Proposed new language is underlined: language proposed to be deleted is lined through. Iterations of proposed amendments are accompanied by the source and date of the change from the original proposal (e.g., Staff, May 14, 2014).

Proposed amendments to the Imagine Bothell... Comprehensive Plan for the 2015 Periodic Plan and Code Update are presented in the format of the existing Plan, which was conceived primarily as a paper document. Insofar as the public has indicated a preference for online access to the Plan, staff contemplates some reformatting once the Update is completed, including added images and links, to optimize the usefulness of the Plan as an electronic document. No substantive changes to text or illustrations would be made in such a reformatting. The Plan will remain available as a paper document as well.

Staff 10/01/14 - Staff is proposing to change the Figures that are attached to each Subarea to both save GIS staff time and to create a more efficient and useful Comprehensive Plan. The proposal is to remove Figure 1 (Vicinity Map) and retain Figure 2 (Physical Geography) and Figure 3 (Aerial Photo). It was decided a vicinity map for each Subarea is unnecessary. Figure 4 (Land Use designations) will become Figure 3 and will be updated as needed to reflect any land use designation amendments.

Attached are Figures 1 through 3.

Staff 11/19/14 - Staff provided draft Findings, Analysis and Recommendation for the Hallett and Spatacean, Nielson, and O’Day property owner requests.

PC 12/10/14 - Recommend approval of an amended Spatacean, Nielsen, and O’Day Request by adopting the Staff Findings, Analysis and Recommendation as Planning Commission Findings, Analysis and Recommendation (Change the Plan designation from R 5,400d to R 5,400a)

PC 12/10/14 - Recommend approval of the Hallett Request (change the Plan designation of three properties from the current GC to an R 9,600 designation), but only if Plan and Code language can be crafted which relieves the adjacent existing businesses and uses from having to comply with the special setback provisions of BMC 12.14.070 and special landscape buffering provisions of BMC 12.18.110.

Staff 03/04/15 - Staff has investigated the Planning Commission’s desired outcome and, while this approach is cumbersome, it has determined that the special subarea regulations can indeed over-ride the City-Wide regulations of BMC 12.14 and 12.18 (See BMC 12.60.010). In furtherance of the PC Recommendation for the Hallett Request, staff has crafted language within land use policies 4 and 5 which provided a policy basis for this approach. Staff has also provided draft subarea plan language (BMC 12.60.030) which would exempt, for example, Wine Valley Siding, from having to comply with the 50-foot setback and 15-foot landscape buffer of BMC 12.14 and 12.18, respectively.

PC 03/04/15 - PC Concurs

Brickyard Road / Queensgate Subarea Plan
Summary

The Plan for the Brickyard Road / Queensgate Subarea provides for preservation of the single and multi-family residential neighborhoods and eventual redevelopment of the existing neighborhood business center near the I-405 interchange into a pedestrian-, bicycle- and transit-oriented mixed use neighborhood. The land use measures and capital facility improvements proposed in this plan are intended to enhance the Subarea and promote city-wide goals and objectives. Highlights of the plan include the following:

- Provision of sidewalks/walkways in the vicinity of schools, neighborhood businesses and recreational facilities;
- Recognition and continuation of the multiple family, commercial, and industrial uses along East Riverside Drive;
- Development of eastern gateways to the City;
- Provision of mixed multi-family, office-professional and neighborhood business uses around the intersection of NE 160th Street and Brickyard Road / Juanita-Woodinville Way NE.

Subarea Profile

Location

The Brickyard Road / Queensgate Subarea is located in the southeastern corner of Bothell’s Planning Area.

This Subarea is bordered to the north by State Route 522 (SR-522); to the east by 124th Avenue NE, which is also the City of Woodinville's corporate limits; to the south by the Tolt River Pipe Line; and to the west by Interstate 405 (I-405).

The Brickyard Road / Queensgate Subarea adjoins three other Subareas: the North Creek / 195th Subarea is adjacent to the north; the Downtown Subarea is adjacent to the northwest; and the Waynita / Simonds / Norway Hill Subarea is adjacent to the west (see Figure 1).

