



CITY OF BOTHELL

CANYON PARK SUBAREA PLAN

**Canyon Park Community Open House
August 6, 2020**

AGENDA

- **Presentation**
 - Welcome and introductions
 - Subarea plan purpose
 - What we've heard
 - Topic areas
 - Subarea Plan overview
- **Breakout group discussions by topic**
 - What did we miss?
 - How could we improve the draft plan?
 - What actions are most important?
- **Report back and next steps**

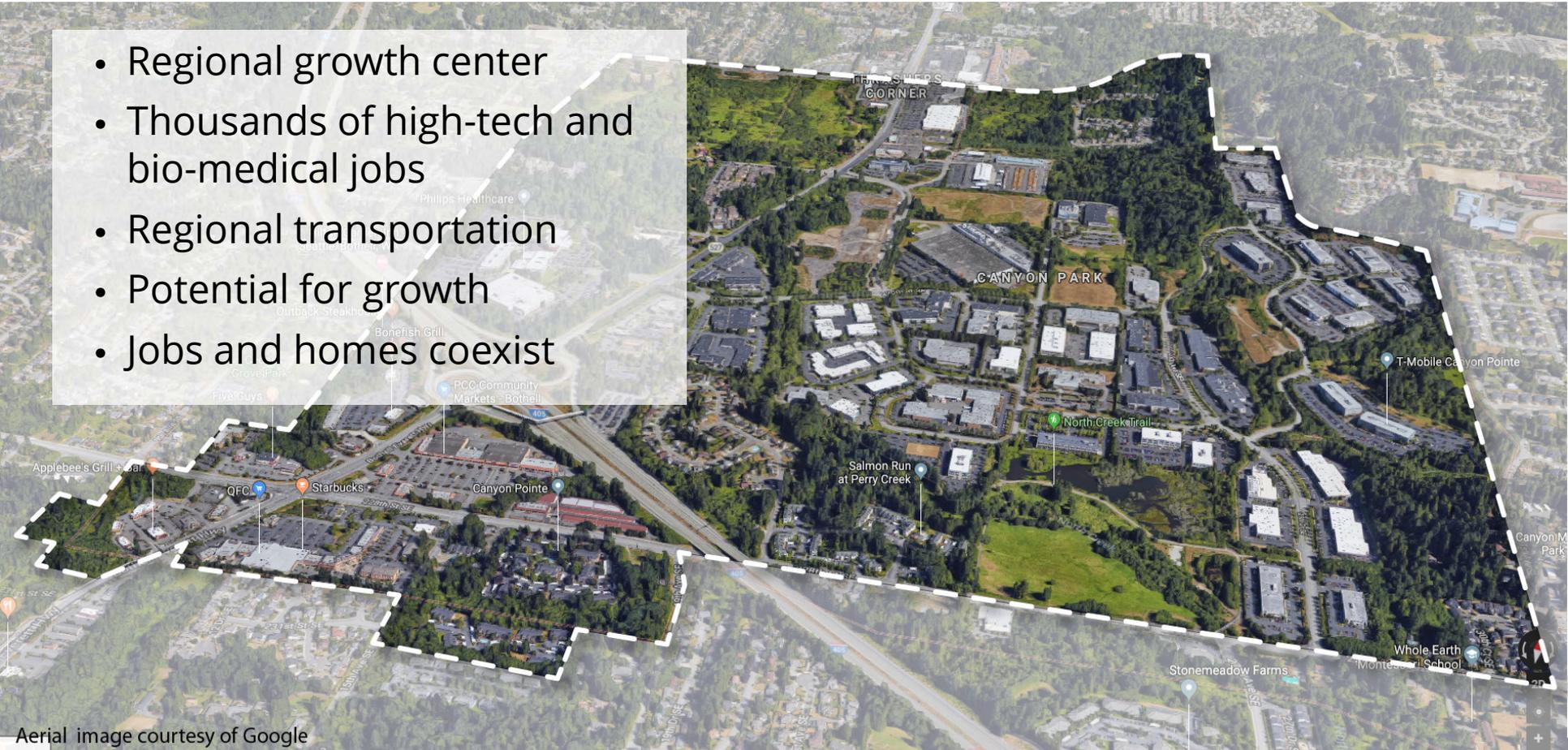




WHY FOCUS ON CANYON PARK?

