



Defining a New Downtown

2023 APA Washington Conference

nbbj



Introductions



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Urban Planner & Designer,
NBBJ



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Maple Valley City
Councilmember

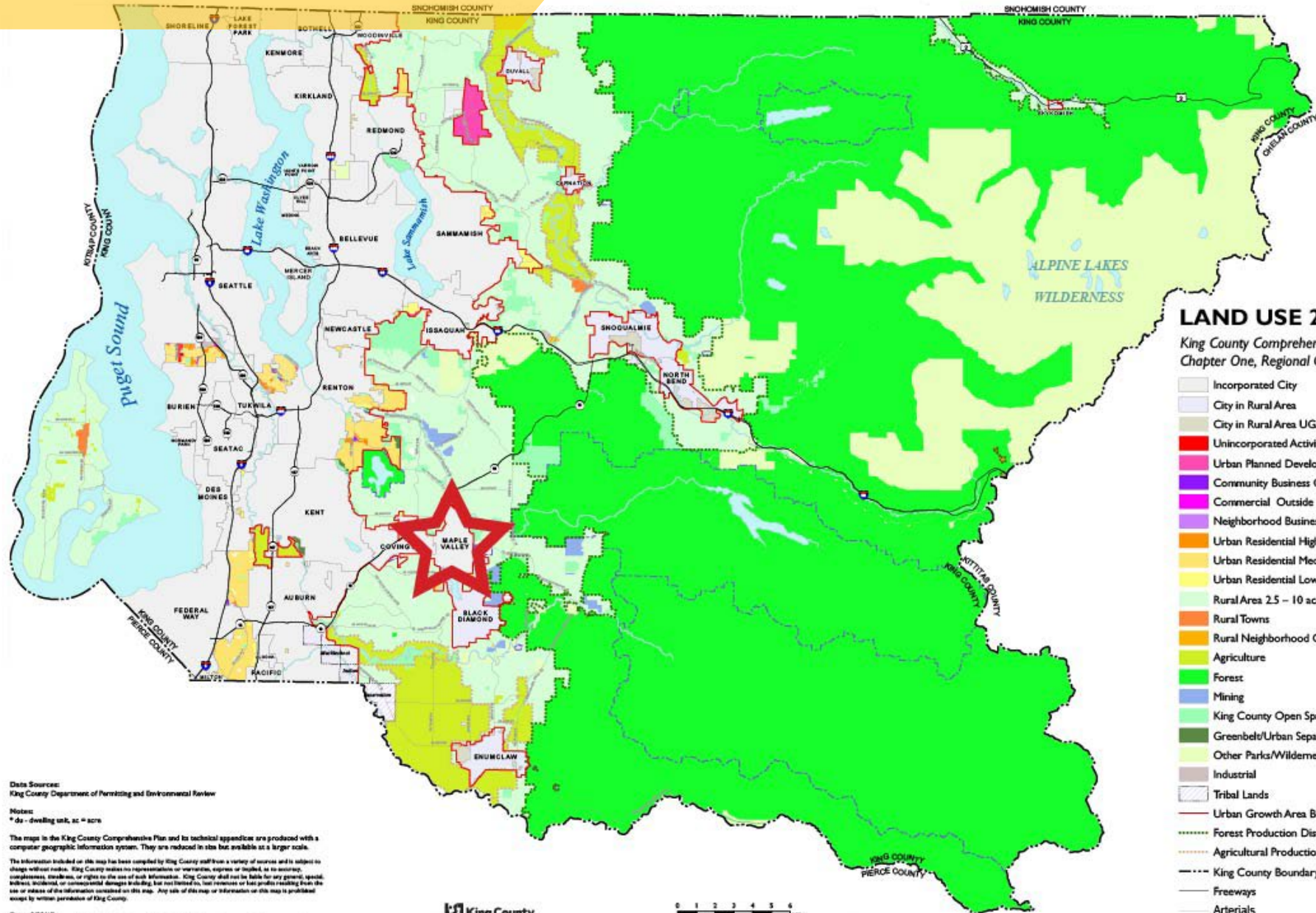


Agenda

- Introduction to Maple Valley
- Need for a Downtown
- Community Visioning
- Downtown Design Guidelines
- Planning Commission & Task Force
- Community Involvement



Maple Valley Community



LAND USE 2016
 King County Comprehensive Plan, 2016
 Chapter One, Regional Growth Management Planning

- Incorporated City
- City in Rural Area
- City in Rural Area UGA
- Unincorporated Activity Center
- Urban Planned Development
- Community Business Center
- Commercial Outside of Centers
- Neighborhood Business Center
- Urban Residential High >12du/ac*
- Urban Residential Medium 4-12 du/ac*
- Urban Residential Low 1 du/ac*
- Rural Area 2.5 - 10 ac/du*
- Rural Towns
- Rural Neighborhood Commercial Centers
- Agriculture
- Forest
- Mining
- King County Open Space System
- Greenbelts/Urban Separator
- Other Parks/Wilderness
- Industrial
- Tribal Lands
- Urban Growth Area Boundary
- Forest Production District Boundary
- Agricultural Production District Boundary
- King County Boundary
- Freeways
- Arterials
- Municipal Watershed

Data Sources:
 King County Department of Permitting and Environmental Review

Notes:
 * du - dwelling unit, ac = acre

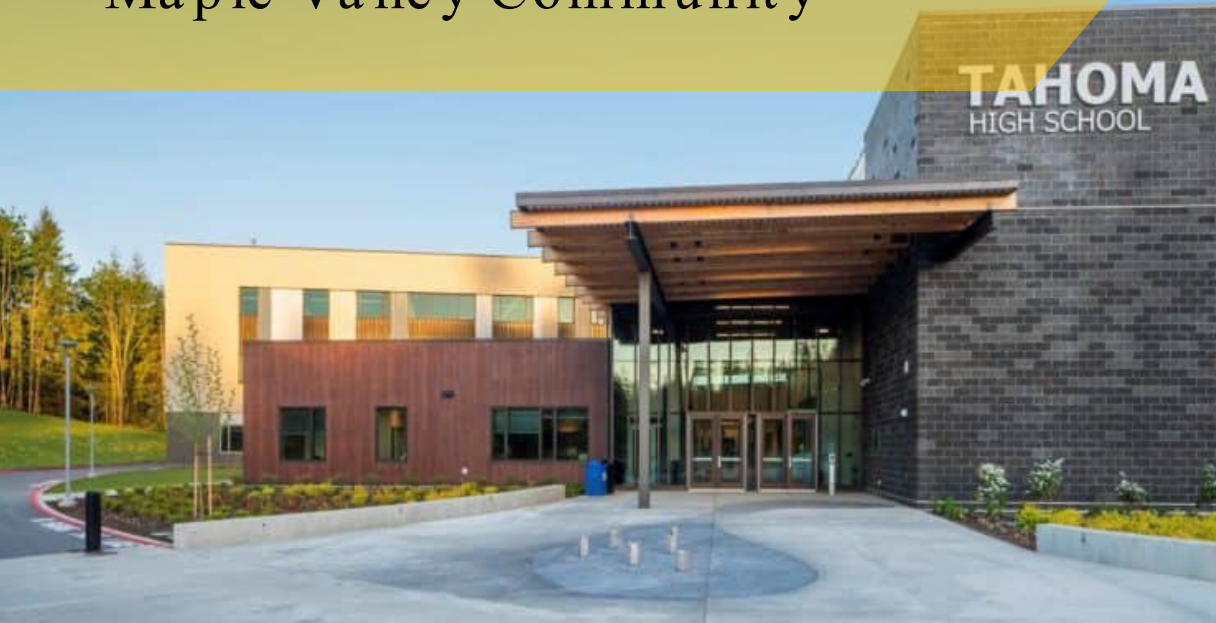
The maps in the King County Comprehensive Plan and its technical appendices are produced with a computer geographic information system. They are reduced in size but available at a larger scale.