The Brickyard Road / Queensgate Subarea amounts to approximately 370 acres or .58 square mile.

Physical Geography

The Subarea is divided between two drainage basins with the basin boundary located south of NE 160th Street intersecting the western and eastern boundaries of the Subarea at approximately NE 157th Street. Prominent features of the Subarea’s physical geography are shown on Figures 12 and 3.

1. The Juanita Creek sub-basin extends south of the basin boundary;
2. The Sammamish River basin extends to the north of the sub-basin boundary.

A one percent chance flood plain (the A 100-year floodplain) surrounds the Sammamish River between SR-522 and East Riverside Drive / Woodinville Drive.
Planning Commission Recommendation

There is an unclassified stream that flows from a small wetland area near NE 164th Place and 122nd Avenue NE. The stream flows northwest to the Sammamish River and is piped under roads and developed areas. Another unclassified stream flows north along the eastern city boundary intersecting the city boundary at approximately NE 167th Street flowing north to the Sammamish River. The part of the stream that runs through developed land is piped, including that area to the north of East Riverside Drive/Woodinville Drive.

In the southern region of the Subarea is a large wetland that extends from NE 160th Street to the City of Seattle Tolt River Pipe Line right-of-way and ranges from 75 feet to 500 feet in width. An unclassified stream feeds this wetland, entering the Subarea at approximately NE 145th Street and the I-405 highway and meandering northeast to the tip of the wetland. Portions of the stream that run under roadways are piped. A small tributary joins this stream creek from the south at approximately NE 149th Street between 122nd and 123rd Avenue NE.

Steep slopes, or slopes that exceed 15 percent, occupy the majority of the northern portion of the Subarea, sloping downward from the central and western points north to the Sammamish River. The remaining southeastern land is an almost flat plateau. Most of the steep slope areas have been designated as open space tracts within Planned Unit Developments (PUDs). The highest elevation in this Subarea is 340 feet at the southeastern boundary approximately at the intersection of NE 157th Street. The lowest elevation is on the Sammamish River at approximately 1842 feet. The steep slope areas are also classified a potential high landslide hazard.

A seismic hazard exists in the wetland areas described above. Areas described as having a landslide hazard are at an increased risk during a seismic event. The area surrounding the Sammamish River, including the land north of East Riverside Drive/Woodinville Drive, is a potential seismic hazard area.

Built Environment

Residential Development

The majority of this Subarea is characterized by varying densities of single family residential uses with pockets of multi-family residential, general commercial, and neighborhood business uses. The existing residential developments within this Subarea vary from single family site built and mobile home subdivisions at a minimum lot size of 9,600 square feet to multi-family developments at one dwelling unit per 900 square feet of site area. The residential areas are interspersed with tracts of designated open space within PUD developments, vacant properties, and underdeveloped land.

Commercial Development

Neighborhood-serving retail and service businesses are found at the intersection of NE 160th Street, Brickyard Road/Juanita-Woodinville Way and I-405, while general commercial and light industrial uses exist around the intersection of Brickyard Road and East Riverside Drive/Woodinville Drive.

Schools

The Subarea contains two public schools. Woodmoor Elementary School is located on the southwest corner of NE 160th Street and 124th Avenue NE. Northshore Junior High School is adjacent to and west of the elementary school.
Planning Commission Recommendation

In addition, a private school, the Evergreen Academy, is located at 16017 118th Place NE. The Evergreen Academy teaches pre-schoolers through sixth graders.

Parks and Open Space

The Brickyard Road / Queensgate Subarea contains regional and neighborhood parks, designated passive open space, and other public recreational areas. Brickyard Road Neighborhood Park, located at 16800 Brickyard Road NE, is 3.6 acres in size and includes a sports court, playground, picnic facilities, and open space. East Norway Hill Neighborhood Park consists of 24.3 acres and is located south of Northshore Junior High School, west of 124th Avenue NE, and north and south of the Tolt River Pipeline. The regional King County park land includes the Sammamish River Trail with 3.3 acres of passive open space within this subarea. Other public recreational areas are located at Northshore Junior High School and Woodmoor Elementary School which total approximately six acres for use during non-school hours or events.

