CPL-009774-2021 Highway 99 Subarea Plan Amendment Rcvd 4/1/21

LYNNWOOD WASHINGTON
DEVELOPMENT & BUSINESS SERVICES

Land Use Series

Land Use Cover Sheet

File Name: Highway 99 Subarea Plan Amendment

File Number: CPL-009774-2021

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: City of Lynnwood - Development and Business Services			Phone: 425-670-5411
Address: 20816 44th Ave W, Suite 230			Cell:
City: Lynnwood	State: WA	Zip: 98036	Fax:
E-Mail: awinchell@lynnwoodwa.gov			
Contact Person, if different: Ashley Winchell, Community Planning Manager			Phone:
Address:			Cell:
City:	State:	Zip:	Fax:
E-Mail:			
Property Owner(s), if different: N/A - Applies to Highway 99 Subarea			Phone:
Address:			Cell:
City:	State:	Zip:	Fax:
E-Mail:			
Site Address(es): N/A - Applies to Highway 99 Subarea			Zoning:
Assessor Parcel Number(s) – (APNs):			Comp. Plan Designation:
Description of Proposal: Proposed amendment to the Highway 99 Subarea Plan to add language supporting housing affordability (this action is an implementation measure of the Housing Action Plan).			

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: Ashley Winchell Date: 3/31/21

Signature of Property Owner: _____ Date: 3/31/21

LYNNWOOD WASHINGTON
DEVELOPMENT & BUSINESS SERVICES

Land Use Series

Comprehensive Plan Amendment (Map and/or Text)

File Name:

File Number:

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

N/A - application is for a text amendment

REQUIRED ITEMS – MAP AMENDMENT (M)

		For Staff Use ONLY	
		Verified	Waived
☑	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.		

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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).

REQUIRED ITEMS – TEXT AMENDMENT (T)

For Staff Use ONLY	
Verified	**Waived**
KH	
KH	
KH	
KH	
KH	
KH	
KH	
KH	
KH	
KH	
KH	
KH	
	KH

☒ 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).

WAIVER REQUEST – MAP (M) OR TEXT (T)

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

M ☐ T ☐ Item #	Reason:
M ☐ T ☐ Item #	Reason:
M ☐ T ☐ Item #	Reason:
M ☐ T ☐ Item #	Reason:

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

LYNNWOOD WASHINGTON
DEVELOPMENT & BUSINESS SERVICES

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/Applicant: Ashley Winchell Date: 3/31/21

Please print name: Ashley Winchell

LYNNWOOD WASHINGTON
DEVELOPMENT & BUSINESS SERVICES

Highway 99 Subarea Plan – Proposed Text Amendment

Proposal Description and Rationale

The Low-Income Housing Tax Credit (LIHTC) program was created by the Tax Reform Act of 1986 and gives State and local LIHTC-allocating agencies budget authority to issue tax credits for the acquisition, rehabilitation, or construction of rental housing targeted to lower-income households.

The Washington State Housing Finance Commission is the local agency which allocates LIHTC funds. The Washington State Housing Finance Commission is required to adopt a Qualified Allocation Plan which includes LIHTC selection criteria. The selection process is a competitive points-based system. A minimum of 166 points are required for projects within the Metro Counties of King, Snohomish, and Pierce.

A total of 2 points are available to projects "within the defined geographic boundaries of a planning document approved by the governing body of the local jurisdiction. The planned targeted area must provide for a mix of housing, retail and services and have zoning provisions to accommodate new growth in the area. The plan must include policies addressing the creation or preservation of affordable housing serving households at 80% AMI or below. The targeted area cannot be an entire local jurisdiction, nor can it be a site level designation."

The Comprehensive Plan and Housing Action Plan include policies to increase access to housing opportunities that are safe and affordable throughout the City. Even though the City does not build housing it can incentivize and encourage unit types through its policies and regulations. The Highway 99 Subarea Plan and Lynnwood Municipal Code (LMC) already allow multi-family units within the subarea plan boundaries.

The Highway 99 Subarea Plan has been adopted as part of the 2015 Comprehensive Plan. Amendments to the Comprehensive Plan (including subareas) are allowed once per year. The Development and Business Services Department proposes an amendment to the Highway 99 Subarea Plan to include language to increase the eligibility of projects seeking LIHTC within the

subarea boundaries. This amendment will help meet the housing goals of the Comprehensive Plan, Highway 99 Subarea Plan, and the Housing Action Plan.

Proposed Text Amendments

Add new underlined text to page 48 of the Highway 99 Subarea Plan:

Goal 3: Support housing along and adjacent to the Highway 99 corridor.

See Goal 1, Policies 1.1 and 1.2 and supporting recommendations.

3.1 Policy: Protect residentially-zoned neighborhoods adjacent to the corridor.

3.1.1 Require adequate setbacks and screening for development adjacent to residential zones.

Use setbacks and screening to ensure new development is compatible with existing adjacent residential development.

3.1.2 For commercial and mixed-use developments, require site planning to minimize impacts to adjacent single and multifamily development.

For developments in commercial and mixed-use zones adjacent to single-family and multifamily zones, apply transitional standards to ensure minimal impact. Transitional standards will include, but not be limited to: site access, screening, building setbacks and location of service areas.

3.2 Policy: Consider allowing residential development at larger parcels outside of the nodes

3.2.1 Allow residential development at parcels five acres or larger through approval of a planned unit development.

In addition to the nodes identified in Policies 1.1 and 1.2, larger parcels in other parts of the corridor may be suitable for residential or mixed-use-with-residential development. Owners of such parcels may seek to develop the property as if it was located in a node by applying for approval of a planned unit development (PUD), as provided in the Zoning Code. An application for a PUD under this policy shall be evaluated for general compliance with the regulations of the Highway 99 Mixed Use Zone, though variations from those regulations may be approved by the City Council if it finds that either site-specific circumstances necessitate a

variation or that the variation is fully consistent with the purpose and intent statements of this Subarea Plan and the Highway 99 Mixed Use Zone.

3.3 Policy: Create and preserve housing that is safe and affordable at a variety of levels of affordability.

3.3.1 Work with housing providers to *create and preserve affordable housing serving households at 80% area median income (AMI) or below.*

The Highway 99 Subarea is intended for a variety of housing types and levels of affordability, including income-restricted and subsidized multifamily housing units. The City regulates the construction of housing but does not directly build housing. The City will serve as a partner to encourage housing that meets the diverse housing needs of the community.

List of other provisions of the Comprehensive Plan and/or Lynnwood Municipal Code that may be affected by the proposed text amendment

The Comprehensive Plan, Highway 99 Subarea Plan, and Lynnwood Municipal Code (LMC) identify housing policies and standards. This code amendment does not expand the location of where housing is allowed. This text amendment will not result in any conflicts to any existing policies or regulations.

Written Statement Explaining How the Proposed Amendment is Consistent with the criteria outlined in LMC 18.04.070.

The following written statement has been prepared in accordance with LMC 18.04.070 and Strategy I-W (Plan Amendment Criteria) of the 2015 Comprehensive Plan.

2015 Comprehensive Plan Strategy I-W:

Each component of a Comprehensive Plan Amendment package shall be reviewed and approved only if it meets all of the following criteria:

A. *The proposal is consistent with the provisions of the Growth Management Act and will not result in Plan or regulation conflicts; and*

Applicant Response: The proposed amendment to the Highway 99 Subarea Plan is consistent with the provisions of the Growth Management Act, support existing Comprehensive Plan policies and support policies of the Highway 99 Subarea Plan. Growth Management Act Goal #4 is (RCW 36.70A.020(4)) "Make affordable housing available to citizens of every income level." This amendment

seeks to increase funding opportunities for affordable housing within the boundaries of the Highway 99 Subarea Plan.

B. *The proposal will change the development or use potential of a site or area without creating significant adverse impacts on existing sensitive land uses, businesses, or residents; and*

Applicant Response: The proposed amendment will not change the development or use potential of an area nor will it create adverse impacts on sensitive land uses, businesses, or residents. Housing is already permitted and encouraged within the Highway 99 Subarea Plan.

C. *The proposed amendment can be accommodated by all applicable public services and facilities, including transportation; and*

Applicant Response: This proposal does not expand development potential. Future development potential was analyzed through the previous environmental review (Final Supplemental Environmental Impact Statement for Highway 99 Corridor Plan, dated February 17, 2011). Public service and facility capacities and improvements will be further evaluated for individual projects at the time of application.

