

# Minimum Density and Intensity Activity Centers

Planning Commission Study Session  
September 4, 2019

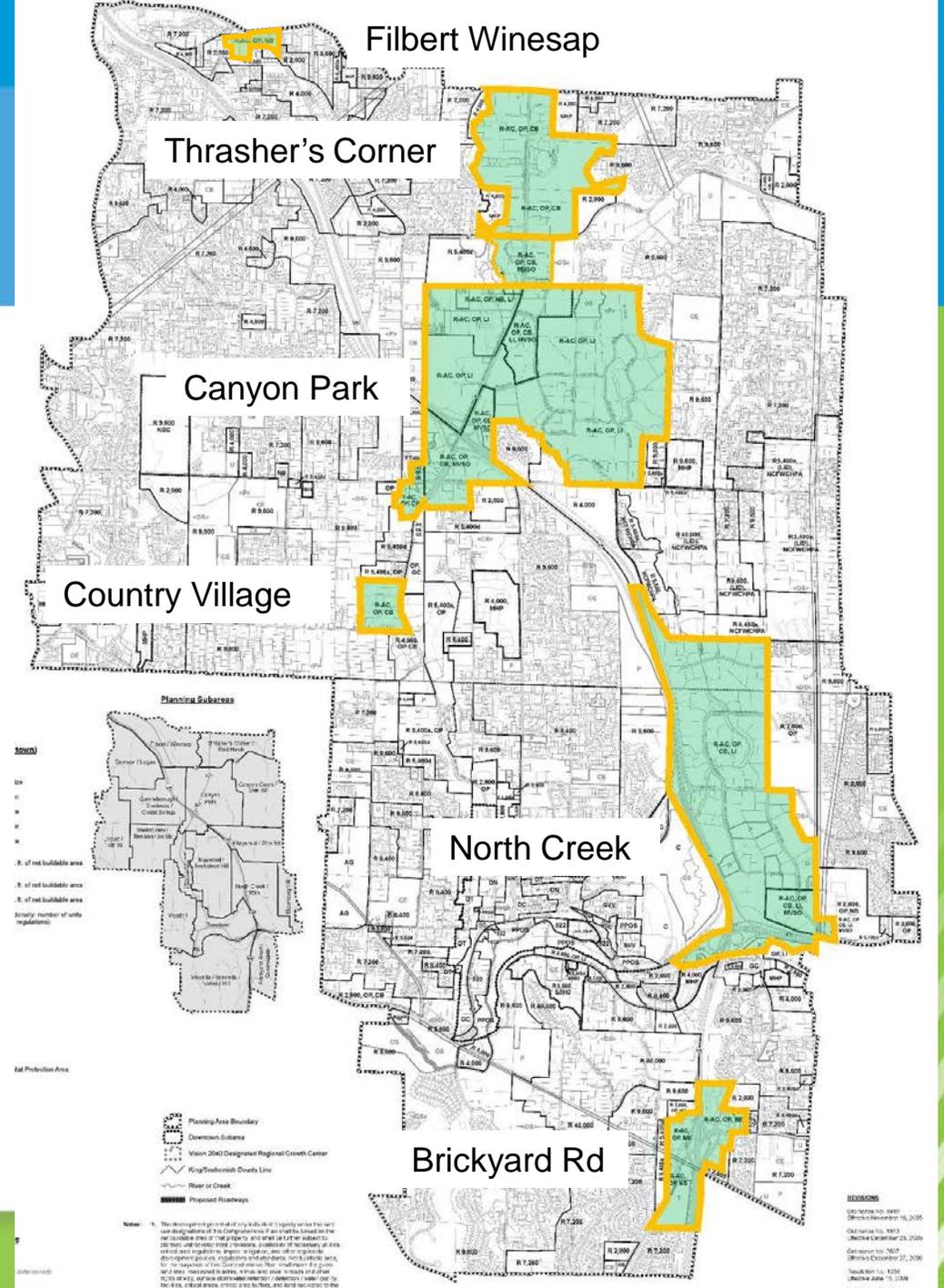


City of Bothell™

# Activity Centers (R-AC)

Created in 2002

- Focus areas for growth
- Along major transportation corridors
- Encourage mixed-use
- Range of housing types
- Population capacity of 11,865 or 20% of 2035 target



# Policy Consideration

## **Policy Consideration**

- Require minimum levels of development (i.e., density, floor area ratios)
- Where and which Subareas

