Thrasher’s Corner / Red Hawk Subarea Plan

Summary

The plan for the Thrasher’s Corner / Red Hawk Subarea provides for continued development of a community activity center in the Thrasher's Corner area and a new residential activity center at the intersection of York Road and Maltby Road, surrounded by a mix of residential areas ranging from single family to multifamily. The plan recognizes the unique natural and cultural features of the area, from North Creek on the west to the Fernwood Elementary School in the northeast corner.

Other highlights of the plan include the following:

- Acquisition of land and development of a park site or sites to serve the area; and
- Preservation of critical areas.

Subarea Profile

Location

The Thrasher’s Corner / Red Hawk Subarea is located in Snohomish County in the northeastern corner of Bothell. It is bordered by 196th Street SE (Grannis Road) on the north, the line of 41st Ave SE on the east, Maltby Road (SR 524) on the south, and North Creek on the west. It is adjacent to the Filbert / Winesap Subarea on the west, and the Canyon Park and Canyon Creek / 39th SE Subareas on the south. Unincorporated Snohomish County borders the area to the north and east (See Figures 1 and 4).

The total Subarea comprises approximately 587 acres, or about 0.92 square miles.

Physical Geography

The Thrasher’s Corner / Red Hawk Subarea consists of a portion of the eastern side of the North Creek valley, with a fairly broad, flat valley floor on the west sloping up eastward to a gently rolling plateau. The western boundary of the Subarea follows North Creek. 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 parts of the planning area. The high point is approximately 430 feet near the end of 200th Street SE east of 32nd Drive SE. The lowest point is at North Creek in the southwest corner of the Subarea (approximately 125 feet elevation).

The Subarea lies within the North Creek drainage basin, bordered on the west by North Creek and containing portions of two perennial tributaries, Silver Creek and Sulphur Springs Creek. Sulphur...
Springs Creek flows southwest from the center of the northern subarea boundary to join North Creek just north of the southwest corner of the Subarea. Silver Creek branches off Sulphur Springs Creek tributary just west of SR 527, running along the west side of the roadway then crossing to the east side just south of 196th Street SE. The natural environment of the Thrasher’s Corner / Red Hawk Subarea is dominated by North Creek to the west, becoming a generally high, flat to gently rolling plateau to the east (see Figure 3).

**Built Environment**

*Residential Development*

The Subarea has a wide range of residential development, from single family to multifamily, including two mobile home parks.

*Commercial Development*

Significant commercial development is present in the western portion of the Subarea, along SR 527.

*Schools*

One school is located within the Subarea, Fernwood Elementary at 3933 Jewell Road.

*Parks and Open Space*

There are no public parks located within the Subarea. Fernwood Elementary provides some open space and recreation opportunities to the residents of the area, and the Park Ridge Community Church in the southeast corner of the Subarea has developed playfields that are available to the community. However, school grounds are often restricted in the amount of time the public has access, and the church property could be converted to other uses. 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 the Subarea.

*Sanitary Sewer and Water*

The Subarea is in the Alderwood Water and Sewer District.

*Utilities*

The Subarea is served by electricity, natural gas, telephone, wireless telephone, and cable television. This Subarea abuts a major substation which is located on the west and east sides of 35th Avenue SE (if extended), just south of Maltby Road (SR-524).

A natural gas branch line crosses the east side of the Subarea along the line of 39th Avenue.
**Storm and Surface Water**

The City of Bothell is within the Greater Lake Washington / Sammamish / Cedar Watershed, which is called 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 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.

**Transportation**

**Streets**

The Thrasher’s Corner / Red Hawk Subarea is primarily served by east-west arterials such as 196th Street SE (Grannis Road) and Maltby Road (SR 524) and north-south arterials such as the Bothell Everett Highway (State Route 527) and 35th Avenue SE / York Road (connecting to 39th Avenue SE to the south). Jewell Road connects from York Road northeast to 196th Street.

**Bicycle Routes**

There are existing bicycle lanes in the Subarea along Bothell Everett Highway (SR 527). 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, directly in front of Fernwood Elementary and along Bothell Everett Highway (SR 527). Many of the streets and roads in the area are without sidewalks and often without substantial shoulders.

**Transit Service**

At present, the only transit service in this Subarea is provided by Community Transit along Bothell Everett Highway (SR 527). There is a transit Park-and-Ride to the south, on the east side of SR 527 north of 228th Street SE.
Thrasher’s Corner / Red Hawk Subarea Plan Elements

Land Use Policies

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

1. Encourage development with a mix of commercial and residential uses in the Community Activity Center in the west part of the subarea, creating a more pedestrian-oriented center providing shopping and employment opportunities for the Subarea and surrounding Subareas.

