

“FROM DREAM TO CONSTRUCTION”

Bob Stowe, City Manager

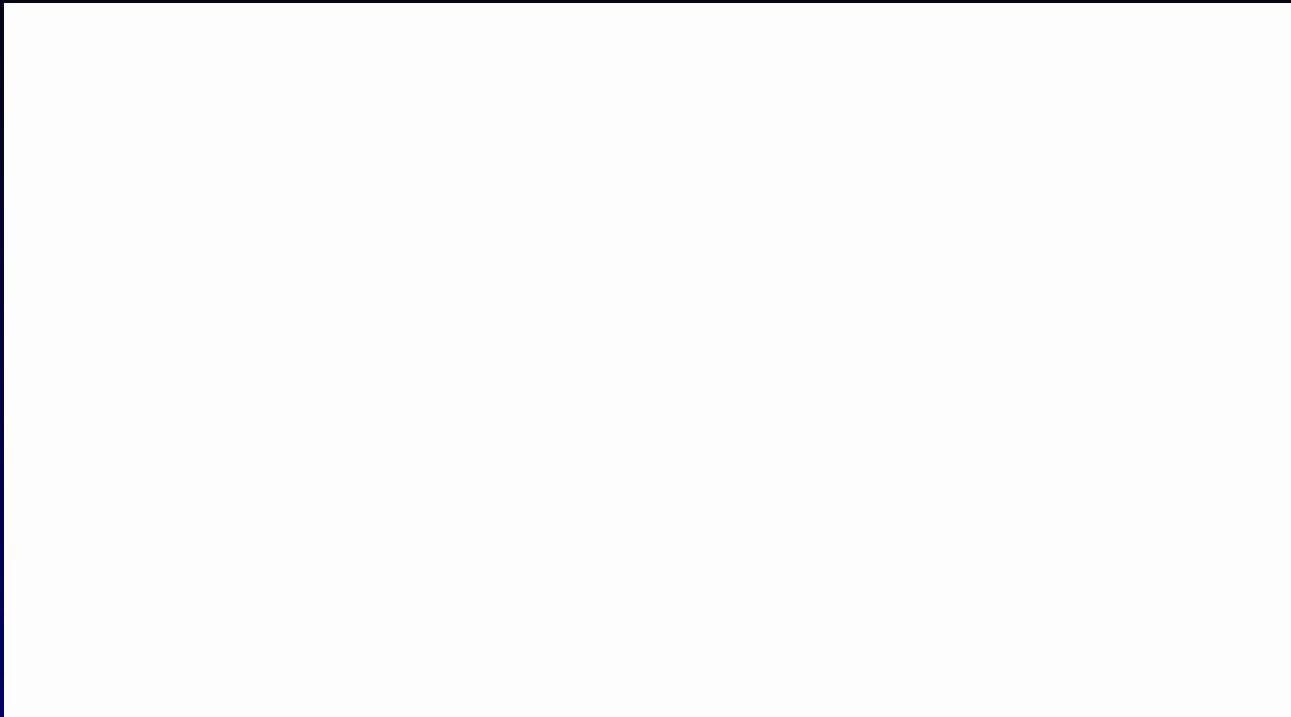
City of Bothell

Washington State Transportation Commission

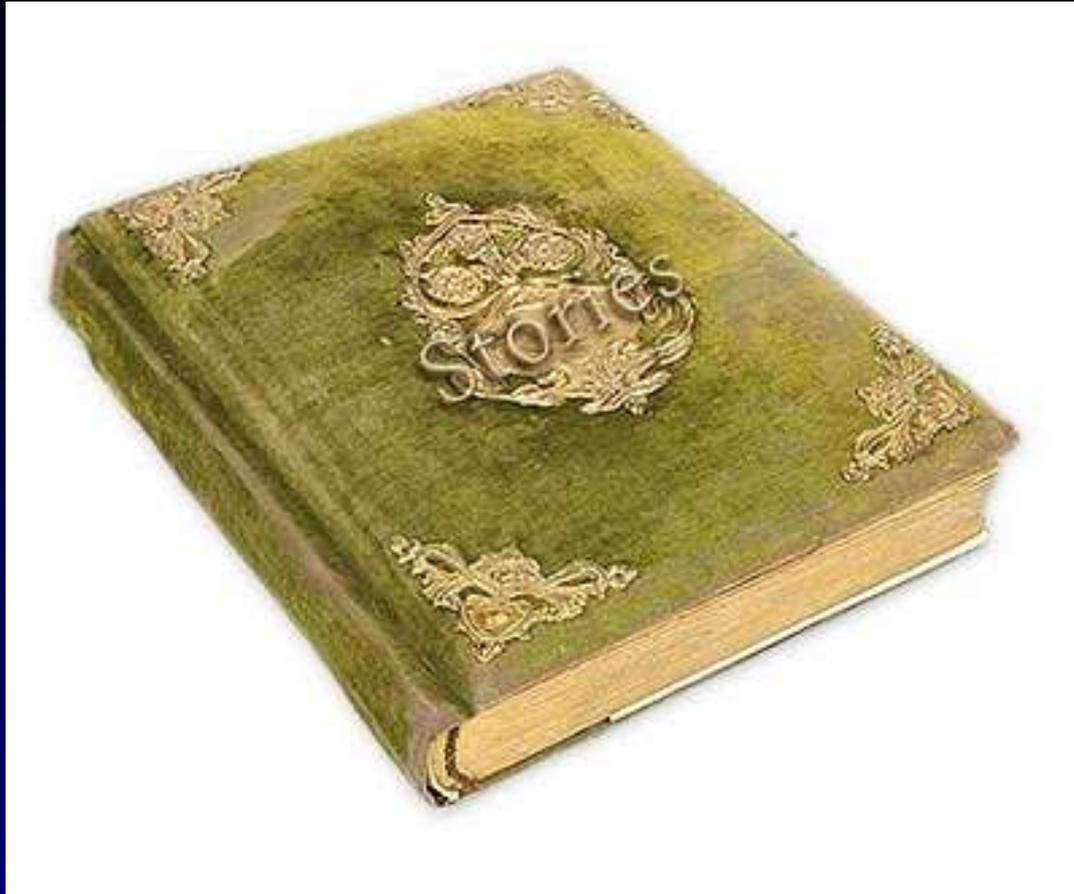
November 19, 2013



City of Bothell™



THE BOTHELL STORY



Location / Trade Area

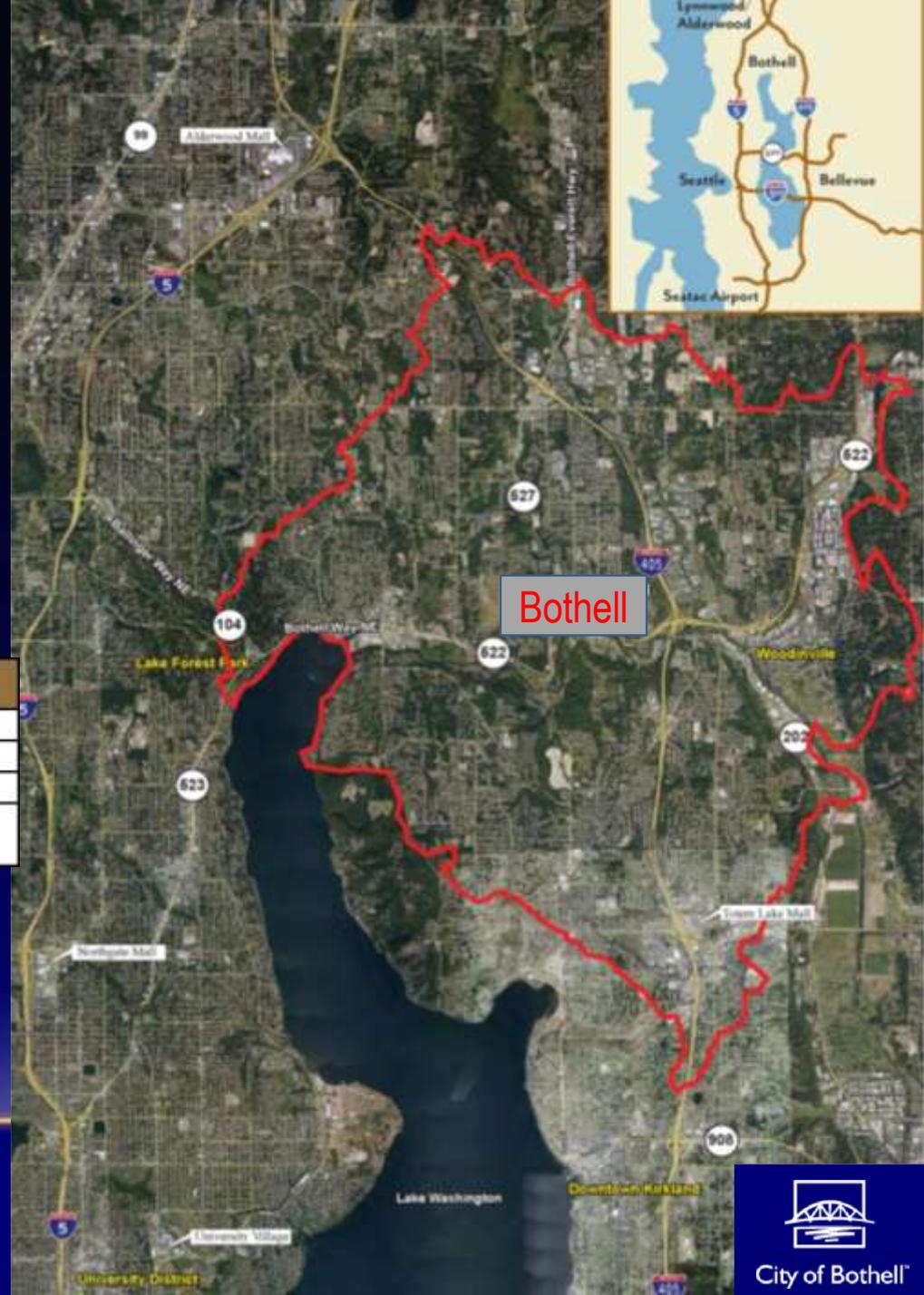
Travel Distances

Downtown Seattle: 16 miles

SeaTac Airport: 29 miles

Demographics

	Three Mile	Five Mile	Trade Area
Population	88,731	221,367	116,753
Daytime Population	47,836	97,580	74,155
Average HH Income	\$85,560	\$85,432	\$83,000
Education Level (4+College)	39.85%	39.46%	37.95%