Sanitary Sewer and Water

Depending on location within the Subarea, sanitary sewer and potable water service is provided by the City of Bothell, Northshore Utility District or Woodinville Water District. Generally, Bothell serves the north portion of the Subarea; Northshore serves the southwest portion; and Woodinville serves the southeast portion.

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 open water channels, drainage ditches, and streams. 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 natural gas, telephone, wireless telephone service, electricity, and cable television.

Transportation

The Subarea’s transportation system is composed of streets, sidewalks / walkways, bicycle routes, and transit service. Each component is described in more detail below. The Transportation Element of this Plan discusses the details of the City’s transportation system.
Planning Commission Recommendation

**Streets**

This Subarea is primarily served by two east-west roadways (NE 160th Street and East Riverside Drive / Woodinville Drive) and two north-south roadways (Brickyard Road / Juanita-Woodinville Way and 124th Avenue NE).

**Sidewalks / Walkways**

There are sidewalks on at least one side of the street and usually both sides in all of the developed housing subdivisions. Sidewalks are also in place on both sides of Brickyard Road and 160th Street NE. There are intermittent sidewalks along the south side of East Riverside Drive / Woodinville Drive and on both sides of 124th Avenue NE.

This Subarea also includes the Sammamish River Trail, which serves as a shared use path for pedestrians and bicyclists.

*Staff 10/01/14 - Recent Capital projects have completed sidewalks along the south side of East Riverside Drive from 102nd Avenue NE to 111th Avenue NE. These capital improvements should be recognized and the location of the needed sidewalks should be updated.*

The City has identified the need for sidewalks on East Riverside Drive from Brickyard Road to 111th Avenue NE.

**Bicycle Routes**

As noted above, the Sammamish River Trail runs along the northern boundary of this Subarea. Brickyard Road has striped and signed bicycle lanes. NE 160th Street and 124th Avenue NE are striped but not signed for bike lanes, and the width available for cyclists on 124th varies. East Riverside Drive / Woodinville Drive is not signed, and only intermittently striped.

**Transit Service**

King County Metro transit service to this area runs along NE 160th Street, 119th Avenue NE (south of 160th), 124th Avenue NE (south of 160th), Woodinville Drive, and Brickyard Road / Juanita-Woodinville Way. In addition, there is a bus stop (transit freeway station) for King County Metro and Sound Transit on the northbound I-405 on-ramp, and a park and ride lot across the freeway in the Waynita / Simonds / Norway Hill Subarea.
Planning Commission Recommendation

Brickyard Road / Queensgate Subarea Plan Elements

Land Use Policies

Note: Many of the Land Use policies are depicted on Figure 24, Land Use Designations.

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

2. The Sammamish River Trail and Park is the most appropriate long term use for the land located north of the Sammamish River and south of SR-522 (P at north end of map).

3. Land located north of East Riverside Drive / Woodinville Drive and south of the Sammamish River is appropriate for Office Professional and Light Industrial uses, subject to availability of necessary utilities, critical area regulations, and impact mitigation (OP, LI at north end of map). This designation reflects current use. Future development should occur in such a manner that view corridors to and from the Sammamish River are preserved. Building and site design should be in harmony with the riverfront setting, and public access to the river should be provided for and coordinated among all developments.

**Staff 11/19/14** - The Land Use Policy below is where a change to accommodate the Hallett Request would occur. Staff is recommending the Plan designation and Zoning classification remain GC. Accordingly, no changes are shown below.

**PC 12/10/14** - The Planning Commission is supportive of the Hallett Request and is recommending approval. The revisions below implement an R 9,600 designation for the Hallett properties. Further, the Planning Commission believes that adjacent properties that will remain designated GC, should not be negatively impacted as a result of the Hallett Request. Accordingly, the Planning Commission identified that the Hallett Request should only be approved if the special setbacks and landscape buffering provisions of the City-wide regulations could be waived for Wine Valley Siding, and other adjacent GC lands. Staff is proposing a special policy that would exempt adjacent GC zoned lands from having to comply with any special setback and landscape buffering provisions and a related implementing regulation.

