

City of Bothell

# CANYON PARK VISIONING

## Stakeholder Meeting #2

DRAFT November 8, 2017

# 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.

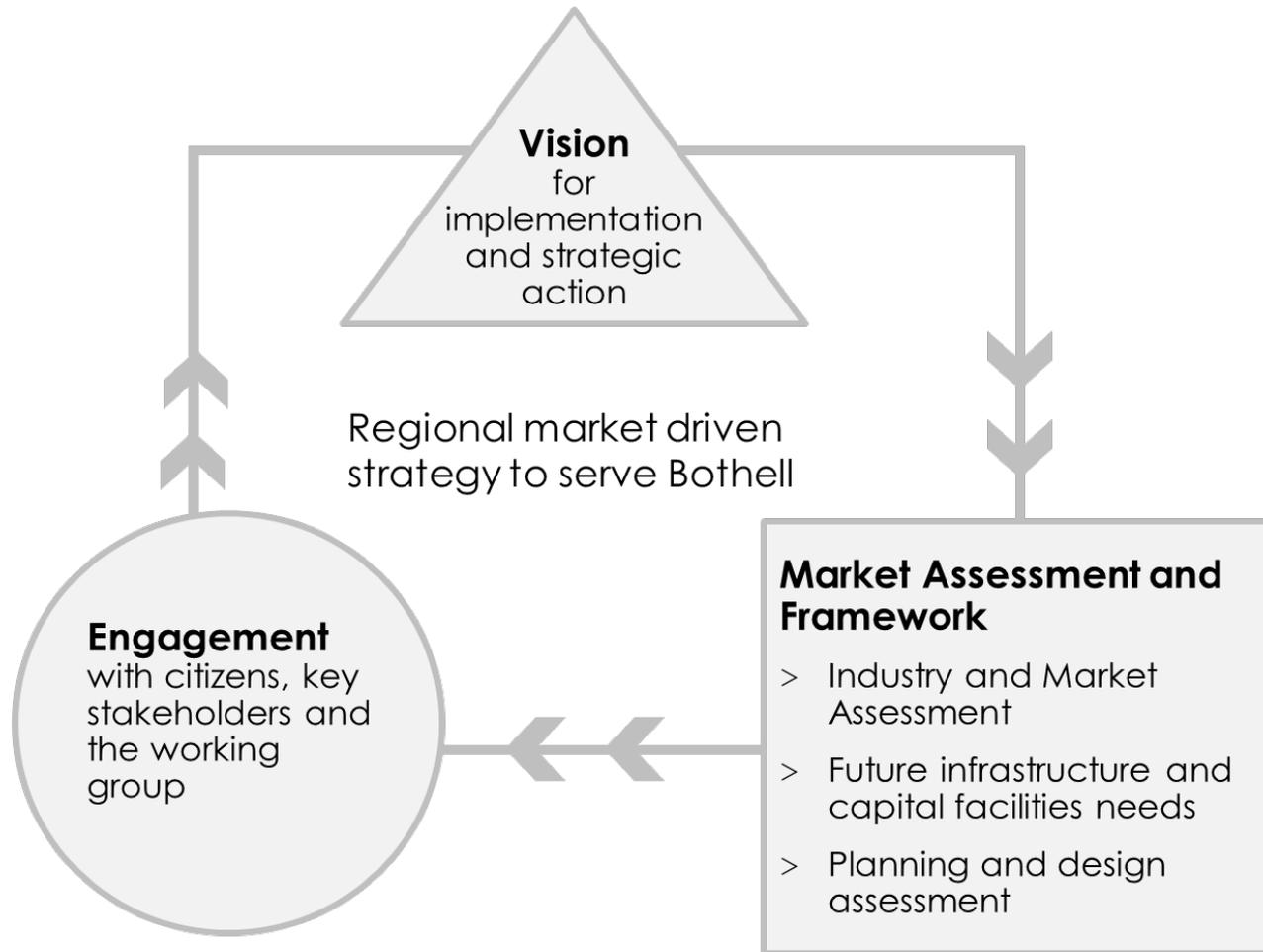
## *Phase II – Subarea Plan Development*