WHY CANYON PARK?

- Regional growth center
- Thousands of high-tech and bio-medical jobs
- Regional transportation
- Potential for growth
- Jobs and homes coexist



Aerial image courtesy of Google

WHAT'S THE CHALLENGE?

ENSURE THAT GROWTH MAKES CANYON PARK BETTER.

- Regional assets (I-405, SR 527, park-and-ride, wetlands) complicate local transportation
- **No matter what, it gets worse**
- Need substantial funds; must:
 - Meet Regional Growth Center (RGC) criteria
 - Show how we can address the challenges
- Changing times
 - Amenities
 - Mixed use
 - Transportation choices shift

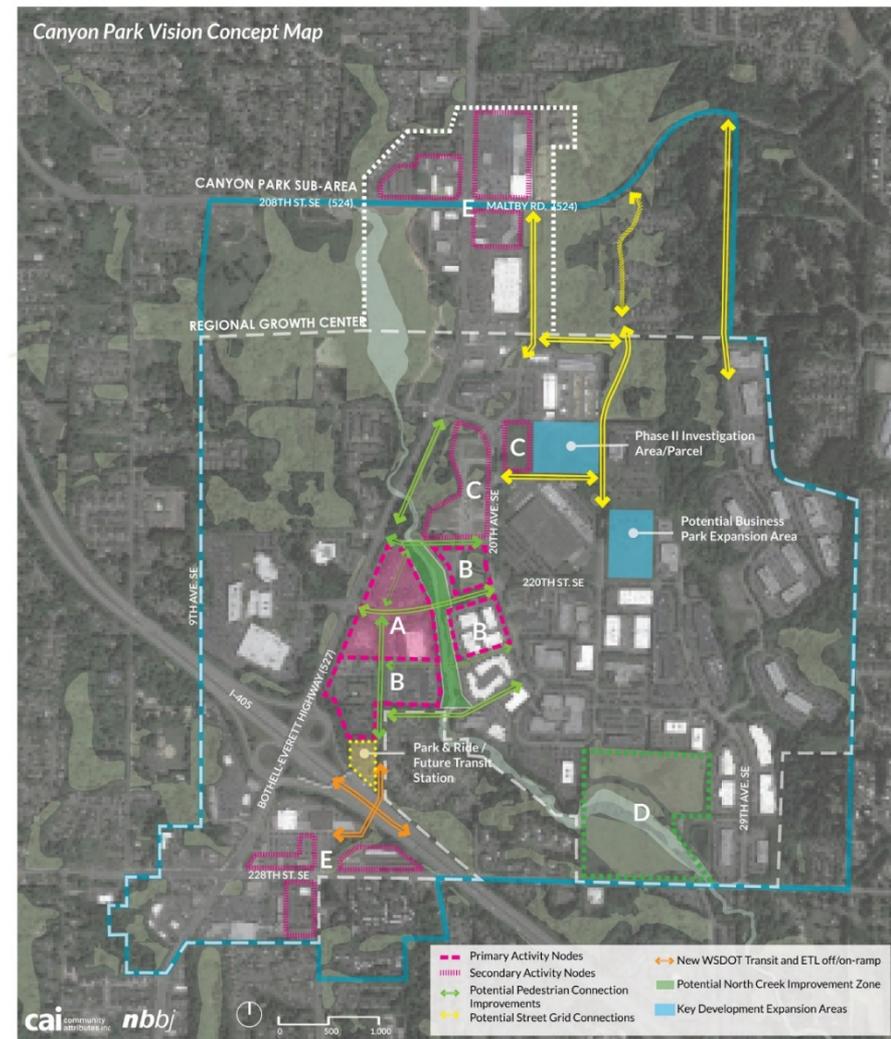
If we plan, can make better than otherwise



WHAT WE'VE HEARD

2018 VISION

- Stakeholders: Businesses, employers, property owners, residents, Bothell community
- Vision for Canyon Park:
 - **An Economic Driver**
 - **A Multifaceted Neighborhood**
 - **Connected to the Natural Environment**
 - **A Transportation Hub**



