

**CITY OF MAPLE VALLEY, WASHINGTON**

**ORDINANCE NO. O-12-498**

**AN ORDINANCE OF THE CITY OF MAPLE VALLEY, WASHINGTON, AMENDING THE COMPREHENSIVE PLAN BY THE ADOPTION OF A SUB-AREA PLAN FOR THE NORTHWEST QUADRANT OF THE FOUR CORNERS AREA, PROVIDING FOR SEVERABILITY, ESTABLISHING AN EFFECTIVE DATE, AND PROVIDING FOR CORRECTIONS.**

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

WHEREAS, the RCW 36.70A.130(2)(a)(i) provides that the initial adoption of a sub-area plan may be considered more frequently than once per year; and

WHEREAS, the City has been considering its vision, land use and zoning for the Northwest Quadrant of the Four Corners Area through public meetings, hearings and workshops for at least four years; and

WHEREAS, the Planning Commission held a public hearing on the proposed NW Quadrant sub-area plan and related documents on February 15, 2012; and

WHEREAS, on February 15, 2012 the Planning Commission voted unanimously to forward a recommendation to the City Council to adopt the sub-area plan and associated Comprehensive Plan amendments; and

WHEREAS, the City of Maple Valley submitted the draft sub-area plan and amendments to the Comprehensive Plan to the Washington State Department of Commerce on February 21, 2012; and,

WHEREAS, the City of Maple Valley issued a SEPA threshold determination of non-significance (DNS) and adoption of existing environmental documents on February 21, 2012; and

WHEREAS, the City Council held a public hearing on the Planning Commission recommendations for the proposed sub-area plan and zoning amendments on March 26, 2012; 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. \_\_\_\_\_.

Section 2. Severability. If 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 preempted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 3. Effective Date. A summary of this ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five days after adoption and publication.

Section 4. Corrections by City Clerk or Code Reviser. Upon approval of the City Attorney, the City Clerk and the code reviser are authorized to make necessary corrections to this ordinance, including the correction of clerical errors; references to other local, state or federal laws, codes, rules, or regulations; or ordinance numbering and section/subsection numbering.

**ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THIS 14<sup>th</sup> DAY OF MAY, 2012.**

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William T. Allison, Mayor

ATTEST:

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Shaunna Lee-Rice, City Clerk

APPROVED AS TO FORM:

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Christy A. Todd, City Attorney

Date of Publication:

Effective Date:

## INTRODUCTION

## City of Maple Valley Comprehensive Plan

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, Northwest Quadrant 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*

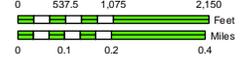


The City of Maple Valley disclaims any warranty of fitness of use for particular purpose, express or implied, with respect to this product.

Figure LU-2

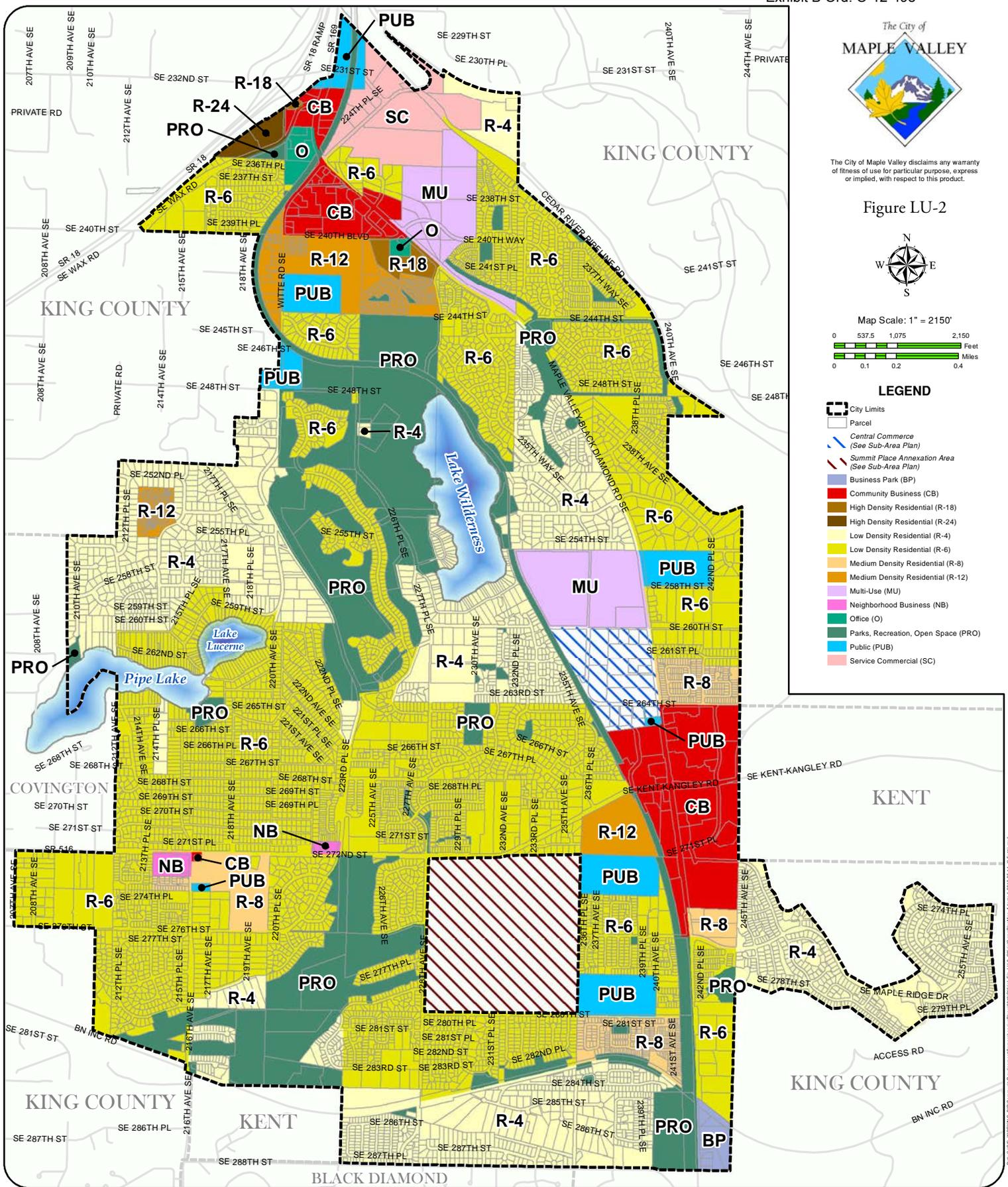


Map Scale: 1" = 2150'



LEGEND

- City Limits
- Parcel
- Central Commerce (See Sub-Area Plan)
- Summit Place Annexation Area (See Sub-Area Plan)
- Business Park (BP)
- Community Business (CB)
- High Density Residential (R-18)
- High Density Residential (R-24)
- Low Density Residential (R-4)
- Low Density Residential (R-6)
- Medium Density Residential (R-8)
- Medium Density Residential (R-12)
- Multi-Use (MU)
- Neighborhood Business (NB)
- Office (O)
- Parks, Recreation, Open Space (PRO)
- Public (PUB)
- Service Commercial (SC)



