

# MAYWOOD / BECKSTROM HILL SUBAREA PLAN

## SUMMARY

The plan for the Maywood / Beckstrom Hill Subarea ~~adjusts~~ ~~provides for~~ ~~maintaining~~ existing development patterns ~~while allowing~~ ~~to support~~ new infill and redevelopment compatible with the scale of the existing residential neighborhood, including providing for higher residential densities close to the Downtown Bothell and Canyon Park activity centers; emphasizes protection of the subarea's environmentally sensitive areas; and promotes capital facility improvements to enhance the subarea. Highlights of the plan include the following:

- Construction of sidewalks/walkways to fill gaps in the pedestrian system.
- Pursuit of parks and recreation opportunities within the Subarea consistent with the goals, policies and ~~implementation strategies~~ ~~actions~~ of the Bothell Parks, Recreation, and Open Space ~~Plan~~ ~~Action~~ Program.
- Preservation of the wetland system and adjacent steep slopes in the northwest corner of the Subarea, and development of a trail skirting this area which would link Lake Pleasant and the Canyon Park retail/services area.
- Protection of the steep, heavily-treed slopes in the northeast corner of the Subarea.
- Continued development of the majority of the unconstrained property within the Subarea as residential development at average lot sizes of 8,400 square feet and 9,600 square feet.
- Promotion of transit, pedestrian, and bicycle travel throughout the Subarea.

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 Maywood / Beckstrom Hill Subarea is located in both the King and Snohomish County portions of the Bothell Planning Area and comprises the majority of the north-south oriented hill between the North Creek and Horse Creek valleys.

The Maywood / Beckstrom Hill Subarea adjoins five other Subareas, including Canyon Park, Fitzgerald / 35th SE, North Creek / 195th, Downtown, and Country Village / Lake Pleasant / 527 Corridor Subareas (see [Exhibit 1](#) and [Exhibit 2](#)). The Subarea comprises 898 acres, or 1.421 square miles.

## **Physical Geography**

The Maywood / Beckstrom Hill Subarea (see **Exhibit 1**) comprises primarily the upland portions of a hill which extends from the Sammamish River in downtown Bothell north to North Creek near the I-405 / SR 527 interchange. The Horse Creek Valley defines the west side of the hill, draining south out of Lake Pleasant. From the lake, it outfalls into a predominantly open channel for approximately one mile before making its last leg of the journey in a 36-inch pipe and discharging into the Sammamish River. The North Creek Valley defines the east side of the hill. The Subarea drains into either Horse Creek or North Creek, which flows south directly into the Sammamish River. There is one significant drainage basin within the Subarea itself, originating in wetlands along 19th Avenue SE north of the county line. Stormwater runoff collects in three lakes (glacial drumlins), located east of and maintained by the Green Acres Mobile Home Park. The lakes are the source of the south fork of Perry Creek, which flows north, crossing under 19th Avenue and I-405 at 228th Street and eventually outfalling into North Creek. All streams/drainage courses within the Subarea are not known to be salmon bearing.

Overall, the topography of the Subarea is steep along the east and west boundaries and moderate in the interior, except for a few small ravines. The highest point in the Subarea is at about 370 feet elevation and is located near 104th Avenue NE and the county line. The lowest point is at about 80 feet elevation and is located near 100th Avenue NE and NE 186th Street.

## **Built Environment**

### **Residential Development**

**Exhibit 2** is an aerial photo depicting development in the Subarea.

Some of Bothell's oldest homes, dating back to the early 1900's, may be found in the Subarea. The majority of the single family dwellings are found in subdivisions constructed since the late 1950's and early 1960's. Some large-lot single family development exists in the northwest portion of the Subarea along 15th Avenue SE. This area is sewered, and there are no topographic constraints against extensions of nearby sewers to completely serve this area.

### **Commercial Development**

Other than numerous home occupations, the Subarea does not contain commercial development.