PLANNING COMMISSION & OTHER ENGAGEMENT

Concept, Land Use, & Urban Design

- Focus growth near transit—this is Bothell's big chance
- Mix residences and jobs for vibrant neighborhoods
- Residential near North Creek
- Include parks/open space considerations
- Meet PSRC RGC criteria
- School capacity and buses
- New park

Economic Development

- Support and promote a “Life Sciences Cluster”
- Support small and POC-owned businesses



PLANNING COMMISSION & OTHER ENGAGEMENT

Transportation

- Improve traffic situation
- Prioritize transit
- Improve walking/biking connections
- Transportation Demand Management (TDM)
- Focus on moving people, not cars
- Appropriateness of RGC; adequate analysis
- 20th Ave SE extension ok
- Concerns about 214th extension; support for trail
- If 214th goes through, 9th Ave improvements first, tie with major transit improvement, and provide emergency access

Natural Environment

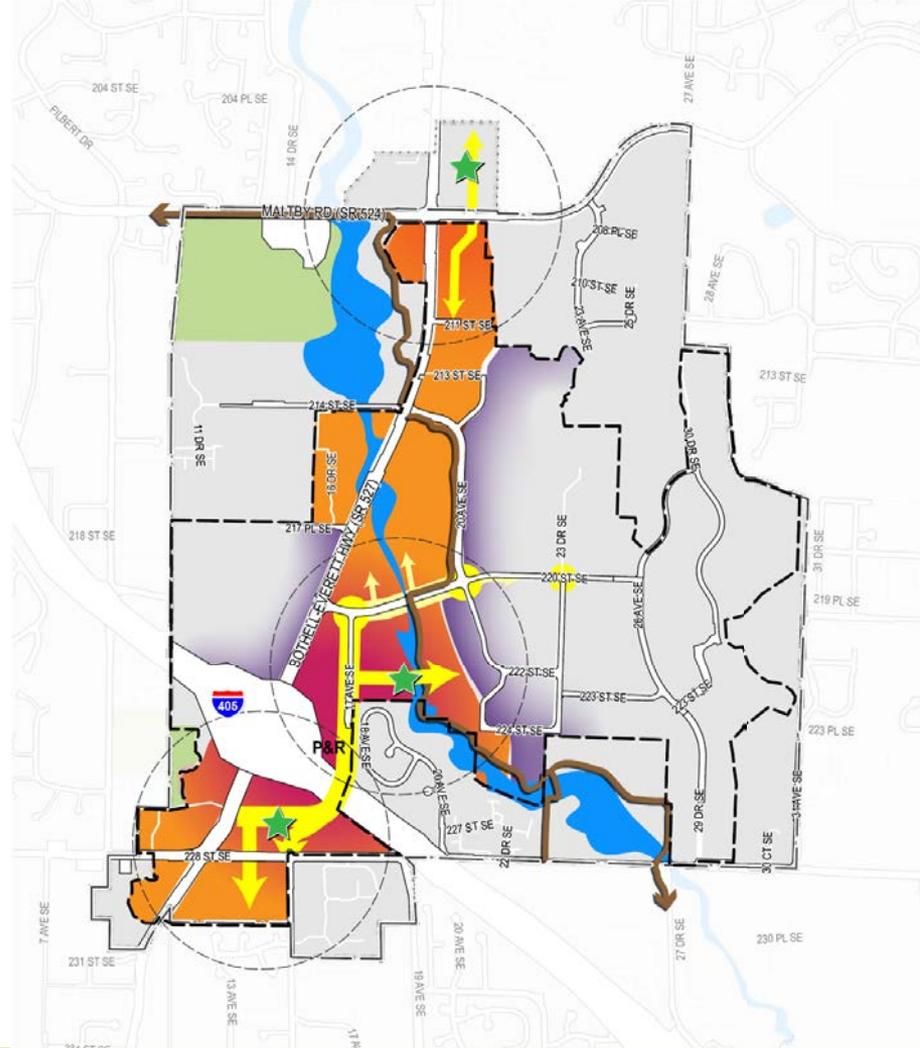
- Mitigate any wetland/stream/buffer impacts within Canyon Park
- Community support for natural systems
- Address stormwater



BREAK-OUT GROUP TOPICS

- Overall concept and urban design
- Transportation
- Land use, economic development, and natural environment

Chat – what room are you most interested in?