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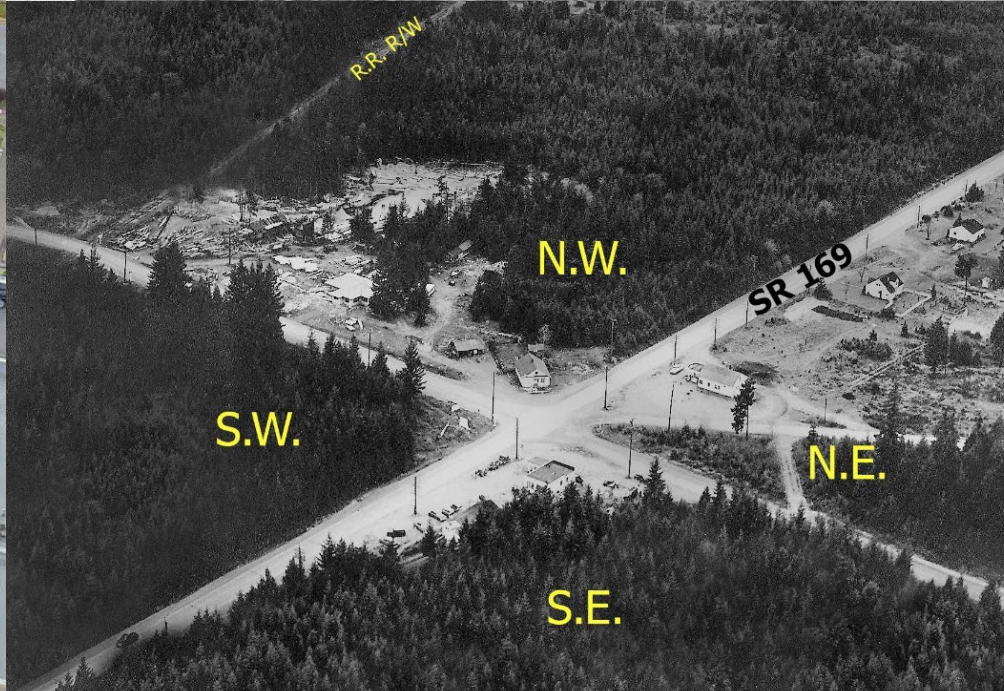


Maple Valley Community





Need for a Downtown





Legacy Site

Downtown

Katesridge

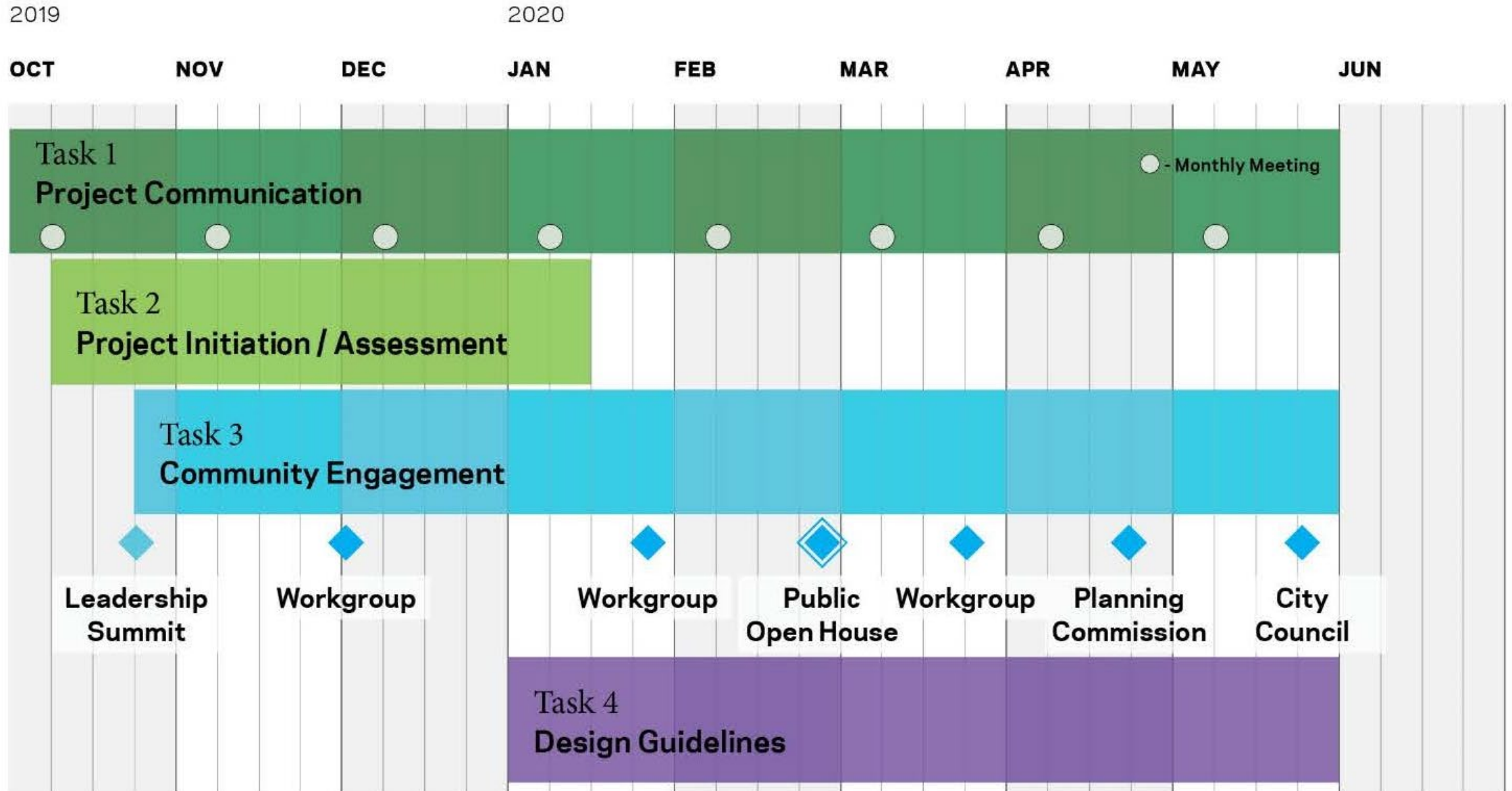


Visioning Meetings

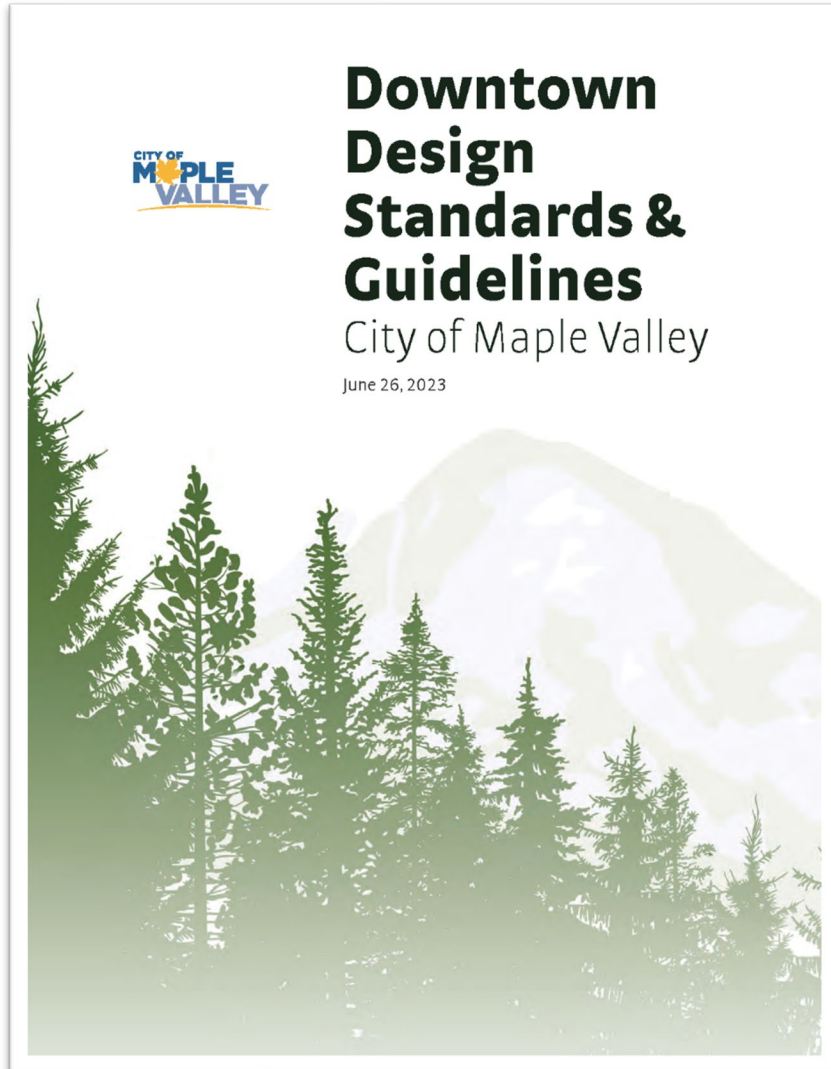




Process



Downtown Design Guidelines & Standards



Introduction

- I. Administration...
- II. Connectivity & Circulation
- III. Site Design
- IV. Building Design

