

FILBERT / WINESAP SUBAREA PLAN

SUMMARY

The Plan for the Filbert / Winesap Subarea provides for ~~the maintaining~~ adjusting existing development patterns ~~while allowing to support~~ new infill and redevelopment compatible with the scale of the existing residential neighborhood and a residential activity center at the intersection of Filbert Road and Winesap Road. The plan recognizes the unique natural and man-made features of the Subarea, from I-405 on the west to North Creek on the east.

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.

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 critical areas.

SUBAREA PROFILE

Location

The Filbert / Winesap Subarea is located in Snohomish County in the northwestern part of Bothell. It is bordered by portions of Filbert Road, 192 Street SW, Winesap Road and 196th Street SE on the north, North Creek on the east, Maltby Road (SR-524) on the south, and I-405 on the west. It is adjacent to the Damson / Logan Subarea on the southwest, the Queensborough / Brentwood / Crystal Springs and Canyon Park Subareas on the south and the Thrashers Corner / Red Hawk Subarea on the east. Unincorporated Snohomish County borders the area to the north (see [Exhibit 1](#), [Exhibit 2](#), and [Exhibit 3](#)).

The total Subarea comprises approximately 783 acres, or about 1.22 square miles.

Physical Geography

The Filbert / Winesap Subarea consists of a gently rolling plateau flanking Filbert Creek, rising to the west from North Creek, with a small area in the valley bottom at the southeast corner of the Subarea. The high point is about 450 feet, in the northwest part of the subarea. The lowest point is at North Creek in the southeast corner of the Subarea (approximately 125 feet elevation). Many of the residential lots retain wooded areas throughout the subarea, especially on the older lots and neighborhoods. There are a number of unclassified streams and wetland areas throughout the subarea.

The Subarea lies primarily within the North Creek drainage basin, which runs from the north to the south along its east border.

Built Environment

Residential Development

The Subarea is almost exclusively ~~single family~~ lower density detached residential, with a couple of newer duplex developments. There is one manufactured ~~mobile~~-home park in the north central part of the subarea.

Commercial Development

Some small scale, neighborhood-oriented commercial development is present within the subarea at the intersection of Filbert and Winesap Roads.

Schools

There are no public schools within this subarea. There is at least one private pre-school, located within the Crystal Springs Community Church at 20010 Filbert Drive.

Parks & Open Space

There are no public parks located within the Subarea. There are several greenbelts and private playgrounds associated with newer developments that provide some open space areas for the local residents. There are also some vacant parcels in the subarea, so opportunities are available for acquisition of parklands to serve the area in the future.

Other Development

Churches and religious institutions are also located within the Subarea.

Sanitary Sewer & Water

The Subarea is in the Alderwood Water and Sewer District.

Utilities

The Subarea is served by electricity, natural gas, telephone, wireless telephone, and cable television. A power line easement runs diagonally southwest to northeast through the center of the subarea intersecting Filbert Road at about 2nd Avenue SE.

Transportation

Streets

The Filbert / Winesap Subarea is primarily served by Filbert Road (SR 524) which runs northwest to southeast diagonally through the subarea, continuing to the east as Filbert Road / 208th Street SE along

the southern subarea boundary. Winesap Road and Filbert Drive winds east-west along the north-central subarea boundary, curving south to connect with Filbert Drive, which roughly parallels Filbert Road through the center of the Subarea. Harvest Road and 14th Avenue SE serve as neighborhood collectors for the east part of the subarea. Damson Road connects under I-405 to the Damson / Logan Subarea from the west part of the subarea.