- > 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

# Our Approach



# 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

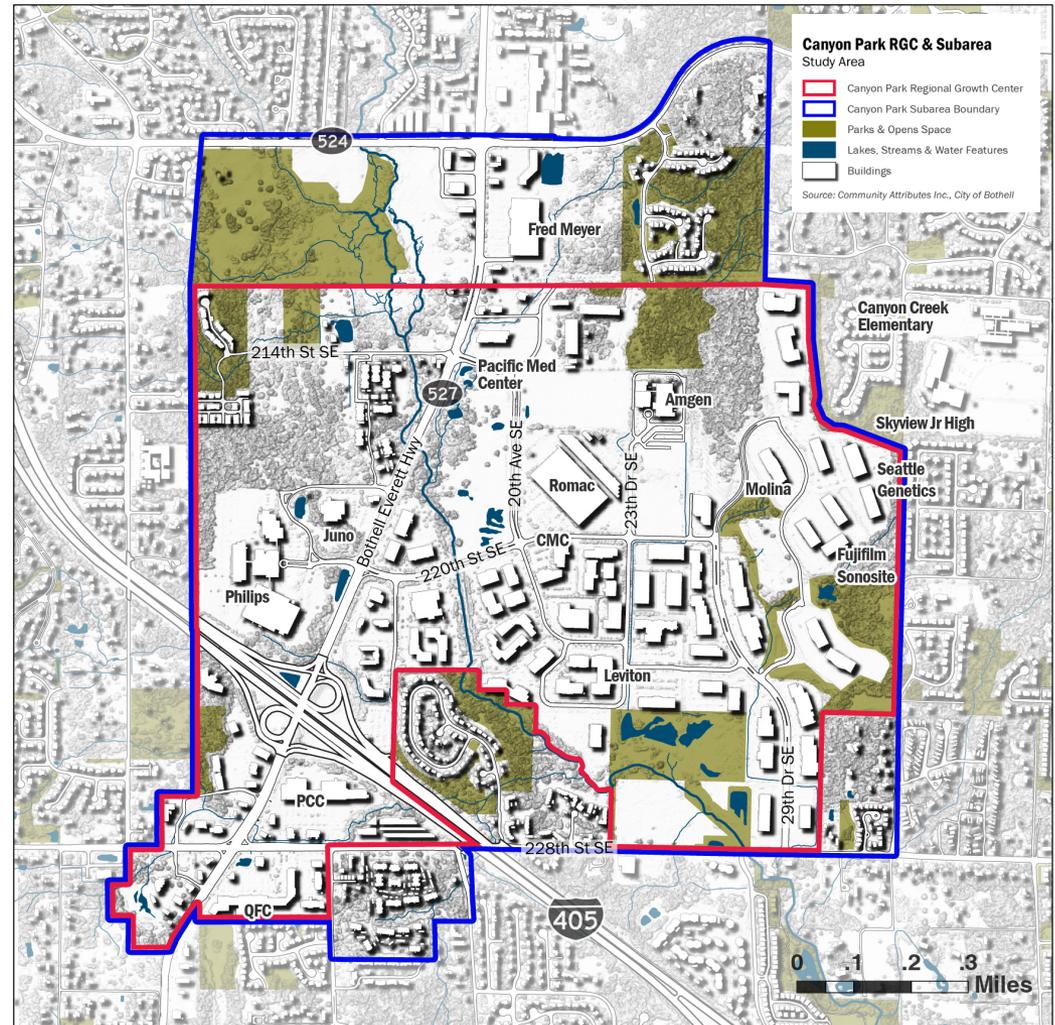
6% of population in Bothell (2010)

6% of housing in Bothell (2010)

