

# AGENDA

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## BOTHELL PLANNING COMMISSION

Bothell City Hall, 18415 101st Avenue NE

Wednesday, July 17, 2019, 6:00 PM

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1. **CALL TO ORDER**
2. **PUBLIC COMMENTS**  
A chance for members of the audience to address the Commission on a topic NOT scheduled for a public hearing on this evening's agenda. Please limit comments to 3 minutes per speaker.
3. **APPROVAL OF MINUTES**  
June 19, 2019
4. **NEW BUSINESS**  
Report from Council liaison
5. **PUBLIC HEARING**  
Downtown Public Space Code Amendment
6. **PUBLIC MEETING**  
Nursing Home Code Amendment
7. **STUDY SESSION**  
Canyon Park Subarea Update - Transportation briefing
8. **OLD BUSINESS**  
None
9. **REPORTS FROM STAFF**
10. **REPORTS FROM MEMBERS**
11. **ADJOURNMENT**

Official tapes of meetings are available through the Community Planning Division.

**SPECIAL ACCOMMODATIONS:** The City of Bothell strives to provide accessible meetings for people with disabilities. If special accommodations are required, please contact the ADA Coordinator at 425-806-6150 at least three days prior to the meeting.

## Projected Schedule of Land Use Items as of July 11, 2019

**City Council (CC)** meetings, shown in **bold**, start at 6 p.m. unless otherwise noted.  
*Planning Commission (PC)* meetings, shown in *italics*, start at 6 p.m. unless otherwise noted.  
 Other Board meetings shown in normal text, start at 6 p.m. unless otherwise noted.  
 Meetings are held in the **City Hall building at 18415 101<sup>st</sup> Avenue NE** unless otherwise noted.  
**For planning purposes only: schedule subject to change without notice**

### August 2019

Monday	Tuesday	Wednesday	Thursday	Friday
1	2	3	1	2
5	6	7	8	9
12	13 <b>Shoreline Master Program Update - Adoption on Consent</b>	14	15	16
19	20	21	22	23
26	27	28	29	30

## September 2019

Monday	Tuesday	Wednesday	Thursday	Friday
2	3  <b>Housekeeping Code amendment Public Hearing</b>	4  <i>Nursing Homes - Public Hearing</i>  <i>2019 Plan amendments: Capital facilities Bike plan Minimum density - Study Session</i>  <i>Canyon Park Preferred alternative - Study Session</i>	5	6
9	10  <b>Canyon Park Transportation Impacts</b>	11	12	13
16	17	18  <i>Canyon Park Preferred alternative - Public Hearing</i>  <i>Downtown Public Space - Public Hearing</i>	19	20
23	24	25	26	27
30				

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# Minutes

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**BOTHELL PLANNING COMMISSION**

**REGULAR MEETING – June 19, 2019**

**COMMISSIONERS PRESENT:** Patrick Cabe, Carston Curd, Jason Hampton, Brad Peistrup, David Vliet

**COMMISSIONERS ABSENT AND EXCUSED:** Aaron Moreau-Cook, Kevin Kiernan

**STAFF PRESENT:** Community Development Director Michael Kattermann, Senior Planner Bruce Blackburn

**CALL TO ORDER:** The Regular Meeting of the Bothell Planning Commission was called to order by Chairman Vliet on June 19, 2019, at 6:00 p.m. in the Council Chambers at the Bothell Town Hall, 18415 101<sup>st</sup> Avenue NE.

Chairman Vliet introduced Community Development Director Michael Kattermann who announced that there would be no video recording for tonight's meeting. The meeting will be recorded via audio only.

**PUBLIC COMMENTS:** (Hear audio recording on City of Bothell website for detailed testimony).

Monica Salusky, Owner, Bothell Healthcare – 25 Oak Drive, Orinda, CA.

**APPROVAL OF MINUTES:**

**HAMPTON MOVED TO APPROVE THE MINUTES FOR JUNE 5, 2019. CURD SECONDED AND IT PASSED WITH ALL PRESENT IN FAVOR.**

**NEW BUSINESS:** None

**PUBLIC HEARING:** Chair Vliet opened the Public Hearing regarding the 2019 Housekeeping Code Amendments. Vliet introduced Senior Planner Bruce Blackburn.

Blackburn reviewed the proposed 2019 Housekeeping Code Amendments.

Discussion ensued.

**HAMPTON MOVED TO CLOSE THE PUBLIC HEARING, CURD SECONDED AND IT PASSED WITH ALL PRESENT IN FAVOR.**

**HAMPTON MOVED TO ADOPT THE PLANNING COMMISSION RECOMMENDATION REGARDING THE 2019 HOUSEKEEPING CODE AMENDMENTS. CABE SECONDED AND IT PASSED WITH ALL PRESENT IN FAVOR.**

**STUDY SESSIONS:** Chair Vliet opened the Study Session regarding Nursing Home Code Amendments. Vliet introduced Community Development Director Michael Kattermann.

Kattermann shared a presentation regarding the background for Nursing Home Code Amendments.

Discussion ensued.

**OLD BUSINESS:** None

**REPORTS FROM STAFF:**

Blackburn shared that at the 6/18/19 Bothell City Council meeting, Council initiated a comprehensive plan and code amendment to look at minimum densities within Bothell's Residential Activity Center (R-AC) zones.

Kattermann mentioned that the only meeting scheduled for July will be on July 17. There will be two public hearings scheduled for this meeting - Nursing Home Code Amendments and the Downtown Open Space.

**REPORTS FROM MEMBERS:**

Vliet thanked everyone for their support during his injury.

**ADJOURNMENT:**

<b>HAMPTON MOVED TO ADJOURN, CURD SECONDED AND IT PASSED WITH ALL PRESENT IN FAVOR.</b>
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The meeting was adjourned at 7:21p.m.

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**Public Hearing:  
Downtown Public Space  
Code Amendments**

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# MEMORANDUM

## Community Development Department



City of Bothell

**DATE:** July 17, 2019  
**TO:** Planning Commission  
**FROM:** Dave Boyd, Senior Planner

**SUBJECT: Downtown Public Space Code Amendments - Public Hearing**

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### Purpose/Action

The purpose of this public hearing is for the Planning Commission to take testimony on the potential amendments to the regulations for public open space required as part of most new downtown developments.

### Background

In the 2018 Planning Docket, Council initiated amendments to the downtown public open space regulations to achieve better outcomes and to better clarify those requirements as independent of the separate citywide parks and open space impact fees. Planning Commission began review of the public open space regulations along with other downtown plan and code amendments. Due to the overall scope of these amendments, the initial effort was limited to a minor, technical amendment intended to distinguish the downtown public open space requirement from the citywide parks and open space impact fee. To that end, the general term which also includes private outdoor space is changed from “open space” to “outdoor space” and “public open space” will be referenced as “designated public spaces” from this point forward. More detailed examination of ways to assure better outcomes for the downtown designated public space requirements was deferred to 2019, to incorporate suggestions from Commissioners that these spaces be clearly marked and have additional requirements and guidelines to ensure that they serve the intended purpose.

Additional analysis was presented at the June 5, 2019 study session, and the Commission provided feedback that is addressed in the following section.

### Analysis

For an initial analysis of the downtown public space requirements, please refer to the June 5, 2019 Planning Commission memorandum. Below are additional analyses based on feedback from the Commission and subsequent briefings with Parks and Legal staff.

Provision of public space: At the June 5 study session, diagrams showing the required public open space were shown, and the Commission requested a comparison of other cities’ requirements. The consultant firm MAKERS architecture and urban design is currently working on open space regulations for the cities of Issaquah and Mountlake Terrace and provided two tables showing area cities’ requirements for open space for multifamily development (**Attachment 1**) and in urban centers (**Attachment 2**).

Not all cities have prescriptive requirements, and those that do use different bases for their requirements. With regard to the multifamily examples, Seattle requires public space to equal 5% of the residential floor area, which would be 40 square feet for an 800 square foot apartment. Redmond and Kirkland require 100 and 150 square feet of common open space per unit, but that is common to the units in the development, not open to the public. Issaquah requires 48 square

feet per unit, but that appears to be private outdoor space, as it matches the minimum requirement for balconies.

Bothell's public space requirement of 100 square feet per unit in the Downtown Neighborhood district and 150 square feet per unit in the Downtown Transition, SR 522 Corridor and General Downtown Corridor districts is greater than any of the other cities compared, and is in addition to the 60 square feet per unit of required private outdoor space (though that can be provided for individual units or as common open space).

With regard to the urban center examples, Mountlake Terrace is considering a requirement based on lineal feet of commercial frontage, rather than the number of dwelling units or commercial area. Mercer Island requires town center development over three stories to provide through block connections or public space at 3% of gross floor area, similar to Issaquah's requirement for selected parcels. In Redmond, sites larger than one-half acre with commercial development require public space at 3% of the building footprint. Bothell's requirement of 6% of public space for office area is higher, but it doesn't apply to retail or civic and cultural uses.

Since this material is only being presented to Planning Commission at this public hearing, and it is expected that we will hear from the development community about the amount of open space required, staff is not proposing any amendments to the requirements at this time, but is seeking direction from Planning Commission on any changes they would like to consider.

Other than reducing the requirement, one option to providing the public space on site would be count new sidewalk area toward the public space requirement. That was originally proposed when the downtown regulations were being developed, with the rationale that sidewalks and street trees/landscaping are an important part of the envisioned network of public places as shown in the figure below, showing parks and other public open spaces, including key streets, in green, public buildings in black. This approach would require additional analysis of how that would apply to different sites.

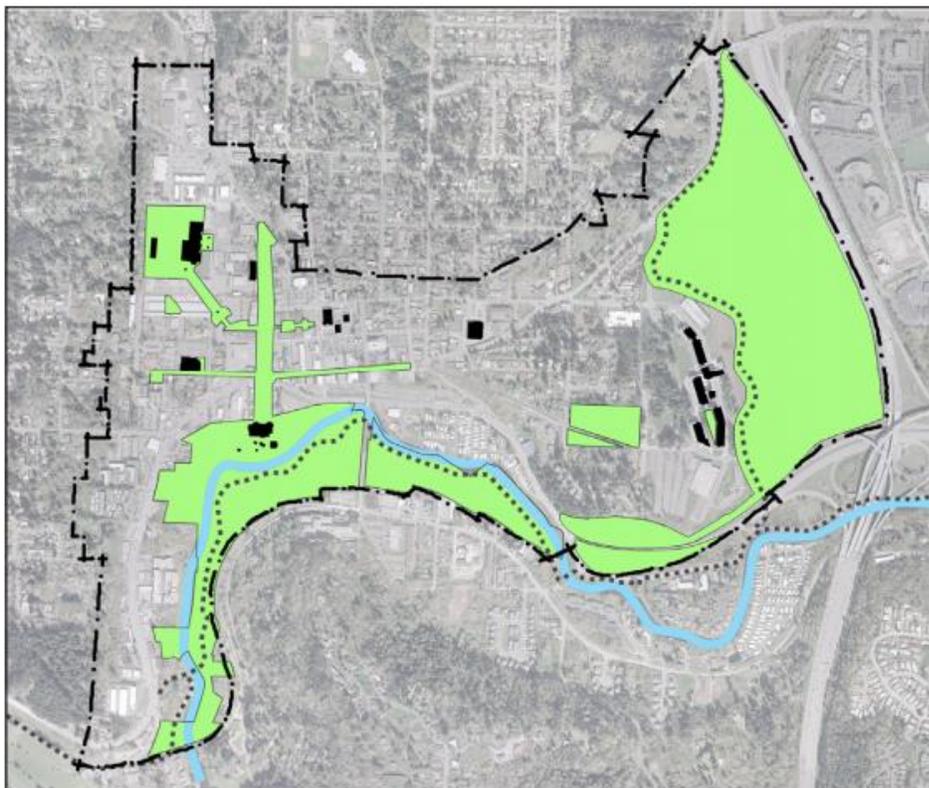


FIG. 2.1 NETWORK OF PUBLIC PLACES - KEY MAP

Signage and hours of access: One frequent comment about the public spaces provided to date in downtown Bothell is that it isn't apparent that they are in fact open to the public. One solution would be to add a requirement that designated public spaces be clearly marked, as shown in the example from Seattle to the right. This could be done with a City provided template (to be developed), or an approved design from the applicant.



The code currently states that these required spaces be publicly accessible at all times. That recently became an issue when a developer requested that their public spaces have the similar hours as parks, which are open from one half hour before sunrise to one half hour after sundown. Given that these required public spaces are frequently in close proximity to residential units, staff recommends more definitive hours of access like Seattle's 6am to 10pm, as shown on the sign at right.

Accessibility, wayfinding and security: Concerns were raised regarding some public open spaces that are not at sidewalk level, and staff has had concerns about the safety of some proposed public spaces, particularly when they extend into the site and away from the street, like the passages at Dawson Square, The Landing and The Pop. Since there is no "one-size-fits-all" solution and these are not issues with all public spaces, staff recommends that these be addressed in the guidelines.

Maintenance of designated public places: Language is proposed in the requirements that privately owned public spaces be maintained in good condition by the property owner and that they be protected with public access easements.

Quality of public spaces: Some concerns were raised by Commission regarding the quality of public spaces. In general, the regulations appear to provide sufficient direction, with a few minor changes to address blank walls facing public spaces and landscaping.

Potential limitations on use of in lieu fees: At the June 4 study session there was some discussion of limiting the option to use fees in lieu of public space to smaller projects. This may be related to the discussion of the amount of public space required, so no recommendation is included at this time.

## Proposed Code Amendments

The proposed code amendments are included in **Attachment 3**. As noted above, no changes to the amounts of public open space required are proposed at this time, pending feedback from the public, development community and Planning Commission.

## Action

No action is requested at this time in order for the Planning Commission to consider testimony from the public hearing and provide direction to staff on additional analysis, the proposed amendments, and preferred approaches for addressing the amount of public open space required and limitation on use of in lieu fees. Staff is recommending that the public hearing be continued to September 18.

## Attachments

1. Multifamily – Residential Usable Open Space Requirements Analysis (Makers)
2. Urban Center – Public Open Space Requirements Analysis
3. Potential code amendments

### Multifamily – Residential Usable Open Space Requirements Analysis

June 20, 2019 – For Issaquah Code Update

This table below is an update to the table in Bob Bengford’s 2012 MRSC article: [Providing for Usable Open Space for Multifamily Developments](#). Some additional cities have been added to the matrix (Kirkland and Bothell). The chart compares standards for urban center type zones (generally allowing 4-8-story development).

