

PR-0000689-2021

CPL-009777-2021

ERC-009778-2021

RZN-009780-2021



Housing Hope
Scriber Lake Proposal

Land Use Series
Rcvd 4/12/21

Land Use Cover
Sheet

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):

- Accessory Dwelling Unit
- Appeal
- Binding Site Plan
- Boundary Line Adjustment/ Lot Comb.
- Conditional Use Permit
- Environmental Review (SEPA)
- Landscaping (not with PDR app)
- Project Design Review (PDR)
- Rezone/PUD
- Short Subdivision (Short Plat)
- Subdivision (Long Plat)
- Variance
- Wireless Communication Facility
- Other (please specify):
- Comprehensive Plan Suggested Amendment
- Comprehensive Plan Amendment

Please Print or Type Legibly

Applicant: Housing Hope			Phone: 425.347.6556 ext.240
Address: 5830 Evergreen Way			Cell:
City: Everett	State: WA	Zip: 98203	Fax:
E-Mail: FredSafstrom@housinghope.org			
Contact Person, if different:			Phone:
Address:			Cell:
City:	State:	Zip:	Fax:
E-Mail:			
Property Owner(s), if different: Edmonds School District No. 15			Phone: 425.431.7000
Attn: Lydia Sellie, Exec. Dir., Business and Finance			Cell:
Address: 20420 68th Avenue W			Fax:
City: Lynnwood	State: WA	Zip: 98036	Fax:
E-Mail: Lydia Sellie: selliel812@edmonds.wednet.edu			
Site Address(es): 19200 56th Ave W, Lynnwood			Zoning: P-1 Public
Assessor Parcel Number(s) – (APNs): 00585300004300			Comp. Plan Designation: PF (Public Facilities)
Description of Proposal: Comprehensive Plan Amendment with Concurrent Rezone (additional detail within application packet)			
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: Fred Safstrom		<small>Digitally signed by Fred Safstrom DN: cn=Fred Safstrom, o=Housing Hope, ou=amain@housinghope.org, c=US Date: 2021.03.31 09:58:29 -0700</small>	Date: 03-31-2021
Signature of Property Owner: <i>Lydia Sellie</i>			Date: 03-31-2021



Comprehensive Plan Amendment (Map and/or Text)

File Name: Housing Hope Scriber
 Lake Proposal
 File Number: CPL-009777-2021,
 ERC-009778-2021, and
 RZN-009780-2021

APPLICATION DEADLINE: APRIL 1

An Application for a Comprehensive Plan Amendment is deemed complete when it is accompanied by the required items identified below. The Community Development Director may waive an item if requested in writing by the applicant, provided that item is not necessary for analyzing the application. All proposals will be assumed to have the maximum impact on the environment, public services and facilities unless otherwise stated. No application shall be considered complete if any of the required information is missing.

ALL MATERIALS SHALL BE ELECTRONIC (PDF) UNLESS OTHERWISE NOTED

REQUIRED ITEMS – MAP AMENDMENT (M)

- 1. Land Use Application Cover Sheet, with original signature(s).
- 2. A written statement explaining how the proposed amendment and associated development proposals (if any) is consistent with the following criteria as outlined in LMC 18.04.070:
 - A. Is the proposal consistent with the provisions of the Growth Management Act (GMA) and will not result in conflict with the Comprehensive Plan or applicable regulations?
 - B. Will the proposal change the development or use potential of a site or area without creating significant adverse impact on existing sensitive land uses, businesses, or residents?
 - C. Can the proposal be accommodated by all applicable public services and facilities, including transportation?
 - D. Will the proposal help implement the goals and policies of the Lynnwood Comprehensive Plan?
 - E. Could the proposal have significant impacts beyond the Lynnwood city limits? *NOTE: If yes, staff will send the proposal to the appropriate surrounding jurisdictions for review and comment.*
- 3. Maps and related information showing the subject property(ies), existing uses and improvements, and its relationship to surrounding streets and lots.
- 4. Electronic copy (PDF format) and reduced-size copies of documents to a maximum size of 11 by 17 inches.
- 5. If the proposed amendment is being requested for a specific development type (condos, warehouses, retail, etc.), provide a conceptual plan or other data to show how such a development or land use could be accommodated under the requested designation.
- 6. A completed SEPA application, unless the project is categorically exempt from SEPA review.
- 7. A list of other permits that are, or may be, required for development of the property (issued either by the City of by other government agencies), if known.
- 8. Any additional information needed to clearly describe your proposal, either voluntarily submitted or as required by the Community Development Director.

For Staff Use ONLY	
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Comprehensive Plan Amendment

- 9. A complete, notarized Affidavit of Ownership for all property owner(s) of the involved property, with original signatures.
- 10. Application fee(s).

RA	
RA	

N/A - application is for a map amendment

REQUIRED ITEMS – TEXT AMENDMENT (T)

- 1. Land Use Application Cover Sheet, with original signature(s).
- 2. A statement citing the specific text for which the amendment is sought, and the proposed amendment to the text.
- 3. A list of other provisions of the Comprehensive Plan and/or Lynnwood Municipal Code that may be affected by the proposed text amendment.
- 4. A written statement explaining the rationale and/or need for the proposed amendment.
- 5. A written statement explaining how the proposed amendment and associated development proposals (if any) is consistent with the following criteria as outlined in LMC 18.04.070.
 - A. Is the proposal consistent with the provisions of the Growth Management Act (GMA) and will not result in conflict with the Comprehensive Plan or applicable regulations?
 - B. Will the proposal change the development or use potential of a site or area without creating significant adverse impact on existing sensitive land uses, businesses, or residents?
 - C. Can the proposal be accommodated by all applicable public services and facilities, including transportation?
 - D. Will the proposal help implement the goals and policies of the Lynnwood Comprehensive Plan?
 - E. Could the proposal have significant impacts beyond the Lynnwood city limits? *NOTE: If yes, staff will send the proposal to the appropriate Snohomish County officials for review and comment.*
- 6. Any additional information needed to clearly describe your proposal, either voluntarily submitted or as required by the Community Development Director.
- 7. Application fee(s).

For Staff Use ONLY	
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WAIVER REQUEST – MAP (M) OR TEXT (T)

Please list all items in the above checklist for which you are requesting a waiver:

M <input type="checkbox"/>	T <input type="checkbox"/>	Reason:
Item #		
M <input type="checkbox"/>	T <input type="checkbox"/>	Reason:
Item #		
M <input type="checkbox"/>	T <input type="checkbox"/>	Reason:
Item #		
M <input type="checkbox"/>	T <input type="checkbox"/>	Reason:
Item #		

FEES See LMC 3.104 or contact our office for current fee information.



Comprehensive Plan Amendment

NOTES

1. Unless specifically included in the proposal, a Comprehensive Plan Amendment 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. *Optional consolidated review:* Per LMC 1.35.080, projects involving two or more land use applications filed at the same time may be "consolidated" upon written request by the applicant at the time of submittal. When applications are consolidated for review, the entire package will proceed using the process involving the highest decision-making authority. For example, for a project involving a Project Design Review application and a Rezone application, both applications would have a final decision issued by City Council. It is strongly recommended that you speak with a staff member about consolidated review so that you are informed of your options and how your applications would be affected.

I/We hereby request consolidated review.

3. 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.

4. An application may be amended only in writing prior to the Planning Commission's recommendation to City Council.

5. 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.

6. In each application the burden of proof rests with the applicant, petitioner or proponent.

7. Items with any typewritten information must be 10-point font or larger to ensure legibility of scanned documents.

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 Owner:

Lydia Sellic

Date:

4-12-21
~~03-31-2021~~

Please print name:

Lydia Sellic



I/We Edmonds School District, owner(s) of the property commonly known as Scriber Lake Fields, do hereby apply for approval of a Rezone for the above-referenced property. 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 Owner:

Lydia Sellic

Date: 4-12-21

Please print name:

Lydia Sellic

PR 0000000-2021

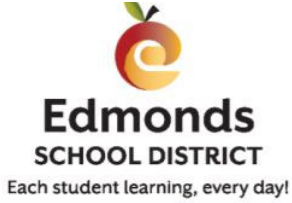
CPL-009777-2021

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Housing Hope
Scriber Lake Proposal

Rcvd 4/12/21



Business and Finance

20420 68th Ave. W., Lynnwood, WA 98036
425-431-7000 Office 425-431-7006 Fax
www.edmonds.wednet.edu

Lydia Sellie, CPA
Executive Director

Serving the communities and students of Brier, Edmonds, Lynnwood, Mountlake Terrace, Woodway, and portions of Snohomish County

March 30, 2021

**Re: 19200 56th Ave W, Lynnwood, WA 98036
Parcel No. 00585300004300**

To Whom it May Concern:

On behalf of Edmonds School District No. 15, a Washington municipal corporation, I hereby consent to an application to the City of Lynwood to change the zoning and land use designation of a portion of the Cedar Valley Community School property, as depicted on Exhibit A, attached hereto, to Multi-family residential (MF-3) Multiple Residential High-Density (RMH).

Very truly yours,

DocuSigned by:

 F3BCCC6A7F27453...

Lydia Sellie
Executive Director
Business and Finance

File Name:
File Number:

Property Owner: Edmonds School District
Contact Address: 20420 68th Ave W Phone: 425-431-7015

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: 19200 56th Ave W, Lynnwood APN: 00585300004300
Legal Description: STATE PLAT 16 27 04 BLK 000 D-00 LOTS 43 THRU 45

Site Address: _____ APN: 00585300004300

Legal Description: _____

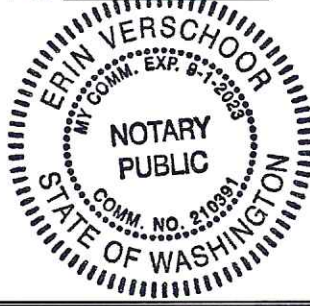
AFFIDAVIT OF OWNERSHIP – To Be Completed in the Presence of a Notary Public

I, Lydia Sellie, 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) 00585300004300, 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: Lydia Sellie Date: 4-12-21
Please print name: Lydia Sellie

STATE OF Washington)
) ss.
COUNTY OF Snohomish)

I certify that I know or have satisfactory evidence that Lydia Sellie 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 12th day of April, 2021.
NAME (print): Erin Verschoor
NAME (sign): Erin Verschoor
Notary Public in and for the State of Washington
Commission Expires: 9-1-2023

March 30, 2021

Page 2

EXHIBIT A

DEPICTION OF THE PREMISES

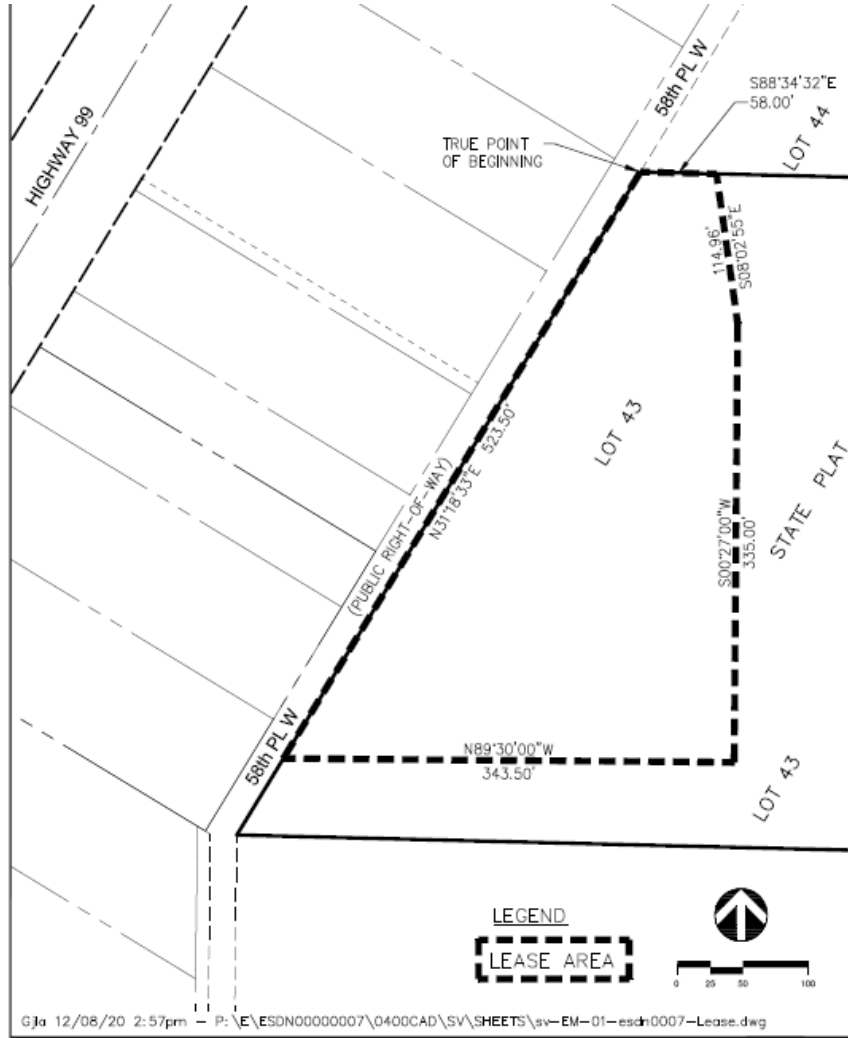


EXHIBIT B		 DAVID EVANS ASSOCIATES INC. <small>1620 W. Marine View Drive, Suite 200 Everett Washington 98201 Phone: 425.254.4368</small>	LEASE EXHIBIT MAP EDMONDS SCHOOL DISTRICT
DATE: 12-5-2020	EDR: G.L.A.		
NO: ESDN0007 / SV-EM-01	DRAWN: G.L.A.		

