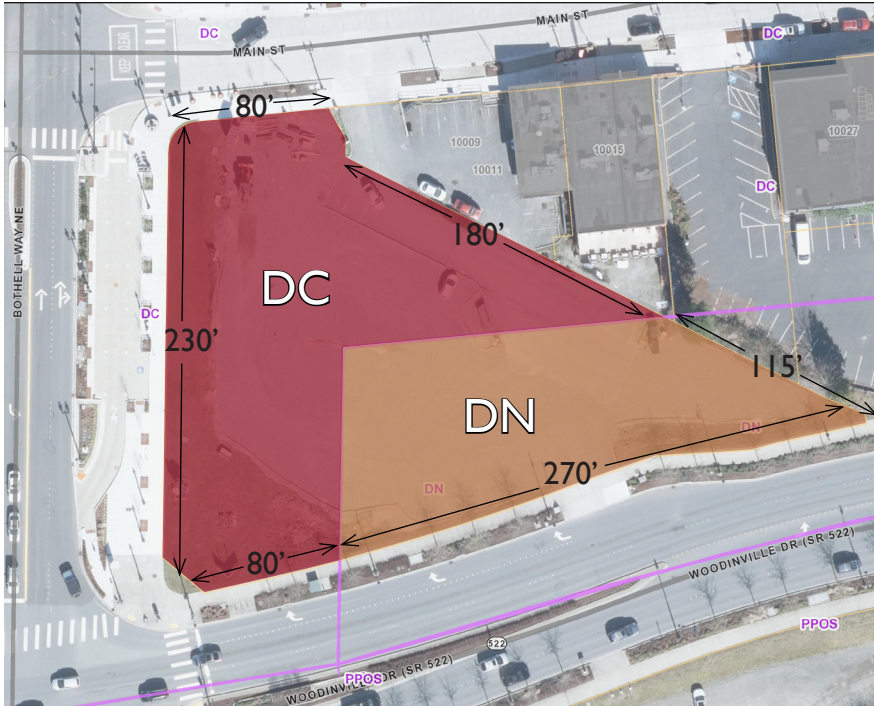


Block EFG Fact Sheet



City of Bothell™



Dimensions

- Triangular, ~ 220 x 360 x 370 ft.

Lot Area

- 48,173 sq ft, ~ 1.1 acres

Estimated Availability

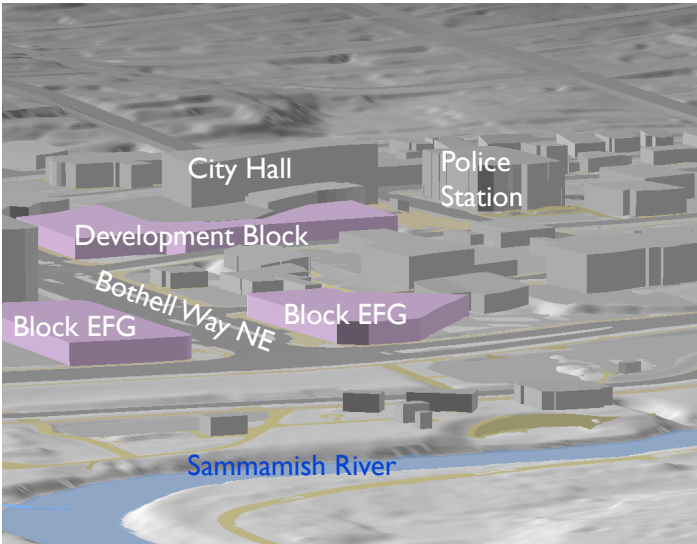
- Unknown

Downtown Core (DC)			Downtown Neighborhood (DN)	
Building Height Standards				
Minimum	3 floors/35 feet 2 floors/20 feet for anchor		2 floors/20 feet	
Maximum	6 floors/76 feet		5 floors/65 feet	
Required Setbacks				
Front	0 feet		0 feet/10 feet Maximum 35 feet along SR 522	
Side	0 feet		0 feet/10 feet (with living space windows, or adjacent to sf homes)	
Rear	5 feet		5 feet	
Alley	5 feet		5 feet	
Provision of Parking	Minimum	Maximum	Minimum	Maximum
Retail	1 space/400 sf	1 space/250 sf	1 space/400 sf	1 space/250 sf
Civic/Cultural	1 space/500 sf	1 space/250 sf	1 space/500 sf	1 space/250 sf
Office	1 space/500 sf	1 space/300 sf	1 space/500 sf	1 space/300 sf
Lodging	0.75 space/bedroom	1 space/bedroom	0.75 space/bedroom	1 space/bedroom
Residential ¹	1 for studios and 1 bedrooms, 1.5 for 2 bedrooms, and 2.2 for 3 bedrooms and above. ²	1 space/bedroom	1 for studios and 1 bedrooms, 1.5 for 2 bedrooms, and 2.2 for 3 bedrooms and above. ²	1 space/bedroom

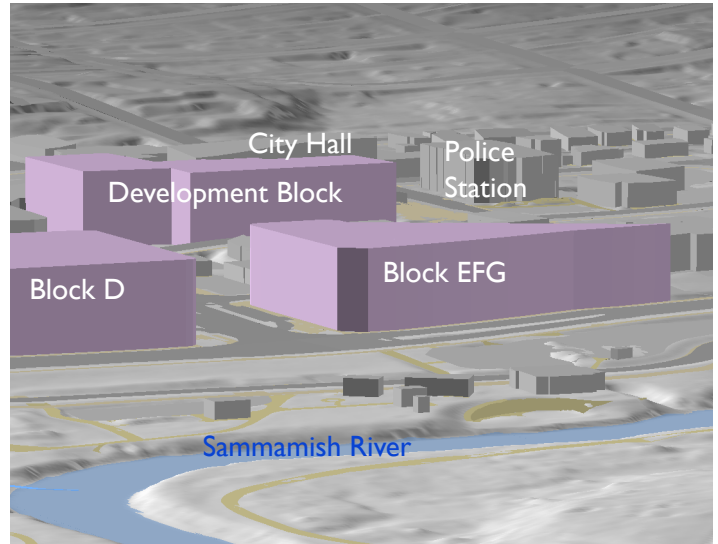
¹ A minimum of 1 space per unit is required

² If the formula results in a fraction, the minimum number of parking spaces shall be rounded to the nearest whole number, with fractions of 0.50 or greater rounded up and fractions below 0.50 rounded down.

Massing Study Detail



Minimum Development per Code



Maximum Development per Code

Downtown Core (DC)		Downtown Neighborhood (DN)
<i>Frontage Requirements</i>		
Pedestrian Right-of-Way	Must install sidewalk and street landscaping improvements per City of Bothell Design and Construction Standards and Specifications	
Building Façades and Entrances	<ul style="list-style-type: none"> Shop-front facade improvements required. Other frontage types permitted, subject to specific design standards. Front stoop, porch and door options not permitted. Terraced and fence edge treatment not permitted 	<ul style="list-style-type: none"> All edge treatments and most frontage types permitted, subject to specific design requirements. Porch and front door types not permitted
Building Frontage Coverage ¹	100% minimum	80% Minimum
<i>1. For anchor buildings, side street coverage may be reduced to 20% and rear street coverage may be reduced to 0%</i>		
Maximum Building Length	300 feet	240 feet
Minimum Space Between Buildings	N/A	20 feet

Visioning Imagery

