

NE 85th ST STATION AREA PLANNED ACTION ORDINANCE



Kirkland City Council –
Public Hearing
November 15, 2022

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Tonight's Agenda

- Staff Presentation (6 slides)
- Public Hearing
- City Council Questions
 - *No action requested tonight. Ordinance will return for adoption with the Phase 2 Form-based Code in early 2023.*

Station Area Plan: Project Background

- City published the Station Area Fiscal Impacts and Community Benefits Analysis in October 2021
 - Included a list of infrastructure improvements (Transportation, Sewer, Stormwater, Water) needed to support future growth - up to the maximum development capacity adopted in Station Area Plan
- Council adopted the Station Area Plan, Comprehensive Plan Amendments (subarea plan goals and policies), Design Guidelines, and Phase 1 Form-based Code in June 2022.
- Council adopted a Planned Action Ordinance for the Google campus at the Lee Johnson site in September 2022

Station Area Plan: Environmental Review

- NE 85th St Station Area Plan Final Supplemental Environmental Impact Statement (FSEIS) published December 2021
 - FSEIS Addendum with supplemental analyses and references to code amendments issued in June 2022
- FSEIS and Addendum Analysis
 - Station Area environmental review is consistent with standard environmental review process where there is a Planned Action Ordinance (similar to Kirkland Urban)
 - No additional SEPA review is anticipated to be necessary unless a specific project results in new environmental impacts

Planned Action Ordinance (PAO)

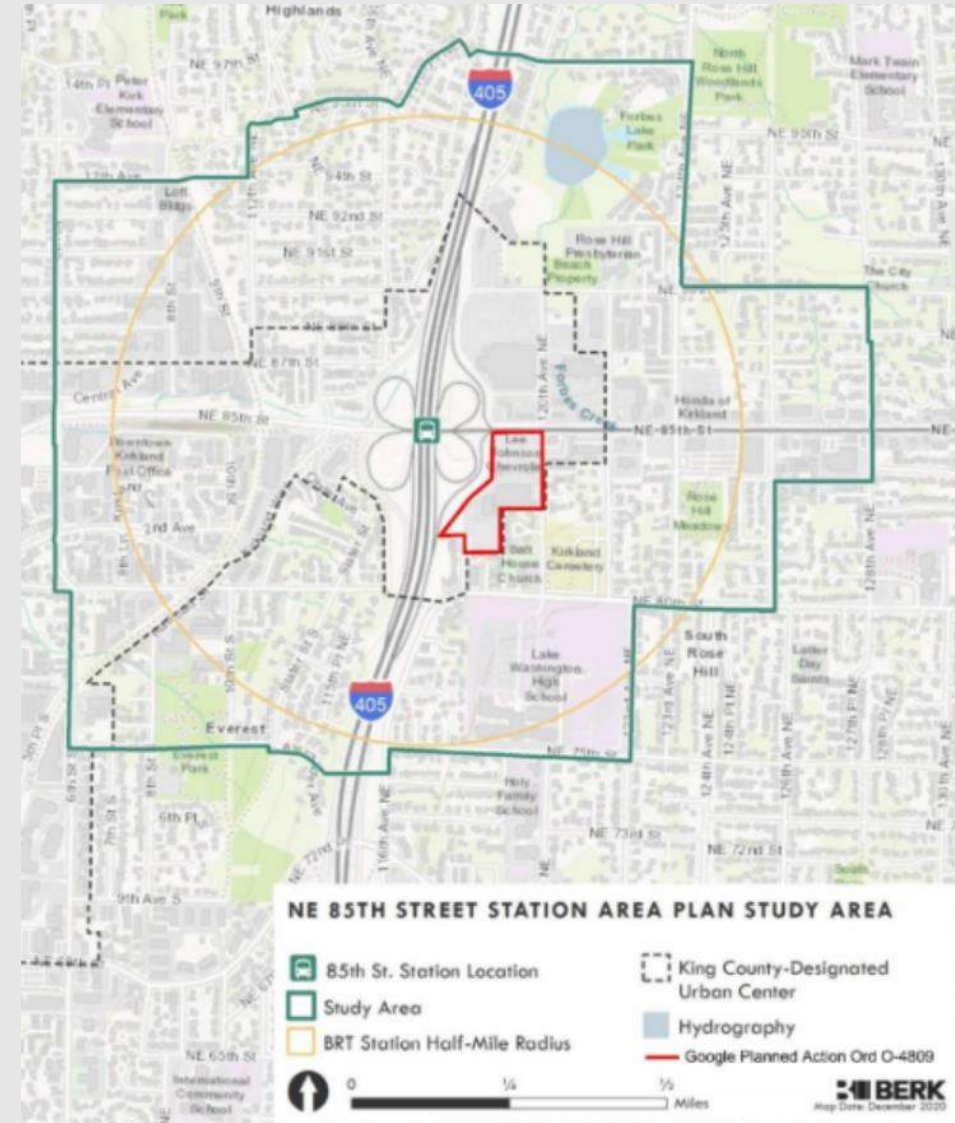
- Culmination of environmental review process under State Environmental Policy Act (SEPA)
 - PAO does not contain environmental analysis beyond that completed in FSEIS and Addendum
- Includes specific mitigation measures for future development, largely by referencing the Form-based Code and infrastructure project lists
- Streamlines environmental review of future development applications
 - Provides certainty about required mitigations
 - Allows for adjustments to land use composition if maximum trips are not exceeded
 - City's review of applications will include a consistency review and determination to ensure development does not exceed the development and impact thresholds established in PAO