Bicycle Routes

Recent improvements to Filbert Road (SR 524) on the south border of the subarea include bicycle lanes. Plans for extending those improvements west along SR 524 include bike lanes, but are not funded at this time. Snohomish County ~~is currently studying alternate potential routes for the~~ [completed a portion of the North Creek Trail north of SR 524 along Filbert Drive and Winesap Road.](#) ~~through the east or central portion of the subarea.~~

Sidewalks / Walkways ~~and~~ [Shoulders](#)

Recent improvements to Filbert Road (SR 524) on the south border of the subarea include sidewalks [and bike lanes](#) on both sides. The sidewalk on the north side of Filbert Road resumes again at about Filbert Drive and 194th Street SE. Most of the newer subdivisions on the southwest side of Filbert road have sidewalks. Filbert Drive has intermittent sidewalks, shoulder or no shoulder. Most of the older roads have no sidewalks and narrow shoulders. [North Creek Trail from 9th Avenue SE to approximately SR 527 is on the south side of SR 524.](#)

Transit Service

The closest transit service is Community Transit [\(CT\)](#) that runs north/south along SR 527 (Bothell-Everett Highway) to the east (CT buses also run along the southwest boundary of the subarea on I-405, but there are no stops. There is a transit Park-and-Ride to the southeast, on the east side of SR 527 north of 228th Street SE.

GOALS & POLICIES

Land Use

Policies

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

1. Maintain the character of the Subarea's residential zoned areas [Support residential density and development patterns which allow new infill and redevelopment consistent with the FLUM.](#)
2. Encourage pedestrian oriented development with a mix of commercial and residential uses in a small **Neighborhood Activity Center** in the northwest part of the subarea to provide for convenience commercial uses for the immediately surrounding area.
3. Land in the core of the above Neighborhood Activity Center, surrounding the intersection of Filbert and Winesap Roads, is appropriately designated for denser **mixed-use** development, including [medium density](#) residential dwellings at densities controlled by site and building envelope design regulations, and office-professional and community business uses (**R-AC, OP, NB** as delineated in **Figure 3**).
- ~~4.1. Land in the most of the east part of the subarea, extending to the north central area, is appropriately designated for residential development as described by the R-9,600 designation in Land Use Element Policy LU-P4 (**R-9,600** as delineated in **Figure 3**).~~
- ~~5.1. Lands in the northwest and northeast corners, along I-405 extending into the center of the Subarea is appropriately designated for residential development as described by the R-7,200 designation in Land Use Element Policy LU-P4 (**R-7,200** as delineated in **Figure 3**).~~
- ~~6.4. Lands in the north central and west central part of the subarea, [in the northwest and far northeast parts of the subarea, along portions of Filbert Road, in the southwest portion of the subarea, and adjacent to the Neighborhood Activity Center](#) are appropriate for [medium density residential](#) development as described by the R-5,400a designation in Land Use Element Policy LU-P4 (**R-5,400a** as delineated in **Figure 3**).~~
- ~~7. Lands in the northwest and far northeast parts of the Subarea and along portions of Filbert Road are appropriate for residential development as described by the R-4,000 designation in Land Use Element Policy LU-P4 (**R-4,000** as delineated in **Figure 3**).~~
- ~~8. Lands in the southwest portion of the subarea and adjacent to the Neighborhood Activity Center, flanking Filbert Road and Damson Road, are appropriate for residential multifamily development as described by the R-2,800 designation in Land Use Element Policy LU-P4 (**R-2,800** delineated in **Figure 3**).~~
5. Lands in the north central and far southeast corner of the subarea are appropriately designated as **Mobile Manufactured Home Park (MHP)** as delineated in **Figure 3** to recognize and protect this land use providing [existing](#) affordable housing. [Any proposal to redevelop this manufactured home park should provide relocation assistance to residents living in the park at the time.](#)

