



## Lessons from Pioneers of Collaboration: Thriving Communities Partnerships

Erin Christensen, AIA, LEED-AP ND  
Associate Principal, Mithun

David Boyd, AIA, Senior Planner  
City of Bothell Community Development  
Department

Gary Lee, Senior Planner  
City of Redmond Planning Department

Erika Conkling, AICP, Senior Planner  
City of Renton Community and Economic  
Development

City of Bothell | City of Redmond | City of Renton

WAAPA: Lessons from Pioneers of Collaboration | MITHUN



LEED FOR  
NEIGHBORHOOD  
DEVELOPMENT

City of Bothell | City of Redmond | City of Renton

WAAPA: Lessons from Pioneers of Collaboration | MITHUN



### 13

**Water Treatment**

1. Vegetated Roofs
2. Stormwater Planters
3. Cistern Silos
4. Plaza Storage
5. Rockbed Cisterns
6. Below-Grade Cisterns

**Passive Building Design**

7. Solar screens on South & West Facades
8. PV Panels on Canopies
9. Double Skin Membrane
10. Shaded Balconies

**Renewable Energy**

11. Concentrated Solar Power Plant
12. Solar Thermal Collectors
13. Off-site Wind Power

**Other**

14. Food Production
15. Habitat Enhancement

**District and Neighborhood Sustainability**  
Project Green, Austin, Texas

City of Bothell | City of Redmond | City of Renton

WAAPA: Lessons from Pioneers of Collaboration | MITHUN



## 10 CITIES 10 PROJECTS

City of Bothell | City of Redmond | City of Renton

WAAPA: Lessons from Pioneers of Collaboration | MITHUN



Placemaking

Density & Mix of Uses

Mobility & Complete Streets

District Infrastructure

Ecosystems & Habitat

Human Health & Wellbeing

Economic Vitality

Thriving Communities – Integrated Systems

City of Bothell | City of Redmond | City of Renton

WAAPA: Lessons from Pioneers of Collaboration | MITHUN

## Partnership for Sustainable Communities

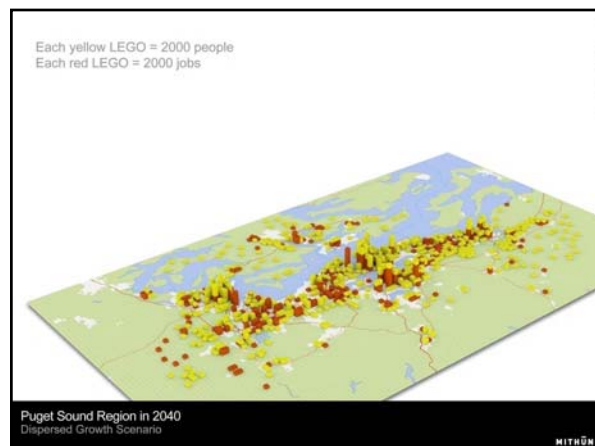
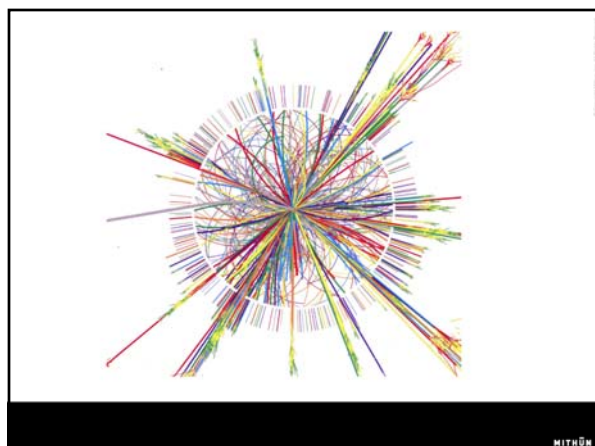
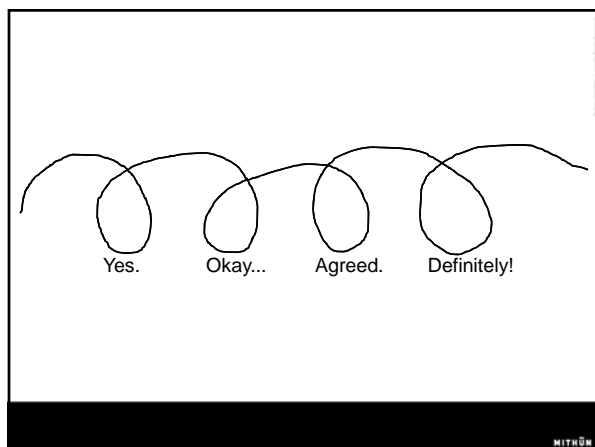
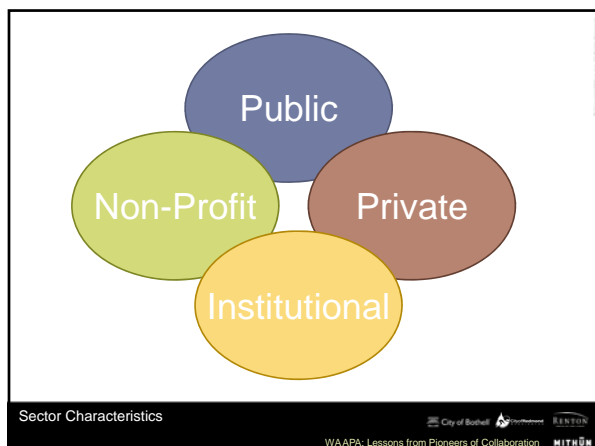


