

Appendix B

Field Trip' and 2001 Town Hall Meeting

1. Field Guide
2. Development Idea "Swatches
3. Annotated Agenda, Town Hall Meeting, July 30, 2001
4. Summary Report of July 28, 2001 Field Trip and July 30, 2001 Town Hall Meeting, September 4, 2001



Now that you have discovered this site, let's discuss the possibilities. Please join us!

The City of
MAPLE VALLEY



**TOWN HALL MEETING
MONDAY, 30 JULY 2001**

ICE CREAM SOCIAL BEGINS AT 6:30 PM
DISCUSSION BEGINS AT 7:30 PM

Glacier Park Elementary School
23700 SE 280th Street
Maple Valley, WA

For more information, call 425.413.8800
www.ci.maple-valley.wa.us

Maple Valley

SITE MASTER PLAN

F I E L D G U I D E



28 JULY
2001

RULES OF THE TRAIL

DO:

- Stay on the trail
- Stay on the right of way
- Leave all flowers, mushrooms, wildlife, & rocks for the next hiker to enjoy
- Respect peace and quiet on the trails
- Pick up litter you find on the trail
- 'Carry In - Carry Out' - everything
- Dogs must be leashed, stoop and scoop after your dog.

DO NOT:

- Trespass on adjacent lands
- Use motorized vehicles, bicycles, or horses on the trail

PLEASE NOTE:

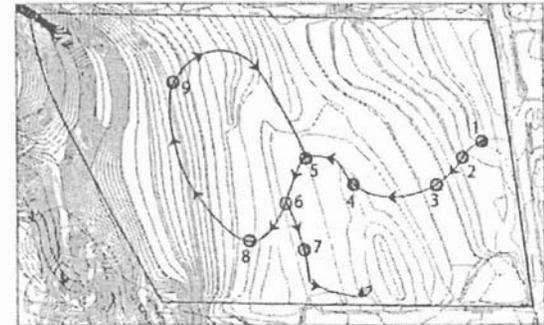
- There are no restrooms on the trail
- Refreshments should be obtained before beginning

USING THIS FIELD GUIDE

This 50 acre parcel of land is brimming with possibilities. The trail on which you are about to embark has been marked with nine (9) *intermission points* intended to encourage deeper exploration of this site.

Each spread within this field guide contains information relevant to each designated intermission point. The map below will help guide through the trail and your discovery process.

ENJOY!



Before you start down the trail, take a moment and listen to the sounds around you.

Rank the order of things you hear for 1-5 with 1 being the loudest and 5 being the most quiet.

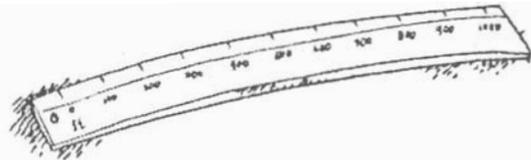
- _____ birds chirping
- _____ cars on the highway
- _____ rustling in the bushes
- _____ people's voices (other than in your party)
- _____ other _____

Now stop and look around.

How close are you to Highway 169? _____ ft.

To the Rock Creek Elementary School? _____ ft.

As you walk the site keep in mind distances and adjacent uses surrounding the site.



Welcome to Maple Valley's 50 acre site. The City of Maple Valley purchased this site in 2000. This community field trip will provide you a chance to get to know this wonderful site.

As you are walking around, we ask you to think about what would be the best uses for this land and how the City of Maple Valley can create a legacy. While you are exploring the site, take a few minutes and jot down thoughts, ideas, observations, and emotions in your field guide. Then bring your field guide with you to the July 30 Town Hall meeting and let us know what you think.



FIELD NOTES

As you walk around the site, look for a nurse log.
Hint: look for a number of small trees growing in a straight line.

What kinds of plants and animals do you see or think may use this log for a home? (circle all that apply)

- | | | |
|-------------|---------------|-----------|
| huckleberry | slugs | ferns |
| robins | beetles | alligator |
| cactus | similar trees | raccoon |

Based upon on the number of plant and animal life using the nurse log, how long you think the tree has been on the forest floor? _____ years

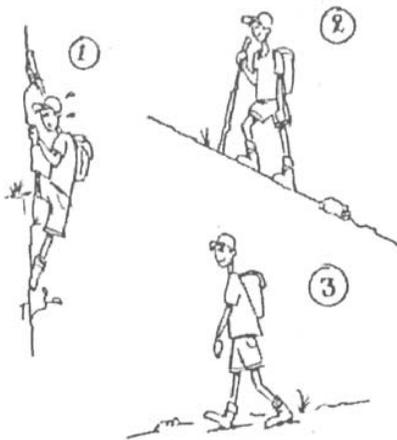


Fallen logs that have over time become the nutrient source for other organisms are called nurse logs. A wide variety of mosses, lichens, and fungi begin growing on these logs. As the log's surface begins to decay it becomes a rich growing medium for ferns and small trees and shrubs. Some times you will see huckleberry or western red cedar or bracken ferns growing right out of the log. Nurse logs that are very old will have larger plants growing on them.



FIELD NOTES

Notice how the land slopes gently upward with a small incline. Which example do you think best illustrates the topography?



As you walk around this site, look between your feet and above your head.
How many different tree, shrub, and ground cover species can you count? _____



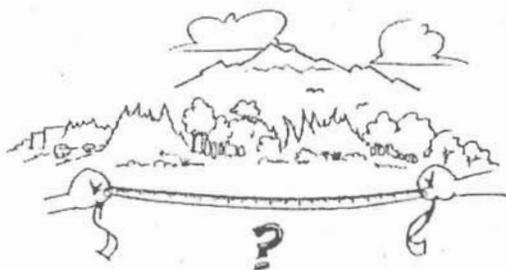
Forests in the Pacific Northwest may be old-growth (original) or second-growth (previously logged) areas. Western red cedar, western hemlock, and Douglas fir trees characterize old-growth forests. Depending upon the age of the second-growth forest there may be a mixture of deciduous and conifer trees. Forests have a floor, an understory, and a canopy. This is a mixed second-growth forest of hemlock, Douglas fir, big leaf maple, and cascara. The floor often has small plants, mosses, liverworts and fungi and animals that live in it. The understory consists of smaller shrubs, flowers, groundcovers, and nurse logs and snags. This understory is full of buttercup, salal, Indian plum, Oregon grape, and ferns. The canopy lies above your head. It's the treetops and branches.

FIELD NOTES

Where do you think the concrete and bricks around this site come from? Do you know anything more about the history of this site?

How big is 50 acres? Do you think 50 acres is larger (>), smaller (<), or equal to (=) the size of:

- _____ Tahoma High School
- _____ Lake Wilderness
- _____ 5,000 desks
- _____ EMP



The City of Maple Valley lies in the Cedar River and the Green River watersheds. Running along the top of this hill is a drainage basin divide. A drainage basin divide occurs where the land's topography changes. On one side of this hill the water runs toward Lake Wilderness and into the Green River watershed and on the other side it runs toward Rock Creek and the Cedar River watershed.



FIELD NOTES

Look around, how many big leaf maple trees can you count? _____

Are any of the leaves the size of giant's hands? _____

Now bend down and remove, every so gently, a bit of the forest duff. Scratch a few inches into the soil. How does it feel? (circle all that apply)

sandy dry clay-like
 wet gritty _____

Do you see any insects or worms? What are they?



Big leaf maples are known as a pioneer species. These are some of the first trees to grow after a fire or a flood or clear-cut logging. Big leaf maples are very tall trees and can easily reach 100 feet. Their five deeply lobed leaves resemble a giant's hand and can reach one foot in width. Many Native Americans call this tree the "paddle tree" because they used the wood to make paddles. In the fall, this big leaf maple forest turns a blaze of yellow. Big leaf maple forests are home to many different types of plants, animals and birds.

Lying beneath the forest floor duff is the soil. Soils are classified into various series based upon the underlying geology (parent material) and the amount of sand, silt, and clay. This forest's soil belongs to the Everett series. Everett soils are predominately gravelly sandy loams and of glacial origin. They have slight to moderate erosion. Everett soils are used for timber and pasture and urban development.

FIELD NOTES _____



While you are standing at this site, don't move for a few minutes. What do you hear?

How many different bird calls can you hear? _____



Sound in a forest is different than sound in the city or along the highway. Sound in a forest is softer and full of more tones and pitches. In this big leaf maple forest, one hears sounds of birds, small mammals, deer and if the wind is blowing, the rustling of tree leaves. The forest's high canopy is especially inviting to birds. Many common Puget Sound birds such as black-capped chickadees, robins, song sparrows, red-breasted nuthatches, northern flicker, and Stellar's jay live here.



FIELD NOTES

Looking at both of these trees, how can you tell their age? _____

Can you place your arms around the trunks or does it take two or three people to circle the trees? _____



When you are exploring this area do you know how far you are from neighboring development? Can you see it? How far away do you think it is? Do you think you'll be able to see it more clearly though the trees in the winter?



Every once in while one finds really big trees in the forest. This forest has two really big trees. The big leaf maple has been affectionately named the "Mother Maple." Its seeds probably helped produced many of the other big leaf maple trees. It is a very old tree. One way to tell that it is very old is by looking at the bark. Young big leaf maples have smooth green bark. Old trees have gray-brown bark with deep ridges. The ridges are covered with mosses, lichens, and ferns. None of these plants hurt the big leaf maple. When plants grown on other plants in healthy ways they are said to have a symbiotic relationship.

Walk down the trail a little further and you will see another really big tree. This Douglas fir has been affectionately named "Father Fir." It is at least five feet in diameter and also very old. Both the big leaf maple and the Douglas fir are much older than any other trees in the forest.

FIELD NOTES



As you enter this area, what do you notice and feel first?

What is different about the forest in this part of the site?

How does it compare to where you were before? Can you see Lake Wilderness?



This is a dramatic point in the forest. Here the coniferous forest is dominated by the Douglas fir, western red cedar, and western hemlock. This forest type has an entirely different look and feel due to the different plants, animals, and birds that live here. The forest understory is predominantly salal. Less light penetrates this section of forest because the tree canopy is very dense.

This conifer forest abuts the property line. It acts as an edge between the site and adjacent land uses. Edges play an important role in creating spatial boundaries between uses. Edges come in all distances. They can be very wide or very narrow or in between.



FIELD NOTES

As you are standing at the last station, look around and think about what you have experienced while walking this trail.

What did you feel? (circle all that apply)

- | | | |
|------------|-------|-----------|
| excited | quiet | tired |
| playful | happy | curious |
| frightened | bored | energetic |



The forest is changing again. Now the conifer forest is becoming more open with a broken canopy and more clearings. These changes affect everything in the forest. The understory has more diverse plant and animal life and different birds may live in the treetops.

A few hundred feet away are homes, the regional trail, and Lake Wilderness. All of these uses are screened from ones view by setbacks. Setbacks are a type of edge.



FIELD NOTES

DEVELOPMENT IDEAS



DEVELOPMENT IDEAS

Produced by PRR

"Theater"

Located near the California border in southern Oregon, Ashland is a crossroads for culture and outdoor activity.

Activities at Lithia Park, within the city itself, include hiking, horseshoes, tennis and volleyball. Nearby Mount Ashland, in the Rogue River National Forest, provides winter skiing, while the many lakes host fishing and water sports.

