

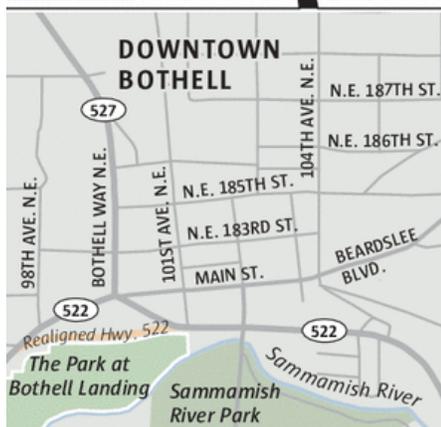
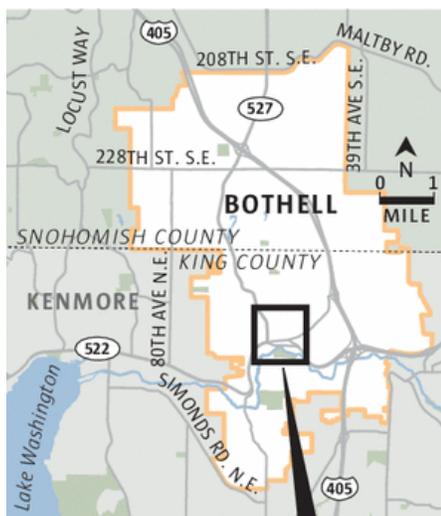


Puget Sound

# Bothell reincarnation under way



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Source: City of Bothell, ESRI, TeleAtlas  
ED SAUER / THE SEATTLE TIMES

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By [Suzanne Monson](#)

On any given day in Jaclyn Pang’s Bothell Landing neighborhood, the landscape is a contrasting mix of bulldozers, power drills and protected wetlands.

But as the construction dust starts to settle on the first of many residential, retail and traffic projects in a mega-money revitalization around Pang's Sammamish Slough-area apartment, there's a whole other slew of new starting to change the view.

With one multistory apartment building ready for "hard-hat" pre-rental tours next month, a boutique hotel and swank entertainment complex set to open in the summer of 2014 — and a major traffic realignment about 13 months out — Pang says a buzz about the new face of Bothell Landing neighborhoods is starting to grow.

"There are a lot of 20- and 30-somethings like me who see all these changes going on and it's just what we've been waiting for," says Pang, 20, a Bellevue transplant who started renting an apartment near the University of Washington-Bothell when she enrolled as a freshman. "I'm excited about all the opportunities and being able to walk to everything."

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Blending what planners believe will be equal parts “hip” and “charm,” Bothell Assistant City Manager Terrie Battuello says the changes are the “largest publicly led downtown revitalization in the state, a transformation that connects old Bothell to new Bothell.”

### **A lot of building**

Backed by \$150 million in public investment and \$207 million in private funding, the multiphase face-lift is reincarnating downtown Bothell in northeast King County, and turning it into Bothell Landing: a suburban district linking five minineighborhoods that stretch from Wayne Golf Course and Main Street to the UW-Bothell and Cascadia Community College campuses.

It’s a big deal for those who have had their eye on moving to Bothell Landing, Battuello says.

As of March 2012, Bothell Landing had 1,937 units in apartment buildings larger than 20 dwellings. An additional 1,100 units are in the district’s two-year plans, according to Battuello. Many of these are near the UW-Bothell and Cascadia college campuses.

Pang believes even these earliest changes are attracting more students to rental choices at the east edge of this district, shifting away from its identity as a mostly commuter school.

The UW-Bothell, with its current 4,200 full-time students, could grow to 6,000 students by 2015, according to college spokeswoman Lisa Hall.

The average rent in the area is \$1,787, up 4.9 percent from a year ago, according to Zillow’s Rent Index.

The median value of single-family homes (not just those recently sold) in Bothell

has increased 12 percent in the past year to \$326,200, according to Seattle-based Zillow's Home Value Index. That makes Bothell one of the more affordable neighborhoods in King County, where the median single-family home sold for \$392,000 in March, according to the Northwest Multiple Listing Service.

## Long-awaited changes

Planners and developers believe Bothell Landing will be a magnet for 20- to 34-year-olds, including those like Pang, seeking neighborhoods with entertainment, employment and recreation all within walking distance.

Some say the changes have been a long time coming.

For more than three years, the "Bothell Crossroads" realignment project has been preparing a cure for the longtime traffic bottleneck at Highways 522 (Bothell Way) and 527 (Bothell-Everett Highway).

