Shelton View / Meridian / 3rd Avenue SE Subarea Plan

Summary

The plan for the Shelton View / Meridian / 3rd Avenue SE Subarea provides for the continuation of the predominantly single family residential character of the Subarea, while incorporating a number of proposed capital facility improvements and land-use measures which are intended to enhance the Subarea, provide needed services, and promote city-wide goals and objectives. Highlights of the plan include the following:

- Affirmation of existing uses in portions of the Subarea which are largely developed;
- Development of neighborhood business uses at the northwest and southwest corners of Meridian Avenue and 228th Street;
- Provision for a community activity center, office professional, and community business uses in the northeast corner of the Subarea south of 228th Street SE and east of 9th Avenue SE;
- Addition of sidewalks/walkways to 240th Street SE, 244th Street SE and Meridian Avenue wherever sidewalks are missing;
- Acquisition of land and development of park sites to serve the area;
- Preservation of a high quality wetland system and adjoining heron habitat.

Subarea Profile

Location

The Shelton View / Meridian / 3rd Avenue SE Subarea is located in Snohomish County on the western border of the Bothell Planning Area. It is bordered by 228th Street on the north, property lines west of the Bothell-Everett Highway on the east, 240th Street SE and the King-Snohomish County Line on the south, and 7th and 8th Avenues W on the west. It is surrounded by the Queensborough / Brentwood / Crystal Springs Subarea on the north, the Country Village / Lake Pleasant / SR-527 Corridor Subarea on the east, the Westhill / Pontius Subarea and unincorporated King County on the south, and unincorporated Snohomish County on the west (See Figure 1).

The Subarea comprises 581 acres, or 0.92 square miles. The Subarea is entirely within the Bothell city limits. The Subarea may be expanded in the future to include adjacent unincorporated territory to the west, based on the outcome of inter-jurisdictional planning to involve Bothell, Brier and Snohomish County.
Any additions to the Shelton View Subarea, or creation of a new Subarea or Subareas, will be incorporated into the Plan as a future amendment.

Physical Geography

The Shelton View / Meridian / 3rd Avenue SE Subarea (see Figure 3), like the Queensborough Subarea to the north, is a portion of the long, generally north-south oriented hill which extends from the vicinity of the Swamp Creek interchange of I-5 and I-405 south to the Sammamish River. This hill crests at approximately 510 feet at its highest point in the vicinity of 224th Street SW and 4th Avenue W, approximately four blocks north of the Subarea.

The crest of the hill extends through the Subarea from approximately 4th/5th Avenues in the northwest corner of the Subarea to approximately 1st/3rd Avenues in the south-central/southeast portion of the Subarea. The highest point of the Subarea is at about 495 feet in the vicinity of 228th Street SW and 4th Avenue W. The lowest points are at the southwest corner of the Subarea (approximately 140 feet elevation) and the northeast corner (approximately 160 feet elevation).

The western and northeastern portions of the Subarea slope fairly steeply away towards Swamp Creek and SR 527, respectively. Most of the less steeply sloping land within this Subarea lies next to the narrow SR 527 corridor on the eastern border of the Subarea and on top of the hill, between the Federal Emergency Management Agency (FEMA) Regional Center and Shelton View Elementary School.

A small wetland system is located just south of 228th Street SE near 9th Avenue SE. A larger wetland system is located south of 228th Street SE between 3rd Avenue SE and 7th Avenue SE. The northeastern portion of the Subarea drains to North Creek. Perry Creek connects two wetland areas in the northern one-third of the Subarea with several other wetlands in the Queensborough / Brentwood / Crystal Springs Subarea to the north and eventually to North Creek itself within the Canyon Park Business Park at the southeast corner of the intersection of SR 527 and I-405 (the stream is routed through pipes under SR-527 and I-405). Two small ponds are located west of 7th Avenue SE and are occasionally privately stocked with fish, unintentionally providing food for herons in the area.

