

Environmental Review (SEPA)

File Name: Lynnwood 40th

File Number: ERC-009537-2020

A Land Use Application for a State Environmental Policy Act (SEPA) review is deemed complete when it is accompanied by the required items identified below. Please be advised that additional information may be required during the review process in order to respond to or resolve particular issues. No application shall be considered complete if any of the required information is missing. Additional copies of certain items will be required later in the process.

Purpose of Checklist

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment.

The purpose of this checklist is to provide information to help you and the agencies identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. **Answer the questions fully and briefly, with the most precise information known, or give the best description you can.**

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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 determine if there may be significant adverse impact.

Use of the Checklist for Non-Project Proposals

SEPA defines non-project actions as governmental actions involving decisions on policies, plans, or programs that contain standards controlling use or modifications of the environment, or that will govern a series of connected actions. This includes, but is not limited to, the adoption or amendment of comprehensive plans, transportation plans, ordinances, rules and regulations (WAC 197-11-704). Complete this checklist and Supplemental Sheet for Non-Project Actions for non-project proposals, even though questions may be answered "does not apply." For non-project actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

REQUIRED SUBMITTALS – ALL MATERIALS SHALL BE ELECTRONIC (PDF) UNLESS OTHERWISE NOTED

- 1. Land Use Application Cover Sheet, with original signature(s).
- 2. A completed Environmental Checklist. Additional copies will be requested by staff after initial review.
- 3. A completed Supplemental Environmental Checklist, if applicable.
- 4. Each of the following plans and reports as applicable to your proposal, unless already provided with another application: See PDR Submittal.
 - A. Site Plan;
 - B. Building Elevations and Floor Plans;
 - C. Conceptual Stormwater Drainage and Grading Plan showing how stormwater runoff quantity and quality will be managed, including a drainage report. Also show environmentally sensitive areas if applicable;
 - D. Landscape Plan identifying species, size, number and location of plant material to be installed.
- 5. Existing and new PM peak hour trips generated by the proposal, prepared by a qualified, Washington State-licensed professional engineer.
- 6. Critical Areas Study, if required by LMC 17.10.
- 7. All site and development plans. See PDR Submittal.
- 8. A complete, notarized Affidavit of Ownership for all property owner(s) of the involved property, with original signatures.
- 9. Application fee(s).

For Staff Use ONLY	
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FEES See LMC 3.104 or contact our office for current fee information.

- NOTES**
1. The issuance of an Environmental Determination does not in any way replace, modify or waive any requirement for the compliance of the proposal with other applicable codes, standards, or regulations including, but not necessarily limited to, those of the Building, Fire or Public Works Departments. You are advised to contact these departments concerning such requirements.
 2. It is the responsibility of the owners, applicants and agents to become aware of the requirements of Title 21-Zoning of the Lynnwood Municipal Code. It is strongly encouraged that a pre-application conference with the City staff be scheduled prior to submittal of an application.
 3. An application may be amended only in writing.
 4. Submittal of this application grants the appropriate city officials the right of entry to the project site during a reasonable hour and, upon proper identification, to the building, structure and/or premise, which is directly related to this application.
 5. In each application the burden of proof rests with the applicant, petitioner or proponent.
 6. Items with any typewritten information must be 10-point font or larger to ensure legibility of scanned documents.

TO BE COMPLETED BY APPLICANT (EVALUATION FOR AGENCY USE ONLY)

