



City of Bothell

CANYON PARK VISIONING

Stakeholder Meeting #3

REFRESHER: What We're Doing

Phase I – Visioning

- > Enhance business attraction, retention, expansion and job growth opportunities beyond the levels experienced under the current plan and regulatory framework;
- > Understand how the Plan Update will accommodate the City's growth targets through mixed use residential and retail development;
- > Ensure that any strategies designed for the Canyon Park RGC complement rather than compete with the City's downtown which is currently under re-development.
- > Develop a **common vision** and plan to achieve long- and short-range goals.

Phase II – Subarea Plan Development

- > Leverage vision work to develop a new subarea plan for the area
- > Update regulations, growth targets and capacity analysis
- > Conduct necessary infrastructure, transportation and environmental review

Phase I Tasks

- > Stakeholder and Public Engagement
- > Economic and Market Analysis
- > Infrastructure and Urban Design Framework Review
- > Vision and Implementation Plan

Canyon Park RGC

Canyon Park Regional Growth Center

- > Development within the area largely occurred in the 1980s and early 1990s.
- > Developed with over 500 acres of business and industrial parks, 50 acres of retail and service uses, and approximately 500 residential housing units.
- > The boundaries of the Canyon Park regional growth center generally coincide with those of the City of Bothell Canyon Park-Thrasher's Corner Subarea
- > In addition to office, commercial and residential development, the center contains significant steep slopes, natural areas, wetlands, and wildlife habitat

Quick Facts

719 acres

6% of population in Bothell (2010)

6% of housing in Bothell (2010)

33% of employment (2010)

Source: Puget Sound Regional Council, 2017

Exhibit 1. Canyon Park Area Boundaries

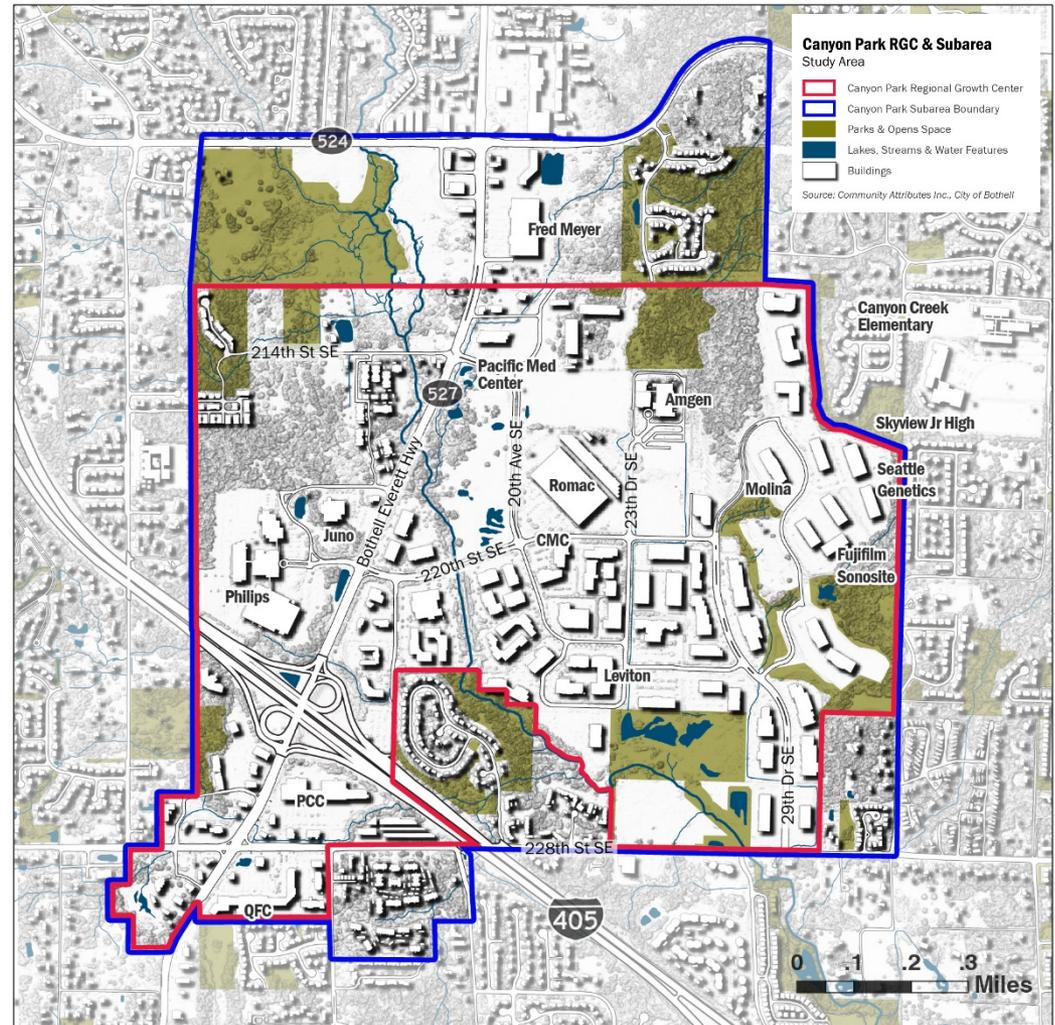
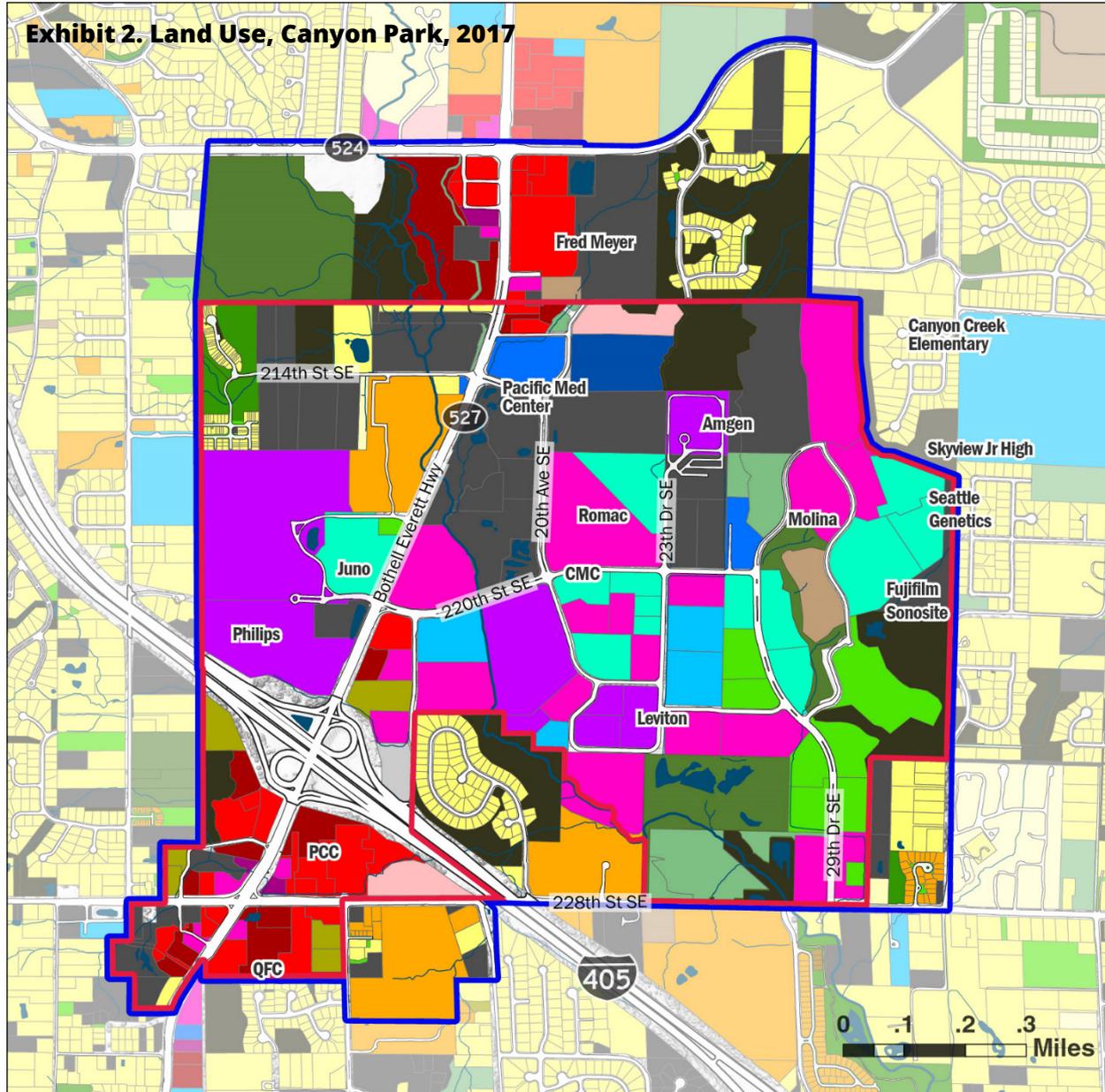


