Maple Valley Market Analysis and Legacy Site Plans

UNIVERSITY of WASHINGTON

University of Washington
March, 2018

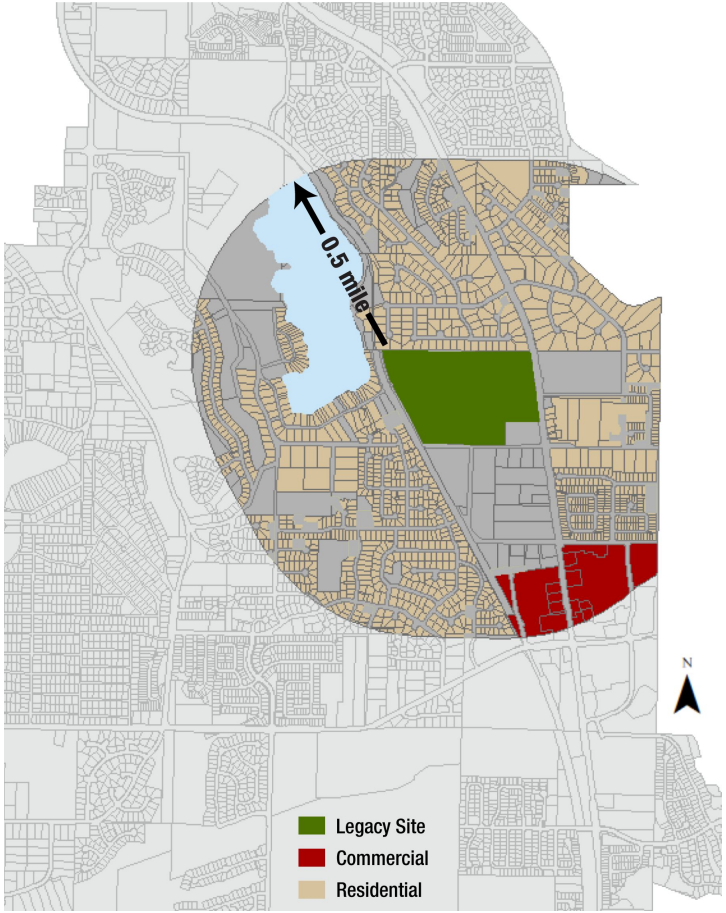
The City of
MAPLE VALLEY

Site Analysis Overview

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

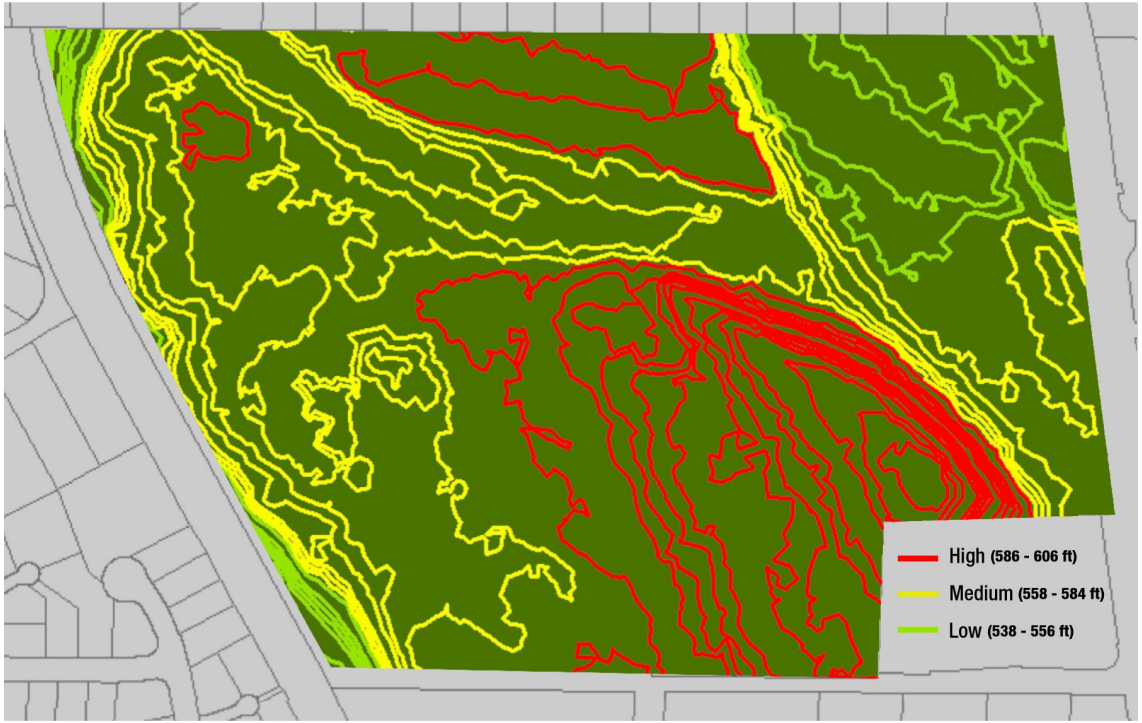
Catchment Area Analysis

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



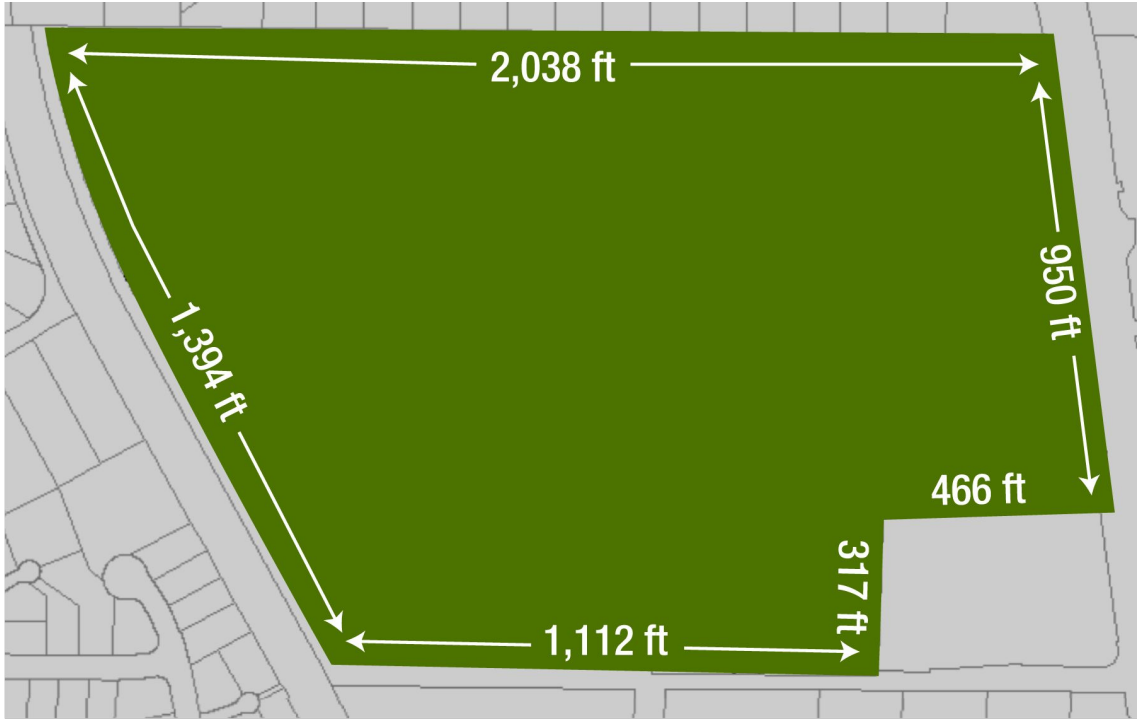
