

City of Bothell

# CANYON PARK VISIONING

## Stakeholder Meeting #1

DRAFT September 28, 2017

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DRAFT



# **Project Background**

# 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.

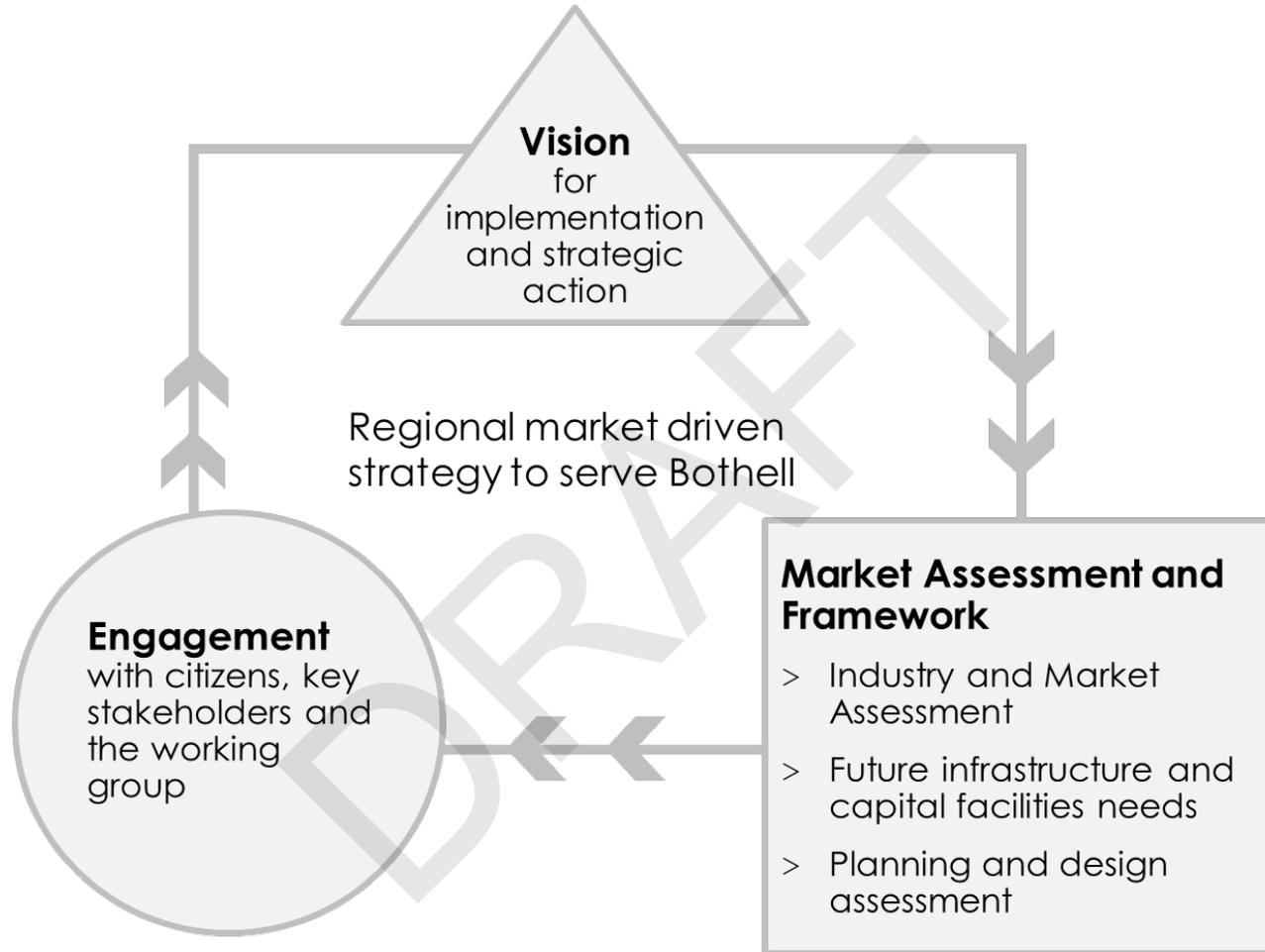
## *Phase II – Subarea Plan Development*

- > 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

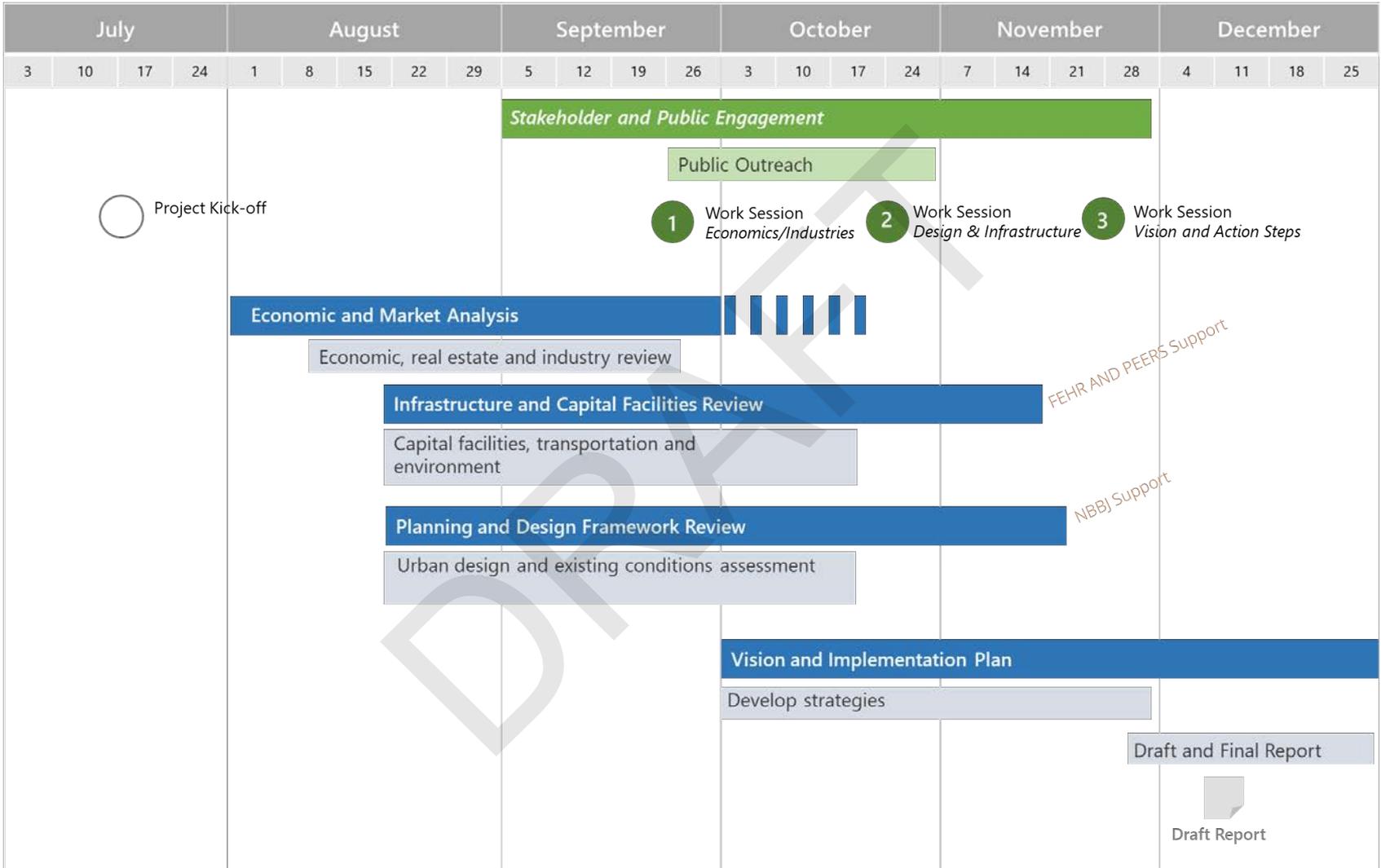
- > Stakeholder and Public Engagement
- > Economic and Market Analysis
- > Infrastructure and Urban Design Framework Review
- > Vision and Implementation Plan

# Our Approach



# City of Bothell Canyon Park Visioning Working Draft Schedule

2017



○ Meeting    ■ Deliverable    ▬ Task Timespan



# Stakeholder Working Group and Public Outreach

- > Will serve the project as a sounding board and voice for the local businesses and residents
- > Establish vision goals and objectives over the course of three meetings
- > Broader public outreach is being conducted via an online public comment tool
- > They City is also conducting a public meeting scheduled for October 26th

We've invited representatives from:

Local government

Real estate

Neighbors/local community

Regional and local economic development

Local industry/businesses

Add Your Own Marker Community Map

CANYON PARK

Philips Healthcare

Google

Map data ©2017 Google 500 m Terms of Use

**TOTAL COMMENTS: (1)** Clear Selection

Click on the legend below to filter the map

Housing	Services in the Area	Quality of Life
Transportation	Recreation	Open Space/Natural Environment
Industry and Employment	Regulations/ Land Use	General