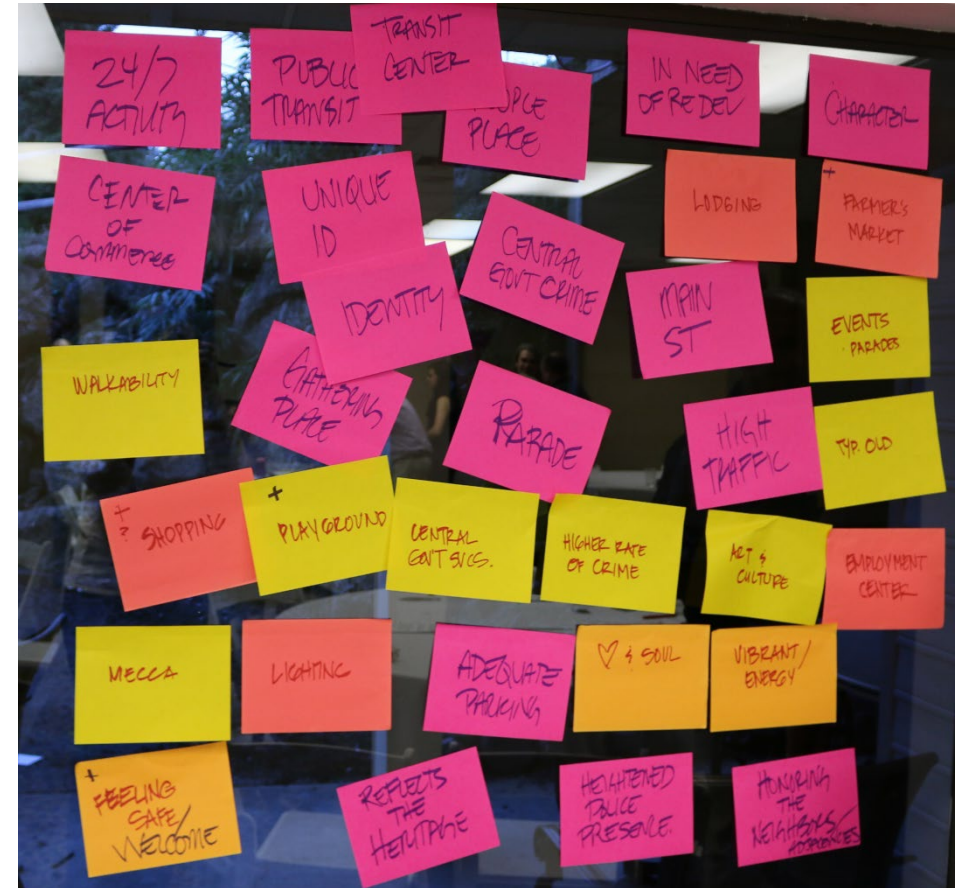
<https://www.maplevalleywa.gov/departments-services/community-development/downtown-design-guidelines>

Introduction

➤ Creating a Clear Design Direction

What is a Vision Statement?

= CLARITY OF INTENT



Downtown Maple Valley Vision Statement

“Downtown Maple Valley will create **its own sense of place**, welcoming the entire community and providing a **vibrant mixed-use destination that connects citizens and visitors of all ages**. The new neighborhood will be a **walkable and bikeable** Downtown mix of public space and mid-rise buildings, including businesses that promote the artistic, cultural and entrepreneurial spirit of the city’s residents. The Downtown will offer retail, commercial, housing, civic uses and public open space supported by **unrivaled trail connectedness**. Downtown Maple Valley will **reflect the area’s heritage** and deliver exceptional access to local businesses, residential neighborhoods, the Legacy Site, and regional attractions.”

Introduction

➤ Creating a Clear Design Direction

What is a Vision Statement?

= CLARITY OF INTENT

What are Guiding Principles?

= VALUE FRAMEWORK FOR
DECISIONMAKING



Downtown Maple Valley Guiding Principles

“ **Authentically Maple Valley.**

Vision-Oriented.

Pedestrian-Friendly.

Make Downtown a Destination.

Environmentally Responsible.

Be Flexible.

Common Open Space.

Be Local. ”

Downtown Maple Valley Guiding Principles

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This is a unique opportunity to create a wholly new Downtown, leaving a lasting legacy. Deliver a usable tool that provides enough clarity that land owners and neighbors can share in the vision and City Staff are able to enforce it.

Downtown Maple Valley Guiding Principles

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The Downtown development should be relatively dense and compact – a central open space is needed to support community gatherings, leisure activities and celebrations. The size and location must contribute to the success of Downtown’s mix of uses and not isolate, or separate development.

I. Introduction

➤ Understanding Development Regulations

What are Development Standards?

= REQUIRED

What are Design Guidelines?

= RECOMMENDATIONS

Title 18 DEVELOPMENT REGULATIONS	
Chapters:	
18.10 General	
18.20 Definitions	
18.30 Permitted Use Tables	
18.40 Development Standards	
18.50 Particular Use Regulations	
18.60 Critical Areas Regulations	
18.70 Design Standards and Requirements	
18.75 Temporary Housing	
18.80 Nonconforming Provisions	
18.90 Subdivision and Platting	
18.95 Transfer of Development Rights	
18.100 Administration of Development Regulations	
18.110 Land Use Permits and Decisions	
18.120 Repealed	

Example: Port of Vancouver Waterfront Design Standard

3.0 STANDARDS & GUIDELINES

S-08 Active ground floor ratio diagram: Provides examples of minimum ratios of active ground floor uses.

Port of Vancouver Waterfront Development
Urban Design Standards & Guidelines

Ground Floor Uses

S-07 Buildings should be designed to have a minimum 60% ground level facade transparency between 2 feet and 8 feet above sidewalk grade

S-08 Active ground floor uses should be provided at the following ratios: a minimum of 75% along Columbia Way, Daniel's Way, Columbia River Renaissance Trail, and Columbia Street; a minimum of 50% along Access Way 5. See S-10 for description of active ground floor uses.

S-09 Blank Walls of more than 20 feet in length are not permitted without prior approval. Refer to 3.2.7. Link to City; Blank Walls.

S-04 Locate loading docks and service areas, including trash collection facilities and utility transformers, internal to the building, including the truck parking. The single exception is the loading and service area of the proposed Terminal 1 Marketplace. Loading and service areas for the proposed Marketplace may be located outside but shall be designed and screened to minimize visual impacts along the Columbia River Renaissance Trail and waterfront edge.

S-05 For the following locations: north elevation of Columbia Way, and East and West elevations adjacent to Daniel's Way, building facades should be a minimum of 25 feet and a maximum of 45 feet in height and shall include a horizontal step back of a minimum of 10 feet above 45 feet. (See Diagrams page 43.)

S-06 The Waterfront Development encourages the design of urban spaces and a diversity in architecture with varying building typologies and massing and scale along Columbia Way and the waterfront edge. This may be accomplished in many ways, including:

- Configuration of the building orientation and mass to be perpendicular to the river;
- Stepping the building facades from Blocks A and C, to Blocks B and D and down to the shoreline;
- Incorporating interesting building materials, scale, proportions and design elements at the and along the Columbia River Renaissance Trail edge;
- Development of a variety of building volume down the visual appearance of taller structure building mass; or,
- Expression of different uses within the building up potentially monolithic building forms.

Ground Floor Uses

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44

Example: Port of Vancouver Waterfront Design Standard vs. Guideline

3.0 STANDARDS & GUIDELINES

Port of Vancouver Waterfront Development
Urban Design Standards & Guidelines

S-08 Active ground floor ratio diagram: Provides examples of minimum ratios of active ground floor uses.

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S-05 For the following locations: north elevation of Columbia Way, and East and West elevations adjacent to Daniel's Way building facade: maximum of 4' step back of a building facade.

S-06 The Waterfront urban spaces a building typology and the way many ways, including:

- Configurations perpendicular to the waterfront
- Stepping the Blocks B and C

c. Incorporating interesting building materials and scale, proportions and design elements at the building and along the Columbia River Renaissance Trail edge;

d. Development of a variety of building volumes to down the visual appearance of taller structures; building mass; or,

e. Expression of different uses within the building to create potentially monolithic building forms.

Left image: Retail storefront with color, lighting and graphics create interest. Source: bicycleretailer.com

Center image: Ground floor units with stoop provide a transition from public to private. Source: NBBJ

Right: Planted rooftop. Source: NBBJ

Ground Floor Uses

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Ground Floor Uses

G-06 Activate the ground floor with retail store fronts, lobby entrances, live/work entrances, and residential stoops.

G-07 Windows and doorways shall provide functional transparency between the interior and exterior of the building and create enhanced pedestrian connections at the street level.