Oregon Shakespeare Festival presents works from modern playwrights as well as Shakespeare, in performances from February to October.

Ashland, Oregon
www.ashlandchamber.com

Other development options for community-related use may include: community college/vocational school; hospital; city hall; museum; performing arts center; public transportation hub.



“Education”

This satellite campus was developed thanks to generous community support and in-kind donations, and will meet the needs of the growing student population in southern Mason County. Environmentally conscious “green architecture” strategies were used in both site planning and building design. The result is the beginning of a campus that is ecologically sound and derives its character from the existing naturally wooded setting.

The project will be developed in phases allowing growth to occur as the College expands. The master plan established guidelines for all phases of growth, so that the final campus layout is a unified whole whose individual parts play an important role in the identity of the College.

Olympic College - Shelton Campus
Shelton, Washington
www.millerhull.com

Other development options for community-related use may include: community college/vocational school; hospital; city hall; museum; performing arts center; public transportation hub.



“Municipal Campus”

Located on the bluff overlooking Capitol Lake, the Thurston County Campus houses Thurston County’s courthouse, offices, and jail. The campus was built over a three year time span from 1975 to 1977. The campus covers approximately six acres. The three two-three story buildings total about 160,000 square feet. When the campus was built as many trees as possible were preserved to create a natural setting. Native plants were used to landscape the campus. A small part of the site holds a picnic area with a dramatic view over looking Capitol Lake and downtown Olympia.

Thurston County Campus
Olympia, WA
www.co.thurston.wa.us

Other development options for community-related use may include: community college/vocational school; hospital; city hall; museum; performing arts center; public transportation hub.



“Passive Park”

The park was acquired, built and organized through the work of Catherine Montgomery and her affiliation with the Washington State Federation of Women’s Clubs.

Federation Forest State Park is a day-use natural area with 619 acres of old-growth conifers. Located along the White River, the park provides visitors with 12 miles of hiking trail, three interpretive trails, an interpretive center with a gift shop, and four picnic areas.

Inside Catherine Montgomery Interpretive Center, you will learn about the contrasts in nature that typify the state of Washington from the dry eastern deserts to the lush western peninsula. Gardens in front of the center highlight edible and poisonous native plants and plants from six of the nine biosystem in Washington.

Federation Forest State Park
Located 18 miles east of Enumclaw, WA
www.parks.wa.gov

Other development options for natural+open space-related use may include: passive public park; preserve.



“Current Conditions”

Last year the City of Maple Valley purchased this 50-acre site. The site currently contains a second-growth forest of hemlock, Douglas fir, big leaf maple, and cascara. The understory varies around the site from predominately salal in the Douglas fir forest area to buttercup, salal, Oregon grape, Indian plum, and ferns in the big leaf maple forest area. Several very old and large specimen big leaf maple and Douglas fir trees are scattered around the site. A drainage basin divide runs through the middle of the site. This divide sends water flowing into the Cedar River and Green River watersheds. Developments surrounding the site are not easily seen because the forest’s edge has been preserved.

50 Acre Site
Maple Valley, WA

Other development options for natural+open space-related use may include: passive public park; preserve.



"Ball fields"

A multi-use facility developed cooperatively by the cities of Lynnwood and Edmonds, Snohomish County, and the Edmonds School District. In addition to the three competition-level softball fields, this park contains two all-weather soccer fields, concession facilities, restrooms, passive recreational and picnic areas, a basketball court, public art, and a loop trail around the park. Approximately 1/4 of this 27- acre park is wooded with the remainder developed for active and passive recreational uses.

Meadowdale Playfields
Lynnwood, WA
www.bdassociates.com/040501.html

Other development options for recreation-related use may include: passive & active public park; sports fields; swimming pool.



“Historic Park + Recreating”

At the heart of Marymoor Park is the historic Willowmoor Farm, which includes the Clise Mansion and a windmill. Willowmoor Farm is listed in the National Register of Historic Places.

Marymoor Park is a large King County park, covering 640 acres. Activities include: bicycle racing on a velodrome, rock climbing on a man-made structure, gardening, model airplane flying at a field dedicated to this endeavor, tennis, baseball, soccer, lacrosse, off-leash dog exercising, picnicking, fishing, walking, bird watching, nature tours, and museum tours.

A good portion of Marymoor Park has been left undeveloped to foster a variety of wildlife, including birds, waterfowl, amphibians, and salmon.

Marymoor Park
Redmond, Washington
www.metrokc.gov/parks

Other development options for recreation-related use may include: passive & active public park; sports fields; swimming pool.



“Boutiques + Cafes”

The architecture, the natural building materials, the sun orientations, the green space and natural environment, and the abundance and type of recreational offerings all contribute intuitively to one’s experience. Boutiques and cafes line village strolls that lead to treed paths that round corners to natural microcosms of streams and wildflowers that open to a panorama of glaciers and ski slopes.

Whistler Resort
Whistler, Canada
www.whistler.com

Other development options for office+retail-related use may include: professional offices; small-scaled retail district; major retailer/destination retail; restaurant; medical/dental clinic; bank/financial services; health club; cinema/bowling alley/arcade; light manufacturing; winery/brewery; “incubator space” for start-up businesses.



“Office Campus”

The landscape design for the 120-acre former estate integrated buildings and roadways into the natural setting, preserving mature wood-lands, impounding a creek and threading running paths throughout the site. A perennial garden, Japanese park, formal garden, reflecting pool and tropical atrium garden were also created.

TRW Central Offices
Lyndhurst, Ohio

Other development options for office+retail-related use may include: professional offices; small-scaled retail district; major retailer/destination retail; restaurant; medical/dental clinic; bank/financial services; health club; cinema/bowling alley/arcade; light manufacturing; winery/brewery; “incubator space” for start-up businesses.



