

# City of Bothell

## Notice of Decision

**Permit type:** Type II, Site Plan Review and Critical Areas Alteration Permit

**Decision:** Approved

**Issue date:** February 14, 2022

**Permittee:** Joel Riehl, Freiheit Architecture  
777 108<sup>th</sup> Ave NE, Suite 1650  
Bellevue, WA 98004

**Project case:** SPR2021-18237, CAPR2021-18252, SEP2021-17967

**Project name:** LMJ North Creek Light Industrial Warehouse and Office Site Plan Review and Critical Areas Alteration

**Project location:** Parcel 6979200153 at intersection of 120<sup>th</sup> Ave NE and North Creek Parkway S.

**Project description:** The applicant proposes a wholesale warehouse distribution and office building for multiple tenants. The property is located in the R AC, OP, CB, LI zone. The project site is approximately 314,298 square feet and is encumbered with wetlands and associated buffers. The site has an existing surface parking lot. Construction of new warehouse and office facility consisting of 46,200 square feet floor area, split between 33,900 on main ground level and 12,300 on an upper mezzanine level. Construction will be type II-B with concrete title up perimeter walls and steel framed floors and roof and light gauge interior framing. Ninety parking stalls proposed. Grading is proposed as 3,000 cubic yards of excavation and 4,500 cubic yards of fill. The critical areas alteration permit is a request to use the developed south parking lot area of the old Seattle Times Printing Facility as established and reduce wetland buffers based on existing improvements on-site per BMC 14.04.530.F.3 Modified Buffer Widths.

**Other permits approved under this decision:** None.

**Code titles applicable to this decision:** Bothell Municipal Code Titles 11, 12, 13, 14, 17, 18

**Environmental documents that evaluated the proposed project:** Drainage report, site plan, critical areas report, SEPA Checklist, Geotechnical report.

**Appeal rights:** Pursuant to Section 11.14.005 BMC, the city's final decision on this application may be appealed by a party of record with standing to the city's Hearing Examiner. Such appeal must be filed within 14 days of issuance of this decision.

**Project Information:** 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.

**Notice:** Per RCW 36.70B.130, affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.