

# REGIONAL GROWTH CENTER PLAN REVIEW CERTIFICATION REPORT



## CITY OF BOTHELL, CANYON PARK SUBAREA PLAN MARCH 31, 2022

### CANYON PARK SUBAREA PLAN

The Canyon Park Regional Growth Center is located in the Snohomish County portion of Bothell and was designated as a regional growth center by PSRC in 1995. The subarea plan seeks to leverage regional transit investments to continue developing a multifaceted neighborhood with a diverse mix of housing, office, retail, and public space. The subarea plan includes an amendment to the center boundary to remove natural areas from and include nearby activity centers. This reduces the overall center size by 93 acres meeting PSRC’s maximum size recommendation of 640 acres for urban centers.

### REGIONAL CENTERS CERTIFICATION

VISION 2050 directs jurisdictions with regional growth centers and/or manufacturing/industrial centers to develop subarea plans for those centers (DP-Action-8 and p. 80). This expectation has been in place since the PSRC Executive Board adopted its Plan Review Process in 2003 and is required for designation of new regional centers under the Designation Procedures for New Centers and the Regional Centers Framework. VISION 2050, the Regional Transportation Plan, and the Adopted Policy and Plan Review Process call for PSRC to review and certify subarea planning efforts of jurisdictions with designated regional centers.<sup>1</sup>

The [Regional Centers Framework Update](#) calls for review of centers in 2025, following local plan updates. All regional centers are expected to have subarea plans adopted and updated to be consistent with the Framework and VISION 2050 by that time. Certification of a subarea plan now affirms the planning work for the regional center is consistent with VISION 2050 and is an opportunity to identify any additional planning work required by 2025.

### CERTIFICATION RECOMMENDATION

Staff reviewed the subarea plan and found that the plan is consistent with the VISION Consistency Tool for Regional Growth Center Plans. The following action is recommended to the PSRC Growth Management Policy Board, Transportation Policy Board, and Executive Board:

**The Puget Sound Regional Council certifies that the Canyon Park Subarea Plan addresses planning expectations for regional growth centers.**

The remainder of this report contains a summary of the PSRC review of the Canyon Park Subarea Plan. Under each heading, the scope of the certification review, as guided by the [Plan Review Manual](#) and the [VISION 2050 Consistency Tool for Regional Growth Center Plans](#), is listed in high-level bullets. Discussion in each topic area highlights exemplary provisions of the plan, as well as issues identified through the certification review where future work on the part of the city may more fully address VISION 2050, the Regional Transportation Plan, and center planning requirements.

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<sup>1</sup> The specific requirements for center planning are provided in [PSRC’s Plan Review Manual](#), and the process is also described in [VISION 2050: Implementation](#). Certification of the jurisdiction’s comprehensive plan for consistency with the regional transportation plan, regionally established guidelines and policies, and Growth Management Act requirements for transportation planning is completed through a separate board action.

# REVIEW OF REGIONAL GROWTH CENTER PLANNING

## BACKGROUND

The success of regional centers lies at the heart of VISION 2050 and the Regional Growth Strategy, and jurisdictions with regionally designated centers are expected to conduct subarea planning for these areas. Subarea planning efforts are reviewed for consistency with the VISION 2050 Consistency Tool for Regional Growth Center Plans. The review contained in this section follows the format and content established in this tool, covering the seven major categories (center plan concept/regional collaboration, environment and climate change, land use/development patterns, housing, economy, transportation, and public services).

## Center Plan Concept (Vision)/Regional Collaboration

### SCOPE OF REVIEW

The VISION 2050 Consistency Tool for Regional Growth Center Plans calls for subarea plans to address the following center concepts:

**Vision for the center**, including a commitment to compact, pedestrian and transit-oriented development.

**Identification of the area** designated as a regional center and relationship to other plans.

**A market analysis** of the center’s development potential.

**Equitable engagement process** with community and relevant stakeholders.

**Coordination** with tribes, ports, military installations, and special purpose districts, and adjacent jurisdictions.

**Prioritization of services and access to opportunity** for people of color, people with low incomes, and historically underserved communities.

**Prioritization of local investments** in the center.

### DISCUSSION: EXEMPLARY PLAN PROVISIONS

The Canyon Park Subarea Plan effectively addresses the center concept provisions of the VISION Consistency Tool. Highlights include:

- The plan envisions the center as an economic driver for the region with a diverse mix of uses serving both residents from Bothell and members of the larger region.
- The innovative community engagement process conducted with a student group from UW Bothell to engage with small business owners and cultural anchors in the city strengthens the work on affordable commercial spaces.
- The plan assesses the market potential of the center and includes policies to support economic growth.