Topography Analysis

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



Site Measurements

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



Tree Preservation Area

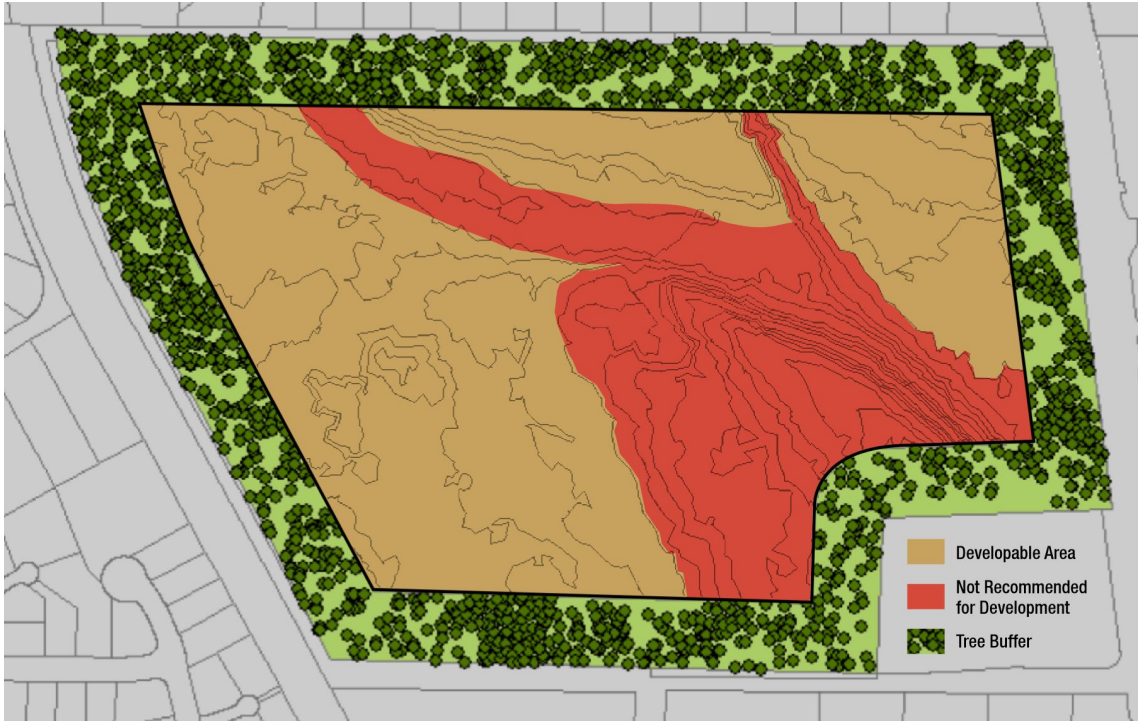
- Two tree types of concern.
- Tree types are clustered together.
- Preservation of Big-Leaf Maple and Red Cedar Trees is recommended.

Required Tree Buffer

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