# About Canyon Park

# 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

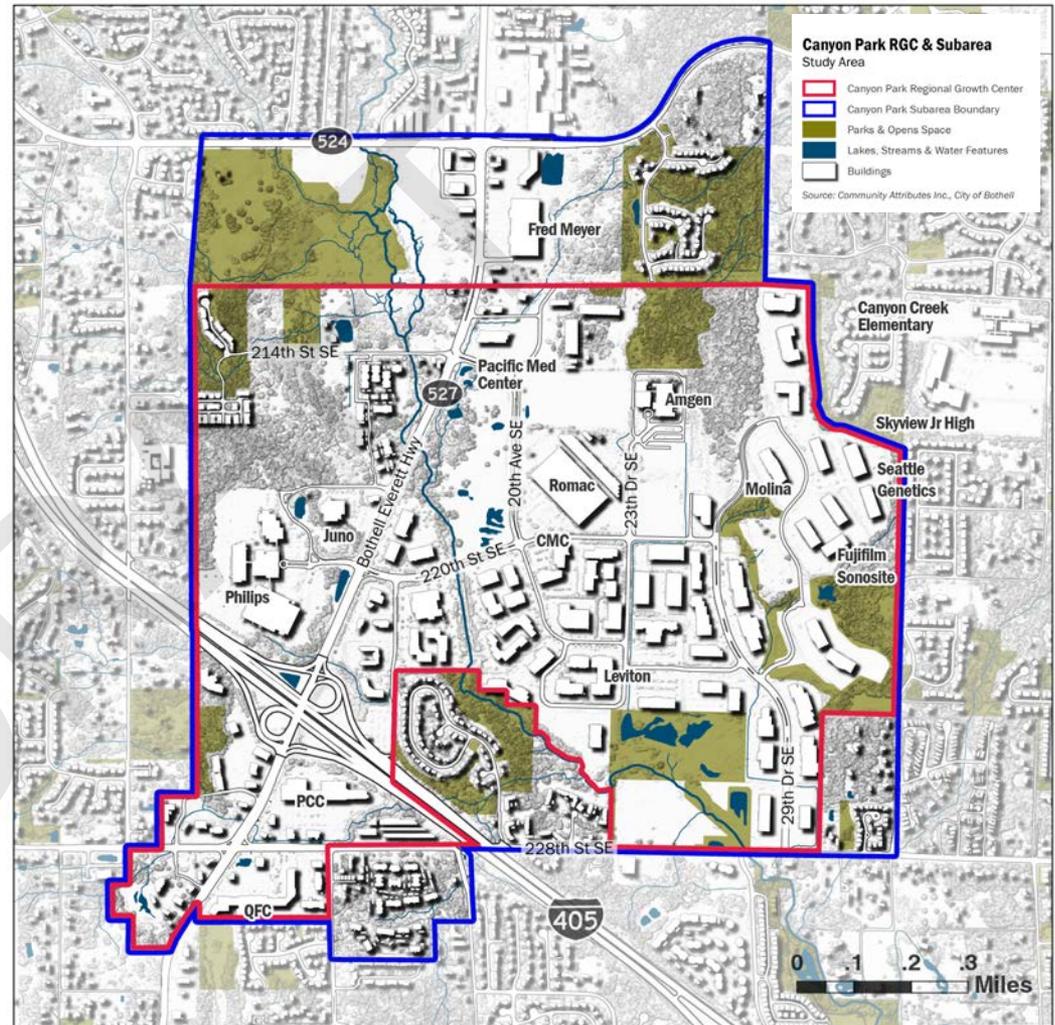
6% of population in Bothell (2010)

6% of housing in Bothell (2010)

33% of employment (2010)

Source: Puget Sound Regional Council, 2017

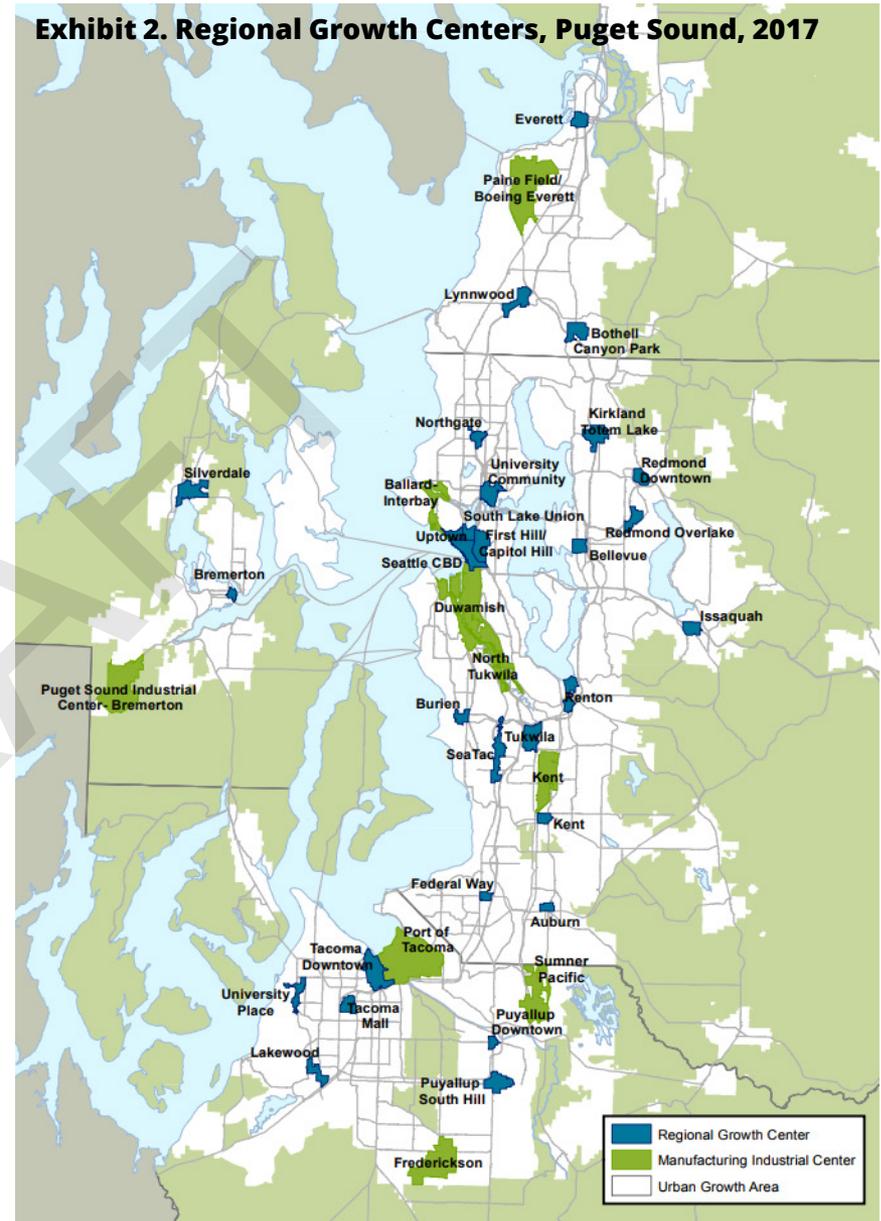
Exhibit 1. Canyon Park Area Boundaries



# Regional Growth Centers

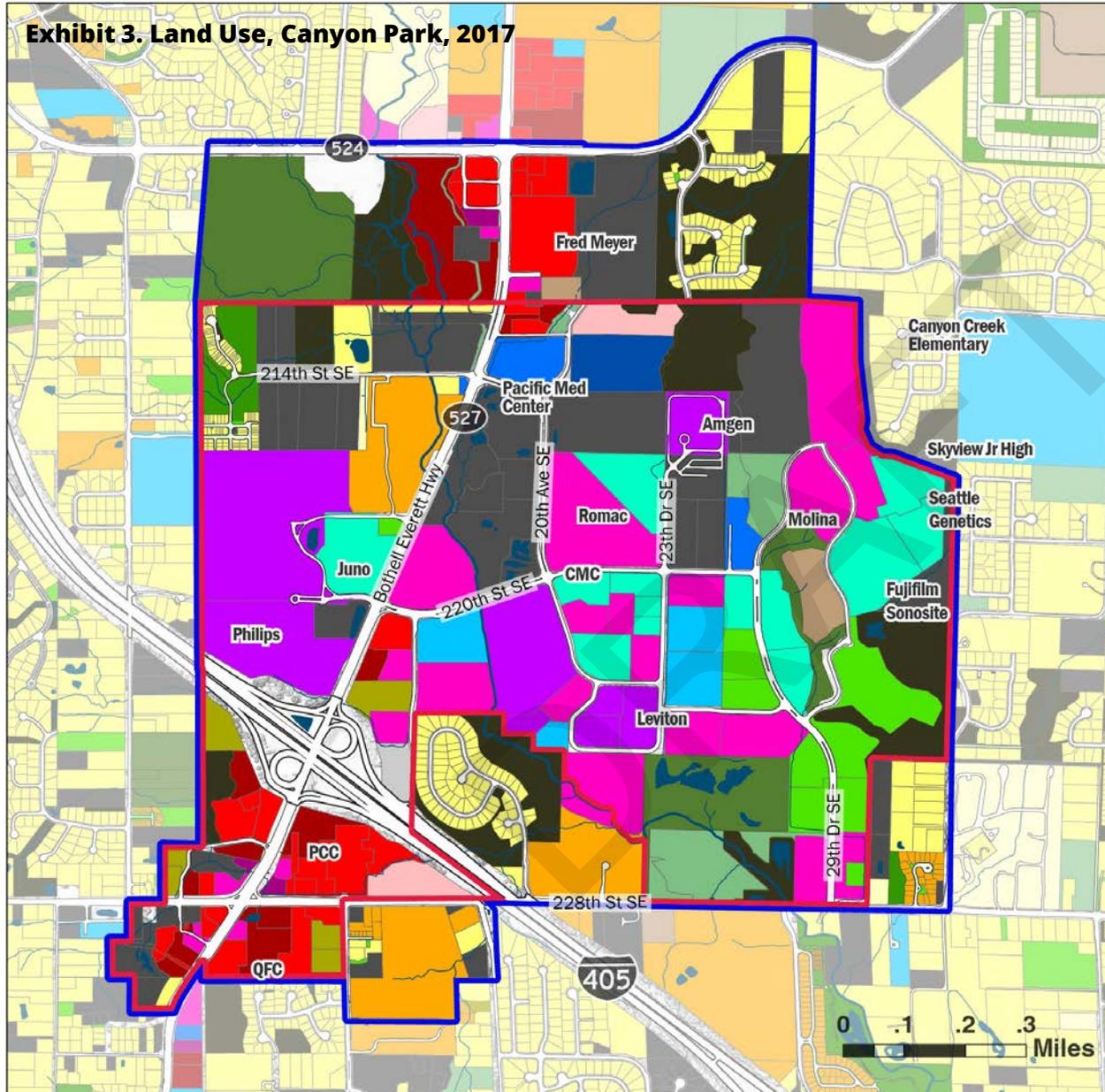
- > Regional growth centers (RGC) are characterized by compact, pedestrian-oriented development with a mix of residences, jobs, retail, services, and entertainment.
- > These centers are intended to provide proximity to services, shopping, recreation, and jobs, as well as housing.
- > Centers are to be *focal points for new growth* and are identified to receive a significant portion of the region's population and employment growth.
- > Regional growth centers are expected to achieve densities sufficient to support high-capacity transit through long-term growth and development over the 20-year comprehensive planning period and beyond.

