

Executive Summary

The Bothell Comprehensive Plan provides direction for a wide variety of City decisions affecting the form and function of the community over the next 20 years. In terms reflective of Bothell's river-based origins, the Plan charts a course for the City towards a desired future, one envisioned and articulated by its residential and business communities.

This 2004 update represents the first top-to-bottom review of the Plan since its 1994 adoption. Some of the 2004 Plan amendments were necessary to comply with changes in the Growth Management Act (GMA) since 1994, or with decisions of the Central Puget Sound Growth Management Hearings Board, which renders interpretations of the Act. Other amendments reflect evolving community needs and desires. Still others were of a housekeeping nature, or were made to streamline the plan, to make it more accessible and useful to Bothell citizens.

The Plan is divided into three main sections, generally increasing in level of detail and specificity:

1. A vision of Bothell's future, providing overall guidance for all subsequent portions of the Plan;
2. Thirteen Planning Area-wide elements, comprising goals, policies and recommended actions for individual areas of community life (e.g., housing, transportation) in which City government plays a role;
3. Thirteen Subarea Plans, comprising the refinement of the Planning Area-wide elements for distinct residential or business areas.

The Plan defines a Planning Area, which consists of land within the current city limits plus unincorporated territory in King and Snohomish counties which might potentially annex to the city at some point in the future, and allocates land uses within the Planning Area. In summary, the Plan provides for the following broad land use allocation:

- Single family residential development ranging in lot size from 40,000 square feet, where extensive high quality critical areas or other constraining environmental features are present, to 5,400 square feet, and comprising the predominant single land use within the Planning Area;
- Multiple family residential development mixed within or in close proximity to the City's activity centers, and ranging from one unit per 5,400 square feet of lot area to one unit per 2,800 square feet of lot area, with higher densities allowed for senior housing and within designated activity centers, subject to conditions;
- Two regional office / technology / light industrial activity centers, at North Creek and Canyon Park;
- Three community retail / services activity centers, at Thrasher's Corner, Canyon Park and downtown Bothell;
- Four neighborhood retail / services activity centers, at Meridian Avenue and 228th Street; SR 527 and 240th Street SE; Juanita-Woodinville Way and NE 160th Street; and Juanita-Woodinville Way and NE 145th Street;

- One specialty retail activity center, Country Village, on SR 527 north of 240th Street SE;
- Parks, schools and other public facilities; and
- Open space corridors within and at the boundaries of the Planning Area.

In accordance with the GMA, the Plan provides for adequate population and employment capacity to accommodate forecasted growth within the current city limits through the year 2025. City population is forecasted to grow from 30,930 in 2004 to almost 43,000 by 2025: estimated population capacity is around 45,000. Employment within the City is projected to increase from around 21,000 in 2004 to around 29,000 by 2025: estimated employment capacity is over 67,000. Insufficient data existed to reliably calculate population and employment growth and capacity within the unincorporated portions of the Planning Area. The King and Snohomish County comprehensive plans accommodate the growth targets for these unincorporated areas: however, countywide planning policies and the policies of this plan and those of the two counties call for closer integration of the county and city plans in this regard, via interlocal agreements. This will be a high priority for Bothell in 2005 and 2006.

Under the Plan, residential areas will be linked to the activity centers, and activity centers will be interlinked, via a comprehensive system of roadways (including transit routes), bicycle ways and sidewalks and walkways. Certain principal and minor arterials will be improved as landscaped boulevards to provide attractive through-routes, thereby minimizing non-neighborhood-oriented traffic in residential areas.

The Plan provides for a variety of residential densities and housing types to ensure a wide choice of living accommodations to persons desiring to reside in Bothell.

The Plan provides for continued development of the City's existing regional office / technology / light industrial and community retail / services activity centers, and seeks to enhance these centers by allowing multiple family development in portions of certain centers and by promoting transit-, bicycle- and pedestrian-oriented building and site design.

The Plan contains urban design guidelines to promote high quality site and building design, integrate development within individual activity centers, create visual links between activity centers, and minimize incompatibilities at junctures between land use types. The Plan also promotes historic preservation as a means of honoring the City's past while providing a perspective for its future.

The Plan provides for a "squaring off" of Bothell's corporate boundaries through future annexations initiated by residents of unincorporated areas seeking City services.

The GMA requires plans to match projected capital facilities needs with expected funding. The Plan establishes level of service standards - to which GMA concurrency requirements apply - for city-owned arterial streets and certain state-owned arterials. The Plan also sets level of service guidelines, either directly or by reference to other entities' plans, for transit routes; bicycle and pedestrian facilities; street and major bridge maintenance; city buildings; parks; sanitary sewage collection and treatment; potable water supply, storage and distribution; storm water management; libraries; public schools; and the Northshore Senior Center. In addition, the Plan contains operational level of service guidelines for fire and emergency medical services and police services.

Applying the capital facilities level of service standards and guidelines to the land use allocation provides estimates of the future capital facilities needed to serve anticipated population and

employment growth. In accordance with the GMA, the Plan contains a six-year capital facilities finance plan which identifies sources of funding for the needed capital facilities.

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