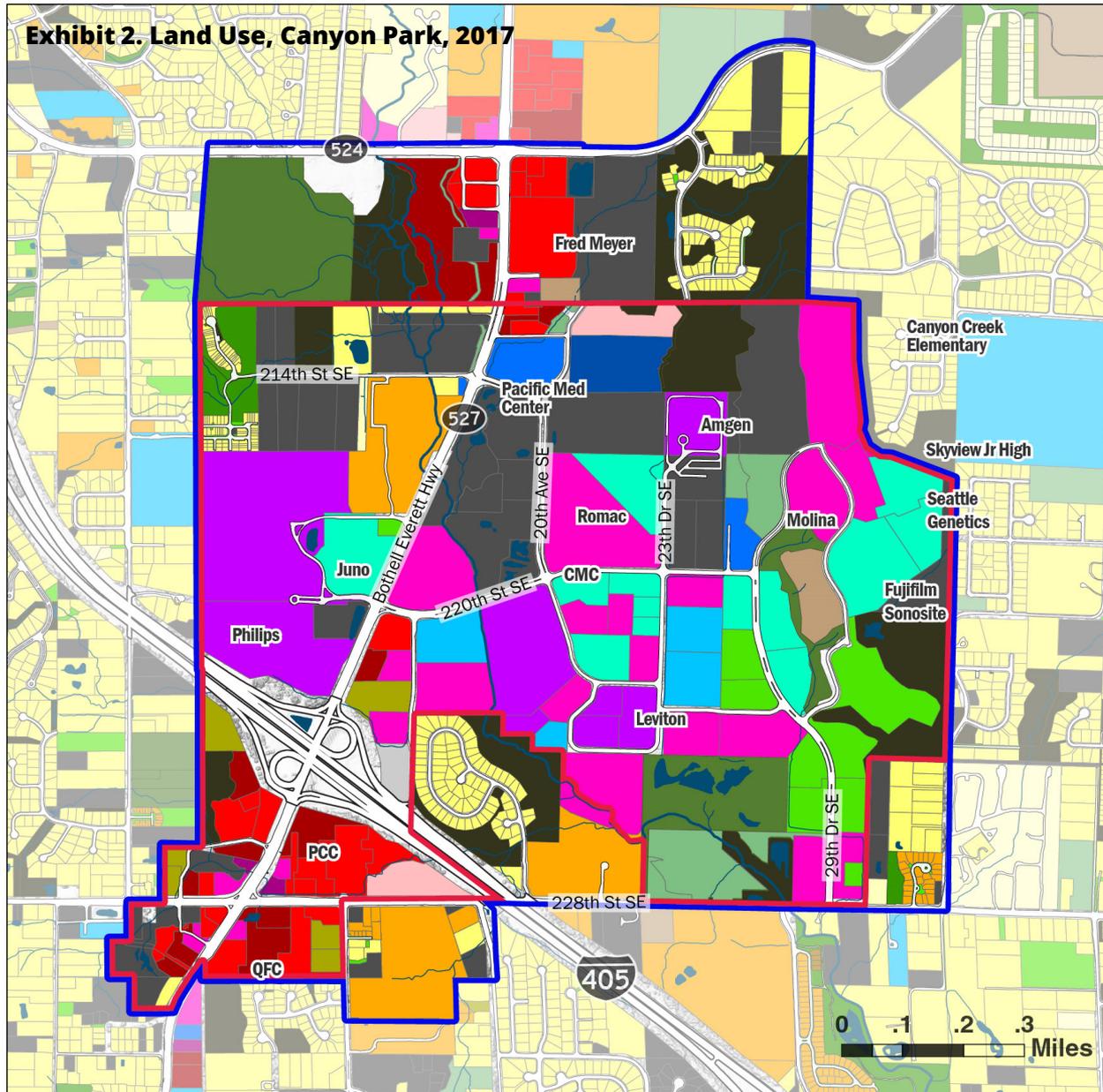
33% of employment (2010)