Overall Analysis

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



Access Points

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

Market Analysis Overview

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

Developable Acreage Summary Chart

Legacy Site Acreage: 51

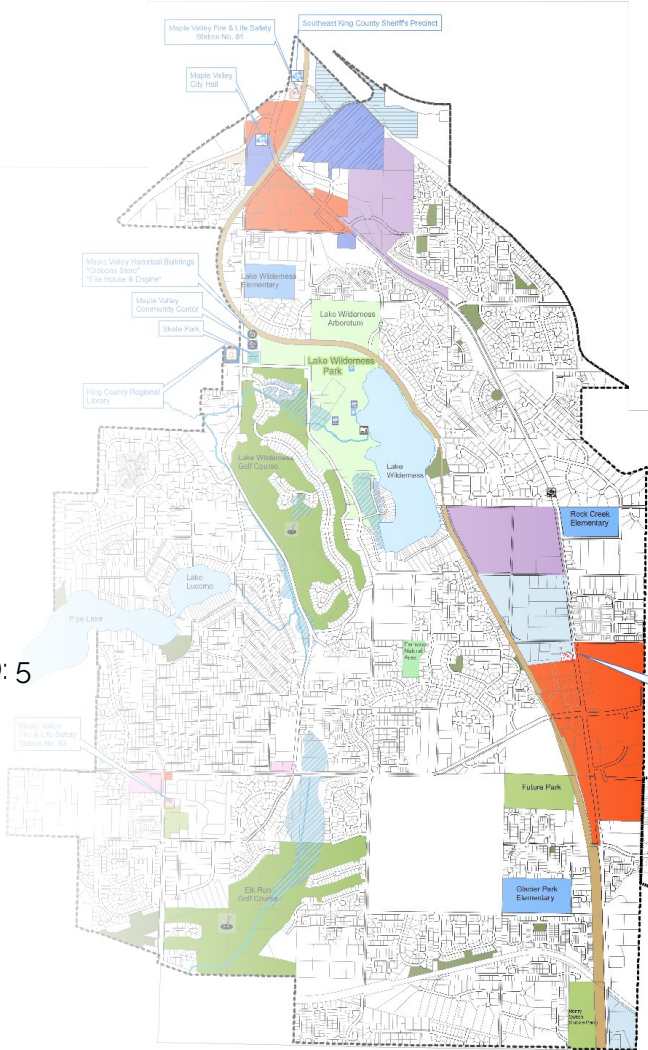
Priorities	DigiPen	Active Forest	Civic Center
E/O	6	9	10
CC	7	7	7
R	3	3	3
RES	4	10	10
DPC	10	0	0
Total	30	29	30