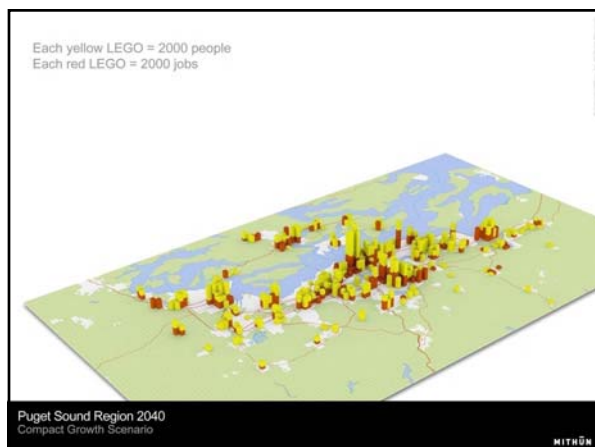
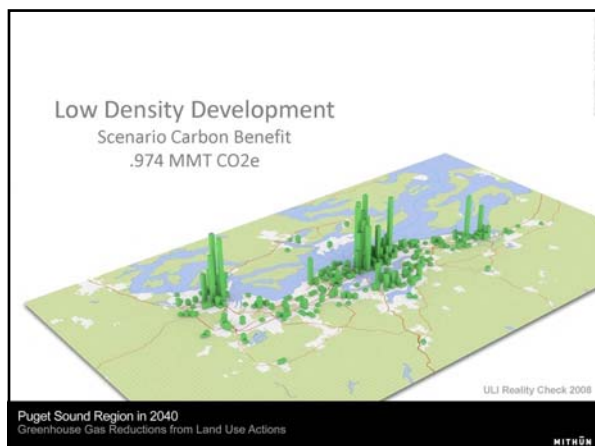
Six livability principles:

- Provide more transportation choices.
- Promote equitable, affordable housing.
- Enhance economic competitiveness.
- Support existing communities.
- Coordinate and leverage federal policies and investment.
- Value communities and neighborhoods

City of Bothell | City of Redmond | City of Renton

WAAPA: Lessons from Pioneers of Collaboration | MITHUN

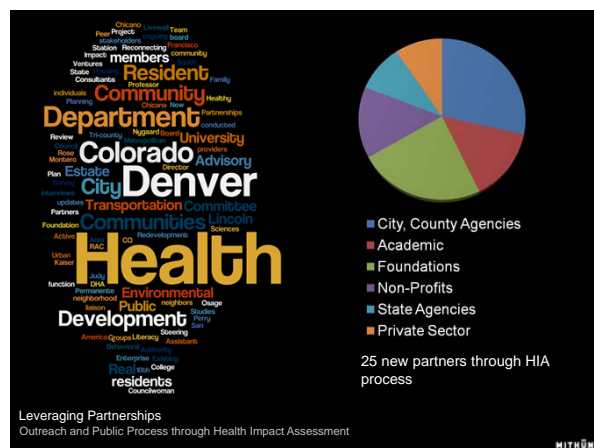
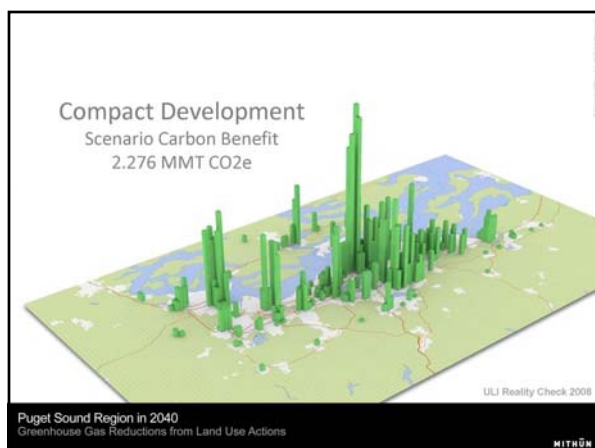




