

ORIGINAL

CITY OF MAPLE VALLEY, WASHINGTON

ORDINANCE NO. O-10-407

**AN ORDINANCE OF THE CITY OF MAPLE VALLEY, WASHINGTON, TO UPDATE THE COMPREHENSIVE PLAN BY AMENDING THE INTRODUCTION, LAND USE ELEMENT AND APPENDIX TO REFLECT THE ADOPTION OF A SUB-AREA PLAN FOR SUMMIT PLACE.**

WHEREAS, the State Growth Management Act requires and allows periodic review, and if necessary, revision of the Comprehensive Plan; and

WHEREAS, on October 2, 2008, the City of Maple Valley was a signatory to the Memorandum of Agreement Regarding Joint Planning, Interim Zoning, Pre-annexation Zoning, and Future Annexation of Summit Pit Property (MOA) along with King County Executive Ron Sims, and Yarrow Bay Group Principal, Brian Ross, on behalf of Summit Place 156, LLC (the "Parties"); and

WHEREAS, in 2008, King County designated Summit Place as Urban with a Comprehensive Plan designation of Urban Planned Development (UPD) and zoned the property Urban Reserve – Special District Overlay (UR-SO); and

WHEREAS, the Parties held several months of intensive joint planning efforts after adoption of the MOA to formulate the Joint Plan for Summit Place establishing the goals and policies to guide future planning and zoning for the site; and

WHEREAS, the City Council adopted Resolution No. R-09-688 on June 22, 2009 authorizing the City Manager to sign an interlocal agreement adopting the Joint Plan, if the agreement and plan were adopted, unchanged, by the King County Council; and

WHEREAS, as of the date of adoption of this Ordinance, the King County Council has not considered or approved the interlocal agreement adopting the Joint Plan that was transmitted by the City on June 22, 2009; and

WHEREAS, the Planning Commission held a public hearing on the proposed sub-area plan and related documents on December 2, 2009; and

WHEREAS, the City of Maple Valley submitted the draft subarea plan and amendments to the Comprehensive Plan to the Washington State Department of Commerce on December 8, 2009; and,

WHEREAS, the City of Maple Valley issued a SEPA threshold determination of non-significance (DNS) and adoption of existing environmental documents on July 21, 2009 and a revised DNS on December 8, 2009; and

WHEREAS, on December 16, 2009 the Planning Commission voted unanimously to forward a recommendation to the City Council to adopt the sub-area plan and Comprehensive Plan amendments; and

WHEREAS, the City Council held a public hearing on the proposed sub-area plan and Comprehensive Plan amendments on January 25, 2010; and

WHEREAS, the City of Maple Valley has complied with all State procedural requirements of the Growth Management Act and the State Environmental Policy Act, and desires to adopt the amendments to the Introduction, Land Use Element and Appendix of the City's Comprehensive Plan;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MAPLE VALLEY, WASHINGTON, DO ORDAIN AS FOLLOWS:**

**Section 1. Comprehensive Plan Amendments.**

- A. The City of Maple Valley hereby amends the Introduction to the City of Maple Valley Comprehensive Plan to read as set forth in **Exhibit A**, which is attached hereto and incorporated herein by this reference as if set forth in full.
- B. The City of Maple Valley hereby amends the Land Use Element of the City of Maple Valley Comprehensive Plan to read as set forth in **Exhibit B**, which is attached hereto and incorporated herein by this reference as if set forth in full.
- C. The City of Maple Valley hereby amends the Appendix of the City of Maple Valley Comprehensive Plan to read as set forth in **Exhibit C**, which is attached hereto and incorporated herein by this reference as if set forth in full.
- D. Copies of Exhibits A, B, and C will be filed with the City Clerk and referenced under Clerk's Receiving No. 1419.

**Section 2. Severability.** Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be pre-empted by State or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

**Section 3. Effective Date.** This ordinance or its summary shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

ORIGINAL

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON  
THIS 1<sup>st</sup> DAY OF FEBRUARY, 2010.

CITY OF MAPLE VALLEY

  
Noel T. Gerken, Mayor

ATTEST/AUTHENTICATED:

  
Irvaleene M. Moni, CMC, PRP, City Clerk

Approved as to form:

  
Christy A. Todd, City Attorney

Date of Publication: February 9, 2010  
Effective Date: February 14, 2010

Deputy

Citizen input was highly encouraged. Proposals, alternatives and written materials and graphics were distributed to interested stakeholders and citizens on a regular basis, as well as made available at City Hall. Opportunity for written comments was provided at every workshop and public hearing, and consultant or staff (depending on the nature of the concern) responded to people who had specific questions or concerns. Adequate public notice for meetings occurred through the distribution of fliers and the publication of meeting dates in the *Voice of the Valley*. An effort was made to include a diverse range of community interest groups such as homeowners associations and clubs, business owners, property owners, the Maple Valley Historical Society, youth and senior groups, and the community center, library, and school district.

### The Plan Design

The Maple Valley Comprehensive Plan (the Plan) is composed of six elements, or chapters, representing distinct policy areas. These include:

- ◆ Land Use (Includes Future Land Use Map)
- ◆ Housing
- ◆ Natural Environment
- ◆ Transportation
- ◆ Utilities; and
- ◆ Capital Facilities and Public Services

Each element begins with a general introduction of the issues which were identified through the public involvement process, an inventory of data and analysis, and other background information. Each element concludes with goals and policies to provide specific guidance on particular issues.

The Future Land Use Map gives geographic form to the Comprehensive Plan's land use policies by designating appropriate land use categories for the various areas within the City.

The Appendix includes supporting documentation, Summit Place Sub-area Plan, and a list of background materials.

## PLAN IMPLEMENTATION

A Comprehensive Plan serves many functions. Perhaps the most important functions are establishing community-wide policies and methods for implementing them, as well as educating decision makers and residents.

### Policy Determination

In developing a Comprehensive Plan, the Planning Commission and the City Council set forth a coherent set of policies. This process has two functions. First, it encourages City officials to look at the big picture, to step away from current pressing needs to develop overriding policy goals for their community. Second, it allows the City Council to make explicit the policies that are guiding their decisions so that those policies may be viewed critically and subjected to open and democratic review. The Plan serves to focus, direct, and coordinate the efforts of the departments within City government by providing a general comprehensive Statement of the City's policies and goals.

### Policy Implementation

A community can move more effectively toward its goals and implement its policies after they have been agreed to and formalized through the adoption of a Comprehensive Plan. The Comprehensive Plan is a basic source of reference for officials as they consider the enactment of ordinances or regulations affecting the community's physical development (e.g., a zoning ordinance or a particular rezone), and when they make decisions pertaining to public facility investments (e.g., capital improvement programming or construction of a specific public facility). This process ensures that the community's overall goals and policies are implemented.

*Remainder of Introduction section remains unchanged*

LAND USE ELEMENT

City of Maple Valley Comprehensive Plan

the independent water, sewer and fire districts that serve the City. Therefore, growth phasing is expected to occur commensurate with the rate of development, subject to the availability of capacity and service from utility providers.

- ◆ Traffic bottlenecks are a problem during peak periods at key arterial intersections along SR 169 (Maple Valley Highway) and SR 516 (Kent-Kangley Road). The cities of Black Diamond, Enumclaw, Maple Valley and Renton and King County are participating with Washington State Department of Transportation on a study of the SR-169 corridor. These and other problems as well as improvements to these facilities are discussed in greater detail in the Transportation element. These problems will need to be addressed before expansion to the SR-169 corridor to any great degree can be considered.

**Annexation and Urban Growth Boundaries**

Maple Valley incorporated most of the land within the unincorporated King County/Maple Valley Urban Growth Area (UGA). Any areas that the City did not incorporate within the UGA are considered Potential Annexation Areas (PAAs). Rural areas outside the UGA are in most cases not to be considered for annexation. According to the Growth Management Act, cities are encouraged to identify PAAs within unincorporated portions of the UGA. Identification of PAAs within a city’s plan indicates that the City intends to annex and provide urban levels of service to those areas within the time period of the planning horizon. Aside from this annexation policy, there is limited potential for expansion due to the proximity of the City of Black Diamond to the south and the City of Covington to the west. There are also constraints to development to the north, northwest and east of the City, including the presence of geologically hazardous areas, streams, the Cedar River, floodplains and the King County Urban Growth Boundary.