THE CITY OF BOTHELL

- Land area: 12.1 square miles
- Full Service City
 - 2013-2014 Budget of \$232M
 - 300 employees
 - Council-Manager Form of Government
- Population
 - 2013: 33,000
 - Capacity: 46,000
- Employment
 - 2012: 25,000
 - Capacity: 68,000



INTELLECTUAL CAPITAL

University of Washington
Bothell/Cascadia Community
College



REVITALIZATION MISSION

Transform Bothell's Downtown into a vibrant mixed use community, creating a sense of place and commons for family and friends to enjoy and business to prosper.



New Expansion Opportunity



Bothell Way

**Historic
Downtown
Core**

SR-522

Main Street

bothell, wa

SR-522

**Park at
Bothell
Landing**

Sammamish River



How did we go from Dream to Reality in the worst economy in recent history?

- **Knife-edge Focus
Three Key Strategies**
- **Outrageous Ambition**
- **Partnerships**



KNIFE-EDGE FOCUS

- Community Vision
- Determination
- Accountability
- Communication



EYE FOR OPPORTUNITY + BRAVE ACTIONS = **OUTRAGEOUS AMBITION**

Eye for Opportunity:

- Funding
- Infrastructure Investments
- Improved Entitlement Process
- Assumed Role of Master Developer
- Major TIF Pilot Project



