

Puget Sound Regional Council
2002 Regional Growth Centers Report

BOTHELL CANYON PARK REGIONAL GROWTH CENTER

Community Context

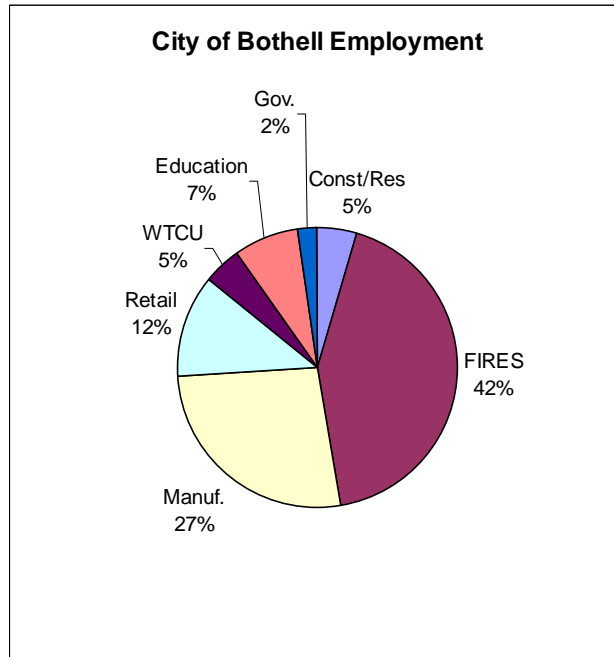
Bothell, a city of approximately 30,000 residents, straddles the line between King and Snohomish counties, is located northeast of Lake Washington between the cities of Kenmore and Woodinville.

The first substantial industries to evolve in the area were logging and the milling of lumber. The Sammamish River provided the only means to transport logs, shakes and other forest products to larger markets for sale. As population increased, so grew the need for local goods and services, and the Town of Bothell came into being along the shores of the river. The Sammamish remained the primary transportation facility between Bothell and other communities until 1914, when a brick road connecting Bothell with Seattle was completed. The road generally followed the Sammamish River valley and the Lake Washington shoreline. Other roads were constructed soon after, again primarily following waterways. The most notable of these was the Bothell-Everett Highway, and Waynita Way. Houses and businesses sprang up along these routes, concentrating in downtown Bothell and at major intersections. Other roads were extended up into the surrounding hills, where additional residential neighborhoods were developed.

This general development pattern continued until the 1960s, when Interstate 405 was constructed. The route selected for I-405 opened up large expanses of virtually flat, easily developable land. The availability of reasonably priced land closer to Seattle, and Bothell's relative isolation delayed development of these new areas. By the late 1970s and early 1980s, Bothell and Snohomish County had updated their plans to provide for the development of business parks in the North Creek Valley. Residential, commercial and industrial development activity followed at a pace and magnitude unprecedented in the City's history. Since 1980, Bothell has evolved from a bedroom community, sending its workers to Seattle, Everett and Bellevue, to a regional employment center, while still maintaining a strong residential character.

Bothell City-Wide Snapshot	
Area (square miles)	12.3
Population (2000)	30,150
Population per square mile	2,451.2
Employment (2000)	10,012
Employees per square mile	814
Housing units (2000):	12,303
Employees per housing unit	0.81

Source: US Census Bureau, Washington State Employment Security Department



In the city of Bothell, Finance, Insurance, Real Estate, and Services provide 42% of all employment. The city’s second and third biggest employment sectors are Manufacturing (27%) and Retail (12%). Also, education (including the UW Bothell Campus and Cascadia Community College) plays a relatively important role for the city’s economy. Jobs in the education sector comprise 7% of the city’s employment base.

Comprehensive Plan

The City of Bothell adopted its first GMA comprehensive plan, “Imagine Bothell,” in 1995. In accordance with citywide population and employment forecasts developed with King and Snohomish counties, the comprehensive plan accommodates a 59% increase in population and housing units (approximately 14,000 additional people, and 5,500 housing units), and a 78% increase in jobs (approximately 8,500 new jobs) by 2013. In addition to the 13 planning elements identified in the Growth Management Act, the plan contains specific plans for 13 subareas within the City of Bothell.