“Office Park”

A wide variety of businesses ranging from lawyers, accountants, veterinarians, and timber export companies to medical laboratories are located at this environmentally sensitive office complex. Located a half-mile north of downtown Bellevue, this office complex began in the late 1960s. Today, 10-12 individual buildings are nestled amongst the trees. The buildings are either two or three stories tall and vary from 6,000 to 25,000 square feet.

Bellewood Office Park
Bellevue, WA

Other development options for office+retail-related use may include: professional offices; small-scaled retail district; major retailer/destination retail; restaurant; medical/dental clinic; bank/financial services; health club; cinema/bowling alley/arcade; light manufacturing; winery/brewery; “incubator space” for start-up businesses.



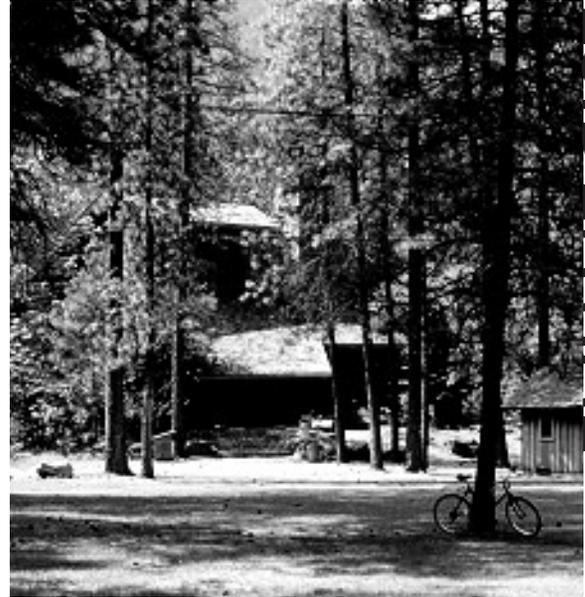
"Resort"

Sleeping Lady rests atop one of the largest granite batholiths in the world in a transition zone combining vegetation, wildlife and climate from the high Cascade alpine region to the arid basin of central Washington. Sleeping Lady provides year round lodging, dining and full conference services for up to 200 guests. Individual travelers, as well, are welcome at Sleeping Lady.

Located on 67 pine forested acres beside the pristine Icicle River and beneath the Sleeping Lady mountain profile, the facility features year round recreation, and fresh, healthful cuisine.

Sleeping Lady Resort
Leavenworth, Washington
www.sleepinglady.com

Other development options for residential-related use may include: detached single family houses; townhouses; group home; bed & breakfast; garden apartments; active retirement housing; nursing home; hotel/motel/resort.



"Housing"

Nestled in the woods amongst firs, cedars, and maple tree lies the Houdek/Pope residence. This 3,000 square-foot home is situated across a deep ravine and its resident stream. To disturb the site and all of its living systems as little as possible architect James Cutler created a house on a trestle that spans 140 feet. The trestle raises the house 18 feet above the ravine and literally places it in the treetops. The footings were hand-excavated. A series of wooden buildings resting atop the trestle provide outdoor living space between the garage, living area, bedrooms, and the kitchen. Natural light is used throughout the home. *James Cutler, Contemporary World Architects, Rockport Publishers, Gloucester, MA., 1997.*

Seabeck, WA
James Cutler, Architect

Other development options for residential-related use may include: detached single family houses; townhouses; group home; bed & breakfast; garden apartments; active retirement housing; nursing home; hotel/motel/resort.



“Multifamily”

A rustic hotel lying in the Siskiyou Mountains immediately adjacent to a limestone cave’s entrance. Built in 1923 as part of the National Park System the six-story structure Chateau contains a gift shop, lobby, restaurant and rooms. Surrounding the Chateau are several other buildings including rental cottages and a visitor contact station. All of the buildings are under consideration for National Register status as part of an historical district.

The Chateau at Oregon Caves
Oregon Caves National Monument
www.cr.nps.gov/history/online_books/harrison/harrison24.htm

Other development options for residential-related use may include: detached single family houses; townhouses; group home; bed & breakfast; garden apartments; active retirement housing; nursing home; hotel/motel/resort.



“Planned Residential”

Situated above the California Coast lies a residential community designed and built to blend into the historic and natural landscape. The overall development master plan incorporated a set of building guidelines that require homes to be designed and sited to blend all structures onto the natural setting and minimize the visual as well as physical impact upon the landscape.

The original 5,200 acres eventually became 2,310 individual building sites on 3,500 acres, half as dedicated, common, open space, 1,500 acres as forest preserve, and 200 acres became a county park. Sea Ranch is known throughout the world for its environmentally sensitive planning.

Sea Ranch, CA

www.searanchvillage.com

Other development options for residential-related use may include: detached single family houses; townhouses; group home; bed & breakfast; garden apartments; active retirement housing; nursing home; hotel/motel/resort.



ANNOTATED AGENDA
MAPLE VALLEY CITY COUNCIL
TOWN HALL MEETING, JULY 30, 2001
Glacier Park Elementary
23700 SE 280th Street

Ice Cream Social All Participants

Opening and Welcome Mayor Laure Iddings

Project and Site Overview David Hewitt, Hewitt Architects
..... Barbara Swift, Swift & Company

Small Group Work..... Participants

Small Group Reports Participants

Next Steps Mayor Iddings

Question & Answer Session Participants

MEMORANDUM



TO: John Starbard, City Manager Maple Valley
FROM: Pat Gibbon, PRR
SUBJECT: Summary Report July 28, 2001 Field Trip and July 30, 2001 Town Hall Meeting

The City of Maple Valley is developing a strategic master plan for its 50-acre site located at 25805 Maple Valley Highway. The City purchased this undeveloped site in 2000. Located across from Rock Creek Elementary School, this City property is brimming with possibilities. Choosing precisely how to use this land is a great opportunity for Maple Valley residents. To acquaint Maple Valley residents with this site, a field trip was held on July 28, 2001. The City's annual town hall meeting was held on July 30, 2001. The meeting's purpose was to learn what the City of Maple Valley could do with this property and how the City could use it to create a legacy. The field trip and the town hall meeting were the first of many events that will involve the public with this property.

