

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;