Source: Puget Sound Regional Council, 2017

Exhibit 1. Canyon Park Area Boundaries



**Exhibit 2. Land Use, Canyon Park, 2017**



## Land Use

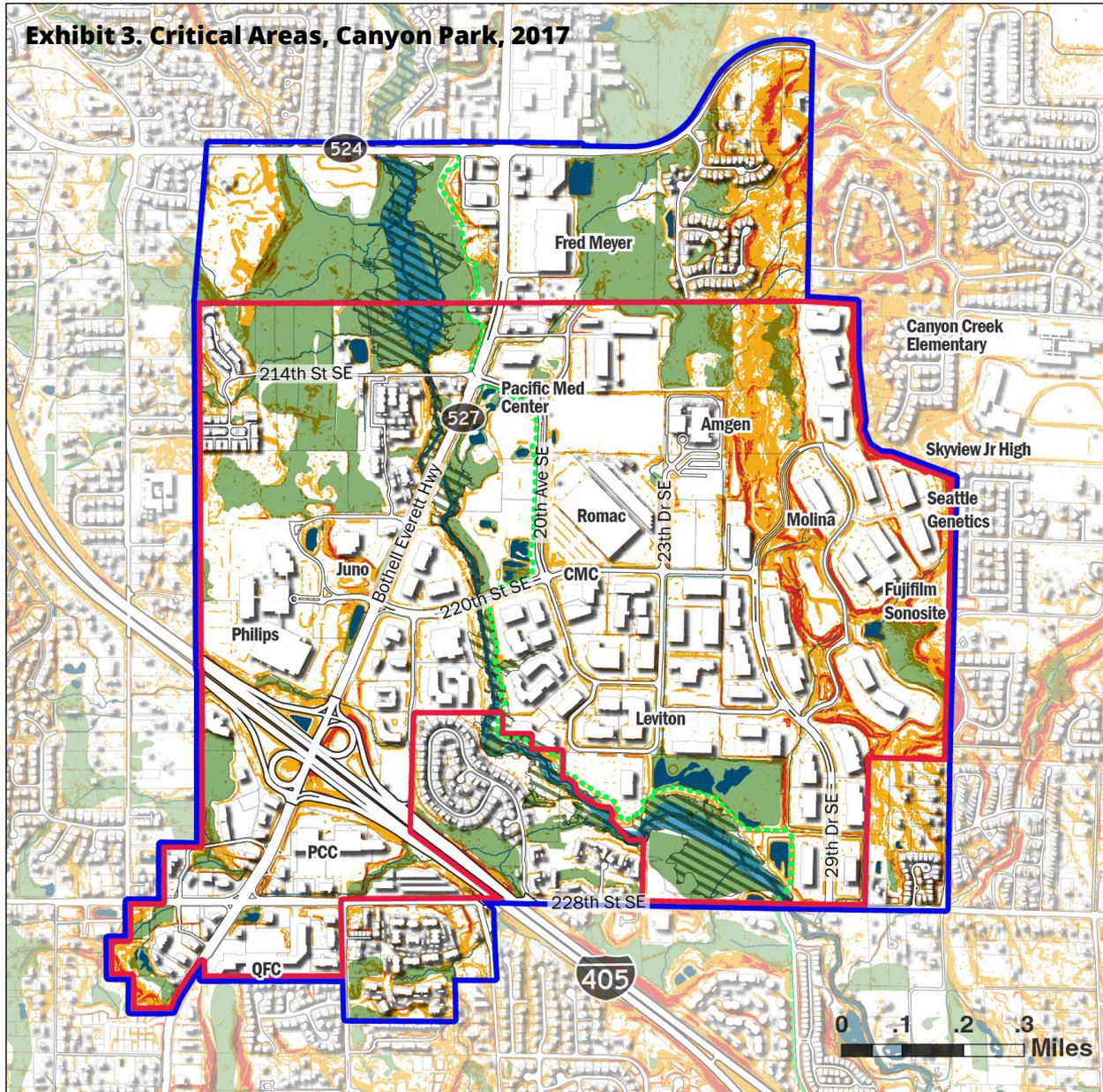
- > Predominant land uses are R&D, manufacturing and office uses
- > Concentrations of retail in two locations
- > Some multifamily and single family uses on fringes of planning boundaries

