

Canyon Park Subarea Plan Planned Action Environmental Impact Statement Scoping Document and Fact Sheet



City of Bothell™

April 2019 | City of Bothell

Introduction

The City of Bothell is proposing to update its subarea plan for the Canyon Park neighborhood including its Regional Growth Center to comply with the new Puget Sound Regional Council (PSRC) Centers framework criteria <https://www.psrc.org/centers>. The Canyon Park subarea plan is a portion of the City's *Imagine Bothell... Comprehensive Plan* <http://www.bothellwa.gov/300/Community-Development>.

Through this process the City of Bothell would identify amendments to applicable goals, policies, land use designations, zoning districts, development regulations, and capital plans including transportation, parks, and other infrastructure investments. These amendments to plans and regulations would be designed to create opportunities for employment, residential, and mixed-use development that meet a draft Canyon Park Vision developed in 2018 through stakeholder outreach available through this link <http://www.bothellwa.gov/1176/Canyon-Park-Visioning>. In general terms the Vision Report identifies Canyon Park should be:

- **An Economic Driver.** Canyon Park serves as a regional business hub for the life sciences and biomedical industries. It is a designated urban center and is a place of innovation and growth.
- **A Multifaceted Neighborhood.** Canyon Park is a dynamic neighborhood with a diverse mix of housing, office, retail and public space. It serves both Bothell residents and employees coming from throughout the region.
- **Connected to the Natural Environment.** Canyon Park is defined by its unique access to the natural environment and blend of urban wetlands, creeks, and interconnected trails.
- **A Transportation Hub.** Canyon Park is a transportation hub with infrastructure serving employees and residents commuting to and from the neighborhood as well as commuters traveling to other areas.

In addition to adopting a subarea plan and associated development regulations, the City of Bothell intends to prepare an Environmental Impact Statement (EIS) and designate a Planned Action consistent with RCW 43.21C.440 to facilitate future growth consistent with the subarea plan. The City also intends to establish recovery of expenses towards the preparation of an environmental impact statement per RCW 43.21C.428.

Where is the Canyon Park subarea?

The Canyon Park Subarea is located in the Snohomish County portion of the City of Bothell and is fully within the urban growth area. The area is encompassed by SR 524 and Thrashers Corner to the north including shopping areas to the north and south of SR 527; the general alignment, if extended of 31st Avenue SE to the east; 228th Street SE to the south including commercial areas on both sides; and the general alignment, if extended of 8th Avenue SE on the west. It is traversed by SR 527, I-405, and by North Creek. It contains the Canyon Park Business Center and several large light manufacturing, life sciences, bio-medical device and other high-technology businesses as well as commercial and residential areas. In total, the study area equals nearly 1,040 acres.

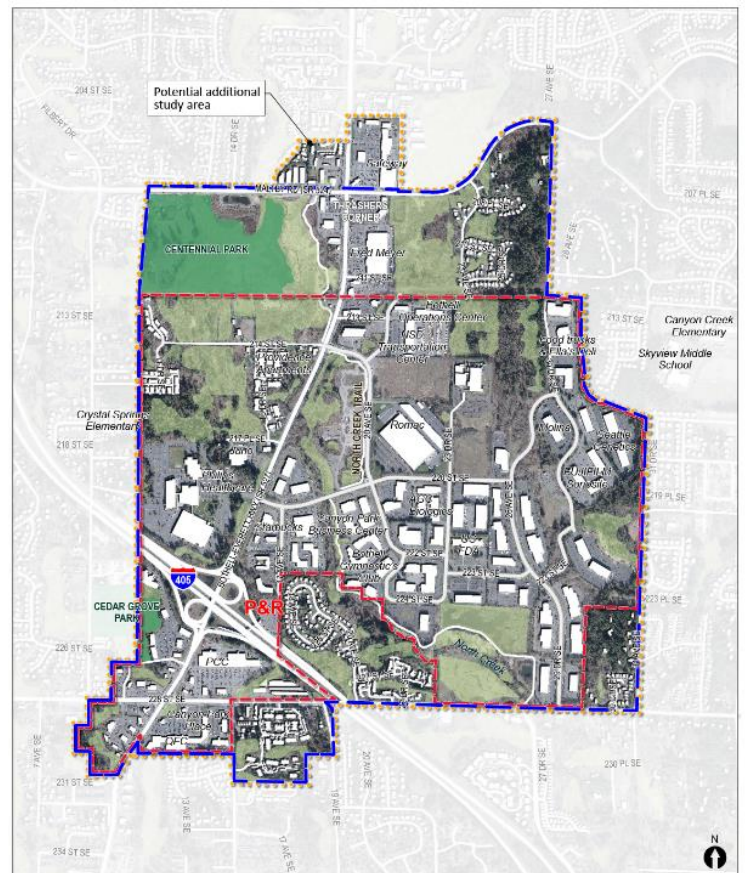
What is an EIS?

An EIS is an informational document that provides the City, public, and other agencies with environmental information to be considered in the decision-making process. It also allows the public and government agencies to comment on proposals and alternatives. An EIS describes:

- proposed actions and alternatives;
- existing conditions of the study area;
- impacts that may occur if an alternative were implemented;
- mitigation measures to reduce or eliminate adverse impacts; and
- potential significant, unavoidable, and adverse impacts.

The EIS will also identify potential beneficial outcomes, where alternatives incorporate existing environmental features (e.g. streams and wetlands) in a sustainable manner, improve environmental characteristics (e.g. stormwater quality), and emphasize improved access and multimodal travel by transit, foot, and bike.