D. *The proposal will help implement the goals and policies of the Lynnwood Comprehensive Plan; and*

Applicant Response:

- The 2015 Comprehensive Plan includes the following goal supporting housing affordability.
    - Goal: Provide for sufficient availability and a variety of opportunities for safe, decent and affordable housing in strong, cohesive neighborhoods to meet the needs of present and future residents of Lynnwood.
- The Highway 99 Subarea Plan lists goals and objectives established at Public Meetings. One of those goals/objectives is to "Protect and promote affordable housing." Highway 99 Goal 3 is "Support housing along and adjacent to the Highway 99 corridor."
    - In addition to the Comprehensive Plan and Highway 99 Subarea Plan, the proposed text amendment is consistent with the draft Housing Action Plan goals and strategies: Goal 1: Produce housing that meets the needs of the community. Goal 2: Preserve existing housing that is affordable and safe so that people can stay in

Lynnwood. Goal 3: Partner with housing educators, providers, and other groups to find equitable housing solutions and remove systemic barriers. Strategy 2: Update regulations, design standards, and subarea plans to be more flexible and responsive to changing conditions.

- Strategy 5: Partner with housing providers.
- Strategy 6: Support third-party purchases of existing affordable housing to keep units affordable.
- Strategy 7: Work with faith-based and nonprofit organizations.

E. *If the proposal could have significant impacts beyond the Lynnwood City Limits, it has been sent to the appropriate Snohomish County officials for review and comment.*

Applicant Response: It is not anticipated that the proposal will have significant impacts beyond Lynnwood city limits. However, SEPA documents and notices of public hearings for Planning Commission and City Council will be distributed to adjacent cities and relevant agencies.

LYNNWOOD WASHINGTON
DEVELOPMENT & BUSINESS SERVICES

Environmental Review Application

File Name: **Highway 99 Subarea Plan Amendment**

File Number: CPL-009774-2021

For City Use Only

Date Stamp

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 avoids 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

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 the Checklist for Non-Project Proposals

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

A. BACKGROUND

1. Name of proposed project, if applicable:

Highway 99 Subarea Plan Amendment

2. Name of applicant:

City of Lynnwood

3. Address and phone number of applicant and contact person:

Ashley Winchell, AICP, Community Planning Manager (Development and Business Services)
20816 44th Ave W Ste 230, Lynnwood, WA 98036
Phone: 425-670-5411; Email: awinchell@Lynnwoodwa.gov

4. Date checklist prepared:

March 31, 2021

5. Agency requesting checklist:

City of Lynnwood

6. Proposed timing or schedule (including phasing, if applicable):

Text amendments to the Comprehensive Plan may occur once per year. Anticipated Council action is Summer/Fall 2021.

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

This text amendment helps implement the Housing Action Plan. The text amendment will increase the competitiveness of projects seeking LIHTC funding and may result in the addition of LITC-financed properties. No specific changes to the subarea plan are known at this time.

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

2015 Comprehensive Plan update (and associated documents adopted by reference).

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.

The City of Lynnwood is currently processing a Comprehensive Plan Future Land Use (FLU) and rezone request for a site within the Highway 99 subarea boundary. The applicant has indicated that LIHTC funding may be pursued. The City is not aware of any specific land use or construction development permits at this time.

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

Amending the subarea plan is an extension of amending the Comprehensive Plan. This action requires review and a public hearing by the Planning Commission and City Council. Any subsequent private development including land use, building, and construction permits will be reviewed and approved by the City as development occurs.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include specific information on project description).

The Low-Income Housing Tax Credit (LIHTC) program was created by the Tax Reform Act of 1986 and gives State and local LIHTC-allocating agencies budget authority to issue tax credits for the acquisition, rehabilitation, or construction of rental housing targeted to lower-income households. The Washington State Housing Finance Commission is the local agency which allocates LIHTC funds. The Washington State Housing Finance Commission is required to adopt a Qualified Allocation Plan which includes LIHTC selection criteria. The selection process is a competitive points-based system. A minimum of 166 points are required for projects within the Metro Counties of King, Snohomish, and Pierce.

