Queensborough / Brentwood / Crystal Springs Subarea Plan

Summary

The plan for the Queensborough / Brentwood / Crystal Springs Subarea provides for the preservation of the area's overall single family residential character, while incorporating a number of proposed capital facilities improvements and land use measures intended to enhance the neighborhood and improve city transportation, housing affordability and other objectives. Highlights of the plan include the following:

- Affirmation of existing uses and densities in portions of the Subarea which are largely developed;
- Designation of land east of 9th and south of I-405 for single family or duplex development at a density of eight units per acre;
- Development of neighborhood business uses at the northwest and southwest corners of Meridian Avenue and 228th Street;
- Improvement of Filbert Road to three to five lanes, including bicycle ways, sidewalks or walkways, and boulevard landscaping treatment;
- Construction of sidewalks or walkways along 9th Avenue SE, Meridian Avenue, 4th Avenue W, and 224th Street SW;
- Designation of bicycle routes along 9th Avenue SE, 4th Avenue SE, 4th Avenue W, and 216th Street, where judged safe for bicycle travel;
- Acquisition of land and development of neighborhood and/or community parks to serve the area.
Subarea Profile

Location

The Queensborough / Brentwood / Crystal Springs Subarea is located in the northwest portion of the Bothell Planning Area. It is bordered on the north by 216th Street, 1st Avenue SE, West Richmond Road, I-405 and Filbert Road; on the east by property lines approximately 600 feet east of and parallel to 9th Avenue SE; on the south by 228th Street SE and SW; and on the west by 8th and 12th Avenues W, extended. Surrounding the Subarea are unincorporated Snohomish County (comprising the Damson/Logan and Filbert/Winesap Subareas) to the north; the Canyon Park Subarea of Bothell to the east; the Shelton View / Meridian / 3rd SE Subarea of Bothell to the south; and unincorporated Snohomish County (comprising the Locust/14th Subarea) and the City of Brier to the west (see Figure 1, Vicinity Map, Physical Geography, and Figure 2, Aerial Map).

The Subarea comprises 898.894 acres, or 1.421.397 square miles. The Subarea is entirely within the Bothell city limits.

Physical Geography

The Queensborough / Brentwood / Crystal Springs Subarea is a portion of a long 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. The highest point of the Subarea is at about 500 feet elevation and is located west of 4th Avenue on 224th Street. The lowest point is at about 150 feet elevation and is located north of 228th Street just east of 9th Avenue.

All but the westernmost portion of the Subarea drains to North Creek. The remainder drains to Swamp Creek. The eastern slope of the Subarea is generally moderate, although it contains a number of ravines. The western slope is very steep and heavily treed.

Four tributaries and numerous smaller drainage ways extend east toward North Creek. The tributaries run north of Crystal Springs Elementary, through the Queensborough and Brentwood subdivisions, and through the Crystal Ridge subdivision. A number of wetlands are found on the eastern portion of the Subarea (see Figure 31, Physical Geography).

Built Environment

Residential Development

The Subarea is almost exclusively residential. Figure 2 is an aerial photo map depicting land uses in the Subarea. The predominant housing type is the detached single family dwelling.
Planning Commission Recommendation

Commercial Development

The Subarea contains a very limited amount of commercial development. A small neighborhood business cluster is located at 228th and Meridian and includes various retail businesses.

Schools

Two elementary schools are located within the Subarea. Frank Love Elementary is located at 303 224th Street SW, while Crystal Springs Elementary is located at 21615 9th Avenue SE.

Parks and Open Space

Cedar Grove Park (13.75 acres) is located at 22421 SE 9th Avenue and Thrasher's Corner Centennial Regional Park (54 acres) is located adjacent to the Subarea’s northeastern boundary in the Canyon Park Subarea. In addition, portions of a number of plats have been dedicated as permanent open space, primarily to protect natural drainage ways. The largest of these is a 7-acre tract at the east end of the Queensborough subdivision which protects Queensborough Creek.

Sanitary Sewer and Water

Alderwood Water and Sewer District provides sanitary sewer and water service to the Subarea. Virtually all of the Subarea is served by public water supply, and Alderwood maintains two water tanks at 228th and 4th W. Sanitary sewers extend throughout the Subarea as well, with the exception of portions of 9th Avenue north of 213th Street and between I-405 and 226th Street. However, there are no topographic constraints to extending sewer lines to these areas to serve future proposed developments.