The Regional Growth Center

Background

Development within the North Creek Valley occurred at a rapid pace in the 1980s and early 1990s. In this time period the formerly rural area was developed with over 500 acres of business and industrial parks, 50 acres of retail and service uses, and approximately 500 residential housing units. About half of this recent development was added to the City of Bothell in 1992 as part of the Canyon Park annexation.

The boundaries of the Canyon Park Regional Growth Center generally coincide with those of the City of Bothell Canyon Park-Thrasher’s Corner Subarea, located in Snohomish County between the Crystal Springs and Canon Creek Subareas. The Center’s northern boundary is just south of the subarea’s

boundary located along 208th Street SE (Filbert/Maltby Road), and corresponds roughly to the subarea's limit along the general alignment of 8th Avenue SE on the west. The Center's eastern boundary lies along 31st Avenue SE, and its southern along the general alignment of 232nd Street SE. The subarea's 980.72 acres (1.53 square miles) comprises approximately eight percent of the total land area within the City Limits.

See the aerial photo on the following page for a depiction of the Bothell Canyon Park Regional Growth Center.

Although it notes the general urban center hierarchies contained in the 1990 VISION 2020, and the King and Snohomish county planning frameworks, the "Imagine Bothell" plan does not explicitly identify the designation or boundaries of the Canyon Park Regional Growth Center.

The plan lists the urban centers planning criteria "accepted" by the Snohomish County Tomorrow Steering Committee in September 1993, which describe "subregional centers." Bothell noted the substantial number of jobs in the North Creek Valley, and suggested that the City as a whole should be classified as a subregional center under the Snohomish County classification. The Plan also noted that King County did not include this subregional center classification in its hierarchy of centers, settling on "urban center," with specifically identified residential densities of 15 units and employment densities of 50 jobs per gross acre. The Plan states that the Bothell Planning Commission and Council considered nominating the City as a regional growth center, but concluded that the densities were neither consistent with Bothell's character, nor achievable.

The Canyon Park-Thrasher's Corner Subarea Plan, adopted as an element of the 1995 "Imagine Bothell" GMA Comprehensive Plan, contains detailed policies for the Canyon Park area. The policies generally envision future development of the Regional Growth Center as an area of business and light industrial parks, along with expanded opportunities for limited multifamily residential development and affordable housing close to employment, shopping and services. Residential land uses are proposed in a wide range of densities throughout the center, with as little as 4 and as much as 15 housing units per acre. The Center contains significant steep slopes, natural areas, wetlands, and wildlife habitat areas that require extensive protection.

Population, Housing, and Employment

The study area selected to represent the Canyon Park Regional Growth Center is considerably larger than the politically defined boundaries established by the city of Bothell. These "political" boundaries do not follow any census or infrastructure geometry, making data collection and precise socio-economic analysis difficult. To overcome this, Regional Council staff found it necessary to reconfigure the boundaries to match existing census geographies, at which data were available. A group of census blocks – the smallest unit of census geography – were selected to remain as close as possible to the formally designated boundary. Nevertheless, land area, population, and employment outside but immediately adjacent to the center boundaries are included in this analysis.

The Canyon Park Regional Growth Center had a year 2000 population of 3,037, an increase of 31% from the 1990 figure of 2,315. Housing units increased 76% in the 10-year period, from 706 in 1990 to 1,243 in 2000, and households also increase, from 697 in 1990 to 1,197 in 2000. The city's population target for the Regional Growth Center is 1,750 and its housing unit target is 972. As of 2000 the center had reached 173.5% of its population target and 127.9% of its housing target.



With the increase in population and housing from 1990 to 2000, Canyon Park Regional Growth Center also saw an increase in densities, with population increasing from 753 to 1,129 persons per square mile, and both housing units and households increasing from 0.4 to 0.7 units per gross acre.

