

4. GUIDING GOALS AND PRINCIPLES

Following are overriding goals and principles to be pursued during the planning, design, implementation, and maintenance of improvements to the Site. These general goals and principles are supplemented by more specific visions for particular Key Uses that are identified and discussed in Chapters 5 and 6.

4.1 Creation of a Legacy

Goal

Create a significant, vibrant, and welcoming gathering place that embraces and focuses the spirit of the community and that forms an exceptional civic landmark that will stand the test of time and be a source of pride for present and future citizens of the City of Maple Valley.

Principles

Planning, design, and implementation of improvements to the Site must address the following principles:

1. Establish and pursue an overall conception that considers what the Maple Valley community will be like 10, 20, and 50 years from now.
2. Ensure the long-term success of the Site by including only uses or improvements that are both significant to the whole community and economically viable.
3. Value the quality of experiences provided on the Site over the quantity of experiences that are provided.
4. Widen the range of social and cultural activities available to present and future residents of the City and provide a multiple-focus place that affords a mix of uses that address a wide range of interests.
5. Establish a framework of natural open spaces that are enlivened and activated by an integrated mix of civic, cultural, recreational, and other uses.
6. Address the needs and interests of all members of the community in an “age-inclusive” and “ability-inclusive” manner.
7. Provide uses and experiences that complement and supplement uses and experiences associated with Lake Wilderness Park, the Lake Wilderness area, and the whole City.

4.2 Social and Cultural Goals and Principles

Goal

Build upon the existing sense of community by enhancing social interaction and expanding the range of cultural activities and opportunities for all citizens of Maple Valley.

Principles

Planning, design and implementation of improvements to the Site must address the following principles:

1. Create a place where people can gather to play, work, govern, shop, eat, and “feel the heartbeat of the City”.
2. Attract and accommodate a wide range of cultural opportunities and events that address the interests of the whole community.
3. Encourage and accommodate family activities, gatherings, and outings.
4. Promote the safety and well being of visitors to the Site.

4.3 Civic Goals and Principles

Goal

Create a primary gathering place that is a focal point, a civic center and a meeting place for the whole Maple Valley community. Additionally, enhance the identity of the City of Maple Valley and distinguish the image of the City within the Puget Sound region.

Principles

Planning, design, and implementation of improvements to the Site must address the following principles:

1. Create a significant civic and cultural center as well as an inviting and enjoyable recreational destination.
2. Provide a social focus for the Maple Valley community and ensure that it is well connected to people as well as to public and private uses comprising its immediate surroundings and the City as a whole.
3. Include a new City Hall to ensure implementation of the vision of establishing the Site as the center and heart of the City.

4.4 Environmental Goals and Principles

Goal

Ensure that the Site is a model of environmentally responsible planning and design that can serve as an example for future development within the City.

Principles

Planning, design, and implementation of improvements to the Site must address the following principles:

1. Respect the natural character and feeling of the Site and ensure that the existing physical and environmental qualities of the Site are a primary influence on the conception of development within it.
2. Carefully balance protection of environmental resources with the introduction of new, sensitively designed development and improvements.
3. Respect the natural beauty and tranquility of the Site and highlight the unique environments and natural elements that comprise it.
4. Ensure that the design of architectural and site improvements is sensitive, inspired, and inspiring.

4.5 Economic Goals and Principles

Goal

Include commercial, retail and other uses to develop mutually beneficial relationships that enhance and support adjacent, on-site public uses. Additionally, consider uses that generate revenue for the City of Maple Valley or that stimulate appropriate private development on adjacent property.

Principles

Planning, design, and implementation of commercial, retail, and other improvements within the Site must address the following principles:

1. Ensure that commercial, retail, and other uses are consistent with the overall vision and plan for the Site.
2. Develop mutually beneficial physical, social, and economic relationships with other civic, cultural, and recreational uses that comprise the Site.
3. Share common resources (e.g., utilities, parking facilities, vehicular, and pedestrian ways) with other civic, cultural, and recreational uses included on the Site.

4. Strive to retain ownership of the underlying land when commercial, retail, and other uses are incorporated on the site.

4.6 Connectivity Goals and Principles

Goal

Provide physical connections to nearby natural areas and public uses as well as to adjacent population and activity centers.

Principles

Planning, design, and implementation of improvements to the Site must address the following principles:

1. Link the Site, via the Lake Wilderness Trail, to Lake Wilderness Park and the Lake Wilderness Lodge as well as to other public and private uses that comprise the Lake Wilderness area.
2. Link the Site to adjacent open spaces and natural areas (e.g., the Rock Creek Open Space area) as appropriate.
3. Enhance development of east-west pedestrian and vehicular connections (e.g., SE 260th Street) within the City wherever possible.

4.7 Implementation Goals and Principles

Goal

As the plan for the Site is implemented, ensure that planning and design of all improvements is consistent with the vision for the Site as well as with these Guiding Goals and Principles. Additionally, consider the Site as an evolving place that can incorporate unforeseen opportunities that are consistent with its Guiding Goals and Principles.

Principles

Planning, design, and implementation of improvements to the Site must address the following principles:

1. Supplement or amend the plan if required to address unforeseen opportunities that are consistent with the Guiding Goals and Principles for the Site.
2. To ensure continuity in the physical evolution of the plan and the design of the Site, provide continuing and consistent review of proposed improvements or plan amendments by a third party planning and design professional.

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3. Ensure that the plan for the Site can be implemented in coherent and compatible phases of development.
4. Include an early phase of low cost improvements to “occupy” the Site, to discourage inappropriate, transient use and to exhibit commitment to the vision of the Site.
5. Consider only high quality, economically viable uses for inclusion within the Site.
6. Pursue high quality design, construction materials, and maintenance provisions.
7. Ensure that maintenance provisions are appropriately addressed during the planning and design of improvements to the Site.

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