



CITY OF BOTHELL

CANYON PARK SUBAREA PLAN

**Planning Commission Study Session
July 1, 2020**

No Action This Evening

Purpose

- Presentation / Update
 - Bruce Blackburn, Senior Planner
 - Rachel Miller, MAKERS Architecture Senior Associate

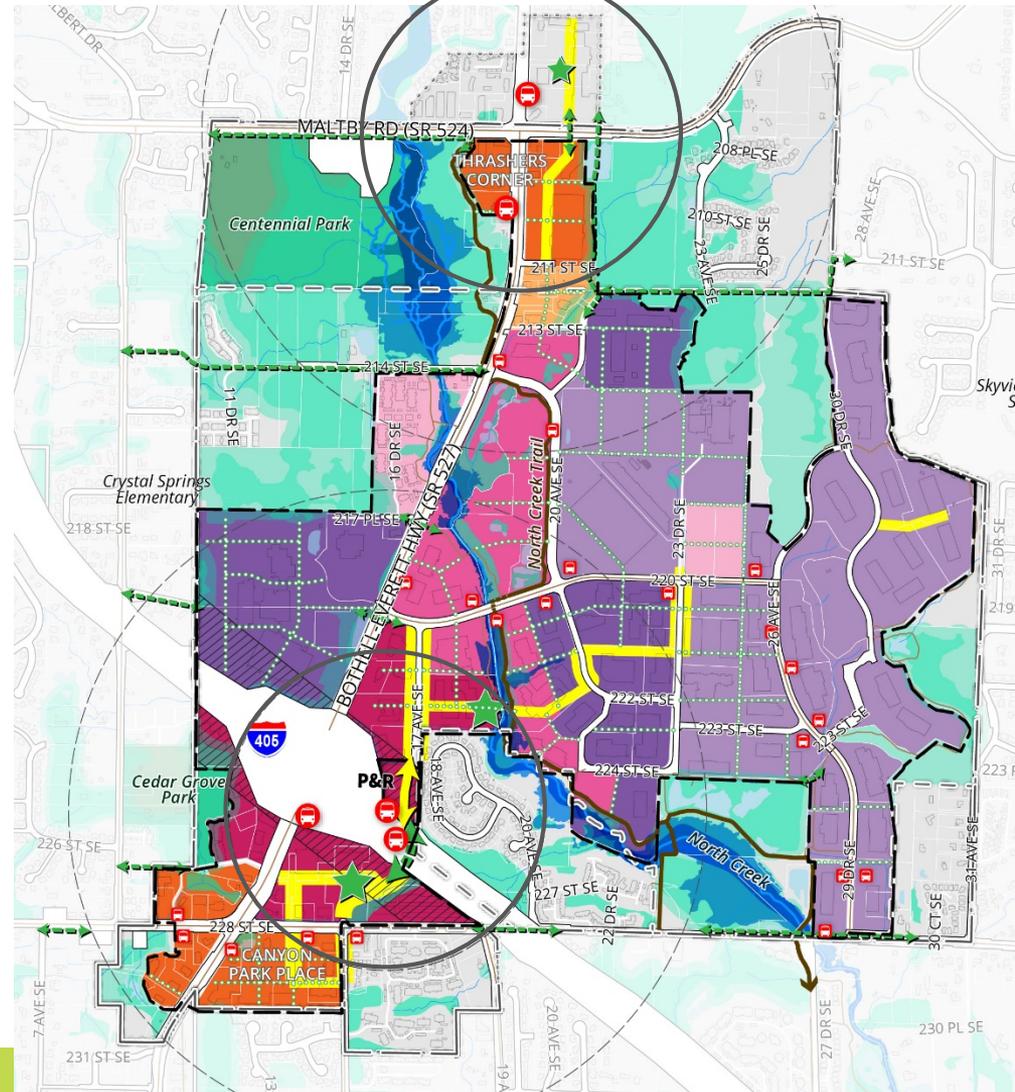
Part Two

- Conceptual review of early draft
- Ask questions
- Provide Feedback
- Next Steps



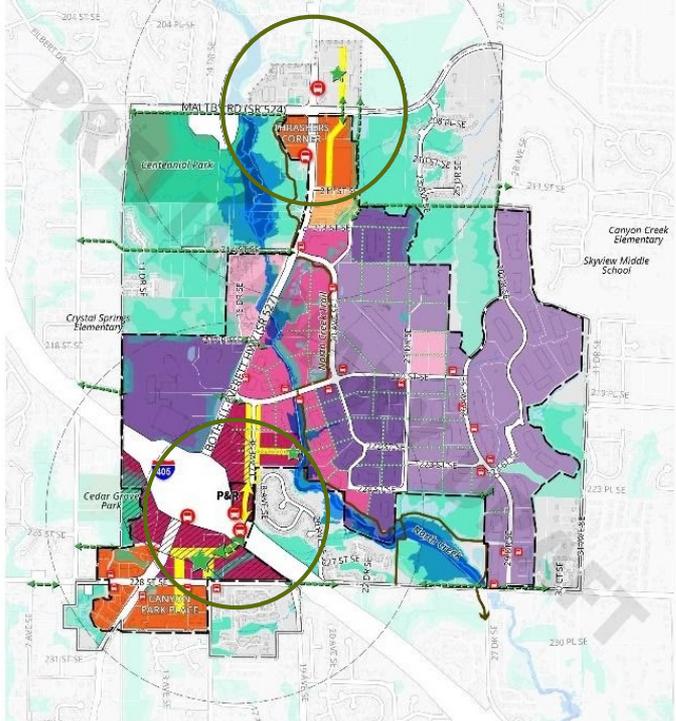
RECAP - PREFERRED LAND USE ALTERNATIVE

-  Office/Residential mixed use (MU) - High
-  Office/Residential MU - Medium
-  Office/Residential MU - Low
-  Residential MU - High
-  Residential MU - Medium
-  Employment - Medium
-  Employment - Low



RECAP - NEW RGC CRITERIA

Middle Ground Alternative
 PLANNING COMMISSION RECOMMENDATION
 PRELIMINARY DRAFT 3/5/2020



