

CITY OF MAPLE VALLEY, WASHINGTON

ORDINANCE NO. O-12-512

AN ORDINANCE OF THE CITY OF MAPLE VALLEY, WASHINGTON, AMENDING THE COMPREHENSIVE PLAN AND OFFICIAL COMPREHENSIVE PLAN MAP TO CHANGE THE LAND USE DESIGNATION OF AN AREA KNOWN AS THE “BRANDT PROPERTY”, 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 City has been considering its vision and land use considerations for property known as the “Brandt Property”; and

WHEREAS, the City’s Economic Development Committee in February of 2012 made a recommendation to the City Council to make changes to the City’s Comprehensive Plan to change the “Brandt Property” from a Multiple Use designation to a combination of Service Commercial and Community Business land uses; and

WHEREAS, the Planning Commission held a public hearing on the proposed Comprehensive Plan amendment and related documents on July 18, 2012; and

WHEREAS, on August 15, 2012 the Planning Commission voted unanimously to forward a recommendation to the City Council to adopt the associated Comprehensive Plan amendments; and

WHEREAS, the City of Maple Valley submitted the proposed amendments to the Comprehensive Plan to the Washington State Department of Commerce on August 7, 2012; and,

WHEREAS, the City of Maple Valley issued a SEPA threshold determination of non-significance (DNS) and adoption of existing environmental documents on August 14, 2012; and

WHEREAS, the City Council held a public hearing on the Planning Commission recommendations for the proposed amendments on September 10, 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 Land Use Element 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 Official Comprehensive Plan Map of the City of Maple Valley 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. Copies of Exhibits A and B 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 8th DAY OF OCTOBER, 2012.

William T. Allison, Mayor

ATTEST:

Shaunna Lee-Rice, City Clerk

APPROVED AS TO FORM:

Christy A. Todd, City Attorney

Date of Publication:

Effective Date:

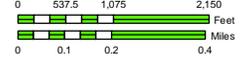


The City of Maple Valley disclaims any warranty of fitness of use for particular purpose, express or implied, with respect to this product.

Figure LU-2

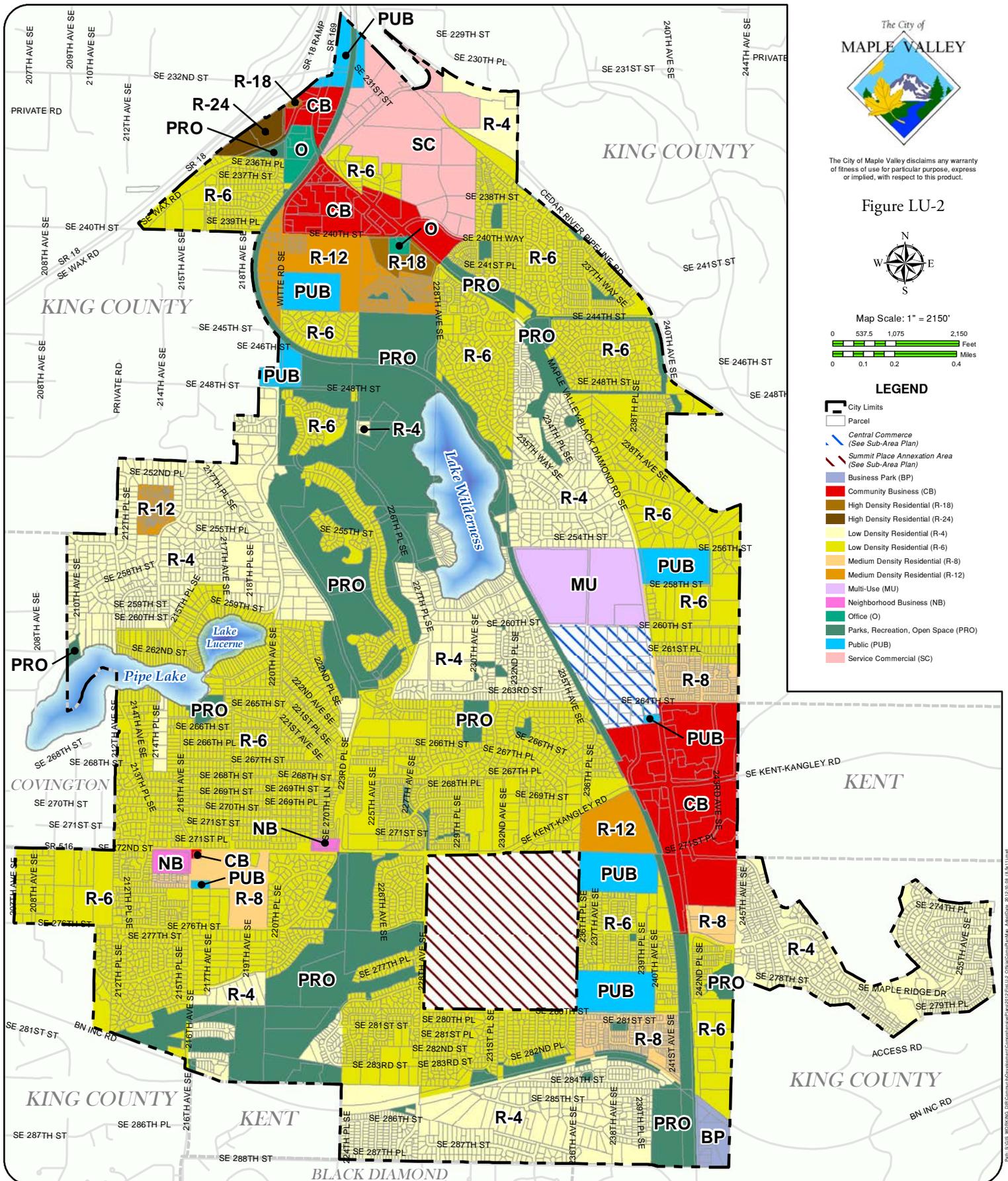


Map Scale: 1" = 2150'



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 10/1/2012 Ord.# 512

AS RECOMMENDED BY THE
COMMUNITY DEVELOPMENT DEPARTMENT
AND THE PLANNING COMMISSION AND
ADOPTED BY CITY COUNCIL
ADOPTED: 10/8/2012, Ordinance No. 0-12-512

LAND USE

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EXHIBIT B TO ORDINANCE NO. O-12-512
LAND USE ELEMENT

City of Maple Valley Comprehensive Plan

LAND USE

“HOW SHALL WE GROW?” is a recurring theme in many communities. Growth can take many forms: more people, more homes, new job opportunities, higher standards of living, increased family wealth and so on. The Land Use element of the Comprehensive Plan is concerned primarily with the accommodation of the City of Maple Valley’s growth.

The Land Use element must be developed in accordance with the Growth Management Act (RCW 36.70A) to address land use issues in the City of Maple Valley, and the potential growth over the next 20 years. Where shall homes, businesses, public services and utilities be located, and at what density or intensity? It will become the City’s policy plan for growth, given the constraints and opportunities of the natural environment and public services and utilities.

The Growth Management Act (GMA) requires jurisdictions to develop:

- ® A land use element designating the proposed general distribution and general location and extent of the uses of land, where appropriate, for agriculture, timber production, housing, commerce, industry, recreation, open spaces, public utilities, public facilities, and other land uses.
- ® The land use element shall include population densities, building intensities, and estimates of future population growth.

This Element must also be developed in accordance with the King County Countywide Planning Policies (CPPs) and be integrated with all other planning elements to ensure internal consistency throughout the Comprehensive Plan. The Countywide Planning Policies direct jurisdictions within the County to focus growth in the cities within the Urban Growth Area (UGA). Based on the Countywide Planning Policies, Maple Valley must:

- ® develop a phasing strategy that identifies areas for growth for the next 20 years;
- ® define the growth it intends to accommodate over the next 20 years;
- ® plan for 20 year population and employment growth target ranges; and
- ® limit and phase growth where services are not yet available.