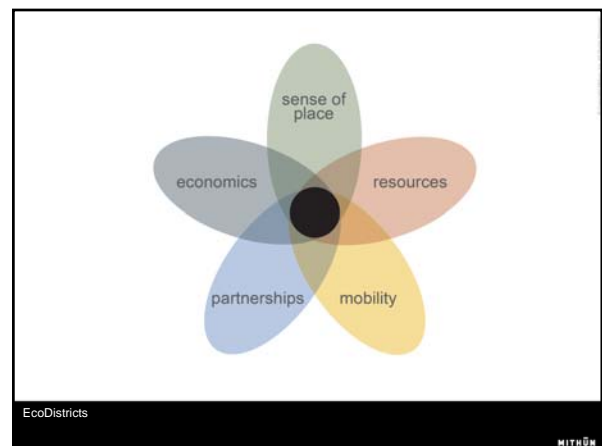
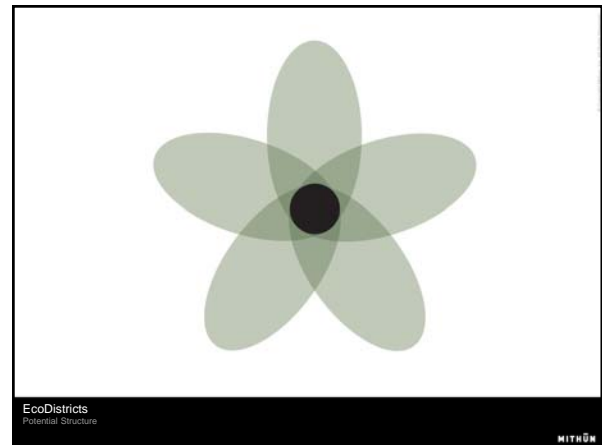
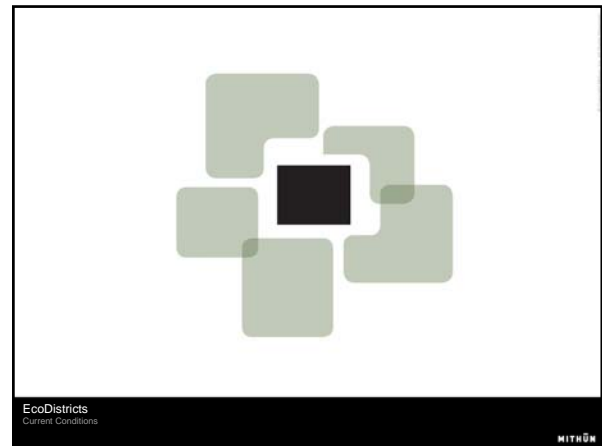
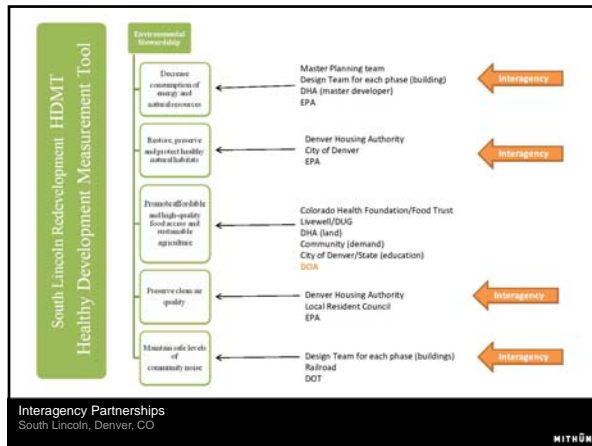
HDMT Healthy City Elements	Community Priority Issues	Plan Response
Healthy Housing Sustainable Transportation Social Cohesion Environment Healthy Economy Public Infrastructure	<p>HH.4: Healthy, quality housing Median income is \$38,000 compared to \$10,000 citywide.</p> <p>ST.2: Affordable, accessible public transportation options 6.7% of residents say transportation is an obstacle to employment.</p> <p>SC.2: Promote personal safety Neighborhood crime rate is 15.2 per 1,000 compared to 3.2 per 1,000 citywide.</p> <p>ES.3: Affordable, high-quality food access Only 12% have recommended servings of high fiber food.</p> <p>HE.2: Increase jobs and equity in income and wealth 7% of residents are obese or overweight, 77% have high blood pressure.</p> <p>PI.5: Park, open space, rec access 55% of residents are obese or overweight, 77% have high blood pressure.</p>	<p>800 High Performance Units</p> <p>Coordinated Shuttles</p> <p>Active Streets + Open Space</p> <p>New Community Garden</p> <p>Job Training Space + Partners</p> <p>Variety of Open Spaces</p>

