

WESTHILL SUBAREA PLAN

SUMMARY

The plan for the Westhill 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, with opportunities for commercial and multi-family residential development along SR-522, while protecting and preserving the steep slopes and wetlands which are associated with Westhill. The plan incorporates capital facilities policies and land use measures which are intended to enhance the Subarea, provide needed services, and promote city-wide goals and objectives. Highlights of the plan include the following:

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.

- Construction of sidewalks/walkways to fill gaps in the pedestrian system [as outlined in the pedestrian prioritization study](#).
- Pursuit of parks and recreation opportunities within the Subarea consistent with the goals, policies and implementation strategies of the Bothell Parks, Recreation and Open Space [PlanAction Program](#).
- Preservation of critical areas throughout the Subarea.
- Provision for low-to-moderate density residential development throughout much of the Subarea.
- Provision for commercial, office-professional, and multi-family residential development along SR-522 at densities of approximately 15 dwelling units per acre, on land free of environmental constraints.
- Support for the continued designation of the Magnolia Dairy Farm area for agricultural activities.
- Provision of a bicycle route through the Subarea, along 88th Avenue NE and NE 180th Street, with access to the Burke-Gilman Trail / Sammamish River Trail [as outlined in the Citywide Bike Plan](#).

SUBAREA PROFILE

Location

The Westhill Subarea is located on the west side of the Bothell Planning Area. The majority of the Subarea is located in King County, with a small portion of the Subarea located in Snohomish County. The Westhill Subarea adjoins four other Subareas, including Shelton View / Meridian / 3rd SE on the north, Country Village / Lake Pleasant / SR-527 Corridor on the northeast, Downtown on the southeast and Waynita / Simonds / Norway Hill on the south (see [Exhibit 1](#) and [Exhibit 2](#)).

The Westhill Subarea comprises approximately 701 acres (1.096 square miles).

Physical Geography

The Subarea comprises the upland portion of the Westhill land mass, except at its southern end where it descends to meet SR-522. The highest elevation in the Subarea is approximately 268 feet, in the northwest portion of the Conifer View neighborhood. The lowest point is approximately 20 feet or less, along the Sammamish River south of SR-522.

The Subarea lies within the Sammamish River drainage basin, but includes two sub-basins to the Sammamish. The western portion of the Subarea lies within the Swamp Creek sub-basin, while the eastern portion of the Subarea lies within the Horse Creek sub-basin. Little Swamp Creek cuts across the northwest portion of the Subarea and is located within the Swamp Creek basin. Little Swamp Creek flows year-round in a southerly direction into Swamp Creek and originates at associated wetlands located east of 9th Avenue SE between 228 Street and I-405. The Subarea's physical geography is depicted on **Exhibit 1**.

Built Environment

Residential Development

The Subarea contains extensive residential development at varying densities, primarily detached single family at approximately four to six dwellings per acre. Multi-family development within the Subarea is confined to a narrow area along the north side of SR-522.

Commercial Development

A mix of commercial development is located along SR-522. This commercial activity is confined by topography to the street frontage itself, since a severe slope (greater than 15 percent) that comprises the southern end of Westhill rises immediately behind the commercial properties.

Schools

There are three schools within the Subarea: Bothell High School, located on 92nd Avenue NE and NE 180th Street; Westhill Elementary School, located on 88th Avenue NE; and Sorenson Early Childhood Center, located immediately north of Westhill Elementary on 88th Avenue NE.

Parks & Open Space

Two neighborhood parks are located within the Subarea. Conifer View Park (1.5 acres) is located at the end of NE 195th Street and Tall Tree Park (1.0 acre) is located at 19630 89th Place NE. These neighborhood parks contain open areas, play structures, and a sport court. In addition, the Doug Allen Sportsfields (7.60 acres) are located at 19417 88th Avenue NE, adjacent to Westhill Elementary School. These fields are owned and operated by the City of Bothell, and consist of four junior soccer fields with one multi-purpose soccer/softball field. The Swedish Lutheran Pioneer Cemetery (0.6 acres) is located on NE 191st Street. This cemetery contains no recreational facilities, but has off-street parking and provides a quiet refuge from the surrounding urban development.