Field Trip

Approximately 75 people attended the July 28, 2001 field trip. The field trip was designed to give Maple Valley residents an opportunity to explore the City's 50-acre undeveloped site along State Route 169 and to think about what the site's future use could be. Upon arriving at the site, residents were given a "field guide" and a set of "development idea cards." Inside the field guide was a trail map with nine intermission points. The intermission points were specifically chosen to encourage deeper exploration of the site. At each point, residents were asked to either notice something or were given information unique to that point. Special activities for children were also developed for each station. The field guide contained space for both adults and children to record their observations. The development idea cards covered a wide range of possible developments from community and natural/open space to recreation and office/retail and residential. As residents walked the trail or after visiting the site, they could flip through the cards and begin abstractly thinking and reflecting about the site's possible future uses.

Town Hall Meeting

Maple Valley's annual town hall meeting began with an ice cream social and an informal open house covering the Strategic Master Planning Process the City was undertaking to develop the 50-acre site. Throughout the high school auditorium were 28 display boards enumerating everything from scale comparisons of the site to Seattle and the City of Maple Valley and context maps to site analysis and site photo-mosaics.

Mayor Laure A. Iddings opened the meeting by thanking everyone for coming. Mayor Iddings explained that this was Maple Valley's annual meeting and although this meeting was centered on the Strategic Master Planning Process, it was open to questions about anything going on in Maple Valley. Mayor Iddings asked City Manager John Starbard to elaborate on the Strategic Master Planning Process and introduce the 12 members Citizen Advisory Committee. The Citizen Advisory Committee will recommend one preferred master site plan for the site's future use. Starbard then turned the meeting over to the consultant team of Hewitt Architects, Swift & Company Landscape Architects, and PRR. David Hewitt, Hewitt Architects, began by discussing the project and the site's context. Barbara Swift, Swift & Company, then reviewed the site's characteristics. Swift elaborated on its topography, soils, and second growth forest habitat. Hewitt finished the consultant's introduction to the site with an overview of possible uses. Hewitt stressed the need for Maple Valley residents to dream.

Following this introduction to the project and the site, Marcia Wagoner, PRR, gave a brief overview of the rest of the meeting. Wagoner explained that the City wanted to learn and to hear everyone's thoughts about this important City resource. Approximately 150 residents were asked to break into small groups. The groups were composed of residents, some who walked the site and some who had not, consultants, CAC members, and city council members. All of the groups were asked to discuss three questions and to record their discussion on the flip chart and site map. The groups had about 45 minutes to think about these questions.

The three questions were:

- What do you think about the site?
- What uses do you think are appropriate or inappropriate for the site and why?
- How does the site relate to Maple Valley, what are the connections to the surrounding uses, larger community, and to the future of Maple Valley?

Nine groups were formed. After discussing these questions, the groups made reports back to the larger audience. Each group was asked to give their top three ideas, thoughts, and feelings.

After each group had made its report, Mayor Iddings summarized what was heard and what the next steps would be.

Common Themes from the Town Hall Meeting

Common themes come from all of the comments heard and recorded at the town hall meeting. The themes represent large concepts that the community is asking the City to take into consideration when developing the 50-acre site.

- Make the site a community focal point
- No inappropriate uses such as fast food chains, service stations, and large box commercial developments
- Any development must fit with the site, as the Maple Valley Library fits its site
- Keep the site as natural as possible
- Connect the site with the existing trail system
- Recreation uses are fine as long as there are no large ball fields and lights
- Community facility or performing arts center or historical center
- No residential uses

Group Reports

Each group reported their ideas, thoughts, and feelings to the larger audience. These reports are a synopsis of what was said and heard.

Group 1

- Some sort of mixed used development
- Make it a community focal point
- Keep the site as natural as possible
- Develop buildings that are site responsible
- Development should be family oriented

Group 2

- Large unspoiled site
- Central location in Maple Valley
- Site has great potential to be developed with appropriate uses (such as City Hall and minor retail, major retail is inappropriate)
- Develop the site with low impact, day use, recreational uses (no lighted ball fields)
- No public schools or major development
- Needs sensitive design

Group 3

- Perfectly designed site for who we were and who we are
- Diverse site that is hard to find (lots of change has happened to the community from natural to homes and development)
- Good spot for school field trips
- Commercial development is inappropriate (everyone in the group agreed strongly)

- Any building put on the site must have characteristics similar to those at the new library
- Extend the trail system around Maple Valley (no road crossings) and connect to existing trails

Group 4

- There are few untouched sites in Maple Valley
- Make it an amenity focal point-City identity
- Site has a beautiful forest with birds, wildlife, and plants
- Good place to have some rangers/naturalists
- Could link the site to trails
- School is across the street and safety is a concern (could have an underpass or overpass)
- Place to bring the community together and enjoy the natural environment
- Site for a small amphitheater or performing arts center (Renton/Auburn examples)
- Fields for passive recreation
- Offices may be off the main road or may be a courthouse, need some economic use
- Keep space for future walking and exercise trails
- The eastern edge should be preserved (an image from the highway)
- No strip malls or service stations or housing or fast food chains
- Keep part of the forest accessible for everyone
- Historical society/regional trail/schools/wildlife corridor
- Fabulous opportunity

Group 5

- Open space, wildlife habitat (elk are present)
- Inappropriate uses include: big commercial such as Starbucks or no housing
- Appropriate uses include: nature trails, community uses, sports (no big recreational with lights), city hall, low impact development
- Relate site uses to schools
- Community defines Maple Valley as a green place