**PC 03/04/15** - The Planning Commission deliberated at length on this topic and determined that it is conceivable to accommodate the Hallett request and preserve the existing businesses in this area.

4. The land located south of East Riverside Drive / Woodinville Drive, east of I-405, and west of the alignment of 121st Avenue NE excepting lands located approximately 500 to 950 feet west of the intersection of Woodinville Drive and Brickyard Road and east of the I-405 Right-of-way, is appropriate for General Commercial uses, subject to availability of necessary utilities, critical area regulations, and impact mitigation (GC at north end of map). This designation reflects current and proposed uses.
The lands designated GC above contain existing businesses and uses that have been in place for many years. Lands immediately west of these lands have been designated detached residential development at a minimum lot area of R 9,600 square feet. In most circumstances, special setbacks and buffers would be necessary to separate detached residential development from the potentially incompatible land uses permitted within GC designated properties. To preserve and protect the existing businesses located within the GC zoned area described herein it is necessary to ensure that these existing business operations and facilities continue as they exist today and that future expansion or improvements of these existing businesses is encouraged. Accordingly, GC lands subject to this policy should be exempted from any City-wide regulations that require special or additional setbacks, building heights or landscape buffers.

5. The land located south approximately 130 feet to 200 feet of Woodinville Drive and 500 to 950 feet west of the intersection of Woodinville Drive and Brickyard Road 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 in the upper portion of map). This designation corresponds with the current uses of these properties.

As identified above, adjacent properties designated GC should not be required to provide any special setbacks, landscape buffering from these R 9,600 lands or to require any special building height limitations when located adjacent to these R 9,600 lands.

5.6. Land located east of approximately 120th Avenue NE, 500 feet south of East Riverside Drive / Woodinville Drive, north of the alignment of NE 175th Street, and west of approximately 122 Avenue NE, is appropriate for a Mobile Home Park designation (MHP in north central portion of map). The purpose of the designation is to protect existing affordable housing. If in the future, the owner of the mobile home park desires to redevelop, the plan designation for the property in question should be revisited to determine the appropriate land use in the context of the overall character of the Brickyard / Queensgate Subarea. Any proposal to redevelop this mobile home park should provide for relocation assistance to mobile home residents living in the park at the time.

Staff 10/01/14 - the reference to buffers is no longer necessary since the areas referenced have developed and city-wide regulations mandate certain setbacks (BMC 12.14.070). Specific buffer language in this policy is no longer necessary.

6.7. Land located south of East Riverside Drive / Woodinville Drive, east of approximately 121st Avenue NE, and north of approximately NE 172nd Street; and the parcel located southwest of the intersection of 120th Avenue NE and NE 176th Lane are appropriate for attached or detached residential development at densities ranging from one dwelling unit per 4,000 square feet as described in Land Use Element Policy LU-P4 south of Woodcrest Drive to one dwelling unit per 2,800 square feet as described in Land Use Element Policy LU-P4 north of Woodcrest Drive, (R 2,800 and R 4,000 in the northeast portion of map). Buffers shall be provided to minimize any adverse visual impacts of multiple family development on adjacent single family development. This designation corresponds with current zoning and approved plans submitted for the area.

7.8. Land south of that described above and north of approximately NE 165th Street on the west half of the Subarea and NE 164th Street on the east half 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 in the middle portion of map). This designation corresponds with the current uses and approved plans submitted for the area.
Planning Commission Recommendation

8.9. Land east of and bordering Juanita-Woodinville Way between the approximate alignments of NE 162nd Street and NE 165th Street; and land in the southwest corner of the subarea bordered by 116th Avenue NE, the Tolt Pipeline and the west boundary of Queensgate Nos. 3 and 5; are appropriate for attached or detached residential development at one dwelling unit per 2,800 square feet as described in Land Use Element Policy LU-P4 (R 2,800 in west central portion of map).

