

AGENDA

BOTHELL PLANNING COMMISSION

Bothell Municipal Court Building, 10116 NE 183rd Street
Wednesday, October 14, 2015, 7:00 PM

1. CALL TO ORDER

2. NON-AGENDA PUBLIC COMMENTS

3. APPROVAL OF MINUTES

April 1, 2015
July 22, 2015
July 29, 2015

4. NEW BUSINESS

5. PUBLIC HEARING

- A. 2015 Docket of Plan and Code Amendments: Nike Hill Plan and Code Amendment Request
(Shelton View / Meridian / 3rd SE Subarea)

6. STUDY SESSION

None

7. OLD BUSINESS

8. REPORTS FROM STAFF

9. REPORTS FROM MEMBERS

10. ADJOURNMENT

Projected Schedule of Land Use Items as of October 8, 2015

City Council (CC) meetings, shown in **bold**, start at 6 p.m. unless otherwise noted.

Planning Commission (PC) meetings, shown in *italics*, start at 7 p.m. unless otherwise noted.

Shorelines Hearings Board and other meetings shown in normal text, start at 7 p.m. unless otherwise noted.

Meetings are held in the Municipal Court Building at 10116 NE 183rd St unless otherwise noted.

For planning purposes only: schedule subject to change without notice

October, 2015

Monday	Tuesday	Wednesday	Thursday	Friday
			1	2
5	6	7 <i>2015 Docket of Plan and Code Amendments: Study Session on South Riverside Plan and Code Amendments</i>	8	9
12	13	14 <i>2015 Docket of Plan and Code Amendments: Public Hearing on Shelton View Neighborhood Activity Center (Nike Hill) Plan and Code Amendment Request (Shelton View / Meridian / 3rd SE Subarea)</i>	15	16
19	20	21	22 City Hall Move	23 City Hall Move
26 City Hall Move	27 City Hall Move	28	29	30

November, 2015

Monday	Tuesday	Wednesday	Thursday	Friday
2	3	4	5	6
9	10 Study Session - UWB/CC PUD Retirement	11 Veteran's Day Holiday	12	13
16	17	18 <i>2015 Docket of Plan and Code Amendments: Continued Public Hearing on Nike Hill Plan and Code Amendment Request (Shelton View / Meridian / 3^d SE Subarea)</i> <i>2015 Docket of Plan and Code Amendments: Public Hearing on South Riverside Plan Amendments</i> NEW LOCATION - NEW CITY HALL	19	20
23	24	25 (No meeting - Thanksgiving week)	26 Thanksgiving Day Holiday	27 Thanksgiving Day Holiday
30	31			

Minutes

BOTHELL PLANNING COMMISSION

REGULAR MEETING - April 1, 2015

COMMISSIONERS PRESENT: Chair Steve Booth, Blake Stedman, Eric Clarke and Patrick Cabe

COMMISSIONERS ABSENT AND EXCUSED: Mike Stall, David Vliet, and Patrick Gastineau

STAFF PRESENT: Planning Manager Gary Hasseler, Senior Planner Bruce Blackburn, Senior Planner David Boyd and Transportation Planner Sherman Goong

CALL TO ORDER: The Regular Meeting of the Bothell Planning Commission was called to order by Chair Steve Booth, on April 1, 2015, at 7:00 p.m. in the Municipal Court / Council Chambers at the Bothell Municipal Court, 10116 NE 183rd Street.

APPROVAL OF MINUTES:

A MOTION WAS MADE TO APPROVE THE MINUTES FOR DECEMBER 3, 2014. THE MOTION WAS SECONDED AND PASSED WITH ALL PRESENT IN FAVOR.

A MOTION WAS MADE TO APPROVE THE MINUTES FOR DECEMBER 10, 2014. THE MOTION WAS SECONDED AND PASSED WITH ALL PRESENT IN FAVOR.
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A MOTION WAS MADE TO APPROVE THE MINUTES FOR DECEMBER 17, 2014. THE MOTION WAS SECONDED AND PASSED WITH ALL PRESENT IN FAVOR.
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A MOTION WAS MADE TO APPROVE THE MINUTES FOR JANUARY 7, 2015. THE MOTION WAS SECONDED AND PASSED WITH ALL PRESENT IN FAVOR.
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PUBLIC HEARING:

Chair Steve Booth opened the continued public hearing concerning the 2015 Periodic Plan and Code Update: third review of the Transportation Element. Booth introduced Gary Hasseler.

Hasseler shared a brief Power Point presentation regarding the third review of the Transportation Element.

Discussion ensued.

PUBLIC HEARING:

Chair Steve Booth opened the continued public hearing concerning the 2015 Periodic Plan and Code Update: third review of the Draft Planning Commission Findings, Conclusions and Recommendation. Booth introduced Gary Hasseler.

Hasseler shared revisions to the third review Draft Planning Commission Findings, Conclusions and Recommendation.

Discussion ensued.

PUBLIC HEARING:

Chair Steve Booth opened the continued public hearing concerning the 2015 Periodic Plan and Code Update: third review of the revisions made to Planning Area-Wide Elements and Subarea Plans at direction of Planning Commission as part of the first and second integrated reviews. Booth introduced Gary Hasseler.

Hasseler shared revisions to the third review Planning Area-Wide Elements and Subarea Plans.

Discussion ensued.

A MOTION WAS MADE TO CLOSE THE 2015 PERIODIC PLAN AND CODE AMENDMENTS. THE MOTION WAS SECONDED AND PASSED WITH ALL PRESENT IN FAVOR.

A MOTION WAS MADE TO RECOMMEND CITY COUNCIL ADOPT THE 2015 PERIODIC PLAN AND CODE AMENDMENTS, AS REVISED, AS PLANNING COMMISSION FINDINGS, ANALYSIS AND CONCLUSIONS AND RECOMMENDATIONS. THE MOTION WAS SECONDED AND PASSED WITH ALL IN FAVOR.

REPORTS FROM STAFF:

Hasseler thanked the Commissioners for their hard work on the Comp Plan. He reported that the Council's first Public Hearing regarding the 2015 Periodic Plan and Code update is scheduled for April 21st. Additional hearings are scheduled for May 5th, June 2nd, and June 16th. Hasseler requested one or more Commissioners be present at the hearings to answer Council questions. He also shared that the staff has begun the SEPA process for the Comp Plan and the comments and appeal period will run during Council's public hearings. During this time staff will also begin adding final edits and Commission recommendations to the 2015 Periodic Plan and Code update which will be submitted to the State Growth Management Office for review. The goal is for Council to adopt the update by June 16, 2015.

Hasseler reported Council will take action on Planning Commission open seat at the April 7th Council meeting.

REPORTS FROM MEMBERS: None

ADJOURNMENT:

A MOTION WAS MADE TO ADJOURN. THE MOTION WAS SECONDED AND PASSED WITH ALL PRESENT IN FAVOR.

The meeting was adjourned at 7:36 p.m.

Blake Stedman, Secretary

BOTHELL PLANNING COMMISSION

REGULAR MEETING - July 22, 2015

COMMISSIONERS PRESENT: Chair Steve Booth, Blake Stedman, Eric Clarke, Patrick Cabe and Mike Stall

COMMISSIONERS ABSENT AND EXCUSED: David Vliet, and Roger Cecil

STAFF PRESENT: Community Development Director Tom Burdett and Planning Manager Gary Hasseler

CALL TO ORDER: The Regular Meeting of the Bothell Planning Commission was called to order by Chair Steve Booth, on July 22, 2015, at 7:00 p.m. in the Municipal Court / Council Chambers at the Bothell Municipal Court, 10116 NE 183rd Street.

APPROVAL OF MINUTES: None

PUBLIC HEARING:

Chair Steve Booth opened the public hearing concerning the 2015 Code Amendments - Preliminary Plat approval expiration times. Booth introduced Gary Hasseler.

Hasseler shared a brief Power Point presentation regarding 2015 Code Amendments - Preliminary Plat approval expiration times.

Discussion ensued.

PUBLIC TESTIMONY:

(See video recording on City of Bothell website for detailed testimony).

Anthony Jumanca, 24232 15th Ave SE

Julio Farcus, No address given.

<p>A MOTION WAS MADE TO PROCEED WITH GRANTING AN EXTENSION WITH THE DETAILS TO BE DETERMINED. THE MOTION WAS SECONDED AND PASSED WITH 5 TO 1 VOTE.</p>

<p>A MOTION WAS MADE TO CONTINUE THE PUBLIC HEARING REGARDING THE 2015 CODE AMENDMENTS - PRELIMINARY PLAT APPROVAL EXPIRATION TIMES TO JULY 29, 2015. THE MOTION WAS SECONDED AND PASSED WITH ALL PRESENT IN FAVOR.</p>
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OLD BUSINESS:

Hasseler noted that the City Council adopted the 2015 Periodic Comp Plan and Code Update on July 7, 2015. They held 8 hearings of their own and made some revisions to the Planning Commission's recommendation, but the bulk of the Plan update was adopted as presented by the Planning Commission. The Plan update has been sent to the Washington State Department of Commerce for Growth Management Act compliance review. The adoption date was a week later than the state-mandated deadline of June 30, 2015, but staff had notified Commerce early on that the City would likely just miss the deadline. Commerce noted that many jurisdictions would likely miss the deadline (some by considerably more time) and that they were working with jurisdictions to ensure as few delays as possible. Hasseler also noted that the Comprehensive Plan is currently in an appeal period until September 12, 2015.

REPORTS FROM STAFF: None

REPORTS FROM MEMBERS: None

ADJOURNMENT:

A MOTION WAS MADE TO ADJOURN. THE MOTION WAS SECONDED AND PASSED WITH ALL PRESENT IN FAVOR.

The meeting was adjourned at 8:18 p.m.

Blake Stedman, Secretary

BOTHELL PLANNING COMMISSION

REGULAR MEETING - July 29, 2015

COMMISSIONERS PRESENT: Chair Steve Booth, Blake Stedman, Eric Clarke, Patrick Cabe, David Vliet and Mike Stall

COMMISSIONERS ABSENT AND EXCUSED: Roger Cecil

STAFF PRESENT: Planning Manager Gary Hasseler

CALL TO ORDER: The Regular Meeting of the Bothell Planning Commission was called to order by Chair Steve Booth, on July 29, 2015, at 7:00 p.m. in the Municipal Court / Council Chambers at the Bothell Municipal Court, 10116 NE 183rd Street.