Group 6

- Tie this site into the trail system
- Preserve site with its rural feeling and keep Mother Maple and Father Fir
- No residential use
- Commercial development should be carefully thought out
- City services may be appropriate if well integrated
- Performing arts center, interpretive facility
- More passive use for the site and area

Group 7

- Make the site a great place by encouraging upscale and nice
- Could be a place for the kids to go in the summer

- Connect site with trail system, maybe a bridge across the highway
- Preserve as much as possible in natural areas
- Pool
- If commercial use for revenue, blend the site into the area already developed
- Have only one vehicle access point
- Underground parking (good example is Weyerhaeuser in Federal Way)

Group 8

- The library is an example of positive development
- The site is a place where people can come together and it will mean something different for everyone
- No big ball fields and lights

Group 9

- Applaud Mayor and City Council for buying the site
- Beautiful piece of property and use it as a treasure
- Potential historical society location
- Performing arts center
- Potential site for multi-use facility such as recreational center, uses for kids
- What constitutes a community center?
- A place to attract people
- Balance the demand for money between commercial and residential uses
- Community focal point that ties into the existing trail system

APPENDIX

This appendix contains information from the comment sheets and the flip charts obtained at the July 30 Town Hall meeting. Seven individuals filled out comment sheets. Neither the comment sheets nor the flip chart language has been changed. It is given verbatim.

Comment Sheets

Sheet 1

- Keep it more park like as opposed to commercial enterprises
- Potential for small amphitheater
- Develop hiking trails, perhaps in conjunction with a town hall
- More passive as opposed to active sports

Sheet 2

- Thank you for the opportunity to tour the site this past weekend. It is a wonderful site with great potential.
- Keep one-half as forest (back part towards trail)
- Develop only the highway portion of the land
- Develop for city offices with extra office tenant spaces for revenue
- Consider performing arts center for community
- Underground or over highway passage across highway
- Trail development (pave for the disabled, elderly, and people with strollers)
- No residential! No strips! Very limited commercial, if any
- Thank you for the opportunity to give input.

Sheet 3

- Theater and parkland is my choice
- This will grow our city culturally
- Will encourage high quality associated development surrounding the site
- Sufficient land for housing already exists, no more housing
- Quality theater will increase the desire to live here and our quality of life
- Support real estate values

Sheet 4

- My preferences and recommendations in order of most to other acceptable choices
- No. 1 theater (like Ashland) A theater adds a much-needed dimension to our lovely community. It encourages family/cultural outings within the city limits. The theater could be used for children, amateurs, and professionals. A park like setting can retain and enhance and protect the beautiful setting. The location offers a perfect addition to other community faculties and parks (Lake Wilderness and MVCC Historical park).
- No. 2 Historic park and recreation (another interesting choice)
- No. 3 Boutiques and café

- If they fit do all three!

Sheet 5

- I understand this property was acquired for a park. I toured the site and it is spectacular. Terms such as office/retail "park", residential "park", industrial "park", etc., are all oxymoron. The word "park" infers a natural area. If you really want to leave a legacy, leave it alone!!
- Some trail enhancement and expansion, a little clean up and perhaps; a small parking lot next to the highway should be enough "development".
- It could be the "Central Park" of Maple Valley!

Sheet 6

- Sports facility for all local sports teams, with concessions and bathrooms, so tournaments could be held
- City hall and office space for Maple Valley
- Meeting rooms for sport teams and nonprofit organizations
- Museum type area for the city and local sports teams special awards
- Park with trails and play areas, areas for picnics
- Enclosed (indoor) and open (outdoor) type theater areas
- General information area or building for visitors to our city

Sheet 7

- We need more recreational areas for families. A park with some fields for soccer, baseball, an indoor pool and new community center with large open area (like Issaquah community center and picnic areas).

Flip Chart Comments

All of the nine groups wrote answers to the three questions on flip charts. The comments are broken out by questions.

Question No. 1: What Do You About the Site?

- A sports center with arcade games, miniature golf, and climbing wall
- Performance arts center - theatre, cinema
- Natural trail/running/biking
- Sports fields
- City Hall
- Business area
- Skate park
- Park attached to trail system
- Horse boarding stable/riding trail
- Traffic congestion now is a problem - you cannot get out of the elementary school. Trucks go 50 mph. Needs additional lanes and traffic light
- Lower speed limits
- Native Trails (no commerce)
- Magnificent example of natures beauty - only nature trails - have you all walked the site? If not, do.

- Part City Hall with integrated park and trails connecting to neighborhoods and community trail system
- Perfect site to completely preserve the essence of Maple Valley
- Diverse - hard to find, unique - special, preservation
- Beautiful canopy - tall maples
- Beauty, bird habitat - valuable habitat
- Central to maple valley
- Accessible
- Used towards improving the community in limited way
- Define economic goals
- Defines what maple valley is all about - openness
- Fabulous natural environment, existing trails, large - hasn't been spoiled yet
- Central location w/in city
- Vehicular accessibility
- Could be a destination among the lake wilderness trail
- Big enough to include recreation uses without too much damage
- Big enough to accommodate multiple uses
- Great potential to develop it the way we want it
- Big and wild
- Valuable/treasure
- House? Landmark
- Needs to be connected to community
- Westside less "Developable"?
- Preserve natural beauty
- Retain as is
- Improve trails
- Retain the maple grove
- Natural treasure
- Ideal setting for community actives
- Pedestrian friendly
- Easily developed to be the center of Maple Valley
- What does a rich forest mean? Can we sell the trees?
- Pedestrian access
- Gorgeous
- Potential to move historical society to site?
- Surprised: noise front and back
- Lots of trees and plants
- On the trail
- Unique topography
- Birds - wildlife - elk, deer, birds
- Location within boundaries of community - between White Rd. and 4 Corners
- Citizens have a say
- Buffer between strip centers
- Defined unique areas
- Define community
- Center - town, focal point, opportunity to preserve open space

