucke – Public Arts Commission
Robin Porter – Alternate
- Dave Pilgrim – Citizen At Large
- Bob Rohrbach – Planning Commission
- Dave Sanderson – Parks & Recreation
Chris Tallman – Alternate

*Presentation Committee

Background Information and Resources

- Legacy Site CAC Report 2005
- Sports Complex Advisory Task Force Report
- City of Maple Valley Comprehensive Plan
- City Parks, Recreation Cultural and Human Services Plan
- Goals and Policies for the Legacy Site, October 2016
- Land Use 101, Matt Torpey
- 4 Council Check-ins

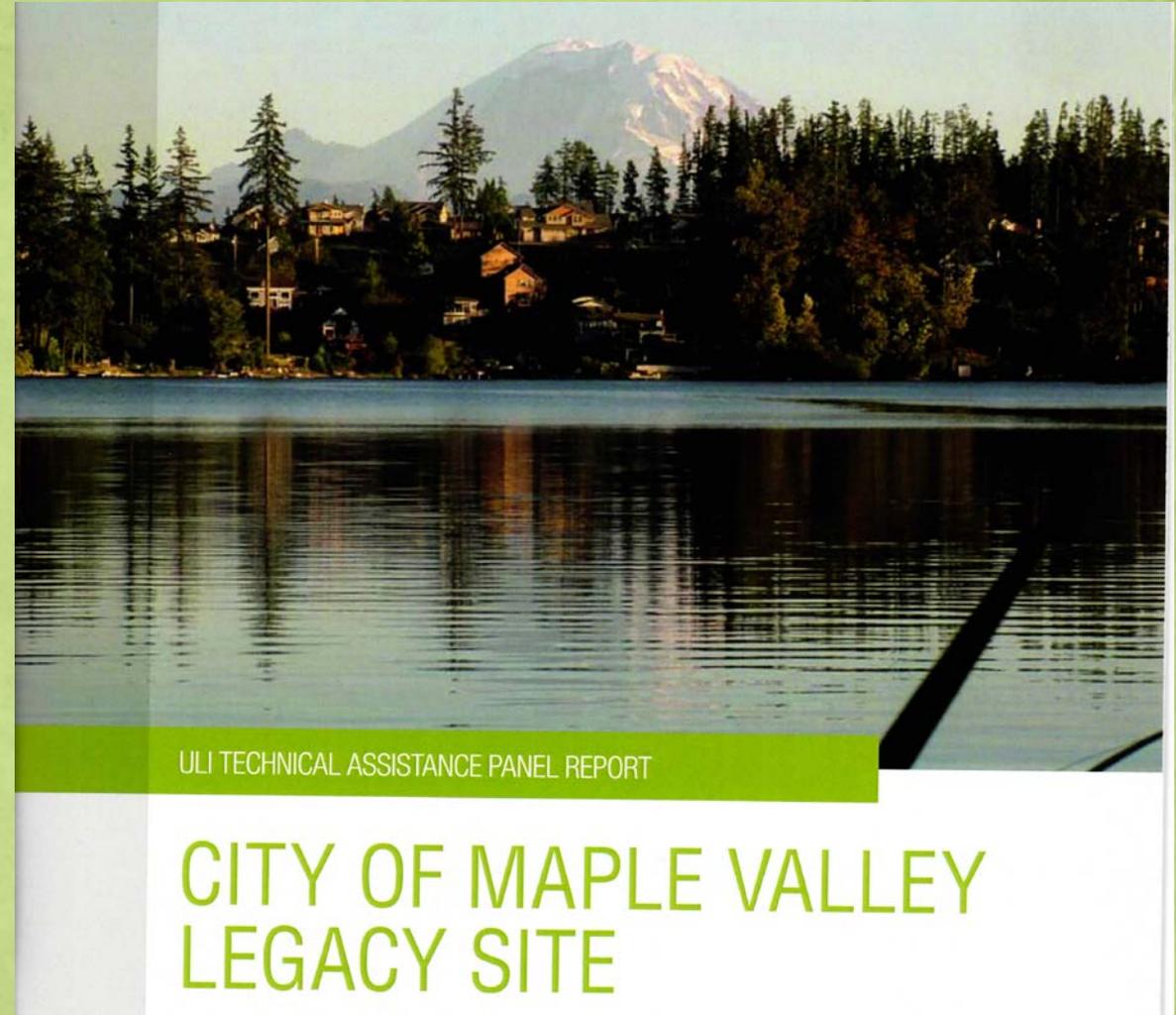
Task Force Activities

- Site Tour
- Guest Presenters
 - Derek Speck, Tukwila
 - Michael Cohen, Point Ruston Tacoma
- Public Outreach
- Individual Site Plans by Task Force Members
- Virtual Tours
- S.W.O.T. Analysis
- Field Trip
- Cost of doing business discussion
- Community Stakeholders Big Bold Ideas
- Urban Land Institute Technical Assistance Panel
- UW Northwest Center for Livable Communities