APPROVAL OF MINUTES: None

PUBLIC HEARING:

Chair Steve Booth opened the public hearing concerning the 2015 Code Amendments - Preliminary Plat approval expiration times. Booth introduced Gary Hasseler.

Hasseler shared the recommended code language regarding the 2015 Code Amendments - Preliminary Plat approval expiration times.

Discussion ensued.

<p>A MOTION WAS MADE TO APPROVE THE REVISED LANGUAGE REGARDING THE 2015 CODE AMENDMENTS - PRELIMINARY PLAT APPROVAL EXPIRATION TIMES. THE MOTION WAS SECONDED AND PASSED WITH 5 TO 1 VOTE.</p>

<p>A MOTION WAS MADE TO CLOSE THE PUBLIC HEARING REGARDING THE 2015 CODE AMENDMENTS - PRELIMINARY PLAT APPROVAL EXPIRATION TIMES. THE MOTION WAS SECONDED AND PASSED WITH ALL PRESENT IN FAVOR.</p>
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OLD BUSINESS: None

REPORTS FROM STAFF: None

REPORTS FROM MEMBERS: None

ADJOURNMENT:

<p>A MOTION WAS MADE TO ADJOURN. THE MOTION WAS SECONDED AND PASSED WITH ALL PRESENT IN FAVOR.</p>

The meeting was adjourned at 7:35 p.m.

Blake Stedman, Secretary

**2015 Plan and
Code Amendments:
Shelton View / Meridian / Nike Hill**

MEMORANDUM

Community Development Department



City of Bothell

DATE: October 8, 2015

TO: Planning Commission

FROM: Bruce Blackburn, Senior Planner

SUBJECT: 2015 Plan and Code amendments Shelton View Neighborhood Activity Center (Nike Hill) at Meridian Avenue and 228th Street SE

Purpose

The purpose for this memorandum is to provide background information and propose preliminary approaches for further consideration regarding the 2015 Plan and Code amendments Shelton View Neighborhood Activity Area (also known as Nike Hill) Plan and Code amendment Study Area which is derived from the deferral of two Comprehensive Plan amendment requests submitted by Coast Equities Properties (MC Coast) and Mr. Bashir Malik (Requests) during the 2015 Periodic Plan and Code Update. The MC Coast and Malik Requests sought land use designations and zoning classifications in support of the planned Neighborhood Activity Center surrounding the intersection of Meridian Avenue and 228th Street SE as called for within Economic Development Policy ED-P8 as depicted on Economic Development Figure ED-1. Due to the need to complete the 2015 Periodic Plan and Code Update by the state-mandated deadline of June 30th, 2015, the City deferred action on these two Requests to the fall/winter of 2015/2016.

The deferral of the MCCoast and Malik requests gives the City the ability to 'step back' and analyze the area around the intersection of Meridian Avenue and 228th Street in a more comprehensive and thorough manner.

Study Session

The Planning Commission conducted a Study Session on September 23rd where the Commission received a staff presentation, asked questions and identified additional information to discuss at the future public hearings. No action was taken at this Study Session except for the Commission identifying potential discussion topics for future meetings. Those topics follow:

- Should the City preserve the 26 acre DNR property as permanent open space?
The City has already identified its desire to acquire the 26 acre DNR parcel located at the end of 7th Avenue SW as open space/parkland as specified within the Parks, Recreation and Open Space Action Plan. See the discussion regarding Action PR-A38 below.
- Should the City 'plan' the Army Reserve parcel by assigning appropriate land use designations in case the Army decides to 'surplus' the property in the future?
Response: Staff contacted the Army's Point of Contact person, Mr. Bud Berendes. Mr. Berendes clearly stated (See Exhibit Ex-SV-5) that the Army has no plans or desire to abandon or otherwise leave this property in either the short or long-term. The value of the parcel and the strategic investment that both the Army and FEMA have in this property would be very difficult to replace elsewhere in the Puget Sound Region - particularly considering the relatively high value of land

and the existing equipment on-site. Further, should the Army expand its operations the most likely location for such an expansion would be in the northeast portion of the property which the area most appropriate to support the Neighborhood Activity Center. Another factor is this is a secure facility with specific defensible setback or buffer dimensions that must be maintained around the facility. These setbacks are quite large.

The only scenario under which the Army Reserve may consider leaving this site would be if the City undertook a 'land swap' where the City traded the Army Reserve site with another property with similar characteristics. This is a very unlikely given the location of the Army Reserve property upon the highest point in Bothell and the advantage such a location provides for the FEMA communication facilities. Further, 41 acres of vacant, flat and dry land within the corporate limits of the City is a rare commodity.

At this time, the Army Reserve POC has identified the Army is not interested in a City planning effort for this property.

- What is the relative 'density' of the existing Canyon Ridge Condominium property?
Response: Staff calculated the relative density of the Canyon Ridge Condominiums as 10.3 dwelling units per net acre which is most similar to the R 4,000 Plan Designation which results in 10.9 dwelling units per acre. Please see the discussion below.
- Can the City consider a 'clustering' ordinance that would permit reduced development impacts at fairly low relative densities such as R 7,200 or R 9,600?
Response: During the 2015 Periodic Update, the City Council crafted Policy LU-P4 and NE-P25 which directs the City to consider a host of low impact development practices including clustering of developments. A clustering mechanism within the code has the potential of ensuring development occurs at or near the number of households the city needs to create to meet its obligations under the Growth Management Act while preserving significant areas of open space and wooded lands in perpetuity.

Under the current version of the City's Zoning Code, large residential lot areas and dimensions are preferred over preservation of open space. A clustering mechanism may be one potential strategy that would reverse this practice and has the potential of preserving substantial areas of open space.

While, a clustering provision is a promising approach to achieve open space, the City Council has not yet initiated this as a code amendment. The Planning Commission may wish to recommend the City Council to initiate such a code amendment as part of this action.

- Can the City require a specified percentage of open space be provided within each development or within this Subarea?
Response: Yes, but such an approach has caveats which are discussed herein. In the past, the City has investigated different ways to preserve greater numbers of existing trees and forest areas on development sites. The fundamental issue that always arises is for the City's detached single family residential developments the zoning code requires minimum lot square footage and dimensions. The fundamental conflict is that creating large lots, means less land is available as open space which is the best way to preserve trees.

The current regulations require that individual developments preserve 10 percent of the total tree diameter of the significant trees located upon a property. The 10 percent figure can be distributed among several trees or a single large tree. These trees are often preserved within individual lots.

Background

The *Imagine Bothell...* Comprehensive Plan's Economic Development Element identifies a desire to enhance and create small-scale, mixed use neighborhood activity centers as described below:

ED-P8 Provide for the development of small-scale mixed use neighborhood villages as a means of promoting a sense of community, encouraging pedestrian and bicycle mobility, and reducing the number and length of motorized convenience shopping trips. See **Figure ED-1** for locations of existing neighborhood activity centers that could be enhanced and a potential new one.

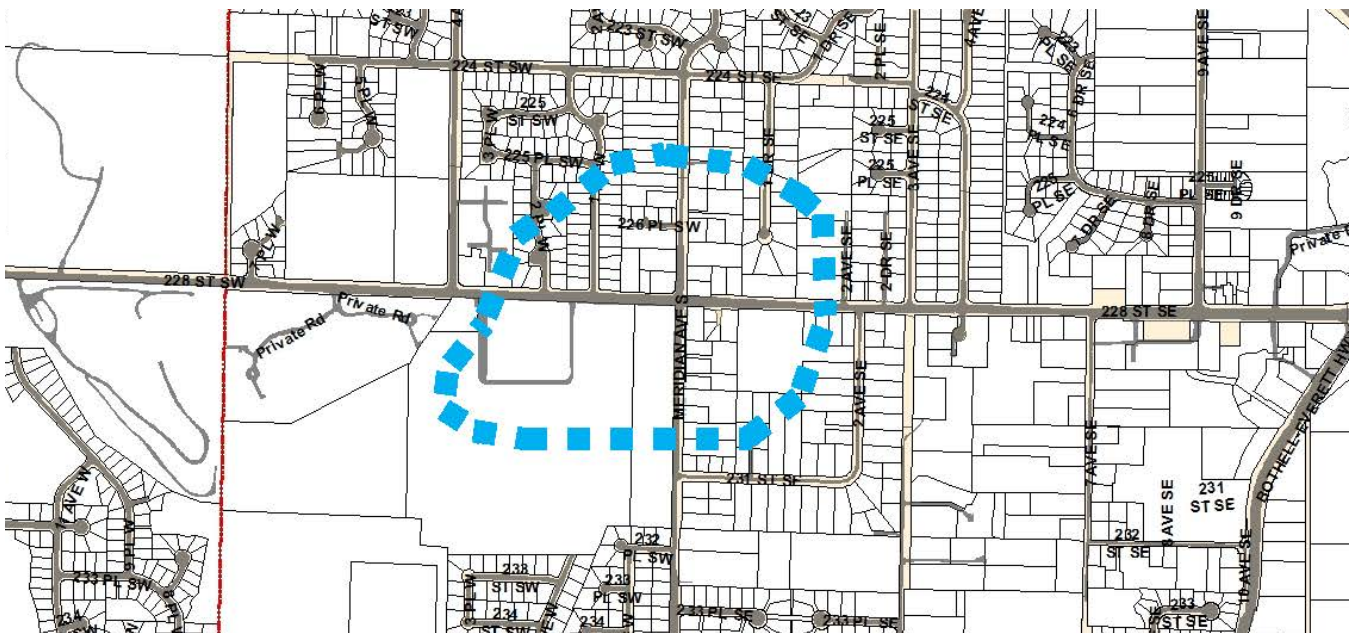
Figure ED-1 places a neighborhood activity center within the Shelton View / 3rd / Meridian Avenue Subarea in the vicinity of the intersection of 228th Street SE and Meridian Avenue as shown on the map on the following page.

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Note: The areas identified in Figure ED-1 are conceptual in nature and this Figure is not intended to precisely identify which properties should be included within the Shelton View Activity Center - the purpose is simply to identify locations suitable for activity areas.