A. BACKGROUND

1. Name of proposed project, if applicable: Lynnwood 40th
2. Name of applicant: George Schweikart, AIA
3. Address and phone number of applicant and contact person: Clark Design Group, PLLC
Contact Person: George Schweikart, AIA
1401 West Garfield Street
Seattle, WA 98119
(206) 782-8208
4. Date checklist prepared: September 17, 2020
5. Agency requesting checklist: **City of Lynnwood**
6. Proposed timing or schedule (including phasing, if applicable):
Building Permit Submittal: February 2021; Obtain Building Permit: June 2021
Begin Construction: Summer 2021; Complete Construction: Fall 2022
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal?
If yes, explain:
There are no plans for future additions, expansion, or further activity related to or connected with this proposal.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. If yes, explain.
A Geotechnical Engineering Study, dated August 27, 2019, was prepared by Geotech Consultants, Inc.
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 known applications are pending.
10. List any government approvals or permits that will be needed for your proposal, if known.
Project Design Review, Building Permit, Demolition Permit, Grading Permit, and Public Works Permit.
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.
This proposal includes the demolition of an existing 1-story commercial building and the construction of two 8-story mixed-use residential buildings totaling about 380,000 square feet. The buildings will contain 359 total dwelling units with an attached parking structure for 265 vehicles. The site is 2.48 acres (108,029 feet) before street dedications.
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 19820 40th Ave W, Lynnwood, WA 98036 and is sited at the corner of 198th Street SW and 40th Avenue W. The parcel number is 00372600701310 and the legal description is THAT PORTION OF LOTS 13 AND 14, BLOCK 7, ALDERWOOD MANOR, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 71, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF 198TH STREET S W AND 40TH AVENUE WEST, AS SAID CORNER IS ESTABLISHED BY DEEDS TO CITY OF LYNNWOOD RECORDED UNDER RECORDING NUMBERS 2090925, 2175786 AND 2175788; THENCE NORTH 89°2'00" WEST ALONG THE SOUTH LINE OF 198TH STREET 308.99 FEET TO THE WEST LINE OF SAID LOT 14; THENCE SOUTH 01°01'20" WEST ALONG SAID WEST LINE 350 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14; THENCE SOUTH 89°02'00" EAST 308.85 FEET TO THE WEST LINE OF 40TH AVENUE; THENCE NORTH 01°02'45" EAST ALONG SAID WEST LINE 350 FEET TO THE POINT OF BEGINNING; SITUATE IN THE CITY OF LYNNWOOD, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

B. ENVIRONMENTAL ELEMENTS

1. Earth

A. General description of the site (check one):

- Flat
 Rolling
 Hilly
 Steep slopes
 Mountainous

 Other:

B. What is the steepest slope on the site (approximate percent slope)?

About 10%.

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.

The site is currently developed with a commercial building and parking lot; the underlying soils consists of Alderwood-Urban land complex (till soils).

D. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No.

E. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

All of the existing site improvements will be removed with the proposed site development. Grading will be with onsite materials except some imports for structural fill, gravel and compost. The approximate quantities of grading are estimated to be 10,000 CYs cut and 1,000 CYs fill.

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

Moderate risk of erosion due to exposed soils during construction and on-site cut slopes.

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

About 80% of the site will be impervious with combination of pavement and rooftops.

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

DOE Best Management Practices will be employed with construction. A TESC plan and SWPPP will be prepared for any project action.

2. Air

- A. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

During construction, dust and emissions associated with typical construction activities. After construction, automobile emissions will be present depending on resident use.

- 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.

Parking garage will be open, allowing for natural ventilation of automobile emissions.

3. Water

A. Surface Water

- i. 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.

There are no known surface water bodies on or in the immediate vicinity of the site.

Scriber Creek is located about 0.5 miles southwest of the site.

- ii. 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.

Not applicable.

- iii. 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. Not applicable.

- iv. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

- v. Does the proposal lie within a 100-year floodplain? If yes, note location on the site plan.

No.

- vi. 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

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.

- i. 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.

Sanitary sewage wastewater will be discharged to the public sanitary sewer system. There are no know existing septic or drain-field systems onsite.

- ii. **Water Runoff (including storm water):**

- (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.

Stormwater runoff will occur from the new impervious surfaces from rooftops, access driveway, parking areas, and pedestrian walkways/patio areas. The proposed impervious surfaces will be collected and directed into an onsite stormwater detention system, treated and then released into the existing stormwater conveyance system.

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

Hydrocarbons from automobiles, herbicides, pesticides, and excess fertilizer from landscape areas.

- iii. **Proposed measures to reduce or control surface, ground, and runoff water impacts, if any.**

Temporary erosion control devices/BMPs will be installed during construction. After construction, storm water runoff will be collected and directed to an onsite stormwater detention/retention and water quality treatment facilities.

4. Plants

A. Check types of vegetation found on the site:

- i. Deciduous trees: Alder Maple Aspen

Other:

- ii. Evergreen trees: Fir Cedar Pine

Other:

- iii. Shrubs: Misc. parking lot shrubs including Laurel and juniper.

- iv. Grass: None

- v. Pasture: None.