The Maple Woods development represents the largest potential annexation area into the City. This is a single family residential development, located east of the city limits, that is planned to contain approximately 575 residential units. Of additional interest is coordinating with King County regarding the rural unincorporated “island” located in the City. Surrounded by the City and the UGA, this piece of unincorporated rural King County property is of particular importance to the City’s future development. The City will work with King County to ensure compatible development within and around this area as well as work toward its eventual incorporation into the City. A portion of the unincorporated “island” was designated “Urban” in the King County 2000 Comprehensive Plan update, thereby rendering it available for annexation. Maple Valley has adopted land use designations and preannexation zoning for the two parcels involved. In 2007, the remaining portion of the “island” was identified by King County to be included in the Urban Growth Area without any concurrence with the City of Maple Valley. The City has made attempts on several occasions to approach the County for an agreement for joint planning to ensure that land use designations and development within the “island” will be compatible with the surrounding areas and City goals. In response to King County not cooperating with the City, the City hired a team of consulting firms to identify the potential impacts from development to Maple Valley services. This report was accepted and received by the Maple Valley City Council in July of 2008 and presented to the King County Growth Management and Natural Resources Committee as part of their consideration of the proposed 2008 Comprehensive Plan Amendments. That report is titled, *Donut Hole Development Feasibility Report*. See Figure LU-1 for the boundaries of these potential annexation areas. There are also other areas located outside of the City limits and UGA that are important to future planning. These areas, known as the Greater Maple Valley Area and located primarily within the Tahoma School District, are influenced by growth and development within the City of Maple Valley and the City is impacted by development within these areas. Residents of these areas rely on non-governmental City services and are a part of the Maple Valley community. While annexation of lands outside of the UGA is not permitted, the City should continue to work with King County to ensure that there is cooperation and coordination between the two jurisdictions regarding growth and improvements in these unincorporated areas. To the extent possible, the City will continue to consider these areas during its planning process to insure these areas remain in harmony and in character with Maple Valley.

LAND USE ELEMENT

◇  
*City of Maple Valley Comprehensive Plan*

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**Summit Place Sub-area Plan**

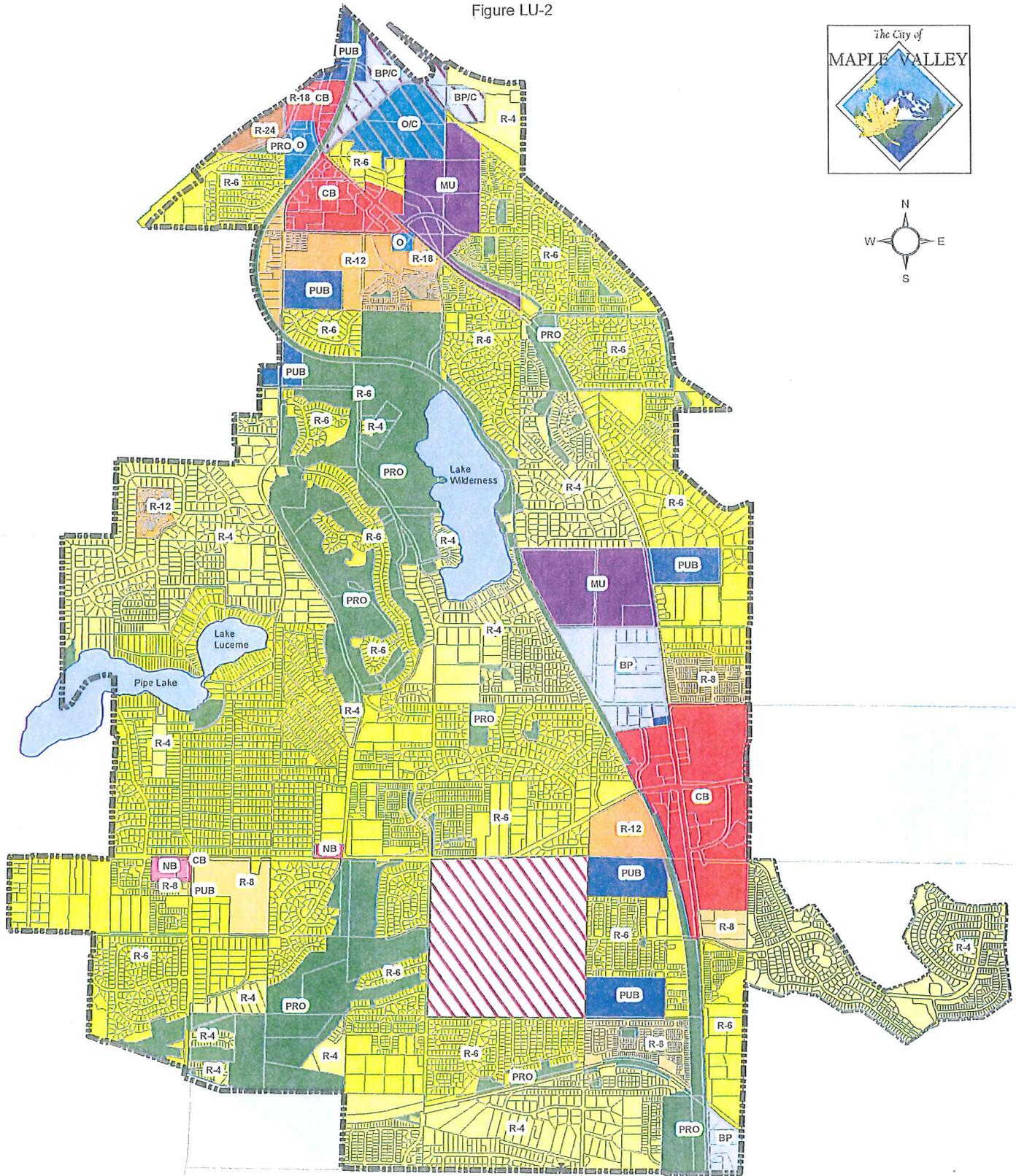
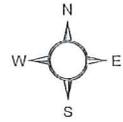
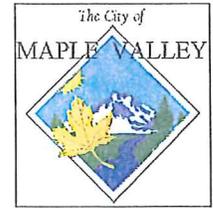
In October, 2008 an agreement between King County, the City of Maple Valley, and Summit Place 156 LLC was completed through a Memorandum of Agreement with several goals. One goal was for the City to adopt comprehensive plan amendments as a step toward annexation of the site into the City. Attached as Appendix C is the adopted Summit Place Sub-area Plan.

*Remainder of Land Use Section is unchanged*

# PROPOSED 2010 COMPREHENSIVE PLAN

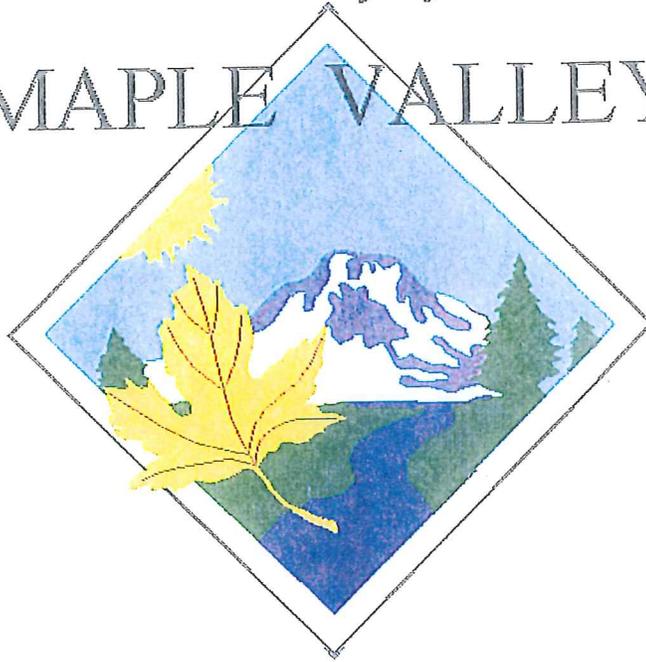
THIS MAP PRESENTED TO CITY COUNCIL BY  
COMMUNITY DEVELOPMENT AND THE PLANNING COMMISSION

