

# CITY OF BOTHELL PRE-APPLICATION REPORT



City of Bothell™

## PLANNING

**Pre-Application No.:** PRE2016-08823  
**Name of project:** Bothell Lot A Apartments  
**Date of Pre-application Meeting:** September 13, 2016  
**Review Staff:** Kris Sorensen, Planner  
**Telephone Number:** 425-806-6408  
**Email:** kris.sorensen@bothellwa.gov

### Summary of Proposal

The applicant proposes an apartment complex with 50 units in four levels above an underground parking level at address 17816 Bothell Way NE (Parcel 0726059096) also known as Lot A. It appears that two building alternatives are proposed with all apartments in one building or an alternative with two buildings, in both cases above a submerged parking level. The site is 38,856 square feet (0.89 acres) in area and located on the eastside of State Route 522 (SR 522) within the Downtown Subarea and the SR 522 Corridor District. The building footprint is approximately 13,000 square feet. On-site parking is split between 50 underground structured stalls and 6 surface stalls. The driveway is proposed at the intersection of NE 180<sup>th</sup> St and SR 522 on the eastside. The north end of the building would have the commons and lobby at the rear of the building, apparently visible to SR 522 through an auto court / surface parking area. The existing site has a vacant commercial building at the south of the site. There are critical areas on or near the site (wetland, steep slope, and shoreline Sammamish River jurisdiction).

### Specific Case Comments

The following items are important for the applicant/proponent to consider in preparing the application:

- Zoning map: City zoning map identifies two zones for the site with a small north area where no development is proposed as Downtown subarea "Park and Public Open Space District".
- Shoreline and wetland jurisdiction: Location and 15 foot setback from wetland buffers.
- Public open space: Should be located along a pathway connecting to the River or SR 522 sidewalk. Could be part of critical area. May be satisfied through payment of in-lieu fees.
- View Corridor: Minimum of ¼ of property width along SR 522 clear of above-grade structures for the entire depth of the property.

A Planned Action EIS for the Downtown Subarea Plan has been completed so no separate State Environmental Protection Act (SEPA) determination will be required if the project complies with all adopted regulations that are applicable to the site. A Planned Action Determination will be made as part of the permit review and a SEPA Checklist is required to be submitted with an application. If the applicant would like to receive a Planned Action Determination prior to building permit submittal, more complete plans demonstrating compliance with the Downtown Plan will need to be submitted and reviewed as a follow-on to the Pre-Application review, with review time billed hourly.

Downtown Subarea regulations applicable to this site are located in the Bothell Municipal Code (BMC) subsection 12.64. Specific Downtown Neighborhood (DN) district requirements are listed in

BMC 12.64.102. All projects must comply with all requirements in order to achieve approval. There are 6 subsections listed below and briefly explained in this report:

- BMC 12.64.100 District Requirements
- BMC 12.64.200 Site Development Regulations
- BMC 12.64.300 Street, Surface Water Management and Open Space Regulations
- BMC 12.64.400 Parking Regulations
- BMC 12.64.500 Architectural Regulations
- BMC 12.64.600 Signage Regulations

Multi-family residential is an allowed use within the district where dwelling units are accessed from either individual entries, a common entry, or mix of entry types.

Building heights are evaluated by both the number of floors proposed and by height of a building. The minimum for the district is 20 feet and 1 floor and the maximum is 4 floors and 45 feet. The submittal proposes underground parking. Special Riverfront Overlay height standards are applicable to the project site, which limits the heights for building area inside the Shoreline Master Program (SMP) jurisdiction to 3 floors and 35 feet (BMC 12.64.104B.2.a). The SMP jurisdiction extends to uplands boundaries of wetlands, floodplains, and similar areas that are associated with the Sammamish River 200-foot jurisdiction (see SMP jurisdiction definition in BMC 13.05.010).

Building floor levels that extend more than five feet above grade are be counted as a floor. This includes garage levels. See subsection 12.64.202 A-E for more details for height measurements. Staff does allow a partly submerged garage entrance to be taller than 5 feet above grade and not be counted towards a building level, as long as the surrounding submerged garage levels meet the requirement. Revisions to the way heights are measured are being considered as part of this year's Downtown Code Amendments.

On-site (private side) and off-site (public right-of-way) frontage improvements along SR 522 frontage are required. Public frontage area is generally between the centerline of the SR 522 travel way and the back of sidewalk.

Private frontage is generally the area between back of sidewalk and the building façade and the building façade along the street. Private frontage standards regulate a building's primary entrance treatments, encroachments, setback area, and property edges and apply to the full length of the site frontage even where there is no building façade. The proposal does not provide a specific building frontage type. A street entry to the site is not identified. A variety of building façade types and entries are permitted along SR 522 and a combination of types can be used (BMC 12.64.104). See BMC 12.64.206 for more details.

Building setbacks within the SR 522 Corridor zone are:

- Front yard: Minimum 15 feet. No maximum.
- Side yard: Minimum without living space windows is 5 feet, or 10 feet with living space windows. No maximum.
- Rear Yard: Minimum 10 feet.
- Setbacks may increase if critical areas are located on the site and are generally 15 feet from any critical area buffer (slopes, wetland, streams, etc) but may be greater. It is not clear and may not be known where the wetland buffer is located. A 15-foot buffer may intrude into the footprint of the building as submitted.

There is a minimum and maximum building façade width standard along SR 522. Along the front façade on SR 522, the minimum Frontage Coverage is 60 percent and the Maximum Building Length allowed is 180 feet. The site has approximately 380 frontage feet and at 60 percent would require a minimum coverage of roughly 228 feet. The proposal may exceed the maximum 180-foot length if the auto-court entry splits the lower pedestrian level of the building. A developer may build multiple buildings, each with an individual length that does not exceed the maximum building length. See BMC 12.64.104A and BMC 12.64.212 & 214 for frontage coverage details. If multiple buildings are considered, there is a minimum 30-foot setback between buildings on-site as measured looking from the street frontage (BMC 12.64.215).

Vehicle access is proposed through a driveway at the intersection of NE 180<sup>th</sup> St and SR 522 on the eastside.

The proposal does not identify access to the Sammamish River. Access is required. Public access easements, trails, walkways, corridors, and other public access facilities may encroach upon SMP buffers or setbacks provided that no net loss of ecological function is achieved.

The maximum impervious surface coverage is 80 percent for the SR 522 Corridor zone. This property is within a special overlay area, and impervious surface is limited to 60 percent for properties with frontage on the Sammamish River and 70 percent for properties without river frontage.

Landscaping on- and off-site is required as listed in BMC 12.64.104 for the SR 522 Corridor.

On-site:

- Parkway Landscaping is required along SR 522. Parkway Landscaping is a Type V landscape per BMC 12.18.040 and provides substantial screening of building and interior spaces from view from (and of) the main thoroughfare. Green/vegetation/soft landscape rather than hardscape is required. An irregular, more natural planting pattern is required.
- Interior Block landscaping is required: Groundcover, Moderate Screening, and Heavy Screening are the types of interior landscaping. See BMC 12.64.303 A and B for more details.

Off-site in the Right-of-Way:

- The SR 522 planter strip and sidewalk have been constructed as part of the Crossroads project. Alterations should be consistent with the Crossroads project design.

Public open space and private outdoor space is required for the multi-family residential project. Design and layout standards including minimum dimensions are provided in BMC 12.64.305.A. The public open space is 150 square feet per dwelling within the development or may be satisfied through payment of in-lieu fees. All public space shall be publicly accessible and connected to public sidewalks, abut public rights-of-way on at least one side and be open to the public 24 hours a day. The submittal does not identify required public open space, which would be approximately 7,500 square feet (approximately 20 percent of the lot). The minimum width of the space is 20 feet and can be split into more than one area on the site.

Private outdoor space is required at 60 square feet per dwelling on average. Required setback areas for the site cannot be counted towards the requirement. Private outdoor space can be provided through yards, balconies, or patios whose primary access is from the dwelling served.

Standards for walls and fence heights, screening of utilities, solid waste collection areas, and other improvements are provided in BMC 12.64.305.

The site is partly forested with significant trees (8-inches in diameter or greater). A minimum percentage of the total diameter of significant trees are to be retained on the site and a tree retention plan is required. Cottonwood and alder species are not included in the calculation. Trees within critical areas are to be kept and are not included in the tree retention calculation. An arborist report is required to evaluate the trees and provide the recommendation for which trees should be retained. Tree retention details and criteria for retention are found in BMC 12.18.030. The SMP has additional tree retention standards for that area of the site within the shoreline area. Sixty-five percent of significant trees shall be retained for those areas outside of wetland or streams and their associated buffers, but within the 200-foot shoreline jurisdictional boundary (BMC Table 13.09.030-1).