	City and Code Reference/Link					
Standard	Seattle <a href="#">23.48.045</a>	Bellevue <a href="#">20.25A.160 &amp; 20.25D</a>	Redmond <a href="#">Redmond Zoning Code</a>	Kirkland <a href="#">KZC 115.23</a>	Bothell <a href="#">12.64.304 (PDF)</a>	Issaquah <a href="#">CIDS 7.3</a>
<b>Applicable zones reviewed</b>	Seattle mixed zones	Downtown zones and Bel-Red corridor zones	Downtown zones, Overlake Village zones	Multiple zones	Multiple downtown zones	Central Issaquah planning area
<b>Minimum open space required per unit</b>	5% of gross residential floor area. Bioretention facilities qualify as amenity areas.  Non-residential public open space may count if it meets residential standards	No specific requirement. There are provisions for public open spaces, but nothing for private multifamily open space	<u>Downtown:</u> 50sf private open space/unit (balconies); plus: 100sf/unit downtown for common open space + min  <u>Overlake:</u> 6.25% of gross residential floor area as open space.	200sf/unit of common recreational space.  May be reduced to 150sf if permanent outdoor furniture, pool, cooking facilities, playing equipment, and/or a recreation building are provided in the common open space.	60sf/unit private outdoor space (on average). Includes yards, balconies, or patios accessed directly from units; plus  100-150sf/unit publicly accessible open space. Min. 20’ dimension and must abut sidewalk.	48sf/unit
<b>Standards influencing amount and type of open space</b>		FAR standards, max floorplate, tower setbacks, sidewalk/ building relationship, & FAR bonus incentives	Minimum open space standards, parking, setbacks and max floor area ratio standards		Required setback areas shall not be counted towards Private Outdoor Space Provision requirements.	FAR standards, impervious area standards, and other community open space provisions in 7.0
<b>Shared/ common open space design standards</b>	Min. 225sf area  Min. 15’ dim., or 10’ if landscaped and adjacent to a sidewalk.	There are provisions for the design of publicly accessible open spaces, but no provisions for private common open space.	<u>Downtown:</u> <ul style="list-style-type: none"> <li>At least 200sf in area, min 12’ dimensions;</li> <li>Courtyard dimensional standards: Ratio of 1x1 per height of building, up to 55’ max.</li> </ul> <u>Overlake:</u> <ul style="list-style-type: none"> <li>At least 50% of required space must be common</li> </ul>	4-20 units, min. 800sf and 25’ dimension  21+ units, min. 40’ dimension	Min 20’ dimension for public open space and must be abut sidewalk. If more than 3000sf required, can be divided with one space at least 200sf and none less than 1000sf with 15’ min. dimension.	Limited. No minimum dimension.
<b>Balcony standards</b>	No standards	No standards	Essentially required in Downtown; Can be up to 50% of requirement in Overlake	No standards	Min. 4’ dimension.  This also applies to porches.	Min dimensions are 6’ x 8’
<b>Rooftop open space and standards</b>	No standards	Rooftop terraces are encouraged but not required	<u>Overlake</u> –up to 50% can be private and/or rooftop open space	No standards	Min. 8’ dimension.	May be used to help meet the standards. Not specifically noted, however.
<b>Indoor recreation space and standards</b>	Max 50% of amenity area may be enclosed	No standards	No standards	No standards	No standards	Res. projects with 22+ units must include 400sf of indoor amenity space

## Urban Center – Public Open Space Requirements Analysis

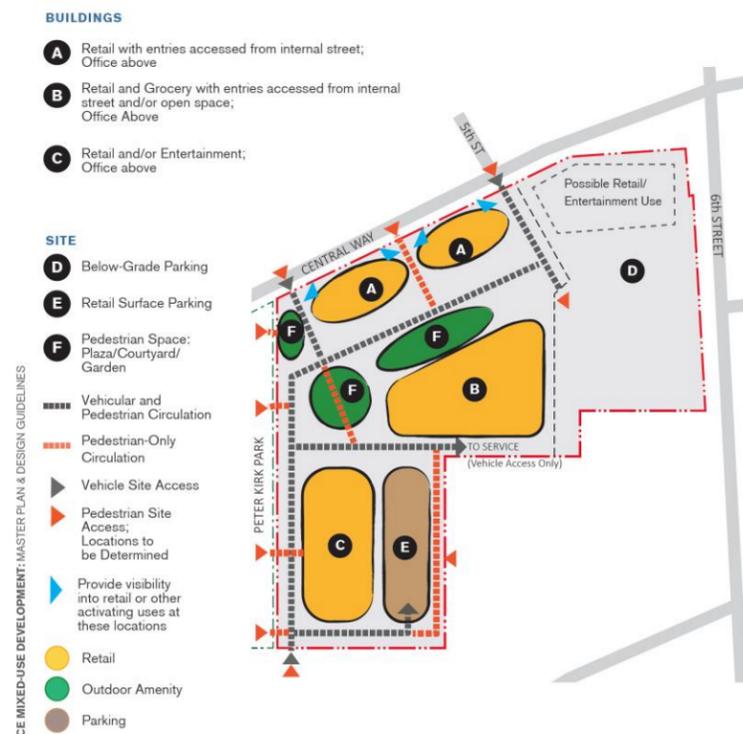
June 20, 2019 – For Issaquah Code Update

This table compares urban center zoning /design standard provisions associated with publicly accessible open space requirements and incentives.

Standard	City and Code Reference/Link					
	<b>Mercer Island</b> <a href="#">MIMC19.11.06</a>	<b>Mountlake Terrace</b> (proposed standards)	<b>Redmond</b> <a href="#">Redmond Zoning Code</a>	<b>Kirkland</b> <a href="#">Kirkland Zoning Code</a>	<b>Bothell</b> <a href="#">Downtown Subarea Regs</a>	<b>Issaquah</b> <a href="#">CIDS 7.3</a>
<b>Applicable zones reviewed</b>	Town Center Zone	Mountlake Terrace Town Center zones	Downtown zones, Overlake Village zones	Multiple zones	Multiple downtown zones	Central Issaquah planning area
<b>Base minimum open space requirement</b>	Any development over 3-stories must include either a through-block connection or public open space. Such public open space must = 3% of GFA. 0	Usable commercial open space: 400sf of space/100lf of commercial (storefront) block frontage. <i>(draft provision – based on amounts/type of open spaces integrated into Mercer Island’s downtown mixed-use buildings – as a good model)</i>	There are no base public open space requirements currently in Downtown or Overlake Village, though for large sites (>3 acres in Overlake), some public open space will likely be required through the master planning process.  In <i>draft</i> updated Downtown Design Standards (not adopted): Sites with commercial development > 1/2-acre must include public open space = 3% of building footprint.	<a href="#">Park Place Master Plan &amp; Design Guidelines:</a> A minimum of 15% of the site shall be activated pedestrian-oriented space.  <a href="#">Juanita Zones:</a> The City may approve the proposed development only if it contains public amenities such as plazas, sculptures, fountains, water fountains, and pocket parks (no prescriptive standards).  <a href="#">Rose Hill and Totem Lake Zones:</a> Non-res development – must include pedestrian-oriented space = to 1% of lot area + 1% of non-residential GFA	Required public open space for the following uses: <ul style="list-style-type: none"> <li>Residential: 100-150sf/unit</li> <li>Office: 6% GFA</li> <li>Lodging: 60sf/room</li> <li>None for retail, civic, cultural</li> </ul> Space must have 20’ min. dimension and must abut sidewalk.  <i>NOTE: These provisions are now being examined by City Council for potential updates based on complaints from developers about the amount of space required and from community members about the quality of open space being produced by the standards.</i>	Required community spaces (7.3.B): Min. 20’x 20’ space/building for non-residential +mixed-use buildings.  Significant public plaza (7.3.C): 3% of development GFA (only applies to those lots specified on map)
<b>Fee-in-lieu option?</b>	No	No	NA	No	Yes, at discretion of director for smaller infill sites	
<b>Other reduction flexibility?</b>	No	Yes via administrative departure for up to 50% reduction in area by providing “exceptional design”	NA	No	No	
<b>Bonus open space provisions?</b>	To obtain 5 <sup>th</sup> bonus floor, public open space must be 7.5% minimum.	No.	<u>Overlake:</u> <ul style="list-style-type: none"> <li>3-4 additional stories of height for a major park (at least 2.5 acres)</li> <li>1-story for plaza dedication (5% of gross site area min.)</li> <li>Up to 1.5 FAR for plaza improvements</li> </ul>	No (not related to open space)	No	

	City and Code Reference/Link					
Standard	Mercer Island <a href="#">MIMCI9.11.06</a>	Mountlake Terrace <a href="#">(proposed standards)</a>	Redmond <a href="#">Redmond Zoning Code</a>	Kirkland <a href="#">Kirkland Zoning Code</a>	Bothell <a href="#">Downtown Subarea Regs</a>	Issaquah <a href="#">CIDS 7.3</a>
<b>Open space design standards/guidelines?</b>	Yes: <ul style="list-style-type: none"> <li>• 20' min. dimensions.</li> <li>• 1,500sf min. size.</li> <li>• Emphasis as a gathering space</li> <li>• Level with sidewalk and sited as focal point for activity</li> <li>• Pedestrian-oriented frontage standards</li> <li>• 25-60% of area must be landscaped</li> <li>• Open 24-hours/day</li> </ul>	Yes, pedestrian-oriented space design criteria: <ul style="list-style-type: none"> <li>• Clear visual/physical access from street</li> <li>• Focal location with heavy pedestrian traffic</li> <li>• Seating minimum: 1 seat/60sf plaza</li> <li>• Lighting and landscaping provisions</li> <li>• Wider sidewalks may be used to meet up to 50% of the requirement.</li> </ul>	Yes, some pedestrian-space design provisions apply for both Overlake and Downtown.	Yes, Park Place Master Plan & Design Guidelines: Primary plaza = 10,000sf min, 60' min. avg. dimension KCZ Chapter 92.15 includes standards for pedestrian-oriented spaces. Also, multiple districts include freestanding design guidelines that address open space design	Yes, min 20' dimension for public open space and must be abut sidewalk	Yes,
<b>Master Planning?</b>			Required for Overlake Village properties 3 acres+			

**Notable Excerpts from Research.**



Park Place Master Plan and Design Guidelines – Organization of Ground Level Uses plus a model of development now under construction (courtesy City of Kirkland, Weber Thompson, and Collins Woerman)

# Proposed Downtown Public Space Code Amendments

Relevant sections are included below, including sections that may not need amendment, but are included for context. Text boxes are included to explain the following proposed changes. Proposed amendments are shown in underline/strikethrough format below. Skipped sections are indicated by three asterisks: \* \* \*

The proposed change of terminology below is to avoid confusion with the citywide Parks and Open Space Impact Fees, as presented at the June 5 study session.

## 12.64.304 Provision of ~~Open~~ Designated Outdoor Space

### A. DEFINITION

1. ~~Open~~ Designated Public Outdoor Space regulations set forth requirements for the provision and design of ~~open-outdoor~~ spaces and landscaping elements in the Plan Area.
2. These regulations are established to ensure a wide range of ~~public-outdoor~~ spaces that complement the primary public streets and ~~open-designated public~~ spaces in each district.
3. All new ~~open-outdoor~~ spaces within the Plan Area, whether or not they are required by Open Designated Outdoor Space Provision regulations, shall be designed and configured according to the following regulations.

### B. ~~PUBLIC OPEN SPACE~~ DESIGNATED PUBLIC SPACE

1. ~~Public Open Space~~ Designated public space is required as specified in section 12.64.100 District Requirements.
2. ~~Public Open Space~~ Designated public space shall be built on the site of the development-or may be satisfied through payment of in-lieu fees with the approval of the Community Development Director/Designee.
3. Any ~~Public Open Space~~ Designated public space improvements and/or any in-lieu fee paid under this provision must be separate from and cannot be utilized as a credit for or otherwise offset park open space impact fees.

\* \* \*

## 12.64.305 General Open Space Requirements

### A. OPEN SPACE DESIGN

#### 1. ~~Public Open Space~~ Designated public space

- a. The minimum width of ~~public open space~~ designated public space shall be 20 feet.
- b. Where the total required ~~public open space~~ designated public space is 3,000 square feet or less, after subtracting area for new streets, the ~~public open space~~ designated public space shall be one continuous parcel of land. Where the required ~~public open space~~ designated public space totals more than 3,000 square feet, the area may be divided into several usable parcels on the

site; provided, that at least one parcel is a minimum of 2,000 square feet in size and all the other parcels are at least 1,000 square feet in size with a minimum width of 15 feet.

In addition to the changes of terminology presented at the June 5 study session, more substantive changes are included below.

c. All ~~public open spaces~~designated public spaces shall be publicly accessible and connected to public sidewalks. They shall abut public rights-of-way on at least one side and shall be open to the public ~~24 hours a day~~daily from at least 6:00 a.m. to 10:00 p.m.

d. ~~Public open space~~Designated public spaces need not be publicly owned and maintained. Privately owned designated public spaces shall be maintain in good condition by the property owner and protected by a public access easement that must be recorded to run with the property prior to certificate of occupancy.

e. All ~~public open spaces~~designated public spaces shall be visible and easily accessible from surrounding streets and avoid masses of shrubs around edges.

f. All designated public spaces shall be signed as such, using a template provided by the City or an approved alternate method.

\* \* \*

The changes to the requirements below are intended to provide stronger direction than the current requirements and guidelines, while retaining some degree of flexibility.

B. LANDSCAPING

1. All development shall adhere to BMC 12.18.030 existing vegetation retention regulations.

2. Designated public spaces shall employ trees and living groundcover where possible and a mix of hardscape and container plantings where over built areas, as appropriate to the use.

C. WALLS AND FENCES

Any blanks walls facing designated public spaces shall be treated architecturally or with plantings.

\* \* \*

The changes to the guidelines below are intended to provide additional direction while retaining design flexibility.

**12.64.306 Street and ~~Open-Outdoor~~ Space Guidelines**

\* \* \*

B. PUBLIC SPACES

1. Public spaces should provide a variety of seating options, areas of sun and shade for year-round climatic comfort, shelter, and night lighting to encourage public activity and ensure safety.

2. Public spaces at or near the sidewalk level are preferred. Public spaces that are not at sidewalk level or that extend into the site should include wayfinding signage, avoid dead-end spaces and

have both active (i.e. video) and passive (i.e. overlooking windows, decks, terraces and/or balconies) surveillance.