Urban Land Institute Technical Assistance Panel

Eric LaBrie

- Why the Urban Land Institute?
- Beneficial Take-Aways
- Concerns



Urban Land Institute Technical Assistance Panel

Eric LaBrie

LEGACY SITE TIMELINE





University of Washington

Northwest Center for Livable Communities

- Benefit from students' fresh perspective and professors' extensive knowledge
- Different perspective than private developers
- Multi-campus and multi-discipline effort: Seattle and Tacoma campuses, Urban Design, Urban Studies, Forest Science, GIS
- Great value for the benefit – only cost to the City is supplies, mileage, etc.

Betsy Bradsby

LSTF Guiding Principles

- Regionally: It's the unique "There-There" destination
- Locally: It's the Gathering Place
- It's NOT Business As Usual
- It will take Patience, Flexibility and Momentum
- It's part of the String of Pearls
- It's all about Phasing!
- Balance the beauty of the natural environment with recommended development
- Innovative by design
- Unacceptable: ballfields and single family homes
- Stand the Test of Time

Overarching recommendations for the Site

- Respect the Maple grove, second growth Douglas Fir and Western Red Cedars
- Value the natural topography of the Site
- Master Development Plan with a strong development agreement via a Public Private Partnership
- Allow for appropriate perimeter buffers
- Utilize a mix of natural and formal landscaping
- Create non-motorized circulation and connections throughout the site
- Reflect authenticity in design and architecture
- Create a unique, energized *experience*
- Imbed history and art in designs and displays
- All internal roadways need to be pedestrian friendly

Alignment with Comprehensive Plan

Vision Framework Goals and Policies

- **VFP-1.2** The City should pursue an aggressive economic development strategy, including **public/private partnerships** and targeted capital investments to create incentives for development and redevelopment in the North and South Activity Centers as well as the **Legacy property**.
- **VFP-2.3** Attract family-wage employers to the City in order to diversify the City's revenue base, provide employment opportunities for Maple Valley
- **VFP-4.2** Promote Maple Valley as a "destination" for users of the regional trails network in southeast King County.
- **Goal VFG-5: Create a Catalyst for Economic Development and Civic Expression on the Legacy property.**

Alignment with Parks and Recreation

- Paths, Trails, and Sidewalk connections throughout the Site
- Signs, benches, fencing, and kiosks consistent with existing Parks and City-wide standards



Alignment with 2005 CAC Report

- Basic layout with road, forest, buffers
- Master Development with **phasing**
- Look and feel
- Goals and principles
- Regional Face, entrance; local face via trail
- Recommended Uses sans City Hall
- Standing the Test of Time



2018 Task Force Recommended Uses

- Active Forest
- Civic Green
- Commercial with unique retail
- Destination “brewhouse” type restaurant (no national chain)
- Farmers/Public Market
- Higher Learning Center (tech or corporate campus with residency)
- Innovative Offices and Collaborative Workspaces
- Recreation Center with Indoor pool
- Visitor Center

Top Recommended Uses 2017 Public Survey

- Ballfields
- Civic Green
- Forest, managed urban
- Movie Theater
- Recreation Center / Indoor pool
- Splash Park

Challenges

- Creating a Legacy
- Lack of The City's brand/identity; what is the "Soul"
- Directed to ignore the economic viability
- No current funding sources; voter fatigue
- The melding of many diverse perspectives of the Task Force members
- Shifting sands Conflicting information/direction
- Not being part of future decision making

Next Steps

- Interim, temporary use phasing: year-round Farmers Market with food trucks and seasonal events
- Define “soul” of Maple Valley to be reflected in design and specific uses
- Complete economic analysis
- Actively pursue DigiPen or similar opportunities
- Start saving money, build enthusiasm and expectation

Video

Billy Brewer



Questions?

Comments?