Exhibit 2. Regional Growth Centers, Puget Sound, 2017



Source: Puget Sound Regional Council, 2017

**Exhibit 3. Land Use, Canyon Park, 2017**



## Land Use

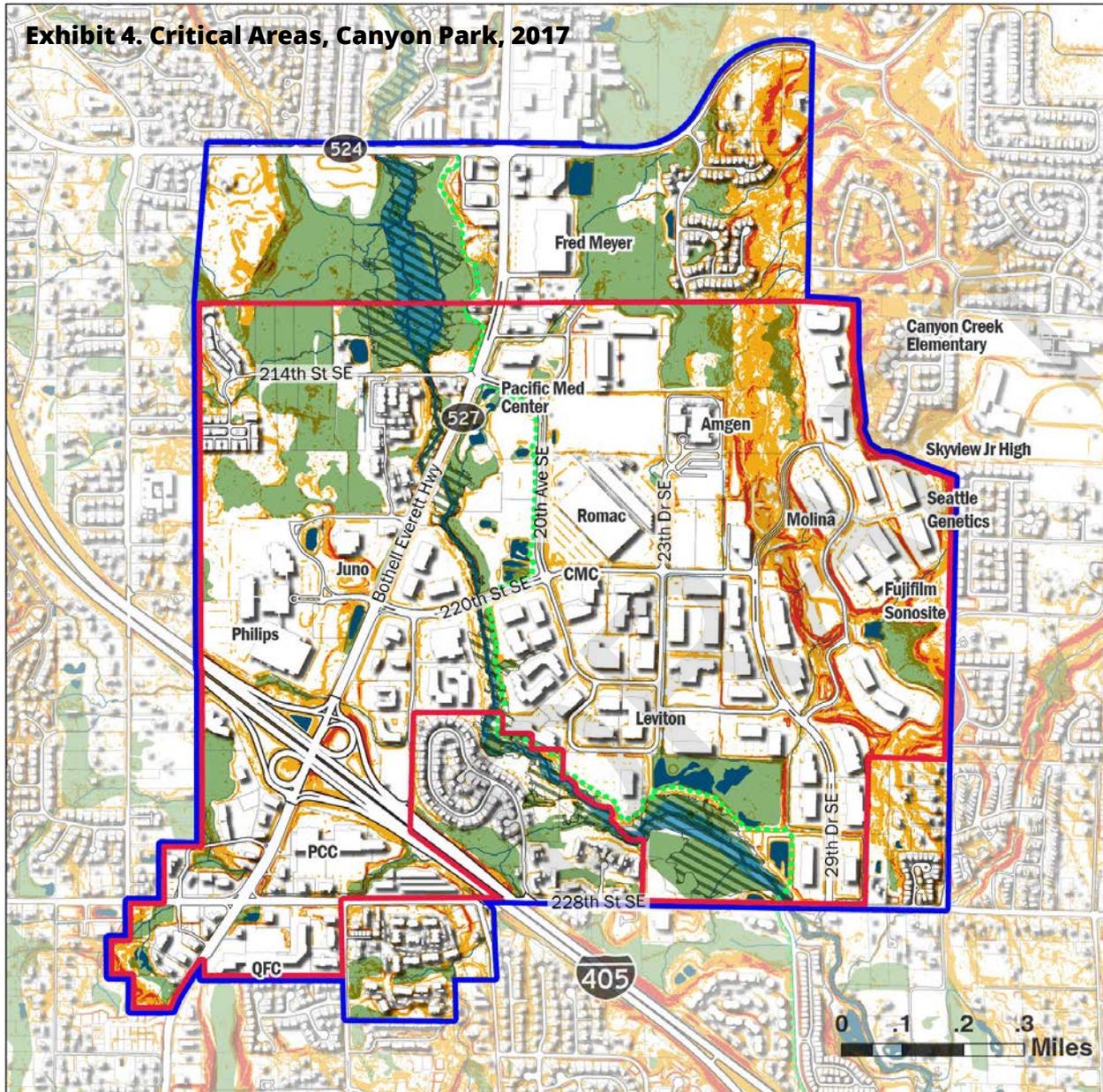
- > Predominant land uses are R&D, manufacturing and office uses
- > Concentrations of retail in two locations
- > Some multifamily and single family uses on fringes of planning boundaries

### Canyon Park RGC & Subarea Land Use



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

**Exhibit 4. Critical Areas, Canyon Park, 2017**



## Critical Areas

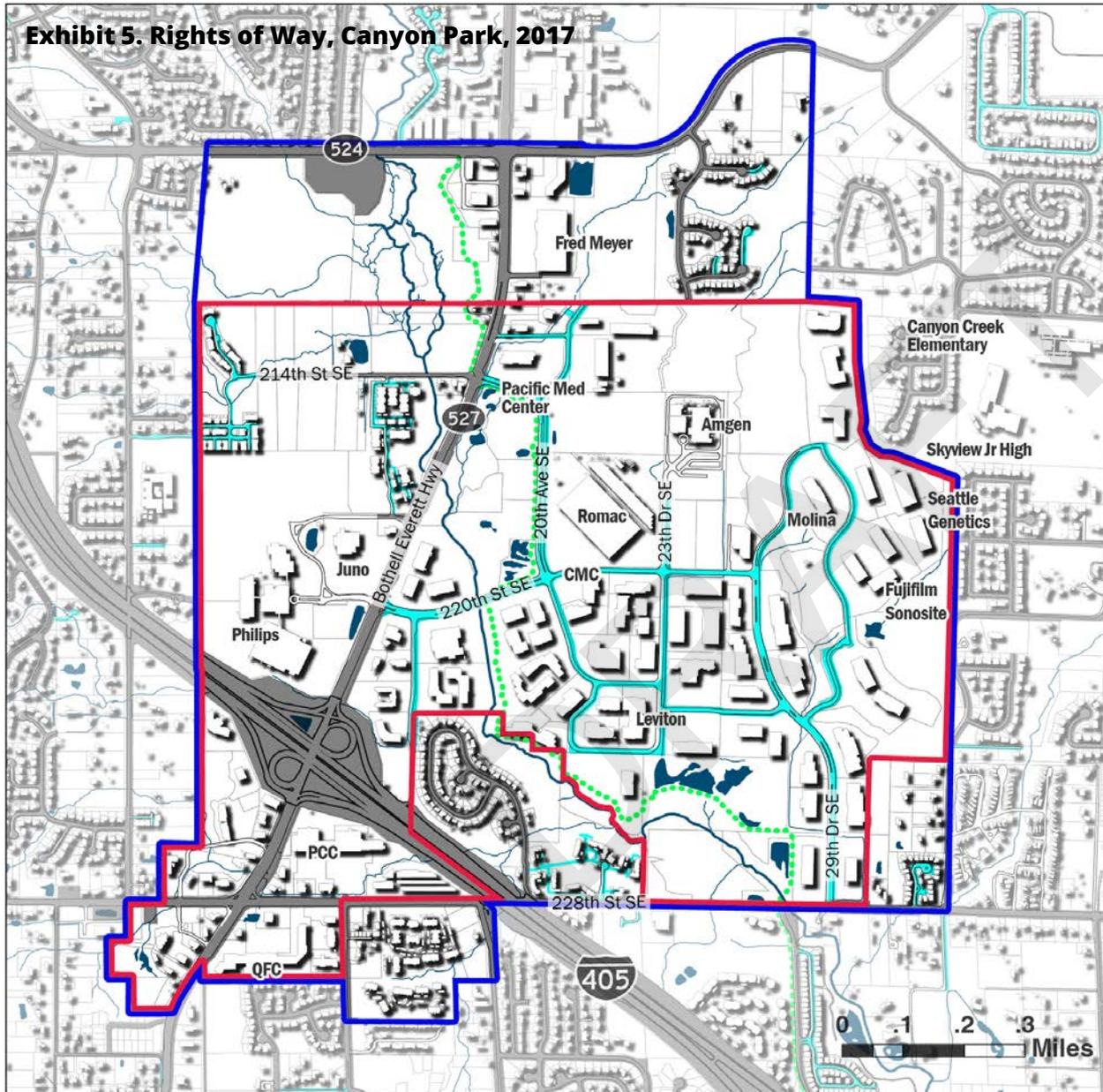
- > Wetlands and are a predominant feature of the area
- > North Creek and the adjacent North Creek trail offer recreational opportunities
- > Steep slopes separate the eastern most portion of the area