Guidelines are provided for site development including streets and open space areas in BMC 12.64.306. A guideline is not a requirement. Conformance with the guidelines is preferred or an applicant can propose alternative design details if the details implement the overall Plan objectives of the Downtown Subarea. Elements listed include public space, walls and fences, site furnishings, plant materials, lighting, and sustainability. They provide guidance for new development in terms of aesthetics and other considerations such as district character or design details.

Vehicle parking in the SR 522 District can be structured and/or surface parking. Attached dwelling units require 1 stall for 1 bedroom units, 1.5 stalls for 2 bedroom units, and 2.2 stalls for 3 bedroom or greater sized units. Given the recent interim change in parking stalls required, the submittal does not appear to meet the minimum requirement. There are no non-residential uses proposed but any commercial space would require additional off-street parking. Standards for stall location, access, lighting, wheel stops, and other elements must be met. Bicycle parking is to be provided at a ratio of 0.5 per dwelling or 25 bicycle stalls for the proposal. Greater detail is provided in BMC 12.164.402-404.

Building architectural standards and guidelines for building mass, facades, roofs, colors, and sustainability are detailed in BMC 12.64.500. Both top and base massing are required per BMC 12.64.501. The submittal does not provide details of the façade treatments.

Other architectural standards are described including requirements for windows, entrances, siding materials, roof types, and roof equipment screening. Application of sustainable or "green building" guidelines are strongly encouraged in projects.

Signage standards are found in BMC 12.64.600 for wall, freestanding, and other types of signs that may be used at the site. A conceptual sign package should be submitted with the application or identified as a deferred submittal.

Additional special SR 522 Corridor district standards are listed below (see BMC 12.64.104.B for more detail). The "(R)" note designates these requirements:

View corridors are required on a minimum of 25 percent of the property width shall be free of structures for the entire depth of the property from the street toward the Sammamish

River. Surface parking may be located in the required View Corridor. The minimum percentage may be provided in two separate corridors. The applicant needs to show how the project meets the view corridor requirement, including if and how the provision for triangular lots is being used.

Impervious surface coverage is less than the underlying zone allows.

Wetlands and steep slope critical areas are located on or near the site. The wetland area has been evaluated through the SR 522 Bothell Crossroads project through a previous Department of Ecology rating system. The most up-to-date rating system will require a new evaluation of the wetland. If the wetland is within the SMP jurisdiction of 200-foot distance of the Sammamish River, the wetland is regulated by the SMP. The wetland buffer is regulated by the Critical Areas regulations of BMC 14.04, which include a 15 foot building setback from the wetland buffer. The slopes are along the river side of the site and the required site survey may identify whether there are steep slopes or geologic hazards according to BMC 14.04.

See BMC 14.04 for details of critical areas report requirements and reduction allowances. A Critical Areas Alteration Permit (CAAP) is required when alterations of a critical area and/or buffer is considered. A CAAP is valid for the same period of time as the underlying development permit, in this case the time limit for a preliminary plat. A CAAP shall be granted only if an applicant demonstrates that after application of BMC 14.04.500 through 14.04.930 alteration of a critical area or areas is unavoidable.

Critical area evaluations are regularly sent for independent review outside of the City.

<b>Applicable Permits</b>	
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The permits needed for the proposal are:

- Planned Action Determination
- Site/Design Plan Approval
- Critical Areas Alteration Permit (Possible)
- Landscape Plan Approval
- Shoreline Substantial Dev Permit (Possible)
- Other \_\_\_\_\_

The following work can be commenced prior to the issuance of development permits, provided written notice is provided to the city prior to commencing such work:

Work necessary for land use submittals, such as surveys, soil logs, percolation tests, and other related activities, where such activities do not require construction of new roads or significant amounts of excavation. In every case, impacts shall be the minimum necessary and disturbed areas shall be immediately restored.

<b>Applicable Codes and Development Standards</b>
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Codes that will apply to the proposal:

Imagine Bothell...Comprehensive Plan

The Imagine Bothell...Comprehensive Plan provides direction for a wide variety of City decisions affecting the form and function of the community over the next 20 years. In terms reflective of Bothell's river-based origins, the Plan charts a course for the City towards a desired future, one envisioned and articulated by its residential and business communities.