Canyon Park Subarea Study Area



Canyon Park Study Area

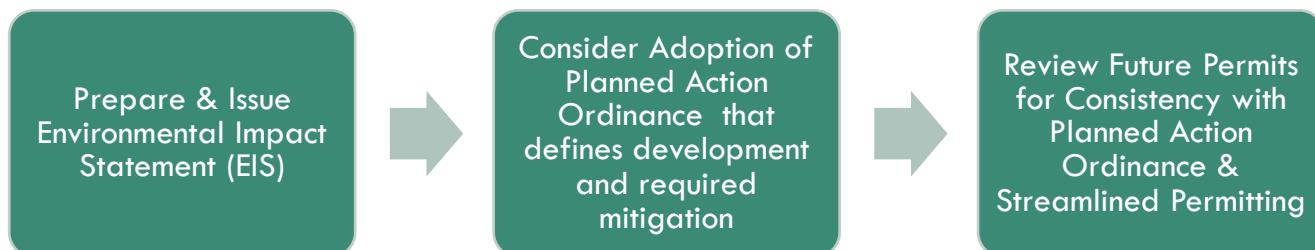
0 0.125 0.25 0.5 Miles

- Canyon Park Subarea
- Regional Growth Center
- Additional area to include in study
- Park
- Wetland
- P&R Park & Ride

What is a Planned Action?

The City is proposing that the Canyon Park area be designated as a Planned Action, pursuant to the State Environmental Policy Act (“SEPA”; see RCW 43.21c.440 and WAC 197-11-164 to 172). A planned action provides more detailed environmental analysis during an areawide planning stage rather than at the project permit review stage. Designating a planned action streamlines environmental review for development proposals. Planned actions would be allowed if they meet or exceed proposed land use and environmental performance standards in the planned action ordinance. The City also intends to establish recovery of expenses towards the preparation of an environmental impact statement per RCW 43.21C.428. A diagram of the Planned Action process is included below.

Planned Action Process



What topics would the EIS Cover?

Bothell has identified the following areas for discussion in the EIS: natural environment, land use, aesthetics, socioeconomics, transportation & greenhouse gas emissions, public services, utilities, and stormwater. Existing conditions, potential impacts of each alternative, and mitigation measures would be identified for each topic.

What Alternatives could be studied?

To address the regional growth strategy of creating thriving and livable centers, and to help meet Bothell’s assigned growth targets, over 20,000 employees and residents could be added to the Canyon Park subarea. This would be in addition to the current levels of nearly 15,000 employees and residents. Allowing compact development helps protect environmental resources, and focuses limited financial resources in infrastructure, transit, and amenities to locations where employment and population can most benefit from these investments.

To identify the implications of added jobs and residents, and to ensure environmental impacts are mitigated, the City will evaluate alternatives in the EIS. These include a No Action Alternative which will address the impacts associated with the current Canyon Park Subarea Plan and zoning regulations; this no-action alternative is required under SEPA rules.

Two other alternatives would also be addressed that would evaluate varying levels of growth, land use mixes and patterns, and public and private investments in amenities and infrastructure which would achieve PSRC Centers activity criteria and the Canyon Park draft Vision Report.

The table below compares potential features of the alternatives. Through the scoping process the alternatives would be refined for study.

Potential Alternative Features

Features	Current Canyon Park Subarea Plan (No Action)	Alternative Proposal – Employment Focus	Alternative Proposal – Mixed Use Focus
Potential Changes to Land Use	Per current Comprehensive Plan and Zoning	Allow a range of employment and residential uses with more employment accommodated in the central subarea and mixed use in shopping centers.	Allow a range of employment and residential uses with more mixed-use nodes in north, central, and south near transit facilities. Employment is focused in west, central, and east.
Potential Changes to Development Standards	Current plan and code, no changes proposed.	Consider changes to height, floor area ratios, density, parking rates, and other standards to increase opportunities for job and housing investments.	
Potential investments in transportation, parks, and stormwater	Implement current capital plans.	Consider added investments in transit, roads, and bicycle and pedestrian facilities. Evaluate long-term status of private roads and public road connections. Complete trail connections. Consider need and potential for parks. Address transition to newer stormwater standards and ability to improve water quality. Consider ecological enhancements along North Creek and other wetlands areas.	
Potential Growth above current approximate 15,000 employees and residents in full study area*	Over 9,000 combined jobs and population added per current plans	To be determined. To meet PSRC Centers criteria, 20,000+ employees and residents could be added.	
Regional Growth Center	Keep current subarea plan. Retain current boundaries of about 733 acres.	Prepare a new subarea plan. Consider modifying the size and shape of center based on PSRC criteria. Typically, 640 acres is a maximum size with flexibility on sizing if transit is within center.	

Note: Development capacity is subject to refinements and correction.

How can I participate in the subarea plan? Where can I find more information?

You can find information about the Canyon Park Subarea planning process at the project website: <http://www.bothellwa.gov/1176/Canyon-Park-Visioning>.

Contact Person:

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Bothell, WA 98011
Bruce.Blackburn@bothellwa.gov, 425-806-6405

The City invites your participation. You can:

- Visit the project website (see link above) to learn about the study area and planning process,
- Ask to be added to the email contact list (send your request to Bruce Blackburn above),
- Attend workshops, meetings, and hearings hosted by the City's Planning Commission or City Council,
- Respond to surveys, and
- Provide written comments.

Early comment opportunities include a 21-day scoping period in April 2019.

In summer 2019, the City expects to issue a Draft Planned Action EIS with a 30-day comment period.

Information about events and comment opportunities will be posted at the project website identified above.