



# **MAPLE VALLEY DOWNTOWN DESIGN STANDARDS & GUIDELINES**

*nbbj*

## **Workgroup Meeting #5**

05.07.2020



## **Agenda**

### **Part 1: (10 minutes)**

- A. Welcome & Public Comment
- B. Schedule

### **Part 2: Review & Clarify Comments (60 Minutes)**

### **Part 3: Virtual Public Open House (10 Minutes)**



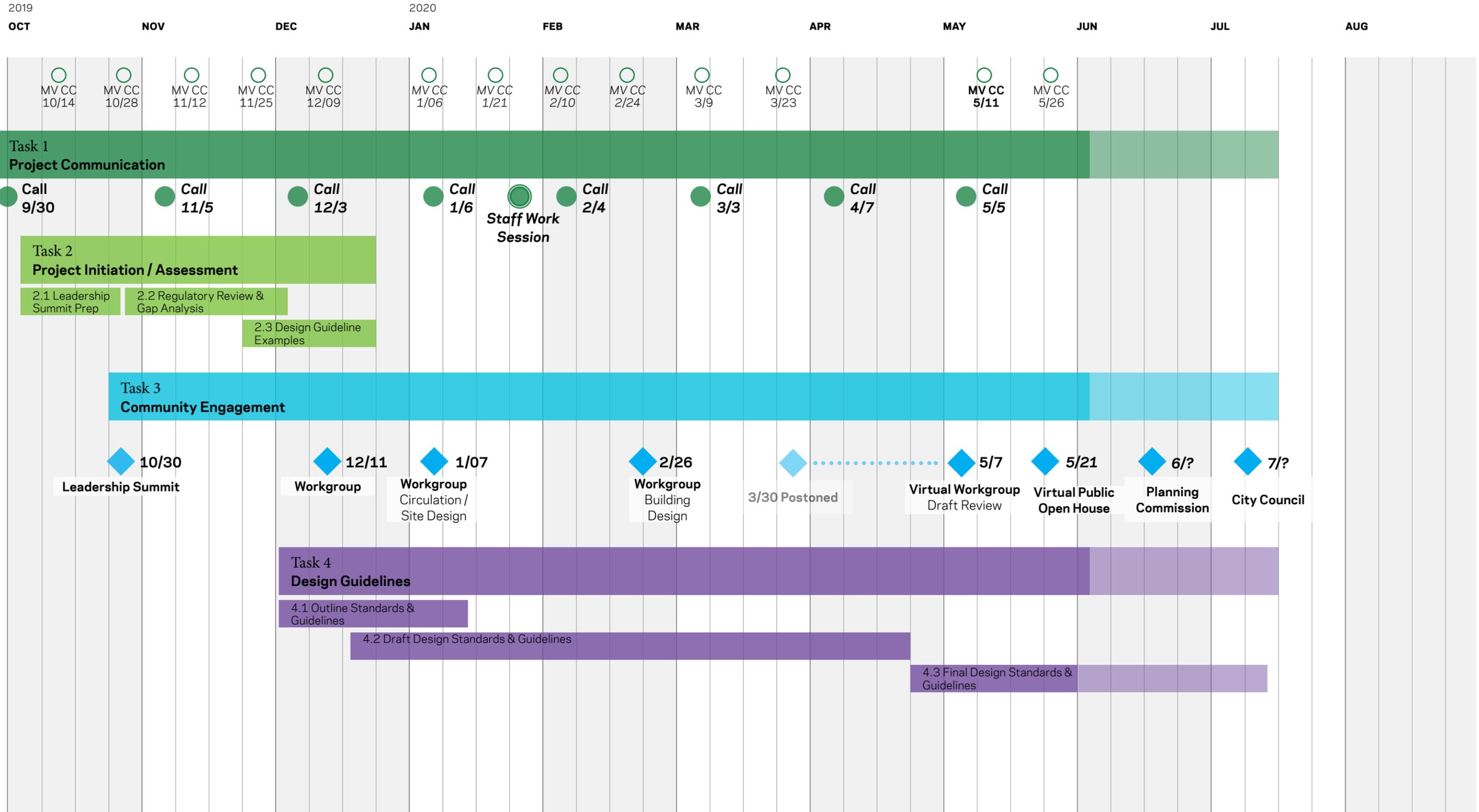
## Project Goals & Objectives

- ① **Build on Downtown Visioning Conversations** (Spring 2019)
- ① **Confirm Downtown Vision & Area of Influence**
- ① **Define Design Standards & Guidelines for Downtown**
- ① **Provide Staff the Content to Incorporate into City Code**
- ① **Identify Next Steps to Promote Downtown Creation**



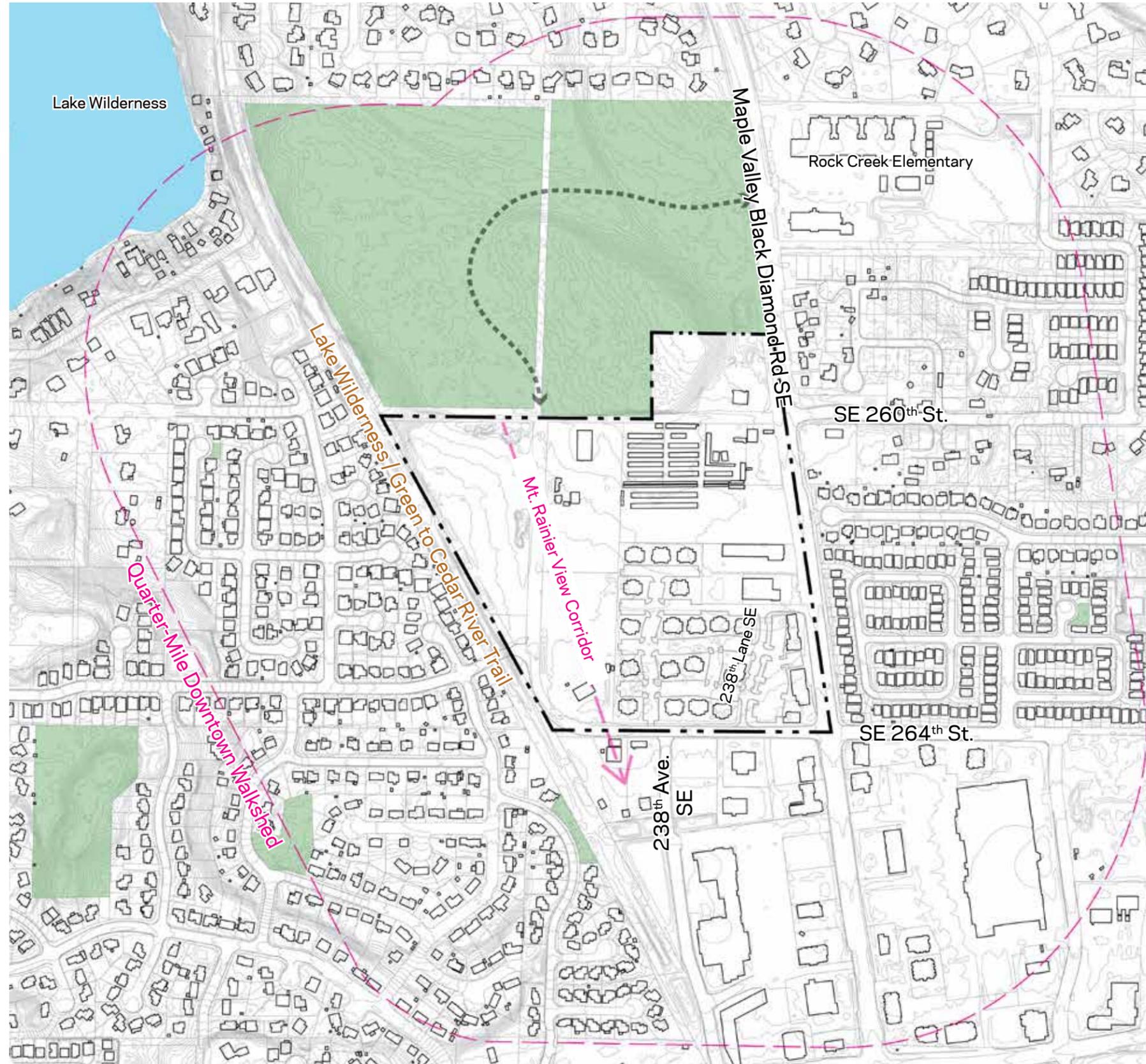


# Project Schedule Update





# Area Plan



## **Proportional Compliance**

- Comprehensive Plan
- Conforming & Non-Conforming
- Determining Thresholds
- Downtown ROW Funds

# Comprehensive Plan Policies Town Center North

## Policy: LU-8.2

Town Center North, currently with a largely underdeveloped and under-utilized land use pattern, should develop over time focused on a roadway network and sidewalk network, a mid-rise building form (up to five stories) and a combination of commercial, residential and civic uses.

### Sub-Policies:

- LU-P8.2.1** Adopt development regulations and standards that enable a transition over time, *clearly listing current uses as conforming permitted uses*, which may continue until the owners wish to convert the land to more dense or intense land uses.
- LU-P8.2.2** Promote an active pedestrian environment by encouraging ground floor retail uses.
- LU-P8.2.3** Consider development incentives including a property tax exemption program to stimulate construction of mid-rise, mixed-use projects with a required percentage of senior or affordable rate apartments.
- LU-P8.2.4** Create a roadway network of streets, sidewalks and pedestrian amenities within the Town Center that connects to the surrounding streets and walkways.
- LU-P8.2.5** Require building features to interact with public spaces in a way that encourages pedestrian activity among various spaces. Commercial buildings bordering public streets shall include features to create visual interest along the streetscape such as: art, architectural features, building entrances, etc.
- LU-P8.2.6** Wherever possible, encourage building façades forward to the back of the sidewalk.
- LU-P8.2.7** Coordinate with landowners on time horizons for development.
- LU-P8.2.8** Offer incentives for aggregating properties to encourage a multimodal public roadway to accommodate non-motorized uses, parking and vehicular uses between Town Center North and the Legacy Property.
- LU-P8.2.9** Require that all frontages along Maple Valley Highway include a commercial component.
- LU-P8.2.10** If vehicular traffic is limited in horizontal mixed use projects, bollards or similar devices shall be utilized to encourage pedestrian passage.
- LU-P8.2.11** Horizontal mixed use shall include a commercial component.