- ~~_____The remainder of the subarea not described in the preceding policies is appropriate for **lower density residential development**. Land in the most of the east part of the subarea, extending to the north central area, is appropriately designated for residential development as described by the R 9,600 designation in Land Use Element Policy LU-P4 (**R 9,600** as delineated in **Figure 3**).~~
- ~~6. Lands in the northwest and northeast corners, along I 405 extending into the center of the Subarea is appropriately designated for residential development as described by the R 7,200 designation in Land Use Element Policy LU-P4 (**R 7,200** as delineated in **Figure 3**).~~
- 9.7. Upon annexation, evaluate whether areas currently designated for lower density residential are appropriate for medium density residential.
10. ~~A power transmission corridor running roughly through the center of the Subarea on a NE-SW bearing is designated Utility to recognize the existing use (**U** as delineated in **Figure 3**).~~
- 11.8. Consistent with adopted parks level of service ~~guidelines~~standards, one or more parks may be appropriate to serve the Subarea. The park(s) may or may not be located within the Subarea. See also Parks and Recreation Policy 1.

Implementation Strategies

1. The City shall zone properties in keeping with the Land Use and Natural Environment policies.

Natural Environment

Policies

1. Protect and preserve the hazardous slope critical areas in accordance with the City's Critical Area Ordinance. Protect non-hazardous slope areas in accordance with the Planning Area-wide Natural Environment and Urban Design Element policies and implementation strategies. These natural areas provide valuable erosion control, stormwater mitigation, wildlife habitat, and visual relief from the built environment, and contribute to the ~~character and identity~~visual landscape of the Subarea.
2. Protect and preserve critical areas within the Subarea.
3. Protect the quantity and quality of cool groundwater inputs into North Creek and its tributaries. Implementing regulations should include provisions requiring all development activities which may affect groundwater to follow the existing topographic contours, minimize changes to pre-existing ground elevations, minimize cut and fill earthwork volumes and preserve natural foliage and vegetation. Excavation shall be prohibited from intruding into that part of the groundwater table which experiences saturated soil conditions, as measured during the dry season.
4. Identify and protect the wetlands, streams, and associated buffers within the Subarea, including North Creek and its tributaries.

Implementation Strategies

1. Continue to work with Snohomish County in implementing the North Creek Watershed Management Plan.

2. Regulate development of properties containing critical areas in accordance with the Bothell Critical Areas Ordinance. Where regulations overlap with other programs in the City, the most protective shall apply. The City shall explore alternatives to regulation for preservation of wetlands in their entirety.
3. Implement development regulations consistent with the above policies.
4. Monitor the above-described areas for any environmental degradation and take remedial action where appropriate.

Housing & Human Services

Policies

1. Provide for a range of housing alternatives-types within the Subarea for persons of varying incomes and lifestyles. ~~Reference is made to the land use policies above, which provide for a range of housing types ranging from detached residential at minimum lot sizes of 9,600 square feet to attached residential at densities controlled by site and building design envelope regulations within the Subarea;~~

Implementation Strategies

No specific Housing or Human Services implementation strategies have been identified for this Subarea. Refer to the Planning Area-wide Housing Element, Human Services Element, and Implementation Element.

Economic Development

This section is a placeholder for future language. No specific Economic Development policies or implementation strategies have been identified for this Subarea. The City will complete this section following annexation, should that occur. Refer to the Planning Area-wide Economic Development Element and Implementation Element.

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 ~~as contained in the Parks, Recreation and Open Space Action Program (PROSAP)~~ (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 adopted PROS Plan ~~Bothell Parks, Recreation and Open Space Action Program (PROSAP)~~; 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 Filbert / Winesap 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 [and Implementation Element](#)

Annexation

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

Utilities & Conservation

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

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.](#)

