

DAMSON / LOGAN SUBAREA PLAN

SUMMARY

The Damson / Logan 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.
- Preservation of wetlands, steep slopes, and streams.

Minor revisions to this subarea plan are proposed for consistency with the proposed citywide future land use map, consistency with the 2022 Bike Plan, and equity related language revisions. Proposed revisions are shown in tracks.

SUBAREA PROFILE

Location

The Damson / Logan Subarea is located in Snohomish County in the northwestern portion of the city's planning area between the Locust / 14th Avenue W, the Queensborough/Brentwood/Crystal Springs, and the Filbert/Winesap Subareas.

The subarea is bordered by unincorporated Snohomish County on the west, Interstate 405 ([I-405](#)) on the east, the Queensborough/Brentwood / Crystal Springs Subarea, and the Locust / 14th Avenue W Subarea on the south (see [Exhibit 1](#) and [Exhibit 2](#)).

The Subarea comprises approximately 736.6 acres or 1.15 square miles and constitutes approximately 6.3% percent of the total city area.

Physical Geography

The Subarea consists of the hilltops and higher elevations of the eastern Swamp Creek corridor (see [Exhibit 1](#)). The area is relatively flat and, where undeveloped, remains moderately forested.

The natural environment of the Damson / Logan Subarea is dominated by the large, relatively flat eastern uplands of the lower Swamp Creek drainage. Swamp Creek, though just outside the subarea boundary to the west, is a salmon bearing stream with fish and wildlife habitat features. Swamp Creek originates near Mukilteo in Snohomish County and empties into the Sammamish River in Kenmore at approximately 80th Ave NE.

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 reach, the effects of urbanization are most profound in the lower reaches.

Built Environment

Residential Development

The Damson / Logan Subarea contains a mixture of residential types ranging from large acreage ~~single family residential tracts~~ [detached housing](#) to small and medium-sized ~~single family~~ [attached and detached housing](#) lots in developed subdivisions. Higher residential densities exist in the central and southwestern portions of the Subarea while somewhat lower density is reflected in the eastern and western portions.

Commercial Development

No commercial development is present within the Subarea.

Other Development

Snohomish County Fire District 1 Hilltop Fire Station 22 is located across the street from Hilltop Elementary School. A large, high voltage electrical transmission line transects the Damson / Logan Subarea in a northeast-southwest direction entering at I-405 at approximately 203rd Place SW and exiting at Elberta Road and 212th/213th Place SW.

Historic Properties

No properties within the Damson / Logan Subarea have been placed on the National or State Register of Historic Places. Many facilities and residences within the Subarea are older than 50 years which would make them eligible for listing on the Bothell Inventory of Historic Structures should such inventory be updated to include previously unlisted structures.

Schools

Hilltop Elementary School, which is part of the Edmonds School District, is located within the Subarea.

Parks & Open Space

Logan Park is located in the southwestern portion of the subarea at the intersection of Logan Road, Larch Way, and Locust Way. The park property is approximately 5 acres in size. Current park facilities consist of:

- Little League baseball field
- Playground
- Picnic tables
- Jogging path
- Public restrooms

Sanitary Sewer & Water

The Subarea is served by the Alderwood Water and Sewer/Wastewater District. The entire Subarea has water and sewer service available to the residents.

Storm and / Surface Water

The City of Bothell is within the Greater Lake Washington / Sammamish / Cedar Watershed, which is called 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 via a series of catch-basins, sub-surface pipes and drainage ditches. 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 electricity, natural gas, telephone, wireless telephone, and cable television. A 230 kilovolt (KvA) transmission line corridor transects the Subarea (extending northeast to southwest).