# Conforming vs. Non-Conforming



All existing uses (even those determined non-conforming) continue operating as is without interruption or penalty.

The proposed Downtown Design Guidelines identify when substantial renovation / redevelopment would trigger proportional compliance requirements to meet the design intent of the new Downtown District.

\* Analysis is the same whether original or optional language is employed.

CURRENT CODES		PROPOSED CODE	
Conforming Use	 > 	Conforming Use	
Conforming Use	 > 	Non-Conforming Use	
Non-Conforming Use	 > 	Non-Conforming Use	

Maple Valley Municipal Code definition:  
**“Nonconforming use”** means the use of land or a structure which conformed to applicable codes in effect on the date of creation or inception of the use, but which no longer complies because of changes in applicable regulations.



# Proportional Compliance Determining Thresholds

Tax Parcel ID	Land	Improvements	Land Value - Thresholds				Improvements (Buildings) Value - Thresholds					
			5%	10%	15%	50%	5%	10%	15%	20%		
1 272206-9002	\$ 1,181,600	\$ 20,700	\$ 59,080	\$ 118,160	\$ 177,240	\$ 590,800	\$ 1,035	\$ 2,070	\$ 3,105	\$ 4,140		
2 412700-0860	\$ 2,277,700	\$ -	\$ 113,885	\$ 227,770	\$ 341,655	\$ 1,138,850	\$ -	\$ -	\$ -	\$ -		
3 412700-0861	\$ 100,000	\$ -	\$ 5,000	\$ 10,000	\$ 15,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -		
4 412700-0863	\$ 525,000	\$ -	\$ 26,250	\$ 52,500	\$ 78,750	\$ 262,500	\$ -	\$ -	\$ -	\$ -		
5 412700-0864	\$ 525,000	\$ 2,440,400	\$ 26,250	\$ 52,500	\$ 78,750	\$ 262,500	\$ 122,020	\$ 244,040	\$ 366,060	\$ 488,080		
6 412700-0865	\$ 525,000	\$ 21,100	\$ 26,250	\$ 52,500	\$ 78,750	\$ 262,500	\$ 1,055	\$ 2,110	\$ 3,165	\$ 4,220		
7 412700-0866	\$ 519,200	\$ 26,800	\$ 25,960	\$ 51,920	\$ 77,880	\$ 259,600	\$ 1,340	\$ 2,680	\$ 4,020	\$ 5,360		
8 412700-0867	\$ 2,057,900	\$ -	\$ 102,895	\$ 205,790	\$ 308,685	\$ 1,028,950	\$ -	\$ -	\$ -	\$ -		
9 combined	\$ 4,152,100	\$ 2,488,300	\$ 207,605	\$ 415,210	\$ 622,815	\$ 2,076,050	\$ 124,415	\$ 248,830	\$ 373,245	\$ 497,660		
10 412700-0870	\$ 5,092,200	\$ 40,557,800	\$ 254,610	\$ 509,220	\$ 763,830	\$ 2,546,100	\$ 2,027,890	\$ 4,055,780	\$ 6,083,670	\$ 8,111,560		
11 412700-0876	\$ 437,300	\$ 1,889,300	\$ 21,865	\$ 43,730	\$ 65,595	\$ 218,650	\$ 94,465	\$ 188,930	\$ 283,395	\$ 377,860		
12 412700-0877	\$ 1,051,800	\$ 1,286,600	\$ 52,590	\$ 105,180	\$ 157,770	\$ 525,900	\$ 64,330	\$ 128,660	\$ 192,990	\$ 257,320		
13 412700-0878	\$ 393,100	\$ 2,361,100	\$ 19,655	\$ 39,310	\$ 58,965	\$ 196,550	\$ 118,055	\$ 236,110	\$ 354,165	\$ 472,220		
14 412700-0879	\$ 887,900	\$ 2,728,100	\$ 44,395	\$ 88,790	\$ 133,185	\$ 443,950	\$ 136,405	\$ 272,810	\$ 409,215	\$ 545,620		
15 412700-0880	\$ 2,229,900	\$ 192,900	\$ 111,495	\$ 222,990	\$ 334,485	\$ 1,114,950	\$ 9,645	\$ 19,290	\$ 28,935	\$ 38,580		
16 412700-0885	\$ 2,356,600	\$ 300,400	\$ 117,830	\$ 235,660	\$ 353,490	\$ 1,178,300	\$ 15,020	\$ 30,040	\$ 45,060	\$ 60,080		
	\$ 969,850	\$ 246,650	<b>Median</b>	\$ 48,493	\$ 96,985	\$ 145,478	\$ 484,925	<b>Median</b>	\$ 12,333	\$ 24,665	\$ 36,998	\$ 49,330
	\$ 1,519,519	\$ 3,394,594	<b>Mean</b>	\$ 75,976	\$ 151,952	\$ 227,928	\$ 759,759	<b>Mean</b>	\$ 169,730	\$ 339,459	\$ 509,189	\$ 678,919



# Proportional Compliance Downtown ROW Fund

## 1.5: PROPORTIONAL COMPLIANCE

- A. Proportional Compliance Adjustments apply to existing development on lots or parcels within Maple Valley’s Downtown District
- B. Proportional Compliance Adjustments shall be granted for changes to existing development where the value of improvements falls below one of two thresholds. For the purposes of determining eligibility for Proportional Compliance Adjustments, the value of previously made and currently proposed improvements shall be cumulative over the most recent five year period, including calculations of all previously completed remodels within that period, but not including life/safety improvements or normal maintenance not requiring a building permit. If a structure is damaged by accidental fire or natural disaster, a structure may be replaced in its original building footprint and shall not exceed it’s original gross area without triggering proportional compliance requirements. The combination of these previously made and currently proposed improvements shall be referred to as the “Considered Improvements.” Proportional Compliance Adjustments may only be applied to modifications and improvements within the footprint of an existing structure.

1. When the value of the Considered Improvements is less than 5% of the King County Assessed Value of existing Improvements (buildings) or less than \$100,000, whichever is smaller, the applicant may secure a building permit for the proposed improvements without meeting the requirements of the Downtown Standards.

2. When the value of the Considered Improvements is greater than the threshold described in subsection 1, above, but less than 20% of the King County Assessed Value of the existing Improvements (buildings) or less than \$250,000, whichever is smaller, the applicant must contribute to the Downtown Right of Way Fund for public realm improvements. The contribution shall be calculated as 20% of the value of the Considered Improvements and paid to the City of Maple Valley. The Downtown Right of Way Fund will be used to finance development and/or maintenance of the public realm within the Downtown district.

3. When the value of the Considered Improvements is greater than the threshold described in subsection 2, above, the proposed improvements must meet the requirements of all Downtown Standards, including the public realm improvements.

4. Expansion of building footprint: any new building square footage, whether associated with a building expansion or standing alone, is required to meet all Downtown Standards and make improvements to the public realm as noted above.

Not required to meet Design Standards & Guidelines

Required to meet all Design Standards & Guidelines



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### Goals:

1. Find balance between the ability to improve a property *and* advances the vision of Downtown.
2. Equitable across all Downtown property locations.

## **Civic Public Open Space**

- Development Bonus
- Multifamily



## Civic Public Open Space Development Bonus

*“Include footnote that multifamily residential is not currently permitted and this will be updated in the future per council direction.”*



## **Civic Public Open Space** Development Bonus

*“Development bonuses are an area that I’m not comfortable leaving to the discretion of the Director. I think they should be spelled out in the code.”*

*“A development bonus should be clearly defined and not left to the Director’s discretion.”*



## Civic Public Open Space Development Bonus

G-01 Consider the inclusion of a community-oriented civic plaza for community events with regular programming in the Downtown. The concept for a community-oriented civic plaza is intended to provide a large hardscape plaza with amenities such as outdoor furniture, shade structures or pavilions, and ornamental plantings. **Adjacent access to public restrooms shall be provided and a plan shall be submitted for maintenance of public amenities.** A development bonus may be provided based on Director approval **of the following criteria.**

- a. Location: Along 236th Ave SE. Must be physically connected and contiguous with the public ROW.
- b. Size: 10,000 – 20,000 square feet.
- c. Only **one** community-oriented civic plaza can be located along 236th Ave. SE and/or will be eligible for a development bonus.
- d. Frontage and Active Use requirements along the Primary Street can be met by the buildings facing the provided civic plaza.
- e. Director Approval: The civic plaza location and design will be coordinated with the Director and subject to approval.
- f. *Bonus:* Development facing and/or abutting the civic plaza may:
  - i. Increase Podium Height: Maximum of 45 feet or 3 floors.
  - ii. Allowed Use: Multifamily Residential **[Assumes multifamily residential is not an allowed use.]**

## **Parking**

- Shared Parking Strategy
- Minimums / Maximums



## Shared Parking Strategy

*“Please include language that the city will pursue / research a parking impact fee to support a shared parking strategy in the Downtown.”*

This was not addressed in the document. There is shared parking language included as well as existing code language. If the City pursues a more significant strategy for Downtown, additional standards can be added once it has been defined.



