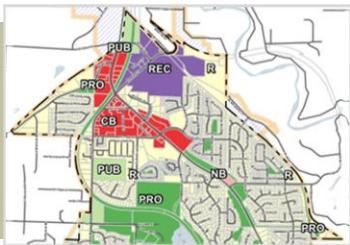


Element 2
LAND USE

**LAND USE ELEMENT
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LAND USE OVERVIEW

The primary purpose of the Land Use Element is to describe the general pattern of land uses to achieve the City's vision for the future. There are many requirements that the Land Use Element must meet. These are outlined in the Growth Management Act (GMA), Puget Sound Regional Council Vision 2050, and King County Countywide Planning Policies. Some key requirements include:

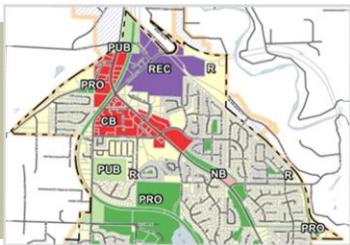
- Designate sufficient land to meet the City's 20-year growth targets for jobs and housing.
- Designate land use patterns that support comprehensive planning objectives including:
 - Accomplishment of the City's vision (see Vision Element)
 - Efficient provision of capital facilities, utilities, and other public services
 - Healthy and active living
 - Environmental health
 - Equity and social justice
 - Hazard resilience

These requirements are met through the Land Use Element goals and policies, the Official Comprehensive Plan Map, through related policies in other Comprehensive Plan elements, and through implementation in the City's code.

Growth Targets and Land Capacity

Maple Valley must plan for jobs and housing growth targets that are provided by the state and county through a regional process. The targets are for net new jobs and housing units projected to be needed from 2019-2044 as Maple Valley's population grows. Maple Valley's targets are 1,570 jobs and 1,720 housing units. The housing target is further broken down into specific sub-targets for income level and type of housing.

Maple Valley has a combination of developable land and zoning designations that make it possible to achieve the jobs and housing targets. This combination is referred to as "land capacity." The 2021 King County Urban Growth Capacity report showed Maple Valley had sufficient land capacity to meet its jobs target. No land use changes have occurred since then that would jeopardize employment capacity. The report also found that the City had capacity to meet its housing target, but the report did not provide information about the City's housing sub-targets. For this reason, the City conducted housing land capacity analysis as part of the 2023 Comprehensive Plan update. This work is documented in the Housing Element Technical Appendix. With changes to development standards that were adopted as part of the 2023 Comprehensive Plan update, the City has capacity to meet its housing growth targets.



GOALS & POLICIES

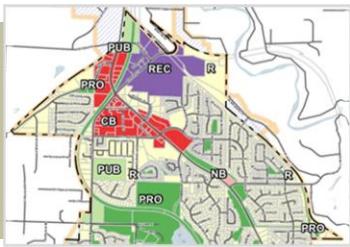
Citywide Land Use Pattern

Goal LU-1: Develop a land use pattern that implements Maple Valley's vision for the future, consistent with the Growth Management Act, the Vision 2050 Regional Growth Strategy, and the King County Countywide Planning Policies (KCCPPs).

Policies:

- LU-P1.1** Ensure the Official Comprehensive Plan Map shown in Figure 2.1 sets forth a land use pattern that reflects the vision, goals, and policies in this Comprehensive Plan.
- LU-P1.2** Show the distribution, location, and physical extent of the land use designations on the Official Comprehensive Plan Map (Figure 2.1).
- LU-P1.3** Adopt the Official Comprehensive Plan Map land use designations shown in Figure 2.2.
- LU-P1.4** Ensure compatibility between land uses through measures such as buffers, transitions between different intensities and types of uses, and context-sensitive design.
- LU-P1.5** Encourage new development, redevelopment, and infill development to help implement this Comprehensive Plan. Promote the advantages of the City's location at the leading edge of the southeast metropolitan urban growth area, with transportation linkage to SeaTac, Boeing Field, I-5 North/South, I-90 East and I-405 North by SR 18, SR 169 and SR 516.
- LU-P1.6** Meet the household and job growth targets assigned to Maple Valley by the King County Countywide Planning Policies (KCCPPs).
- LU-P1.7** Encourage a wide range of housing types in residential and mixed use districts that meet community needs, consistent with guidance in the Housing Element.
- LU-P1.8** Promote economic vitality, enhanced goods and services and job creation opportunities, consistent with guidance in the Economic Development Element.
- LU-P1.9** Increase the City's jobs to housing ratio to strengthen and diversify the tax base and local jobs opportunities, consistent with the City's growth targets and the Vision 2050 regional growth strategy.