Implementation of the land development aspects of the plan is primarily achieved through enforcement of codes and regulations adopted to provide a means for practical application of the plan's goals. The goals of the plan may also be implemented as development conditions required to mitigate identified adverse impacts of development proposals pursuant to the State Environmental Policy Act.

### Downtown Subarea Plan and Regulations

Developed as a stand-alone document, the Downtown Plan includes Comprehensive Plan elements and Development Regulations specific to the Downtown Subarea, and as such amends both the Imagine Bothell...Comprehensive Plan and Title 12 of the Bothell Municipal Code.

### Title 8 Health and Safety

The purpose of this chapter is to establish standards which set a level of performance relative to use of land and buildings, thus rating and limiting these uses according to the degree and intensity of dust, glare, heat, and radiation, instead of applying such limitations by names, processes, activities or products, and establish responsibilities for enforcement and address the procedure for abatement. (Ord. 1690 § 1, 1997).

### Title 11 Permit Processing and Administration

This title contains all the applicable processes, timelines, instructions on noticing the various steps in the review process and required timelines for review and response.

### Title 12 Development Regulations

This title includes all the specific development standards including Comprehensive Plan subarea regulations that impose standards on a subarea specific basis.

The purpose of this title is to promote the public health, safety and welfare through regulations that control the location and development of land uses within the city of Bothell, in accordance with the goals and policies of the Imagine Bothell... Comprehensive Plan.

### Title 14 Environment

This title contains the SEPA processing regulations and Critical Area Regulations.

The city of Bothell adopts Chapter 14.02 under the State Environmental Policy Act (SEPA), RCW 43.210.120, and the SEPA rules WAC 197-11-904. This chapter contains the city's SEPA procedures and policies. The SEPA rules contained in Chapter 197-11 WAC must be used in conjunction with this chapter. (Ord. 1631 § 1, 1996; Ord. 1149, 1984).

It is the purpose of Chapter 14.04 to provide for the regulation of activities associated with critical areas located in the city of Bothell. It is the intent of the city of Bothell that activities in or affecting these areas do not threaten the public safety, and welfare of the citizens of Bothell and surrounding communities, cause nuisances, or destroy or degrade the natural functions and values of such areas.

Avoidance of negative impacts shall be the guiding principle in dealing with all critical areas. (Ord. 1631 § 1, 1996).

#### Title 17 Transportation

This title contains regulations regarding transportation issues and concurrency. Greater detail of the applicability of this title will be provided by the Transportation Engineer.

#### Title 18 Utilities and Infrastructure

This title includes all regulations regarding utility improvement requirements. Greater detail regarding the applicability of this title will be provided by the Civil Engineers.

#### Title 20 Buildings and Construction

This title includes the regulations regarding building and the applicability of uniform construction codes. Greater detail regarding the applicability of this title will be provided by the Building Division representatives.

#### Title 21 Development Impacts

It is the purpose of this chapter to provide alternatives for prospective developers of land within this city to mitigate the direct impacts that have been specifically identified by the city as a consequence of proposed development, and to make provisions for including, but not limited to, the public health, safety and general welfare, for open spaces, drainage ways, streets, alleys, other public ways, water supplies, sanitary wastes, parks, playgrounds, and sites for schools and school grounds.

For purposes of this chapter, the term "development" shall include, but not be limited to, subdivision approval, short subdivision approval, residential planned unit development approval, and the issuance of any building permit.

End of comments.

# Windward Real Estate Services Inc.

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Land Development Services

August 24, 2016

Re: Bothell Lot A apartments pre-application meeting

This memo will serve as the project narrative for the Bothell lot A apartment project. The project proposes the construction of approximately 50 residential apartments in one or two, four story buildings at 17816 Bothell Way NE. The property is commonly known as Lot A within the Downtown sub area plan and is approximately 1 acre in size. Zoning is 522 in the Sammamish River 1 comp plan area.

Construction will be Type V wood construction over a post tensioned concrete deck covering below grade parking.