# City of Maple Valley OFFICIAL COMPREHENSIVE PLAN MAP

Revised 5/23/2012 Ord.# 498

AS RECOMMENDED BY THE  
COMMUNITY DEVELOPMENT DEPARTMENT  
AND THE PLANNING COMMISSION AND  
ADOPTED BY CITY COUNCIL  
ADOPTED: 05/14/2012, Ordinance No. 0-12-498



**FOUR CORNERS NORTHWEST QUADRANT  
SUB-AREA PLAN**

# Outline

1. Introduction
  - a) Purpose
  - b) Area Description
  - c) Background / History
  - d) Planning Approach / Implementation
  
2. Planning Elements
  - a) Vision / Concept
  - b) Land Use / Housing
  - c) Transportation
  - d) Utilities / Public Services
  
3. Goals and Policies
  
4. Attachments
  - a) Map.....
  - b) Legacy site Big Bold Idea / vision
  - c) Parcel map
  - d) Property information
  - e) Planning highlights
  - f)

# **Introduction**

## **Purpose**

The primary objective of the Four Corners Planning process is to create a mix of uses and development opportunities that improves economic growth, furthers the City's vision and strengthens Maple Valley's identity as a community. Considerations include:

1. Enhance employment opportunities
2. Diversify tax base
3. Enhance our residents' experience and quality of life
4. Enhance services available for the community and residents
5. Balance of uses - retail, business park and residential areas
6. Sense of place, improved community identity, commercial center, added vitality
7. Diversify housing options
8. Incorporate civic and recreational components

The Northwest Quadrant is a portion of the Four Corners area. This sub-area plan for the NW Quadrant aims to support the overall purpose and begin implementation of a vision and land use concept identified within the Plan. The Plan intends to be implemented in phases and as the planning process moves forward, possibly amended to include; other areas, refined concepts and implementation strategies. In the near term, the Plan serves as a "first phase" that allows the City to pursue and adopt a new land use and zoning classification to be known as "Central Commerce" zone. This new zoning will replace "interim" zoning that has been in effect for several years.

## **Area Description**

The NW Quadrant is the commercial area located to the northwest of the Four Corners intersection of Maple Valley Hwy (SR169) and Kent Kangely (SR 516) within the southern area of the City. To the south, the area borders a vacant commercial area zoned Community Business (CB), although this area has development approvals and applications currently under consideration. To the north is the 50 +/- acre City owned and vacant Legacy Site intended to be developed with a mix of public /commercial / recreational and open space. The area is bordered by the Cedar to Green River Trail to the west with residential areas west of the trail. The east is bordered by Maple Valley Hwy with residential areas to the east of it.

The area is generally flat with the only notable slopes along the Cedar to Green River Trail in the western and northwestern portions of the area. There are no known significant habitat areas, forested areas, wetlands, streams or bodies of water. Much of the area has been developed or altered and has little native vegetation.

Critical Aquifer Recharge Area: The native soils in the area are generally classified as within the “Alderwood” series and include sandy, gravelly loam that is highly permeable, and thus the area is classified as a “Critical Aquifer Recharge Area”. This classification restricts or prohibits some types of higher risk land uses such as; vehicle repair or servicing, inoperable vehicle storage, junk yards, mining, storage and processing of chemicals, solid waste, construction debris, demolition waste and wood treatment facilities.

Existing Land Use: The land within the NW Quadrant consist of approximately 44.5 acres, excluding public rights-of-way, with much of it being vacant or underutilized. Current land uses includes a variety of uses related to: vehicle service and repair, vehicle towing and storage, municipal public works, public fire protection and emergency services, construction storage and operations, mini-storage and commercial storage of vehicles, trucks, recreational vehicles, boats and similar items, and some limited retail oriented personal services. See Attachments #s

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### **Background / History**

The Four Corners Subarea Plan was initiated in 2006 in a joint meeting of the City Council, the Planning Commission and the Economic Development Committee (EDC). At this initial meeting, among the ideas to surface were transportation and pedestrian connections, job creation, retail activities, and a friendly gathering space. These ideas were echoed by members of the community during a series of town hall meetings and public workshops that were held over the course of the next year and a half. Following several further joint City Council, Planning Commission and EDC meetings in 2007 and 2008, the Planning Commission formulated a straw proposal to present to the City Council. The City Council chose to seek additional input on the concept and held a developer forum, ultimately considering what came to be known as the “Big Bold Idea Committee Recommendations” (attached). This recommendation proposed to create a variety of uses both retail and residential, and create a pedestrian friendly street in the area known as the Northwest Quadrant. In due course, the Council decided on a proposed concept for the other three quadrants of the Four Corners area, and in late 2009 instructed the Planning Commission to work further on the Northwest Quadrant. The Commission spent several months holding additional meetings, hearings and open houses, researching and deliberating.

In September, 2010, the Council reviewed materials and the Planning Commission recommendation and after review, provided direction to move forward in 2011. Direction did note that the Planning Commission had other items of priority associated with Summit Place Pre-annexation zoning and the northern commercial land use and zoning study / recommendations. In August of 2011, the staff and Planning Commission were beginning to turn our attention to the NW Quadrant planning, but many of the business and property owners from the area requested a meeting with the City Council and an opportunity to consider alternatives. The Council held a joint meeting with the Planning Commission to discuss option for moving forward. At this November, 2011 meeting, Council directed that the City proceed with focus on a two phase sub-area plan for the NW Quadrant. The first phase will lead to zoning that substantially resembles and replaces the “Interim Zoning” and can be implemented as soon as possible. The second

phase would develop over the next couple of years and incorporate planning for the Legacy Site. Attachment #\_\_\_ provides a brief summary of the planning process highlights.

Moratorium and Interim Zoning: During the planning process, after it became clear that the City was considering potentially significant changes to land use within the NW Quadrant, the City enacted a development moratoria within that area. As the planning process continued over the next several years the moratoria gave way to interim zoning regulations. These regulations established a different set allowable uses for the area that were more congruent with the identified land use concept for the area. Current interim zoning is scheduled to expire in late February 2012.

### **Planning Approach / Implementation**

The City has embraced a thorough planning process to date. The process has included, dozens of public meetings, community meetings, charrettes, hearings, surveys, studies, forums, development tours, and the use of planning, design and economic / market research consultants. A vision concept has been chosen, but since it entails significant land use changes the City understands it may take some time to better define an implementation strategy for the long-term vision. This may include refining the vision, establishing more goals and policies, adopt zoning and allocate resources that implements this vision. The types of development and mix use of uses necessitate a very carefully crafted set of development regulations.

Given the difficulties in implementation, and recognizing that interim zoning will expire, the City is pursuing a two phase implementation strategy. This phased approach allows the City to dispense with interim zoning and improve development opportunities that meet City objectives within the area.

Short Term: Short-term is to establish this sub-area plan and zoning to replace the interim zoning and previously designated Business Park Central (BP-C) zoning. A new zoning that meets many of the planning goals and objectives but not fully implements the most difficult parts associated with the land use concept and mixed uses.

Longer Term: Longer-term is to work toward a revised and more comprehensive and detailed sub-area plan over the next couple of years. This process would likely be consider or relate to a planning process for the Legacy site to the north. The long-term plan should better address strategies for implementation of the vision.