EXISTING LAND USE

The City of Maple Valley encompasses approximately 3,000 acres of land, excluding lakes. The existing land use pattern is illustrated in Figure LU-1. Current land uses are generally consistent with the adopted land use map. The Comprehensive Plan Land Use Map serves as the basis for creation and amendments to the zoning map. While these two maps may not always be the same, the City will ensure that they are combined in a timely manner following updates or revisions.

Maple Valley adopted its zoning code in December 1999. It originally contained thirteen land use categories. The current Comprehensive Plan Land Use map (Figure LU-2) has fifteen categories. It includes higher density housing (12-24 dwelling units per acre), and residential densities ranging from four to six dwelling units per acre (R-4 to R-6) throughout the majority of residential neighborhoods. These classifications allow for the development of attached single-family homes, including townhouses and duplexes. Other residential classifications include R-8, which permits duplex through fourplex units and higher with design review. Commercial classifications include Community and Neighborhood Business (CB, NB), Office (O) and Business Park (BP). The Service Commercial (SC) classification was developed to encourage commercial uses which do not necessarily rely upon arterial visibility. In addition, the City has adopted a Multiple Use (MU) classification that provides for vertical and horizontal mixing of uses across a site. The Public (PUB) category includes land occupied by public facilities, including schools, fire stations, the library, the Regional Emergency Operations center and the community center. Lands dedicated to public and private park space, including the Lake Wilderness Trail and the golf courses, are

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included in the Parks, Recreation, Open space (PRO) category. The distribution of land area by land use classification is shown in Figure LU-3.

Figure LU-3
Total Gross Land Area in Acres by Land Use Classification
City of Maple Valley

LAND USE CLASSIFICATION	ACRES IN 2000	ACRES IN 2012
Residential		
R-1	232	N/A
R-4	689	746.25
R-6	1658	1290.36
R-8	99	85.81
R-12	87	72.7
R-18	11	10.12
R-24	10	9.35
Business Park (BP)	107	12.64
Community Business (CB)	164	168.68
Multiple Use (MU)	112	50.03
Neighborhood Business (NB)	7	7.34
Office (O)	54	10.73
Service Commercial (SC)	N/A	99.6
Central Commerce (CC)	N/A	44.48
Park, Recreation, Open Space (PRO)	N/A	516.17
Public (PUB)	N/A	69.13
Public/Open Space (P/O)	288	N/A
TOTAL*	3518	3193.39

*. The figures for 2000 included right-of-way adjacent to the individual zoning classifications. The figures for 2012 do not include ROW, but do include annexations that have occurred since 2000. Other changes may be the result of changes in mapping technology.

LAND USE DISTRIBUTION

Residential Land Use

More than 68 percent (2,064 acres) of the City's land area is composed of residential land uses. All of the land designated residential is at urban densities (four units per acre or higher density). Figure LU-4 illustrates the distribution of land use classifications. Areas designated at densities of six units per acre are the single most dominant residential classification in the City. Areas of higher density classifications are located near commercially designated lands and major arterials. In February 2005, approximately nine percent of the residentially designated land within the City was undeveloped (183 acres).

Community Business, Neighborhood Business, Office, Multiple Use, Commerce Central and Business Park and Service Commercial designated lands comprise approximately thirteen percent of the City's land area (398 acres). Commercial business activity is dominated by the two retail commercial centers (Wilderness Village and Four Corners), while Business Park uses are located along SR 169 and range from light manufacturing, equipment rental and storage and wholesale trade to production of building materials.

Under the current classifications—Community Business designated parcels comprise the largest amount of non-residential land. All of the land in the Multiple Use designation is vacant, approximately 50 acres..

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City of Maple Valley Comprehensive Plan

Vacant Land

In August 2012, approximately 346 acres of land within the City were vacant (14 percent). The vacant land pattern is somewhat random with residential subdivisions separated by scattered tracts of forested land. The combined undeveloped land in the Community Business, Neighborhood Business, Office, Multiple Use, Service Commercial, Central Commerce and Business Park classifications occupy 47 percent of the total undeveloped land area in Maple Valley (162 acres). Vacant lands includes those properties with no measurable improvements, as defined by the King County Assessors' Office. The Land Capacity Analysis contained in the Appendix of this Plan outlines the vacant land use inventory in more detail. Figure LU-5 illustrates the distribution of vacant land area in Maple Valley.

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Figure LU-4
Total Gross Land Area by Land Use Classification
City of Maple Valley, 2012

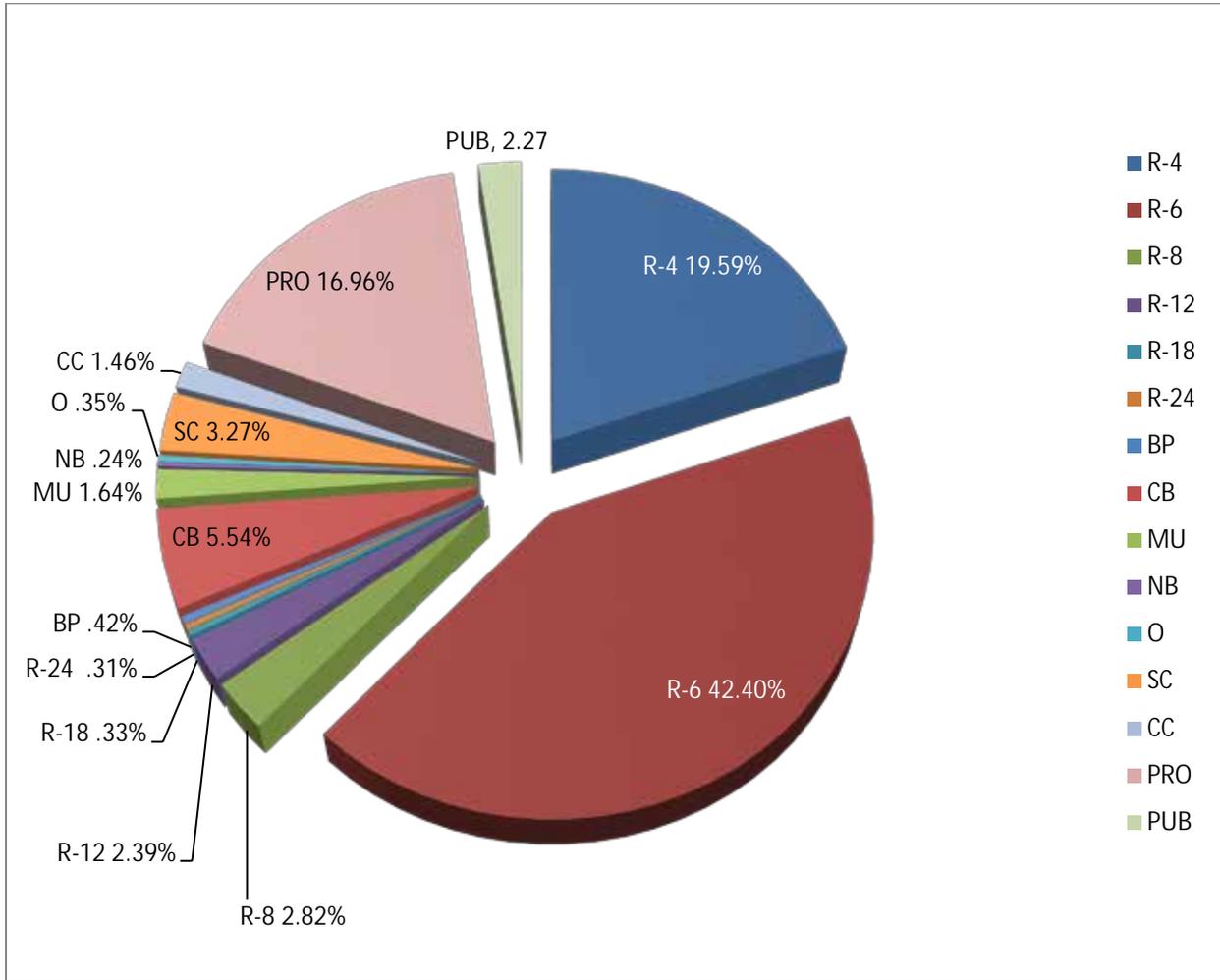


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City of Maple Valley Comprehensive Plan