# Parking Minimums / Maximums

*“I thought we agreed that the Maximum number of stalls would be the same for all commercial uses. I still have reservations about having no minimums.”*

*“I would like to have a discussion on this entire section as I can see where developers will try to find loopholes.”*

Use Type	Minimum	Maximum
Multifamily Residential		
Studio / 1 Bed	1 per Unit	1 per Unit
Studio / 1 Bed	2 per Unit	2 per Unit
Commercial Office	2 per 1,000 GFA	4 per 1,000 GFA
Retail Activities	0 per 1,000 GFA	4 per 1,000 GFA
Restaurants, Taverns, & Lounges	0 per 1,000 GFA	5 per 1,000 GFA

**S-01** The following parking standards apply to building program uses within the Downtown. For those not listed herein, refer to the parking standards located in MV 18.40.120 Off Street Parking Standards. All measurements are calculated per Gross Floor Area (GFA) unless otherwise noted.

1. Banks, professional and business offices or services, and medical and dental offices.
2. Fraction: If the calculation of the number of parking spaces results in a fraction, such number may be rounded down to the nearest whole number.

## **Guidelines**

- Likely Conformance
- Chapter 2: G-04
- Flexible Space in the Street Design



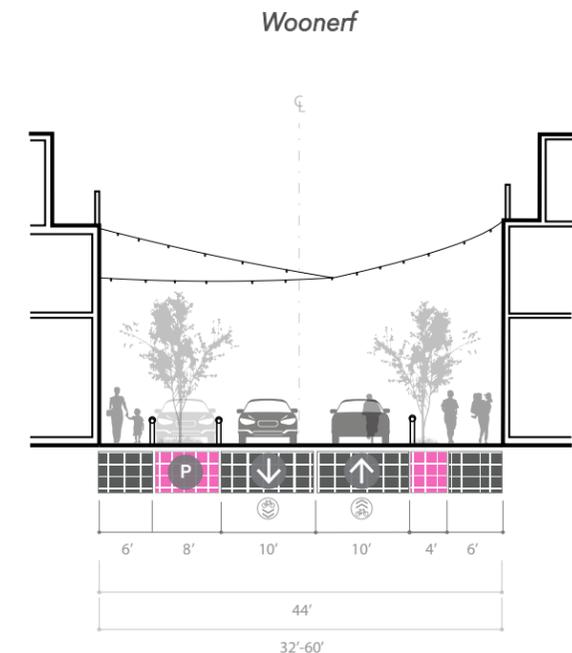
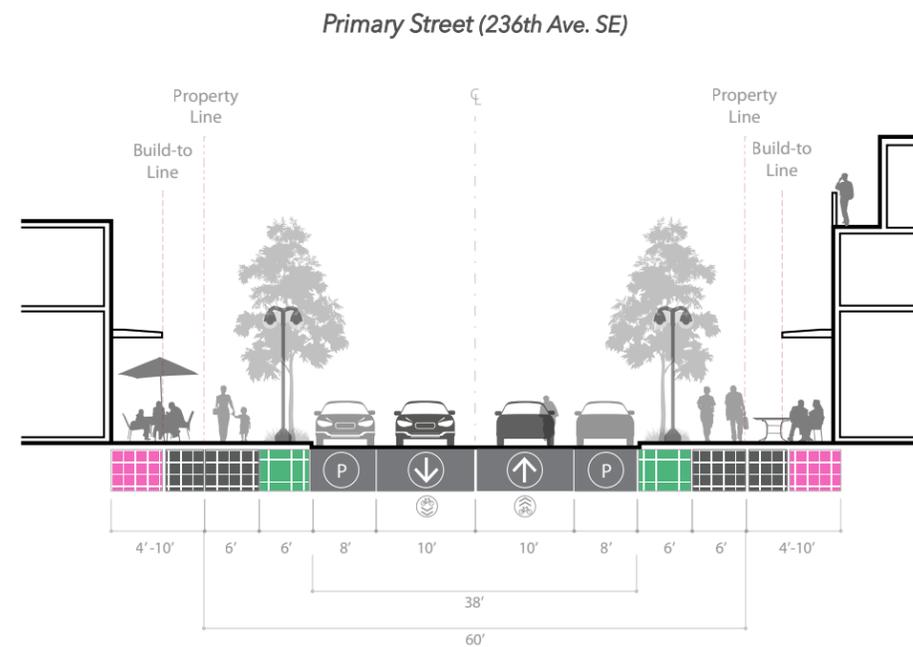
## **Guidelines** Likely Conformance / G-04

*“I would like to discuss the likelihood of conformance with the listed guidelines and whether any of them should instead be requirements. For instance, I think G-04 should be a requirement (i.e. “shall align if possible” and “minimum centerline offset shall be 125’ or as directed by the City”).*

G-04 Secondary Connections with vehicle access should align with other Secondary Connections across Primary Streets and public ROW if possible. If alignment is not feasible, the minimum centerline offset should be 125’ or as directed by the City.

# Guidelines Likely Conformance / G-04

*“I would like to discuss the implications of providing a “Flex Space” category for streets and secondary connections, as I’m concerned that in some instances this may result in lost opportunities for ensuring a pedestrian-oriented environment.”*



- Street (Required)
- Sidewalk (Required)
- Curb Space (Required)
- Landscape (Required)
- Flex Space
- Shared Bike Lane

# Virtual Public Open House *Preview*



# **MAPLE VALLEY DOWNTOWN DESIGN STANDARDS & GUIDELINES**

*nbbj*

**Virtual Public Open House**

05.21.2020



## **How to Zoom ...**

**Zoom basics.**

**Meeting is being recorded.**

**Presentation will be posted.**

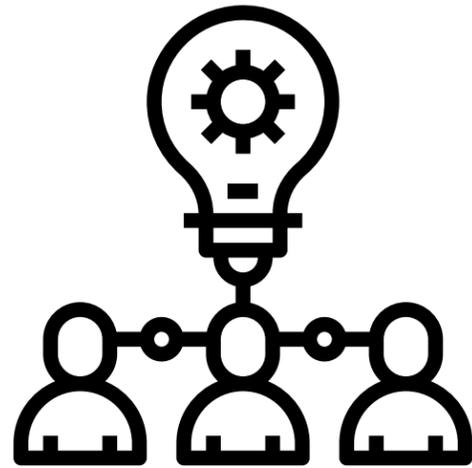
<https://www.maplevalleywa.gov/what-s-happening/current-projects/downtown-design-guidelines>



# Agenda

- 1. Process & Project Overview**
- 2. Location of Downtown**
- 3. “Main Street”**
- 4. Secondary Connections**
- 5. Building Design**
- 6. Land Use**
- 7. Next Steps**

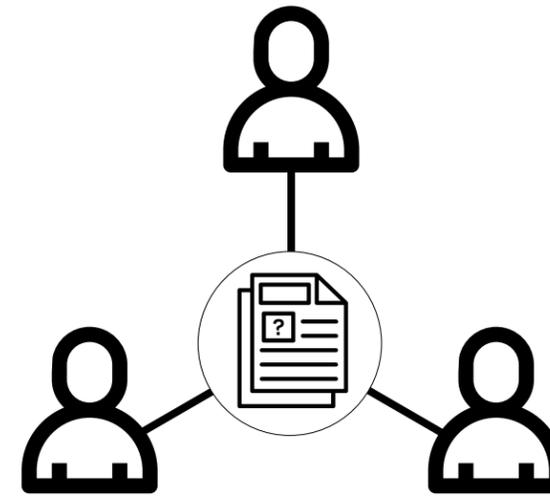
# Project Process Visioning + Downtown Design Standards & Guidelines



Community Visioning

*Community + NBBJ*

*April to June 2019*



Design Guideline Development

*Stakeholder Workgroup + City Staff + NBBJ*

*October 2019 - Present*

**Downtown Design Standards & Guidelines Workgroup**

Tawni Dalziel, Public Works & Community Development Director

Syd Dawson, City Council

Jeff McCann, Property Representative

Jonathan Miller, Planning Commission

Tim Morgan, Economic Development Manager

Laura Philpot, City Manager

Erin Weaver, City Council

Dave Pilgrim, Planning Commission

Jeff Taraday, City Attorney

Amy Taylor, Project Manager / Senior Planner

Matt Torpey, Community Development Manager

Candace Tucker, Planning Commission

# Downtown Visioning - Spring of 2019



May 6 Community Meeting - Downtown Attributes Card Sort Activity



June 3 Community Meeting - Case Study Review of Our Favorite Downtowns



## **Downtown Design Standards & Guidelines** Vision Statement

Downtown Maple Valley will create its own sense of place welcoming the entire community, providing a vibrant mixed-use destination that connects citizens and visitors of all ages. The new neighborhood will be a walkable and bikeable Downtown mix of public space and mid-rise buildings, including businesses that promote the artistic, cultural and entrepreneurial spirit of the city's residents. The Downtown will offer retail, commercial, housing, civic uses and public open space supported by unrivaled trail connectedness. Downtown Maple Valley will reflect the area's heritage and deliver exceptional access to existing local businesses, residential neighborhoods, the Legacy Site, and regional attractions.



## Downtown Design Standards & Guidelines Guiding Principles

To further define, understand and visualize the community's vision for Downtown, the City of Maple Valley formed Guiding Principles to lead the development of the Downtown Design Standards and Guidelines and the Downtown District.

**Authentically Maple Valley.** Create an identity that is authentic to this community, emphasizing connections and views to the natural environment, and improving the appearance of the physical environment through design guidelines with an emphasis on the public realm.

**Vision-Oriented.** This is a unique opportunity to create a wholly new Downtown, leaving a lasting legacy – do not compromise the vision for projects that fail to meet the expectation. Deliver a usable tool that provides enough clarity that land owners and neighbors can share in the vision and City Staff are able to enforce it.

**Pedestrian-Friendly.** Construct a safe and accessible pedestrian-oriented environment for walking and biking that provides the 'front door' to new development. Downtown buildings should reinforce the pedestrian feel through the physical design and strive for a "park once" strategy – parking is shared and visitors can walk to multiple destinations without getting back into their car.

**Make Downtown a Destination.** Create a Downtown as a place to live, work, play and visit. Downtown Maple Valley should be a place that is central to the life of the community and the foothills region. Promote a mix of uses and businesses that draws patrons both day and night.

