Locust / 14th Avenue W Subarea Plan

Summary

The Locust / 14th Avenue W Subarea Plan provides for attached and detached residential development at a variety of densities.

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 wetlands, steep slopes and streams;
- Working with Snohomish County and other affected agencies to create a Swamp Creek Management Plan, similar to work already underway for North Creek;
- Use of the Mobile Home Park (MHP) overlay to protect the subareas two existing mobile home parks.

Subarea Profile

Location

The Locust / 14th Avenue W Subarea is located in Snohomish County in the northwestern portion of the city's planning area, south of the Damson / Logan Subarea and the north of the City of Kenmore. The...
Planning Commission Recommendation

northern boundary is 212th Street SW and the southern is the King / Snohomish County boundary. The western boundary is delineated approximately by 20th Avenue West, Barker Road and Locust Way. The eastern boundary is the current city limits. (See Figure 1)

The Subarea comprises approximately 790 acres or 1.23 square miles.

Physical Geography

The subarea is dominated by Swamp Creek, which runs north-to-south through most of the subarea. (see Figure 31).

Swamp Creek originates in the Paine Field and West Casino Road area of South Everett. The King County Stream Monitoring Program describes the Swamp Creek watershed as follows:

“Extensive wetlands once dominated the headwaters of Swamp Creek. The upper reaches still have some large good-quality wetlands and high-quality salmonid spawning and rearing habitat, as well as one of the largest populations of freshwater mussels found in the Puget Sound Lowlands. The creek flows roughly 10.9 miles southward into King County, where it empties into the Sammamish River just upstream of its outlet into Lake Washington.

The Swamp Creek basin is approximately 15,000 acres, and roughly 52 percent of the drainage is impervious and 19 percent forested cover. The drainage basin includes Scriber Lake, Martha Lake, and Lake Stickney and drains portions of Lynnwood, Everett, Brier, Bothell, Mountlake Terrace, Kenmore and unincorporated Snohomish County.”

As with other streams in the Bothell area, such as North Creek, increased urbanization over the years has resulted in peak flows of greater intensity and duration than was the case prior to development. Because the local portion of Swamp Creek is the furthest downstream, the effects of urbanization are most profound in the lower reaches.

Because of the presence of Swamp Creek, most of the subarea lies within the relatively flat valley floor of the creek. The southwest edge of the subarea is marked by fairly moderate slopes, while the eastern edge of the subarea, particularly north and south of 228th Street SW, is characterized by much steeper slopes. These slopes tend to comprise the largest forested portions of the subarea. Several small lakes dot the subarea, with the largest forming the central feature of the Wandering Creek development in the southeast of the subarea.

Built Environment

Residential Development

The Locust / 14th Avenue W Subarea contains a mixture of residential types ranging from large acreage single family residential to multiple family residential complexes. Large acreage “farmettes” exist in the west-central portion of the subarea. There are two mobile home parks in the subarea; the Country Club park in the southwest portion of the subarea and the Lockwood Village park just south and west of the Wandering Creek development. The Wandering Creek development is a 55 plus gated community consisting of manufactured units on fee-simple lots.
Commercial Development

Nominal commercial development is present within the Subarea. Such development includes:

- The Kenmore gun range just north of 228th Street SW in the east-central portion of the subarea;
- The Fruhling gravel pit operation just south of 228th Street SW in the east-central portion of the subarea;
- The Dogs at Heart boarding kennels in the southwest corner of the subarea;
- The E.C. Wilson meat distribution and wholesale business, just north of Vine Road on the western boundary of the subarea.

Other Development

None noted.

Historic Properties

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

Schools

Lockwood Elementary School is located in the southwest corner of the subarea on Lockwood Road. Lockwood is part of the Northshore School District (NSD).

Parks and Open Space

Forsgren Park is located in the south-central portion of the subarea on Carter Road. The roughly 10 acre property was formerly a county-owned gravel pit that was reclaimed in the early 1980s. Current park facilities consist of:

- 2 Little League Baseball Fields;
- 2 Soccer Fields;
- Playground;
- Picnic Tables;
- Portable Restroom.

Sanitary Sewer and Water

The entire subarea is served by the Alderwood Water and Wastewater District.

Water
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The District purchases all of its water from the City of Everett. Everett’s regional supply is obtained from the Sultan River and treated to drinking water quality standards. Everett then delivers supply to its own citizens, as well as to various other cities and special districts in Snohomish County. Alderwood’s share of the regional supply enters the District’s distribution pipeline system and is delivered to the District’s own customers or to additional wholesale customers in nearby communities.

Sewer

The Alderwood Water and Wastewater District Sewer Comprehensive Plan states “The Swamp Creek basin is one of three south flowing basins in the District’s service area. Swamp Creek basin can be defined as flow that is collected and conveyed by King County’s Swamp Creek Interceptor. Flow in this trunk flows to the King County system and is currently treated at the West Point Waste Water Treatment Plant (WWTP). Ultimate treatment and disposal will be at the Brightwater WWTP when that facility is commissioned”.

Utilities

The Subarea is served by electricity, natural gas, telephone, wireless telephone and cable television. A major power line easement runs diagonally southwest to northeast through the northern portion of the subarea.

Transportation

Streets

The Locust / 14th Avenue W Subarea is served by the following arterial streets: 228th Street SW, which runs east-west across the approximate center of the subarea; 14th Avenue W, which runs north-south through the approximate center of the subarea. This arterial becomes Carter Road south of approximately 234th Street SW; Lockwood Road, between Locust Way and 14th Avenue W, which runs south-east to northwest in the extreme southern portion of the subarea and connects to Locust Way just north of 240th Place SW; and Locust Way, south of Lockwood Road, which runs south-west to north-east until it turns due north and at which point it is classified as a collector arterial. Lockwood Road east of 14th Avenue W is also classified as a collector arterial.

