

Canyon Creek / 39th Avenue SE Subarea Plan

Summary

The plan for the Canyon Creek/39th Avenue SE Subarea reaffirms the suburban residential nature of existing development north of Canyon Creek Elementary School and Skyview Junior High School and maintains the residential character surrounding the schools.

Other highlights of the plan include the following:

- Improvement of Maltby Road (SR-524) and 228th Street SE to 3 lanes, bicycle facilities, and sidewalks/walkways and boulevard landscaping treatment;
- Planned construction of sidewalks/walkways along 31st Avenue SE, 220th Street SE, and 35th Avenue SE to ensure safe pedestrian access to the elementary and junior high schools;
- Preservation of the unique fish habitat within Coal and Palm Creek and other North Creek tributaries.
- Establishment of the North Creek Protection Area;
- Establishment of mandatory low impact development practices within the undeveloped portions of the North Creek Protection Area
- Acquisition of land and development of a park site or sites to serve the area; and
- Preservation of critical areas.

Subarea Profile

Location

The Canyon Creek/39th Avenue SE Subarea is located in Snohomish County at the northeastern portion of Bothell. It is bordered by Maltby Road (SR-524) on the north, 45th Avenue SE and its extension on the east, 228th Street SE on the south, and 31st Avenue and property and section lines on the west. It is adjacent to the Canyon Park Subarea on the west, the Thrasher's Corner / Redhawk Subarea to the north and the Fitzgerald / 35th Avenue SE Subarea on the south. Unincorporated Snohomish County borders the area to the east. (See **Figures 1 and 2**).

The total Subarea comprises approximately 923 acres, or almost 1.5 square miles. The urban growth area boundary in Snohomish County has been established at 43rd Avenue SE north of 212th Avenue SE and at 45th Avenue SE south of 212th Avenue SE.

Physical Geography

The Canyon Creek/39th Avenue SE Subarea consists of the northern portion of Bloomberg Hill which is generally not as steep as elsewhere in the planning area. The western boundary of the Subarea generally follows the edge of the plateau before it falls away to the valley in the Canyon Park Subarea to the west. Much of the land is gently rolling to flat and land uses within the Subarea are less restricted by topography than are many of the other Subareas of the planning area. The hill crests at approximately 421 feet at its highest point in the vicinity of Maltby Road (SR-524) and 38th Avenue SE. The lowest points are at the southwest corner of the Subarea (approximately 100 feet elevation).

The Subarea lies within the North Creek drainage basin and contains portions of Palm and Coal/Woods Creeks, which are perennial tributaries of North Creek. Palm Creek flows through the southwestern portion of the Subarea and the headwaters of Coal/Woods Creek is located in the southeastern portion of the Subarea. These creeks provide important sources of water to the moderate to high levels of ecological function, the highest designation present within North Creek and the Canyon Creek / 39th Avenue SE and Fitzgerald / 35th Avenue SE Subareas. The water from these creeks is particularly important during the dry summer and autumn months when maintaining adequate stream flow is critical for anadromous fish spawning areas. The natural environment of the Canyon Creek / 39th Avenue SE Subarea is much less dominated by North Creek, being a generally high, flat to gently rolling plateau above the valleys to the south and west (see **Figure 2**).

Built Environment

Residential Development

The Subarea is almost exclusively residential and includes two mobile home parks

Commercial Development

There is no retail or office development within the Subarea.

Schools

One elementary and one junior high school are located within the Subarea. Canyon Creek Elementary is located at 21400 35th Avenue SE, and Skyview Junior High is located immediately to the south at 21404 35th Avenue SE.

Parks and Open Space

There are no public parks located within the Subarea. The schools mentioned previously provide some open space and recreation opportunities to the residents of the area. However, school grounds are often restricted in the amount of time the public has access. Since vacant parcels do exist in the Subarea, opportunities are available for acquisition of parklands to serve the area in the future.

Other Development

Churches and religious institutions are also located within and adjacent to the Subarea.

Sanitary Sewer and Water

The Subarea is in the Alderwood Water and Sewer District.

Storm / Surface Water

The City of Bothell is within the Greater Lake Washington / Sammamish / Cedar Watershed which is called the Water Resource Inventory Area (WRIA) 8.

