

### 6. RECOMMENDED DEVELOPMENT AREAS

The Maple Valley Place CAC makes the following recommendations and emphasizes, in the strongest possible manner, that this overall vision is not only a series of recommendations but nothing less than the highest and best use for the Site; in effect, a strong blueprint for any future development activities. The CAC is absolutely convinced that identified below are the key components necessary for successful development of Maple Valley Place. The CAC encourages the Maple Valley City Council to incorporate them in any site development decisions.

This blueprint includes a variety of key architectural, site, and circulation improvements that are identified and described in Sections 6.2, 6.3, and 6.4. General locations for such improvements have been identified in a preliminary manner and have been noted in the discussion of Potential Primary Development Zones in Section 3.2. Noting that the precise boundaries of these areas will be the focus of further, more detailed study, plans for the Site should locate architectural, site, and circulation improvements identified below within areas that are substantially consistent with those identified in Section 3.2.

#### 6.1 Vision

The vision presented here is a unified one, embraced by every member of the CAC, developed over a four-year period with multi-disciplinary review of all aspects of the Site. The CAC is proud to present its vision to the City Council. The CAC strongly believes this vision will stand the test of time, providing the City a strong foundation upon which to truly construct a Legacy project, valuable to our current residents and for future generations.

The specific components presented below comprise the significant elements that need to be incorporated into a Master Site development plan. They may not all be realized in full, but each aspect described will contribute to maximizing the value and realizing the highest potential for the Site.

#### 6.2 Phasing

The Site presents such a wealth of opportunity for the City and the components outlined below provide such great promise, nonetheless, a realistic schedule, sustainable and achievable, needs to be implemented. It would be tragic, from CAC perspective, if expectations ran so high that incremental progress consistent with the development process and financing were seen as anything less than successful.

Therefore, the CAC recommends the City adopt a program that incorporates phasing into the overall project development scheme. Early physical changes to the Site will include maintaining designated natural areas, grooming trails, planning and implementing frontage improvements

and infrastructure, providing access to the King County trail system, and moving forward on a preliminary design for City Hall.

### **6.3 Development Elements**

#### **6.3.1 Creation of a Community Gathering Place**

In addition to taking advantage of its location in a quiet, peaceful portion of the City, the Site should form an animated and dynamic hub of community activity that provides a much needed “village atmosphere” for the community. It should form a true civic, cultural, and social gathering place for the citizens of Maple Valley.

To create such a gathering place, the Site shall include a variety of civic, cultural, recreational, and other related uses as identified below. These uses shall be assembled and interrelated to form distinctive, busy, and lively meeting places that focus the vitality of the Maple Valley community. Additionally, the uses shall create a formal civic center that provides a principal venue for significant civic gatherings within the City, as well as a highly identifiable civic presence that announces that “this is the heart of Maple Valley.”

#### **6.3.2 Connections to the Lake Wilderness Area**

As the adjacent Lake Wilderness Area is already occupied by a significant array of public or community facilities and open spaces, the Site will form an extension of an existing network of public facilities and open spaces. The community-gathering place envisioned for the Site shall function as an active contributor to a community amenity that is grander than the Site itself. Accordingly, the architectural facilities, the pedestrian and informal open spaces, and the pedestrian walks and bicycle routes that comprise the Site shall be located and designed to enhance physical and functional connections to nearby uses and to form a larger integrated system of community use. In this context, Lake Wilderness Trail can provide a significant opportunity to form a local “pedestrian main street” that connects the Site with the surrounding Lake Wilderness area.

#### **6.3.3 Key Architectural Facilities and Related Visions**

Visions for Key Architectural Facilities to be included within the Site, as well as related characteristics or accommodations to be provided by them, are identified in the following discussion.

### 6.3.4 City Hall

#### *Vision*

The CAC cannot emphasize strongly enough the importance and need for the Site to include City Hall as one of the very first developmental features. This is a lynchpin recommendation, upon which the Site can either succeed or fail. Such is the importance the CAC attaches to this recommendation.

City Hall will serve as an anchor for the Site. It is the City's home. It will set the tone and inspiration, providing a catalyst for the entire Site. Given the substantial activity, energy, and civic presence that a new City Hall would bring to the Site, inclusion of this facility will significantly assist in achieving the overall vision of establishing the Site as the civic and social center of the City.