- LU-P1.10** Use a coordinated approach to land use, transportation, and

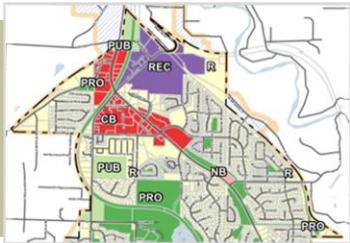


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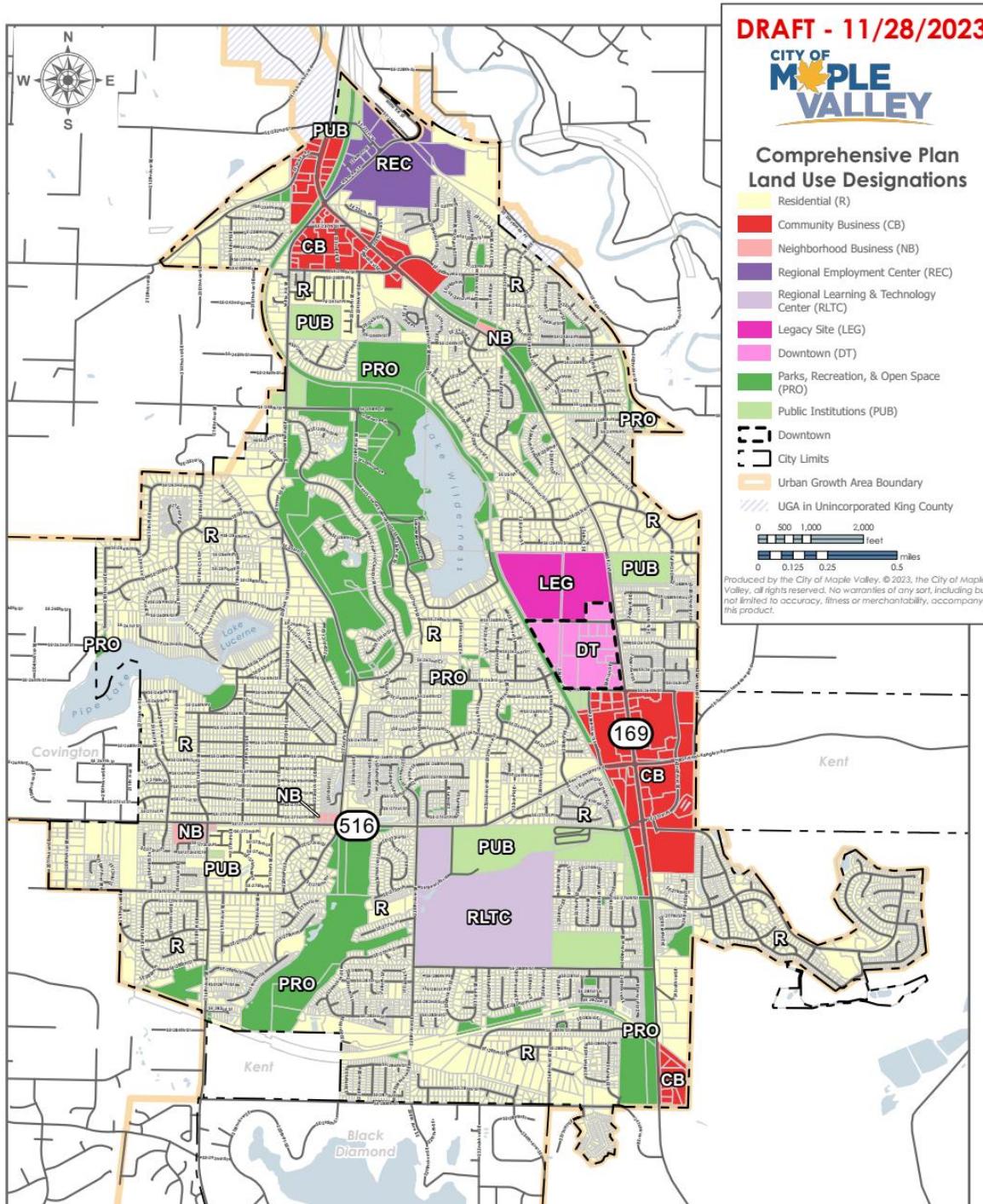
infrastructure planning to achieve desired land use patterns, strengthen the City's multimodal transportation network, and efficiently provide public services and facilities. See related guidance in the Transportation Element, Capital Facilities Element, and Utilities Element.