# **Planning Elements**

## **Vision / Concept**

*The focus of the NW Quadrant is a mix of commercial uses with the goal that the area will better achieve the City's vision and potential for the area. The area should include a pedestrian friendly street running north to south from SE Kent Kangley Road through the Legacy site and connecting with Maple Valley Highway across from the Tahoma School District administration building. The depiction of the roadway on the map is only to symbolize that a road providing connectivity and access is recommended within the quadrant. The actual location and alignment of the road is something that can be studied through the planning process and its location finalized during the implementation and / or development stage of the Subarea Plan.*

*Along the road, the concept is to provide for a variety of uses including retail, office and residential on a pedestrian friendly street. To the west, the proposal includes residential uses with an assortment of housing types providing medium density (R-8 to R-12 with potential increases for senior housing). Limited scale professional office uses could serve to meet the goals for this area as well and should be allowed. This serves as a buffer or transition between the residential and trail areas to the west of the proposed commercial activity areas.*

*To the east of the street the recommendation envisions a more traditional retail commercial and office use, as the highway serves as an ideal frontage for these types of uses.*

*Further to the north, on the Legacy site, the vision is to provide for active and passive recreation areas for the community as well as providing a location for a future civic site such as a city hall.*

Attachment #\_\_\_\_\_ represents the "Legacy Place" Big Bold Idea and vision that further identifies and characterizes the vision for the NW Quadrant.

Overall, this concept represents a notable change in land use from the current Business Park zoning designation. The City recognizes the services, contributions, and value that existing businesses in the area provide for the City. Some of these businesses do provide services to the community, provide employment opportunities, and contribute to the tax base for the City. Moving forward with the NW Quadrant, the future planning and implementation parts of the process need to appropriately balance these existing attributes with the ability to realize the area's full potential and vision.

## **Land Use**

At approximately 44.5 acres, the Four Corners Northwest Quadrant Subarea, with a proposed land use classification of "Commerce Central" has the opportunity to provide for a variety of compatible land uses that complement the City of Maple Valley and the surrounding neighborhoods. Current land uses in the area which include small scale commercial and auto repair should be included as permitted uses in the Commerce Central Zone in addition to public service facilities, medium size retail uses, and professional centers that provide employment that is vital to the City of Maple Valley. The previous land use designation of "Business Park Central" allowed for uses that have resulted in limiting the efficient and productive use of land that is central to the City. The high visibility of the this subarea as well as its central proximity

to a majority of City residents stresses the need to provide for uses that create an atmosphere that is both lively as well as serves the needs of the citizens.

Through the use of architectural and landscaping standards, commercial development will 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 SR-169, yet provide local and pedestrian access from nearby neighborhoods. It is not anticipated that retail areas be 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 is beneficial. Retail areas have the potential to include uses that provide personal and professional services, shopping, dining, entertainment and recreational uses. The subarea and the City would benefit by some areas dedicated to uses that would promote base employment opportunities, compliment the surrounding areas and provide transition between more intensive commercial areas and residential areas.

### **Transportation**

The subarea is currently served by an arterial roadway (SR-169) to the east, a collector (SE 264<sup>th</sup> ST) bisects the subarea in the south, and two local access streets (SE 260<sup>th</sup> ST and 236<sup>th</sup> Ave SE) also serve the subarea. It is anticipated that access to the site or portions of the subarea will occur at each of these roadways. The adopted Transportation Element estimates that SE 264<sup>th</sup> ST currently contributes approximately 95 westbound and 85 eastbound peak PM hour traffic trips and operates at a level of service A. The transportation forecast model anticipates these to increase to 255 trips westbound and 555 trips eastbound by 2030. However, the forecasting for these anticipated trips was based upon land use analysis completed using the previous land use classification of Business Park. Changes to land use assumptions that include an increase in the allowed uses, including but not limited to commercial and retail uses will likely increase the peak PM trip count. A technical memorandum completed in 2008 studied alternatives in the Four Corners Northwest Quadrant, the anticipated alternative would significantly increase retail uses in the area. It was shown through analysis that the peak PM trips in the area would increase accordingly. However, the exact numbers of the increase are not fully known at this time.

Future updates to the City's Comprehensive Plan Transportation Element will take into account land uses changes and all development that will take place within the subarea. These analyses, along with traffic studies done at the time of development application will assist the City in maintaining levels of service and to anticipate necessary mitigation to maintain concurrency.

Park and ride, transit facilities, Cedar to Green River Trail access, pedestrian and bicycle facilities are encouraged for the subarea. Development should strive to partially mitigate traffic impacts through accommodating these types of facilities.

## **Public Services**

Many of Maple Valley's public services are outlined and explained in the Capital Facilities and Public Services Element.

**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.

The **Tahoma School District** serves the entirety of the City of Maple Valley. It is not anticipated that any uses contemplated within this phase of the subarea will impact the school district as residential uses are not anticipated under proposed zoning. Long term potential for moderate residential mixed use will be within TSD forecasted population and enrollment projections, and future residential development would be subject to impact fees collected on behalf of TSD.

The subarea will be served by **public water and sewer** through the Covington Water District and Soos Creek Sewer District.

**Police** services for Maple Valley are contracted through the King County Sheriff's office. Generally, with household and commercial development increases, the need for police services increase as well.

## **Goals and Policies**

CC-G1: Meet community needs by designating land for compatible, attractive and convenient commercial development that expands employment opportunities, provides services and diversifies tax base.

CC-P1: Provide zoning for employment-generating land uses such as offices, medical centers, and retail businesses.

CC-P2: Limit and transition commercial development activities near incompatible uses. Use landscaping standards to minimize visual impacts.

CC-P3:

CC-P4: Require design review for new construction and additions to existing structures.

CC-P5: Work with existing and potential business to facilitate effective and efficient design review and permitting process.

CC-G2: Consider existing business uses and future land use goals including the development of the “Legacy Site” when considering allowed uses and design standards.

CC-P6: Avoid abrupt transitions in intensity and scale of development between different uses.

CC-P7: Promote functional and visual compatibility between adjacent land uses.

CC-P8: Ensure continuity and compatibility between proposed developments and adjacent neighborhoods through design of the site, building, plantings and street connectivity.

CC-G4: Accommodate transportation connectivity and access through street connections to the north and south and include non-motorized facilities connecting to the Cedar to Green River Trail and future development of the Legacy Site.

CC-P9: Transportation corridors and street connectivity shall plan for connections to the Legacy Site to the north during design review.

CC-P10: Pedestrian connections from new developments to the Cedar to Green River Trail through the subarea shall be considered.

CC-P11: Require that commercial areas accommodate pedestrians and public transit.