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

Maple Valley Priorities

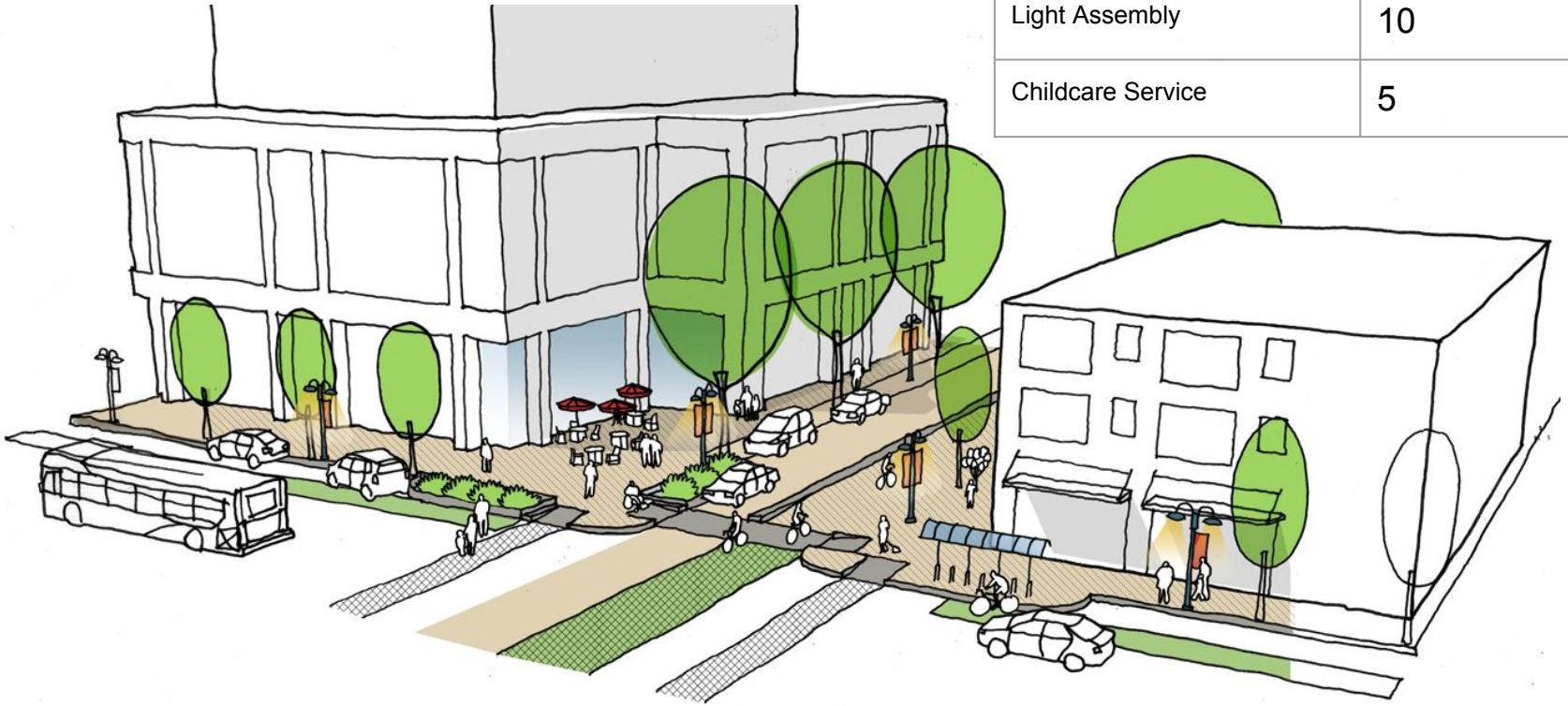
Legacy Site Amenities/Priorities Based on List Provided in the 2005 CAC Report and 2017 Citizen Survey