### DISCUSSION: AREAS FOR FURTHER WORK

The certification review did not identify any major areas for improvement of the plan to better align with regional centers expectations on center concept.

## Environment and Climate Change

### SCOPE OF REVIEW

The VISION 2050 Consistency Tool for Regional Growth Center Plans calls for subarea plans to address the following center concepts:

- Critical/environmentally sensitive areas**, including inventories and relevant policies and programs.
- Parks and open space**, including public spaces and civic places, and provisions to encourage accessible open space.
- Innovative stormwater management** policies and programs.
- Air pollution and greenhouse gas emission reduction** policies and programs.
- Avoidance and/or mitigation of environmental impacts** for vulnerable populations.
- Electric transportation infrastructure**, such as charging stations for industrial equipment.
- Retrofitting of existing buildings** to reduce building energy use.
- Minimize gaps in equitable access** to parks and open spaces.

### DISCUSSION: EXEMPLARY PLAN PROVISIONS

The Canyon Park Subarea Plan effectively addresses the environment and climate change provisions of the VISION Consistency Tool. Highlights include:

- The plan includes strategies to protect, restore, and enhance wetlands throughout the center. Highlighting the North Creek Trail as an amenity will preserve this natural resource as development occurs.
- The plan recognizes the role of land use and development on greenhouse gas emissions. It calls for the application of building design standards to reduce emissions and encourage energy and water efficient development.
- The plan includes “through-block connections” that will be applied to site plan applications as proposed development occurs. These include alley design, woonerf, and landscaped and urban-passage ways intended to facilitate multimodal transportation methods through the center.

### DISCUSSION: AREAS FOR FURTHER WORK

The city should address the following comments through future amendments or implementation steps for the Canyon Park Subarea Plan or Comprehensive Plan:

- Encouraging multimodal transportation methods, such as electric bikes and scooters, provides multiple ways for employees, residents, and visitors to get around. Identifying additional implementation steps for expanding charging infrastructure will be important for expanding electric transportation modes and supporting more opportunities for transportation options.

## Land Use/Development Patterns

### SCOPE OF REVIEW

The VISION 2050 Consistency Tool for Regional Growth Center Plans calls for subarea plans to address the following center concepts:

- Defined boundaries and shape for the center** that are compact and easily walkable. Residential and employment growth targets that accommodate a significant share of the jurisdiction’s growth, as well as residential densities and building intensities with capacity to accommodate these levels of growth.
- Mix, distribution and location of existing and future land uses** described and mapped. Encourage a mix of complementary uses.

**Design standards** for pedestrian-friendly, transit-oriented development and other transit-supportive planning that orients land uses around transit.

**Center’s role in achieving VISION 2050’s goal** of attracting 65% of regional population growth and 75% of employment growth to centers and high-capacity transit station areas

DISCUSSION: EXEMPLARY PLAN PROVISIONS

The Canyon Park Subarea Plan effectively addresses the land use/development pattern provisions of the VISION Consistency Tool. Highlights include:

- Thoughtful land use planning and zoning code amendments support the transition of Canyon Park from an auto-oriented center to a place with nodes of walkable, transit-oriented mixed-use development and employment.
- The updated growth targets, along with the reduced center boundary, in the plan are consistent with criteria for Urban Regional Growth Centers in the Regional Centers Framework.

DISCUSSION: AREAS FOR FURTHER WORK

The city should address the following comments through future amendments or implementation steps for the Canyon Park Subarea Plan or Comprehensive Plan:

- It is great to see the city working with both King and Snohomish counties on growth targets. It will be important for Bothell to update growth targets for the regional growth center when local comprehensive plan is updated in 2024. Updating center growth targets is an important step in the planning process and should be done early to inform policy decisions on how to accommodate additional growth. Updated center growth targets should be consistent with the city’s overall targets and demonstrate that a significant share of growth is being accommodated in the center.

## Housing

SCOPE OF REVIEW

The VISION 2050 Consistency Tool for Regional Growth Center Plans calls for subarea plans to address the following center concepts:

- Existing and targeted housing units** by type, affordability, and special needs housing.
- Tailored provisions for a variety of housing types, affordable housing, and special housing needs.**
- Implementation strategies** for addressing housing targets and goals.
- Reduce the risk** of residential displacement.

DISCUSSION: EXEMPLARY PLAN PROVISIONS

The Canyon Park Subarea Plan effectively addresses many of the economic provisions of the VISION Consistency Tool. Highlights include:

- The plan promotes the development of a diverse range of market rate and affordable housing that will help the center develop more housing to develop into the mixed-use center that supports regional goals.
- The plan includes strategies, such as mandatory affordability requirements, to meet housing affordability needs.