City Hall shall be a lively, community-oriented hub rather than a static place for conducting routine business with the City. It shall be a significant focus for formal community events as well as an inviting, people-friendly place where all citizens will feel comfortable, welcome, and encouraged to "hang out". Accordingly, City Hall should include spaces where people can informally gather (e.g., a formal yet comfortable room similar to a traditional hotel lobby) in addition to spaces typically required by City government. To further enhance the energy and activity associated with City Hall, its site should be considered as a potential location for related office uses.

#### *Related Characteristics or Accommodations*

City Hall should include: (1) lobby/reception area; (2) community-gathering space; (3) meeting rooms; (4) City Council accommodations including Council chambers and study/executive session room; (5) accommodations for administrative municipal departments including space for expansion; and (6) adjacent exterior spaces that allow interior uses to extend outside.

### 6.3.5 Community Living Room

#### *Vision*

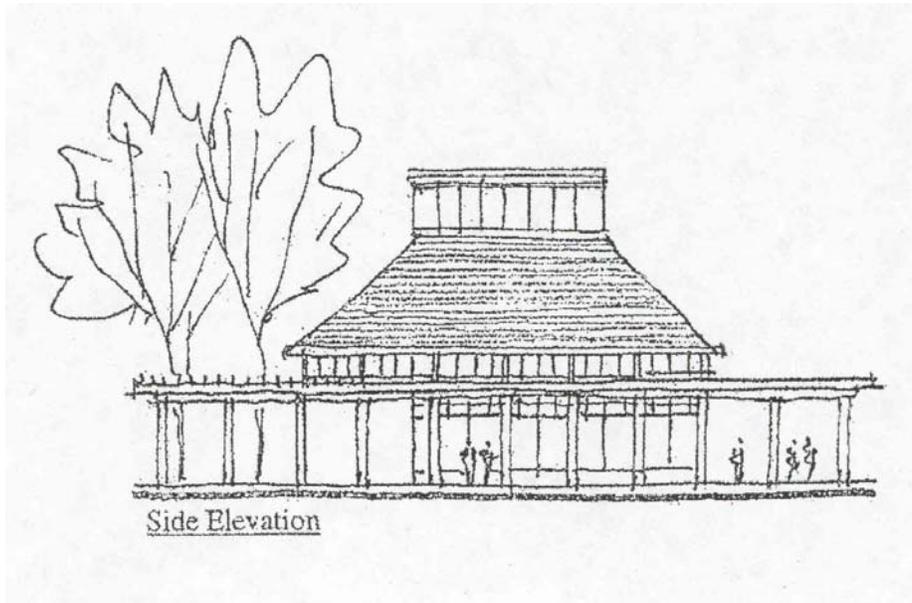
Inclusion of a Community Living Room or community building will also assist in creating a significant and lively civic and community presence within the Site. Specifically, such a facility would provide a relaxed and comfortable indoor gathering place for residents or local groups. Additionally, it would provide an identifiable location for an information center that offers visitors an introduction to the City of Maple Valley and/or to the Site (see "View of Community Building", page 58).

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### Related Characteristics or Accommodations

The Community Living Room should be accessible to all and designed to accommodate a variety of informal daytime and evening gatherings. It should include a comfortable “Great Room,” outdoor space that allows interior uses to extend outside as well as visitors’ information and orientation facilities.

### **6.3.6 Community Meeting Hall and Performance Center**

#### *Vision*

Inclusion of a Community Meeting Hall and Performance Center would create a formal meeting place and cultural center for the community. In addition to providing a venue for large public gatherings such as lectures or Town Hall Meetings, it would create a regional destination that draws visitors to the City of Maple Valley and that expands opportunities for the community to experience and to participate in the performing arts.

#### *Related Characteristics or Accommodations*

The Community Meeting Hall and Performance Center should include a fixed-seat auditorium with stage. Its lobby should be conceived as a potential exhibition space that is supplemented by ancillary “break-out” space. The performance component should be developed in consideration of community interests, especially those of existing performing groups, as well as available funding and operational opportunities.

## *Related Characteristics or Accommodations*

To accommodate outdoor meetings, gatherings, and performances, a small-scale, exterior amphitheater should be considered as a component of this facility.

### **6.3.7 Community Recreation Center**

#### *Vision*

Inclusion of a Community Recreation Center within the Site will significantly increase opportunities for indoor recreational activity by a variety of community groups. In addition to providing an additional location for the community to meet and play, it will significantly enhance the function of the Site as a community gathering place by encouraging evening and weekend use, especially during the winter months.