### 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 5. Rights of Way, Canyon Park, 2017**



## Local Roads

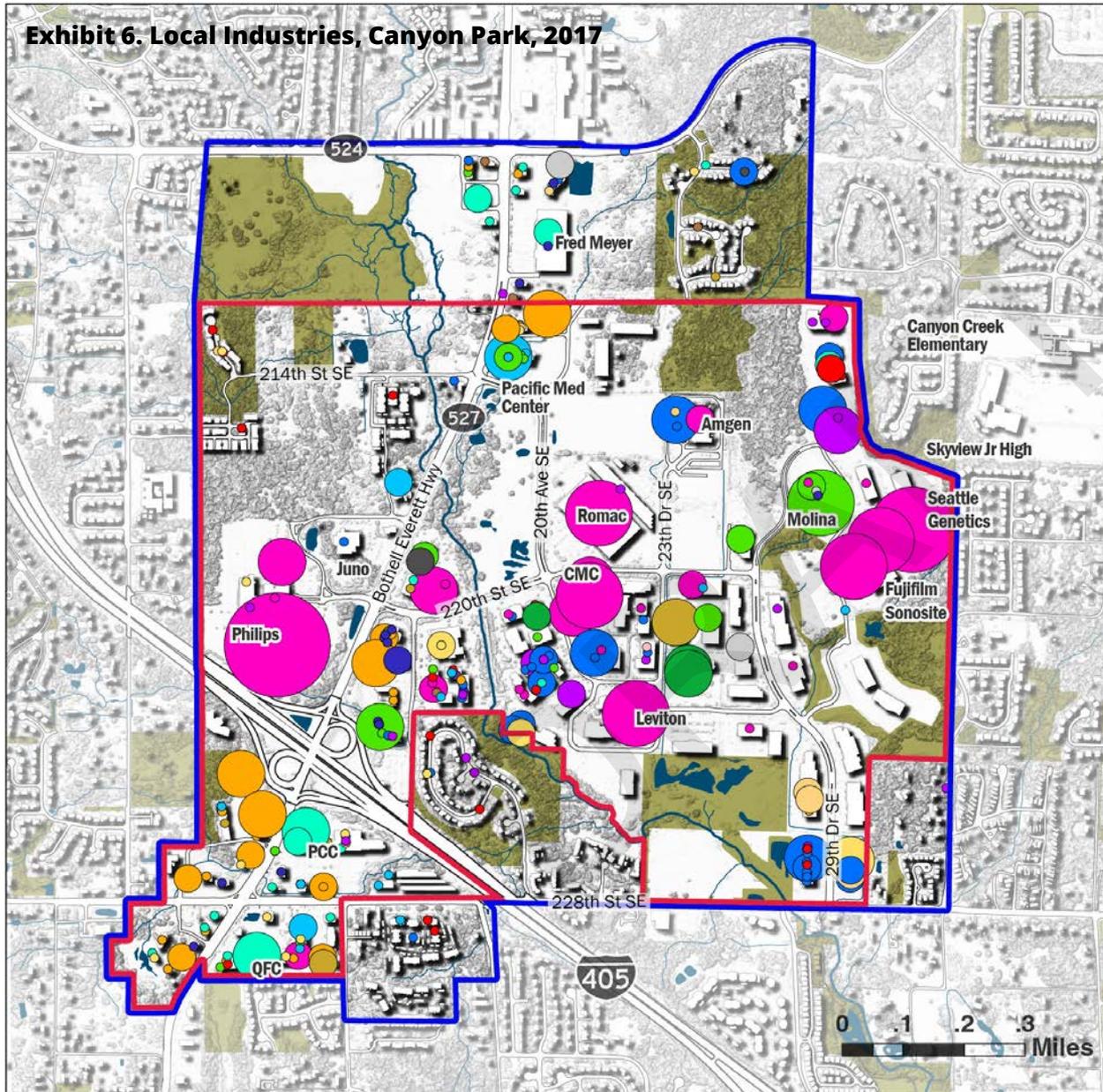
- > Two major transportation corridors bisect the area
- > The majority of internal roads within the area are privately owned rights of way
- > Area is primarily accessed by auto and bus service

## 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 6. Local Industries, Canyon Park, 2017**



## Local Industries

- > Canyon Park is a major employment center
- > Predominant cluster for Biomedical and life sciences manufacturing and R&D

### Canyon Park RGC & Subarea Industries by 2 Digit NAICS



Source: Community Attributes Inc., Hoover's, 2017

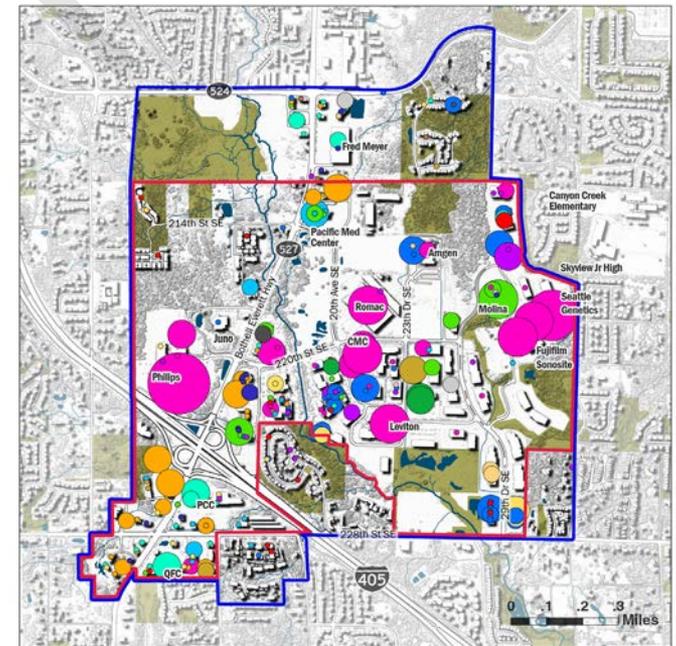
# Businesses in Canyon Park

- > There are approximately 9,000 jobs in the Canyon Park RGC representing 30% of the City's employment
- > Almost half of the jobs in the RGC are fall under the umbrella of manufacturing, representing one of the regions most important advanced manufacturing industry clusters

## Exhibit 7. Local Industries Summary, Canyon Park, 2017

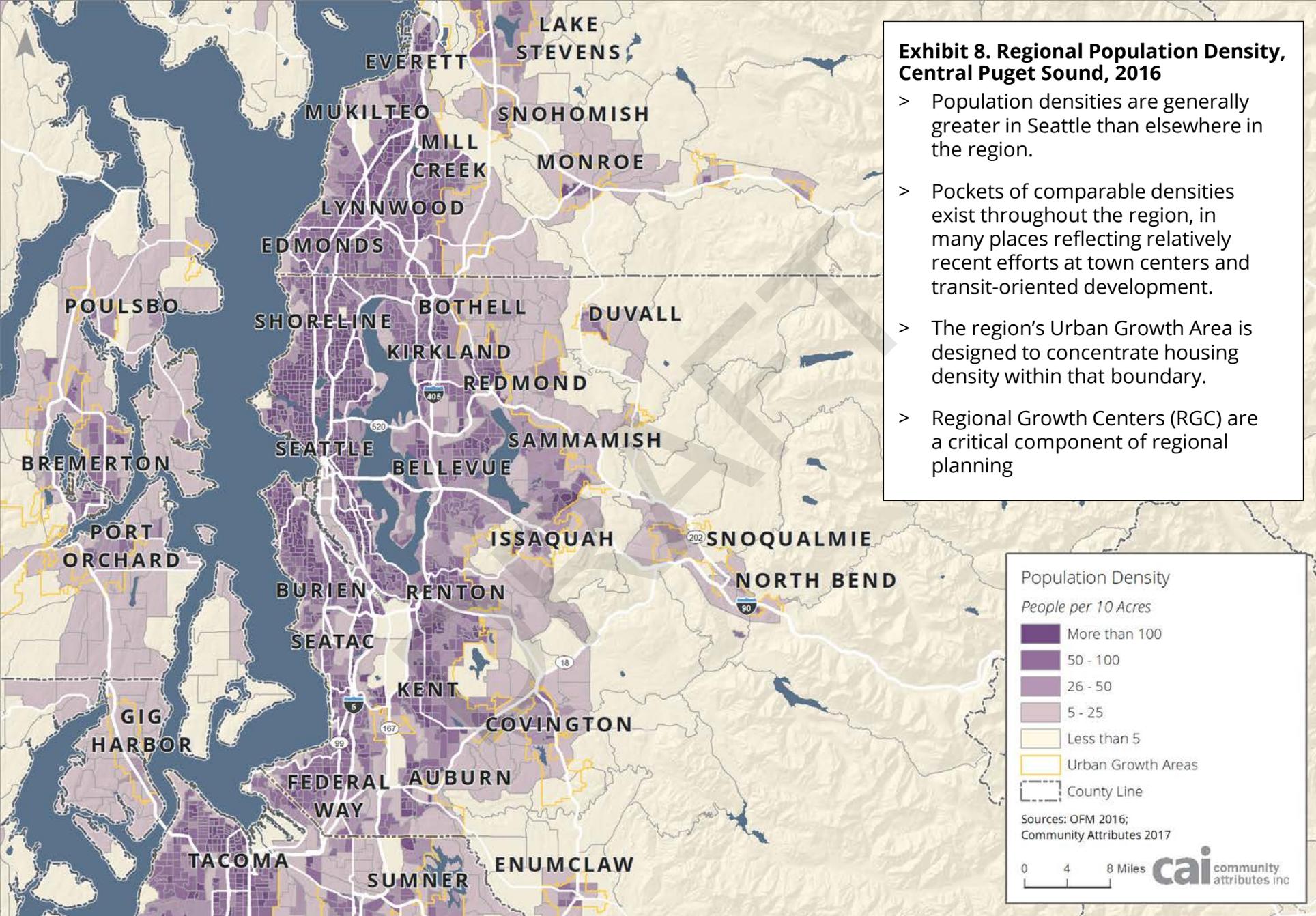
NAICS Sector	NAICS Sector Title	Number of Establishments	Total Employment at Location	Average Facility Size
31-33	Manufacturing	40	4,714	37,548
72	Accommodation and Food Services	56	891	4,733
54	Professional, Scientific, and Technical Services	68	797	4,449
62	Health Care and Social Assistance	39	726	6,763
44-45	Retail Trade	32	505	11,113
42	Wholesale Trade	23	277	7,234
53	Real Estate and Rental and Leasing	25	241	5,404
81	Other Services (except Public Administration)	40	214	3,075
52	Finance and Insurance	27	173	3,755
23	Construction	18	166	3,742
92	Public Administration	3	144	15,284
61	Educational Services	9	139	8,797
56	Admin/Support and Waste/Remediation Serv.	25	121	2,681
51	Information	9	67	3,560
48-49	Transportation & Warehousing	4	62	10,723
71	Arts, Entertainment, and Recreation	4	51	8,576
21	Mining, Quarrying, and Oil and Gas Extraction	1	5	2,500
11	Agriculture, Forestry, Fishing and Hunting	2	4	2,306
<i>Total</i>		425	9,297	NA

Source: CAI, 2017; City of Bothell, 2017; Hoovers, 2017.