Planning Commission Recommendation meets PSRC RGC Criteria

- ✓ Activity Unit / acre
- ✓ Size
- ✓ Land use mix
- ✓ Transportation options
- ✓ Market feasibility – **be patient**

Existing Activity Units		2044 Planned Activity Units	
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Population	345	Population	6,487
Jobs	11,437	Jobs	19,035
acres	565	acres	565

AU / acre 20.85

AU / acre 45.17



**QUESTIONS?
COMMENTS?**



**SUBAREA PLAN
PART TWO**

PROCESS SECTION

Phase 1 - Vision

- Public Engagement
- High-level vision

Phase 2 - Plan Development and Environmental Analysis

- Public Engagement
- Development of draft plan and DEIS

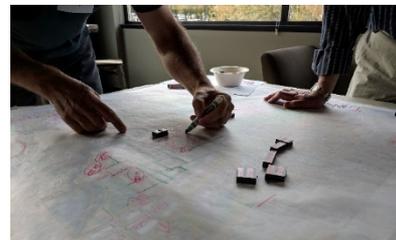
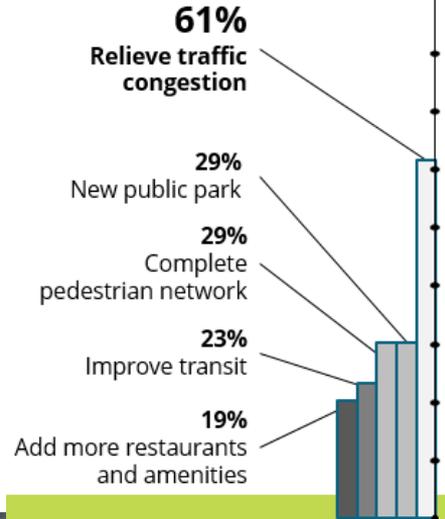
Phase 3 - Subarea Plan, Development Regulations, Planned Action Ordinance

- Public Engagement
- Development of Subarea Plan, Regulations and FEIS

What we heard

- Synopsis of engagement

INVESTMENT PRIORITIES





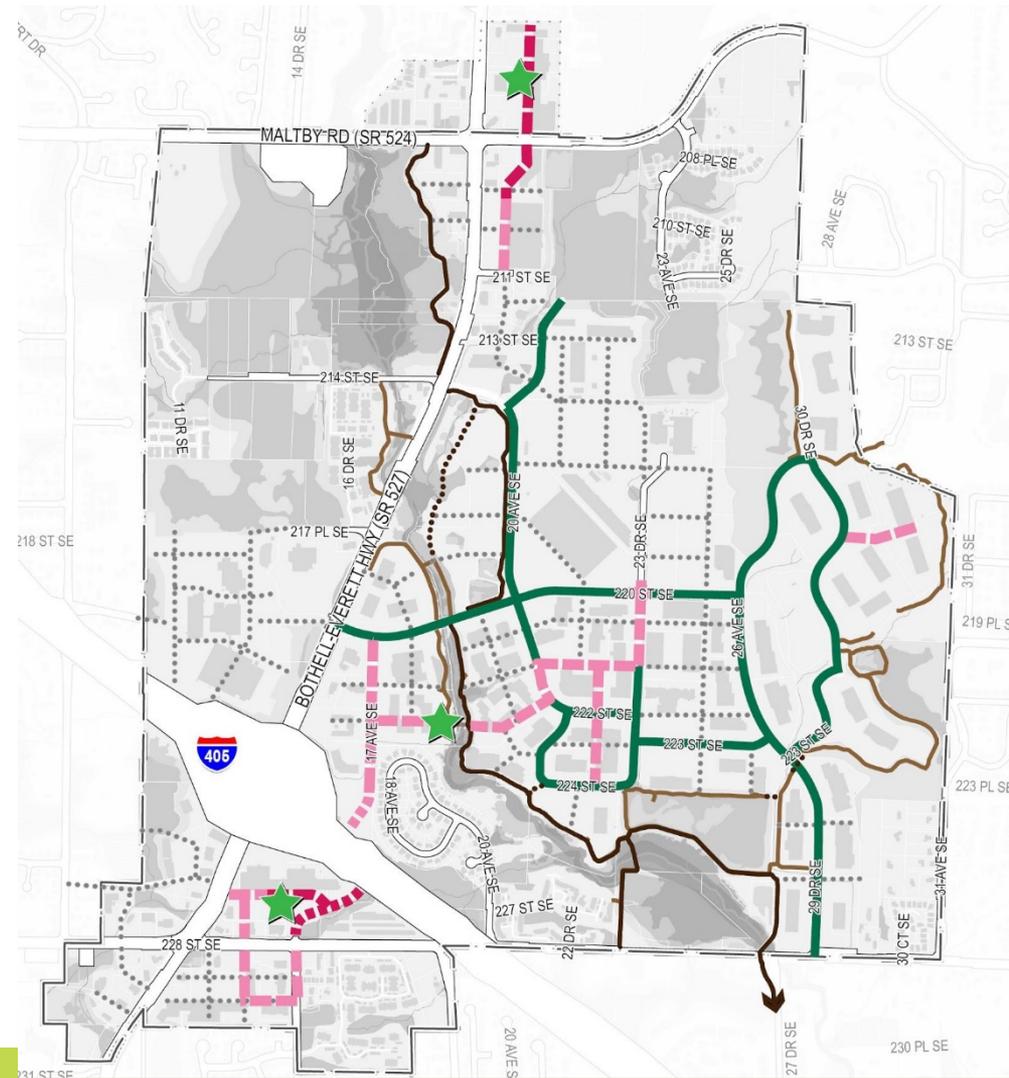
**QUESTIONS?
COMMENTS?**

URBAN DESIGN / COMMUNITY LIVABILITY

What should it look like?