Roof Space

G-08 Inviting and functional outdoor spaces are encouraged.

Entries

G-09 Residential units which are accessed from the ROW or primary pedestrian way, front entries elevated from grade up to 2'-6" are encouraged.

G-10 Design primary entries to be identifiable and distinctive with clear lines of sight and lobbies visually connected to the street.

Material & Color

G-11 Buildings exteriors should be constructed of durable and maintainable materials that are attractive even when viewed

up close. Materials that have texture, pattern or develop a patina overtime are encouraged.

G-12 High quality accent materials should be employed at pedestrian control level at entry way

G-13 Use of reclaimed content is encouraged

Ground Floor Uses

G-06 Activate the ground floor with retail store fronts, lobby entrances, live/work entrances, and residential stoops.

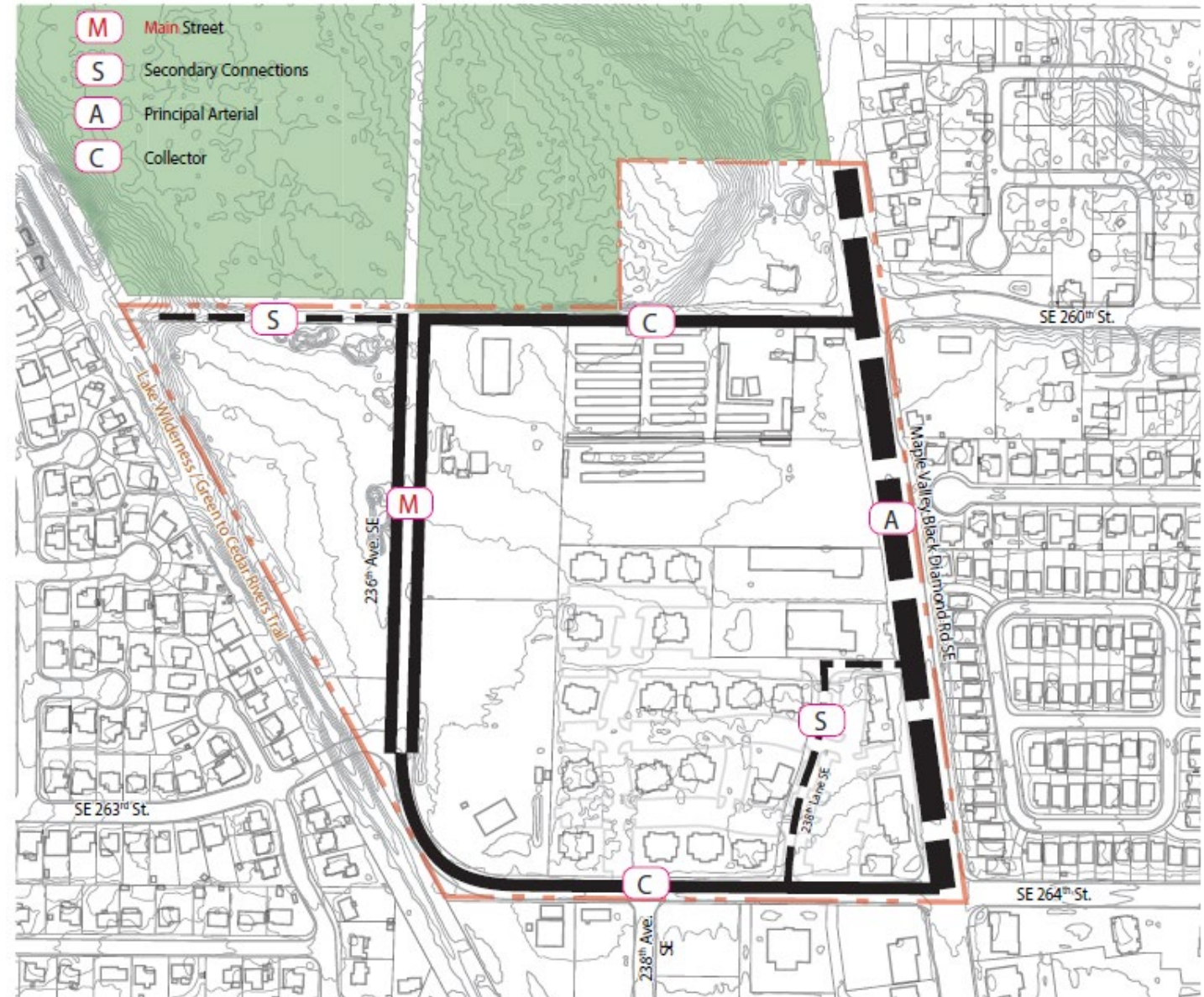
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I. Administration of Design Standards & Guidelines

- Administration
- Applicability
- Definitions
- Uses
- Proportional Compliance
- Design Review

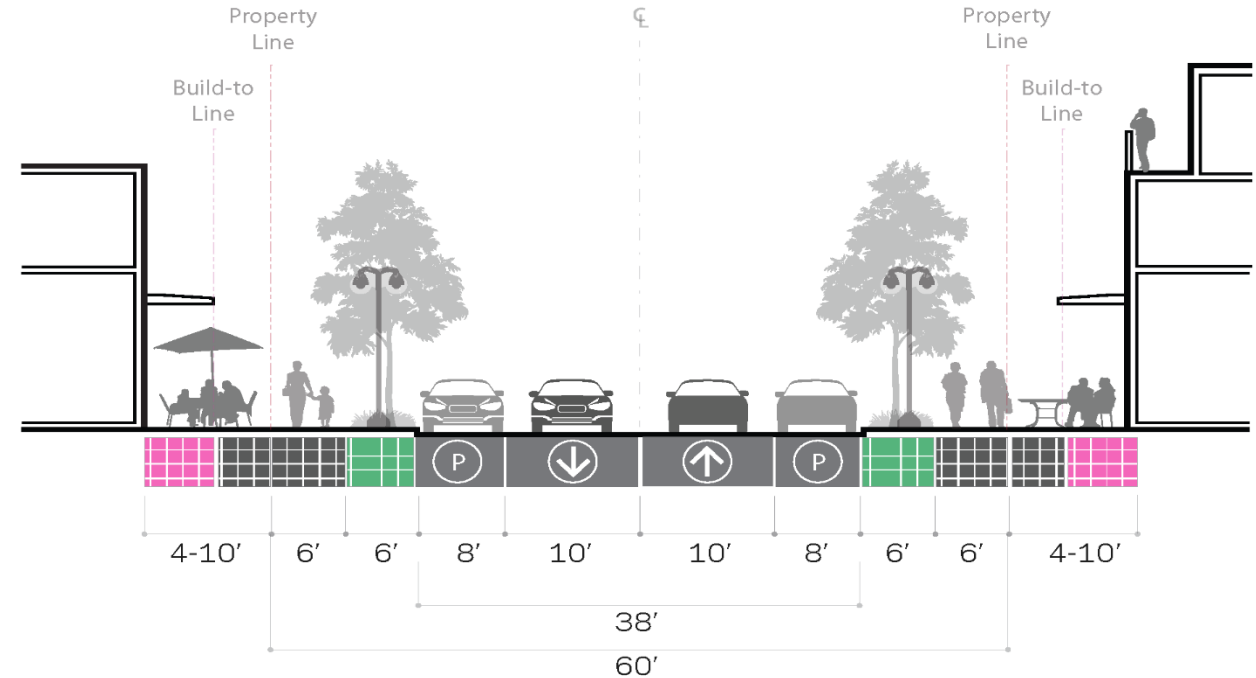
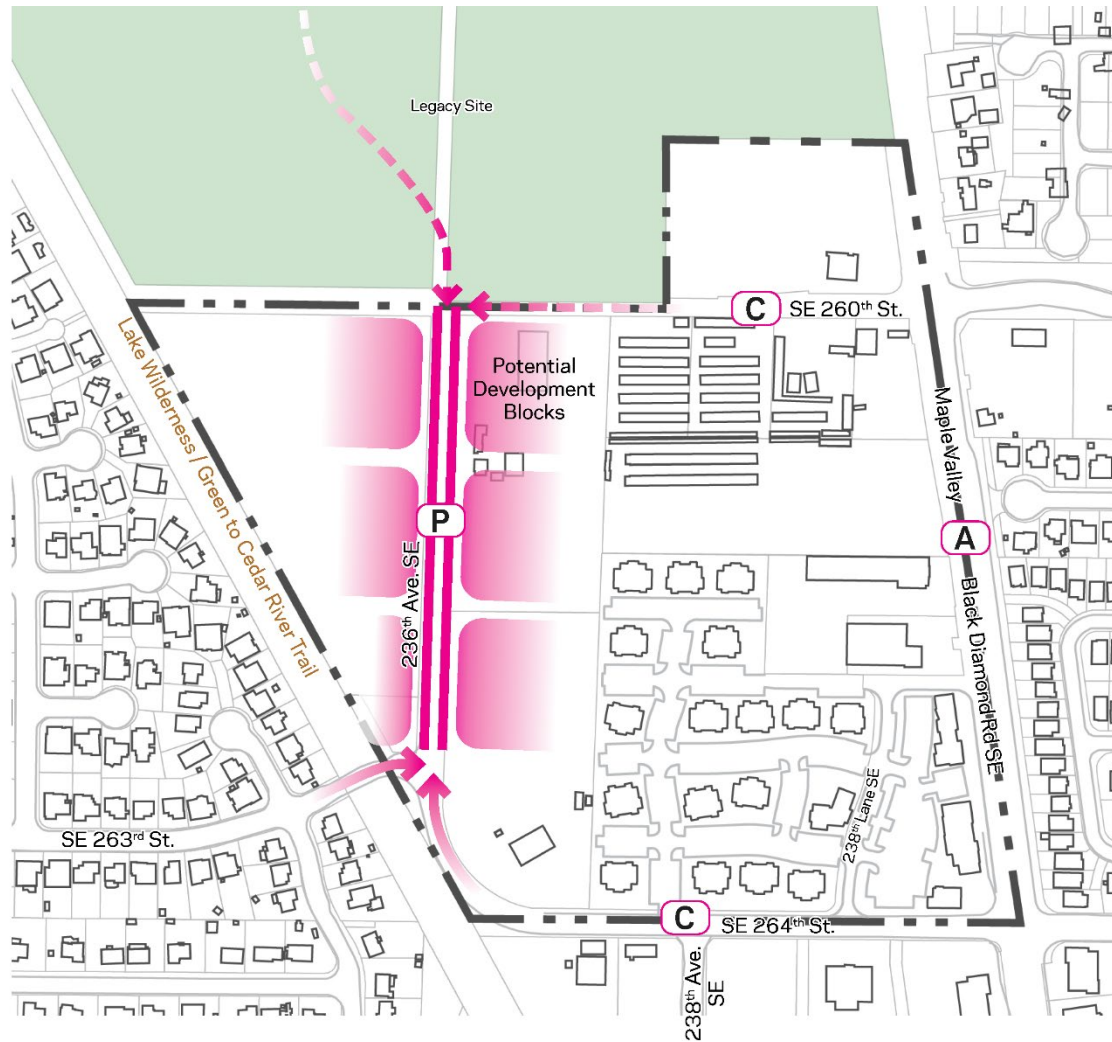
II. Connectivity & Circulation