Approximately two-thirds of the Subarea drains southward and westward towards Swamp Creek. The portion to the west of approximately 2nd Avenue W drains directly to the Swamp Creek Valley. The portion east of 2nd Avenue W drains to wetlands and Little Swamp Creek, which drains to the southwest through an extensive system of wetlands in the Westhill Subarea and unincorporated King County.

Both wetland systems have diverse vegetative characteristics and the latter has open water. In conjunction with the ponds mentioned above and the two streams, these wetlands provide excellent habitat, particularly for the herons which nest and forage in the area. Several heron nesting sites are present near 3rd Avenue SE and the herons alternate between this area and rookeries in a wetland in the Kenmore area. Herons typically forage away from their nesting sites but usually within 2.5 to 3 miles. This greenbelt area, extending south to Kenmore and north through the Queensborough / Brentwood / Crystal Springs Subarea, provides excellent habitat for this species of local importance.

Built Environment

Residential Development
The Subarea is almost exclusively residential. The predominant housing type is the frame-constructed, detached single family dwelling, although there is a mobile home development just east of the southeast corner of 228th and Meridian.

**Commercial Development**

The Subarea contains a very limited amount of commercial development. Most daily and regular weekly shopping needs are satisfied at the Canyon Park shopping centers located at SR 527 and 228th Street SE. A small neighborhood business cluster is located at the northwest corner of Meridian and 228th, just outside this Subarea. Various other business operations are located along Meridian and 240th, mostly in homes or former residential structures.

**Schools**

One elementary school is located within the Subarea. Shelton View Elementary is located at the end of 5th Avenue W at approximately 235th Street SW (if extended).

**Parks and Open Space**

There are no public parks located within the Subarea. The vacant tract west of FEMA and other vacant property to its south and east owned by the Department of Natural Resources (DNR), have been put forward by nearby citizens as a desirable location for a park in the area (See <P> on Figure 4). Vacant land existing in the eastern portion of the Subarea within residentially developed areas encompasses some wetland and habitat areas which should be preserved as open space in accordance with the City's Critical Area Ordinance.

There are several other attractive and undeveloped tracts in the Subarea. Third Avenue SE is a platted through street between 240th and 228th Streets SE, but is closed between approximately 231st and 228th Streets SE. This right-of-way could become available at a later date as an open space area, depending on how the adjacent parcels develop. This area is crossed by two ravines and is fairly steep in parts, making it unsuitable for an active park.

Area residents have also proposed purchase of land at the northeast corner of 240th Street SE and 3rd Avenue SE for a park.

**Other Development**

The Federal Emergency Management Agency maintains a regional emergency preparedness and disaster response facility on about 40 acres at the southwest corner of 228th Street SE and Meridian Avenue. This property also contains an U.S. Army Reserve Center.

**Sanitary Sewer and Water**

The Subarea is in the Alderwood Water and Sewer District. Water mains have been installed on all platted streets and throughout all subdivisions. Water service has not been extended up streets connecting to 3rd Avenue SE and 2nd Avenue SE between 238th and 240th Streets SE. A 2.5 million gallon water tank is located in the vicinity of the 228th Street SW/4th Avenue W intersection on the north side of 228th SW.
Sanitary sewer service is provided to most of the Subarea located north of 236th Street SE. A sewer trunk line is routed through the Northwood subdivision to provide sewer service to the Wandering Creek subdivision which abuts the Subarea boundary on the west. This trunk provides sanitary sewer service to the Northwood subdivision but not to other residences along the route. The area south of 240th to the County Line, between Meridian and 8th Avenue W is not presently served by sewers. This and other unserved areas represent approximately 35 percent of the area.

Utilities

The Subarea is served by natural gas, telephone, wireless telephone, electricity and cable television.

Transportation

Streets

This Subarea is primarily served by two east-west roadways (240th Street SE and 228th Street SE) and Meridian Avenue, which runs in a north-south direction throughout the Subarea. The area east of Meridian Avenue, developed with generally large-lot single family homes, is mostly served with private drives. Although 3rd Avenue divides this area, it is very narrow north of 240th Street SE and dead ends at a ravine before reaching 228th Street SE.