Figure LU-2



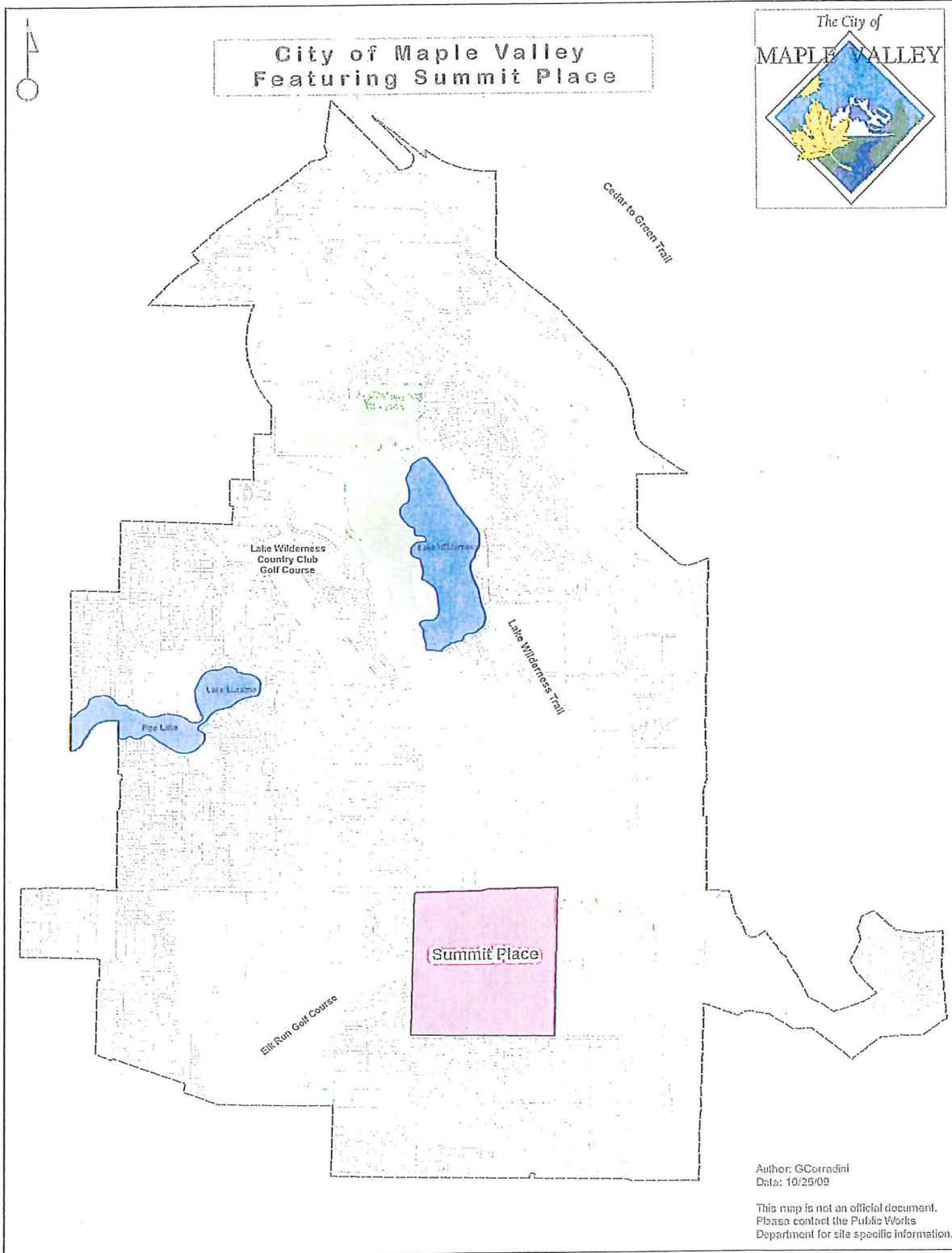
City Limits	Business Park w/Conditions (BP/C)	Office (O)	Low Density Residential (R-6)	<b>Adjacent Cities</b>	
Summit Place Annexation Area (See Sub-Area Plan)	Business Park (BP)	Office w/ Conditions (O/C)	Medium Density (R-8)		City of Black Diamond
	Community Business (CB)	Parks, Recreation & Openspace (PRO)	Medium Density (R-12)		City of Covington
	Multi-Use (MU)	Public (PUB)	High Density (R-18)		City of Kent Watershed
	Neighborhood Business (NB)	Low Density Residential (R-4)	High Density (R-24)	King County	

The City of  
MAPLE VALLEY



SUMMIT PLACE  
Annexation Area  
Comprehensive Plan  
Amendment / Sub-area  
Plan

# MAP



Author: GCorradini  
Date: 10/29/09

This map is not an official document.  
Please contact the Public Works  
Department for site specific information.

## PURPOSE

The Summit Place Sub-Area Plan document is intended to provide a framework for the existing and future uses of the area commonly known as Summit Place or “the Donut Hole.”

The Growth Management Act (GMA) requires that local jurisdictions proactively plan for future land uses of Potential Annexation Areas (PAA) such as Summit Place. The City of Maple Valley has embarked on a process that establishes the goals and policies for the site that constitute a variety of options and alternatives for the City. The goals, policies, and provisions of this sub-area plan have been developed to implement the vision of the citizens of Maple Valley while preserving the character of the community.

The purpose of the Summit Place Annexation Area Comprehensive Plan amendment / Sub-area Plan is to establish a sub-area planning framework to guide the future uses, zoning, and development of the site.

## PROCESS

On October 2, 2008, King County, the City of Maple Valley and the Summit Place 156 LLC (the anticipated purchaser of the Summit Place property), entered into a Memorandum of Agreement (MOA) regarding joint planning, interim zoning, pre-annexation zoning and future annexation of the property. The MOA was subsequently ratified by the Maple Valley City Council and the King County Council. The MOA acknowledged the anticipated sale of Summit Place. A purchase and sale agreement was eventually executed February 19, 2009. The parties to that purchase and sale agreement are King County and Summit Place 156, LLC.

The MOA provided a means for King County to proceed with redesignation of the land use for the property from Rural to Urban and to adopt Urban Reserve zoning without legal opposition from the City of Maple Valley and the Suburban Cities Association members of the Growth Management Planning Council. The MOA expressed the parties’ agreement to negotiate a joint planning agreement that will cover the “general goals, principles, and policies to be considered when adopting future land use designations and zoning for the property.”

In late 2008, pursuant to the terms of the MOA, a staff working group was formed comprised of representatives from Maple Valley, King County and Yarrow Bay Holdings (also known as Summit Place 156 LLC). Several months of an intensive joint planning effort by this staff working group occurred to draft a joint planning document, which included public review and public hearings, review by the State Department of Community Trade and Economic Development (CTED)<sup>1</sup> and non-project review under the State Environmental Policy Act. A recommendation from the City Planning Commission to adopt an interlocal agreement to adopt a Joint Plan for Summit Place (“Joint Plan”) was made to the Maple Valley City Council in the spring of 2009. The Joint Plan established goals and policies to guide future planning and zoning

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<sup>1</sup> CTED is now the Department of Commerce.

for the site. The interlocal agreement to adopt the Joint Plan was considered by the City Council on June 22, 2009. As part of that action, the City Council adopted Resolution No. R-09-688 authorizing the City Manager to sign an interlocal agreement to adopt the Joint Plan, if the agreement and plan were adopted, unchanged, by the King County Council. The agreement was forwarded to the King County Council for action, per the terms of the MOA, but as of the date of the adoption of this sub-area plan, no action on the interlocal agreement has been taken by the King County Council.

## BACKGROUND

From 1995 to 2008 the Summit Place property was designated rural under the Growth Management Act (GMA) in the King County Comprehensive Plan. The King County Comprehensive Plan Map designated this property as Rural Residential and the Zoning Map identified this property as RA-5 zoning (Rural Area with one home per five acres). When the City of Maple Valley incorporated in 1997, the incorporated boundaries excluded this site, and it was outside the City's Urban Growth Boundary.

In July, 2007, King County adopted a Unique Circumstances Ordinance pertaining to this property, which established the County's intent to conditionally surplus and sell the property if certain conditions could be met. In the fall of 2007, the City was informed of King County's intent to designate the property Urban and zone the property R-8 (8-12 units per acre) with an Urban Planned Development (UPD) overlay. This action would result in the site being within the City's Potential Annexation Area. The City also became aware that the County was in negotiations to sell the property to a developer. The City attempted to enter into a Memorandum of Understanding to engage in joint planning for the land use redesignation and rezoning of the property during this time period, but those efforts were unsuccessful. In the winter of 2008, King County issued a Request for Proposals for the purchase and development of the property. The City of Maple Valley, unable to engage with the County on joint planning, contracted with a team of consultants who prepared the *Donut Hole Development Feasibility Report* ("Feasibility Report"), which was accepted by the City Council in July, 2008. The Feasibility Report analyzed two development scenarios: King County's scenario which included R-8 to R-12 zoning with an Urban Planned Development overlay; and a scenario that included development of the property under Maple Valley's R-6 zoning. In September, 2008 the City Council amended its Comprehensive Plan to include language supporting a joint planning process for this site, to consider land use that would be compatible with the surrounding areas (currently consisting of neighborhoods built mostly under R-6 zoning), and supported by City goals.

As stated above, on October 2, 2008, an agreement between King County, Maple Valley and Summit Place 156 LLC was completed through a Memorandum of Agreement (MOA) with several goals. One goal was to engage in negotiations to adopt a joint plan by interlocal agreement. A second goal was for the City to adopt preannexation zoning and comprehensive plan amendments as a step toward annexation of the site into the City. Following execution of the MOA, King County designated the property as Urban with a Comprehensive Plan designation of Urban Planned Development (UPD) and zoned the property Urban Reserve – Special District Overlay (UR-SO). This designation requires the application of a UPD (Urban Planned Development) permit under King County zoning regulations for development of the site.