Figure LU-5
Total Vacant Land Area by Land Use Classification
City of Maple Valley, 2004

LAND USE CLASSIFICATION	ACRES IN 2004
R-4	57.96
R-6	81.94
R-8	27.5
R-12	16.79
R-18	0
R-24	0
BP	3.45
SC	35.67
CB	47.66
MU	48.2
NB	5.52
O	1.82
CC	15.74
PRO	0
PUB	0
TOTAL	346.55

POPULATION GROWTH PROJECTIONS

The GMA and the King County CPPs encourage cities to assume an increasing share of new growth in the future and that correspondingly less growth is to be accommodated in the rural areas of King County than in the past. This means that new development within cities planning under the GMA should be more compact in order to accommodate the additional share of future growth. Subsequent decisions by the Growth Management Hearings Boards on the appeals of Comprehensive Plans of other communities have helped to better define some of the requirements for future land use designations.

Maple Valley is faced with a finite land supply within its Urban Growth Area. In fact, the City has very little room to grow beyond its current City limits. The City has limited potential annexation areas, most of which are either impacted to some degree by critical areas or are at least partially developed. Therefore, determining the total population capacity of the City required analyzing the potential available land for development and attempting to encourage more “compact” development in areas most “appropriate” in order to most efficiently achieve compliance with the GMA and CPPs. What does “appropriate” mean? It means that a series of criteria were developed to help evaluate the potential for increasing residential densities in certain areas in order to help meet the requirement for more “compact” development. These criteria and the resulting scenarios which comprised the various land use alternatives were then taken to the public through a series of workshops and open houses to gain public input. The public comments were, in effect, the final step in the criteria evaluation to help determine the final recommended plan.

City of Maple Valley Comprehensive Plan

Population and Employment

Population and employment trends are the basis for determining the amount of land and services required to accommodate the anticipated growth in the City. Demographic information is derived from several sources, including the US Census of Population and Housing, population and employment forecasts from the Puget Sound Regional Council (PSRC), the King County Office of Budget & Strategic Planning and the Washington State Office of Financial Management.

According to the 2000 Census, 14,209 people resided within the City of Maple Valley in 1999, Population growth in the City increased at an annual average rate in excess of eight percent between 1990 and 2000, reflecting the rapid growth experienced in south King County and the entire Puget Sound region during the 1990s. South King County is still expected to grow at a moderate, though somewhat slower, rate for the next decade. Maple Valley expects to accommodate a proportionate share of the South King County growth, and is responsible for accommodating a larger share of future growth than that allocated to the surrounding rural areas outside of the urban growth boundary, within the Tahoma-Raven Heights community planning area. According to the Washington State Office of Financial Management (OFM), the population of Maple Valley in April 2003 was 15,730.

Population Forecast

The Comprehensive Plan 20-year capacity and growth projections are shown in Figure LU-6. The projections prepared in 2003 indicate that, should the City develop all of the land within its boundaries and maintain a household size comparable to the current household size, the City could reach a population of approximately 24,051, a growth of approximately 8,321 residents, or 3,182 net new households. This would amount to an average annual compound population growth rate of approximately 1.7 percent over the next 20 years. The average household size in 2004 was 2.85 persons per household and this household size was used to project the City's buildout population. However, this population forecast may be high, as household size appears to be decreasing in Maple Valley and King County. More detailed discussion of the methodology used to allocate population growth is contained in the Land Capacity Analysis located in the Appendix.

**Figure LU-6
Maple Valley
Population Capacity Growth Projections**

	POPULATION AND HOUSING UNITS, 1998	POPULATION AND HOUSING UNITS, 2003	POPULATION AND HOUSING UNITS AT CAPACITY BUILDOUT
POPULATION	11,964	15,730	24,051
HOUSING UNITS	4,421	5,257	8,439
AVERAGE HOUSEHOLD SIZE	2.97	2.94	2.85

Source: Washington State Office of Financial Management, Land Capacity Analysis for the City of Maple Valley

The household target assigned to the City for the planning period from 1992-2012 was 1,539 new housing units. By 2000, the City had already achieved 109 percent of the target, exceeding the target by 134 units in the first eight years of the planning period. The housing targets were re-evaluated by the Growth Management Planning Council for the planning period from 2002-2022. The City of Maple Valley's targets were amended, so that the household target assigned to the city for the 2002-2022 was 300. By 2007 the City had already achieved and exceeded the target number. From 1997 through

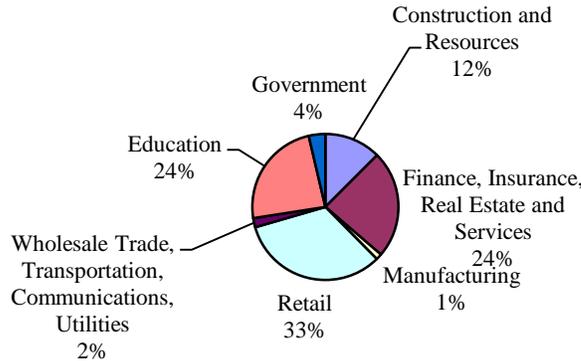
City of Maple Valley Comprehensive Plan

2000, the average density of newly constructed houses was 5.5 dwelling units per acre.¹ The minimum residential density for urban areas is defined as four units per acre and the City has continued to meet or exceed this designation.

Employment Forecast

In 2004, employment in the City totaled approximately 2,500 jobs. Some of the largest employers are J.R. Hayes Gravel Pit, Johnson’s Home and Garden, Maple Valley Fire and Life Safety, QFC, Safeway and the Tahoma School District. Retail is the largest sector of the local economy, accounting for one-third of all jobs. Education accounts for approximately one-quarter of the total employment, as does the sector consisting of Finance, Insurance, Real Estate and Services. Construction and Resources related jobs account for twelve percent of total employment. The Manufacturing, Wholesale Trade, Transportation, Communications and Utilities sectors provide three percent of the City’s total employment. Figure LU-7 illustrates the City’s employment distribution.

**Figure LU-7
Maple Valley, 2004
Total Employment By Category**



Source: Puget Sound Regional Council

The number of businesses in the City varies depending upon the criteria used (e.g. from home occupations to site-based enterprises). Data from the State Department of Revenue and the City indicate that as of April 2004 there were approximately 340 business units in the City, ranging from grocery stores to doctors’ offices to independent contractors. Most of the existing commercial base is accounted for by businesses that serve local residents. The largest number of businesses by type include retail establishments, professional services, eating and drinking establishments, personal services, automobile related and grocery stores.

Forecasts for the south King County region from the PSRC indicate that in the next several decades there will be an increase in the percentage of jobs in the retail, finance and professional services sector and a decrease in the manufacturing sector. The City shall encourage more diversified business park development in some of its current light industrial areas in order to attract more high wage jobs in research, corporate development and professional services. The Land Capacity Analysis in the Appendix provides greater detail in projecting future employment growth.