Housing Hope/Edmonds School District
Scriber Field Residential Project – Narrative

As provided for on the City's website, the City of Lynnwood is now accepting applications for proposed amendments to the Lynnwood Comprehensive Plan Map (Future Land Use Map) and related zoning changes. Housing Hope is submitting a Comprehensive Plan Amendment (Docket Request); for the Project Area (western-most triangular portion of Tax Parcel #00585300004300), to include:

- a Future Land Use Map assignment of a High Density Multi-family (MF-3) designation, from the current designation of Public Facilities (PF); and
- a concurrent Rezone from Public (P1) to Multiple Residential High Density (RMH) on the Project Area.

The Docket Request is a non-project action proposal for the City of Lynnwood to amend the Comprehensive Plan with a single change, as previously detailed, to the Comprehensive Plan Future Land Use (FLU) Map and a concurrent Rezone (affecting only the Project Area portion the tax parcel).

The Project Area is 2.43± acres in size (see *SEPA Environmental Checklist Figure 1 – Vicinity Map, Figure 2 – Aerial Map* and *Figure 3 – Parcel Map*). The overall site is composed of a 14-acre tax lot (#00585300004300), which would be adjusted through a Boundary Line Adjustment (BLA-009742-2021), to adjust existing parcels. The Edmonds School District No. 15 (District) is the property owner and submitted the Boundary Line Adjustment (BLA) to the City to adjust the parcels to create a separate tax parcel for the Project Area. Currently, the property is maintained by the District and it is not used for any school athletic programs or other school program uses. The grass playfield is used by the neighborhood and was used by Pacific Little League. Pacific Little League is supportive of this project and has made arrangements to move their activities to other locations. Generally, the Project Area is bounded by school uses on the east and public roadway along the west, as well as commercial uses further to the west, south and north. Cedar Valley Community School is located on the Subject Site, with its buildings on the eastern portion of the site, and parking and circulation predominantly in the north and central part of the existing tax parcel. The Subject Site is accessed from 194th Street SW (abutting on the south side, which is currently an access easement on the school parcel) and 56th Avenue W (abutting on the east side). The Subject Site and Project Area are abutted by 58th Place W along the western boundary. The Project Area is currently a grass playfield that is above grade (+/- 15') of the school-use to the east on the Subject Site and separated by a mature tree line.

Public right-of-way adjacent to the Project Area is 58th Place W, which is an approximately 22' wide alley that is partially paved with curbs/gutters and gravel accessing the commercial businesses west of the Project Area. Another public right-of-way 58th Avenue W abuts the Project Area at the southeast and is predominantly paved with curbs/gutters/sidewalks. The south edge of the Project Area abuts commercial lots to the south without a public right-of-way; however, there is a 40' wide easement for road that is developed with pavement and extends an access driveway that connects existing school parking to east with 58th Place W to the west. The area surrounding the school is developed single- and multi-family to the east, and developed commercially to the west/northwest/southwest (Hwy 99 corridor) and 196th Street further to the south. Urban-level utilities and public transit are available within the area of the proposal and detailed within the SEPA Environmental Checklist.

Housing Hope is requesting the Comprehensive Plan Amendment and concurrent Rezone to allow the site to be used for low-income family housing with the focus on homeless families of students within the Edmonds School District as a priority. The District has engaged the Cedar Valley Community School staff and parents in the planning for this project; and has engaged the public through the process of considering


the project and lease at the Edmonds School Board. Housing Hope staff have presented at two public School Board Meetings about the project to inform the community and District leaders. The ability to process a Comprehensive Plan Amendment and concurrent Rezone provides the opportunity for future development by Housing Hope, which allows the best management of the site and District resource. Housing Hope (Applicant) anticipates a lease agreement with the Edmonds School District No. 15 (Owner) for this use.

The Scriber Field Residential Project would be comprised of units that would be affordable to households at or below 50% and 30% of area median income (AMI). At least 50% of the units would be designated to serve households that have previously experienced homelessness, with a target to serve homeless students/households served by the District who meet the federal McKinney-Vento Act definition of homelessness. The units serving homeless households would be supported with Project-based Section 8 vouchers from either the Housing Authority of Snohomish County (HASCO) or Housing and Urban Development (HUD). Supportive services for the units would be tailored under a Resident Services delivery model, where case managers would work with residents to create plans that help the respective families engage in activities that strengthen their households and increase their ability to be self-sufficient and inter-dependent with their community. Estimated household sizes range from one to seven individuals, modeled after other Housing Hope sites that successfully integrate homeless families, low-income families and families with special needs.

A future proposal may offer a Development Agreement to achieve best utilization of the Project Area and provide maximum benefit to the school district, community and the City. Housing Hope has experienced a lower need for onsite parking in their developments than typical housing code requirements. It has been discussed that a future Development Agreement could provide flexibility for Housing Hope in Development Regulations (including a potential reduction in parking spaces based upon Housing Hope's extensive experience). These types of changes afforded by a Development Agreement would be reviewed based upon public benefits, which may include sustainability; affordable housing; and other public benefits.

The Scriber Field Residential Project would also be developed with environmental sustainability in mind. The concept plan for the facility reflects a 52 dwelling unit project in four three-story buildings. Each building has 10 - 18 units of residential use, and would be designed to sustainability standards. Located in the urban setting of Lynnwood, the buildings would be surrounded by small areas of green space full of native or drought tolerant plants and laid out in a CPTED manner, as well as by usable green space for residents. If designed to meet the Passive House primary energy consumption limits for the subject design, a photovoltaic (PV) solar array would be provided on the building. As the project design continues to be developed, the actual number of units and configuration will likely change.

Partnership could provide affordable housing for homeless students, families on current baseball field

Posted: January 22, 2021  824



Housing Hope is proposing developing a complex to house the Edmonds School District's homeless students on the 1.8-acre, district-owned Scriber Baseball field, located along 58th Avenue West and adjacent to Cedar Valley Community School in Lynnwood. (Image courtesy of the Edmonds School District)

A proposed partnership between an Everett non-profit organization and the Edmonds School District could mean affordable housing for some of the district's hundreds of students experiencing homelessness.

Housing Hope and the Housing Authority of Snohomish County (HASCO) are in talks with the district to develop a 40- to-50-unit affordable housing complex to house homeless students and their families. Per the proposal, the complex would be developed on the 1.8-acre, district-owned Scriber Baseball field, located along 58th Avenue West and adjacent to Cedar Valley Community School in Lynnwood.

Nearly 500 students in the district have been classified as homeless, but Superintendent Gustavo Balderas said the real number could be much higher.

"In any community, there's never enough housing for our kids," he said. "That's one of our goals — to make sure we identify all of our (homeless) students."

Under the McKinney-Vento Act, students experiencing homelessness have the right to attend either their local area school or the school they were enrolled in when they were last permanently housed. They also have the right to transportation to the school of origin.

According to the proposal, the district would lease the property to Housing Hope for \$1 per year for 75 years. The development would provide priority housing to families with McKinney Vento student(s) enrolled in the district, those with McKinney Vento student(s) enrolled at public schools in other school districts, and any student meeting low income and other requirements to which the development is subject.

"All of this is built around prioritizing local kids (and) prioritizing families that are in (the district) now," said Housing Hope CEO Fred Safstrom.

For roughly a year, the district has been working with the City of Lynnwood to find ways to create housing for students. In 2019, the city was looking to purchase the Rodeo Inn motel (now a Super 8), located on Highway 99. However, city officials backed out of the negotiations once they learned the cost to redevelop the structure exceeded what they were willing to pay. During its Oct. 27 business meeting, the Edmonds School Board was briefed by Housing Hope and HASCO on the new proposal to house homeless students and their families.

Permanent housing could also mean the difference between finishing school or dropping out. Recent data from the district showed that the graduation rate for homeless students during the 2019-20 school year was 62%. The rate for the district overall last year was 82.9%.

"Housing is such a critical piece to education and stability and future success and the sooner a student can get into a permanent housing situation just that much better chance they have for success," Safstrom said.

Additionally, Safstrom said the apartments would be supported by renter vouchers, which would provide households with affordable rent and after a year. However, if the household still has students enrolled in the district, they could opt to stay. Should a family choose to leave, they would be able to take the voucher and move to private landlord housing, paying no more rent than they were paying in this housing hope project, he said.

PR-0000689-2021
CPL-009777-2021
ERC-009778-2021
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Rcvd 4/12/21



Richard Burnett

January 23, 2021 at 8:17 am (<https://myedmondsnews.com/2021/01/partnership-could-provide-affordable-housing-for-homeless-students-families-on-current-baseball-field/#comment-287908>)

A great idea! Its good to see a genuine plan for affordable housing. I have a suggestion for future housing projects.

There are numerous older apt. complexes around Edmonds and Lynnwood... existing structures that can be torn down and rebuilt...or remodeled. With unused space on these properties, more units can be added.

If city/ state agencies would go this route instead of using a park area as housing area, it would be beneficial to the renovation of some of these neighborhoods....because the existing apartments are in sad shape...and the businesses downtown could use the additional possible employees that would reside in this properties.

This is just an idea.. the baseball park project is also wonderful idea if no one really uses the park.



PR-0000689-2021
CPL-009777-2021
ERC-009778-2021
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South Snohomish County sites reviewed for affordable housing

Housing Hope is exploring locations with the Edmonds School District and Edmonds Lutheran Church.

Housing Hope Scriber Lake Proposal

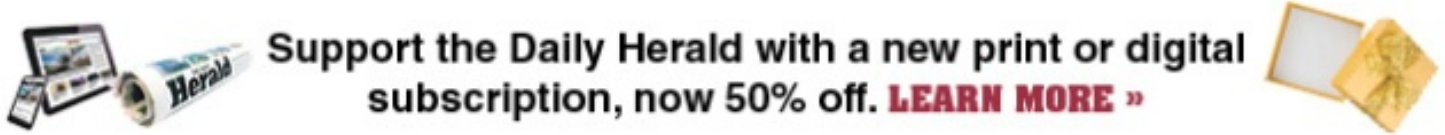
Rcvd 4/12/21

By Joseph Thompson and Ian Davis-Leonard

Sunday, December 6, 2020 1:30am | [LOCAL NEWS](#) | [EDMONDS](#) | [LYNNWOOD](#)

LYNNWOOD — An Everett-based nonprofit is in early discussions to expand affordable housing opportunities in south Snohomish County.

Housing Hope is exploring, in separate negotiations with the Edmonds School District and Edmonds Lutheran Church, the possibility of turning surplus land into living spaces. Scriber Baseball Field, 1.8 acres of land in Lynnwood owned by the school district, and a lot neighboring the church are being eyed for development.



The locations would be Housing Hope's first projects in an area that is becoming a growing priority for the supportive housing supplier, said CEO Fred Saftstrom.

"We were created to serve all of Snohomish County and we really have not done anything in south county to date," Saftstrom said. Of Housing Hope's more than [40 properties in the county](#), a complex near 128th Street outside Everett is the farthest south.

The proposal between the Edmonds School District and Housing Hope mirrors an agreement made with the [Everett School District in 2019](#). Housing Hope would lease the land for \$1 per year for 75 years with the condition that affordable housing be built to serve homeless students and their families.

The Everett project was ultimately [rejected by the city council after vigorous dissent from neighbors of the proposed site](#).

Down south, the Edmonds School District, the city of Lynnwood and the county have been working with Housing Hope on a supportive housing project for about a year.

The school district reported [489 students experienced homelessness during the past school year](#).

Graduation rates for students experiencing homelessness were more than 20% lower than the district-wide mark. The pandemic is making that disparity even greater, district Assistant Superintendent Greg Schwab said.

Originally, the plan was for the district to buy the Rodeo Inn on Highway 99 and have it remodeled into supportive housing. But that became too costly, Schwab said.

In August, they identified the Scriber Baseball Field as a possible site.

Both Saftstrom and Schwab are confident they'll avoid the opposition that curtailed the Everett development.

"We're pretty certain that the mayor and city council are supportive of this project," Schwab said.

A site neighboring Edmonds Lutheran Church, 23525 84th Ave W, is also being explored as a location for housing.

The church was previously in agreement with a Seattle company to put [prefabricated homes on the site](#). The arrangement fell through. Then Housing Hope stepped in.

"They have a heart for serving low-income people and I think it is a really good fit," Saftstrom said.

Estimates were preliminary, but Saftstrom projected 60 to 70 units of housing at the site in two to three years.

A project at Scriber Baseball Field, along 58th Place W, would require changes to land designations in Lynnwood — adding an extra year to any timeline for the proposal of 40 to 50 units for students and families.

"That would go a long way to support our students and families that are experiencing homelessness," Schwab said.

Pacific Little League uses the ballfield as the home for its upper-division teams.

President Rhienn Davis said the league would need to adapt without the field, but he couldn't see the group resisting the development.

"We want all of the kids in our community to have the stability in their lives that allows them to focus on school and maybe even come play Little League," Davis said in an email.

The [Edmonds School Board is scheduled to continue discussion on the proposal during a school board meeting at 6:30 p.m. on Tuesday](#).

Joey Thompson: 425-339-3449; jthompson@heraldnet.com. Twitter: [@byjoeythompson](https://twitter.com/byjoeythompson).

Ian Davis-Leonard: 425-339-3448; idavisleonard@heraldnet.com; Twitter: [@IanDavisLeonard](https://twitter.com/IanDavisLeonard).