## C. WALLS AND FENCES

### 1. Frontage Fences and Walls

a. Front yard fences should employ a combination of thick and thin structural elements with thicker elements for supports and/or panel divisions. Fence posts and/or support columns should be defined using additional trim, caps, finials, and/or moldings.

b. All walls should have a cap and base treatment.

c. Frontage walls may occur as garden walls, planter walls, seat walls, or low retaining walls.

d. Entrances and pedestrian “gateways” should be announced by posts or pilasters, and may be combined with trellises, special landscaping, decorative lighting, public art or other special features.

### 2. Screening Fences and Walls

a. Side yards and rear yards may contain landscape features that protect the privacy of the property’s occupants such as landscaping, trees and screening walls.

b. Screening fences and walls should be constructed of materials that are compatible with the architecture and character of the site. Natural colors, a cap or top articulation, and related dimensional post spacing increments should be used at screening fences to enhance compatibility.

c. Design elements should be used to break up long expanses of uninterrupted walls, both horizontally and vertically. Walls should include design elements such as textured concrete block, interlocking “diamond” blocks, formed concrete with reveals, or similar materials. Landscape materials should also be used to provide surface relief.

\* \* \*

### 4. Piers

a. Piers are architectural elements of fences or walls that can add interest to and break up long expanses.

b. Piers are recommended to have a base, shaft and cap composition. Larger piers may be specially designed for gateway or other special locations, and these may incorporate ornamental plaques or signs identifying the building or business; public art such as panels or sculptural elements; and /or light fixtures. Piers may be topped by ornamental finials, light fixtures, or roof caps.

c. Recommended dimensions for masonry piers are approximately 18 inches per side or diameter, and the maximum spacing between piers should be 20 feet.

### 5. Materials and Colors

a. All fences and walls should be built with attractive, durable materials that are compatible with the character of Bothell (see Section 12.64.500).

b. Appropriate fence materials include wood, masonry, and metal.

i. Wood picket fences are only recommended along residential streets. For wood picket fences, a paint finish or vinyl coating should be applied.

ii. For iron or metal fences, recommended materials include wrought iron, cast iron, welded steel, tubular steel, or aluminum. Metal fences should be mounted on a low masonry wall, and /or between masonry piers.

c. Appropriate wall materials include stone, brick, precast concrete, textured concrete block, or formed concrete with reveals and/or an architectural finish. A stucco finish may be used over a masonry core, except in the Downtown Special Review Area.

i. Exposed block walls should be constructed with a combination of varied height block courses and/or varied block face colors and textures (e.g. a combination of split-face and precision-face blocks). Plain gray precision-face concrete block walls are discouraged. Design treatments and finishes previously described should be applied to these walls for improved visual compatibility with building architecture.

ii. An anti-graffiti coating is recommended for exposed masonry wall surfaces and should be clean, colorless and without sheen.

d. Support post or pier materials may differ from fence materials; e.g. metal fence panels combined with masonry piers. Recommended materials include brick, terra cotta, and stone, colored or decoratively treated cast-in-place concrete, precast concrete or concrete block, or stucco-faced concrete or concrete block. (Note: Stucco-faced concrete or concrete block are not permitted in the Downtown Special Review Area).

e. Bollards are recommended to be cast iron, cast aluminum, and precast concrete. An anti-graffiti protective coating is recommended for precast concrete.

f. Colors and finishes of mechanical enclosures and equipment should be coordinated with colors and finishes of streetlights, fencing and other painted metal surfaces to be used on site, or with the associated building's material and color scheme.

g. Street and building-mounted metal furnishings should be powdercoated or painted with Waterborne Acrylic Polyurethane, such as Tnemec Series 1080 or similar product. For powdercoated finishes, a chemically compatible UV-protectant clear coat is recommended for prevention of color fading.

#### D. SITE FURNISHINGS

1. Public gathering places and other publicly accessible areas should be detailed with decorative, pedestrian-scaled site furnishings and equipment.

2. Seating, freestanding planters, ornamental solid waste and recycling receptacles, bike racks, drinking fountains, pergolas, trellises, heaters, umbrellas, wind screening, and decorative bollards are recommended.

3. When designing seat walls with straight edges of more than six feet in length, consider detailing that will prevent skateboard damage.

4. Landscape structures and sculptural objects should reference the human scale in their overall massing and detailing.

5. Components should be made of durable high quality materials such as painted fabricated steel, painted cast iron, painted cast aluminum, and integrally colored precast concrete. Recycled materials should be used so long as the finish or look of the material is consistent with or similar to the finishes prescribed above. Metal surfaces should be coated with highly durable finishes such as aliphatic polyurethane enamel.

#### E. PLANT MATERIALS

1. Plant materials should always be incorporated into new development site design to provide “softening” of hard paving and building surfaces.

2. Mature, existing trees should be preserved whenever possible.

3. Tree sizes should be suitable to lot size, the scale of adjacent structures, and the proximity to utility lines.

4. For street trees and plaza trees to be installed within paved areas, the use of structural soil planting beds, continuous soil trenches, or root path trenches is strongly recommended in order to maximize the ability of the tree to thrive and perform well in the urban environment.

5. Both seasonal and year-round flowering shrubs and trees should be used where they can be most appreciated - adjacent to walks and recreational areas, or as a frame for building entrances and stairs.

6. In general, deciduous trees with open branching structures are recommended to ensure visibility to retail establishments. More substantial shade trees are recommended in front of private residences.

7. Evergreen shrubs and trees should be used for screening along rear property lines, around solid waste/recycling areas and mechanical equipment, and to obscure grillwork and fencing associated with subsurface parking garages.

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**Public Meeting:**  
**Nursing Home Code Amendments**

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# MEMORANDUM

## Community Development Department



City of Bothell

**DATE:** July 17, 2019  
**TO:** Planning Commission  
**FROM:** Dave Boyd, Senior Planner

### **SUBJECT: Nursing Homes Code Amendment Public Meeting**

#### **Purpose/Action**

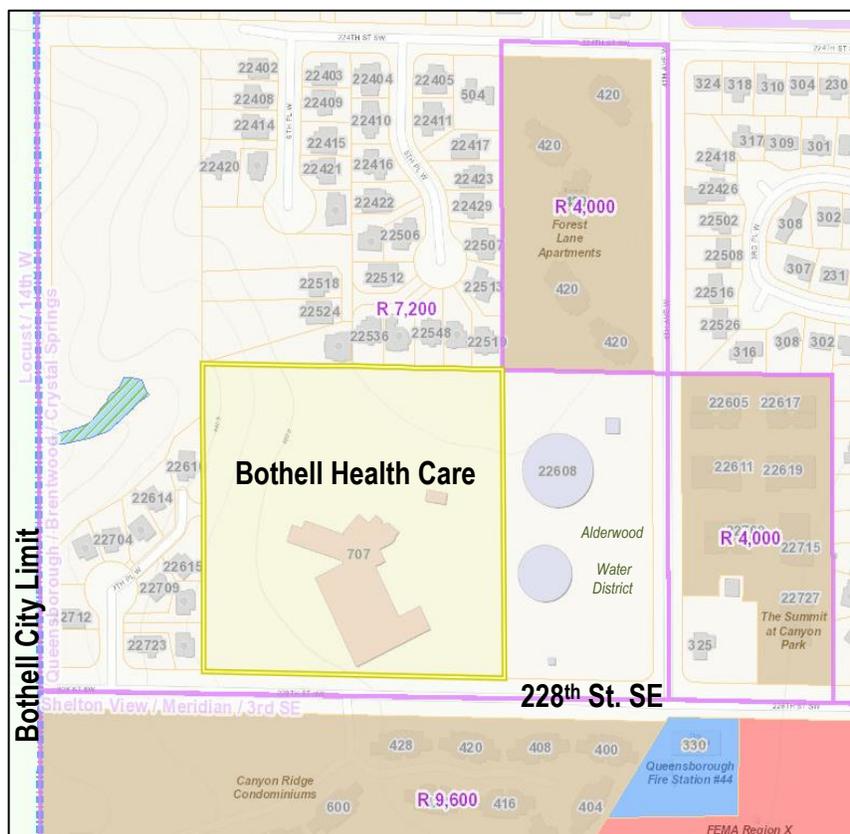
Nursing homes are currently allowed as a conditional use only in multifamily and commercial zones. The purpose of this public meeting is to consider a privately requested code amendment to also allow nursing homes as a conditional use in at least one single family zone.

#### **Background**

The code amendment application was submitted by the owners of Bothell Health Care on September 4, 2018, and a supplemental traffic report was submitted on September 18, 2018 (see the July 19 packet), both ahead of the October 31 deadline for plan and code amendment applications to be considered in the 2019 Planning Docket. The request was approved by the City Council to be included in the 2019 Planning Docket.

Bothell Health Care is the only nursing home in the city. It was established in Snohomish County prior to annexation, in what is now an R 7,200 zone, so it exists as a legal nonconforming use. As such, it is allowed to continue, but cannot expand. The applicants are not looking to expand the number of beds allowed, which requires State approval, but would like to expand the facility to accommodate more private rooms.

The map provides zoning and land use context for the existing facility. This is a non-project action



which would potentially apply to one or more single family zones throughout the city, with limitations. The city has followed the typical public notification for code amendments through the *Imagine Bothell* notice and publication in the *Seattle Times*. However, given the nature of the application and the site-specific implications, property owners and residents within 500 feet of the Bothell Health Care property were notified of the scheduled July 17 public hearing through a courtesy mailing. Additionally, an application for an eventual conditional use permit also requires notification of surrounding property owners.

Due to a delay in posting a notice board on the site, the July 17 meeting will not be an official public hearing, but since it was noticed by mail and in the *Seattle Times*, public testimony will be taken.

Nursing homes are also regulated and licensed by the State, and the applicants state that it is unlikely that the State will allow any more nursing home beds in Bothell. Nonetheless, it is important to ensure that any code amendments do not have unintended consequences, should the State regulatory situation or general healthcare practices change.

## **Analysis**

Based on the feedback from the June 19 study session, staff's analysis has been focused on amendments that would achieve the applicant's objectives while limiting the areas where this type of use could be located in single family zones. While there was some discussion of including design regulations similar to those in the Specialized Senior Housing Overlay (SSHO), staff is not recommending such extensive regulations, given that there are relatively few isolated sites where such facilities could be located, BMC 12.10.040 already requires that "nursing homes shall exhibit a residential rather than institutional character, through quality site, building, and landscaping design and materials," and that such facilities will have to go through a conditional use process with opportunities for input from neighbors. Should Planning Commission want to consider additional regulatory provisions, options include:

1. Adding one or more additional conditions to the footnotes in the residential use table for nursing homes, BMC 12.06.140.B.11, perhaps requiring special setbacks similar to those in the downtown districts that abut single family zones, with 25 foot setbacks with a minimum 10 foot Type II landscaping.
2. Adopting the very detailed SSHO design regulations in whole. That could be done by reference to BMC 12.66.060, which would be a bit awkward from a code construction perspective, since those regulations reside in the Waynita / Simonds / Norway Hill Subarea Regulations. Adding such detailed regulations to the nursing home footnote in the residential use table is also awkward, so a better option would be to insert them in BMC 12.10.040, at which point it would make sense to move the SSHO design regulations there, rather than duplicating them. This would require additional study.
3. Adopting some of the detailed SSHO design regulations to apply to nursing homes. This would also require additional study, and pose the same issues regarding code structure noted in 2 above.

With regard to assessing the impact of expanding the zones where nursing homes are allowed as a conditional use, the analysis started with R 7,200 parcels of at least 4 acres, then eliminated those that are not on collectors and arterials. The remaining parcels were analyzed with regard to likelihood of redevelopment. Sites that are fully developed or in the process of developing were eliminated, as were sites with severe environmental constraints. That left just two R 7,200 sites that might possibly be candidates for new nursing homes, in addition to the subject site. These are described below with photo orthogonal maps showing zoning, wetlands (teal with green hatching), parks, arterial streets (in purple) and collector streets (in green). Some of the sites might be considered marginal candidates due to the need for some redevelopment and uncertain nature of wetland constraints pending full environmental studies.

19827 88<sup>th</sup> Avenue NE and the adjacent parcel to the south: These parcels, 5.01 and 4.84 acres, respectively, are outlined and shaded in blue below. Each could meet the proposed standard for a nursing home, or be combined. There are no apparent significant environmental constraints.



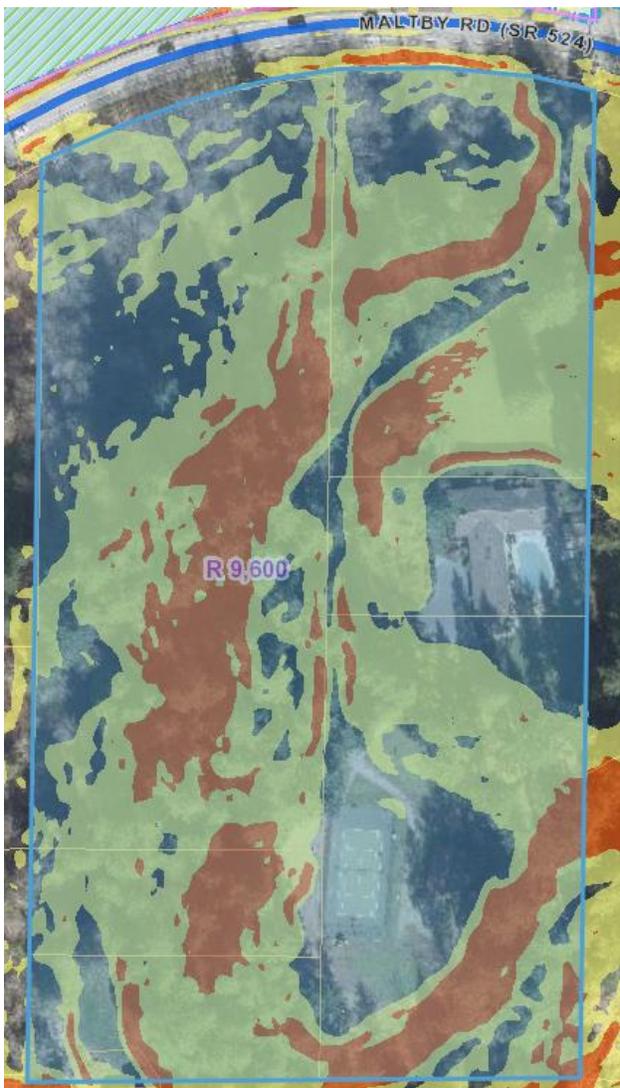
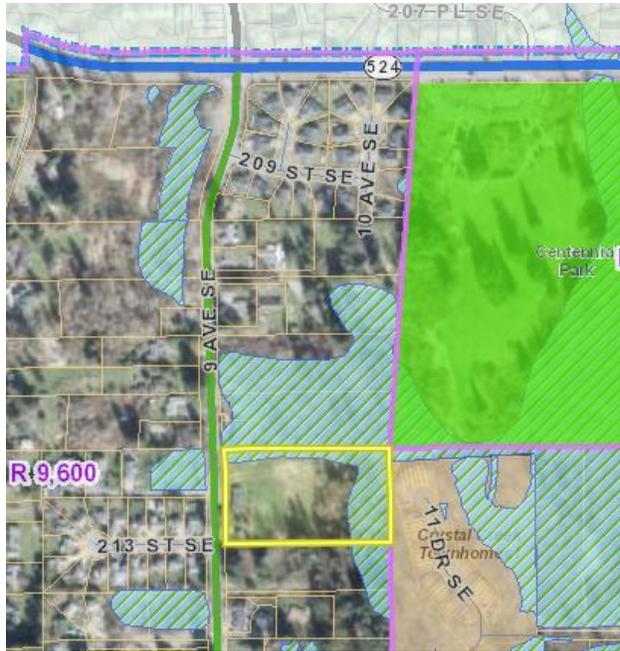
10222 NE 145<sup>th</sup> Street: This 7.05 acre parcel is used as parking and access to the church on the adjacent parcel to the west, but could conceivably be redeveloped to accommodate a nursing home, possibly with some adjustment of the property line separating them. There are some wetlands on the site, but they do not appear extensive enough to preclude development.