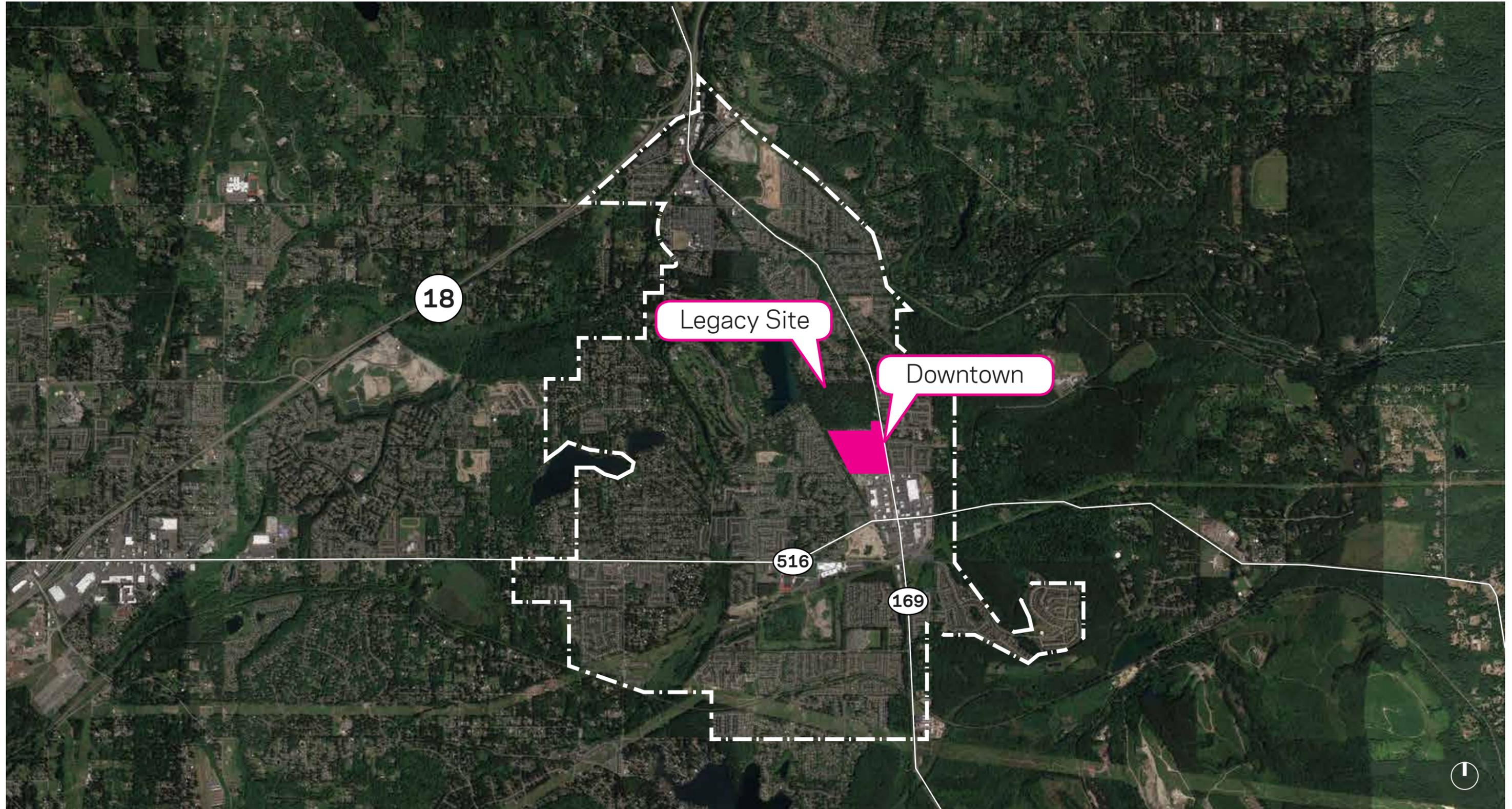
**Environmentally Responsible.** Integrate and manage Downtown development to support sound ecological principles by encouraging sustainable building practices, providing low-impact development stormwater management, incorporating energy efficiency strategies and retaining or adding green spaces.

**Be Flexible.** Needs and wants evolve over time. Be open to new opportunities and ideas that may become available with time but which fit within the overall vision.

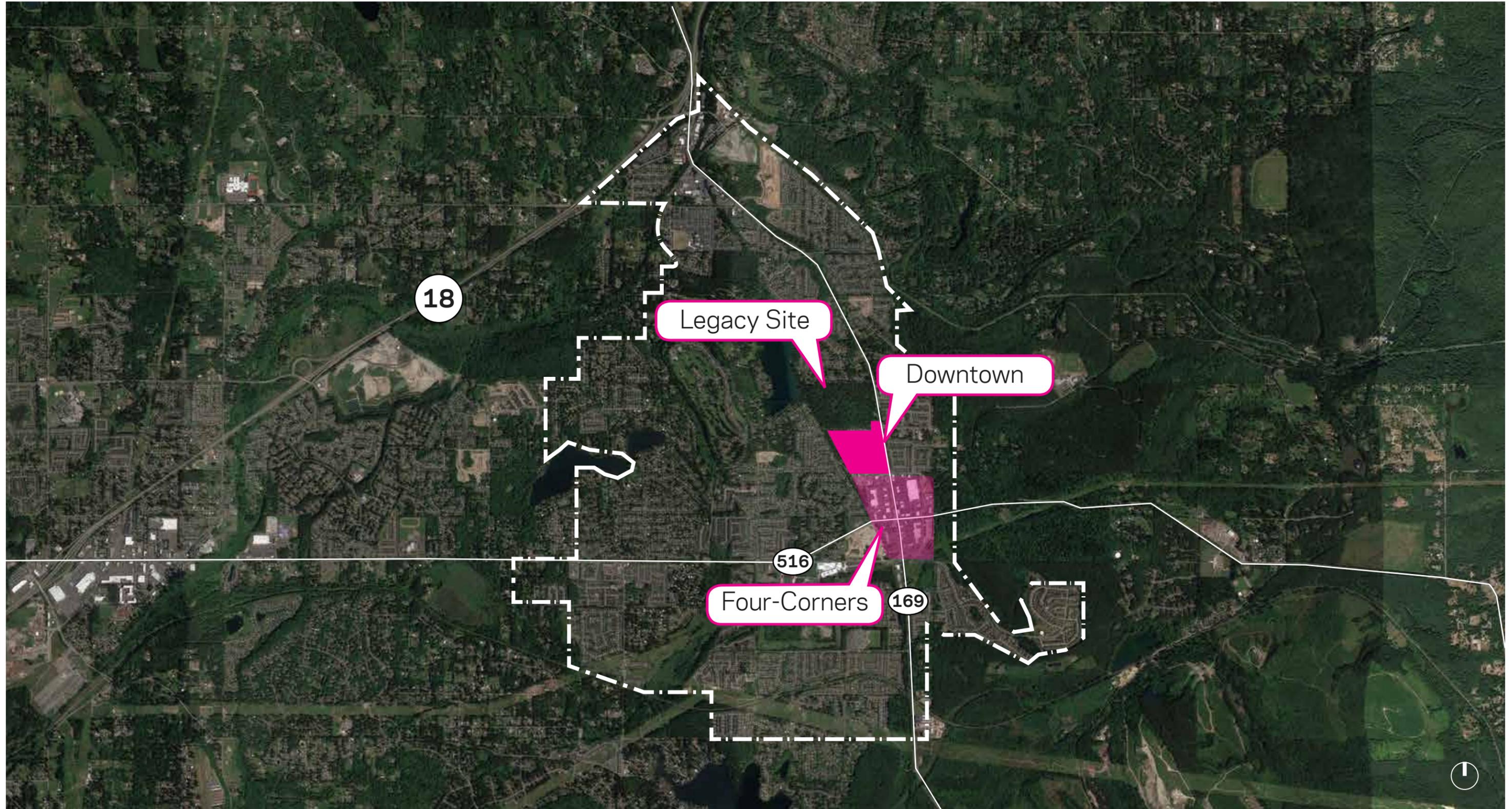
**Common Open Space.** The Downtown development should be relatively dense and compact -- a central open space is needed to support community gatherings, leisure activities and celebrations. The size and location must contribute to the success of Downtown's mix of uses and not isolate, or separate development.

**Be Local.** Create opportunities for local business to locate and grow in Downtown. Integrate residential with other commercial uses to create a dynamic, vibrant community where all are welcome.

