



# Greater Maple Valley/Cedar River Subarea Plan



**GMV Unincorporated Area Council**

November 4, 2024

# Objectives

1. Brief refresher/what we heard last meeting (September)
2. Provide brief update on status of GMV/CR subarea planning process
3. “What We Heard” report out – survey and open house
4. Equity Impact Review (EIR) approach
5. What’s coming up next

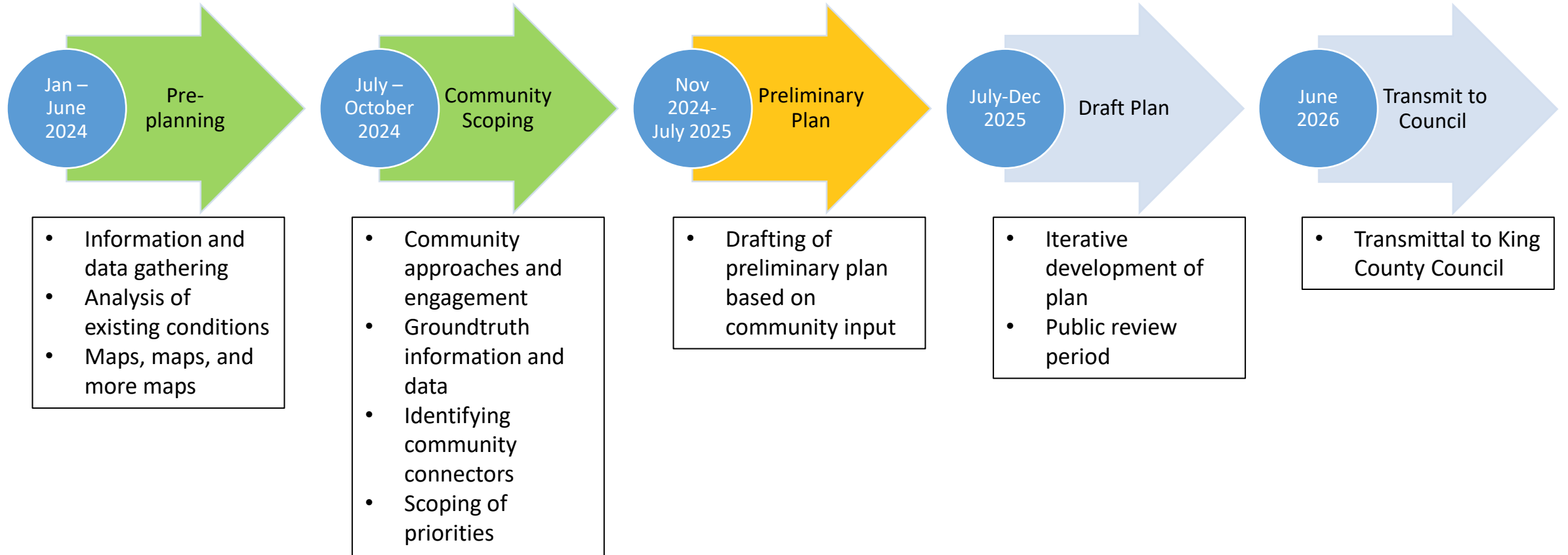


# Topics from last meeting - September

- Provided general updates on the existing conditions report
- Walked through interactive tools (webmap + Am I in unincorporated King County?)
- Overview of land use approach and analysis



# Planning Schedule



# Phase One Engagement- Scoping and Vision

The key priorities identified for this initial phase were:

- Introducing staff and the project to the community.
- Asking open-ended questions to understand community members' aspirations.
- Learning with curiosity through interviews and conversations.
- Establish transparency and communicate with the public about the program and process.



# Who we have heard from

- Survey:
  - 301 respondents
  - 2,845 responses
- Open house:
  - 120 attendees
  - 522 data points collected
- Train Show:
  - 15 people
- Interviews (25+):
  - GMVUAC
  - Influential community members
  - Adjacent cities, Renton, Covington, Kent, next Maple Valley and Black Diamond
  - Social services- Maple Valley food bank, Vine maple place, Backpack buddies
  - School districts, Tahoma, Enumclaw, Kent
  - Utility Providers for Water