A total of 2 points are available to projects "within the defined geographic boundaries of a planning document approved by the governing body of the local jurisdiction. The planned targeted area must provide for a mix of housing, retail and services and have zoning provisions to accommodate new growth in the area. The plan must include policies addressing the creation or preservation of affordable housing serving households at 80% AMI or below. The targeted area cannot be an entire local jurisdiction, nor can it be a site level designation."

The Comprehensive Plan and Housing Action Plan include policies to increase access to housing opportunities that are safe and affordable throughout the City. Even though the City does not

build housing it can incentivize and encourage unit types through its policies and regulations. The Highway 99 Subarea Plan and Lynnwood Municipal Code (LMC) already allow multi-family units within the subarea plan boundaries.

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.

This is a non-project action that applies within the Highway 99 subarea boundaries. No new construction or development is proposed at this time. Lynnwood's subarea plans can be found here:
https://www.lynnwoodwa.gov/Services/Development-Business-Services/Planning-Zoning/Subarea-Plans

B. ENVIRONMENTAL ELEMENTS

1. EARTH

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

☐ Flat ☐ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountainous
☐ Other:

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. Areas of this subarea have steep slopes, hills, and flat lands.

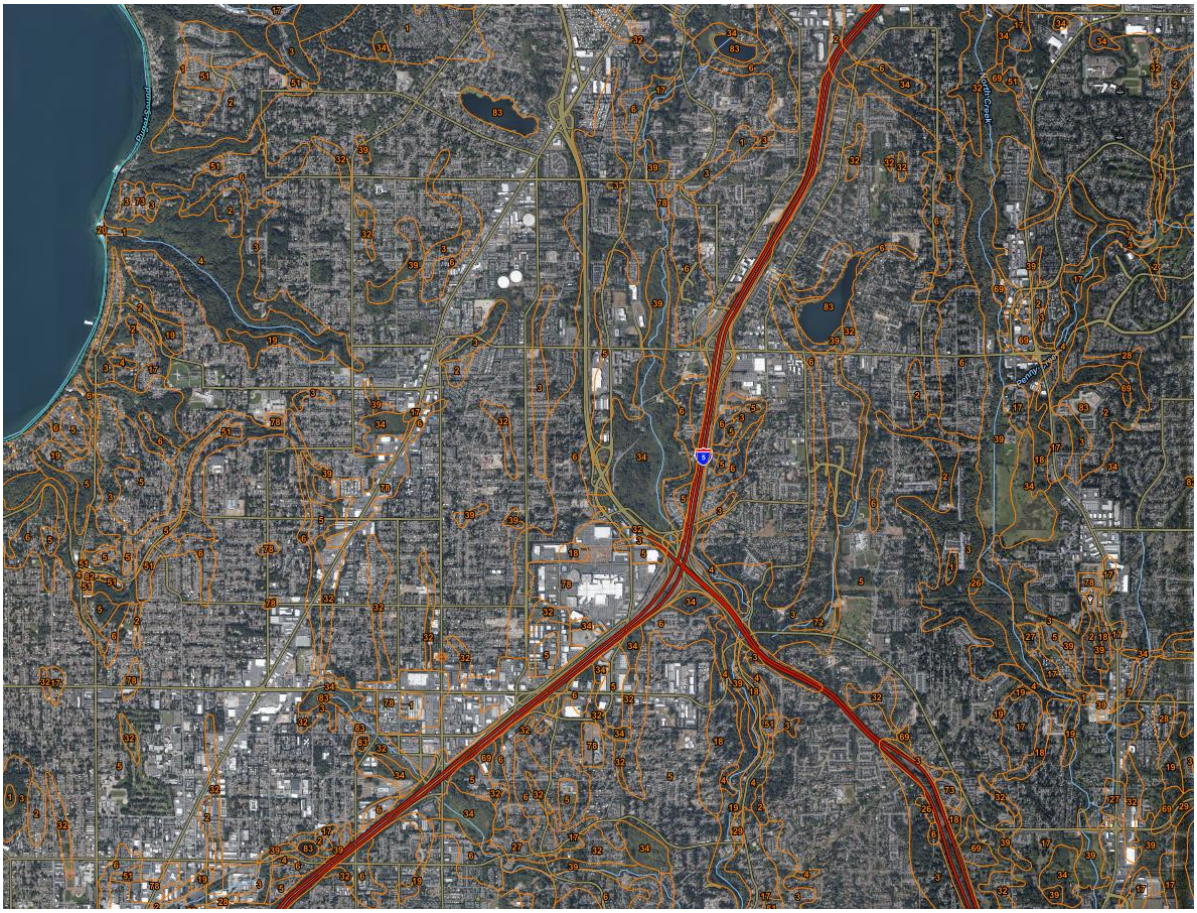
B. What is the steepest slope on the site (approximate percent slope)?