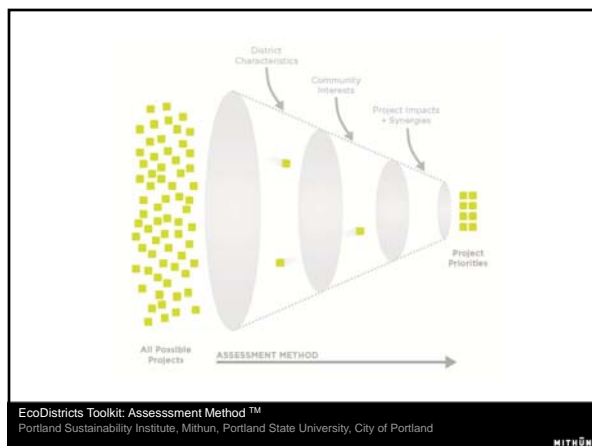
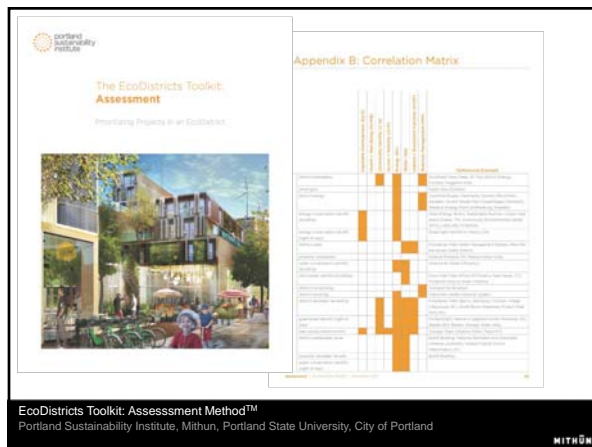
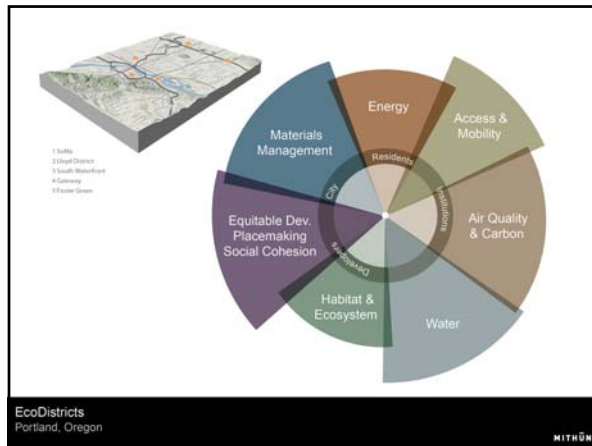
Review of Mariposa Redevelopment Plan for response to Health  
Use of the Healthy Development Measurement Tool (HDMT) in 2010

MITHUN









**Partnering with our Past**

Bothell Downtown Plan


... building on our first century, designing our second ...



Main Street today

City of Bothell WAAPARTON

WAAPA: Lessons from Pioneers of Collaboration MITHUN



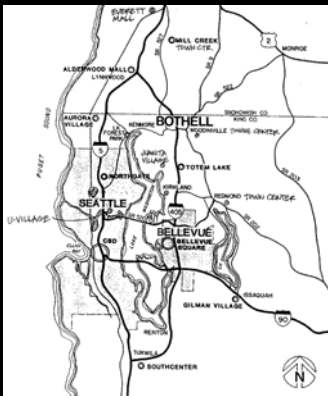
Rendering of potential redevelopment of the Northshore School District property to strengthen connection to an expanded Pop Keeney Stadium

Bothell Downtown Subarea Plan and Regulations Planned Action Draft Environmental Impact Statement  
December 2008


City of Bothell WAAPARTON

Planned Action EIS was done to analyze impacts in advance and streamline the permitting process

