



City of Bothell™

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Canyon Park Subarea Planned Action Draft EIS Notice of Availability

Pursuant to WAC 197-11-455 and BMC 14.02.140 and 14.02.170, the City of Bothell has issued the Canyon Park Subarea Planned Action Draft Environmental Impact Statement (Draft EIS).

Description

Proposal: The City of Bothell proposes to update its subarea plan for the Canyon Park neighborhood, including its Regional Growth Center (RGC), to comply with new Puget Sound Regional Council (PSRC) Centers framework criteria. The Canyon Park Subarea Plan is part of the City's *Imagine Bothell...* Comprehensive Plan. The subarea plan update would create opportunities for employment, residential, and mixed-use development through revisions to applicable goals, policies, land use designations, zoning districts, development regulations, and capital plans, including transportation, parks, and other infrastructure investments. In addition, the City intends to designate a Planned Action consistent with RCW 43.21C.440 and SEPA rules in WAC 197-11 to facilitate future growth by streamlining the environmental review process for development consistent with the subarea plan and mitigation identified in the EIS.

Environmental Topics: The Draft EIS analyzes impacts to the natural environment, land use patterns and policies, aesthetics and urban design, socioeconomic, transportation and greenhouse gas emissions, public services (fire and police protection, parks, and schools), and utilities (water, sewer, and stormwater).

Alternatives: The Draft EIS evaluates alternatives for each environmental topic and each alternative's ability to meet the Canyon Park vision for an economic and multi-faceted center that respects the natural environment and provides multiple modes of travel. Alternatives under study include the following:

- **The No Action Alternative** is a SEPA Required Alternative, and assumes growth according to current trends through 2035.
- **The Business Plus Alternative** would add about the same number of residents as the No Action Alternative and a much higher number of jobs by 2043.
- **The Live/Work Alternative** anticipates the greatest residential population capacity and a substantial addition of jobs by 2043 in an extended mixed use land use pattern.
- **A "Mitigated" Live/Work Alternative** explores similar mixed uses with a smaller RGC boundary, about 25% lower growth, and greater transportation mitigation than the Live/Work Alternative.

Proponent and Lead Agency

City of Bothell

Location of Proposal

The Canyon Park Subarea is located in the Snohomish County portion of Bothell. The full study area under review is encompassed to the north by Thrashers Corner, including shopping areas on both sides of SR 524; to the east by 31st Ave SE and the general alignment, if extended, of 30th Avenue SE; to the south by 228th Street SE, including commercial areas on both sides; and to the west by the general alignment,

if extended, of 8th Avenue SE. In total, the study area equals nearly 1,040 acres.

Public Comment Period

The public and interested agencies are invited to review and comment on the Draft EIS. Comments on the Draft EIS are due at **5 p.m. January 13, 2020.**

Email comments are preferred and must be sent to CanyonPark@Bothellwa.gov with the proposal name (Canyon Park Subarea Plan Draft EIS) in the subject line. Include your comments in the body of your email message rather than as attachments.

Written comments may be sent to:

Bruce Blackburn, Senior Planner
City of Bothell, Community Development Department
18415 101st Avenue NE
Bothell, WA 98011
CanyonPark@Bothellwa.gov

Public meetings will be publicized on the City's project website. Please see <http://www.ci.bothell.wa.us/1176/Canyon-Park-Visioning>.

Document Availability

The Draft EIS can be reviewed and downloaded at the project website at: <http://www.ci.bothell.wa.us/1176/Canyon-Park-Visioning>. Copies of the Draft EIS are also available for review at the Bothell Community Development Department at 18415 101st Avenue NE, Bothell, WA 98011. Flash drives or a limited number of hard copies for public distribution are also available and may be purchased at the City's Community Development Department for the cost of reproduction.

Responsible Official

Jeffrey N. Smith, Development Services Manager
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Date: December 6, 2019

Signature:

