

Bothell Canyon Park

Incorporated in 1909, Bothell had a 2010 population of 33,505 residents. The city spans the border between King and Snohomish counties, located northeast of Lake Washington between the cities of Kenmore and Woodinville. The first substantial industries to evolve in the area were logging and lumber milling. As population increased, so grew the need for local goods and services, and the Town of Bothell developed along the shores of the Sammamish River. Construction of I-405 in the 1960s opened up large expanses of virtually flat, easily developable land. 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.

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 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. In addition to office, commercial and residential development, the center contains significant steep slopes, natural areas, wetlands, and wildlife habitat areas that require extensive protection.

Acreage, Density & Mix of Activity

Bothell Canyon Park is a medium-sized regional growth center in terms of total gross acreage (719 acres) with a net developable acreage of 630 acres (88% of gross acres). In terms of its role in the city overall, Bothell Canyon Park contains 9 percent of the city's land area, 6 percent of the population, 6 percent of the housing, and 33 percent of the employment. Compared to centers as a whole, Bothell Canyon Park has a smaller number of total activity units (10,061), with predominantly employment-oriented activity (82% jobs/18% residents) and a low density of activity (14 units per gross acre).

Urban Form

Bothell Canyon Park's average parcel size is 2.6 acres, much larger than the average size for growth centers. Bothell Canyon Park provides a challenging pedestrian environment, with a nearly complete network

2010 Summary Statistics

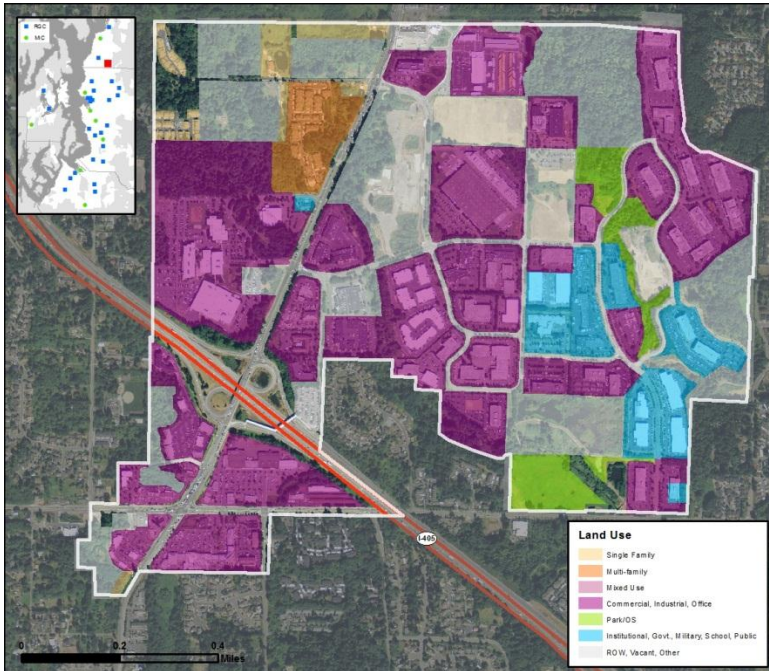
Land Use	
Gross acreage	719
Average block size (acres)	38.8
Average parcel size (acres)	2.6
Mix of Uses	
Population/Employee ratio	.22 : 1
Population+Employee/acre	14.0
Population	
Total population	1,847
Population density/acre	2.6
Change (2000–2010)	698
Housing	
Total housing units	787
Housing unit density/acre	1.1
Change (2000–2010)	416
Employment	
Total employment	8,214
Employment density/acre	11.4
Change (2000–2010)	1,427
Transportation	
Housing access to transit	20%
Employee access to transit	41%
Work-based mode share	
SOV / HOV	85% + 9%
Walk & Bike / Transit	1% + 5%

Urban Amenities

Food & Drink	
Restaurants	29
Grocery	2
Cafes & Bars	2
Home Supplies & Services	
Pet Supplies	1
Laundry & Haircuts	3
Home supplies	1
Clothing & Shoes	1
Banks	5
Arts & Recreation	
Spectator Sports	-
Fitness & Outdoors	-
Electronics & Toys	2
Bookstores & Libraries	-
Arts & Culture	-
Public & Civic Services	
Social Services	-
Schools & Childcare	-
Police, Fire, Postal, City Hall	1
Pharmacy	2
Healthcare	10
Residential Care Centers	-

of sidewalks (96% coverage), but extremely large super-blocks at a 38.8 acre average size.