Ian Davis-Leonard reports on working class issues through Report for America, a national service program that places emerging journalists into local newsrooms to report on under-covered issues. To support Ian's work at The Daily Herald with a tax-deductible donation, go to www.heraldnet.com/support.



Joey Thompson covers south county, including Edmonds, Lynnwood and Monroe for The Daily Herald. He also reports on the coronavirus pandemic and produces data-based stories. [Learn more about Joey](#).



Ian Davis-Leonard is a reporter covering working class issues at The Daily Herald through a partnership with Report for America, a national service initiative placing journalists into local newsrooms to report on under-covered issues and communities. [Learn more about Ian](#).

To support Ian's work with a tax-deductible donation, [click here](#).

Talk to us

- You can tell us about news and ask us about our journalism by emailing newstips@heraldnet.com or by calling 425-339-3428.

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- If you have an opinion you wish to share for publication, send a letter to the editor to letters@heraldtribune.com or by regular mail to The Daily Herald, Letters, P.O. Box 930, Everett, WA 98206.
- [More contact information is here.](#)

Housing Hope Scriber Lake Proposal

Rcvd 4/12/21

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Here are the known coronavirus cases in Snohomish County

Upon further review, state puts I-5 on-ramp back on schedule

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deals are here

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Housing Hope Scriber Lake Proposal

Rcvd 4/12/21



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COMPREHENSIVE PLAN AMENDMENT & CONCURRENT REZONE
COMPREHENSIVE PLAN AMENDMENT (MAP) REQUIREMENTS
MARCH 2021

2. Statement of Consistency Comprehensive Plan – Map Amendment (M)

City of Lynnwood Comprehensive Plan Amendment – Evaluation Criteria

A written statement explaining how the proposed amendment and associated development proposals (if any) is consistent with the following criteria as outlined in LMC 18.04.070:

A. Is the proposal consistent with the provisions of the Growth Management Act (GMA) and will not result in conflict with the Comprehensive Plan or applicable regulations?

The non-project action is consistent with the provisions of the GMA and does not result in conflicts with the Comprehensive Plan or applicable regulations.

B. Will the proposal change the development or use potential of a site or area without creating significant adverse impact on existing sensitive land uses, businesses, or residents?

The Project Area is proposed to be removed from a Public (P-1) designation, related to the existing school-use, and changed to a High-Density Multi-family (MF-3). As described in the SEPA Environmental Checklist, there are not sensitive land uses on the Project Area. The area businesses face nearby Highway 99, away from the Project Area. The Subject Site contains an established school-use (Cedar Valley Community School), which is sited on the eastern-portion of the site, buffered by playfields and a tree-lined perimeter at the boundary of the Project Area. Residences are located away from the Project Area. It is anticipated that the non-project action, and a future proposal, would not have any significant adverse impact on any sensitive land uses, businesses or residents.

C. Can the proposal be accommodated by all applicable public services and facilities, including transportation?

The Subject Site is served by all applicable public services and facilities, including transportation. The area is fully developed with urban services. See SEPA Environmental Checklist for further discussion.

COMPREHENSIVE PLAN AMENDMENT & CONCURRENT REZONE
COMPREHENSIVE PLAN AMENDMENT (MAP) REQUIREMENTS
MARCH 2021

D. Will the proposal help implement the goals and policies of the Lynnwood Comprehensive Plan?

The proposal would help implement the goals and policies of the Lynnwood Comprehensive Plan, especially in the areas of housing, human services, transportation and capital facilities and utilities.

The City of Lynnwood Comprehensive Plan is the policy document that will guide the growth of the City until 2035. In order to approve a change of a comprehensive plan designation consistency with the plan needs to be demonstrated. The request is to change the current designation of P-1 Public to (MF-3) High-Density Multi-Family for the Project Area. This designation change would allow the future development of multifamily units to serve homeless students and their families.

The Edmonds School District (District) owns the Subject Site and has developed an existing school (Cedar Valley Community School) on the eastern-portion of the property. Housing Hope anticipates obtaining a long-term ground lease for the Project Area from the Edmonds School Board. Housing Hope, founded in 1987, recognizes that safe, secure and affordable housing is only the first step in solving poverty for struggling families. The innovative concept to provide a full-range of housing, with housing-related support services, is a hallmark of the Housing Hope mission. Housing Hope combines affordable housing with tailored services such as life-skills training, childcare, case management, and employment services. The project vision is to provide housing on the site to serve families experiencing homelessness that may include students attending Cedar Valley Community School and other homeless students within the District.

A future proposal for the Project Area, the Scriber Field Residential Project would be anticipated to be comprised of units that would be affordable to households at or below 50% and 30% of area median income (AMI). At least 50% of the units would be designated to serve households that have previously experienced homelessness, with a target to serve homeless students/households served by the District who meet the federal McKinney-Vento Act definition of homelessness. The units serving homeless households would be supported with Project-based Section 8 vouchers from either the Housing Authority of Snohomish County (HASCO) or Housing and Urban Development (HUD). Supportive services for the units would be tailored under a Resident Services delivery model, where case managers would work with residents to create plans that help the respective families engage in activities that strengthen their households and increase their ability to be self-sufficient and inter-dependent with their community. Estimated household sizes range from one to seven individuals, modeled after other Housing Hope sites that successfully integrate homeless families, low-income families and families with special needs.

Housing Hope has experienced a lower need for onsite parking in their developments than typical housing code requirements. A future proposal may offer a Development Agreement to achieve best utilization of the Project Area and provide maximum benefit to the school district,

COMPREHENSIVE PLAN AMENDMENT & CONCURRENT REZONE
COMPREHENSIVE PLAN AMENDMENT (MAP) REQUIREMENTS
MARCH 2021

community and the City. It has been discussed that a future Development Agreement could provide flexibility for Housing Hope in Development Regulations (including a potential reduction in parking spaces based upon Housing Hope's extensive experience). These types of changes afforded by a Development Agreement would be reviewed based upon public benefits, which may include sustainability; affordable housing; and other public benefits.

E. Could the proposal have significant impacts beyond the Lynnwood city limits? NOTE: If yes, staff will send the proposal to the appropriate surrounding jurisdictions for review and comment.

The non-project action (docket request) is not anticipated to have significant impacts beyond the Lynnwood city limits.

City of Lynnwood
Rezone – Evaluation Criteria

A written statement addressing whether the application complies with the following decision criteria:

A. The Rezone is substantially related to the public health, safety, or welfare;

The Rezone would allow Housing Hope to submit a future proposal for affordable housing for the Project Area. Housing Hope’s service model for affordable housing enhances public health, increases safety and promotes improved welfare by addressing homelessness, which in this proposal is specific to homeless families and students within the Edmonds School District.

The proposed future development plan for the property is the construction of multi-family housing units with the priority of serving families experiencing homelessness. A *Conceptual Site Plan* is submitted with this application depicting the ability of the Project Area to accommodate a future affordable housing development by Housing Hope. In discussions with the City staff, it was determined that the requested RMH zoning would allow the most flexibility to achieve the goals of the District and Housing Hope, and respect the constraints of the parcel size, shape, existing roadways, and abutting school and area uses. It is anticipated that a proposal would include multi-story buildings, designed to enhance the character of the neighborhood, provide a quality living environment, and be compatible with the adjacent school-use. Development of this under-utilized playfield would have a generally positive impact on area safety as there would be a resident population living onsite.

A future proposal may offer a Development Agreement to achieve best utilization of the Project Area and provide maximum benefit to the school district, community and the City. It has been discussed that a future Development Agreement could provide flexibility for Housing Hope in Development Regulations (including a potential reduction in parking spaces based upon Housing Hope’s extensive experience). These types of changes afforded by a Development Agreement would be reviewed based upon public benefits, which may include sustainability; affordable housing; and other public benefits.

The Housing Hope model offers wrap-around services in support of residents. Parents would be supported by Housing Hope staff, which would assist them in removing barriers to employment and increased income. The program goal is for the family to achieve self-sufficiency and to escape poverty and homelessness. Students would also be supported by Housing Hope staff to achieve success in school and break the cycle of intergenerational poverty. The residents of Housing Hope projects are afforded better health outcomes, safe living environments and overall, generally improved welfare. These are goals that are compatible with the school district, too.

B. The Rezone is warranted because of changed circumstances or because of a need for additional property in the proposed land use zone classification or because the proposed zoning classification is appropriate for reasonable development of the subject property;

There are changed circumstances for the Subject Site. The existing zoning of Public (P1) was in place for the Edmonds School District’s school-use on the Subject Site. Cedar Valley Community School is located on the eastern 12± acres of the 14-acre Subject Site. The western 2.43± acres creates a triangular shape, which comprises the Project Area. The Edmonds School District (District) is applying for a Boundary Line Adjustment (BLA-009742-2021), to adjust existing parcels. The District is the property owner and submitted the Boundary Line Adjustment (BLA) to the City to adjust the parcels to create a

separate tax parcel for the Project Area. Currently, the property is maintained by the District and it is not used for any school athletic programs or other school program uses. The District anticipates a long-term ground lease for Housing Hope to provide affordable housing units on the site (within the Project Area). Currently the request is for a non-project rezone (RMH) for the Project Area. The Project Area is currently an under-utilized playfield. The community would be better served with utilization of the site for a future affordable housing proposal, which would serve homeless families and students within the District.

The Subject Site is unique because of its location behind dense commercial development fronting Highway 99 to the west of the site; abutting an elementary school and associated playfields on its eastern boundary; and across from vacant commercial (Hwy 99 Mixed Use) lots to the south. The property is owned by a public agency and proposed to be developed by a non-profit agency for affordable housing serving homeless students and families within the Edmonds School District. This creates an opportunity that is not readily available elsewhere in the City to meet the needs of this growing population.

New information is available regarding the growing need for housing for homeless students. This unique partnership between the Edmonds School District and Housing Hope allows this housing need to be addressed by the redevelopment of a public site in an area that supports the density and character of use, as well as provides a location with close proximity to a school (Cedar Valley Community School) which could be served by the proposal. Both the District and Housing Hope have seen the increase in numbers in homeless students and their families. Homeless students move more often, and it has been estimated that with each move 4-6 months of learning is lost. Based on this recognized need, discussions began on how both parties could address this increasing need. Providing housing on the under-utilized portion of the Subject Site is consistent with the District's commitment and mission to students and their families. The request to a Multi-family designation would allow for development of housing units to meet the need of these homeless students and their families in an area well-suited for a transitional development as afforded by an RMH future proposal.

C. The subject property is suitable for development in general conformance with zoning standards under the proposed zoning classification;

The property is suitable for development of an affordable housing project as shown by the *Conceptual Site Plan*. It was determined that a Rezone to High-density Multi-family (RMH) would be the most appropriate designation for this type of development at this location after consultation with the City staff and representatives. Generally, it appears that the zoning standards of RMH can be met on the Project Area. There are no critical areas on the site. The existing infrastructure allows future development on the site with appropriate development improvements and satisfying the City development standards. The appropriate Comprehensive Plan amendment and rezone applications have been submitted for review by the City. The rezone has been requested to implement the Comprehensive Plan amendment if approved by the City.

It is believed that a future development would be able to conform with the zoning standards of the RMH zone; however, in the experience of Housing Hope, their residents require fewer parking spaces than a typical RMH development. Housing Hope would provide the necessary documentation with a future proposal for the City to evaluate a request for reduction in required parking.

A future proposal may offer a Development Agreement to achieve best utilization of the Project Area and provide maximum benefit to the school district, community and the City. It has been discussed that a future Development Agreement could provide flexibility for Housing Hope in Development Regulations (including a potential reduction in parking spaces based upon Housing Hope's extensive experience); public infrastructure requirements could include modified standards to achieve project implementation;

and flexible timing options may be implemented. These types of changes afforded by a Development Agreement would be reviewed based upon public benefits, which may include sustainability; affordable housing; and other public benefits.

D. The Rezone has merit and value for the community as a whole;

Rezoning the Project Area to allow a future development by Housing Hope for affordable housing for homeless students and families of the Edmonds School District has significant merit and high value for the community as a whole. The availability of public land with existing infrastructure adds to the desirability of the location. The existing patterns in the vicinity are a mixture with an established elementary school and playfields, vacant mixed-use lots, and commercial uses along Hwy 99 (facing away from the Project Area), while single- and multi-family are within the greater area. The future development potential would provide a transition between these densities and diverse uses. Through the partnership of the Edmonds School District and Housing Hope, the housing needs of some of the homeless students can be met. Housing Hope has an outstanding reputation and a solid track record of providing well designed housing that is efficiently managed and well maintained.

E. The Rezone is in accord with the Comprehensive Plan; and

The Rezone is consistent with the proposed Comprehensive Plan (Map) amendment from P-1 Public to (MF-3) High Density Multi-Family, as it would create an optimum implementing zone of (RMH) High Density Multi-Family.

The rezone is in accord with the Comprehensive Plan, especially within the area of housing, human services, community character, transportation, and capital facilities and utilities. A separate written statement (*Evaluation Criteria – Comprehensive Plan Amendment*) is a part of this application packet. While it is a non-project action, the concurrent Rezone would allow a future proposal for affordable housing on the Project Area.

As described by the City in the 2015 SEPA Environmental Checklist for the Comprehensive Plan and Development Regulations Update:

Existing City ordinances already regulate development to minimize impacts in these areas. Future population and employment growth will be in compliance with existing regulations relating to water quality, air quality, protection of critical areas, traffic mitigation, and similar controls.