## Greater Maple Valley/ Cedar River Subarea Plan Vision and Scoping Survey

### Project Engagement

VIEWS	PARTICIPANTS	RESPONSES	COMMENTS
764	301	2,845	560

### What is your connection to the Greater Maple Valley/ Cedar River area?

89%	I live in the Greater Maple Valley/Cedar River area.	247 ✓
61%	I play (parks, nature, baseball, and more) in the area.	170 ✓
16%	I work in the Greater Maple Valley/Cedar River area.	46 ✓
12%	I attend a place of worship in the area	33 ✓
7%	I attend school in the Greater Maple Valley/Cedar River area.	19 ✓
6%	I own a business in the Greater Maple Valley/Cedar River area.	18 ✓
5%	I am a service provider in the Greater Maple Valley/Cedar River area.	13 ✓
4%	Other (Please Specify)	11 ✓

# What We Heard

This subarea plan will help decide what kinds of land use activities can happen on land in rural areas. What types of land uses do you envision for Greater Maple Valley in 20 years?

Keep rural areas rural, protect wildlife and open spaces. Improve roadways for the higher density developments to improve traffic flow.

one month ago

100 Agree

Maintain rural aspect, no large scale industrial business (mining/asphalt/etc), encourage sustainable communities, no large housing developments.

one month ago

89 Agree

Keep the rural feel by centralizing urban and commercial areas. Give communities a heart, while retaining the open spaces in the surrounding areas.

one month ago

74 Agree

Prevent high density housing (apartment buildings, massive housing tracks) until mass transit, schools, and other infrastructure is in place.

one month ago

68 Agree

Keep large business and developments out. No industrial. Small shops, farm to table eating establishments, farms, small walkable housing areas.

Show all comments

Imagine the best things about the Greater Maple Valley/Cedar River area in 20 years. What are one to three words that describe your vision for the area?

Stay rural  
Low traffic  
Preserve and protect natural resources and wildlife.

one month ago

28 Agree

Keep the rural feel by centralizing urban and commercial areas. Give communities a heart, while retaining the open spaces in the surrounding areas.

one month ago

21 Agree

improved traffic flow. Less development, more open spaces for recreation and preservation of the wildlife and fauna

one month ago

17 Agree

Maintain rural aspect, no large scale industrial business (mining/asphalt/etc), encourage sustainable communities, no large housing developments.

one month ago

16 Agree

The natural habitat needs to remain untouched to support the wildlife and environmental health. Additional large businesses should not be added.

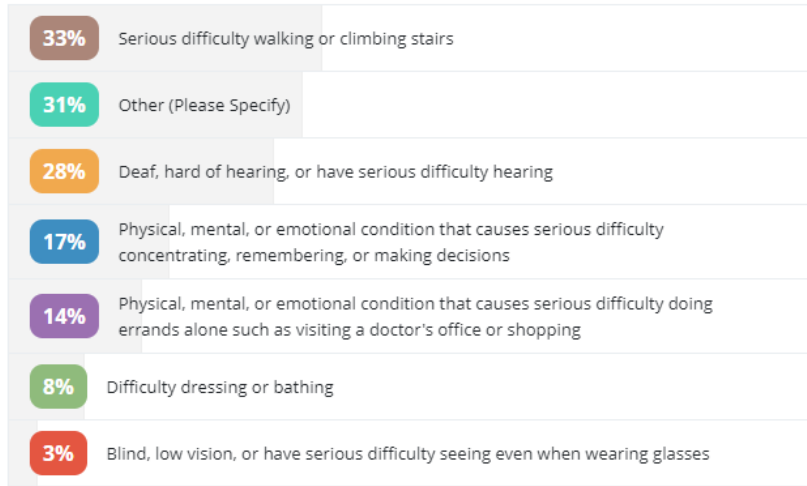
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## "Keep the rural area rural"



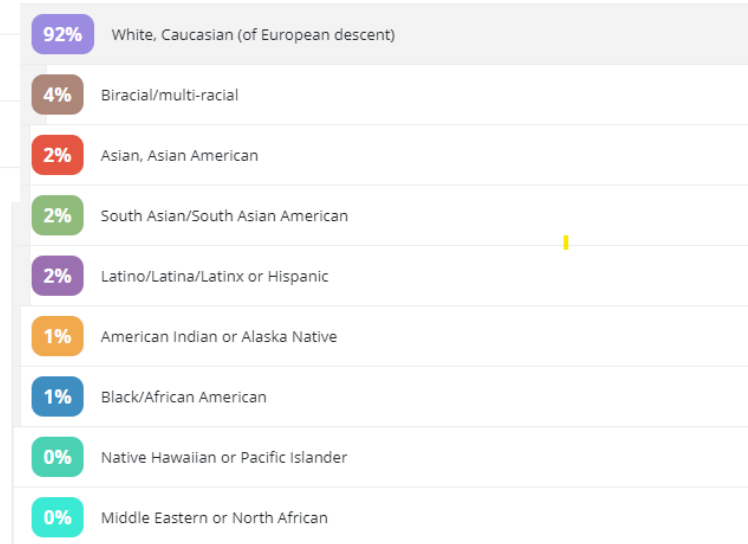
# Demographics- Survey

Do you or a member of your household have a disability?