Exhibit 2. Land Use, Canyon Park, 2017



Land Use

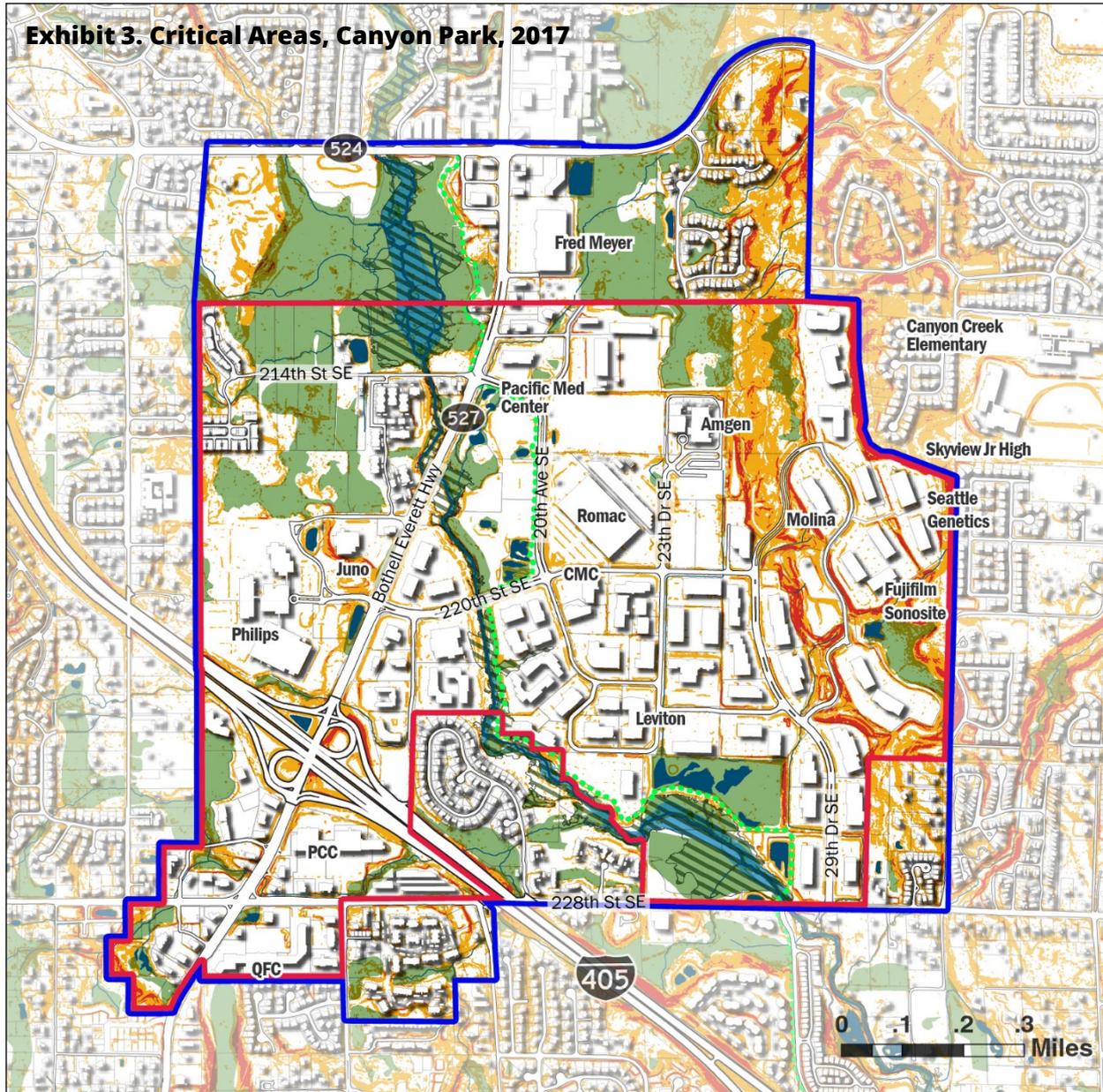
- > Predominant land uses are R&D, manufacturing and office uses
- > Concentrations of retail in two locations
- > Some multifamily and single family uses on fringes of planning boundaries