Population and employment growth is expected to occur within specific areas of Lynnwood, including: ... the Highway 99 corridor. This focused growth will facilitate regional mitigation measures while protecting other areas of Lynnwood from impacts associated with new construction. For example, the Comprehensive Plan allows for new development, but simultaneously protects existing single family residential areas from intrusion and alteration.

...On a larger, region-wide scale, Lynnwood would accept population and employment growth that is forecast for the Puget Sound region, which in turn will help preclude the conversion of rural, agricultural and resource lands to urban land uses. Concentration of population and employment growth within urban areas such as the Lynnwood Regional Growth Center will focus new growth where adequate public capital facilities and public services exist or are planned. New growth would occur in a manner that can support, and be supported by, mass transit.

F. The Rezone complies with all other applicable criteria and standards of the Lynnwood Municipal Code.

The Rezone is in compliance with all other applicable criteria and standards of the Lynnwood Municipal Code.

A future proposal may offer a Development Agreement to achieve best utilization of the Project Area and provide maximum benefit to the school district, community and the City. It has been discussed that a future Development Agreement could provide flexibility for Housing Hope in Development Regulations (including a potential reduction in parking spaces based upon Housing Hope's extensive experience); public infrastructure requirements could include modified standards to achieve project implementation, and flexible timing options may be implemented. These types of changes afforded by a Development Agreement would be reviewed based upon public benefits, which may include sustainability; affordable housing; and other public benefits. As detailed in City of Lynnwood Municipal Code - Chapter 21.29 DEVELOPMENT AGREEMENTS, 21.29.010 Purpose:

The city may, when appropriate, enhance certainty by entering into a development agreement with a project sponsor that addresses the "ground rules" for review of the development application and construction of the project. A development agreement provides the opportunity for the city and the developer to agree on the scope and timing of the project, applicable regulations and requirements, mitigation requirements and other matters relating to the development process. A development agreement promotes the general welfare by balancing the public and private interests, providing reasonable certainty for a development project, and addressing other matters, including reimbursement over time for the financing of public facilities.

PR-000689-2021
 CPL-009777-2021
 ERC-009778-2021
 RZN-009780-2021

Housing Hope
 Scriber Lake Proposal

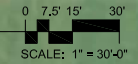
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Quick Options



CONCEPT PLAN



PROJECT STATISTICS:

SITE AREA:
 +/- 2.43 ACRES PER DRAFT BLA (+/- 105,896 SF)
 [1.86 ACRES IF 25' ROW DEED AT 58TH PL W]

COVERAGE:
 BUILDINGS, STAIRS, BALCONY WALKWAYS: +/- 22,366 SF
 IMPERVIOUS SURFACES (EXCLUDES BLDGS.): +/- 48,973 SF
 TOTAL SITE COVERAGE: +/- 71,339 SF

PARKING:
 REQUIRED FOR MULTIPLE-FAMILY RESIDENTIAL:
 1.75 / 1 BDRM = 7 X 1.75 = 12.25
 2 / >= 2 BDRM = 45 X 2 = 90
 TOTAL PARKING REQ'D. = 103

PROPOSED:
 +/- 73 SPACES (70 STANDARD STALLS, 3 ACCESSIBLE)

DENSITY IF RMH ZONE:
 MAXIMUM: 105 UNITS
 PROPOSED: +/- 52 UNITS / THREE-STORIES
 12 3 BDRM
 33 2 BDRM
 7 1 BDRM

BUILDING AREA PROPOSED: +/- 56,524 SF

REVISIONS:

DESIGNS
 northwest
 ARCHITECTS

1001 SR 532, SUITE B
 STANWOOD, WA 98292
 PH: 360.629.3441
 FX: 360.629.6159
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HOUSING HOPE
 SCRIBER FIELD/ EDMONDS SCHOOL DIST.
 MULTIFAMILY - 19200 56th Ave. W.
 Lynnwood WA 98036 - APN 00585300004300

CONCEPT PLAN

DATE: 03/30/2021
 DESIGNED: KW
 DRAWN: KW
 JOB NO: 2020-89
 SHEET:

A-1.0

PR-0000689-2021

CPL-009777-2021

ERC-009778-2021

RZN-009780-2021

Housing Hope
Scriber Lake Proposal

Rcvd 4/12/21

ENVIRONMENTAL CHECKLIST

Comprehensive Plan Amendment / Rezone

March 2021

PR-0000689-2021
CPL-009777-2021
ERC-009778-2021
RZN-009780-2021

Housing Hope
Scriber Lake Proposal

Rcvd 4/12/21

Project

**Scriber Field Residential Project
Comprehensive Plan Amendment / Rezone (Docket Request)**

Applicant

Housing Hope

Environmental Consultant

Paula Townsell, E.P.

March 2021

TABLE OF CONTENTS

A. BACKGROUND.....	1
B. ENVIRONMENTAL ELEMENTS.....	8
1. EARTH.....	8
2. AIR.....	10
3. WATER.....	11
4. PLANTS.....	14
5. ANIMALS.....	15
6. ENERGY AND NATURAL RESOURCES.....	16
7. ENVIRONMENTAL HEALTH.....	17
8. LAND AND SHORELINE USE.....	20
9. HOUSING.....	27
10. AESTHETICS.....	27
11. LIGHT AND GLARE.....	28
12. RECREATION.....	29
13. HISTORIC AND CULTURAL PRESERVATION.....	30
14. TRANSPORTATION.....	31
15. PUBLIC SERVICES.....	33
16. UTILITIES.....	34
C. SIGNATURE.....	35

List of Figures

Figure 1 – Vicinity Map.....	5
Figure 2 – Aerial Map.....	5
Figure 3 – Parcel Map.....	6
Figure 4 – Conceptual Site Plan.....	7
Figure 5 – Topographic Map.....	8
Figure 6 – Zoning Map.....	21
Figure 7 – Comprehensive Plan Map.....	22

Tables

Table 1 – Typical Construction Noise.....	19
-------------------------------------------	----

Appendices

- Appendix A: Legal Description
- Appendix B: Comprehensive Plan Amendment – Evaluation Criteria
- Appendix C: Rezone – Evaluation Criteria

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.

ENVIRONMENTAL CHECKLIST

A. BACKGROUND

- Name of proposed project, if applicable:** Scriber Field Residential Project, Comprehensive Plan Amendment / Rezone (Docket Request)
- Name of applicant:** Housing Hope
Edmonds School District No. 15/Property Owner
- Address and phone number of applicant and contact person:**

Applicant: Housing Hope
Contact Person: Fred Safstrom, CEO
 5830 Evergreen Way, Everett, Washington 98203
Phone: (425) 347-6556 ext.240
Email: FredSafstrom@HousingHope.org

Environmental Consultant /

Author: Townsell Consulting LLC
Contact Person: Paula Townsell
 P.O. Box 185, Everett, Washington 98206

- 4. Date checklist prepared:** This Checklist was prepared in March 2021.
- 5. Agency requesting checklist:** The City of Lynnwood (City) is the agency with land use permit authority. The City is also the lead agency for environmental review and SEPA compliance for this project. This document has been prepared by Townsell Consulting LLC and has been reviewed and authorized by Housing Hope.
- 6. Proposed timing or schedule (including phasing, if applicable):**

This Docket Request will follow the prescribed timing as outlined by the City of Lynnwood (City). As stated on the City's website: *This is the annual opportunity for the public to propose amendments to the Plan. By state law, amendments to the Plan generally may be considered only once a year. Lynnwood's Comprehensive Plan is the official public policy document to guide the City's growth and development over the coming years. Adopted by the City Council, the Plan contains text, statistics and maps that are available for use by both the public and private sectors of Lynnwood.*

Timing has not been determined for a future site-specific proposal.

- 7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

This proposal is for a non-project action related to a Docket Request for a Comprehensive Plan Amendment and Concurrent Rezone. Housing Hope would develop the site for low-income family housing with the focus on homeless families of students within the Edmonds School District as a priority. Housing Hope anticipates a lease agreement with the property owner (Edmonds School District No. 15) for this use.

- 8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

This proposal is for a non-project action related to a Docket Request for a Comprehensive Plan Amendment and Concurrent Rezone. As part of the Docket Request application, assumptions were made about potential impacts under a development scenario. This was only done to identify a potential range of impacts and not to represent any development plan. While a Conceptual Site Plan was prepared by Designs Northwest Architects, no other site-specific studies have been done for the proposal.

The District (Property Owner) and Housing Hope (Applicant) are negotiating a long-term lease for use of this property expressly for developing the site for low-income family housing with the focus on homeless families of students within the Edmonds School District as a priority. Housing Hope participated in two separate presentations before the Edmonds School Board, and has been in contact with various community members, and staff and representatives of the City of Lynnwood regarding the project.

- 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.**

There is a Boundary Line Adjustment (BLA-009742-2021) under application with the City of Lynnwood, which has been requested by the Edmonds School District. It would adjust the existing parcels to create a separate triangular-shaped parcel for the Housing Hope proposal (Project Area) and parcel for the existing

10. List any government approvals or permits that will be needed for your proposal, if known.

The Docket Request, for a Comprehensive Plan amendment/rezone, must be considered and approved by the Planning Commission and City Council, with coordination of State agency review during the comment period. SEPA determination/compliance would also be completed by the City. A future proposal on-site would be anticipated to be required to prepare a project-specific development application packet, which may include:

- SEPA Environmental Review
- Development Agreement
- Project Design Review (PRD)
- Parking Reduction (PAR)
- Site Development Permits (Commercial building/mechanical/electrical/plumbing permits)
- Fire permits
- Grading permit
- Public Works permits
- Stormwater review/approval
- Air Quality Permit
- National Pollutant Discharge Elimination System (NPDES)
- Water and Sanitary Sewer Construction Plan
- Utilities Extensions/permits

There may also be other local and State permits required for future development of the site.

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.

As provided for on the City's website, the City of Lynnwood is now accepting applications for proposed amendments to the Lynnwood Comprehensive Plan and related zoning changes. The proposal is to amend the Comprehensive Plan Map (Future Land Use Map) for the Subject Site from PF – Public Facilities to MF-3 – High-Density Multi-Family. Housing Hope is submitting Comprehensive Plan Amendment (Docket Request) for the Subject Site (Tax Parcel #00585300004300), with concurrent rezone from P1 Public to (RMH) Multiple Residential High Density.

The Docket Request is a non-project action proposal for the City of Lynnwood to amend the Comprehensive Plan Future Land Use Map and a concurrent Rezone affecting only the Project Area [the western-portion the Subject Site, which is currently under consideration for a Boundary Line Adjustment (BLA-009742-2021)].

The Subject Site consists of a single tax parcel that is 14± acres in size (see **Figure 1 – Vicinity Map**, **Figure 2 – Aerial Map** and **Figure 3 – Parcel Map**). The Project Area is 2.42± acres in size. The overall site is composed of three lots (Parcel A, B and C), which would be adjusted through the Boundary Line Adjustment (BLA), as Parcel A and B. Parcel B would comprise the Project Area and the existing school is contained in Parcel A. The property is maintained and operated by the Edmonds School District (Property Owner) and is used by Cedar Valley Community School (K-6 grades). The Project Area contains a grass ballfield, and the abutting use to the east is the school field, which are separated by a mature tree line. Generally, the property is bounded by commercial uses to the west/northwest/southwest, which front on Highway 99; school use

Housing Hope's proposed request would allow potential future development consistent with the 2015-2035 Comprehensive Plan goals, objectives, and policies, which maintain consistency with GMA requirements. The RMH zoning designation would provide a range of density in an area where it can be supported by the infrastructure. While there is not a project associated with the Docket Request, the density used for review in the SEPA Environmental Checklist was at the high-end range of the units that Housing Hope would be proposing to better address potential environmental impacts. This was done to determine the full-range of the necessary infrastructure to serve any future land-use development proposal.

Please refer to the responses in the SEPA Environmental Checklist and application packet for additional details.

- 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 Subject Site, owned by Edmonds School District No. 15, is located within the City of Lynnwood (see *Figure 1 – Vicinity Map and Figure 2 – Aerial Map*). It consists of a single tax parcel (#00585300004300) that is 14± acres in size (see *Figure 3 – Parcel Map*). The Project Area is approximately 2.43± acres, located within the southwest quarter of Section 16, Township 27N, Range 04E, Wm.M. It is a grass playfield on the west side of Cedar Valley Community School, located at 19200 56th Avenue W, Lynnwood. Housing Hope anticipates a long-term lease on the Project Area to provide affordable housing for Scriber Field Residential Project.

Subject Site

Housing Hope
Scriber Lake Proposal

Rcvd 4/12/21

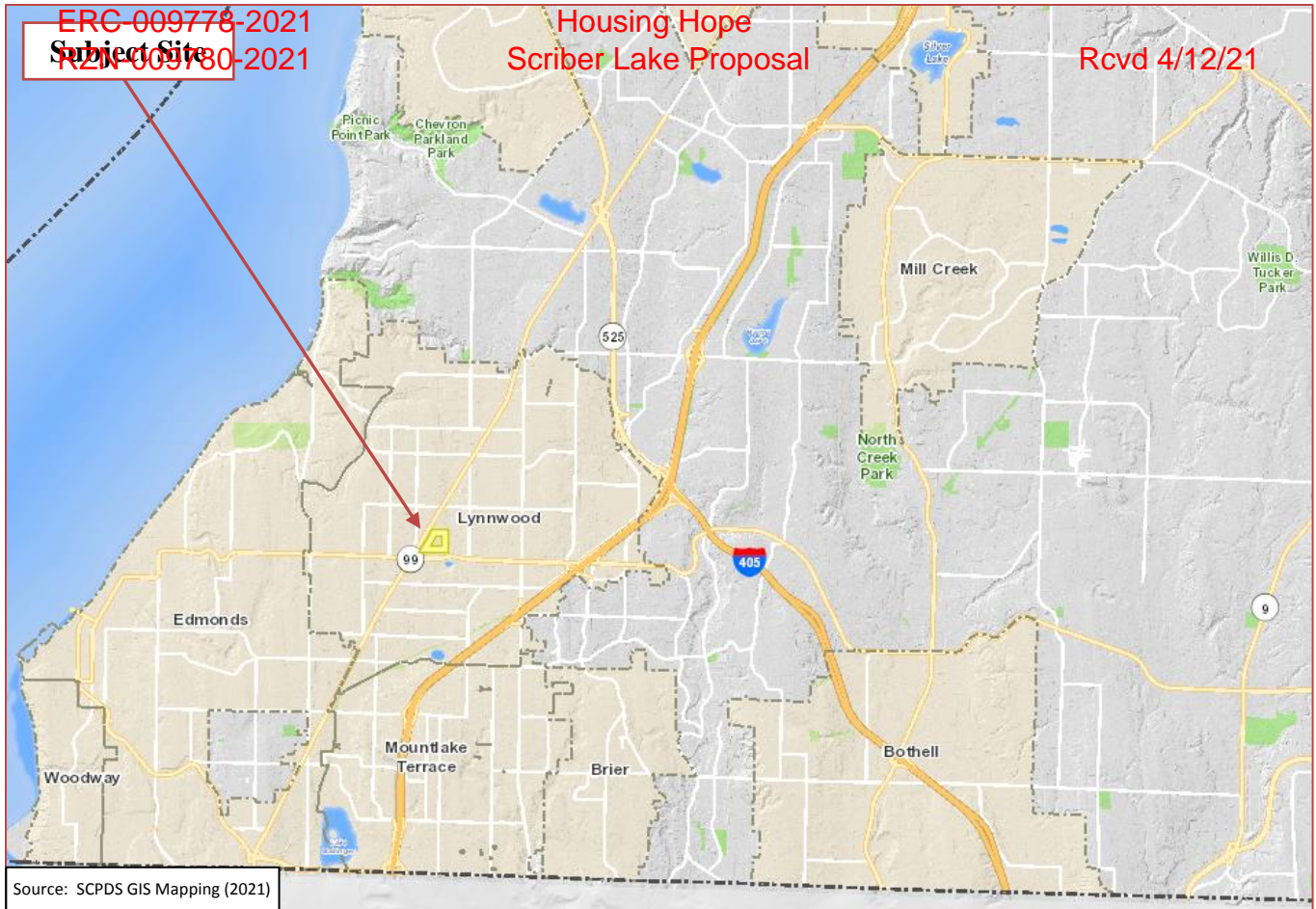


Figure 1 – Vicinity Map

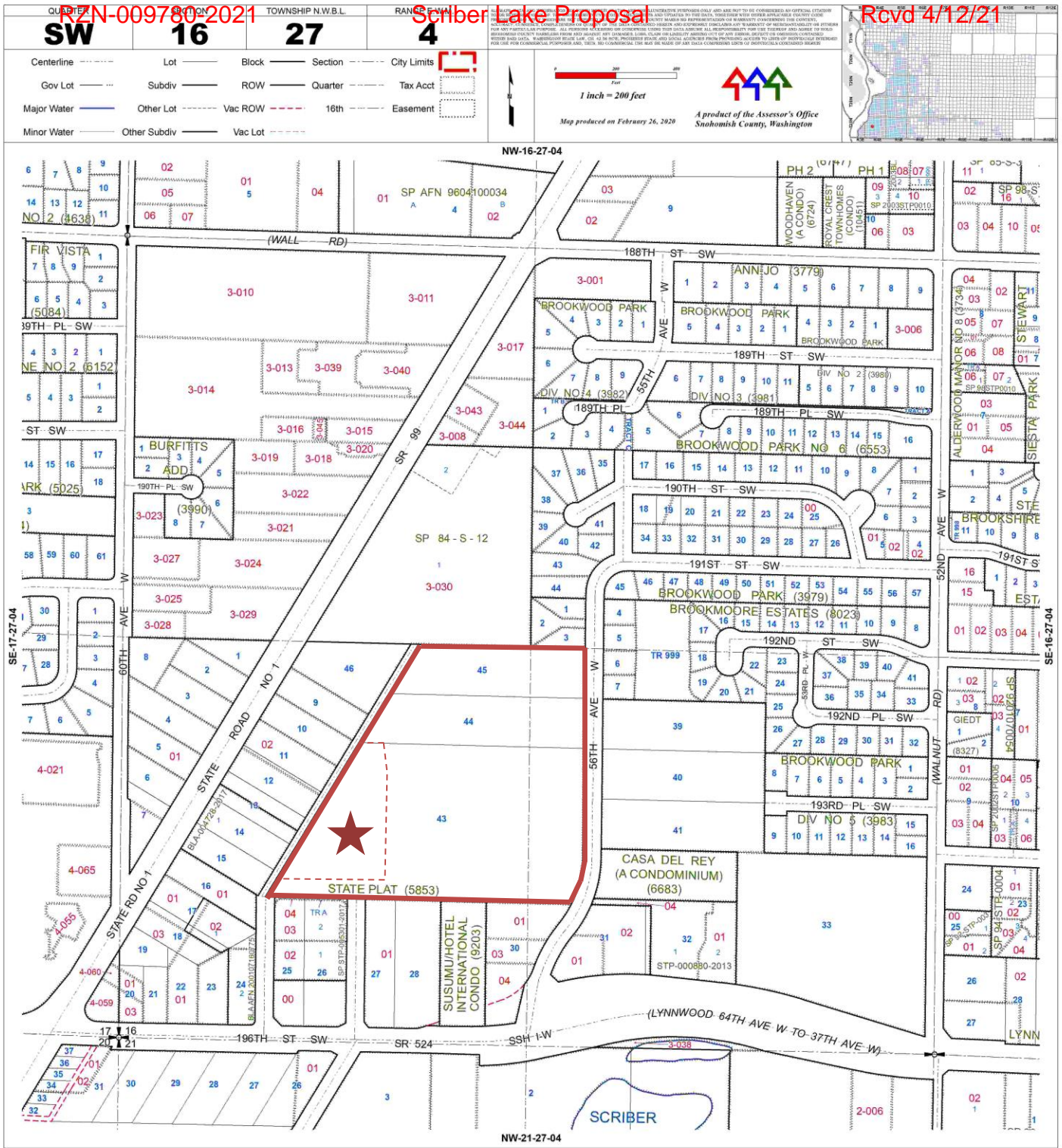


Figure 2 – Aerial Map

Housing Hope

Scriber Lake Proposal

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Source: Snohomish County Assessor Map

Figure 3 – Parcel Map

Housing Hope
 Scriber Lake Proposal

Revd 4/12/21

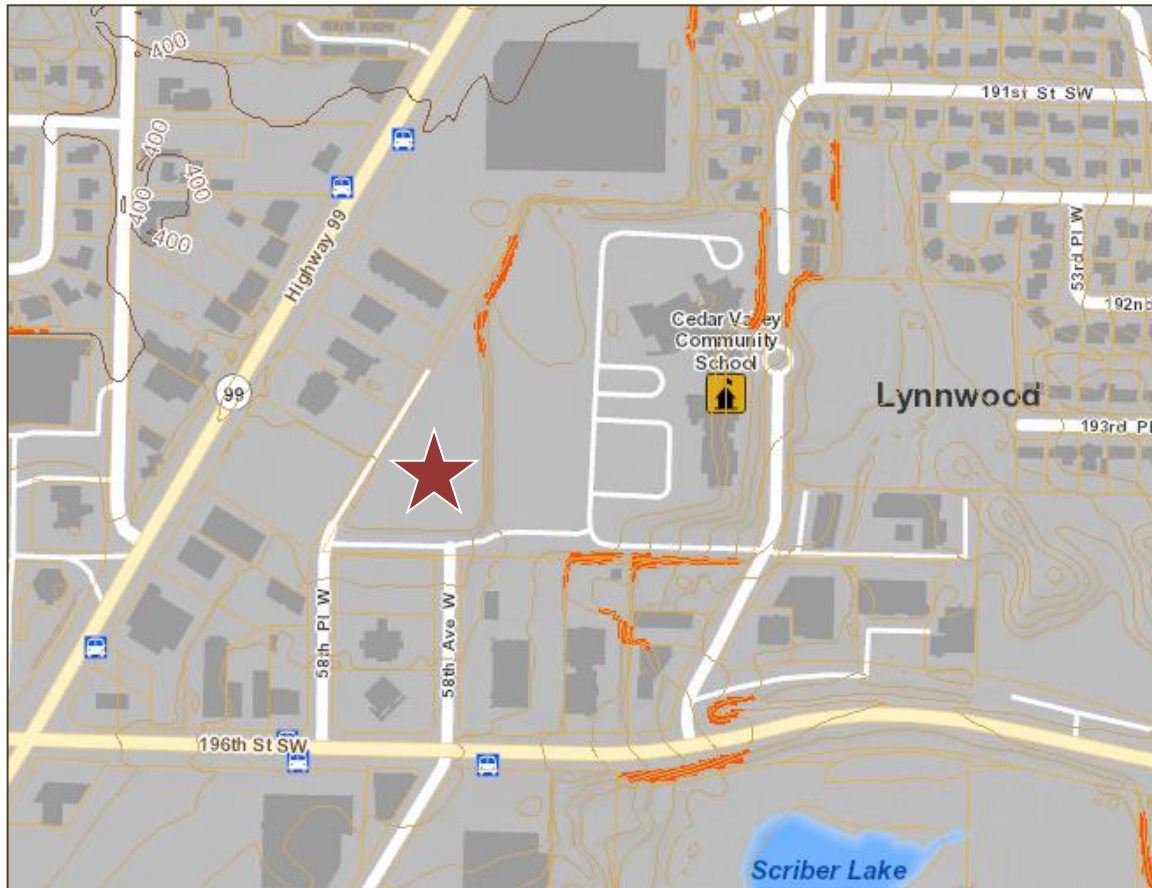


Figure 4 – Conceptual Site Plan

B. ENVIRONMENTAL ELEMENTS**1. EARTH**

- a. **General description of the site (circle one):** Flat, rolling, hilly, steep slopes, mountainous, other.

Topography of the property is generally flat, with limited perimeter areas with steeper slopes (denoted with orange clusters) on the property (see *Figure 5 – Topographic Map*).



Source: Snohomish County PDS, GIS Mapping (2021)

Figure 5 – Topographic Map

- b. **What is the steepest slope on the site (approximate percent slope)?**

Slopes on the majority of the Subject Site are 0 to 3 percent; however, there are limited areas of grade transitions where steeper slopes occur. They are mapped as denoted on the *Topographic Map*, which generally occur outside the Project Area.

- 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 Snohomish County Agricultural Map denotes the Project Area of the site as underlain primarily with Alderwood Urban Land Complex (2 to 8 percent slopes).

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

There are no known indications of unstable soils.

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.

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment and concurrent rezone. Impacts on *Earth* (including fill/excavation) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

Development associated with the potential density achieved through the requested action would necessitate site preparation of the Project Area. It is anticipated that the frontage(s) of the Project Area would need to be improved with curb, gutter and sidewalk per City standards, which would be detailed at the time of any future development proposal.

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

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request for a comprehensive plan amendment and concurrent rezone. Impacts on *Earth* (including fill/excavation) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

Onsite soils may be conducive to erosion and could require onsite erosion control measures during any clearing and/or site construction. Any future development would meet code requirements for grading and erosion control.

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

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone. However, future development within the densities allowed by the Multifamily designation would allow the majority of the site to be covered with impervious surfaces. Consideration was given to providing open space/natural areas, and landscaping on the property (see *Figure 4 – Conceptual Site Plan*). All City requirements for landscaping and screening, and open spaces, as well as design, traffic circulation and parking requirements would be met with any future development proposal.

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

As a non-project action, no construction/development is proposed. The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to an amendment request for a comprehensive plan amendment and concurrent rezone. Impacts on *Earth* (including proposed measures to reduce or control erosion) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations. Any future clearing and grading on the site would be done so as to not impact the surrounding properties.

Any future development proposal would have requirements for landscaping and screening, and open spaces, as well as design, traffic circulation and parking requirements. All appropriate standards would be incorporated in the project design of a future site-specific development proposal.

2. AIR

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.

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone. Impacts on *Air* (including emissions) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

Any future development of the site would generate emissions related to construction on the site, which would be of short duration. Any potential future residential development would create emissions typical of a residential development. The proposed multi-family zoning would increase site users with the potential of more vehicular trips to and from the site. Housing Hope residents are actively encouraged to practice communal ride/car sharing. Housing Hope's research has concluded that these affordable housing developments generate fewer resident vehicles than typical, which reduces impact to air quality. Further, car/ride sharing necessitates fewer parking stalls, than would be required by code for typical multi-family development.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Off-site emissions are mainly related to vehicles on the area roadways and those associated with residential uses. The project area is considered in attainment for all air pollutants. This means air quality is generally good throughout the area, except under certain circumstances that tend to promote poor air quality for short periods of time.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone. Impacts on *Air* (including mitigation measures for emissions) would be reviewed in conjunction with the review of a future land-use proposal in accordance with City (and/or State) development regulations.

Any future development would experience short-term impacts associated with any onsite construction equipment and vehicles. Long-term impacts would be those associated with vehicles onsite.

3. WATER

a. Surface:

- 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.**

There are no wetlands or streams on the site or the immediate vicinity.

- 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.**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone. Impacts on *Water* (including work over, in, or adjacent to) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

Future development would not be within 200 feet of any water bodies.

- 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.**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone. Impacts on *Water* (including fill/dredge material) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

There would be no impact to surface water or wetlands with future development.

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

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone. Impacts on *Water* (including surface water withdrawals/diversions) would be reviewed in conjunction with a future land-use proposal. Any future land use project would need to meet City standards for surface water/drainage requirements.

- 5) **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

The site is not located within a 100-year floodplain.

- 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.**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone. Impacts on *Water* (including discharges of waste materials to surface waters) would be reviewed in conjunction with a future land-use proposal. A future land-use proposal would be required to meet City surface water/stormwater regulations.

Public sewer is available to serve the site with proper extension/connection. The City has sewer lines serving the school facility onsite. It is anticipated that stormwater would be discharged from the site to existing City stormwater system, pursuant to applicable municipal, state, and federal codes. Extension of utilities would be required for future land use development of the Project Area.

b. Ground:

- 1) **Will ground water 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 ground water? Give general description, purpose, and approximate quantities if known.**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone. Impacts on *Water* (including ground water withdrawal/discharges) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

There are no water wells on the site. Public water is available to serve the Project Area with proper extension/connection. The City has water lines serving the area, and serves the school facility onsite. It is anticipated that stormwater may be discharged to ground water through Low-Impact-Design (LID) stormwater

facilities to mitigate stormwater runoff via infiltration, pursuant to applicable municipal, state, and federal codes.

- 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.**

This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone. Impacts on *Water* (including waste material discharged into the ground) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

Public sewer is available to serve the Project Area with proper extension.

c. 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.**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone. Impacts on *Water Runoff* (including storm water, and method of collection and disposal) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

Any future development would need to provide storm water facilities consistent with the requirements of the City.

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

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone.

A minimal amount of oils, grease and other pollutants from paved areas could potentially enter the ground or downstream surface waters through runoff with a future development. As part of any future development proposal a drainage plan with potential water quality treatment would be provided for storm water collected from pollution-generating surfaces.

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

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone. Drainage patterns would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

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

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone. Impacts on surface, ground, runoff water and drainage would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

4. PLANTS

a. Check or circle 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
- wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other: _____
- water plants: water lily, eelgrass, milfoil, other: _____
- other types of vegetation

Vegetation on the site consists primarily of maintained grass in the playfield with a mature tree-line area along the eastern perimeter of the Project Area.

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

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone. Impacts on *Plants* (including vegetation removal/alterations) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations. All appropriate standards would be incorporated in a future project design.

Future development would remove existing vegetation/playfield within areas of development, which would be replaced onsite with landscaping that meets the requirements of the City.

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

No Priority Habitats or Species are known to be on the site or were observed during site visits. Research was conducted on the Washington Department of Fish and Wildlife (WDFW) interactive map for Priority Habitats and Species.

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

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone. Impacts on *Plants* (including landscaping/preservation/enhancement) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations. At that time a landscaping plan would be required that meets the requirements of the City. All appropriate standards would be incorporated in the project design and included with a future site-specific development proposal.

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

Common dandelion is located throughout the site, as well as some areas containing white clover.

5. ANIMALS

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

birds: hawk, heron, eagle, songbirds, other: detailed below
mammals: deer, bear, elk, beaver, other: detailed below
fish: bass, salmon, trout, herring, shellfish, other: _____

There is limited habitat for birds or animals on the site, which is primarily located within the treed areas along the eastern Project Area boundary with the school facilities on the Subject Site.

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

WDFW Priority Habitat and Species (PHS) online mapping does not show any Priority Habitat on or immediately adjacent to the site.

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

There may be migration routes of some species that may be in the vicinity of the site.

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

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone. There is limited

habitat on the site for wildlife use. With future development there would be a loss of grass and potentially some treed area, which does provide some habitat for animals acclimated to urban activities.

Impacts on *Animals* would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

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

It is likely that within the area there are rodents, feral cats, etc. present on portions of the Project Area; however, no specific species have been observed or documented on this site.

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.

As a non-project action, no construction/development is proposed. The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone. Impacts on *Energy and Natural Resources* (including energy needs) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

Electric and natural gas services are available to the site through extending the utilities.

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

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone.

Future development consistent with the proposed designations would allow multi-story structures; code required setbacks and heights would be required to meet City regulations.

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

As a non-project action, no construction/development is proposed. The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan

amendment request and concurrent rezone. A future land-use proposal would be reviewed in accordance with City development regulations.

All appropriate standards would be incorporated in a future project design. It is anticipated that a future development would include construction materials and features typical of newer development, including energy conservation features.

7. ENVIRONMENTAL HEALTH

- 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.**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone. Impacts on *Environmental Health* (including hazards) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

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

There is no known onsite contamination.

- 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.**

There are no known hazardous chemicals/conditions that affect the site or in the immediate vicinity.

- 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.**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone. Impacts on *Environmental Health* (including toxic/hazardous chemicals) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

Future construction would be required to meet all State and local regulations for the use of materials onsite.

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

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone. Impacts on *Environmental Health* (including special emergency services would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

The site is currently served by both fire and police services. Future development of the site would include review from both fire and police services.

5) Proposed measures to reduce or control environmental health hazards, if any:

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone. Impacts on *Environmental Health* would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

It is not anticipated that the development of the property for multifamily units would generate environmental health hazards.

b. Noise

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

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone. Impacts from existing noise sources are not anticipated to impact a future development at the site.

Existing noise generators are mainly those associated with vehicles on the adjacent road systems and commercial uses along nearby Hwy 99 and 196th Street. There is an existing school, Cedar Valley Community School, on the Subject Site that generates noise related to student use. The existing noise levels are not anticipated to impact any future development at the site.

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.

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone. Impacts on *Environmental Health* (including Noise types/levels) would be reviewed in

conjunction with a future land-use proposal in accordance with City development regulations.

Short-term noise would be generated by any future construction on the site. Noise generated from construction equipment would occur. Noise levels would vary due to the type and usage of the equipment. These generators are usually of short duration and restricted to hours per Lynnwood Municipal Code (LMC 10.12). The short-term increase and duration of noise levels would depend on the type of construction equipment being used and the amount of time it is in steady use. For example purposes, at 200 feet from the area of construction, the equivalent sound level (Leq, a measure of long-term average noise exposure) for activities and equipment would be approximately as provided in *Table 1 – Typical Construction Noise*.

Table 1 – Typical Construction Noise

Types of Equipment	Range of Noise Levels (in decibels*)
Bulldozer	65-84
Dump Truck	70-82
Paver	74-76
Activity	Range of Hourly Leq (in decibels*)
Grading	63-76
Finishing	62-77

* Decibels - The **decibel** (abbreviated **dB**) is the unit used to measure the intensity of a sound.

The maximum noise levels of construction equipment typically range from 69 to 106 dBA at 50 feet from the source. Construction noise decreases by 6 dBA per doubling of distance from the source moving away from the equipment. The various pieces of equipment are almost never operating simultaneously at full power. Some equipment would be powered off, idling, or operating at less than full power at any given time. Construction noise is exempt from State and local property line regulations during daytime hours.

Long-term noise sources would be those associated with the site use, including building functions, onsite vehicles and any recreational areas that may be provided.

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

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone. Impacts on *Environmental Health* (including Noise impact mitigation measures) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations. Future development of the property would meet the requirements of LMC Chapter 10.12 Noise.

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.**

The site contains a grass ballfield, with a backstop, dugout area and small storage sheds. The site is used by the adjacent neighborhood as a play area and has been used by Pacific League Baseball (Little League). Adjacent uses are commercial to the west and south, school facilities (onsite) to the east, with residential further east and southeast, which includes both multi-family and single-family. Cedar Valley Community School is on the Subject Site and includes large maintained playfields.

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request with a proposed concurrent rezone. Impacts on *Land and Shoreline Use* (including any effect on current uses/area properties) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations. Development of the site would result in the loss of the grass playfield, which is utilized by area residents. There are other playfields within the community, including on the Subject Site.

The proposed request would allow potential development consistent with the 2015-2035 Comprehensive Plan and land use densities consistent with GMA requirements. The proposed request is to amend the comprehensive plan and zoning for the property. A review and determination of consistency is required through the City docket process.

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:

There are no working farms or forest land in the immediate area of the site. The site and surrounding area are urban in nature.

c. Describe any structures on the site.

The site contains a backstop, dugout and storage sheds, as well as fencing and portable bleacher seating.

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

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone.

e. What is the current zoning classification of the site?

The site is currently zoned P-1 Public (see *Figure 6 – Zoning Map*). Areas surrounding the site contain a variety of zones including other public sites (P-1 Public), commercial (GC General Commercial, HMU Hwy 99 Mixed Use), and residential (PUD Planned Unit Development, RS8 – Residential 8,400SF, RMM Multiple Residential Medium Density).

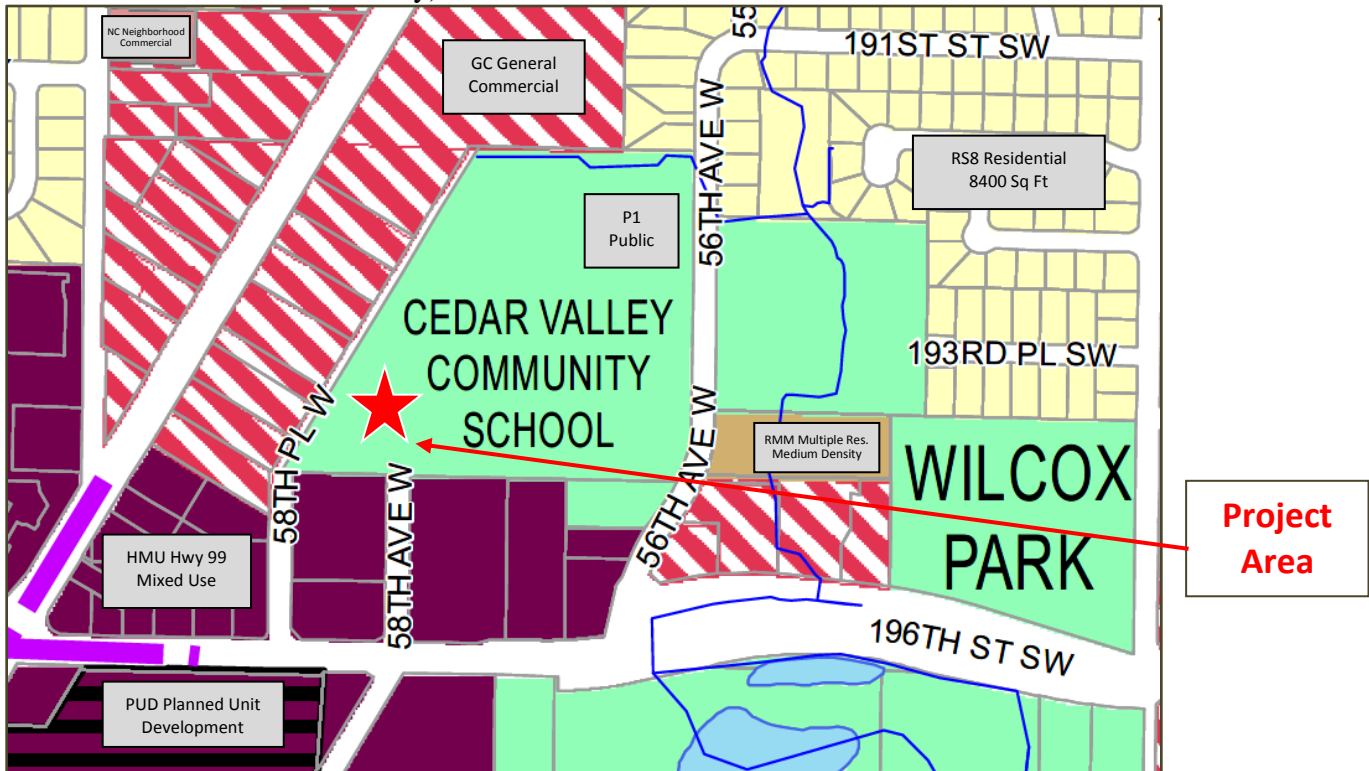


Figure 6 – Zoning Map

The existing site is transitional by nature – 58th Place W breaks the commercial uses from the Project Area by fronting along Highway 99, and their rear access abuts 58th. This allows a quieter setting adjacent the school and playfield.

Allowance of the Project Area of the Subject Site to be rezoned, would allow a future multiple family affordable housing project to act as a transitional zone between the school to the east and single-family beyond, as well as deliberate siting to buffer the commercial zone to the south, while maintaining compatibility with area multiple family development.

A future proposal, Scriber Field Residential Project housing development, by Housing Hope, would fully benefit the City of Lynnwood in that it provides low-income family housing with the focus of homeless families of students within the Edmonds School District as a priority. A future proposal may offer a Development Agreement to

achieve best utilization of the Project Area and provide maximum benefit to the school district, community and the City. It has been discussed that a future Development Agreement could provide flexibility for Housing Hope in Development Regulations (including a potential reduction in parking spaces based upon Housing Hope's extensive experience); public infrastructure requirements could include modified standards to achieve project implementation; and flexible timing options may be implemented. These types of changes afforded by a Development Agreement would be reviewed based upon public benefits, which may include sustainability; affordable housing; and other public benefits.

f. What is the current comprehensive plan designation of the site?

