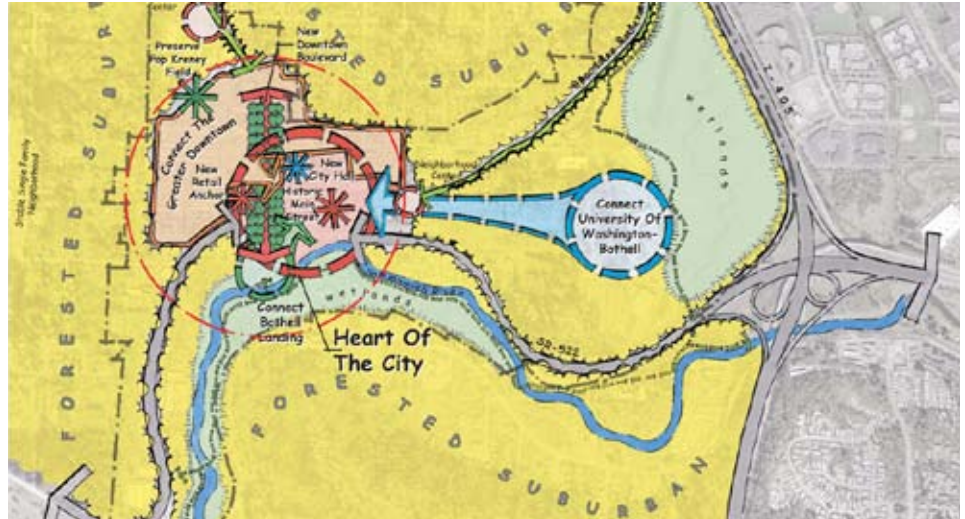


Downtown Revitalization Plan & Code Update

Bothell, WA



Though busy State Routes 522 and 527 converged in Downtown Bothell, their strip corridors formats were unattractive. Meanwhile, Main Street's hidden shops were struggling and surplus school parcels west of SR 527 represented major opportunities. Through an extensive Roundtable process, FTB helped re-envision SR 527 as a walkable boulevard linking downtown's halves and renewing Main Street by realigning SR 522. These improvements with new polices and form-based codes became the basis of the Downtown Subarea Plan update.



Proposed Revitalization Strategy Diagram: Transform Bothell Way (formerly SR 527) into a Grand Boulevard in order to connect Downtown to surrounding neighborhoods, the University of Washington campus, and the City's extensive open space network.

BEFORE

- Strip development cut off Main Street shops from the popular Park at Bothell Landing.
- Main Street lacked visibility for customers on adjacent State Routes 522 & 527.
- Growing University of Washington and Cascadia College campuses had no campus town.

ASSIGNMENT



Main Street's entry as seen from strip-like SR 522 in 2009.

- Master plan the surplus school parcels on the west side for downtown mixed-use development.
- Connect the downtown core to Bothell Landing and the University of Washington campus.

OUTCOMES

- Plan work began in 2006 with adoption in 2009.
- Over \$100 million has been invested in publicly-funded projects, including the completed SR 522 realignment and Phase I of the SR 527 multiway boulevard segment (Phase 2 funding in process).
- Over \$200 million of private investment in downtown housing, lodging, commercial and entertainment use has already been built or is in development, with \$650 million+ anticipated.

RECOGNITIONS

- 2011 Municipal Excellence Award – Association of Washington Cities
- 2011 Smart Choices Award - Governor's Smart Communities Awards.
- 2011 VISION 2040 Award - Puget Sound Regional Council

CLIENT: City of Bothell – Community Development

IN COLLABORATION WITH: ECONorthwest, Perteet Inc., Anderson Illustration

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



An illustration of the envisioned future downtown neighborhood. A new multiway Grand Boulevard (SR 527) helps to connect infill development and Bothell Landing along the river with Main Street and a new Civic Center.



A 2015 aerial photo of built SR 522 and Phase I multiway boulevard improvements (blue outlines) with completed buildings (yellow outlines) and under-construction projects (yellow dashed outlines) entitled under Downtown Subarea Plan guidance.