### Canyon Park RGC & Subarea Land Use



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

**Exhibit 3. Critical Areas, Canyon Park, 2017**



## Critical Areas

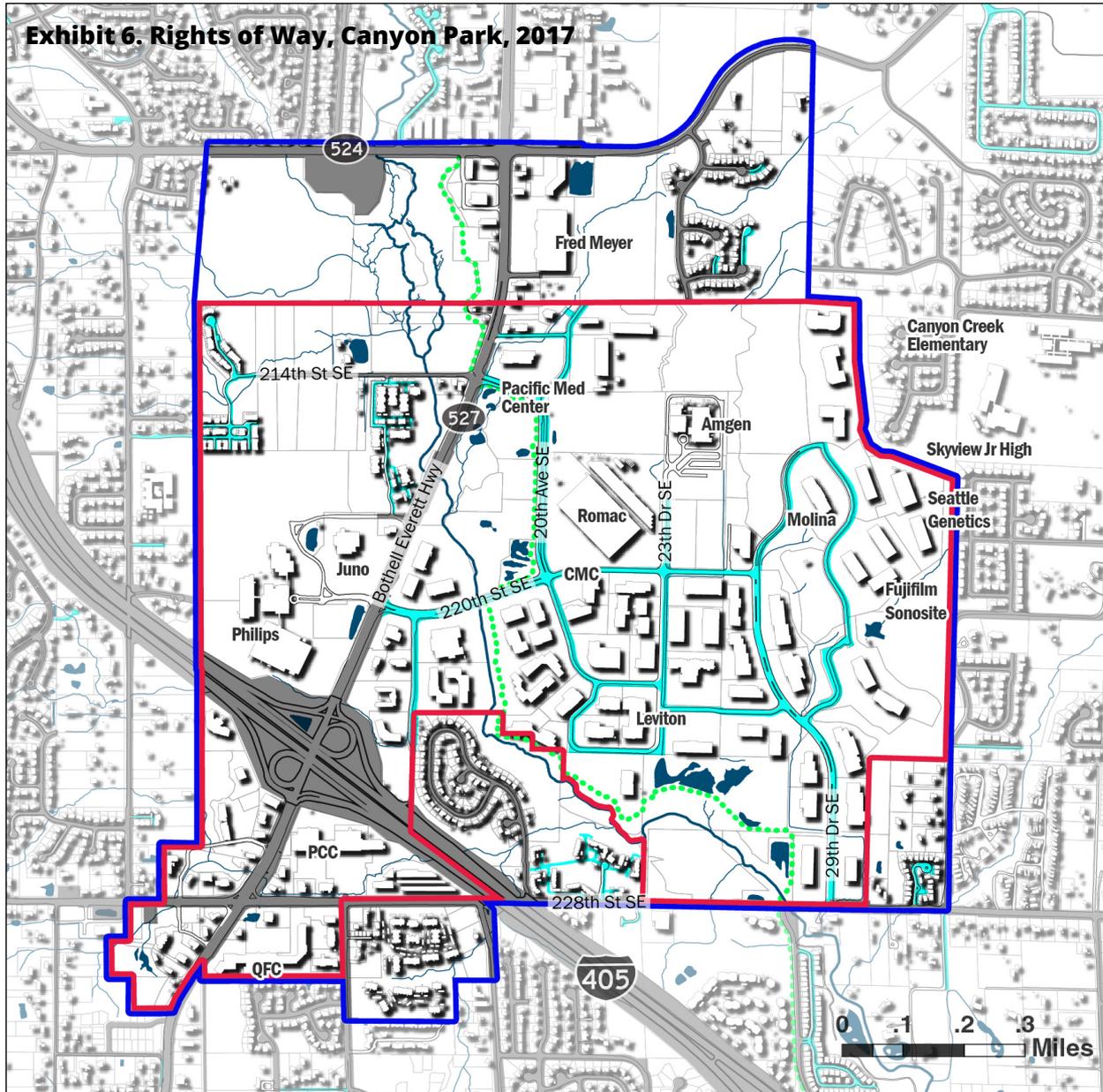
- > Wetlands and are a predominant feature of the area
- > North Creek and the adjacent North Creek trail offer recreational opportunities
- > Steep slopes separate the eastern most portion of the area