# Regional Context



**Exhibit 8. Regional Population Density, Central Puget Sound, 2016**

- > Population densities are generally greater in Seattle than elsewhere in the region.
- > Pockets of comparable densities exist throughout the region, in many places reflecting relatively recent efforts at town centers and transit-oriented development.
- > The region's Urban Growth Area is designed to concentrate housing density within that boundary.
- > Regional Growth Centers (RGC) are a critical component of regional planning

**Population Density**  
*People per 10 Acres*

- More than 100
- 50 - 100
- 26 - 50
- 5 - 25
- Less than 5

Urban Growth Areas

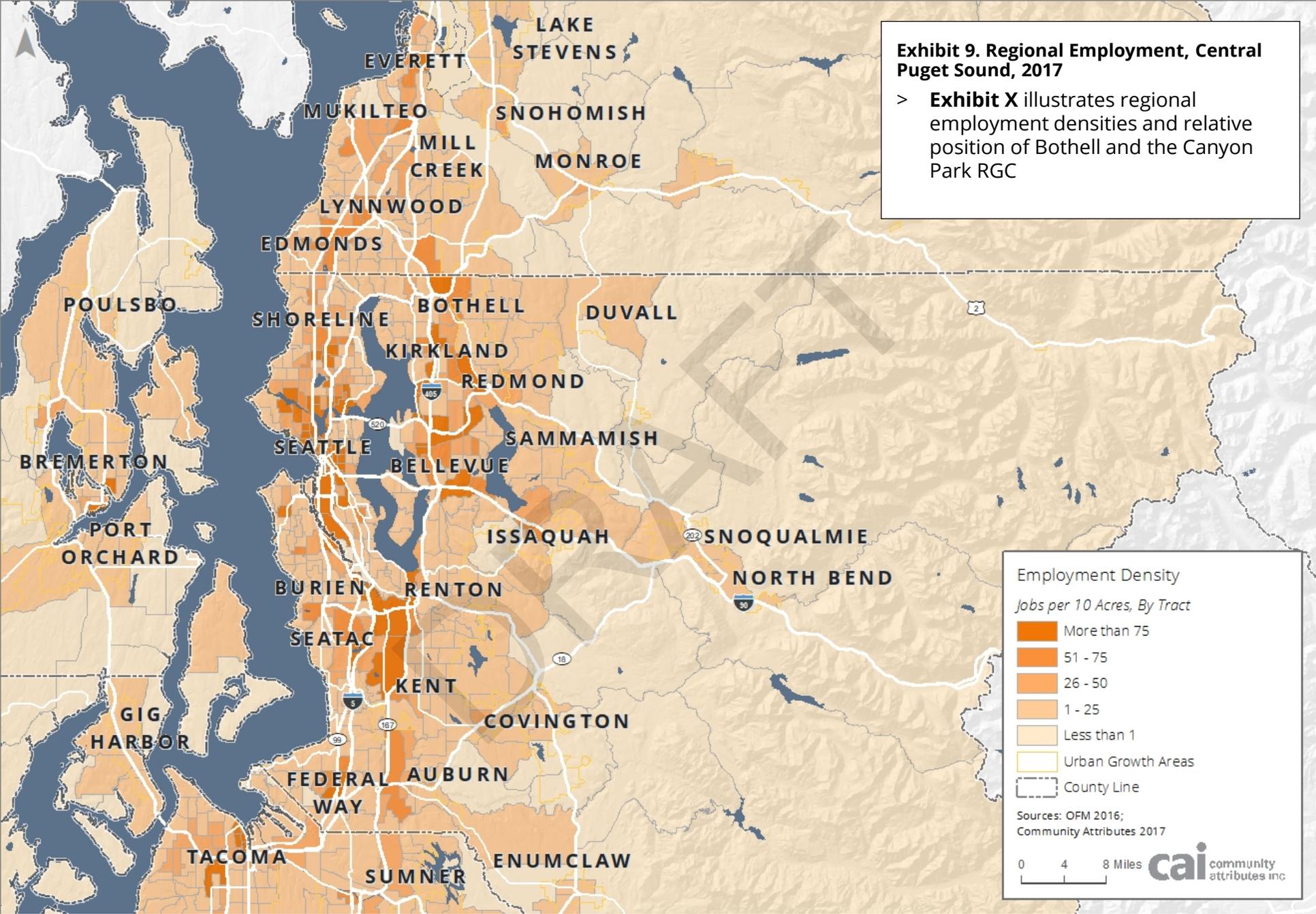
County Line

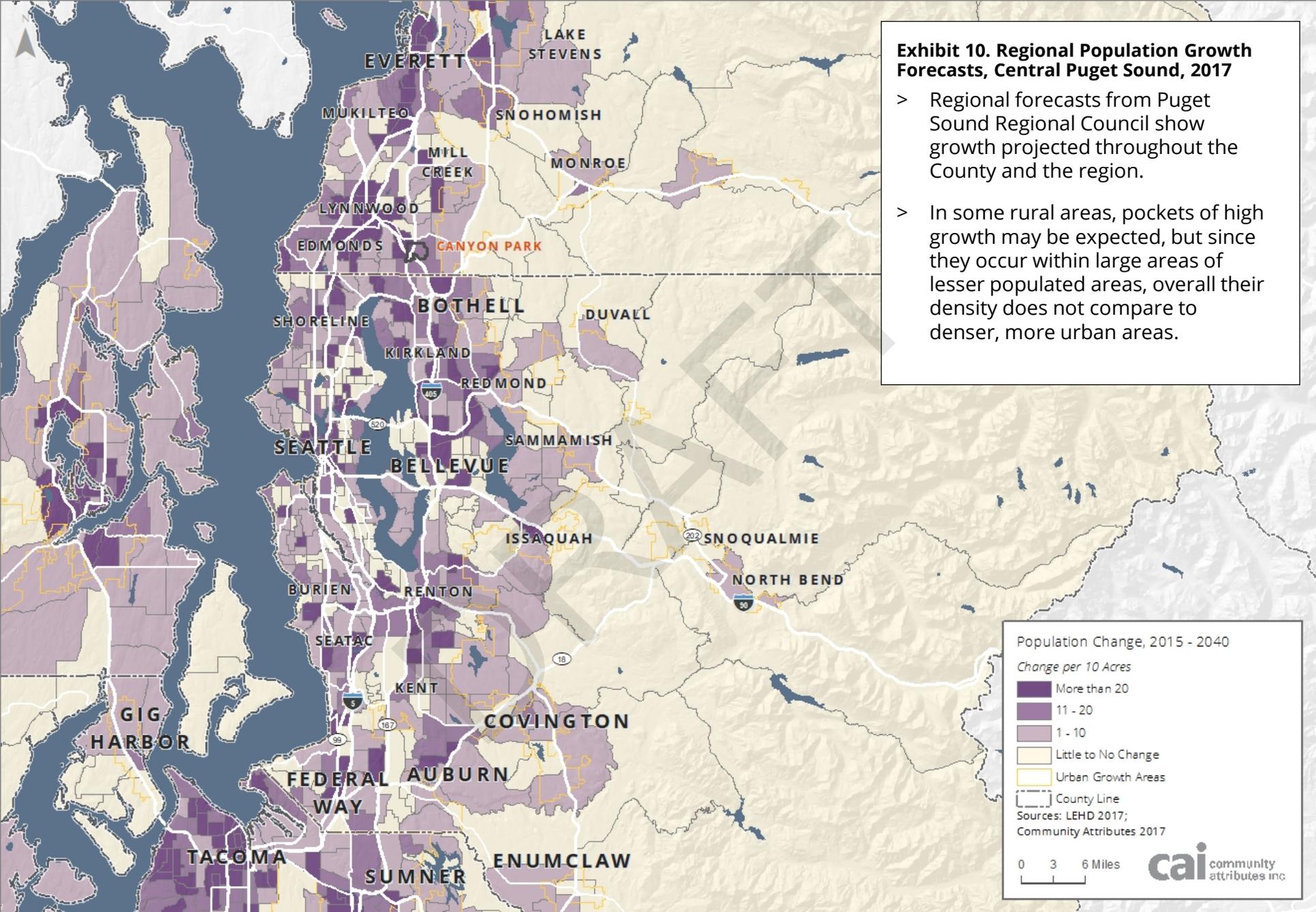
Sources: OFM 2016;  
 Community Attributes 2017

0 4 8 Miles **cai** community attributes inc

**Exhibit 9. Regional Employment, Central Puget Sound, 2017**

> **Exhibit X** illustrates regional employment densities and relative position of Bothell and the Canyon Park RGC





**Exhibit 10. Regional Population Growth Forecasts, Central Puget Sound, 2017**

- > Regional forecasts from Puget Sound Regional Council show growth projected throughout the County and the region.
- > In some rural areas, pockets of high growth may be expected, but since they occur within large areas of lesser populated areas, overall their density does not compare to denser, more urban areas.

### Exhibit 11. Journey to Work, Canyon Park, 2015

> The map illustrates place of residence for people that work in Canyon Park

Place of Residence	% of Employees in Canyon Park
Seattle	11.6%
Everett	5.8%
Bothell	5.6%
Kirkland	4.1%
Bothell West CDP (unincorporated)	2.7%
Marysville	2.5%
Lynnwood	2.4%
Mill Creek East CDP (unincorporated)	2.4%
Silver Firs (unincorporated)	2.3%
Mill Creek	2.3%
Other Locations	56.4%

Distance	% of Employees in Canyon Park
Less than 10 miles	54.40%
10 to 24 miles	29.40%
25 to 50 miles	9.50%
Greater than 50 miles	6.80%

