



NE 85th St. Station Area Plan and Planned Action Determination of Significance and Request for Comments on Scope of Supplemental EIS

Description of Proposal

The City of Kirkland is proposing to develop a Station Area Plan (SAP) in the area surrounding the future WSDOT/Sound Transit I-405/NE 85th Street Interchange and Inline Bus Rapid Transit (BRT) Station. The BRT station, developed by Sound Transit and WSDOT, has been designed to connect Kirkland to the Link Light Rail at Bellevue and the Lynnwood Transit Center.

The purpose of the SAP is to advance the 2035 Comprehensive Plan vision and support a vibrant, equitable, and sustainable Transit-Oriented Community adjacent to this major regional transit investment and as part of the continued growth expected in Downtown Kirkland and the 85th Corridor. The SAP will look at land use, urban design, open space, transportation, stormwater and utilities, and sustainability in the area approximately one-half mile from the BRT station. The SAP will study mobility and transportation connections within the station area as well as effective last-mile connections, making it easier to walk and bike to the station from the city's neighborhoods and destinations. The SAP will study various types of potential future development supportive of high capacity transit including a mix of jobs, housing, and community uses. The SAP will examine opportunities to maximize the public benefit from potential future development, including affordable housing, open space, desired job types. The SAP is anticipated to include area-specific policies and consider changes to zoning and other regulations, including a form-based code, in support of a Transit-Oriented Community, and will study policies and development incentives to support diverse housing choices for a range of income levels. City intends to adopt a planned action under RCW 43.21C.440 to facilitate future permitting of development consistent with the station area plan.