## 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 6. 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

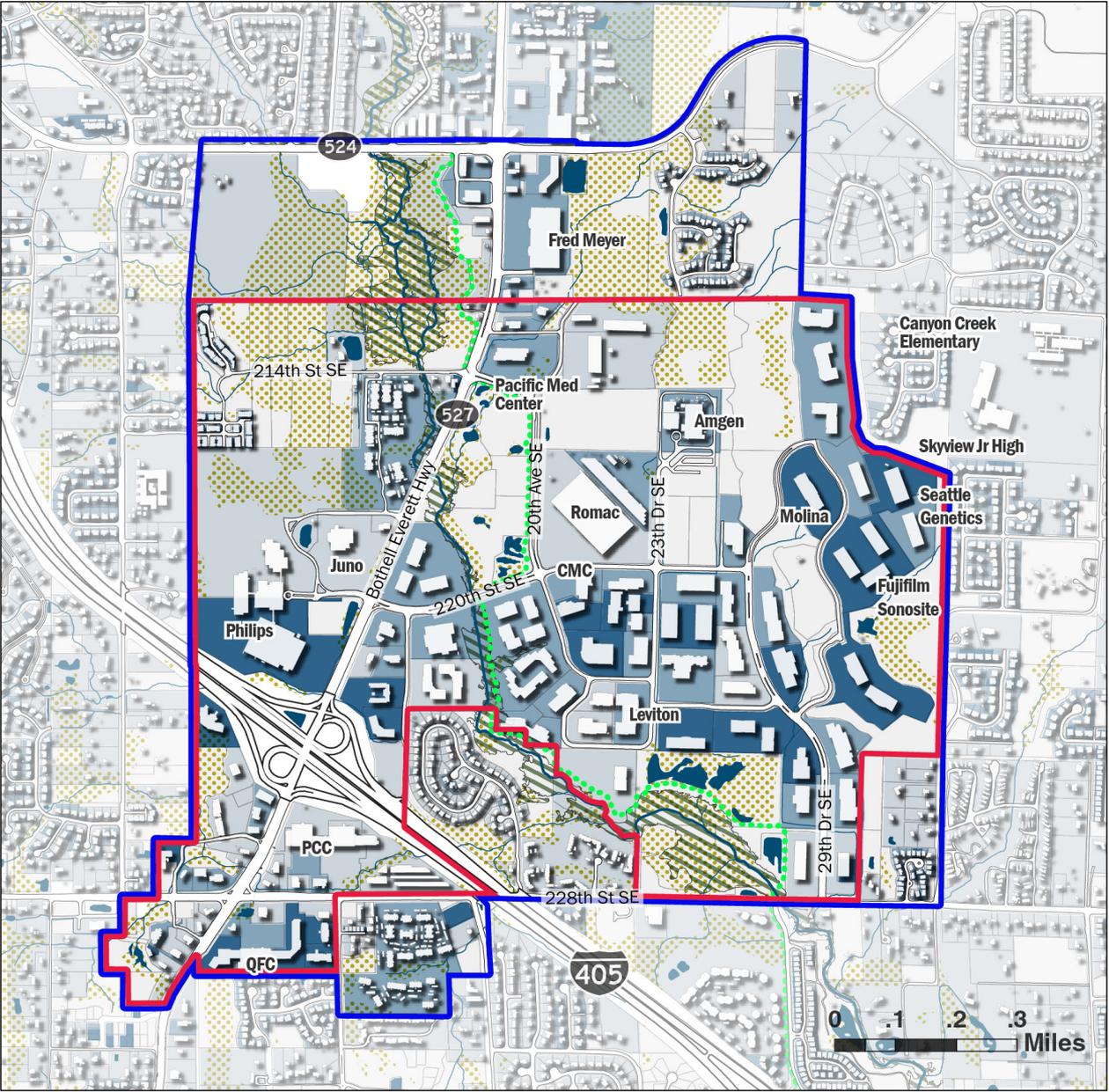
## Canyon Park RGC & Subarea Rights-of-Way by Ownership