9.10. Land north and south of NE 160th Street comprising the plats of Totem Estates and Queensgate Nos. 3 and 5; Woodmoor Elementary School and Northshore Junior High School; East Norway Hill Park; and the Woodinville Water District property at the southwest corner of NE 160th Street and 124th Avenue NE; is appropriately designated for detached residential development at a minimum lot size of 7,200 square feet as described in Land Use Element Policy LU-P4, reflecting historic zoning under King County jurisdiction (R 7,200 in east central portion of map). The public uses described above are recognized with overlay designations assigned in policies 13, 14 and 15 below.

Staff 11/19/14 - The Land Use Policy below has been modified to reflect the Staff Recommendation regarding the Spatacean, Nielson, O’Day Request. Staff’s analysis indicates the properties are most appropriately designated with an R 5,400a (attached) Plan designation and Zoning classification. The proposed language change below reflects the Staff Recommendation.

40.11. The land at the northwest corner of 124th Avenue NE and NE 160th Street, and the plat of Hillside Estates west of 124th at NE 165th Street, are designated for attached detached residential development at one dwelling unit per 5,400 square feet a minimum lot size of 5,400 square feet as described in Land Use Element Policy LU-P4 (R 5,400ad in east central portion of map), reflecting historic zoning under King County jurisdiction.

44.12. The land between the approximate alignments of 119th Avenue NE and 120th Avenue NE, and NE 160th Street and NE 162nd Street, 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, and Office Professional uses (R 5,400a, OP in south central portion of map).

12. Land around the Juanita-Woodinville Way / NE 160th Street / I-405 interchange is appropriate for residential dwellings at densities controlled by site and building envelope design regulations; and office-professional and neighborhood business uses (R-AC, OP, NB at west edge of map). Locating such a mix of uses at a freeway interchange promotes efficient utilization of land and the transportation network by incentivizing usage of public transit for travel to and from work while also facilitating walking and bicycling for convenience goods and services at a neighborhood scale. Development in this area shall promote such alternatives to driving via interconnected pathways from property to property; attractive site and building design incorporating plazas and courtyards; and pursuit of neighborhood-serving businesses that activate their settings and thus contribute to creating a compelling identity for the subarea’s activity center.

It is recognized that the I-405 interchange 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, Sound Transit, King County Metro Transit and other applicable agencies to identify and implement strategies for reducing congestion.

13. Northshore Junior High and Woodmoor Elementary schools are designated Civic-Educational to recognize existing uses (CE in southeast portion of map).
Planning Commission Recommendation

14. The East Norway Hill Park is the most appropriate long term use for the land east of approximately 120th Avenue NE and south of NE 155th Street (P in southeast corner of map).

15. The Tolt River Pipe Line Right-of-Way and adjacent park land shall act as an urban separator. The land containing the Tolt River Pipe Line utility corridor and the Woodinville Water District water tank site at the southwest corner of NE 160th Street and 124th Avenue NE are is designated Utility to reflect the existing uses (U along south border and east edge of map).

16. Consistent with adopted Park level of service guidelines, one or more additional parks are appropriate to serve the Subarea (<P> on map). The park(s) may or may not be located within the Subarea.

Actions

1. Adopt design regulations to ensure coordinated development of the area around the intersection of NE 160th Street, Brickyard Road / Juanita-Woodinville Way and I-405 in a manner which enhances the area and is compatible with nearby single family residential development.

Natural Environment

Policies

1. Protect and preserve the potentially hazardous slope critical areas in accordance with the City's Critical Area Ordinance. Protect and preserve non-hazardous slopes in the subarea consistent with the Urban Design and Natural Environment Planning area-wide Policies. 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.

3. Protect the quantity and quality of cool groundwater inputs from Norway Hill into the Sammamish River. 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.

4. Construction occurring on the non-hazardous slopes within this subarea should be subject to special provisions to reduce the disturbance of natural topography, preserve existing vegetation, implement special building practices suitable for sloped conditions, and minimize the amount of alteration to natural soils.