WAAPA: Lessons from Pioneers of Collaboration MITHUN



Past Planning Efforts, Regional Context and Current Market Area



City of Bothell WAAPARTON

WAAPA: Lessons from Pioneers of Collaboration MITHUN




2003 Citizens Advisory Group Recommendation led to current Crossroads Project (SR 522 Realignment)

Partnering with Citizens & Transportation Agencies

City of Bothell WAAPARTON

WAAPA: Lessons from Pioneers of Collaboration MITHUN



**Partnering with Northshore School District**

PROPERTY PURCHASED FROM THE SCHOOL DISTRICT IN 2009

18-acres to be sold to developers and go back on the tax rolls

City of Bothell WAAPARTON

WAAPA: Lessons from Pioneers of Collaboration MITHUN

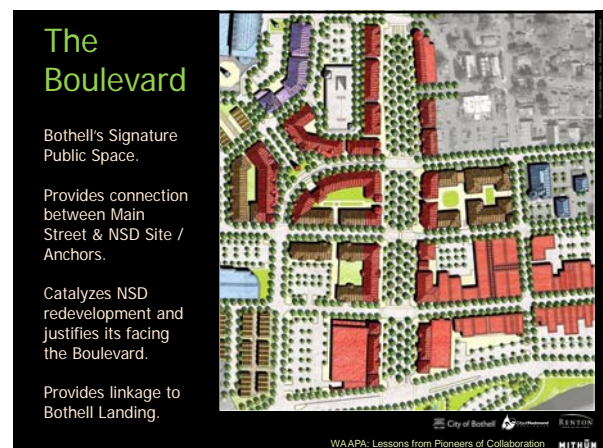
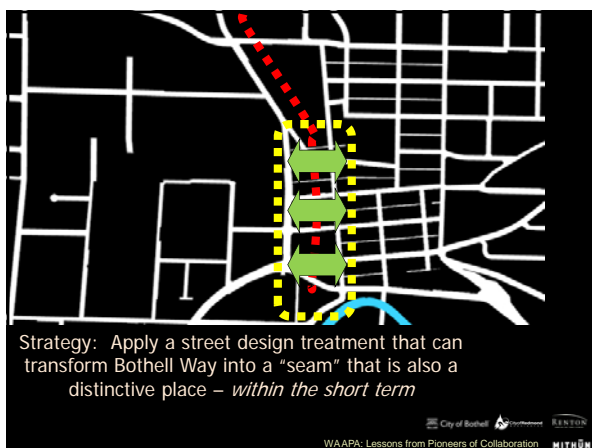
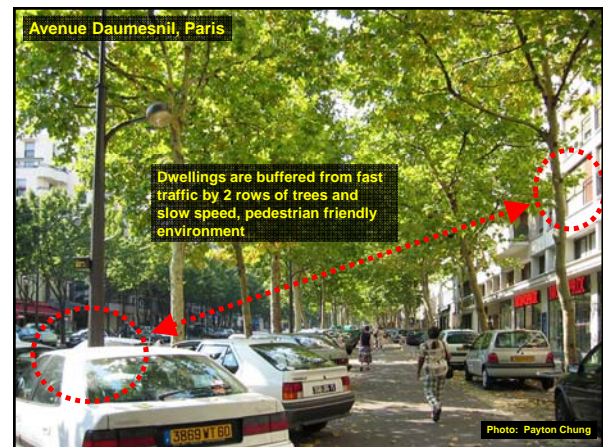
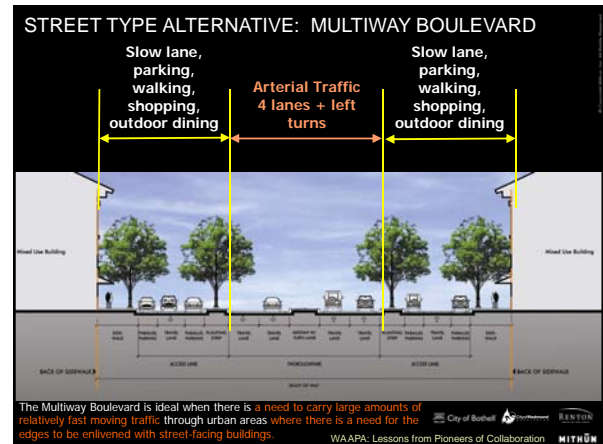


**Realigned SR-522: Creates new downtown blocks and development sites; enables extension of Main Street**

Land south of the realigned 522 will become an expansion of the Park at Bothell Landing

City of Bothell WAAPARTON







### REVITALIZATION STRATEGY

1. Reposition Downtown to tap into pent-up demand for downtown lifestyle and "convenience living."
2. Foster development of a strong retail, services & entertainment core.
3. Build a "Captive Audience."
4. Make Downtown look and feel like the Heart of the City.
5. Enhance Downtown's Accessibility and Visibility.

City of Bothell WAAPARTNERSHIP RENTON

WAAPA: Lessons from Pioneers of Collaboration MITHUN

### Partnering with our Business Community

Bothell's historic Main Street will be enhanced & extended further to the west

City of Bothell WAAPARTNERSHIP RENTON

WAAPA: Lessons from Pioneers of Collaboration MITHUN

### Partnering with the Campus

Cascadia Community College Center for Global Learning & the Arts

UWB Sports Complex

University of Washington Bothell Science and Academic Building

Sarah Simonds Green Conservatory

City of Bothell WAAPARTNERSHIP RENTON

WAAPA: Lessons from Pioneers of Collaboration MITHUN

### Implementing the Plan - LIFT Grant

Map Project: April 05, 2007

City of Bothell Publicly Funded Projects

### Partnering with the State

City of Bothell WAAPARTNERSHIP RENTON

WAAPA: Lessons from Pioneers of Collaboration MITHUN

McMenamins will be opening a 70-room hotel, theater, meeting space, brewpub, restaurant and pool at the Anderson School complex – currently slated for a 2014 opening.

### Partnering with Businesses

City of Bothell WAAPARTNERSHIP RENTON

WAAPA: Lessons from Pioneers of Collaboration MITHUN



The Seattle Times Company

# The Seattle Times

## Editorials / Opinion

Home Local National/World Business/Tech Sports Entertainment Living Travel Opinion Shopping

Quick links: Traffic | Movies | Restaurants | Today's events | Video | Photos | Interactive | Blogs | Forums | Subscriptions

Originally published June 24, 2010 at 4:32 PM | Page modified June 25, 2010 at 8:47 AM

Comments (4) | Email article | Print view | Share

### Bothell teams with McMenamins for visionary urban redevelopment

Lance Dickie / Seattle Times editorial columnist

The city of Bothell's ambitious redevelopment plans include conversion of a historic downtown school site into a 70-room hotel by family-owned Oregon business, McMenamins, famous for its brew pubs, hotels and preservation skills.