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The original employment target assigned to the City of Maple Valley for the years 1992-2012 was 1,233 new jobs. By 2000, a total of 810 new jobs had been created, leaving a remaining job target of 423 for the remainder of the planning period. The employment growth targets were re-evaluated by the Growth Management Planning Council for the planning period from 2002-2022. The City of Maple Valley's targets were amended, so that the City is to accommodate 804 new jobs by 2022. Maple Valley has the land capacity to support at least 2,000 more jobs. However, it is uncertain if the market demand for employment space will absorb this capacity during the planning period. The mix of employment is expected to change somewhat with the City's share of professional services employment increasing over current levels.

**Figure LU-8
Maple Valley Employment Growth Targets**

JOBS IN 1998	1992-2012 EMPLOYMENT TARGET-NEW JOBS TO BE CREATED	NEW JOBS CREATED THROUGH 2000	REMAINING 2012 JOB TARGET	JOB TARGET ADJUSTED FOR 2002 - 2022
1,756	1,233	810	433	804

Source: King County Buildable Lands Report

FUTURE GROWTH ISSUES

The recommended final 20-year plan was developed with uncertainty in mind. These uncertainties include:

- ® the capacity of the City's street and road network to accommodate additional growth;
- ® meeting the affordable housing requirements of the King County CPPs;
- ® the regional economy and market-driven demand for housing and employment;
- ® the capacity for growth within the City's remaining vacant and underutilized lands;
- ® preserving environmentally sensitive areas and suitable park and recreation sites for open space and greenbelt corridors;

The main dilemma in considering Maple Valley's future growth is how to find a balance in the dynamic relationship between the City's requirement to help accommodate regional growth; the City's requirement to preserve its critical areas and environmental features; preserve the small-town feel of the City; and live within its means in terms of providing adequate public services and facilities. Careful planning is needed to identify and conserve areas which the community considers critical to its environmental health and identity. This may help the community to strategically accommodate growth without sacrificing the particular qualities that contribute to Maple Valley's character.

Several significant issues addressed during the planning process include:

- ® concern over land use, noise and air quality conflicts between industrial uses and adjacent single-family neighborhoods;
- ® whether to expand and/or diversify the City's commercial/industrial/office land use base;
- ® annexation of unincorporated areas;
- ® maintaining neighborhood quality of life

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LAND USE ELEMENT

City of Maple Valley Comprehensive Plan

- ® maintaining infrastructure capacity commensurate with growth (e.g., sewer and water)

Land Use Phasing and Growth

- ® The King County Countywide Planning Policies (CPPs) require that cities within the Urban Growth Area identify methods to phase growth and development in order to bring certainty to long-term planning and development within the County. Phasing should occur within the UGA, as necessary, to ensure that services are provided as growth occurs. Development in the Urban Area will be phased to promote efficient use of the land, add certainty to infrastructure planning, and to ensure that urban services can be provided to urban development. The following plan represents the City's growth phasing methods.
- ® Residential Growth
 - ® As a first phase, continue single-family development and growth until it runs out of land supply. This should happen in a few years, well within the twenty-year horizon, probably within 5 years. Maintain densities in the City at the GMA minimum for urban residential uses through appropriate development regulations.
 - ® As a second phase, develop multifamily units at a low density for such units. This will encourage ownership of the units, and higher densities are not required by GMA as a result of the strategy in Phase 1. There is no guarantee that this strategy is in line with the immediate economic market for multifamily units. The strategy may result in a slower rate of growth in Phase 2.
- ® Commercial Growth
 - ® As a first phase, focus growth around the two existing centers to utilize existing capacity. Do not encourage uncoordinated enlargement of any strip (linear) commercial development along the Maple Valley Highway.
 - ® Conduct studies to determine the realistic capacity of the limited transportation system to support the commercial growth of the area. It may be that additional streets or connections are needed to create a "grid" of streets within the commercial areas to support the development.
 - ® Consider development regulations that allow for a variety of uses within the two Multiple Use areas of the City. Regulations should accommodate and focus on meeting the City's needs for the two separate areas.
- ® Growth Phasing
 - ® The City has very limited room to expand within portions of the unincorporated UGA outside of its current boundaries. In addition, the City is located entirely within the existing service areas of the independent water, sewer and fire districts that serve the City. Therefore, growth phasing is expected to occur commensurate with the rate of development, subject to the availability of capacity and service from utility providers.
 - ® Traffic bottlenecks are a problem during peak periods at key arterial intersections along SR 169 (Maple Valley Highway) and SR 516 (Kent-Kangley Road). The cities of Black Diamond, Enumclaw, Maple Valley and Renton and King County are participating with Washington State Department of Transportation on a study of the SR-169 corridor. These and other problems as well as improvements to these facilities are discussed in greater detail in the Transportation element. These problems will need to be addressed before expansion to the SR-169 corridor to any great degree can be considered.

City of Maple Valley Comprehensive Plan

Annexation and Urban Growth Boundaries

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

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

FUTURE LAND USE PLAN

The future land use plan is the result of Planning Commission and City Council deliberation, extensive public involvement, and environmental impact review. The purpose of this section is to describe the general pattern of land uses that the City intends to achieve through adoption and implementation of the Comprehensive Plan.

Residential Land Uses

The City's existing residential neighborhoods are overwhelmingly characterized by single-family developments. Yet increasing demand for more affordable housing and means to improve the viability of transit service is driving a trend toward smaller lots. Often times poorly-sited high density developments can have adverse impacts on existing neighborhoods such as increased traffic safety concerns. The policies in this Plan are intended to protect the quality of existing neighborhoods while allowing for a broader range of residential densities in future developments. Specific locational criteria were developed to provide a basis for the designation of higher density developments in an effort to minimize the potential for conflicts with existing single-family neighborhoods.

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LAND USE ELEMENT

City of Maple Valley Comprehensive Plan

Higher density residential uses are recommended within proposed mixed use activity centers adjacent to existing commercial nodes. The plan favors preserving higher density housing in areas in close proximity to the commercial activity centers rather than promoting new multifamily developments in established single-family neighborhoods. Preserving neighborhood quality also means ensuring that adequate water and sewer availability, streets, bike paths, trails, landscaping, stormwater drainage, pedestrian access and park and recreational facilities are provided and maintained in a timely manner. The Plan contains policies intended to establish or maintain these types of development standards. Preserving neighborhood quality also means that larger lot areas (some with agriculturally oriented uses) within the City should be protected from the inappropriate impacts of adjacent properties conversion to urban densities.

Low Density Residential

The majority of the City's population lives in detached single-family homes. The bulk of the single-family neighborhoods (including schools and religious facilities) are characterized by densities in the range of four to six units per acre. Land in this classification shall continue to be developed at a range of four to six units per acre to maintain compatibility with the existing neighborhoods. Development of attached single-family homes, including townhouses and duplexes is also allowed in these zones, as long as maximum allowed densities are not exceeded. Generally, this designation is appropriate for most land in the planning area suited for residential use, which is in close proximity to similar uses and to collector streets, with direct connections to commercial and recreational areas. These areas should be well served by recreational and open space resources, served by an internal street system and be defined by appropriate neighborhood boundaries, which may be bordered but not penetrated by major arterial roadways.

Medium-Density Residential

This designation shall provide for primarily single family residential development at a range of densities between eight to twelve units per acre. In addition, townhouses and duplexes are allowed to be interspersed in existing single-family zones as long as density is maintained. Medium density development allows for a mix of housing types and provides a more affordable alternative to larger lot single-family detached housing. Neighborhoods should include compatible uses such as schools, religious facilities, and day care centers where the full range of public services exist or can be provided. Locational criteria for these kinds of development include transition areas between higher density multifamily and single-family neighborhoods and transition between single-family neighborhoods and adjacent commercial centers or employment areas. Generally, this designation is appropriate for land located adjacent to principal arterials.