Sidewalks/Walkways

Some sidewalks have been installed within the Subarea as a result of development activity. This section of the subarea Plan will be expanded during future planning efforts, should the subarea annex to the City.

Transit Service

The closest Community Transit bus route to the subarea runs along 228th Street SW east of the subarea to 4th Avenue West and then north along 4th Avenue West.
Planning Commission Recommendation

Locust / 14th Avenue W Subarea Plan Elements

Land Use

Policies

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

1. Maintain the overall single family character of the area, while allowing for multi-family development where appropriate.

2. Land in much of the subarea is appropriate for detached residential development at one dwelling unit per 7,200 square feet as described in Land Use Element Policy LU-P4 (R 7,200 as delineated in Figure 4).

3. The 80 acre Kenmore Gun Club property in the eastern portion of the subarea is unique in that it has been owned and operated since 1945 by its members. The legal organization of the club’s ownership ensures that it will likely continue to operate many years into the future. It is appropriate to recognize this through the establishment of an overlay designation. The overlay does not confer any special protections upon the property, but rather provides recognition that the gun club is an established, legal use within a developing residential area.

   In addition to the overlay, the Kenmore Gun Club property is appropriate for detached residential development at one dwelling unit per 9,600 square feet, in order to have a Plan designation in place should the property redevelop at some future time. This designation is described in Land Use Element Policy LU-P4 (R 9,600 as delineated in Figure 4).

4. Land currently occupied by the Fruhling gravel pit operation is appropriate for attached residential development at one dwelling unit per 2,800 square feet of buildable area as described in Land Use Element Policy LU-P4 (R 2,800 as delineated in Figure 4).

5. Land currently occupied by the Country Club mobile home park in the south-west portion of the subarea is appropriate for detached residential development at one dwelling unit per 7,200 square feet with a Mobile Home Park (MHP) overlay to recognize and protect this land use providing affordable detached single family housing (R 7,200 as delineated in Figure 4).

6. Land located at the intersection of Locust Way and Lockwood Road in the south-west portion of the subarea is appropriate for neighborhood business (NB) development, as described in Land Use policy LU-P4 (NB designation as delineated in Figure 4).

7. Land currently occupied by the Lockwood Village mobile home park in the south-central portion of the subarea is appropriate for detached residential development at one dwelling unit per 7,200 square feet with a Mobile Home Park (MHP) overlay to recognize and protect this land use providing affordable detached single family housing (R 7,200 as delineated in Figure 4).
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8. Land currently occupied by Forsgren Park in the south-central portion of the subarea is appropriate for designation as a Park (P as delineated in Figure 4).

9. Land currently occupied by Lockwood Elementary School in the southwest portion of the subarea is appropriate for a Civic / Education designation (CE as delineated in Figure 4).

10. 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 rezone properties in keeping with the Land Use and Natural Environment policies.

Natural Environment

Policies

1. Protect and preserve the wetlands, streams and steep slope critical areas in accordance with the City's Critical Area Ordinance and Shoreline Master Program.

2. Improve protect and preserve Swamp Creek as fish habitat to the greatest extent possible.

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.

Actions

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

2. Work with Snohomish County and other appropriate agencies to create a Swamp Creek Management Plan, similar to efforts already underway on North Creek.

3. Implement development regulations consistent with the above policies
Housing and Human Services

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

Economic Development

Staff 3/18/15 - Minor revisions to the “placeholder” language in the sections below is made for consistency with other subareas, as directed by Planning Commission on 12/3/14.

This section is a place holder for future language. No specific Economic Development Policies or Actions have been identified for this Subarea. The City will complete this section following annexation, should that occur. Refer to the Planning Area-wide Economic Development Element.

Staff 12/3/14 - The heading below is revised to reflect the scope of PROSAP.

Parks, and Recreation and Open Space

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. 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 Locust / 14th Avenue W Subarea.

Community Services

Staff 12/3/14 - Community Services has been combined with Housing in the new Planning Area-wide Housing and Human Services Element, so the Community Services section is eliminated and combined with the Housing section above.
Planning Commission Recommendation
This section is a place holder for future language. The City will complete this section following annexation, should that occur.

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

Placeholder. No specific Historic Preservation Element Actions have been identified for this Subarea. Refer to the Area-wide Historic Preservation Element.

Urban Design

Placeholder. Upon annexation, the City will work with residents of the Subarea to identify whether any specific Urban Design Policies or Actions which should be identified for this Subarea. Refer to the City-wide Urban Design Element

Annexation

Placeholder. Upon annexation, the City will work with residents of the Subarea to identify whether any specific Urban Design Policies or Actions which should be identified for this Subarea. Refer to City-wide Annexation Element

Utilities and Conservation

Policies

1. Future replacement towers for the transmission lines within or adjacent to the Subarea should be designed so as to minimize aesthetic impacts on neighborhoods.

Actions

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

Transportation
Planning Commission Recommendation

Policies

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

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.

Capital Facilities

Policies

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

Actions

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

Locust / 14th W Subarea
Figure 1
Physical Geography
Imagine Bothell...Comprehensive Plan
2015 Periodic Plan and Code Update

Locust / 14th W Subarea
Figure 2
Aerial Photo - April 2012
Imagine Bothell...

2015 Periodic Plan and Code Update

Figure 3

Locust / 14th W Subarea

Land Use Designations

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Land Use Designations (Outside of Downtown) (Continued)

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Public Facilities, Utilities, and Open Space

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