

File Name:

File Number:

Instructions for Applicants

Please read and follow all instructions on your application carefully. If you have any questions about the process or your project, it is strongly recommended that you speak with staff prior to submitting your application to help ensure that processing can advance in a timely manner. Every application must include this cover sheet, the application/checklist and all required items, and a notarized affidavit of ownership (if applicable).

Specific Type of Land Use Application to be submitted (check all that apply):

- | | | |
|--|---|---|
| <input type="checkbox"/> Accessory Dwelling Unit | <input checked="" type="checkbox"/> Environmental Review (SEPA) | <input type="checkbox"/> Wireless Communication Facility |
| <input type="checkbox"/> Appeal | <input checked="" type="checkbox"/> Project Design Review | <input type="checkbox"/> Other (please specify): |
| <input type="checkbox"/> Binding Site Plan | <input type="checkbox"/> Rezone/PUD | |
| <input type="checkbox"/> Boundary Line Adjustment/ Lot Combination | <input type="checkbox"/> Short Subdivision (Short Plat) | <input type="checkbox"/> Comprehensive Plan Suggested Amendment |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Subdivision (Long Plat) | <input type="checkbox"/> Comprehensive Plan Amendment |
| | <input type="checkbox"/> Variance | |

Please Print or Type Legibly

Applicant: Koz Development, LLC/Joshua Scott			Phone:
Address: 1830 Bickford Ave. Suite 201			Cell: 206-755-1290
City: Snohomish	State: WA	Zip: 98290	Fax:
E-Mail: josh@kozdevelopment.com			
Contact Person, if different: Jagira Hane			Phone:
Address: 1830 Bickford Ave. Suite 201			Cell: 425-268-1487
City: Snohomish	State: WA	Zip: 98290	Fax:
E-Mail: jagira@kozdevelopment.com			
Property Owner(s), if different:			Phone:
Address:			Cell:
City:	State:	Zip:	Fax:
E-Mail:			
Site Address(es): 4301 Alderwood Mall Boulevard			Zoning: CC-C
Assessor Parcel Number(s) – (APNs): 00372600701905			Comp. Plan Designation:
Description of Proposal: New 5 story apartment units of wood framed building over 2 levels of metal frame apartment units and parking garage			
I/We certify that the information provided in this application, including all submittals and attachments, is true and correct to the best of my/our knowledge.			
Signature of Applicant/Agent:		Date: 3/9/22	
Signature of Property Owner:		Date: 3/9/22	

File Name:

File Number:

Property Owner: Koz on Alderwood Mall Blvd, LLC

Contact Address: 1830 Bickford Avenue, Suite 201, Snohomish, WA 98290 Phone: (425) 622-5943

Any person with a verifiable interest in the subject property must complete this form. If the above property owner has an express interest in additional parcels involved in the listed project than there is space provided for below, those parcel numbers and associated legal descriptions must be provided on further copies of this form.

Site Address: 4301 Alderwood Mall Blvd., Lynnwood, WA 98036 APN: 00372600701905

Legal Description: ALDERWOOD MANOR BLK 007 D-05 - PAR A CITY OF LYNN SP NO 83-S-128311010282 & CORRECTED UNDER AF NO 8311210308

Site Address: _____ APN: 00372600701905

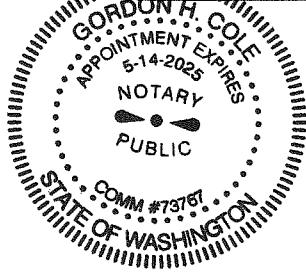
Legal Description: _____

AFFIDAVIT OF OWNERSHIP – To Be Completed in the Presence of a Notary Public

I, Koz on Alderwood Mall Blvd, LLC, being duly sworn, depose and say that I am the owner of record of that certain real property identified as Snohomish County Parcel Number(s) 83-S-128311010282 & CORRECTED UNDER AF NO 8311210308, and that the information provided in this application, including all submittals and attachments, is true and correct to the best of my knowledge.

Signature of Owner: Catherine Reines Date: 1/19/22
Please print name: Catherine Reines

STATE OF Washington)
COUNTY OF Snohomish) ss.