High density residential development

High density residential, which allows for development at densities between 18 to 24 dwelling units per acre, is a necessary component of the City's housing mix and contributes to the overall GMA density target. High density residential development provides housing opportunities for lower income households in the City who may not yet be able to afford a home of their own, for transitional households looking for a temporary domicile, as well as many senior households looking to downsize their living space needs. This designation is appropriate for land which is located adjacent to principal arterials and major highway corridors, served by public transit and in direct proximity to business and commercial activity centers.

To encourage compatibility with adjacent single-family neighborhoods, locational criteria were developed during the planning process to evaluate adequate sites for future high density housing. Locational criteria include:

- ® Adjacent to or within major arterial transportation corridors.
- ® Abutting existing or proposed streets capable of handling added traffic and served by existing or proposed transit service.
- ® Near similar higher density housing.

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- ® In close proximity to major commercial centers or employment areas.
- ® Near existing public services, utilities and facilities with the capacity to service appropriate densities.
- ® Lack of critical areas.

Non-Residential Land Uses

The major components of non-residential development include commercial, office industrial and multiple use development activities. These land uses provide needed services and jobs to Maple Valley residents and also provide a major component of Maple Valley's tax base through sales and property taxes. The Plan supports diversification of the City's non-residential land uses by promoting mixed use developments and opportunities for higher wage employment through business and office park development. Other non-residential land uses also include lands useful for public purposes and essential public facilities such as parks, schools and libraries.

Community Business

This designation provides appropriate land areas that serve the City's primary shopping and service needs, provide local employment opportunities and a stable tax base structure. Community Business centers comprise larger scale and more intensive retail sales and services than found in neighborhood business centers. A broader range of uses are typically found in these areas, including those which typically require outdoor display and/or storage of merchandise, greater parking requirements, and tend to generate noise and traffic impacts as a part of their operations. Such uses include, but are not limited to shopping centers, grocery stores, and restaurants.

This designation applies to areas that are served by the full range of public services and located at the intersections of major arterial roadways and highway corridors served by public transit. They should be of sufficient size to accommodate a concentrated variety of intensive commercial activity with adequate area for buffering, landscaping, internal pedestrian and vehicle circulation, parking and safe and efficient ingress and egress. They should also be situated in areas that have adequate buffering or other features to be compatible with--and avoid or eliminate adverse impacts to -- surrounding non-commercial land uses.

Neighborhood Business

Commercial centers within or adjacent to residential neighborhoods serve a useful function in providing convenient access to neighborhood residents for their "everyday" or "convenience" shopping needs. These centers can serve to reduce the number of automobile trips or at least shorten them by providing services near one's residence. For neighborhood centers to provide these benefits, attention must be paid to ensuring adequate access to these centers from the adjacent neighborhood. The Neighborhood Business designation is intended to provide for small scale commercial areas to serve local neighborhoods with a limited range of retail sales and services. Such uses typically include eating and drinking places, professional and personal services, automotive service stations, neighborhood grocery and convenience stores. Residential uses are allowed as secondary uses in Neighborhood Business areas.

This designation is characterized by areas that are served by major arterial streets but are situated in a location that is easily accessible by residents living in nearby neighborhoods. These parcels should be capable of being physically buffered from adjacent residential properties and characterized by soil, drainage and topographic features that can accommodate the construction of commercial areas without adversely impacting surrounding residential areas. Currently there are two areas zoned Neighborhood Business, both located in the southwest portion of the City.

Office

The purpose of this designation is to provide for areas used for research and development or professional and corporate offices. These uses are intended to be conducted entirely within a building and not to generate noise or vibration outside the building or generate significant adverse impacts to surrounding properties. These uses should provide for higher wage technical and professional jobs as a means for diversifying the local economy.

Designation of these uses should focus on ensuring adequate circulation, transit access, parking and compatibility with surrounding land uses. Land designated for Office uses consist of two general areas plus a larger site to be

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developed for office uses when the gravel mining operations cease. All of the office zones are clustered in the northern end of the City where commute trips entering the City will not disrupt traffic on City streets for the most part.

Business Parks

Business Park uses are currently located in one area of the City, in the south part of town near the SE 28000 block of SR 169. Business Park uses within this area are characterized by non-polluting manufacturing and processing, wholesaling, warehousing and distribution and similar activities. Such uses tend to require large buildings and to generate more noise and large truck traffic than do other types of land uses.

Business Park areas should be located in close proximity to major highway corridors (i.e., truck routes) and separated or buffered as much as possible from residential neighborhoods. These sites should be characterized by adequate ingress and egress, internal street design to accommodate truck traffic, screening and design standards to minimize adverse impacts on adjacent properties. All industrial uses allowed in this district must meet the performance standards in the zoning ordinance to prevent undue adverse impacts from noise, smoke, dust, glare and other bulk controls, such as setbacks and height.

Multiple Use Development

Multiple or mixed use developments combine a range of different land uses within the same site. This is intended to promote more pedestrian and transit friendly development in the future as well as create true “activity centers” where people may be able to live, work, play and shop in close proximity.

Multiple use developments typically include housing, retail commercial and office parks or a wider range of uses usually kept separate by traditional zoning. They may be large such as for regional retail, office and entertainment, or small such as for a neighborhood retail/office building with apartments on the upper floors. They can include a wide range of different housing types aimed at different income levels within the same development. Combining the retail and residential uses in the right environment can generate an instant market to support the adjoining commercial uses. They are growing in popularity and are seen as an innovative technique to accommodate affordable housing needs and to disperse commercial activities into smaller more manageable clusters with fewer impacts than large concentrated commercial centers.

This Plan proposes one site for multiple use development, immediately west of the highway across from Rock Creek Elementary. This site represents one of the largest remaining parcels available for development within the SR 169 corridor. The site is approximately 50 acres in size –meaning it contains enough area to accommodate significant mixed use activities such as office, residential, and pedestrian-scale professional service and neighborhood commercial uses. All of these sites are planned to accommodate higher density residential uses as an important component of their land use mix.

Regulations have been developed to identify the range of land uses allowed and the appropriate mix of intensities and densities of uses for these kinds of developments. Real estate market conditions at the time of development will also impact the feasibility of specific multiple use scenarios.

Service Commercial

The Service Commercial designation allows for a combination of commercial uses to serve the general needs of the community and surrounding areas. This land use designation is intended to encourage nonpolluting commercial uses which do not necessarily rely upon arterial visibility and may serve to provide employment and destination retail services. Example uses include; retail, vehicle sales and service, rental services, wholesale, warehousing, , self-storage, entertainment uses, brewery/winery, publishing, hotels, research and development, office and health care facilities. Uses may also include light industrial, lumberyards, and manufacturing that is scaled, or subject to development regulations that prevent or minimize potential impacts from noise, smoke, odor, dust and glare and emissions. Service Commercial is characterized by areas in proximity to, and relatively easy access to, major arterial streets and regional highways situated in a location that is accessible by local and regional communities.

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This commercial oriented land use is best suited for areas where commute trips entering the City will not disrupt traffic on City streets for the most part. This area should be capable of being buffered from adjacent residential properties and characterized by features that can accommodate uses without adversely impacting surrounding residential areas. The only area designated for Service Commercial is located in the north of the City near Highway 18 and SR 169 extending from SE 240th Way northward to the east of SR 169.