CONCEPT

NEIGHBORHOOD CENTER STREETS

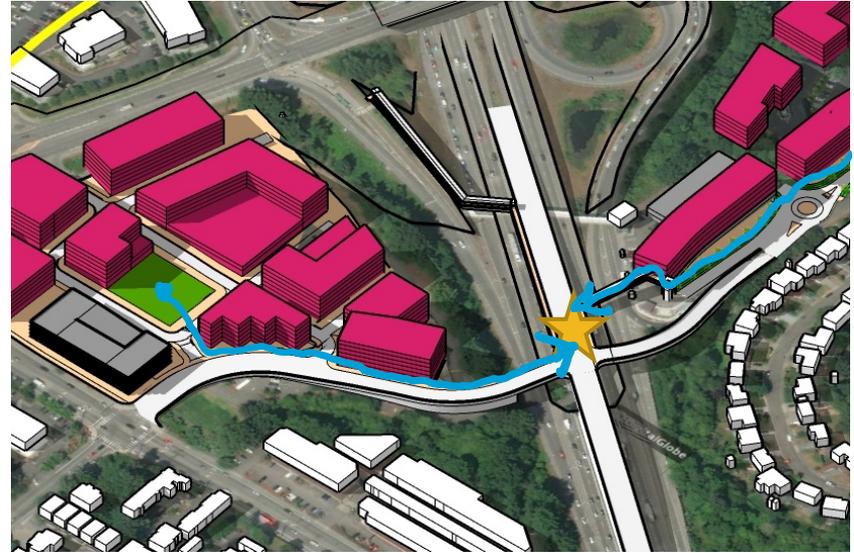
CHARACTERISTICS

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



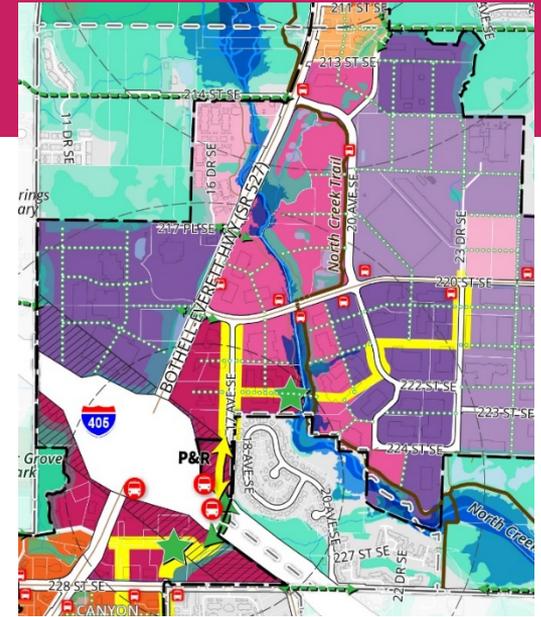
STATION CONNECTIONS

Improve pedestrian connections to I-405 express buses/future ST Stride service



OFFICE/RESIDENTIAL MU

Office/Res MU Designation	Intensity
High	0.6 – 3.0 FAR 90 - 133 du/acre
Medium	0.5 – 1.5 FAR 45 - 57 du/acre
Low	0.35 – 0.5 FAR 35 du/acre



RESIDENTIAL MU

Residential MU Designation	Intensity
High	90 – 133 du/acre
Medium	45 – 57 du/acre