Several months of an intensive joint planning effort occurred after adoption of the MOA. A recommendation from the City Planning Commission to adopt an interlocal agreement to adopt a Joint Plan was made to the Maple Valley City Council in the spring of 2009. The Joint Plan established goals and policies to guide future planning and zoning for the site. The interlocal agreement to adopt the Joint Plan was considered by the City Council on June 22, 2009. As part of that action, the City Council adopted Resolution No. R-09-688 authorizing the City Manager to sign an interlocal agreement adopting the Joint Plan, if the agreement and plan were adopted, unchanged, by the King County Council. The agreement was forwarded to the King County Council for action, per the terms of the MOA, but as of the date of the adoption of this sub-area plan, no action on the agreement has been taken by the King County Council. As of November 4, 2009, no action had been taken by the King County Council to adopt the interlocal agreement. Therefore, the Joint Plan is not effective as of the time this sub-area plan was prepared.

Several documents assist in analyzing the property and the potential land use and development possibilities and contain information guiding the sub-area plan. These include:

1. Interlocal Agreement to adopt Summit Place Joint Plan, *not yet adopted*
2. State Environmental Policy Act (SEPA) Determination of Non-significance for the Summit Place Joint Plan
3. Memorandum of Agreement between Maple Valley, King County and Summit Place 156 LLC
4. Purchase and Sale Agreement between King County and Summit Place 156 LLC
5. Maple Valley Comprehensive Plan
6. Donut Hole Development Feasibility Report prepared by RW Thorpe & Associates under contract from the City of Maple Valley in consideration of the 2008 King County Comprehensive plan amendments.
7. King County Countywide Planning Policies
8. King County Comprehensive Plan

# SUMMIT PLACE

## Planning Elements

### Land Use

The Summit Place property is a 156.5 acre site, roughly square in shape, with roadways bordering the north (partially), west and south sides. The entrance to the site is off 228th Avenue SE near SE 272nd Street. The site contains some steep slopes (> 40%) in the southwest areas, and much of the site has been designated a critical aquifer recharge area (CARA). Two wetlands areas have been identified as Category III wetlands and are located in the northeast and southwest areas. A Bonneville Power transmission line easement crosses the property from the northeast to the southwest.

The Summit Place property is surrounded on all four sides by the City of Maple Valley. To the west of the Summit Place property across 228th Avenue SE are Divisions 1 through 6 of the Elk Run residential subdivision. Located within these subdivisions are nine holes of the Elk Run Golf Course, the Pro Shop and Club House, and approximately 230 single family residences. To the south across SE 280th Street are the residential subdivisions of Diamond Hills and Rosewood Parke. These are comprised of approximately 277 single family residences. To the east is Glacier Park Elementary School which is part of the Tahoma School District, several residential subdivisions, and a 20-acre undeveloped piece of property owned by the City of Maple Valley. The City of Maple Valley's 2004-2005 Comprehensive Plan Map identifies this property as 'Public' for future use as ball fields. To the north of the Summit Place property are SE 272nd Street (SR 516) and the neighborhood of Meadows at Rock Creek comprised of about 240 residences and other single family lots.

The King County Department of Transportation Road Services Division uses the site as a regional maintenance facility. Current uses at the property include materials processing, vector waste receiving, sand and gravel extraction, coordinated reduction of waste (CROW), Street Waste Alternative Program (SWAP), a fueling station, 24 hour emergency and storm response, and road maintenance material storage. Nine holes of the Elk Run Golf Course are also on the site. The site has been used for gravel extraction for several decades.

### Open Space, Parks and Recreation

Open space, parks and recreation opportunities should be provided to enhance the livability of Summit Place and the City overall. Open space should be used to preserve environmentally sensitive areas, create places for landscaping and native vegetation, buffer land uses, promote tranquility and provide passive recreation. Parks of varying sizes and types should be created throughout the site to promote an active lifestyle, informal and formal recreation and accommodate neighborhood and community gatherings. Features such as playground equipment, picnic facilities, play fields and sport courts should be included to make parks and

recreation areas best serve the community. Trails, pathways, sidewalks and pedestrian features should also be provided for recreational purposes as well as for improved mobility and connectivity.

Regulation, including the anticipated bonus for amenities provisions, should recognize distinctions between location, types and sizes of open spaces such as: (1) commercial area type plazas, (2) landscape areas associated with streets, parking lots and buildings, (3) areas restricted by utility easements or facilities, (4) environmentally sensitive areas, (5) areas containing native vegetation, vegetative screening, ornamental vegetation, habitat, and (6) size and shape.

Regulation, including the anticipated bonus for amenities provisions, should recognize distinctions between types and sizes of parks and recreation areas such as: (1) location and access, (2) multi-use, (3) shape and usability, and (4) types of features / facilities (benches, play equipment, surfacing).

### Environmental/Critical Areas

Standards have been developed for the City of Maple Valley (MVMC 18.60) to protect critical areas, including geologic hazard areas, critical aquifer recharge areas, wetlands, streams, wildlife habitat conservations areas, and shorelines. A Critical Area Review is required for any development proposal permit application or other request to alter a site that includes critical area, its buffer, or building setback line (BSBL). Critical area tracts are required to be designated on site plans and a Notice on Title of the Critical Area(s) shall be filed on public record. Permanently marking the Critical Areas at the boundary of the critical area tract and contiguous land is also required.

The property associated with this project has a critical aquifer recharge area (CARA), steep slopes (> 40% grade), and Category III wetlands mapped on-site. Permitted alterations to critical areas and buffers may be allowed if they are in accordance with code, they comply with best management practices (BMPs), and special studies prepared by qualified professionals have been completed.

Several activities and uses are prohibited in critical aquifer recharge areas; however these restrictions should not significantly limit the proposed land uses or site development. Steep slope areas will have to be avoided or altered pursuant to the appropriate standards. The steep slope analysis is based on GIS data. Further steep slope studies are recommended before development commences to obtain a more accurate analysis of their location.

Two wetland areas have been identified and documented on-site. One wetland is in the northeast quadrant and the other in the southwest quadrant.

The northeast on-site wetland was rated as a Category III wetland (total score = 34; habitat score = 10) using the revised Washington State Rating System for Western Washington. In the City of Maple Valley, the standard buffer is 75 feet with a 15 foot building set back line. Impacts to the wetland should be avoided and when unavoidable, must be mitigated. The wetland and buffer also likely have opportunities for enhancement through removal of noxious weed and invasive plant species and replanted with native vegetation and placement of habitat features. The

southwest wetland was also rated a Category III wetland (total score = 45; habitat score = 22). This wetland area has remained relatively undisturbed, includes an open pond, and is in proximity to sloped areas. These and other conditions might necessitate a larger buffer requirement for this Category III wetland.

Preserving trees is important for the aesthetic and environmental benefits that they provide. Limitations and incentives to protect significant trees and discourage unnecessary land clearing and disturbance promotes compatibility between land use activities and maintaining a natural quality within the built environment. Tree preservation and planting should be an emphasized component of development of the Summit Place site.

## Surface Water & Drainage

The 2009 King County Surface Water Design Manual (KCSWDM) applies to the site. The City anticipates adopting new drainage standards pursuant to, and in compliance with, the City's National Pollution Discharge Elimination System (NPDES) permitting.

The property is located within a Conservation Flow Control Area. Therefore, the Level 2 flow control standards apply to the site when sizing the flow control facilities. Additionally, the northwestern portion of the property is located within the Basic Water Quality Treatment Area, while the southeastern portion of the site is located within the Sensitive Lake Treatment Area.

As there are large areas comprised of the highly permeable outwash soils, infiltration is the recommended method for controlling storm water runoff for this project. Infiltrating storm water runoff can be accomplished by employing low impact development (LID) measures throughout the site, and/or by providing a variety of types of infiltration facilities.

## Transportation

The site is currently served by an arterial roadway (SR 516) to the north, a boulevard collector roadway to the south (SE 280th Street), a neighborhood collector to the west (228th Avenue SE), and a designated boulevard collector roadway stub (SE 276th Street) on the east. Some type of access to the site or portions of the site should be provided from each of these roadways. The City's Comprehensive Plan identifies the long-term need for a connection between SR 516 and SR 169 in proximity of the northeast quadrant of the Summit Place site, although this is being evaluated in light of more recent traffic modeling information. The City's current planned transportation system has not included potential development of the Summit Place in the traffic model and forecasting. Planning level traffic generation, distribution, and concurrency analysis was performed and reviewed as part of the *Donut Hole Development Feasibility Report*, the non-project SEPA review for the Joint Plan (completed by Fehr & Peers, 3/25/09), and the Summit Place trip generation estimates prepared by Transpo Group for Yarrow Bay Holdings.