I certify that I know or have satisfactory evidence that Cathy Reines is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

SUBSCRIBED AND SWORN TO before me this 20th day of January 2022

NAME (print): Gordon H. Cole

NAME (sign): [Signature]
Notary Public in and for the State of WASHINGTON

Commission Expires: 5-14-25

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable: Kōz on Alderwood Mall Blvd
2. Name of applicant: **Koz Development**

3. Address and phone number of applicant and contact person:
1830 Bickford Avenue, Suite 201, Snohomish, WA 98290
(206) 755-1290 Joshua Scott
4. Date checklist prepared: **January 19, 2022**
5. Agency requesting checklist: **City of Lynnwood Planning**
6. Proposed timing or schedule (including phasing, if applicable):
Construction starting late second quarter, 2022
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **No.**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
Phase 1 Environmental Site Assessment, Prepared by The Riley Group, Inc. RGI Project No. 2019-029, March 29, 2019.
Preliminary Phase II Subsurface Investigation, Prepared by The Riley Group, Inc. April 12, 2019.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
No.
10. List any government approvals or permits that will be needed for your proposal, if known.
SEPA DNS, Project Design Review approval, City of Lynnwood; Building Permit, City of Lynnwood.
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)
The project is a new residential apartment building consisting of 196 dwelling units, 98 parking spaces and associated support spaces. The site is 1.10 acres in size and the structure proposed is 128,221 sf (including parking garage.)
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.
The project address is 4301 Alderwood Mall Blvd, Lynnwood, WA 98036.
Parcel number 00372600701905.

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other **CONTINUOUS SLIGHT SLOPE.**

b. What is the steepest slope on the site (approximate percent slope)? **12% with rockeries up to 5' high on the eastern and southern property lines**

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Moist, dense to very dense silty sand with gravel.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **NO**

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Net export is expected on the site due to construction of a subterranean parking level. Approximate quantity of export is 4000 cy.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Erosion could occur once pavement is stripped and excavation commences at exposed soil.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **81%**

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

DOE best management practices will be employed during construction. TESC plan and SWPP will be prepared for any project action.

2. Air [\[help\]](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

During construction activities, there would be increased exhaust and dust particle emissions to the ambient air. Objectionable odors could be caused by the roofing of homes or the paving of roadways and driveways. After construction, the principal source of pollution would be exhaust from vehicular traffic. The increase in automobiles associated with the development would contribute CO, NO and SO2 emissions to the ambient air.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **No**
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Water will be used to control fugitive dust emissions during dry weather construction. Equipment will have in good operating order all vehicle emission control devices.

3. **Water** [\[help\]](#)

a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
No.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.
No.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
None.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
No.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
No.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
No.

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.
No.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Storm water runoff will be collected and diverted to a detention vault with a flow control structure. Outflow from the detention system will tie into the public storm system on Alderwood Mall Blvd.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

There is a possibility of a small amount of waste materials entering surface waters.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

The site is nearly 100% impervious prior to development, draining into catch basins on site and discharging to the public storm system. The slight change in drainage patterns involves the addition of a detention structure.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

A detention vault with a flow control structure will be utilized.

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site:

___deciduous tree: alder, maple, aspen, other

___evergreen tree: fir, cedar, pine, other

___shrubs

___grass

___pasture

___crop or grain

___ Orchards, vineyards or other permanent crops.

___ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

___ water plants: water lily, eelgrass, milfoil, other

___other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

None.

- c. List threatened and endangered species known to be on or near the site.

None known.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Extensive landscaping through use of native plants to the greatest extent possible is proposed for new, pervious areas.

- e. List all noxious weeds and invasive species known to be on or near the site.

None known.

5. *Animals* [\[help\]](#)

- c. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

- d. List any threatened and endangered species known to be on or near the site.

None known

- c. Is the site part of a migration route? If so, explain.

The Puget Sound basin is part of the Pacific Flyway.

- d. Proposed measures to preserve or enhance wildlife, if any:

Tree and landscape plantings will provide habitat for urban wildlife upon project completion.

- e. List any invasive animal species known to be on or near the site.

None known.

6. *Energy and Natural Resources* [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity and natural gas will be the primary sources of energy for the proposed structure, used for domestic heating, lighting and other misc. household purposes.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

None known.