Transportation

Streets

The Damson / Logan Subarea street system is dominated by difficult topography which makes a traditional grid roadway network challenging to achieve. Snohomish County has classified the majority of the roadways within the Subarea as local access streets. But the Subarea does have one minor arterial and three collector streets:

- Minor Arterial: Locust Way
- Collectors: Damson Road, Logan Road, 4th Ave West

Sidewalks / Walkways

Some sidewalks and widened shoulders have been installed within the Subarea as a result of development activity or as part of capital improvements. This section of the Subarea Plan will be expanded during future planning efforts, should the subarea annex to the city.

Transit Service

Community Transit serves the Subarea via Route 120 which travels 4th Avenue W, Hubbard, and Logan Roads.

GOALS & POLICIES

Land Use

Policies

Note: Many of the Land Use policies are depicted on [Exhibit 3](#), ~~Land Use Designations~~. [Land use designations are described in the Planning Area-wide Land Use Element](#).

1. ~~Maintain the residential nature of the area~~ [Support residential density and development patterns which allow new infill and redevelopment consistent with the FLUM](#).
2. The approximately 3-acre area west of Logan Road in the vicinity of 209th Place SW, [the approximately 6-acre area east of 4th Avenue W and north of 216th Street SW, the area southwest of Hilltop Elementary School along Damons Road, and the area between 205th Street SW and S Danvers Road extending west approximately 800 feet \(as measured along the 205th Street SW right of way\)](#) is appropriate for ~~attached or detached~~ **medium density residential** development as described by the R 4,000 designation in Land Use Element Policy LU-P4 (~~R 4,000~~ in eastern-central portion of the map).
3. ~~The approximately 6-acre area east 4th Avenue W, north of 216th Street SW is appropriate for attached or detached residential development as described by the R 4,000 designation in Land Use Element Policy LU-P4 (R 4,000 in southeastern portion of the map):~~
4. ~~The area between 205th Street SW and S Danvers Road extending west approximately 800 feet (as measured along the 205th Street SW right of way) is appropriate for detached residential development as described by the R 5,400d designation in Land Use Element LU-P4 (R 5,400d in north-central portion of map):~~
5. ~~The area between Logan Road and 203rd Place SW extending from Locust Way to approximately 10th Place SW is appropriate for residential development as described by the R 9,600 designation in Land Use Element Policy LU-P4 subject to compliance with critical areas regulations, and other development standards and mitigation requirements (R 9,600 on western portion of the map):~~
6. ~~The area between I 405 and Logan Road extending from 212th Street SW to approximately 203rd Place SW is appropriate for residential development as described by the R 9,600 designation in Land Use Element Policy LU-P4 subject to compliance with critical areas regulations, and other development standards and mitigation requirements (R 9,600 on eastern portion of the map):~~
- 7.1. ~~The remainder of the subarea not described in the preceding section is appropriate for residential development as described by the R 7,200 designation in Land Use Element Policy LU-P4 subject to compliance with critical areas regulations, and other development standards and mitigation requirements (R 7,200 northern and southern portions of the central area of the map):~~
- 8.3. Land currently occupied by Logan Park in the southwest portion of the subarea is appropriate for designation as **park** Park (~~P~~ as delineated in **Figure 3**).
- 9.4. Land currently occupied by Hilltop Elementary School in the central portion of the subarea is appropriate for a Civic / Education designation **as public** (~~CE~~ as delineated in **Figure 3**).

5. ~~The remainder of the subarea not described in the preceding section~~ policies is appropriate for **lower density residential** development as described by the R 7,200 designation in Land Use Element Policy LU-P4 subject to compliance with critical areas regulations, and other development standards and mitigation requirements (R 7,200 northern and southern portions of the central area of the map).
6. Upon annexation, evaluate whether areas currently designated for lower density residential are appropriate for medium density residential.
- 10.7. 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, and Open Space Policy 1.
8. ~~1.~~ Portions of the Subarea currently served by the Lynnwood Post Office on the basis of routing efficiencies or other considerations by the United States Postal Service (USPS) should retain Lynnwood addresses following annexation to Bothell.

