

# MAPLE VALLEY LEGACY SITE



**University of Washington**

**CEP 498 Practicum**

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# INTRODUCTION

Maple Valley is a city located 25 miles southeast of Seattle. Various assets within city limits take advantage of the surrounding natural landscape such as the Lake Wilderness Lodge, and the Green to Cedar River Trail. On April 11, 2000, the city of Maple Valley purchased a pair of parcels totaling 54 acres at what is today known as the Legacy Site. Located east of Lake Wilderness, the Cedar to Green River Trail and west of Washington SR 169, the Legacy Site was acquired with the goal of providing a number of public uses.

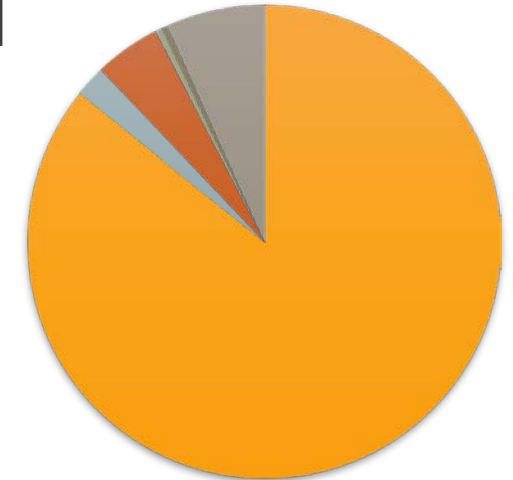
The purpose of this document is to identify the public needs in the city of Maple Valley, and address the needs with a land use plan for the Legacy Site.

# MAPLE VALLEY DEMOGRAPHICS

Maple Valley is a family oriented city, with a high percentage of families with children. The literacy rate is very high, 75% of the residents have a post-secondary education.

Roughly 85% of the residents of Maple Valley identify their ethnic background as white, 6% as two or more ethnicities, and 5% identify as Asian.

58% of the residents work outside the city, translating to an average commute of 35 minutes.



- White
- Black
- Asian
- American Indian/Native
- Pacific Islander/Hawaiian
- 2+ Races /Other

	Maple Valley	King County
<b>Total Population</b>	25,686	2,100,000
<b>Median Household Income</b>	\$102,000	\$81,196
<b>Median Age</b>	36.1	37.2
<b>Average Household Size</b>	2.93	2.79

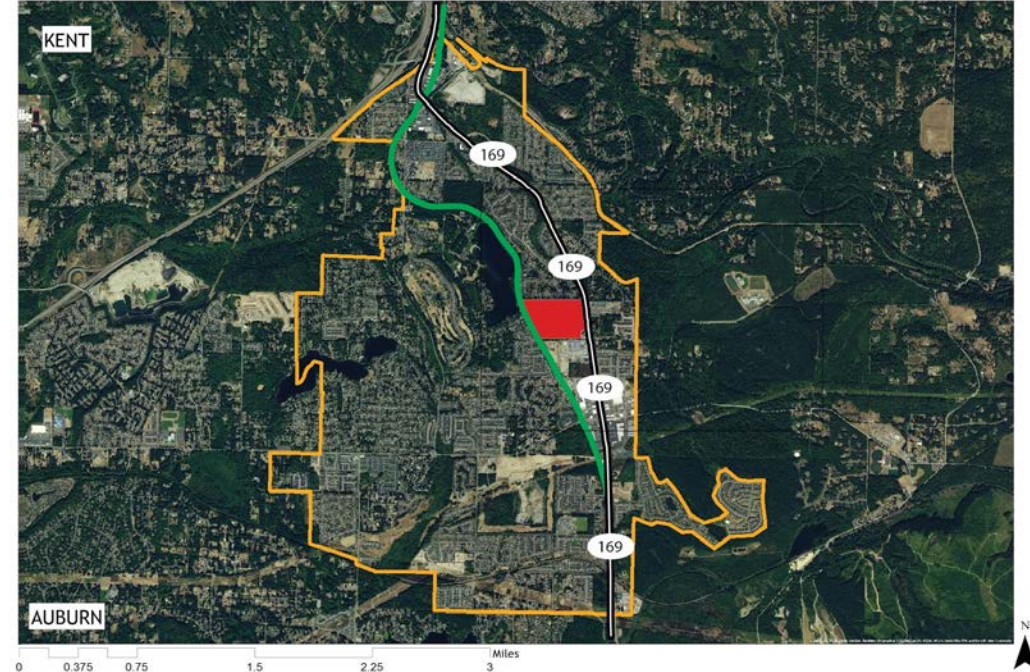




# REGIONAL & LOCAL CONTEXT

Maple Valley is 5.8 square miles with the Legacy Site located near the geographic center of the city. Vehicle access includes Highway 169 on the east side of the site, with pedestrian and bicycle access via the Cedar to Green River Trail, to the west of the site.