Portion of Figure ED-1



The Neighborhood Activity Center of Figure ED-1 superimposed over a Street Map

Lands included in the Shelton View Neighborhood Activity Center Study Area

Because Figure ED-1 is intended to grossly identify potential activity center locations, exact boundaries must be determined during subsequent planning efforts such as this one. Staff proposes the Planning Commission apply the following filters when determining the most appropriate boundaries for the Shelton View Neighborhood Activity Area:



Shelton View Neighborhood Activity Center Investigation Vicinity Map - Aerial Photo

The proposed Study Area covers approximately 132 acres within 38 parcels. The Army Reserve / FEMA site covers 41 acres; the two DNR parcels cover 34 acres; the City of Bothell Fire Station 10 occupies 1 acre; and the existing Canyon Ridge Condominium neighborhood occupies 17 acres. This results in approximately 40 acres or 30% of the area available for development or potential re-development.

Properties

The following discussion briefly describes the major parcels within the Study area including the US Army Reserve / FEMA site, Shelton View Elementary School, the two DNR parcels; the MC Coast LLC (Coast Equities) and Mr. Malik properties, the Fruling Sand and Gravel Site; and the Canyon Ridge Condominium property.

- **Army Reserve Center / Federal Emergency Management Agency (FEMA) offices - Current zoning R 9,600**

This 41 acre parcel is occupied by buildings and parking areas where the Army Reserve conducts classroom training and stores vehicles and equipment. The site also houses offices for the Federal Emergency Management Agency (FEMA) which also stores FEMA vehicles and equipment. FEMA also operates a telecommunication facility in the site and has several antenna arrays on the property.

The Army Reserve's Point of Contact (POC), Mr. Bud Berendes, Community Planner with the 88th Regional Support Command was unequivocal in explaining that the Army Reserve (the agency in

control of the property) has no plans to abandon any of the buildings or vacate the property. Mr. Berendes further explained that it would not be in the Army's best interests to either vacate or sell the property due to the high land values in the region and the large expenditure of funds necessary to duplicate this facility in another location.

Further, in response to the Planning Commission's question regarding the Army's willingness to consider re-development of a portion (northeast corner) of the Army Reserve property, Mr. Berendes was again very clear that the Army had no desire or plans to abandon any part of the property. In fact, Mr. Berendes went on to state that, because the Army has granted a use license to FEMA to use the southern portion of the property, the Army has very little land available for its own use leaving the northeast portion of the property as the most likely expansion area (See Exhibit Ex-SV - 5).

The FEMA POC, Ms. Christine Capelli, also stated there are no plans by FEMA to vacate the property in the near future. Though some FEMA staff re-locations have been discussed, the communication equipment and antenna towers on the property represent a significant investment that is not likely to be re-located.

Recap: No portion of the Army Reserve property will be available for development or re-development in the foreseeable future.

- **Department of Natural Resource (DNR) Properties 1 and 2 - Current zoning NB and R 9,600**

DNR has two 'trust land' properties of 26.86 acres located west and north of Shelton View Elementary School and 7.0 acres located west of Meridian Avenue south of 228th Street. The 26.63 acre parcel will be referred to as DNR property 1 (DNR-1) and the 7 acre parcel will be referred to as DNR property 2 (DNR-2). A group of residents in the area known as "Save our Shelton Woods" has expressed a desire to preserve DNR-1 as permanent open space that would not be available for development.

Because these DNR lands are 'educational trust lands' the Department of Natural Resources is required by State law to generate income from these lands through the sale of timber products, ground leases, the sale of properties or other methods that return funds to the State to be used for school capital improvement projects throughout the State.

Mr. Richard Scrivner with the DNR Real Estate / Land Use office attended the Planning Commission Study Session and outlined the mechanisms for acquisition of DNR Trust lands. Mr. Scrivner identified that the DNR parcels are not currently scheduled for a timber harvest in the near future and further speculated that timber harvest for the larger of the two parcels would be more costly than normal because of the limited access and configuration of that parcel.

Mr. Scrivner further outlined the DNR process to be followed whenever an outside agency or private party desires to acquire or lease DNR trust property. The application process involves a number of steps and procedures which include:

- Making formal application to DNR;
- An appraisal of the property to establish its true value;
- A letter of intent between DNR and the potential purchaser;
- Review by the State Forest Practices Board of the acquisition request; and
- Approval by the State Forest Practices Board of the acquisition

It is important to note that DNR must sell its trust lands at their appraised market value - a 'discount' or gifting of DNR trust lands to local governments is not allowed under State law. Further, DNR

does not grant 'first-right-of-refusals' to public agencies. Mr. Scrivner believed that DNR would be receptive to an application for acquisition of DNR-1 and encouraged the City to continue to work with himself and DNR as this process continues.

- **Fruhling Sand and Top Soil - Current Zoning MR (Snohomish County)**

This 26 acre parcel is not within the corporate limits of the City of Bothell and is not subject to Bothell jurisdiction. This parcel was a gravel extraction operation for many years and is currently being used as a landscape materials sales yard. Snohomish County has assigned an MR zoning classification which is a multiple family designation at a relative density of 22 dwelling units per acre. Bothell's most equivalent zone is R 2,800 which allows 15 dwelling units per acre.

The Fruhling property is appropriate to include in this investigation because it may be capable of providing alternative access (from the west) to the MC Coast LLC property discussed below. However, it should be noted that, according to the MC Coast property owner, there is not a current legal access to the MC Coast property through the Fruhling property.

- **MC Coast LLC (Coast Equities) property - Current zoning R 9,600**

The MC Coast LLC (Coast Equities) property covers 16.53 acres and is located north of the larger DNR property and Shelton View Elementary School and is south of the existing Canyon Ridge Condominium site. The Coast Equities property owners submitted a Comprehensive Plan amendment Request, seeking an R-AC designation, during the 2015 Periodic Plan and Code Update. This request was deferred due to the need to meet the mandatory deadline for the Periodic Plan and Code Update which did not allow sufficient time to fully analyze the request. Coast Equities has since amended their request and is now seeking an R 4,000 plan designation (approximately 11 dwelling units per acre) because Coast equities believes an R 4,000 plan designation most closely matches the development pattern of the existing Canyon Ridge Condominium development to the north through which, the Coast Equities property has an existing 50 foot wide ingress/egress and utility easement.

The current plan designation and zoning classification is R 9,600 which is a detached single family residential designation requiring lots of 9,600 square feet with a minimum lot dimension of 80 feet. The property owner has submitted preliminary critical area reports which indicate that the site contains no streams or wetlands and that the site does not have geologically hazardous areas. However, it is important to note that some slopes on the MC Coast property are very steep (45% gradient) in places making it necessary for a developer to re-configure the site to accommodate the site for single family residential lots. Creation of detached single family residential lots is particularly problematic on sloped sites because of the minimum lot area and dimensional requirements. This often requires substantial site re-grading as demonstrated by the Piper's Glen and Bentley developments where the minimum lot areas and dimensions resulted in the need to undertake significant cuts and fills to comply with the minimum lot area and dimensional standards.

- **Canyon Ridge Condominiums - Current zoning R 9,600**

This 16.92 acre parcel contains a 75 unit condominium development even though the property is zoned R 9,600 (the R 9,600 zone currently prohibits multi-family residential). This means the development is a 'legal non-conforming use' subject to the City's non-conforming use provisions of BMC 12.26. Such a legal non-conforming use may be maintained in its current configuration in perpetuity. However, any expansion is prohibited.

The reason this development is inconsistent with the plan designation and underlying zoning classification (detached single family residential 9,600 sq. ft. lot area) is because the site was

'vested' to Snohomish County regulations, via a completed development application, prior to its annexation to the City of Bothell in 1992. Snohomish County zoning prior to annexation was 'MR' which permits attached dwelling units at one dwelling unit per 2,000 square feet or approximately 22 units per acre. Because of the physical site constraints (slope gradients) and the presence of a relatively flat area on top of the ridgeline, the developer chose to construct the 75 unit townhome as it exists today.

It should be noted that a "...perpetual, non-exclusive easement for ingress, egress, and utility purposes, including all necessary and convenient appurtenances..." crossing the Canyon Ridge Condominium site was granted to the MC Coast property in 1994 (this ingress/egress easement was originally granted in 1987 in a different location). The easement indicates it is binding upon successors and assigns to these properties. While the City has no jurisdiction over private easements or whether such easements remain viable it is important to note that such an easement does exist and the easement may provide the ingress and egress to the MC Coast property.

Consistent with Planning Commission direction from the September 23 Study Session, Staff performed a 'density analysis' of the Canyon Ridge Condominium site and determined the relative density is approximately 10.3 dwelling units per acre. Relative or 'net' density is a calculation which measures the development area of a site or those areas containing, buildings, driveways, parking spaces, yards, and recreation areas and then divides those lands by the underlying zoning classification. These areas are plotted and measured using the City's Geographic Information System (GIS) software program and the net developable area of the Canyon Ridge Condominiums is the area depicted within the yellow lines below.



Canyon Ridge Condominiums - development area

It is important to note that, while the gross site area of the Condo site is 16.96 acres, the net developable area is 7.25 acres. The reason for this difference is that many portions of this site were retained as open space due to the high gradient slopes which cover substantial portions of the parcel. By dividing the number of dwelling units by the development area the relative density can be ascertained - $75 \div 7.25$ equals 10.3 du/acre. For comparison purposes, the R 4,000

- R 2,800 (Attached residential where one dwelling unit is allowed for each 2,800 sq. ft. of net buildable area)
- R 4,000, (Attached residential where one dwelling unit is allowed for each 4,000 sq. ft. of net buildable area)
- R 5,400a (Attached residential where one dwelling unit is allowed for each 5,400 sq. ft. of net buildable area)
- R 5,400d (Detached residential with a minimum lot area of 5,400 sq. ft.)
- Commercial / retail
 - OP (Office Professional)
 - NB (Neighborhood Business - Small-scale retail and service businesses including convenience stores, small restaurants, hair salons, etc.)
 - CB (Community Business - Large-scale indoor retail activities including grocery stores, drug stores, sit-down restaurants, etc.)

Plan and Zoning Options

In preparation for the Planning Commission Study Session, staff prepared three different zoning options for discussion purposes. Of particular note should be the concept of creating a 'clustering' provision which could be applied to the detached zoning classifications as a means of crafting regulations which would permit the flexibility needed to preserve open space while retaining the existing zoning densities. While the City Council has not initiated a clustering ordinance to date, the Comprehensive Plan does support the use of clustering and other zoning techniques to preserve open space.