Urban design framework to become:

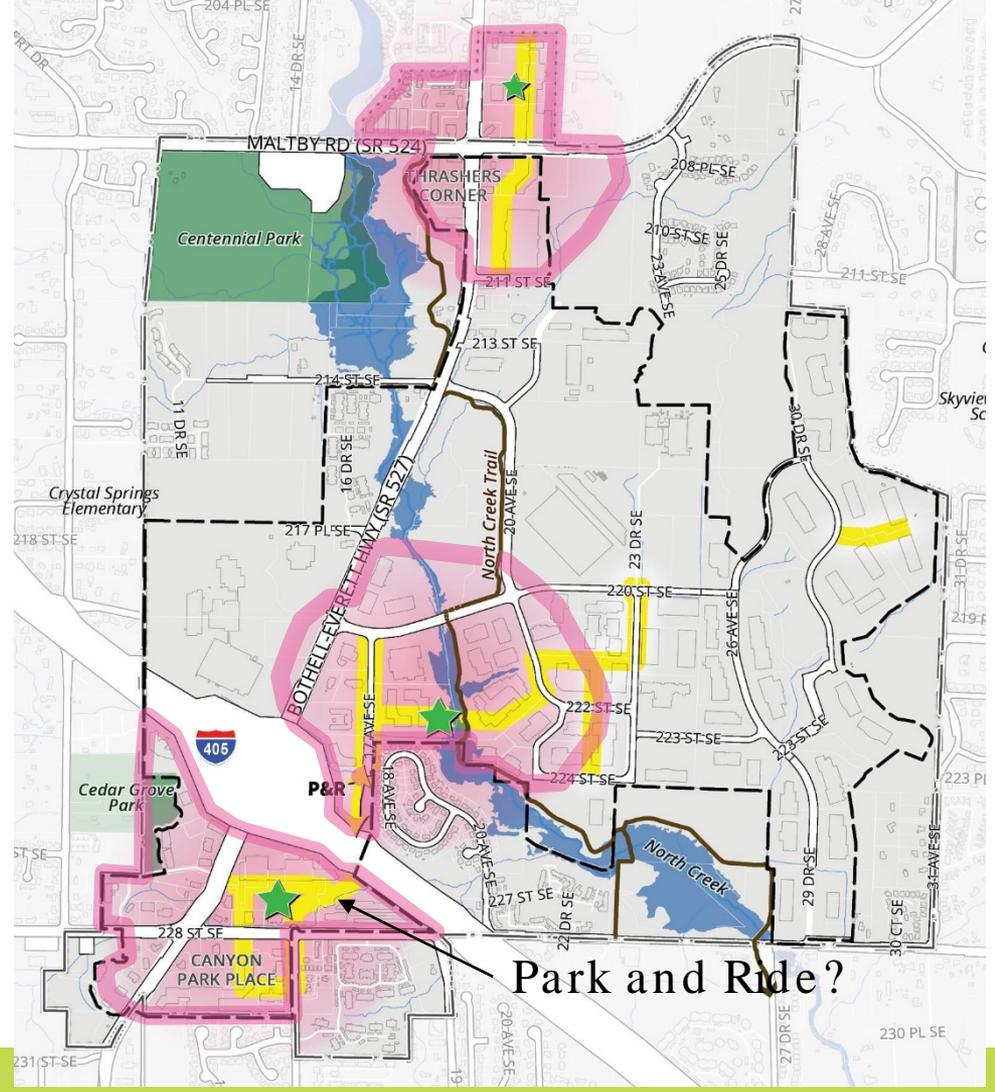
- Around-the-clock, vibrant, multifaceted neighborhood
- Places for informal and creative interaction
- Better connected to North Creek and natural elements
- Connections for walking, biking, and other non-car transportation



URBAN DESIGN COMMUNITY LIVABILITY SECTION

Neighborhood Features

- Neighborhood Center Streets
- Public Gathering Places
- Multi-faceted neighborhood centers



NEIGHBORHOOD CENTER STREETS

COMMON

- Frequent entries
- Flexible ground floor layout & design
- Max. store size and/or average area/depth