# Where is Downtown?



# Where is Downtown? Near Existing Commercial Uses



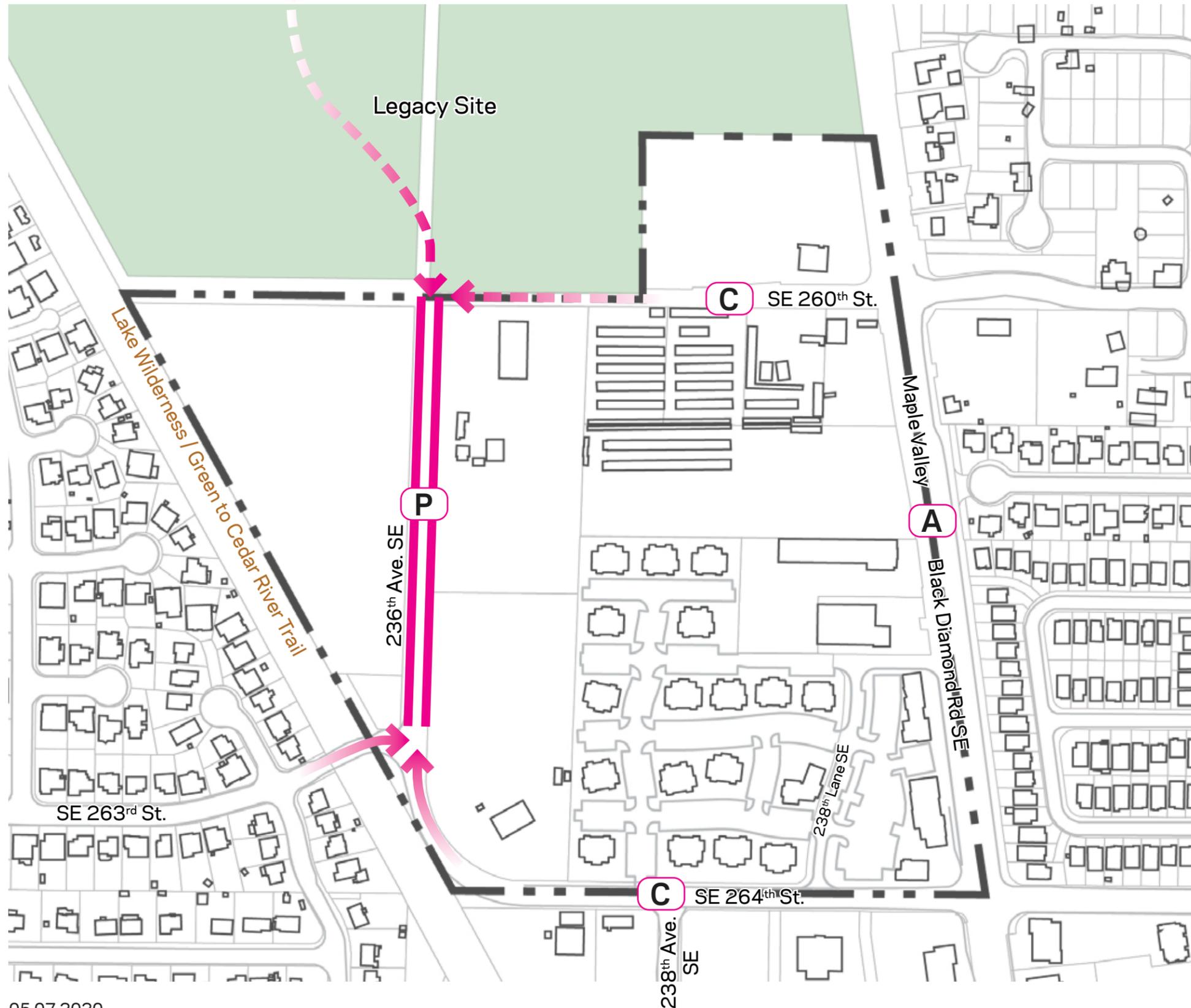


# Where is Downtown? Adjacent to Legacy Site & Green to Cedar Rivers Trail





# "Main Street" Future 236th Ave SE

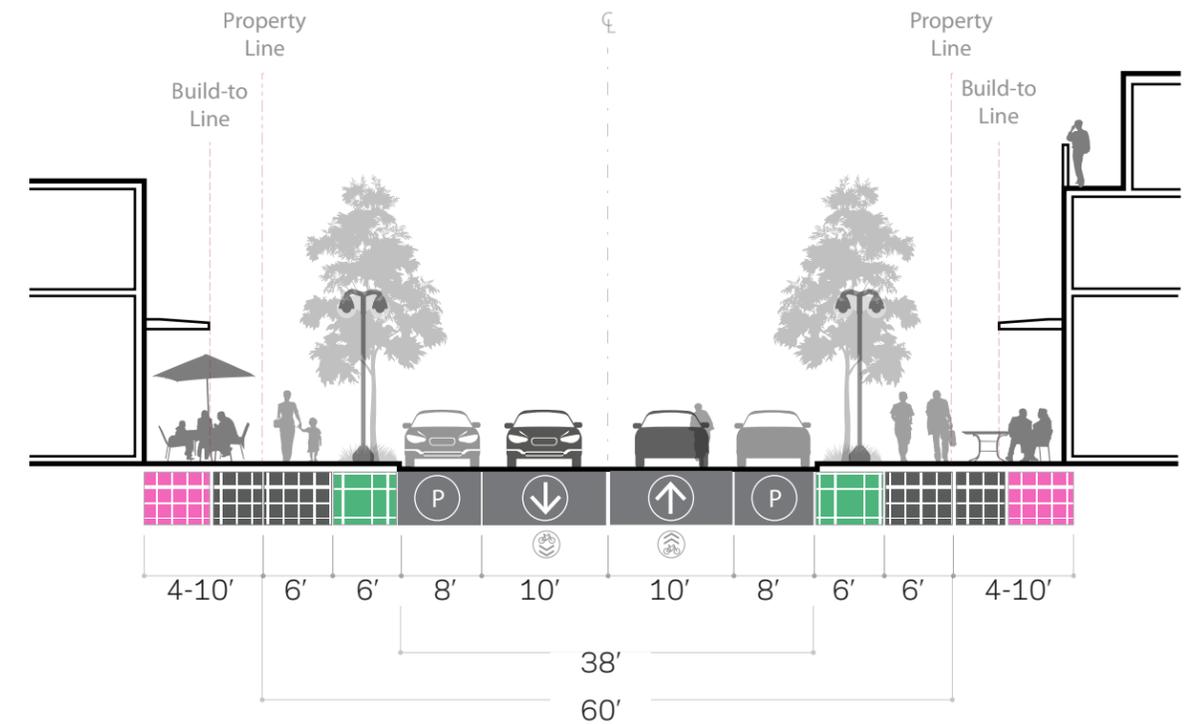
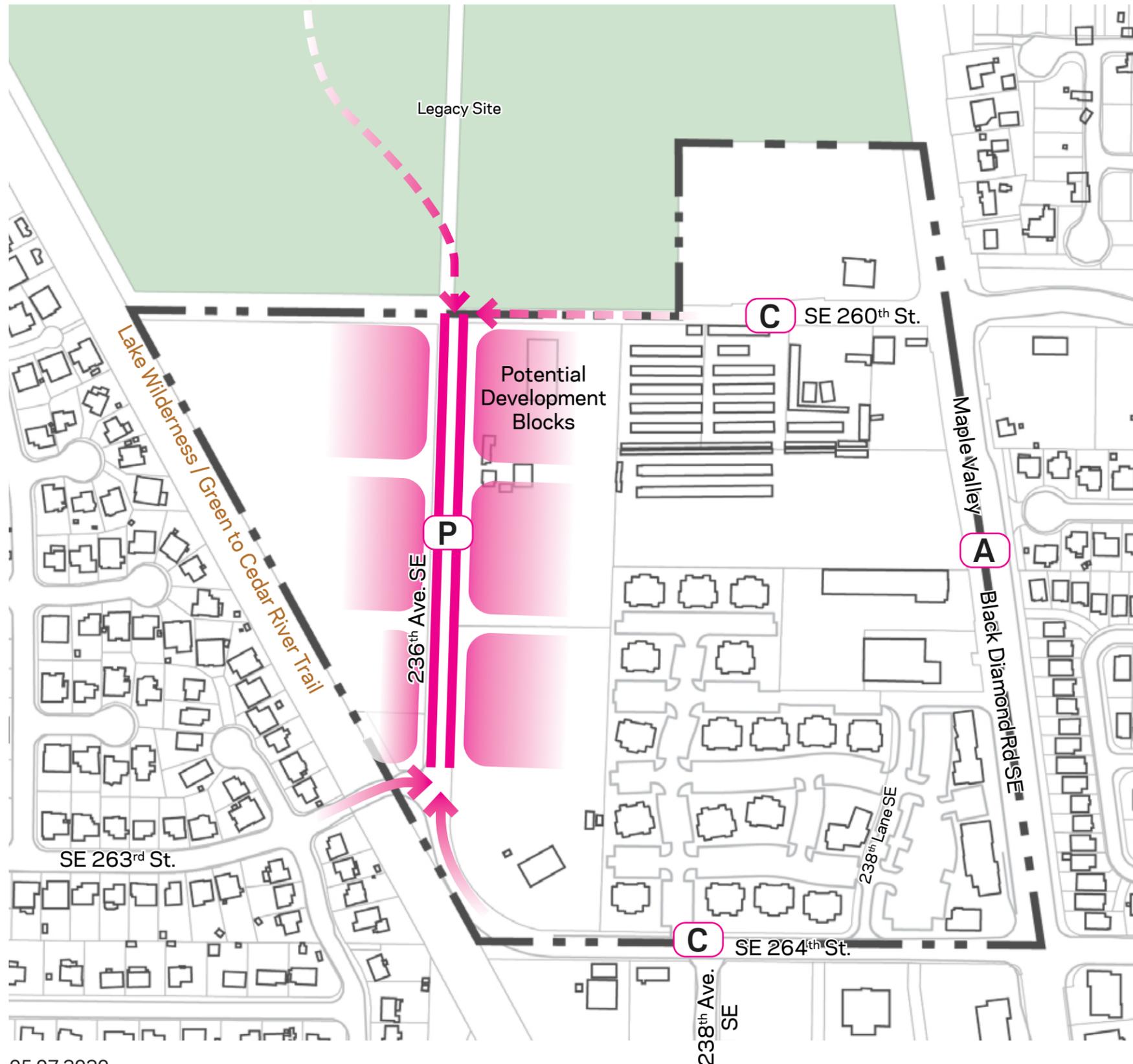


- P** Primary Street / "Main Street"
- Sp** Secondary Connection - Pedestrian Oriented
- S** Secondary Connection
- A** Principal Arterial
- C** Collector