All precipitation that falls within the Planning Area not absorbed into the soil or evaporated into the air becomes storm water runoff which eventually flows into the Sammamish River, Lake Washington, and eventually Puget Sound. Storm water runoff is conveyed to receiving waters (such as the Sammamish River) via a series of catch-basins, sub-surface pipes and drainage ditches. The City of Bothell has a storm water utility which maintains city-owned storm water runoff facilities, inspects privately-owned storm water facilities, and monitors surface water streams, creeks, and the Sammamish River for water quality and flow issues.

Utilities

The Subarea is served by electricity, natural gas, telephone, wireless telephone, and cable television. This Subarea contains a major Bonneville Power Administration substation (the Sno-King Substation) which is located on the west and east sides of 35th Avenue SE (if extended), just south of Maltby Road (SR-524). The Bonneville Power Administration also owns parcels of land on the west and east sides of 39th Avenue SE which are in reserve for future expansion of the substation.

A natural gas branch line comes from the north along 39th Avenue SE and crosses Maltby Road (SR-524) and extends south through the subarea.

Transportation

Streets

The Canyon Creek / 39th Avenue SE Subarea is primarily served by east-west arterials such as 228th Street SE, 212th Street SE, and Maltby Road (SR-524) and north-south arterials such as 39th Avenue SE and 45th Avenue SE.

Bicycle Routes

There are existing bicycle lanes in the Subarea along 39th Avenue SE and 212th Street SE west of 39th Avenue SE. Although not striped or signed as a bicycle lane, there are wide shoulders located on 228th Street SE which accommodates bicyclists. There are no designated shared use paths in this Subarea.

Sidewalks/Walkways and Shoulders

There are existing sidewalks in the Subarea within the newer residential subdivisions along 31st Avenue SE, 35th Avenue SE, 39th Avenue SE, and 212th Street SE. An asphalt walkway is provided along 35th Avenue SE in front of the elementary and junior high schools and there is an asphalt walkway along 45th Avenue SE. The City has identified the need for sidewalks/walkways along 31st Avenue SE, 220th Street SE, 35th Avenue SE and missing sidewalk linkages along these streets.

Transit Service

At present, transit service in this Subarea is provided by Community Transit along 228th Street SE west of 35th Avenue SE.

Canyon Creek / 39th Avenue SE Subarea Plan Elements

Land Use

Policies

Note: Many of the Land Use policies are depicted on **Figure 3** which shows Subarea Land Use Designations.

1. Maintain the overall single-family character of the Subarea.
2. Land in the area south of Skyview Junior High School, between 31st Avenue SE and 35th Avenue SE (within the City's current boundaries), is appropriately designated for detached residential development at a minimum lot size of 9,600 square feet as described in Land Use Element Policy LU-P4 (**R 9,600** in southwest portion of Subarea).
3. Land within the balance of the Subarea, from approximately 223rd Street SE north to Maltby Road is appropriately designated for a minimum lot size of 7,200 square feet as described in Land Use Element Policy LU-P4 (**R 7,200**) throughout the Subarea as delineated in **Figure 3**.
4. Lands within the Coal/Woods Creek drainage basin contain moderate to high levels of fish and wildlife habitat and together with the Palm Creek drainage basin, contribute to the important anadromous fish habitat present in North Creek. This fish and wildlife habitat conservation area should be identified as the North Creek Protection Area (**NCPA**) as delineated in **Figure 3**.

The area encompassing those parcels available for development, as depicted on the Canyon Creek / 39th Avenue SE Subarea Land Use Designations map, located within the southern portion of the Subarea is appropriate for attached residential development at one dwelling unit per 5,400 square feet as described in Land Use Element Policy LU-P4 subject to compliance with critical areas regulations, the provisions of the North Creek Protection Area, other development standards and mitigation requirements (**R 5,400a (LID)** in the southern portion of the map).

5. The Bonneville Power Administration substation and Bonneville Power Administration owned-lands south of Maltby Road are designated Utility to recognize the existing and proposed use (**U** at north end of map).
6. Canyon Creek Elementary and Skyview Junior High schools are designated Civic-Educational to recognize the existing uses (**CE** in middle of map).
7. Consistent with adopted parks level of service guidelines, one or more parks may be appropriate to serve the Subarea. The park(s) may or may not be located within the Subarea. See also Parks and Recreation Policy 1.

