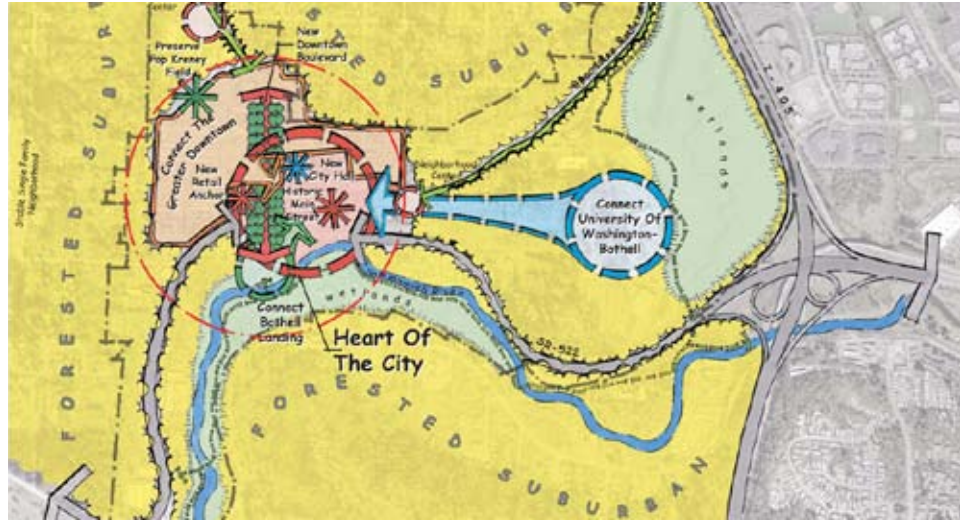


Downtown Revitalization Plan & Code Update

Bothell, WA



Large, soon-to-be vacated school properties fronting on State Route 522 represented a major opportunity for downtown Bothell's west side. Meanwhile, Main Street shops on the east side were invisible from SR 522 and cut off from Bothell's riverfront park across busy State Route 527. Through an extensive public "Roundtable" process, FTB has crafted a plan to create a downtown multiway boulevard treatment of SR 527 for infill development to front attractively onto the corridor and reengage Main Street. The envisioned capital improvements together with revamped polices and development codes are the basis of a Downtown Plan update under preparation.



Proposed Revitalization Strategy Diagram: Transform State Route 522 into a Grand Boulevard in order to connect Downtown to surrounding neighborhoods, the university campus, and the City's extensive open space network.

BEFORE

- Conventional corridor development cuts Bothell's downtown main street off from Bothell Landing, the City's main Civic Open Space.
- Main Street lacks visibility for customers on the adjacent state routes 522 & 527.
- Growing local UW university population with no campus town.



Main street today looking from State Route 522.



An illustration of the envisioned future downtown neighborhood. A new multiway Grand Boulevard helps to connect infill development and Bothell Landing along the river with Main Street and a new Civic Center.

ASSIGNMENT

- Master plan former school site for downtown mixed-use development.
- Connect Main Street to Bothell Landing and the University of Washington campus.

OUTCOMES

- FTB submitted the Downtown Sub-Area Plan & Regulations to the city in Fall 2007.

CLIENT: City of Bothell Community Development Department

IN COLLABORATION WITH: ECONorthwest, Pertee Engineering

FTB: When this project was completed the firm name was Freedman Tung & Bottomley (FTB).



A Bird's-Eye View of Envisioned Downtown Core and Civic Center at Long-Term Build-Out.