#### *Related Characteristics or Accommodations*

The specific program for the Community Recreation Center should be developed in consideration of community interests, similar existing or proposed facilities at other locations within the City, as well as available funding and operational opportunities. Activities to be considered include court games such as basketball and volleyball, and/or a swimming pool.

### **6.3.8 Destination Restaurant**

#### *Vision*

A Destination Restaurant that serves the local community and creates a regional destination that draws visitors to the City of Maple Valley and to the Site will significantly enhance use and activity associated with the Site, especially during evenings and weekends.

In addition to providing a first class dining facility for the community, the Destination Restaurant should be considered in terms of serving patrons of the Community Meeting Hall and Performance Center as well as clients and employees of City Hall.

#### *Related Characteristics or Accommodations*

The Destination Restaurant should emphasize and take advantage of its location at a special, if not unique, place within the City of Maple Valley. Accordingly, its design should be compatible with the Site environment, especially its immediate surroundings; and supporting facilities such as parking or service accommodations should be carefully incorporated into this context.

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### 6.3.9 Trailhead

#### *Vision*

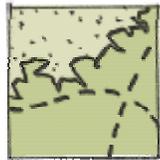
A trailhead that provides pedestrian and bicycle connections between the Site and the Lake Wilderness Trail will significantly assist in linking the Site to nearby natural areas and public uses as well as to adjacent population and activity centers.

#### *Related Characteristics or Accommodations*

The Trailhead should include an information kiosk, rest facilities, and parking.



Primary Trail



### **6.3.10 Office Use**

#### *Vision*

Inclusion of office uses will assist in the creation of the lively “village atmosphere” that is envisioned for portions of the Site. Specifically, offices that address the daily needs of community members, “incubator spaces” or shared-resource office suites that serve local professionals, or similar accommodations, will further animate the Site by drawing additional users and expanding the range of services and activities available on the Site.

When provided, such uses should expand upon the activity centers created by key uses such as City Hall. Additionally, they should create, physically define, and functionally activate outdoor gathering places such as plazas or courtyards that enhance the local sense of place and activity.

#### *Related Characteristics or Accommodations*

Office uses included on the Site should be physically and visually compatible with the overall character of the Site as well as the immediately surrounding context. The design of signage, service provisions, and associated parking should be carefully considered and controlled.

### **6.3.11 Commercial/Retail Use**

#### *Vision*

Inclusion of small-scale commercial or retail uses that complement and support primary key uses will enhance enjoyment of the Site and further animate gathering places provided within the Site. Specifically, uses such as bicycle rentals, cafes, and “picnics-to-go” will provide additional amenities that serve visitors and recreational users of the Site, employees and clients of City Hall, or the Community Meeting Hall and Performance Center, as well as users of the Trailhead and Lake Wilderness Trail.

When provided, such uses should be located and designed to support adjacent key uses and to assist in the formation and animation of outdoor spaces such as plazas, exterior terraces, or courtyards.

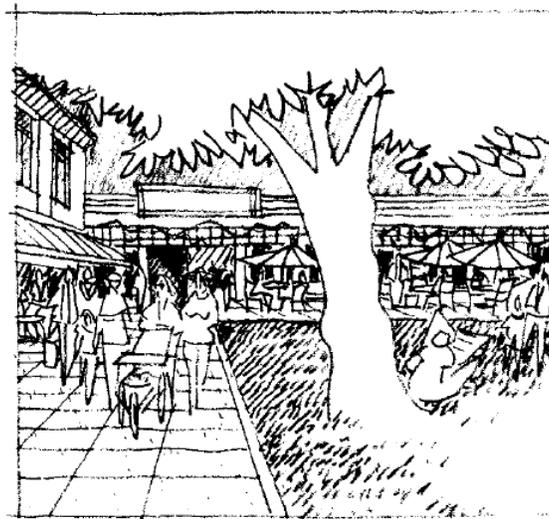
Drive-through uses or uses appropriately found in areas such as Four Corners or Wilderness Village are not included in this vision.

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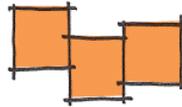
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Commercial Plaza/Courtyard



### *Related Characteristics or Accommodations*

Commercial or retail uses included on the Site should be physically and visually compatible with the overall character of the Site, as well as the immediately surrounding context. The design of signage, service provisions, and associated parking should be carefully considered and controlled.