### **Schools**

The Maywood / Beckstrom Hill Subarea contains two public schools and two private schools. Public schools include Maywood Hills Elementary School, at 19510 104th Avenue NE, and Canyon Park Junior High School, at 23723 23rd Avenue SE. Private schools include Heritage Christian School, at 19527 104th Avenue NE, and St. Brendan's School, at 10049 NE 195th Street. The Subarea also contains a number of pre-schools and day care facilities.

## Parks & Open Space

There are three developed City parks in the area: Royal Oaks park, located at 106th Avenue NE and 204th Street NE, William Penn Park, located at 19901 100th Avenue NE, and Stipek Park located at 242 Street SE and 19<sup>th</sup> Avenue SE. Royal Oaks, classified as a neighborhood park, is 2.25 acres and has a small play area and a hard surface play court. Stipek Park, also a neighborhood park, is 3.6 acres and has a playground and a hard surface play court. William Penn Park, another neighborhood park, is 2.70 acres and has play equipment, a grass sports field, and a hard surface sports court.

Two significant open space corridors exist within the Subarea. These include the wetlands extending north from Lake Pleasant to the Canyon Park Place shopping center, and the drainage system (comprising ponds, a stream, and wetlands) which extends north from about 242nd Street SE along the west side of 19th Avenue SE.

## Other Development

The Maywood / Beckstrom Hill Subarea contains churches which serve a variety of religious denominations.

## Sanitary Sewer & Water

The City of Bothell provides water to the portion of the Subarea within King County and a small portion within Snohomish County. The City maintains a one million gallon water tank in Royal Oaks Park, and a 500,000 gallon tank in William Penn Park.

The remainder of the Subarea in Snohomish County receives water from the Alderwood Water and Wastewater District.

The City of Bothell provides sanitary sewer service to the portion of the Subarea in King County plus a portion of Snohomish County. However, there are areas within the Subarea which do not have sewers.

Alderwood Water and Wastewater District provides sanitary sewer service to the subdivisions along 15<sup>th</sup>, 19th and 23rd Avenues SE.

## Storm / Surface Water

The City of Bothell is within the Greater Lake Washington / Sammamish / Cedar Watershed which is called the Water Resource Inventory Area (WRIA) 8.

All precipitation that falls within the Planning Area not absorbed into the soil or evaporated into the air becomes storm water runoff which eventually flows into the Sammamish River, Lake Washington, and eventually Puget Sound. Storm water runoff is conveyed to receiving waters (such as the Sammamish River) via a series of catch-basins, sub-surface pipes and 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

Utility services, telephone, wireless phone service, natural gas, and cable television are present and available in the service area. Relay towers for cellular telephone signals are located on 23rd Avenue SE north and south of 242nd Street SE.

## Transportation

The Subarea's transportation system is composed of streets, sidewalks/walkways, bicycle routes, and transit service. Each component is described in more detail below.

### Streets

The road system reflects the topography of the Maywood / Beckstrom Hill Subarea. The major north-south streets are 104th Avenue NE / 23rd Avenue SE, 100th Avenue NE / 19th Avenue SE, and 96th Avenue NE / 15th Avenue SE. The primary east-west streets include – NE 190th Street, 242nd Street SE, and 232nd Street SE. Although not identified as an arterial within the Transportation Element, NE 200th Street and NE 195th Street are critical local access routes that serve as major routes to schools within the subarea. The steep slopes which define the east and west edges of the hill historically have precluded other east-west connections. Traffic calming projects including speed cushions and a partial closure were developed on 242nd Street SE and NE 200th Street, respectively, as some of the City's initial Traffic Calming Program projects.

### Sidewalks / Walkways

The Maywood / Beckstrom Hill Subarea has an extensive network of sidewalks. Even so, there are substantial areas without sidewalks or walkways. In addition, there are streets which have sidewalks for part but not all of their length, or have asphalt walkways delineated by extruded curbs or "rumble bars" rather than raised concrete sidewalks.

### Bicycle Routes

There are striped and signed bicycle lanes on 104th Avenue NE from NE 185th Street to approximately 243rd Place SE. Elsewhere on major roads in the Subarea, there are striped paved shoulders of varying widths which could be used by cyclists, but none of these are signed for bicycle use.