The City has identified the need for a westbound right turn lane at the intersection of 240th Street SE and Meridian Avenue.

Sidewalks/Walkways

When originally constructed, most of the Subarea's older subdivisions had no pedestrian facilities since they were developed under rural standards. The residential subdivision on the west side of Meridian Avenue between 236th and 240th Streets has sidewalks on both sides of the main loop through the subdivision, but no walkways or sidewalks are provided into small cul-de-sacs which branch off from the main loop. There are also asphalt walkways (without curbs and gutters) on the west side of Meridian Avenue between 240th Street SE and 228th Street SE and on the north side of 244th Street SE west of Meridian Avenue.

The City has identified the need for sidewalks (with curb and gutters) along 240th Street SE, 244th Street SW, and Meridian Avenue.

Bicycle Routes

The only bicycle facilities in this Subarea are located on 228th Street SE, which forms the northern boundary of this Subarea. There are bicycle lanes on both sides of 228th Street SE between 9th Avenue SE and SR-527. There is also a wide shoulder on the south side of 228th Street SE Meridian Avenue and 9th Avenue SE, although it is not signed or striped for bicycle use.

Transit Service

Community Transit provides transit service to this Subarea along 240th Street SE, Meridian Avenue, and 228th Street SE.
Accomplishments since initial Plan adoption

Since the adoption of the *Imagine Bothell...* Comprehensive Plan in 1994, the City and its citizens have achieved a number of accomplishments within the Subarea. These accomplishments include:

- The Comprehensive Plan land use designations were implemented through zoning classifications and development regulations.
- Properties were rezoned to implement land use and housing policies.
- The City adopted sign regulations to protect the Subarea and the City’s community character.
- The City completed capital improvements to 228th Street SE/SW in accordance with the adopted Citywide LOS standard and the substantial testimony received by the Planning Commission in its deliberations requesting that 228th not be widened beyond three lanes in order to preserve the residential character of the area. These improvements include bicycle lanes, sidewalks and walkways, and boulevard landscaping treatments.
Shelton View / Meridian / 3rd Avenue SE Subarea Plan

Elements

Land Use

Policies

Note: Many of the Land Use policies are depicted on Figure 4 Land Use Designations.

1. Maintain the overall single family residential character of the Subarea.

2. In-home uses should not negatively impact the residential character of neighborhoods through signage or intensity of use.

3. The storage yard on the northeast corner of Meridian and 240th Street SE should not be expanded or intensified. Eventually, this use should be replaced with conforming uses.

4. Land located at the southwest quadrant of the intersection of 228th and Meridian to a depth of approximately 200 feet south of 228th is appropriate for development in neighborhood business uses (NB at north edge of map).

5. The land at the northeast corner of the Subarea, within the Canyon park community activity center, is appropriate for residential densities controlled by site and building envelope regulations; office-professional; and/or community business uses, subject to availability of necessary utilities and compliance with critical areas regulations and other city standards (R-AC, OP, CB in northeast corner of map). A detailed description of the desired character of development within the Canyon Park community activity center may be found in the Canyon Park / Thrasher’s Corner Subarea Plan. Adjacent land to the west, south of 228th between 7th and 9th Avenues SE, is appropriate for office-professional development (OP in northeast portion of map). Development should be planned in such a manner as to provide for a transition of building mass and density from the greatest mass and density near the intersection of 228th and SR 527 to the least mass and density abutting single family residential areas to the west. The portion of this area west of 9th should derive its access from 228th at the 9th Avenue traffic signal. Where this area abuts single family development to the west, a buffer should be installed utilizing fences, walls, berms, dense, fast-growing landscaping, and/or other noise-absorbing and sight-obscuring techniques and materials.

6. The Snohomish County PUD substation south of 228th Street west of SR 527 is designated Utility to reflect current use (U in northeast corner of map).
7. Land located along the steep western slopes of the Subarea is appropriate 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 on west edge of map).

8. The area surrounding 3rd Avenue SE, north of 240th Street SE (including the property at the northeast corner of 3rd and 240th, which fronts primarily on 3rd), is appropriate for detached single family residential development at a minimum lot size of 9,600 square feet as described in Land Use Element Policy LU-P4 (R 9,600 on central portion of map).