- Definition of Street Typology
- Street Frontages
- Trail Connections



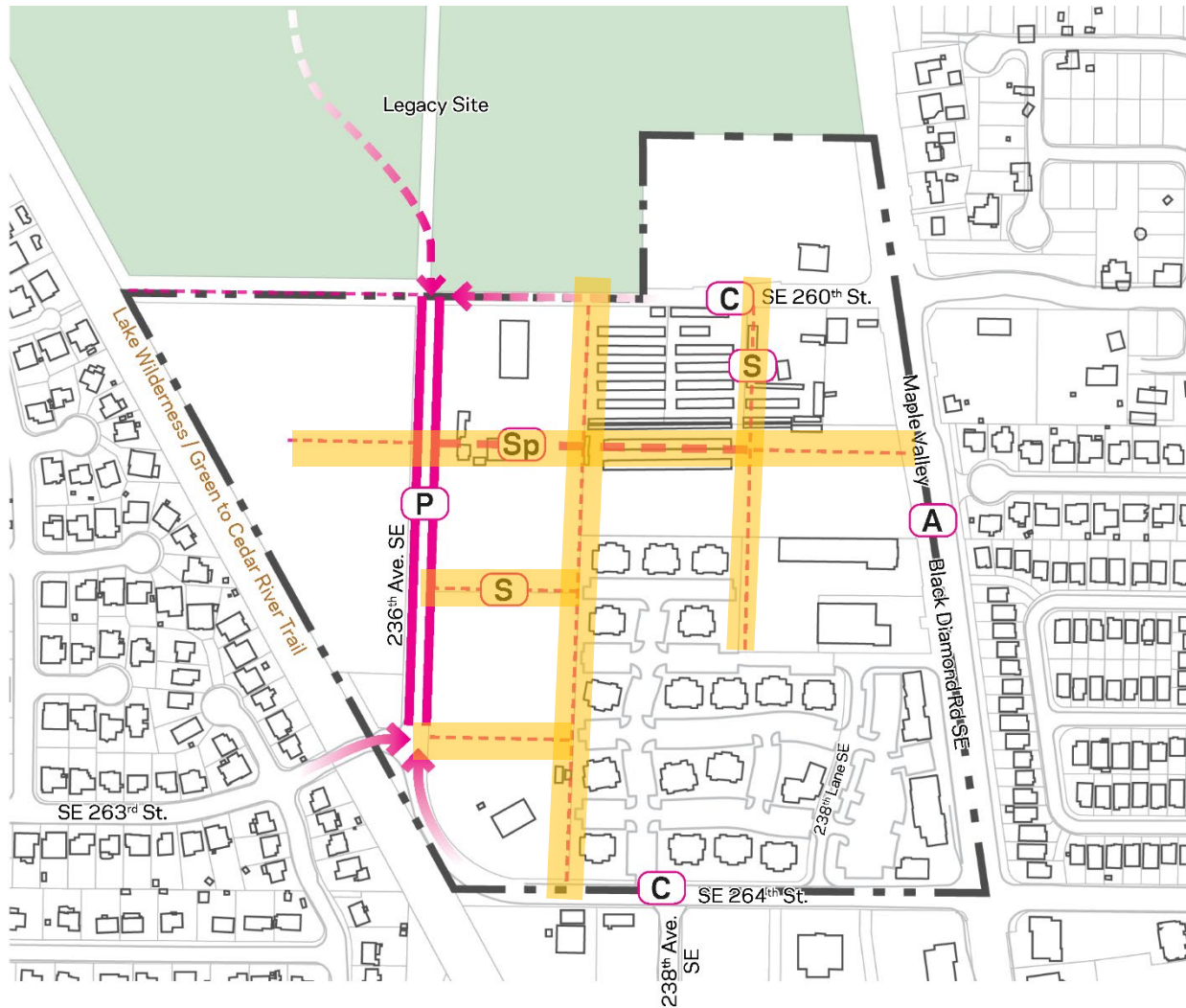
II. Connectivity & Circulation

Main Street

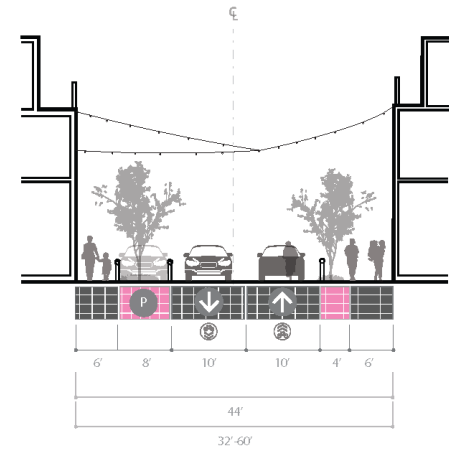


II. Connectivity & Circulation

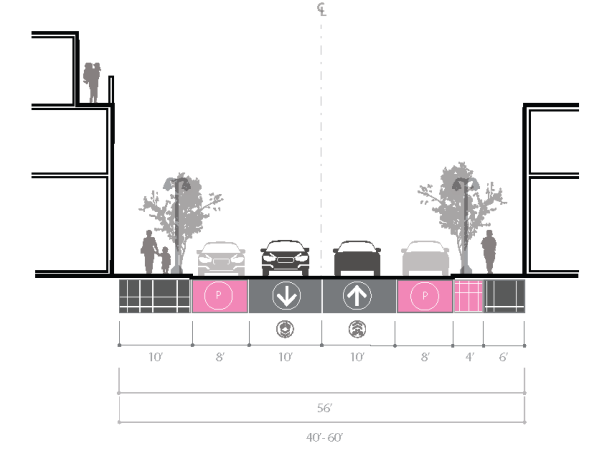
Secondary Connections (Options)