Implementation Strategies

1. The City shall rezone properties in keeping with the Land Use and Natural Environment policies.
2. ~~1.~~ Upon annexation, affirm the above policy 8 with the Bothell and Lynnwood Post Offices.

Natural Environment

Policies

1. Protect and preserve the wetlands, streams, and steep slope critical areas in accordance with the City's Critical Area Ordinance.
2. Protect the quantity and quality of cool groundwater inputs into Swamp 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.

Implementation Strategies

1. Monitor the above-described areas for any environmental degradation and take remedial action where appropriate.
2. Implement development regulations consistent with the above policies.

Housing & Human Services

~~Placeholder.~~ Upon annexation, the City will work with residents of the Subarea to identify whether any specific Housing or Human Services policies or implementation strategies should be identified for this Subarea.

Economic Development

~~Placeholder:~~ Upon annexation, the City will work with residents of the Subarea to identify whether any specific Economic Development policies or implementation strategies ~~which~~ should be identified for this Subarea.

Parks, Recreation, & 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 standards [and policies in the Parks, Recreation and Open Space \(PROS\) Plan and Element](#). It is recognized that such parks, while serving the Subarea, may or may not be located in the Subarea.

Implementation Strategies

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)~~ [adopted PROS Plan](#); from the PROS [Plan](#) AP 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.

Cultural & Historic Resources

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 implementation strategies of the [Cultural & Historic Resources](#) ~~Preservation~~ Element and any implementing regulations.

Implementation Strategies

~~Placeholder:~~ No specific [Cultural & Historic Resources](#) ~~Preservation~~ Element implementation strategies have been identified for this Subarea. Upon annexation, the City will work with residents of the Subarea to identify whether any specific [Cultural & Historic Resources](#) ~~Preservation~~ policies or implementation strategies ~~which~~ should be identified for this Subarea. Refer to the Area-wide [Cultural & Historic Resources](#) ~~Preservation~~ Element and Implementation Element.

Urban Design

~~Placeholder:~~ Upon annexation, the City will work with residents of the Subarea to identify whether any specific Urban Design policies or implementation strategies ~~which~~ should be identified for this Subarea. Refer to the citywide Urban Design Element

Annexation

Policies

- ~~Portions of the Subarea currently served by the Lynnwood Post Office on the basis of routing efficiencies or other considerations by the United States Postal Service (USPS) should retain Lynnwood addresses following annexation to Bothell.~~

Actions

- ~~Upon annexation, affirm the above policy with the Bothell and Lynnwood Post Offices.~~

Utilities & Conservation

Policies

- Future replacement towers for the transmission lines within or adjacent to the Subarea should be designed so as to minimize aesthetic impacts on the neighborhoods. To the extent all or a portion of these lines can be placed underground, such should be the practice of the utility provider at the time of such replacement or repair work.

Implementation Strategies

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

Transportation

This section is a placeholder for future language. The City will complete this section following annexation, should that occur. [Transportation projects to implement subarea and city-wide policies are identified and generally described in the Transportation Element Implementation Strategies. The City Council selects projects for inclusion in the Six-Year Transportation Improvement Plan \(TIP\) and Bothell Capital Facilities Plan \(CFP\), which establishes types and amounts of funding and schedules projects for design and construction.](#)

Policies

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

Implementation Strategies

Transportation projects to implement subarea and city-wide policies are identified and generally described in the Bothell Transportation Improvement Plan (TIP) Transportation Element Implementation Strategies. The City Council selects projects for inclusion in the Six-Year Transportation Improvement Plan (TIP) and 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 placeholder for future language. The City will complete this section following annexation, should that occur.