Staff is proposing the Commission discuss a clustering provision and provide direction to Staff regarding a clustering approach for future consideration.

The Army Reserve's Point of Contact (POC) person, Mr. Bud Berendes, continues to identify that the Army Reserve has no interest or intention of abandoning or declaring surplus, any portion of the Army Reserve parcel (See Exhibit ExSV-5). Given the Army Reserve's position, it may be most appropriate to simply apply a Plan Designation that most closely matches the land uses currently occupying the Army Reserve/FEMA site. Currently, the site is used as offices, classrooms, communications, and storage of vehicles. The current Plan Designation which most closely matches the current uses occurring on the property is an OP or Office Professional designation.

Another option would be to create a new Plan designation such as 'Federal Institution', 'Federal Facility', or another more descriptive designation that describes the land uses occurring at this location.

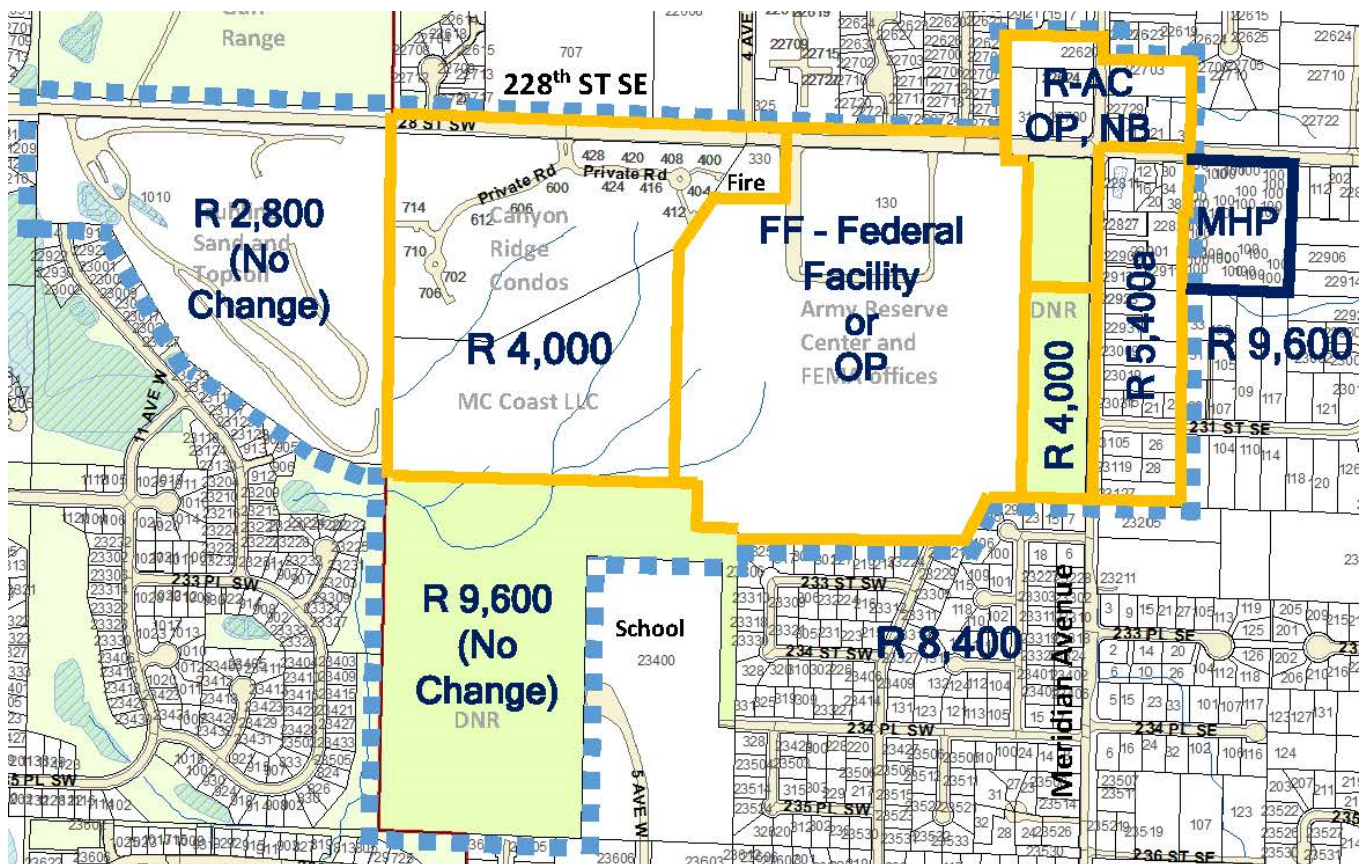
The Planning Commission has suggested the City should plan the Army Reserve/FEMA lands in a manner that supports the Neighborhood Activity Center. However, there is firm direction from the Army Reserve that the parcel will remain in Army ownership for the long-term and there is no interest on the part of the Army Reserve to leave the parcel. Should the Army Reserve change its mind in the future, the City would have sufficient advance notice to 'Plan' the area appropriately.

The following pages contain preliminary Zoning Options for the Commission to consider. As the Commission narrows down the options, staff will provide detailed analysis on dwelling unit numbers and traffic impacts.

Remember, these are options and represent potential approaches for future consideration.

Option A

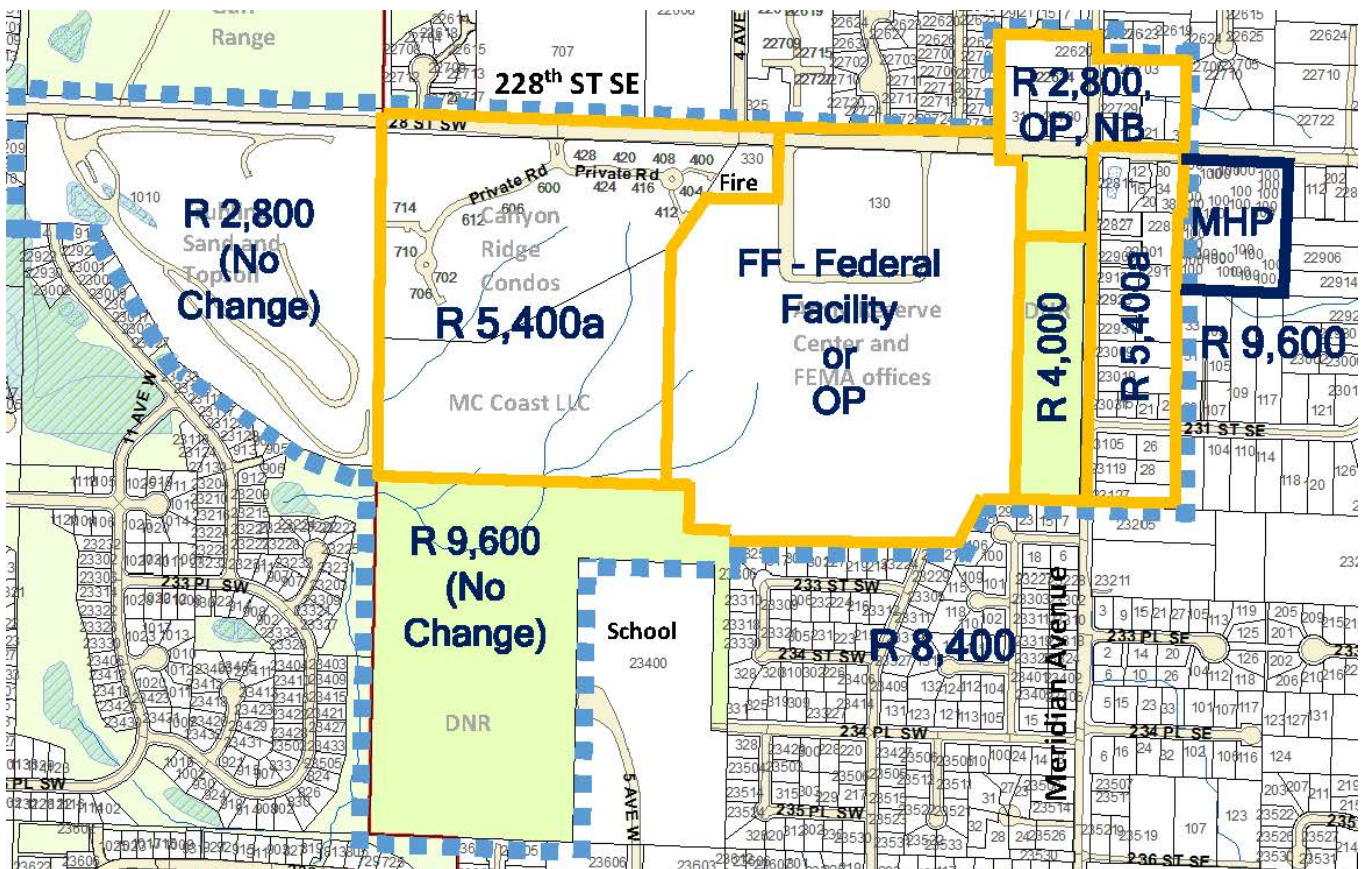
- Applies the following mix of residential and commercial plan designations:
- R-AC, OP, NB designation with a maximum building height of 35 feet to the Shelton View Neighborhood Activity Center and the Malik property;
- R 4,000 to the existing Canyon Ridge Condos (generally matches the existing development and removes its current 'legal non-conforming' status) and the MC Coast Properties;
- Places an R 4,000 designation to residential properties along Meridian Avenue;
- Maintains the existing Plan designation of R 2,800 for the Fruhling property;
- Maintains the existing Plan designation of R 9,600 for the DNR-1 parcel; and
- Creates a NEW Plan Designation to be called FF for 'Federal Facility'. The POC for the Army Reserve has indicated that the site will continue to be used for Federal purposes for the foreseeable future. Accordingly, it is logical to inform adjacent property owners that this parcel will be subject to federal jurisdiction. Another option would be to assign an OP (Office Professional) designation to match the existing uses on the property.