- View of lake
- Size - greater options
- Diversity on site
- Great access
- Large
- Nicely wooded, nice stands of trees
- Eastside not as appealing
- Where house is - noisy
- Central to Maple Valley - we don't have a core
- Diverse topography
- Across from elementary school
- Any development should transition, definite buffer residential and trail
- Developable - no streams, significant wetlands
- Highway segment noisy - perhaps closer to highway business, City Hall type developments
- Close to new fire hall
- Property developer would consider selling 5-acre corner piece adjacent
- Beautiful - surprised - not what you expect from the highway
- Feeling of joy/happiness
- You get back there and you feel you have to save as much as possible
- Highway noise - western part quieter
- Use the topography to its best advantage
- Lots of wildlife on site
- The bowl area (N.E. corner) can't tell its there - you can still have buildings and preserve these kinds of areas
- It opens up on the west - less vegetation
- Beautiful - save w/o cutting down trees
- Are there some areas that could be used and for ponds?
- Preserve as much as we can, but what do we need/have as a city? And what do we want?
- How can the city generate revenue from site
- Surprised by the variety and differences of site
- Make good uses of site and preserve
- Carco park exercise facility
- Save the trees
- Save the trees too and the birds, bees, deer, and all natures creations
- This can't be replaced
- Changes in Maple Valley - few last remaining sites virtually untouched - preserve for future generations
- Grateful for foresight of land procurement cities have identify/focal point - this has potential
- Impressed with quality of vegetation
- Beauty of forest tranquility - interpretive uses on part along with revenue producing hiked narrow trails
- Impressed with largeness and beauty - focal point links to community center
- Concern for displaced wildlife - eagles

- Educational center across street - opportunity use for city as a whole
- Educational opportunity - sign big trees
- Concern with traffic flow and safety going in and out of school and site
- Maple Valley lacking identity - site could be focal point
- Wilderness theme in Maple Valley - Trees on edge as skyline
- S. King Co. arboretum as nearby recreational resource that is underused
- Bring community together
- Value is in open space
- Keep some of the area in forest! No clear cutting
- Visual perspective of forest
- Protection from wind/blow downs
- Rural haven
- Keep as natural as possible - natural
- Wildlife habitat
- Beauty - nature trail

Question 2: What uses do you think are appropriate or inappropriate for the site and why?

- Educational, preserve beauty, and nature
- Federation Forest - good example - interpretive center, multiple trails, picnic area
- Why is this called Maple Valley
- Focus on youth involvement
- Kids may be looking for activity areas
- Baseball fields/soccer fields
- People want to see other property acquired and uses
- City Center - The heart of city
- Appropriate - parks and trails
- Inappropriate - commercial, buildings, trees cut down
- 6 mil - is there inevitable development?
- Appropriate - centrally located, educational
- No retail or residential
- Appropriate - daycare
- No commerce
- Appropriate - City park, no commercial
- Appropriate - any buildings nestled in as library was
- Appropriate - park, ball fields, city hall, minor retail, senior housing, small campground, trails, interpretive center, youth center, low impact day use recreation
- Inappropriate - school (public), city hall, industrial, retail, private business, major development, residential, senior housing, campground, resort, lighted ball fields, to sell any part of it
- City Services - City Hall, Police
- No big box commercial
- Small office

- Horse trails
- City maintained/owned
- Parks - passive, less active
- Trails
- No houses
- Performing arts - part of city campus
- Parking vs. Trees? Underground
- Access - connections to community & trail, reasonable
- Preservation
- No residential
- Limited commercial - no big box, no chains, city services, performing arts
- Rural feeling
- Historical society location
- Community type buildings
- Improve parking layout
- Amphitheatre
- Carco Theatre (Renton)
- Performing Arts Center
- Don't rush development
- Sun River: Integrated community
- Don't destroy the beauty
- Site sensitive
- Improve bike/pedestrian trails
- Wellness center
- Educational center - study of natural habitat, university satellite, research center
- Allow for other organizations to use - flexible - multi-purpose rooms/areas
- Stuff for kids - recreational center
- Ball field
- Town center - clock tower
- Think of the "Economics"
- Keep other city properties (use) in mind - integrated plan
- Compatible to neighboring building uses, highway vs. trail
- Performing arts - indoor/outdoor
- Running track - indoor/outdoor
- Teen center
- Miniature golf
- Family part area
- City pool (outdoor/indoor)
- Multiple uses
- No large scale retail
- No residential
- Something you can do nowhere else
- City office
- Small commercial
- No franchises
- Local first

- Town of sisters - look
- Park with care
- Save as many of trees as possible
- Buffer of trees - by trail, care for wind
- Indoor tennis
- Climbing facility
- Restaurant - small scale retail
- No commercial
- Promote pedestrian use - access
- Expand trail into property
- Develop - land near road, quiet near trail
- Existing house as info center
- Inventory city sports facilities - integrated
- No manufacturing, gas stations, fast foods
- Seek to maintain as many trees as possible
- Any retail blended into setting
- Non-commercial if possible - as much as possible
- If has to be commercial, more like Gillman Village, Robinswood in Bellevue
- Meeting Hall
- Theatre complex - cultural center, other sites would then be attractive for higher, blend use
- Not much for teenagers to do in Maple Valley
- Site to be catalyst for more quality development to come to Maple Valley, plenty of residential commercial elsewhere in the city
- Outdoor theatre
- Ex: Great Falls Montana City Hall, theatre, business complex, pool
- More of center - off the highway, ex. Fircrest, town hall, ball parks, recreational center
- Concerned - can't we maintain trees
- Leave trees like they are - see ball fields other parts of the city
- Perhaps smaller ball field (not Kingdome size)
- Open space, parks, mostly green, attract other uses - get higher level uses surrounding
- What about a multi-story garage to condense parking - site conducive to underground parking
- Can City partner with Lake Wilderness to improve its ball fields and Rock Creek?
- Tie in the trail
- Focus on youth
- Nice looking shops - we need restaurants, shops, performing
- The library is a great example - great architect - we could do that with performing arts, café by lake
- We need a real civic center - something we can be proud of rather than the strip mall we're in
- What about education campus?
- We should have retail, etc in other locations
- There has to be some revenue generation from the site

