

EXECUTIVE SUMMARY

RECOMMENDATIONS

The Maple Valley Place Citizen's Advisory Committee (CAC) presents to the Maple Valley City Council recommendations for the development of the Legacy Site (the Site). The vision presented here is a unified one, embraced by every member of the CAC and developed over a four-year period with multi-disciplinary review of all aspects of the Site.

The CAC is proud to present its vision for the Site to the City Council. The CAC strongly believes this vision will stand the test of time, providing the City with a strong foundation upon which to construct a true Legacy project, valuable to current residents and to future generations. These recommendations emphasize a mixed-use approach and constitute a blueprint for the future use of this public asset and include:

- Creation of a community gathering place
- Connections to the Lake Wilderness area
- Architectural highlights
- City Hall
- Community living room
- Community meeting hall
- Performance center and community amphitheater
- Community recreation center
- Destination restaurant
- Trailhead for pedestrian and bicycle uses
- Office use
- Commercial/retail use
- Education facilities
- Residential
- Civic green
- Pedestrian open space
- Informal open space
- Circulation patterns for pedestrians, bicycles and vehicles
- Parking
- Transportation network

All of the elements selected for the Site must interrelate effectively and complement existing uses, including the Lake Wilderness Lodge and Park, ongoing improvements to the City's infrastructure, and a high standard of environmental balance.

The CAC has identified the components (above) that will address the primary community benefits for development of the Site. The CAC's deliberations incorporate the bond requirement of maintaining 50 percent of the land for public uses. The remaining 50 percent can be privately developed. The CAC envisions a strong public/private partnership that integrates commercial and retail locations, public facilities, and maintenance of the precious natural assets, all woven together into a true "heart" of Maple Valley.

The CAC has reviewed development in many other communities and has sought the benefit of professional advice from consultants and economists. The CAC's ongoing deliberation and study of the potential highest and best use of the Site has led to the conclusion that the Committee can best fulfill its charge from the City Council by recommending elements to form a framework for development.

NEXT STEPS

The CAC recommends that the next steps should be to solicit input from the private development community, either through a type of design/develop competition, a request for proposal, or a similar mechanism to determine the highest and best use of the commercial potential of the Site. This process will include the role of the private sector in building City Hall and developing timelines for its completion. City Hall will serve as an anchor for the Site. It is the City's home and will set the tone and inspiration, providing a catalyst for the entire site.

Simultaneous to this, the City can move forward, utilizing a phased approach, maintaining designated natural areas, grooming trails, planning and implementing frontage improvements and infrastructure, providing access to the trail systems and moving forward on a preliminary design for City Hall.