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. The topography of the Lynnwood area is gently sloping with elevations ranging from 150 to 610 feet above mean sea level.

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.*

This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. Soils vary across the city. The Snohomish County Area Soil Survey shows a range of soils including the Alderwood series. (see Exhibit 1).

Exhibit 1. Soil Survey Map



Source: Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available online at the following link: https://websoilsurvey.sc.egov.usda.gov/. Accessed February 2021.

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

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. The City does regulate geologic hazards including areas of potential erosion and landslide hazard areas. See: https://www.lynnwoodwa.gov/files/sharedassets/public/public-works/environmental-photos/environmental-docs/geologically-hazardous-areas-map.pdf. Future development would be subject to critical area and stormwater regulations.

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.*

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. Future development will be required to obtain all relevant permits and be subject to development regulations in effect at the time of permit application. Permit plans will identify site grades and type or quantity of fill.

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

This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. Future development will be required to obtain all relevant permits and be subject to development regulations in effect at the time of permit application. All sites will be stabilized during construction and monitoring points will be established consistent with the City of Lynnwood's Stormwater Management Regulations (Lynnwood's Municipal Code (LMC)) LMC Chapter 13.40, addressing construction runoff as well as post-development runoff.

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

This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. The City has existing impervious areas limitation that vary by zone at LMC (See Ch. 21.42 – Ch. 21-71). Some of the proposed strategies may alter development standards. Any impacts will be further reviewed prior to implementation.

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

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. Future development will be required to obtain all relevant permits and be

subject to development regulations in effect at the time of permit application. Applicable Regulations for future project level development include but are not limited to:

- Stormwater Management Regulations LMC Chapter 13.40
- Environmentally Critical Areas LMC Chapter 17.10
- Development Standards for trees (LMC Ch 17.15), landscaping (LMC Ch 21.08), and impervious area (Ch. 21.42 – Ch. 21-71).

2. AIR

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

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. It will not have specific air quality impacts. Encouraging growth in areas served by existing transit and infrastructure can help to reduce reliance on car emissions. Future development will be required to obtain all relevant permits and be subject to development regulations in effect at the time of permit application.

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

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific.

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

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. Federal, state, regional, and local laws address air quality standards, construction requirements, and policies and targets to reduce emissions over time. Future development will be required to obtain all relevant permits and be subject to development regulations in effect at the time of permit application.

Applicable Regulations

- National Ambient Air Quality Standards: The EPA establishes NAAQS and specifies future dates for states to develop and implement plans to achieve these standards.

- State Ambient Air Quality Standards: the Washington State Department of Ecology establishes state ambient air quality standards for the same six pollutants that are at least as stringent as the national standards; in the case of SO2, state standards are more stringent.
- Indoor Burning Smoke Reduction Zone: Puget Sound Clean Air Agency (PSCAA) and Ecology's regulatory framework for wood smoke includes:
  - More stringent emission standards for new wood burning devices than the federal EPA standards
  - Opacity standards for wood-burning appliances
  - Prohibitions on burning of certain materials or non-certified wood stoves
  - Burn ban curtailment program
  - Special attainment area provisions
  - Outdoor Burning: Burning yard waste and land-clearing debris is not allowed at any time in in the City. PSCAA enforces state outdoor burning regulations required by RCW 70.94.743.
- Puget Sound Clean Air Agency Construction Regulations: All construction sites in the Puget Sound region are required to implement rigorous emission controls to minimize fugitive dust and odors during construction, as required by PSCAA Regulation 1, Section 9.15: Fugitive Dust Control Measures. All industrial and commercial air pollutant sources in the Puget Sound region are required to register with PSCAA. Facilities with substantial emissions are required to obtain a Notice of Construction air quality permit before construction is allowed to begin.
- PSCAA (2017) regional targets for reducing greenhouse gas: By 2020, reduce emissions to 1990 levels; by 2030, reduce emissions to 50 percent below 1990 levels; by 2050, reduce emissions to 80 percent below 1990 levels.
- State of Washington GHG Laws: Washington set GHG reduction limits were last amended in 2020 (RCW 70A.45). Limits are: By 2020, reduce overall emissions of greenhouse gases in the state to 1990 levels, or ninety million five hundred thousand metric tons; by 2030, reduce overall emissions of greenhouse gases in the state to fifty million metric tons, or forty-five percent below 1990 levels; by 2040, reduce overall emissions of greenhouse gases in the state to twenty-seven million metric tons, or seventy percent below 1990 levels; by 2050, reduce overall emissions of greenhouse gases in the state to five million metric tons, or ninety-five percent below 1990. The state law applies only to actions taken by Washington State agencies and local governments. State regulations on GHG emissions include prerequisites for distribution of capital funds for infrastructure and economic development projects, where projects