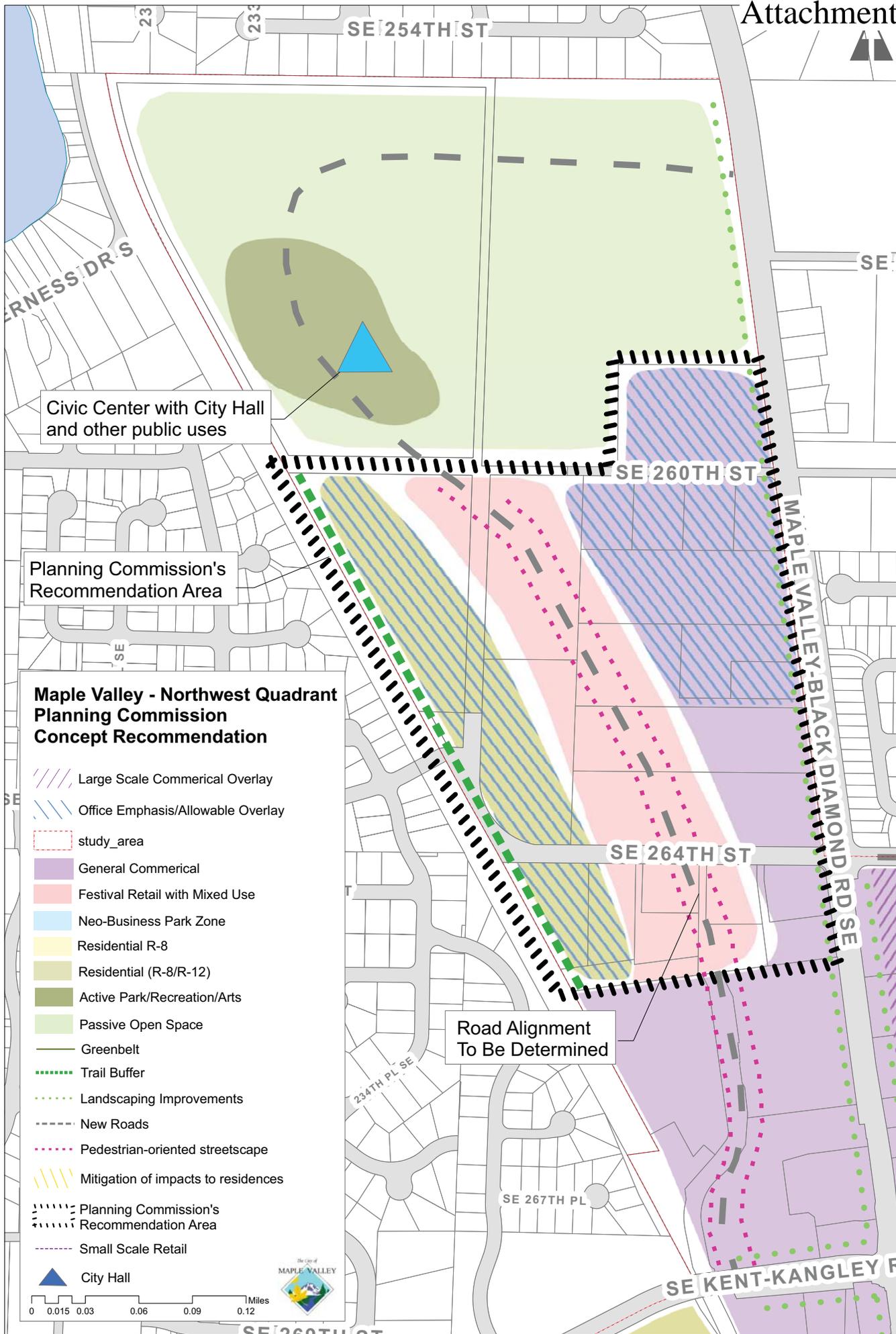
CC-G5: Allow for public services, utilities and recreational uses within the subarea.

CC-P11: Allow for public facilities to be located within the subarea.

CC-P12: Minimize any impact public facilities may have on development and the surrounding area.

CC-G7: Continue the planning process to further define the NW Quadrant long term plan and implementation strategies.

CC-P13: The planning process shall consider the planning objectives and relationship to the Legacy Site.



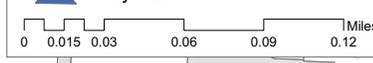
Civic Center with City Hall and other public uses

Planning Commission's Recommendation Area

Road Alignment To Be Determined

**Maple Valley - Northwest Quadrant  
Planning Commission  
Concept Recommendation**

- Large Scale Commerical Overlay
- Office Emphasis/Allowable Overlay
- study\_area
- General Commerical
- Festival Retail with Mixed Use
- Neo-Business Park Zone
- Residential R-8
- Residential (R-8/R-12)
- Active Park/Recreation/Arts
- Passive Open Space
- Greenbelt
- Trail Buffer
- Landscaping Improvements
- New Roads
- Pedestrian-oriented streetscape
- Mitigation of impacts to residences
- Planning Commission's Recommendation Area
- Small Scale Retail
- City Hall



## NW Quadrant BBI

The community of Maple Valley is a unique oasis of restful living. The area is rich in natural resources and recreation, making it an attractive place for people of all ages. A primary focus, both historically and physically, is the beautiful Lake Wilderness. Located at the heart of the city, this lake is surrounded on three sides by residential properties nestled amid cedars, firs and deciduous trees. The historical Lake Wilderness Lodge, a tremendous city asset, is located on the far end of the lake. The Lake Wilderness Lodge is abutted to the Lake Wilderness Park; a regional and local recreation and relaxation destination. The Lodge is also connected to the regional Cedar River trail (?), a 22 mile regional trail that is aligned along old train tracks. (needs work there.)

This trail serves as the backbone of the new NW Quadrant, connecting the people of Maple Valley to the thriving and inviting retail and dining experience that awaits their enjoyment. Families can walk from the trail, through the open meadows of the Legacy Site, and enjoy a quiet picnic on the tables that surround the new City Hall/civic site. Leaving City Hall, they can stroll down the beautifully landscaped street, surrounded on all sides by quaint shops, cafes and restaurants. The busy bustle of noise from the well traveled Maple Valley Highway is muted by the uniquely designed storefronts and enhanced landscaping that surround this haven for people of all ages.

Recreational opportunities run throughout this vibrant area. Ballfields and active parks are a mere mile away, south of the NW Quadrant. More passive pursuits are found in the city owned Legacy Site, located just north of the bustling retail and pedestrian core, along well lit trails and open fields. A farmer's market is a popular destination on a summer Saturday morning, located in the City Hall parking lot and cabana.

Recreation, dining, shopping, and community living can all be found in the NW Quadrant. The regional trail serves as the local connection to other retail and active recreation to the South, the NW Quadrant, the Legacy Site and the historical and popular Lake Wilderness Lodge and Park.

# *Legacy Place*

## *Where nature's ideal meets the best in community living.*

- An extension of the precious natural setting of the Legacy Site and Lake Wilderness*
- A city and regional resource connected by the Cedar to Green Trail*
- A catalyst for high quality, environmentally sensitive development*
- A unique component of Maple valley's growing economy*
- A family friendly "people place" with pedestrian oriented streets, plazas and, greens*
- A focus for community, civic and cultural activities*

*Maple Valley's Legacy Place is a vibrant community meeting place that offers a wide array of shopping, recreation, work, and living opportunities in a setting that celebrates Maple Valley's natural beauty and heritage as a destination for recreation. Legacy Place will highlight connections to nearby Lake Wilderness Park, the Summit Ballfields and other unique City features.*

*This will be the community's living room. People meet to browse high quality shops, buy a book, meet for a quality meal, or just take a stroll to enjoy this special community in a very special place. Legacy Place will enhance our local economy and offer residents the opportunity to live, work and play in a community with diverse amenities, commercial services and employment opportunities. It matches Maple Valley's identity as a family-oriented community, caters to kids and teens, and also includes young adults and seniors.*