PRIMARY

- Commercial ground floors
- No surface parking lots along street

SECONDARY

- Com'l or residential ground floors
- Limited surface parking

LIGHT INDUSTRIAL, FLEX-TECH



OUTDOOR SEATING/PUBLIC SPACES



INTEGRATED PUBLIC PLACES



PUBLICLY ACCESSIBLE SPACES



Cross Kirkland Corridor
Basketball Court

Cross Kirkland Corridor
Sand Volleyball Court

Google Building C

Noble House
Hotels & Resorts

CAMSS Shelters

SRM Development

The Watershed Company

Illumination
Arts Publishing

Technical Media
Productions

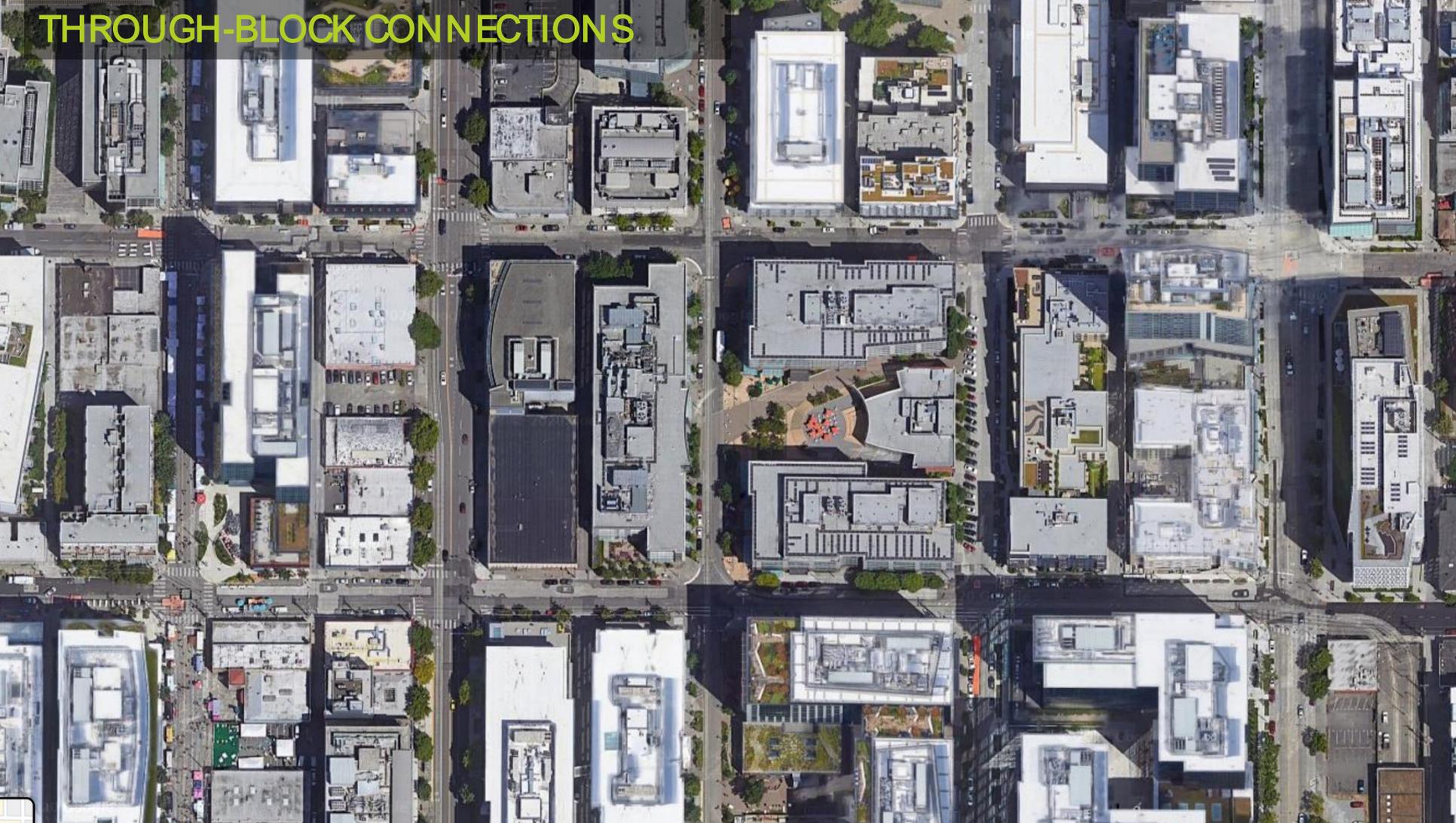
Western Pneumatic Tube

Google

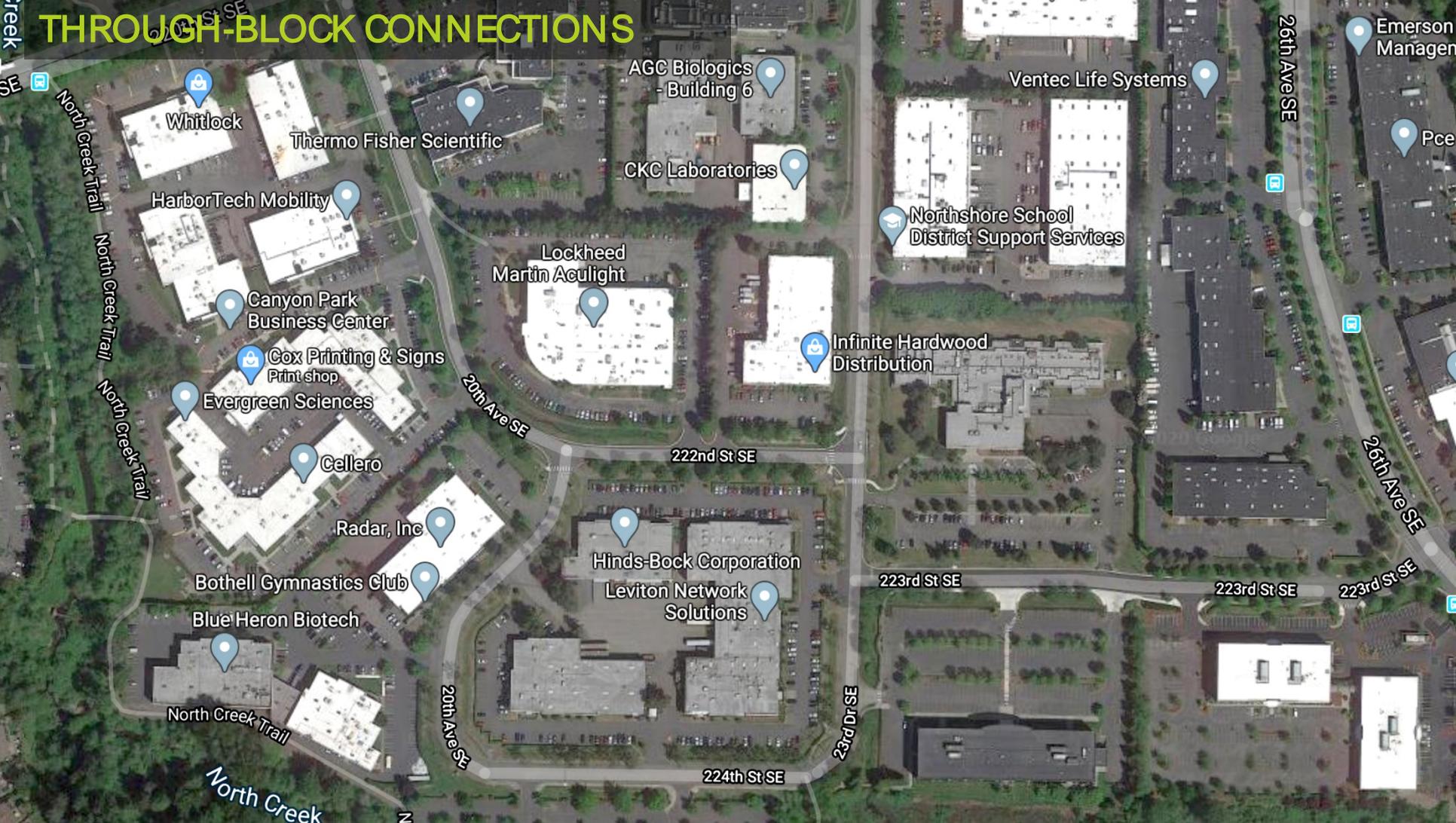
PUBLICLY ACCESSIBLE PRIVATE PARKS



THROUGH-BLOCK CONNECTIONS



THROUGH-BLOCK CONNECTIONS



Whitlock

Thermo Fisher Scientific

AGC Biologics
- Building 6

Ventec Life Systems

Emerson
Management

HarborTech Mobility

CKC Laboratories

Pce

Canyon Park
Business Center

Lockheed
Martin Aculight

Northshore School
District Support Services

Cox Printing & Signs
Print shop