There is also a shared used path along a portion of the west side of 19th Avenue SE from SE 242nd Street to approximately the line of SE 237th Street for pedestrian and bicycle use.

### Transit Service

Community Transit (CT) in Snohomish County cut transit service to the Subarea along NE 190th Street, 100th Avenue NE / 19th Avenue SE, NE 195th Street, 104th Avenue NE / 23rd Avenue SE and 232nd Street SE. It provides service near the Subarea on Bothell Way NE to the west, ~~of SE 228th Street~~ [SE](#) to the north, and on NE 185th and Beardslee Boulevard to the south.

# 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. The Maywood / Beckstrom Hill Subarea should maintain a predominantly residential area. [Support residential density and development patterns which allow new infill and redevelopment consistent with the FLUM. Higher density residential](#) and/or multi-family uses are appropriate in designated areas at the north and south ends of the subarea near the Canyon Park and Downtown Bothell activity centers.
2. Land within the Subarea which is located west of 19th Avenue SE and north of the alignment of 232nd Street is appropriate for detached residential development as described by the R-5,400d designation in Land Use Element Policy LU-P4 (**R-5,400d** in northwest corner of map). This designation would provide a transition between community business and higher density multiple-family residential along 228th Street SE and lower density residential to the south, and promote affordable home ownership opportunities.
3. Land within the Subarea which is located west of 100<sup>th</sup> Avenue NE in approximately the 19300–19500 blocks is appropriate for residential development as described by the R-5,400d in Land Use Element Policy LU-P4 (**R-5,400d** in southwest portion of map). This designation reflects existing development patterns and preserves development potential historically designated and zoned for this area under the jurisdiction of King County prior to annexation to Bothell.
3. The Green Acres Mobile Home Court is a neighborhood within a neighborhood, providing affordable housing and a variety of services to its residents [and is designated](#). A **Mobile Manufactured Home Park** designation is warranted to recognize [protect existing affordable housing](#) and protect this land use (**MHP** in north-central portion of map). Further development of the mobile [manufactured](#) home park within its present boundaries may be permitted in accordance with prior approvals obtained from Snohomish County and subject to availability of necessary utilities and compliance with critical area regulations and other development standards and mitigation requirements.
2. If in the future the owner of the property occupied by Green Acres desires to redevelop, the plan designation for this property should be revisited to determine the appropriate land use in the context of the overall residential character of the Maywood / Beckstrom Hill Subarea. Any proposal to redevelop the property should provide for relocation assistance to mobile home park residents living in the park at the time.
- 4.3. [Land west of 100th Avenue NE, generally south and west of the manufactured home park and north of approximately NE 197th Street is appropriate for lower density residential development.](#)
5. Attached or detached residential development is appropriate in the south end of the Subarea as described by the R-4,000 designation in Land Use Element Policy LU-P4 (**R-4,000** and **R-2,800** in the

southwest corner of the map). These designations reflect existing land uses and take into account the need for compatibility with nearby residential development.

- 5.4. The Puget Power substation on NE 195th Street is designated Utility to recognize the existing use (**U** in southwest portion of map). Canyon Park Junior High and Maywood Elementary schools are designated **public** Civic-Educational to recognize these existing uses (**CE** in northeast and southeast portions of map). Stipek, Penn, and Royal Oaks parks are designated **as parks** Park to recognize these existing uses (**P** in central portion of map).
- 6.5. Consistent with adopted parks level of service ~~guidelines~~ **standards**, an additional park may be appropriate to serve the subarea (~~P~~ on map). The park(s) may or may not be located within the subarea. Natural open space within the subarea, particularly wetlands systems, should be preserved where possible (~~OS~~ on map).
- 7.6. The remainder of the land within the Subarea is appropriate for **medium density residential** development **to provide more housing that supports affordability goals and planned transit and services** as described by the R 8,400 and R 9,600 designations in Land Use Element Policy LU P4 (~~R 8,400 and R 9,600~~ on majority of map). This designation reflects the existing pattern and character of development in the majority of the Maywood / Beckstrom Hill Subarea.