Option B

Applies the following mix of residential and commercial plan designations:

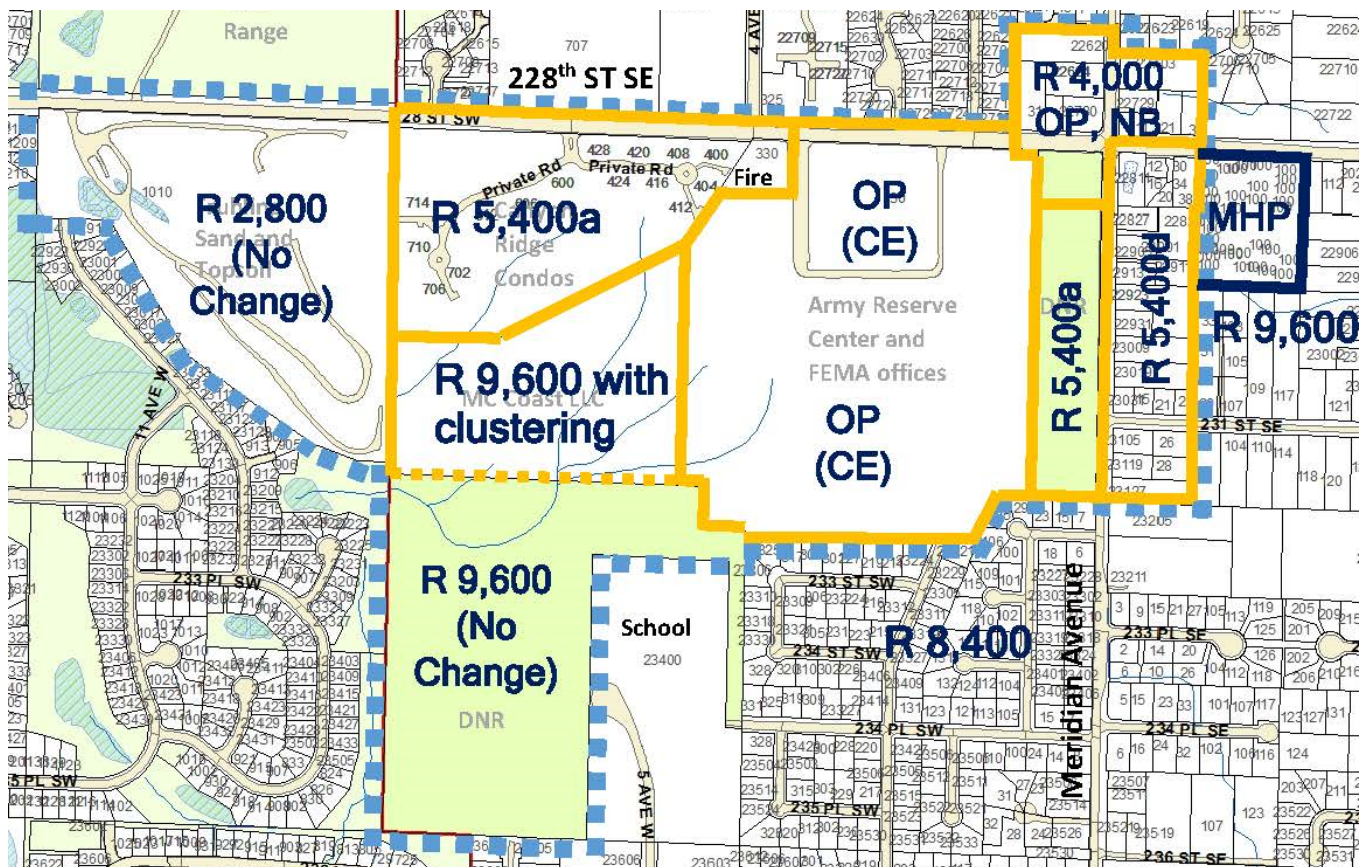
- Assigns an R 2,800, OP, NB designation to the Shelton View Neighborhood Activity Center - and reduces the area of the Center as compared to Option A;
- Assigns an R 5,400a Plan Designation to the existing Canyon Ridge Condos;
- Assigns an R 5,400a Plan Designation to the MC Coast Properties to match the Canyon Ridge Condominium property;
- Assigns an R 5,400a designation to residential properties east of Meridian Avenue;
- Assigns and R 4,000 Plan Designation to lands west of Meridian Avenue;
- Maintains the existing R 2,800 Plan Designation for the Fruhling property;
- Maintains the existing R 9,600 Plan Designation for the DNR-1 parcel; and
- Assigns a NEW Federal Facility (FF) Plan Designation or an OP Designation to reflect the existing uses on this parcel.



Option C

Applies the following mix of residential and commercial plan designations:

- Assigns an R 4,000, OP, NB designation to the Shelton View Neighborhood Activity Center - and further reduces the area of the Center as compared to Option B;
- Assigns an R 5,400a Plan Designation to the existing Canyon Ridge Condos
- Assigns an R 9,600 Plan Designation with a 'clustering' option to the MC Coast Properties;
- Assigns an R 5,400d designation to residential properties east of Meridian Avenue;
- Assigns an R 5,400a designation to the DNR-2 parcel west of Meridian Avenue;
- Maintains the existing R 2,800 Plan Designation to the Fruhling property; and
- Assigns an OP (Office Professional) designation to match the existing uses on the Army Reserve property.



Transportation (traffic)

Because the land area (40 acres) affected by this potential Comprehensive Plan amendment is relatively small and increases in population and employment growth is also relatively small, it is surmised that additional trip generation will be a low number and that traffic flow is not anticipated to change in a significant way under any of the preliminary zoning options mentioned above.

One notable exception to this projection is the potential effect that vehicles from the MC Coast property may have upon the existing Canyon Ridge Condominium property should vehicles from the MC Coast property access the existing private ingress / ingress easement within the Canyon Ridge neighborhood. This private easement is 50 feet in width and, according to the Bothell Design and Construction Standards, is of sufficient width to accommodate a private roadway of 24-26 feet with sidewalks and planter strips on one side. That configuration is the typical road section for most attached dwelling unit

developments of the scope and size anticipated for the MC Coast property under any of the zoning options identified above. It should be noted that, under the current plan designation of R 9,600, there is the potential for as many as 34 single family residential houses which could generate as many as 323 Average Vehicles Trips per day of which 34 may occur during the PM Peak hour.

Trip generation comparison

The following table compares different trip generation rates as determined by the 2015 International Traffic Engineers (ITE) Manual for different types of land uses

Land Use	ITE Code	Dependent Variable (1)	AM Peak Hour	PM Peak Hour	Wkdy Avg Daily Trips (4)
Specialty Retail Center	826	Per 1,000 SF	N/A (2)	2.71 (3)	44.32
Single Family Detached	210	Dwelling Unit	0.75	1.00	9.52
Multi Family Apartments	220	Dwelling Unit	0.51	0.62	6.65
Condominiums	230	Dwelling Unit	0.44	0.52	5.81
General Office	710	Per 1,000 SF	1.56	1.49	11.03
Military Base	501	Per Employee	0.39	0.39	1.78

Notes:

- (1) This is the variable used to calculate total trips generated by a specific use. For example, for single family detached, one dwelling unit creates, on average, 9.52 trips each weekday.
- (2) No rates for AM peak hour is available because most retail is not open during the AM peak period.
- (3) All trip rates represent gross trip generation. However, for retail uses in general, pass-by trip percentages should be accounted for and subtracted from the gross trip generation to not double count vehicles extracted from the adjacent street system. Pass-by traffic would be counted for at the site access but not in the existing street network.
- (4) All average daily trip (ADT) rates are for weekday conditions only - not during weekends.

The City recently completed (March, 2015) a transportation corridor analysis which modeled traffic impacts associated with the increased population and employment growth authorized by the 2015 Periodic Plan and Code Update. This transportation analysis identified a number of improvements to the City's transportation infrastructure that are necessary to accommodate Bothell's planned population and employment growth and anticipated 'background' traffic (trips coming from other areas) through the year 2035. Those improvements were added to the City's transportation improvement program.

One intersection that is scheduled to receive substantial improvements in late 2015 and early 2016, is the intersection of 228th Street SE and the Bothell-Everett Highway where additional left and right-turn lanes, improved channelization (lane layout), and improved directional signage will be installed. Some parts of this improvement will be completed by winter, 2015.

Affordable housing

The intention of affordable housing is to be responsive to Policy *HHP-17* which provides:

HHP-17 Consider market incentives to encourage and/or require affordable housing to meet the needs of people who work and desire to live in Bothell.

Affordable housing refers to housing that households earning \$30,000 to \$70,000 annually are able to rent or buy. In Bothell, the median household income is \$72,157 (2014) which means that households at 80% of the median income earn \$57,725 per year. For example, a wage of \$15 per hour, or \$31,200 per year, equals 43% of Bothell's median household income. Many studies and analysis have identified that,

within the Puget Sound Region and the eastside in particular, the high cost of homeownership and rental costs creates a pressing need for affordable housing options to be created along-side standard market-rate housing.

The Commission has indicated a desire to include an affordable housing component for this Comprehensive Plan and Code amendment. Additional details will be provided at the November 18, 2015 Public Hearing.

Future Meetings

The Planning Commission will be holding additional public meetings through the fall/winter of 2015 as tentatively scheduled below:

- Wednesday, 7:00 PM November 18, 2015 **NEW** City Hall Council Chambers 18415 101 Ave NE, Bothell WA 98011
- Wednesday, 7:00 PM December 9, 2015 **NEW** City Hall Council Chambers 18415 101 Avenue NE, Bothell, WA 98011

Additional hearings will be scheduled as necessary.

Attachments

- Maps
 - Figure ED-1 Activity Centers
- Exhibits
 - Ex SV-1 - Original Plan amendment Request by Mike Harmon MC Coast LLC
 - Ex SV-2 - E-mail from
 - Ex SV-3 - Letter from Janet DeGrave 6-9-15
 - Ex SV-4 - E-mail dated August 25, 2015 from Mike Harmon
 - Ex SV-4b - E-mail dated September 23, 2015 from Mike Harmon
 - Ex SV-5 - E-mail dated September 29, 2015 from Bud Berendes US Army Reserve POC
 - Ex SV-6 - E-mail dated October 5, 2105 from Mr. Van Day
 - Ex SV-7 - E-mail dated October 5, 2015 from Mr. Xing

Presented by:
Mike Harmon, President
Coast Equity Partners
425-405-1885
mharmon@coastmgmt.com

Issue

Under 2014 Plan designations, Bothell has a deficit (shortfall) in population capacity of 3,554 persons within the Snohomish County portion of the city. Thus, as part of the state-mandated 2015 Periodic Plan and Code Update, the City must provide adequate population capacity to accommodate at least the full amount of that deficit.