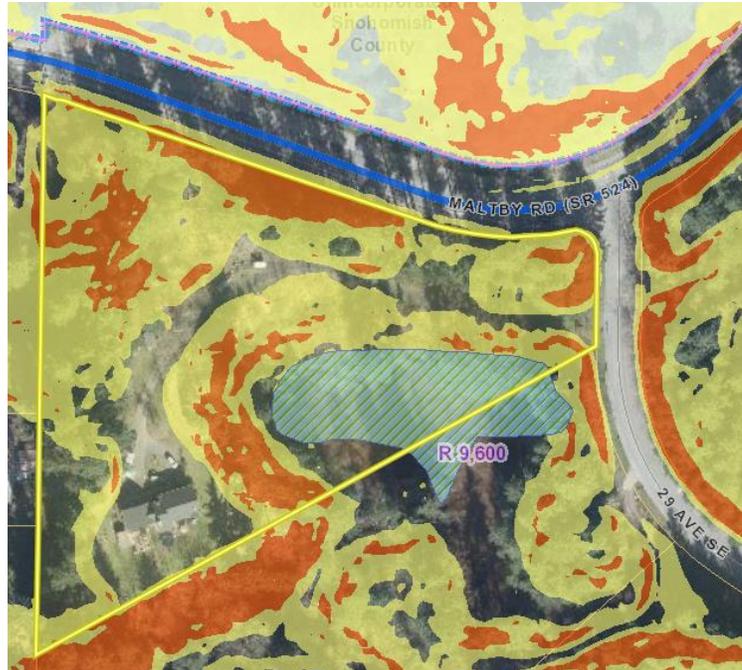
The same analysis was done adding R 5,400, R 8,400 and R 9,600 sites of 4 acres or more, which added 11 potential sites. As with the R 7,200 sites above, some of these sites may be considered marginal candidates for nursing home for the same reasons, plus tenuous connection to arterials or collectors in some cases. In addition to potential wetland impacts, some sites have steep slopes, shown in yellow (over 15%) and orange (over 40%), that would require geotechnical studies to determine buildable area.

21217 9<sup>th</sup> Ave SE: This 4.34 acre site zoned R 9,600 has a single family home and wetlands along its north and east sides (top right). It could conceivably be redeveloped as a smaller nursing home, depending on whether a full wetland delineation resulted in larger or smaller wetland area.

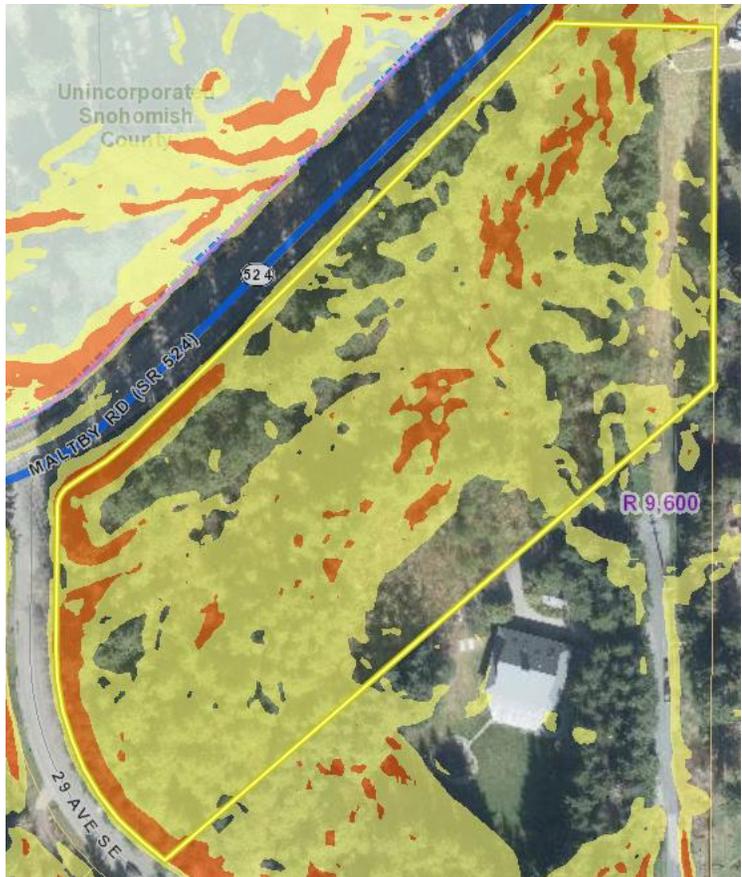
2620 Maltby Road and adjacent parcels: These R 9,600 parcels under a single owner, outlined and shaded in blue to the right, total 9.55 acres and have two single family houses. There are extensive steep slopes, shown in yellow and orange, but it may have enough total land area to potentially accommodate a nursing home.



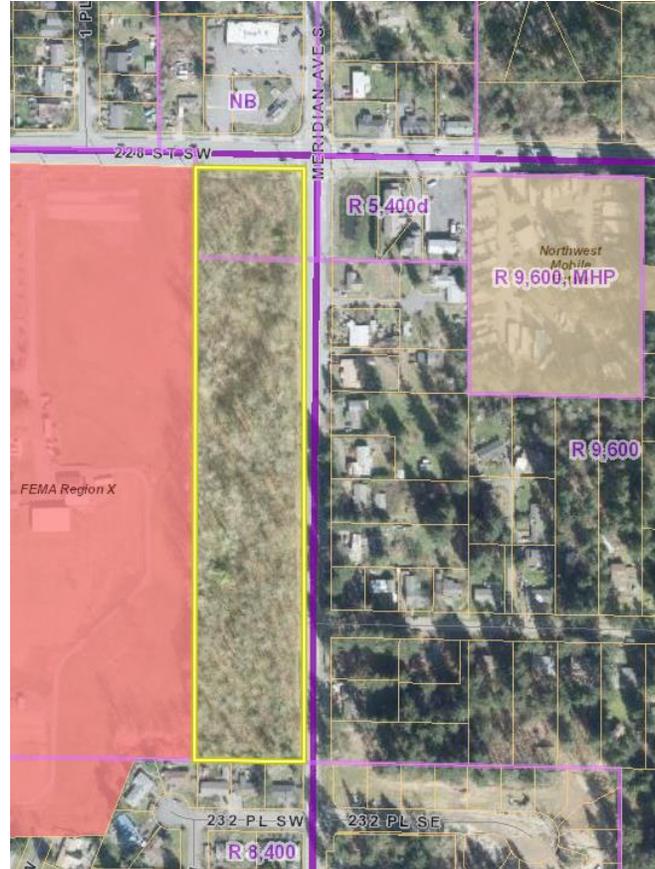
20526 29<sup>th</sup> Avenue SE: This 5.09 acre R 9,600 parcel just east of the previous one also has significant steep slopes and a wetland area, but could meet proposed locational criteria if access could be provided from Maltby Road (the current home has access from 29<sup>th</sup> Avenue SE).



Parcel on SE corner of Maltby Road and 29<sup>th</sup> Avenue SE: This vacant 6.58 acre R 9,600 parcel across 29<sup>th</sup> Avenue SE from the previous example also has extensive steep slopes, but could meet proposed locational criteria if access could be provided from Maltby Road.



Department of Natural Resources site at the SW corner of 228<sup>th</sup> Street SE: This seven acre site is split-zoned, Neighborhood Business on the north and R 9,600 on the south. There has been interest by the public in this site as a park, though there are no current plans or funding for that purpose. The site was also considered for potential upzone as part of the Nike Hill rezones. It abuts the Federal Emergency Management Agency site to the east. Its long, narrow configuration might pose challenges in developing as a nursing home, but it otherwise has no apparent environmental constraints.



506 228<sup>th</sup> Street SE: This 4.89 acre R 9,600 parcel with a single family home appears to be severely constrained by wetlands, but if a delineation resulted in a smaller wetland area, it could conceivably be redeveloped with a nursing home.



216 240<sup>th</sup> Street SE: The 8.57 acre R 9,600 parcel to the right has a single family house and some steep slopes. Access would need to be from 240<sup>th</sup> Street on the north to meet the proposed locational criteria.



19619 100<sup>th</sup> Ave NE: This 4.41 acre R 9,600 parcel below has a single family house, but could be redeveloped as a nursing home.



19507 104<sup>th</sup> Avenue NE: The 9.34 acre R 8,400 parcel below has a religious school on its southern side, but redevelopment could occur on the northern side, with access from 104<sup>th</sup> Avenue NE.



10100 NE 192<sup>nd</sup> Street: The 5.93 acre R 8,400 parcel below has a church building on the east side, but could conceivably accommodate a smaller nursing home on the west side.



17502 102<sup>nd</sup> Avenue NE: The 8.59 acre site in the R 9,600, Specialized Senior Housing Overlay (SSHO) zone below right, if converted from a retirement facility to a nursing home, could meet the proposed locational and size requirements. The property also includes 7.20 acres to the south, but it is heavily constrained by steep slopes. While this would be considered a fully developed site, it is included to show whether allowing nursing homes as a conditional use in zones up to R 9,600 could create opportunities for nursing homes in the SSHO. The other retirement facilities in the SSHO are either under 4 acres or not on a collector/arterial.



All of these examples are hypothetical and assume that a nursing home operator could get state licenses to create additional nursing home beds in either the Snohomish or King County portions of Bothell. There may be other opportunities where more fully developed sites of four acres or more could be redeveloped, or sites where underdeveloped properties could be accumulated to create a four acre site that would be suitable for nursing homes with this proposed code amendment.

The proposed code amendments in **Attachment 1** reflect a simple approach that would limit the additional areas where nursing homes could be allowed as a conditional use in R 5,400 and R 7,200 zones. Limiting the prospective sites to those of at least four acres access from arterials or collectors would minimize the potential impact of this amendment. The analysis shows that there are no R 5,400 sites that would easily meet the criteria, but allowing nursing homes also in R 5,400 zones is logical, in that it would allow them conditionally in zones of R 7,200 and more dense.

The analysis of allowing them conditionally also in R 8,400 and R 9,600 zones was done to understand the potential impact, and also to see if that would create opportunities in the SSHO, which might seem a logical place for a nursing home. The one SSHO opportunity that might qualify would require repurposing a retirement facility as a nursing home and tweaking the access requirement to allow access within 150 feet of an arterial or collector.

### **Process and Next Steps**

While this meeting cannot qualify as the Commission's official public hearing, since some notification of a public hearing went out, the Commission should take public testimony for the record. In addition to any input on the proposed code amendments, staff would appreciate any direction on the Commission's Findings, Conclusions and Recommendations, which will be included in the September 4 packet.

### **Attachments**

1. Proposed code amendments

# Potential Nursing Home Code Amendments

The proposed code amendments below are shown with new text underlined and text to be deleted in ~~strike through~~ format. Some sections without amendments are included for context. Text boxes like this one are included for explanatory purposes only and are not part of the regulations. Skipped sections are indicated by three asterisks: \* \* \*

## Title 12 ZONING\*

\* \* \*

The following section is provided for context. While nursing homes are paired with specialized senior housing in Chapter 12.10, they are distinct uses and the following section does not apply to nursing homes. The reference to BMC 12.04.020 is simply a listing of zoning classifications.

### **12.04.035 Specialized Senior Housing Overlay zoning classification.**

The Specialized Senior Housing Overlay (SSHO) zoning classification is intended to allow specialized senior housing development at densities higher than normally permitted in specified R 40,000 – R 5,400a zoning districts where such development has been determined to be appropriate due to proximity to facilities and/or services which especially benefit the elderly. The implementing regulations concerning the location, density, design and operation of specialized senior housing are set forth in the subarea chapter in which the SSHO zoning classification is located. The SSHO zoning classification provides for an additional use within, but does not replace, the underlying zoning classification. SSHO zoning classification regulations shall not apply to uses other than specialized senior housing (see BMC [12.04.020](#)).

\* \* \*

## Chapter 12.06 PERMITTED USES

\* \* \*

### **12.06.140 Residential uses.**

A. Use Table.

The table on the following page is reformatted to separate the single family zoning classifications. The only substantive changes are adding nursing homes as a conditional use in the R 7,200 and R 5,400 zones, and the footnotes requiring them to be on parcels of at least four acres with access from arterials or collectors. Another option would be to also allow them as conditional uses also in R 8,400 and R 9,600 zones (R 5,400 through R 9,600), which might create an opportunity for nursing home redevelopment on an SSHO site.

Residential Uses	Zoning Classification												
	R 40,000	R 9,600	R 8,400	R 7,200	R 5,400d R 5,400a	R 4,000	R 2,800	R- AC	OP	NB	CB	GC	LI
			*	*	*								
Nursing homes (11)				<u>C</u>	<u>C</u>	C	C	C	C	C	C	C	
Residential care facilities (12)	P	P	P	P	P	P	P	P					
			*	*	*								
Specialized senior housing (11)						C	C	C	C	C	C	C	
			*	*	*								
P: Permitted Use C: Conditional Use Numbers in parentheses reference use-specific development and operating conditions under subsection B of this section.													