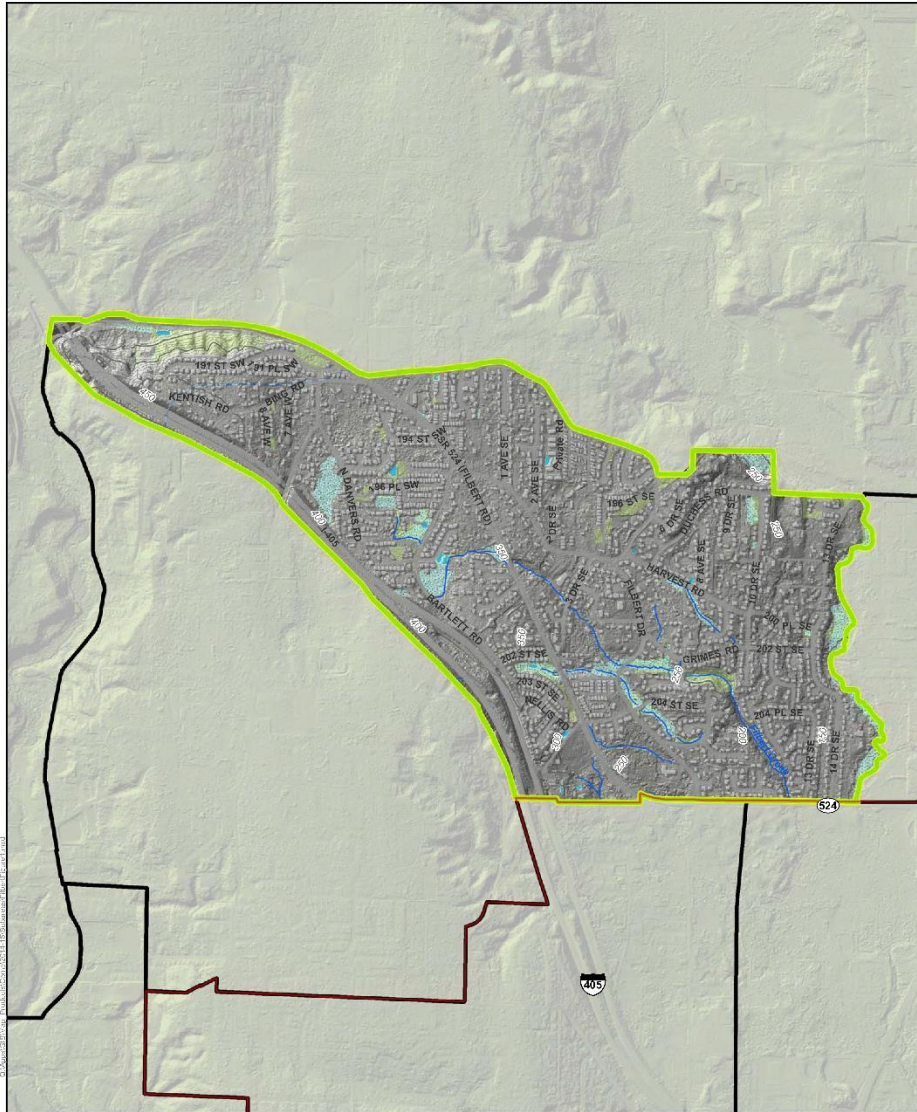
Capital Facilities

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.

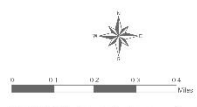
EXHIBITS

Exhibit 1. Physical Geography—Filbert / Winesap Subarea

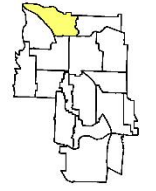


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- Filbert / Winesap
- Other Subarea
- Stream
- - - Piped Stream
- Wetlands
- Watershed Basin Boundary
- 10-foot contour
- Park or Athletic Field
- Open Space (Private or Public Owned)
- Bothell City Limits (2015)
- Planning Area Boundary Line



The City of Bothell delivers this data (map) in good faith. It is not a warranty, representation, or guarantee. No responsibility is assumed for the accuracy, currency, or completeness of the information provided.