2013 Report

Only two ways that additional population capacity:

- 1) Providing for residential development in areas where none is currently planned for. or
- 2) Allowing higher residential densities in areas currently designated for residential development

Three areas were identified to take the increase capacity:

- 1) Canyon Park (Add Residential Designation)
- 2) Country Village (Add Residential Designation)
- 3) Nike Hill (Up Zone from R-9600 to something higher)

Current Thinking

Rezone approach can be problematic, both from a practical as well as a political standpoint.

Little vacant land exists within the city (at least not in amounts sufficient to accommodate the identified population capacity shortfall) and increasing permitted densities in areas already developed (say, from single to multi-family housing densities) is usually controversial, as it fundamentally changes the established character of the area. (LU-10)

Realities of Nike Hill

Planning has only considered the prospects for additional capacity at Nike Hill from the perspective of one site (FEMA). Nike Hill has 5 contiguous undeveloped/underdeveloped parcels that total 117 Acres 91.63 in the city limits. That represent huge potential to affect positive growth in often overlooked northwest end of the city. Charter of the area is already higher density and lacking services and amenities so political hurdle is reduced.

Nike Hill

Snohomish County Parcel Map

1 - WA Parks = 26.86 Acres

2 - Seattle Core of Engineers (FEMA) = 41.24 Acres

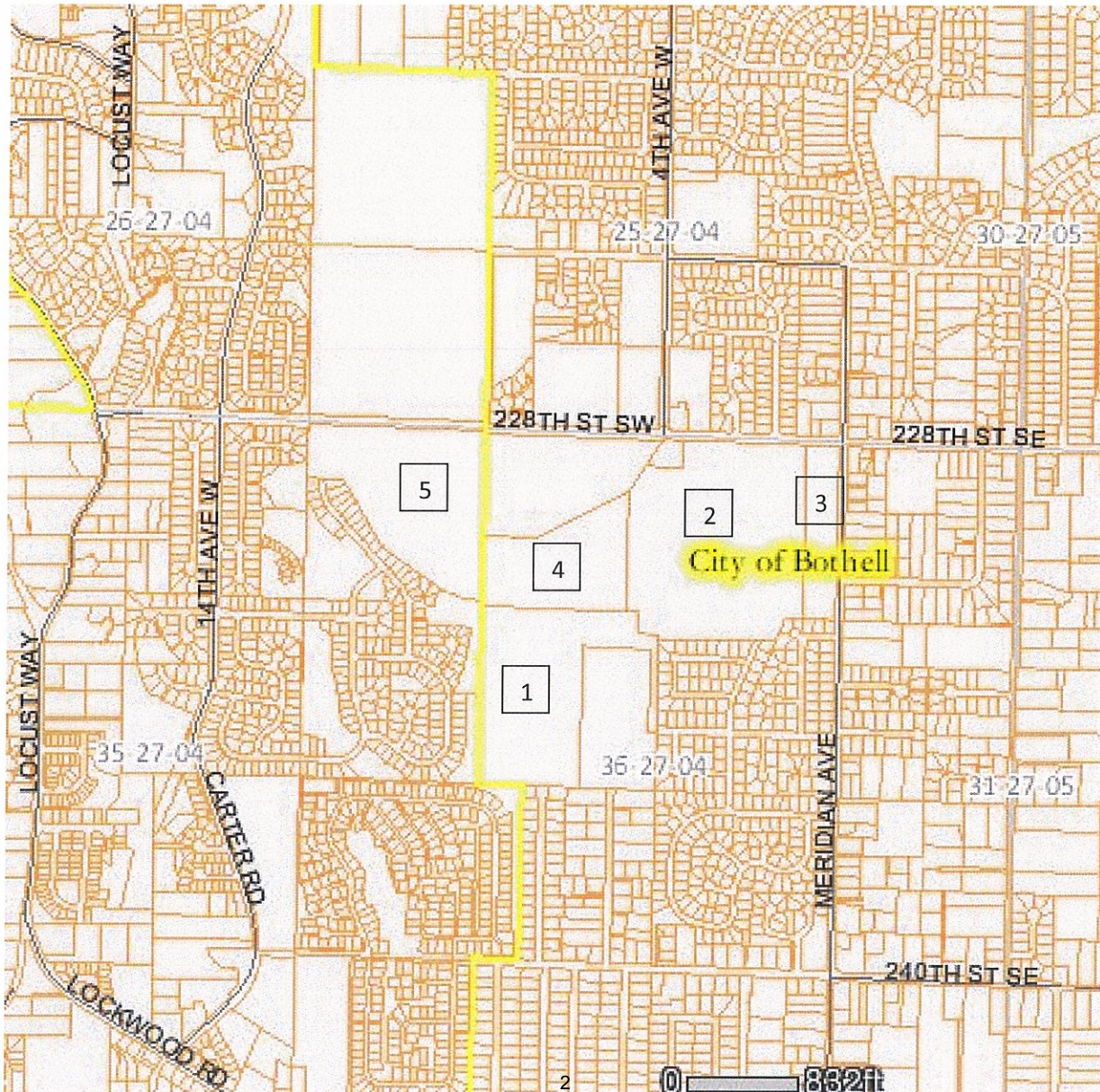
3 - WA DNR = 7 Acres

4 - McCoast = 16.53 Acres

5 - Fruhling = 26.02 Acres

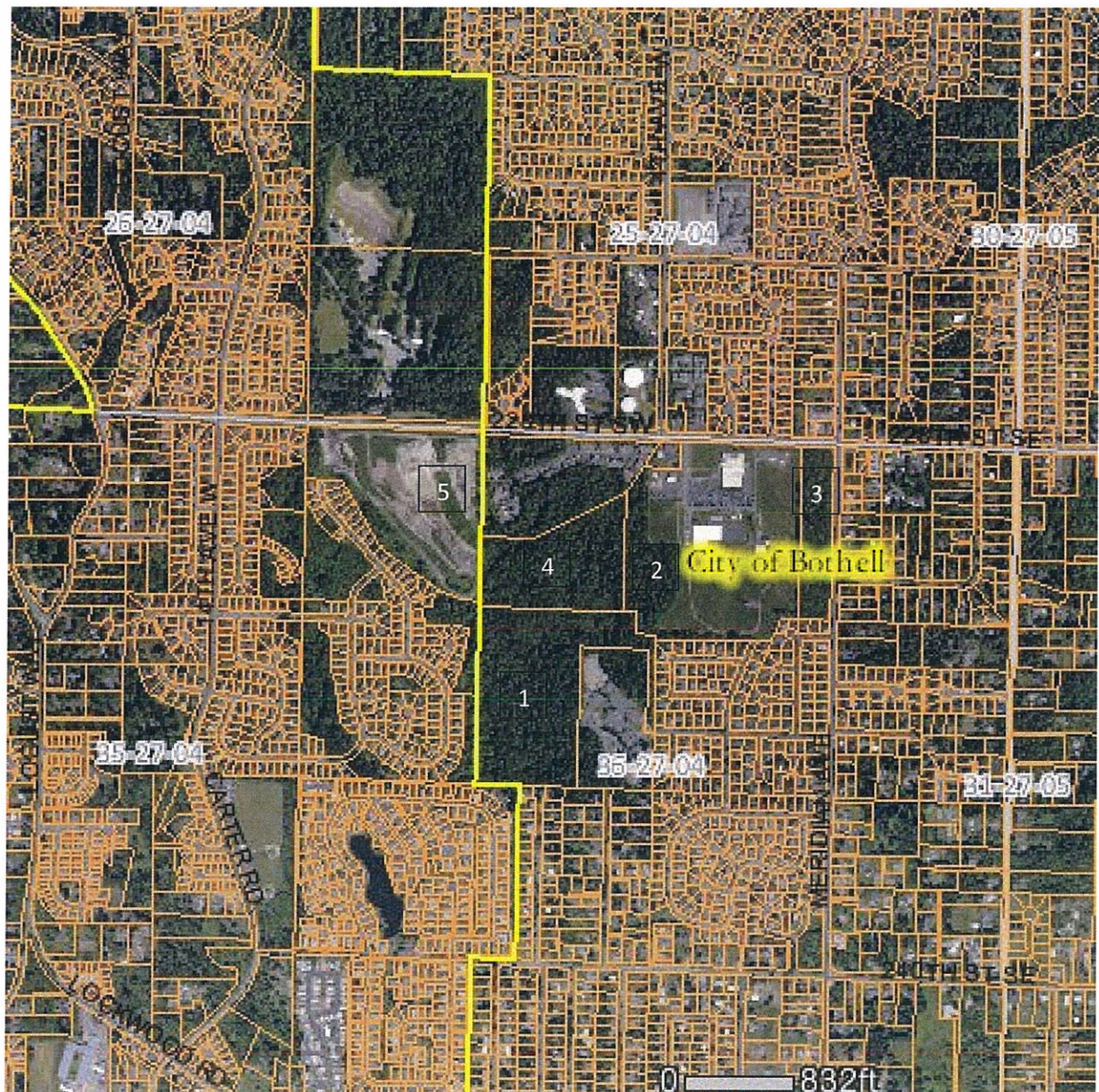
Total = 117.65 Acres

Total in Bothell City Limits = 91.63 Acres



Aerial View of Area

- 1 = Undeveloped - Wood
- 2 = Mostly Cleared used by FEMA
- 3 = Undeveloped – Wooded
- 4= Undeveloped – Wooded
- 5 = Cleared (Excavated) and Now Filled/Graded