## **Connection to Council Goals**

- Supports retaining regional growth center designation
- Economic development

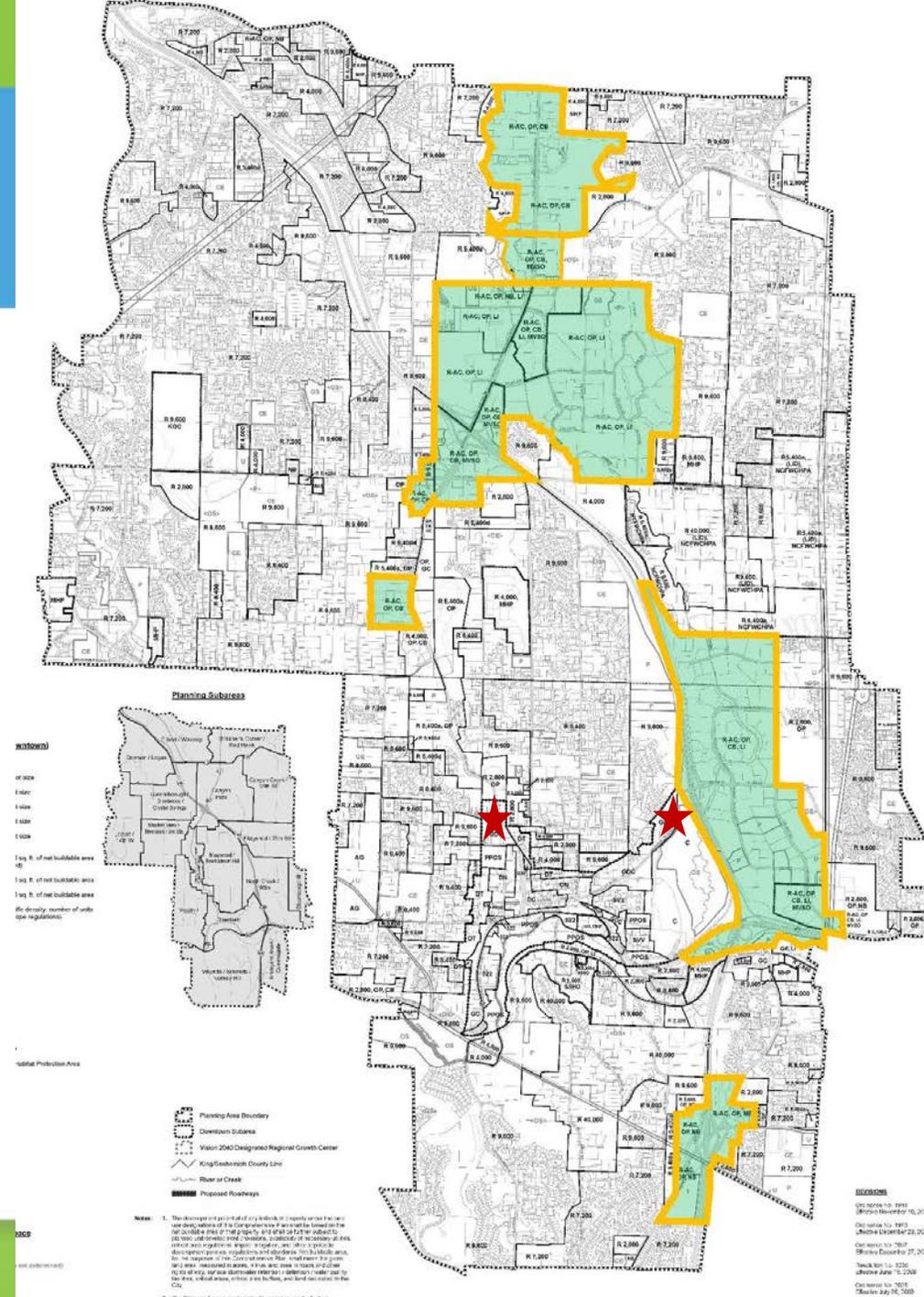


# R-AC developments

## Early R-AC densities

Name	Year	Units	Land area	Units per acre
Beardslee Village	2016	372	5.61 ac	63
Emerald Crest	2017	53	0.61 ac	87
Urbane Village	2018	212	11.6 ac	18