Planning Subarea Location

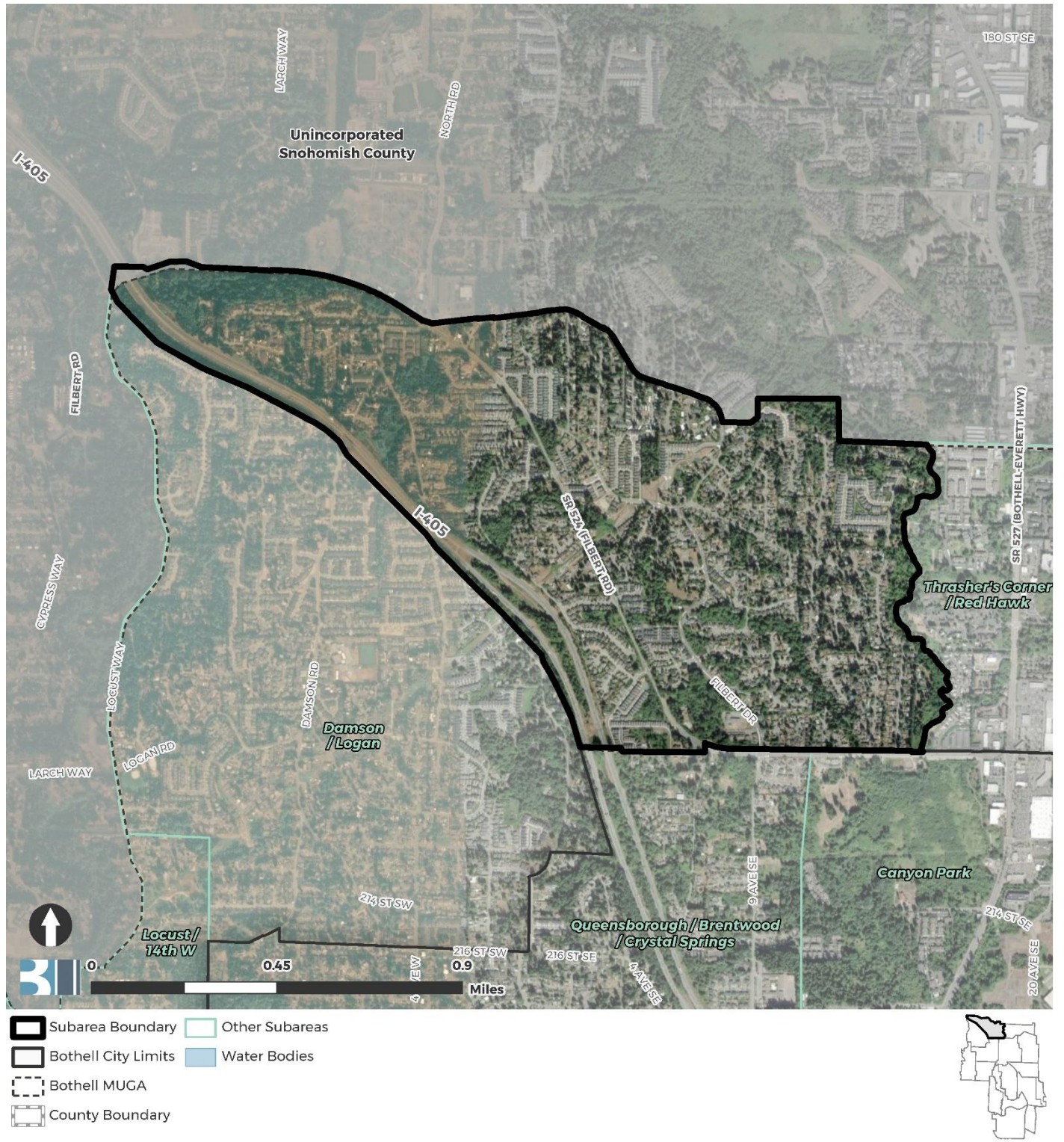
Imagine Bothell... Comprehensive Plan
2015 Periodic Plan and Code Update