5. Protect the potential critical aquifer recharge area and the possible large aquifer located below Norway Hill. Preserve the existing flow of both shallow and deep groundwater towards the Sammamish River. This groundwater contributes cool water to the Sammamish River which addresses one of the limiting factors in the recovery of anadromous fish; the high temperatures present in the Sammamish River migratory corridor.
Actions

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

2. Preserve and enhance the existing neighborhood business center around NE 160th Street and Brickyard Road / Juanita-Woodinville Way in accordance with Land Use Policy 12 to provide for the local convenience needs of residents. Pollution can be reduced by decreasing vehicle trips to and from the neighborhood and within the neighborhood through the opportunity for residents to walk to goods and services.

Housing and Human Services

Policies

1. Provide for a range of housing alternatives within the Subarea for persons of varying incomes and lifestyles. Reference is made to the Land Use policies above, which provide for 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.

2. Coordinate the provision of high density housing with the provision of public transit service.

Actions

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

Economic Development

Policies

1. Provide development opportunities for business and services through implementation of the NB, LI, CG, and OP designations in targeted locations within throughout the Subarea.

Actions

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

Staff 10/01/14 - The Parks and Recreation Element is proposed to be re-named the Parks, Recreation, and Open Space Action Plan Element to match the Council-approved parks planning document. Revising the name of this Element is necessary.
Parks and Recreation and Open Space

Policies

1. Pursue acquisition and development of park sites and trail connections to serve the Subarea based on the City's overall adopted level of service guidelines as contained in the Parks, Recreation and Open Space Action Program (PROSAP) and the policies as contained in the Parks and Recreation Element of the Comprehensive Plan. It is recognized that such parks, while serving the needs of the residents of the Subarea, may or may not be located within 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 Subarea.

Community Services

Policies

1. Provide services within the neighborhood to support local needs, such as before and after school child day care, and the neighborhood use of schools as drop in centers for various age and interest groups.

Actions

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

Staff 10/01/14 - Because the Historic Preservation Policy below is within the City-wide Historic Preservation Element, it is not necessary to duplicate the same policy within this subarea. As a means of reducing superfluous policies, staff recommends removing this policy.
Planning Commission Recommendation

Historic Preservation

Policies

No specific Historic Preservation Policies have been identified for this subarea. Refer the Planning Area-Wide Historic Preservation Element.

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. Additional development or redevelopment in the neighborhood business center shall incorporate design features that provide a focus for neighborhood activity. Examples of such features include enhanced pedestrian access, public plazas and neighborhood news kiosks.

2. Improvements to 124th Avenue NE shall be so designed as to provide a pleasing gateway to the City of Bothell and will be coordinated with the City of Woodinville.

3. Ensure that commercial and multiple family development along NE 160th Street and Juanita-Woodinville Way is transit oriented (reference Transit Policies).

Actions

Staff 10/01/14 - Creation of special design documents for the area referenced below does not appear to be warranted given the improvements to the City-wide design requirements as contained within BMC 12.14. Staff recommends deleting this policy which would allow the city-wide building design standards to control.

1. Develop conceptual drawings for improvements and new development within the neighborhood business center. Develop design guidelines to assist potential developers of neighborhood business properties.

2. Include in the Capital Facilities Plan funding for the design and development of City entrance signs and improvements along 124th Avenue NE.
Staff 10/01/14 - With the annexation of the King County Potential Annexation Areas, any specific Annexation Policies and Actions are no longer necessary.

Annexation

Policies

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

1. Accept annexation requests for unincorporated areas which the City is able to serve at adopted levels of service.
2. Ensure that annexation boundaries promote efficient service delivery.
3. The distinct identity and sense of community of the Brickyard Road / Queensgate area should be considered in any proposed annexation in this area. Annexations should not divide the community.

Actions

1. Keep potential annexation areas informed as to process and obstacles.

Utilities and Conservation

Policies

1. Future replacement towers for the transmission lines along 124th Avenue NE and expansion of existing substations or construction of new substations should be designed to minimize aesthetic impacts on the Subarea.