- Office: 10
- Recreation Center with Indoor Pool :9
- Civic Green: 9
- Trailhead to Cedar to Green Trail: 9
- Recreation Center with Indoor Pool: 8
- Restaurant: 8
- College (Tech School with Dorms): 8
- Commercial/Retail: 8
- Hotel: 1
- Micro Theater: 1
- Informal Open Space: 8
- Pedestrian Amenities
- Bicycle Circulation
- Gathering Place: 7
- Living Room/Visitor's Center: 7
- Farmers Market: 6
- Active Forest (Rope Course, etc.): 5
- Residential: 1



Office and Employment

Medical Services	10
Shared Space	10
Light Assembly	10
Childcare Service	5



Commercial Retail

Microbrewery	10
Food Service	10
Farmers Market	10
Hotel	5
Micro Theater	1

Civic Campus

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

https://i0.wp.com/bcf.eco.umass.edu/wp-content/uploads/2014/07/13_UMA-IDB_Section-7DA1155.jpg

Multi-Family Residential

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

-Multi Family

-Cottages

-Digi Pen housing

https://www.behance.net/gallery/36350975/In-the-Forest-of-Sweden-by-Imola

Active Forest

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

-Trailhead

-Pedestrian Amenities

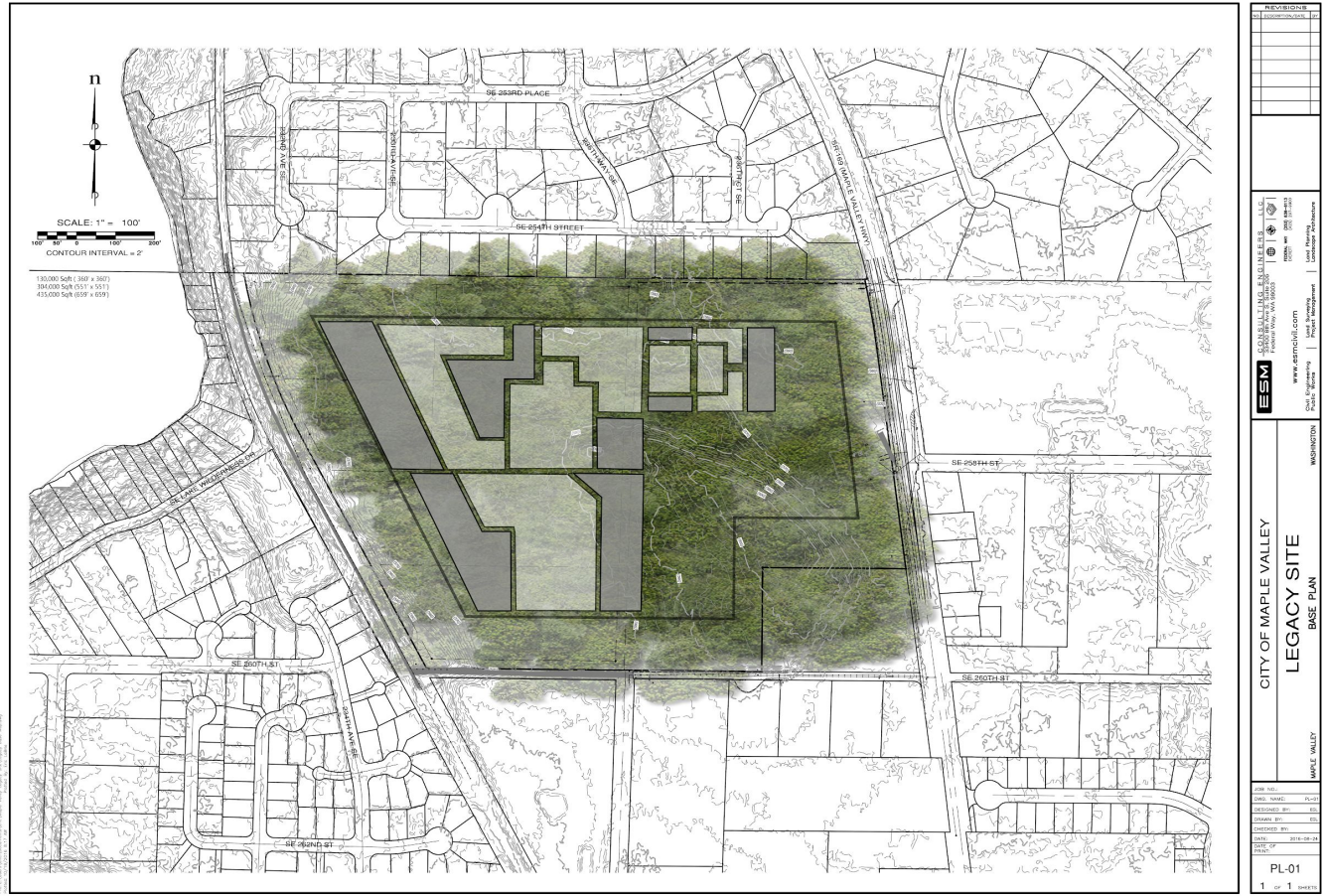
-Bike Circulation

-Rope Course & Zip Line

-Education Related to High School