# "Main Street" A Pedestrian Friendly Environment

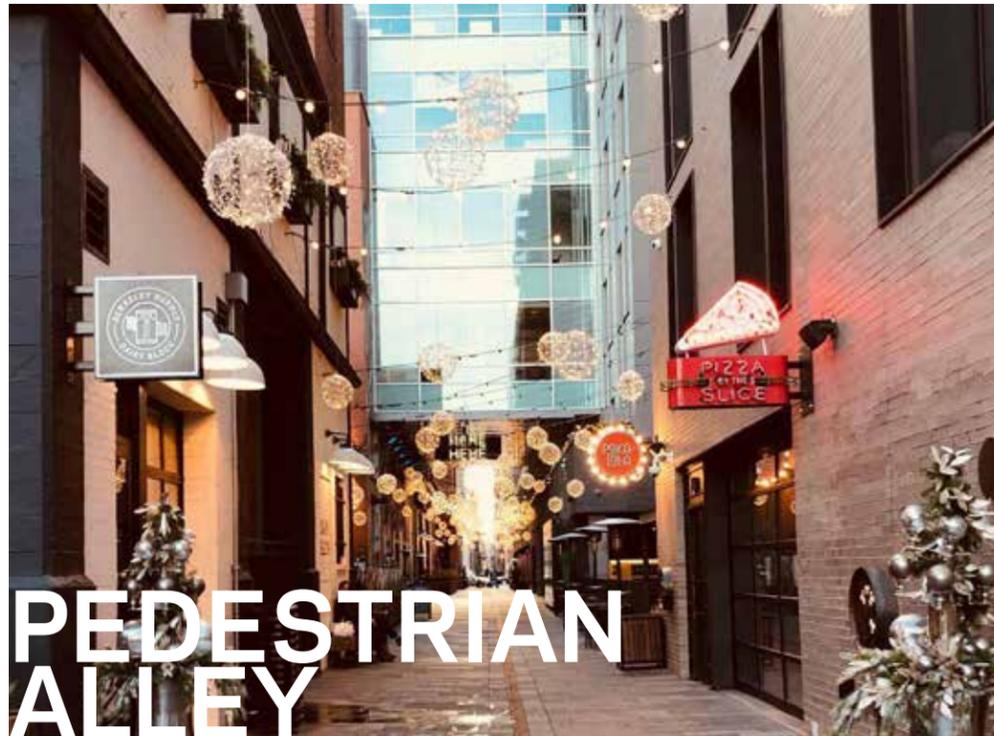


# “Main Street” A Pedestrian Friendly Environment



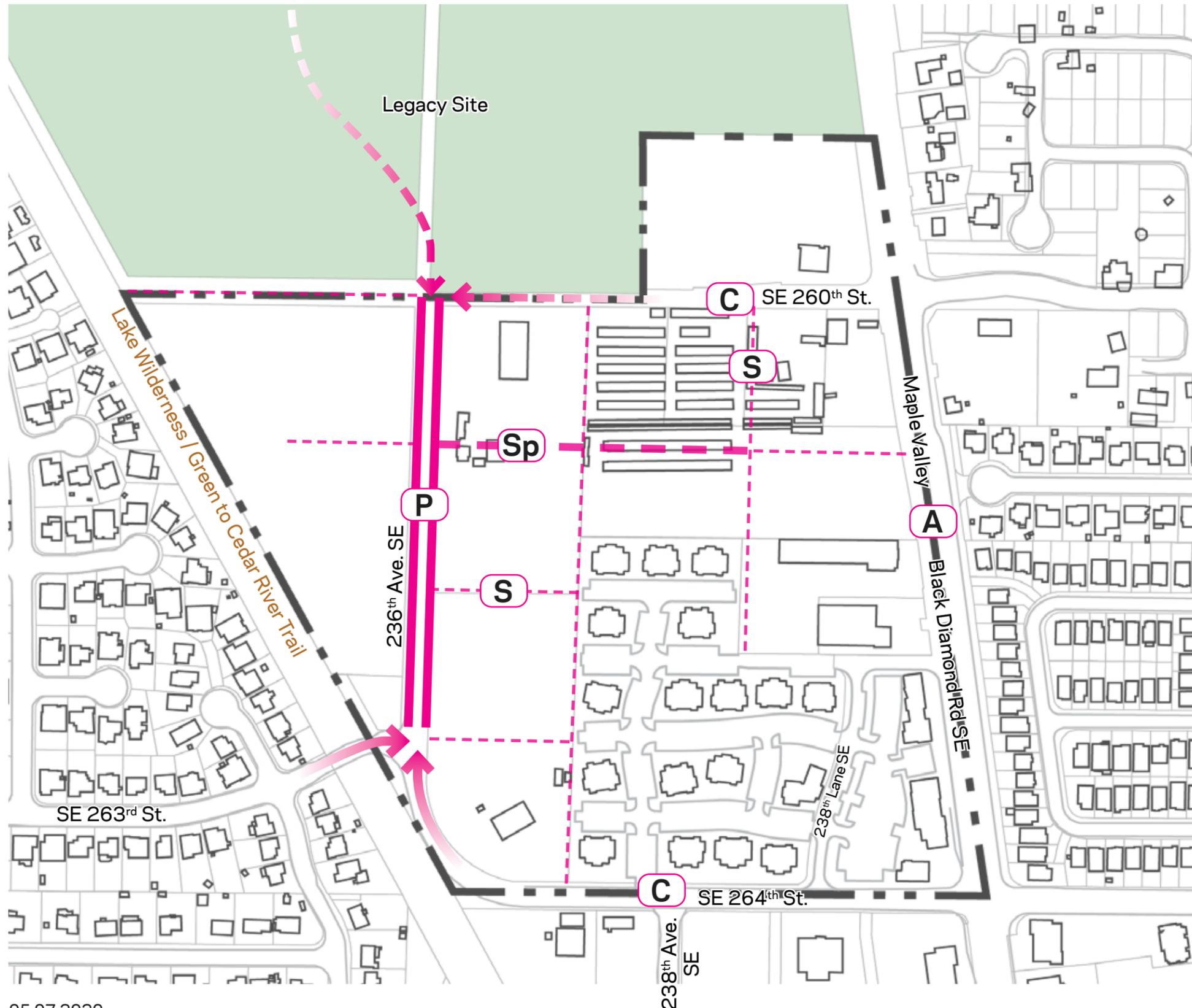


# Secondary Connections A Menu for Connecting a Neighborhood





# Secondary Connections A Menu for Connecting a Neighborhood

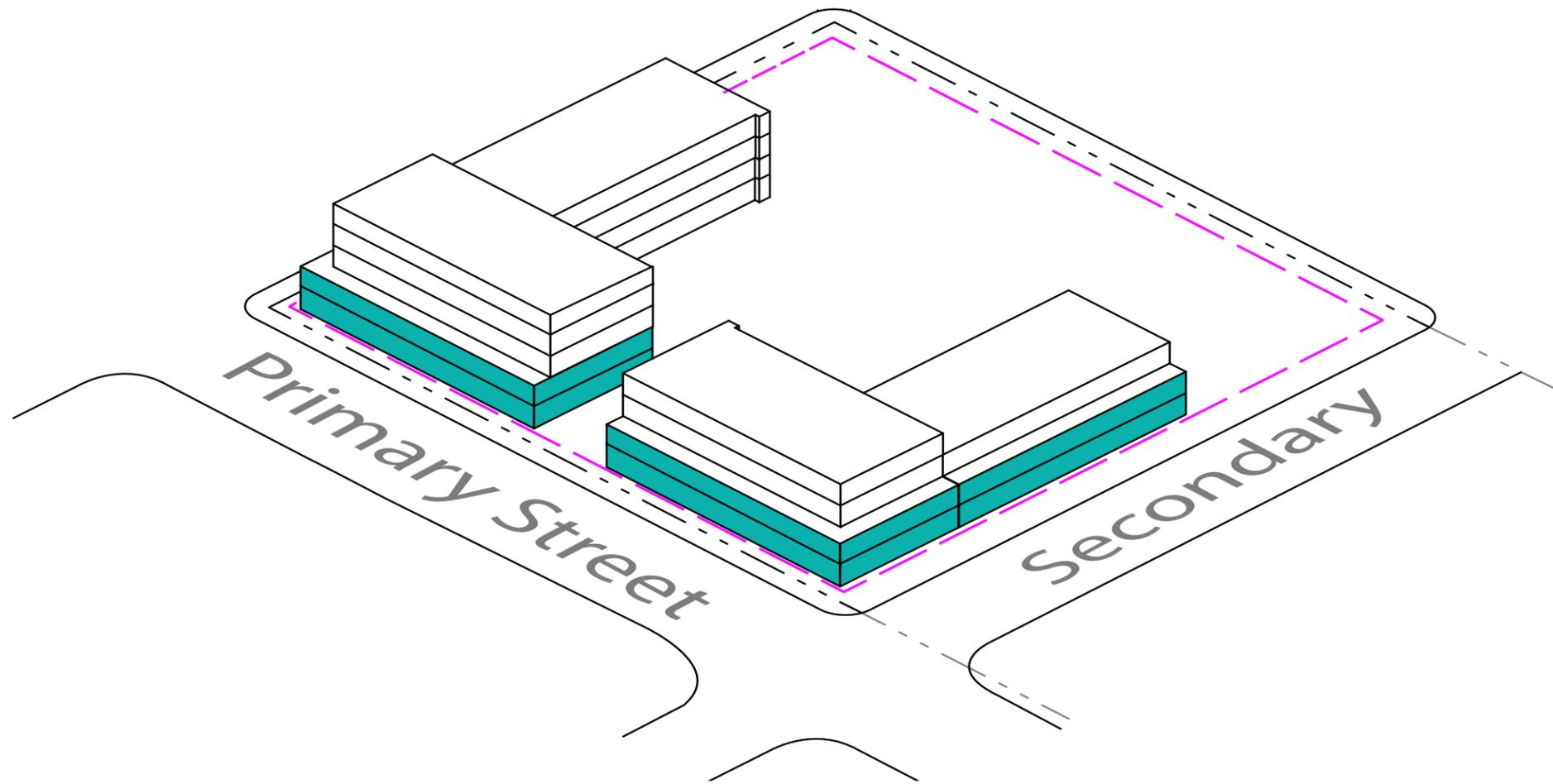


\*\* Dashed lines are estimated locations, to be determined by future development program.