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.
Planning Commission Recommendation

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

   | Freeway / Limited Access Highway | I-405  
   |                                | SR-522  
   | Principal Arterial             | None  
   | Minor Arterial                 | 124th Avenue NE  
   |                                | NE 160th Street NE  
   |                                | Juanita-Woodinville Way (west of 116th Avenue NE)  
   | Collectors                     | East Riverside Drive / 
   |                                | Woodinville Drive  
   |                                | Brickyard Road / Juanita-Woodinville Way (north of NE 160th Street)  

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

   | Separated Route (Shared Use Path) | Sammamish River Trail  
   |                                   | (including potential bridge connecting to Brickyard Road and Woodinville Drive)  
   | Striped and/or Signed Route (Bicycle Lane or Shared Roadway) | Juanita-Woodinville Way / 
   |                                                               | Brickyard Road  
   |                                                               | 124th Avenue NE  
   |                                                               | NE 160th Street  
   |                                                               | East Riverside Drive / 
   |                                                               | Woodinville Drive (east of 111th Avenue NE)  

4. NE 160th Street is part of the proposed Bothell Boulevard system. Any future improvements to this street should include median landscaping islands, landscaping between the street and sidewalks, a coordinated street tree program, and meandering sidewalks/walkways, if practical.

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

6. 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.

7. Coordinate with neighboring jurisdictions on the planning, funding, and implementation of transportation improvements to address shared transportation needs and concerns.

   It is recognized that the NE 160th / I-405 interchange 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
Planning Commission Recommendation

concurrency and impact mitigation requirements, shall coordinate with the City, the Washington State Department of Transportation, Sound Transit, King County Metro Transit and other applicable agencies to identify and implement strategies for reducing congestion.

Staff 10/01/14 - The policies below are planning area-wide policies that should be and are sufficiently articulated located within the Planning Area-Wide Transportation and Urban Design Elements. Staff is recommending these policies related to topography and a connected network of streets are more appropriately located within the Transportation and Urban Design Elements. There is no need to place these city-wide policies within each individual subarea plan.

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.

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

2. Erect signage to designate NE 160th Street, 124th Avenue NE, and Woodinville Drive NE as bicycle routes.

3. Work with the City of Woodinville and King County to improve 124th Avenue NE to Minor Arterial standards, to include bicycle lanes and sidewalks in each direction including the use of the utility corridor, if practical.

4. Consider Pursue traffic calming measures in accordance with the City Traffic Calming Program to promote safety including speed reduction along the NE 163rd Street and NE 169th Street corridors; along 119th Avenue NE south of NE 160th Street; and along 121st Avenue NE.

5. Investigate neighborhood pedestrian connections throughout the Subarea to improve neighborhood access to city parks and trails systems including a pedestrian bridge across the Sammamish River from the north end of Brickyard Road.

Staff 10/01/14 - The intersections identified in Actions 6 and 7 below are now completely within the jurisdiction of the City of Bothell and coordination with King County is no longer necessary. Conversely, even though NE 160th between 119th Avenue NE and 124th Avenue NE is totally within the corporate
Planning Commission Recommendation

limits of the City of Bothell, NE 160th Street is a major access point into the City of Woodinville and coordination with Woodinville continues to be appropriate.

6. Work with King County to improve pedestrian safety in and around transit areas including the intersection of Brickyard Road and East Riverside Drive/Woodinville Drive NE and the intersection of NE 160th Street, Brickyard Road/116th Avenue NE.

7. Coordinate Work with the City of Woodinville and City of Kirkland and King County to improve NE 160th Street between 119th Avenue NE and 124th Avenue NE to include to up to 5 lanes with signed bike lanes, street trees, and median islands/landscaping, if practical.