Utilities

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

Transportation

Streets

The major roads bordering or extending through the Subarea include I-405, Filbert Road (SR-524), 228th Street SW and SE, 9th Avenue SE, Meridian Avenue, 224th Street SW and SE and 4th Avenue W.

The City has identified the following improvements in this Subarea:

- Widening of Filbert Road/208th Street SE (SR-524) between SR-527 and the western city limits to five lanes, including sidewalks and bicycle lanes on both sides of the roadway.
- Minor widening on 9th Avenue SE between 228th Street SE and SR-524 to provide a center turn lane, sidewalks on both sides of the roadway, and a possible bicycle lane; and
- Westerly extension of 214th Street SE to 9th Avenue SE as an exclusively emergency vehicle access route [Note: This improvement will be evaluated as part of future development along 214th Street SE.]
Sidewalks/Walkways

Sidewalks and walkways are relatively scarce within the Subarea. Most subdivisions have no pedestrian facilities, while newer subdivisions tend to have sidewalks on one side of the street. On 9th Avenue SE, there are some sidewalks on the west side and the walkway on the east side has a paved shoulder separated from the road by "rumble bars" extending virtually the full length of the road. In addition, there is a combination of concrete sidewalks and asphalt walkways along portions of 4th Avenue W, Meridian Avenue, and 224th Street SW.

As noted above, sidewalks are proposed as part of the SR-524 and 9th Avenue SE widening projects. The City identified the need for continuous sidewalks on at least one side of the roadway along 224th Street SW, 219th Street SW, 216th Street SW, and Meridian Avenue.

Bicycle Routes

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 between Meridian Avenue and 9th Avenue SE, although it is not signed or striped for bicycle use. There are striped shoulders that can accommodate bicyclists along portions of 4th Avenue W north of 228th Street SW and north of 217th Place SW.

As noted above, bicycle lanes are proposed as part of the SR-524 and 9th Avenue SE widening projects.

Transit Service

Transit service within the Subarea is provided by Sound Transit and Community Transit, which both operate bus service along I-405 that uses the Canyon Park Park & Ride just east of the southeast corner of the Subarea. Community Transit provides local transit service along 228th Street SW and 4th Avenue W within this Subarea.
Accomplishments since initial Plan adoption

Since 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.
- A number of capital improvements were completed in the Subarea. Such projects include:
  - Improvements to SR 524; and
  - Improvements to 228th Street SE/SW.
- The City acquired 13.75 acres along 9th Avenue SE for the development of Cedar Grove Park.
- The westernmost portion of the Subarea was re-designated from R2-5 to R6-10 to reflect the existing pattern of development and provide for future compatible development.
- The community residents of the Queensborough/Brentwood/Crystal Springs Subarea were awarded a People’s Choice Grant in 2002. This program provides $10,000 to community residents for neighborhood enhancements. The grant is awarded to the City’s Subareas on a rotating basis. The community works together to determine how the funds should be spent.
- In June 2003, the City Council adopted Municipal Urban Growth Area (MUGA) boundaries beyond the Queensborough/Brentwood/Crystal Springs Subarea. The MUGA will create four new Subareas and expand three existing Subarea boundaries. Since all land in the Subarea is already in the City, the Queensborough/Brentwood/Crystal Springs Subarea boundaries will not change.
- Alderwood Water and Sewer District constructed a water tank at 228 Street SW and 4th Avenue W.
Land Use Policies

Note: Many of the Land Use Policies are graphically depicted on Figure 4, Land Use Designations.

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

2. Land located between approximately 214th Street and 228th Street, comprising the Queensborough and adjacent developed plats, is appropriate for detached residential development at a minimum lot size of 7,200 square feet as described in Land Use Element Policy LU-P4 (R 7,200 in central portion of map). This designation reflects the existing pattern of development and provides for future compatible development.

3. Land located between Filbert Road and 228th, comprising most of the eastern third 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 east portion of map). This designation reflects the existing pattern of development and provides for compatible future development.

4. The non-conforming commercial uses along 228th should not be expanded or intensified. Eventually, these uses should be replaced with conforming uses.

5. Land located east of 9th Avenue SE and south of I-405 is appropriate for detached or attached residential development at one dwelling unit per 5,400 square feet as described in Land Use Element Policy LU-P4 (R 5,400a in southeast portion of map). This designation provides for a transition between the Canyon Park Retail/Services activity center to the east and the single family development to the west, and will create affordable home ownership opportunities in the area.

Staff 2/11/15 - Staff is proposing the additional Policy and Action below to correspond with the Commission’s direction to consider the Malik rezone request as soon as possible following the adoption of the 2015 Plan and Code Update.