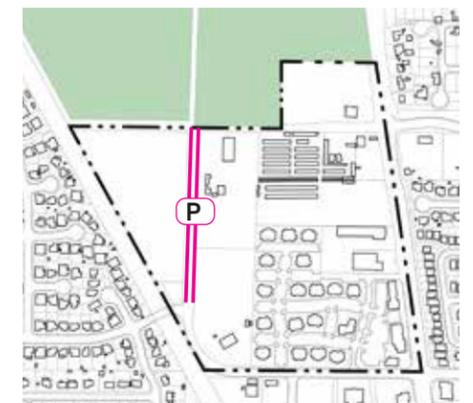
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# Building Design Development Standards

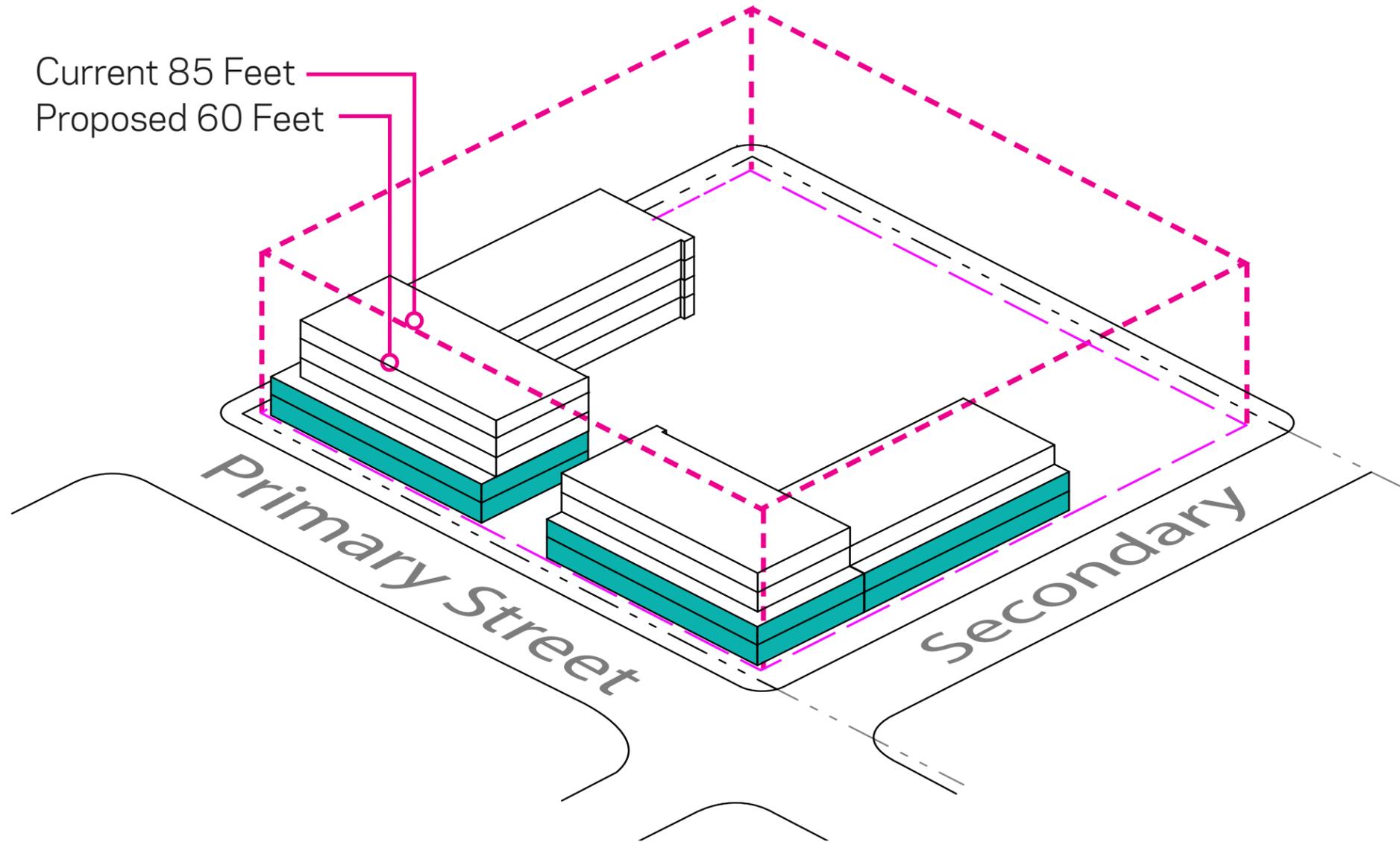


In Downtown, development standards would require development to be concentrated along 236th Ave. SE (Main Street) and have a minimum development height of two stories.



# Building Design Development Standards

Current 85 Feet  
Proposed 60 Feet



As part of the Design Standards & Guidelines process - the Workgroup elected to reduce the potential development height in the Downtown.

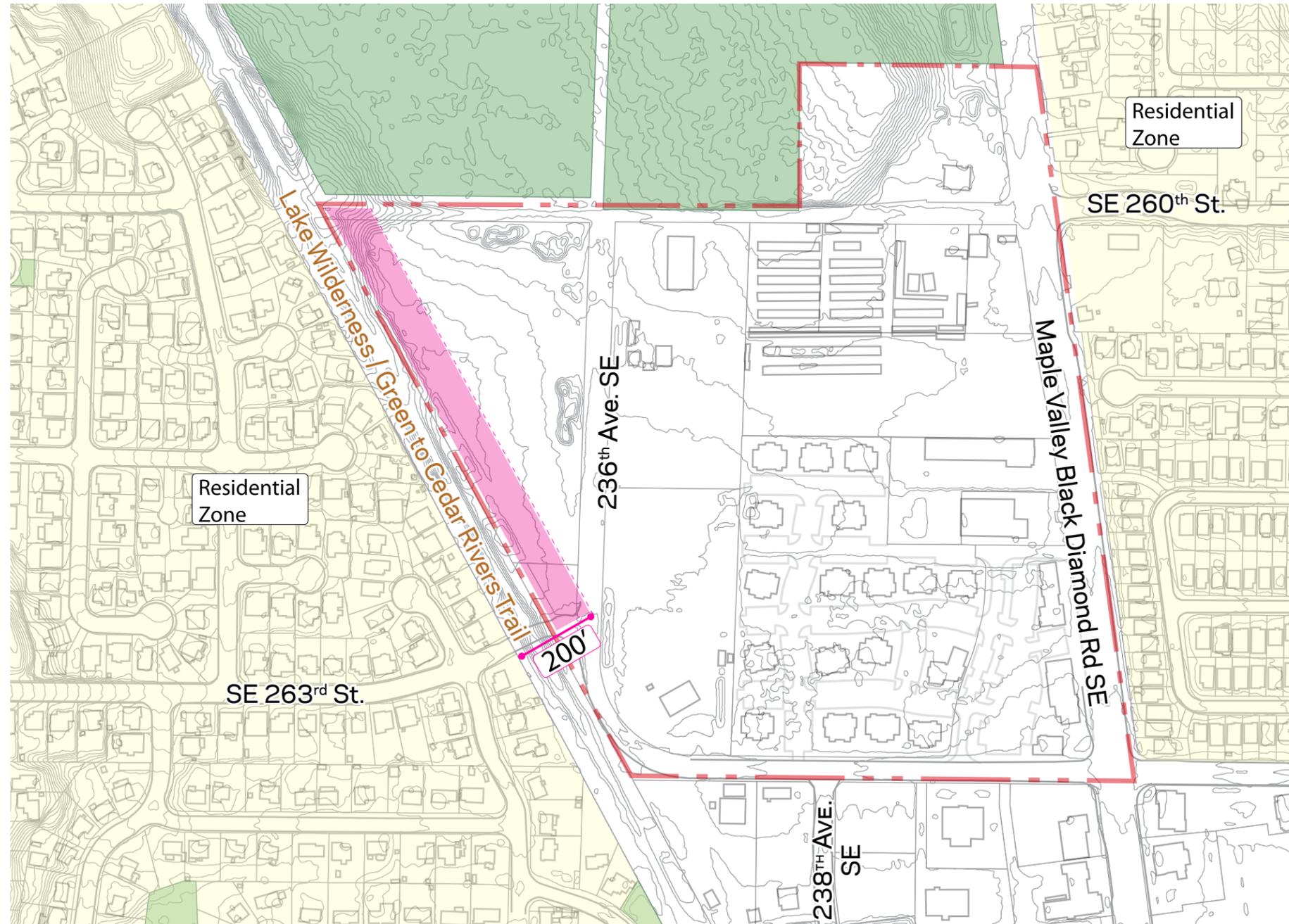
Under current code, development *could* reach 85 feet which is approximately 7-8 stories.