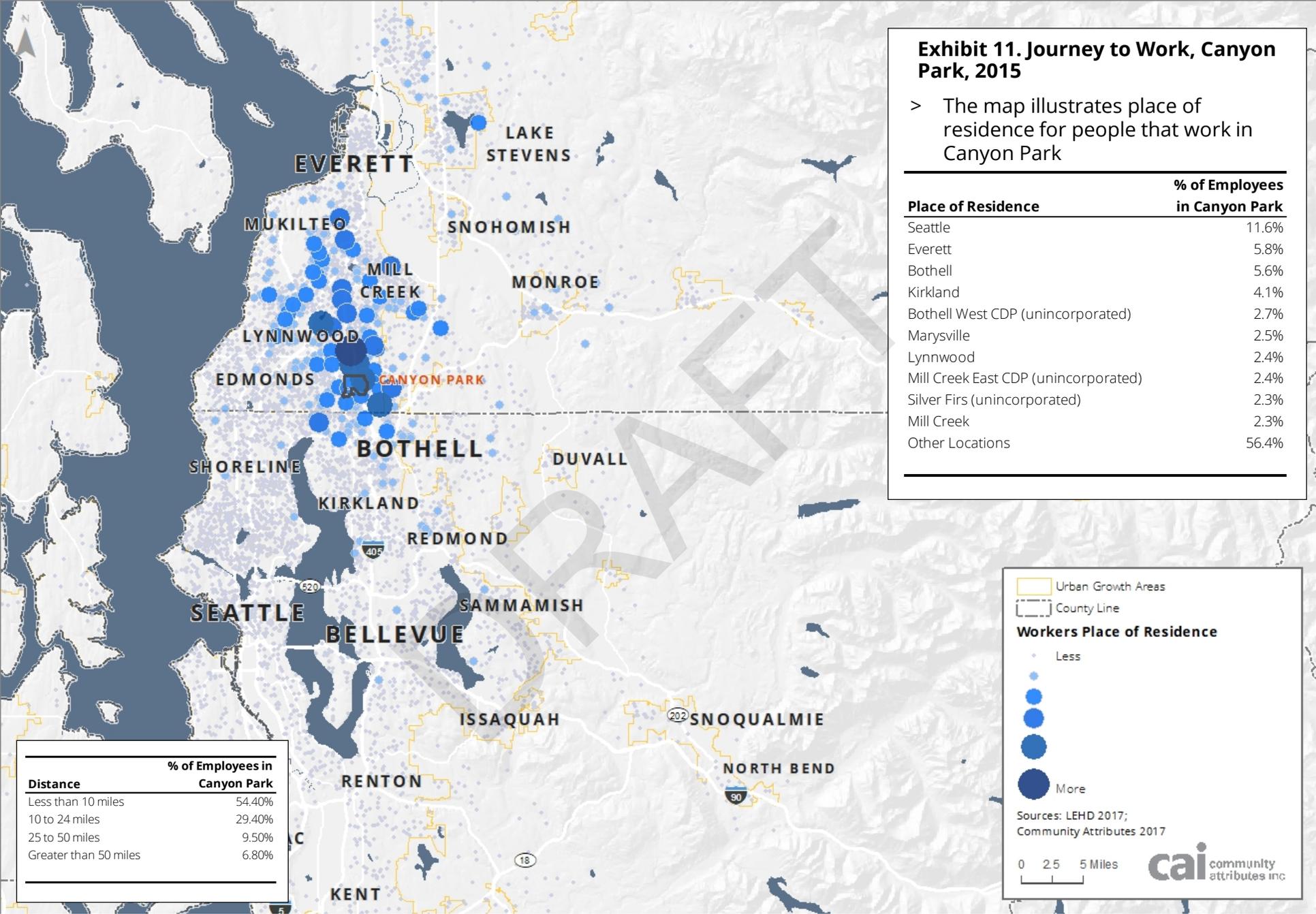
Urban Growth Areas  
 County Line

**Workers Place of Residence**

• Less  
•  
•  
•  
• More

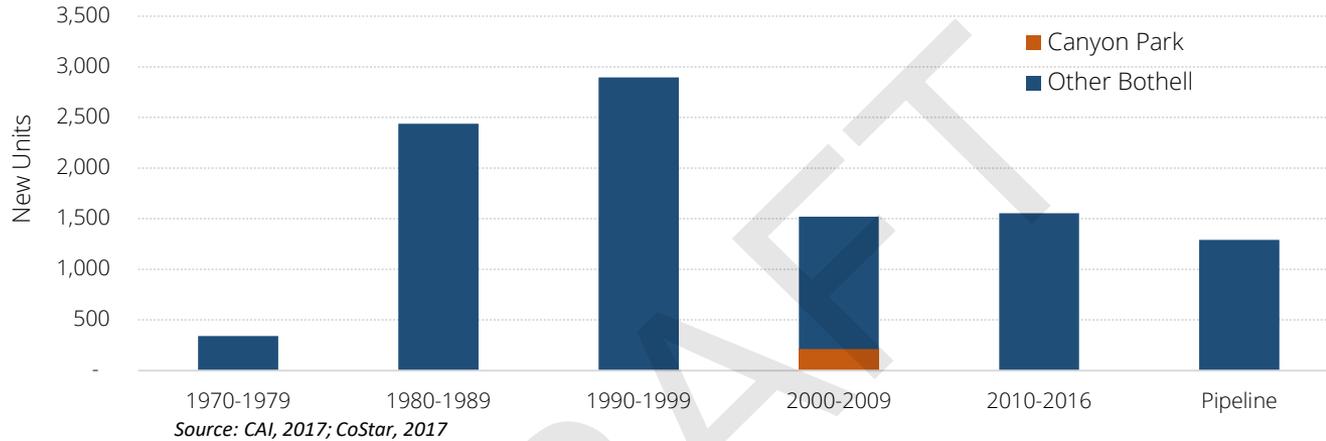
Sources: LEHD 2017; Community Attributes 2017

0 2.5 5 Miles

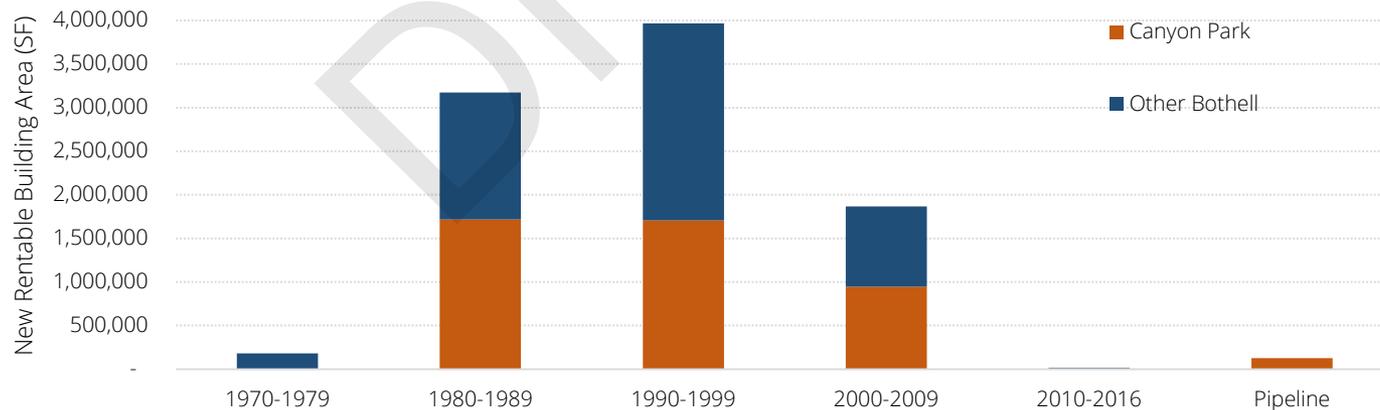


# Redevelopment Opportunity

**Exhibit 12. Multifamily Development History and Pipeline, Bothell**



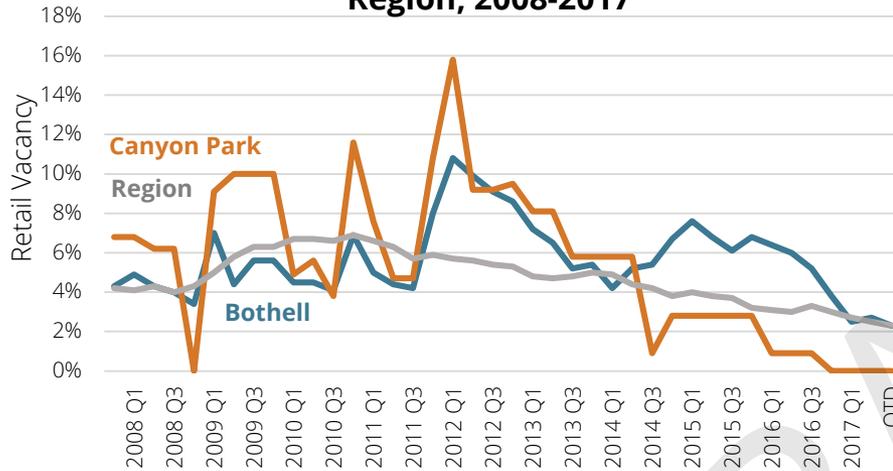
**Exhibit 13. Office/Ind/Flex Development History and Pipeline, Bothell**



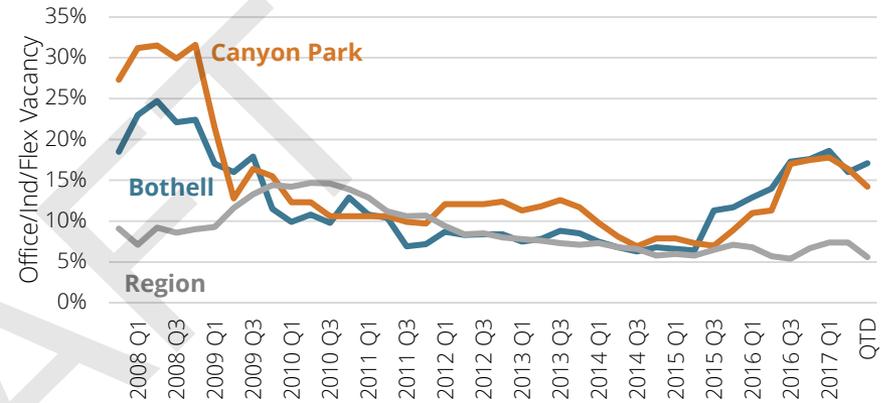
Note: Analysis for units built since 2000