Construction begins







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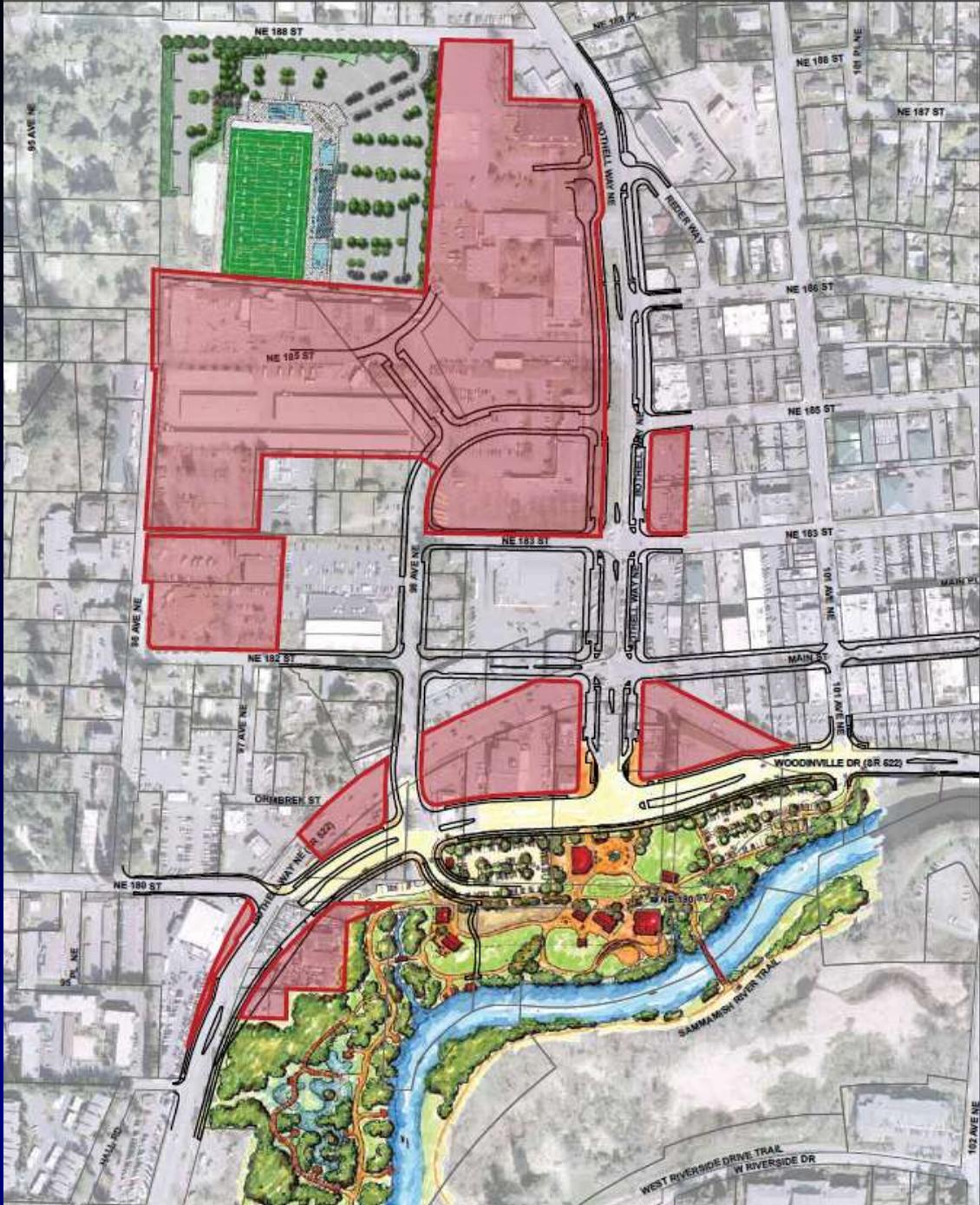
EYE FOR OPPORTUNITY + BRAVE ACTIONS = **OUTRAGEOUS AMBITION**

Brave Actions

- Assembled 25 Acres
- Relocated 32 Businesses
- Tore down 30 Buildings
- Moving a State Highway
- Executed a Multi-million Dollar Environmental Clean Up
- Broken Ground on \$90M of Public Investments



City Assembled 25 Acres



PARTNERSHIPS

➤ Agencies

- Local School District
- State of Washington
- University of Washington Bothell/Cascadia Community College

➤ Private Developers



RECIPE FOR SUCCESS

- Knife-Edge Focus
- Eye for Opportunity + Brave Actions =
Outrageous Ambition
- Partnerships