Historic Properties

The Magnolia Dairy Farm buildings and several single-family dwellings; and commercial structures are listed on the City's Historic Resources Inventory. In 1986 King County purchased the development rights for the historic Magnolia Dairy.

The Swedish Lutheran Pioneer Cemetery, located on the south side of NE 191st Street (south of 94th Place NE), is significant because it contains the graves of many important Bothell pioneers, some of whom came to Bothell prior to 1885.

Sanitary Sewer & Water

Snohomish County

The Snohomish County portion of the Subarea is located within the Alderwood Water and Wastewater District service area. The District provides the area with water and a portion of the area with sanitary sewer services.

King County

Water

The Northshore Utility District (NUD) serves much of the King County portion of the Subarea, including the west-central and southern portions within the City of Bothell, with water services. In general, NUD serves Bothell with water in the area on top of Westhill, while the City provides water service to the extreme east-central and southeast portions of the Subarea. In addition, the City of Seattle Tolt River Pipe Line runs through the southern portion of the Subarea. A NUD water storage tank is located in the 19000 Block of 88th Avenue NE.

Sanitary Sewer

The City of Bothell serves those portions of the Subarea within the City boundary with sanitary sewer services. The southern portion of the Subarea in unincorporated King County is served with sanitary sewer by the Northshore Utility District. This area is located generally between NE 178th Street and SR-522. Throughout the Subarea there are still some undeveloped or partially developed properties that are served by septic systems.

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

The Subarea is served by telephone, cell phone, electricity, natural gas, and cable television. Electricity providers maintain 115 kv electricity lines through the Subarea, along 80th Avenue NE, north of NE 195th Street, and along the Tolt River Pipe Line.

Transportation

Streets

The Westhill Subarea is served by roadways that interconnect and link to [SR-527 Bothell Way NE/Bothell Everett Highway](#) to the east and SR-522 to the south. The main east-west roadways in this Subarea include SR-522, NE 180th Street, NE 188th Street, NE 191 Street and 240th Street SE. The main north-south roadways in this Subarea are 88th Avenue NE and 91st /92nd Avenue NE.

Bothell High School, Sorenson Early Childhood Center, and Westhill Elementary present challenges for traffic flow and pedestrian safety, especially during peak morning and afternoon hours. SR-522, located at the southern end of the Subarea, also presents traffic issues as it is a major east-west transportation route.

Sidewalks/Walkways

Sidewalks/walkways are found, for the most part, within the residential subdivisions. There are sidewalks/walkways that exist on the south side of 240th Street SE, [the south side of NE 188th St.](#), and along portions of [7th Ave SE](#)/88th Avenue NE, 91st/92nd Avenue NE, NE 180th Street, NE 190th Street, NE 191st Street and SR 522.

Bicycle Routes

There is a signed bike lane on the north side of NE 180th Street in the vicinity of the SR-522 intersection but not further west and adjacent to Bothell High School. [There are bike lanes on NE 188th Street between Bothell Way NE and 92nd Ave NE.](#) Elsewhere on major roads in the Subarea, there are striped paved shoulders of varying widths which could be used by cyclists, but none are signed for bicycle use.

Transit Service

Sound Transit and King County METRO provide bus service along SR 522. Community Transit provides transit service along [Bothell Way just east of the subarea](#), ~~240th Street SE within the Snohomish County portion of the Subarea.~~

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 Land Use Element.](#)