### *It features:*

*The City's 54-acre Legacy Site is the northern gateway.*

*A majority of the site will remain wooded, with an entrance road that provide access to trails, passive recreation and interpretive centers. A civic campus including an environmentally innovative City Hall with other government services will open to a public plaza that links the Legacy Site, 260<sup>th</sup> St, the Green to Cedar Trail, and more. A Farmers' Market and/or bike rental shop may be located there.*

*A Regional Trail that connects the whole City.*

*The Cedar River to Green River Trail is a pedestrian and bicycle arterial that connects people between Legacy Place, the Summit Ballfields to the south, and Lake Wilderness and Lake Wilderness Park, the Library, and the North Subarea. This is an amenity connecting to the entire region.*

*(more)*

*A pedestrian-focused retail street will connect the Legacy Site to Kent-Kangley Rd.*

*Runs roughly parallel with SR-169 and the Trail. It will feature walking-scale quality shops, restaurants, services, and more in an inviting setting that carries forward the greenery of the Legacy Site and echoes natural elements in the built environment. This area will include strong links to the Cedar to Green Trail and additional public gathering spots to encourage walking and biking. On-street Parking will create a small town feel, and parking lots will be located behind the buildings that line the street. Vertical mixed use development will be allowed, and frontage standards will protect view corridors to Mt. Rainier. 260<sup>th</sup> and 264<sup>th</sup> Streets can develop to a similar standard, if the market and property owner interest warrant.*

***Complimentary Surrounding uses.***

*This area will emphasize a diverse mixture of new employment and commercial opportunities with existing businesses. A wider array of services and uses can thrive closer to SR 169 or to the Trail, and help draw people to Legacy Place.*

***Smart Townhouses & Cottages.***

*If the market supports these, townhouses and cottages could be an attractive buffer to the Trail and a transition to existing single family neighborhoods to the West. Natural landscaping will continue the feel of the Legacy Site and the Trail. This would provide another residential opportunity to Maple Valley residents, both young and old.*

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Our Legacy Place Vision supports the City's adopted Economic Vision Statement:

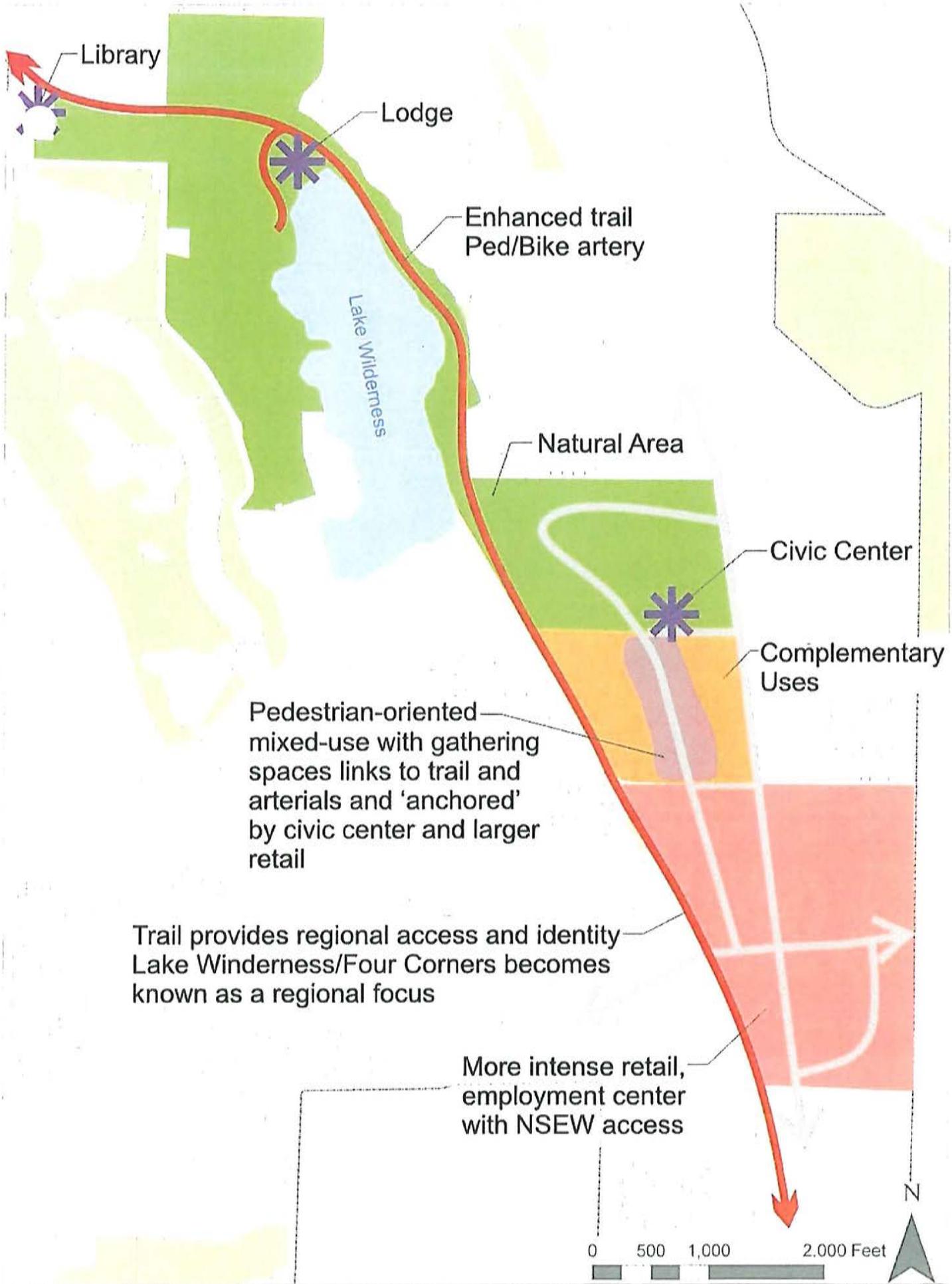
*Economic Vision Statement*

*Our economic vision for the City of Maple Valley is that of a community where government and citizens collaborate with businesses to create a vibrant economy that offers residents the opportunity to live, work and play in a community with a diversity of amenities, commercial services and employment opportunities; supports municipal services, infrastructure and quality of life; and preserves Maple Valley's natural beauty and heritage as a destination for recreation.*

The Economic Development Vision supports the City's overall Vision Statement, and provides a guiding vision for citywide efforts to increase the economic vitality and quality of life in Maple Valley.