B. Development Conditions.

\* \* \*

11. See BMC [12.04.035](#), Specialized Senior Housing Overlay (SSHO) zoning classification; Chapter [12.10](#) BMC, Specialized Senior Housing and Nursing Homes, and BMC [12.66.060](#), Specialized Senior Housing Overlay in the vicinity of the Northshore Senior Services Center – R 9,600, SSHO zoning.

- a. Nursing homes are only allowed on parcels of four acres or more in R 5,400 and R 7,200 zones.
- b. Vehicular access to nursing homes must be from arterial and collector streets only. Where secondary access for emergency vehicles is required, the secondary access may be from non-arterial or non-collector streets provided the access is restricted to emergency vehicles only.

\* \* \*

The sections below are included for context, because they include references to nursing homes, even though no amendments are proposed.

## Chapter 12.10 SPECIALIZED SENIOR HOUSING AND NURSING HOMES

### Sections:

- [12.10.010](#) Purpose.
- [12.10.020](#) Occupancy.
- [12.10.030](#) Number of units or beds allowed.
- [12.10.040](#) Development design, generally.
- [12.10.050](#) Development adjacent to single-family zoning.
- [12.10.060](#) Reduction in parking for specialized senior housing.
- [12.10.070](#) Recreation space.
- [12.10.080](#) Transportation program.

### **12.10.010 Purpose.**

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The purpose of this chapter is to provide standards for the development of specialized senior housing and nursing homes in a manner which recognizes and accommodates the varied housing needs and desires of seniors; promotes independence and a high quality of life; and ensures that specialized senior residences and nursing homes are so located and constructed as to be compatible with surrounding land uses.

Seniors, like other segments of the community, are varied in their housing needs and lifestyle choices. Most of the community's seniors reside in nonspecialized owned or rented site-built single-family residences, mobile and manufactured homes, and apartments and condominiums which typically contain no inherent design features to aid mobility (although such features may be included by the owner), and which offer no on-site services or activities. These types of housing which are not specifically age-targeted, as well as accessory senior dwelling units ("mother-in-law apartments") and adult family homes, are regulated elsewhere in this title (see permitted uses and accessory uses under each zoning classification). This chapter provides for and regulates housing intended for those seniors who want or need such specialized design features, services and/or activities to enhance their quality of life.

Where the regulations of this chapter conflict with other regulations in this title, the more restrictive regulations shall apply.

These housing types are described as follows:

A. Specialized senior housing, comprising of coordinated developments of two or more owned or rented site-built single-family dwellings, mobile and manufactured homes, apartments and condominiums which contain specialized design features and/or on-site services and activities to accommodate the mobility, nutrition, medical, social and/or other needs of persons 62 years of age or older and/or disabled persons. Domestic partners of and/or caregivers for such persons may also reside in such developments and need not be 62 years of age or older and/or disabled. Individual residences which contain design features to aid mobility but which are not part of a coordinated development are not included in this category.

This category covers a range of service levels, from no services (“independent living”) to minimal meal service and housekeeping (“semi-independent living”) to a high level of assistance with daily life functions (“assisted living”), with many gradations of service levels in between.

B. Nursing homes, comprising facilities which provide short- or long-term care for seniors and other persons who need skilled nursing care but do not require hospitalization.

\* \* \*

**12.10.030 Number of units or beds allowed.**

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The maximum number of dwelling units in a specialized senior housing development and the maximum number of beds in a nursing home development shall be as set forth below.

A. Specialized Senior Housing.

1. On properties located within an area with a Specialized Senior Housing Overlay (SSHO) zoning classification, the particular density or intensity of the developments shall be as set forth in the subarea chapter containing the overlay, subject to compliance with all development standards set forth in the said subarea chapter.

2. On properties zoned R 5,400a, R 4,000, R 2,800, R-AC or having multiple zoning classifications (e.g., R-AC, OP, CB), the maximum number of specialized senior housing dwelling units shall not be restricted, subject to compliance with all dimensional, design, parking, landscaping and other development standards of the zoning classification in which the development would occur except those standards relating to density or number of units allowed for nonspecialized housing.

B. Nursing Homes. The maximum number of beds in a nursing home shall not be restricted, subject to compliance with all dimensional, design, parking, landscaping and other development standards of the zoning classification in which the development would occur except standards relating to density or number of units allowed for nonspecialized housing. (Ord. 1946 § 2, 2005; Ord. 1876 § 2, 2002; Ord. 1815 § 1, 2000; Ord. 1685, 1997; Ord. 1629 § 1, 1996).

The reference to the Residential Development Handbook below was removed from the Urban Design Element in the 2015 Periodic Plan and Code Update because it had become outdated, and code references should have been removed at that time.

**12.10.040 Development design, generally.**

Specialized senior housing developments and nursing homes shall exhibit a residential rather than institutional character, through quality site, building, and landscaping design and materials. Adherence to this standard shall be ensured through application of the goals, policies and actions contained in the Urban Design Element of the Comprehensive Plan, ~~including the guidelines in the Residential Development Handbook for Snohomish County Communities, which is incorporated by reference in the Urban Design Element as Appendix D, and the regulations of this chapter.~~ Specialized senior housing located within an area having a Specialized Senior Housing Overlay (SSHO) zoning classification shall in addition be designed, located and operated in accordance with development standards set forth in the subarea chapter containing the overlay. Where a conflict between city-wide and subarea design and operating standards exists, the subarea standards shall apply. (Ord. 1815 § 1, 2000; Ord. 1685, 1997; Ord. 1629 § 1, 1996).

\* \* \*

Subsequent sections apply only to specialized senior housing, except for the following section which also applies to nursing homes.

**12.10.080 Transportation program.**

Specialized senior housing and nursing home developments on properties located more than one-half mile by sidewalk or walkway from the outer perimeter of a community or neighborhood retail/services activity center (as depicted in Figure ED1 of the comprehensive plan) or a transit route shall demonstrate that a disabled-accessible transportation program offering regular and frequent daily service is provided to the site for use by residents. (Ord. 1815 § 1, 2000; Ord. 1685, 1997; Ord. 1629 § 1, 1996).

\* \* \*

The following section is provided as an example of the detailed design regulations used in the SSHO. Staff does not recommend including or referencing these detailed regulations for nursing homes, but instead relying on the more general guidance given in section 12.10.040 above.

**12.66.060 Specialized senior housing overlay in the vicinity of the Northshore Senior Services Center – R 9,600, SSHO zoning.**

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In addition to uses generally allowed in the R 9,600 zone, specialized senior housing shall be allowed within the specialized senior housing overlay (SSHO) zoning classification area, generally located along the north slope of Norway Hill and approximately within one-quarter mile walking distance of the Northshore Senior Services Center as depicted on the Waynita/Simonds/Norway Hill Subarea zoning map. Development of specialized senior housing within the SSHO shall be in accordance with city-wide regulations, the critical areas ordinance, and these subarea regulations, which are intended to maintain the single-family character of the area and protect existing and future single-family residences from the adverse impacts of large buildings, parking areas and other aspects of development typical to specialized senior housing.

- A. Development shall comply with city-wide development regulations concerning senior housing except as may be provided otherwise by these subarea regulations.
  
- B. Design of specialized senior housing developments shall comply with the architectural elements outlined within this development regulation under subsections (G)(3)(c) and (G)(4)(d) of this section in order to incorporate those architectural features reflective of the historical buildings within and near the SSHO area and to preserve the historical identity of the neighborhood. The predominant architectural style that exists in single-family residences in the SSHO most closely resembles the Craftsman architectural style, though other styles are represented. The architectural features that reflect the Craftsman style as specified under subsections (G)(3)(c) and (G)(4)(d) of this section shall be incorporated into all SSHO building designs.
  
- C. A visual study shall be submitted with all specialized senior housing conditional use permit applications. Proponents for specialized senior housing projects shall submit a visual study consisting of building perspectives, elevations and sketches, and a written analysis. The visual study shall depict and the written analysis shall describe how the specialized senior housing building incorporates the requirements for building facade modulation, key architectural features, additional architectural features, roofline variation, and building materials contained within this special district regulation, and the Craftsman architectural style identified under subsection B of this section, into a design which is compatible with the historic buildings in the neighborhood and the overall historical identity of the neighborhood.

The required visual study shall be utilized during the conditional use permit process to determine whether or not the applicant has complied with the requirements of these regulations for building facade modulation, key architectural features, additional architectural features, roofline variation, building materials, and the Craftsman architectural style identified under subsection B of this section.

D. In order to minimize visual impacts on surrounding existing and future single-family residences, specialized senior housing development shall conform to the existing topographic contours to the maximum extent practical.

Buildings should be stepped up the hillside to accommodate significant changes in elevation. For the purposes of this regulation, "significant change in elevation" shall mean a slope of 15 percent or greater.

Extensive grading and use of retaining walls shall be discouraged except where it can be demonstrated that such practices would result in lesser visual impacts than what would occur if development were to conform to existing contours. Where, through the conditional use process, the use of retaining walls is determined to be appropriate, exposure of such walls as viewed from surrounding existing and potential future residences shall be screened by landscaping and/or hidden by buildings.

E. There shall be no maximum density within the SSHO. The number of units attainable in a specialized senior housing development shall be dictated by the dimensional and other standards prescribed in these regulations.

F. Hard surface coverage shall be dictated by the standards prescribed in these subarea regulations and the critical areas ordinance. Critical areas themselves shall not be credited as part of the hard surface coverage allotment.

G. Except as otherwise provided for below, each specialized senior housing development within the SSHO shall incorporate a transition in intensity of development as follows (see Figure 12.66-5):

1. Site Buffering. The area from the exterior property lines which describe the perimeter boundary of the development inward a minimum distance of 24 feet except as may be provided herein shall be planted in buffer landscaping. This buffer landscaping shall be installed as follows (see Figures 12.66-6 and 12.66-7):

a. Along Common Property Lines Adjacent to Existing and Future Single-Family Residential.

(1) Buffer width:

Att-1

- (A) A minimum of 24 feet;
- (B) Buildings and structures shall be set back a minimum of five feet from the buffer.

(2) Tree layout:

- (A) Two rows of coniferous and deciduous trees shall be installed parallel with the property line;
- (B) The trees shall be off-set to create a triangular tree spacing;
- (C) The first row of trees, closest to the property line, shall place the tree trunks seven feet from the property line;
- (D) The second row shall place the tree trunks 10 feet from the first row;
- (E) All trees shall be spaced 15 feet on center, measured diagonally between the two rows.

(3) Tree type:

- (A) The buffer trees shall consist of 85 percent coniferous and 15 percent deciduous.
- (B) Coniferous trees shall be one or more of the following species:
  - (1) Incense Cedar (*Calocedrus decurrens*);
  - (2) Leyland Cypress (*Cupressocyparis leylandii*);
  - (3) Hogan Cedar (*Thuja plicata* 'Fastigiata');
  - (4) Hinoki False Cypress (*Chamaecyparis obtusa* 'Gracilis');
  - (5) Serbian Spruce (*Picea omirika*);
  - (6) Sitka Spruce (*Picea sitchensis*).
- (C) Deciduous trees shall be one or more of the following species:
  - (1) Columnar Red Maple (*Acer rubrum* 'Armstrong' or 'Bowhall' or 'Karpick');

Att-1

- (2) Columnar Norway Maple (*Acer platanoides* 'Columnare');
- (3) Frans Fontaine Hornbeam (*Carpinus betula* 'Frans Fontaine');
- (4) Dawyck Beech (*Fagus sylvatica* 'Fastigiata');
- (5) Columnar Sargents Cherry (*Prunus sargentii* 'Columnaris');
- (6) Flowering Pear (*Pyrus calleryana* 'Capital' or 'Chanticleer');
- (7) Columnar English Oak (*Quercus robur* 'Fastigiata').

(4) Tree sizes:

- (A) Coniferous trees shall have a minimum height of eight feet at time of installation.
- (B) Deciduous trees shall have a minimum caliper of two inches at time of installation.

(5) Shrub and Groundcover Layout. Shrubs and groundcovers shall be installed pursuant to a Type I landscape standard as described under this code. Shrub and groundcover sizes shall be as specified under Chapter [12.18](#) BMC.

(6) Fencing. A sight-obscuring six-foot-tall wood fence shall be installed at the property line.

(7) The use of vegetation-based LID BMPs such as bioretention facilities may occur within buffer landscape areas; provided, that the prescriptive screening criteria can be fully achieved with the proposed plantings.

b. The buffer shall be planted to Type II standards when along a public street.

c. Along common property lines adjacent to uses more intensive than single-family residential such as the Northshore Senior Center, multifamily residential, another specialized senior housing development, and professional offices, the buffer shall have a minimum width of five feet planted to a Type III standard and the fencing requirement in subsection (G)(1)(a)(6) of this section shall not apply, except as provided below:

- (1) Adjacent to the northwest promontory open space tract, no buffer landscaping shall be required;

(2) Within areas having a slope of 35 percent or greater, existing vegetation shall be retained and no additional buffer landscaping shall be required; and

(3) In all other areas in which buffer landscaping would be required, existing vegetation may suffice if it meets the purpose of the applicable planting type as set forth in BMC [12.18.040](#), or such vegetation may be augmented to achieve said purpose.

d. Berming may be required in addition to the required landscaping if, through the conditional use permit process, it is determined to be necessary, due to topographic differences between properties, proximity of existing residences to the proposed development, or other considerations, in order to achieve the desired screening effect provided by the Type I and/or Type II landscaping specified above.

e. The hearing body shall have the authority to establish, as a condition of the conditional use permit, a requirement for the continued care and maintenance of all plant materials installed within the buffer for the life of the specialized senior housing development. This condition may provide for mandatory replacement of any dead, dying, diseased, or missing plant materials.

2. Required Setbacks. The area from the exterior property lines which describe the perimeter boundary of the development inward a minimum distance of 29 feet shall be a building setback. Driveways which provide access directly from a public street may bisect at or near a perpendicular angle to the 29-foot setback, provided the amount of driveway within the setback is the minimum necessary to provide access to the development. In order to preserve the character and historical identity of the Eason Avenue neighborhood, access from Eason Avenue shall not be allowed.

The setback shall be a minimum of 24 feet for parking, driveways, and pedestrian paths or walks.