6. Land located at the northwest quadrant of the intersection of Meridian Avenue and 228th Street is appropriate for continued development in neighborhood business uses, subject to availability of necessary utilities and compliance with critical area regulations and other development standards and mitigation requirements (NB at south edge of map). This area and land at the northeast corner of Meridian and 228th should be studied for mixed-use development that would reinforce the area as a Neighborhood Activity Center.
7. The area in the southeast corner of the subarea, actually zoned R-AC, OP, CB, is being transferred to the Canyon Park Subarea, to keep it with the other similarly zoned areas there.

8. The land at the southeast corner of the Subarea is appropriate for residential development at one dwelling unit per 2,800 square feet as described in Land Use Element Policy LU-P4, office-professional and community-business uses in conjunction with adjacent property to the east at the northwest quadrant of SR 527 and 228th Street, (R 2,800, OP, CB at southeast corner of map).

9. Land containing multi-family development located east and west of 4th Avenue W, north of 228th Street SW and south of 224th Street SW, is appropriate for detached or attached residential development at one dwelling unit per 4,000 square feet as described in Land Use Element Policy LU-P4. This density reflects the existing uses (see the R 4,000 land use designation in the southwest portion of Figure 4).

Frank Love and Crystal Springs elementary schools are designated Civic-Education to reflect existing uses (CE in west and east portions of map). The land containing the Alderwood Water District water tank is designated Utility to reflect the existing use (U in southwest portion of Figure 4).

10. 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**

1. Conduct a study of zoning to reinforce the Neighborhood Activity Center surrounding 228th and Meridian in coordination with the Nike Hill study in the Shelton View / Meridian / 3rd Avenue SE Subarea. No specific Land Use Action items 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 slopes of the Subarea, the ravine which extends east from Queensborough and the ravine which extends northeasterly through Crystal Ridge. 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 wetlands within the Subarea, particularly those located along 9th Avenue and Royal Anne Road.

3. Promote the extension of sanitary sewers to un-served 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.
Planning Commission Recommendation

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

4. Work with Alderwood Water and Sewer District and the unserved residents of the Subarea to encourage the extension of sewers.

Housing and Human Services

Policies

1. Provide for a range of housing alternatives within the Subarea for persons of varying income and lifestyles.

2. Support the utilization of Frank Love and/or Crystal Springs elementary schools for before- and after-school child day care and as community drop-in centers for older youth.

Actions

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

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

Economic Development

Policies

1. Provide opportunities for a variety of neighborhood-oriented business.

Actions

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

Staff 11/5/14 - A policy and action from the Community Services section are transferred here.

Staff 11/5/14 - The heading below is revised to reflect the scope of PROSAP, and the intro policy paragraph describes its relation to the Comprehensive Plan and Capital Facilities Plan. Other changes reflect current PROSAP actions, which prioritize acquisitions outside the subarea, but which could serve it.
Parks and Recreation and Open Space

Policies

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. Pursue acquisition and development of neighborhood and/or community park sites to serve the portions of the Subarea east and west of I-405 (see plan map) outside the service area for neighborhood parks 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 future Capital Facilities Plan funding for acquisition and development of neighborhood and/or community parks to serve the Queensborough / Brentwood / Crystal Springs Subarea.

Community Services

Policies

1. Support the utilization of Frank Love and/or Crystal Springs elementary schools for before- and after-school child care and as community drop-in centers 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.
Planning Commission Recommendation

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 retain and preserve the Subarea’s residential character.

Actions

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

Annexation

There are no potential annexation areas in this Subarea, so no specific Annexation Policy or Action items 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 Street SW and 9th Avenue W should be designed to minimize aesthetic impacts on the neighborhood.

Actions

1. The City shall work with electricity providers to ensure that any future replacement towers for the transmission lines along 228th Street SW and 9th Avenue W and south of Filbert Road are designed so as to minimize aesthetic impacts on the neighborhood.

Subarea Transportation policies and actions are updated for consistency with the Planning Area-wide Transportation Element and incorporated with the integrated Plan Update. A number of policies are deleted that don’t address issues specific to the Subarea.
Transportation

Policies

Note: Certain Transportation Policies are graphically depicted on the Land Use Designations map (see Figure 4); Street Cross-sections; and other figures included in the Planning Area-wide Transportation Element.

1. Filbert Road/208th Street SE (SR-524) and 228th Street SE/SW 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, if practical.