- LU-P1.11** Concentrate new development in the City's North and South Commercial Centers and leverage this growth to improve public services and facilities in these areas including pedestrian, bicycle, and transit infrastructure.
- LU-P1.12** Lead creation of a built environment that enables residents to incorporate physical activity and access to nature into their daily lives, with a robust network of non-motorized connections, parks, and green spaces. See related guidance in the Parks Element and the Environmental Quality Element.
- LU-P1.13** Protect the scenic beauty, water quality, wildlife habitat areas, open spaces, and cultural resources that contribute to the Maple Valley quality of life. See related guidance in the Parks Element and the Environmental Quality Element.
- LU-P1.14** Engage all community members in planning for the City's land use pattern, including those who have historically been less involved and those who are most likely to be impacted by policy updates.
- LU-P1.15** Ensure City land use decisions fairly distribute benefits and burdens across demographic groups, considering existing inequities and health disparities faced by historically marginalized or underprivileged community members.
- LU-P1.16** Consider the impacts of land use decisions on existing residents and businesses and strive to avoid or mitigate displacement.
- LU-P1.17** Consider whether business land uses with low employment density and large footprints such as public storage facilities support the growth targets and economic development goals and policies in the Comprehensive Plan, and whether any code updates are needed to change how such uses are regulated.



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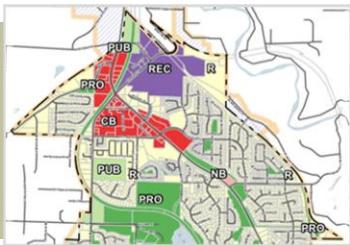
LAND USE



OFFICIAL COMPREHENSIVE PLAN MAP

AS RECOMMENDED BY THE COMMUNITY DEVELOPMENT DEPARTMENT AND THE PLANNING COMMISSION AND ADOPTED BY CITY COUNCIL
ADOPTION DATE: OCTOBER 28, 2022, EFFECTIVE DATE: NOVEMBER 2, 2022, ORDINANCE NO. O-22-781

Figure 2.1 – Official Comprehensive Plan Map



LAND USE DESIGNATIONS

Note: This table defines the land use designations for the City's Official Comprehensive Plan Map. It describes the types of uses intended for each land use designation. In some cases, a range of densities is appropriate within the same land use designation. The City's Official Zoning Map provides details on allowed densities in specific locations. The City's development code provides detail on specific permitted and conditional uses allowed in each zoning designation.

Residential (R)

This designation applies to areas of the City intended primarily for residential use. A wide range of residential uses are encouraged here, from accessory dwelling units (ADUs), single family homes, missing middle housing, to multifamily housing. Residential uses can include ownership, rental, group, supportive, emergency, and other specialized housing that supports the goals and policies in this Plan. Limited non-residential uses are appropriate in the R designation so long as they are compatible; this may include but is not limited to civic and public uses, child care centers, home-based businesses, and small neighborhood-scale business such as coffee shops.

Note: As of 2023, the City's existing residential neighborhoods are primarily characterized by single-family developments. The goals and policies in this Plan are intended to encourage for a broader range of residential uses in the future, while protecting the quality of life of existing neighborhoods through provision of public services and facilities, environmental stewardship, and land use compatibility measures.

Regional Employment Center (REC)

This designation is intended for nonpolluting office and light industrial uses that provide well-paying jobs and may not require arterial visibility. Supporting commercial retail and service uses should be encouraged to serve workers in the REC designation. Uses in the REC designation should not adversely impact surrounding areas and should be buffered from adjacent residential properties.

Regional Learning and Technology Center (RLTC)

This designation is intended for non-polluting office and educational uses that provide well-paying jobs, school services, and workforce training. Desired supporting uses include commercial retail and services.

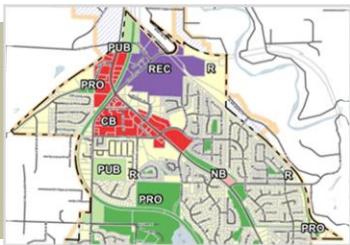
Note: Per Policy LU-P7.3, the City may consider allowing a wider range of supporting uses in the RLTC designation if needed to increase the marketability of the former Summit Place site.

Downtown (DT)

The Downtown designation provides for the evolution of a walkable, attractive, and economically vibrant mixed-use center in the heart of the City, with multimodal connectivity in all four directions. This designation encourages commercial, residential, and civic uses developed at moderate densities.

Community Business (CB)

This designation is for commercial centers with larger-scale and more intensive retail sales and services than found in neighborhood business centers. A broad range of commercial uses are appropriate here, including those which typically require outdoor display and/or storage of merchandise, greater parking requirements, and generate noise and traffic impacts as a part of their operations. Such uses include but are not limited to shopping centers, grocery stores, offices, and restaurants. Supportive moderate density residential uses are also encouraged to co-locate residents with jobs and services.



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Neighborhood Business (NB)

This designation is for small-scale commercial areas serving local neighborhoods with a limited range of retail sales and services that meet every day needs. Appropriate uses include but are not limited to eating and drinking places, professional and personal services, automotive service stations, and neighborhood grocery and convenience stores. Residential uses are also appropriate as a secondary use if they are compatible with neighborhood businesses.