Employment

Employment Designation	Intensity
High	0.5 – 1.5 FAR
Medium	0.35 – 0.5 FAR

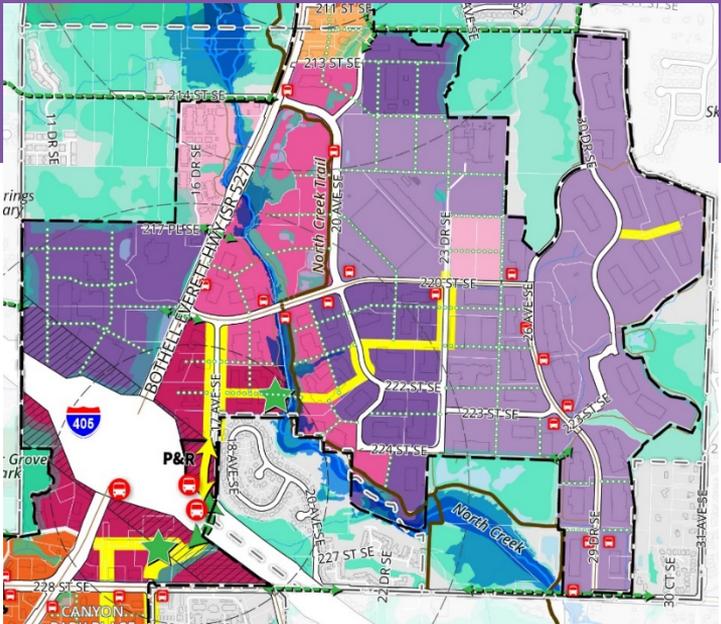


Image © 2020 Google



Image © 2020 Google

A blue-tinted photograph of a suburban street scene. In the foreground, there are large, leafless trees and a well-manicured bush. A road curves through the scene. In the background, a modern, single-story building with large windows is visible. The building has a sign that reads "CENTRO BILLO". Several cars are parked in a lot in front of the building. The sky is overcast.

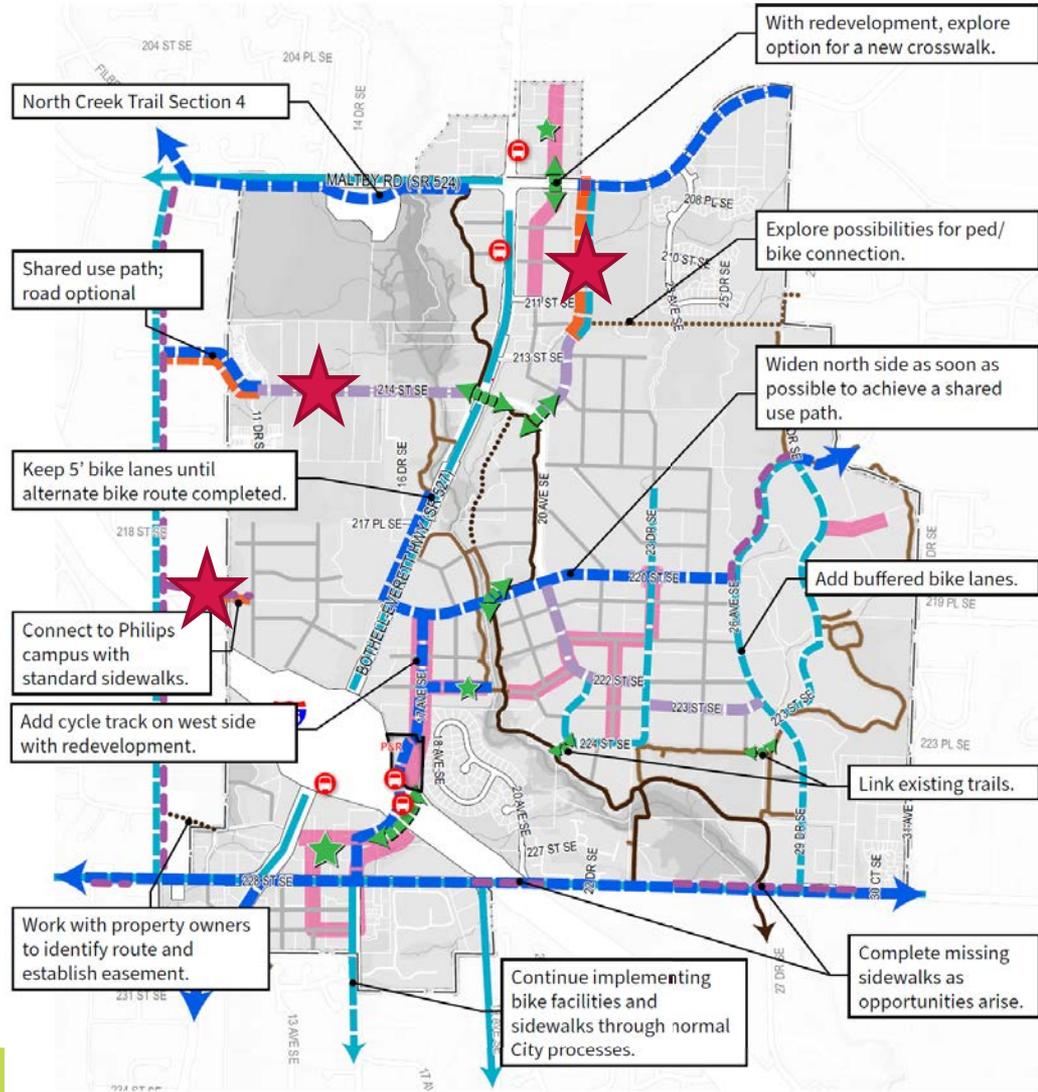
TRANSPORTATION

TRANSPORTATION APPROACH

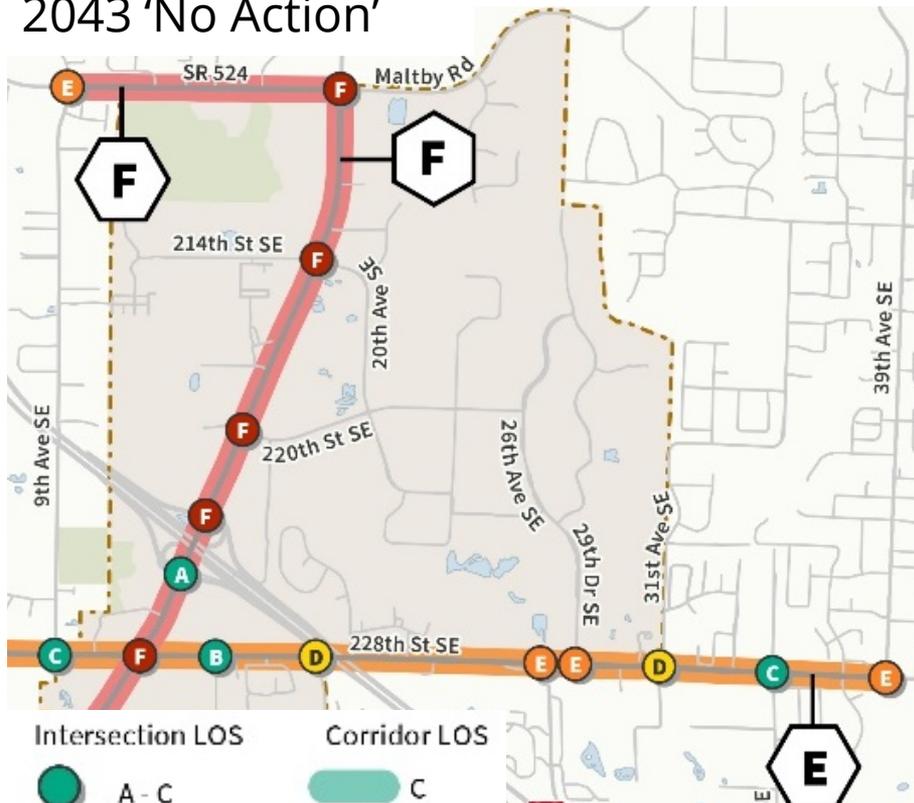
- No easy solutions
- Improve roadway capacity as feasible
- Make non-car options attractive
- Extend 3 streets
- Improve ped/bike connections
- Prioritize transit

Proposed Improvements

- ↔ Connection/crossing
- ★ New road
- ▬ Bike lanes
- ▬ Shared-use path
- ▬ Shared lane
- Trail
- ▬ Sidewalks