2. Maintain the overall single-family character of the eastern part of the Subarea, with a small Neighborhood Activity Center in the southeast corner to provide for convenience commercial uses for the immediately surrounding area.

3. Land in the valley bottom along the east side of North Creek, flanking SR 527 between Filbert/Maltby Road (SR 524) and 196th Street SE, is appropriately designated for denser mixed-use development including residential dwellings at densities controlled by site and building envelope design regulations; and office-professional and community business uses (R-AC, OP, CB at the western part of the map in Figure 4).

It is recognized that the SR527 / SR 524 junction is congested during peak usage, and that any additional development, even though pedestrian oriented, would likely exacerbate congestion. Consequently, any proponent of development in this area, in addition to meeting City traffic concurrency and impact mitigation requirements, shall coordinate with the City, the Washington State Department of Transportation, Community Transit and other applicable agencies to identify and implement strategies for reducing congestion.

4. Land just east of the R-AC, OP, CB zoning at Thrasher’s Corner, along the north side of Maltby Road (SR 524), is appropriately designated for multifamily residential development (R 2,800) as delineated in Figure 4.

5. Lands adjacent to the southwest and northeast corners of the R-AC, OP, CB zoning at Thrasher’s Corner, north of Filbert Road (SR 524) along North Creek and south of 196th Street SE at 22nd Avenue SE, are appropriately designated as Mobile Home Park (MHP as delineated in Figure 4) to recognize and protect this land use providing affordable detached single family housing.

6. Lands along the south side of 196th Street SE in the center of the north part of the Subarea are appropriately designated for attached or detached residential development at 1 unit per 4,000 square feet (R 4,000 as delineated in Figure 4).
7. Lands flanking 24th Drive SE south of the R 4,000 zoning along 196th Street SE are appropriately designated for single family residential development (R 7,200 as delineated in Figure 4).

8. Lands in most of the eastern part of the Subarea are appropriately designated for single family residential development (R 9,600 as delineated in Figure 4).

9. Land in the southeast corner of the Subarea, northeast of the intersection of Maltby Road (SR 524) and York Road, is appropriately designated for mixed-use development, including residential dwellings at densities of one unit per 2,800 square feet; and office-professional and neighborhood business uses (R 2,800, OP, NB as delineated in Figure 4).

10. Adjacent to and supporting the R 2,800, OP, NB area described in 8 above, the land in the far southeast of the subarea is appropriate for multifamily residential development at 1 unit per 2,800 square feet of buildable area (R 2,800 as delineated in Figure 4).

11. A power transmission corridor running roughly through the center of the Subarea on a NNW-SSE bearing is designated Utility to recognize the existing use (U as delineated in Figure 4).

12. Fernwood Elementary is designated Civic-Educational to recognize the existing use (CE in northeast corner of map).

13. 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 zone 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. 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. Protect the quantity and quality of cool groundwater inputs into North Creek and its tributaries. Implementing regulations should include provisions requiring all development activities which may affect groundwater 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. Excavation shall be prohibited from intruding into that part of the groundwater table which experiences saturated soil conditions, as measured during the dry season.
5. Identify and protect the wetlands, streams, and associated buffers within the Subarea, including North Creek and its tributaries as well as ponds, streams and wetlands in the southeast portion of the Subarea.

**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 Policies**

1. Provide for a range of housing alternatives within the Subarea for persons of varying income and lifestyles. Reference is made to the land use policies above, which provide for a range of housing types ranging from detached residential at minimum lot sizes of 9,600 square feet to attached residential at densities controlled by site and building design envelope regulations within the Subarea.

**Actions**

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

**Economic Development**

This section is a place holder for future language. The City will complete this section following annexation, should that occur.

**Parks and Recreation 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 Thrasher’s Corner / Red Hawk Subarea.

Community Services

Policies

1. Support the utilization of Fernwood Elementary for before- and after-school child day care.

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 Maltby Road (SR-524) west of the Thrasher’s Corner Community Activity Center, York Road and 196th Street SE retain a residential character which preserve and enhance residential character within the Subarea. Reference Transportation Policies.

**Actions**

1. In accordance with policy 1, incorporate design features to Maltby Road (SR-524), York Road and 196th Street SE which convey a residential character.

**Annexation**

Refer to City-wide Annexation Element

**Utilities and Conservation**

This section is a place holder for future language. The City will complete this section following annexation, should that occur.

**Transportation**

This section is a place holder for future language. The City will complete this section following annexation, should that occur.

**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.

Additional Capital Facilities Policies and Actions may be considered following annexation, should that occur.