The City's planning level analysis and SEPA review concluded that when traffic generated from potential development consistent with Alternatives 2 and 3 is added to the City's completed 2025 transportation system, most levels of service (LOS) are maintained. One exception is the intersection of SR 516 and Witte Road.

Updates to the City's Comprehensive Plan Transportation element must consider the potential impacts from Summit Place land use assumptions and identify level of service impacts and necessary mitigation policy decisions to maintain concurrency.

Park and ride, transit facilities, pedestrian and bicycle facilities, and connections and trails are desired for the site. Development of Summit Place should strive to mitigate traffic impacts partially through accommodating these types of facilities through a variety of mechanisms and partnerships.

## Public Services

Many of Maple Valley's public services are outlined and explained in the Capital Facilities and Public Services Element. However, Summit Place's prior status as rural and outside the Urban Growth Area, resulted in the area not being included in the existing and future needs analysis and projected future needs. Now that the property has been designated as urban and has been included within the City's Potential Annexation Area, additional amendments to this element through the required review and update schedule and process will be contemplated at that time. Recognizing the site's current use, size, and configuration, public uses and facilities could be accommodated on site. Some types of public uses/facilities were identified and evaluated as part of the *Summit Place Development Feasibility Report*. Coordination with special purpose districts and public agencies in evaluating the site's suitability and availability for public use is anticipated.

Fire Protection services are provided through Maple Valley Fire and Life Safety (King County Fire District #43). Impacts to their ability to provide service will have to be adequately analyzed and addressed through the development process and environmental (SEPA) review, which could include consideration of emergency facilities uses within the development.

The **Tahoma School District** likely will have some impacts related to future development of Summit Place depending on the chosen alternative. Currently the City imposes development impact fees for the District pursuant to its six year capital program and student enrollment forecasting. Development of Summit Place is expected to occur over many years of phasing and impact enrollment gradually. Coordination with the School District to ensure adequate facilities are available and impacts mitigated, will be required.

The site will be served by **public water and sewer** through the Covington Water District and Soos Creek Sewer District. These districts have stated that with proper planning, agreements, and facilities, adequate water and sewer services can be provided with sufficient capacity to support the planned land uses. Amendments to their Comprehensive Water and Sewer Plans will be necessary in order to provide urban levels of service as contemplated.

The Maple Valley **Library** (part of the King County Library System), through public testimony during consideration of the Joint Plan, has expressed concern regarding an expected increased demand on library services due to substantial population increase from Summit Place development. The current Maple Valley Library may not be able to meet the demand given its facilities' limited size and location. Library representatives have suggested the possible need for

some type of satellite facility that could be placed within the Summit Place development as way to serve its residents.

**Police** services for Maple Valley are contracted through the King County Sheriff's Office. Generally, when household and commercial development increases, the need for police services increases as well. Summit Place 156 LLC's plans for the density, of residential and commercial within Summit Place is expected to proportionally increase the demand for police and public safety services at levels greater than that which the City has historically experienced with lower density residential development. Crime Prevention Through Environmental Design (CPTED) is based upon the premise that proper design and effective use of the built environment can lead to a reduction in the incidence and fear of crime, thus improving quality of life. CPTED uses a multi-professional approach to create a safer climate within a built environment. CPTED can be used to mitigate impacts to police services by implementing a process to reduce crime opportunity through natural, mechanical, and procedural means.

**Cable, Telephone, Power, Natural Gas, and Internet** services are provided by various providers in the region. It is anticipated that there is adequate capacity and ability by the services to provide for development of the site under any alternative. During the planning and development process of the site, consideration will be made for the placement of the services including undergrounding of telephone, cable and power lines on site.

SUMMIT PLACE  
Description of the Sub-area Planning Framework &  
Alternatives

The City will be processing this Summit Place Sub-area Plan as an amendment to the City Comprehensive Plan pursuant to RCW 36.70A.130(2)(a)(i). Consideration and action on the Comprehensive Plan amendment will include submittal to the Washington State Department of Commerce (DOC). Concurrent with review by DOC, the City of Maple Valley's Planning Commission will be accepting public comment and will hold a public hearing prior to taking action on a recommendation to the City Council. A non-project review under the State Environmental Policy Act (SEPA) will occur during this process as well.

The City has developed three alternatives for review and consideration as part of the sub-area planning strategy. The City recognizes that the State Growth Management Act (GMA) and King County County-wide Planning Policies (KCCPP) support joint planning between jurisdictions where conditions similar to Summit Place exist. Furthermore, the GMA and KCCPP recognize cities as the most appropriate provider of urban services and, thus, annexation should be a prerequisite to urban development.

As discussed above, the City has been engaged in a joint planning process to include land use designation and zoning that achieves the necessary objectives of both King County and Maple Valley. However, if the joint planning process with King County fails, the City must still act to appropriately plan for the future land use, infrastructure, public services, and annexation of the site. The sub-area planning strategy, therefore, provides alternatives that take into account the possibility that the joint planning process with King County may fail.

Alternative 1 = Existing Use

Alternative 2 = Moderate redevelopment with residential, public, and recreational uses

Alternative 3 = Joint Plan

Alternative 1: Existing Use Alternative (least change)

This alternative would be characterized by zoning and development that would be generally consistent with the site's current and perhaps expanded public uses. These include: the roads and street maintenance uses (public works operations), and recreational uses. Mining or gravel extraction would not be an appropriate urban use and therefore would only be allowed as a non-conforming use.

Alternative 2: Moderate Redevelopment Alternative (moderate change)

This alternative anticipates a change in land use, but without having an adopted Joint Plan and interlocal agreement with King County. This alternative would likely be characterized by medium dense residential land uses of approximately six units per acre with areas for recreational and public uses.

### Alternative 3: Joint Plan Alternative (greatest change)

The Joint Plan alternative is predicated on adoption of the Joint Plan by the Maple Valley City Council and the King County Council. This alternative contemplates the highest density development and largest change in land use from the existing use of the land. This alternative envisions a Master Planned Community concept that includes both residential and commercial development and contemplates the adoption of a new zoning designation and implementing development regulations within the Maple Valley Municipal Code.

### Zoning

The proposed zoning designation on the City's Official Zoning Map will be based upon the alternative strategy that is implemented.

The City's land use designation and adoption of zoning for the site, under any alternative, is anticipated to provide for the on-going use of the site for public purposes consistent with road maintenance operations, waste reduction, and remediation programs until such time as redevelopment of the site occurs. Gravel extraction and mining uses will be considered non-conforming under any adopted alternative.

### Summit Place Sub-area Plan General Goals

SP G-1 Urban development of the site should not occur until after annexation to the City.

SP G-2 Achieve annexation of the Summit Place site into the City. The City should pursue annexation of the Summit Place property because the property is entirely surrounded by the incorporated City of Maple Valley, is within the City's Potential Annexation Area, and sale of the property means that development is imminent.

SP G-3 The City seeks to enter into a joint planning agreement with King County.

SP G-4 The City should ensure the provision of facilities to meet the City's existing and future recreation needs.

SP G-5 The City should, consistent with state law requirements, ensure that adequate provision for schools, utilities, fire and police protection services, and infrastructure are met as Summit Place develops.

SP G-6 The City shall develop a sub-area strategy for Summit Place that contemplates several scenarios:

The Sub-area Plan strategy exists as follows:

1. Until such time as a joint plan is adopted, Alternatives 1 or 2 should apply.
2. At such time as the County declares the property surplus, Alternative 2 should apply.
3. At such time that a Joint Plan is adopted, Alternative 3 should apply.

SP G-7 The City should consider adopting Crime Prevention Through Environmental Design (CPTED) standards that would assist in addressing impacts to public safety services.

SP G-8 The City of Maple Valley should update all the relevant Comprehensive Plan Elements to include Summit Place annexation area and sub-area plan in the next review and update cycle or earlier, provided annexation occurs.

SP-G-9 Zoning of Summit Place should include regulatory mechanisms for developing the site as a Master Planned Community (MPC) under Alternatives 2 and 3 to ensure that the site is developed in an integrated manner and to assure that the goals and policies outlined herein can be achieved.

SP-G-10 The City should coordinate with other public service providers in evaluating the Summit Place site's suitability and opportunities for accommodating needed public facilities.

## ALTERNATIVE 1 EXISTING USE

Alternative 1 is characterized by zoning and development that would be generally consistent with the site's current and historical uses. These include: the roads and street maintenance uses (public works operations), mining or gravel extraction, and recreational uses.

Of the three alternatives proposed in this sub-area plan, Alternative 1 would propose the least impact to the community and the site, as the existing uses of the site would continue and some expansion of public uses on the property could occur.