- vi. Crop or grain: None.

- vii. Wet soil plants: Cattail Buttercup Bulrush Skunk cabbage

Other:

viii. Water plants: Water lily Eelgrass Milfoil

Other:

ix. Other types of vegetation:

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

A few small existing parking lot and street frontage trees will be removed including several ornamental cherry trees and 2 small fir trees.

C. List threatened or 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.

There is no significant native plantings or habitat on site.

5. Animals

A. Check any birds and animals which have been observed on or near the site or are known to be on or near the site:

i. Birds: Hawk Heron Eagle Songbirds

Other:

ii. Mammals: Deer Bear Elk Beaver

Other:

iii. Fish: Bass Salmon Trout Herring Shellfish

Other:

B. List any threatened or endangered species known to be on or near the site.

None known.

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

None known.

D. Proposed measures to preserve or enhance wildlife, if any.

New native plantings will be provided as part of the project to provide additional habitat and shade.

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

None known.

6. Energy and Natural Resources

- 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 will be used for heating, equipment, cooking, and water heaters.

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

The project will not impact the use of solar energy by properties to the South, but may impact the adjacent property to the West and properties across the 198th St. SW to the North and 40th Ave. W to the East.

- 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:

The building will be designed to comply with the current Washington Energy Code.

7. Environmental Health

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

No.

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

There are no known contaminants on the site.

- ii. 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.

No hazardous chemicals/conditions are anticipated to affect the project development and design.

- iii. 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.

None.

- iv. Describe special emergency services that might be required.

No special emergency services are required for the project, but as is typical with mixed-use urban buildings, fire, medical, and other emergency services will be required on occasion.

- v. Proposed measures to reduce or control environmental health hazards, if any:

As a part of site development, the existing buildings will require demolition. Prior to demolition, a survey will be conducted by an authorized agent to determine if asbestos, lead, or any other hazardous materials are present. If the results are positive, a qualified abatement contractor will be engaged to properly remove and dispose of hazardous materials in accordance with State and Federal guidelines.

B. Noise

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

There is traffic noise from the adjacent streets, 198th St. SW and 40th Ave. Ave, as well as I-5 to the South.

- ii. 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.

In the short term, there will be construction noise from vehicles, equipment, and tool use. Construction noise levels and durations will be within be limits and hours set by City of Lynnwood. Long term noise will be created by typical building activities and operations including noise from motor vehicles and occasional service vehicles such as sanitation, mail delivery, etc.

- iii. Proposed measures to reduce or control noise impacts, if any.

Construction noise levels and durations will be within be limits and hours set by City of Lynnwood. The parking structure is located behind the building, which will reduce the amount of automobile noise extending beyond the site.

8. Land and Shoreline Use

- 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.

Currently, a 1-story commercial building and on-grade parking lot occupies on the site. The adjacent properties have similar 1-story commercial buildings and on-grade parking lots. The proposal will not affect the land uses on adjacent properties.

- 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 oversized equipment access, the application of pesticides, tilling and harvesting? If so, how: Not applicable.

- C. Describe any structures on the site.

A 1-story, 31,976 sf commercial building constructed of split-face CMU with a flat roof and metal mansard roof parapet. The structure was built in 1977 and currently supports the 5 businesses including Venue Event & Banquet Center, Precise Shooter, Ed-Lynn Fellowship, Strickler's Cafe, and Finding Treasures Thrift Store.

- D. Will any structures be demolished? If so, what?

The existing structure will be demolished.

- E. What is the current zoning classification of the site?

City Center - Core (CC-C).

- F. What is the current comprehensive plan designation of the site?

City Center

G. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

H. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No part of the site has been classified as a critical area by the city or county.

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

359 market rate apartments are proposed for the property. Based on an average occupancy of 1.5 residents per unit, the project could accommodate up to 529 residents. The commercial spaces will likely employ between 10-30 people.

J. Approximately how many people would the completed project displace?

There are no residential units, but 5 existing businesses occupy the building. Their operational status and employee amounts are unknown.

K. Proposed measures to avoid or reduce displacement impacts, if any.

Provision of adequate legal notice to all tenants.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

The proposed residential and commercial uses comply with the City Center Core zoning and City of Lynnwood Municipal Code.

M. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

Not applicable.

9. Housing

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

359 market-rate apartments are proposed for the property.

