

# Bothell / East Kenmore

Area: 038

## *Area Information*



*Bothell Historical Museum / Park at Bothell Landing*



**King County**

**Department of Assessments**

*Setting values, serving the community, and pursuing excellence*

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# Area Information

## Name or Designation

Area 038 **Error! Reference source not found.** - Bothell / East Kenmore

## Boundaries

This area is located in North King County and includes portions of the municipalities of Bothell, Kenmore and Woodinville. The borders are: on the North along the King-Snohomish County Line; then on the West along 55th and 68th Ave NE; then on the South along HWY 522 (NE Bothell Way), Simonds Rd. NE and NE 145th St. then on the East along Interstate 405 and HWY 522 (Adjacent to Woodinville-Snohomish Rd NE).

## Maps

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

## Area Description

Area 38 located in the North eastern area of King County, is considered homogeneous and suburban in nature and has excellent freeway access to Interstate 405 and State Highway 522. This area includes portions of the incorporated municipalities of Kenmore, Bothell and Woodinville. There is a small portion of waterfront parcels located on the North and South side of the Sammamish slough all within the municipality of Bothell. All of the slough waterfront parcels are either low or medium bank. Though Interstate 405 bifurcates the area between sub areas 4 and 5, the commercial buffer at North Creek Parkway, a University Campus and some natural topography mitigate most of the traffic noise impact on residential parcels.

Major recreational attributes in this area include Wallace Swamp Creek Park which is a 25-acre passive open space preserved nature area, The Park at Bothell Landing, Sammamish River Park, the Burke-Gilman Trail, West Hill Park, William Penn Park and Wayne Parke which is an 89-acre open space park with trails.

The entire area is located within the Northshore School District which includes Bothell High School, Woodinville High School, and Inglemoor High School which is located in Kenmore. There are several Elementary, Junior High, and private schools within the three communities. A campus that includes The University of Washington in Bothell and Cascadia Community College is conveniently located at the crossroads of Interstate 405 and State Route 522 in Bothell.

This area also benefits from the Bothell Central Business District. Now officially re-named as Bothell Landing, it has been going through a major revitalization and redevelopment project started in 2010 which presently continues. It has created a broader variety of pedestrian recreation, shopping and services. The project also improves the traffic flow through the business corridor and the major traffic arteries of Interstate 405, and State routes 522 and 527 to better attract and serve adjacent neighboring communities. The City of Bothell has updated much of the zoning in the downtown area to allow for higher density housing such as mixed use multi-family apartments above retail shops, condominiums and townhomes.

Area 38 currently consists of 8,688 parcels. There are 5,377 in Bothell, 2,670 in Kenmore and 640 in Woodinville. There have been several new plat projects added and more well along in the planning stages that have not been updated with King County at this time. Improved parcels comprise 7,967

which includes 527 manufactured homes (504 of which are in the neighborhood of Holly Hills in Woodinville) and about 23 parcels with miscellaneous non-living improvements for a total improvement rate of 93%. There are a total 96 Townhome parcels which are located in Kenmore. However, the potential for additional high density townhouse style homes lies within the Bothell redevelopment area previously described. There are about 46 waterfront parcels, 37 of which are improved that are on the Sammamish River Slough. These waterfront parcels are medium to low bank and have limited access to Lake Washington. For the improved population, the typical house is Grade 8 in quality, has 1350 square feet above grade living area, 2360 square feet total living area, is in Average Condition and built in the late 1970's and early 1980's. Grade 7 and 8 homes comprise about 74% of the total site built improved population (5,375 of 7,317). There are 392 properties that are coded for views which represent less than 5% of the population. They are primarily mountain and territorial views though there are 15 parcels that have the more sought after Lake Washington views. These are primarily located in the West Hill and Norway Hill / Promontory Point neighborhoods.