Public Facilities

The City contains a great deal of lands considered useful for public purposes. There are also lands outside the City limits that have the ability to be useful for public purposes such as the unincorporated “island” known as the Donut Hole or Summit Pit site. These include but are not necessarily limited to City owned or operated administrative and maintenance facilities, school sites, Park and Ride facilities, the Regional Emergency Operations Center, fire stations, the Maple Valley Library, museums, skateboard park, , the Greater Maple Valley Community Center, and the potential multi-phase community center. Where feasible and permitted, the City will encourage the joint use of public facilities with City departments and other public agencies whether in the City limits or not. Some public lands and facilities are also often referred to as “essential public facilities”. These are not given a separate designation by the City, but are required to be discussed. The Growth Management Act requires that jurisdictions planning under its authority develop and adopt a process for identifying and siting essential public facilities. The GMA defines essential public facilities as facilities that are typically difficult to site because they are locally unpopular, such as airports, state education facilities and state or regional transportation facilities, state and local correctional facilities, housing for sex offenders, solid waste handling facilities and in-patient facilities, including substance abuse facilities, mental health facilities and group homes. The GMA states that no Comprehensive Plan or development regulation may preclude the siting of essential public facilities.

Essential public facilities support the needs of the metropolitan region. As the limits of land supply are recognized, governments must exercise care in making fair decisions on locating new or expanding existing essential public facilities. The Office of Financial Management maintains a list of those essential state public facilities that are required or likely to be built within the next six years. The plan contains policies that identify and support the siting process.

Park, Recreation, Open Space

Park, Recreation and Open space land is beneficial for a wide variety of purposes: active or passive recreation, trails, critical areas protection, natural resources lands, view corridors or urban buffers. The GMA establishes the following planning goal concerning open space and recreation: *encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks*. Open space lands comprise both public and private lands which are valued for their open space resource. Many are public such as Lake Wilderness Park, the Lake Wilderness Arboretum and Lake Wilderness Trail. Others are private but provide a public open space and environmental protection benefit such as private parks within subdivisions, golf courses and the wetlands associated with the Elk Run Golf Course. The City is actively pursuing additional park and recreation sites and facilities whether they are within city limits or within areas that may be suitable for future annexation – especially in the southern portion of the City. When completed they are intended to be given this designation, but not in advance of their acquisition by the City.

Recreation uses may include activities that occur within structures and do not have an open space component. Privately owned open space lands may be operated as for-profit entities with special purpose recreation facilities, such as ice arenas, swimming pools, golf courses or live performance theaters. Secondary commercial uses may be allowed in conjunction with these facilities including eating and drinking establishments, small conference facilities and associated retail (e.g., pro shops associated with golf courses).

Undesignated Land Uses-Resource Lands

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Resource lands include agricultural lands, forest lands, and mineral resource lands of long-term commercial significance. The Growth Management Act requires cities and counties to map these areas and develop regulations to protect them. However, the GMA also states that agricultural and forest lands in urban areas are not considered “of long-term commercial significance” and, therefore, do not need to be identified “unless the City or County has enacted a program authorizing transfer or purchase of development rights.” Neither Maple Valley nor King County have enacted such a program for forest and agricultural lands *within the City* and, therefore, these lands have not been identified for long-term preservation. The incorporation of Maple Valley did however include with it a mineral resource site identified by the County as one of long-term commercial significance, and according to GMA, mineral resources are not exempt from resource lands protection policies. These sites are usually home to an extractive industry which mines rock, gravel, fill dirt and other useful minerals important to the continued development of the region. The existing mineral resource site in Maple Valley is a sand and gravel mine located on the northeast City boundary at approximately S.E. 231st and Witte Road S.E. According to GMA, an existing resource lands designation within an urban area “*should, in most cases, be limited to ... consistency with the Comprehensive Plan, rather than revisiting the entire prior designation and regulation process.*” Therefore, the future land use should be as the land use plan designates.

GOALS AND POLICIES

GOALS

- LU-G1 Plan current and future land uses in accordance with the values and vision of Maple Valley residents, landowners, and business owners.
- LU-G2 Preserve Maple Valley’s character, human scale, and neighborhood quality as new development occurs.
- LU-G3 Identify and develop plans and techniques to preserve open spaces, natural and scenic resources, and critical areas.
- LU-G4 Maintain, preserve and enhance the City’s historic, cultural and archaeological resources to provide a sense of local identity and history to the visitors and residents of the community.
- LU-G5 Establish a land use pattern that uses land efficiently, facilitates a multi-modal transportation system and promotes the efficient provision of public services and facilities.

POLICIES

General

- LU-P1 Encourage development that creates and maintains a safe, healthy and diverse community. Maple Valley should contain affordable housing, reasonable employment opportunities, and should protect the natural environment and significant cultural resources.
- LU-P2 A set of design guidelines shall define the design vision for multifamily residential neighborhoods, commercial, industrial and mixed use developments. The guidelines will encourage architectural form and site design that are pedestrian in scale. The guidelines will address such design features as: sloped roof lines, distinctive building shapes, integration of art, textures, patterns, treatment of pedestrian and public spaces, interface with the public right-of-way landscaping, signage and facade treatments.
- LU-P3 The Comprehensive Plan will be consistent with the GMA and King County Countywide Planning Policies (where applicable), and will adopt land use policies, regulations and capital facility plans consistent with other elements of the Maple Valley Comprehensive Plan.

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- LU-P4 Growth should be directed as follows: a) first, to areas with existing infrastructure capacity; b) second, to areas where infrastructure improvements can be easily extended; and c) last, to areas requiring major infrastructure improvements.
- LU-P5 Environmental standards for urban development should emphasize flexible development options to allow maximum permitted densities without compromising the intent of the standards to protect the quality of the critical area or natural resource.
- LU-P6 Mitigating measures should be utilized to serve multiple purposes, such as drainage control, ground water recharge, stream protection, open space, cultural and historic resource protection and landscaping.
- LU-P7 When technically feasible, all land use and environmental standards should be simple and measurable, so they can be implemented without lengthy review processes.
- LU-P8 If service deficiencies, such as City, County and State roads, public water supply and wastewater treatment, are identified through planning, Maple Valley and the affected service providers shall adopt Capital Improvement Programs to remedy identified deficiencies in a timely fashion.

Potential Annexation Areas

- LU-P9 Examine the feasibility of annexing any portion of the unincorporated Urban Growth Area of King County adjacent to the north and eastern boundaries of the City by taking into account site-specific considerations, zoning, as well as the concerns of adjacent cities, rural area residents, and King County.

The City has identified the unincorporated portion of the King County Urban Growth Area known as the Maple Woods development as a potential annexation area. The City intends to annex the area during the planning period.
- LU-P10 The City of Maple Valley shall coordinate future planning and interlocal agreements for annexation areas with the appropriate agencies.
- LU-P11 Engage King County, local agencies that provide public services, property owners and affected residents in discussion and coordination regarding the possible future annexation of the unincorporated rural island located within the city limits. The City has identified two lots adjacent to the King County gravel pit as a potential annexation area. These lots are located in the Urban Growth Area. The City intends to annex the area during the planning period.
- LU-P12 Make every effort, whether by interlocal agreement or other mechanism, to ensure that land which lies within King County's jurisdiction which may become a part of the City of Maple Valley, develops according to the Comprehensive Plan policies or other development standards the City of Maple has developed.
- LU-P13 Encourage a thorough joint planning process at all levels in the region to carry out the City of Maple Valley Comprehensive Plan. Accomplish this by supporting the Puget Sound Regional Council, the Growth Management Planning Council, and other regional bodies to ensure that Maple Valley's interests in long-term regional planning are represented and that the City can take into account the interests of other jurisdictions in its own long-term planning.
- LU-P14 The City shall evaluate and consider the feasibility of annexing lands within the Tahoma School District and the Greater Maple Valley Area as they become urban and available for annexation, consistent with the King County Countywide Planning Policies and Urban Growth Area designations.