Actions

1. The City shall rezone properties in keeping with the Land Use and Natural Environment policies.

Natural Environment

Policies

1. Protect and preserve the hazardous slope critical areas in accordance with the City's Critical Area Ordinance and the NCPA policies and regulations. Protect non-hazardous slope areas in accordance with the Planning Area-wide Natural Environment and Urban Design Element policies and actions. These natural areas provide valuable erosion control, stormwater mitigation, wildlife habitat, and visual relief from the built environment, and contribute to the character and identity of the Subarea.
2. Protect and preserve critical areas within the Subarea.
3. Pursue the removal of fish passage barriers within Palm Creek.
4. Protect the quantity and quality of groundwater inputs into Palm, Woods and Coal Creeks. Implementing regulations should include provisions requiring all development within the Palm and Cole/Woods Creek subbasins which may affect groundwater to follow the existing topographic contours, minimize cut and fill earthwork volumes and preserve natural foliage and vegetation.
5. Within the implementing development regulations applicable to the North Creek Protection Area (NCPA) include special provisions concerning surface water runoff standards, groundwater infiltration protections, implementation of special surface water management practices, cooperation with surrounding jurisdictions and agencies, and other measures as may be appropriate.

Within LID portions of the NCPA, implementing regulations shall include forest cover retention/rehabilitation or restoration equal to 50 percent of the gross site area and a maximum effective impervious surface coverage of 20 percent of the gross site area.

Forest retention, forest equivalent LID surface water facilities such as bioretention, dispersion into forest areas, forest rehabilitation, restoration, and other forest equivalent LID surface water facilities such as infiltration, and other open pond surface water facilities that meet a forest equivalency performance standard and critical areas and critical area buffers may be credited toward the forest coverage standard. Forest retention, rehabilitation and restoration areas shall be contiguous with critical areas, critical area buffers or existing forested areas to the maximum extent feasible and shall be permanent.

6. Within the NCPA, adopt an integrated storm water management program. Such stormwater management program shall establish an overall stormwater strategy for the NCPA including funding sources, a long-term implementation plan, creation of shared or regional stormwater facilities, and a capital facilities program.
7. Designate, protect and enhance wildlife corridors within the NCPA.

Actions

1. Continue to work with Snohomish County in implementing the North Creek Watershed Management Plan.
2. Regulate development of properties containing critical areas in accordance with the Bothell Critical Areas Ordinance. Where regulations overlap with other programs in the City, the most protective shall apply. The City shall explore alternatives to regulation for preservation of wetlands in their entirety.
3. Implement development regulations consistent with the above policies.
4. Monitor the above-described areas for any environmental degradation and take remedial action where appropriate.

Housing and Human Services

No specific Housing and Human Services Policies or Actions have been identified for this Subarea. Refer to the Planning Area-wide Housing and Human Services Element.

Economic Development

No specific Economic Development Policies or Actions have been identified for this Subarea. Please refer to the Planning Area-wide Economic Development Element.

Parks, Recreation and Open Space

Policies

1. Pursue acquisition and development of a park site or sites to serve the Subarea based on the City's overall adopted level of service standard as contained in the Parks, Recreation and Open Space Action Program (PROSAP). It is recognized that such parks, while serving the Subarea, may or may not be located in the Subarea.

Actions

Parks and recreation projects to implement subarea and city-wide policies are identified and generally described in the Bothell Parks, Recreation and Open Space Action Program (PROSAP): from the PROSAP and other sources, the City Council selects projects for inclusion in the Bothell Capital Facilities Plan (CFP), which establishes types and amounts of funding and schedules projects for design and construction.

1. Include in the Capital Facilities Plan funding for acquisition and development of a park or parks to serve the Canyon Creek/39th Avenue SE Subarea.

Historic Preservation

Policies

No Specific Historic Preservation Policies have been identified for this Subarea. Refer to the Area-wide Historic Preservation Element.

Actions

No specific Historic Preservation Element Actions have been identified for this Subarea. Refer to the Area-wide Historic Preservation Element.