Infinite Hardwood
Distribution

Evergreen Sciences

Cellero

222nd St SE

26th Ave SE

Radar, Inc

Hinds-Bock Corporation

Bothell Gymnastics Club

Leviton Network
Solutions

223rd St SE

223rd St SE

223rd St SE

Blue Heron Biotech

20th Ave SE

23rd Dr SE

224th St SE

North Creek

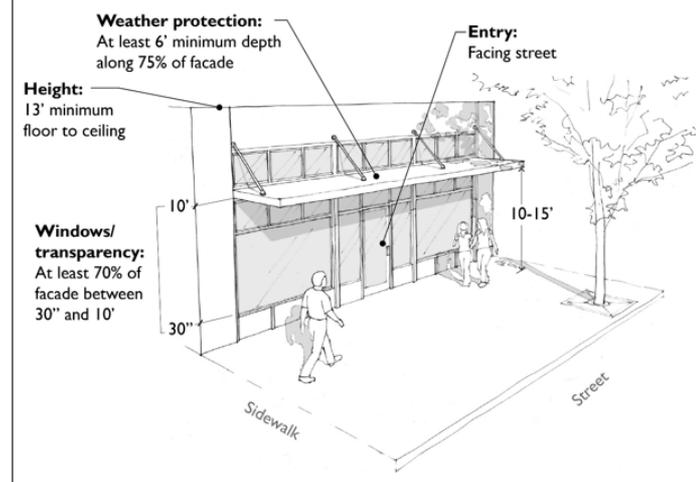
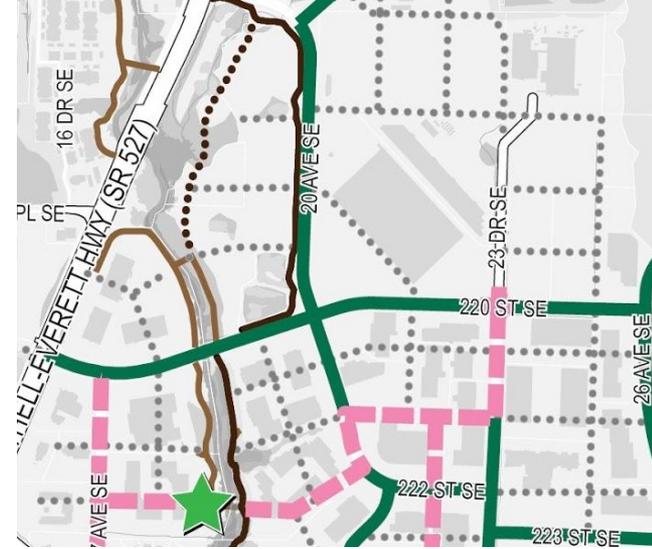
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URBAN DESIGN COMMUNITY LIVABILITY SECTION

Policy questions

Question 2: Should block sizes within employment areas be increased to 400 or more feet, be optional, or allow the market (developer) to determine?

Question 3: Should buildings facing streets include closely spaced openings and/or windows? Would designs that duplicate that appearance be acceptable?



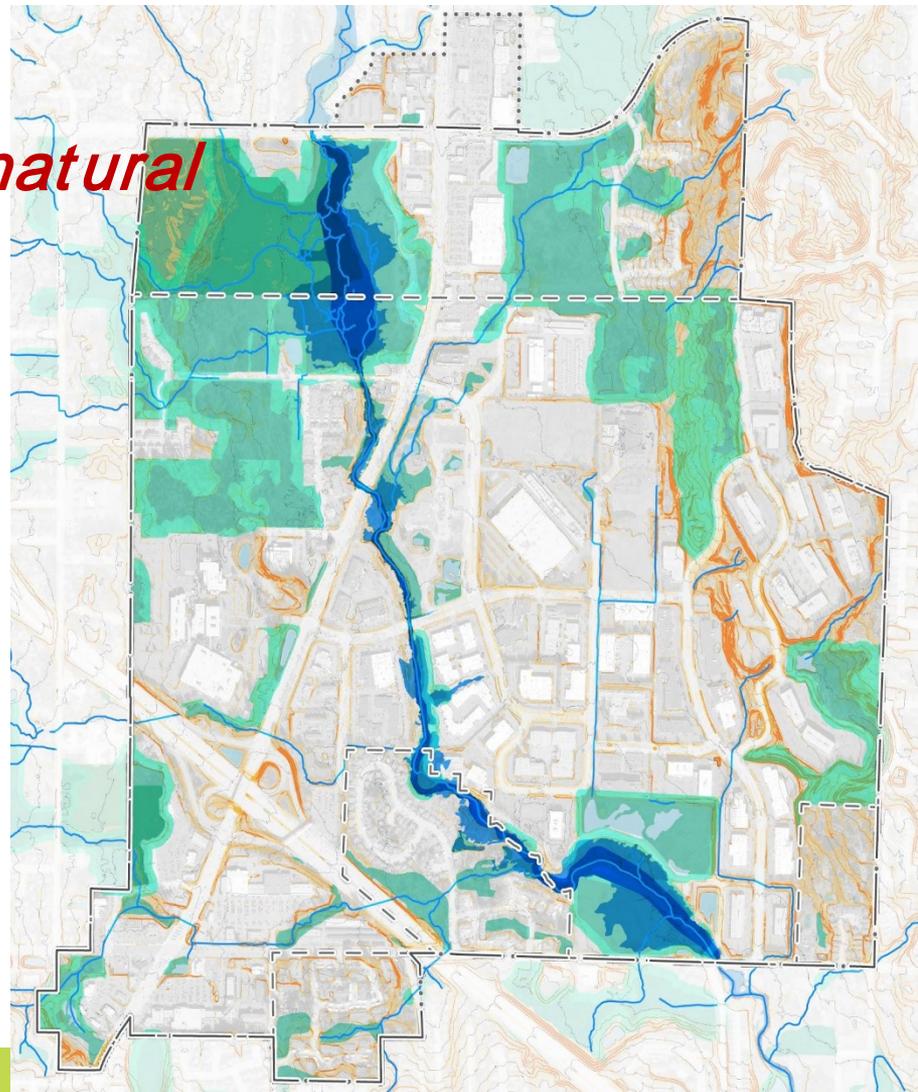


**QUESTIONS?
COMMENTS?**

NATURAL ENVIRONMENT

Protect or mitigate impacts to natural features

Protect, enhance, and leverage Canyon Park's Robust and Healthy Natural Environment.



