

AGENDA

BOTHELL PLANNING COMMISSION

VIRTUAL MEETING

Bothell City Hall, 18415 101st Avenue NE
July 8, 2020, 6:00 PM

Pursuant to Governor Inslee's Stay Home, Stay Healthy Proclamation, and in effort to curtail the spread of the COVID-19 virus, this Planning Commission meeting may be conducted remotely. In anticipation of Proclamation 20-28 expiring on July 1, 2020, attendance will be allowed in person as well as remotely. You may listen to the meeting live over the telephone or attend in person.

Those wishing to attend in person will be subject to social distancing and maximum occupancy mandates and will be required to wear a face-covering.

- [Watch the meeting LIVE](#) online
- Watch the meeting live on BCTV Cable Access Channels 21/26 (must have Frontier/Comcast Cable)
- Listen to the meeting live by phone: +1-510-338-9438 USA Toll - Access code: 126 802 4416
- **If you are going to attend the meeting in person you are encouraged to contact Michael Kattermann at Michael.kattermann@bothellwa.gov by 3:00 PM. (day of the meeting)**
- **If you plan on attending the meeting remotely and want to provide public comments/testimony or would like to submit written comments please email Michael Kattermann at Michael.kattermann@bothellwa.gov by 3:00 PM. (day of the meeting)**

Planning Commission meetings are also recorded and available the next day on the [City of Bothell YouTube Channel](#).

1. CALL TO ORDER

2. PUBLIC COMMENTS

If you wish to comment (either in writing or orally) please submit your comments or request to michael.kattermann@bothellwa.gov prior to 3PM (day of meeting). Persons making oral comments will be allowed 3 minutes to speak. All comments will be made part of the record.

3. APPROVAL OF MINUTES

None

4. NEW BUSINESS

5. PUBLIC HEARING

- a. Canyon Park Subarea Plan Update - continued to July 15, 2020

6. STUDY SESSION

- a. Canyon Park Subarea Plan Update - continued from July 1, 2020

7. OLD BUSINESS

8. REPORTS FROM STAFF

9. REPORTS FROM MEMBERS

10. ADJOURNMENT

Projected Schedule of Land Use Items

City Council (CC) meetings, shown in **bold**, start at 6 p.m. unless otherwise noted.
Planning Commission (PC) meetings, shown in *italics*, start at 6 p.m. unless otherwise noted.
 Other Board meetings shown in normal text, start at 6 p.m. unless otherwise noted.
 Meetings are held in the **City Hall building at 18415 101st Avenue NE** unless otherwise noted.
For planning purposes only: schedule subject to change without notice

JULY 2020

Monday	Tuesday	Wednesday	Thursday	Friday
		1 <i>Canyon Park Subarea Plan Update Study Session</i> <i>Limited Parking Reductions & Height Allowances Code Amendments Study Session</i>	2	3
6	7	8 <i>Canyon Park Subarea Plan Update Public Hearing & Recommendation</i>	9	10
13	14 Canyon Park Subarea Plan Update Study Session	15 <i>Canyon Park Subarea Plan Update cont'd public hearing, if needed, & recommendation</i> <i>Limited Parking Reductions & Height Allowances Code Amendments Public Hearing & Recommendation</i>	16	17
20	21 Downtown Historic Preservation Code Amendments Public Hearing & Action Title 22 Code Amendments Public Hearing & Action	22	23	24
27	28 Landmark Preservation Board	29	30	31

Canyon Park Subarea Plan Update Public Hearing & Recommendation

MEMORANDUM

Community Development



City of Bothell

DATE: July 8, 2020

TO: Planning Commission

FROM: Bruce Blackburn, Senior Planner

SUBJECT: Canyon Park Subarea Plan - Public Hearing and Study Session

Objective and Action – Public Hearing

- Open the Public Hearing
- Take public testimony
- Motion to continue the public hearing to 6:00 PM Wednesday, July 15, 2020

Objective – Study Session

- Complete the briefing from July 1 on the Process, Urban Design and Community Livability, Natural Environment, Economic Development, and Transportation Elements and receive remaining Planning Commission feedback on those elements.

Discussion

Below, are the remaining policy questions for the July 8, Study Session.

Note: Please refer to the July 1 packet for this discussion.

Attachment 2: Urban Design and Community Livability, which will guide the appearance and layout of the subarea.

Policy Question 3: Should buildings facing streets or lanes always be required to include design features such as closely spaced openings and/or window transparency to streets/lanes? Would designs that duplicates that appearance be acceptable?

Policy Context 3: Active ground floors add interest and improve the pedestrian experience with the best effect to closely space (30 feet) entries and have transparency (windows) to the building interior. However, with the effects of the pandemic, the general decline of retail and the nature of some projected building uses, such as secure lab space, sensitive offices or parking garages, buildings may not always be conducive to closely spaced doors or transparency. Within such locations, an option would be for the building design to duplicate the appearance of doors and transparency to achieve a similar effect.

Attachment 4. Economic Development Element is a critical feature of this plan because of the importance the City, Region and State places upon retaining and expanding the vital economic engine that is Canyon Park.

Policy question 5: Should the city explore assigning a portion of the Canyon Park Subarea as a ‘Life Sciences cluster’?

Policy Context 5: Several life science clusters exist throughout the country. They typically have some characteristics including: a group of life science companies; locations near universities or colleges that can supply future employees; proximity to major medical research institutions; and lands suitable for the types of facilities these companies need. Those features are present or can be provided within Canyon Park. Further, Life Sciences of Washington, a non-profit trade association serving 500 life science companies has suggested this designation for Canyon Park.

Other questions

An opportunity for the Commission to identify other questions or additional information that would be of use to the Commission.

Attachments

None – please use the July 1, 2020 packet

Next Steps

July

- 7/15/20 Continued Planning Commission public hearing Subarea Plan and Regulations

August

- 8/5/2020 Continued Planning Commission Public Hearing Subarea Plan, Regulations and a Commission Recommendation
- TBD - webinar / virtual open house

September

- City Council public hearings