In addition to a general review of the proposal, we would like to discuss the following items:

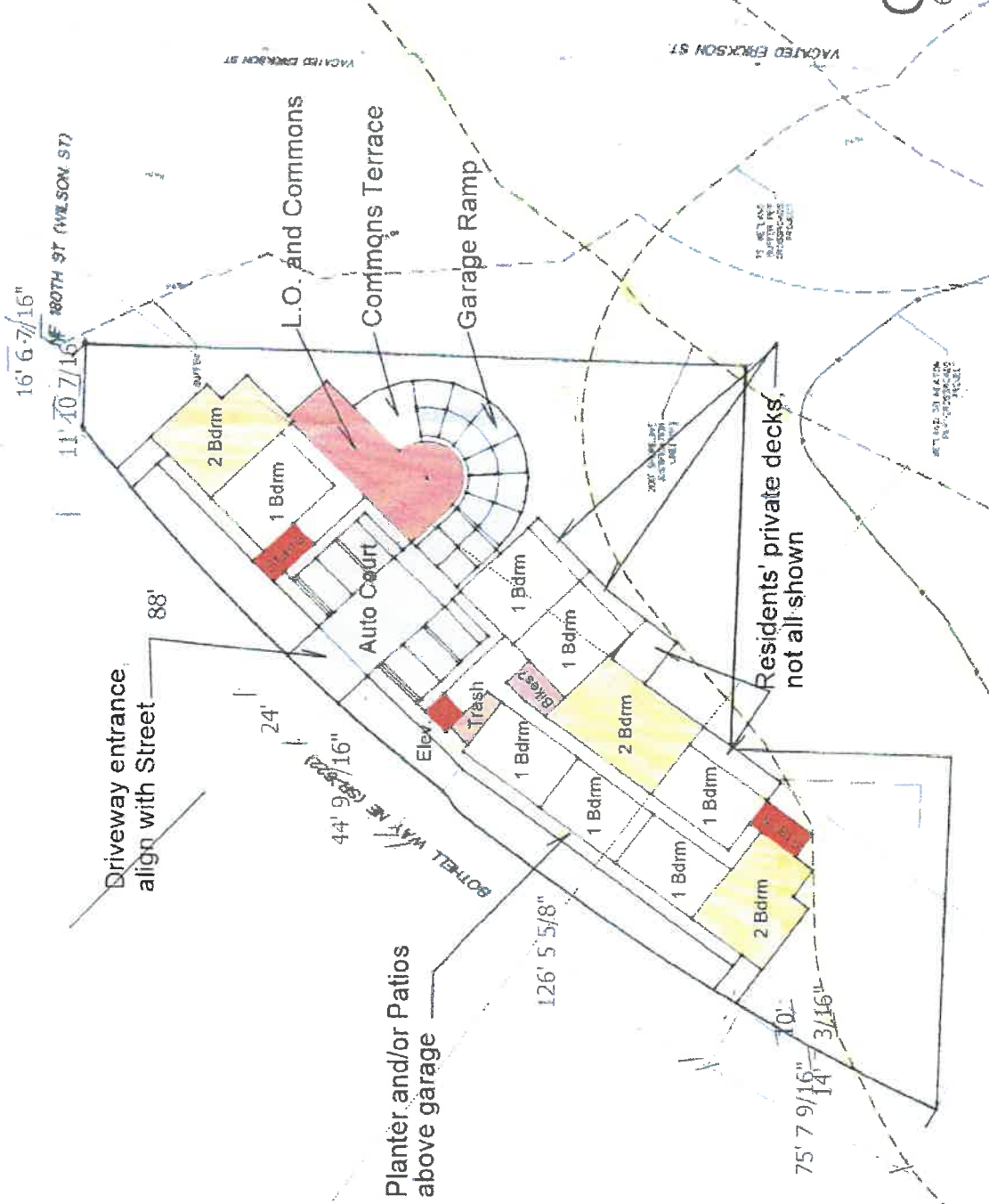
- Based on the City's own critical areas data (see map attached) is the site outside of the shoreline designation and do we have a 45' height allowance?
- What is the smallest wetland buffer that can be allowed for the neighboring wetland offsite?
- We would like to get SEPA, traffic and utility concurrency and site plan approval prior to submitting for full grading and building permit. How can this be done- can we submit for SEPA and a commercial site plan approval?

We look forward to meeting and moving forward with this project.