Residential Land Use

Residential Densities

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- LU-P15 Seek to achieve, through future planning efforts over the next twenty years, a minimum average net zoning density of four homes per acre through a mix of densities and housing types for residentially zoned properties.
- LU-P16 Allow for a full range of residential densities, commensurate with the character of the City, to ensure the provision of affordable housing to all economic segments of the population.
- LU-P17 Higher density housing should be located close to major arterials served by public transit and within walking distance of commercial activities and recreational facilities.
- LU-P18 Use innovative land use techniques such as “density averaging” and/or “clustering” to preserve open space and allow more efficient land use patterns. Emphasis should be placed on using these techniques when developing single-family residential uses.
- LU-P19 Common wall and zero lot line, single-family development shall be considered in areas that are:
- transitional between single-family and higher density or intensity areas;
 - located in residential zoning of 4 to 12 units per acre; and
 - located in mixed use areas.

Infill Development

- LU-P20 In order to promote infill development, accessory units, carriage houses, cottage housing and townhome development should be encouraged in areas which: 1) transition between single-family residential and other uses or densities; 2) are served by an arterial street system with sidewalks; or 3) have nearby pedestrian access to a park or public transit services.

Residential Neighborhood Design

- LU-P21 Home businesses may be allowed if the business is resident owned and operated and compatible with residential uses; i.e., the business does not: 1) develop significant noise; 2) require heavy trucking; 3) significantly increase traffic or demand for parking; or 4) involve unscreened outdoor storage of materials or equipment.
- LU-P22 Road standards, zoning and subdivision regulations shall encourage and facilitate the following:
- preserve natural site characteristics;
 - protect privacy;
 - provide pedestrian safety and accessibility;
 - reduce the impact of motorized transportation; and
 - create useable open space, community space and community facilities. LU-P21 Design variety such as lot clustering, flexible setback requirements and mixing attached and detached housing is strongly encouraged in single-family areas.
- LU-P23 Variation in facades, roof lines and other building design features should be used to give a residential scale and identity to multifamily developments.
- LU-P24 Landscaping shall be required as a buffer between different intensities of land use, along street frontages and within parking lots. Encourage the use of native vegetation within buffers and landscaped areas.
- LU-P25 Take an active role with the private sector in the development of covenants and restrictions to assure that:

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- a. The future maintenance and operation of private open space is guaranteed so that the City does not become responsible for future costs for maintenance.
- b. Covenants and restrictions are consistent with the City's policies and regulations.

Residential Development Standards

- LU-P26 Zoning and subdivision regulations shall require development proposals to include appropriate urban residential improvements which may include the following:
- a. Paved streets (and alleys, if appropriate), curbs and sidewalks, bike lanes and internal walkways, when appropriate;
 - b. A reduction of construction of parking spaces as nearby public transportation services improve;
 - c. Street lighting and trees;
 - d. Stormwater control;
 - e. Public water supply; and
 - f. Public sewers.
- LU-P27 All residential development shall provide park sites or contribute a fair share toward meeting park and outdoor recreation needs, and consider integration of surface water management facilities into park sites.

(new section) Siting Non-Essential Public Facilities

- LU-P28 Encourage the siting of institutional, educational, and governmental uses adjacent to or within residential zones so that these uses do not significantly impact nearby residences.
- LU-P29 Establish a site and design review process for siting non-essential public facilities within or adjacent to residential zones that will ensure minimal impacts to nearby residences,
- LU-P30 Facilities that serve the entire City shall be easily accessible from all parts of the City and should minimize and then mitigate use-generated traffic or other impacts to residential neighborhoods.
- LU-P31 Facilities that serve regional needs shall be located in close proximity to regional transportation systems (freeways, arterials, or major public transit lines); such facilities shall minimize and then mitigate use generated traffic or other impacts to residential neighborhoods.
- LU-P32 The visual character of buildings shall be enhanced by means of architectural design and landscape elements to create a human scale and positive visual character for the streetscape and abutting residential uses.
- LU-P33 Screening of elements such as recycling and waste collection areas, compactors and dumpsters, loading and service areas, and mechanical equipment shall be required so that these elements do not create a negative impact to the streetscape and nearby residential areas.

Commercial and Business Park Land Use

Economic Development

- LU-P34 Promote and maintain an atmosphere that encourages business to locate in the City and to actively pursue desirable types of commercial and/or industrial uses.
- LU-P35 Ensure that permits are evaluated and processed in a timely manner.
- LU-P36 Encourage capital improvement projects in commercial and business park areas to improve pedestrian and vehicular circulation systems and stimulate more intensive and concentrated activity.

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- LU-P37 Develop an equitable tax structure that keeps and attracts businesses while maintaining the City's ability to provide a high level of service for commercial and business park uses.
- LU-P38 Work cooperatively on economic issues with the Chamber of Commerce, local businesses and industries.
- LU-P39 The City of Maple Valley shall coordinate with water and sewer districts to ensure that adequate water and sewer capacity exists or is proposed within the respective District's capital facilities plan to support development throughout the City.

Multiple Use Development

- LU-P40 Incorporate trail systems to connect with adjacent activities. Pedestrian and bicycle routes should be encouraged by safe and attractive walkways and bicycle lanes, and by close grouping of buildings. For example, parking lots should be compact, located behind buildings and well screened, while internal on-street parking should be encouraged.
- LU-P41 Multiple use activity centers that are well designed and located with a mix of uses such as residential, offices, and specialty retail should be encouraged to promote more affordable housing opportunities, and reduce external vehicle trips and related traffic congestion patterns in the City.
- LU-P42 Large-scale multiple use activity centers could include the following mix of uses:
- a. Public facilities and/or open spaces;
 - b. Pedestrian and public transit-oriented design and circulation;
 - c. Specialty retail stores;
 - d. Professional offices;
 - e. Community services; and
 - f. A range of housing densities.
- LU-P43 Individual multiple use buildings with residences or offices located along with retail uses should be encouraged in suitable areas close to public transit, pedestrian amenities and open spaces.
- LU-P44 Encourage pedestrian-oriented retail uses and development in the commercial nodes and multiple use areas.
- LU-P45 Higher density housing shall be required within multiple-use activity centers.
- LU-P46 Landscaping shall be required between different intensities of land use, along street frontages and within parking lots, and buffers shall be required between mixed use sites and adjacent parcels.
- LU-P47 Encourage the development of "Multiple Use" centers that will contribute to the social and economic base of the City.
- LU-P48 Create, through appropriate zoning, the opportunity to develop a mix of uses including residential, commercial, business park, and community services uses.
- LU-P49 Integrate "Multiple Use" sites as a component of the community through motorized and non-motorized links.
- LU-P50 Provide residential use or open space on "Multiple Use" sites as buffers to adjacent residential uses.
- LU-P51 Mix compatible land uses horizontally across a "Multiple Use" site, and vertically integrate uses in mixed use buildings.
- LU-P52 Incorporate principles of pedestrian orientation throughout the site.

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- LU-P53 Offer development bonuses such as building height and building footprint size to projects that incorporate significant design elements such as underground parking, active public outdoor recreation space, and outdoor public plazas.
- LU-P54 Ensure an active pedestrian environment by providing ground floor retail uses.
- LU-P55 Establish a maximum size for retail uses.
- LU-P56 Prohibit drive through facilities associated with food service businesses, including coffee. Allow walk-up service for pedestrians.
- LU-P57 Encourage residential development in vertically mixed-use buildings.
- LU-P58 In Multiple Use designations, provide for a maximum residential density of 12 units per acre. A density transfer of up to 4 units per acre from additional permanent open space and Community Service uses may be incorporated into residential and mixed-use projects.
- LU-P59 Establish guidelines to ensure a mix of ground floor land uses on the site and to encourage an active pedestrian environment.