One of the charms of Maple Valley is that its highways and arterials are not blighted by rampant commercial and retail development. Such “strip” development is characteristic of many suburban and rural communities and is extremely difficult to change once it is in place. Four Corners and Wilderness Village are already healthy community retail centers, and appropriate retail and commercial uses should be focused in those locations. Thus, commercial uses at the Site should be selected carefully to avoid contributing to any type of retail sprawl.

Potential commercial activities that will not conflict with this strategy include uses that will directly serve other uses on the Site, such as bicycle rentals, a destination restaurant, and offices that would benefit from the proximity to the City Hall and community spaces.

## 6.3.12 Other Potential Uses

### *Vision*

The Site can be an appropriate location for other uses that address social and cultural goals for the Site or that provide a source of income for the City of Maple Valley.

An example of the former type would be an institutional use such as a community college “branch campus”. Such use could enlarge the range of social activity and cultural opportunity available to the Maple Valley community and play a significant role in establishing the Site as a civic center and meeting place. Further, it could enhance the vitality of other key uses included on the Site.

An example of the latter type would be owner-occupied residential development. In addition to providing a source of income to the City, such use can provide a model of environmentally sensitive planning and design to serve as an example for other residential development within Maple Valley.

### *Related Characteristics or Accommodations*

Uses such as those identified above that are included within the Site must be consistent with the overall vision for the Site, as well as these Guiding Goals and Principles. Further, they must form an integral component that is functionally and visually related to proposed development on the Site as well as existing development off the Site. Additionally, they should respect the natural character of the Site, clearly respond to their immediate surroundings, and exhibit high quality in site and architectural design, construction materials, and maintenance provisions.

## 6.4 Key Open Space Improvements and Related Visions

Visions for Key Open Space Improvements to be included within the Site, as well as related characteristics or accommodations to be provided by them, are identified in the following discussion.

### 6.4.1 Civic Green

#### *Vision*

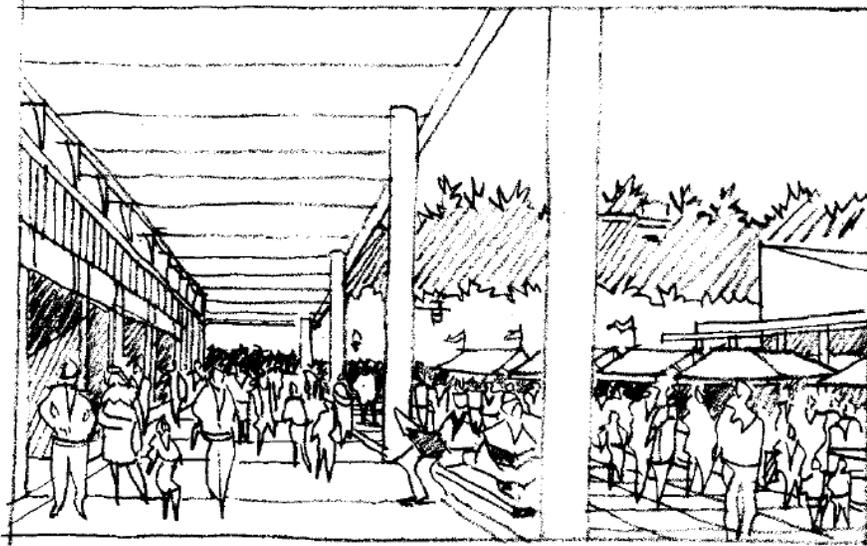
Creation of a Civic Green on the Site will provide a significant and much needed venue for outdoor civic and community gatherings within the City of Maple Valley. Specifically, it will provide a prominent and memorable, landmark open space that creates a forum where citizens can gather in large groups or “stand on a soapbox and speak their piece”. Additionally, it can enhance the civic presence of key uses such as City Hall.

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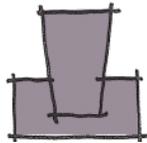
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Civic Complex/Saturday Market



## *Related Characteristics or Accommodations*

In addition to providing for outdoor civic functions and meetings or gatherings, the Civic Green should be conceived in terms of accommodating special or seasonal events (e.g., festivals, art shows, craft shows) and/or a Saturday Market.