The center contained some 6,532 employees in 2000, compared with an employment target of 8,500. This places the center at 76.8% of its target as of 2000. The center's employment target is lower than the Regional Council's *VISION 2020* employment guideline (about half), which established 15,000 jobs as the minimum level of employment for a regional growth center. It is also lower than its 1990 and existing population. With its 6,532 employees, Canyon Park Regional Growth Center had an employment density of 4 employees per gross acre in 2000. This compares with the *VISION 2020* density guideline of 25 employees per acre. If the center retains its current size and achieves its target jobs, it would reach an employment density of just under 5 employees per acre, falling well below the *VISION 2020* guideline.

Bothell Canyon Park Regional Growth Center Population, Housing, and Employment			
	1990*	2000	Target
Population	2,315	3,037	1,750
Persons per square mile	753	1,129	—
Housing units	706	1,243	972
Housing units per gross acre	0.4	0.7	—
Households	697	1,197	—
Households per gross acre	0.4	0.7	—
Employment	4,601	6,532	8,500
Employees per gross acre	2.7	4	—
Employees per housing unit	6.52	5.26	—
* Employment data is for 1995			

Source: U.S Census Bureau, Census 2000 and Census 1990.
Washington State Employment Security Department. Puget Sound Regional Council

Bothell Canyon Park Regional Growth Center Employment by Sector	
Canyon Park	Percent Jobs
Construction/Resources	2.93%
FIRE	11.66%
Manufacturing	43.00%
Retail	12.36%
Services	23.83%
WTCU	5.83%
Education	---
Government	0.40%
Total	6,532

Source: Washington State Employment Security Department

Land Use, Character & Urban Form

The Bothell Canyon Park Regional Growth Center contains approximately 1,722 acres, divided into 20 blocks averaging a very large 73 net acres (86 gross acres) in size, as opposed to about two acres for a traditional, pre-auto era downtown. Land use is quite varied in the center, with over 25 percent of the area associated with employment producing land uses, and about 44 percent devoted to multifamily and single family housing. The center has currently surpassed the comprehensive plan's population and housing unit targets for the subarea. Its planned target of 8,500 jobs (which would result in 5 jobs per acre) and current activity levels under one housing unit per gross acre are well below regional guidance for centers in VISION 2020.

Existing development in the urban center is typically one story with off-street surface parking. Few blocks in the center have fully developed sidewalks, although many have street trees and landscaping.

The urban center has 884 parcels with an average size of 1.66 net acres. There are 16.9 miles of roadways in the center, with a very low average of 0.02 intersection per acre, indicating that roadways are generally widely spaced.

Bothell Canyon Park Regional Growth Center Character and Urban Form	
Total area (acres)	1,722
Number of blocks	20
Average block size (net acres)	73.4
Number of parcels	884
Average parcel size (net acres)	1.66
Road network (linear miles)	16.9
Intersection density (intersections/acre)	0.02

Source: Source: City of Bothell, Puget Sound Regional Council

Land uses in the center have been affected by the geography of the subarea. North Creek meanders in a northwest to southeast direction through the middle of the Canyon Park center. The North Creek valley, in which the center lies, widens in the vicinity of the north boundary at 208th Street SE, and narrows at 228th Street SE. Most of the subarea is a broad plain on each side of North Creek, with an average elevation of approximately 100 feet. Ridges on the east and west define the valley.

The southern half of the Center contains more development than the northern half. Most of the area is zoned for business park and light industrial development. Prior to adoption of the "Imagine Bothell" plan, approximately 25 percent of the area was zoned as rural conservation. Residential areas are generally located around the boundaries, and contain 9,6000 square foot lots or larger. Multifamily development is concentrated at the southern boundary of the center.

