

Regional Growth Centers Criteria Report

Bothell Canyon Park Regional Growth Center



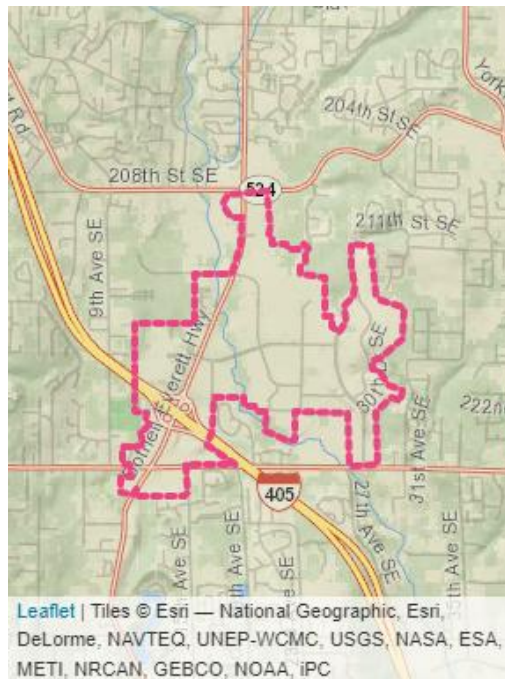
Designation Recommendation

Redesignate Bothell's Canyon Park as a regional growth center under the Regional Centers Framework. The center supports VISION 2050's goals to create compact, livable places that accommodate significant regional growth, while promoting sustainability and inclusion.

Additional recommendations:

- Review the regional center boundary for opportunities to improve cross-highway pedestrian connectivity and access.


Background





The Canyon Park regional growth center is located in the Snohomish County portion of Bothell, straddling I-405. With a well-developed office park, the area is planned for new commercial and residential development. The center will be served by both Swift and Stride bus rapid transit service.

Evaluation of Regional Growth Centers Requirements






Status Icons:

 On track

 Needs attention

 Does not meet criteria

 N/A

Criteria		Status
Center Type	—	Urban Growth Center
Existing Density Required: 18 people/acre		Bothell’s Canyon Park Regional Growth Center’s current density is 22 people per acre, which meets the criteria.
Planned Target Density Required: 45 people/acre		Bothell’s Canyon Park Regional Growth Center’s planned density is 45 people per acre, which meets the criteria. Reaching this density shows whether the center is effectively managing and concentrating growth within its boundaries.
Mix of Uses: 15% of planned residential and employment activity		28% of planned growth is expected to be residential.
Size: 200 to 640 acres (larger if served by high-capacity transit)		Bothell’s Canyon Park Regional Growth Center is currently 563 acres.
Transit Access: Existing or planned frequent bus service or high-capacity transit		The center has existing bus rapid transit and bus service to serve the community.
Market Potential: Demonstrated capacity to support growth targets	—	A market study was not required. Since 2010, the center has increased density by 6 people per acre.
Center Subarea Plan	—	The center subarea plan was last certified in 2022. Please see the certification report for planning recommendations.

Jurisdiction Comments / Additional Context

The Canyon Park Regional Growth Center has seen moderate development over the last several years and remains a primary business and community hub in Bothell. In furtherance of regional and local mobility goals, Sound Transit recently broke ground for their Bus Base North project, which includes 243,000 square feet of non-residential administrative office space, a maintenance facility, and a parking structure to support an electrified fleet. This investment will support expanded regional rapid transit throughout the eastside and beyond. Current I-405 multimodal transportation improvements combined with the Sound Transit Park and Ride will produce a new pedestrian overpass, support pedestrian connectivity and enhance mobility around the growth center. New redevelopment activity throughout the Canyon Park business center has also been steady with regular re-investment via tenant improvement permits. Larger development projects include a blend of product types ranging from schools and institutional to residential development proposals. A new 43,000 square foot Bristol Meyers research and laboratory facility opened in 2023 creating numerous new jobs and advancing the city towards meeting employment growth targets. One particularly unique development is the BASIS School, a newly completed 500+ student private school, located within a repurposed office building.