- 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 7. 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

## **Where we've been and what we've learned so far:**

- > Review of stakeholder meeting #1 discussion
- > Themes and focus areas from stakeholder working group
- > Review of public comment received so far

## **Desired outcomes for today's meeting:**

- > Review of transportation conditions and impacts on community
- > Discussion of urban design, the built environment and the vision for area

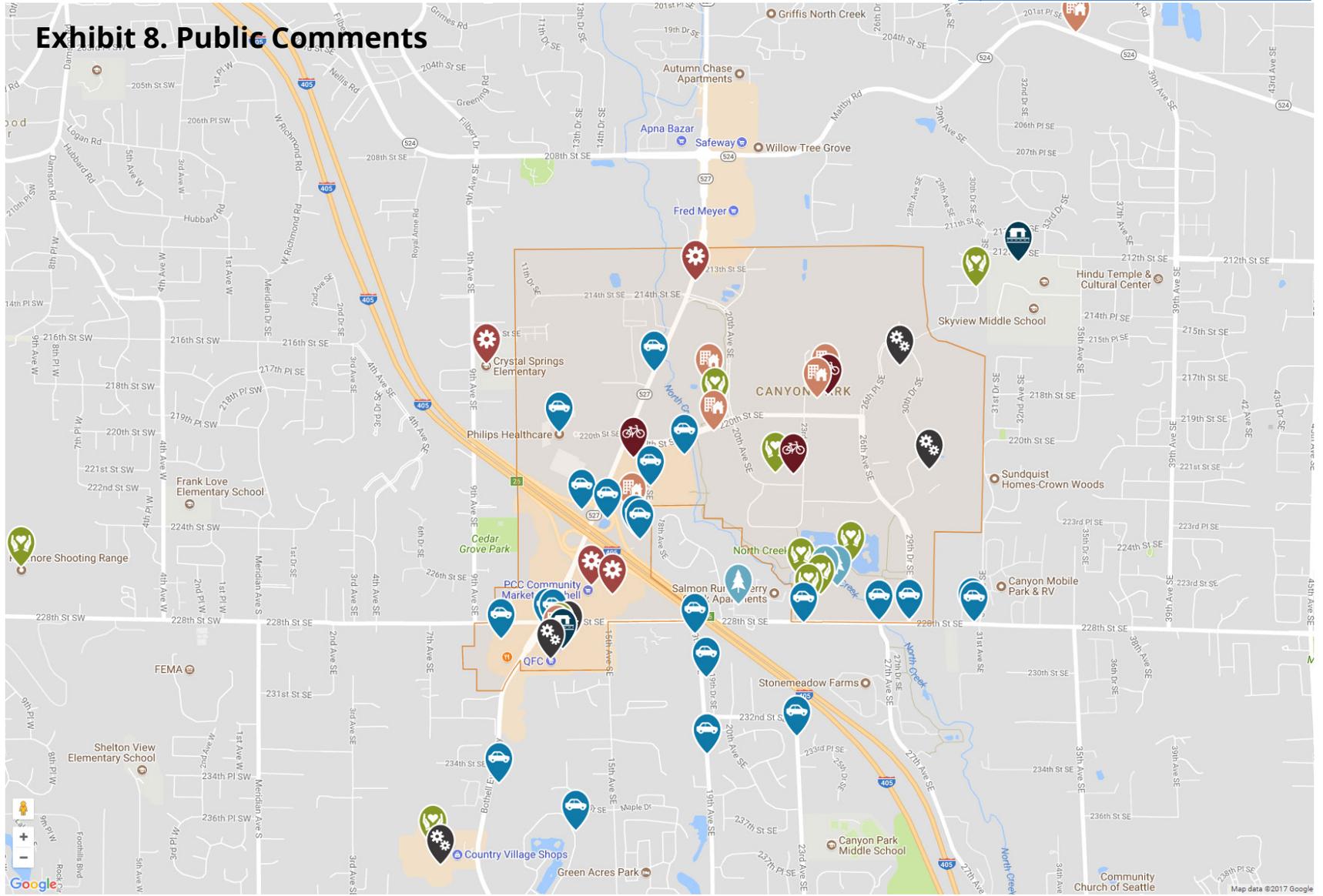


# **What We've Heard So Far**

# Public Comment Themes

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

## Exhibit 8. Public Comments



# Broader Public Comments

## Exhibit 8. 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
<b>Total</b>	<b>59</b>	<b>100%</b>	<b>44</b>	<b>9</b>	<b>9</b>

## Exhibit 9. Public Comment Common Themes

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

## Stakeholder Meeting #1 Key Themes and Takeaways

Themes from Initial Stakeholder Meeting:

- > **Area Strengths**
- > **Transportation and Access**
- > **Amenities and Services**
- > **Housing Growth**
- > **Industry Growth**
- > **Employees**
- > ***Area Vision***

# Stakeholder Meeting #1 Key Themes and Takeaways

## > Strengths

- Open space and Greenery
- Natural amenities that have been preserved
- The existing trail network
- The existing biomedical industry cluster that exists in the area
- The relative strength of the regional economy and growth in Bothell

## > Transportation and Access

- Traffic congestion to and within the park is a major concern (I-405 and state highways)
- There is a lack of reliable transit options
- Growth is and will continue to impact travel times for employees
- Traffic is getting worse pay-to-go lanes are not effective
- Need to improve traffic flow north and south on SR 527
- Staging of flexible shifts/operations is practiced by several companies
- Internal roads are a challenge but are not the primary transportation issue
- Much of the internal road network is privately owned and not up to the standards of the City