Urban Design

Policies

1. Ensure that improvements to Maltby Road (SR-524), 39th Avenue SE, 45th Avenue SE, 212th Street SE and 228th Street retain a residential character which preserve and enhance residential character within the Subarea. Reference Transportation Policies.
2. Implementing regulations should include site design provisions requiring all development activities to follow the existing topographic contours, minimize changes to pre-existing ground elevations, minimize cut and fill earthwork volumes and preserve natural foliage and vegetation.
3. Incorporate into implementing development regulations the principles and methods of Low Impact Development (LID), including but not limited to the following:
 - Site Planning
 - Reduce the overall development envelope, as compared to standard development, by preserving substantial areas of native vegetation and soils through clustering and other innovative land use practices;
 - Consider incentives to encourage clustering and preservation of forest lands;
 - Reduce street length and width where appropriate;
 - Use forest equivalent LID surface water facilities that match forest hydrology to the maximum extent feasible;
 - Minimize stream crossings and keep other critical area impacts to the minimum necessary when accommodating access to development areas;
 - Retain rehabilitate or restore a minimum percentage of a site as permanent forest area; and
 - Establish a maximum percentage of a site as effective impervious surface coverage.
 - Street and driveway reductions
 - Reduce local access street widths while maintaining adequate emergency access
 - Reduce cul-de-sac and turn-around dimensions
 - Reduce driveway length.
 - Stormwater design
 - Improve soil infiltration of precipitation through techniques such as amending native soils or preserving site areas containing soils capable of infiltration;

- Require forest equivalent LID techniques such as Bioretention, dispersion into forests to the maximum extent feasible; and
 - Require roof and foundation drain dispersion into native vegetation areas;
 - Allow the use of bio-retention cells and tree box filters within large parking lot areas.
4. Implement special storm water site level flow control and water quality treatment practices to incorporate storm water best management practices and low impact development provisions.
 5. Work with the Washington State Department of Transportation to encourage that agency to heavily landscape the area within the Maltby Road / SR-524 right-of-way.

Actions

1. In accordance with policy 1, incorporate design features to Maltby Road (SR-524) and 228th Street SE which convey a residential character.

Annexation

No specific Annexation Policies or Actions have been identified for this Subarea. Refer to the Planning Area-wide Annexation Element

Utilities

Policies

1. Future replacement towers for the transmission lines along 228th Street SE and expansion of existing substations or construction of new substations should be designed to minimize aesthetic impacts on the neighborhood.
2. Identify solutions to potential noise and aesthetic impacts associated with the Bothell Substation operated by the Bonneville Power Administration and Snohomish County Public Utility District.

Actions

1. The City shall work with electricity providers to implement the preceding policies.

Transportation

Policies

Note: Certain Transportation Policies are graphically depicted on the Arterials, Bicycle Route and Pedestrian Facilities maps; Street Cross-sections; and other figures included in the Planning Area-wide Transportation Element

1. The following roads within the Subarea are classified as arterials:

| | |
|----------------------------------|---|
| Freeway / Limited Access Highway | None |
| Principal Arterial | Maltby Road (SR-524) |
| Minor Arterial | 228 th Street SE 39 th Avenue SE |
| Collectors | 45 th Ave SE 212 th Street SE (Between 39 th Avenue SE and 45 th Avenue SE) |

2. Maltby Road (SR-524) and 228th Street SE are part of the proposed Bothell Boulevard system. Any future improvements to these streets should include median landscaping islands, landscaping between the street and sidewalks/walkways, a coordinated street tree program and meandering of sidewalks/walkways.
3. The following bicycle routes are designated for the Subarea:

| | |
|--|---|
| Separated Route (Shared Use Path) | Maltby Road (SR-524) |
| Striped and/or Signed Route (Bicycle Lane or Shared Roadway) | 39 th Avenue SE 228 th Street SE Maltby Road (SR-524) |

4. Bicycle routes should be signed as soon as possible. Bicycle routes should be signed to meet Shared Roadway standards until construction to Bicycle Lane standards is completed.
5. Except in limited circumstances all new development will be required to install sidewalks. Sidewalks should be constructed of concrete for durability and to reduce long-term maintenance costs, and should be separated from the street by landscaping wherever possible.
6. It is the policy of the City of Bothell to support a connected network of streets within Bothell's community activity centers and other commercial areas so long as these connections do not encourage or promote residential neighborhood cut-through traffic
7. Promote traffic and pedestrian safety.

Actions

Transportation projects to implement subarea and city-wide policies are identified and generally described in the Bothell Transportation Improvement Plan (TIP): from the TIP and other sources, the City Council selects projects for inclusion in the Bothell Capital Facilities Plan (CFP), which establishes types and amounts of funding and schedules projects for design and construction.