Situated to the east of Kent and north of Black Diamond within the King County Urban Growth Boundary, Maple Valley is prevented from future outward suburban sprawl.



## Legend

- Maple Valley City Limits
- Legacy Site
- WA-169
- Cedar to Green River Trail

# MUNICIPAL & COMMUNITY INTERESTS

## **Municipal Interest:**

The city of Maple Valley is in need of a new city hall and police station. The current municipal building is located in a rented office building which does not fit the needs of the community. It is a financial burden that is not well recognized as a city hall. The Legacy Site has been identified by the city as an excellent location for a future city hall.

## **Community Interest:**

Data collected in a survey of stakeholders indicates that residents of Maple Valley would like to see the Legacy Site contain a movie theatre, urban forest, swimming pool, recreation center, and baseball field.



# LEGACY SITE CURRENT CONDITIONS CHARACTERISTICS

## **Landscape**

Currently, the Legacy Site is undeveloped land covered in second growth forest. A large portion of the forest is in poor health, creating a potential hazard in the event of high winds.

## **Topography**

The most considerable slope on the site is a roughly 14% grade along the far west edge, nearest the Cedar to Green River Trail. The peak of the site is in the southeast corner of the site on what is otherwise a relatively flat ground.

## **Utilities**

There are currently no utilities directly serving the site

## **Access**

The Legacy site is surrounded on the north and west by single family housing. To the south, the city of Maple Valley has zoned for a new retail district known as Town Center North, which will connect to the Legacy Site (presumably at the junction of Legacy Site's two parcels at the southern edge). To the east of the site lies Rock Creek Elementary, which does not currently have safe pedestrian access to the legacy site.



# Topography

- Legend**  
Elevation
- 488 - 502
  - 503 - 516
  - 517 - 530
  - 531 - 544
  - 545 - 556
  - 557 - 568
  - 569 - 582
- Legacy Site



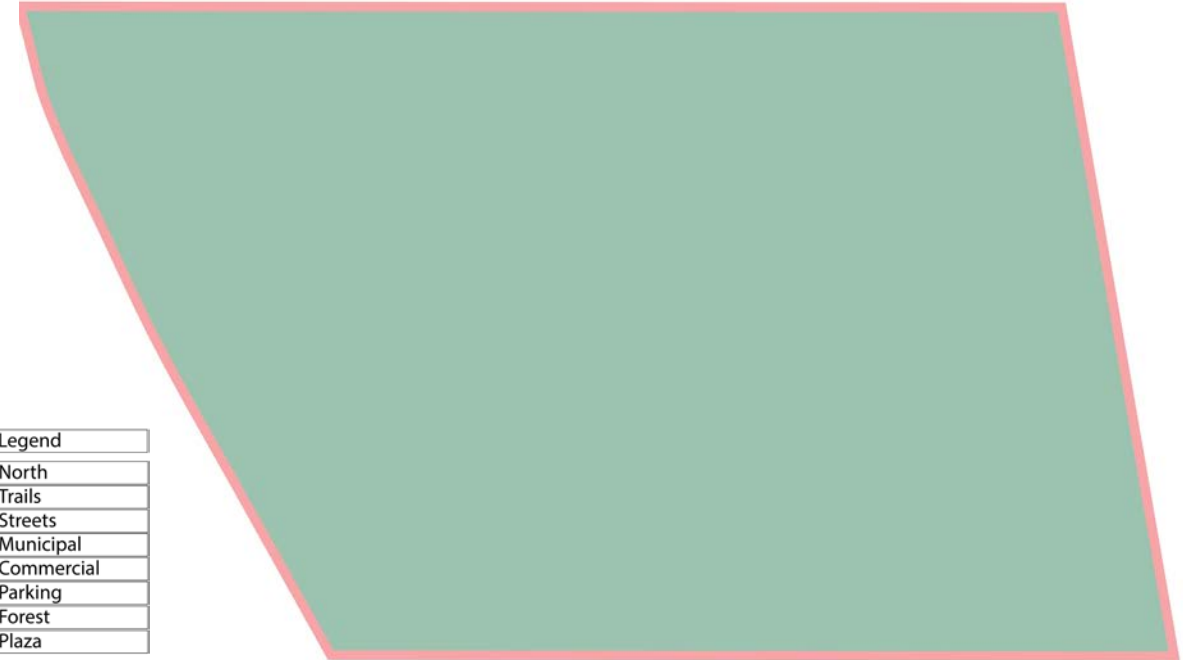
# CONCEPTS

The four proposed land use concepts respond to various municipal and community interests. In order to finance the development of various community assets, the city must sale land for development.