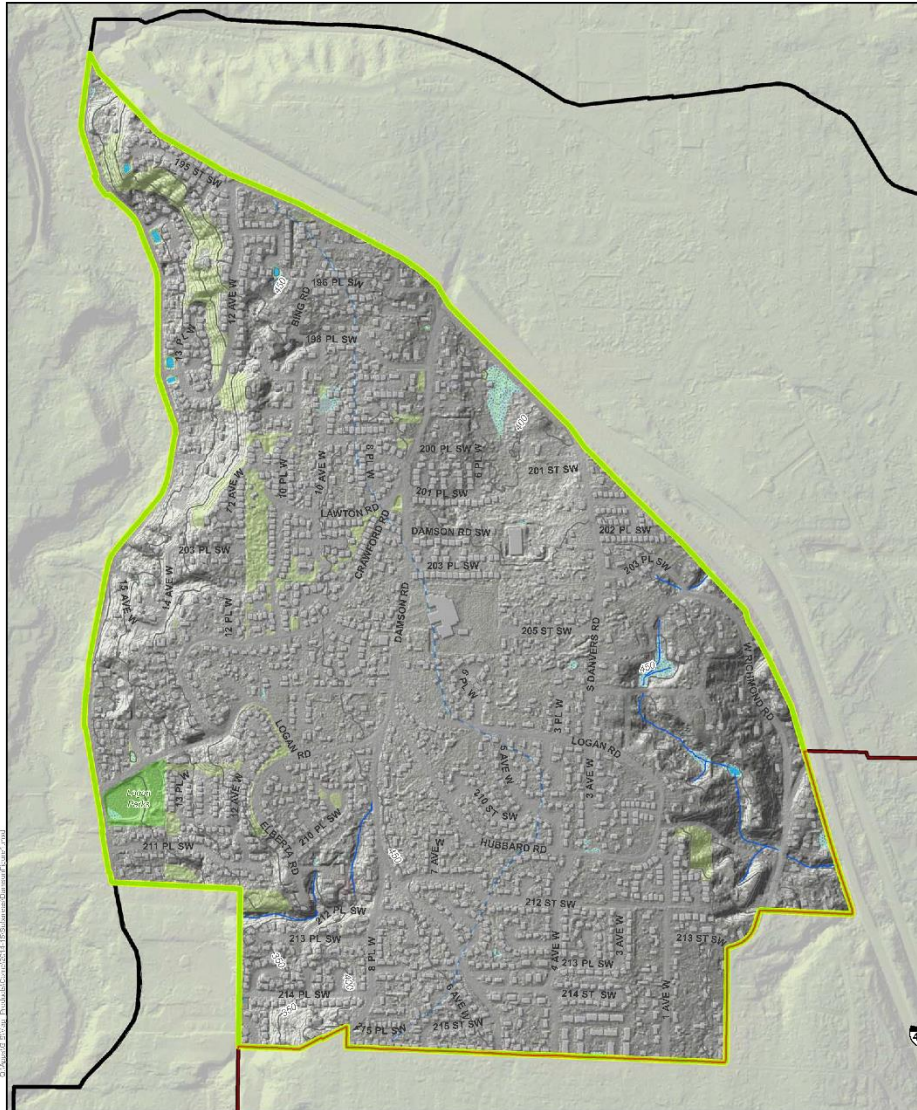
Implementation Strategies

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 implementation strategies may be considered following annexation, should that occur.

EXHIBITS

Exhibit 1. Physical Geography–Damson / Logan Subarea



- Damson / Logan
- Other Subarea
- Stream
- Piped Stream
- Wetlands
- Watershed Basin Boundary
- 10-foot contour
- Park or Athletic Field
- Open Space (Private or Public Owned)
- Bothell City Limits (2015)
- Planning Area Boundary Line