1. Maintain the predominantly residential nature of the Subarea while providing opportunities for commercial, office professional and multi-family residential uses along SR-522. [Support residential density and development patterns which allow new infill and redevelopment consistent with the FLUM.](#)
2. The Magnolia Dairy Farm property is designated [open space and zoned](#) Agricultural to recognize its restricted use status under the terms of the 1986 King County purchase of development rights, consistent with the provisions of RCW 84.34 (~~AG~~ in central portion of map).
3. Land throughout most of the Subarea [south of NE 180th Street, east of 92nd Avenue SE, immediately north of the Magnolia Dairy Farm, and north of Westhill Elementary](#) is appropriate for **medium density residential** development as described by the R-7,200, R-8,400, and R-9,600 designations in Land Use Element Policy LU-P4 (~~R-7,200, R-8,400 and R-9,600~~ over most of the map).
- 3.4. [Land surrounding 88th Avenue NE, generally north of Bothell High School up to approximately NE 198th Street, is appropriate for lower density residential development.](#)
- 4.5. Land along SR-522 is appropriate for [transit-oriented, mixed-use development providing employment and higher-density housing opportunities](#) Community Business, Office Professional, and Multi-Family residential development as described by the R-2,800 designation in Land Use Element LU-P4 (~~R-2,800, OP, CB~~ in southern portion of map). Additional measures are warranted to ensure that any further development along SR-522 occurs in a manner which promotes city urban design and transportation goals and policies. These measures include the following, if practical:
 - a. Driveways shall be a minimum of 300 feet apart and/or shared between adjacent properties in order to minimize congestion caused by vehicles entering or exiting traffic.
 - b. Internal vehicle access shall be provided from property to property in such a manner as to allow a smooth flow of traffic across consecutive adjoining properties.
 - c. Where possible, parking shall be located alongside or behind buildings, but not between buildings and SR-522.
- 5.6. Westhill Elementary School, Sorenson Early Childhood Center, and Bothell High School are designated **public** Civic-Educational to recognize these existing uses (~~CE~~ in north-central and south-central portions of map). The Westhill Sportsfields, Conifer View Park, and Tall Tree Park are designated [as parks](#) Park to recognize these existing uses (~~P~~ in north-central portion of map).
- 6.7. Consistent with adopted ~~P~~ parks level of service [guidelines/standards](#), one or more additional parks 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 should be preserved where possible (~~OS~~ on map).

Implementation Strategies

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

Natural Environment

Policies

1. Regulate development on hazardous slopes in accordance with the critical areas ordinance. Protect and preserve non-hazardous slopes in the subarea consistent with the Urban Design and Natural Environment Planning Area-wide policies. These natural areas provide valuable erosion control, wildlife habitat, and visual relief from the built environment, and contribute to the ~~character and identity of~~ [visual landscape in](#) the Subarea.
2. Protect and preserve the wetlands within the Subarea.
3. Support the continued restricted-use status of the Magnolia Dairy Farm for agricultural uses. Reference also Land Use policies.
4. Promote the extension of sanitary sewers to unserved portions of the Subarea to better protect ground and surface water quality, particularly within the Swamp Creek Drainage Basin.

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 the Alderwood Water and ~~Sewer~~ [Wastewater](#) District, the Northshore Utility District and the owners of unsewered property within the Subarea to encourage the extension of sewers.

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 low to moderate density housing types.~~
2. Provide services within the neighborhood to support local needs, such as before and after school child day care, and the neighborhood use of schools as drop-in centers for various age and interest groups.

Actions

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

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

1. Pursue acquisition and development of park sites to serve the Subarea based on the City's overall adopted level of service ~~guidelines~~ [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 within the Subarea.
2. Work with the Northshore School District to identify surplus property and pursue funding and/or matching grants to acquire active recreation areas or parks.

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 PROSAP [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.

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

No specific [Cultural & Historic Resources](#) ~~Preservation~~ Element implementation strategies have been identified for this Subarea. Refer to the Area-wide [Cultural & Historic Resources](#) ~~Preservation~~ Element [and Implementation Element](#).

Urban Design

Policies

1. Limit the height, size, and intensity of signage along SR 522 to that minimally necessary to identify businesses.
2. Ensure that improvements to SR-522 enhance rather than degrade the area. Reference also Transportation policies.
3. Ensure that commercial and ~~multifamily~~[residential](#) development along SR-522 is transit-oriented. Reference also Transportation policies.
4. Ensure that development is designed with a sensitivity to the steep slopes and wetlands which ~~give character to~~[contribute to the visual landscape of](#) the Subarea. Reference also Natural Environment policies.