STORMWATER DETENTION & FILTRATION



NATURAL ENVIRONMENT

Wetland & riparian mitigation/restoration

Options

- Rehabilitate associated wetlands
- Privately owned parcels along 214th St SE
- Degraded stream buffers along North Creek
- Off-site mitigation
- Wetland mitigation bank



NATURAL ENVIRONMENT

Policy questions

Question 4: Should off-site wetland mitigation banks be used to meet wetland impacts?

Keller Farms:

Certified by the Corps of Engineers and Department of Ecology.

Credits offset impacts to wetlands in the Sammamish River Watershed

Can provide better functions and values than isolated on-site mitigation



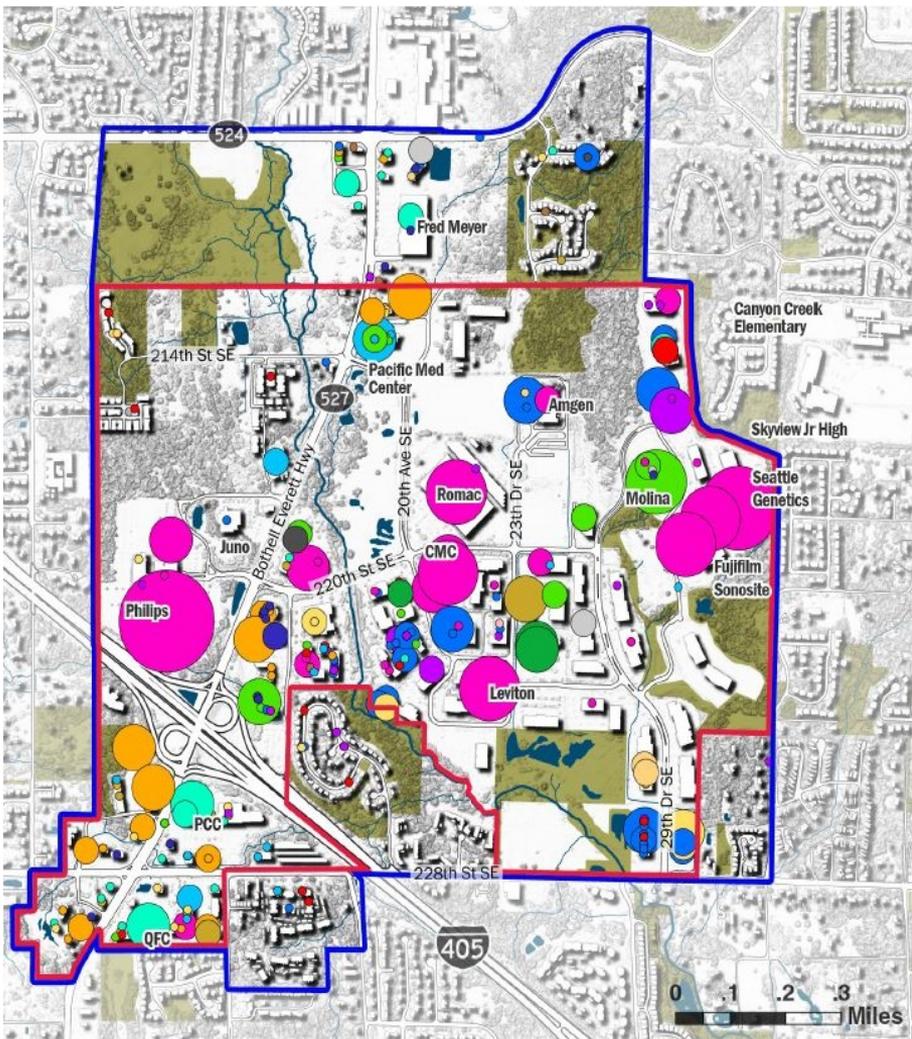


**QUESTIONS?
COMMENTS?**

ECONOMIC DEVELOPMENT

Features

- Retain and expand the vital economic engine that is Canyon Park
- Life Sciences of WA suggests a life science cluster designation
- Question 5: Should the city explore assigning a portion of the Canyon Park Subarea as a 'Life Sciences Cluster'?