Commercial/Business Development Standards

- LU-P60 Clustered retail commercial development shall be encouraged rather than strip commercial development.
- LU-P61 The size of retail commercial centers shall be scaled to serve the needs of the City and its immediate environs rather than seeking to meet larger regional shopping needs.
- LU-P62 Encourage office and business park type development with campus style design, in suitably zoned areas, including Office, Business Park and Multiple Use zones.
- LU-P63 Encourage diversification of industrial and commercial areas (including the encouragement of business or office parks) while mitigating or reducing the associated impacts of these activities, particularly industrial impacts, on adjacent properties and the natural environment.
- LU-P64 The City of Maple Valley's zoning and other development regulations for commercial, retail and industrial uses should foster community, create enjoyable outdoor areas and balance needs of automobile movement with pedestrian and bicycle mobility and comfort. Commercial/industrial uses shall include, but not be limited to:
- a. Paved streets;
 - b. Sidewalks and bicycle lanes in commercial and retail areas;
 - c. Adequate parking for employees and business users;
 - d. Landscaping along or within streets, sidewalks and parking areas to provide an attractive appearance;
 - e. Adequate stormwater control, including curbs, gutters and stormwater retention facilities;
 - f. Public water supply;
 - g. Public sewers; and
 - h. Controlled traffic access to arterials and intersections.
- LU-P65 Flexibility in standards should be allowed to encourage the type of development envisioned by the City's commercial design policies. Trade-offs between different required site features and amenities should be allowed depending on the type of development, its anticipated market, and the desires of the surrounding communities. The scale of site improvements should be consistent with the type of development served.

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- LU-P66 Establish and adhere to community design standards that promote compatibility with surrounding land uses and to ensure high quality development. Urban design elements shall include aesthetic building facades, signage and landscaping, efficient pedestrian and vehicular circulation movement, transit opportunities, passive open spaces, and underground utilities.
- LU-P67 Utilize setbacks and landscaping requirements to protect wetlands, shorelines, and streams from adjacent intense land uses such as business park development, other impervious developments, and high-traffic land uses.
- LU-P68 Commercial and industrial uses requiring heavy trucking and handling of materials (such as assembly, fabrication, heavy repair, storage or outside sales) shall be carefully controlled. New commercial and industrial uses which require additional heavy trucking shall be discouraged due to potential conflicts with retail and office use.

Development Incentives

- LU-P69 Incentives should encourage developers to provide innovative affordable housing, additional open space, historic preservation and energy conservation measures exceeding City and state requirements.
- LU-P70 Develop incentives to encourage preferred development through a variety of regulatory and financial strategies that may include, but are not limited to:
- a. Transfer of density credits;
 - b. Streamlined permit process through area-wide State Environmental Policy Act (SEPA) review;
 - c. Road system reclassification;
 - d. Flexible, hardship-based variances from sideyards and setbacks for greater land coverage;
 - e. Reduced mitigation fees; and
 - f. Reduced impact fees.
- LU-P71 Develop City investment incentives to encourage infill development in commercial areas. Investments may include improved sidewalks and outdoor public spaces such as urban parks or small public squares. Other public investment incentives include facilities such as a performing arts center, permanent public market space, daycare facilities, and community centers.

Open Space

- LU-P72 Consider the following features for inclusion in an open space system:
- a. Natural or scenic resource areas;
 - b. Natural drainage areas;
 - c. Golf Courses under the Public Benefit Rating System;
 - d. Urban landscaped areas such as cemeteries and parks;
 - e. Land reserved as open space or buffer as part of development, including parcels subject to density averaging;
 - f. Critical areas as defined in the Environmental Quality Element of the Comprehensive Plan;
 - g. Rivers and streams;
 - h. Areas designated as environmentally sensitive, like stream corridors; and
 - i. Lands designated as open space under the Current Use taxation–open space established according to King County for tax assessment purposes.
- LU-P73 Encourage the preservation of open space through the Current Use Taxation - Open Space program.
- LU-P74 Use a variety of land development techniques including density averaging or clustering to preserve and maintain open space corridors. These corridors define urban growth boundaries and provide separation between communities, and between differing land use densities.
- LU-P75 New residential development shall contribute its fair share to open space preservation through mitigation funds or acreage.

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LU-P76 Work with private organizations and service clubs to encourage the development of special purpose recreation facilities (e.g., ice arenas, swimming pools, golf courses, live performance theaters, etc.).

LU-P77 The City's development regulations shall include provisions that adequately consider the development of publicly and privately owned recreation space.

Historic Resources

LU-P78 Encourage the protection, preservation, recovery and rehabilitation of significant archaeological resources and historic sites.

LU-P79 Consider the impacts of new development on historical resources as part of its environmental review process.

LU-P80 Encourage efforts to rehabilitate sites and buildings with unique or significant historic characteristics.

LU-P81 Encourage the incorporation of open space into the design and preservation of historic properties.

LU-P82 Coordinate with the Maple Valley Historical Society regarding its future visions and plans, including the following:

- a. Build a Heritage Center across from the Fire Engine Museum.
- b. Prevent the demolition and to possibly restore the Gaffney family-owned buildings on Lake Wilderness.

LU-P83 Reflect the pioneering history of Maple Valley in its civic architecture and conform to the City's design standards.

Essential Public Facilities

Essential public facilities will be prioritized, coordinated, planned, expanded and sited through an interjurisdictional process. A facility must be considered an essential public facility before initiating a siting process and must adhere to the following policies:

LU-P84 Proposed new, or expansions to existing, essential public facilities should be sited consistent with the King County Comprehensive Plan.

LU-P85 King County, the City and neighboring cities and special purpose districts, if advantageous, should share essential public facilities to increase efficiency of operation.

LU-P86 King County and the City should ensure that no racial, cultural or class group is unduly impacted by essential public facility siting or expansion decisions.

LU-P87 King County and the City should strive to site essential public facilities equitably Countywide. No single community should absorb an undue share of the impacts of essential public facilities. Siting should consider environmental equity and environmental, technical and service area factors.

Evaluating proposed new, or expansions to existing, essential public facilities through the interjurisdictional process will ensure that the facility will support Countywide land uses and economic development activities, achieve policies LU-P1 through LU-P4 and help reduce costs and environmental impacts. The following policies will be used to site essential public facilities within King County:

LU-P88 A facility may be determined to be an essential public facility if it has one or more of the following characteristics:

EXHIBIT B TO ORDINANCE NO. O-12-512
LAND USE ELEMENT

City of Maple Valley Comprehensive Plan

- a. The facility meets the Growth Management Act definition of an essential public facility;
- b. The facility is on a State, County or local community list of essential public facilities;
- c. The facility serves a significant portion of the County or metropolitan region or is part of a Countywide service system; or
- d. The facility is difficult to site or expand.

LU-P89 Siting proposed new, or expansions to existing, essential public facilities shall consist of the following:

- a. An inventory of similar existing essential public facilities, including their locations and capacities;
- b. A forecast of the future needs for the essential public facility;
- c. An analysis of the potential social and economic impacts and benefits to jurisdictions receiving or surrounding the facilities;
- d. An analysis of the proposal's consistency with Policies LU-P1 through LU-P4;
- e. An analysis of alternatives to the facility, including decentralization, conservation, demand management and other strategies;
- f. An analysis of alternative sites based on siting criteria developed through an interjurisdictional process;
- g. An analysis of environmental impacts and mitigation; and
- h. Extensive public involvement.