Implementation Strategies

1. Develop regulations to implement the policies above.

Annexation

No specific Annexation Policies or Actions have been identified for this Subarea. Refer to the Planning Area-wide Annexation Element.

Utilities

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

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. NE Bothell Way (SR-522) is part of the proposed Bothell Boulevard system. Any future improvements to these streets should include median landscaping islands, landscaping between the street and sidewalks, and a coordinated street tree program.
2. The following roads within the Subarea are classified as arterials:

Freeway / Limited Access Highway	None
Principal Arterial	SR-522

Collectors

NE 180th Street
 88th Avenue NE and 7th Avenue SE
 NE 191st Street
 92nd Avenue NE
 240th Street SE
~~Proposed NE 203rd Street connecting 88th Avenue NE/7th Avenue SE and SR-527-~~[Bothell-Everett Highway](#)

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

Separated Route (Shared Use Path)	Burke - Gilman Trail
Striped and/or Signed Route (Bicycle Lane or Shared Roadway) Protected Bike Lane	88th Avenue NE/7th Avenue SE NE 180th Street 91st/ 92nd Avenue NE NE 191st Street 240th Street SE NE 203rd Street/NE 204th Street
Neighborhood Greenway	90th Avenue NE/NE 192nd Street NE 190th Street

~~4.—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 by landscaping wherever possible.~~

~~5.—Pedestrian and/or bicycle amenities that are safe and accessible shall be included as components of all new or renovated arterials or collectors within the Subarea.~~

~~6.—Pedestrian path easements shall be required of developers of subdivisions to provide a convenient and direct pedestrian connection to employment, stores, schools, bus stops, parks, and community service centers.~~

~~7.—Bicycle routes should be signed as soon as possible to meet Shared Roadway standards until construction to Bicycle Lane standards are completed.~~

8.4. Coordinate with neighboring jurisdictions, the Washington State Department of Transportation, and the transit agencies on the planning, funding, and implementation of transportation improvements to address shared transportation needs and concerns.

9.5. New development along SR-522 should be designed and built to be transit oriented.

10.—Promote traffic and pedestrian safety.

~~6. Prohibit connection of NE 190th Street to properties further than the western Westhill subarea boundary.~~