### **6.4.2 Pedestrian Open Space**

#### *Vision*

Inclusion of a variety of pedestrian open spaces will enhance the character of the Site by providing comfortable and enjoyable on-site destinations that contribute to the sense of place and form gathering spaces that encourage people to meet and interact.

When provided, such spaces should be conceived in relation to, and defined by, surrounding buildings to form outdoor places and extensions of adjacent uses. They should be comprised of specialized paving, pedestrian lighting, and site furnishings, as well as well-maintained lawns and landscaping.

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### Related Characteristics or Accommodations

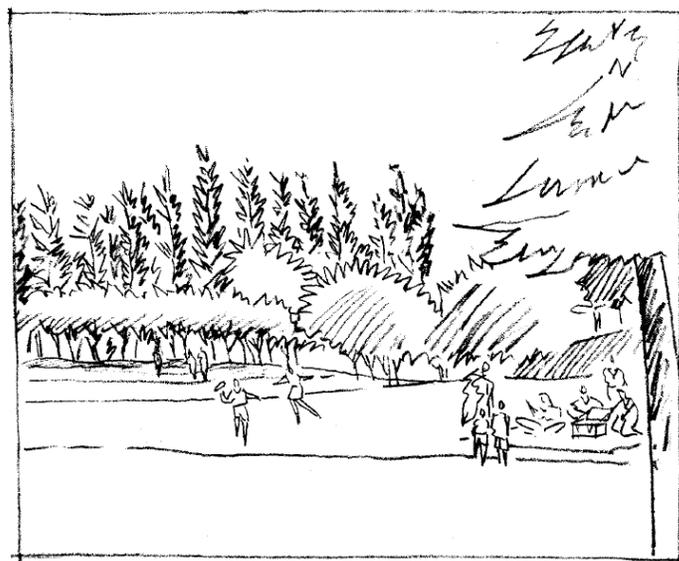
Pedestrian open spaces should also be considered as potential locations for small-scale special or seasonal events (e.g., festivals, art shows, craft shows). Additionally, as appropriate, they should include small-scale play areas for children.

### 6.4.3 Informal Open Space

#### Vision

In addition to enhancing enjoyment of the natural characteristics of the Site, inclusion of informal open spaces within the Site will encourage and accommodate informal, active recreational use such as pick-up soccer games, outdoor gatherings, family picnics and passive recreational uses such as sitting and sunbathing. More importantly, they will provide additional venues for the community to meet and gather.

Such spaces should be conceived as maintained large-scale open spaces or meadows that establish memorable outdoor places, accommodate informal use, and provide visual contrast to the forested areas that will characterize portions of the Site. They should have an informal, "naturalized" landscape character; and they should be dimensioned to accommodate appropriate active, but informal, recreational use.



Meadow



### *Related Characteristics or Accommodations*

Informal Open Spaces should include picnic shelters (similar to those located at Lake Wilderness Park) and related recreational amenities.

## **6.5 Key Circulation Improvements and Related Visions**

Visions for Key Circulation Improvements to be included within the Site, as well as related characteristics or accommodations to be provided by them, are identified in the following discussion.

### **6.5.1 Pedestrian Circulation**

#### *Vision*

Creation of an integrated pedestrian network on the Site will provide for safe and convenient access to all portions of the Site. Additionally, such a network, comprised of sidewalks, jogging, hiking, and interpretive trails, as well as par course amenities, will enhance enjoyment of adjacent natural and improved landscapes, create recreational opportunities, and provide an added, informal, setting for social interaction.

Such a pedestrian network will enhance links to nearby population centers and activity centers and reduce automobile use by extending access from the Lake Wilderness Trail into the Site. Similarly, this network can provide links between the Lake Wilderness Trail and nearby areas such as the Tahoma School District property or the Rock Creek Open Space Area.

### *Related Characteristics or Accommodations*

To address the needs of users, the pedestrian network should include appropriately located rest facilities as well as routes meeting ADA requirements. Where appropriate, it should also be activated by picnic shelters or similar pavilions that provide “landmarks” or destinations serving visitors to the Site.

### **6.5.2 Bicycle Circulation**

#### *Vision*

Inclusion of a bicycle route or network will provide an additional form of access to significant on-site uses and activities. Such a network will provide an additional recreational use, enhance enjoyment of natural and improved landscapes comprising the Site, and allow visitors to travel to and within the Site without the use of a car. In the latter capacity, the bicycle network can

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connect to the Lake Wilderness Trail, via the trailhead, or to other bicycle trail opportunities as appropriate.