DISCUSSION: AREAS FOR FURTHER WORK

The city should address the following comments through future amendments or implementation steps for the Regional Manufacturing/Industrial Center Subarea Plan or Comprehensive Plan:

- The [Regional Centers Framework](#) requires that all regional growth centers have a goal for a minimum of at least 15% planned residential activity in the center to ensure a healthy mix of uses. Canyon Park is primarily an employment center today, but the plan identifies strategies to encourage more residential development

over time. The city should aggressively promote housing to work towards achieving this residential development as part of the implementation of the Canyon Park Subarea Plan to ensure a center with mixed uses.

- Although there not a significant residential population in the center today, it will still be important for the city to consider residential displacement as the center continues to grow over the 20-year timeframe of the plan. The work the city has put into developing anti-displacement strategies for local immigrant and BIPOC businesses is a great model for developing future anti-displacement housing strategies.

## Economy

### SCOPE OF REVIEW

The VISION 2050 Consistency Tool for Regional Growth Center Plans calls for subarea plans to address the following center concepts:

**Key sectors and industry clusters** in the center.

**Reduce the risk** of commercial displacement.

**Expand access** to economic opportunity.

### DISCUSSION: EXEMPLARY PLAN PROVISIONS

The Canyon Park Subarea Plan effectively addresses many of the economic provisions of the VISION Consistency Tool.

Highlights include:

- ☑ The emphasis on retaining affordable and flexible commercial spaces in the center demonstrates the city's commitment to expanding access to opportunity for individuals who own or work at businesses of different sizes.
- ☑ Action to help prevent commercial displacement as the center redevelops are innovative, and PSRC looks forward to the city's equity analysis to inform implementation of anti-displacement strategies.

### DISCUSSION: AREAS FOR FURTHER WORK

The certification review did not identify any major areas for improvement of the plan to better align with regional centers expectations on the economy.

## Transportation

### SCOPE OF REVIEW

The VISION 2050 Consistency Tool for Regional Growth Center Plans calls for subarea plans to address the following center concepts:

**Integrated multimodal network transportation network**, including pedestrian and bicycle facilities, as well as linkages to adjacent neighborhoods and districts.

**Regional high-capacity transit**, local transit and coordination with transit agencies.

**Complete street provisions** for pedestrians, bicyclists, transit, vehicles, and – where appropriate – freight.

**Context-sensitive design** provisions for transportation facilities.

**Environmentally friendly street treatments** (green streets).

**Level-of-service standards and concurrency** provisions tailored for the center to encourage transit.

**Parking management strategy** that addresses supply of parking, on-street parking and mitigating effects of parking.

**Mode-split goals.**

### DISCUSSION: EXEMPLARY PLAN PROVISIONS

The Canyon Park Subarea Plan effectively addresses many of the transportation provisions of the VISION Consistency Tool. Highlights include:

- Investments in transit, pedestrian and bicycle systems, and mixed-use development increase transportation options and help the city achieve the center’s mode split goal for 2044.
- Coordination between the city, Sound Transit, and Community Transit as regional investments in bus rapid transit have potential to significantly increase transportation options for residents, commuters, and visitors to the center

### Discussion: Areas for Further Work

The certification review did not identify any major areas for improvement of the plan to better align with regional centers expectations on transportation.

## Public Services

### SCOPE OF REVIEW

The VISION 2050 Consistency Tool for Regional Growth Center Plans calls for subarea plans to address the following center concepts:

**Local capital plans for infrastructure**, such as sewer, water, gas, electric and telecommunications, including financing and strategies to ensure facilities are provided consistent with planned growth.

### DISCUSSION: EXEMPLARY PLAN PROVISIONS

The Canyon Park Subarea Plan effectively addresses many of the public service provisions of the VISION Consistency Tool. Highlights include:

- The plan describes existing services and planning provisions along with a goal of anticipating and planning for needed public facilities, services, and infrastructure as the center grows.

#### DISCUSSION: AREAS FOR FURTHER WORK

The certification review did not identify any major areas for improvement of the plan to better align with center planning expectations on public services.

## Conclusion and Next Steps

PSRC thanks the city for working through the plan review and certification process for the center plan. The Canyon Park Subarea Plan effectively address the requirements of the VISION Consistency Tool for Regional Growth Center Plans, demonstrating consistency with VISION 2050, and is recommended for certification. The adopted Regional Centers Framework calls for the review of centers and center plans following the adoption of local plan updates. In 2025, PSRC review will ensure that center plans, center growth targets, and local comprehensive plans have been updated consistent with VISION 2050 and the Regional Centers Framework.

For additional information regarding this certification report, please contact Maggie Moore at [mmoore@psrc.org](mailto:mmoore@psrc.org).