

City of Bothell

Notice of Application

Planned Action Determination

Project Type: Site Plan Review, Critical Areas Alteration permit, and Shoreline Substantial Development Permit (Type II)

Issue date: December 13th, 2021

End of comment period 5:00 PM on *January 12th, 2022*

This comment period deadline is the date before which the city will not make additional or further decisions regarding this application. The City is not required to make any decision immediately following this date, but could if all necessary information is properly represented in the case file. You are welcome to submit comment after this date. In this case, the next subsequent decision or recommendation is: *Administrative Decision*.

Applicant/Agent: ZGF Architects
c/o Michael Tetzloff
Michael.tetzloff@zgf.com
925 4th Ave, Suite 2400
Seattle, WA 98126

Hearing information, if applicable: Not applicable.

Project case number: SPR2021-18873; CAPR2021-18955;
SHR2021-19311 SEP2021-18874;

Project name: Alexandria Center Advance Technology at Woodlands

Project description: The applicant proposes the completion of a multi-building, non-residential development at the project location noted below. The extent of the site work completed thus far was finalized in 2008. These improvements included grading, establishment of parking circulation and access, and stormwater management facilities; however no structures were built and the development was not completed. This application includes the construction of four (4) office buildings, roughly 242,200 square feet of occupied space, and associated parking, loading, and pedestrian elements, and landscaping. The site contains multiple critical areas, some within the Shoreline Master Program jurisdiction, and some outside, including a portion of North Creek. While the critical areas were delineated at the time of the original application prior to 2008, the vesting to those plans has expired and therefore the critical areas on and adjacent to the site, and areas of the site within the Shoreline Master Program jurisdiction require new review under a critical areas alteration permit and shoreline substantial development permit, both of which are included in this application package. The site plan review permit is vested to the codes in place prior to the adoption of the Canyon Park Subarea Plan, but the environmental review is subject to the Final Environmental Impact Statement for the Canyon Park Subarea Plan and will be reviewed as a planned action determination thusly.

Project location: 21612 / 21524 / 21820 / 21918 20th Ave SE
Bothell WA 98021

Snohomish County Parcels:
27052900204600
27053000106300
27053000106500
27053000106400
27052900204800

Other permit applications pending with this application: None

Other permits approved or required, but not included with this application: Grading, building, and utility permits will be required to complete this project.

Special studies requested of the applicant at this time (RCW 36.70B.070): None at this time.

Existing documents that evaluate the impacts of the proposed project:

SEPA Checklist, Canyon Park Subarea Plan Final EIS, Geotechnical Report, Drainage Study, Landscape Plan, Tree Retention and Landscaping Plan, Critical Areas Study, Traffic Impact Analysis.

SPR Application received: September 20th, 2021

CAPR Application received: September 28th, 2021

SHR Application received: November 29th, 2021

SPR Date of determination of complete application: September 20th, 2021

CAPR Date of determination of complete application: September 28th, 2021

SHR Date of determination of complete application: November 29th, 2021

A preliminary determination of consistency has not been made at the time of this notice. The following applicable development regulations will be used for project mitigation and consistency: Bothell Municipal Code Titles: 11-Administration, 12-Zoning, 14-Environment, City of Bothell Design and Construction Standards and Specifications, Imagine Bothell...Comprehensive Plan.

A Planned Action Determination will be made, indicating that this project is consistent with the Canyon Park Subarea Plan and Regulations Planned Action Environmental Impact Statement. As such, this notice also serves as the notice of State Environmental Policy Act (SEPA) Threshold Determination.

Every person has the right to comment on this project by submitting those comments in writing to kirsten.mandt@bothellwa.gov at the Department of Community Development within the comment period identified above. Those who may wish to receive notice of and participate in any hearings, and/or request a copy of the decision once made and any appeal rights may also submit such requests to the Department of Community Development.

Project files, plans and documents are available for viewing and/or copying (at the requestor's cost). To view records or request copies of documents please submit Public Records request via City [website](#). Arrangements to view the documents will be made once the request is completed and are located at the Department of Community Development, Bothell City Hall, 18415 101st Ave NE, Bothell, WA 98011.