# Redevelopment Opportunity

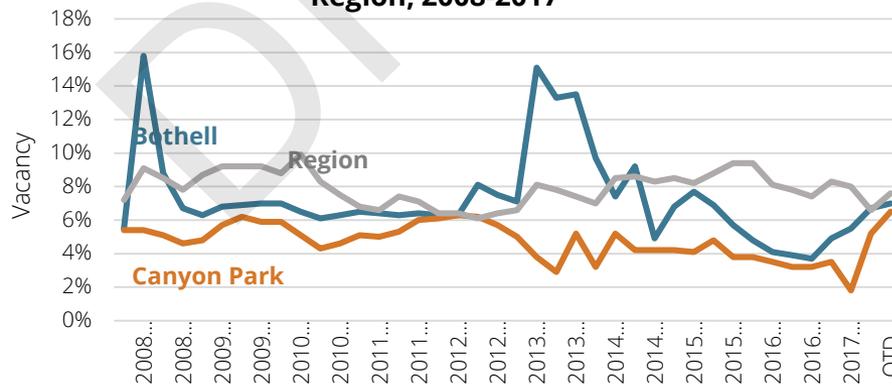
**Exhibit 14. Retail Vacancy, Bothell and Region, 2008-2017**



**Exhibit 15. Office/Ind/Flex Vacancy Rate, Bothell and Region, 2008-2017**



**Exhibit 16. Multifamily Vacancy, Bothell and Region, 2008-2017**

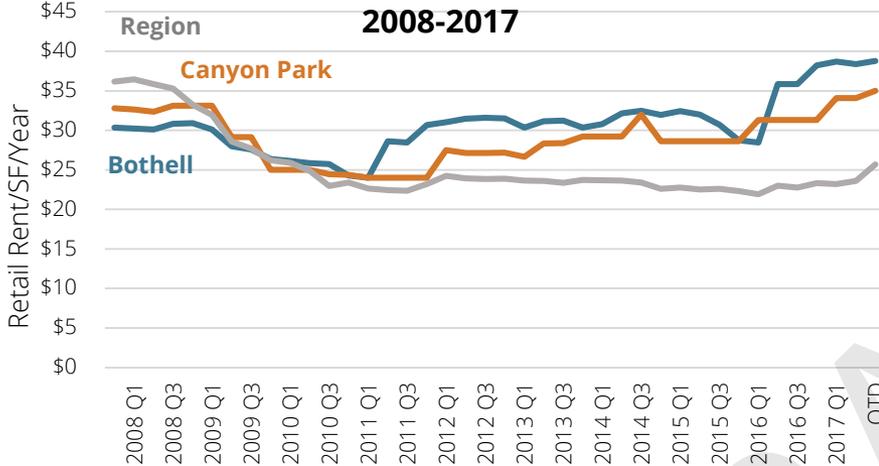


Note: Analysis for units built since 2000

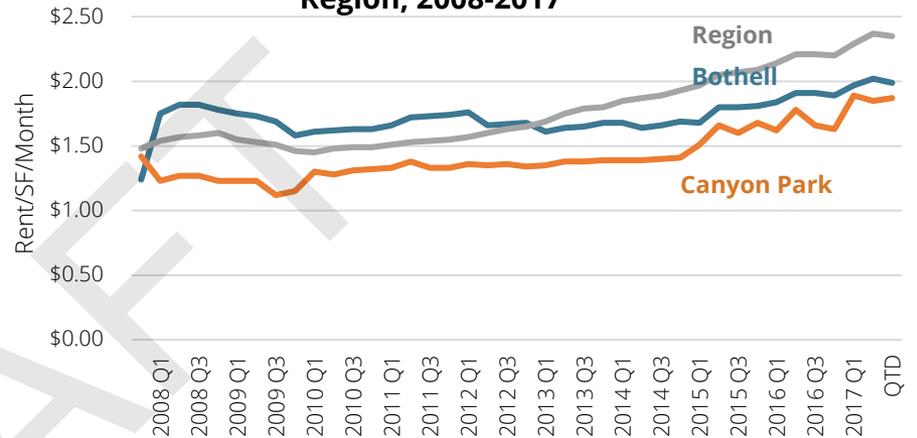
Source: CAI, 2017; CoStar, 2017

# Real Estate Indicators

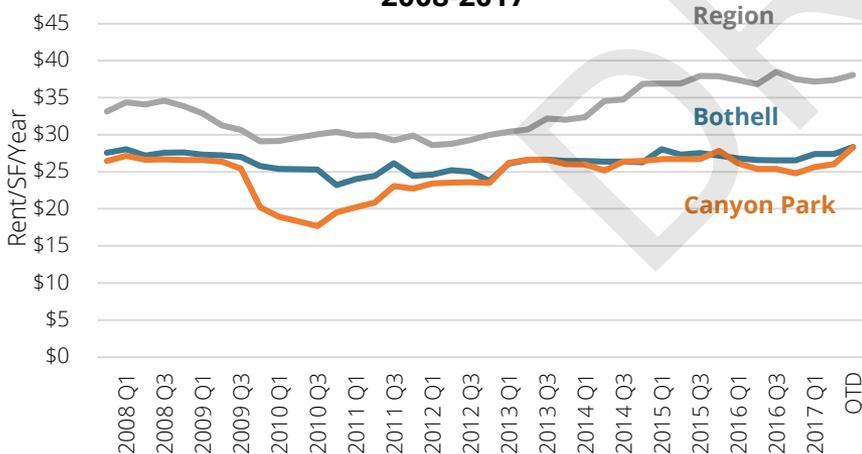
**Exhibit 17. Retail Rent, Bothell and Region, 2008-2017**



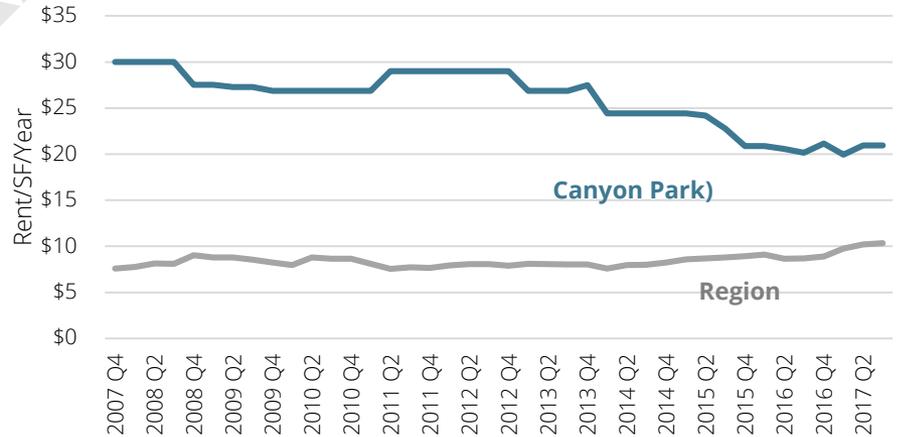
**Exhibit 18. Multifamily Rents, Bothell and Region, 2008-2017**



**Exhibit 19. Office Rents, Bothell and Region, 2008-2017**



**Exhibit 20. Industrial/Flex Rents, Bothell and Region, 2008-2017**



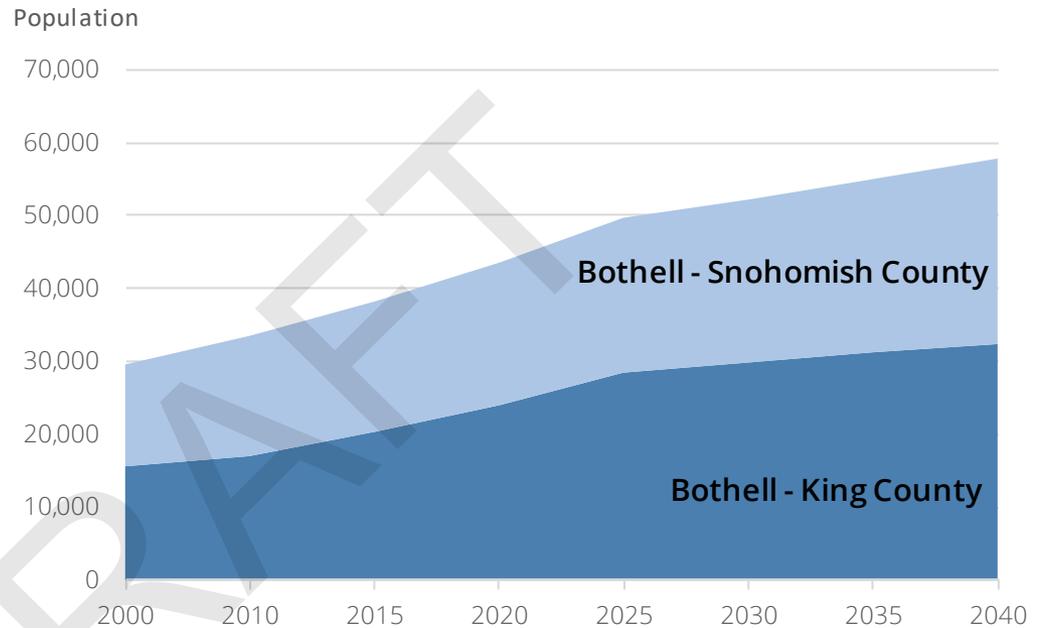
Note: Analysis for units built since 2000

Source: CoStar, 2017.