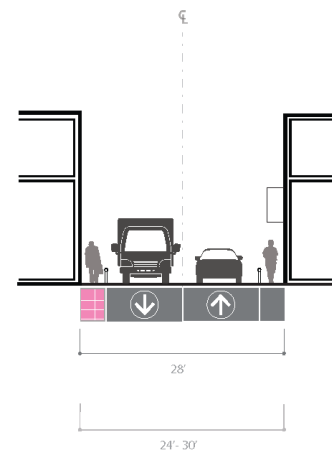
Woonerf



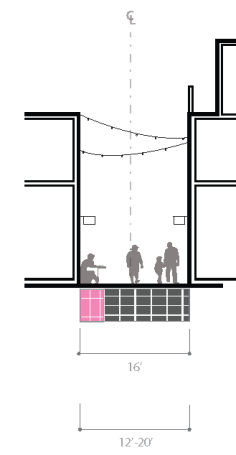
Private Street



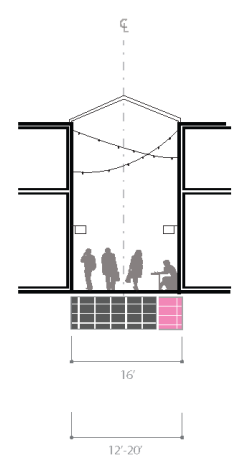
Shared Alley



Pedestrian Corridor

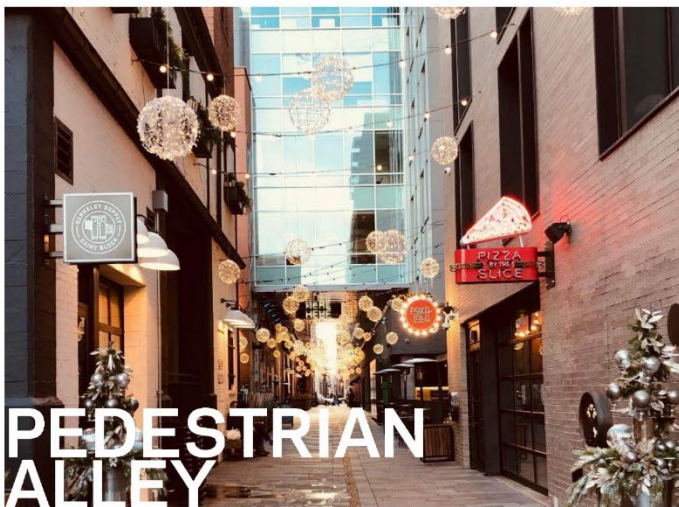


Arcade



II. Connectivity & Circulation

Secondary Connections (Options)



II. Connectivity & Circulation

Trail Connections

Intent: To strengthen and provide additional connections to/from the Green to Cedar Rivers Trail for trail users and businesses in the Downtown.

Standards

S-01 Provide an enhanced trail connection, built to ADA standards with wayfinding, from the corner of SE 260th and 236th Ave. SE to the Green to Cedar Rivers Trail.

Guidelines

G-01 Enhance existing connections or provide additional downtown connections to the trail to encourage non-motorized trips to Downtown.

G-02 Providing active uses along the trail or any new trail connections is encouraged to create a stronger connection between the trail and Downtown.

G-03 When possible, design new public open spaces to connect to the Green to Cedar Rivers Trail to provide additional active and passive recreational opportunities for the community.



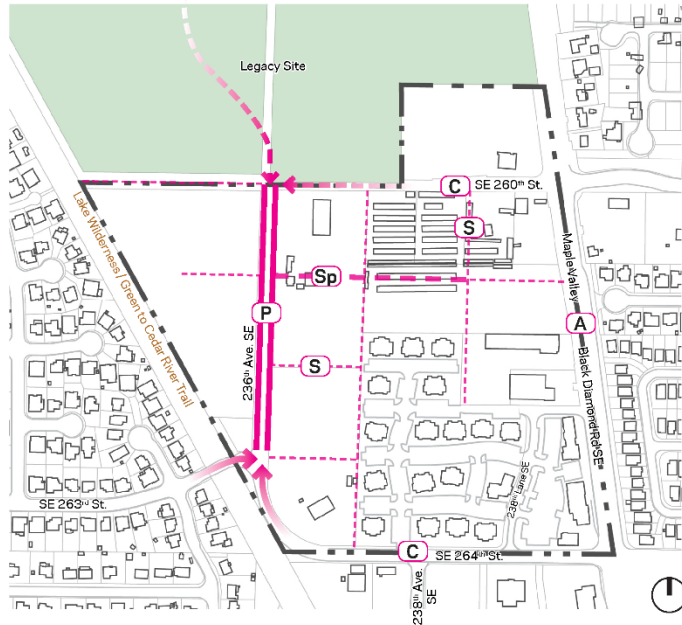
*Near Lake Wilderness Park - Maple Valley, WA
Green to Cedar Rivers Trail at Witte Road SE.*

III. Site Design

- Site Dimensions
- Open Space Requirements
- Parking
- Landscape
- Downtown Public Realm Design Concept

III. Site Design

Setback Requirements

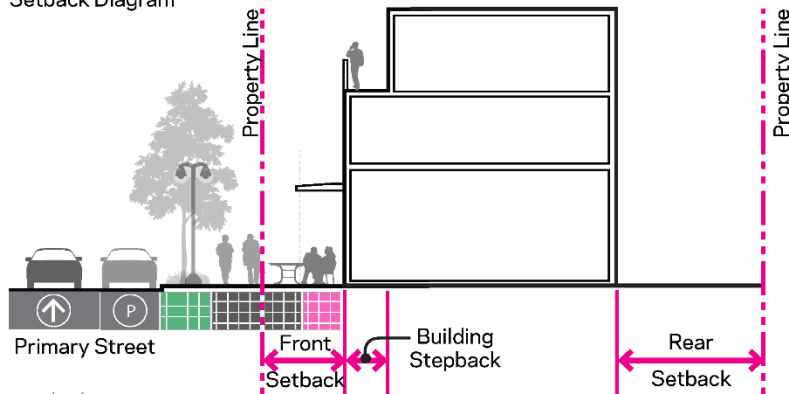


Intent: Establish site development standards and dimensions.

Standards

- S-01 Required setbacks shall be followed when developing in Maple Valley’s Downtown. Required setbacks from the property-line shall establish a new build-to-line where the building façade will be located.
- S-02 Where a setback is provided along Main Street and Pedestrian-Oriented Secondary Connections, this space shall be designed as an extension of the public realm.
- S-03 Total impervious lot coverage shall not exceed 90% in the Downtown....

Setback Diagram



	Main Street	Private Street / Future ROW	Woonerf	Shared Alley	Pedestrian Corridor	Arcade	Collector; Arterial
Front Setback from Property Line	4 Feet Minimum; 10 Feet Maximum			0 Feet Minimum; 2 Feet Maximum	Not Applicable	10 Feet Minimum; 25 Feet Maximum	
Interior, Side Setback	None Required						
Rear Setback¹	10 Feet Minimum						

1. See 3.4 Landscape, for additional requirements to specific building use.

III. Site Design

Open Space Requirements



Intent: To provide a variety of pedestrian-oriented areas to attract shoppers to commercial areas and to create gathering spaces for the community.

Standards

S-01 Provide public outdoor open space greater than or equal to 15% of the total project area. The outdoor space must be physically accessible and primarily used by pedestrians....

Guidelines

- G-01 Take advantage of curb extensions to increase the available public realm space for street furniture, benches, street trees, and other amenities.
- G-02 Both private and semi-private outdoor courtyards are encouraged.
- G-03 Creation of highly programmable public realm space including weekly, monthly, and/or special events is encouraged.
- G-04 Use Crime Prevention Through Environmental Design (CPTED) best practices when developing the site plan.
- G-05 Encourage the use of rooftop decks as public and private spaces.
- G-06 Consider the inclusion of a community-oriented civic plaza for community events with regular programming in the Downtown....

Example Community-Oriented Civic Plazas



III. Site Design

Landscape



Example – Arch Street, Philadelphia, PA

Intent: Enhance the environment and the pedestrian experience.

Standards

...

- S-04 Use native and adaptive plant species appropriately for the proposed location. Plant species known to be invasive to Western Washington shall not be specified or planted in projects within the Downtown.
- S-05 Incorporate low-impact development strategies such as bioretention swales, permeable pavement and green roofs. The City will review any additional innovative strategies developed by the design team.

Guidelines

- G-01 Retention of existing trees is encouraged.
- G-02 Landscaping shall be incorporated to complement overall circulation network.
- G-03 Street trees should be planted along Secondary Connections.
- G-04 Tree grates should be considered where high pedestrian activity and on-street parking is present; otherwise under-canopy planting is encouraged.
- G-05 Reduce or eliminate the use of permanent irrigation beyond the 2-year establishment period....