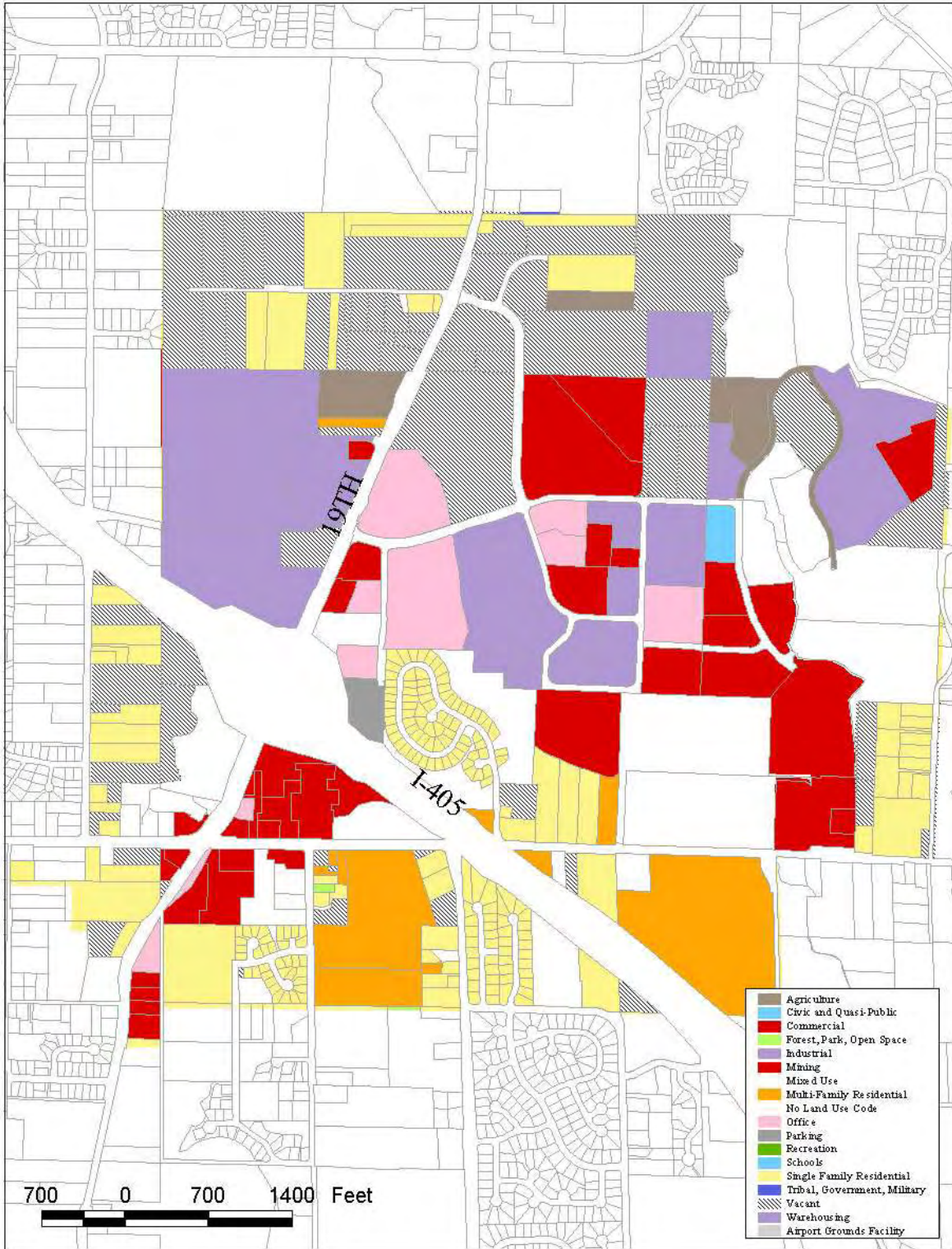
Bothell Canyon Park Regional Growth Center Existing Land Use	
	Percentage
Agriculture	1.43%
Civic/Quasi-public	0.20%
Commercial	10.21%
Parks/Open Space	0.48%
Industrial	10.16%
Residential – Multi Family	26.00%
Office	2.91%
Parking	0.24%
Schools	0.34%
Residential – Single Family	18.63%
Government/Military	0.12%
Unknown (No Data)	13.60%
Vacant	15.33%
Warehousing	0.34%
Total	100%
Employment Related Land Use	25.71%
Residential Related Land Use	44.63%

Source: King County Assessor, Snohomish County Assessor'

See the map on the following page for a depiction of current land uses in the Bothell Canyon Park Regional Growth Center.

Land use in the Canyon Park Regional Growth Center is currently devoted primarily general commercial (10%), Industrial (10%), multi-family residential (26%) and single family housing (19%). The center has potential for major future development since over 15% of the land area (204 acres) is currently vacant.