## Implementation Strategies

No specific Land Use implementation strategies have been identified for this Subarea. Refer to the Planning Area-wide Land Use Element [and Implementation Element](#).

## Natural Environment

### Policies

1. Protect and preserve the steep and heavily treed hillsides which comprise the east and west edges of the Subarea. These natural open spaces provide valuable erosion control, wildlife habitat, and visual relief from the built environment, and help define the ~~character and identity~~ **visual landscape** of the Subarea.
2. Protect and preserve wetlands within the Subarea, particularly the wetland in the northwest portion of the Subarea which extends north from Lake Pleasant.
3. Promote the extension of sanitary sewers to developed but unserved portions of the Subarea to better protect ground and surface water quality.

### Implementation Strategies

1. Monitor the above-described areas for any environmental degradation and take remedial action where appropriate.
2. Provide printed materials and information workshops for owners of property containing wetland areas regarding their stewardship of these environmentally critical areas.

3. Work with Alderwood Water and Wastewater District and the owners of developed but unsewered properties within the Subarea to explore alternative means by which sanitary sewers might be extended to their properties.

## **Housing & Human Services**

### **Policies**

1. Provide for a range of housing ~~alternatives~~ types within the Subarea for persons of varying incomes and lifestyles.
2. Support the utilization of schools in the Subarea for before- and after-school child day care and as community drop-in centers for older youth.

### **Implementation Strategies**

1. Continue discussions with the Northshore School District to promote the use of schools for before- and after-school child day care and as community drop-in centers for older youth.

## **Economic Development**

No specific Economic Development policies or implementation strategies have been identified for this Subarea. Refer to the Planning Area-wide Economic Development Element.

## **Parks, Recreation, & Open Space**

### **Policies**

~~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. Pursue acquisition and development of a park site to serve the north end of the Subarea in accordance with 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 a park, while serving the Subarea, may or may not be located within the Subarea.

### **Implementation Strategies**

Parks and recreation projects to implement subarea and city-wide policies are identified and generally described in the adopted PROS Plan; from the PROS Plan 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 park(s) and trail connections to serve the Subarea.

2.—Develop master plan for William Penn Park.

## 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 Preservation-Resources](#) Element and any implementing regulations.

### **Implementation Strategies**

1. Provide information on historic preservation to owners of historic properties in the area between NE 186th and NE 190th Streets. Offer to hold neighborhood meetings to discuss the historic register nomination process for individual properties and historic districts.

## Urban Design

### **Policies**

1. Ensure that any improvements to area streets [are consistent with the scale of surrounding development and the City's street standards](#)~~retain and preserve the Subarea's residential character.~~ With regard to future sidewalk/walkway projects, explore the feasibility of meandering sidewalks/walkways within a landscaped area, rather than locating such facilities immediately adjacent to the street [on neighborhood or local access streets](#).
2. Ensure that development along the east and west edges of the Subarea is designed with a sensitivity to the steep slopes and wetlands which pervade and ~~give character to~~ [contribute to the visual landscape in](#) the Subarea.

### **Implementation Strategies**

No specific Urban Design implementation strategies have been identified for this Subarea. Refer to the Planning Area-wide Urban Design Element [and Implementation Element](#).

## Annexation

~~There are no remaining potential annexation areas in this Subarea, so no specific Annexation Policies or Actions are needed. Refer to the Planning Area-wide Annexation Element.~~

# Utilities & Conservation

## Policies

1. Future replacement towers for the transmission lines along 195<sup>th</sup> Street NE or expansion of the substation west of 100<sup>th</sup> Avenue NE should be designed to minimize aesthetic impacts on the neighborhood.

## Implementation Strategies

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

# Transportation

## Policies

Note: Certain transportation policies are graphically depicted on the Arterials, Bicycle Route and Pedestrian Facilities maps; Street Cross-sections; and other figures included in the Planning Area-wide Transportation Element.