*City Vision Statement*

*Maple Valley will be a well-planned City with a safe, healthy and aesthetically pleasing environment. A strong sense of community will develop through effective partnerships with community organizations, maintaining historic connections with the area's rural past, and embracing the positive aspects of modern technology. The community will be economically vital with quality education and recreation opportunities.*



Library

Lodge

Enhanced trail  
Ped/Bike artery

Lake Winderness

Natural Area

Civic Center

Complementary  
Uses

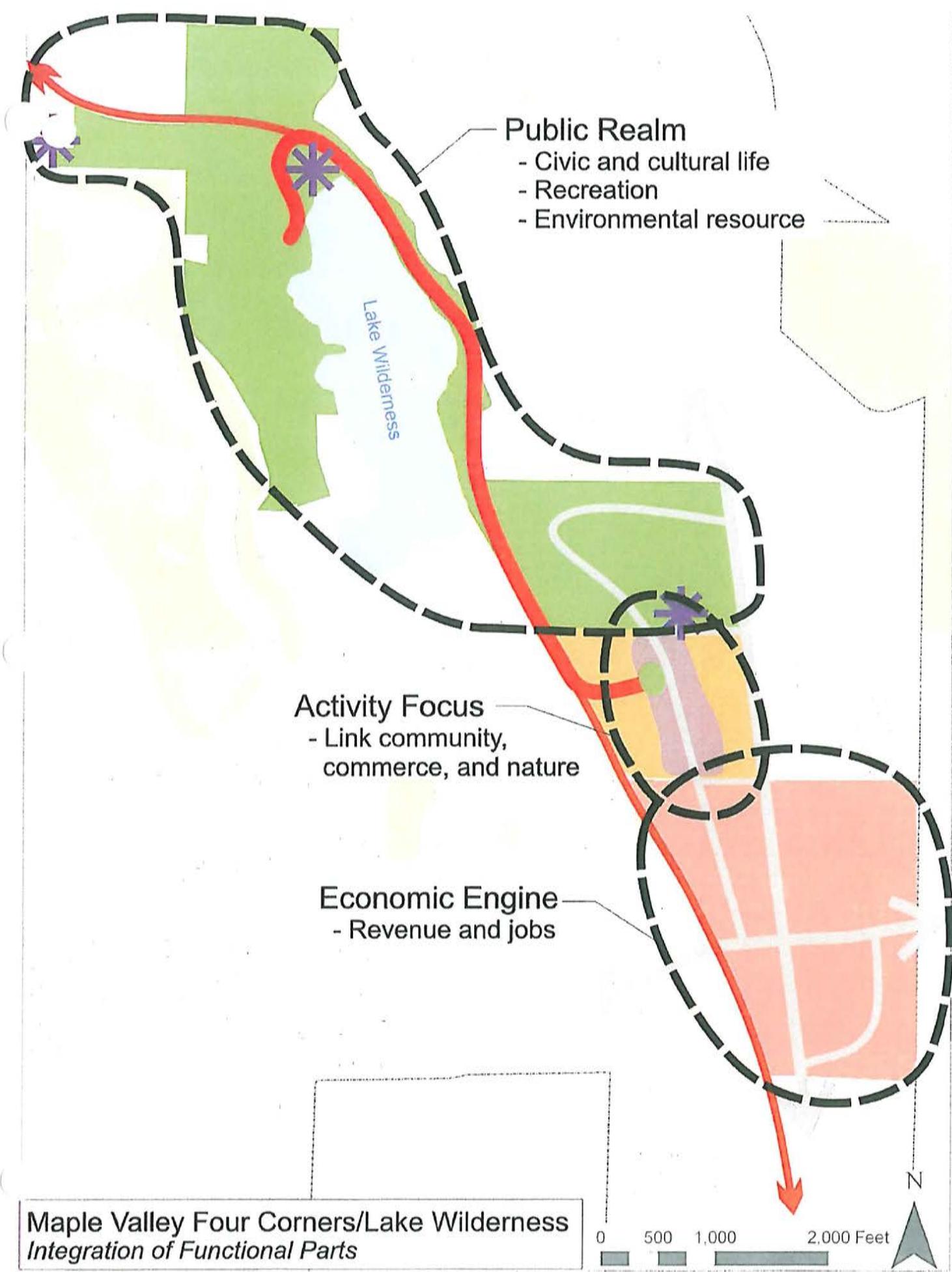
Pedestrian-oriented  
mixed-use with gathering  
spaces links to trail and  
arterials and 'anchored'  
by civic center and larger  
retail

Trail provides regional access and identity  
Lake Winderness/Four Corners becomes  
known as a regional focus

More intense retail,  
employment center  
with NSEW access

0 500 1,000 2,000 Feet

N



**Public Realm**  
 - Civic and cultural life  
 - Recreation  
 - Environmental resource

**Activity Focus**  
 - Link community,  
 commerce, and nature

**Economic Engine**  
 - Revenue and jobs

**Maple Valley Four Corners/Lake Wilderness**  
*Integration of Functional Parts*



# *PRELIMINARY*

## **CITY OF MAPLE VALLEY, WASHINGTON MINUTES OF SPECIAL JOINT MEETING: CITY COUNCIL PLANNING COMMISSION & EDC SEPTEMBER 15, 2008**

Tahoma School District Central Services Facility  
25720 Maple Valley - Black Diamond Road SE

Mayor Iddings called the meeting to order at 7:01 p.m.

All Council members were present: Layne Barnes, Dave Pilgrim, Noel Gerken, Victoria Laise Jonas, Linda Johnson, Deputy Mayor Glenn Smith, and Mayor Laure Iddings.

All Planning Commission members were present: Glenn Akramoff, Dean Barnes, Mark Dillon, Larry Lindstrand, Cindy Lowden, Vice Chair Dana Parnello, and Chair Erin Weaver

Economic Development Committee members present were: Chair Heath Anderson, Mark Cairns, Eric Larson, and Vice Chair Debbie Malone.

City staff members present and participating in the meeting were: Interim City Manager Christy Todd, Assistant City Manager Philip Morley, Community Development Director Ty Peterson.

City staff members present and observing were: Finance Director Tony McCarthy, Associate Planner John Strandberg, Executive Assistant Marsha St. Louis, and City Clerk/Director of Information & Personnel Services Irvaleene Moni.

Mayor Iddings announced that Interim City Attorney Jeff Taraday was excused from the joint meeting.

Assistant City Manager Philip Morley served as meeting facilitator. He welcomed participants and provided a brief overview of the evening's agenda and a PowerPoint presentation briefly recapping the background and progress on the Four Corners Subarea Plan to date. He then asked that the Chair of each represented group provide a summary of the key points each of the groups took away from the Forum.

### **Part One: Debrief from Developer Forum – lessons learned** 30 min (7:00–7:30)

- PC

Chair Erin Weaver said the Forum was very interesting and opened up the Commission's senses to a lot of ideas they had not thought of before. She highlighted the concept of a Big Bold Idea (BBI), a unified vision for all three groups, a succinct definition of the vision that the Subarea Plan can be assessed against. She noted that key elements of the BBI were trees, parks, trails, comfortable living, rural feel, and how to balance those elements with the more urban resources that will keep people here. She said the Commission left the Forum thinking that the vertical mixed use is not a short term potential, so the question is how to encapsulate the long term goals such as

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the vertical mixed use into the Big Bold Idea, to create flexibility such as anticipated in the "mushy zoning" idea, and how to make the effort more collaborative between the developer, the City, and the residents.

Ms. Weaver said the Commissioners left the meeting feeling this is a way to clarify and refine our goals with an eye to a phased approach; how to meet the immediate needs while looking to the future.

- EDC

Chair Heath Anderson noted that the Economic Development Committee (EDC) liked the idea posed to use the \$3 million State funding to buy homes on the lake to create City-owned lake access near the Legacy Site, noted the importance of having a vision and everyone to be on the same page with that vision, look to the future, prepare for the future, and possibly reserve space for a transit center. He said EDC members desire clear direction from the Council and how the EDC might get the City there. Mr. Anderson noted that unless the City lines up with major employers, the need for significant office space is unlikely although that might be a future need. He said the EDC was surprised to hear Forum Developers advise to keep the Legacy Site as green as possible. He said there was support for the "mushy zoning" and creating flexibility for developers. He said the Forum speakers emphasized the city's character—nature, nature, nature and to build on that amenity through small campaigns like bike racks around town, promoting connectivity, fixing parts of the trail that might need to be fixed to get it all the way through to Enumclaw.