CITY PUBLIC INVESTMENTS \$150M





Boulevard

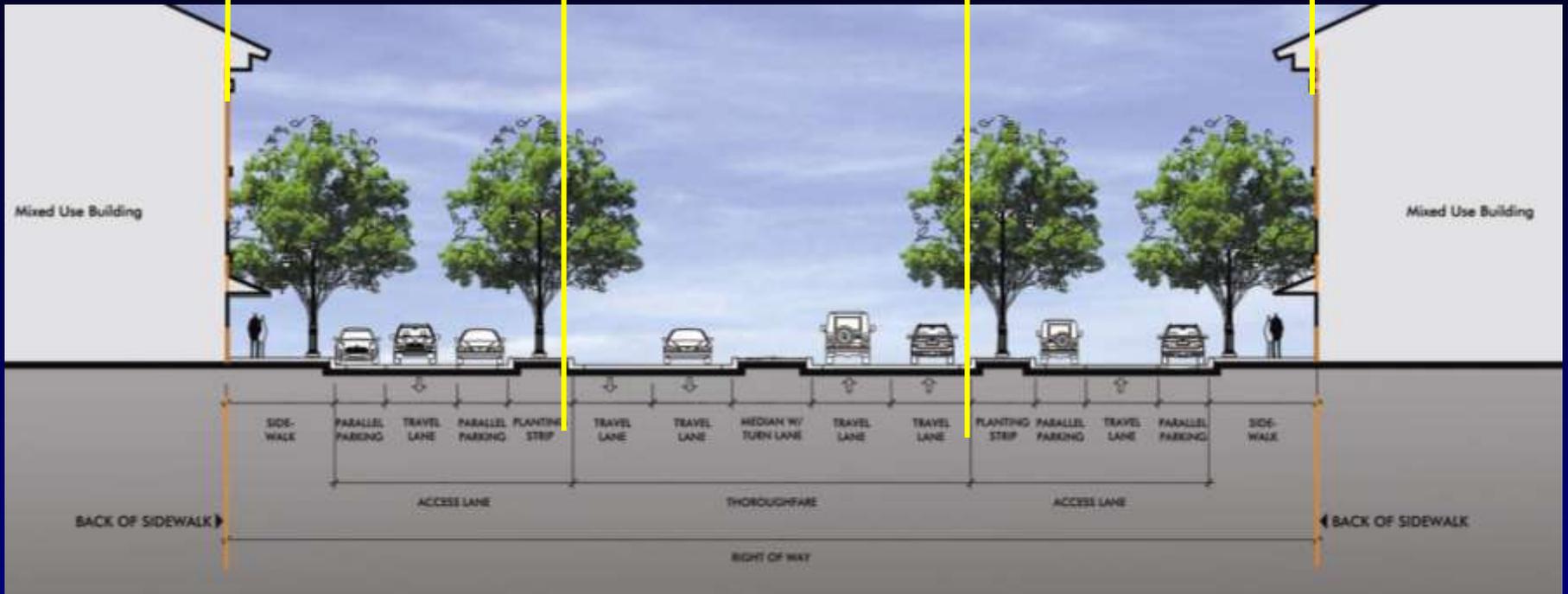


City of Bothell™

**Slow lane,
parking,
walking,
shopping,
outdoor dining**

**Arterial Traffic
4 lanes + left
turns**

**Slow lane,
parking,
walking,
shopping,
outdoor dining**



MULTI-WAY BOULEVARD





Dwellings are buffered from fast traffic by 2 rows of trees and slow speed, pedestrian friendly environment

Avenue Daumesnil, Paris





Boulevard D'Arcole, Toulouse, France





Paseo de Gracia, Barcelona, Spain







City of Bothell

Anderson School



In February 2011, Paul Allen's Vulcan Real Estate was chosen to lead the development team for the City Hall project.

City center project could bring a little Pearl District to Bothell

By MARC STILES
Journal Staff Reporter

Officials from the city of Bothell and Vulcan View President Ada M. Huseley yesterday outlined early plans for a new city center campus, saying they want to create a memorable public space with private development.

Bothell selected Seattle-based Vulcan Real Estate to lead development of the \$90 million project, which will include a 60,000-square-foot city hall, up to 100,000 square feet of mixed-use space, underground parking for 300 vehicles, a public plaza and pedestrian corridors. It will be built on the site of the current city hall.

The public portion is estimated to cost \$40 million, Huseley said the private portion should cost about \$50 million.

The city council was scheduled to vote last night on an \$80,000 pre-development agreement with the Vulcan team, which includes the Miller Hall Partnership and GLY Construction.

Design work is expected to continue into the summer. The council then will need to approve a development agreement and a guaranteed maximum price.

The city center campus is scheduled for completion in 2013.

One goal of the project is to demonstrate what a higher density downtown Bothell could look like. The team can build as tall as six stories on some parts of the site.

Bothell's Pearl?

City officials' hopes are sky high, some might say, in the sky high. Mayor Mark Lamb envisions a place like the Italian city of Siena, though he concedes that "may sound a little presumptuous." Or perhaps Portland's Pearl District, with sidewalk cafes and other businesses lining public green spaces.

City Manager Bob Stowe said the goal is "a synergy of uses" that connect pedestrians to public places and businesses on Main Street and elsewhere.

About \$60 million of public work is under way now out of a total of \$150 million in planned improvements to streets and other infrastructure. Consultants hired by the city say this public investment could lead to significant private development.

In addition to the city center campus, three private projects are planned in the downtown redevelopment area that officials call Bothell Landing. McMenasins plans a hotel and spa. Pacific Northern Construction and Senior Housing Assistance Group, or SHAG, are collaborating on a retail project with about 200



The \$90 million city campus is part of a larger project the city calls Bothell Landing. Several public and private projects are expected.





City of Bothell™

City Center Site Plan





City of Bothell

City Hall Renderings



Central plaza at night



View from SE





City of Bothell

Thank you!

Bob Stowe, City Manager

City of Bothell

425.486.3256

Bob.Stowe@ci.bothell.wa.us

FutureofBothell.com



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