Actions

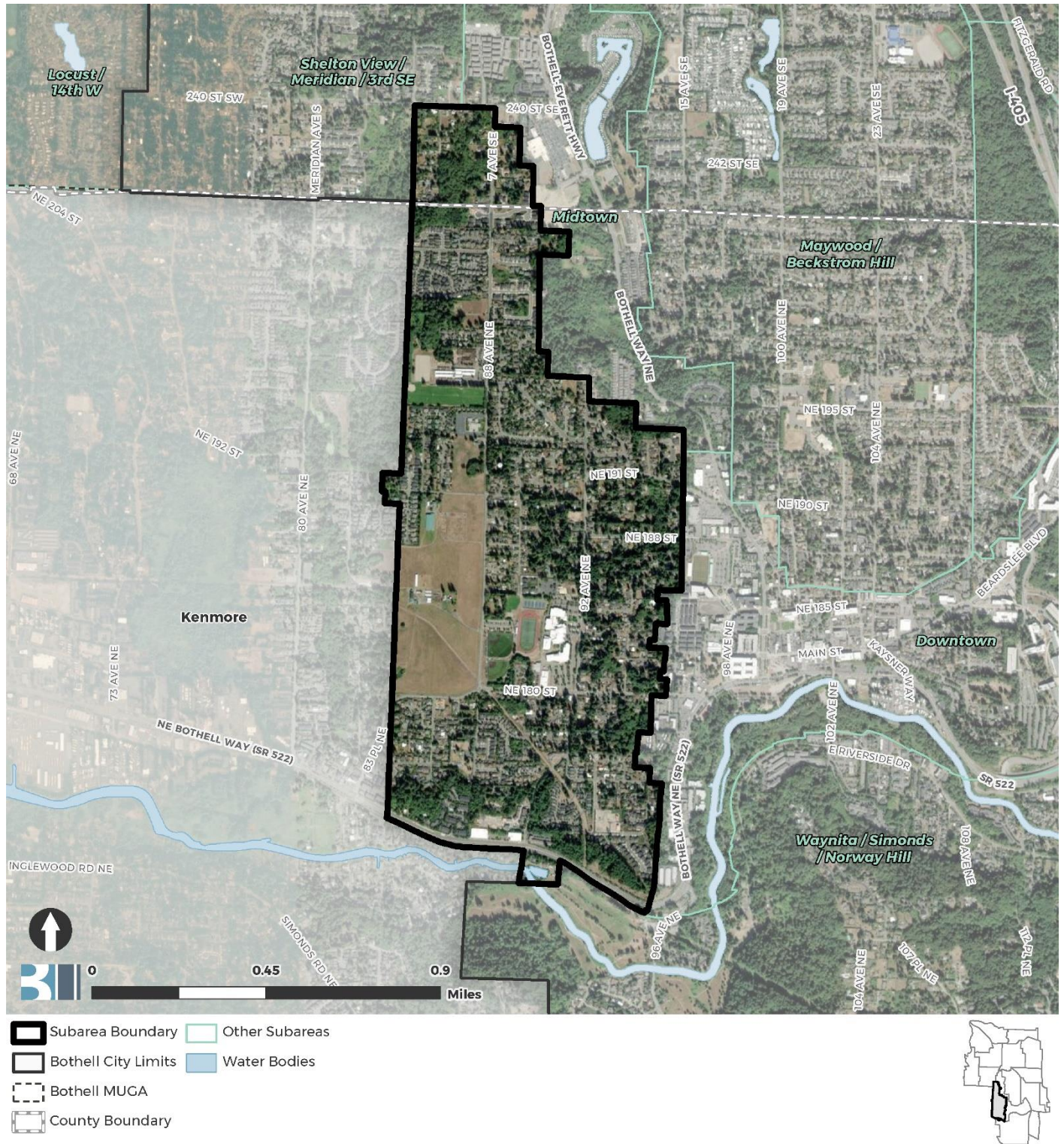
Transportation projects to implement subarea and city-wide policies are identified and generally described in the ~~Bothell Transportation Improvement Plan (TIP)~~ [Transportation Element Implementation Strategies](#). ~~from the TIP and other sources, t~~The City Council selects projects for inclusion 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).~~
1. Investigate and, if feasible, provide continuous sidewalks on 88th Avenue NE/7th Avenue SE [as outlined in the pedestrian prioritization study](#).
- ~~2.— Erect signage to designate the portion of NE 180th Street with bicycle lanes as a bicycle route.~~
- ~~3.— Investigate and, if feasible, provide continuous bicycle lanes on 88th Avenue NE/7th Avenue SE, 91st Avenue SE/92nd Avenue, and NE 191st Street.~~
- 4.2. Work with the City of Kenmore and WSDOT to explore the feasibility of developing an access point for bicycles from 83rd Place NE at SR-522 to the Burke-Gilman/Sammamish River Trail.
- 5.3. Work with the City of Kenmore and WSDOT to ensure that any improvements to 80th Avenue NE and 83rd Place NE (Kenmore portions) and SR-522 respectively include appropriate pedestrian and bicycle facilities.
- 6.4. Work with the City of Kenmore to pursue traffic calming measures to promote safety including speed reduction.
- 7.5. Pursue crosswalks or street lighting to promote pedestrian safety at intersections [as outlined in the Safety Plan](#).
6. Work with the City of Kenmore and WSDOT to minimize the channeling of traffic through the Westhill Subarea resulting from the signalized intersection of 83rd Place NE and SR-522.
- ~~8-7.~~ [Implement bicycle facilities as outlined in the Bothell Bike Plan for routes designated in this Subarea.](#)