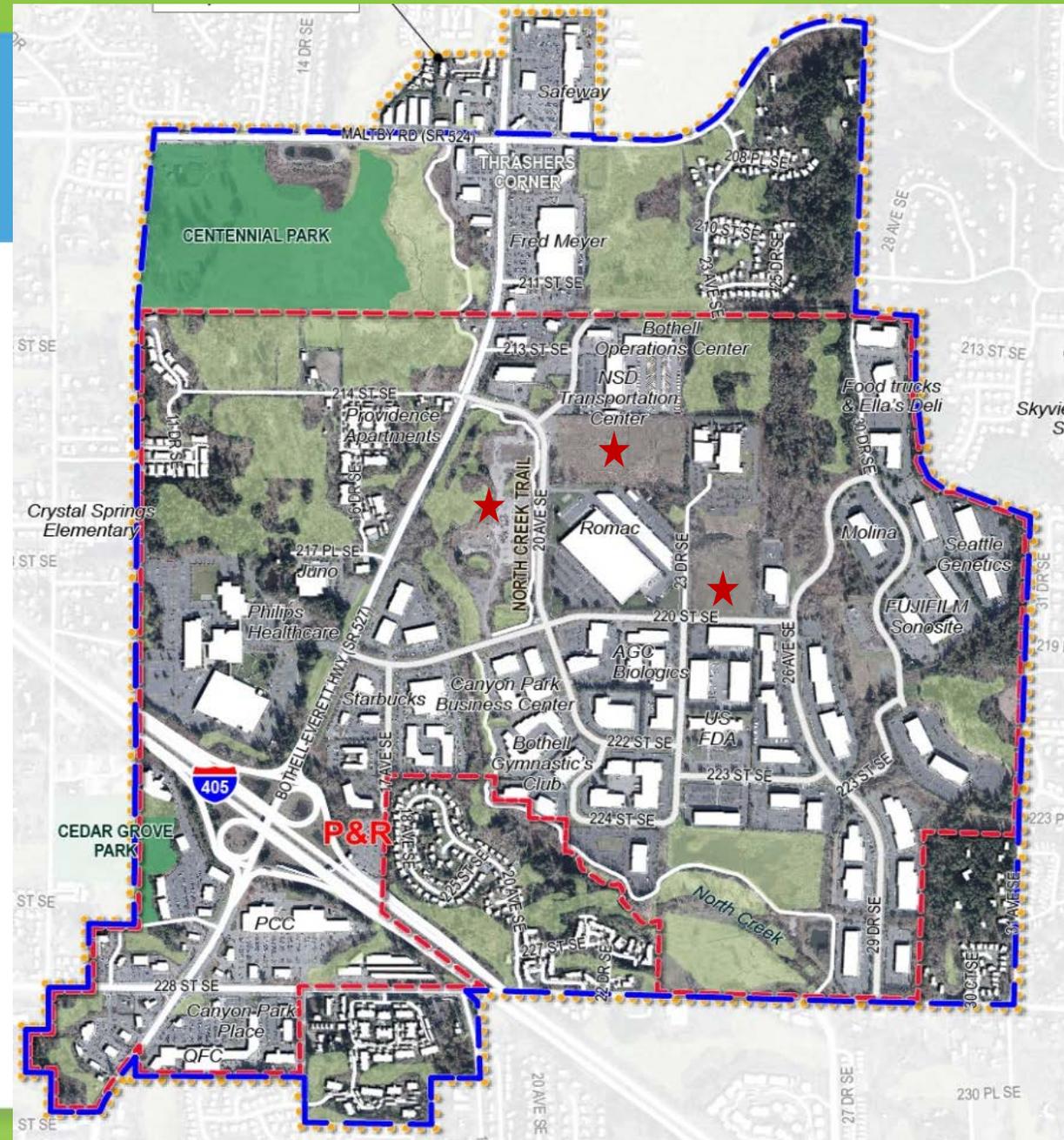
- Emerald Crest is exclusively residential
- Beardslee Village is a mixed use development with retail/restaurants
- Urbane Village capped at a 35 foot building height – reduces capacity by 50%