# CONCEPT ONE – NO DEVELOPMENT

Ranked in the top ten development suggestions from the public in the community survey, Concept One, Urban Forest leaves the site completely untouched. This concept has financial limitations while not accommodating the need for a city hall.

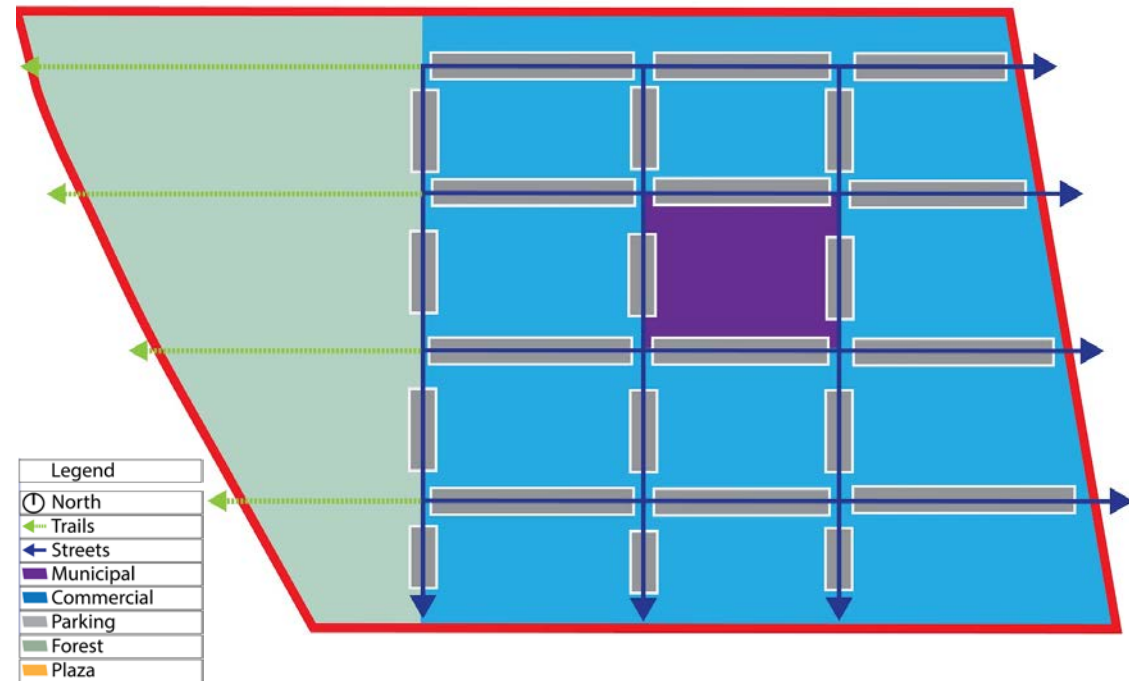
Legend	
⬆	North
↔	Trails
←	Streets
■	Municipal
■	Commercial
■	Parking
■	Forest
■	Plaza



# CONCEPT TWO – URBAN GRID

Concept 2, Urban Grid focuses on maximizing potential commercial space while accommodating the need for a city hall. The block layout accommodates visitors with on-street parking and walkable streets. The western third of the site would remain an urban forest with rehabilitation efforts conducted by the UW Forestry Department. Trails connect the street ends to the Cedar to Green River Trail, allowing for easy pedestrian access. The urban grid is adaptable to growth and the future needs of Maple Valley for the foreseeable future.

