



May 6, 2019

DOWNTOWN VISIONING SUMMIT #1

City of Maple Valley Downtown Visioning Study

What is “Downtown”? What are attributes of a great “Town Center”?

- Is “Downtown” different than a “Town Center”?
 - Downtowns are old, they have history and historic buildings.
 - Town Center is young.
 - Can MAPLE VALLEY create something now that feels like it’s always been there, 2-3 generations from now?
 - [For purposes of Summit discussion, “downtown” and “town center” will be used interchangeably.]
- Downtown means something different to every generation
- City center identity, should have civic buildings
 - City hall
 - Library
 - Central government services
 - Emergency center for communications in case of event
- Old downtowns often mean multi-story buildings with a mix of uses (“vertical mixed-use”)
 - Building height is okay
 - Parking underground and out of sight
- Downtown should be for everybody.
 - Residents
 - Neighbors from adjacent communities
 - Outside visitors (draw outside money into town)
- Unique identity & selling proposition
 - Recognizable
 - Vision
 - Clarity
 - Attractive aesthetics
- Retail & Shopping
 - Brick & mortar storefronts – actual locations for retail
 - Needs more than just shopping for longevity, particularly since retail is changing
 - Need more local retail (less of the big chains)
 - Need more higher end chain retail, e.g., Trader Joe’s
 - Provides a variety of places to eat; food as destination
- Mixed-use & adaptability
 - Affordability
 - Long-term viability & scalability
- Economic hub
 - Employment center
 - Center of commerce
- Need to honor what’s there now and expand on it



- Heart and soul of a community, the mecca
- Placemaking / “sense of place”
 - Scale
 - Familiarity
 - Attractive
 - History
 - Of Maple Valley
 - Central landmark – clock tower, statue, etc.
- Walkability / Pedestrian-friendly
 - Wide sidewalks
 - Safety
- Small town feeling
 - Is 3-story still ‘small’?
- Arts & culture
- Reflects the heritage
- Feels safe, welcome
- Good lighting
- Pet friendly
- Sustainability, environmentally responsible
- Density
- Don’t want a lot of huge billboard advertising / concerned about the aesthetics of downtown
- Goal: MAPLE VALLEY becomes more than a commuter town. There are places for working age adults to work in MAPLE VALLEY.
- Provide virtual work environments / more jobs in MAPLE VALLEY
 - Co-sharing offices
 - Work at home
 - Brick & mortar office buildings
- Welcome Center for tourists, information, Chamber of Commerce
- Community Center with youth activities
 - High school kids are hanging out at Fred Meyer’s or Johnson’s (free popcorn)
- Need more young family activities (younger than school age) & parent map of activities
- Civic space, gathering area / public plaza
 - Water features
 - Flexible, able to host events (including farmers’ market, parades)
 - Statues representing who MAPLE VALLEY is/was
 - People place
 - Need a place to gather in-town. Residents leave town now.
- Main Street environment
- Character
- Lodging
- 24/7 activity
- Good neighbor; honors adjacent properties
- Vibrant, energy

- Outdoor recreation
- Inclusive – all ages, all abilities, backgrounds, demographics
- Often has a heightened police presence
- Typically has a higher rate of crime
- Transportation
 - Should have adequate parking
 - Often is a high traffic area
 - Transit center
 - Bikeability
- In need of redevelopment

What is working well now?

- Tahoma School District, high school; It's also an opportunity to partner with the district.
- Community programming; but there's not enough – demand for more!
- Creative Arts Council, music
- Parks & the Lodge
- Strong volunteer base – Rotary, Lions, Chamber of Commerce
- Trail system
- Medical services
- Small town feeling
- Farmers' Market
- Outdoor recreation
- Bikeability exists, in pockets. Could be better and more connected. (The new developments are good but the old sections are islands/disconnecting.)
- Feels safe, welcome
- Playgrounds, city parks
- Shopping [working well and not well, split opinion]

Dreaming about Maple Valley 2030 or 2040: "It's as good as it gets when...."