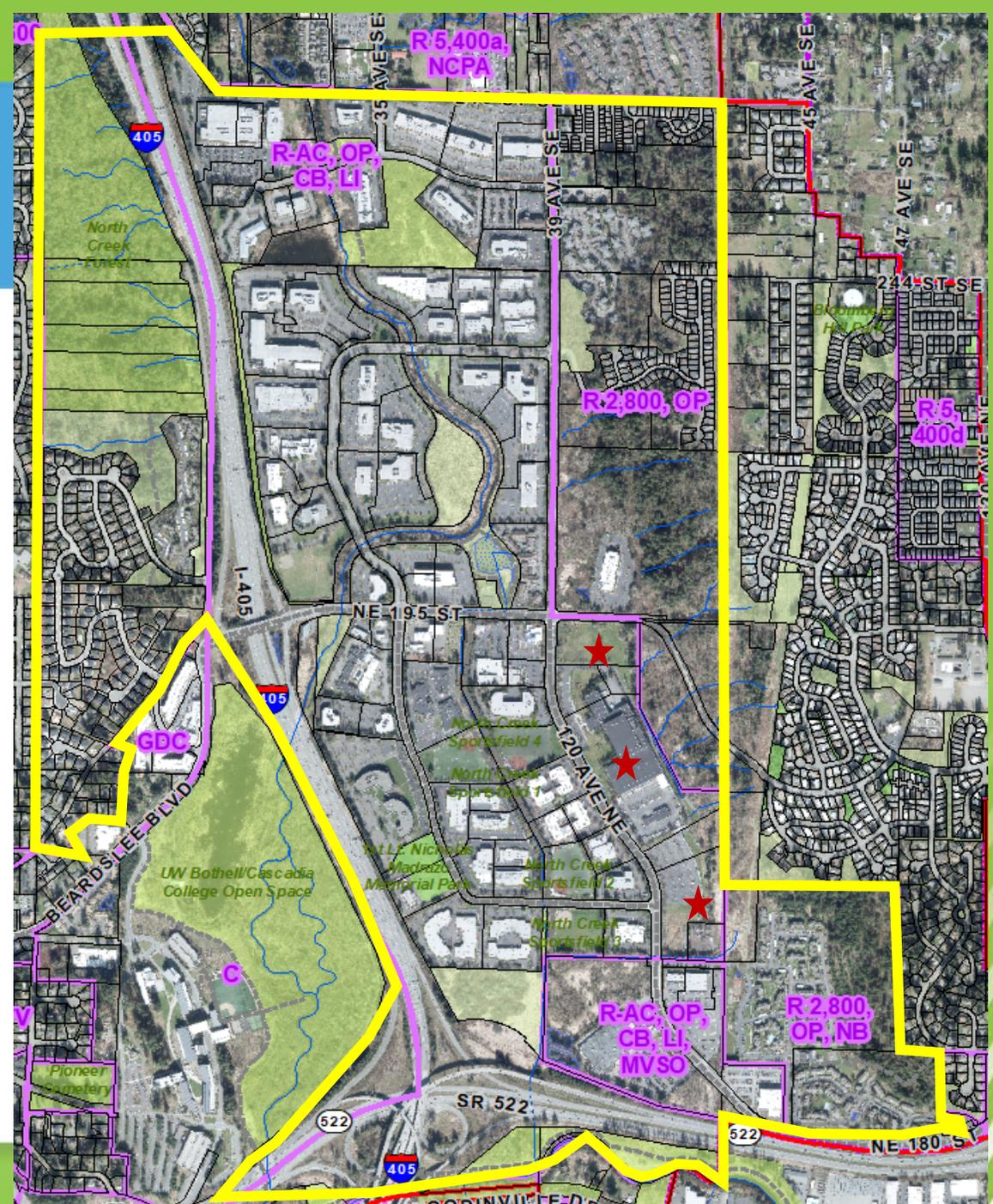
# Canyon Park

- Puget Sound Regional Council framework - AUs
- PPH-multi-family - 1.54 to 1.89
- $45 \div 1.54 = 30$
- Proposal - 30 to 45 DU/AC



# North Creek

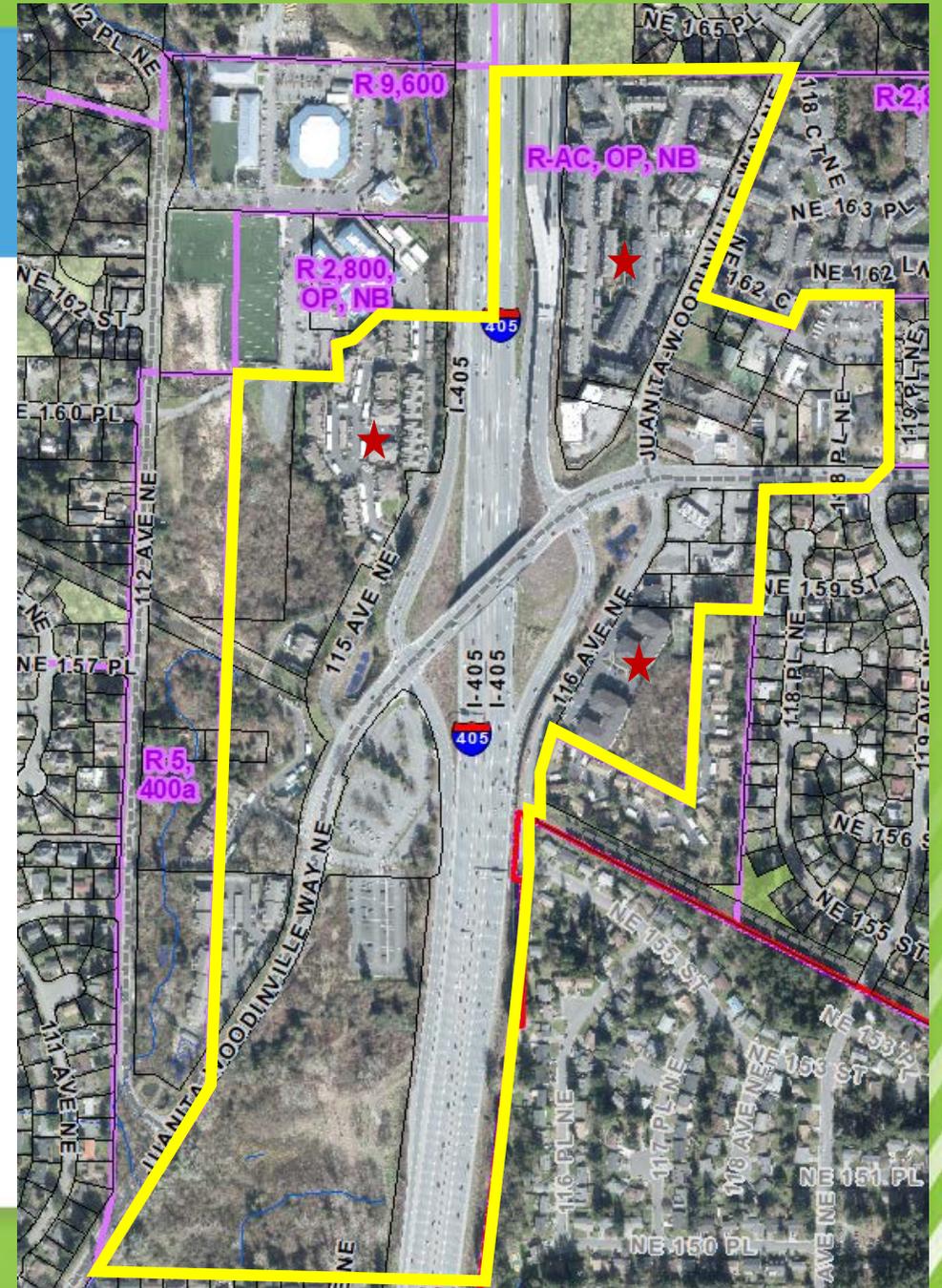
- KC Buildable lands – 50 to 80 dwelling units per acre
- Quadrant = 37 DU/AC
- Proposal - 30 to 40 DU/AC