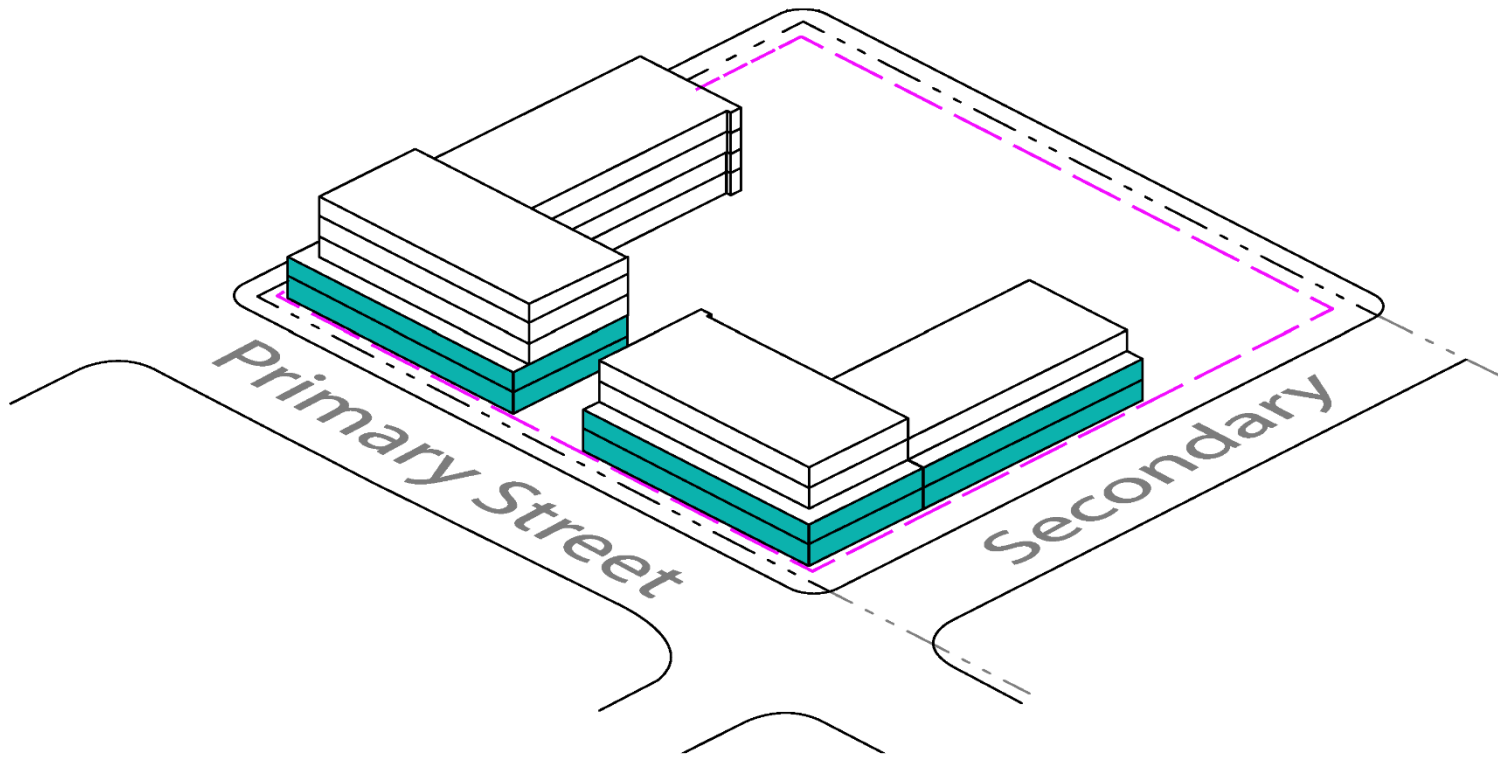
Example – Bioretention Swales

IV. Building Design

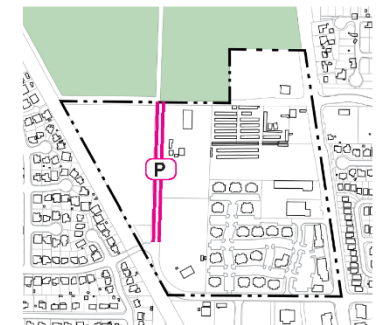
- Development Scale & Materiality
- Signage

IV. Building Design

Minimum Height on Main Street

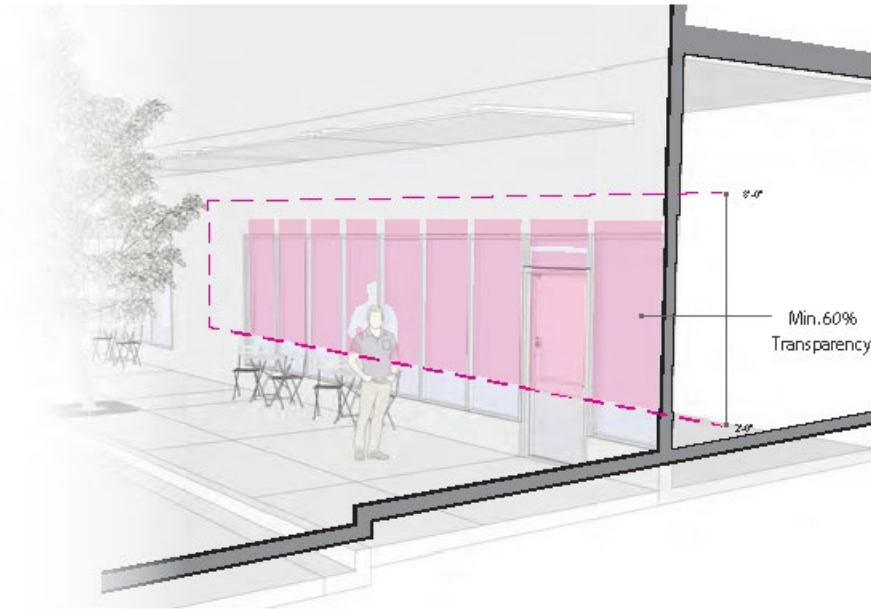


In Downtown, development standards would require development to be concentrated along 236th Avenue SE (Main Street) and have a **minimum development height of two stories.**



IV. Building Design

Transparency



Transparency and Weather Protection:

The eyes on the street approach is important for visibility and safety. Transparency allows pedestrians to be drawn to various Establishments because their view of the interior is not obstructed.

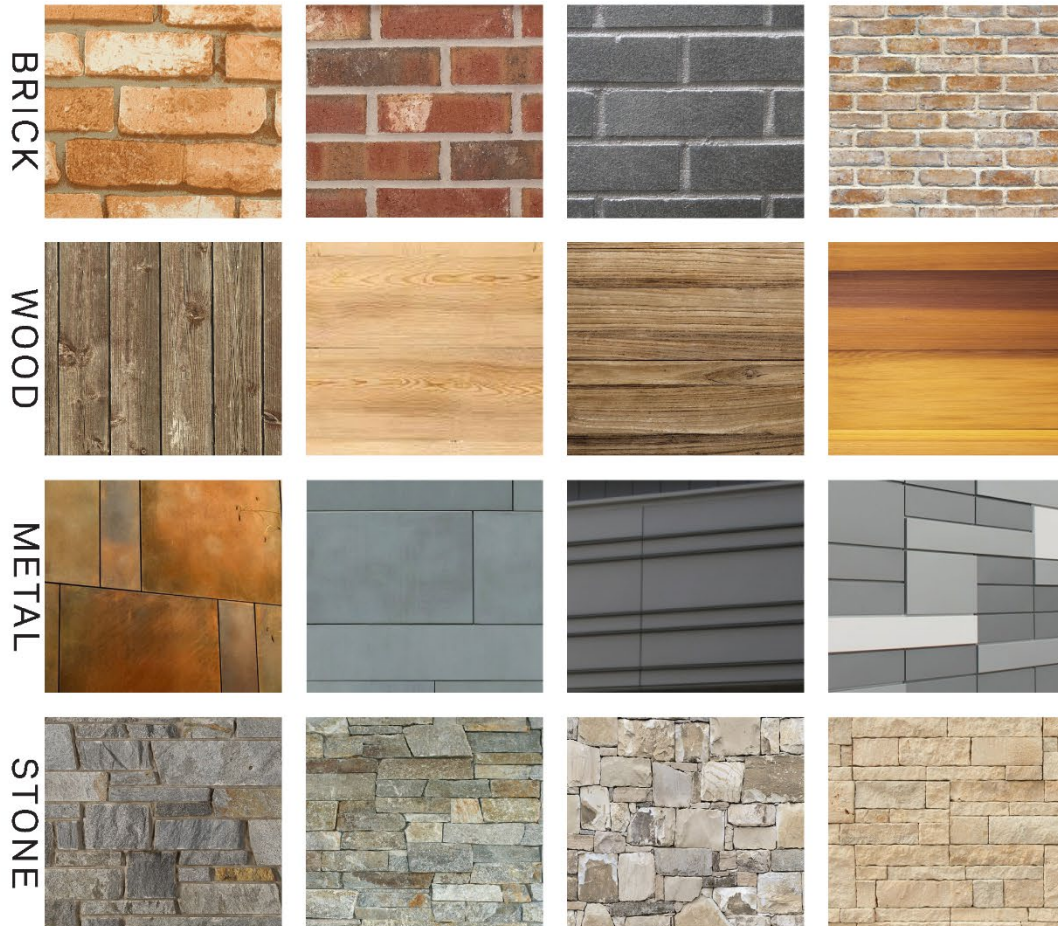


Vitrine Obstruction:

Vitrines which obstruct the visual connection between the public realm and the interior of an active use are disallowed..