- c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any:
Energy conservation measures per energy code will be utilized in this proposal.

7. *Environmental Health* [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

- 1) Describe any known or possible contamination at the site from present or past uses.

None known.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Accidental fuel or oil spill from construction equipment is possible, though highly unlikely.

- 4) Describe special emergency services that might be required.

Only those associated with typical residential apartment homes and construction of the proposed infrastructure.

- 5) Proposed measures to reduce or control environmental health hazards, if any:
Conformance with Labor and Industries requirements and any other Health Dept. Standards. In addition, should there be any special requirements associated with COVID-19, these too will be employed. The project SWPPP as recommendation for spill prevention and control of potential hazardous materials used during construction.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None known.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

During permitted hours of work only, noise will be created by grading and excavation equipment during development and saws, hammers and other tools from carpenters when building homes.

There may be increased ambient noise from the residential community by the increase in number of residential dwellings on site, however, the previous noise from use as a restaurant will no longer be present.

3) Proposed measures to reduce or control noise impacts, if any:

Construction work will be performed during allowed hours of operation and equipment will have noise suppression equipment in good working order. This site is designated for the increase density. Noise levels will be kept in compliance with LMC 10.12.

8. Land and Shoreline Use [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site is currently vacant. Significant impacts to current and nearby uses is not anticipated.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

c. Describe any structures on the site.

No.

d. Will any structures be demolished? If so, what?

No.

e. What is the current zoning classification of the site? **City Center - Core**

f. What is the current comprehensive plan designation of the site? **CCTR – City Center**

g. If applicable, what is the current shoreline master program designation of the site? **N/A**

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
No.

i. Approximately how many people would reside or work in the completed project?
250

j. Approximately how many people would the completed project displace?
None

k. Proposed measures to avoid or reduce displacement impacts, if any: **N/A**

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The proposal is consistent with the City's Comprehensive Plan.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
None.

9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
196 middle and low-income housing units.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
None.

c. Proposed measures to reduce or control housing impacts, if any:
None.

10. Aesthetics [\[help\]](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
85' is the tallest portion of the proposed structure. The principal exterior building materials proposed are brick masonry, corrugated metal siding, and painted fiber cement.

b. What views in the immediate vicinity would be altered or obstructed?
No known significant views would be altered or obstructed.

e. Proposed measures to reduce or control aesthetic impacts, if any:

The observance of building setbacks and provision of ornamental and native landscaping would reduce aesthetic impacts of the project

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

There could be some glare from car mirrors and windows. Street lights, exterior lights on the apartment structure and from windows in apartments at night would be increased.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

None.

- c. What existing off-site sources of light or glare may affect your proposal?

None.

- d. Proposed measures to reduce or control light and glare impacts, if any:

The types of community glare and lights produced are typical to existing communities and growth and impacts are accounted for or are very marginal.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?

The project is equidistant between Scriber Creek Park to the west and Heritage Park to the east. Additionally, Alderwood Mall is located northeast of the proposed project.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None.

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

None known.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None known.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

A search was performed online utilizing the WISAARD website; predictive model lists the site as a "Low Risk" area for archaeological resources.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

No impacts anticipated.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The site will access the public road network via an improved curb cut access along Alderwood Mall Blvd.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The site is extremely close to the Lynnwood Station, less than ¼ mile.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Approximately 24 additional spaces.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

R.O.W. improvements (sidewalk, street trees and street lights) will be added as required for frontage improvements.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No use expected. The work will occur in the immediate vicinity of Lynnwood Station.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would

be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Unknown, no traffic study has been prepared for this project.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

- h. Proposed measures to reduce or control transportation impacts, if any:

Mitigation measures will be provided, including payment of fees, pursuant to Lynnwood Code 3.105 Transportation Impact Fees.

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The proposal would place additional demands on public services; however, facilities are generally in place to handle these additional demands.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

Residents will become part of the tax base/user group that supports public services.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, Fiber and Copper Phone Lines

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity – Snohomish County PUD; Telephone/Fiber – Century Link; Sanitary Sewer and Water – City of Lynnwood; Natural Gas – Puget Sound Energy.

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  _____

Name of signee Joshua Scott

Position and Agency/Organization: VP, Design and Construction, Koz Development

Date Submitted: January 19, 2022