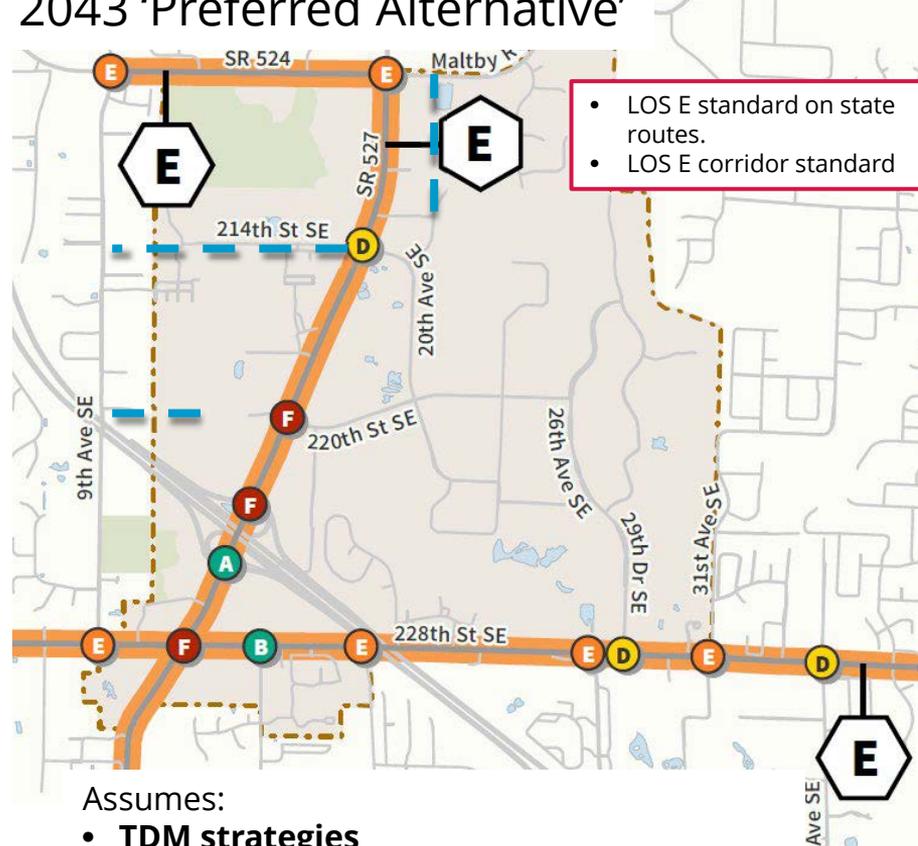
2043 'No Action'



Assumes:

- Comprehensive Plan Projects
- I-405 ETL ramps
- BRT Services

2043 'Preferred Alternative'



- LOS E standard on state routes.
- LOS E corridor standard

Assumes:

- **TDM strategies**
- **Capital Improvement projects beyond the Comprehensive Plan**
- I-405 ETL ramps
- BRT Services

A blue-tinted photograph of a campus scene. In the foreground, there are several large, leafless trees and a low hedge. In the middle ground, a parking lot is visible with several cars. In the background, a large, modern building with a sign that reads "CENTRO BILLO" is visible. The sky is overcast.

SMALL GROUP DISCUSSIONS

BREAKOUT ROOMS

1. What did we miss?
2. How could we improve the draft plan?
3. What actions are most important?

CONCEPT & URBAN DESIGN

- Create places enjoyable for people
- Foster businesses
- Be patient

LAND USE, ECONOMIC DEVELOPMENT, NATURAL ENVIRONMENT

- Accommodate expected growth
- Make sure expected development is financially feasible
- Maintain a high-quality natural environment

TRANSPORTATION

- Provide a functional transportation system
- Street extensions
- Prioritizing transit
- Pedestrian/bicycle paths

A blue-tinted photograph of a suburban street scene. In the foreground, there are large, leafless trees and a well-manicured hedge. A paved road curves through the scene. In the background, a modern, single-story building with large windows is visible. The sky is overcast. The text "NEXT STEPS" is overlaid in the lower-left corner.

NEXT STEPS

Next Steps

August

- Online survey (closes 8/20/2020)
- Issue Final EIS

September

- Planning Commission Public Hearings
- Planning Commission Recommendation

October

- City Council Public Hearing
- Adopt Planned Action Ordinance



MORE INFORMATION & CONTACTS

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

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THANK YOU!