Capital Facilities

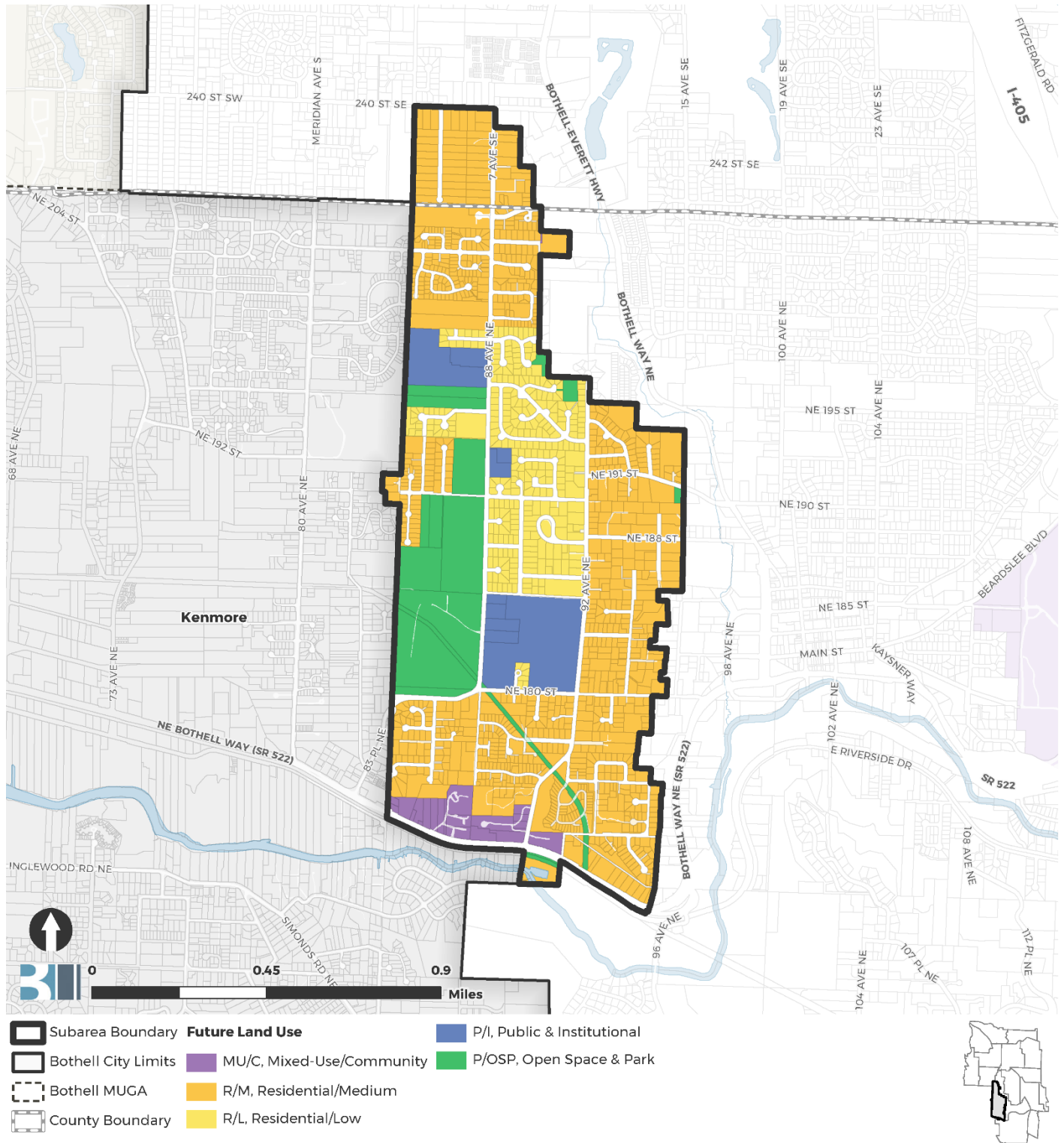
Capital facilities projects to implement subarea and city-wide policies (other than parks and recreation and transportation projects, discussed separately above) are selected by the City Council for inclusion in the Bothell Capital Facilities Plan (CFP), which establishes types and amounts of funding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

Exhibit 2. Aerial Photo, 2024—Westhill Subarea



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

Exhibit 3. Future Land Use—Westhill Subarea



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