- ... the number of pedestrians are the traffic (not the cars).
- ... Legacy Site is developed as civic center.
- ... there is more money than is required.
- ... the teenagers want to hang out here.
- ... the community honors our veterans, at events and all the time.
- ... residents can get what they need in MAPLE VALLEY and don't have to leave.
- ... MAPLE VALLEY is an employment center with family wage jobs.
- ... MAPLE VALLEY is no longer a bedroom community.
- ... kids want to move back home and raise their families where they grew up.
- ... generations are connected.
- ... activities are available that don't require commuting out of MAPLE VALLEY.
- ... there is tremendous civic pride.
- ... seniors are supported.
- ... Mt. Rainier trail is complete and connected.
- ... MAPLE VALLEY is a regional arts & culture destination.
- ... there is lodging available downtown.



- ... MAPLE VALLEY embraces its history.
- ... there is a balance of commerce, housing and open/ green space.
- ... other cities look up to / want to be MAPLE VALLEY.
- ... state funds widening of SR-169.
- ... MAPLE VALLEY is financially stable.
- ... the bike racks are full and the car parking lots are empty.

What should be the priority(ies) in achieving this dream?

- New design guidelines & process
- Defensible vision, willingness to take a risk
- Defined course of action
- Employment
- Annex the Donut (Summit Place)
- Create civic partnerships – education, Chamber of Commerce, workforce development
- City Council provides clear direction to city staff
- Engage the community / take pride in MAPLE VALLEY
- Balance new business with existing businesses
- Activate Legacy Site

Legacy Site discussion

- City hall should be developed here

Visioning Summit Meeting #2 will be scheduled in early summer, potentially June 3rd.
Homework may be assigned/sent out with the meeting announcement.

Facebook comments, post-event (as of May 8, 2019, at 3:30pm)



City of Maple Valley- Government, Washington is at Lake Wilderness Golf Course.



May 6 at 6:35 PM · Maple Valley · 🌐

The City Council, Planning Commission, Economic Development Commission, property owners, and community members are brainstorming ideas for the Maple Valley Town Center. What makes a vibrant downtown? What would you like to see in Maple Valley? What would your family enjoy? Comment below.



You and 16 others

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Write a comment...



Jennifer Cornelison An official Main Street with restaurants and local businesses. Enumclaw is the perfect example of a city, which is able to close off Cole St. as needed for parades, Street fairs, and community events. We desperately need this. The strip malls are too disconnected and don't have a walkable downtown feel.

Like · Reply · 1d · Edited



City of Maple Valley- Government, Washington Great ideas!

Like · Reply · 1d



Katie Tavartkiladze We need pool in Maple Valley.

Like · Reply · 1d



City of Maple Valley- Government, Washington Thank you for the input!

Like · Reply · 1d



Kara Deyerin And a splash park.

Like · Reply · 6h



Write a reply...



Brett Alan I would like to see less trees being destroyed in the name of economic development. You can still have economic development and build around trees too. We need sustainable buildings LEED certified, active promotion of zero waste and composting, and more renewable energy efficiency. We need to take better care of this planet, and this town more specifically.

Like · Reply · 1d



City of Maple Valley- Government, Washington Great input! Preservation was discussed last night as well as the environment.

Like · Reply · 1d



Victoria Schroff Brett Alan agree with you 100%!

Like · Reply · 16h



Write a reply...





Toni Neely I echo so many of the ideas above! We desperately need an area to park and walk around safely and comfortably while having fun entertainment, small unique shops, (I miss Dazzled Dame!), and areas to sit. Sidewalks, some continuity in the buildings and ... [See More](#)

Like · Reply · 1d



City of Maple Valley- Government, Washington Walkability and pedestrian friendliness were both topics of discussion! (There's a new boutique going in next to Crockett's you might want to check out when it opens!)

Like · Reply · 1d



↪ [View 1 more reply](#)



Ursula Myers Movie Theater, a real Senior Center with fun classes like they have in Kent and other places. More opportunities for teens. Sidewalks along 169! No duplication of Stores (I.e. Walgreens across from Fred Meyer) and I hope that the rumor of CVS next to Bartells is not true! Forcing that awful RV lot near Four Corners to plant trees or something. It's an eyesore. An outdoor pool in a park like setting.

Like · Reply · 1d



Dottie Stevens Garza Ursula Myers I don't think CVS is a rumor - it's on the sign where 7-11 was.