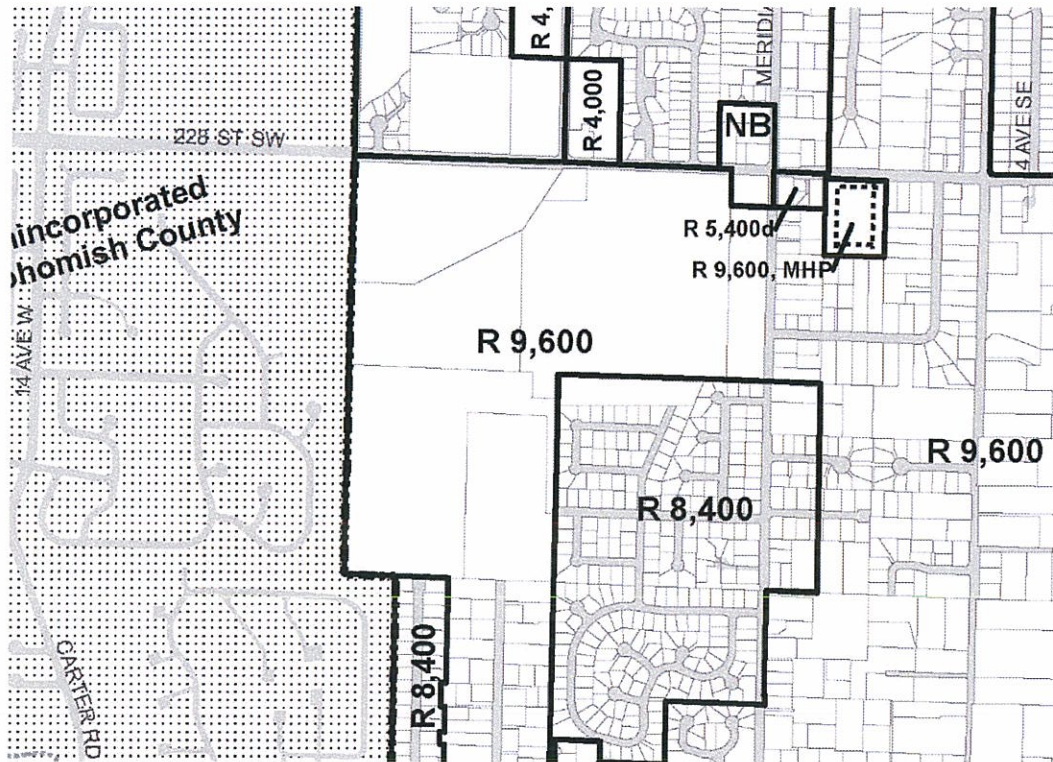
Current Zoning

West – MF and HD Residential

South – School and R-8400

East – Meridian and R-5400+

North – Condos, 228th and R-4000



Comp Plan Goals

Retail and Services - 228th and Meridian (Nike Hill Area) is designated as 1 of 3 neighborhood retail / services clusters in the planned area (See LU-6). No neighborhood services in area.

Parks/ Open Space - Area has been identified as lacking public amenities both open space and active parks. (Bothell Comprehensive Plan). The City Needs parks in this area and can use this change in zoning to provide parks and open space

Benefits

Schools – Area is adjacent to Shelton View Elementary School. Area already has infrastructure need to serve higher density residential.

Traffic – Nike Hill Area would use Meridian and Locust Way as primary routes in and out taking pressure off heavily trafficked 527 Corridor.

Spread Density Around – Providing for density increases in Nike Hill reduces the burden you would otherwise have to place on the already congested corridor along 527 at Canyon Park and Country Village.

Vacant Land Development

With nearly all unconstrained land in the Planning Area developed or committed to development, however, land with wetlands, streams, slopes or other critical areas are rising in value to the point where development, even at lower yields, has become profitable. Another source of buildable land is under-developed land, typically consisting of larger parcels of an acre or more containing one house. (SEE LU – 5)

Development in the area is going to happen and under R-9600 the land will be consumed by large lots. The character of the land and open space can be preserved through up zoning.

Nike Hill Potential

Through careful study and changes to zoning the Nike Hill area can become a vibrant neighborhood center. With retail and services and mixed use development on the east flank and higher density residential in the interior and south parcels that result in more responsible development and the preservation of open space and active parks that would all fit into the established character of the neighborhood which is already at a higher density than the zoning on Nike Hill.

Vision

With proper planning this area could emerge as a neighborhood version of Mill Creek town center. A Bothell neighborhood with a wonderful blend of shops and services, single family and higher density residential all set among preserved open space and active parks. Such a vision really meets the spirit of the Bothell Comprehensive Plan and provides for some of the capacity called for and allows Bothell to spread that capacity out instead of concentrating it all on the 527 Corridor.

Call To Action

Planning Commission should call for further study of the 100+ Acre undeveloped Nike Hill area.

Please make a motion here tonight to keep Nike Hill in the Plan and give the Northwest Neighborhood a long term plan that will result in something more than just large lot single family home development.

Email from Patrick Crosby, received 11/12/14

David,

Thank you again for all your help and information.

As we talked about, I would like and plan on attending the meeting tonight to talk about the possibility of a rezone on our property and the adjoining property to the South that we are in contract with. The site addresses are 23205 and 23211 Meridian ave South. As we talked about, the properties are now both in R-8400 and R-9600 Zoning.

We are asking for both properties to be all R 8400 which is consistant with much of the area, Thank You for your time and I look forward to the meeting tonight.

Sincerely;

Patrick Crosby
Crosby Homes Inc
206)650-5118

COMMUNITY ACTIVITY:

School Volunteer

I volunteered at the elementary school 1988-1997. I had the pleasure of working in the library and chairing a few committees: Teacher and Staff Appreciation, 6th Grade Party, Haunted House, and T-shirt/Sweatshirt committee. I created a Trail Maintenance Club where I took a group of students to a trail where we cleared weeds and debris and hiked along the trail. We had a few speakers come and tell us about the city park system and show us live owls. I volunteered as Newsletter Editor at the elementary. I started a Field Day and was able to organize and direct it for four years. I volunteered as Jr. High School Volunteer Coordinator 1995-2000. I volunteered as high school Volunteer Coordinator 1998-2004. Chair of the Walkabout committee.

Community Activism

Attended meetings, proposed, petitioned, protested, collected 721 signatures, interacted with land owners, city, county, state, and federal officials, for a 115 acre park in my neighborhood, 1992 to 1996.

I was involved in leading an effort to save a 200 acre CYO camp in Carnation.

I was an active member of Friends of Bothell Parks, 1996-1997.

Community Volunteer

I was a volunteer for the Bothell Arts and Crafts Fair working at the children's art tables, I helped with planning, donations and publicity, 1993-1998. I booked the community stage in 1998. I volunteered doing crafts in the city park. I volunteered doing crafts at Riverfest 2010-2012, I volunteered doing crafts at Country Village Pirates Day 2012-2014, Ladies Night Out 2013-2014, Wizard Fest 2013-2014. I volunteered doing crafts at the 4th of July parade 2013-present, I volunteered doing crafts at North Creek Retirement 2015. Hosting Bothell Studio Tour 2015

St. Brendan's Church Festival

I volunteered in the children's section, 1994-1996.

I coordinated the St. Brendan's Church Festival 1997, 1998, 2000.

Duties included planning, organizing volunteers, and working the booths.

Northshore YMCA

I volunteered with family dinners, the Halloween carnival, family nights, and the Partners with Youth campaign, 1998- 2011 In 2010 I volunteered as the Arts and Crafts Director at summer camp. I volunteered in the evenings at the Creativity Corner 2010-2013.

Volunteered in the school age program after school providing supplies and crafting with the students, 2010-2011.

Changes I want for Shelton View/Meridian/3rd Avenue SE Subarea Plan

I would like the words:

Purchase the 6.8 acre parcel 1-010 owned by DNR on the southwest corner of Meridian Avenue and 228th Street for open space.

Purchase the 26 acre parcel 2-013 owned by DNR adjacent to Shelton View Elementary for open space.

Purchase the 18 acre parcel 2-008 adjacent to the 26 acres owned by Mike Harmon for open space.

Annex and purchase the 26 acre parcel 2-003 owned by Ed Fruling Jr. adjacent to the 18 acre parcel owned by Mike Harmon for active recreation and or open space.

included in the highlights under the Summary on page SV 1 of the Shelton View/Meridian/3rd Avenue SE Subarea of the Imagine Bothell City of Bothell Proposed Comprehensive Plan 2015.

I want the words:

and southwest

from the sentence Development of neighborhood business uses at the corner of northwest and southwest corners of Meridian Avenue and 228th Street.

removed from the highlights under the Summary on page SV 1 of the Shelton View/Meridian/3rd Avenue SE Subarea of the Imagine Bothell City of Bothell Proposed Comprehensive Plan 2015.

I would like the words:

The City of Bothell with work with Snohomish County, Washington State, The United States of America, and the Citizens of Bothell to purchase the DNR parcel 1-010, the DNR parcel 2-013, the Ed Fruling Jr. parcel 2-003,

and the Mike Harmon parcel 2-008 to provide open space and active recreation for the public.

included in the Parks and Open Space Section on page SV 3 of the Shelton View/Meridian/3rd Ave SE Subarea in the Imagine Bothell City of Bothell Proposed Comprehensive Plan 2015.

I want Note#4 under Policies under Land Use in the Shelton View/Meridian/3rd Avenue SE Subarea Plan Elements Section

removed from page SV6 of the Shelton View/Meridian/3rd Avenue SE Subarea in the Imagine Bothell City of Bothell Proposed Comprehensive Plan 2015.

I want the words:

The DNR property immediately to the east

removed from note number eleven under policies under land use in the Shelton View/Meridian/3rd Avenue SE Subarea Plan Elements Section on page SV 7 of the Shelton View/Meridian/3rd Ave SE Subarea in the Imagine Bothell City of Bothell Proposed Comprehensive Plan 2015.

I want the words:

The 6.83 acre parcel number 1-010 owned by DNR on the southwest corner of Meridian Avenue, the 26 acre parcel number 2-013 owned by DNR to the west and north of Shelton View Elementary and the 18 acre parcel number 2-008 owned by Mike Harmon to the north of parcel 2-013 are appropriately designated open space (OS in Northwest portion of map)

added to page SV7 of the Shelton View/Meridian/3rd Avenue SE Subarea section of the Imagine Bothell City of Bothell Proposed Comprehensive Plan 2015.

One of the 42 thousand citizens of the city of Bothell

Tue 8/25/2015 2:34 PM

Mike Harmon <mharmon@coastmgt.com>

RE: Nike Hill – McCoast Parcel

To: Bruce Blackburn

From: Mike Harmon

Bruce,

The McCoast ownership group continues to advocate for the city to look holistically at the 5 major undeveloped/underdeveloped parcels located in the Nike Hill area and how they can best relate to the established neighborhoods around them. The city needs to seize the opportunity now to adjust the comprehensive plan for the area away from R 9,600, large lot single family home development, towards the creation of a more vibrant neighborhood. A neighborhood anchored by an activity center in the Northeast that is surrounded by higher density development that respects the topography, preserves forested areas, and provides for open space that establishes Nike Hill as a real destination with amenities that are desperately needed in that area of Bothell.