9. The land at the southeast quadrant of Meridian and 228th Street is appropriate for detached residential development at a minimum lot size of 5,400 square feet as described in Land Use Element Policy LU-P4 (R 5,400d on north edge of map).

10. The FEMA property, the DNR property immediately to the east, and Shelton View Elementary School are appropriately designated Civic-Educational to reflect current and anticipated future uses (CE in northwest portion of map).

11. A mobile home park south of 228th and east of Meridian provides affordable detached single family housing. A Mobile Home Park designation is warranted to recognize and protect this land use (MHP along north edge of map).

12. If in the future the owner of the mobile home park desires to redevelop, the plan designation for this property should revert to detached residential development at a minimum lot size of 9,600 square feet as described in Land Use Element Policy LU-P4 to maintain the context of the overall single family character of the Shelton View Subarea (R 9,600 along north edge of map). Any proposal to redevelop the property should provide for relocation assistance to mobile home residents living in the park at the time (per RCW 59.21 and 59.23).

13. The land 300 feet north of 240th ST SE and 700 feet east of 3rd Ave SE, is appropriate for Community Business uses, subject to availability of necessary utilities and compliance with critical area regulations and other development standards and mitigation requirements (CB in southeastern portion of map). Special design measures are warranted to ensure that development of such uses occurs in a manner which promotes city urban design goals and policies. These measures include the following:

   a. A 30 -foot wide sight-obscuring landscape screen shall be installed and maintained along all adjacent residential property lines. Existing vegetation may be used to meet some or all of the screening requirement.

   b. Buildings shall be set back a minimum of 100 feet from abutting residential properties. The area between the 30 foot landscape buffer identified above and the 100 foot building setback may be used for parking lots, access drives, storm water facilities, and other improvements not involving above ground structures. Buildings abutting the setback which contain office professional or community business uses shall be limited to one story in height.

   c. Vehicle access to this area shall be limited to SR-527 to protect the detached residential areas located to the west and south.

14. The remainder of the Subarea is appropriate for detached residential development at a minimum lot size of 8,400 square feet and 9,600 square feet as described in Land Use Element Policy LU-P4 (R 8,400 and 9,600 in central portion of map).
15. Consistent with adopted parks level of service guidelines, one or more parks are appropriate to serve the Subarea (<P> on map). The park(s) may or may not be located within the Subarea. Natural open space within the Subarea should be preserved where possible (<OS> on map).

**Actions**

No specific Land Use Actions have been identified for this Subarea. Refer to the Planning Area-wide Land Use Element.

**Natural Environment**

**Policies**

1. Protect and preserve the steep and heavily treed western and eastern slopes of the Subarea in keeping with maintaining the "feathered edge" concept throughout the city. These natural areas provide valuable erosion control, wildlife habitat, and visual relief from the built environment, and contribute to the character and identity of the Subarea.

2. Protect and preserve the wetland system and adjoining greenbelt and heron habitat corridor within the northeastern section of this Subarea and other Subareas into which it may extend.

3. Promote the extension of sanitary sewers to unserved portions of the Subarea to better protect ground and surface water quality.

**Actions**

1. Monitor the above-described areas for any environmental degradation and take remedial action where appropriate.

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. To preserve wetlands in their entirety, the City shall explore alternatives to regulations.

3. Work with residents of the Heron Hills neighborhood and other neighborhoods to verify the presence of herons in this vicinity and map their habitat area.

4. Provide printed materials and information workshops for owners of property containing wetland areas regarding their stewardship of these environmentally critical areas.

5. Work with Alderwood Water and Sewer District and the residents of unsewered portions of the Subarea to encourage the extension of sewers.
Housing

Policies

1. Maintain designated compact urban densities which provide housing for persons of varying incomes and lifestyles. Reference is made to the Land Use policies above, which provide for varying densities ranging from detached residential development at a minimum lot size of 9,600 square feet to attached residential development at one dwelling unit per 2,800 square feet within portions of the Subarea outside the Canyon Park community activity center and densities determined by site and building envelope regulations within the Canyon Park community activity center.