Road crews continue to carve four new vehicle lanes, turn lanes and sidewalks through a corridor south of existing Highway 522/Bothell Way Northeast, a route used by an estimated 46,400 vehicles each weekday.

After its mid-2014 forecast completion date, part of the old 522 section will be redesigned into "The Junction," the first of Bothell Landing's five clustered minineighborhoods.

The section of old Highway 527 will become "The Boulevard," a corridor of tree-lined medians designed to separate vehicular traffic from pedestrians who live, work or shop along the route.

The downtown Bothell area is considered "very walkable." Walk Score, a Seattle company that provides automated walkability ratings, [gives the downtown area](#) a score of 77 out of 100, meaning most errands can be done on foot.

## Signs of the past

For some long-timers, the changes are among the most dramatic in the city's history.

“Bothell has been here for well over 100 years, and it has been home to many generations of logging and dairy families,” says Battuello.

In “Slough of Memories,” the Northshore History Boosters share a 200-page published collection of stories and snapshots from 1920-1990, ranging from pioneer tales of boys accidentally swimming in cow manure that had been washed into the Sammamish River by a local dairy almost a century ago, to details of small hydroplanes racing at 60 mph near the same strip some four decades later.

And yet, much remains the same at Bothell Landing. A few hundred yards from the park’s well-used footbridge over the river, three generations of the Kaske family still roll out Danish kringle, strudel and macaroons at the same Hillcrest Bakery they’ve owned since 1975.

Up Main Street, dotted by vibrant flower baskets, a colorful chalkboard menu hangs from beams that support the original 1927 building now housing Alexa’s Cafe.

Battuello says today’s plans are designed not only to preserve this local character and charm but pay homage to it.

One example: by next year, the trendy Oregon-based McMenamins hotelier expects to reopen the historic redbrick, art deco-style Anderson School, a building that accepted its first students in 1931.

McMenamins, which has a series of 57 other hospitality venues in Washington and Oregon, is refurbishing Anderson School and four buildings on the 5.41-acre site to make it their Puget Sound flagship destination.

The 70-room hotel intends to feature a restaurant, pub, movie theater, live-music venue, spa, meeting space and swimming pool. According to the sales deal the city cut, Bothell Landing neighbors will have free access to the pool, Battuello says.

Neighbor Julie Brockmeyer calls this commitment a coup and believes it’s going to give Bothell Landing’s five minineighborhoods a more prominent role on the

Eastside map.

“When we moved here in 1990, friends in north Bellevue called this ‘the boondocks,’” she says.

No more, says Main Street Property Group President Kelly Price.

“A lot of people have been passing through here for years, not realizing that the city has been maturing,” says Price, whose company is behind 318 one-bedroom planned flats in two of the first new urban-flavored retail/apartment complexes in the district.

“Now, all of a sudden, with these projects moving forward, a lot of people have discovered what the citizens of Bothell have known for years: that this is incredibly close to anywhere you want to go.”

Brockmeyer, who volunteered as an art docent to work with grade-schoolers creating artistic images of what the future Bothell Landing neighborhoods should look like, is one of those loyalists.

“I’m excited to see the downtown expand,” she says. “I’ve been to cities that have come together piecemeal, but there is such a vision to this project.”

## **Place to walk**

It’s one of the reasons Brockmeyer’s parents moved to Bothell after they retired. Her dad, a former dean and agriculture professor at Washington State University, likes walking with his young grandchildren to the pioneer schoolhouse in The Park at Bothell Landing.

An avid walker, Brockmeyer is also a fan of the 2.7-mile Town-and-Gown Trail, which loops from Main Street and extends past historic markers past a variety of new additions on the UW-Bothell campus.

“It’s so much fun being able to walk to a college from your own home,” Brockmeyer says. “In some cities, I feel like cities are losing ways to connect across all generations; in Bothell, I feel like we’re gaining it.”

Bothell Landing includes these neighborhoods:

**The Junction:** With a north/south section of Highway 527/Bothell-Everett Highway turning into a landscaped boulevard, planners expect wide “pedestrian-friendly” sidewalks will connect the planned McMenamins with The Park at Bothell Landing’s waterfront.

Designs for the existing Main Street include merging it into an east/west promenade that will connect with the Bothell Library. Street-level retail shops along The Boulevard are expected to be capped by three to five stories of offices and apartments.

Boulevard Place, a private project, hopes to offer some 250 units of senior housing on the site of the former Safeway store. Puyallup-based Pacific Northern Construction is currently partnering with Senior Housing Assistance Group (SHAG) for this development.