By Lance Dickie  
Seattle Times editorial columnist

For all of the creative urban planning, cautious financing and bold leadership behind Bothell's \$150 million redevelopment vision, the most amazing feature

Related  
Read more columns by Lance Dickie

Partnership with the Media

City of Bothell | WAAPA: Lessons from Pioneers of Collaboration | MITHUN

## Downtown Developments and Surplus Properties

www.futureofbothell.com

City of Bothell | WAAPA: Lessons from Pioneers of Collaboration | MITHUN

In February 2011, Vulcan Real Estate was chosen to lead the development team for the City Hall project

### Partnership with Developers

City Hall Site Plan

DAILY JOURNAL OF COMMERCE

### City center project could bring a little Pearl District to Bothell

By Lance Dickie  
Seattle Times editorial columnist

The city of Bothell's ambitious redevelopment plans include conversion of a historic downtown school site into a 70-room hotel by family-owned Oregon business, McMenamins, famous for its brew pubs, hotels and preservation skills.

City of Bothell | WAAPA: Lessons from Pioneers of Collaboration | MITHUN

## Downtown Redmond

Gary Lee, Senior Planner  
City of Redmond Planning Department

City of Bothell | WAAPA: Lessons from Pioneers of Collaboration | MITHUN

## City Hall Renderings

Central plaza at night

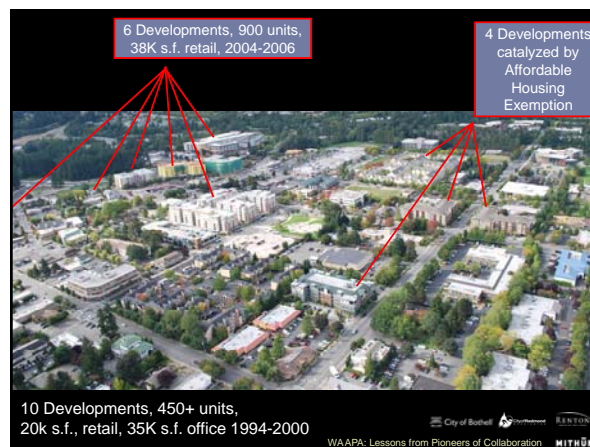
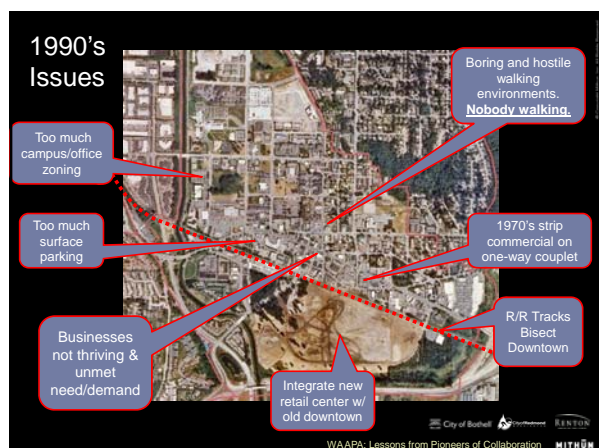
View from SE

City of Bothell | WAAPA: Lessons from Pioneers of Collaboration | MITHUN

## Downtown Redmond

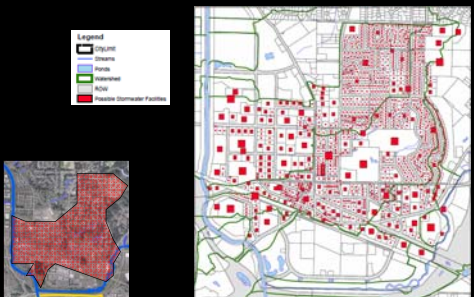
•1.1 square miles in area

City of Bothell | WAAPA: Lessons from Pioneers of Collaboration | MITHUN





## Stormwater Facilities Traditional Onsite Approach



Legend  
City Land  
Stream  
Road  
Interstate  
Fee-based Stormwater Facility

WAAPA: Lessons from Pioneers of Collaboration

## Unit Lot Subdivision Regulations

To encourage development of Fee-Simple Townhomes

From 5 single-family buildings to 24 townhomes




32 du/ac

WAAPA: Lessons from Pioneers of Collaboration

## Regional Approach

Allows Developer to pay a fee, instead of developing individual on-site detention and water quality vaults (which would reduce on-site parking).



Legend  
City Land  
Regional Facility  
Stream  
Road  
Interstate  
Fee-based Stormwater Facility

WAAPA: Lessons from Pioneers of Collaboration



Using Transfer Development Rights to gain extra floor in building height

WAAPA: Lessons from Pioneers of Collaboration



Mixed-use zoning

Ground floor office  
With 4 apartments above (small project)  
4 units




65 du/ac

Sliding Residential Density

Density increases with lot width and lot size  
- to encourage parcel consolidation


65 du/ac

WAAPA: Lessons from Pioneers of Collaboration



184 suites/ac

Tudor Manor  
61 mini-suite/SRO units – LEED Platinum  
Winner of Governor's 2012 Smart Communities Award  
Rent \$495- \$795 includes utilities and internet