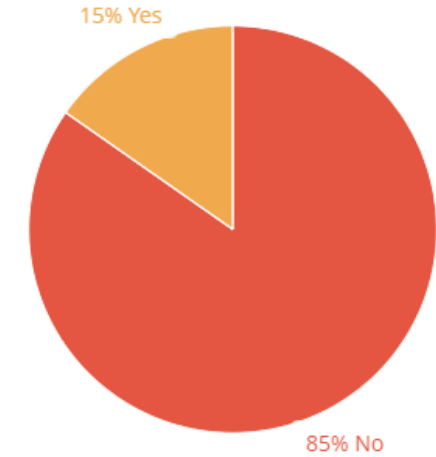


36 Respondents

What is your race/ethnicity?

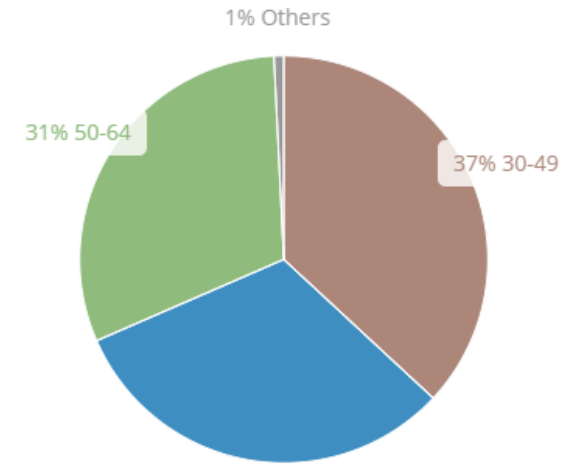


125 Respondents



130 respondents

What is your age?