**Riverfront:** Already home to the Northshore Senior Center and a handful of senior housing developments on the south side of the Sammamish River, this mini-neighborhood ties into downtown via the pedestrian bridge that links it to the redesigned Park at Bothell Landing on the north shore of the river, south and east of Highway 522.

Park plans include a children’s play area, an amphitheater, a historic schoolhouse and pioneer cabin, kayak and bicycle rental, several natural viewpoints, picnic shelter and outdoor cafe should open next year when the highway realignment is complete.

**West Bothell Landing:** North of Main Street and west of The Boulevard, existing town homes and apartments here will see some new neighbors, including Six Oaks, a 203-unit apartment complex with street level businesses scheduled to break ground this summer.

The project gets its name from the six 85-foot-tall old-growth red oak trees preserved and designed into the new setting, according to Price, Main Street Property Group’s president. Wider sidewalks will link this mini-neighborhood to

Pop Keeney Stadium, a landmark site for Northshore high-school football, and to The Junction.

**East Bothell Landing:** This large link between the other three mini-neighborhoods and the college campuses is home to the new City Hall, several churches, the police station, post office and courthouse.

Professional offices — houses in a colorful mix of cottages and bungalows — sit next to some of the largest apartment buildings on tap here. The 104 will soon start renting 115 urban-style one- and two-bedroom apartments on three floors just a few blocks from both schools and Main Street.

**Campus:** At the eastern edge of Bothell Landing, the schools make up most of this mini-neighborhood, but there's also 58 acres of protected wetlands between the campuses and Interstate 405, and two new single-family developments under way near the freeway.

*Suzanne Monson*

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October 16, 2015

## McMenamins opens \$26M Anderson School in Bothell

By [JOURNAL STAFF](#)

McMenamins opened the renovated Anderson School in Bothell yesterday.

The \$26 million complex has three restaurants, two bars and a 72-room hotel. McMenamins said in a press release that renovation of the former junior high school pays homage to the area's history.

The main restaurant, hotel lobby, gift shop and a meeting room are located in what used to be the cafeteria. The principal's office is now a bar for the hotel, and the former classrooms are hotel rooms.

The school swimming pool is now a tropical saltwater pool with a South Seas theme, according to the press release. Bothell residents will have free access to the pool. A bar overlooking the pool has 80 different types of rum and island-inspired food.

The school's woodshop is now a brewery and pub, with a game room and community space.

The gym now houses three event spaces and a 134-seat theater. The largest event space can be used for weddings and concerts.

Ankrom Moisan Architects designed the project, and a joint venture of Andersen Construction and Pacific Crest Construction is the general contractor.

The five-acre property is McMenamins' biggest in Washington and its first hotel in the Seattle area. The company operates several hotels in Oregon and one in Centralia. Anderson School is a centerpiece in the redevelopment of downtown Bothell. The city has invested more than \$150 million to spur private development.

The new City Hall is set to open Oct. 26.



Photos courtesy Kathleen Nyberg/McMenamins [\[enlarge\]](#)



[\[enlarge\]](#)



November 9, 2015

## McMenamins Anderson School

By [JOURNAL STAFF](#)

McMenamins has renovated Anderson School in Bothell into a complex with three restaurants, two bars and a 72-room hotel.

The \$26 million project transformed the former junior high school that was built in 1931 at 18607 Bothell Way N.E.

The art-deco style school and surrounding buildings were renovated to create 72 hotel rooms with private baths; restaurants and small bars; a brewery; movie theater; full-size swimming pool; and meeting and event spaces.



Photos courtesy Kathleen Nyberg/McMenamins [\[enlarge\]](#)

The five-acre property is McMenamins' biggest in Washington and its first hotel in the Seattle area.

**Owner:** Anderson School Properties, LLC

**Manager:** McMenamin's Brew Pubs, Inc.

**Architect:** Ankrom Moisan Architects

**General contractor:** Andersen Construction and Pacific Crest Construction (joint venture)

**Do you have renderings or photos of recent projects? Share them with DJC readers. Send high-resolution images and information to [maude.scott@djc.com](mailto:maude.scott@djc.com).**

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# Bothell City Hall celebrates grand opening Nov. 7



Bothell City Hall — Image Credit: Contributed Photo

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Nov 3, 2015 at 5:00AM

The following is a release from the city of Bothell:

The city of Bothell invites the public to celebrate the completion of its new City Hall from 10 a.m. to noon on Nov. 7 at 18415 101st Ave NE in Bothell. A live band will kick things off at 10 a.m., followed by brief speeches, a plaque dedication and ribbon-cutting ceremony. The public will be encouraged to visit all floors of the building for an open house from about 10:45 a.m. until noon. Complimentary refreshments and activities for children, including supervised building with Lego blocks, will be available. The public also can purchase crepes from the Crisp Creperie food truck, which will be on 101st Avenue Northeast. A section of 101st Avenue from 183rd Street to 185th Street will be closed for the event from 7:30 a.m. until 12:30 p.m.