Canyon Park RGC & Subarea Land Use



Source: Community Attributes Inc., City of Bothell, 2017

Exhibit 3. Critical Areas, Canyon Park, 2017



Critical Areas

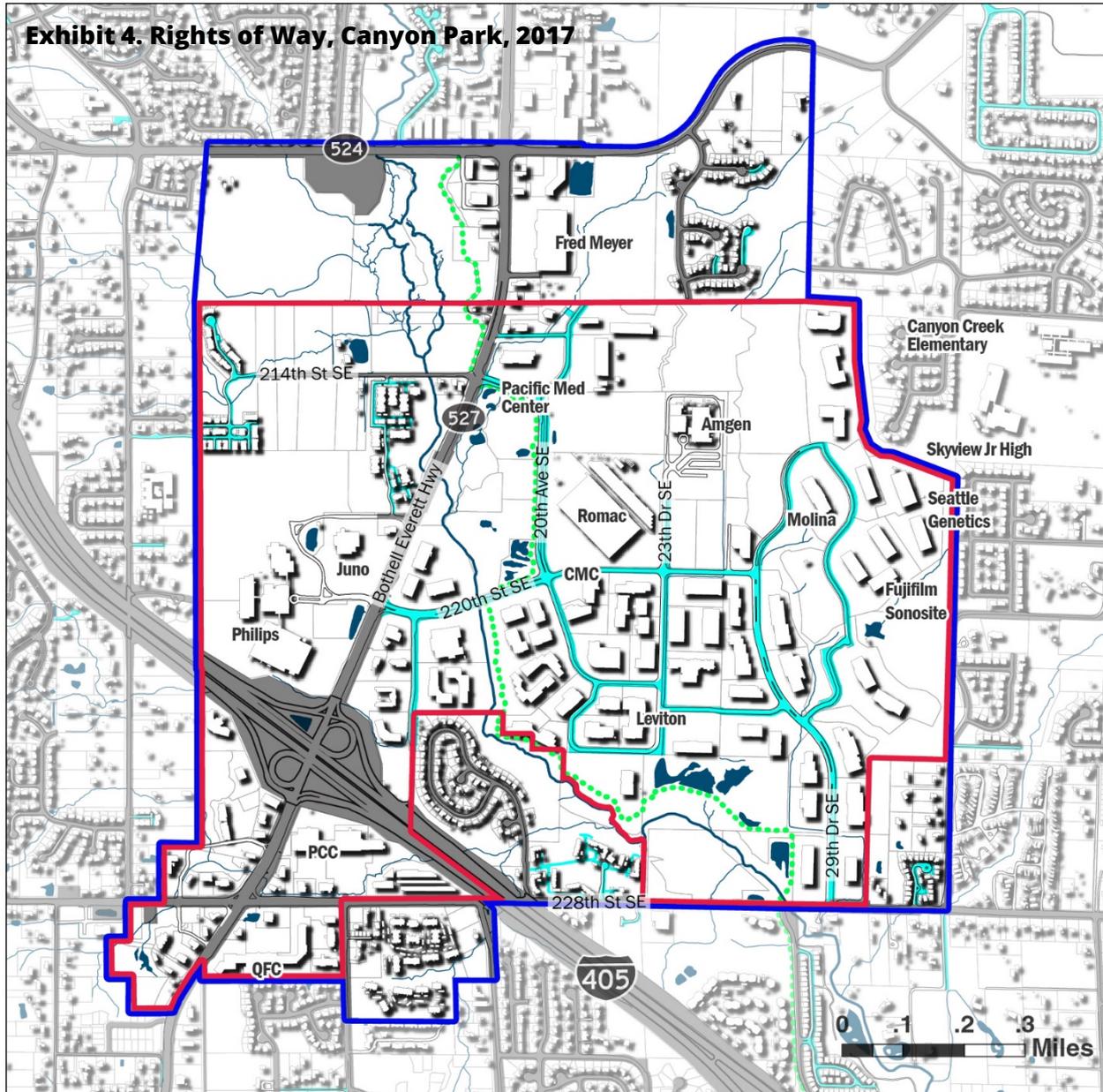
- > Wetlands and are a predominant feature of the area
- > North Creek and the adjacent North Creek trail offer recreational opportunities
- > Steep slopes separate the eastern most portion of the area

Canyon Park RGC & Subarea Environmental Features

-  Canyon Park Regional Growth Center
-  Canyon Park Subarea Boundary
-  Lakes, Streams & Water Features
-  Buildings
-  Wetlands
-  Floodway
-  Floodplain
-  Moderately High Slope Area 15-40%
-  High Slope Area 40%+
-  North Creek Trail

