

# City of Bothell

## Notice of Application

**Issue date:** June 22, 2021

**End of comment period** 5:00 PM on July 13, 2021

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:** Tod Johnson, LMJ Enterprises LP  
11845 NE 85<sup>th</sup> St  
Kirkland, WA 98033

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

**Hearing information, if applicable:** Not Applicable

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

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

**Project location:** King County parcel 6979200153, East of intersection at 120<sup>th</sup> Ave NE and North Creek Parkway S.

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**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 tilt 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 permit applications pending with this application:** GRA2021-28485, UTL2021-28486

**Other permits approved or required, but not included with this application:** Site construction and building permits

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

**Existing documents that evaluate the impacts of the proposed project:** Storm Drainage Report, Civil and Site Plan Sets, Critical Areas Report, Tree Retention and Landscape Plan.

**Application received:** 5/28/2021

**Date application deemed complete:** 5/28/2021

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.

Every person has the right to comment on this project by submitting those comments in writing to **Jones Sorensen, Planner** [jones.sorensen@bothellwa.gov](mailto:jones.sorensen@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 101<sup>st</sup> Ave NE, Bothell, WA 98011.