

Strategic Plan for Redevelopment of Downtown Bothell, Washington

Background & Objectives

- The City of Bothell, which is located 15 miles northeast of Seattle, owned 22 parcels on 24 acres that they viewed as critical catalysts for the redevelopment of their Downtown.
- The City was seeking a plan that would revitalize its Downtown core, take advantage of planned infrastructure improvements, and deliver a financial return to the City.
- As part of its development plans, the City planned to build a new City Hall on one of its parcels.

Results

- TCG worked on an interdisciplinary team that included CollinsWoerman (architects) and THG (strategic advisor), and worked closely with Bothell's City Manager, Assistant City Manager, and City Council.
- Our team assessed the City's assets, analyzed key market and demographic trends, conducted financial feasibility analyses, and provided a comprehensive development and disposition strategy that the City utilized as a blueprint for its real estate decisions.
- Despite beginning its redevelopment plans in the depths of the Great Recession, Bothell successfully leveraged its investments by selling off its parcels to residential and commercial developers and attracting McMenamins to redevelop a vacant junior high school into a one-of-a-kind hotel and restaurant/bar project.
- Bothell is held up nationally as a model for successful downtown redevelopment and public-private partnerships.

LOCATION

Bothell, WA

PRODUCT

Residential
Office
Retail

CLIENT

Public Sector