The site is designated as Public Facilities in the Comprehensive Plan (see *Figure 7 – Comprehensive Plan Map*). Areas surrounding the site are designated as Regional Commercial, Hwy 99 Corridor, Public Facilities, Medium-Density Multi-family, Low-Density Single-Family, and Parks, Recreation and Open Space. The Applicant is requesting a Comprehensive Plan Map Amendment to 'High Density Multi-family' (MF-3) and concurrent rezone [implementing zoning (RMH) Multiple Residential High Density to the western portion of the Subject Site.

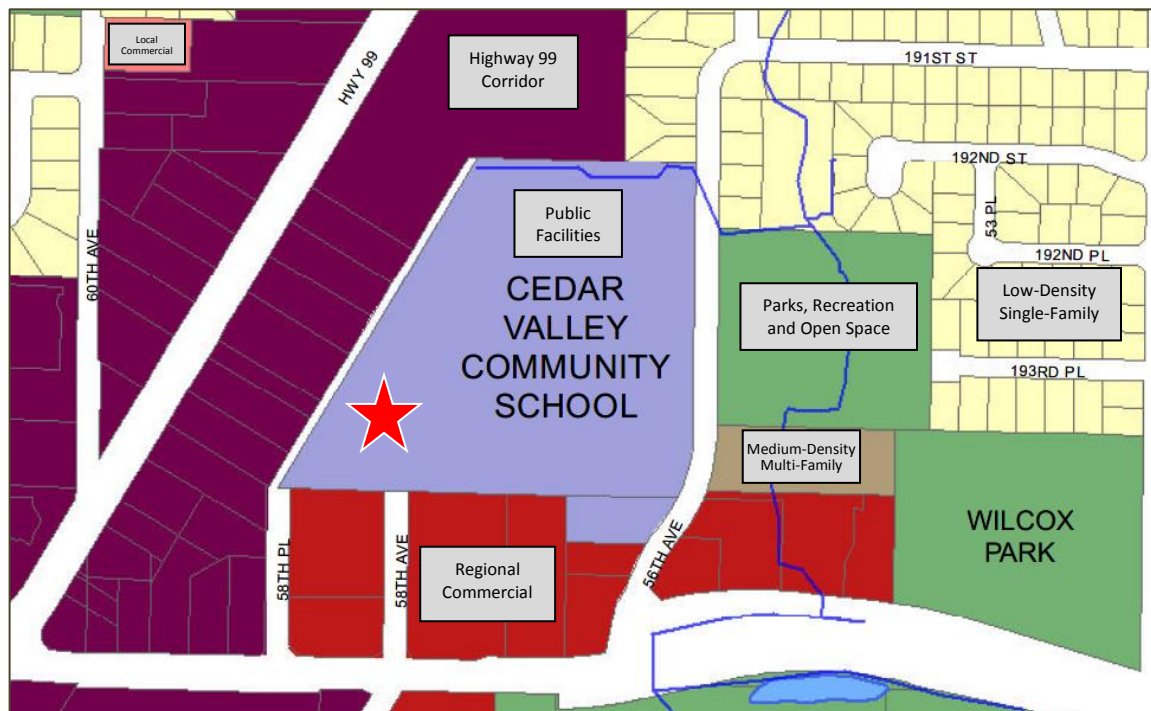


Figure 7 – Comprehensive Plan Map

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

There are no shoreline designations on the site.

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

There are no wetland areas located on the site. There are mapped areas of steep slopes and grade differences (see *Topography Map*) only along the site perimeter. There are no other mapped critical areas on or in the immediate vicinity of the Project Area.

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

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone. Impacts on *Land and Shoreline Use* (including number of residents/workers) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

Development consistent with the proposed designation would be related to residents and based on the number of units developed per acre. Although no project is proposed with this request, the RMH zone allows for up to 1,000 SF minimum lot area per dwelling, which could allow up to 105 dwelling units, based on possible project area of 2.43± acres. Based on 2.97 persons per household, potentially 312 residents would then reside on the site. Housing Hope has provided a Conceptual Site Plan (see *Figure 4*), which could yield 52 dwelling units with 155 residents.

- j. Approximately how many people would the completed project displace?**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone.

Potential future displacement would be related to the removal of the grass playfield from community use.

- k. Proposed measures to avoid or reduce displacement impacts, if any:**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone.

There are other nearby playfields and parks for neighborhood/community use. On the Subject Site, Cedar Valley Community School has two maintained large playfields. Nearby Wilcox Park has maintained playfield/open space and play structures. Future development of the property could include open space areas for residents. Typical Housing Hope projects offer site amenities for residents (i.e., raised gardens, picnic table and benches, play structures, as well as accessible pedestrian paths and stair/ramp system(s) providing safe connection throughout the development.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**

Housing Hope
Scriber Lake Proposal

Rcvd 4/12/21

Compatibility of the proposal request is measured by consistency with the existing adjacent school use and nearby uses, adopted Comprehensive Plan, zoning code, Capital Facilities Plans and future environmental review. The proposed amendment request is consistent with the Edmonds School District's determination that the site is not required for educational programming purposes/school-use, and better serves the District and the community in support of homeless students and their families with the anticipated long-term ground lease to Housing Hope. The District has reviewed options for site use in open discussions, which included community outreach and participation. The Edmonds School Board is working to enter into a long-term ground lease in support of Housing Hope developing affordable housing on the site. The ability to process a comprehensive plan amendment/rezone provides the opportunities for future development options that would assist in meeting the needs of homeless students.

Both the District and Housing Hope have seen the increase in numbers in homeless students and their families. Homeless students move more often, and it has been estimated that with each move 4-6 months of learning is lost. Statewide, homeless students graduated at a rate far below that of housed students. Based on this recognized need, discussions began on how both parties could address this increasing need. Providing housing on the site is consistent with the District's commitment and mission to students and their families. The requested Comprehensive Plan Amendment and concurrent Rezone of the Subject Site to a Multiple Residential High-Density (RMH) designation would allow for development of housing units to meet the need of these homeless students and their families in an area that is well suited to the purpose and is a compatible transition from the Hwy 99 businesses (on the west) to the open space and school facility on the Subject Site, within the residential neighborhood to the east.

The proposal is to amend the Comprehensive Plan land use map with a concurrent rezone. The determination of consistency with the policies of the Comprehensive Plan must be made by the City Council through adoption of an action amending the Future Land Use Map. The amendment of the zoning map is contingent upon amendment of the Future Land Use Map, as Growth Management Act (GMA) requires consistency between the City's land use plan and the City's development regulations.

The proposed zoning designation would provide the consistency with the Comprehensive Plan designation. The Multiple Residential High-Density (RMH) density is consistent with forecast conditions and recent trends of increasing multifamily developments as GMA supports infill development, especially increasing demand for affordable housing. The District does develop a Capital Facilities Plan (CFP), which outlines the present and future facilities need for the District. The proposal is consistent with the District's adopted CFP. The proposal is also in support of the District's goal to support homeless students.

The Comprehensive Plan Amendment and concurrent Rezone request are consistent with the City's evaluation criteria. As detailed within this SEPA Environmental Checklist, and specifically detailed in the Combined Application (Comprehensive Plan Amendment and Rezone) – evaluation criteria (see *Appendix B: Comprehensive*

Plan Amendment – Evaluation Criteria and Appendix C: Rezone – Evaluation Criteria).

The existing infrastructure allows future development on the site with appropriate development improvements and satisfying the City development standards. The appropriate Comprehensive Plan Amendment and Rezone applications have been submitted for review by the City. The Rezone has been requested to implement the Comprehensive Plan Amendment if approved by the City.

The proposal is consistent with the goals of the Growth Management Act (GMA), as specified by RCW 36.70A.020 and RCW 36.70A.480, and are summarized below. These goals are used to guide the preparation of Lynnwood's Comprehensive Plan and development regulations.

1. Encourage development in urban areas with existing or planned facilities and services.
2. Reduce urban sprawl.
4. Make affordable housing available to citizens of all income levels.
5. Promote economic opportunity.
8. Conserve natural resources.
10. Protect and enhance the environment.
12. Make adequate provision of necessary public facilities and services.

The City's Comprehensive Plan supports this request. Only some of the policies are highlighted below:

Land Use, General

Policy LU-2

Decisions regarding Future Land Use Map designations, zoning, and development regulations shall strive to achieve the optimum balance between: reasonable measures to achieve population and employment growth targets; environmental protection; physical property characteristics; adequacy of infrastructure and public services; land use compatibility; and mitigation of potential adverse impacts.

Policy LU-6

Land use policies and regulations should:

- A. Allow land uses and levels of development capable of being served by capital facilities, utilities and public services, as determined by adopted levels-of-service (LOS) standards and plans.
- B. Provide for land use density/intensity ranging from low to high, and provide sufficient land for open space, recreation areas, capital facilities and utilities, and natural areas.
- C. Provide land capacity responsive to initial population and employment growth targets and consistent with adopted service and infrastructure plans.
- D. Promote the preservation of existing single-family neighborhoods by: a) precluding a net reduction in the number of single family dwellings (on a city-wide basis); and b) protecting single family areas from adverse impacts generated by incompatible land uses.

E. Encourage development at an intensity that can be served by public infrastructure and services (such as fire protection, police protection and public safety, courts, health care, schools, and libraries).

F. Support neighborhood design features that promote physical activity, use of alternative modes of transportation, and conservation of energy and resources.

G. Be consistent with federal and state law, including the Growth Management Act.

H. Be reviewed and amended periodically to address changes in land use law, environmental protection, related plans and planning requirements, technology, and societal norms.

I. Where feasible, utilize natural physical features, such as streams, hillsides, or stormwater basins as the boundary between differing land use designations and zones.

Housing Opportunities

Policy H-14

Provide for diverse, safe, and decent housing opportunities that meet local housing needs without encroachment into established single-family neighborhoods.

Affordable Housing

Policy H-21

Encourage the development of affordable housing for all income levels.

Policy H-22

Consider the use of grants, private lenders, and other available funding sources to establish and carry out a housing subsidies program, as necessary.

Policy H-23

Consider the creation of new affordable housing development opportunities and/or a home maintenance and rehabilitation program through inter-jurisdictional programs/initiatives, or other cooperative effort, consistent with Countywide Planning Policy HO-4.

Policy H-25

Work closely with the Snohomish County Housing Authority (HASCO), the Alliance for Housing Affordability (AHA), and other agencies to provide affordable housing and related information on the availability of housing and housing assistance programs.

In addition to these policies, future development of the Project Area would be subject to environmental review. The proposed density is consistent with the comprehensive plan policies and objectives, and the proposed designation implements better use of the site for the objectives of the school district and Housing Hope.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Not applicable as there are no agricultural or forest lands in the vicinity.

9. HOUSING

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

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone. Impacts on *Housing* (including provision of units) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

The future development plan for the property is the construction of 1-, 2- and 3-bedroom low-income housing units with the priority of serving families experiencing homelessness, which includes homeless students within the Edmonds School District (District).

Residents would be supported by Housing Hope staff, which would assist them in removing barriers to employment and increased income. The program goal is for the family to achieve self-sufficiency and to escape poverty and homelessness. Students would also be supported by Housing Hope staff to achieve success in school and break the cycle of intergenerational poverty.

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

There are no housing units on the Subject Site, nor within the Project Area.

- c. Proposed measures to reduce or control housing impacts, if any:**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone. Impacts on *Housing* (including housing impacts/reduction) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

Any future development of the site would have to go through various permits from the City. At that time, there would be a review of potential impacts related to traffic, drainage, and other site development impacts. A future development may utilize a Development Agreement, as previously discussed, to increase developer flexibility and public benefit. All appropriate standards would be incorporated in the project design and included in the Development Agreement.

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 Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone. Impacts on *Aesthetics* (including height/building material) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

Future building heights would have to be within code requirements.

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

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone.

Future development would change the views on and to the site from a field area to developed housing. The main views to the site are from the rear of commercial uses along Highway 99 to the west of the Project Area, as well as from the vacant lot to the south. The mature tree line on the east (which is anticipated to be retained), and grade difference from the school facility, acts to obscure much of the view from the school on the Subject Site.

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

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone. Impacts on any aspect of *Aesthetics* (including impact mitigation measures) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

All appropriate design standards would be incorporated in the project design and included in a potential Development Agreement with a future site-specific development proposal.

11. LIGHT AND GLARE

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

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone. Impacts on *Light and Glare* (including types/times of occurrence) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

Any future land use proposal would contain lighting associated with a housing development, including lighting from units, parking areas and security lighting.

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

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and a concurrent rezone. Impacts on *Light and Glare* (including safety hazard/view interference) would be reviewed in conjunction with a future land use proposal in accordance with City development regulations.

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

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and a concurrent rezone.

Off-site sources of light and glare would not impact the site or its potential to develop.

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

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and a concurrent rezone. Impacts on *Light and Glare* (including impact mitigation/reduction measures) would be reviewed in conjunction with a future land use proposal in accordance with City development regulations.

In a future development proposal, site lighting fixture placement could optimize lighting to desired areas, and minimize light trespass to areas off-site.

12. RECREATION

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

The site contains a grass playfield. The site is used by the community as a play area and has been used by the Little League (Pacific League Baseball) as a ballfield. The City of Lynnwood Parks and Recreation Department maintains numerous parks and trails, which are available to the public. Cedar Valley Community School is located on the Subject Site and has both a ballfield and a large maintained playfield, which allows community use after school-hours in accordance with District rules, as do many schools in the area.

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

As a non-project action, no construction/development is proposed. Future site-specific development proposals would be subject to a separate development regulation review.