The presence of amenities is an important aspect of urban form. Bothell Canyon Park has a limited set of urban amenities (59 total amenities / 0.08 amenities per gross acre). Food/Drink (57%) and Public/Civic Services (21%) represent the largest amenity categories, with specific concentrations in Restaurants and Healthcare.



Land Use

Bothell Canyon Park contains just a few current land uses weighted more towards commercial uses (52%) rather than residential (6%) in terms of total net land area. The major land uses are commercial (27%), vacant developable (27%) and industrial (25%).

Demographics

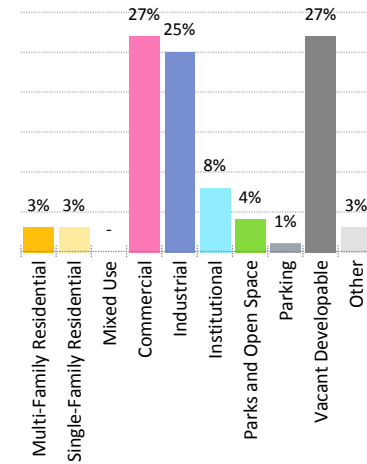
The total population in Bothell Canyon Park is 1,847, and it grew by 698 residents from 2000 to 2010. The center has slightly younger residents than the region as a whole, with a high share of youth (24%) and a smaller share of seniors (5%). The age of residents is predominantly 35-64, followed by 18-34 (71% for both age groups combined). At 24 percent, Bothell Canyon Park's racial diversity is lower than the region's 27 percent share of non-white residents. The groups with the highest shares in Bothell Canyon Park are White (76%) and Asian/Pacific Islander (15%). Seven percent of residents identify as Hispanic.

Employment

The total employment in Bothell Canyon Park is 8,214, increasing by 1,427 jobs from 2000 to 2010. The major industry sectors are Services

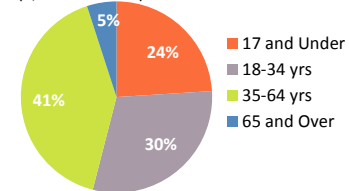
Current Land Use

(630 net acres)



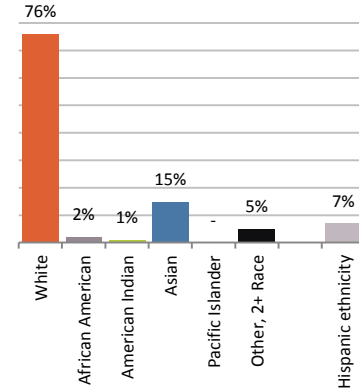
Age of Residents

(1,847 residents)



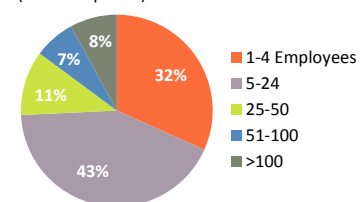
Racial/Ethnic Composition

(1,847 residents)



Size of Businesses

(228 workplaces)



(51%) and Manufacturing (27%). Some of the largest businesses in this center, in terms of total employment, are Philips, Panasonic, and SonoSite.

Housing

Bothell Canyon Park has 787 total housing units, with a density of 1.1 housing units per gross acre. From 2000 to 2010, housing grew by an impressive 416 units (112% increase). Based on Census Block Group data, Bothell Canyon Park has a very large share (73%) of single family or 2- to 4- unit multifamily and a small share of units in 5- to 19- and 20+ unit multifamily (27%). In terms of unit affordability, Bothell Canyon Park's owner-occupied housing tends to be more expensive than the region as a whole (based on Census Block Group data). The center's share of units under \$300,000 category is 6 percent, whereas the region's share is 38 percent. The center's share of units over \$500,000 is 27 percent, whereas the region's is 25 percent.

Transportation

For work-based trips, the Bothell Canyon Park regional center's travel characteristics are somewhat different from the region as a whole, with more single-occupant vehicle (SOV) and fewer transit trips. The region's SOV share is 76 percent, while the center's share is 85 percent. The region's non-SOV mode share is 24 percent, with 10 percent in transit and 5 percent in walk/bike. The center's non-SOV share is 15 percent, with 5 percent in transit and 1 percent in walk/bike. Total daily trips from Bothell Canyon Park are slightly focused on destinations in regional centers (13% of all trips); this includes trips that stay within the center (6%) and trips that go to other centers (7%).