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

<b>Freeway / Limited Access Highway</b>	I-405
<b>Principal Arterial</b>	None
<b>Minor Arterial</b>	<a href="#">228th Street SE</a> None
<b>Collectors</b>	15th Avenue SE 100th Avenue NE / 19th Avenue SE 104th Avenue NE / 23rd Avenue SE 232nd Street SE 242nd Street SE between 15th and 19th Avenues SE NE 190th Street

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

<del>Separated Route (Shared Use Path)</del>	Lake Pleasant Valley trail (proposed bypass of Bothell-Everett Highway) 15th Avenue SE 242nd Street SE <a href="#">19th Ave SE between 242nd Street SE and 232nd Street SE</a>
<del>Striped and/or Signed Route (Bicycle Lane or Shared Roadway)</del> <b>Protected Bike Lane</b>	<a href="#">101st Avenue NE</a> 100th Avenue NE / 19th Avenue SE <a href="#">south of 242nd Street SE</a> <a href="#">19th Drive SE north of 232nd Street SE</a> 104th Avenue NE / 23rd Avenue SE 232nd Street SE <a href="#">242nd Street SE</a> <a href="#">15th Avenue SE</a> NE 190th Street

**Neighborhood Greenway**

NE 186th Street west of 104th Avenue NE  
Ross Road

- ~~3. Bicycle routes should be signed as soon as possible.~~
- 4.3. The City should explore the feasibility of constructing a shared use path as a bypass of Bothell-Everett Highway from the entrance to the Lake Pleasant RV Park north to the Canyon Park Place shopping center adjacent to the wetlands which extend north from Lake Pleasant.
- 5.4. Complete the system inventory of sidewalks/walkways that are partially in place in the Subarea to identify service levels and prioritize projects, as outlined in the pedestrian prioritization study, that will ensure safe pedestrian access within the Subarea and between the Subarea and activity centers in downtown Bothell and Canyon Park.
- ~~6. Except in limited circumstances all new development will be required to install sidewalks. Sidewalks should be constructed of concrete for durability and to reduce long term maintenance costs, and should be separated from the street wherever possible.~~
- 7.5. Work with Metro and Community Transit to promote and develop transit routes to serve the Subarea.
- 8.6. Pursue traffic calming and other measures to promote traffic and pedestrian safety.
- 9.7. In the design of subdivisions, provide for pedestrian connections to the sidewalk/walkway system along collector arterials.

**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, from the TIP and other sources, ~~the~~ 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.