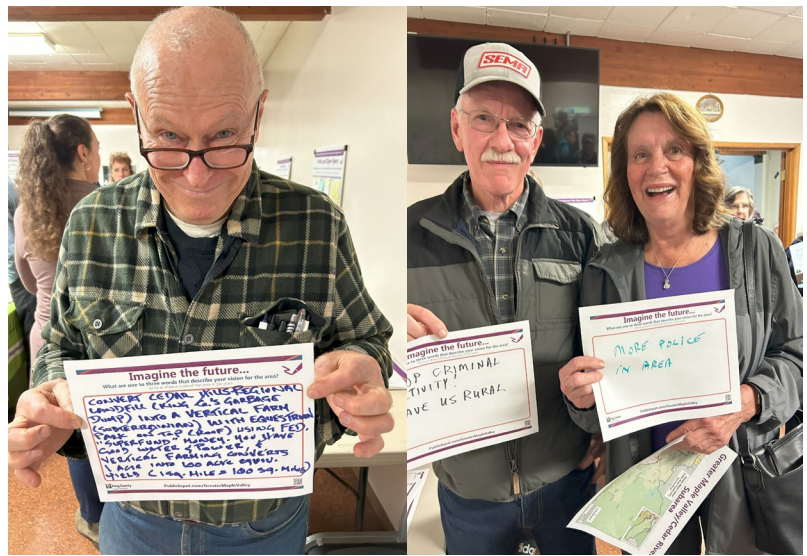
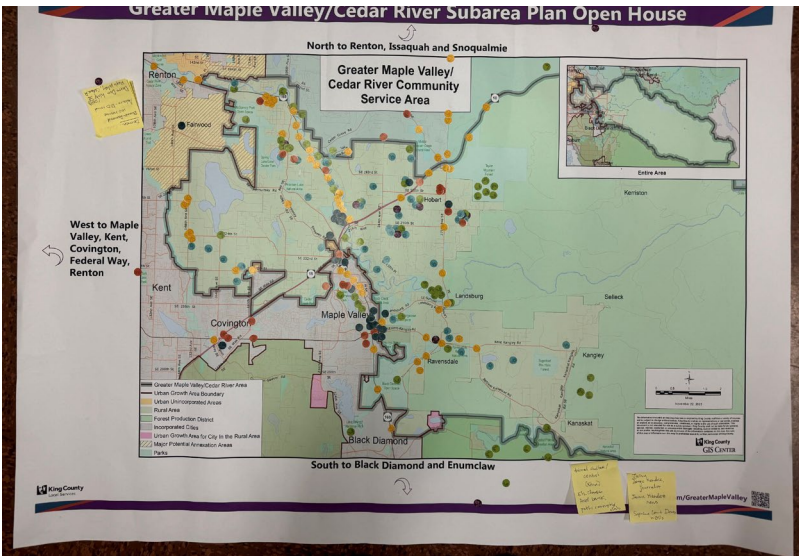
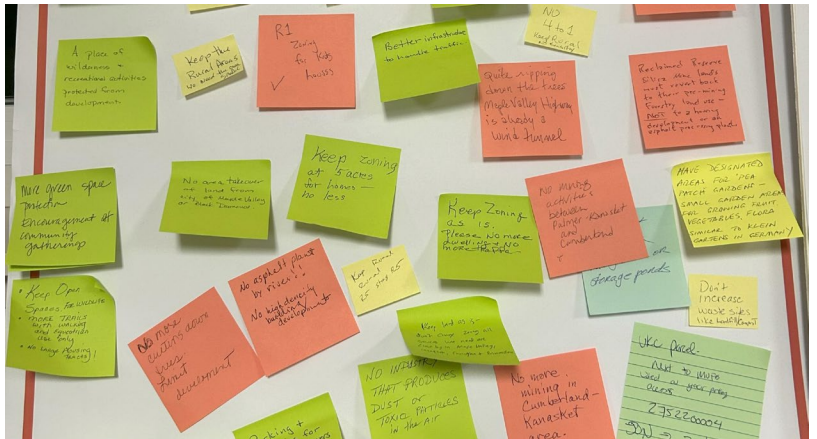
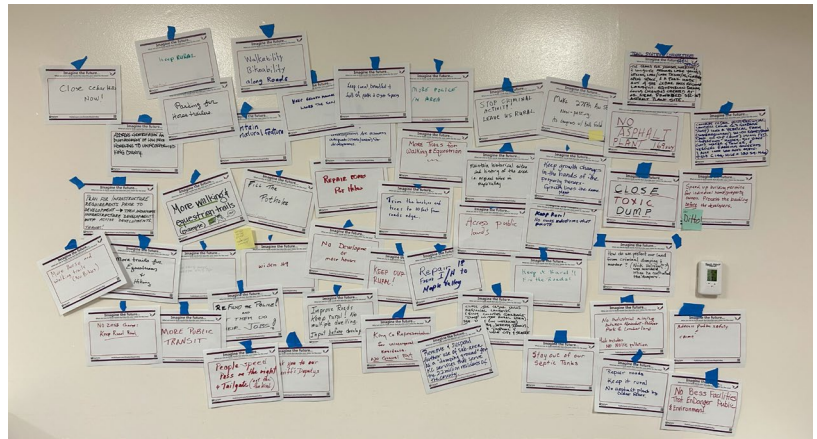