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:

Not applicable.

10. Aesthetics

- A. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The tallest portion of the proposed buildings are the elevator penthouses, which are approximately 90'-0" feet above grade, while most of the structures are approximately 90'-0" height. The exterior materials include masonry, ribbed metal panels, fiber cement panel siding, black vinyl windows, and storefront systems.

- B. What views in the immediate vicinity would be altered or obstructed?

The proposed project will alter existing territorial views from both the street and the low-rise buildings currently surrounding the site.

- C. Proposed measures to reduce or control aesthetic impacts, if any.

The design of the buildings will be high, incorporating quality, resilient materials and human scale elements. The site shall include various landscape features buffering the site edges and creating small scale spaces.

11. Light and Glare

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

The proposed exterior light fixtures will be shielded to reduce light pollution, but some interior and exterior illumination may extend past the site.

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

No.

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

Existing streetlights and vehicle headlights will cast light onto the project. As with any typical urban apartment building, window coverings will be used by residents to block both natural and electric light.

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

Exterior lighting will be shielded to reduce light egress and use of window coverings to block light ingress.

12. Recreation

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

There are a number of public parks including Scriber Lake Park and North Lynnwood Park located about 1 mile away. The Lynnwood Recreation Center is less than a mile to the north. Access to the Interurban Trail is directly to the south at the intersection of 40th Avenue W and Alderwood Mall Blvd. and will be connected by new bike lanes along 40th Avenue W. Alderwood Mall and AMC Movie Theater are located about 1.5 miles to the north.

- 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.

The project contains a variety of amenity spaces for the residents located within the landscaped courtyard, on the parking garage rooftop, and within the rooftop amenity building in addition to amenity spaces within each building. These areas will include a fitness center, kitchen, interactive gaming room, basketball court, dog park, play structures, pea patch, and seating areas.

13. Historic and Cultural Preservation

- 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 located on or near the site? If so, specifically describe.

No.

- 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.

Not applicable.

- 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.

In the unlikely event that ground disturbance or other activities result in the inadvertent discovery of archaeological deposits, work will be halted in the immediate area and contact made with the State Department of Archaeology and Historic Preservation in Olympia.

14. Transportation

- A. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

The development is proposing access to 40th Avenue West with a single access to the parking garage. This development will removed the two accesses to 198th Street SW and three accesses from 40th Avenue West.

- B. Is 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?

Yes, the closest bus stop is located approximately 0.1 miles to the south on Alderwood Mall Blvd. The Lynnwood Transit Center is located to the southwest approximately 0.6 miles.

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

The site is proposing 265 parking stalls in a 3 level ramped parking garage.

- 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).

No, the site is in a planned City Center Zone and will only be required to provide frontage improvements to current standards,

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

No use of water, rail or air transportation at this time. It is anticipated that Sound Transit Light Rail will extend to the Lynnwood City Center and be operational in 2024.

- 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?

The site is anticipated to generation 1,131 new Average Daily Trips, 96 occurring during the AM peak-hour between 7-9 AM, and 80 occurring during the PM peak-hour between 4-6 PM. As this is a residential and retail development it is anticipated that the truck percentage would be 2% or less. Trip generation data contained in the Institute of Transportation Engineers Trip Generation Manual 10th Edition was used to determine the trip generation.

- 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, there will be no impact on the movement of agricultural or forest products due to the development.

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

The development is responsible for traffic impact fees that will improve the road system in the immediate vicinity. Also, as the development is increasing density inside the City Center Zone the use of bus and eventually rail transit will help reduce single vehicle trips throughout the City.

15. Public Services

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

The proposed project will not generate a significant increase in the need for public services.

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

No measures are proposed or required to reduce or control direct impact on public services.

16. Utilities

- A. Check utilities currently available at the site:

- Electricity
 Natural gas
 Water
 Refuse service
 Telephone
 Sanitary sewer
 Septic system
 Other:

- 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
 Natural Gas: Puget Sound Energy
 Water: Alderwood Water and Wastewater District
 Refuse: Waste Management NW
 Communications : Comcast, Frontier, Wave, and CenturyLink
 Sanitary Sewer: Alderwood Water & Wastewater District
 All services will be connected from existing service lines that run along 40th Avenue W and/or 198th Street SW.