Greg Krabbe, PE





LEGEND

NOTES

**Ground Level**  
6 parking spaces ( 2 accessible )

11252 Avenue 5th, Suite 207  
Puyallup, WA 98942  
Phone: 253.822.2244 | Fax: 253.822.5423  
CAD: 3/14/2017 | 7:40 AM | 10/10/17 | 10/10/17



11252 Avenue 5th, Suite 207  
Puyallup, WA 98942  
Phone: 253.822.2244 | Fax: 253.822.5423  
CAD: 3/14/2017 | 7:40 AM | 10/10/17 | 10/10/17

SURVEY EXHIBIT  
FOR  
CITY OF BOTHELL

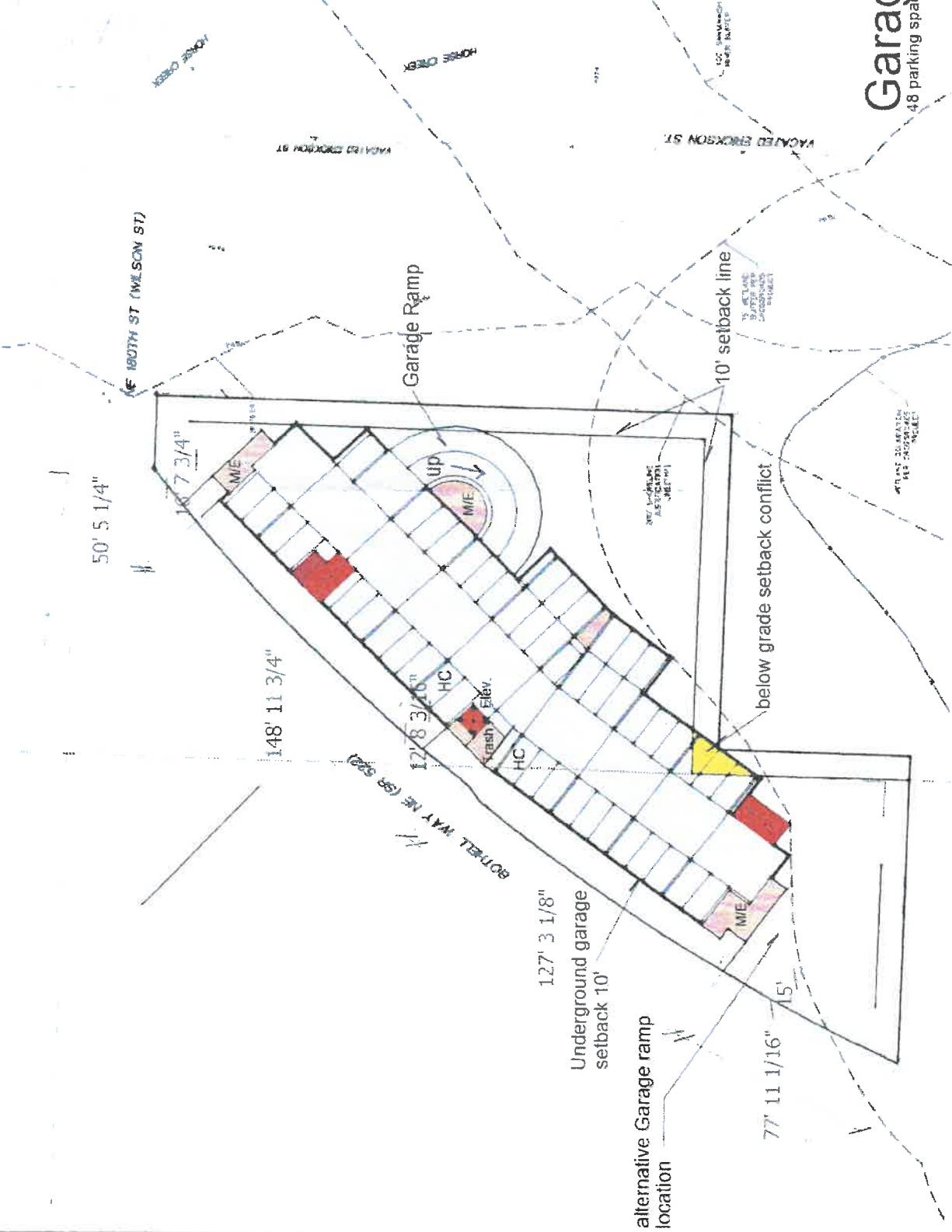
1447103





LEGEND

NOTES



# Garage Level

48 parking spaces (6 tandem, 2 Accessible)

<p>1447100</p>	<p>SURVEY EXHIBIT FOR CITY OF ROTHBELL</p>	<p>PARCEL 2 WETLAND BOUNDARY</p>	<p>13750 Golden Gate Blvd, Suite 300 Pomona, CA 91768 P: 951.732.4141 F: 951.801.9440 Cell: 951.732.4141 Fax: 951.801.9440</p>	
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