Canyon Park Urban Center (Current Land Use)



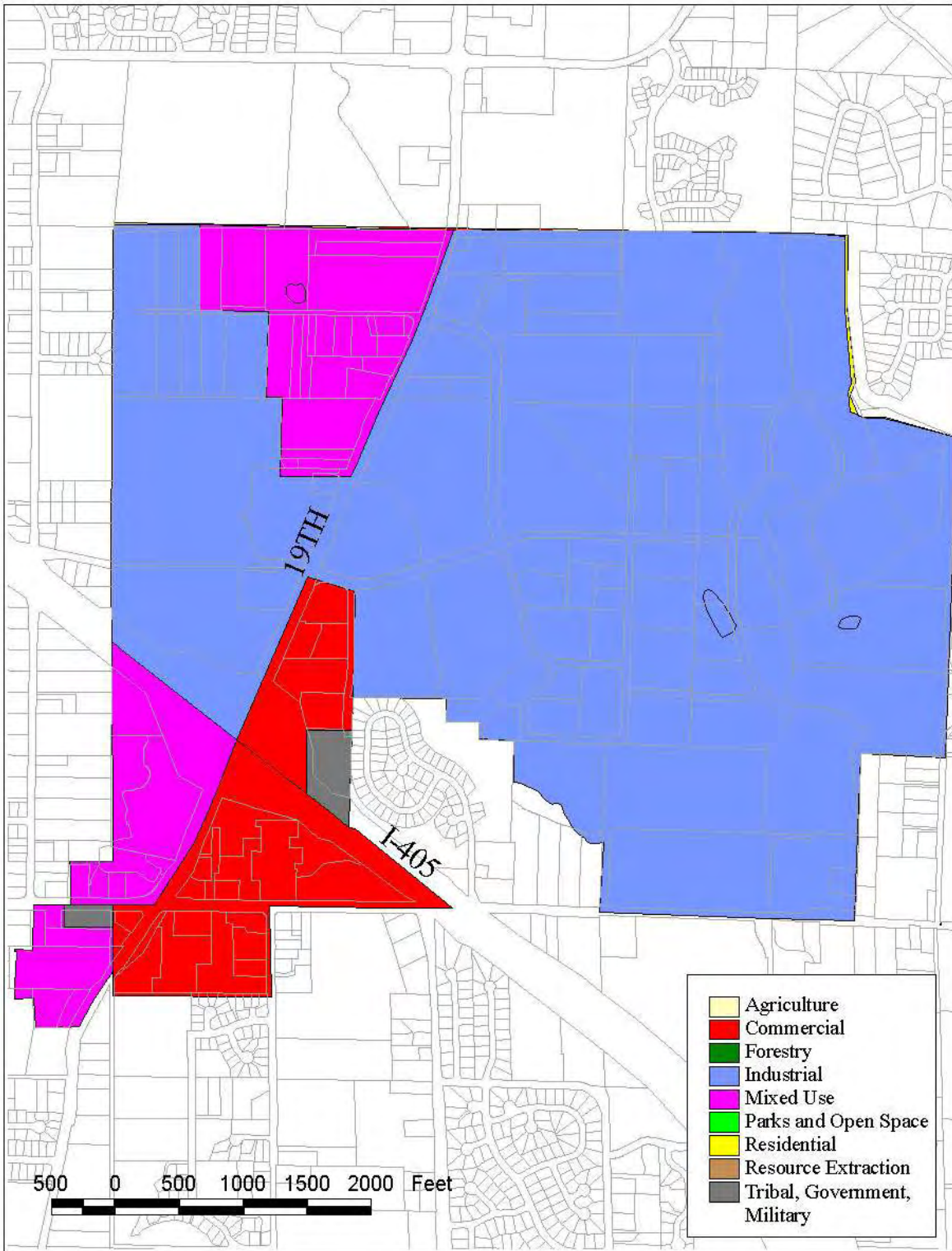
Future land use plans for the Canyon Park Regional Growth Center will create a mixed-use area of professional office, light industry, commercial business, general commercial, and open space. Many of the office and commercial classifications require significant dedications of parks and open space, intended to produce fairly low-density office park developments. These uses will eventually comprise 58% the center’s land area. A wide variety of residential densities are planned, ranging from 1 unit per acre to 15 units per acre, will eventually make up 35% of the center. Just under 6% will be devoted to civic and educational use.