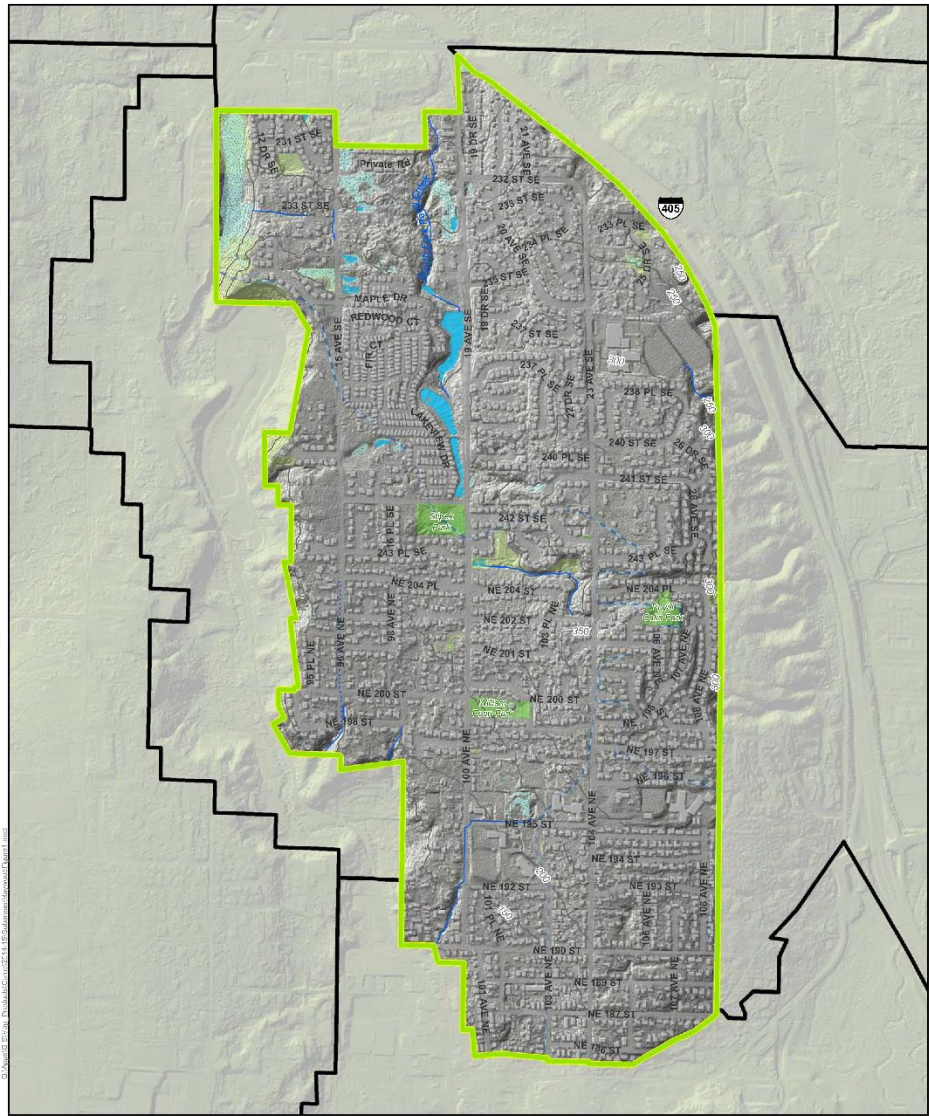
- ~~1. Incorporate projects which implement the above policies into the City's Transportation Improvement Program (TIP) and into the Capital Facilities Plan (CFP).~~
- ~~2. Erect signage to designate 15th Avenue SE, 242nd Street SE, 100th Avenue NE/19th Avenue SE, and 23rd Avenue SE as bicycle routes.~~
- 3.1. Explore the feasibility of constructing a shared use ~~pedestrian~~ path in the Lake Pleasant Valley (see discussion under Policy 2 above).
- 2. Coordinate on a regular basis with the transit agencies on reinstating transit routes and bus stops between the Subarea and downtown Bothell and Canyon Park.
- 4.3. Implement bicycle facilities as outlined in the Bothell Bike Plan for routes designated in this Subarea.

**Capital Facilities**

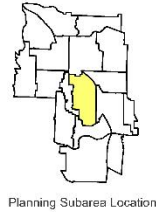
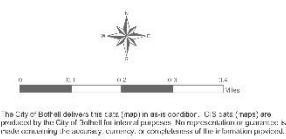
Capital facilities projects to implement subarea and citywide policies (other than parks and recreation and transportation projects, discussed separately above) are selected by the City Council for inclusion in the Bothell Capital Facilities Plan (CFP), which establishes types and amounts of funding and schedules projects for design and construction.

# EXHIBITS

## Exhibit 1. Physical Geography—Maywood / Beckstrom Hill Subarea



- Maywood / Beckstrom Hill
- 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



The City of Bothell delivers this data map in good faith. The City of Bothell does not warrant the accuracy, currency, or completeness of the information provided.