Source: Community Attributes Inc., City of Bothell

Exhibit 4. Rights of Way, Canyon Park, 2017



Local Roads

- > Two major transportation corridors bisect the area
- > The majority of internal roads within the area are privately owned rights of way
- > Area is primarily accessed by auto and bus service

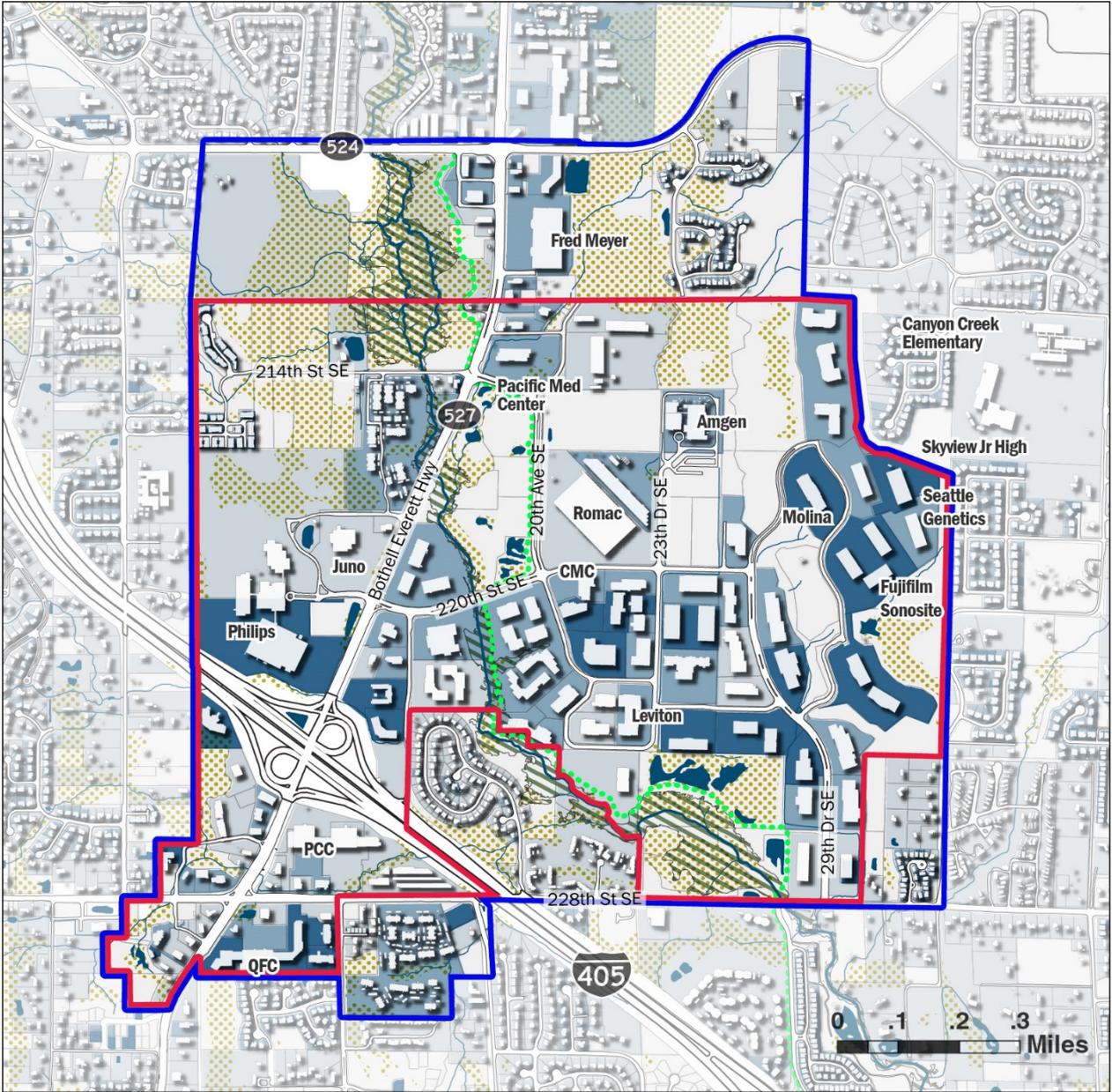
Canyon Park RGC & Subarea Rights-of-Way by Ownership

- Canyon Park Regional Growth Center
- Canyon Park Subarea Boundary
- Lakes, Streams & Water Features
- Buildings
- Public Rights-of-Way
- Private Rights-of-Way
- North Creek Trail

Source: Community Attributes Inc., City of Bothell

Exhibit 5. Improvement Values, Canyon Park, 2017

> The area's developable capacity is impacted by existing improvements and the amount of critical areas present (wetlands, floodplain, steep slopes)



Redevelopable Land in Canyon Park RGC	Additional population capacity	Additional employment capacity
All 2035 re-developable parcels under R-AC	4,498	753

Canyon Park RGC & Subarea Improvement Values

- Canyon Park Regional Growth Center
- Canyon Park Subarea Boundary
- Buildings
- Lakes, Streams & Water Features
- Floodplain
- Wetlands

- Improvement \$ / Land Sq. Ft.
- \$0
 - \$0 - \$25
 - \$25 - \$50
 - \$50 or more

Source: Community Attributes Inc., City of Bothell

Discussion for Today

Developing a vision for Canyon Park

- > Review of Objectives for the area
- > Review and evaluate vision concept

Desired outcomes for today's meeting:

- > Collect feedback on proposed vision
- > Validate area priorities and objectives