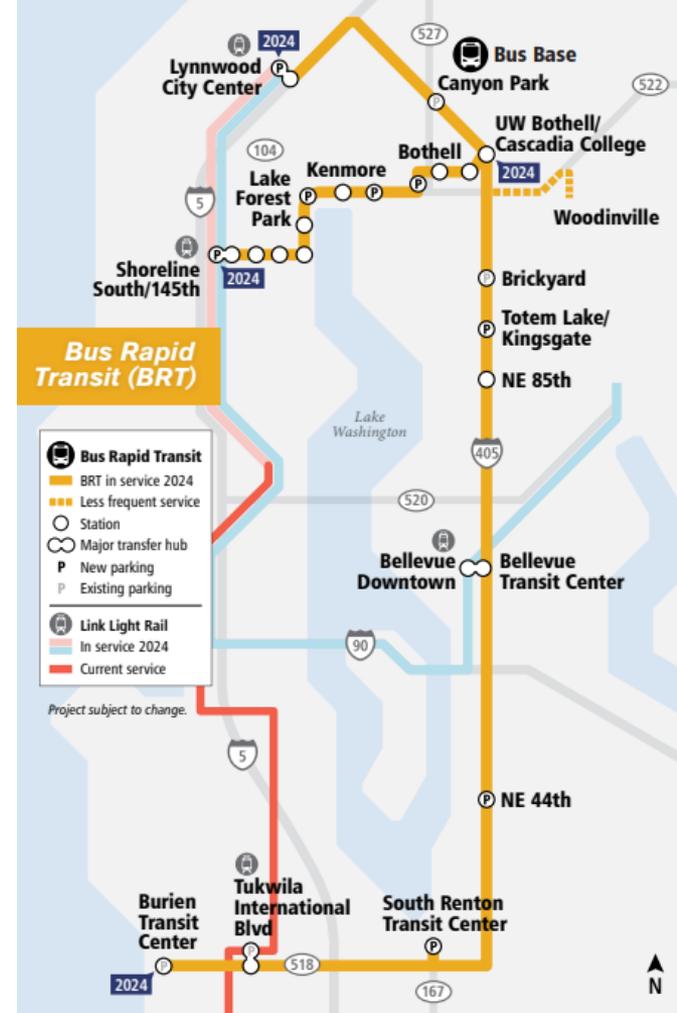


**QUESTIONS?
COMMENTS?**

TRANSPORTATION APPROACH

Planning Commission Ideas

- Transit priority
- Transportation Demand Management (TDM)
- Focus on moving people – not cars
- Reduce parking - parking management
- Street extensions as long as:
 - Tied with major improvement to transit
 - Safety improvements (9th Ave) come first
 - Public safety vehicle access



TRANSPORTATION

Improve Connectivity

- New turn lanes at intersections
 - Improves intersection capacity/efficiency
- New extensions to surrounding street system
 - Relieves congested corridors
 - Provides additional mobility options
 - Expands Emergency vehicle routes
 - Achieves LOS
- New Intersection improvements
- Pedestrian/bike paths



Canyon Park
Transportation Projects

 Canyon Park Study Area
 North Creek Trail

Comprehensive Plan Projects

 Intersection Project

 Corridor Project

 Non motorized Project

Potential Mitigation Projects

 Potential Intersection Mitigation

 Potential Corridor Mitigation

See project list for more information

0 0.125 0.25 0.5 Miles

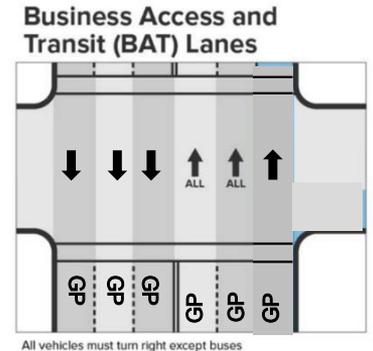


TRANSPORTATION

Projected Level of Service (LOS) Delay no BAT Lanes (2043)

Corridor	With 214th Street Extension	Without 214th Street Extension
SR 524	E (57)	E (77)
SR 527	E (74)	F (86)
228th St SE/SW	E (56)	E (63)

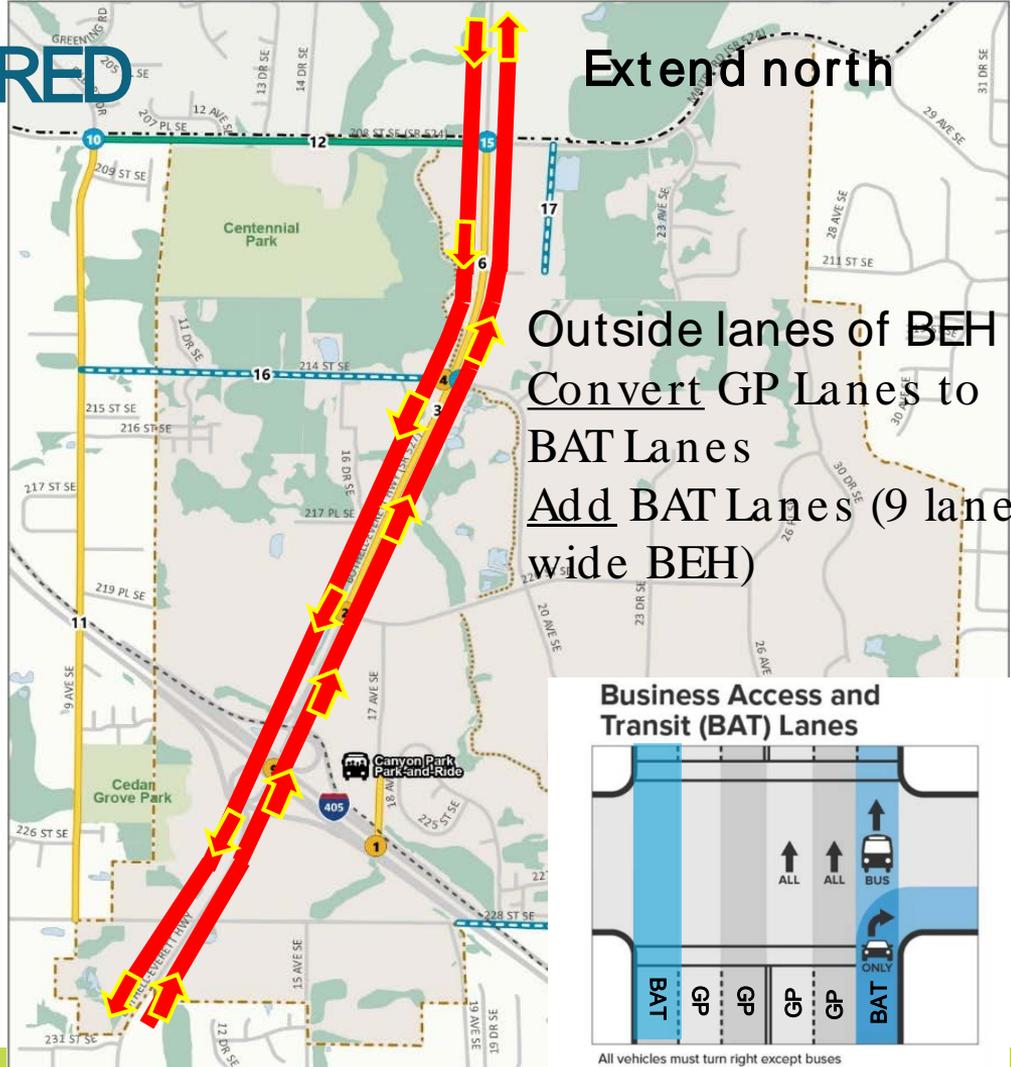
- Three General Purpose lanes north and south bound SR-527
- Assumes the 20th Avenue SE and 219th ST SE extensions