3. Transitional Building Zone. The area from the 29-foot setback a distance of 46 feet for portions of property abutting East and West Riverside Drive and 71 feet for all other portions of property abutting existing and future single-family residences shall be a transitional building area in which the following shall apply, in addition to city-wide policies and implementing regulations concerning multiple-family development adjacent to single-family development, or where a conflict exists, in lieu of such policies and regulations:

a. Maximum building coverage of 35 percent, calculated on the basis of the total land area not contained within a critical area between the perimeter property line and the inside boundary of the

transitional building area (which boundary would be 75 feet from East and West Riverside Drive and 100 feet from all other property lines);

b. Maximum Building Height of Two Stories. For the purposes of the specialized senior housing overlay within this subarea, "story" shall be defined as that portion of a building included between the upper surface of any floor and the upper surface of any floor above, not including basements, provided no portion of such a basement is visible from any surrounding property or public right-of-way, except for access driveway openings for underground garages and associated pedestrian access. The highest story is that portion of the structure included between the highest floor surface and the ceiling or roof above. In no case shall the dimension between the first story finish floor and the top plate of the second story exceed 22 feet. The first story finish floor shall be no greater than five feet above the natural grade. Where the distance between the finish floor and the natural grade exceeds two feet, berming shall be installed against the foundation wall to create an effective two-foot dimension between the final finish grade and the first story finish floor (see Figure 12.66-9);

c. Horizontal and vertical massing, building facade modulation, key architectural features, additional architectural features, roofline variation, and building materials shall be incorporated into all specialized senior housing buildings so as to approximate or complement the patterns and rhythms of adjacent single-family residences. Specialized senior housing buildings shall incorporate the following as an integral part of the building design:

(1) Building Facade Modulation. Building modulation is a measured and proportioned inflexion or setback in a building's face. Specialized senior housing buildings shall provide modulation of building facades as follows (see Figure 12.66-13):

(A) The maximum wall length without modulation shall be 32 feet;

(B) The modulation depth shall be no less than four feet;

(C) The modulation width shall be no less than eight feet.

(2) Specialized senior housing building facades oriented toward uses more intensive than single-family residential may substitute the city-wide modulation requirements for multiple-family residences as outlined under BMC [12.14.190](#) in place of the above modulation requirements.

(3) Key Architectural Features. Architectural features provide emphasis and visual interest to a building facade by creating visual patterns, scale, and proportion to building facades. At a minimum, the following architectural features shall be incorporated into each building facade except for facade modules oriented perpendicular to the main building that have a width of eight feet or less:

(A) Windows consistent with the following:

(1) Window size shall be in scale with single-family windows associated with the Craftsman style;

(2) Window configuration shall have the appearance of those installed in Craftsman style housing;

(3) Windows that appear to have multiple window panes (horizontal and vertical muntins) over a single window pane (see Figure 12.66-10);

(4) All windows shall be surrounded with trim;

(5) In situations where large windows are desired, these windows shall be placed in a ribbon or in a line of three or more windows (see Figure 12.66-10); and

(6) Other window treatments associated with the Craftsman style as approved by the hearing body as part of the conditional use process;

(B) Gabled facades (roofs); and

(C) Open eaves (overhangs).

(4) Additional Architectural Features. A minimum of two or more of the following architectural features shall be incorporated into the building design:

(A) Entries covered by gable roofs supported by columns that continue to the ground;

(B) Triangular knee braces;

(C) Extra stickwork in the gables;

(D) Trellises over porches or porte cochere;

- (E) Columns with tapering or slanted sides;
- (F) Dormers with gable roofs (see Figure 12.66-11); and
- (G) Exposed roof rafters or beams.

(5) **Roofline Variation.** Roofline variation is achieved by visually and physically changing roof direction or off-setting roof peaks or ridgelines, both vertically and horizontally. Specialized senior housing buildings shall provide roofline variation as follows (see Figures 12.66-14 and 12.66-15):

- (A) The maximum roof length without variation shall be 48 feet;
- (B) The minimum horizontal or vertical off-set shall be four feet;
- (C) The minimum variation length shall be eight feet;
- (D) All specialized senior housing buildings within the SSHO area shall have pitched roofs with a minimum pitch of 4/12.

(6) **Building Materials.** In addition to the preceding architectural features, all specialized senior housing developments within the SSHO shall utilize building materials similar in appearance and texture to those associated with Craftsman style houses and adjacent single-family residences. Building materials to be visually duplicated shall include:

- (A) Building facade materials:
  - (1) Bevel, lap, or clapboard wood siding of a narrow dimension;
  - (2) Cedar shingles/shakes;
  - (3) Stone at the foundation, column bases, chimneys, or as siding;
  - (4) Brick; and
  - (5) Other materials may be approved by the hearing body as part of the conditional use process, provided the hearing body determines that the proposed material is representative of the Craftsman style, is visually representative of adjacent single-

family residences, and the materials are visually compatible with materials used in the remainder of the specialized senior housing building.

(B) Roof materials shall have a composition or wood shake/shingle appearance.

(7) Wings. Specialized senior housing buildings shall provide wings within the transition zone which project toward existing and future single-family development (see Figures 12.66-12 and 12.66-13).

(A) The wings shall have a maximum width of 58 feet and a minimum distance or length of 25 feet;

(B) All wings shall be separated from each other by an exterior courtyard or landscaped area. The courtyard or landscape area shall have a minimum dimension of 25 feet deep by 25 feet wide; and

(C) Parking and driveways shall be prohibited within the courtyard; and

d. Sports and Recreational Facilities. Sports courts and other communal recreation facilities shall not be located within the transition zone. Decks or balconies associated with individual units shall be prohibited within the transition zone. Patios associated with individual first floor dwelling units may be located within the transition zone, provided the patios do not intrude into the mandatory 24-foot buffer.

4. Core Building Area. The area inward of the inside boundary of the transitional building area shall be the core building area in which the following shall apply:

a. Maximum building coverage of 50 percent calculated on the basis of the total land area not contained within a critical area between the inside boundaries of the transitional building area.

b. Maximum building height of three stories. For the purposes of the specialized senior housing overlay within this subarea, "story" shall be defined as that portion of a building included between the upper surface of any floor and the upper surface of any floor above, not including basements, provided no portion of such a basement is visible from any surrounding property or public right-of-way, except for access driveway openings for underground garages and associated pedestrian access. The highest story is that portion of the structure included between the highest floor surface and the ceiling or roof above. In no case shall the dimension between the first story finish floor and

the top plate of the third story exceed 33 feet. The first story finish floor shall be no greater than five feet above the natural grade. Where the distance between the finish floor and the natural grade exceeds two feet, berming shall be installed against the foundation wall to create an effective two-foot dimension between the final finish grade and the first story finish floor (see Figures 12.66-8 and 12.66-9).

c. Wings may extend from buildings located in the core building area into the transitional building area, subject to the restrictions described in subsection (G)(3)(c)(7) of this section.

d. The provisions of subsection (G)(3)(c) of this section concerning horizontal and vertical massing, building facade modulation, key architectural features, additional architectural features, roofline variation, and building materials shall apply to all specialized senior housing buildings within the core area excepting only the requirements for wings as contained under subsection (G)(3)(c)(7) of this section, the prohibition on decks and balconies under subsection (G)(3)(d) of this section, and those modifications permitted under subsection (G)(5) of this section.

5. Where a specialized senior housing development would abut other specialized senior housing, the Northshore Senior Center or another use more intensive than single-family residences along a common property line, the following shall apply:

a. Buffer landscaping shall not be required along the common property line;

b. The minimum setback from the common property line shall be five feet;

c. The policies of the core building area shall apply to that portion of the property adjacent to the common property line; and

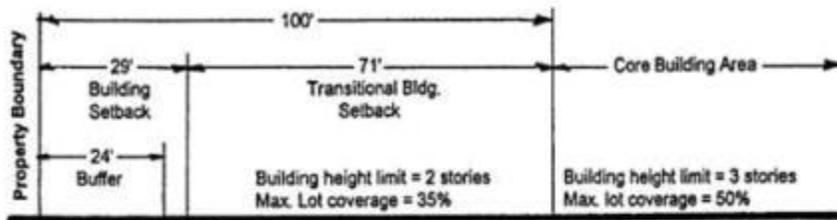
d. The multifamily residential modulation standards in BMC [12.14.190](#) may be substituted in place of the requirements of this section for building modulation.

H. Outdoor lighting fixtures within specialized senior housing developments shall be directed away from single-family residences and kept as low in elevation as is consistent with providing adequate light levels for safety and security while minimizing the impact on single-family residences.

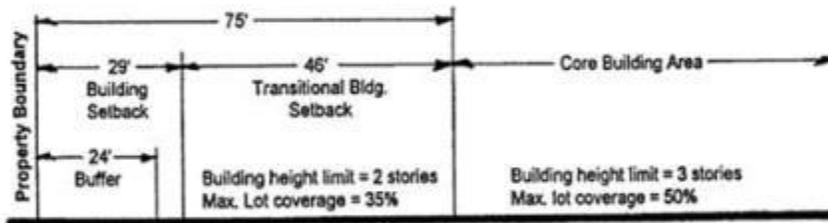
I. Sports courts and other communal recreation facilities shall be screened from view from adjacent single-family residential development by intervening buildings within the specialized senior housing development, or where intervening buildings cannot legally or practically be placed, other substitute visual and sound barriers

accomplishing essentially the same buffer to sight and sound as would be achieved by intervening buildings, as determined through the conditional use permit process. (Ord. 2200 § 2 (Exh. B), 2016; Ord. 2025 § 2 (Exh. C), 2009).

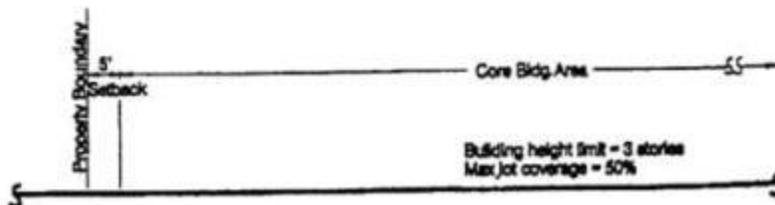
**BUFFER, SETBACK, TRANSITION, AND CORE AREA REQUIREMENTS WITHIN DOWNTOWN SUBAREA SSSH**



**ABUTTING SINGLE FAMILY ZONED PROPERTIES**



**ABUTTING EAST AND WEST RIVERSIDE DRIVE**



**ABUTTING OTHER SPECIALIZED SENIOR HOUSING,  
THE NORTHSORE SENIOR SERVICES CENTER,  
OR OTHER USES MORE INTENSIVE THAN SINGLE FAMILY**

Figure 12.66-5

### LANDSCAPE BUFFER ABUTTING EXISTING AND FUTURE SINGLE FAMILY RESIDENCES

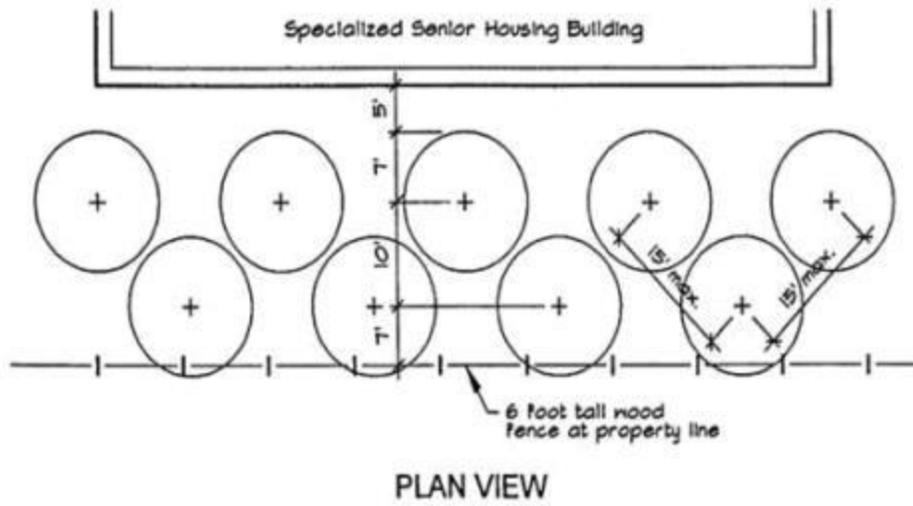


Figure 12.66-6

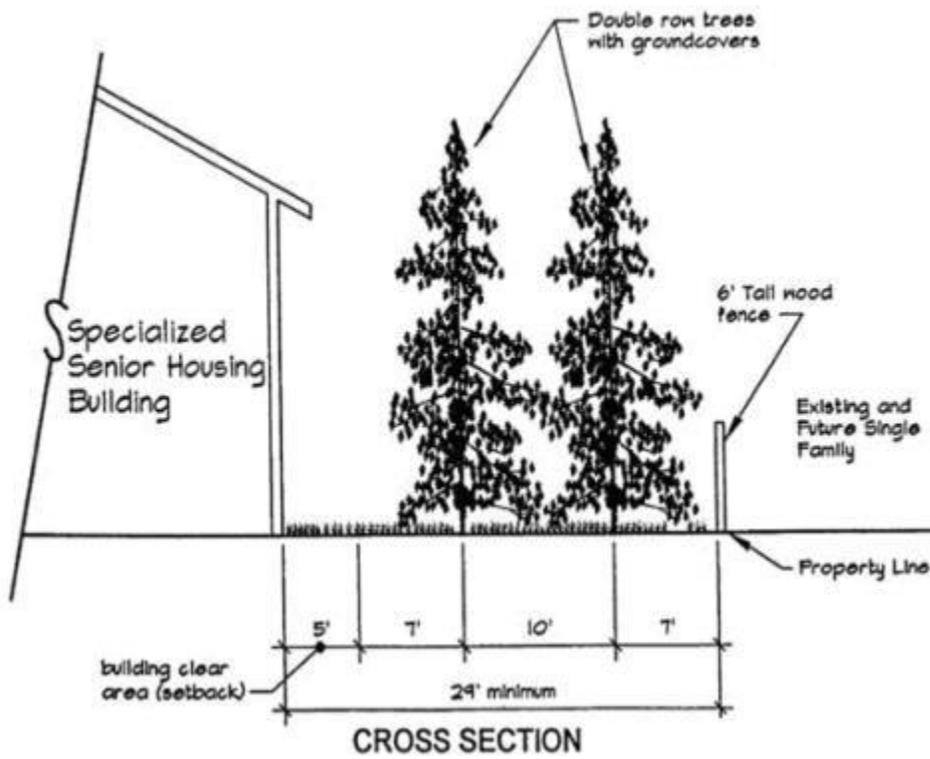
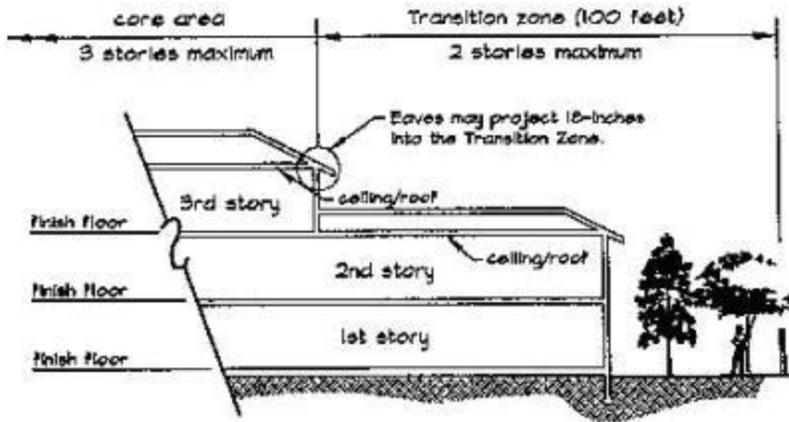