Buildings on the site consist of King County maintenance facility buildings in the northwest corner of the site; maintenance buildings along the west boundary owned and operated by Elk Run Golf Course; and storage buildings used as part of the mining operation. It is assumed that any future development would eliminate these buildings. This assumption is further supported by the King County proposal to relocate the county facilities, terminate the Elk Run Golf Course Lease, and terminate the mining operation (as set forth in the Purchase and Sale Agreement between King County and Summit Place 156 LLC). The maintenance facility comprises approximately 7 acres of the site. The mining operation comprises approximately 25 acres of the

site. The golf course is approximately 41 acres in size. The remaining portion of the site is forested land.

## **GOALS AND POLICIES**

### **Alternative 1 Goals**

Alt 1 G-1 Establish zoning for the Summit Place site that facilitates the County's desire for continued and ongoing use of the site including maintaining existing roads maintenance and recreational opportunities.

Alt 1 G-2 Ensure adequate provisions for buffering of the facilities from surrounding neighborhoods in light of ongoing maintenance and mineral extraction operations.

Alt 1 G-3 The City should work with King County to ensure that operations of the existing site will not be expanded so as to negatively impact the citizens of Maple Valley.

Alt 1 G-4 Ongoing maintenance facility and golf course operations shall be in compliance with NPDES requirements in order to preserve the quality of ground water in Maple Valley.

### **Alternative 1 Policies**

Alt 1 P-1 Development regulations and base zoning shall allow uses consistent with the operations and recreation activities to continue at the site.

Alt 1 P-2 Zoning regulations shall address buffering of the existing and future uses from surrounding housing and neighborhoods in order to minimize impacts of these uses.

Alt 1 P-3 Zoning regulations should discourage expansion of the existing gravel and mining uses and should encourage preservation of recreation uses on the site and maintaining the vegetative buffer around the perimeter of the property.

Alt 1 P-4 The City shall establish NPDES policies and regulations in compliance with state and federal laws to address storm water discharge resulting from the maintenance facility and existing golf course.

## ALTERNATIVE 2 MODERATE REDEVELOPMENT WITH RESIDENTIAL, PUBLIC, AND RECREATIONAL USES

Alternative 2 involves a public use component in addition to residential uses consistent with residential zoning of approximately six units per acre.

To obtain information on the needs of other public agencies and the citizens of Maple Valley, the City of Maple Valley hosted two separate meetings as part of the development of the *Feasibility Report*. The information gathered from these meetings was used in developing the conceptual layout shown in that report.

On April 17, 2008, the City of Maple Valley hosted a meeting to discuss alternative public uses for the Summit Place property. Agencies from the State, County, other cities, and local utility and emergency service providers were invited to attend this meeting. The agencies that attended included the following:

- o City of Covington
- o City of Black Diamond
- o Cedar River Water & Sewer District
- o Covington Water District
- o King County Sheriff's Office
- o Maple Valley Fire & Life Safety, District 43
- o Puget Sound Energy
- o Tahoma School District

Several of the agencies expressed interest in being a joint user of the property for public uses. These uses included maintenance facilities, park and ride facilities, a fire training facility, and multi-purpose ball fields. The Soos Creek Water & Sewer District did not attend the meeting but provided subsequent comments and expressed their interest in a joint maintenance facility.

On May 28, 2008, the City of Maple Valley hosted an open house to allow citizens of Maple Valley to comment on the need for public uses within the Summit Place development. A majority of the comments expressed a need for more open space and active recreation opportunities.

The following is a summary of the public uses that should be considered for incorporation within Alternative 2 for the Summit Place site.

### Public Uses within the Summit Place Site

Agency	Required Use	Area
City of Maple Valley	Maintenance Facility	10 Acres <sup>2</sup>
City of Covington	Maintenance Facility	
Soos Creek Water & Sewer	Maintenance Facility	
Maple Valley Fire & Life Safety	Training Facility	10 Acres <sup>3</sup>
City of Maple Valley	Multi-Purpose ball fields	18 Acres <sup>4</sup>
Metro Transit	Park and Ride	3 Acres <sup>5</sup>

## Allowed Uses within the City of Maple Valley Residential Zones

The City of Maple Valley allows for several public uses within residential zones; however there are some uses listed above that currently are not permitted within the residential zones or are permitted with the issuance of a Conditional Use Permit. Under the City of Maple Valley Zoning Code, a majority of the uses are permitted outright within the Public Use or Parks Recreation and Open Space zones.

### Public Uses Summarized

Based upon the information provided through the public input process, there is a need for public uses within the Summit Place property. Property not developed for public use could be developed at approximately six units per acre. This level of development would be compatible and consistent with the majority of existing neighborhoods surrounding the Summit Place site.

The following calculations were used in determining the maximum density and most probable public uses for the Summit Place property if it develops under Alternative 2.

#### Maintenance Facility

Three agencies have expressed interest in the need for a maintenance facility. Based on information provided by these agencies, a 10 acre site was located within the Summit Place property in the *Feasibility Report* to accommodate that need. The acreage needed would be reduced if the facility is to be used by only one or two of the agencies expressing interest.

#### Fire & Life Safety Facilities

The *Feasibility Report* identified the Maple Valley Fire & Life Safety, District 43's immediate need for a training facility, administrative office space, and expansion of its existing maintenance facility. Approximately 10 acres has been estimated to accommodate this need.

#### Park and Ride Lot

<sup>2</sup> This number will be reduced if the City enters into a joint facility use with just one of the agencies listed.

<sup>3</sup> This number includes area for the administration building as described earlier.

<sup>4</sup> The intent is to provide sufficient ball fields to host a local tournament or similar size competition.

<sup>5</sup> This number includes required landscaping and paved area to accommodate approximately 400 parking stalls.

The *Feasibility Report* indicated that the City of Maple Valley has expressed a need for additional transit service to the Maple Valley area and also expressed concern that development within the Summit Place property will impact existing public transit service. To accommodate this anticipated need, approximately 3 acres was identified in the *Feasibility Report* to provide parking for approximately 400 cars, which could serve demand for both bus riders and vanpool users. The park and ride lot could also serve as complimentary parking to sports field users during peak weekend and evening hours.

### **Active Recreation**

To provide active recreation opportunities, approximately 18 acres was identified in the *Feasibility Report* for multi-purpose fields. These fields can accommodate 6 baseball fields for tournament play. When the fields are not being used, the fields can then accommodate 4 soccer fields. It is a goal to tie the location of these fields to the existing school to the southeast and also to the City-owned property to the northeast of Summit Place. The City-owned property is currently undergoing a master planning process for development into ball fields. Locating these uses in proximity maximizes resources by providing opportunities for shared use of the facilities and combined use of supporting infrastructure.

### **Residential Development in Combination with Public Uses**

Assuming the public uses discussed above, the remaining portion of the Summit Place property could be developed with residences at approximately six units per acre. The total proposed public uses could utilize between zero and approximately 39.5 acres of the Summit Place property. The remaining portion that could be developed as residential would range between 116.5 acres, which would yield approximately 699 dwelling units and 156.5 acres which would yield approximately 939 dwelling units.

## **GOALS AND POLICIES**

### **GOALS**

Alt 2 G-1 Provide for a mix of public, recreational, and residential uses.

Alt 2 G-2 Develop and designate zoning for the site that best accomplishes the needed and desired land uses in a way that is compatible and consistent with the surrounding neighborhoods:

Residential: The zoning designation(s) could include a mix of Residential designations that average approximately 6 units per acre of designated area within the site that would include an estimated area of between 116.5 acres and 156.5 acres.

Public Use: This zoning designation should be used for those areas of the site that either would likely be in public use or ownership recognizing that, if not in public

use or ownership, other zoning that allows both public uses and other uses would be more appropriate.

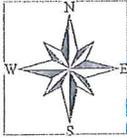
**Parks, Recreation, and Open Space:** This zoning designation provides for a variety of recreational and park uses that may be private or public. The designation also allows for related residential and commercial developments scaled and balanced to support the recreational, public, and residential uses.

**Commercial:** The zoning designation for Summit Place should be characterized by zoning similar to the City's current neighborhood business zoning designation, to provide convenient access to the neighborhood residents for their "every day" or "convenience" shopping and service needs. Commercial uses or zoning should only be allowed as part of a master planned community of at least a 100 acres in size and be no larger than 10% of the gross land area of such planned community.