# Brickyard Road

- KC Buildable lands – 50 to 80 dwelling units per acre
- Existing = 21 DU/AC
- Proposal - 20 to 30 DU/AC

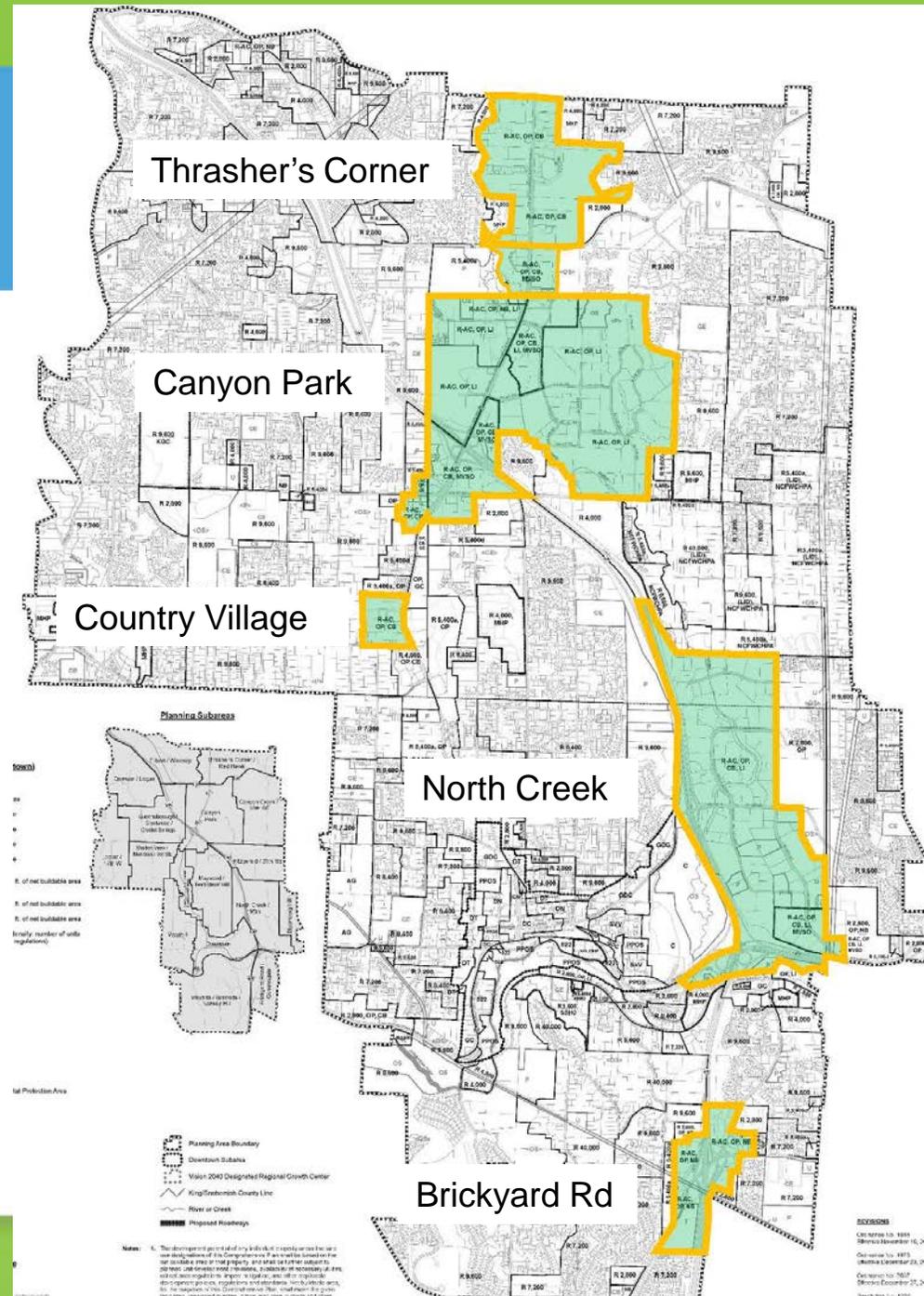
Brickyard Subarea	Year	Units	Land area	Units per acre
Verdeau-Condo	2007	96	4.0 ac	<b>24</b>
Willina-apts	2000	175	9.4 ac	<b>18</b>
Sonoma Villero-condo	1999	240	11.0 ac	<b>22</b>