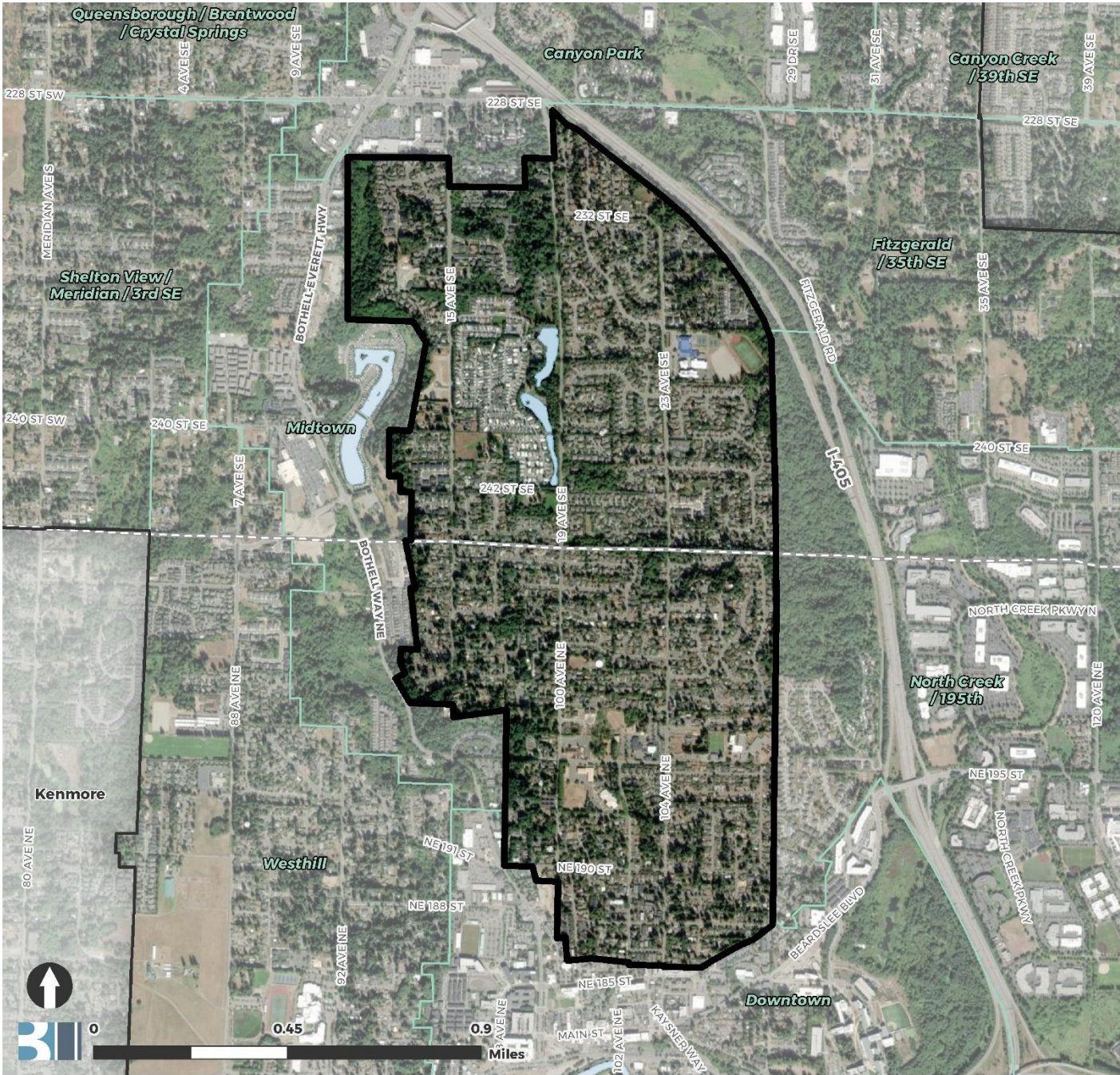
Imagine Bothell... Comprehensive Plan  
2015 Periodic Plan and Code Update

**Maywood / Beckstrom Hill Subarea**  
**Figure 1**  
**Physical Geography**



Source: City of Bothell, 2015.

