

Appendix C

Speakers' Bureau Comments

MAPLE VALLEY PLACE SPEAKER BUREAU COMMENTS

Chamber of Commerce Wednesday, June 19, 2002

Please consider,

1. Interpretive center including local history, local arts, showcasing history, art and creativity. Visitors center with wildlife demo.
2. Performing arts auditorium, meeting place business convention center, connecting trails.

Amy R.
425-413-0882

I think a visitor center would be nice or animal rescue or preservation park.

Kim U.
253-826-3951

I would be hard pressed to provide better direction than those already doing so on the CAC. None the less I am of the opinion that a city center (City Hall, police, government usage, etc) should be created. Also, considerable open meadows, tree area open space, and parks should be created. Combine this with some limited commercial use. Absolutely, I feel the site should be developed.

Keith Lewis, Motorplex
425-413-1436

1. Recreation center similar to Carco in Renton.
2. Performing arts/business meeting auditorium.
3. Open space with connecting trails to Four Corners, Lake Wilderness

(Anonymous)

Thanks for your presentation Wednesday. It was very helpful to hear what your committee has been looking at and what phase you are in. I have been thinking about this property for quite awhile and do have some thoughts and opinions I'd like to voice. I would like to see about half of the site developed with trails (for mountain biking, walking & running and educational signage through the remaining portion. Obviously you will want to preserve as many significant trees as possible and protect any significant aquifer recharge areas. You mentioned the possibility of the city building some commercial or retail properties and leasing them out for a potential income stream. I would advise caution here. It has to be done very thoughtfully or the

city will find itself in a situation where conflicts of interest or the appearance of the same will occur. You do not want the city to be in a position that could be viewed as taking public money to finance competition for private developers and landlords. We have had a couple of uncomfortable instances where we were competing with a public entity and they were charging rents that were half of what we needed to charge to break even. In the few cases where city-leased space seems to work well, these principals have prevailed:

- * The city builds a building for itself that is larger than it really needs but anticipates future growth. Then, they can lease a portion of that building out for a period of time with the intention of eventually occupying the whole thing.
- * They have a single, long-term tenant (5 - 10 years) so there isn't a lot of turn-over or competition with other private landlords.
- * The city builds a unique facility targeted toward a specific user that wouldn't ordinarily pencil for a private developer but would enhance quality of life for the community as a whole. Examples at various extremes are: a hospital, batting cages, a performing arts theater, day care center, etc.

Maple Valley is a predominantly residential community but there isn't much for its citizens to do in town for entertainment. It would be great to see a small theater similar in scale to the Village Theater in Issaquah. Restaurant businesses in town usually benefit significantly from evening theater. I would also like to see a public gathering space incorporated if there is a reason for people to be there.

Lastly, I believe the city should own most of its own facilities and it isn't in Maple Valley's best interest to continue leasing space for the long term - usually costs more. That said, city facilities seem to be best located near the downtown core. If this site is close enough to the anticipated downtown core 20 years from now, it would be a great opportunity. That's what is on my mind. Hope it helps and I look forward to hearing more as your group zeros in on a direction.

Kari Magill
Rowley Enterprises, Inc.
1595 NW Gilman Blvd., Suite 1
Issaquah, WA 98027
425-391-4497 x 215

I wish you luck in developing a plan for the 54 acre parcel owned by Maple Valley (maybe I should say the citizens of Maple Valley).

I have a few thoughts regarding the use of the property. I believe the property should be developed with a mixed use that would appeal to all residents of Maple Valley and visitors.

Maple Valley needs to establish an identity. Maple Valley has no downtown in which to create that identity. The 54 acres is an excellent parcel to create that historic Maple Valley that never existed. This location would be ideal to have local celebrations, parades down mainstreet, and gather with friends and visitors. I envision a town square similar to what Disney created in Celebration, Florida. This would be a downtown that realizes that the residents of Maple Valley need a diverse use area-one that meets the needs of business, students, the artistic, families, ecological minded, geriatric and athletic. The easy choice would be to bow to any of the special

interest groups that want to develop the site for one use only. It's up to us to take the high road and develop this site for all.

The entire 54 acres needs to be completely designed to a specific theme (logging, mining, lodge, NW style or other), and all buildings and infrastructure planned in advance. Specific tenants would not need to be decided up front, only the general use, size and appearance of the rentable space. The buildings could be built in phases to allow time to obtain leases. This downtown should offer the following:

Basic Business Services: boutique style: grocery, drugstore, clothing, crafts, decorating, performing arts center, one or two screen cinema, various themed cafes, restaurants, delicatessen, small hotel or inn with conference center, real estate, insurance, investment broker, medical, dental, art gallery, and others.

Local government offices: All City of Maple Valley offices, library, museum, interpretive center, police, justice center, parking(no area where people gather can be successful without plenty of parking, although with careful planning it could be scattered and hidden so we don't end up with a Southcenter mall parking lot), and Post Office.

Entertainment: Single or double screen theater and performing arts center.

Parks: A baseball field, a soccer field, trails, untouched native park, open fields to host Maple Valley Days and other events, a picnic area, and parking to provide a central location to access the trails we have.

In conclusion, Maple Valley needs to develop the 54 acres into a central downtown community with a diverse population's interests in mind using cooperation from business, community, and government to complete the task.

Respectfully,

J. Johnson
President
The Hardware Store, Inc

South King County Arboretum Foundation
July 10, 2002

- Please have access points to the existing trail for hike/walk/bikes/jogging.
- Have part for cultural events like music in park, occ. Outdoor theater activities – outdoor the begin with, then work towards something year round. Could also provide for classes/lessons.
- Some sports like tennis, other “wide-age range” type sports.
- Benches – conversation areas.
- Play ground area suitable for a variety of ages – toddler area, preschool, school age.

Lisa Currie
425-432-2881 (evenings)

Your “overarching” planning principles are very similar to the Foundation’s goals. Our vision statement: The SKCA under the stewardship of the SKCA Foundation will showcase NW ecosystems and cultivated landscapes that will promote horticultural science, and provide opportunities for educational and recreational experiences.

Our vision includes the construction of an interpretive center.

We would like the SKCA and the Maple Valley site to complement each other rather than compete for resources/funding. Connect them in spirit and physically.

We were shown one possible layout (#1), and appeared to address wants expressed at previous town meeting: open space/green space, arts center, City Hall and “clean” commercial which includes restaurants.

A board member pointed out that provisions need to be made for youth, pedestrians to safely cross 169.

Cindy Osterman, President

Walking trails leading to a dog off leash area.

Need to have sidewalks or overpass to allow people to walk, bike, or horseback ride to the area. The highway is too dangerous to walk on.

Kathy Linn
425-432-4030

**Maple Valley Rotary
Friday July 12, 2002**

I know open space is very important – but we have in the city limits – Lake Wilderness Park, a couple of private parks (2 on Pipe Lake), several play areas in neighborhoods, school play grounds and just outside the city limits several acres just in the Polygon development.

I drive 2-3 times a week to Issaquah for shopping (specialty –not big box stuff) and dinner – and food – PPC/Thriftway. Maple Valley needs to develop revenue to develop and sustain a quality of life this community desires. There are enough “fields” in the area – these fields (at schools/Ravensdale/smaller throughout community (Hobart, Lake Francis).

(Anonymous)

Set this property aside for City Hall, and buildings, park’s use only. PUBLIC USE ONLY.

(Anonymous)