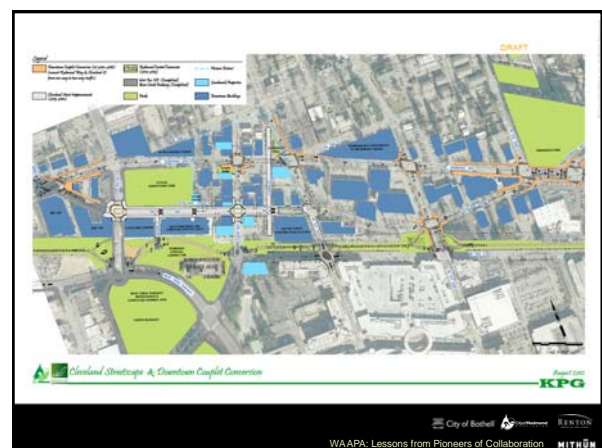
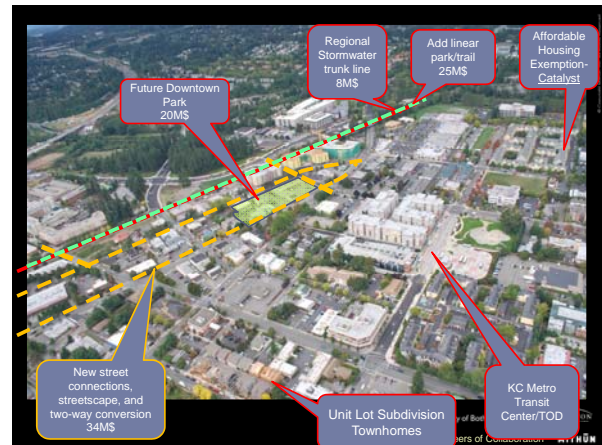
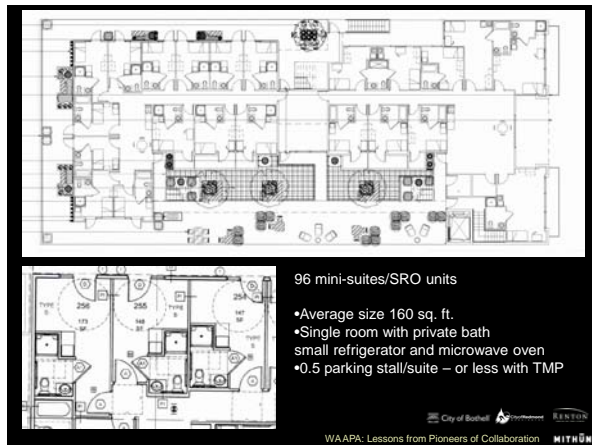
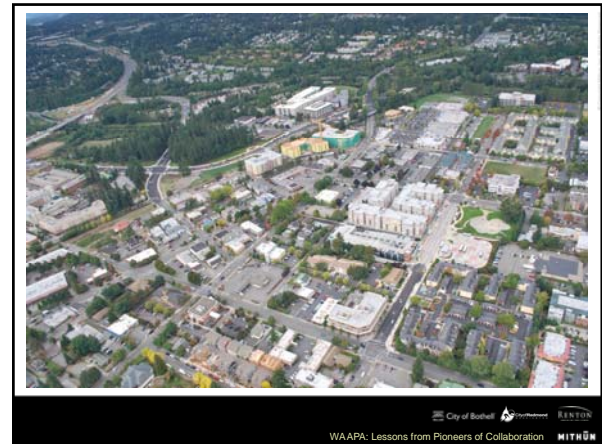


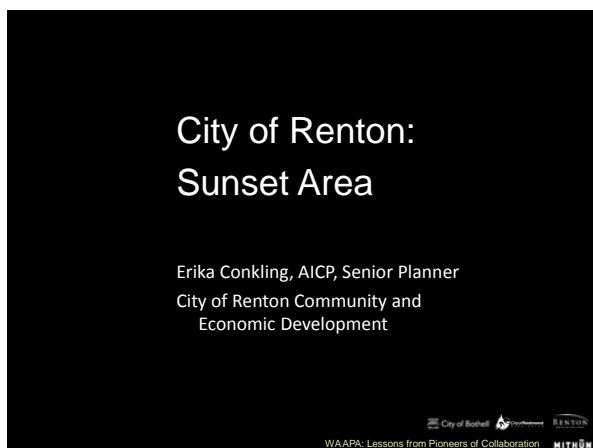
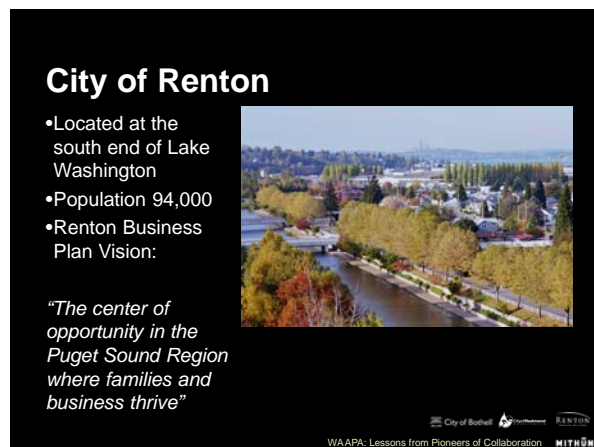
1st Floor