receiving funding must be evaluated for consistency with state and federal GHG limits and state VMT goals (RCW 70A.45.070).

- Puget Sound Regional Council greenhouse gas emissions analysis for VISION 2050 and associated multicounty planning policies and regular air quality conformity analysis for transportation improvement program.
- City of Lynnwood Commute Trip Reduction Code (LMC Chapter 11.14): This ordinance requires major employers at any single worksite within the corporate limits of the city of Lynnwood to implement a Commute Trip Reduction program for its employees.

3. WATER

A. Surface

i. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names, if appropriate, state what stream or river it flows into.

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. The city has sites with wetlands, streams, and shoreline critical areas. Future development will be required to obtain all relevant permits and be subject to development regulations in effect at the time of permit application.

See inventory maps here:

- Wetlands: https://www.lynnwoodwa.gov/files/sharedassets/public/public-works/environmental-photos/environmental-docs/wetlands-map.pdf.
- Streams: https://www.lynnwoodwa.gov/files/sharedassets/public/public-works/environmental-photos/environmental-docs/streams-map.pdf.

ii. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. No construction would be authorized under the proposed text amendment. Any future development that occurs within the vicinity of any regulated water body is subject to City critical area and shoreline regulations. City authorization requires determination of potential impacts on critical areas and appropriate mitigation.

iii. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. Future development will be required to obtain all relevant permits and be subject to development regulations in effect at the time of permit application. Any future fill activity would need to meet the regulations and standards of the City's critical areas regulations (LMC Chapter 17.10), and would be subject to stormwater and erosion control standards (LMC Chapter 13.40).

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

N/A – This is a non-project and non-site-specific action. If such actions were proposed in future development, development applications will be evaluated for conformance to applicable federal, state, and local regulations at the time of submittal.

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

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. The City participates in the National Flood Insurance Program which includes adoption and enforcement of an ordinance which regulates development within the 100-year floodplain (see LMC Chapter 16.46). See: https://www.lynnwoodwa.gov/files/sharedassets/public/public-works/environmental-photos/environmental-docs/frequently-flooded-areas-map.pdf.

vi. *Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.*

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. Development will be required to comply with water quality treatment measures in the LMC. If discharge is proposed, development applications will be evaluated for conformance to applicable local, state, and federal regulations at the time of submittal.

Applicable Regulations:

- Critical areas regulations (LMC Chapter 17.10).
- Stormwater and erosion control standards (LMC Chapter 13.40).
- Floodplain hazard regulations: LMC Chapter 16.46.

B. Ground

i. 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.

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. Any new development that occurs will be connected to municipal water sources.

ii. 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.

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. New construction must be connected to sewer rather than septic systems.

iii. 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.

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. The City is subject to the Western Washington NPDES Permit. Future development will be required to obtain all relevant permits and be subject to development regulations in effect at the time of permit application.

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

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. The City is subject to the Western Washington NPDES Permit. Future development will be required to obtain all relevant permits and be subject to development regulations in effect at the time of permit application.

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

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific.

(4) Proposed measures to reduce or control surface, ground, and runoff water impacts, if any.

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. Land uses and activities within Lynnwood must comply with applicable requirements of Federal, State, and local law. These regulations serve to mitigate impacts to water.