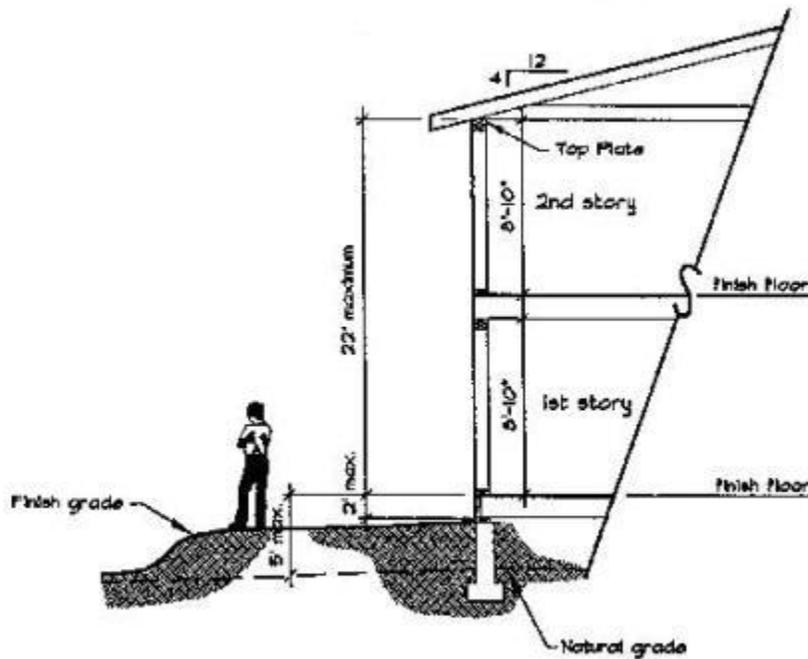
Figure 12.66-7

### MAXIMUM BUILDING HEIGHT AND NUMBER OF STORIES ALLOWED IN CORE AND TRANSITION AREAS



Number of stories allowed in Core and Transition areas

Figure 12.66-8



Building height allowed within transition Area

Figure 12.66-9

### ARCHITECTURAL FEATURES

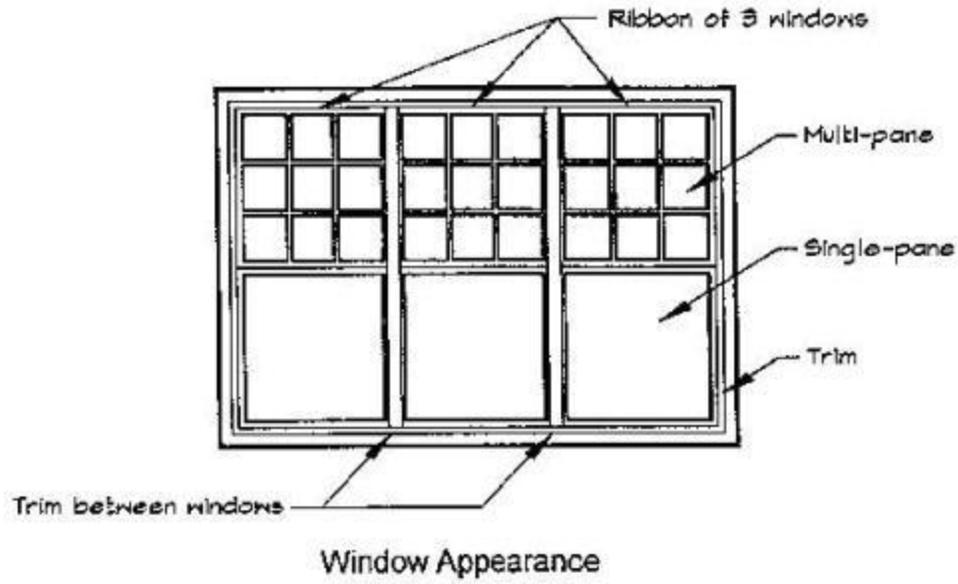


Figure 12.66-10

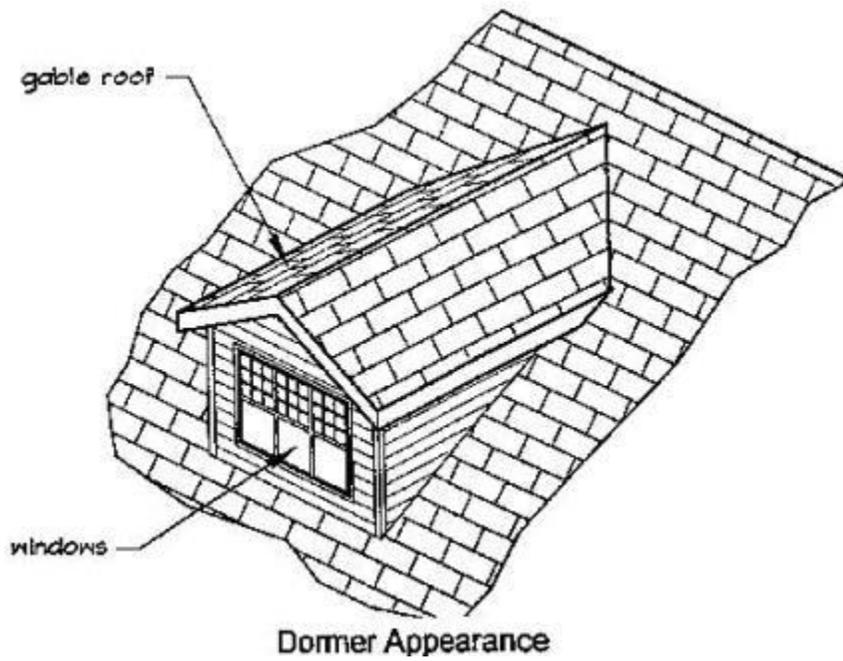


Figure 12.66-11



Figure 12.66-12

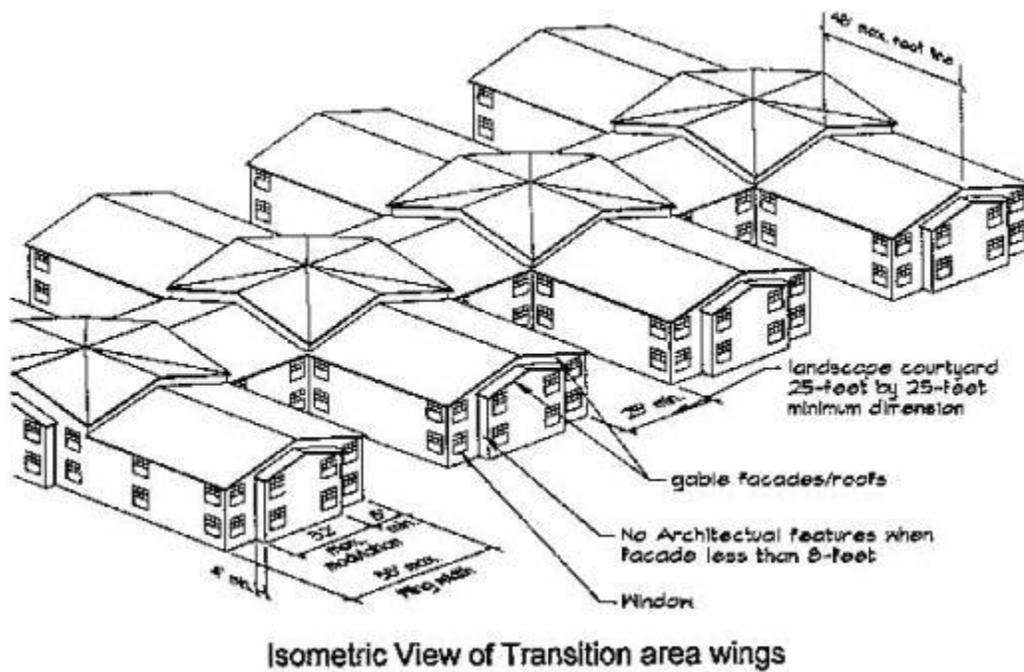
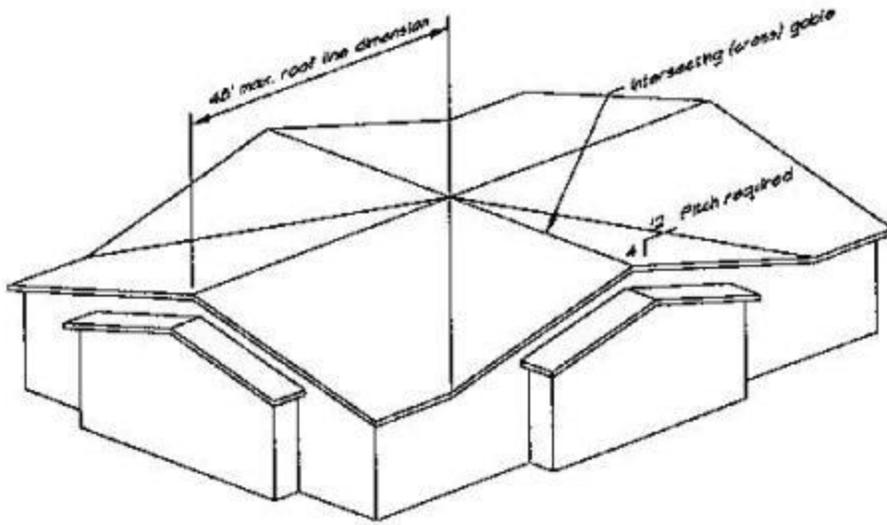


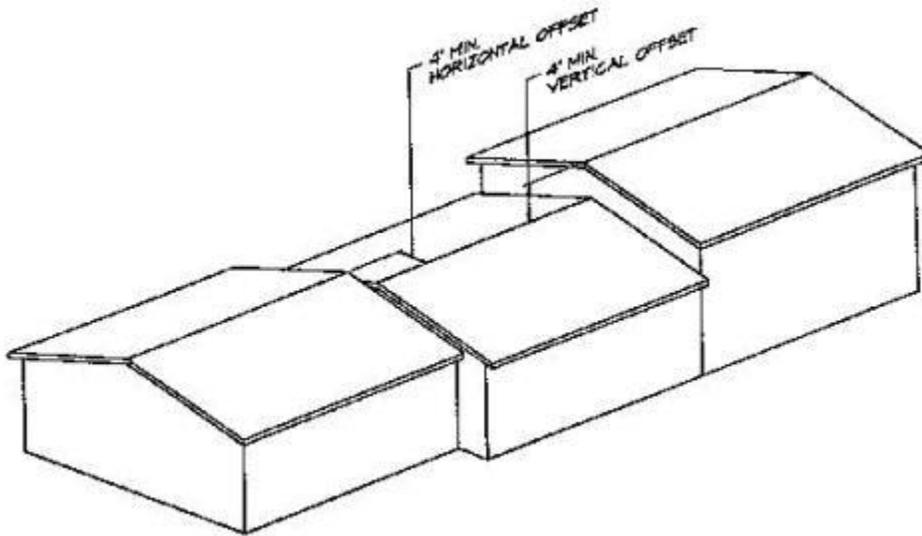
Figure 12.66-13

### ROOFLINE VARIATION



Roofline Dimensions

Figure 12.66-14



Roofline Off-sets

Figures 12.66-15

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**Study Session:**  
**Canyon Park Subarea Plan Update**  
**Transportation Briefing**

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# MEMORANDUM

## Community Development



City of Bothell

**DATE:** July 17, 2019  
**TO:** Planning Commission  
**FROM:** Bruce Blackburn, Senior Planner  
**SUBJECT:** Briefing on Transportation issues for Canyon Park

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### **Objective**

Provide a briefing to the Planning Commission regarding Transportation impacts of the 'bookend' alternatives being evaluated land use considerations for the Canyon Park Subarea Plan Update.

### **Action**

No action is requested this evening. Staff is asking for input and comments from the Planning Commission.

### **Policy Consideration**

An update to the Canyon Park Subarea Plan and the Regional Growth Center (RGC) is a Council Goal as are improvements to the City's Transportation system.