Legacy Site (LEG)

The Legacy Site designation is intended to encourage an active forest, civic uses, outdoor recreation, public/private partnerships that encourage entrepreneurship and small businesses while providing pedestrian and vehicular connectivity to the adjacent Downtown overlay area.

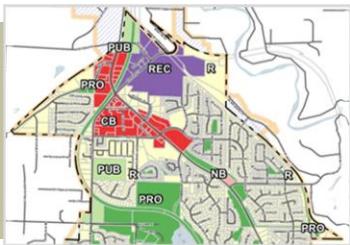
Public Land Uses (PUB)

This designation applies to land intended for public purposes. Public purposes include but are not limited to government-owned or operated administrative and maintenance facilities, school sites, park and ride facilities, supportive and emergency housing sites, the Regional Emergency Operations Center, fire stations, the Maple Valley Library, museums, skate board park, and the Greater Maple Valley Community Center.

Parks/Recreation/Open Space (PRO)

This designation applies to lands intended to provide parks, recreation, and open space services. PRO designation uses include active and passive recreation, as well as environmental uses that do not provide recreation such as green spaces and urban forests. PRO uses may include activities that occur within structures and do not have an open space component. PRO sites may be operated as for-profit entities with special purpose recreation facilities, such as ice arenas, swimming pools, golf courses, or live performance theaters. Secondary commercial uses may be appropriate in conjunction with these facilities including eating and drinking establishments, small conference facilities, and associated retail.

Figure 2.2 – Comprehensive Plan Land Use Designations



LAND USE

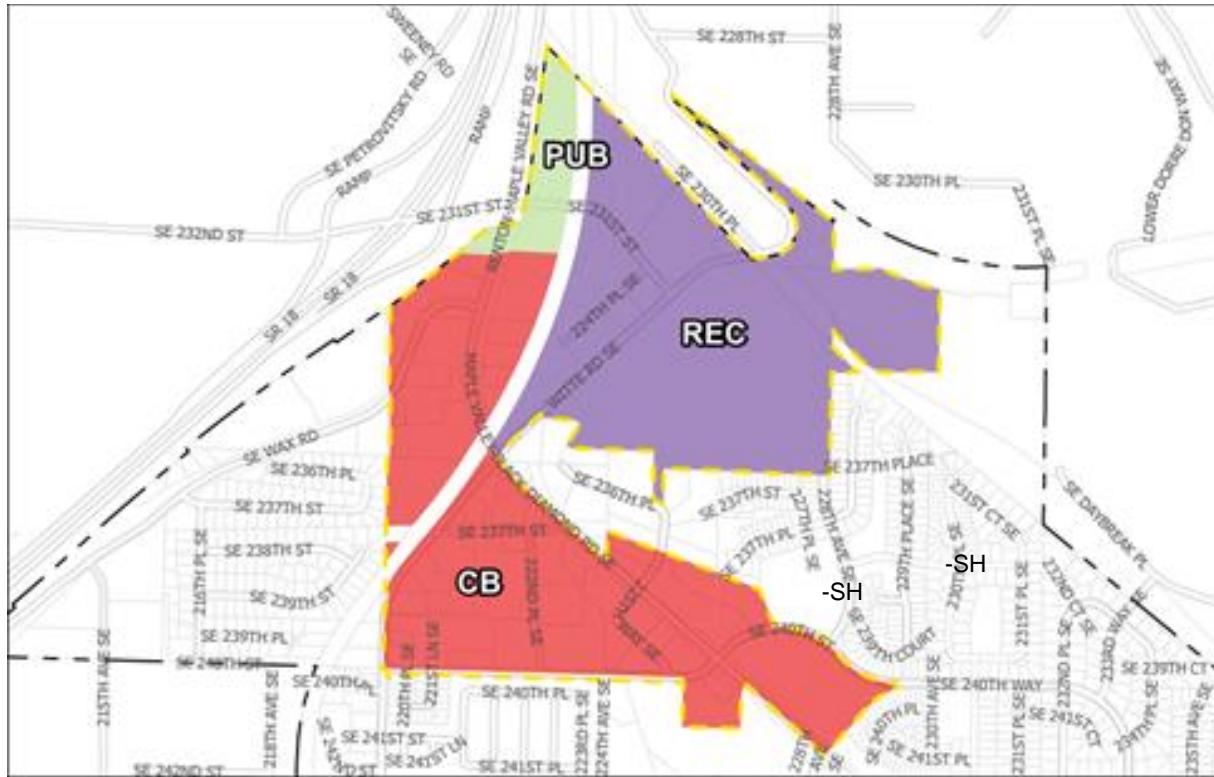


Figure 2.3 – North Commercial Center

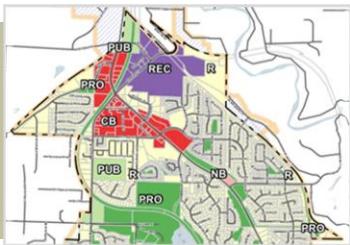
North Commercial Center

Maple Valley has two mixed-use commercial centers, the North Commercial Center and the South Commercial Center. These are the community's hubs for jobs, retail, services, and mixed use housing options. Each has their own character and role to play in supporting Maple Valley's vision for future growth and development.