**Area 38 is divided into 5 sub areas.**

**Sub area 1** is located at the western portion of the area bordering Snohomish County to the north at NE 205<sup>th</sup> St.; to the west at 55<sup>th</sup> Ave NE; to the south along NE 190<sup>th</sup> St, NE 194<sup>th</sup> St and Hwy 522; and to the east along 73<sup>rd</sup> Ave NE, 75<sup>th</sup> Ave NE and 80<sup>th</sup> Ave NE. It is within the area of Wallace Swamp Creek and may be considered less desirable due to potential environmental nuisances. There are 1,429 total parcels of which 1,356 including 11 manufactured homes are improved (94%). Typical in this area are 2020 square foot Grade 7 homes in average condition built in the mid 1970's.

**Sub area 2** is adjacent to sub area 1 on the west; borders Snohomish County to the north at NE 205<sup>th</sup> St.; Hwy 522 and Riverside Dr. to the south; and 88<sup>th</sup> Ave. NE and Hwy 527 to the east. This area includes the area described as West Hill which features some territorial, mountain and Lake Washington Views. It also includes several newer grade 8 and 9 plats. There are a total of 1,955 parcels of which about 1,669 including seven manufactured homes are improved (88%). Typical in this area are 2270 square foot grade 8 homes in average condition built in the late 1970's.

**Sub area 3** is located in the southern portion of area 38 bordering Riverside Dr. and portions of the Sammamish River to the north; 88<sup>th</sup> Ave NE and Simonds Rd NE to the west; NE 145<sup>th</sup> St. to the south and Interstate 405 and 105<sup>th</sup> Ave NE to the east. There are a total of 1,535 parcels of which 1,400 including three manufactured homes are improved (91%). Typical in this area are 2920 square foot grade 9 homes in average condition built in the 1990's. It includes the area described as Norway Hill and Promontory Point which offers some of the better views in the entire area. This sub area has recently been heavily developed with higher grade homes along 100<sup>th</sup> Ave NE to Waynita Way NE and has received much positive market attention in the Pipers Glen, Bentley and Caulfield (Hopkins Garden) plats.

**Sub area 4** is adjacent to sub area 2 to the west; NE 205<sup>th</sup> St and the Snohomish County line to the north; 112<sup>th</sup> Ave NE and Interstate 405 to the east and Riverside Dr. and NE 180<sup>th</sup> St on the south. There are a total of 2,089 parcels of which 1,956 are improved (94%). Typical in this area are 2200 square foot Grade 7 or 8 home in average condition built in the late 1970's. This area has mostly older grade 7 and 8 plats.

**Sub area 5** is adjacent to sub area 4 on the west; borders Snohomish County to the north at NE 205<sup>th</sup> St. and borders State Route 522 on the south and east. There are a total of 1,680 parcels of which 1,586 are improved including 506 manufactured homes in the Hollyhills neighborhood (97%). Typical in this

area are 2300 square foot grade 8 homes in average condition built in the 1990's with newer plats being grade 8 or 9.

## Area 38 Housing Profile



Grade 6 / 1965 Year Built / Total Living Area 890 SF



Grade 7 / Year Built 1968 / Total Living Area 1620 SF



Grade 8 / Year Built 1993 / Total Living Area 2580 SF



Grade 9 / Year Built 2018 / Total Living Area 3670 SF



Grade 10 / Year Built 2004 / Total Living Area 5190 SF



Grade 11 / Year Built 2007 / Total Living Area 5840 SF

# Glossary for Improved Sales

## Condition: Relative to Age and Grade

- 1= Poor Many repairs needed. Showing serious deterioration.
- 2= Fair Some repairs needed immediately. Much deferred maintenance.
- 3= Average Depending upon age of improvement; normal amount of upkeep for the age of the home.
- 4= Good Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain.
- 5= Very Good Excellent maintenance and updating on home. Not a total renovation.

## Residential Building Grades

- Grades 1 - 3 Falls short of minimum building standards. Normally cabin or inferior structure.
- Grade 4 Generally older low quality construction. Does not meet code.
- Grade 5 Lower construction costs and workmanship. Small, simple design.
- Grade 6 Lowest grade currently meeting building codes. Low quality materials, simple designs.
- Grade 7 Average grade of construction and design. Commonly seen in plats and older subdivisions.
- Grade 8 Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
- Grade 9 Better architectural design, with extra exterior and interior design and quality.
- Grade 10 Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
- Grade 11 Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
- Grade 12 Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
- Grade 13 Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.