1. Coordinate with the Washington State Department of Transportation (WSDOT) in improving Maltby Road (SR-524) to Principal Arterial standards, to include bicycle facilities, sidewalks/walkways on at least one side, and boulevard landscaping.
2. Coordinate with Snohomish County in improving 228th Street SE to Minor Arterial standards, to include bicycle facilities, sidewalks/walkways on at least one side, and boulevard landscaping.

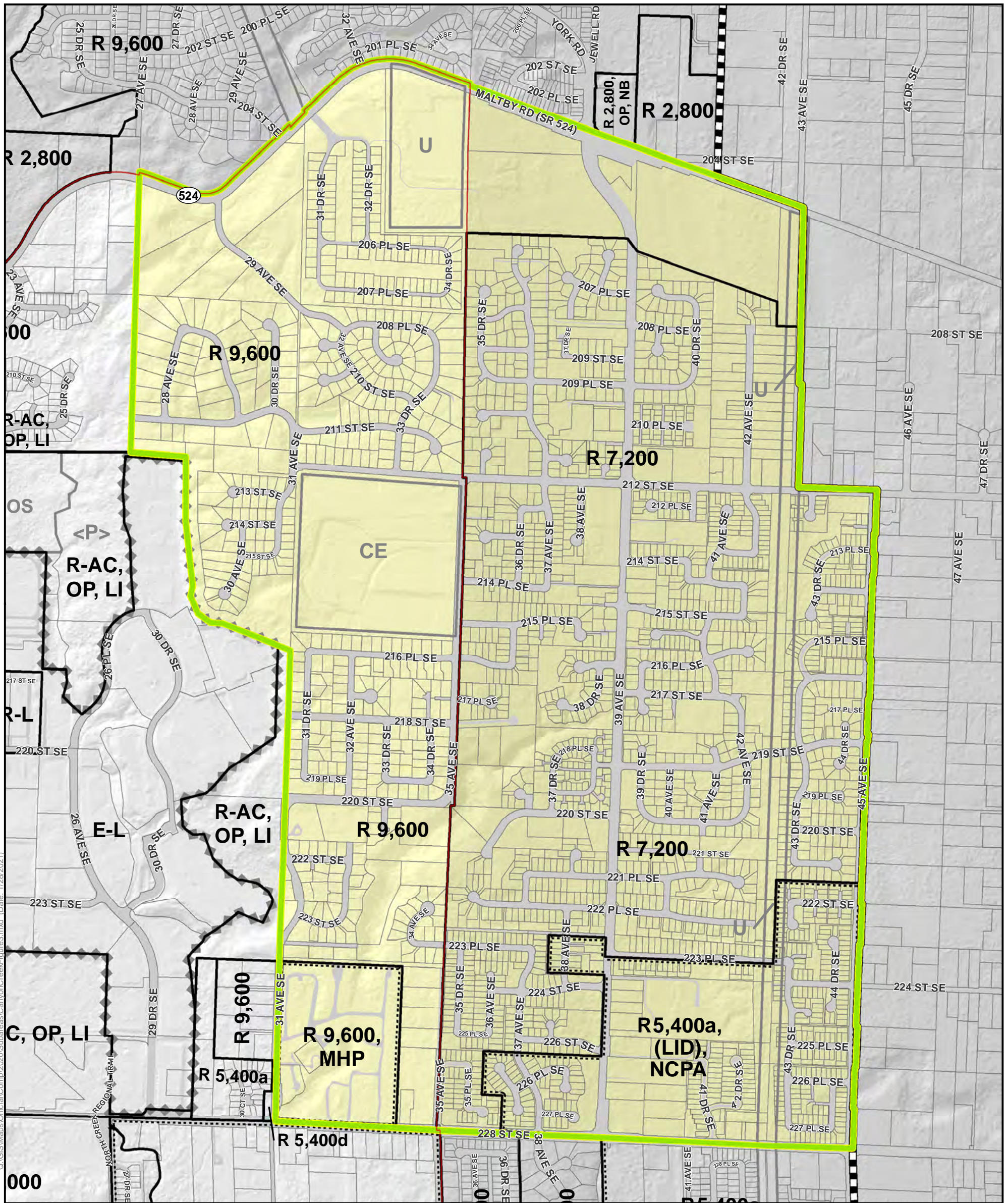
3. Erect signage to designate 228th Street SE and 39th Avenue SE as Striped and/or Signed Routes (Bicycle Lane or Shared Roadway) bicycle routes.
4. Pursue Construction of sidewalks/walkways on 31st Avenue SE, 220th Street SE, and 35th Avenue SE to ensure safe pedestrian access to and from Canyon Creek Elementary School and Skyview Junior High School.
5. Incorporate projects which implement the above policies into the Transportation element in the Comprehensive Plan.
6. Consider traffic calming measures in accordance with the City Traffic Calming Program to promote safety along the 212th Street SE, and 45th Avenue SE corridors and other corridors as warranted.
7. Investigate neighborhood bicycle and pedestrian connections throughout the Subarea to improve neighborhood access and safety, particularly along the 212th Street SE, 228th Street SE, 39th Avenue SE, and 45th Avenue SE corridors.
8. Pursue application of Snohomish County traffic mitigation fees to improvements located within the Subarea.