2nd Floor

WAAPA: Lessons from Pioneers of Collaboration







## Try and Try Again

- Revitalization a City priority since 2000
- Many different approaches were tried
- Public outcry in 2006



City of Bothell  
WAAPA: Lessons from Pioneers of Collaboration  
MITHUN

## Barriers to Revitalization

- Multiple land owners
- Small Housing Authority with limited resources
- Failing and undersized infrastructure
- Trouble securing private investment



City of Bothell  
WAAPA: Lessons from Pioneers of Collaboration  
MITHUN

## Starting Over

- Community task forces formed in 2006 and 2007
- Community Investment Strategy in 2009
- 2011 Adopted EIS and Planned Action



City of Bothell  
WAAPA: Lessons from Pioneers of Collaboration  
MITHUN

## Building Local Partnerships

- Housing Authority and School District reps on task forces
- RHA and RSD staff participated in the Investment Strategy
- City Council, School Board, and RHA Board- first ever joint meeting in 2009
- Use collective property holdings to drive investment



City of Bothell  
WAAPA: Lessons from Pioneers of Collaboration  
MITHUN

## What is the Goal?

- Compact urban development
- Community "Third Place"
- "Green Connections"
- Subregional stormwater control
- Mixed income community



City of Bothell  
WAAPA: Lessons from Pioneers of Collaboration  
MITHUN

## Renton School District

- Past difficulties reaching agreements
- Investing in \$22M Early Childhood Center
- ½ day design exercise resulted in collaboration
- Accessible playground a joint effort
- Helping to build partnerships with other local groups



City of Bothell  
WAAPA: Lessons from Pioneers of Collaboration  
MITHUN



## Renton Housing Authority

- #1 Investment Strategy: Help RHA redevelop Sunset Terrace
- Jointly prepared Planned Action/ EIS
- Monthly meeting with City staff
- Provide staff and technical assistance
- Applied for Choice Neighborhoods Grants



City of Bothell WAAPA: Lessons from Pioneers of Collaboration

## Federal Agency Partnerships

- RHA has a relationship with HUD
- City developed a relationship with EPA through EIS process
- Quarterly meetings with Region X Partnership for Sustainable Communities
- Technical assistance, funding opportunities, national attention



City of Bothell WAAPA: Lessons from Pioneers of Collaboration

## Monthly Meeting

- Ensures we are keeping focused on the project:
  - Housing
  - Parks and Library
  - Stormwater
  - Transportation
- Keeps everyone informed
- Share opportunities
- Recognize the importance of internal partners



City of Bothell WAAPA: Lessons from Pioneers of Collaboration

## Overcoming Barriers

- Public entities own a lot of land in the Sunset Area
- Making the most of the money, staff, investments, location by working toward mutually beneficial goals
- Public investments are attracting private investment
- Federal partnerships are a unique advantage

City of Bothell WAAPA: Lessons from Pioneers of Collaboration

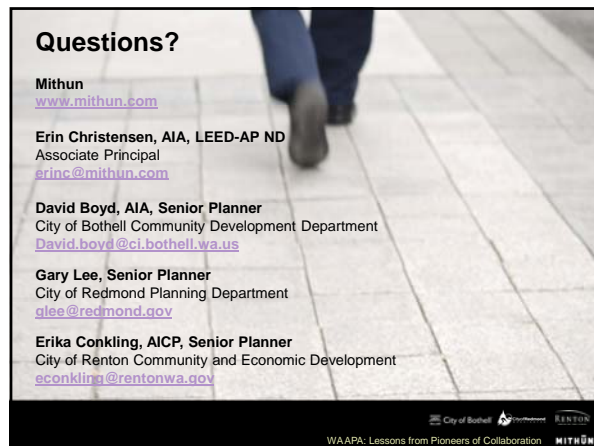
## Grant Funding and Partnerships

- Most grants emphasize partnerships
- Whose mission is linked with our program goals?
- Networking has spurred other partnerships:
  - Housing Authority and Providence
  - Housing Authority and Renton Technical College



2012 VISION 2040 Award Winners

City of Bothell WAAPA: Lessons from Pioneers of Collaboration



## Questions?

**Mithun**  
[www.mithun.com](http://www.mithun.com)

**Erin Christensen, AIA, LEED-AP ND**  
Associate Principal  
[erinc@mithun.com](mailto:erinc@mithun.com)

**David Boyd, AIA, Senior Planner**  
City of Bothell Community Development Department  
[David.boyd@ci.bothell.wa.us](mailto:David.boyd@ci.bothell.wa.us)

**Gary Lee, Senior Planner**  
City of Redmond Planning Department  
[glee@redmond.gov](mailto:glee@redmond.gov)

**Erika Conkling, AICP, Senior Planner**  
City of Renton Community and Economic Development  
[ekonkling@rentonwa.gov](mailto:ekonkling@rentonwa.gov)

City of Bothell City of Redmond City of Renton

WAAPA: Lessons from Pioneers of Collaboration MITHUN