Actions

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

Economic Development

Policies

1. Provide opportunities for neighborhood-oriented businesses.

Actions

No specific Economic Development Actions have been identified for this Subarea. Refer to the Planning Area-wide Economic Development Element.

Parks and Recreation

Policies

1. Pursue acquisition and development of parks to serve the Subarea based on the City’s overall adopted level of service guideline. It is recognized that such parks, while serving the Subarea, may or may not be located within the Subarea.

Actions

1. Include in the Capital Facilities Element funding for acquisition and development of a park(s) to serve the Shelton View / Meridian / 3rd Avenue SE Subarea.
## Community Services

### Policies

1. Support the utilization of Shelton View Elementary School for before- and after-school child day care and as a community drop-in center for older youth.

### Actions

1. Continue discussions with the Northshore School District to promote the preceding policy

## Historic Preservation

### Policies

1. Whenever a structure or property listed on the City’s historic inventory or register is proposed to be modified or removed, the City shall review, investigate and implement appropriate mitigation measures consistent with the policies and actions of the Historic Preservation Element and any implementing regulations.

### 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 228th Street and Meridian Avenue preserve and enhance residential character within the Subarea. Reference Transportation Policies.

### Actions

No specific Urban Design Actions have been identified for this Subarea. Refer to the Planning Area-wide Urban Design Element.

## Annexation

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

Policies

1. Future replacement towers for the transmission lines along 228th should be designed to minimize aesthetic impacts on the neighborhood.

Actions

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

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:

<table>
<thead>
<tr>
<th>Freeway / Limited Access Highway</th>
<th>None</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Arterial</td>
<td>None</td>
</tr>
</tbody>
</table>
| Minor Arterial                  | 228th Street SE
|                                 | Meridian Avenue |
| Collectors                      | 240th Street SE |

2. Meridian Avenue 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, a coordinated street tree program and meandering of sidewalks/walkways, if practical.

3. Meridian Avenue shall be improved to three lanes as necessary to maintain or achieve the City's adopted traffic level of service standard.

4. The following bicycle routes should be designated for the Subarea:

<table>
<thead>
<tr>
<th>Shared Use Path</th>
<th>228th ST SE and SW</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Meridian Avenue</td>
</tr>
<tr>
<td>Shared signed roadway</td>
<td>240th ST SE and SW</td>
</tr>
</tbody>
</table>
5. Bicycle routes should be signed as soon as possible to meet Shared Roadway standards until construction to Bicycle Lane standards is completed. On steep portions of 228th Street, the bicycle lanes should be separated from the roadway, if practical, in order to ensure safe travel for bicyclists.

6. Provide bicycle facilities to portions of 228th Streets SE and SW and on 240th Street SE and Meridian Avenue where gaps may exist.

7. 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.

8. Due to the difficult topography within Bothell’s neighborhoods and the reality that a grid system within Bothell’s residential neighborhoods encourages cut-through traffic, it is the policy of the City of Bothell that the residential street pattern shall not emphasize a grid or connected network of streets that would promote neighborhood cut-through traffic, but should accommodate non-motorized connections and emergency and life safety access.

9. 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.

10. Promote traffic and pedestrian safety including speed reduction in residential neighborhoods.

**Actions**

Transportation projects within the Subarea are incorporated in the Planning Area-wide Transportation and Capital Facilities elements.

1. Incorporate projects which implement the above policies into the City’s Transportation Improvement Program (TIP) and into the Capital Improvement Program (CIP).

2. Erect signage to designate 228th Street SE through this Subarea as a bicycle route.

3. Pursue construction of sidewalks/walkways on 240th Street SE, 244th Street SE, and Meridian Avenue.

4. Pursue construction of bicycle lanes on the remaining portions of 228th Streets SE and SW and on 240th Street SE.

**Capital Facilities**

Capital facilities projects within the Subarea are incorporated in the Planning Area-wide Capital Facilities element of the Plan.