With the approval of the docket request and potential future development, the playfield would be replaced with housing, circulation/parking and landscaping.

Pacific League Baseball is in support of the District and Housing Hope proposal. They have made arrangement for use of other area ballfields and removed their signage at Scriber Field.

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

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone. Impacts on *Recreation* (including impact mitigation measures) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

Future development of the site would eliminate the use of the playfield area that currently exists; however, there are opportunities within the vicinity for field uses. Housing Hope may provide onsite recreational opportunities for residents of a future proposed development and as required by City standards.

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? If so, specifically describe.

The site is located within a developed area of the City. The Subject Site contains Cedar Valley Community School, which is not a historic building. The Project Area is a playfield. There are no historic buildings, structures or sites on or near the Project Area that are in registers or eligible for historic listing.

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.

There are no historic or cultural structures on the site.

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 archaeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Research was conducted online with the Washington Department of Archaeology and Historic Preservations' WISSARD system, as well as the City of Lynnwood's website.

- 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.**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone. Impacts on *Historic/Cultural Preservation* (including impact avoidance/minimization measures) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

14. TRANSPORTATION

- 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 Edmonds School District (District) owns the Project Area is located northeast of the intersection of 194th Street SW and 58th Place W. Cedar Valley Community School is on the Subject Site, and the Project Area is in the southwest portion of the site, which is known as Scriber Field. The school accesses from 56th and is located at 19200 56th Avenue W in Lynnwood (see *Figure 1 – Vicinity Map*, *Figure 2 – Aerial Map*, *Figure 3 – Parcel Map* and *Figure 4 – Conceptual Site Plan*).

While this is a non-project action, Housing Hope anticipates a long-term lease for development of the Project Area for affordable housing. The Project Area is a developed ballfield (with backstop, dugout, fencing and a portable bleacher for seating) and is used as a local playfield by the neighborhood. It has been previously used by Little League.

- 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?**

Community Transit does provide public transit service to the residents of Lynnwood, which includes regional service. The site is served with routes along Highway 99, as well as south on 56th Ave W, at 200th St SW. There are a number of busses serving Crossroads Station and Park-and-Rides with routes to Seattle, Bellevue, Marysville and Everett (as well as throughout the region). Amtrak and Sounder provide train service, and Greyhound (bus lines) operate in this region.

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

There is no onsite parking currently provided. The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone. Impacts on *Transportation* (including parking

additions/elimination) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

Any future development of the site would have to provide new parking as required by Lynnwood Municipal Code. The Conceptual Site Plan (see *Figure 4*) provides for onsite parking spaces; however, it is anticipated the number of parking spaces proposed would be below the City standards. Housing Hope has experienced a lower need for onsite resident parking in their developments than typical housing code requirements. A future proposal may offer a Development Agreement to achieve best utilization of the Project Area and provide maximum benefit to the school district, community and the City. It has been discussed that a future Development Agreement could provide flexibility for Housing Hope in Development Regulations (including a potential reduction in parking spaces based upon Housing Hope's extensive experience). These types of changes afforded by a Development Agreement would be reviewed based upon public benefits, which may include sustainability; affordable housing; and other public benefits.

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

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone. Impacts on *Transportation* (including new improvements) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

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

This site is not in the immediate vicinity of water, rail, or air transportation facilities. The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone. Impacts on *Transportation* (including use/types) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

- 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 modes were used to make these estimates?**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone; however, the change in zoning would allow additional units to be built on the site. Impacts on *Transportation* (including vehicle trip generation) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

Housing Hope anticipates a future proposal for a multifamily development, consistent with their anticipated long-term lease.

- 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.**

There are no working farms or forest land in the immediate area of the site. The site and surrounding area are urban in nature.

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

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone. Impacts on *Transportation* (including impact mitigation/reduction/control measures) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

The potential rezone, with a future development, would add vehicle trips to the site and surrounding road system. Any future development of the site would be required to provide a traffic study based on the number of units to be developed. The study would review impacts and potential mitigation that may be necessary. Frontage and pedestrian walkway improvements would be required consistent with City code requirements.

Housing Hope has experienced a lower need for onsite resident parking in their developments than typical housing code requirements. A future proposal may offer a Development Agreement to achieve best utilization of the Project Area and provide maximum benefit to the school district, community and the City. It has been discussed that a future Development Agreement could provide flexibility for Housing Hope in Development Regulations (including a potential reduction in parking spaces based upon Housing Hope's extensive experience); public infrastructure requirements could include modified standards to achieve project implementation; and flexible timing options may be implemented. These types of changes afforded by a Development Agreement would be reviewed based upon public benefits, which may include sustainability; affordable housing; and other public benefits.

All appropriate standards would be incorporated in the project design and included in the Development Agreement with a future site-specific development proposal.

15. PUBLIC SERVICES

- 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 Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone. Impacts on *Public Services* (including increased needs) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

Any future development would increase the need for public services to the property. The need would be evaluated based on a future land-use proposal that would incorporate provisions for adequate fire suppression, hydrants, proper emergency access and other provisions for a multi-family development.

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

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone. Impacts on *Public Services* (including impact mitigation/reduction/control measures) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations. Service providers would be given information related to a future land-use proposal as part of the City's review process.

16. UTILITIES

- a. **Circle utilities currently available at the site:** electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

A specific study on capacity was not performed.

- 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.**

The Docket Application request has no anticipated impact to this environmental element. This proposal is limited to an evaluation of impacts related to a comprehensive plan amendment request and concurrent rezone. Impacts on *Utilities* (including type/provider) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations. Additional utilities and extensions would be needed and the ability to serve the site would need to be demonstrated.

C. SIGNATURE

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.

Reviewed by Housing Hope
and Townsell Consulting LLC



Signature: _____

Paula Townsell, E.P. - Author
Environmental/Permitting Consultant
Townsell Consulting LLC

Date submitted: March 31, 2021

D. Supplemental sheet for non-project actions

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

There would be no increased discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise as a result of an amendment request for a change in the Comprehensive Plan Future Land Use Map and rezone to a consistent implementing zone. This proposal is limited to an evaluation of impacts related to this request. As a non-project action, impacts on water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations. There would be impacts associated with the increased density allowed by the rezone.

Proposed measures to avoid or reduce such increases are:

There would be no impact related to the non-project action; therefore, there are no mitigation measures being proposed. At the project level stage, environmental review (SEPA) would be conducted by the City related to development regulations and potential mitigation or conditions required.

As described by the City in the 2015 SEPA Environmental Checklist for the Comprehensive Plan and Development Regulations Update:

Existing City ordinances already regulate development to minimize impacts in these areas. Future population and employment growth will be in compliance with existing regulations relating to water quality, air quality, protection of critical areas, traffic mitigation, and similar controls.

Population and employment growth is expected to occur within specific areas of Lynnwood, including: ... the Highway 99 corridor. This focused growth will facilitate regional mitigation measures while protecting other areas of Lynnwood from impacts associated with new construction. For example, the Comprehensive Plan allows for new development, but simultaneously protects existing single family residential areas from intrusion and alteration.

...On a larger, region-wide scale, Lynnwood would accept population and employment growth that is forecast for the Puget Sound region, which in turn will help preclude the conversion of rural, agricultural and resource lands to urban land uses. Concentration of population and employment growth within urban areas such as the Lynnwood Regional Growth Center will focus new growth where adequate public capital facilities and public services exist or are planned. New growth would occur in a manner that can support, and be supported by, mass transit.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposed Docketing Application is to amend the Comprehensive Plan Map to allow future development consistent with the Land Use Map and provide a consistent implementing zone. A

consistency determination would be required as part of the docketing process and City Council action.

There would be no affect to plants, animals, fish, or marine life as a result of an amendment request for a change to the Comprehensive Plan Land Use Map and consistent implementing zone. The site was developed as a grass playfield. It contains a maintained field area and provides limited vegetation and habitat on much of the site with the exception of the tree-lined perimeter along the east. This proposal is limited to an evaluation of impacts related to this request. As a non-project action, impacts on plants, animals, fish, or marine life would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

There would be no impact related to the non-project action; therefore, there are no mitigation measures being proposed. At the project-level stage, review would be conducted by the City related to development regulations and potential mitigation requirements related to plant and animals. There would be a loss of minimal habitat with future development. Landscaping of the site would need to meet City code requirements.

See previous discussion from City's 2015 SEPA Environmental Checklist regarding urban infill capacity.

3. How would the proposal be likely to deplete energy or natural resources?

The proposal is unlikely to deplete energy or natural resources. The proposed Docketing Application is to amend the Comprehensive Plan Map to allow future development consistent with the Future Land Use Map and provide a consistent implementing zone. The application request requires action and approval by the City Council related to consistency.

This proposal is limited to an evaluation of impacts related to this request. As a non-project action, impacts on energy or natural resources would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

Proposed measures to protect or conserve energy and natural resources are:

There would be no impact to the non-project action; therefore, there are no mitigation measures being proposed. Energy and natural resource use impacts would be evaluated at the time of development permit application.

See previous discussion from City's 2015 SEPA Environmental Checklist regarding urban infill capacity.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Research was conducted for the Docket Request proposal. There were no environmentally sensitive areas (except limited perimeter steep slopes) or areas designated (or eligible or under study) for governmental protection discovered on the Subject Site, specifically the Project Area. This proposal is limited to an evaluation of impacts related to this request. As a non-project action, impacts on areas designated (or eligible or under study) for governmental protection (such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands (including the likelihood to use or affect environmentally sensitive areas) would be reviewed in conjunction with a future land-use proposal in accordance with City development regulations.

The site had been used as a grass ballfield (AKA Scriber Field) by the Little League (Pacific League Baseball). Pacific League Baseball is in support of the proposal and have moved to other facilities. The neighbors use the grass playfield, but most use the fields nearer their residences, which are located on the Cedar Valley Community School portion of the Subject Site. Future development of the site would remove this informal use within the Project Area.

Proposed measures to protect such resources or to avoid or reduce impacts are:

There would be no impact related to the non-project action; therefore, there are no additional mitigation measures being proposed. There are no sensitive areas on site except for steep slopes. Sensitive areas would be evaluated at the time of a development permit application, in compliance with Chapter 17.10 of the Lynnwood Municipal Code, Environmentally Critical Areas.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposal is likely to have a positive impact on land-use by allowing and/or encouraging future development compatible with existing plans. The proposal is not anticipated to have any effect on shoreline use; nor would it create any incompatibility with existing shoreline plans.

The proposed Docketing Application is to amend the Comprehensive Plan Map to allow future development consistent with the Future Land Use Map and provide a consistent implementing zone. The property went through a formal process with the Edmonds School Board. The Board is working to enter into a long-term ground lease with Housing Hope for use of the site consistent with District goals in support of homeless students.

As part of the Docket Request process, site information was analyzed for potential impacts associated with future development if the request were to be approved. This research was conducted to address consistency of the proposal with the existing plans and regulations of the City. This is an application to amend the land use plans and zoning map of the City. The determination of consistency must be made by the City Council after public input and hearings. Information provided is to assist in the determination of consistency with plans and regulations.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Housing Hope's proposal for high-density multi-family was based on discussions with the District, community, staff and representatives of the City of Lynnwood, and work with the design team. A future proposal may offer a Development Agreement to achieve best utilization of the Project Area and provide maximum benefit to the school district, community and the City. It has been discussed that a future Development Agreement could provide flexibility for Housing Hope in Development Regulations (including a potential reduction in parking spaces based upon Housing Hope's extensive experience). These types of changes afforded by a Development Agreement would be reviewed based upon public benefits, which may include sustainability; affordable housing; and other public benefits. The proposal would meet the goals of the District/Housing Hope anticipated lease agreement.

There would be no adverse impacts to shoreline and land use as a result of the proposal; therefore, there are no mitigation measures being proposed. Land use impacts would be evaluated at the time of a development permit application.

See previous discussion from City's 2015 SEPA Environmental Checklist regarding urban infill capacity.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposed Docketing Application is to amend the Comprehensive Plan Map to allow future development consistent with the Land Use Map and provide a consistent implementing zone. The District is working to enter into a long-term ground lease with Housing Hope for development of the site. This is a non-project action.

As described by the City in the 2015 SEPA Environmental Checklist for the Comprehensive Plan and Development Regulations Update:

As population and employment increases through infill and redevelopment, demands for transportation and public services and utilities will continue to grow. It is anticipated that growth will be gradual enough to plan for expansion of services when needed. Annual amendments of the City's transportation improvement and capital facilities plans will address those increased demands.

Proposed measures to reduce or respond to such demand(s) are:

There are no proposed measures to reduce or respond to such demands as a part of this Docket Request application. A future development proposal would be subject to required studies and potential mitigation of impacts in accordance with the rules and regulations at the time of the proposal.

Coordination and alignment of the various Comprehensive Plan Elements, and their associated implementation and service plans, will appropriately guide planning for public services and utilities in advance of new development. (City 2015)

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

No such conflict is anticipated. The proposed Docket Request is to amend the Comprehensive Plan – Future Land Use Map and provide a consistent implementing zone for the Subject Site, specifically the Project Area. There would be no conflict with local, state or federal laws or requirements for the protection of the environment as a result of the amendment request for a change to the map and rezone. The site is already developed with a grass playfield and the request provides consistency with the regulations and laws with a future permit application review. A future development proposal would be subject to requirements for the protection of the environment in accordance with the rules and development regulations at the time of the proposal.

A purpose of the annual docket for Comprehensive Plan Amendments is to promote coordination and consistency with laws and requirements established by the City and other agencies.