Staff 3/18/15 - The policies below are planning area-wide policies that should be located and are already sufficiently articulated within the Planning Area-Wide Transportation and Urban Design Elements. There is no need to duplicate these city-wide policies within each individual subarea plan.

2. 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.

3. 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.

4.2. Promote traffic and pedestrian safety improvements including speed reduction along the 4th Avenue/216th Street SE corridor.

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

Freeway / Limited Access Highway
Principal Arterial
Filbert Road (SR-524)
Minor Arterial
228th ST SE/SE
Collectors
9th Avenue SE
4th Avenue W

Filbert and 228th 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, if practical. Filbert Road shall be improved to three to five lanes and should contain bicycle facilities. A landscaped median should be installed on 9th Avenue at its intersection with Filbert Road to provide an entrance to Bothell and to establish the residential character of the corridor served by 9th. Other neighborhood traffic control devices may be warranted to reinforce the residential nature of the road.
Planning Commission Recommendation

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

<table>
<thead>
<tr>
<th>Shared Use Path</th>
<th>Filbert/Maltby Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>228th ST SW and SE</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Shared signed roadway</th>
<th>4th Avenue SE</th>
</tr>
</thead>
<tbody>
<tr>
<td>9th Avenue SE</td>
<td></td>
</tr>
<tr>
<td>4th Avenue W</td>
<td></td>
</tr>
<tr>
<td>228th ST SW and SE</td>
<td></td>
</tr>
<tr>
<td>216th Street SE and SW</td>
<td></td>
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</tbody>
</table>

75. 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.

86. Bicycle routes should be signed as soon as possible to meet Shared Roadway standards until construction to Bicycle Lane standards are completed.

97. Coordinate with neighboring jurisdictions, the Washington State Department of Transportation (WSDOT), and the transit agencies on the planning, funding, and implementation of transportation improvements to address shared transportation needs and concerns.

Actions

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/SE, 9th Avenue SE, and 4th Avenue W, as bicycle routes.

3. Investigate and, if feasible, provide Pursue construction of continuous bicycle lanes on 228th Street SE/SW and 4th Avenue W.

4. Pursue construction of Investigate and, if feasible, provide continuous sidewalks/walkways on 9th Avenue SE, 4th Avenue W, and on at least one side of the roadway along 224th Street SW, 219th Street SW, 216th Street SW, and Meridian Avenue to fill in gaps in the pedestrian system.

5. Pursue traffic calming and other measures in accordance with the City Traffic Calming Program to promote safety along the 4th Avenue/216th Street SE corridor.

6. Investigate improving or implementing neighborhood pedestrian connections throughout the Subarea.

Capital Facilities

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

Imagine Bothell...Comprehensive Plan
2015 Periodic Plan and Code Update

Queensborough / Brentwood / Crystal Springs Subarea
Figure 1
Physical Geography
Imagine Bothell...Comprehensive Plan
2015 Periodic Plan and Code Update

Queensborough / Brentwood / Crystal Springs Subarea
Figure 2
Aerial Photo - April 2012

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Imagine Bothell... Comprehensive Plan
2015 Periodic Plan and Code Update
Queensborough / Brentwood / Crystal Springs Subarea
Figure 3
Land Use Designations

Land Use Designations (Outside of Downtown)
AG Agricultural
R-AC Residential-Acreage Commercial
R Residential
U Utility
B Basic Designations
M MOA/MOA (location not determined)
P Park
T Civic-Educational
H Habitat Protection Area
LID Potential Dedicated Open Space (location not determined)
V Specialized Senior Housing Overlay
D Downtown Neighborhood
MHP Mobile Home Park
GDC General Commercial
LI Light Industrial
C Campus
ED School
D Downtown Core
GC General Commercial
LIFL Low Impact Development
DT Downtown Transition
KGC Kenmore Gun Club
DTN Downtown Neighborhood
S Specialized Senior Housing Overlay
MVSO Motor Vehicle Sales Overlay
DNT Downtown Neighborhood
SHT Specialized Senior Housing Overlay
P Downtown Core
DD Downtown Designations

Land Use Designations (Outside of Downtown) (Continued)

Downtown Designations
NC North Creek Fish & Wildlife Critical Habitat Protection Area
DN Downtown Neighborhood
U-AC Urban-Acreage Commercial
CE Civic-Educational
U Urban
OP Office-Professional
C Civic-Educational
CE Civic-Educational
PPOD Park and Public Open Space
C-P Park and Public Open Space

Planning Commission Recommendation:
Move into the Canyon Park Subarea

Legend

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