# R-AC Residential Minimums

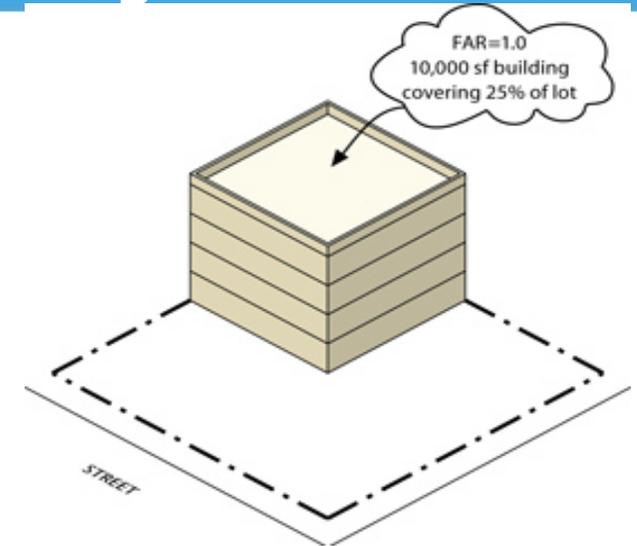
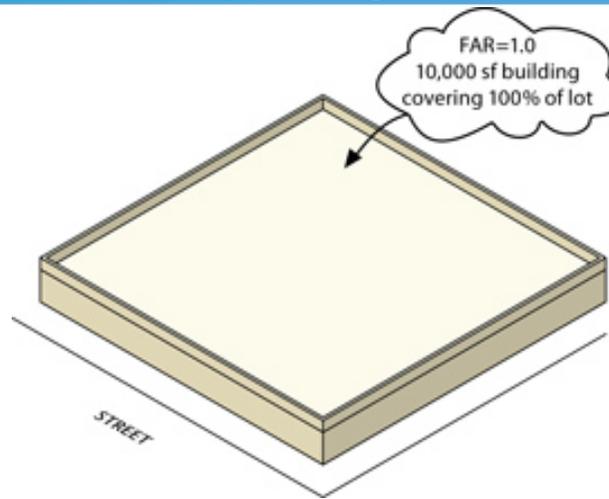
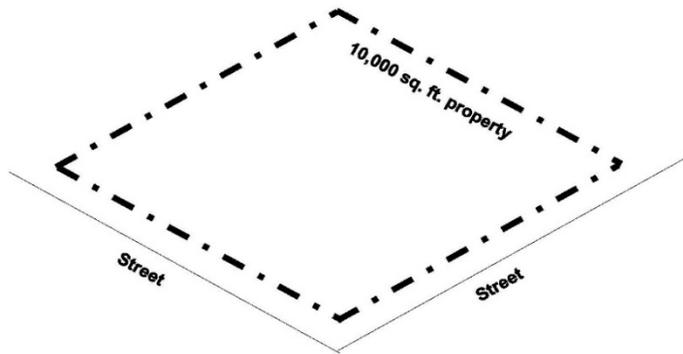
## Proposal - Recap

Subarea	Dwelling units per acre minimums
Canyon Park	30 to 45
North Creek /NE 195 ST	30 to 40
Thrasher's Corner / Redhawk	60 to 80
Country Village / Bothell-Everett	20 to 30
Brickyard / Queensgate	20 to 30



# Activity Centers - Employment Density

## Floor Area Ratio



- Not currently used in Bothell
- Widely used throughout Region
- Connects the building area to the lot area
- Creates 'capacity' for future employees
- Allows 'Flex' buildings

# Activity Centers - Employment Density

## Employees per square foot

- Even small buildings can accommodate 45 AUs per 'building' acre
- AUs are measured against the land – not building
- A small building on a large lot may not meet 45 AUs
- FARs address this

## Square feet per employee

Employment type	Square feet per employee
General office	150
Microbiological and immunological	163
Upper management	280
Senior Professional	115
Technical / Professional	90
Precision Manufacturing	300
Senior Clerical	85
Warehousing	5,000