Like · Reply · 1d · Edited



City of Maple Valley- Government, Washington The duplication of stores is a tough one. If an area is zoned CB (Commercial Business), for example, any business allowed in that zone can be developed. So, if a someone wanted to build a new pizza restaurant and the property is zoned for that type of business, the City cannot reject their application solely based on the fact there are already existing pizza restaurants in the area. I hope that makes sense. It's easier to explain in person than in a social media post. 😊

Also, CVS is not a rumor. That's what is being developed on the corner of SR169 and Witte Road.

Like · Reply · 1d



 **Ursula Myers** City of Maple Valley- Government, Washington Thank you for explaining this! It helps. I still feel so bad for Bartells.

Like · Reply · 22h

 **Terry Ciraulo** City of Maple Valley- Government, Washington sure, we need another pizza places. We have 12 or something like that. How about something with better food. Maybe a health food market instead of the junk Safeway sells.

Like · Reply · 8h

 **City of Maple Valley- Government, Washington** Terry Ciraulo I was just using "Pizza Restaurant" as an example, to explain how zoning works. For instance, if an area is zoned to allow restaurants, the City cannot deny a permit to a restaurant based on the type of food served.

Like · Reply · 5h



 Write a reply...



 **Terry Ciraulo** Something to do besides eat and drink. A pool, an ice rink, sidewalks that actually go somewhere.

Like · Reply · 1d



 **City of Maple Valley- Government, Washington** Great ideas!

Like · Reply · 1d

↳ View 2 more replies

 **Ryan Sweet** Would love to see some more entertainment. Theater, bowling....

Like · Reply · 1d



 **City of Maple Valley- Government, Washington** Family and teen activities were both part of last night's discussion. Great ideas!

Like · Reply · 1d

↳ View 1 more reply

 **Amanda Wright** A community center like Federal Way's. More teen activities. A theater?

Like · Reply · 1d



 **City of Maple Valley- Government, Washington** Family and teen activities were both part of last night's discussion. Great ideas!

Like · Reply · 1d



Nicole Altig Tween/Teen center recreation like indoor basketball. Open gym. Multi use larger community center.

Like · Reply · 1d · Edited



City of Maple Valley- Government, Washington Great ideas! Activities for teens was discussed last night.

Like · Reply · 1d



Jacqueline Riedel Sidewalks that actually continue and connect neighborhoods. There should be a sidewalk the whole stretch of Witte Rd

Like · Reply · 1d · Edited



City of Maple Valley- Government, Washington Improvements to Witte Road are part of our Six-Year Transportation Improvement Program (TIP) and sidewalks are included as part of those projects. The project descriptions can be reviewed by visiting: <https://go.usa.gov/xmQ6u>

Like · Reply · 1d



Carla Maloney Walkable core - think Granville island - shopping, activities and work nearby. High density housing near the core with multimodal transportation routes to the core. All ages housing (so little for our elders in the area).

Like · Reply · 1d



City of Maple Valley- Government, Washington Walkability and pedestrian friendliness were both topics of discussion! Great input!

Like · Reply · 1d



Brent Dhoore Clean streets, a reduction of visual pollution (housing development signs, billboards, wires), central gathering areas, redevelopment of old dated shopping areas. Central fountain , more landscaping/trees.

Like · Reply · 1d



City of Maple Valley- Government, Washington Great ideas! A central public gathering space was discussed last night.

Like · Reply · 1d



Dave Brabo Simple. Let capitalism decide. Enforce laws and rules....

Like · Reply · 1d



 **Troy Loftus** Dave Brabo I vote with my wallet (as does everyone whether they realize it or not).

Like · Reply · 1d

 **City of Maple Valley - Government, Washington** Rules? Regulations such as zoning and land use, or design standards?

Like · Reply · 1d



 Write a reply...   

 **Missy Daniels Catalan** A family fun center of some sort with a bowling alley, arcade, go carts, laser tag, miniature golf ect. Something for teens and family to do here.

Like · Reply · 1d



 **City of Maple Valley - Government, Washington** Family and teen activities were both part of last night's discussion. Great ideas!