The McCoast ownership group miss interpreted feedback it received during the 2014 planning cycle which lead us to believe that the city was a proponent of moving the entire Nike Hill area to the R-AC zone. Our request at the time was a miss directed step to align our site with the direction we thought the city was moving in. Now that we are better informed, we have concluded that the R-AC zone is not appropriate for our site and we wish to formally withdraw our request for the McCoast parcel to have its zoning changed from R 9,600 to R-AC.

We continue to believe it would be inappropriate to develop the McCoast site and others in the Nike Hill area under the current R 9,600 zoning. Development under the R 9,600 zone would require significant deforestation and grading that is not in keeping with the character of the area. What we believe is a better outcome would be to preserve forest and open space and concentrate higher density development in select areas of our site.

Given its location, access , and topography the McCoast site naturally relates to the parcels to our North and West. The parcel to our West (Fruhling) is zoned R 2,800 and the Parcel to the north (Canyon Ridge Condominiums), while developed under a under a now obsolete zone, has existing densities that most closely match the current Bothell R 4,000 zone. The three parcels share similar topography all having steep slopes that fall off toward the West. Those parcels are very different from the relatively flat FEMA and DNR sites that are to our East and South. Deeded access to the McCoast site is through the Canyon Ridge development to the North. Alternative access to the site would logically extend from the Fruhling parcel to the West should that site ever get redeveloped. So from an access standpoint the three parcels again have strong linkage.

The McCoast ownership group believes it makes most sense to have the zoning on the McCoast site adjusted so that we better align with the character of the existing development to the north and the zoning that is in place to the west. After further study and careful consideration our ownership group is formally requesting that the City of Bothell change the zone on the McCoast site to R 4,000. One caveat

to that request is that we would also ask the City to consider the McCoast site for the R 2,800 zone (the same as Fruhling to the West) if McCoast is able to secure its primary access through the Fruhling site.

The R 4,000 zone would allow McCoast to use the easement that is in place today to extend the existing private road infrastructure at Canyon Ridge out onto the McCoast site. R 4,000 zoning or higher would allow for a range of housing types that give us a chance to concentrate the density in select areas of the site where the topography is favorable while preserving forest and open space like was done at Canyon Ridge.

The request for R 4,000 (or R 2,800 with Fruhling access) for the McCoast Parcel will align well with the broader Nike Hill plan envisioned by the City of Bothell. The relatively flat parcels up in the Northeast would support the neighborhood activity center and other uses. That area would transition into higher density low impact housing along the slopes to the west. From the higher density low impact west slopes you would transition nicely down to single family residential development on the DNR site to the south which abuts Shelton View Elementary School and the existing single family neighborhoods to the south and west of that DNR parcel.

Please accept this communication as a formal statement from McCoast ownership withdrawing our request to change the zoning on the McCoast Parcel from R 9,600 to R-AC. With this communication we are formally requesting to have the City of Bothell change the McCoast parcel zoning from R 9,600 to R 4,000 or possibly R 2,800 if we secure primary access to our site through the Fruhling parcel to the west.

Please advise if you need us to do anything else to officially make the zoning change request.

Thanks for your attention to this matter.

Mike Harmon

Date: Wed 9/23/2015 2:57 PM

To: Bruce Blackburn

From: Mike Harmon

RE: Shelton View Planning Study (includes MC Coast property) meeting dates

Bruce,

I have reread the packet again in preparation for tonight's meeting and need to raise a point concerning the Canyon Ridge development and how the Mc Coast site relates to it. The background offered on Canyon Ridge includes the following paragraph:

The reason this development is inconsistent with the plan designation and underlying zoning classification (detached single family residential 9,600 sq. ft. lot area) is because the site was 'vested' to Snohomish County regulations, via a completed development application, prior to its annexation to the City of Bothell in 1992. Snohomish County zoning prior to annexation was 'MR' which permits attached dwelling units at one dwelling unit per 2,000 square feet or approximately 22 units per acre. Because of the physical site constraints (slope gradients) and the presence of a relatively flat area on top of the ridgeline, the developer chose to construct the 75 unit townhome as it exists today.

Our request for rezone to R 4000 was predicated on the notion that it would be appropriate for our zoning to come in line with the zoning for the private land that surrounds us which includes Fruhling (R 2800) and Canyon Ridge. Planning informed us that Canyon Ridge was completed under a now defunct zone that was most closely related to today's R 4000 zone. It was based on that input that we made our request to have the McCoast site considered for R 4000. However, Based on the information provided above we understand that the development was actually done under a zone that provided for even more density than today's R 2800.

Given that reality I would ask that planning please accept our request today to be considered for an R 2800 zoning on the Mc Coast site. I would ask that you amend the packet to include an option where the Mc Coast site gets a R 2800 designation like Fruhling and the zone that most closely reflects the zone that Canyon Ridge was developed under. We will have the same topography challenges that Canyon Ridge faced so zoning at R 2800 will allow us to develop in a way that is in keeping with the neighbors using the same private road infrastructure that serves the condo development so well.

I apologize for the late request but feel strongly that McCoast be considered for the R 2800 designation given the information that has been introduced in your packet.

Thanks.

Mike Harmon

Date: Tuesday, September 29, 2015 11:03 AM

From: Berendes, Bud F CIV USARMY 88 RSC (US) <bud.f.berendes.civ@mail.mil>

To: Bruce Blackburn, Senior Planner

Cc: Ryan, Michael C LTC USARMY 88 RSC (US) <michael.c.ryan1.mil@mail.mil>; Ogden, Desiree NWS <desiree.ogden@usace.army.mil>; Giliam, David M NWS <David.M.Giliam@usace.army.mil>; Fatherree, Patricia NWS <Patricia.Fatherree@usace.army.mil>; Harlan, Wert E CIV USARMY 88 RSC (US) <wert.e.harlan.civ@mail.mil>; Helgeson, Thomas CG CIV USARMY 88 RSC (US) <thomas.c.helgeson4.civ@mail.mil>

RE: Bothell USARC (UNCLASSIFIED)

CLASSIFICATION: UNCLASSIFIED

Mr. Blackburn,

The Army Reserve would not be willing to dispose of the northeast portion of our property in Bothell. As you know we share that site with FEMA. FEMA has a permit with the USAR to occupy a vast majority of that site. That leaves the northeast corner of the property as the only area that is developable for the USAR. With an ever shrinking budget to work with, and cost prohibitive land prices in the Pacific Northwest, it would be unwise for the USAR to dispose of property that is developable in one of the largest growth markets for us in the US. Furthermore, having private development on that piece of property would inhibit our ability to meet the current USAR Anti-terrorism/Force Protection (AT/FP) standoffs.

If the City would be interested in a like-kind exchange of real property, we would be willing to hear any offers/proposals that you may have.

While, as we discussed before, we have no problems with the City of Bothell developing around our site as long as it does not prohibit us from continuing to perform our mission at that site, we simply cannot part with any land at that site without a like-kind exchange for the reasons listed above.

If you or the Planning Commission has any questions or concerns, please do not hesitate to ask and I would be glad to answer them as I am able.

Bud Berendes, GISP
Community Planner
88th Regional Support Command
60 South O St.
Fort McCoy, WI 54656

Exhibit EX SV-5

Date: Monday, October 5, 2015 7:43 AM

To: Bruce Blackburn, Senior Planner

From: Jeff Van Pay <jvanpay@chchydronics.com>

Subject: Shelton View Woods

Watching all the development gobble up all the Five & Ten acre parcels, my concerns have been and continue to be, how is the infrastructure going to support the increase in population?

I have attached a few Pictures of the 228th & Meridian intersection at 5:30 on a Thursday. You'll notice the line of cars running into the distance disappears over the west ridge, the intersection is clogged through a cycle of lights, and the fire house is just a block away. Our streets are having a tough time supporting the amount of traffic we have at the current population density. What changes, and at what cost will it take to support additional traffic?

The fire house for the area is relatively small and with no room for expansion on the property that it occupies. Kenmore just added a much larger facility, what consideration has been given to this? Is our Police department large enough, from what I hear it is struggling to keep up now.

Power, sewer, water, all the utility upgrades have already been taken into consideration I'm sure, but what about North Shore School District, our teachers tell us all the time that their classes are overcrowded, will the development of this property include additional moneys to the School District for expansion and renovation, additional staffing?

Bothell is growing, as most communities are, I get that it is a grow or die thing. We commute from Bothell to Seattle for work, there are days when it has taken us upwards of 2 hours to get home, but because we chose to live in a smaller community, with lots of green belts, public lands, quiet streets, with a slower pace, it has been an accepted price we have paid.

But if you take that away, what's the difference between Bothell and South Seattle or Kirkland?

I guess if my opinion means anything, I would be against rezoning the public lands that our kids play in and that we can go for a quiet walk through, once you cut it all down and build on it, that's it, their gone, and they won't grow back. I really don't expect this e-mail to change anything, in fact I would be greatly surprised if it's even read.

But here's my real question... Why commute to Bothell then?

Regards,
Jeff Van Pay
325 234th PI SW
Bothell, WA 98021



Exhibit Ex SV-6



Exhibit Ex SV-6



Exhibit Ex SV-6

Date: October 4, 2015 10:25 PM

To: Bruce Blackburn, Senior Planner

From: axing <axing1@elitethermalengineering.com>

Subject: Potential land use changes for Shelton view/Meridian/3rd SE Subarea

Dear Bruce,

I want to thank the city of Bothell for the reach out efforts on the potential rezoning of the areas near our neighborhood, and thank you for sharing your contact email with us.

Considering the value of the houses in the vicinity is in the mid-upper range, I strongly recommend city of Bothell to make sure to do your best to preserve the value of the community. It will be awesome to preserve the DNR as open green spaces, and even better to preserve the FEMA facility as an educational site; so together with the DNRs they will make a large community learning/leisure center.

I would oppose any high density residential property development because it will further congest the already crowded roads in the area. I believe the high density residential zone should be concentrated near the park & rides and city centers where mass transit system is already in place.

Best Regards,

Andrew Xing

Product Architect

 **Elite Thermal Engineering, LLC**

22914 11th Ave, W

Bothell, WA 98021