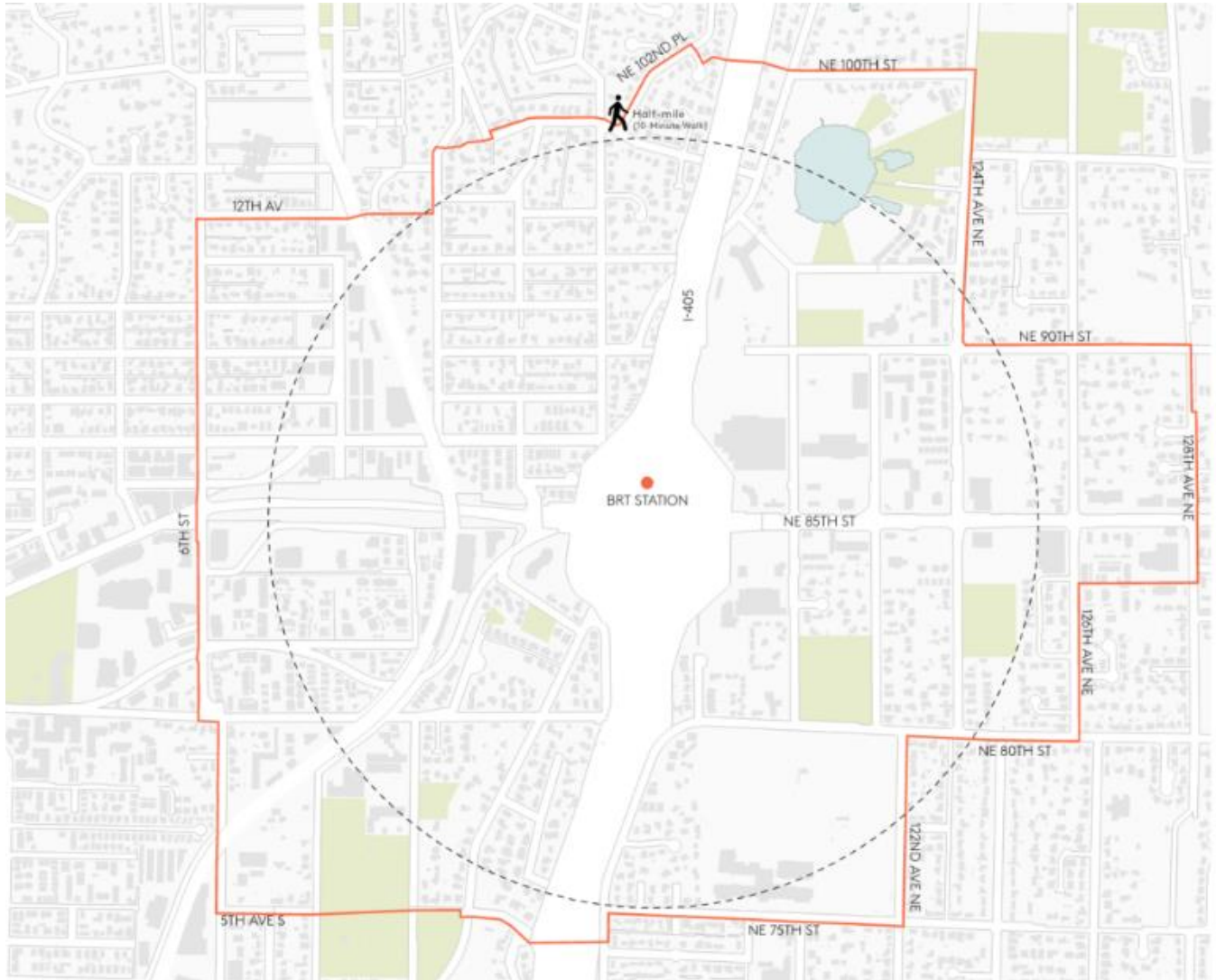
Proponent and Lead Agency

City of Kirkland

Location of Proposal

The study area is approximately a half mile area centered on the future NE 85th Street/I-405 BRT station location. At the maximum extents, the study area is bounded approximately by 12th Avenue and NE 100th Street to the north, 128th Avenue NE to the east, NE 75th and 5th Avenue S to the south, and 6th Street to the west. A map is shown below and available at: www.kirklandwa.gov/stationareaplan.

NE 85th Street Station Area Plan Study Area



EIS Required

The lead agency has determined this proposal is likely to have a significant adverse impact on the environment that needs analysis and consideration of alternatives. An environmental impact statement (EIS) is required under RCW 43.21C.030 (2)(c) and will be prepared. An environmental checklist and other materials indicating likely environmental impacts can be reviewed at the project website: www.kirklandwa.gov/stationareaplan.

The lead agency has identified the following areas for discussion in the Supplemental EIS: air quality/greenhouse gas, surface water/stormwater, transportation, land use patterns and policies, aesthetics, public services (police, fire protection, school, parks), and utilities (sewer and water). The Supplemental EIS will supplement the 2015 Comprehensive Plan Update & Totem Lake Planned Action - Final Environmental Impact Statement issued November 2015. The City will evaluate a No Action Alternative addressing the current Comprehensive Plan and existing zoning regulations for the area. Two other alternatives would be addressed that may vary future land use patterns and growth, and investments in amenities and infrastructure.

Scoping

Agencies, affected tribes, and members of the public are invited to comment on the scope of the Supplemental EIS. You may comment on alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required. Per WAC 197-11-408 and RCW 43.21C.440(3)(b) the City invites the public, agencies, and tribes to a community meeting to discuss the Supplemental EIS scoping and potential planned action. The methods and deadline for giving us your comments are:

Scoping Comment period: May 26 – June 16, 2020

Provide written comments to City Contact below by **5 pm June 16, 2020**. Email comments are preferred.

City Contact:

Allison Zike, AICP, Senior Planner
City of Kirkland | 123 5th Avenue | Kirkland, WA 98033
(425) 587-3259 | azike@kirklandwa.gov

Participate in the Online Community Meeting:

The City will hold an online community meeting on **June 4, 2020 at 6 pm**. The meeting will be an interactive charette where you can share your ideas for the future of the station area. To participate, see: kirklandwa.gov/stationareaplan.

The workshop will be recorded. Materials including the presentation, video, and interactive online open house will be posted to the project website following the community meeting.

Responsible Official

Adam Weinstein, AICP, Planning & Building Director
City of Kirkland | 123 5th Avenue | Kirkland, WA 98033
425-587-3224 | aweinstein@kirklandwa.gov

Date: _____ Signature: _____

Appeal: You may appeal this determination of significance by following the procedures in KMC 24.02.230. Any appeal must be filed in writing with the Responsible Official (see Responsible Official information above) within 7 days after publication of the determination of significance (**by 5:00 pm on June 2, 2020**). The notice of appeal must contain a statement of the matter being appealed, the specific components or aspects that are being appealed, the rationale of the appellant, and a statement demonstrating standing to appeal. Contact the Responsible Official to ask about procedures for SEPA appeals.