- If you do the site right, revenue generation will come from other parts of the city
- Swimming facility - park ideas (active)
- Does Maple Valley want to be known for something? This is where we could do that
- Exercise, indoor facilities
- Pedestrian bridge over Maple Valley Highway
- Don't enter from 196 - it is a trap
- No more homes there
- I'm crazy about sports fields (takes away trees, adds light and noise)
- No car dealerships
- No drive-thru - fast food
- Nothing that looks like a strip mall
- Make trail ties into site
- A hands-on preserve for teaching kids, we are going Maple Valley to learn about the forest
- Wouldn't it be nice not to have to go out of town for everything? What do we want/need here?
- Make the buildings go up - rather than out - multiple uses, smaller foot print and we are not blocking anyone's views anyway
- Could be like a "center" for the city
- Anything that removes all growth out of question
- No clear cutting
- Parks
- Performing arts or small amphitheatre
- Fields for passive recreation
- Place for people to come together
- Enjoyment of natural environment
- City services, city hall, non commercial uses
- Walking, exercise trails
- More developed than arboretum
- Hard to imagine commercial use, but not rule it out
- Eastern edge trees preserved - value to highway experience
- Office park or campus to increase employment within trees
- Interpretive center - lots of volunteers available
- Bird watching
- Access from lake into site
- Campsites
- Picnic areas - covered
- Use of highway frontage for city buildings - could lease space
- No strip malls
- No service station
- No hotels
- No housing
- No fast foods
- No boutiques
- Keep part of forest as is but make accessible

- Community center
- Recreation
- Focal point - show what's beautiful here
- Family oriented use
- Habitats for local animals
- Small family owned ethnic restaurants
- Performing arts center - Renton community center as example
- Overpass over highway to connect to school
- Don't build tire place
- Zoo
- No commercial uses or major development
- No housing - any type
- No lighted sports facilities
- Community uses - sports facilities, tennis courts, swimming pools
- Natural trails, etc.
- Unlighted sports facilities
- City hall
- Low impact traffic use
- Uses that increase property values and quality of life
- All uses need to buffer residential uses and trail

Question 3: How does the site relate to Maple Valley, what are the connections to the surrounding uses, larger community, and to the future of Maple Valley?

- 50 acres - natural - ties to trail central to Maple Valley
- Extend trail connections around Maple Valley
- 169 is a road block for non-vehicular travel
- Underpass for animals
- Eugene, Oregon as an example
- Focus on what makes Maple Valley special
- Save open spaces
- Community rather than market place
- Focus on children
- Preserve as much as you can
- Centrally located
- Family - friendly
- Pedestrian accessibility to library, park, community center
- Retain trees in meaningful way
- Provides a quiet place/buffer
- Provides a wind buffer
- #1 Maple Valley = Trees
- A vanishing resource
- Sensitive/meandering decision of roads/trails
- Connections by foot vs. bike trail, non - motorized connections to commercial center/library/teen center/skate park
- Sorry if we over develop

- Winter trail use limited look at adequate vehicle access
- Pedestrian connections
- Community focal point
- Town Center - Redmond Town Center
- Important to think about other community facilities
- Regional Trail System is important
- Development should respond to the lake wilderness setting
- Improve property value
- No residential development
- Commercial, small business - Gilman Village - a place you can walk through
- No larger/big box
- Similar to Renton Carco Community Center, pool, theatre, etc.
- Community center integration - trail use, activity use, human services
- Statement of the future of Maple Valley
- Why did people settle here?
- Development controls
- Pedestrian access from all sides paved
- Some sort of mixed use
- Focal point - identifies Maple Valley
- Natural as possible
- Fast
- Site responsive buildings
- Family Oriented
- Age inclusive
- Walking bridge to Rock Creek
- Tie into trail
- Continue to ensure this is a family center
- Identity point for Maple Valley - to encourage higher level uses adjacent
- Family, youth - oriented - bridge across highway
- Preserve natural, mixture of civic and institutional - i.e. city hall, theatre
- Blend any commercial into sites - more upscale than Gilman Village
- Don't increase congestion - limit vehicle access, possibly underground parking, also blended like library
- Connect to/create multitude of trails
- Someday Lake Wilderness Pay be owned by City
- No vehicular connections to 169
- What does Maple Valley want to be known for?
- Connect with families
- Connect w/park for community oriented uses
- No connection (implied or direct) to Lake Forests & Estates
- If those are buildings on the site, make it like the Maple Valley Library
- Don't take a bunch of trees now
- Incorporate the natural setting like library preserve as many trees as we can

- Public access, community use, community draw - theatre, civic campus, but no big sports fields, ties in old & how trails, academic uses, overpass on Maple Valley Highway, strong pedestrian uses
- Don't be too hasty create a legacy
- Historical society
- Regional trail connection
- Lake
- School to site - educational
- Wildlife corridors
- Site is Maple Valley
- City identity
- Near schools
- Can be a reflection/define the community as "Green", "Natural", harmony with nature
- Teaching tool for kids - value of conservation