DigiPen
INSTITUTE OF TECHNOLOGY

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



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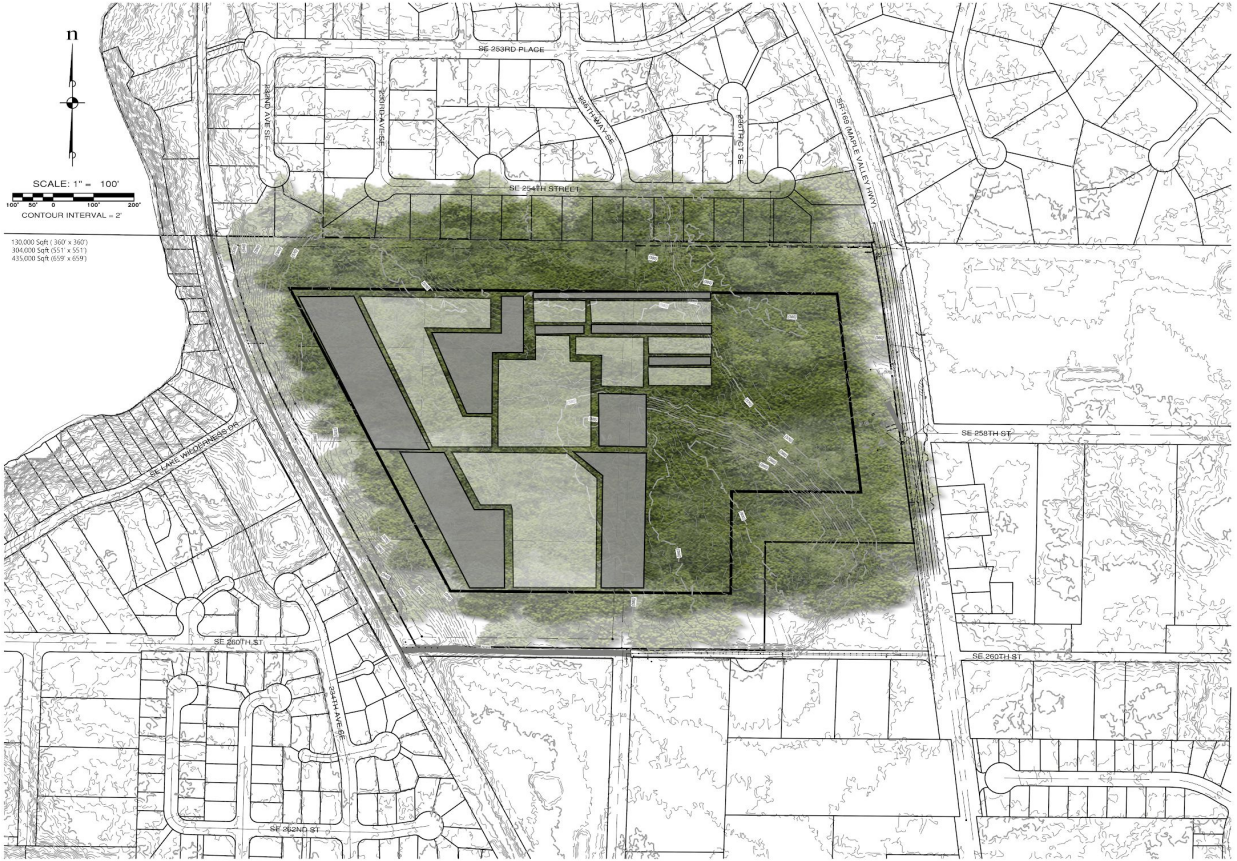
SCALE: 1" = 100'
100' 50' 0 100' 200'
CONTOUR INTERVAL = 2'
130,000 Sqft (360' x 360')
304,000 Sqft (551' x 551')
435,000 Sqft (659' x 659')
SE 253RD PLACE
SE 254TH STREET
SE 258TH ST
SE 260TH ST
SE 262ND ST
SE LAKE WILDERNESS DR
SE 244TH AVE SE
SE 256TH WAY SE
SE 257TH ST SE
SR-169 (MAPLE VALLEY HWY)
REVISIONS
NO. DESCRIPTION/DATE BY
ESM CONSULTING ENGINEERS LLC
www.esmcivil.com
Civil Engineering
Public Works
Land Surveying
Project Management
Land Planning
Landscape Architecture
CITY OF MAPLE VALLEY
LEGACY SITE
BASE PLAN
MAPLE VALLEY
WASHINGTON
JOB NO.:
DWG. NAME: PL-01
DESIGNED BY: ES
DRAWN BY: ES
CHECKED BY:
DATE: 2016-08-24
DATE OF PRINT:
PL-01
1 OF 1 SHEETS

Active Forest

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

Active Forest



REVISIONS

NO.	DESCRIPTION/DATE	BY

ESM CONSULTING ENGINEERS, LLC
22030 SE 39th Street, Suite 200
Issaquah, WA 98029
Federal Way, WA 98003
www.esmcivil.com
Civil Engineering | Land Planning
Public Works | Project Management
Land Planning
Landscape Architecture

CITY OF MAPLE VALLEY

LEGACY SITE

BASE PLAN

MAPLE VALLEY WASHINGTON

JOB NO.:	
DWG. NAME:	PL-01
DESIGNED BY:	EGL
DRAWN BY:	EGL
CHECKED BY:	
DATE:	2016-08-24
DATE OF PRINT:	

PL-01

1 OF 1 SHEETS

Civic Center

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

Civic Center

REVISIONS

NO	DESCRIPTION/DATE	BY

ESM CONSULTING ENGINEERS, LLC
22420 8th Ave. S. Suite 203
Freeman Village, WA 98003

www.esmcivil.com

Civil Engineering
Water Rights

Land Planning
Land Development Consultants

CITY OF MAPLE VALLEY

LEGACY SITE

BASE PLAN

MAPLE VALLEY WASHINGTON

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1 OF 1 SHEETS

Land/Profit Yield Chart

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

Retail Planning

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

*Under the condition with school campus moving in

*Total 3 acre, 13,200sf

Retail Planning - 2

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

*Under the condition with no school campus moving in

*Total 2 acre, 88,000 sf

PETZL
PETZL
PETZL

DigiPen Concept Development Plan:

Civic Center Concept Development Plan

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

What To Expect

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