### *Related Characteristics or Accommodations*

The bicycle network should include amenities such as bicycle racks and/or lockers to serve bicyclists visiting or working on the Site.

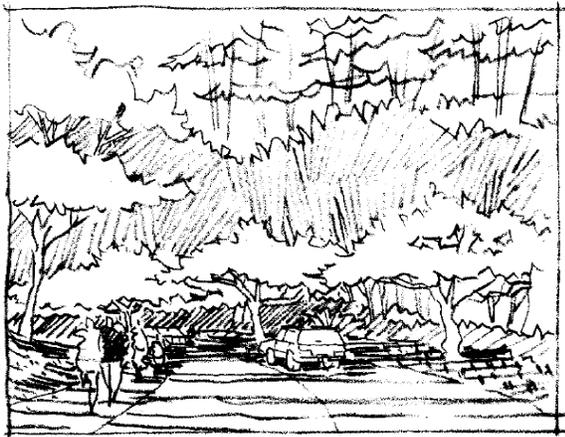
To minimize impact to the Site, appropriate segments of the bicycle network should be located adjacent to vehicular routes.

### **6.5.3 Vehicular Circulation**

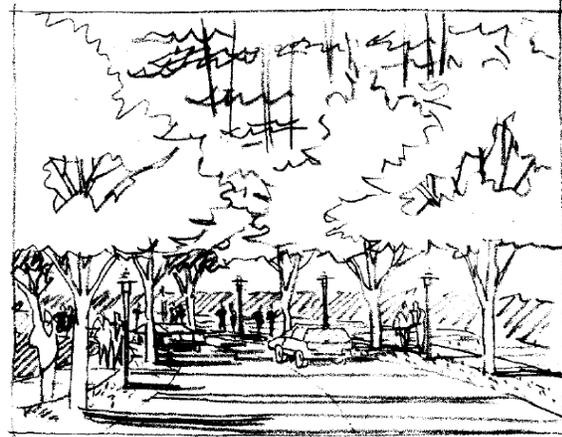
#### *Vision*

Vehicular access will be required within the Site to ensure convenient visitor and service access to key uses and activities. Additionally, it will provide opportunities for persons of varying ability to visit and enjoy the Site, and it will assist in ensuring that safe conditions can be maintained within the Site. Vehicular routes that include suitably lighted sidewalks or paths can provide safe and socially active pedestrian “promenades”.

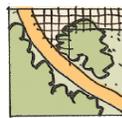
Given the potential for impact to the surrounding environment, vehicular routes must be located and designed in a manner that is appropriate to and compatible with adjacent uses as well as the natural character of the landscape. Accordingly, both the physical scale and the design speed of vehicular routes are critical issues to address.



Park Drive



Park Drive



## *Related Characteristics or Accommodations*

As appropriate, vehicular routes should include small, conveniently located, parking “pockets” that ensure accessibility to significant parts of the Site for users of all abilities

### **6.5.4 Parking**

#### *Vision*

Parking facilities that include safe, secure, and well-lit pedestrian routes will be required on the Site to provide convenient access to key uses and activities.

To reduce impact on the surrounding environment, these sometimes-large facilities must be located and conceived in an unobtrusive manner that respects adjacent uses, the surrounding landscape, and the overall natural character of the Site. Sharing of parking facilities, provision of under-structure parking areas, and subdivision of large parking areas into smaller segments must to be accommodated or provided wherever possible.

## *Related Characteristics or Accommodations*

Parking facilities must be designed to provide an efficient layout, substantial landscaping (including existing vegetation), and storm drainage solutions that minimize impact to the Site.

### **6.5.5 Improvements to Adjacent Roadways**

#### *Vision*

Portions of the Site that border Maple Valley Highway and SE 260th Street form a critical component of the public face of the Site. Accordingly, improvements required by the City or State for these streets, especially the landscape component, must be considered in terms of enhancing the identity of the Site.

As examples, signature or “landmark” landscaping along Maple Valley Highway can emphasize the visual presence of the Site and assist in framing or forming a gateway into the Site. Similar distinctive landscaping along SE 260<sup>th</sup> Street can enhance identity as well as establish a specific example for similar street improvements to be provided in association with future private redevelopment on the opposite side of the street.