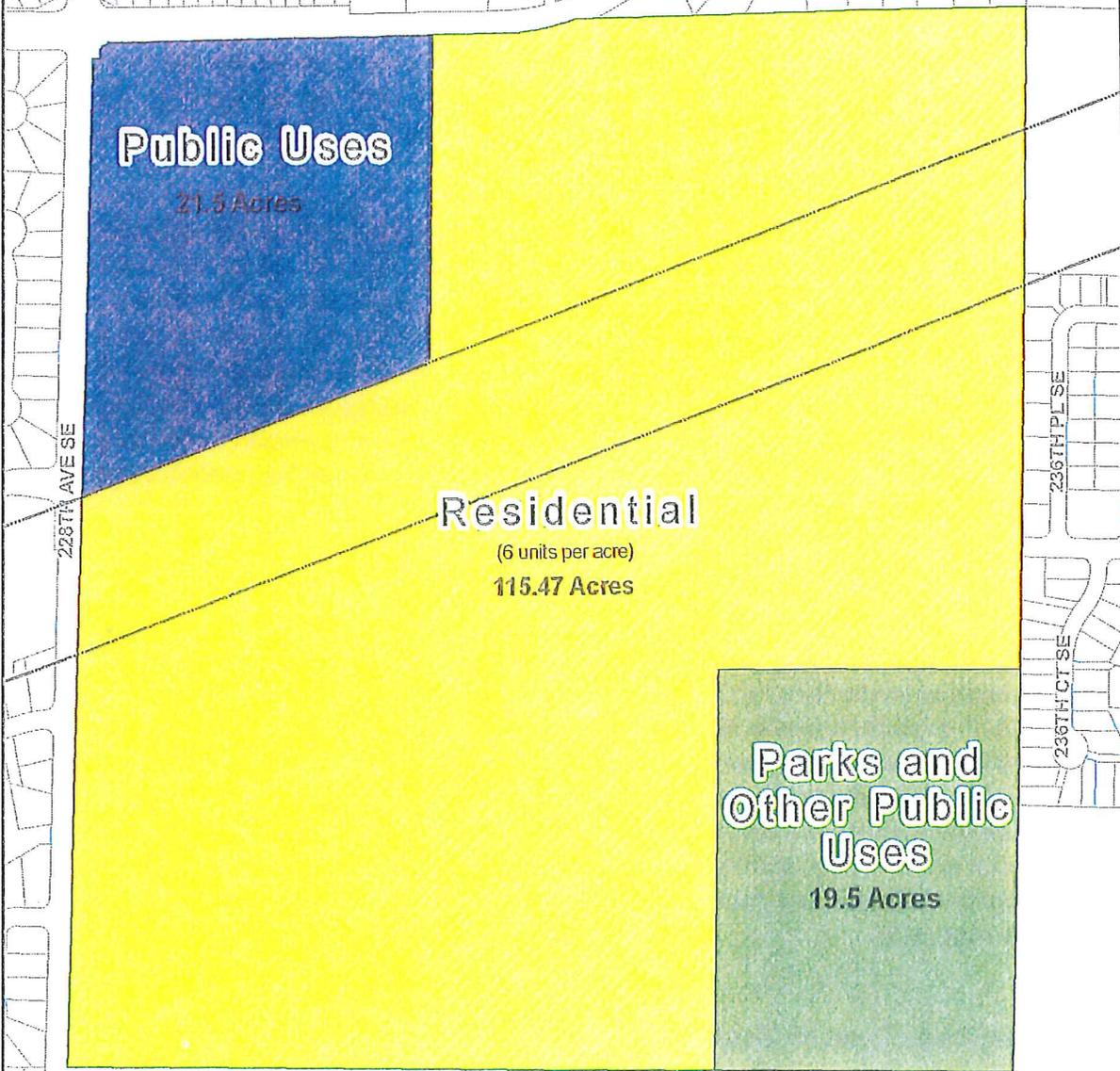
Alt 2 G-3 Provide zoning and development opportunities on the site consistent with the Comprehensive Plan characterizations, goals, and policies for those respective zoning classifications.

### **Alternative 2 Concept Map**

The following map provides a possible scenario for land use at the Summit Place site under Alternative 2 which includes provisions for public uses and parks. The acreages of the public uses and parks in the concept map correspond to the "Public Use within the Summit Place Site" table included under Alternative 2, above.

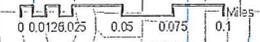


# Alternative 2 Concept



**Legend**

Master Plan Community Overlay	Parks and Other Public Uses
Bonneville Power Line Easement	Public Uses
	Residential



## **ALTERNATIVE 3 JOINT PLAN**

The Joint Plan Alternative is based upon a Joint Plan, not yet adopted, that was developed through a planning effort staffed by representatives from Maple Valley, King County, and Summit Place LLC (Yarrow Bay Holdings). As of the date of this document the Joint Plan that was developed will necessitate adoption by both the King County Council and the Maple Valley City Council through adoption of an interlocal agreement, under the terms of the Memorandum of Agreement executed October, 2008.

This alternative is the highest intensity land use of the three alternatives and contains the potential for up to 1,690 residential units and 380,000 square feet of commercial and office development. Since a Joint Plan provides that a range and mix of uses, types of development, and densities be achieved, a Master Planning process holds the most promise for achieving the planning goals. This type of process and designation can be referenced as a Master Planned Community. A well crafted planned development code and designation can provide flexibility from the rigid standards in conventional zoning provisions. Zoning would include adopting a Master Planned Community (MPC) designation for the site and a zoning code that establishes the applicability, process, and standards for a MPC application.

### **Overall**

At 156.5 acres, Summit Place provides an opportunity to create a variety of compatible land uses that can complement the City of Maple Valley and surrounding communities and neighborhoods. The site shall be predominantly characterized by residential uses with complementing commercial uses, parks and open spaces. Land use and zoning for Summit Place should allow for a range of urban residential densities and housing types, commercial development that provides services and employment for local residents, open space, parks, and recreation providing for an active and healthy community. On-site and off-site infrastructure adequate to serve future development and public facilities as appropriate will be needed to support designated land uses.

### **Residential Uses, Types, & Densities**

A range of residential densities has been considered and evaluated for the site. At the low end of the range an overall density of R-6 (six units per acre) would allow approximately 939 residential units that would be characterized by detached and attached single-family units. At the high end of the range, an overall density of R-12 (twelve units per acre) would allow 1,878 units that would be characterized by a combination of detached single-family, attached single-family, and multi-family units.

The Joint Plan identified that the amount of residential development that provides the greatest potential for achieving the common goals for the site is within a range of 1060 units to a maximum of 1690 units. The base of 1060 units would be consistent with the minimum density allowed under King County's R-8 zone and consistent with King County's comprehensive plan requirement that newly developed urban areas develop at a density no less than R-8. In Maple Valley the base dwelling unit yield of 1060 shall be achieved through the placement of a range of base or underlying zones on the Summit Place property. Rezones of the Summit Place underlying zones shall not be allowed if doing so would cause the allowable base dwelling unit yield to exceed 1060 without the provision of amenities. Dwelling unit yields over 1060 up to the maximum dwelling unit yield of 1690 can be achieved only through the provision of amenities. This range of permitted housing units will accommodate a variety of housing types on site including single-family, low to high density multi-family, cottage housing, and mixed use (residential over commercial). Consistent with Maple Valley's goals for affordable housing, regulations for Summit Place should accommodate and remove barriers to allow for housing that is affordable to a range of household incomes based upon the County median household income.

Pursuant to a Joint Plan, a regulatory and policy framework will be needed that allows for up to 630 bonus dwelling units above a base yield of 1060 through the provision of desired features and amenities that would not otherwise be required by development regulations. This could be accomplished through an amenities menu that assigns a specific number of bonus dwelling units for the provision of certain desired amenities. It is anticipated that the amenities menu would be adopted in conjunction with the City's pre-annexation zoning. Because the bonus values will reflect the needs, desires, and priorities of the Maple Valley community, certain amenities may be given a lower or higher value relative to the actual cost of providing that amenity. It is not anticipated or required that each amenity value shall correspond to its relative monetary value, provided that the overall menu shall provide a financially feasible and reasonably attainable means of achieving all of the 630 bonus dwelling units, and further provided that no single item on the menu shall have a value greater than 430 bonus dwelling units. The amenities menu shall not include the payment of impact fees because those payments are required in any case and do not represent an additional contribution by the developer. Development regulations and development approvals should be careful to distinguish between the provision of facilities required by the City's development regulations and facilities or amenities that qualify for bonus dwelling unit yields.

The use of transfer of development rights (TDR's) is a land use practice used to preserve lands identified as "sending" sites by transferring the development to areas identified as "receiving" sites. In King County, some TDR's have been purchased from rural sending sites and 'banked' for future purchase and use on qualifying receiving sites. Each residential development right that is transferred from a qualified sending site may create a single bonus dwelling unit at Summit Place up to a maximum of 200 bonus dwelling units. Summit Place should serve as a receiving site for TDR's, as a tool to preserve rural, resource, forestry, agricultural, or other lands identified for preservation from areas with proximity to Maple Valley. The transfer of TDR's from areas in unincorporated King County to the City of Maple Valley will necessitate an interlocal agreement in addition to implementing regulatory provisions.