Planned Action Ordinance (PAO)

Ordinance includes:

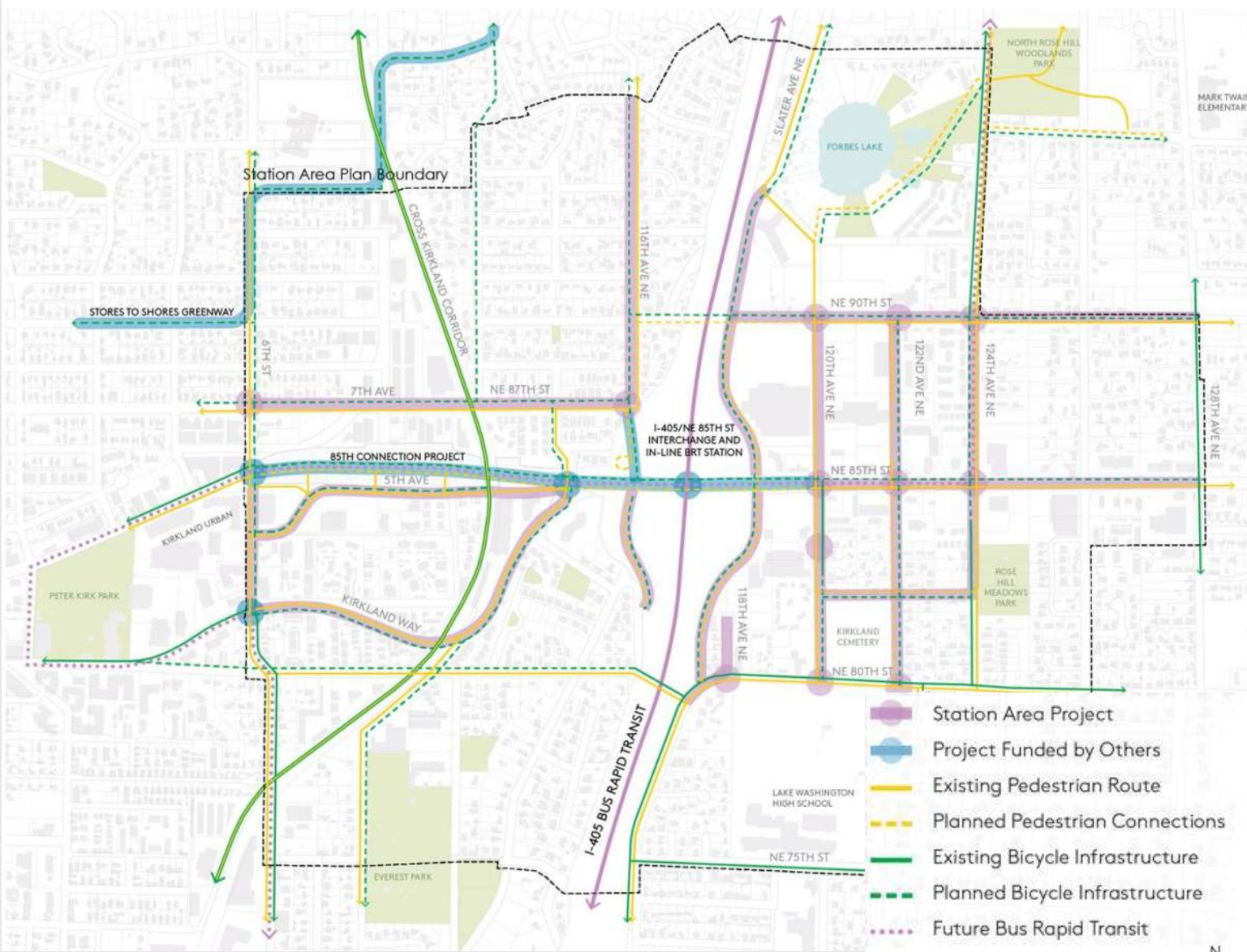
- Procedural requirements;
- Designation of the Planned Action Area*;
- Types of land uses that qualify as Planned Actions;
- Maximum levels of new land uses (housing units and jobs capacity) that are covered as a Planned Action;
- Trip ranges and limits covered by the Planned Action, and concurrency and monitoring requirements;
- Required mitigation measures for the probably significant impacts identified in the NE 85th St Station Area Plan FSEIS;
- Planned Action project review criteria and process; and,
- Provisions for monitoring and review of development in the Planned Action Area.

**excludes Lee Johnson site covered by Google PAO*



PAO: Transportation Projects

- Adopted Station Area Plan identifies transportation investments needed to support jobs/housing growth. These projects/programs are listed as mitigation in the PAO.
- These projects are being incorporated into Capital Facilities Plan (CFP) with 2023 annual Comprehensive Plan amendments.
 - CIP/CFP can be amended to adjust timing of projects to better accommodate growth.
- PAO consistency review, and permit review, for all projects will ensure that the appropriate mitigation measures are being applied - including development's contribution to needed Station Area infrastructure. Projects will still be evaluated for site-specific improvements.
- Projects will report site mode share to assess progress towards mode share targets identified in the Station Area Plan



Next Steps

- Public Hearing
- Council Questions?

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