The North Commercial Center is composed of three land use designations: REC, CB, and PUB. The REC designated area has become mostly built-out in recent years with a combination of longstanding businesses and a new Amazon facility. As of 2023, there is still some land capacity available for redevelopment and creation of new jobs in the REC.

The CB designated areas include a mix of newer and older shopping centers along SR 169. In 2021, the City adopted code amendments for its commercial, mixed-use zones that apply to CB designated areas. The code amendments require a minimum of 35% commercial for new mixed use development. Under this code, the existing mix of uses in the CB designated areas will likely shift to have more residential uses in the future such as apartments.

The PUB designated areas include key multimodal transportation facilities that help connect the North Commercial Center to other parts of Maple Valley and to the greater region, such as the Park



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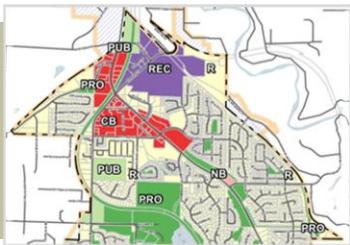
LAND USE

and Ride and the Green to Cedar Rivers Trail. A police facility is also located in the PUB area. As of 2023, there are a few acres of undeveloped PUB land that could potentially be developed in the future to address public purpose needs.

Goal LU-2: Promote infill development in the North Commercial Center that provides jobs and commercial services, supports housing needs, efficiently utilizes space and infrastructure, and fosters a pleasant built environment supportive of the land use designations in the North Commercial Center.

Policies:

- LU-P2.1** Require this area's overall topographical grading, internal circulation, and linkages to the surrounding road network to be reviewed and approved with the City's development process.
- LU-P2.2** Promote infill development in the CB designations in the North Commercial Center.
- LU-P2.3** Retain the R designation of the neighborhood on the hill immediately east of SR 169, and ensure this neighborhood is adequately buffered from uses in the North Commercial Center.



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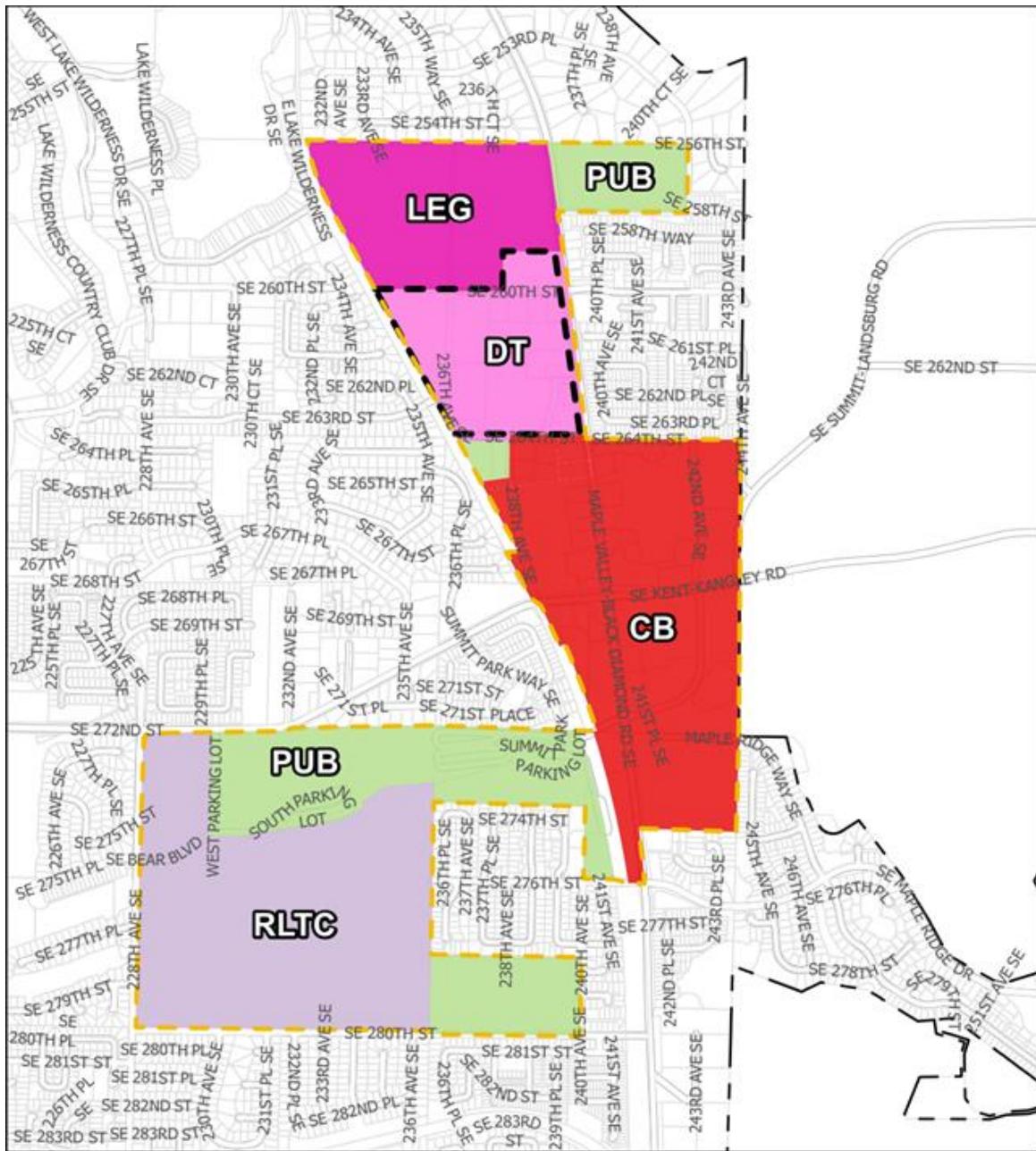
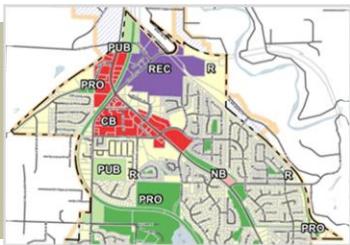