Mr. Anderson said that a big part of the earlier EDC meeting today was spent discussing "branding" again, and that was heard from the Developers, a huge need to brand the City, suggesting that the BBI might be "going green," promoting "green technologies."

EDC Vice Chair Debbie Malone noted that "branding" was to cover the overall city, and more specific areas. Mr. Anderson clarified that discussion about "branding" included the overall city, as well the Subareas, both north and south, which could be different, and then encompassing that with the overall vision for the City. Ms. Malone also stressed the need for flexibility through "mushy zoning."

- Council

Mayor Iddings noted that what seemed key from the Forum was the BBI and "mushy zoning." She listed a number of comments heard from Ms. Tori Laughlin-Taylor in particular: great and beautiful place to live; small community with green character and the City needs to build on that idea, trails, parks, open space and tie it into the Subarea Plan; focus on civic buildings to help represent a sense of place, start there and expand. The Mayor said the Developers noted that the focus to date was too much on zoning, need to focus on the vision and happenings, not be too prescriptive, economics will build the plan. She noted that through zoning the City can keep out what it doesn't want, but need flexibility in zoning to take advantage of opportunities when economics brings development proposals.

Councilwoman Laise Jonas said the comments about the 54 acres captured her interest because she, as many here tonight, served on Legacy Site Citizen Advisory

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Committee, and she heard that we need to keep it as natural and pristine as we can; she said she does support municipal buildings there with perhaps a visitors center or post office, but keeping the property as pristine as possible. She expressed her appreciation that the Legacy Site was incorporated into 300-350 acre Four Corners Subarea Plan; and she recommended keeping retail, commercial at the Four Corners, not moving all the way up Maple Valley Highway. Councilwoman Laise Jonas noted that Developers stated that we may not be able to attract what we need to attract at this time, the City needs a vision to sell to potential developers, and the City needs to zone for what the City ultimately wants to get, 20-30 years and beyond. She referenced comments made that it is a marathon, not a sprint. She reiterated the Developer focus on the green character of Maple Valley and the need to build upon that, and the need to work upon building green space connectors. Councilwoman Laise Jonas said that the "mushy zoning" is really saying we need to be flexible in our zoning and regulations to enable us to meet our vision.

Councilor Gerken agreed with the key issues that had been highlighted, and emphasized that the City needs to think big. He said the BBI makes a lot of sense, in order to latch on to it and market to developers. Councilor Gerken noted that several years ago he served on an earlier EDC with Mr. Chuck Hardaway who at the time said, "don't set the bar too low," and he concurred. He encouraged thinking long term, not just five or ten years, and then make it flexible to bridge the near-term gap. He concurred with statements regarding what makes Maple Valley special. He suggested that the issue is how to articulate things like green connectors and open space into the Subarea Plan, saying that connecting the Legacy Site to the more developed, urbanized areas, will be key to the Subarea Plan. Councilor Gerken noted that for the most part all parties seem to be kind of on the same page, and the Developer Forum revealed that.

Councilor Layne Barnes acknowledged that many of the key points had already been stated. He said he also took away from the Forum that it is very important to get people "there;" to train people to come to the desired location, to make a place for people to hang around, such as fairs, farmers' markets, concerts, bandstand, angled parking. He said one of the ideas that had been discussed is having the City Hall at the southwestern portion of the Legacy Site, but the Developers also talked about having City Hall in the center of the zone or, if not, ensuring a plaza and open space in that area.

Councilor Barnes said he heard that in order to make this happen, it will take public investment, but what wasn't said at the Forum is that the City doesn't have those kind of resources in the near future, so the City might have to look at property tax alternatives and incentives. He noted that the Developers emphasized that if you want a vital center, you need residential to support it. He said the City already has a good core around the area, but having more residential close in is also helpful. Councilor Barnes noted that regarding the idea of vertical growth, the Developers stated that it would have to be five stories. He said the City needs to consider if we really want five stories in the City of Maple Valley, and if we don't, then the alternative is Town Houses. Councilor Barnes also noted the Forum comments that development of commercial areas don't just happen because they are named, they have to have natural flow,

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visibility, inviting to traffic, and there has to be complimentary uses. He said he also heard clearly, we can't bet on a movie theatre.

Councilwoman Johnson said that she went away from the Forum with the idea that as we project our vision for the City, that is where the "mushy zoning" comes in. She said the City needs the idea of what we want, to identify it, and then grow into it. She said that the Developers were clear that if you have existing businesses and you zone them out of business, there will be trouble. She said the City needs to be careful when putting zoning on properties, and keep the "mushy zoning" flexible so that developers can come to the City and things can be worked out to meet the City's long term vision.

Councilwoman Johnson expressed some concern with the connectivity of the 54 acres with the south subarea, worrying how to avoid creating a second set of strip malls. She said the City needs to be flexible enough to have developers incorporate into their plans the vision that the City has defined. She said she is not willing to say yes or no to five stories, because fifty years from now there might be a need for five stories. She said the City needs to be able to identify its vision and the vision needs to be flexible enough to grow with us.

Councilor Pilgrim noted that many of the key concepts had already been stated. He recalled the Forum's advice to build on strengths, look for opportunities, build a community campus, build excitement, create an experience. He reiterated others' comments that it is a marathon, not a sprint. Councilor Pilgrim also noted comments from the Forum that "density is not the reader" and "quality through zoning." Councilor Pilgrim said that you can get quality through cluster zoning, zoning through upgrades and incentives. He also noted the comment that the City should "get stuff you need; not what they want to sell you." And, finally, Councilor Pilgrim noted the extensive discussion regarding parking and the expense of parking, stating that parking structures might not be feasible right now, but that doesn't mean that 50 years from now they won't be.

Deputy Mayor Glenn Smith concurred with Councilor Pilgrim regarding getting what the community needs, but he referenced earlier comments about branding, and asked, how can you get what you need, not what they want, if you don't know who you are and what you need? He said he sees there needs to be a transition zone in the Four Corners Subarea, the City needs to have jobs; economics drives a good deal of this thing, but the development also needs to provide a sense of place where people are going to want to be, somewhere you can get to in a short distance.

Deputy Mayor Smith said "mushy zoning" is very important because economics and businesses will be attracted to more flexible zoning. He also said he supported the lakefront property idea because it would give the City a park that stretches to both sides of the Lake.

- Discussion

There was no further discussion regarding the Forum recap.

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## Part Two: Lessons Applied to Four Corners Subarea Plan

90 min (7:30-9:00)

There was discussion regarding the application of the key concepts to several questions regarding the Subarea Plan. Mr. Morley suggested several questions for discussion and then sought feedback regarding any additional discussion topics. The questions suggested by Mr. Morley were:

- Transportation network in the Northwest Quadrant.
  - Mushy zoning concept for the "Ship's Rudder" in the Northeast and Southeast Quadrants;
  - Mushy zoning concept for the Northwest Quadrant
  - Buffers and land use transitions along the trail
  - Our Big Bold Idea (BBI) and the role of the Legacy Site and other green features.
- 
- Why do people move to Maple Valley?