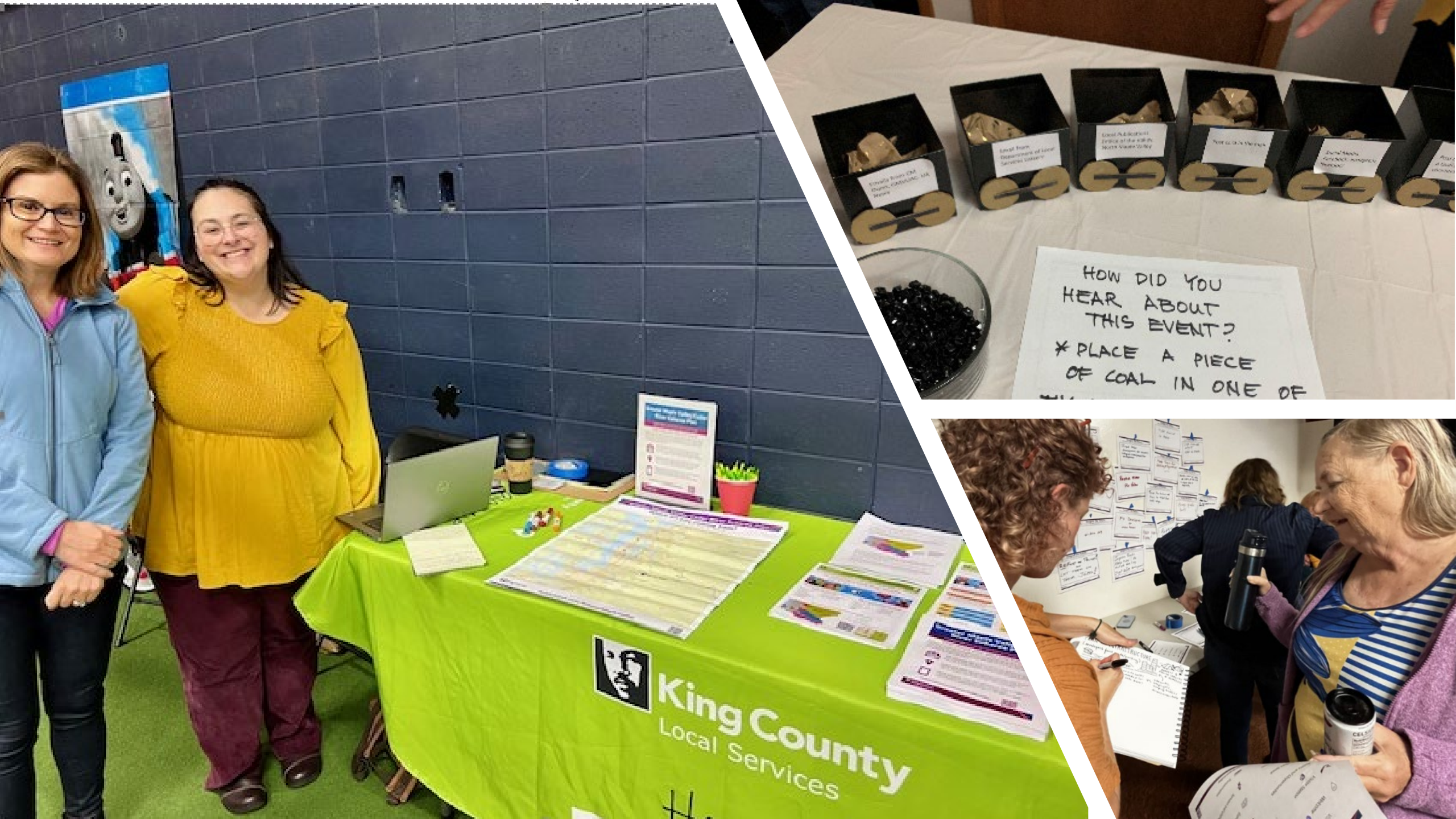
32% 65+

130 respondents









**Friendly note:** With permission from Natalie Dupille (live illustrator), planners are including the draft artistic pieces on the subsequent slides that Natalie created during the September 26 Open House. They may be shared, however, must include the citation: <https://www.nataliedupille.com/>.





# HOUSING + HUMAN SERVICES

GREATER MAPLE VALLEY & CEDAR RIVER SUB-AREA

UNPERMITTED  
venues + AirBNBs



DRIVE UP COST  
of HOUSING

invest in  
SMALL  
BUSINESSES

EDUCATE  
new residents on  
SMALL-TOWN/RURAL  
SKILLS, CULTURE, PRACTICES



JOB TRAINING  
FOR LOCAL  
youth



+ FIBER-  
OPTIC  
INTERNET

We need  
affordable  
senior  
housing



MORE PUBLIC  
SERVICES!

- YMCA
- community gardens
- neighborhood hubs

TAKE CARE  
of COMMUNITY  
MENTAL &  
PHYSICAL  
HEALTH



PROVIDE RESOURCES to  
address & prevent  
CRIME & HOMELESSNESS

# LAND USE ACTIVITIES

GREATER MAPLE VALLEY/  
CEDAR RIVER SUB-AREA

## PLAN FOR INFRASTRUCTURE & GROWTH with care:



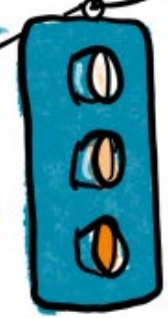
DEVELOPERS FUND ROADS,  
PARKING, & SAFE STREETS  
INITIATIVES



(MITIGATE IMPACT DEVS.  
WILL HAVE ON LOCAL  
COMMUNITY)