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Bothell City Hall is an important component of the city of Bothell’s ambitious downtown revitalization, which includes McMenamins Anderson School, new multi-family apartment communities, restaurants and retail, and future plans for two hotels and a specialty grocery store. Serving as a community gathering place, the new City Hall anchors the municipal campus that also includes the Police Department and Municipal Court building. It is designed to create visual and pedestrian connections between key activity centers in downtown through civic and retail plazas and water features. The City Hall plaza and water feature will be completed next year.

“My passion is helping communities redevelop their downtown into the places where people want to live, work, recreate, shop, and socialize,” said Bob Stowe, Bothell City Manager. “The grand opening is a chance to celebrate the City Hall, as well as the opportunities it provides to bring our community together.”

The new City Hall includes a 53,000 square foot, four-story office building with Council Chambers and community meeting spaces, a large plaza and a 254-car parking garage. The garage is designed for shared parking with the future hotels, and will be used for public parking during evenings and on weekends. The new structure is designed to LEED Gold specifications and features a solar array, a living wall and additional LEED designed components. Phase 2 of the project will demolish the old city hall and replace it with a landscaped public green space, which is expected to be completed in February of 2016.

The development team consists of National Development Council, The Miller Hull Partnership, GLY Construction and city Investors Development, an affiliate of Vulcan Real Estate. The team expects the project to come in over \$1 million under budget with the conclusion of Phase 1.

“It is Bothell’s fiscal policies and smart investments that have made this building possible,” said John Finke, Senior Program Manager at National Development Council. “Our development team has performed remarkably, resulting in the project being completed on time and with significant cost savings that will be returned to the city.”

Working with the National Development Council, the city of Bothell entered into a public-private partnership that utilized the American Model approach to finance the project. The model allows for a lease / leaseback financing structure using 63-20 Bonds, a form of tax exempt private activity bonds. Upon substantial completion of the project, the facilitating non-profit, National Development Council, will lease back the City Hall project to the City of Bothell. Ownership of the City Hall will transfer to the City at no additional cost when the lease (debt) payments are retired.



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November 23, 2015

## Bothell gets \$7M grant for phase 2 of the 'multiway boulevard' project

By [JOURNAL STAFF](#)

The Washington State Transportation Improvement Board awarded Bothell a \$6.75 million grant for the second phase of its "multiway boulevard."

The boulevard is modeled after European streets. There will be two lanes in each direction and alternating left turn lanes; tree-lined medians between vehicles and pedestrians and bicyclists; wide sidewalks; raingardens; and 82 more spaces of on-street parking.

The city said in a press release that the grant and proceeds from the sale of downtown property mean the city can proceed with the next phase.



Image courtesy of the city of Bothell [\[enlarge\]](#)

The Bothell City Council will take up the issue on Tuesday and construction could start next spring, with completion 15 months later.

The \$14 million project involves upgrades to Bothell Way from state Route 522 to Northeast 188th Street, and is part of the larger downtown redevelopment.

Landscaped medians, a side access lane with parking, and sidewalks along part of the west side of Bothell Way were done in the first phase. The engineer was Perteet, Inc. and the contractor was Johansen Excavating, Inc.

The next phase will complete the boulevard and help join new development on the west side of Bothell Way with the city's historic core.

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December 15, 2015

## Greenroads gives Bothell boulevard a bronze rating

The first phase of Bothell's \$25 million Multiway Boulevard got a bronze rating from Greenroads Foundation. The project links new development west of Bothell Way Northeast with the historic downtown, and is designed to make the city more walkable, add parking and increase space for local businesses. It is a key element of redeveloping downtown.

The project team includes Perteet and Johansen Excavating.

Erin Leonhart, Bothell public works director, said the second and final phase will start in 2016. The project recently got a \$6.75 million grant from the Transportation Improvement Board.



Photo courtesy of the city of Bothell [\[enlarge\]](#)

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