Filbert / Winesap Subarea
Figure 1
Physical Geography



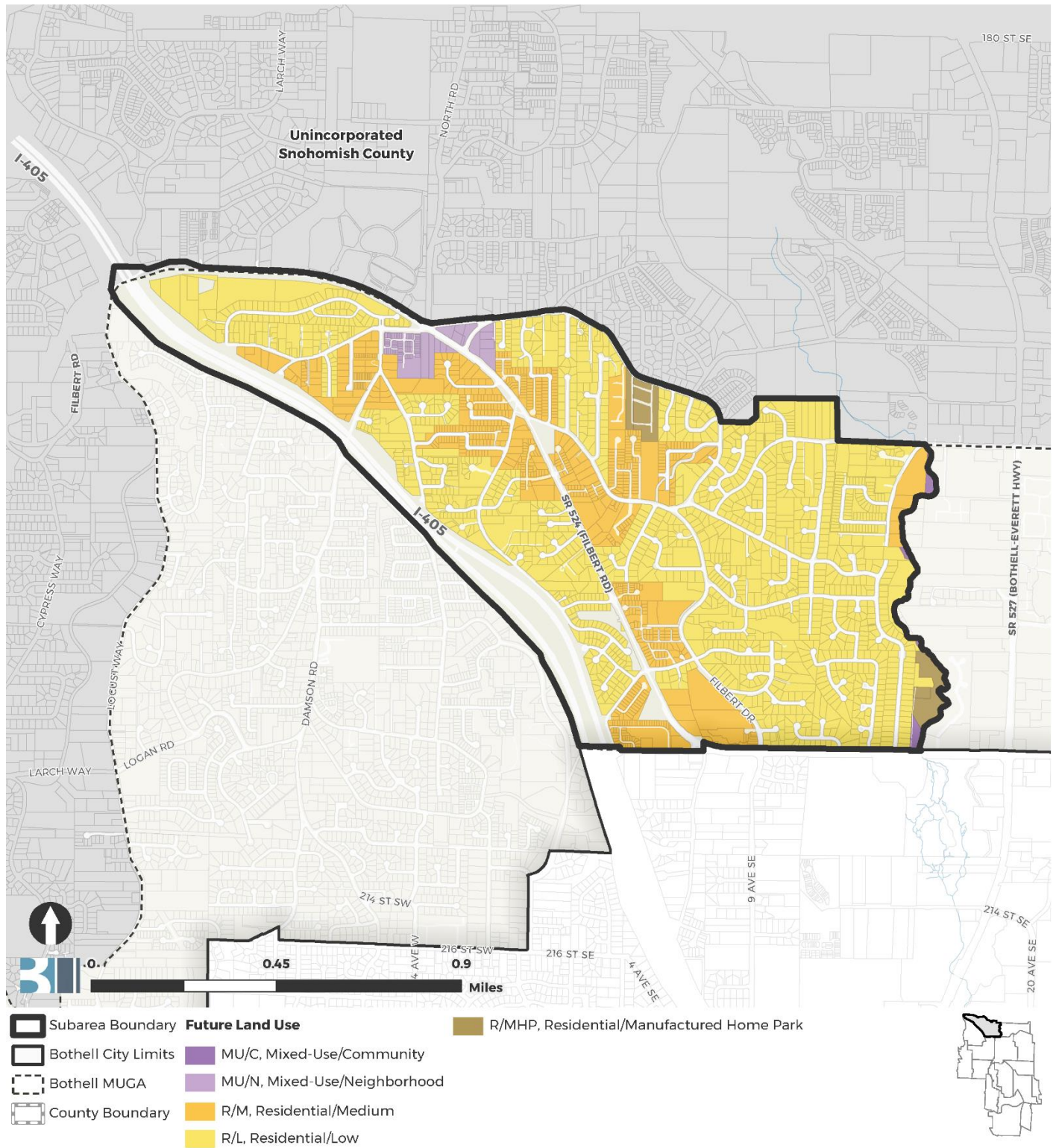
Source: City of Bothell, 2015.

Exhibit 2. Aerial Photo, 2024—Filbert / Winesap Subarea



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

Exhibit 3. Future Land Use—Filbert / Winesap Subarea



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