**As currently envisioned, height would be limited to 60 feet or 5 stories.**



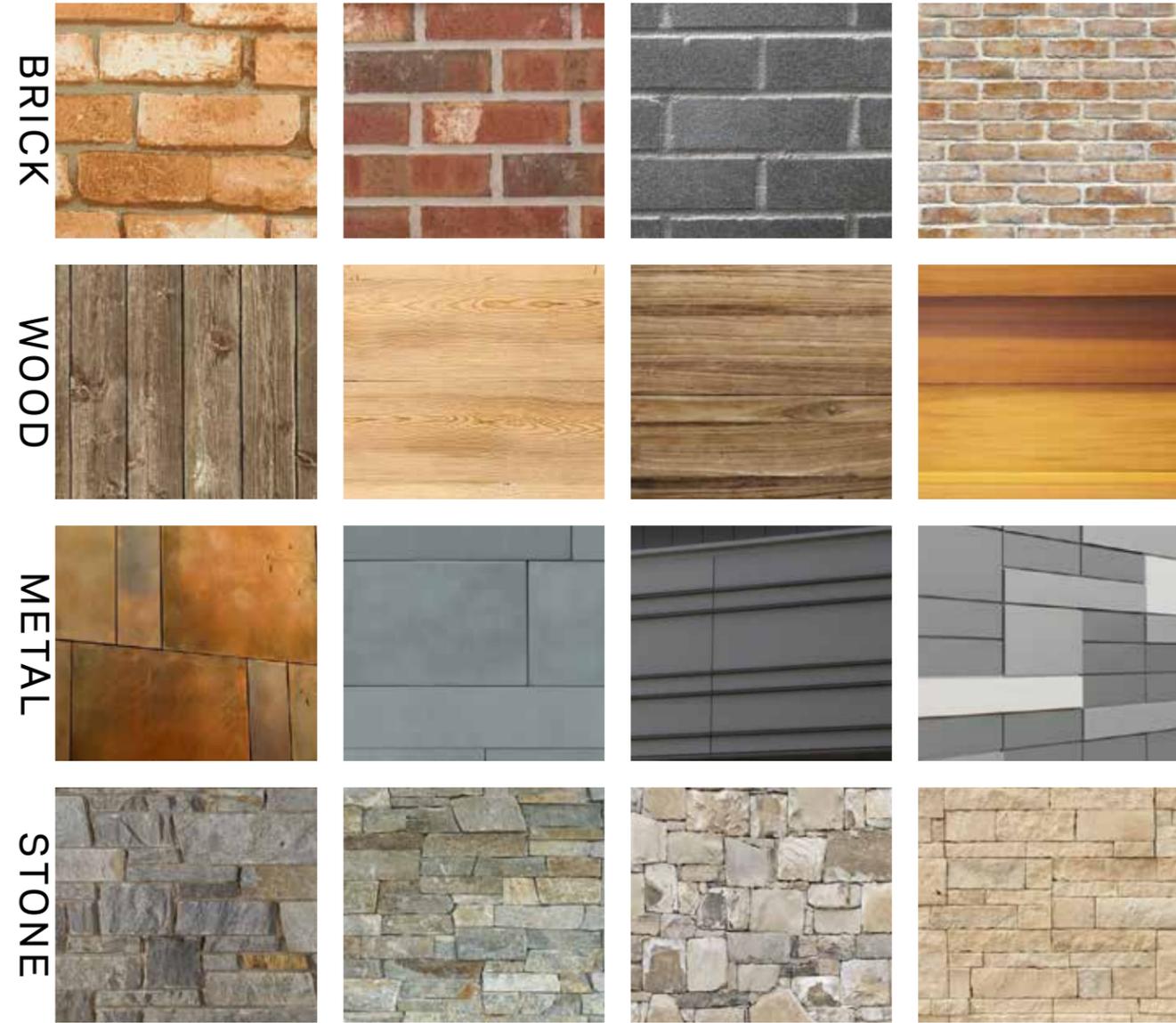


# Building Design Development Standards



**Development height would be limited to 45 feet within 200 feet of residential zones.**

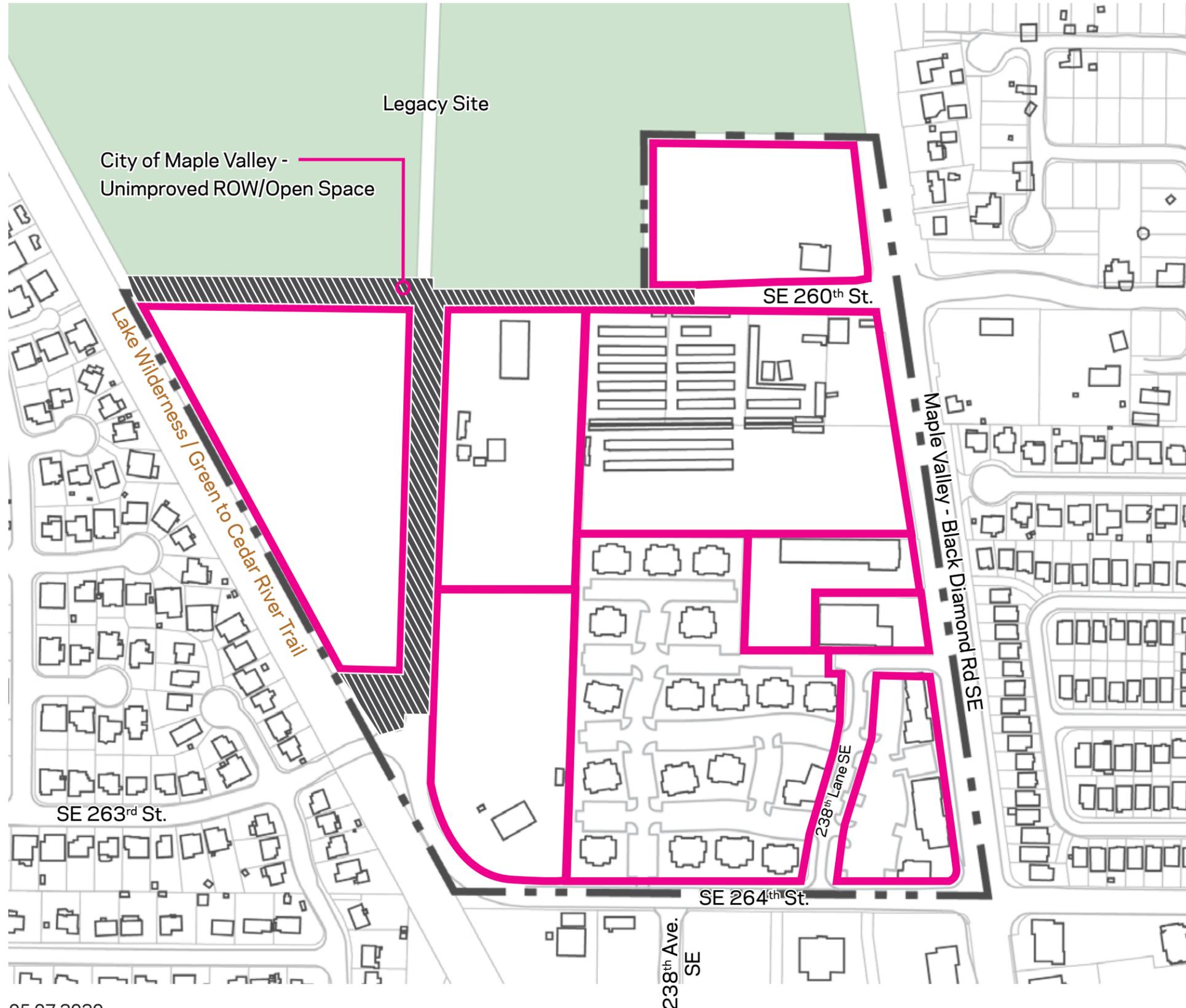
# Building Design Downtown Material Examples



**The Downtown will be distinctive in design through its use of exterior building construction materials. Materials which reflect the history and character of the community and the Pacific Northwest are required to be incorporated into the primary design of the building. The following materials are approved for incorporation:**

- a. Brick, particularly that of a style and/or color similar to that which was made locally;
- b. Natural stone
- c. Wood, pre-stained wood siding where permitted by the building code;
- d. Timber
- e. Cross Laminated Timber
- f. Painted metal
- g. Exposed concrete, must be heavily ribbed, textured, colored, or bushammered, and sealed.

# Proportional Compliance

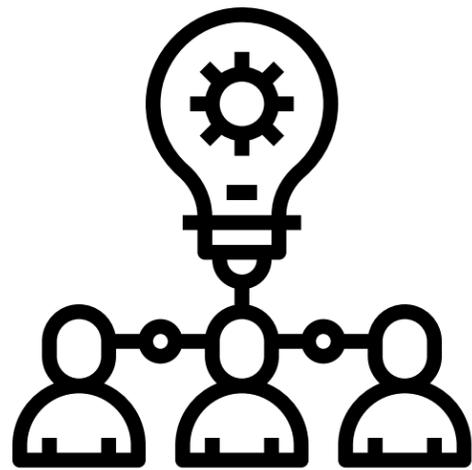


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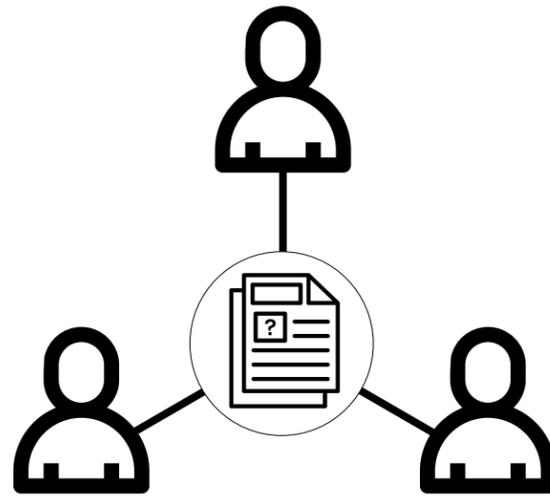
# Next Steps



Community Visioning

*Community + NBBJ*

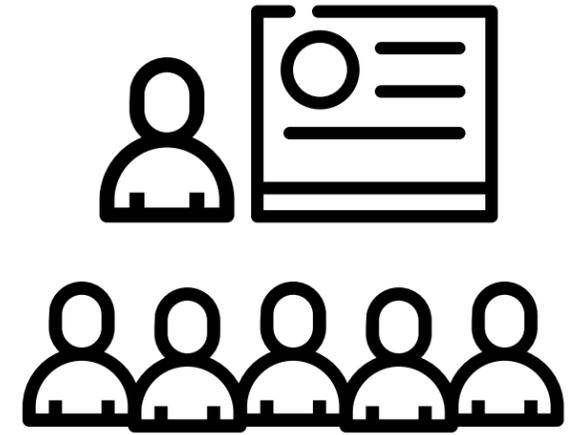
*April to June 2019*



Design Guideline Development

*Stakeholder Workgroup +  
City Staff + NBBJ*

*October 2019 - Present*



Document Review & Acceptance

*Planning Commission &  
City Council*

*Early Summer 2020*