Bothell Canyon Park Regional Growth Center Future Land Use	
	Percentage
Civic-Educational	5.72%
Mobile Home Park	0.27%
Office-Prof, Comm. Business, General Commercial	0.58%
Office-Prof, General Commercial	1.19%
Office-Prof, Light Industrial, Open Space and Park	45.80%
Office-Professional	0.45%
Office-Professional, Community Business	9.63%
Residential 11-15du/ac	9.49%
Residential 11-15du/ac, Office-Prof, Comm. Bus.	3.56%
Residential 11-15du/ac, Open Space	4.44%
Residential 1du/ac Growth Reserve	1.60%
Residential 2-5du/ac	3.94%
Residential 2-5du/ac, Office-Prof, Commercial Bus, Park	0.05%
Residential 6-10du/ac	3.37%
Residential 6-10du/ac, Office-Professional	4.71%
Residential 6-10du/ac, Park	4.46%
Rural Residential - RD (1du/2.3ac)	0.07%
Transit Facility	0.41%
Utility	0.26%
Total	100%

Source: City of Bothell Comprehensive Plan, “Imagine Bothell” (1995); Puget Sound Regional Council

See the map on the following page for a depiction of planned future land uses in the Bothell Canyon Park Regional Growth Center.

Canyon Park Urban Center (Future Land Use)



Transportation and Access

SR-527, a principal arterial, runs north south through the subarea, and connects with SR-522 at the Sammamish River to the south and Mill Creek, Everett and I-5 located to the north. SR-527 is also a major connecting route to and from I-405 for the large transportation shed located along SR-527, SR-9 and SR-522.

I-405 traverses the area in a northwest-southeast orientation through the southwest triangular half of the subarea. I-405 is part of the interstate system and interconnects the region with the national interstate system and highway network. One of two I-405 access points between SR-522 at the Sammamish River and I-5 at Swam Creek is located in the sub-area at the SR-527/I-405 interchange. SR-527 has been redeveloped through the subarea. At least two through traffic lanes in each direction are provided throughout the subarea on this principal arterial. Key intersections lie at 228th and 208th Streets SE. 208th Street SE, also known as Filbert-Maltby Road and SR-524, provides a key connection between SR-527 west to I-5.

Community Transit routes No. 187 and 442 serve SR-527, and a 400 car park and ride lot is located at the northeast corner of the I-405/SR-527 interchange, accessible by way of 220th Street SE and 17th Avenue SE. Eight transit routes directly server the center, with an average am peak period headway of nearly 35 minutes. At just over 19 minutes, only one route, 435, has a headway of under 30 minutes.

Sidewalks and bike paths are generally limited in the Center to the more recently redeveloped portions of the Canyon Park business park, and on both sides of all streets within the Village Square single family subdivision, and along principal arterials such as, SR-527 (the Bothell-Everett Highway), and 228th Street SE, which extends between I-405 beyond the eastern boundary of the center.

Bothell Canyon Park Regional Growth Center Transit Routes and Frequencies (AM Peak Period)			
Item	Route #	Destination	Freq
1	105	Everett-Bothell	30.00
2	107	Boeing	60.00
3	120	Bothell-Lynnwood	30.00
4	441	Redmond	46.00
5	435	Seattle	19.17
6	530	Everett-Bothell	30.00
7	532	Bellevue	30.00
8	535	Lynnwood-Bellevue	30.00
Average			34.40

Source: Puget Sound Regional Council, Community Transit, Metro Transit, Everett Transit, Sound Transit

Transit station areas

A 400 car park and ride lot is located at the northeast corner of the I-405/SR-527 interchange.

Regional Growth Center References and Contacts

City of Bothell Comprehensive Plan, *Imagine Bothell* (1995)

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