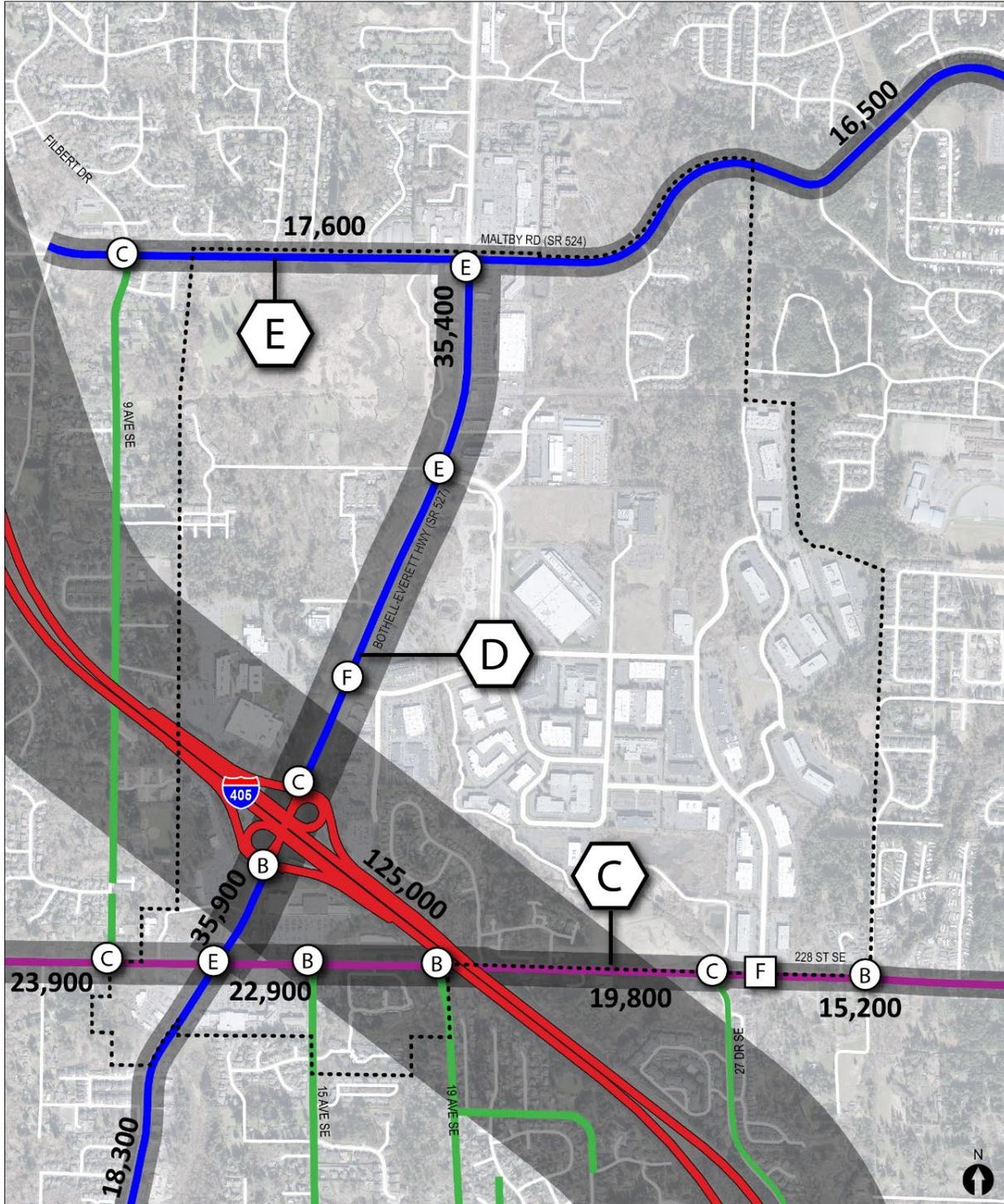
### **Discussion**

#### Existing Transportation Conditions

Canyon Park is at the crossroads of four major transportation corridors: I-405; SR-527; SR 524; and 228<sup>th</sup> ST SE. However, access to the Canyon Park Business Park, the core of the Canyon Park RGC is limited to three points: two along 527 at 220<sup>th</sup> and 214<sup>th</sup> ST SE and one from 228<sup>th</sup> ST SE at 29<sup>th</sup> Avenue SE. There are no motorized direct access points to the north or east side. This means the majority of the Canyon Park RGC is funneled onto SR-527 resulting in long queues on SR 527 heading northbound during the PM commute.

The figure on Page Two shows the Level of Service (LOS) calculations as they existed in 2014. Even in 2014, one intersection was operating at LOS 'F' and three intersections were operating at LOS 'E'

# 2014 LOS calculations



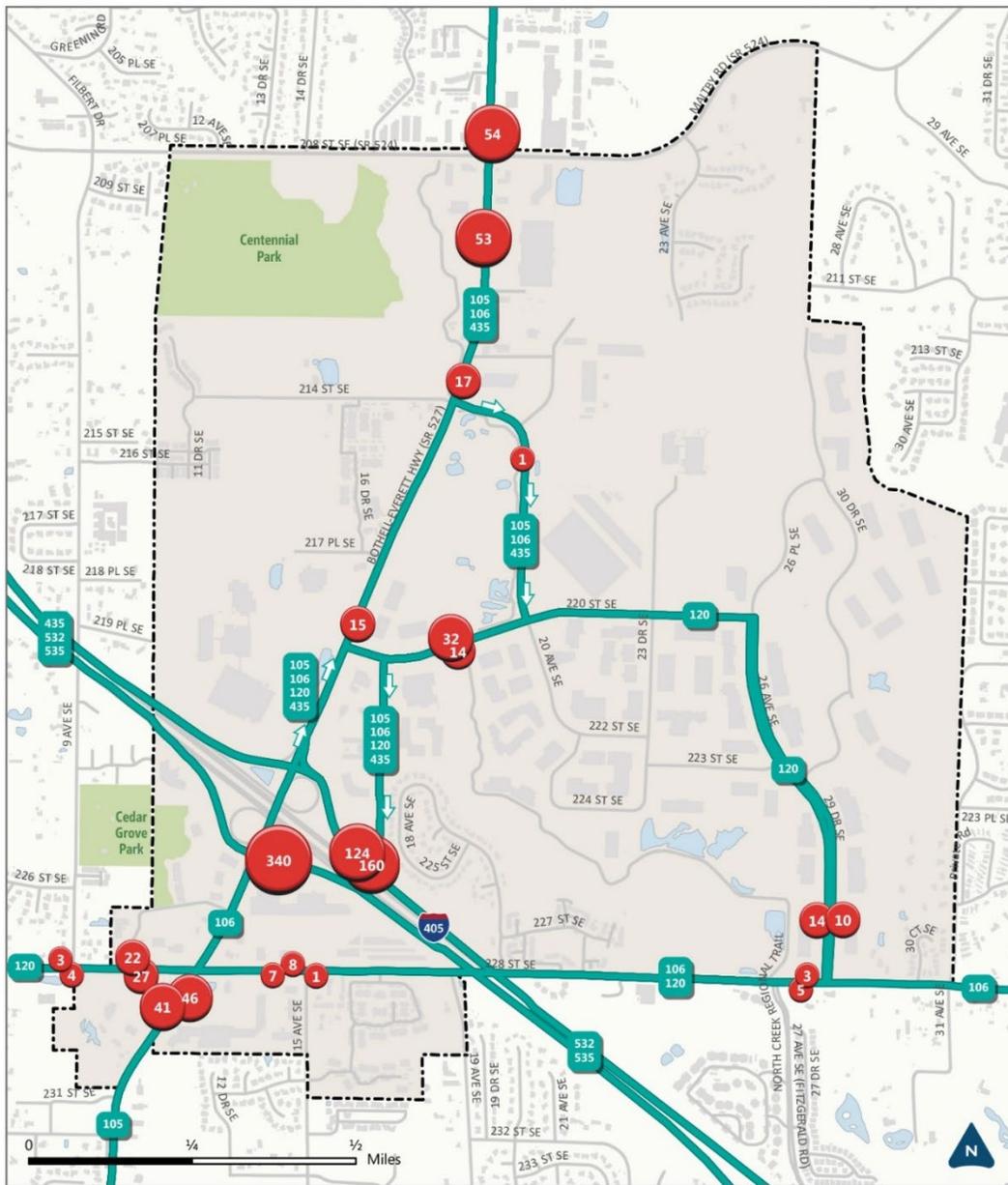
## Canyon Park Study Area: Roadway Classification



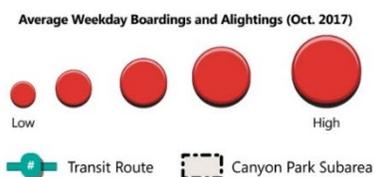
- Canyon Park Study Area
- Limited Access Highway
- Principal Arterial
- Minor Arterial
- Collector
- Signalized Concurrency Intersection
- Unsignalized Concurrency Intersection
- Corridor Level of Service
- 19,800** Avg Daily Vehicle Count (2014)
- Line weight represents traffic volume

Transit

Transit service is provided by Community Transit and Sound Transit along SR 527, SE 228th Street, and I-405. The Canyon Park park-and-ride has 304 parking stalls, which are fully utilized on weekdays. The Park and Ride lot includes a freeway stop and an overpass to a stop on south-bound I-405. Community Transit reports (fall 2017) about 630 weekday Transit ‘boardings’ and ‘alightings’ at the Park and Ride lot.

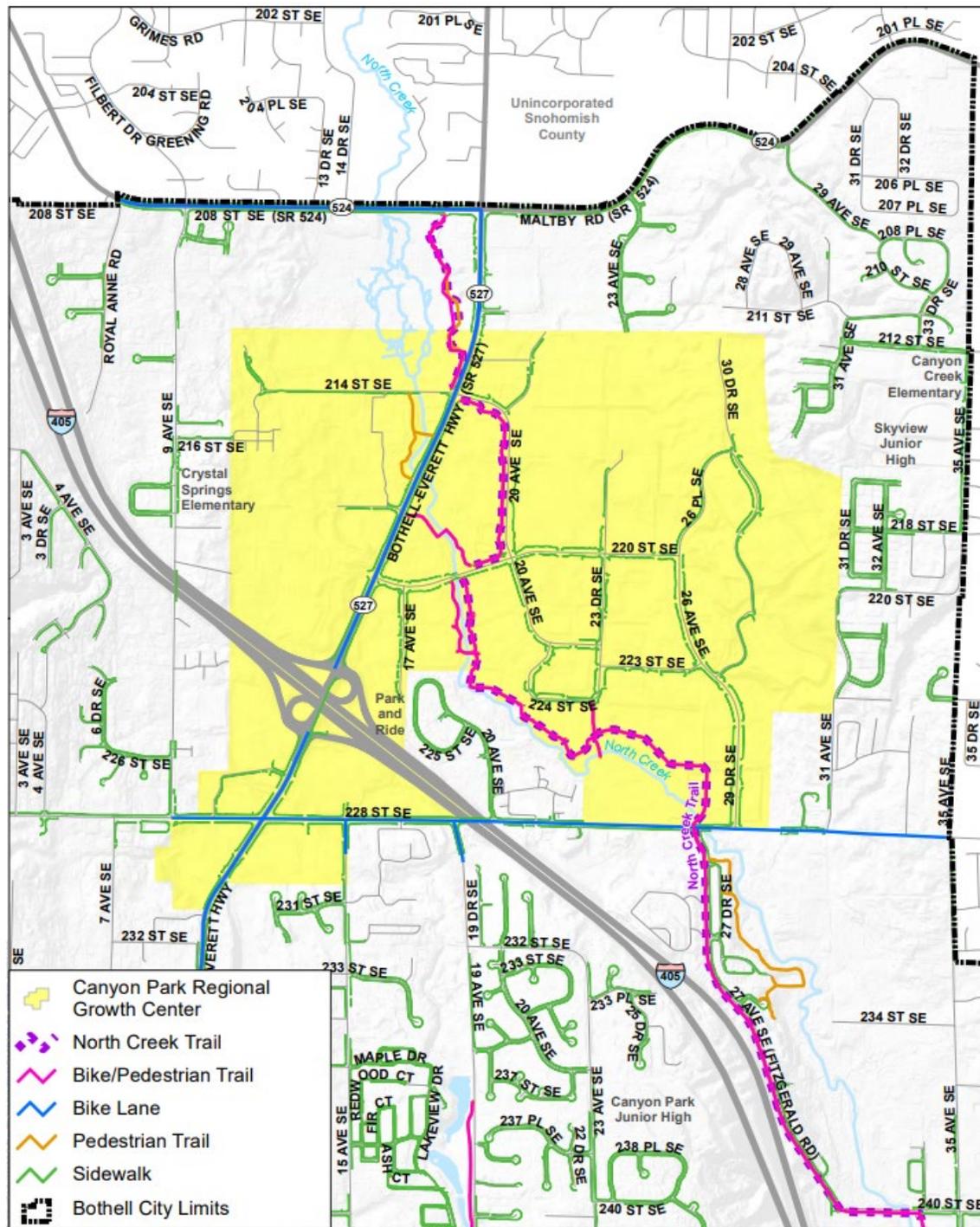


**Canyon Park  
 Existing Transit Boardings and Alightings**



Facilities for Walking and Biking

Sidewalks and bike lanes are available along SR 527 and throughout the park. However, there are some missing connections. One notable gap exists between the Park and Ride lot and the North Creek Regional Trail which bisects the Canyon Park area and provides important connections to McCollum Park to the north and the Sammamish River and Burke-Gilman Trails to the south.



**Canyon Park Walking & Biking Facilities**



## Draft Land Use Alternatives

Three land use alternatives will be evaluated as part of the Draft Environmental Impact Statement:

- **No Action.** Retain the current land use designations for Canyon Park and the current growth projections of 4,500 residents and 3,700 jobs. It is instructive to note that the 3,700 jobs projected for 2035 have already been achieved. There are approximately 12,600 existing residents and employees (people = activity units) within the current RGC boundary of 733 acres. Through the year 2035 (the current horizon year for the 2015 Comprehensive Plan) the planned capacity within the current RGC is for a total of 20,400 people.
- **Live / Work.** This alternative provides for additional residential population of nearly 7,200 and a job count of approximately 15,300 for a total capacity of 35,100 people. This alternative includes the most locations where mixed-use residential and retail or residential and office could be located. The RGC boundary would be reduced to 613 acres.
- **Business Plus.** This alternative includes an increased residential population of 4,500 (the same number as the No Action Alternative) but provides a higher increase in the number of jobs at 17,350 for a total capacity of 34,450 people. Although this alternative focuses most future growth in employment, select areas of mixed-use would be allowed in Thrasher's Corner and to the southwest of I-405. The RGC boundary would be reduced to 613 acres.

## Next Steps

The transportation analysis is still being prepared. However, there is no question that the SR 527 corridor from 228<sup>th</sup> ST SE to SR 524 (Maltby Road) is heavily traveled and has a low level of service (LOS) 'grade' (i.e. traffic delays) from both an individual intersection and corridor perspective. Even under the no action alternative, level of service will worsen.

The two action alternatives create "bookends" for purposes of environmental analysis. The added population and employees mean additional vehicle trips on a corridor that is already operating at a low level of service. The impact of those trips and potential mitigation measures will be analyzed through the environmental review process.

## Draft Schedule

July/August/September

- Public engagement
  - Property owners
  - Business Owners
  - Residents
  - Surrounding neighborhoods
- Complete transportation analysis
- Release of the Draft Environmental Impact Statement

October/November/December

- Public engagement
- Craft a preferred alternative
  - Planning Commission study sessions and public hearings
  - City Council study sessions and public hearings

January/February/March 2020

- Public engagement
- Release Final Environmental Impact Statement (with preferred alternative)
- Begin review of Canyon Park Subarea Plan and land use regulations
- Planning Commission study sessions and public hearings
- City Council study sessions and public hearings

April/May 2020

- Public engagement
- Review of Canyon Park Subarea Plan and regulations
- Planning Commission Study Sessions and public hearings
- City Council Study Sessions and Public Hearings

June/July 2020

- Public engagement
- City Council Public Hearings