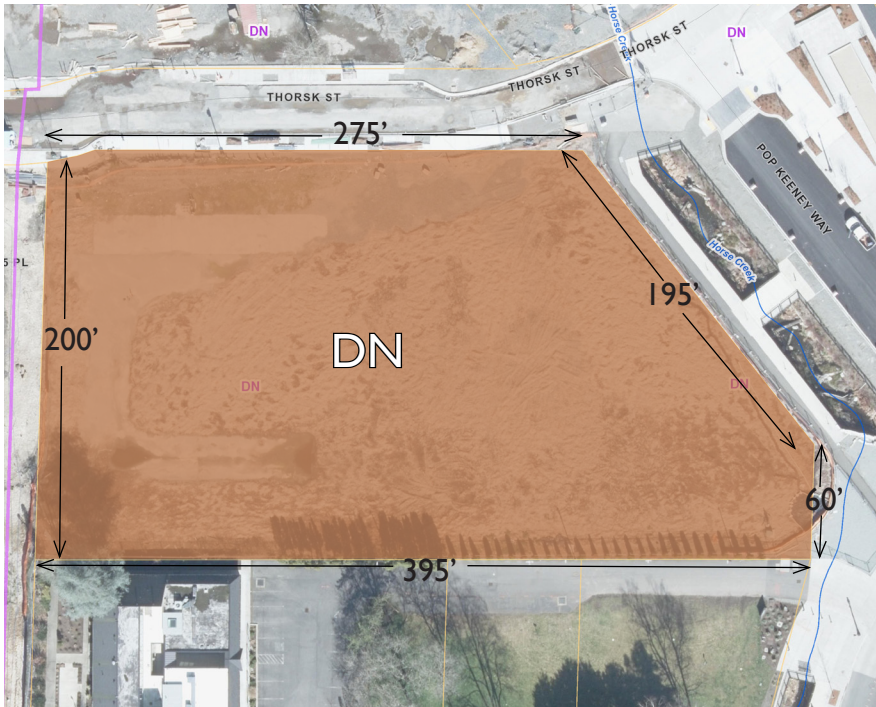


# Block P South Fact Sheet



City of Bothell™



## Dimensions

- ~200 x 400 ft.

## Lot Area

- 72,795 sq ft, ~1.7 acres

## Estimated Availability

- Unknown

## Downtown Neighborhood (DN)

### Building Height Standards

Minimum	2 floors/20 feet
Maximum	5 floors/65 feet

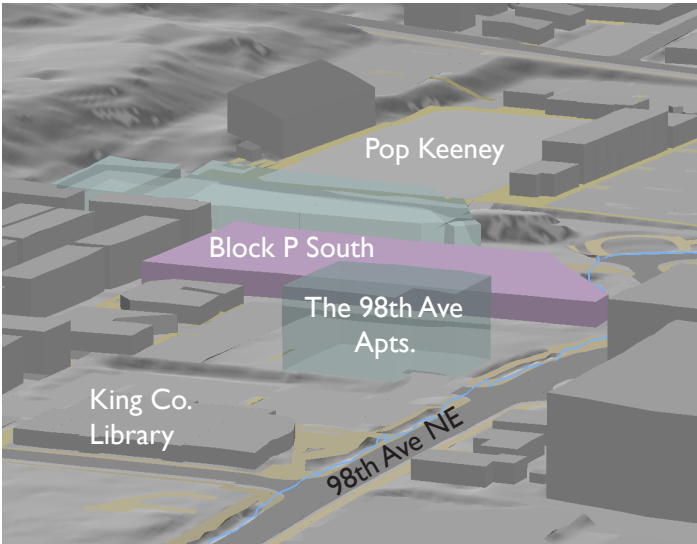
### Required Setbacks

Front	0 feet/10 feet Maximum 35 feet along SR 522
Side	0 feet/10 feet (with living space windows, or adjacent to sf homes)
Rear	5 feet
Alley	5 feet

### Provision of Parking

	Minimum	Maximum
Retail	1 space/400 sf	1 space/250 sf
Civic/Cultural	1 space/500 sf	1 space/250 sf
Office	1 space/500 sf	1 space/300 sf
Lodging	0.75 space/bedroom	1 space/bedroom
Residential <sup>1</sup>	1 for studios and 1 bedrooms, 1.5 for 2 bedrooms, and 2.2 for 3 bedrooms and above. <sup>2</sup>	1 space/bedroom

# Massing Study Detail



Minimum Development per Code



Maximum Development per Code

## Downtown Neighborhood (DN)

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.

### Frontage Requirements

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"> <li>All edge treatments and most frontage types permitted, subject to specific design requirements.</li> <li>Porch and front door types not permitted</li> </ul>
Building Frontage Coverage <sup>1</sup>	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	240 feet
Minimum Space Between Buildings	20 feet

## Visioning Imagery