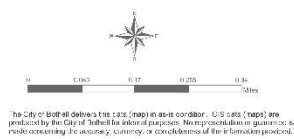
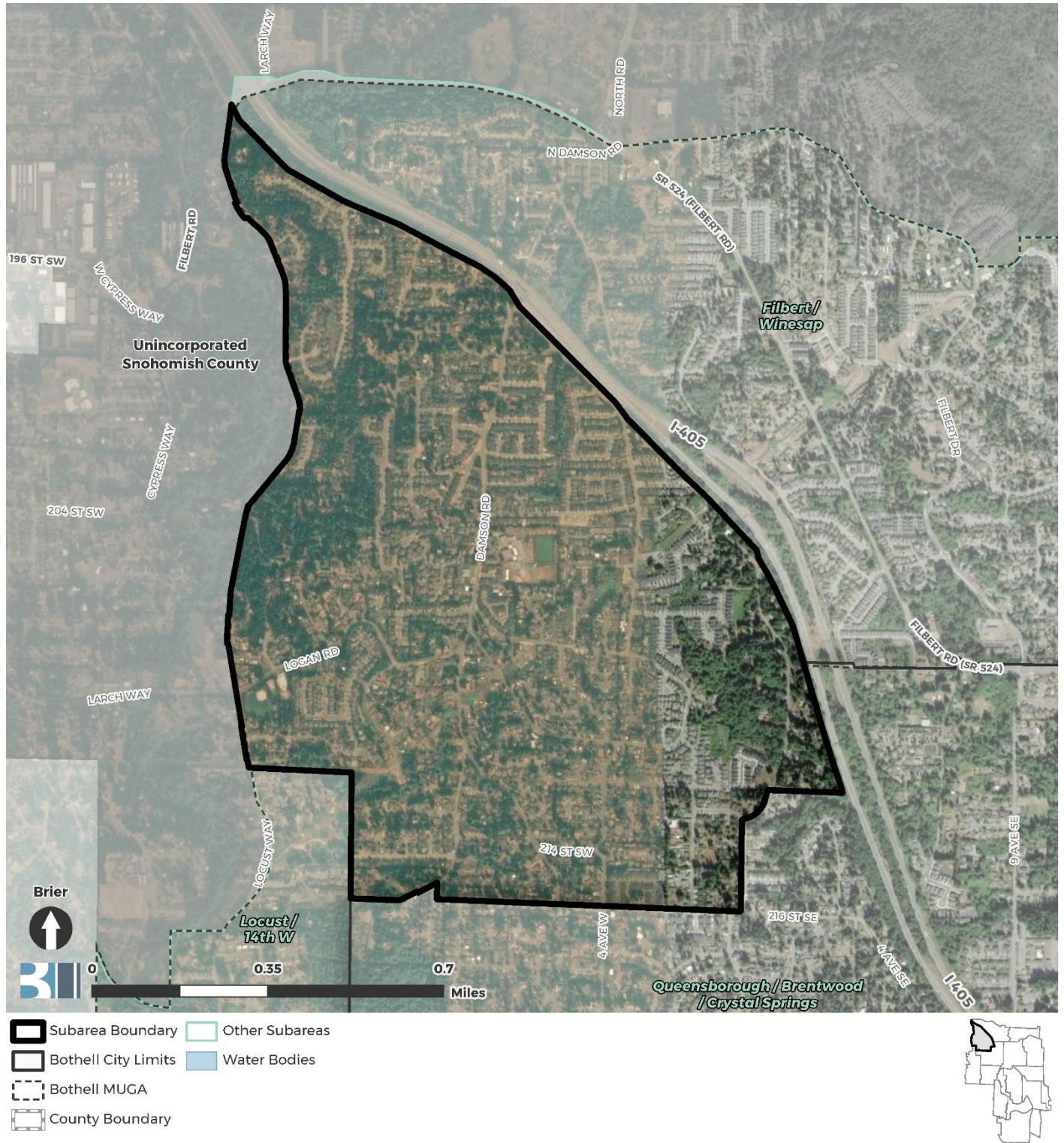
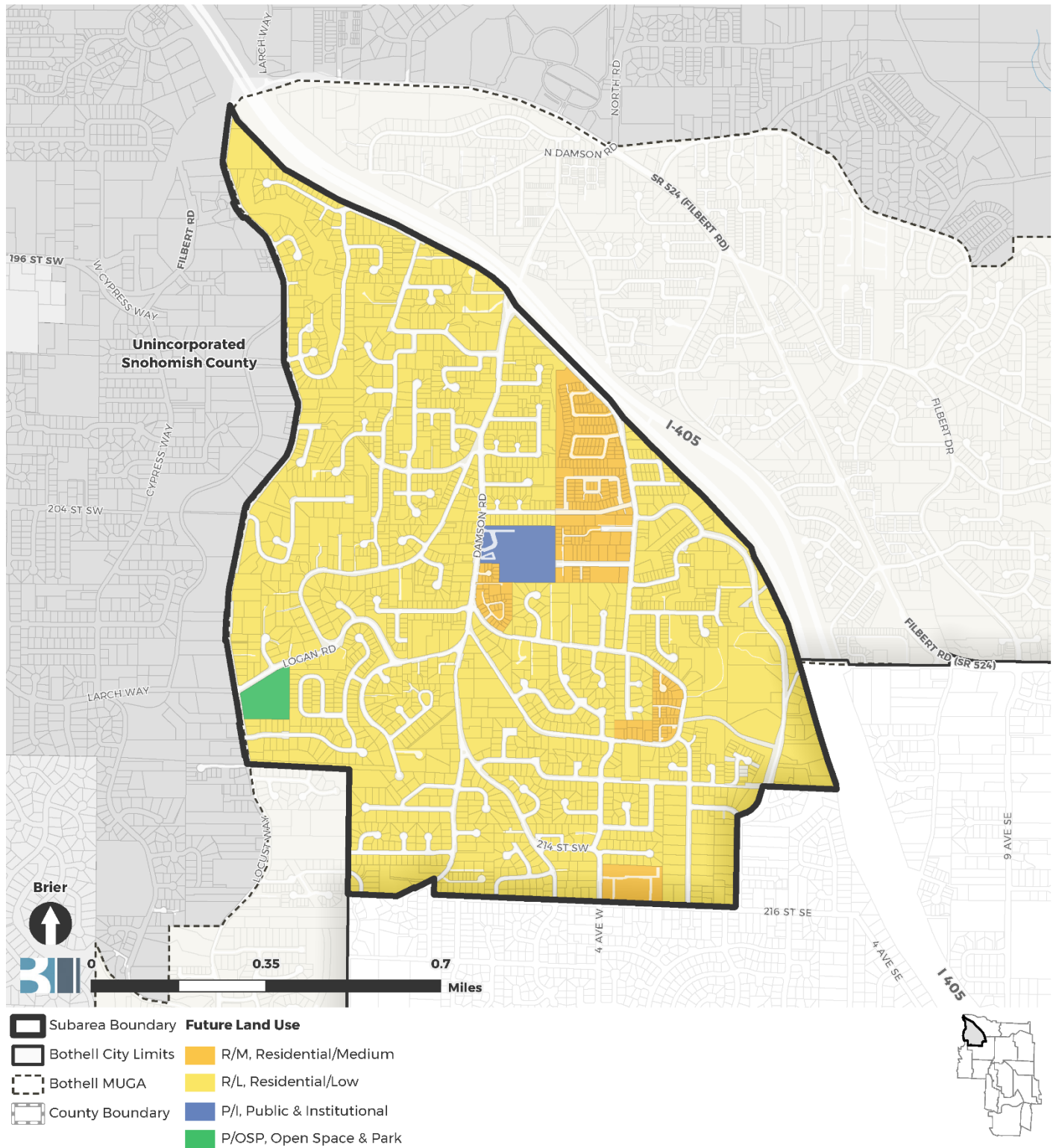


Exhibit 2. Aerial Photo, 2024—Damson / Logan Subarea



Source: City of Bothell, 2024; BERK, 2024.

Exhibit 3. Future Land Use—Damson / Logan Subarea



Source: City of Bothell, 2024; BERK, 2024.