4. PLANTS

A. Check types of vegetation found on the site:

i. Deciduous trees: ☐ *Alder* ☐ *Maple* ☐ *Aspen*
☐ *Other:*

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. Deciduous trees are found throughout the City. Development is subject to tree regulations in LMC Chapter 17.15.

ii. Evergreen trees: ☐ *Fir* ☐ *Cedar* ☐ *Pine*
☐ *Other:*

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. Evergreen trees are found throughout the City. Development is subject to tree regulations in LMC Chapter 17.15.

iii. Shrubs:

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. Landscaping regulations apply to new development at LMC Chapter 21.08.

iv. Grass:

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. Landscaping regulations apply to new development at LMC Chapter 21.08.

v. Pasture:

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. The city is urban in nature, and pastureland would be limited.

vi. Crop or grain:

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. The city is urban in nature without croplands. There is no designated agricultural land of long-term significance in the city limits.

vii. Wet soil plants: ☐ *Cattail* ☐ *Buttercup* ☐ *Bulrush* ☐ *Skunk cabbage*

☐ *Other:*

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific.

viii. Water plants: ☐ *Water lily* ☐ *Eelgrass* ☐ *Milfoil*

☐ *Other:*

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific.

ix. Other types of vegetation:

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. The City does require protection of critical areas and other native cover in native growth protection easements; approved areas are mapped here: https://www.lynnwoodwa.gov/files/sharedassets/public/public-works/environmental-photos/environmental-docs/native-growth-protection-areas-map.pdf.

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

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. Future development will be required to obtain all relevant permits and be subject to development regulations in effect at the time of permit application.

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

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. Future development will be required to obtain all relevant permits and be subject to development regulations in effect at the time of permit application.

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

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific.

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

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific.

Applicable Regulations

Future development would be subject to existing policies and regulations enacted to avoid, reduce, or minimize impacts on natural environment. These regulations include:

- City of Lynnwood Shoreline Master Program (LMC Chapter 17.20)
- LMC Chapter 21.08, Landscaping, specifies landscaping requirements development.
- Tree regulations in LMC Chapter 17.15.
- Landscaping in LMC Chapter 21.08.
- Environmentally Critical Areas Regulations that address wetlands, streams, and wildlife habitat areas (LMC Chapter 17.10)
- City of Lynnwood stormwater regulations and implementation of the National Pollutant Discharge Elimination System (NPDES) requirements

5. ANIMALS

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

i. Birds: ☐ Hawk ☐ Heron ☐ Eagle ☐ Songbirds
☐ Other:

ii. Mammals: ☐ Deer ☐ Bear ☐ Elk ☐ Beaver
☐ Other:

iii. Fish: ☐ Bass ☐ Salmon ☐ Trout ☐ Herring ☐ Shellfish ☐ Other:

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. There are many bird species that pass through the city as well as resident mammals and fish. LMC Chapter 17.10 contains regulations to protect birds, fish and mammals including their habitats.

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

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific.

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

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. Wildlife depends on diverse plant communities for cover, denning, rearing, foraging, and shelter from adverse weather. The urban environment that makes up most of the city includes considerable barriers to wildlife migration and limited areas of usable habitat. Wetlands, streams, parks, conservation areas, and other remaining open spaces do provide some wildlife habitat and connectivity.

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

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. Land uses and activity within Lynnwood must conform to applicable Federal and State law regarding impacts to threatened or endangered species.

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

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific.

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.

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. The city is served with electric (Snohomish County Public Utility District No. 1) and natural gas power (Puget Sound Energy), which is used for heating primarily.

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

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific.

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

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. All new construction must comply with the Washington State Energy Code, as adopted by the City (LMC Chapter 16.05 International Energy Conservation Code).

7. ENVIRONMENTAL HEALTH

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

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. New development will be subject to City zoning for allowable uses and activities, and City codes for handling hazardous materials as well as State and Federal hazardous materials regulations.

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

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. Based on a state database of confirmed and suspected contaminated sites,

some sites have known or possible contamination; cleanup has started on several sites. See: https://apps.ecology.wa.gov/neighborhood/.

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

See section above.

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

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. Chemicals used or stored would be required to meet all local, state, and federal laws.

iv. Describe special emergency services that might be required.

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific.

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

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific.