## Population Growth

- > Bothell is expected to grow by about **24,400** residents between 2010 and 2040, according to PSRC forecasts
- > The Snohomish County portion of Bothell is expected to capture about **9,000** of these residents
- > This growth would represent an average annual growth rate (CAGR) of **1.5%** for the Snohomish County portion of Bothell (2.2% for the King County portion)
- > If these forecasts hold, the Snohomish County portion of Bothell will capture **37%** of Bothell's total population growth
- > Forecasts call for an additional **4,000 housing units** in the Snohomish County portion of Bothell to accommodate this growth

**Exhibit 21. Forecasted Population Growth for Bothell (King and Snohomish), 2010 - 2040**

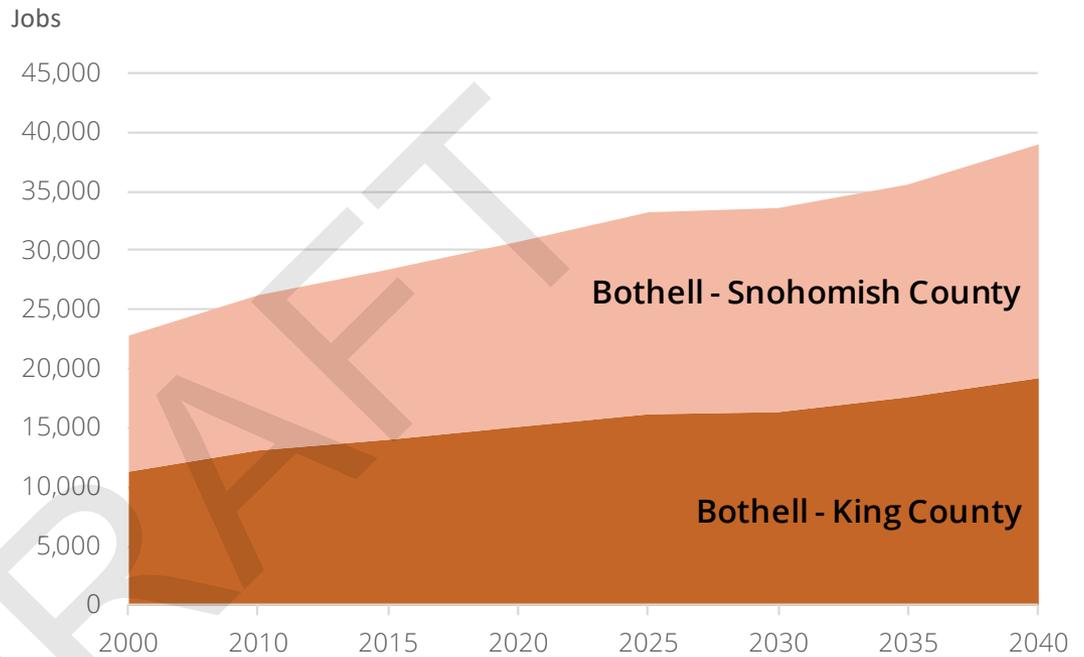


Source: PSRC Land Use Vision, 2015

# Employment Growth

- > Bothell is expected to grow by about **12,800** employees between 2010 and 2040, according to PSRC forecasts
- > The Snohomish County portion of Bothell is expected to capture about **51.5% (6,600)** of these employees
- > This growth would represent an average annual growth rate (CAGR) of **1.4%** for the Snohomish County portion of Bothell

**Exhibit 22. Forecasted Employment Growth for Bothell (King and Snohomish), 2010 - 2040**

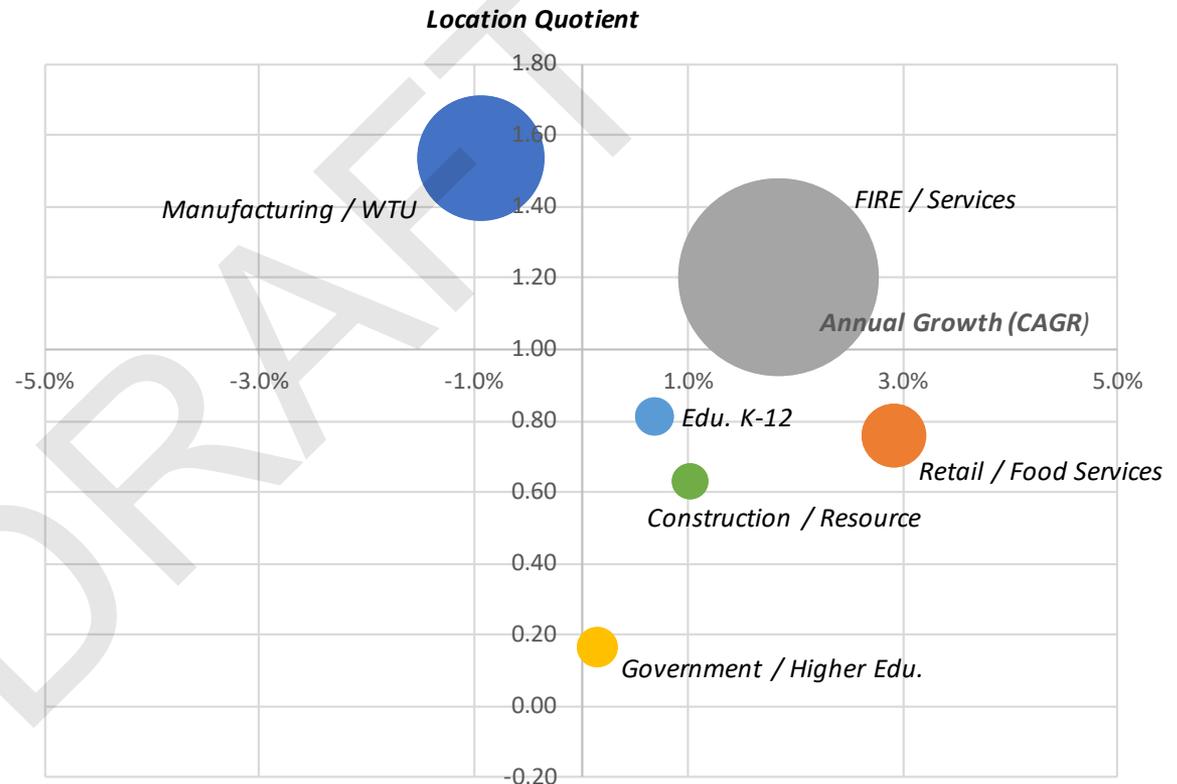


Source: PSRC Land Use Vision, 2015

# Industry Growth

- > Location quotients (Y axis) measure the relative concentration of jobs in a given area
- > Annual growth is given on the x axis, based on PSRC forecasts
- > Colored bubbles represent different industry sectors, and the bubbles are scaled according to total employment
- > Bothell's (Snohomish) largest sector is FIRE/Services; the sector with the highest location quotient (greatest concentration) relative to the Central Puget Sound region (King, Pierce and Snohomish Counties) is Manufacturing / WTU
- > Retail/Food Services, Construction/Resource and FIRE/Services are expected to grow significantly between 2010-2040
- > Manufacturing/WTU is expected to shrink in employment between 2010-2040

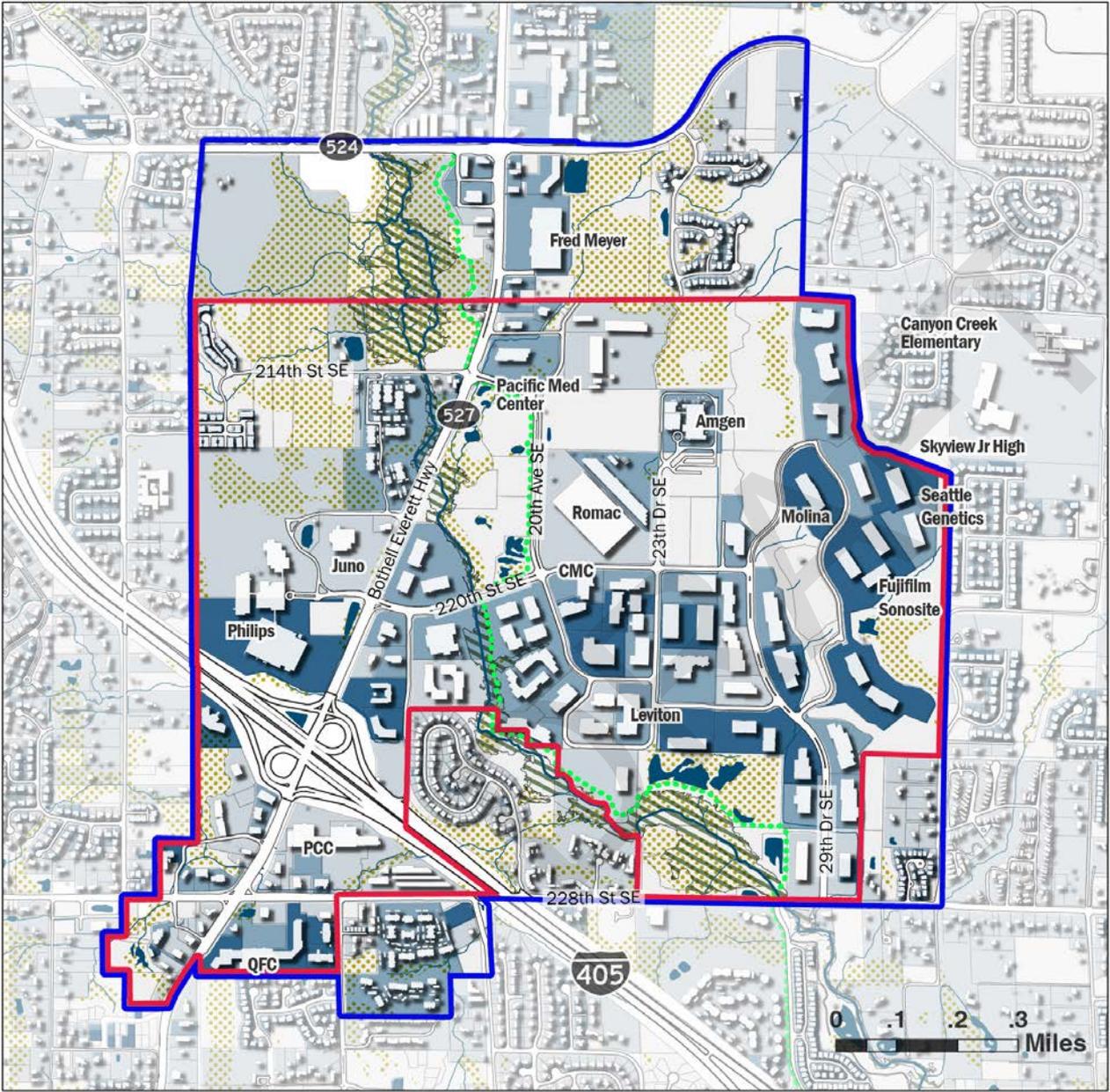
**Exhibit 23. Location Quotients and Forecasted Growth by Industry Sector, Bothell (Snohomish), 2010 - 2040**



Source: PSRC Land Use Vision, 2015

# Exhibit 24. 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



# **Visioning Discussion**



## Visioning Discussion

- I. What are the biggest challenges of working or living in the Canyon Park area?
- II. What are the Canyon Park area's greatest assets and strengths?
- III. What are the Canyon Park area's greatest challenges ?
- IV. What types of infrastructure improvements should the City of Bothell be focused on?