Figure 2.4 – South Commercial Center

South Commercial Center

The South Commercial Center is intended to develop over time as the City's primary center. It is composed of many key sites with unique character.



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The northernmost part of the South Commercial Center is the Legacy site. This City-owned property was purchased in 2,000. As of 2023, it is mostly undeveloped and forested; existing uses include a local trail network and an area for holding the farmer's market. The site is directly north of Maple Valley's planned future Downtown. The City intends to strategically develop parts of the Legacy site to create exceptional civic places and public amenities that are connected to the Downtown and that are designed to be regional attractions as well as vibrant meeting places for the whole Maple Valley community. The City is in the process of developing a master plan for the Legacy Site.

The City's future Downtown is south of the Legacy site, as shown in Figure 2.4. The City adopted design standards in 2023 to support creation of the City's desired Downtown built environment as redevelopment occurs over time, including creation of a pedestrian-oriented main street. As of 2023, the future Downtown area has a mix of existing residential and commercial properties of varying densities and ages that are privately owned. Redevelopment and infrastructure investments will be needed to accomplish the Downtown vision.

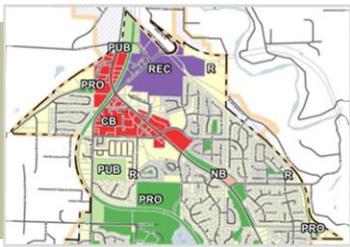
South of the future Downtown is the Four Corners commercial area, shown as CB in Figure 2.4. This area is focused around the SR 169/Kent Kangley intersection. As of 2023, it is developed primarily with a mix of low-density, auto-oriented commercial uses and moderate density apartments. Many buildings in this area are relatively new and are likely to remain for some time. There are opportunities through infill and redevelopment to increase the mix of uses and walkability.

South of Four Corners are public land uses including Tahama High School, Summit Park, and local and regional trail access points. These uses play an important role in connecting community members.

South of the public uses is the Summit Place property. This property is designated as the Regional Learning and Technology Center (RLTC). This site has long been identified by the City as a future employment center. Successful development of the site is critical to meeting the City's jobs growth target. The site's location next to Tahama High School and businesses in the South Commercial Center presents opportunities for synergy between the education and commercial sectors. As of 2023, the site is owned by King County and is undeveloped.

Goal LU-3: Encourage increased density and walkability in the South Commercial Center with a mix of complementary land uses including commercial, residential, civic, educational, and workforce training.

- LU-P3.1** Ensure City plans and codes support the vision for the South Commercial Center as a whole, and also for its key sites.
- LU-P3.2** Collaborate with property owners and other partners on implementation.
- LU-P3.3** Use investments in public facilities as a catalyst to private investment in the South Commercial Center.



Legacy Property

Goal LU-4: Strategically develop the Legacy site to create exceptional civic places and public amenities that are connected to the Downtown and that are designed to be regional attractions as well as vibrant meeting places for the whole Maple Valley community.