Mayor Iddings suggested that the question, "Why do people move to Maple Valley?" as mentioned at the Forum, should be a topic for discussion, and that it should be the first question to be discussed. She noted that at the Forum schools and green spaces were mentioned as reasons people move here, and it was noted that most people do not move here to live in a condominium. There was general concurrence to place that question first in the discussion.

Councilor Gerken supported discussion of the question about why people move to Maple Valley, but he also noted that there is a need to keep track of what people have been telling representatives that they want as the City moves forward. Councilor Gerken said he feels the "green connectors" are a great idea, and suggested perhaps the concept could be amplified.

Ms. Malone noted that discussion might also cover, "Why do people stay here?" She said there are deficiencies regarding teenagers and retired individuals.

Planning Commissioner Dean Barnes asked if the City has looked into what the cost of this development is going to be from an infrastructure perspective (policing, capital improvements, maintaining the infrastructure), and if the development would generate revenues to pay for that and to compensate for the inconveniences that residents would incur, such as traffic, anxiety, noise frustration. Mr. Morley indicated that a cost to benefit analysis would be done later, after the Subarea Plan is developed.

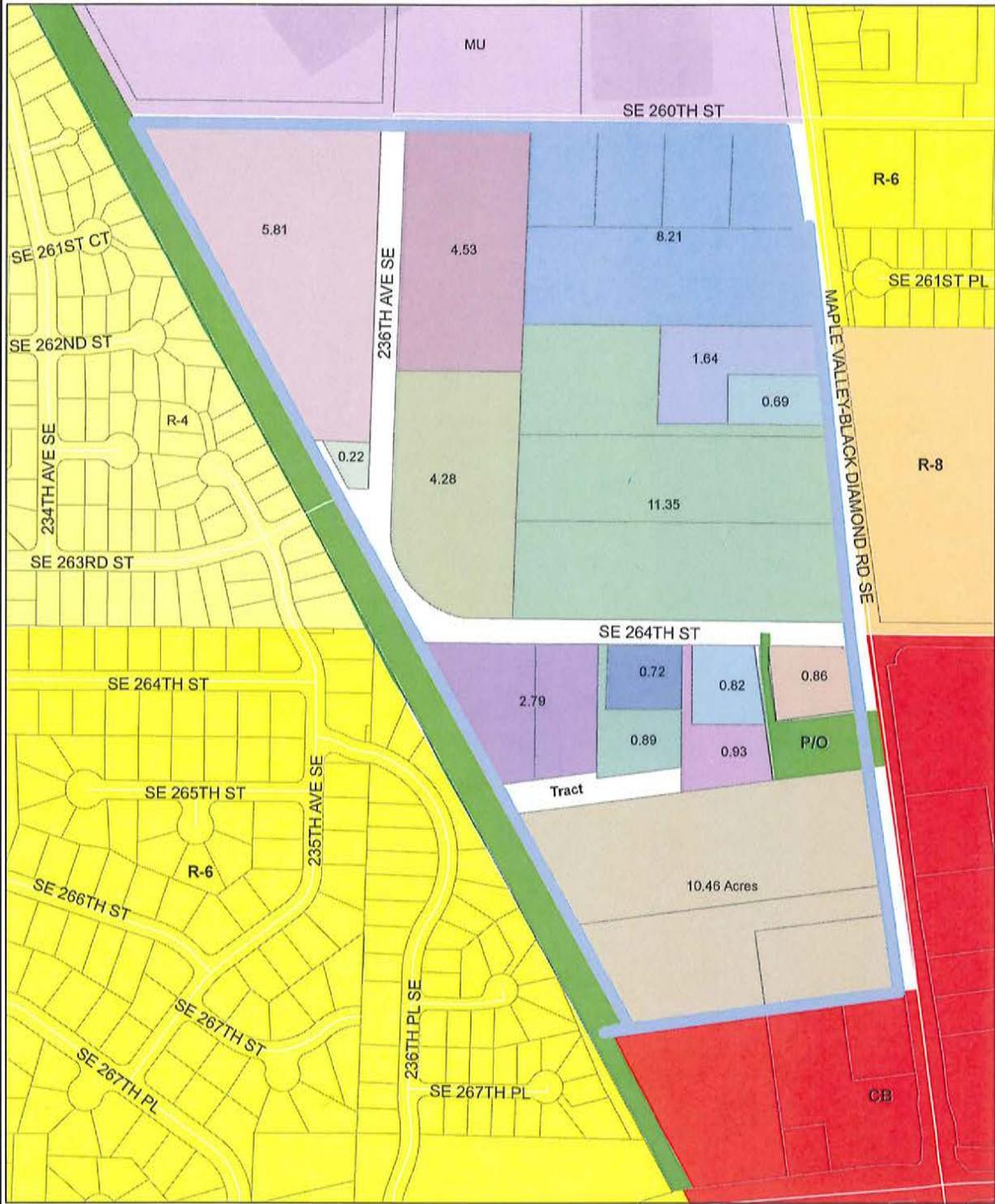
Mr. Morley then sought feedback regarding the questions: Why are people here? What are the key things we protect and capture? Why are some people not here?

Reasons cited why people move to Maple Valley included:

- home price value
- school district
- the ability to go to Lake Wilderness Park
- recreation opportunities
- phenomenal trail network
- civic pride



Created by: C Crook  
Date: 11-27-2007



**NW Quadrant Area (Four Corners)**

<b>Parcel Number</b>	<b>Property Owner</b>	<b>Current Use</b>	<b>Acres</b>
4127000860	Fore, Inc.	Vacant / construction storage	5.81
4127000861	City of Maple Valley	Vacant	0.22
4127000863	Maple Valley Mini Storage	Mini Storage / storage	1.00
4127000864	Maple Valley Mini Storage	Mini Storage	1.00
4127000865	Maple Valley Mini Storage	Mini Storage	1.00
4127000866	Maple Valley Mini Storage	Mini Storage	1.01
4127000867	Maple Valley Mini Storage	Mini Storage	4.20
4127000870	Lex Four LLC	Storage Yard, Residence	2.53
4127000876	VLC One LLC	Mixed Office/Personal Services	0.69
4127000877	Edward/Diane Gokey	Automobile Service	1.64
4127000878	Keith White-VLC Investments	Vacant	4.03
4127000879	Keith White-VLC Investments	Vacant	4.79
4127000880	MVP Real Estate	Construction Contractor's Yard	4.28
4127000885	Ed/Terri Woyvodich	Shop and Storage	4.53
8081300010	City of MV	Public Works Yard	1.56
8081300020	City of MV	Public Works Yard	1.23
8081300030	David Hosea	Boat/RV Storage	0.72
8081300040	GWW TWO LLC	Muffler/Transmission Shop	0.82
8081300050	Synergize Maple Valley	Automobile Repair	0.86
8081300070	GWW LLC	Automobile Rebuild	0.93
8081300080	Thomas McDonald	Vacant / storage	0.89
808130TRCT	Common Ownership Tract	Stormwater Facility	0.74
		<b>SUBTOTAL</b>	<b>44.48</b>