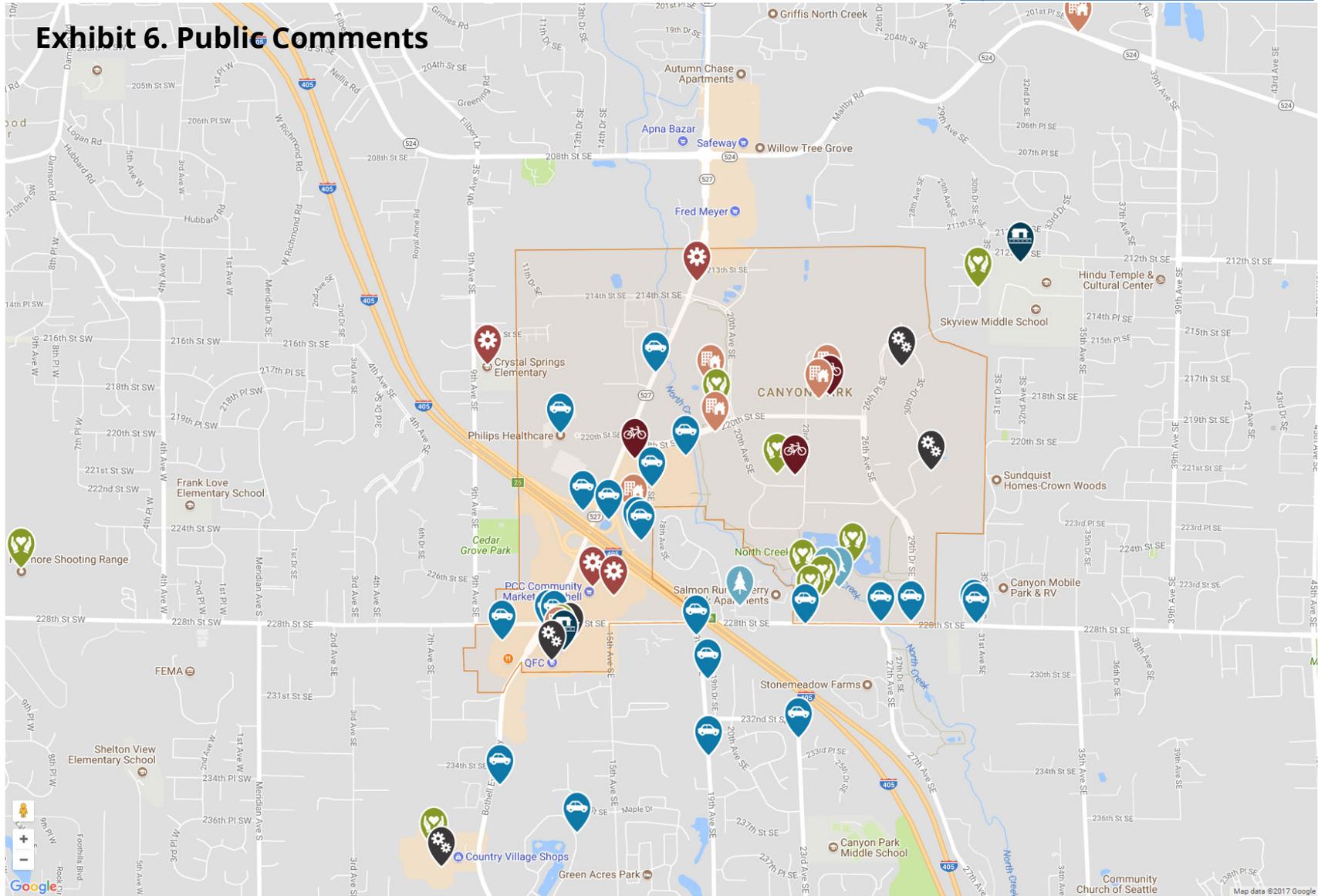


What We've Heard So Far

Public Comment Themes

<http://bothellcommenttool.azurewebsites.net/>

Exhibit 6. Public Comments



Broader Public Comments

Exhibit 7. Public Comment Summary

Category	Count	Percent	Canyon Park Resident	Canyon Park Employee	Neither
 Transportation	25	42%	17	6	4
 Quality of Life	10	17%	7	1	2
 Housing	7	12%	7	0	0
 General	5	8%	2	1	2
 Services	4	7%	4	1	0
 Open Space	3	5%	3	0	0
 Recreation	3	5%	2	0	1
 Regulations Land	2	3%	2	0	0
 Industry and Employment	0	0%	0	0	0
Total	59	100%	44	9	9

Exhibit 8. Public Comment Common Themes

Category	Common Themes
General	<ul style="list-style-type: none"> Preserve Country Village, Small town character Planning for schools (2) Chick-fil-a traffic More stop lights
Housing	<ul style="list-style-type: none"> North Creek Trail Missing link Chick-fil-a traffic Need higher density housing, more public transportation Good area for housing (2) Need higher density housing, more public transportation Housing traffic
Open Space	<ul style="list-style-type: none"> Preserve natural amenities/open space (3) Dog Parks
Quality of Life	<ul style="list-style-type: none"> Remove shooting range Community recreation center (2) Dog park (2) Preserve natural amenities/open space Preserve Country Village Movie theatre Cultural center Declining quality of life, Freeway noise
Recreation	<ul style="list-style-type: none"> Neighborhood restaurant/beer garden Community recreation center (2)
Regulations Land	<ul style="list-style-type: none"> Preservation of trees and greenery Too much housing, Lack of infrastructure
Services	<ul style="list-style-type: none"> Planning for schools Impact on emergency healthcare services Need for more retail/shopping (2)
Transportation	<ul style="list-style-type: none"> Traffic congestion (8) Pedestrian infrastructure (6) 228th St SE traffic (5) Need more park and ride lots/parking (3) Transit service lacking/need more public transit (2) Difficult left turn movements (2) East west traffic flow Local Commute Traffic light synchronization Impact of office growth

Stakeholder Meeting #2 Key Themes and Takeaways

Themes from Initial Stakeholder Meeting:

> **Transportation**

- Trail access
- Public transit

> **Planning for the Future**

- Business Growth
- Residential Growth and Incentives

> **Urban Design**

- Amenities
- Public park space



A Vision for Canyon Park

Current Zoning

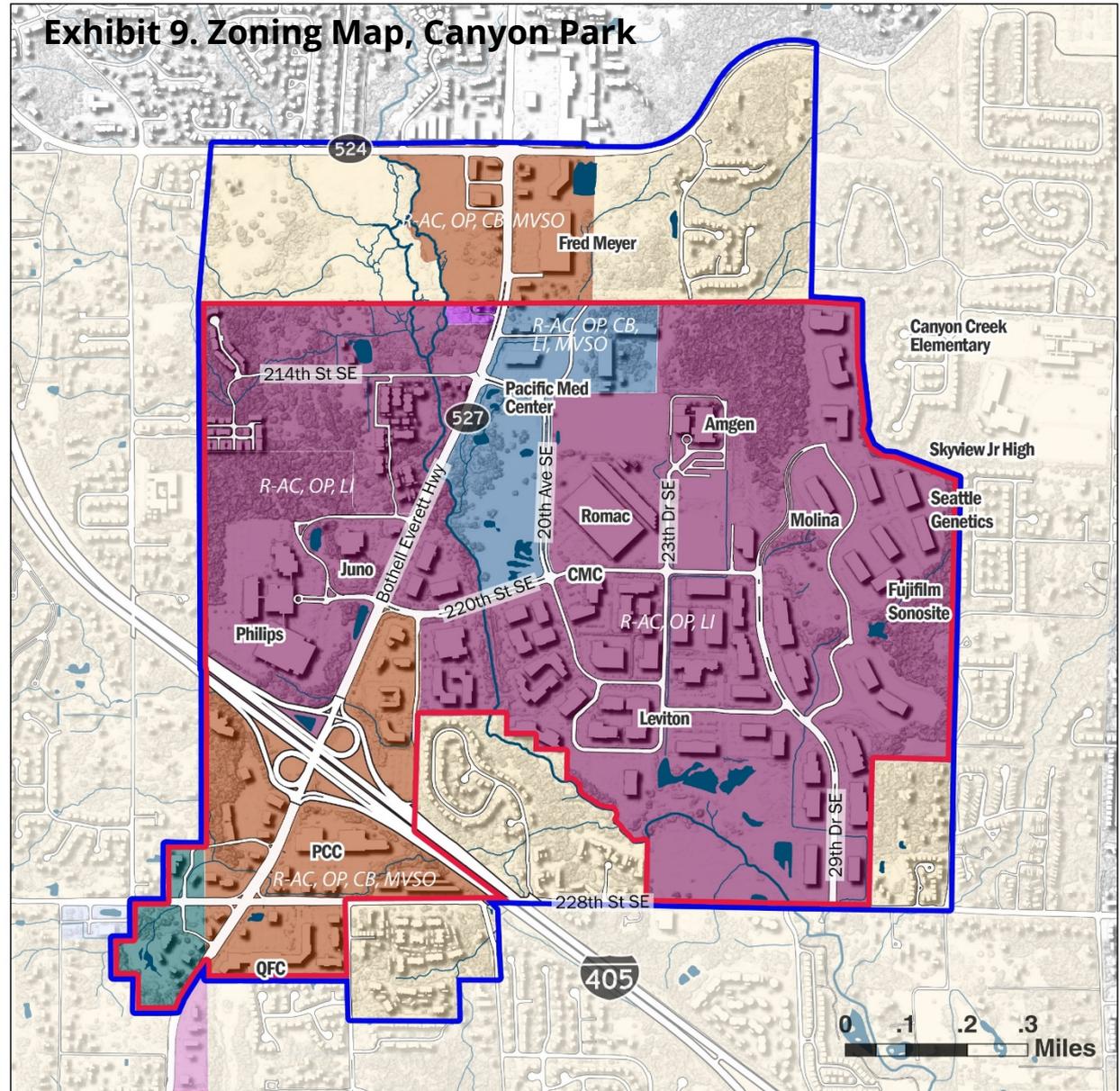
What is allowed right now?

Canyon Park RGC and Subarea

Area Zoning

- OP
- OP, CB, GC
- OP, GC
- R-AC, OP, CB
- R-AC, OP, CB, LI, MVSO
- R-AC, OP, CB, MVSO
- R-AC, OP, LI
- R-AC, OP, NB, LI
- Residential Zoning

Exhibit 9. Zoning Map, Canyon Park



Current Zoning

Exhibit 10. Summary of Existing Zoning Allowances, Canyon Park

Attributes	R-AC, OP, CB, MVSO	R (9,600, 4,000, 5,400a)	R-AC, OP, LI	R-AC, OP, CB, LI, MVSO
Location	SW Corner of Subarea	Pockets along edges of subarea	West side, SE Corner, east side	Central, along highway
Major Uses	Office, restaurants (including drive through), retail, multifamily & single family residential, car sales	Single family residential, ADU	Multifamily & single family residential, light industrial, offices, restaurants, transit stations	Office, restaurants (including drive through), retail, multifamily & single family residential, light industrial, transit stations, car sales
Conditional Uses	Colleges, medical offices, Mobile home parks; police & transit stations fire stations; schools; transit stations		Colleges, hospitals	Colleges, medical offices
Height Limit	35 feet, or up to 65 feet if meeting at-grade commercial or parking requirements	30-35 ft	65 ft (R-AC), 100 ft (other uses)	65 ft (R-AC), 100 ft (other uses)
Density	Driven by building envelope and lot coverage requirements	4.5-11 SF homes/acre	Driven by building envelope and lot coverage requirements	Driven by building envelope and lot coverage requirements

Vision

DRAFT - Vision Focus Areas and Objectives

I. TRANSIT SERVICE AND MULTIMODAL ACCESS

Objective: Improve transit access for employees commuting to the area and invest in multimodal infrastructure to improve circulation within Canyon Park

II. BIOMEDICAL/LIFE SCIENCES CENTER

Objective: Ensure that the Canyon Park Area continues to grow as regional hub for the biomedical and life sciences and related industries

III. HOUSING FOR THE WORKFORCE

Objective: Promote development of a diverse range of housing in the park and ensure that it meets the needs of the local workforce.