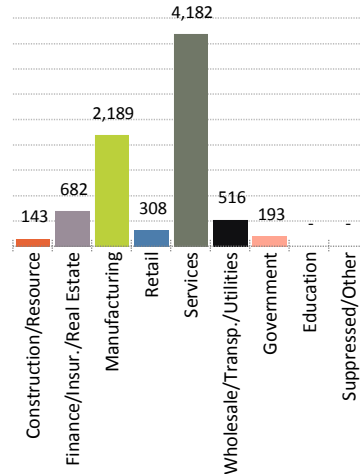
Employee access to transit in Bothell Canyon Park is limited, with 41 percent of employees within a 1/4 mile walk of transit. For the 1/2 mile walkshed, the center has moderate levels of employee access to transit (79%). For residential, Bothell Canyon Park has very limited access, with 20 percent of housing units within a 1/4 mile walk. For the 1/2 mile walkshed, the center has good levels of residential access to transit (70%).

Plan Overview

Bothell includes the *Canyon Park Subarea Plan* as an element in its comprehensive plan. The plan element was included in the city's first Growth Management Act plan in 1995 and was most recently updated in 2006. The subarea described in the plan is slightly larger than the designated regional growth center, including more residential areas to the south and east of the center. The plan includes a subarea profile of existing conditions and policies that address land use, natural environment, housing, economic development, parks and recreation, community services, historic preservation, urban design, and transportation.

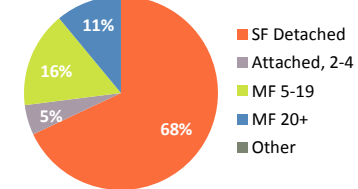
Jobs by Sector

(8,214 jobs)



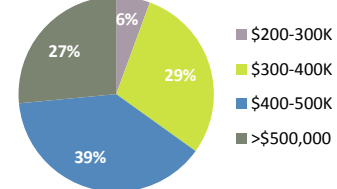
Housing Units by Type

(1,255 units)

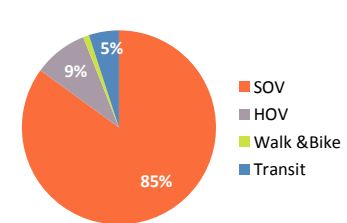


Value of Owner-Occupied Units

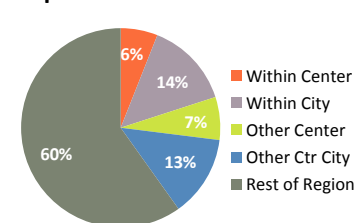
(1,255 units)



Mode Shares



Trip Destinations



Comparison to Center Plan Checklist

The city's primary center planning document was reviewed to evaluate the extent to which the plan addresses topics in the PSRC Regional Centers Checklist. This policy-level review of the current plan is intended both to provide preliminary assessment of consistency of the plan with center guidelines and to evaluate the Regional Centers Plan Checklist for any potential improvements.

The plan addresses many elements called for in the Regional Growth Center Plan Checklist. The element includes an excellent description of environmental conditions in the center and includes several policies regarding environmentally sensitive areas, parks and open space. The plan includes some discussion of mix and distribution of uses, and includes a map of the center and policies to promote appealing pedestrian and transit-oriented development and site design. The plan contains one of the most comprehensive discussions of capital facilities among the centers, including discussion of existing capital facilities along with some discussion of planned capital facilities.

The plan meets many of the existing expectations of the centers checklist, but there are topics on the checklist that the element does not address or addresses in a limited capacity. While critical areas are well addressed, other environmental provisions on the checklist should be considered in the next plan update. Residential growth and employment targets have not yet been incorporated, and the plan does not address current or projected housing units. Housing could also be further addressed in the plan, or references could be made to the center-related housing policies elsewhere in the comprehensive plan to provide more clarity regarding the housing strategy. The plan does not yet address many aspects of the Transportation 2040 Physical Design Guidelines. Economic development could include a more nuanced discussion of industry sectors within the center, and how it compares to the city, county, and region overall, as well as a market analysis of development potential.

Planning Challenges

As noted in its November 2011 presentation to the Growth Management Policy Board, the Bothell Canyon Park center is focused on stimulating redevelopment to attain higher densities, to achieve smaller block size and a finer-grain street network, and to encourage walking, cycling, and transit use. The city notes that existing development is relatively new and redevelopment of these sites won't be financially viable for some time.

Bothell has taken action to address challenges and plan for the success of the center. The city created the Residential –Activity Center (R-AC) plan designation and zone, which includes no maximum residential density and allows the unit yield to be controlled by site and building envelope regulations. The city also raised maximum allowable building heights. New projects in the center include the Public Works Operations Center, North Creek Trail and Cedar Grove and Centennial Park. The city's planning includes eventual mixed use redevelopment of the business park setting and smaller blocks throughout the regional growth center.