Capital Facilities

Specific capital facilities projects (other than parks and recreation and transportation projects, discussed separately above) are selected by the City Council for inclusion in the Bothell Capital Facilities Plan (CFP), which is updated regularly and which identifies types and amounts of funding and schedules projects for implementation.

Actions

1. Include in the Stormwater Capital Improvement Plan the following potential projects/actions:
 - a. Acquisition of conservation easements, tracts, or sites for preservation;
 - b. Construction of regional (sub-basin) detention facilities;
 - c. Sub-basin restoration projects, including re-vegetation of cleared sites, restoration of streams and wetlands, and retro-fitting existing storm water facilities to current standards; or,
 - d. Removal of fish barriers.
2. Provide funding for the integrated NCPA storm water management program.



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Land Use Designations (Outside of Regional Growth Center)

- AG** Agriculture
- R 40,000** Residential 40,000 sq. ft. minimum lot size
- R 9,600** Residential 9,600 sq. ft. minimum lot size
- R 8,400** Residential 8,400 sq. ft. minimum lot size
- R 7,200** Residential 7,200 sq. ft. minimum lot size
- R 5,400d** Residential 5,400 sq. ft. minimum lot size (only detached units permitted)
- R 5,400a** Residential 1 dwelling unit per 5,400 sq. ft. of net buildable area (attached or detached units permitted)
- R 4,000** Residential 1 dwelling unit per 4,000 sq. ft. of net buildable area
- R 2,800** Residential 1 dwelling unit per 2,800 sq. ft. of net buildable area
- R-AC** Residential-Activity Center (no specific density; number of units controlled by site and building envelope regulations)
- OP** Office-Professional

Land Use Designations (Outside of RGC)

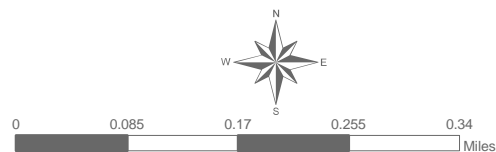
- NB** Neighborhood Business
- CB** Community Business
- GC** General Commercial
- LI** Light Industrial
- MHP** Mobile Home Park
- KGCC** Kenmore Gun Club
- SSHOP** Specialized Senior Housing Overlay
- NCPA** North Creek Protection Area
- (LID)** Low Impact Development

Regional Growth Center Designations

- Vision 2050 Designated Regional Growth Center
- RMU-H** Residential/Mixed Use - High
- RMU-M** Residential/Mixed Use - Medium
- RMU-L** Residential/Mixed Use - Low
- OR-H** Office/Residential - High
- OR-L** Office/Residential - Low
- E-M** Employment - Medium
- E-L** Employment - Low
- AQB** Air Quality Buffer

Public Facilities, Utilities, and Open Space

- Civic-Educational
- Potential Civic-Educational (location not determined)
- Park
- Park (location not determined)
- Transit Facility
- Potential Transit Facility (location not determined)
- Dedicated Open Space
- Potential Dedicated Open Space (location not determined)
- Utility



Imagine Bothell...Comprehensive Plan

**Canyon Creek / 39th SE Subarea
Figure 3
Land Use Designations**

Effective 1/1/2021

The City of Bothell delivers this data (map) in as-is condition. GIS data (maps) are produced by the City of Bothell for internal purposes. No representation or guarantee is made concerning the accuracy, currency, or completeness of the information provided.



City of Bothell