Policies:

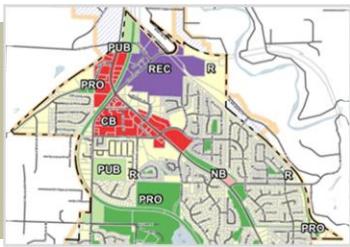
- LU-P4.1** Ensure an active pedestrian environment. Provide bicycle and pedestrian connections to regional trails, nearby natural areas, and public uses as well as adjacent residential and activity centers.
- LU-P4.2** Provide vehicle and pedestrian connectivity and pedestrian amenities connecting to Downtown.
- LU-P4.3** Seek to provide distinctive architecture scale that complements the environment and an inspirational design that ties together the entire site.
- LU-P4.4** Consider creative financing strategies such as public/private partnerships that could help to develop desired uses such as a permanent public market space, civic plaza with splash park, and an ice skating rink. A public/private partnership could take many forms, including shared facilities, land leases, infrastructure support, financial incentives, special entitlement procedures (e.g., tax abatement), and many more.
- LU-P4.5** Reflect the unique character of the environment. Implement design that emphasizes the Northwest wilderness and spirit of adventure that typifies the area.
- LU-P4.6** Encourage opportunities for informal community gathering through streetscape design, public art, and landscape standards.
- LU-P4.7** Assist in the formation of plazas, exterior terraces, and promenades to expand the range of cultural activities and opportunities that are recognized as places that attract the whole community.
- LU-P4.8** Adopt a master site plan for the Legacy Site. A draft master plan was developed in 2022 and has not yet been adopted.

Downtown

Goal LU-5: Encourage development of the Downtown as called for in the City's adopted Downtown design standards and guidelines.

Policies:

- LU-P5.1** Consider ways to incentivize private development, such as City construction of Downtown infrastructure, a property tax exemption program, or using Tax Increment Financing.



- LU-P5.2** Coordinate with landowners on time horizons for development.
- LU-P5.3** Offer incentives for aggregating properties, in cases where this would support implementation of the Downtown design guidelines and desired multimodal transportation network.

Four Corners

Goal LU-6: Encourage a mix of commercial and residential infill development in Four Corners that supports the City's growth targets, efficiently utilizes space and infrastructure, and contributes to a walkable and attractive built environment.

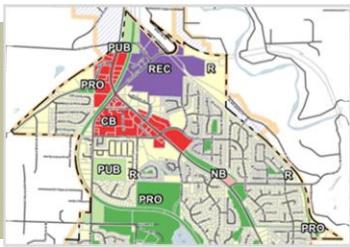
- LU-P6.1** Work with property owners to plan for long-term development of an internal street network, consisting of either public rights-of way or private easements across the parking lots of adjacent properties.
- LU-P6.2** Encourage the development of both horizontal and vertical mixed-use development.

Regional Learning and Technology Center

Goal LU-7: Encourage development of the Regional Learning & Technology Center (RLTC) site, prioritizing employment uses to ensure the City meets its employment growth targets and economic development goals.

Policies:

- LU-P7.1** Engage with the property owner and other potential partners to explore development options for the site. Potential partners could include the Tahoma School District, Puget Sound Regional Fire Agency, local community colleges and vocational training programs, and local businesses.
- LU-P7.2** Conduct a site-specific market analysis or engage a broker to evaluate the market potential and likely timeline for development of the site.
- LU-P7.3** If changes are needed to increase the market potential of the site, consider rezoning the property or making infrastructure investments to attract development. Any rezoning should prioritize supporting the City's employment growth targets and economic development goals. Secondary uses that could be considered include residential and parks and open space. Residential uses could include housing designed for students and workers.
- LU-P7.4** Take the lead in working with current and potential future property owners to create a Master Plan to lay out multimodal circulation and connectivity to the surrounding area, and to ensure compatibility with adjacent residential neighborhoods.



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Cultural Resources

Goal LU-8: Honor Maple Valley's history, starting with tribal history in the area and continuing through settlement and incorporation to the present day.

Policies:

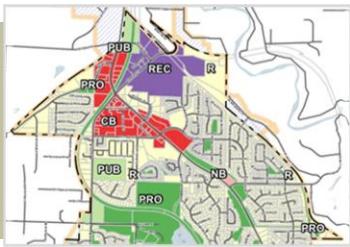
- LU-P8.1** Encourage the protection, preservation, recovery, and rehabilitation of significant archaeological resources and historic sites.
- LU-P8.2** Consider the impacts of new development on historical resources as part of the environmental review process, including culturally significant sites and tribal treaty fishing, hunting, and gathering grounds.
- LU-P8.3** Encourage efforts to rehabilitate sites and buildings with unique or significant historic characteristics.
- LU-P8.4** Encourage the incorporation of open space into the design and preservation of historic properties.
- LU-P8.5** Coordinate with the Maple Valley Historical Society regarding its future visions and plans.
- LU-P8.6** Reflect the history of Maple Valley in its civic architecture and the City's design standards.

