



Justin Bouffard <tethian@gmail.com>

Bouffard Project (19828 88th Ave NE)

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Wed, Jan 14, 2026 at 4:11 PM

Hi Justin,

We wanted to get back to you following comments made at City Council last night. We hope this information is helpful and responds to the fundamental question being raised: Can additional units can be built on your property? In short, yes. Additionally, the code allows significantly more density than what has been proposed. The following summary of facts explain the site conditions, the allowances within current code, and the ability to develop additional residential units.

- Property Address: 19828 88th Avenue NE (parcel 0626059321)
- Property zoning: Residential Medium – 2 (R-M2).
- Property lot size: 15,046 square feet (0.34 acres)
- R-M2 Density:
 - Minimum Density: 25 units/acre
 - Maximum Density: 50 units/acre
- Property Density:
 - Minimum Density: 8 units
 - Maximum Density: 17 units
- Under Middle Housing codes, within RCW 36.70A.635 and BMC 12.14, when higher densities apply, Middle Housing is not applicable. Your site is within the R-M2 zoning and is subject to higher densities, therefore middle housing standards do not apply. Development on the site beyond a single home and 2 ADUs, will be reviewed as multifamily development.
- The City has met with Commerce and they agree Bothell codes are consistent with RCW 36.70A.681 (Accessory Dwelling Units). The code allows you to build one additional ADU on the site if desired (1 single-family and 2 ADUs).
- R-M2 zoning supports increased densities above the current 2 units. Based on property size, the R-M2 zoning supports development of multifamily residential up to 17 units.
- The current zoning and site conditions do not prevent you from building 2 additional units.
- The site is nonconforming to density. The nonconforming provisions within BMC 12.26 allow for additional units to be constructed even if the final density remains below the minimum density threshold.
- Two additional residential units may be proposed and will be reviewed as MF units. These units may be attached or detached.
- The city supports development of new residential units and seeks to achieve housing targets established within the Comprehensive Plan and founded in the countywide planning policies which establish our 204sound4 target of approximately 12,000 units. To achieve this target, the zoning seeks to guide development towards the maximum densities in the BMC.
- The City has identified the western frontage of the property requires dedication and improvements in order to align with frontage standards (including Citywide Bike Plan).
- You are seeking exemption from the frontage improvement requirements under BMC 17.09 based on the unit type you are identifying.
- The allowed development of 2 additional units will be reviewed as multifamily and are not exempt from frontage improvement standards.

To summarize, your proposal to retain the existing home and ADU and build two additional units is possible, however not in the types of units you are seeking. Legal nonconforming densities apply since the site does not meet the minimum density of 8 units pursuant to BMC 12.14.030. The proposed development, resulting in four total units, will continue to be nonconforming but is allowed under BMC 12.26.055. Middle Housing codes (BMC 12.14.135) are not applicable since greater densities apply under BMC 12.14.030. You are seeking an exemption to the frontage improvement requirements based on what you are calling the two new units (proposed as 1 primary unit and 1 ADU).

Based on the Bothell Municipal Code, you can pursue the following options:

- **Option 1:** Add one more ADU, or
- **Option 2:** Construct additional units under multifamily density allowance up to the max density (17 unit max density).

Option 1 would be exempt from the frontage improvements under 17.09 since only one additional ADU would be added. Option 2 will be subject to develop the required frontage improvements.

We look forward to seeing an application to develop the property. The site conditions can support density up to 17 units, providing for varying housing opportunities and assisting in achievement of the 2044 goals.

Christian

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