

Planned Action Determination- Review Checklist



City of Bothell™

City of Bothell
Department of Community Development
18415 101st Ave NE
Bothell, WA 98011

Application # SEP2022-20147

Part One: Property and Proposal Information

Permits Requested (List all that apply)	Land Use & Zoning: N/A	
	Building: N/A	
	Fire Safety: N/A	
	Public Works/ Engineering/ Construction: N/A	
	SEPA Checklist Submitted? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	All Applications Deemed Complete? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Property Address	18415 101 st Ave NE Bothell, WA 98011	
Property Zoning	District Name: Park and Public Open Space	Building Type: N/A
Property Size in Acres	N/A	
Existing Land Use	Describe Existing Uses on the Site: Right-of-way/empty lot	
Proposed Land Use- Circles All That Apply or <u>Underlined and/or Indicated in Red text</u>	<ul style="list-style-type: none"> • Retail activities, including those categorized as department, drug and grocery stores; eating and drinking establishments; specialty goods/foods; entertainment and recreation; convenience stores; services; and commercial goods. • Civic and cultural uses, including but not limited to libraries, museums, community centers, stadiums, performing arts facilities, City Hall and other public facilities which are not defined as essential public facilities; 	<ul style="list-style-type: none"> • Office Uses, including but not limited to business and professional offices such as medical or dental, educational and institutional offices, research and development. • Lodging such as hotels and motels; and • Residential dwelling units, including single family attached and detached and multi-family, residential care facilities, nursing homes and senior housing. • Other? N/A

Dwellings	Existing Dwellings: N/A	Proposed Dwellings: N/A	Proposed Density (du/ ac): N/A
	Dwelling Threshold Total in Ordinance 2027: 2,736		Dwelling Bank Remainder as of 2/21/2025 N/A Dwellings
Non-residential Uses: Building Square Feet	Existing: N/A	Proposed: N/A	
	Office Threshold in Ordinance 2027: 248,500 square feet Retail Threshold Total in Ordinance 2027: 397,000	Commercial Remainder as of Click here to enter a date. Click here to enter text. square feet Retail Remainder as of Click here to enter a date. Click here to enter text. square feet	
Building Height	Existing Stories: N/A Existing Height in Feet: N/A	Proposed Stories: N/A Proposed Height in Feet: N/A	
Parking Spaces	Existing: N/A	Proposed: N/A	
PM Peak Hour Weekday Vehicle Trips	Existing Estimated Trips Total: N/A	Future Estimated Trips Total: N/A	Net New Trips: N/A
	Source of Trip Rate: ITE Manual <input type="checkbox"/> Other <input type="checkbox"/> N/A		Transportation Impacts Determined Consistent with Chapter 17.03 BMC: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Part Two: Review Criteria

Pursuant to RCW43.21C.030, the City's SEPA Responsible Official may designate applications as "planned actions" provided the applications meet all of the following conditions (Ordinance 2027 Subsection E):

Criteria	Discussion
(a) The proposal is located within the Planned Action Subarea identified in Exhibit A of Ordinance 2027;	The proposed cleanup activities will be performed between State Route 522 and NE 180th Street in the north-south direction and between Bothell Way NE and 101st Street NE in the east-west direction. The work area is within the Planned Action Subarea identified in Exhibit A of Ordinance 2027.
(b) The proposed uses and activities are consistent with those described in the Planned Action EIS and Section 3.D of Ordinance 2027;	The proposed cleanup activities are necessary actions required to be in conformance with the Model Toxics Control Act (MTCA) of the State of Washington as listed as a mandatory Environmental Health Regulation mitigation measure in the Bothell Downtown Subarea Plan and Regulations of the Planned Action EIS, and are consistent with the planned uses and activities described in the Planned Action EIS and Section 3.D of Ordinance 2027.
(c) The proposal is within the Planned Action thresholds and other criteria of Section 3.D of Ordinance 2027;	The proposed cleanup activities will implement an Agreed Order or Consent Decree to address known contamination in the downtown area. The end result of these activities will not affect land use, develop land, increase traffic or negatively impact the type or degree of impacts to any of the elements of the environment analyzed in the Planned Action EIS.