TRANSIT OPTION PREFERRED

BAT Lanes

- Convert 'outside' general purpose lanes to BAT lanes
- CT supportive
- Snohomish County supportive - if in conjunction with regional approach
- Future coordination effort
- Increases congestion on BEH



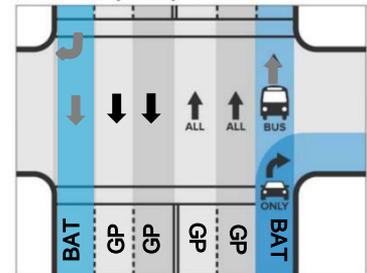
TRANSPORTATION

Projected Level of Service (LOS) Delay without and with BAT Lanes (2043)

Corridor	With 214 th Extension		Without 214 th Extension	
	No BAT Lanes	With BAT Lanes	No BAT Lanes	With BAT Lanes
524	E (57)	F (82)	E (77)	F (92)
527	E (74)	F (97)	F (86)	F (112)
228 th ST	E (56)	E (56)	E (63)	E (63)

- Two general purpose (GP) lanes, one BAT Lane north and south bound SR-527
- Assumes the 20th Avenue SE and 219th ST SE extensions

Business Access and Transit (BAT) Lanes



All vehicles must turn right except buses

TRANSPORTATION

Policy questions

- Question 7: Should 214th ST SE be extended from the BEH to 9th Avenue SE?
- Question 8: If 214th ST SE is not extended the City will need to accept a lower LOS for this portion of the BEH with the conversion of general purpose lanes to BAT lanes.

Is this an acceptable trade-off for improving transit?



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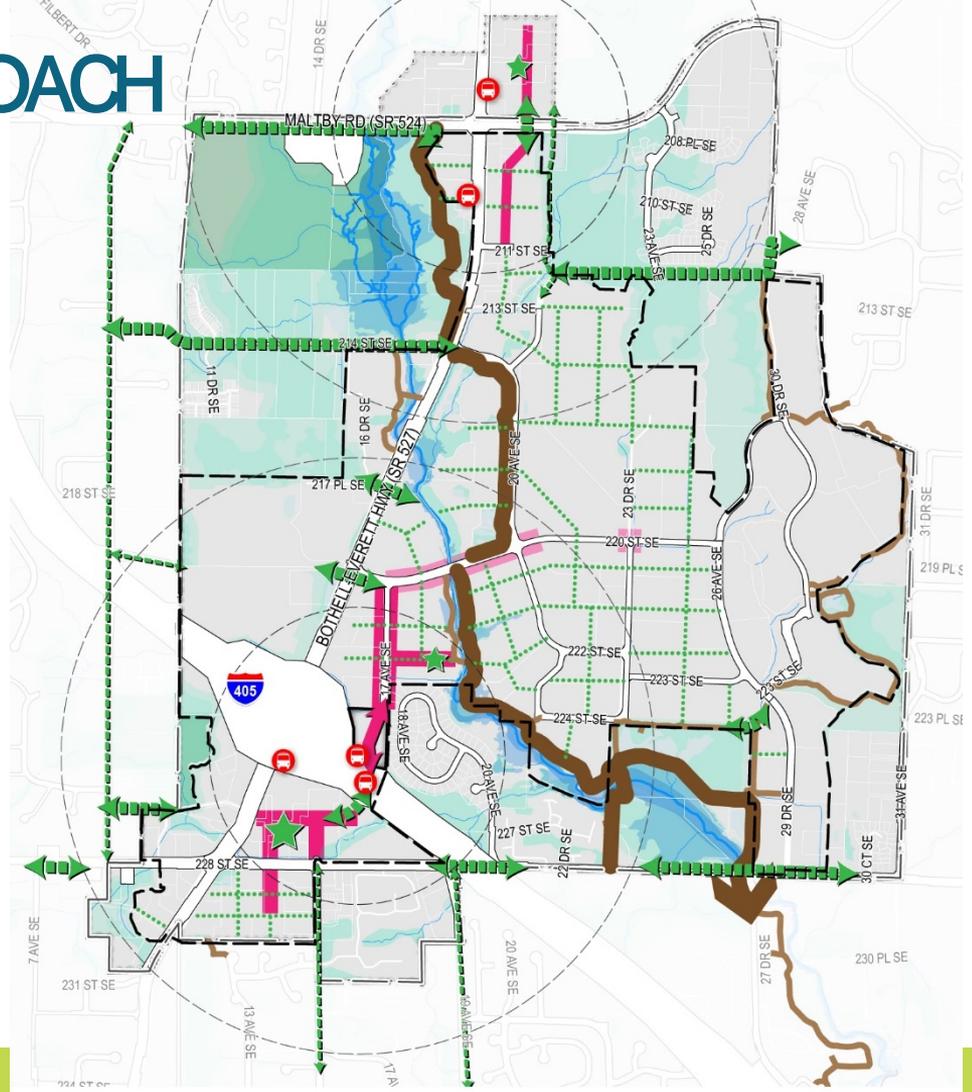


**QUESTIONS?
COMMENTS?**

TRANSPORTATION APPROACH

Focus on pedestrians, bikes and TDM

- Sidewalks
- Connections to North Creek Trail
- Through-block connections
- Transportation Demand Management (TDM)



TRANSPORTATION

Policy questions

- Question 9: If 214th ST SE is not extended as a vehicle route should it be substituted with a pedestrian and bike path?
- Question 6: Should the city employ Transportation Demand Management (TDM) program even if it means a long-term commitment of staff resources?



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Potential Mitigation Projects

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**QUESTIONS?
COMMENTS?**



NEXT STEPS

Next Steps

July

- Planning Commission Study Session (7/8)
- Planning Commission Public Hearing (7/15)
- Public engagement (virtual)

August

- Planning Commission Public Hearing (8/5)
- Virtual (on-line) open house

September

- City Council Public Hearings
- Adopt Planned Action Ordinance



MORE INFORMATION & CONTACTS

Website:

<http://www.bothellwa.gov/1176/Canyon-Park-Visioning>

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THANK YOU!