Essential Public Facilities

Goal LU-9: Administer a process for siting essential public facilities that protects Maple Valley's interests while being consistent with the provisions of the Growth Management Act.

Policies:

- LU-P9.1** King County, the City and neighboring cities, and special purpose districts, if advantageous, should share essential public facilities to increase efficiency of operation.
- LU-P9.2** King County and the City should ensure that no racial, cultural or class group is unduly impacted by essential public facility siting or expansion decisions.
- LU-P9.3** King County and the City should strive to site essential public facilities equitably countywide. No single community should absorb an undue share of the impacts of essential public facilities. Siting should consider environmental equity and environmental, technical and service area factors.
- LU-P9.4** A facility may be determined to be an essential public facility if it has one or more of the following characteristics:
 - a. The facility meets the Growth Management Act definition of an essential public facility. (Per RCW 36.70A.200, essential



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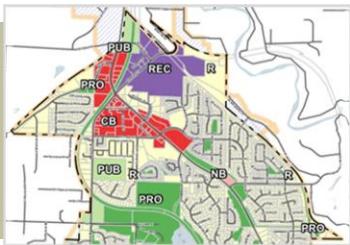
public facilities include those facilities that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities as defined in RCW 47.06.140, regional transit authority facilities as defined in RCW 81.112.020, state and local correctional facilities, solid waste handling facilities, opioid treatment programs including both mobile and fixed-site medication units, recovery residences, harm reduction programs excluding safe injection sites, and inpatient facilities including substance use disorder treatment facilities, mental health facilities, group homes, community facilities as defined in RCW 72.05.020, and secure community transition facilities as defined in RCW 71.09.020.)

- b. The facility is on a State, County or local community list of essential public facilities.
- c. The facility serves a significant portion of the County or metropolitan region or is part of a Countywide service system.
- d. The facility is difficult to site or expand.

LU-P9.5

Collaborate with regional partners to complete the following work to inform the siting of proposed new, or expansions to existing, essential public facilities:

- a. An inventory of similar existing essential public facilities, including their locations and capacities.
- b. A forecast of the future needs for the essential public facility.
- c. An analysis of the potential social and economic impacts and benefits to jurisdictions receiving or surrounding the facilities.
- d. An analysis of alternatives to the facility, including decentralization, conservation, demand management, and other strategies.
- e. An analysis of alternative sites based on siting criteria developed through an inter-jurisdictional process.
- f. An analysis of environmental impacts and mitigation.
- g. Extensive public involvement.



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Goal LU-10: Facilitate annexations within the City's Potential Annexation Areas.

Policies:

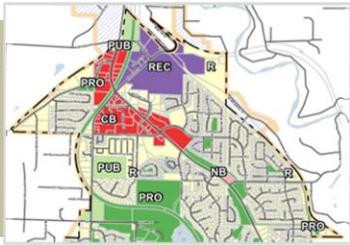
- LU-P10.1** Monitor King County policy regarding urban growth area expansions and future land uses within the rural area within the City's primary market area.
- LU-P10.2** Coordinate with King County to consider adding to the City's Designated Potential Annexation Areas.
- LU-P10.3** Coordinate with King County to establish pre-annexation agreements that identify mutual interests and ensure coordinated planning and compatible development until annexation is feasible.
- LU-P10.4** Upon the annexation of any PAA into the City, amend the Future Land Use Map to reflect the appropriate land use designations.

Urban Food Systems

Goal LU 11: Promote access to healthy food resources for all residents.

Policies:

- LU 11.1** Establish development regulations that allow for healthy food resources as a permitted use and provide for on-site sale and delivery of healthy foods, on public and private property, where appropriate.
- LU 11.2** Encourage and support urban agricultural activities, including through the use of public lands such as continuing to partner and support the Farmers Market at the Legacy Site. Urban agricultural activities may include farmers markets, farm stands, community supported agriculture (CSA) drop-off sites, community gardens, pea patches, school gardens, and home gardens.
- LU 11.3** Where appropriate, support joint-use agreements for publicly or privately owned sites for uses such as community gardens and pea patches.
- LU 11.4** Consider development incentives, grants, and other funding sources to support development of urban agriculture sites and programming.



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RELATED CLIMATE POLICIES

The following policies from the City's 2023 Climate Action and Resiliency Plan help guide the City's land use goals and policies.

Policies:	CR-P3	Develop and implement codes that reduce the urban heat island effect and provide passive cooling
	CR-P7	Identify and protect environmentally critical areas
	CR-P8	Protect wildlife corridors to minimize habitat fragmentation
	CA-P1	Revise zoning and planning policies to align with climate action.