Criteria	Discussion
(d) The proposal is consistent with the City of Bothell Comprehensive Plan and the Downtown Subarea Plan;	The proposed cleanup activities identify and facilitate the cleanup of contaminated sites consistent with Section C, City Actions, of the Downtown Subarea Plan and Bothell Comprehensive Plan to facilitate, encourage or create, where appropriate, economic opportunities and enhanced living conditions for area citizens.
(e) The proposal's significant adverse environmental impacts have been identified in the Planned Action EIS;	The proposed cleanup activities identify and facilitate the cleanup of contaminated sites consistent with Section C, City Actions, of the Downtown Subarea Plan and Bothell Comprehensive Plan to facilitate, encourage or create, where appropriate, economic opportunities and enhanced living conditions for area citizens.
(f) The proposal's significant impacts of the proposal have been mitigated by application of the measures identified in Ordinance 2027 Exhibit B, and other applicable city regulations, together with any modifications or variances or special permits that may be required;	The proposed cleanup activities are necessary actions required to be in conformance with MTCA as listed as part of the mandatory Environmental Health Regulation mitigation measures in the Bothell Downtown Subarea Plan and Regulations of the Planned Action EIS and identified in Exhibit B of Ordinance 2027. The proposed cleanup activities do not cause significant impacts.
(g) The proposal complies with all applicable local, state and/or federal laws and regulations, and Responsible Official determines that these constitute adequate mitigation; and	The proposed cleanup activities will comply with all applicable local, state, and federal laws and regulations, including but not limited to MTCA.
(h) The proposal is not an essential public facility as defined by BMC 11.02.006 E.	The proposed cleanup activities will not construct an essential facility as defined by BMC 11.02.006.

Part Three: Determination

Applications for planned actions shall be reviewed pursuant to the following process (Ordinance 2027 Section 3.G)

Requirement	Discussion
Applications for planned actions were made on forms provided by the City including a SEPA Checklist	Yes.
The Application is complete as provided in BMC 11.06.003	Yes.
The application is for a project within the Planned Action Area defined in Ordinance 2027 Exhibit A.	Yes.

Requirement	Discussion
The application is consistent with the criteria of Ordinance 2027.	Yes.
The application meets the applicable requirements of the Bothell Municipal Code.	Yes.
Is a development agreement proposed? (Optional) If so, are the procedures and requirements of the development agreement met?	No.

Determination

<p>A. Qualifies as Planned Action: The application is consistent with the criteria of Ordinance 2027 and thereby qualifies as a Planned Action project.</p> <p>It shall proceed in accordance with the applicable permit review procedures specified in BMC Title 11, except that no SEPA threshold determination, EIS or additional SEPA review shall be required.</p> <p>Notice shall be made pursuant to BMC 11.19 as part of notice of the underlying permits and shall include the results of the Planned Action determination. If notice is not otherwise required for the underlying permit, no special notice is required.</p> <p>The review process for the underlying permit shall be as provided in BMC 11.04.</p>	
Signature:	<i>Amanda E. Davis</i> , Principal Planner, City of Bothell Community Development Department
Date:	2/25/2025
<p>B. Does Not Qualify as Planned Action: The application is NOT consistent with the criteria of Ordinance 2027, and does not qualify as a Planned Action project for the following reasons:</p> <p>Click here to enter text.</p> <p>Projects that fail to qualify as Planned Actions may incorporate or otherwise use relevant elements of the Planned Action EIS, as well as other relevant SEPA documents, to meet their SEPA requirements. The SEPA Responsible Official may limit the scope of SEPA review for the non-qualifying project to those issues and environmental impacts not previously addressed in the Planned Action EIS.</p> <p>SEPA Processed Prescribed:</p>	
Signature:	
Date:	Click here to enter a date.