IV. INDUSTRY GROWTH

Objective: Accommodate the growth of current businesses in Canyon Park and continue to meet the needs of both small and large businesses.

V. PARKS AND PUBLIC SPACE

Objective: Implement new public park space with recreational uses and a grander plan for amenities in the future

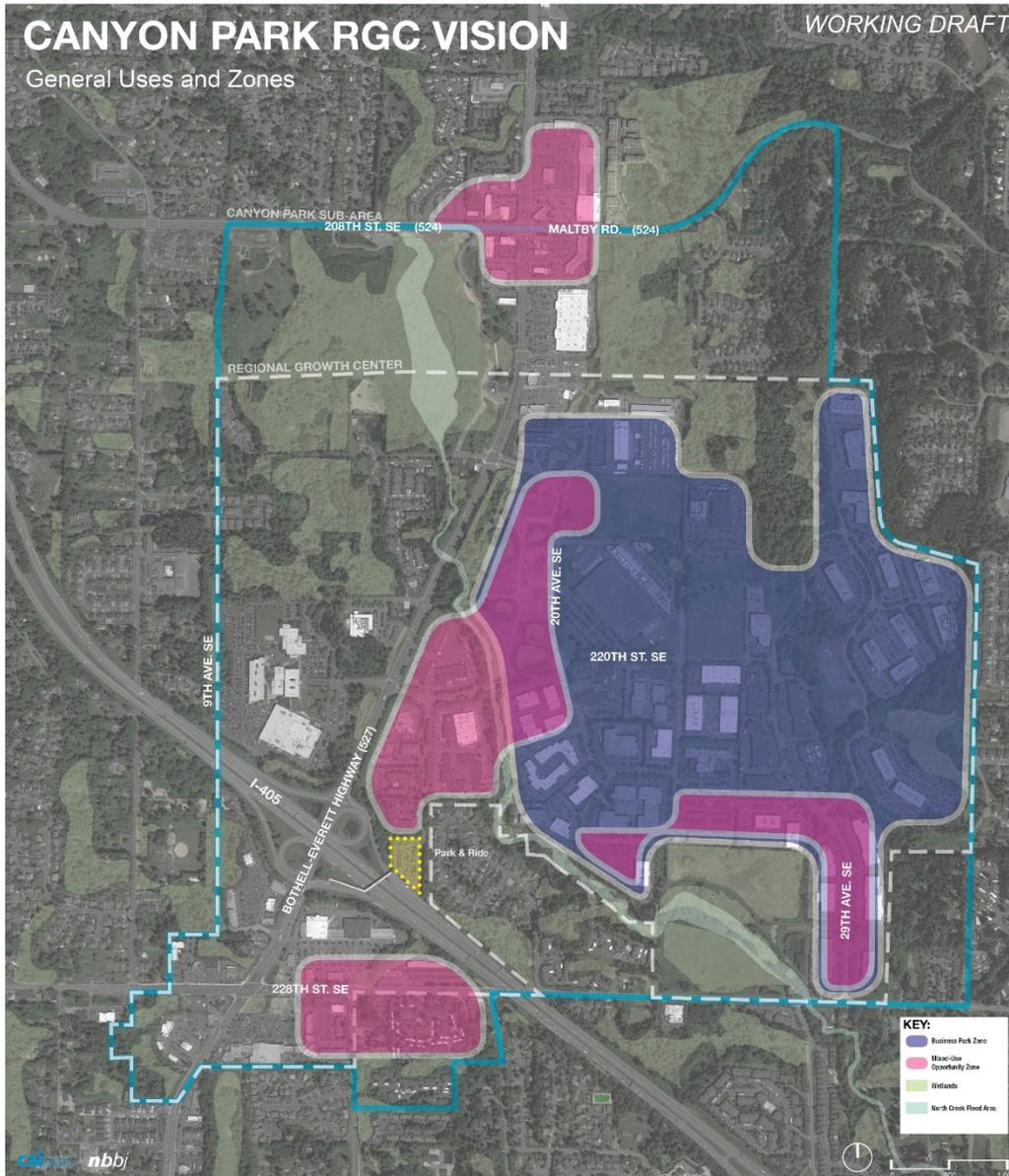
VI. AMENITIES AND SERVICES

Objective: Increase the number of retail and service amenities that serve Canyon Park and the surrounding area