# Canyon Park - Existing FARs

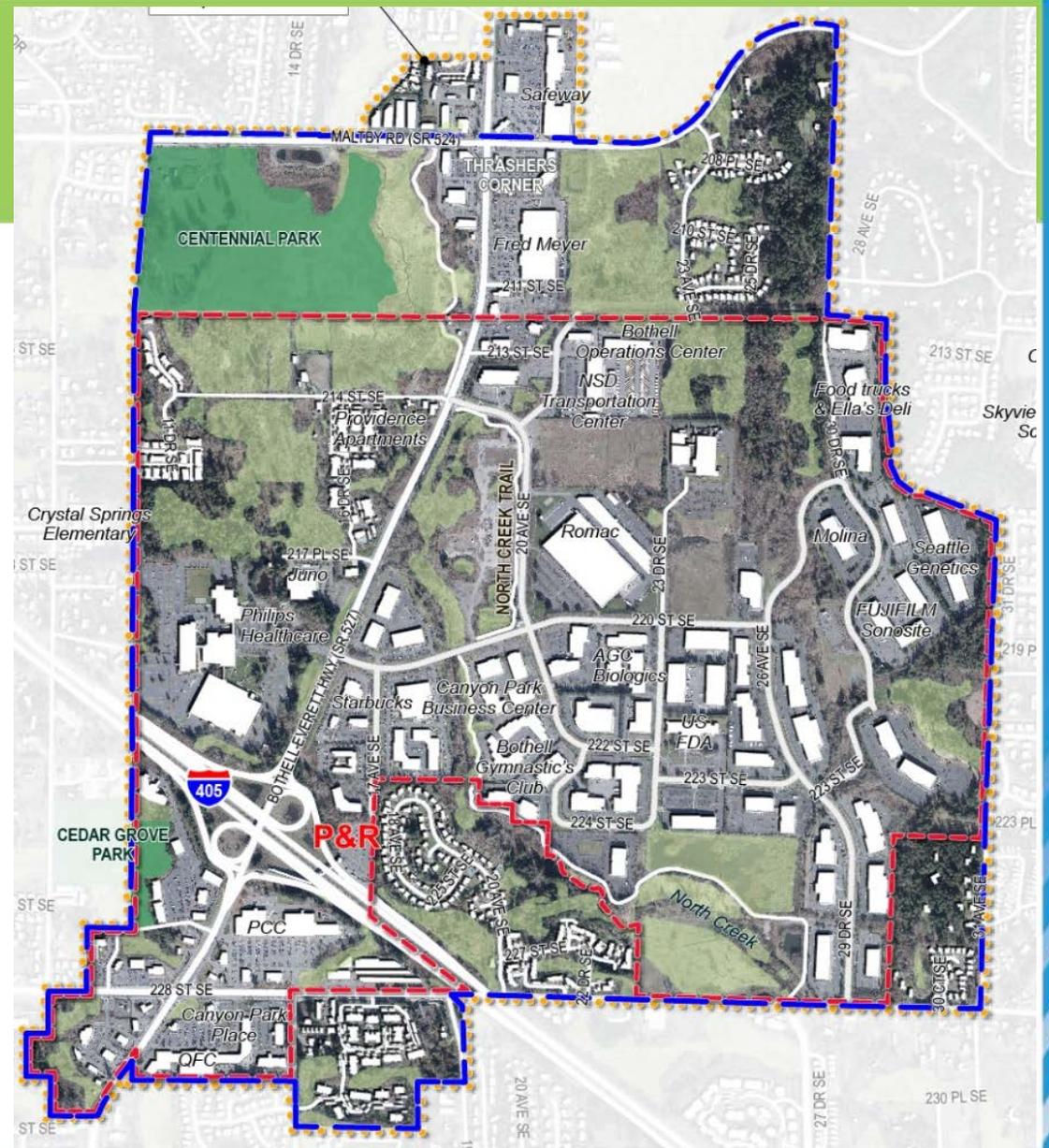
Average FAR

**0.426**

Median FAR

**0.425**

Proposal – 0.40 to 0.75

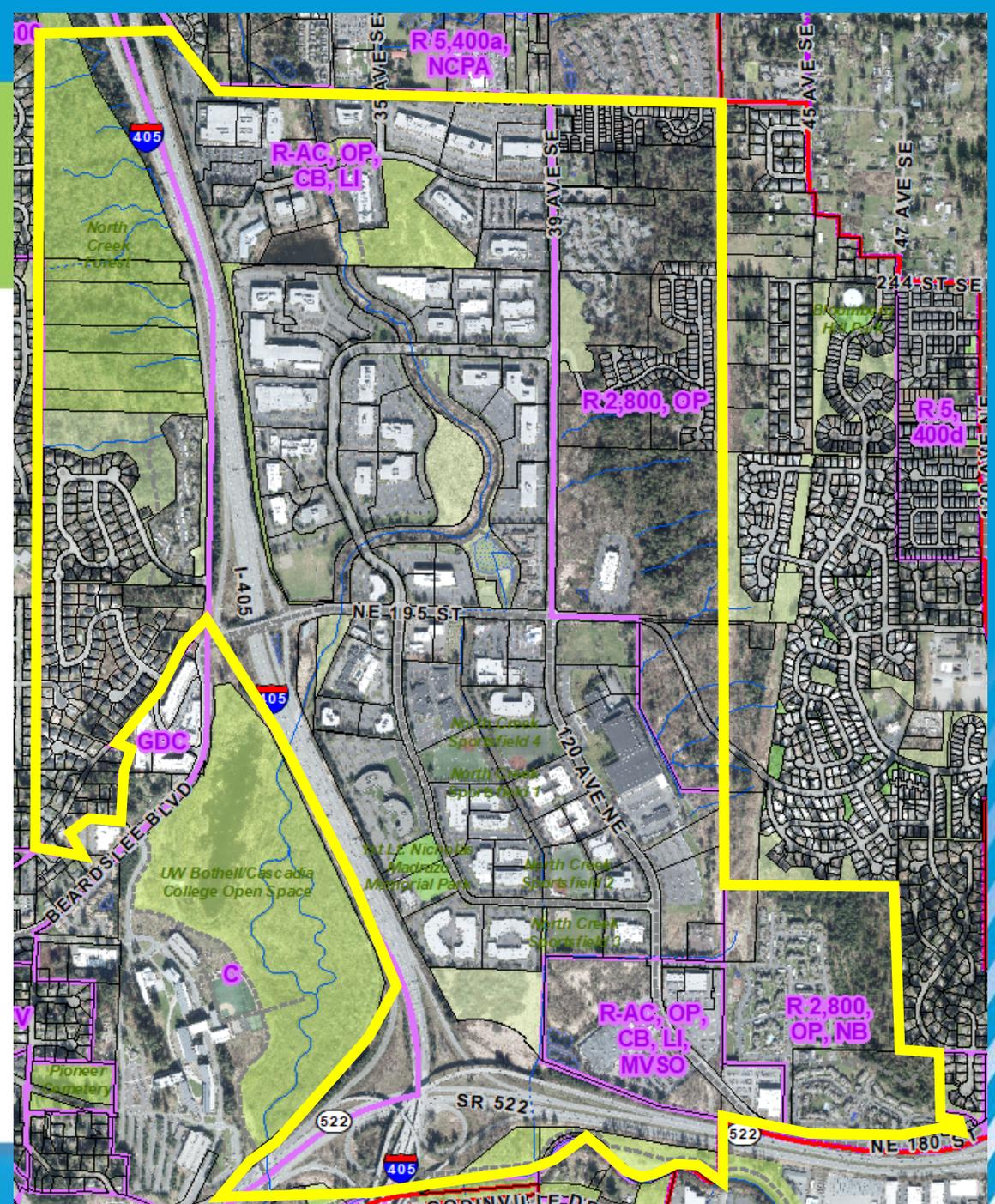


# North Creek – Existing FARs

Average FAR	<b>0.386</b>
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Median FAR	<b>0.375</b>
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Proposal – 0.40 to 0.75



# Brickyard Road – Existing FARs

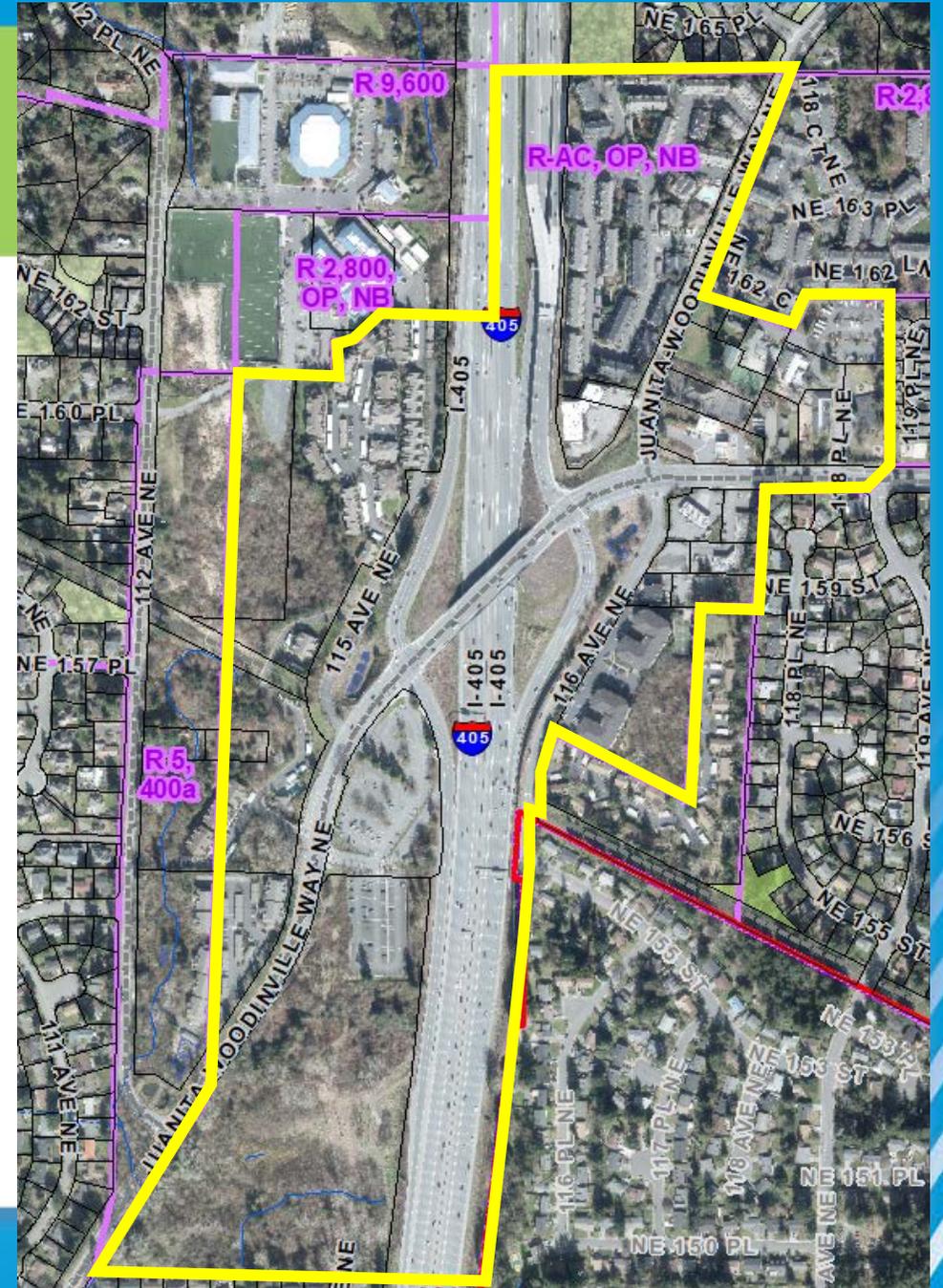
Average FAR

**0.37**

Median FAR

**0.26**

Proposal – 0.25 to 0.50



# Policy Questions / Direction

1. Minimum levels of development?
2. Different minimums for different subareas?
3. Establish Floor Area Ratios?
4. A range of FAR based upon the proposed use?

# Next Steps

- Investigate concepts identified by the Planning Commission at tonight's Study Session
- Outreach to property owners
- Tentatively schedule a Public Hearing for October 2, 2019 or a later date