PRIORITIZE  
ALL MODES  
OF  
TRANSPORT



limit  
development



ALLOW  
WELL  
WATER



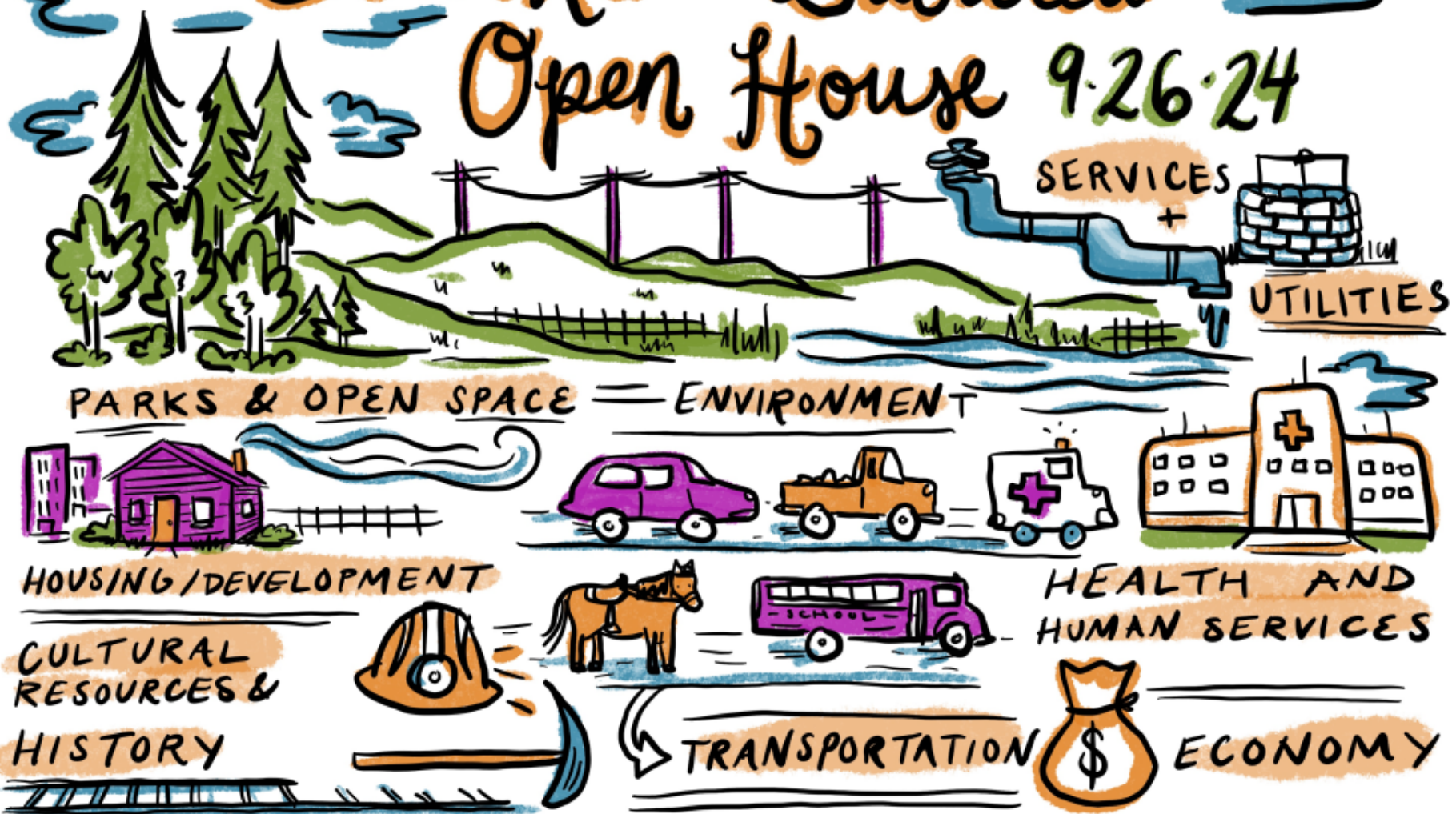
PRESERVE RURAL  
WAY OF LIFE



"why should rural areas bear  
the burden of urban waste?"

# Greater Maple Valley & Cedar River Subarea

## Open House 9.26.24



# Equity Impact Review (EIR)

## Context

- Mandated by KCC
- Three phases
  - Phase 1: data collection (complete)
  - Phase 2: analyze inequities (in progress)
  - Phase 3: address/mitigate inequities (not started)
- Initial findings in preliminary plan





# What's Next

- Publication of existing conditions report
- Publication of the engagement report
- Begin initial drafting plan chapters (building from existing conditions and engagement report)
- December UAC meeting (?)
- Consultant on board
- Vision, principles, + themes survey