IV. Building Design

Materiality

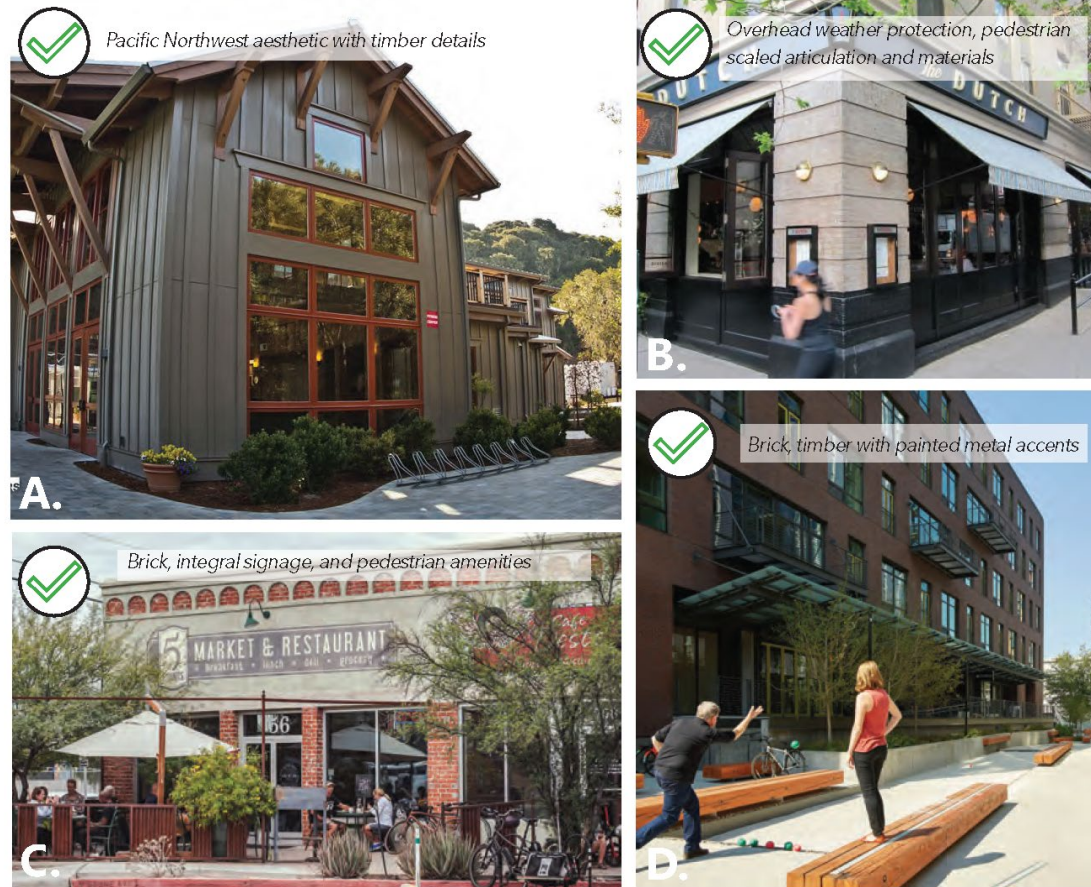


The Downtown will be distinctive in design through its use of exterior building construction materials. Materials which reflect the history and character of the community and the Pacific Northwest are required to be incorporated into the primary design of the building. The following materials are approved for incorporation:

- Brick, particularly that of a style and/or color similar to that which was made locally;
- Natural stone
- Wood, pre-stained wood siding where permitted by the building code;
- Timber
- Cross Laminated Timber
- Painted metal
- Exposed concrete, must be heavily ribbed, textured, colored, or bushammered, and sealed.

IV. Building Design

Aesthetics (Guidelines)



Images 4.3: A-D: A. Pole-Barn Structure, Carmel, CA | DC Builders; B. The Dutch Restaurant, Soho, NY | glenwoodnyc.com C. 5 Points Market and Restaurant, Tucson, AZ | J.Tran; D. Examples of brick, timber and accent colors, Block 135 | Mithun

Examples of desirable architectural styling, materials, and features for Maple Valley Downtown.



Images 4.4: A-D: A. Modern Apartment Building, Seattle WA | Apple Property. B. Marginal Street Lofts, Boston, MA | Merge Architects - J. Horner C. Google Earth D. Google Earth

Undesirable architectural designs and materials that are not specific to the Maple Valley community.

IV. Building Design

Signage



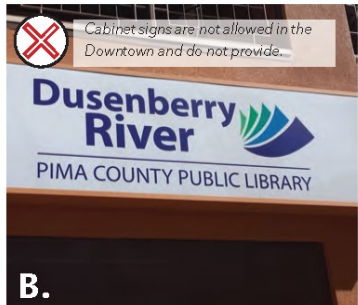
✓ Blade signs provide an opportunity for individual branding and wayfinding to a business entrance.



✓ Back-lit letters highlight business entrances.



✓ Blade sign attached to building facade.



✗ Cabinet signs are not allowed in the Downtown and do not provide...



✗ Pole mounted signs are not allowed in the Downtown.

Intent: To encourage signage that is distinct to the Downtown, provides clarity and is of an appropriate scale for the Downtown.

Standards

- ...
- S-02 Signage must be of high quality design and materials, consistent with the design of the Downtown.
- S-03 Signage shall complement the building's character (e.g., wall signs should avoid covering building columns or architectural features).
- S-04 Back-lit translucent awnings are not permitted.
- S-05 The following signs are prohibited in addition to those listed in MV 18.50.010 D ...
- S-06 Signs on the rear of buildings shall be subject to the same placement, maximum size and quantity limitation standards as all other signs.
- S-07 Residential building signs are allowed on the primary building facade only. Residential signs are not allowed above the roofline of level two.

Guidelines

- G-01 Signs may be fabricated of mixed-media, including metal reverse-illuminated letters, suspended neon letters, illumination individual letters, signs etched or cut-out of solid material such as wood or brass and illuminated from behind.

Design Review Process



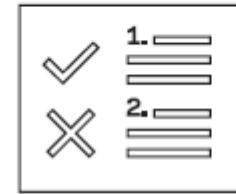
Potential Project



Schedule a Pre-Application Meeting & Submit Materials



Review Pre-Application Material with City Staff



Incorporate Pre-Application Comments & Suggestions into Project



When Appropriate, Submit for Project Permits



Community Input





Property Owner Engagement



Community Input / Public Process

You are viewing Daren Crabill's screen View Options

MAPLE VALLEY DOWNTOWN DESIGN STANDARDS & GUIDELINES

Project Process Visioning + Downtown Design Standards & Guidelines

Workgroup Meetings (5)	October 2019 - May 2020
Virtual Public Open House	August 6, 2020
Planning Commission/ City Council Introduction	August 10, 2020
Planning Commission Process <ul style="list-style-type: none">- Main street design- Rules around the allowance of multi-family downtown- Other items as Planning Commission desires- Public Hearing	August - December 2020
Development Moratorium Expiration <ul style="list-style-type: none">- Staff does not anticipate extending this moratorium	December 2020
City Council Process	January 2020 - March 2020

Kim Selby

Amy Taylor

Matt Torpey

Daren Crabill

Tawni Dalziel

Unmute Stop Video Participants 28 Chat Share Screen Record Leave



Public Process

- Planning Commission met 27 times in 2020-2022
- City Council met 14 times in 2022, including five special study sessions
- Consistent community engagement
- Property owner public comment in opposition
- Developer input on feasibility of proposed code



Lessons Learned

- On-going public support is huge
- Engage with potential project opposition early and continue engagement
- True form-based code is challenging to adopt
- Be persistent and have patience

