

*STATE ENVIRONMENTAL POLICY ACT*  
**Determination of Non-Significance (DNS)**

DATE OF ISSUANCE: **June 9, 2021**  
LEAD AGENCY: **City of Lynnwood**  
AGENCY CONTACT: **Kirk Rappe, Associate Planner; [krappe@lynnwoodwa.gov](mailto:krappe@lynnwoodwa.gov); 425-670-5408**  
FILE NUMBER: **ERC-009537-2020**

DESCRIPTION OF  
PROPOSAL:

On September 18, 2020 George Schweikart with Clark Barnes submitted two applications for design and environmental review in the City Center – Core (CC-C) zone, to allow for the construction of two 8-story multifamily mixed-use buildings (7 stories of residential above 1 story of retail) on the corner of 40th Avenue West and 198th St SW (19820 40th Ave W). The proposed structure will house 359 dwelling units and, under one building, parking for 265 vehicles. The City Center Planned Action area allows up to 3,000 dwelling units or 3.6 million square feet of residential use to be covered by the 2004 City Center Supplemental Environmental Impact Statement. Any projects that increase the total allowed units or square feet of residential area above these thresholds must complete full State Environmental Policy Act (SEPA) review. This project exceeds the City Center Planned Action area thresholds and the City’s SEPA categorical exemptions, requiring this SEPA environmental review.

LOCATION: The property is located at 19820 40<sup>th</sup> Ave W (Parcel No: 00372600701310)  
APPLICANT CONTACT: George Schweikart, email: [gschweikart@clarkbarnes.com](mailto:gschweikart@clarkbarnes.com); 206-259-2608

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**SEPA THRESHOLD DETERMINATION OF NON-SIGNIFICANCE (DNS)**

The City of Lynnwood, as lead agency for this proposal, has determined that the proposal will not have a probable significant adverse impact(s) on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of the completed Environmental Checklist, the City of Lynnwood Comprehensive Plan and Municipal Code (LMC), information from affected agencies, and other information on file with the department. This information is available for public view upon request at no charge.

This DNS is issued under WAC 197-11-340(2) and the comment period will end on June 24, 2021. The City will not act on this proposal for 14-days after issuance of this determination.

RESPONSIBLE OFFICIAL: David Kleitsch, Director  
Development & Business Services  
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Lynnwood, WA 98036  
425-670-5042; [dkleitsch@lynnwoodwa.gov](mailto:dkleitsch@lynnwoodwa.gov)

SIGNATURE:  DATE: 6/4/2021

APPEAL PROCESS: Comments on this proposal must be submitted by June 24, 2021, after which the decision becomes final. Any aggrieved person may appeal this determination of nonsignificance (DNS) by filing a written appeal with the community development department by July 8, 2021, 14 calendar days after the final decision as provided in LMC 17.02.195 Appeals.