CANYON PARK RGC VISION

WORKING DRAFT

General Uses and Zones



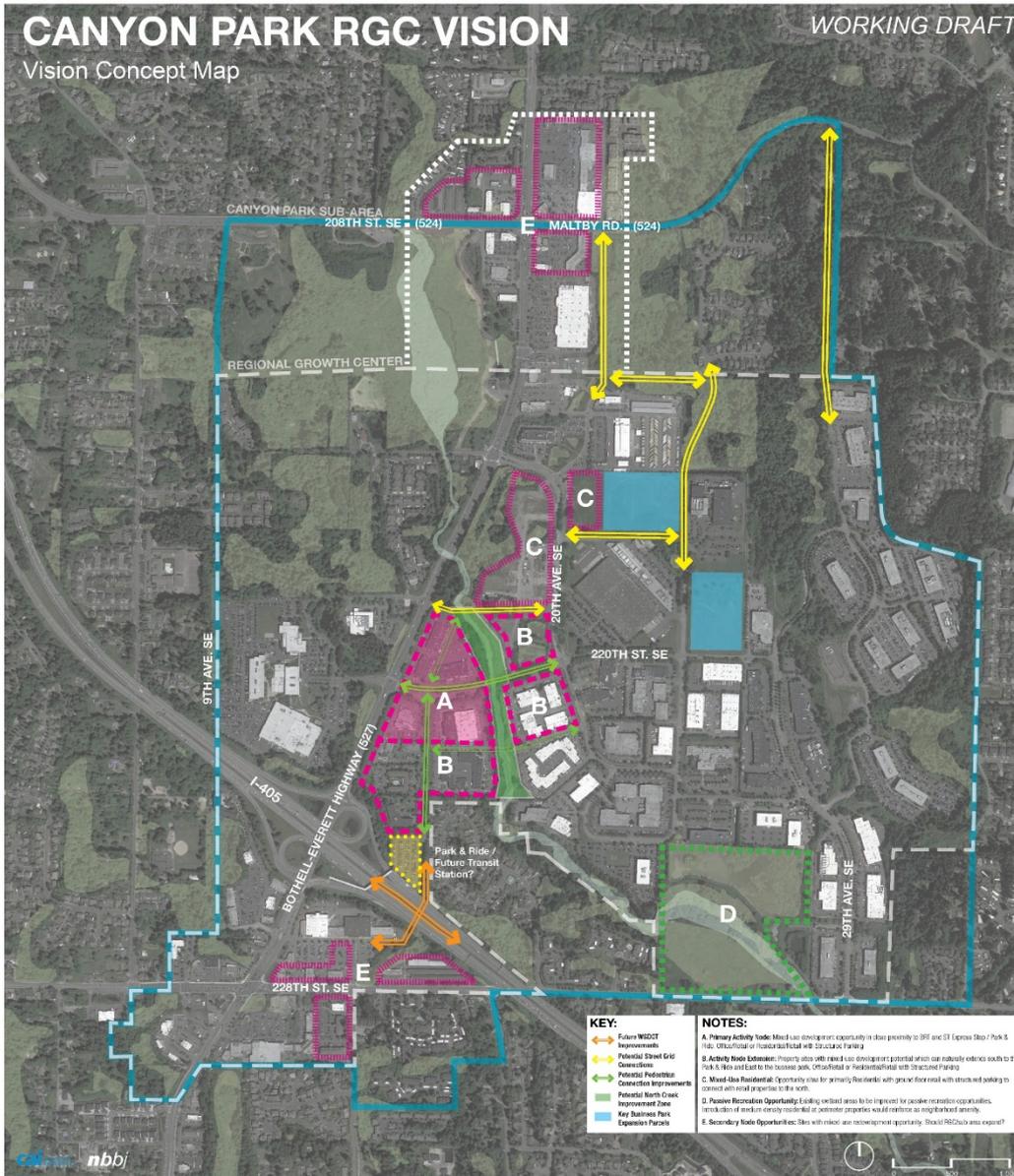
Vision Draft Strategies

- > Create additional zones to allow for a mix of residential and retail services to support existing office uses. Develop design guidelines for proposed mixed-use or multifamily residential zones.
- > Build on existing and planned transit infrastructure to develop a more robust Transit Oriented Development zone.
- > Enhance pedestrian infrastructure and connections.
- > Improve existing or develop new vision of public open space to better engage natural features and enhance recreational experiences or opportunities.
- > Develop list of potential incentives to spur economic development, eg. additional allowable height, maximum parking requirements or shared parking agreements, affordable housing measures, etc.

CANYON PARK RGC VISION

Vision Concept Map

WORKING DRAFT



Vision

Approach: Activity Nodes

- A. Primary Activity Node: Mixed-use development opportunity in close proximity to BRT and ST Express Stop / Park & Ride. Office/Retail or Residential/Retail with Structured Parking
- B. Activity Node Extension: Property sites with mixed-use development potential which can naturally extend south to the Park & Ride and East to the business park. Office/Retail or Residential/Retail with Structured Parking
- C. Mixed-Use Residential: Opportunity sites for primarily Residential with ground floor retail with structured parking to connect with retail properties to the north.
- D. Passive Recreation Opportunity: Existing wetland areas to be improved for passive recreation opportunities. Introduction of medium density residential at perimeter properties would reinforce as neighborhood amenity.
- E. Secondary Node Opportunities: Sites with mixed-use redevelopment opportunity. Should RGC/sub-area expand?

Vision

Primary Entrance and Open Space Opportunity



Looking East
on 220th Ave



Looking North
on 220th Ave

Vision

Transit Hub and Growth Opportunities



Park & Ride
and I-405



Intersection of
527 and 20th

Vision

Key Entrances Into the Area



South of I-405



Southern
Boundary of
Subarea



Case Study Examples



Alley 24 Mixed Use Development

Seattle, WA

South Lake Union

- > Half Block office. 5 Stories, up to 38,000 SF floorplates.
- > Tenants: Wunderman, NBBJ, Skanska, Cole + Weber, etc.
- > Half block residential. 7 Stories. Retail Shared Parking between Office/Res



Office and
Public Space



Exchange Building Office Development

Seattle, WA

South Lake Union

- > 4 Stories of office and ground floor retail
- > Tenants: Amazon
- > Public Space is an important component to this project.





Vue Research Center

Seattle, WA

South Lake Union

- > Complete in 2016
- > Comprised of a new 122,000 square foot building adjoined to the existing 101,000 square feet
- > Includes laboratory and office space
- > Amenities: fitness center, retail space on the first floor with an on-site cafe, a 100-person conference center
- > 7 floors of leasable space





South Port Mixed Use Development

Renton, WA

South Lake Union

- > Combination office, hotel, housing and retail
- > Oriented towards lake and public open space
- > Office: 727,634 SF of Gross Building Space
- > 10,279 SF of Retail Space in office building
- > Site: 17.1 acres
- > Three, 9-story buildings
- > 383 apartments
- > 347 room hotel





Beardslee Crossing Mixed Use Development *Bothell, WA*

- > Combination housing and retail
- > 6 Stories
- > Located near University of Washington Bothell and I-405
- > 450 apartments
- > 52,000 sf of retail/commercial