#### Commercial Uses, Design, and Amount

The proposed Joint Plan identified that limited commercial development will help accomplish the Joint Planning goals for Summit Place; however the City of Maple Valley has already designated other commercial areas that can accommodate most of the long-term commercial needs of the City. Therefore, it is desired that commercial uses allow for a range of retail and office oriented uses and not any heavy industrial type uses. Through the use of architectural and landscaping standards, commercial development should incorporate design elements that provide both aesthetic appeal and a strong pedestrian atmosphere. Commercial uses can be accommodated in areas that provide vehicular access in proximity to arterial roadways, yet provide local and pedestrian access from nearby neighborhoods. Development regulations should prevent retail areas from being characterized by regional style shopping centers or large scale retail users, however retail oriented anchor uses that promote economic vitality while helping ensure a variety and mix of users would be beneficial. Retail areas have the potential to include uses that provide personal and professional services, shopping, dining, entertainment, and recreational uses.

The site and the City would benefit by some areas dedicated to office uses that would promote base employment opportunities, compliment the retail areas, and provide transition between more intensive commercial areas and residential areas.

Mixed uses, generally characterized by two or more stories of multi-family residential over compatible commercial uses within the same building(s), can create a unique and lively environment. Through proper site planning and design, this type of use should provide another type of housing that can incorporate transit oriented design and keep residences and services in close proximity which may reduce vehicle trips and/or miles traveled.

The proposed Joint Plan identified that well planned, designed, scaled, and integrated commercial retail oriented uses that include dining and entertainment uses up to 300,000 square feet and dedicated office uses shall not exceed an additional 80,000 square feet could be accommodated on the Summit Place site. Development regulations should be adopted to prevent these commercial and office square footage thresholds from being exceeded.

## GOALS AND POLICIES

### GOALS

- Alt 3-G1 Summit Place, at 156.5 acres, presents a unique opportunity to create a new vibrant community for the South King County region. This new community should embrace and enhance the quality of life in Maple Valley by:
- Providing for a range of housing types and accommodating a range of incomes for all ages;
  - Creating a healthy community that prioritizes walking and biking opportunities for residents of all ages and abilities;
  - Protecting the natural environment; and
  - Creating opportunities for retail businesses scaled to serve the everyday needs of the residents and local community.<sup>1</sup>

- Alt 3-G2. The development at Summit Place should combine a range of different land uses, environmental stewardship, and a pedestrian and transit-friendly design consistent with multiple use activity centers as characterized in the City of Maple Valley's Comprehensive Plan.<sup>1</sup>
- Alt 3-G3. The Summit Place development should be phased with predictable triggers to move from one phase to another so as not to burden the transportation system and other infrastructure until improvements can be made to accommodate the growth.<sup>1</sup>
- Alt 3-G4. The Summit Place development should incorporate a range of residential density components to maximize the open space potential and to result in efficient use of the land.<sup>1</sup>
- Alt 3-G5. The Summit Place development should ensure provisions of affordable and workforce housing opportunities to low, moderate, and middle-income households.<sup>1</sup>
- Alt 3-G6. The Summit Place development should integrate the principles of pedestrian orientation throughout the site and incorporate a trail system that connects with adjacent activities and existing and planned trail corridors.<sup>1</sup>
- Alt 3-G7. The Summit Place development should provide for a variety of recreational opportunities including sports fields, playgrounds, open fields, and trails.<sup>1</sup>
- Alt 3-G8. The Summit Place development should provide housing designed to allow residents to age in place.<sup>1</sup>
- Alt 3-G9. The Joint Plan should fulfill the objective of joint planning under the terms of the MOA and serve as a foundation for future Comprehensive Plan and zoning designations that facilitate annexation to the City of Maple Valley.<sup>1</sup>
- Alt 3-G10. Summit Place should complement the character of surrounding residential neighborhoods through the use of land use transitioning methods, architectural treatments, and/or landscape buffers.<sup>1</sup>
- Alt 3-G11. Summit Place should not unduly burden the City finances and budgeting and should not negatively affect the City's ability to provide public services and maintain levels of service. Summit Place should contribute to the overall long-term health, stability, and quality of life in Maple Valley.<sup>1</sup>

## POLICIES

- Alt 3-P1 Summit Place shall include a variety of housing types and residential densities planned to create a healthy, walkable community.<sup>1</sup>
- Alt 3-P2 Development regulations and base zoning for Summit Place shall allow a total base dwelling unit yield of 1060 dwelling units. The base dwelling unit yield shall only be

exceeded through the use of provision amenities to earn bonus dwelling units. In exchange for the provision of certain amenities (see SP-S4 and SP- P5), development regulations shall allow a bonus dwelling unit yield of up to 630 additional units above the base dwelling unit yield for a combined maximum yield of 1690 dwelling units. Under no circumstances shall more than 1690 dwelling units be allowed at Summit Place.<sup>1</sup>

Alt 3-P3 Development regulations for Summit Place shall not discourage or frustrate the County's requirement that the development make 30% of the non-TDR dwelling units affordable to households earning between 50% and 120% of the King County median income. Mere compliance with an affordable housing requirement shall not entitle the developer to an additional dwelling unit yield above the base yield of 1060. As development occurs, the developer shall provide progress reports on housing affordability to Maple Valley and King County.<sup>1</sup>

Alt 3-P4 Development regulations shall include a menu of amenities, which are reasonably attainable and financially feasible. By providing amenities on the menu, the developer may increase the total amount of allowed dwelling units from 1060 up to a maximum of 1,690. The menu of amenity incentives shall assign a specific bonus dwelling unit yield for each amenity to be provided by the developer. In order to allow the developer discretion in determining which amenities to provide from the menu in order to earn the 630 bonus dwelling units, the total value of all amenities contained in Appendix B shall be at least 945 dwelling units. Even though the total value of all amenities on the menu shall be, at a minimum, 945 dwelling units, the developer's ability to earn bonus dwelling units shall be capped at 630 bonus dwelling units even if the developer voluntarily provides every amenity on the menu. The developer shall not be required to build the maximum of 1690 dwelling units and may opt to forego some or all of the 630 bonus dwelling units.

In no event shall the provision of any combination of amenities allow development of the site to exceed the maximum yield of 1,690 dwelling units. The amenity menu shall be developed and adopted by the City of Maple Valley, shall reflect the desires of the Maple Valley community, and shall be given great weight by the County in any future County zoning action or any future County development approval (including conditions of approval) pertaining to Summit Place. While most of the menu has yet to be developed as of the adoption of a Joint Plan, the menu shall allow up to 200 bonus dwelling units through participation in the TDR program described in SP-P5.<sup>1</sup>

Alt 3-P5 Development Regulations shall allow, as one of the amenity incentives, up to a maximum of 200 bonus dwelling units through the purchase of qualifying TDRs to be used on the Summit Place site. Qualifying TDRs must be purchased, at the developer's sole discretion, from one or more of the following three sources/areas: (1) from areas within the City of Maple Valley that are identified as sending sites by the City of Maple Valley; (2) from King County priority rural and/or resource land within approximately five miles of the boundary of the City of Maple Valley; and/or (3) TDR credits from the County's TDR bank. If the qualifying TDRs are credits purchased from the King County TDR Bank, the proceeds from the sale of the TDR credits should be used to purchase development rights from King County priority

rural and/or resource land within approximately five miles of the boundary of the City of Maple Valley. In no event shall the maximum yield of 1,690 dwelling units be exceeded.<sup>1</sup>

- Alt 3-P6 Summit Place commercial areas shall serve to enhance the community and support the predominately residential uses on the site.<sup>1</sup>
- Alt 3-P7 Mixed use development shall be encouraged within Summit Place.<sup>1</sup>
- Alt 3-P8 Development regulations for Summit Place shall allow up to 300,000 square feet of commercial space (generally defined to include retail, office, and other commercial uses) and up to 80,000 bonus square feet which shall be limited to office space. In no case shall more than 25 acres of Summit Place be zoned or planned for commercial uses.<sup>1</sup>
- Alt 3-P9 Open space, parks, and recreation are integral to the quality of life in Maple Valley and shall be included within Summit Place. Amenity incentives to enable the upper range of allowed dwelling unit yield at Summit Place shall include provisions for additional open space, parks, and recreational opportunities.<sup>1</sup>
- Alt 3-P10 Summit place shall provide an interconnected network of trails, paths, and sidewalks. Amenity incentives to enable the upper range of allowed dwelling unit yield at Summit Place shall include provisions for additional trail, path, and sidewalk opportunities.<sup>1</sup>
- Alt 3-P11 Urban service providers should update their comprehensive plans based on forecast growth and the Summit Place development contemplated by a Joint Plan to ensure that adequate public facilities and services are available to serve future planned development.<sup>1</sup>

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<sup>1</sup> Based upon proposed Summit Place Joint Planning Agreement, not yet adopted.