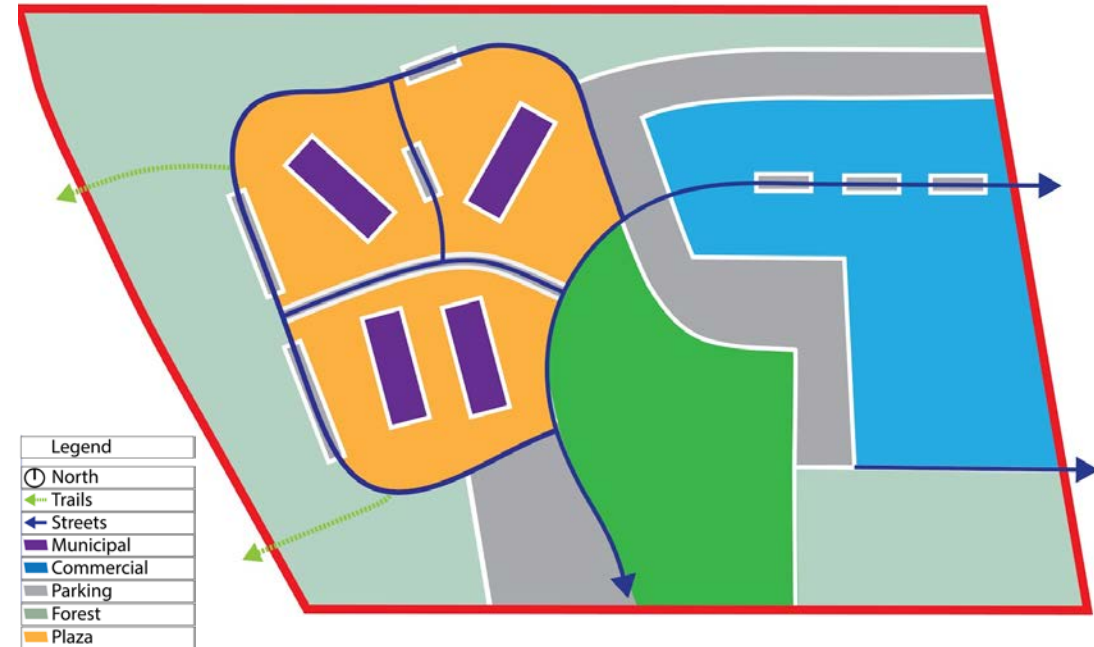
Drawbacks to the Urban Grid include the lack of abundant parking and a large swath of impermeable surface.



# CONCEPT THREE – MUNICIPAL CAMPUS

Concept 3, Municipal Campus focuses on a large civic campus. A collection of buildings such as a city hall, police and fire stations, and a community center are the centerpiece of this design. They are linked by a civic plaza, which connects to a park and an urban forest to the west. Walking paths connect the site to the nearby Cedar to Green River Trail. Abundant parking surrounds the commercial area. This concept accommodates all of the municipal and community goals of the site.

The drawback to Concept 3, Municipal Campus is its sheer size. Though there is the potential to address every municipal and community goal for the foreseeable future, it may be out of scale with the current population of Maple Valley and therefore not financially achievable.





# CONCEPT FOUR – MAIN STREET PREFERRED ALTERNATIVE

Concept 4, Main Street best fits the municipal and community goals while striking a balance of economic and environmental sustainability.

## City Hall

The focal point of Main Street is the small civic campus attached to a civic plaza, which will provide festival/market space. City Hall will be strategically placed for an attractive sight-line from Washington SR 169.

## Commercial

The commercial area will appear as a continuation of the plaza with commercial buildings that provide ample room for outdoor cafes and pedestrian flow.





# CONCEPT FOUR – MAIN STREET PREFERRED ALTERNATIVE

## **Pedestrian Comfort**

A new signalized intersection will be added at the new Main Street and Washington SR 169 to allow safe pedestrian access from Rock Creek Elementary, as well as capture otherwise hurried commuters. Crosswalks spaced no more than every 200 feet along Main Street will provide comfortable crossings for residents and visitors of Maple Valley.

## **Park**

A 10 acre park will straddle Main Street from the civic plaza to the south edge of the Legacy Site. There is potential to include a sports field for active programming.

## **Forest**

A small footprint allows for generous natural buffers between the nearby housing, leaving room for a system of trails.

## **Parking**

Parking is located in a number of places around Main Street. A small strategically placed lot will serve the municipal campus without creating an eyesore. Street parking along all of Main Street with the exception of the civic plaza will provide quick, direct access to parks, stores, and the trail system. Additional behind-store-parking will be accessible between the civic plaza and commercial plaza, again reducing large expanses of parking.





Concept four visualized from vantage points throughout the site.







A top-down view from a raised perspective on SR-169 of concept four.