## Stakeholder Meeting #1 Key Themes and Takeaways

### > Amenities and Services

- There is a noticeable lack of amenities (restaurants, eateries, coffee shops, recreation) within the park
- Need/desire for more restaurant options
- Area is lacking 'urban lifestyle' amenities attractive to employees

### > Employees

- Attracting talent is a challenge for local industries
- Recruiting new employees to Canyon Park is challenging because of traffic
- The commute is impacting quality of life for existing employees
- Need/desire to substantially improve transit services and for companies to promote transit ridership

## Stakeholder Meeting #1 Key Themes and Takeaways

### > Industry Growth and Development

- The area should remain an important manufacturing location
- Consider the long-term goals of the companies currently in the park
- Millennials are influencing how companies can grow
- Current building stock doesn't match the needs of growth businesses in terms of size and building type
- Building and facility/redevelopment - where can this happen?
- Many buildings have insufficient parking
- Are utilities sufficient for future industry needs?

### > Housing Development

- Housing supply and affordability is a challenge for local employees
- The City should explore the Seattle Multi-family residential tax exemption to encourage affordable/workforce housing
- How will new residential impact traffic congestion?
- Current CC&R's in the business park prohibit the development of housing – this is a major challenge.

## Stakeholder Meeting #1 Key Themes and Takeaways

### > Vision Priorities for the Area

- **BETTER TRANSIT SERVICE AND ACCESS** Transit and transit access needs to be emphasized in any future vision
- **BIOMEDICAL/LIFE SCIENCES CENTER** Needs to be part of any future vision and plans for growth
- **HOUSING FOR THE WORKFORCE** Affordable housing is important to include in the vision and should be carefully considered.
- **ACCOMMODATE INDUSTRY GROWTH** How does the area serve existing businesses, both large and small and their need to grow?
- **PARKS AND PUBLIC SPACE** The area needs a real city park with recreational uses and a grander plan for amenities in the future

## **Visioning Discussion**

- > Transportation Infrastructure**
- > Urban Design and Built Environment**