Like · Reply · 1d



 **Andy Audette** Are you talking about the town center where Fred Meyer is?

Like · Reply · 1d



 **Moira Dunn** Andy Audette how is the Y progress?

Like · Reply · 1d

 **Andy Audette** Moira Dunn No chance. It's dead. I exhausted options and it's not even close to a reality to just get one. Need massive efforts, massive fundraising, and like 10 acres of land donated.

Like · Reply · 1d

 **City of Maple Valley - Government, Washington** No specific area was identified, but the Legacy Site was part of the discussion.

Like · Reply · 1d

 Write a reply...   

 **Cameron Bailey Jezorek** A hotel so there is somewhere in town for guests to stay, a community center, and outdoor pool, movie theater or bowling lanes - something for kids, teens, and families to do.

Like · Reply · 1d



 **City of Maple Valley- Government, Washington** Great input, thanks!

Like · Reply · 1d



Cârson Cøøk Arbys

Like · Reply · 1d

 **City of Maple Valley- Government, Washington** Yum!

Like · Reply · 1d



 **Cârson Cøøk** City of Maple Valley- Government, Washington I was only joking 😊

Like · Reply · 23h

 **City of Maple Valley- Government, Washington** I wasn't. 😊

Like · Reply · 22h



 **Cârson Cøøk** City of Maple Valley- Government, Washington ahahahaha fair enough. To each their own

Like · Reply · 22h

 Write a reply...



Rozzlyn Prasad Movie theaters, bowling alley, gym, indoor or outdoor basketball court,

Like · Reply · 1d



 **City of Maple Valley- Government, Washington** Family and teen activities were both part of last night's discussion. Great ideas!

Like · Reply · 1d



Shelley Hibbler I agree with a larger community center. Maybe keep the current one as just a senior center.

Like · Reply · 1d



 **City of Maple Valley- Government, Washington** Activities for families was one of the topics discussed last night. Thank you for the input!

Like · Reply · 1d



Tory Weigel Streets without potholes for months on end.

Like · Reply · 23h



City of Maple Valley- Government, Washington Potholes can be reported online at:
<https://www.maplevalleywa.gov/depart.../citizen-request-form>

Like · Reply · 22h



Kathy Brescia Kitzes If the shopping centers could be made with walking areas that were covered (like a U-Village) it would help for get togethers even in poor weather. Promenades and such...

Like · Reply · 1d



City of Maple Valley- Government, Washington There's certainly a need for it considering the weather!

Like · Reply · 1d



Jill Seeley Saldivar Would LOVE LOVE LOVE a rec center similar to this theres a little bit of everything
<https://slco.org/jl-sorenson/>

Like · Reply · 1d



City of Maple Valley- Government, Washington That looks like fun! Family activity centers were part of the discussion last night.

Like · Reply · 1d



Georgina Garretson A rock climbing gym open to the public and an indoor pool (desperately needed)

Like · Reply · 1d



City of Maple Valley- Government, Washington Rock climbing! That wasn't brought up, but I will pass it along to our Community Development Department!

Like · Reply · 1d



Christine Alsayouri Trampoline park inside, swimming pool, movie theater, bowling lanes, climbing rocks park and other thinks in the park

Like · Reply · 1d · Edited



City of Maple Valley- Government, Washington These are great ideas!

Like · Reply · 1d



Jenny Lawson Campanano A kids activity center such as [Uptown Jungle Chandler](#) (we moved from AZ last year and absolutely miss play places like this!).

Like · Reply · 1d



City of Maple Valley - Government, Washington Great input! Family activity centers were discussed last night.

Like · Reply · 1d



Jenny Lawson Campanano [City of Maple Valley - Government, Washington](#) awesome! Thanks for the update! This particular brand offers toddler play time in the mornings (while older kids are at school) which is great for toddler parents but great for the business as well.

Like · Reply · 1d



Jenny Lawson Campanano [City of Maple Valley - Government, Washington](#) awesome! Thanks for the update! This particular brand offers toddler play time in the mornings (while older kids are at school) which is great for toddler parents but great for the business as well.

Like · Reply · 1d



Write a reply...



Ursula Myers Oh, and definitely a Trader Joe's!

Like · Reply · 1d



Victoria Schroff Appreciated the opportunity to be part of the discussion last night - good things are ahead!

Like · Reply · 16h