Capital Facilities

Capital facilities projects to implement subarea and city-wide policies (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 establishes types and amounts of funding and schedules projects for design and construction.
Imagine Bothell...Comprehensive Plan
2015 Periodic Plan and Code Update

Brickyard Road / Queensgate Subarea
Figure 1
Physical Geography
Imagine Bothell...Comprehensive Plan
2015 Periodic Plan and Code Update

Brickyard Road / Queensgate Subarea
Figure 2
Aerial Photo - April 2012
Imagine Bothell...Comprehensive Plan 2015 Periodic Plan and Code Update

Brickyard Road / Queensgate Subarea

Figure 3

Land Use Designations (Outside of Downtown)

<table>
<thead>
<tr>
<th>Designation</th>
<th>Description</th>
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<tbody>
<tr>
<td>R 9,600</td>
<td>Residential 9,600 sq. ft. (minimum lot size)</td>
</tr>
<tr>
<td>R 5,400a</td>
<td>Residential 5,400 sq. ft. (minimum lot size)</td>
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<tr>
<td>R 2,800, OP, NB</td>
<td>Residential 2,800 sq. ft. (minimum lot size)</td>
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<tr>
<td>R 4,000</td>
<td>Residential 4,000 sq. ft. (minimum lot size)</td>
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<tr>
<td>R 40,000</td>
<td>Residential 40,000 sq. ft. (minimum lot size)</td>
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<td>LI</td>
<td>Light Industrial</td>
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<tr>
<td>MHP</td>
<td>Mobile Home Park</td>
</tr>
<tr>
<td>NCFW</td>
<td>North Creek Fish &amp; Wildlife Critical Habitat Protection Area</td>
</tr>
<tr>
<td>PPOS</td>
<td>Park and Public Open Space</td>
</tr>
<tr>
<td>CB, LI, MVSO</td>
<td>Community Business, Light Industrial, Motor Vehicle Sales Overlay</td>
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<tr>
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<td>Office-Professional, Light Industrial</td>
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<td>OP, NB</td>
<td>Office-Professional, Neighborhood Business</td>
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Land Use Designations (Outside of Downtown) (Continued)

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Downtown Designations

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<td>Downtown Transition</td>
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<td>SR 522 Corridor</td>
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<td>GC</td>
<td>General Downtown Corridor</td>
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<td>Summit Valley View</td>
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<td>C</td>
<td>Campus</td>
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<td>NCFW</td>
<td>North Creek Fish &amp; Wildlife Critical Habitat Protection Area</td>
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<tr>
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<td>Mobile Home Park</td>
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</tr>
<tr>
<td>OP, NB</td>
<td>Office-Professional, Neighborhood Business</td>
</tr>
</tbody>
</table>

Public Facilities, Utilities, and Open Space

- Civic-Educational
- Park (location not determined)
- Dedicated Open Space
- Utility
- Potential Dedicated Open Space (location not determined)
- Potential Civic-Educational (location not determined)
- Park and Public Open Space
- Potential Civic-Educational (location not determined)
- Potential Park (location not determined)

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.

Land Use Designations

- Residential 1 dwelling unit per 2,800 sq. ft. of net buildable area (attached or detached units permitted)
- Residential 1 dwelling unit per 5,400 sq. ft. of net buildable area (only detached units permitted)
- Residential 5,400 sq. ft. minimum lot size
- Residential 7,200 sq. ft. minimum lot size
- Residential 8,400 sq. ft. minimum lot size
- Residential 9,600 sq. ft. minimum lot size
- Agricultural
- Light Industrial
- Mobile Home Park
- North Creek Fish & Wildlife Critical Habitat Protection Area
- Low Impact Development
- Community Business
- General Commercial
- Office-Professional
- Neighborhood Business
- Medium Industrial
- Motor Vehicle Sales Overlay
- Specialized Senior Housing Overlay
- Campus
- North Creek Fish & Wildlife Critical Habitat Protection Area
- Park and Public Open Space
- Private Road
- Motor Vehicle Sales Overlay
- Specialized Senior Housing Overlay
- Civic-Educational
- Potential Civic-Educational (location not determined)
- Potential Park (location not determined)
- Potential Dedicated Open Space (location not determined)
- Potential Civic-Educational (location not determined)
- Potential Park (location not determined)
- Potential Dedicated Open Space (location not determined)
- Utility
- Potential Civic-Educational (location not determined)