Exhibit 2. Aerial Photo, 2024—Maywood / Beckstrom Hill Subarea

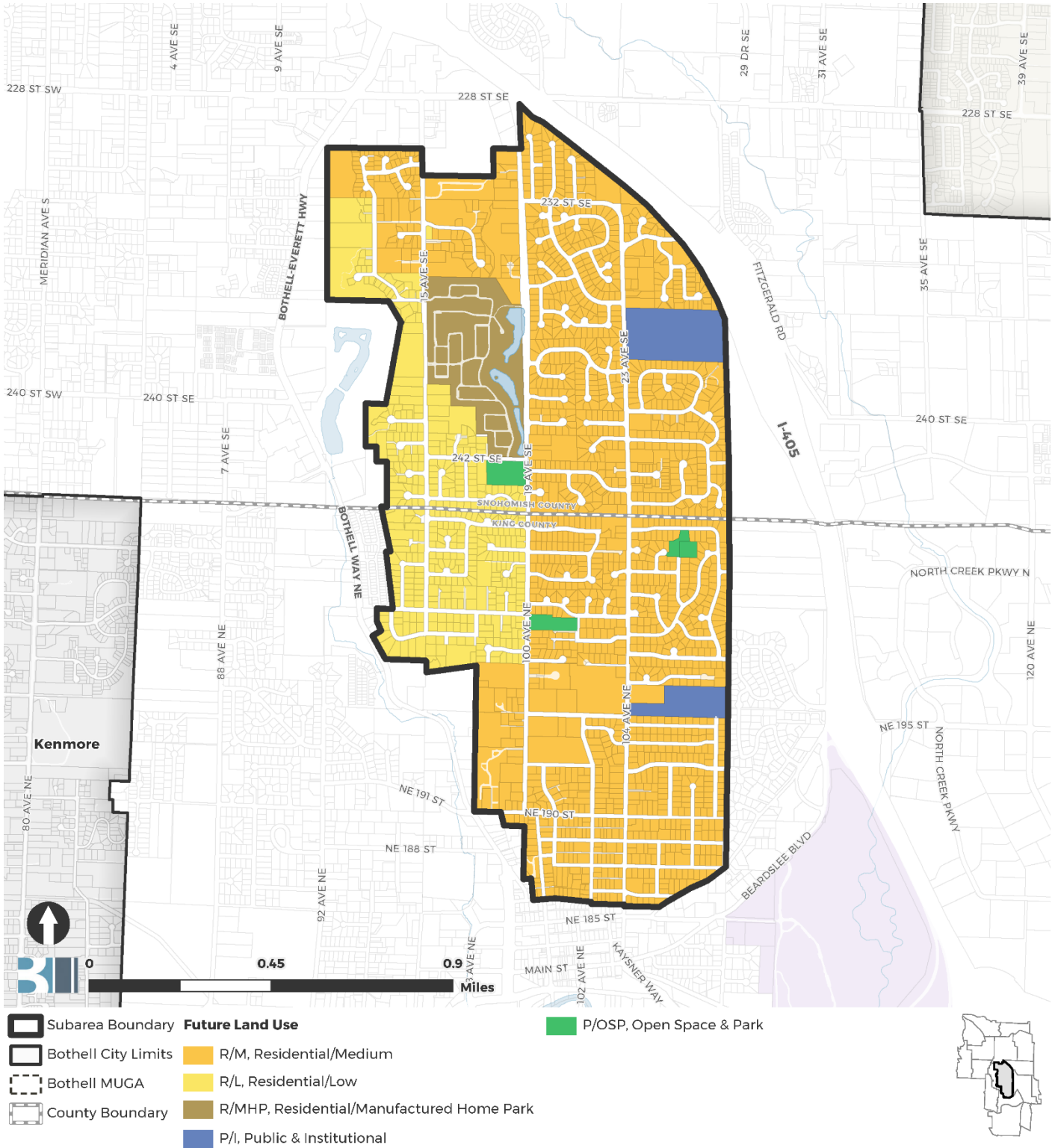


- Subarea Boundary
- Other Subareas
- Bothell City Limits
- Water Bodies
- Bothell MUGA
- County Boundary



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

Exhibit 3. Future Land Use—Maywood / Beckstrom Hill Subarea



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