B. Noise

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

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. In general, Lynnwood receives noise from sources that include: freeways, highways, and arterial streets, and overflights associated with Paine Field.

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

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. Future residential development would have activity associated with housing and would contribute to transportation noise sources. Non-residential development that could be noise sources near residential uses would be required to comply with current City regulations (LMC Chapter 10.12). LMC Chapter 10.12 establishes limits on the noise levels and durations of noise crossing property boundaries. Permissible noise levels at a receiving land use depend on its environmental designation for noise abatement (EDNA) – Exhibit 2 identifies the EDNA classification of existing zones in the city.

Exhibit 2. Existing Zoning Classification for EDNA

Designation / District	EDNA
Residential 8400 Sq Ft (RS-8)	Class A
Residential 7200 Sq Ft (RS-7)	
Residential 4000 Sq Ft (RS-4)	
Public (P-1)	
Multiple Residential Low Density (RML)	
Multiple Residential Medium Density (RMM)	
Limited Business (B-2)	Class B
Neighborhood Commercial (B-3)	
Planned Commercial Development (PCD)	
Community Business (B-1)	
General Commercial (CG)	
Planned Regional Shopping Center (PRC)	
City Center Core (CC-C)	
City Center West (CC-W)	
City Center North (CC-N)	
Mixed Use (MU)	
College District Mixed Use (CDM)	
Highway 99 Mixed Use (HMU)	

Designation / District	EDNA
Business and Technical Park (BTP)	Class C
Light Industrial (LI)	

Source: LMC Chapter 10.12

LMC Chapter 10.08 includes nuisance provisions, and the SEPA review process allows the City to consider potential noise impacts for future development.

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

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. Land use and activities in Lynnwood must conform to State and local regulations for environmental noise. New construction must conform to building and energy code requirements which help to attenuate noise for building occupants.

Applicable Regulations

- LMC Chapter 10.12 regarding ENDA and noise crossing property boundaries.
- LMC Chapter 10.08 regarding nuisances.
- Noise analysis and mitigation for highways (WSDOT manual 446)

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.

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. A variety of institutional, commercial, public, and residential uses are allowed at different densities. The text amendment aims to encourage the creation of a mix of housing units as intended in the Growth Management Act.

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?

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. Lynnwood began as a timber and agricultural community. Those activities

ceased decades ago. Lynnwood is an urban/suburban community of buildings, streets, parks, and similar features. There are no designated lands of long-term significance for farmlands or forest lands. If any lands use current use taxation for open space or other purposes they must meet state and county rules.

i. *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.*

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. As noted above, Lynnwood is within a developed urban growth area.

C. Describe any structures on the site.

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. The subarea has a variety of structures.

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

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. Due to the developed nature of the city some redevelopment that could occur under current or future zoning may require demolition.

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

This is a non-project action that covers the Highway 99 subarea. See City of Lynnwood Zoning Map: https://www.lynnwoodwa.gov/files/sharedassets/public/development-and-business-services/planning-amp-zoning/zoning-plan-map-3282.pdf.

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

N/A – This is a non-project action that covers the Highway 99 subarea boundaries. See City of Lynnwood Comprehensive Plan Future Land Use Map: https://www.lynnwoodwa.gov/files/sharedassets/public/development-and-business-services/planning-amp-zoning/zoning-plan-map-3282.pdf .

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

This Plan covers all areas of the city. The only area of the city designated shoreline is the Wastewater Treatment Plant.

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

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. See the City of Lynnwood Critical Areas Maps: https://www.lynnwoodwa.gov/Government/Departments/Public-Works/Environmental-and-Surface-Water-Education-and-Outreach/Critical-Areas-and-Tree-Regulations/Critical-Areas-Regulations.

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

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. Growth is planned consistent with the Comprehensive Plan and associated growth targets.

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

This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. The text amendments may provide additional income-restricted units to Lynnwood's housing supply and preserve existing units that are safe and affordable.

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

This is a non-project and non-site-specific action. The text amendments may provide additional income-restricted units to Lynnwood's housing supply and preserve existing units that are safe and affordable.

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

Multifamily housing is already permitted within the subarea. The text amendments may provide additional income-restricted units to Lynnwood's housing supply and preserve existing units that are safe and affordable.

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

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. Lynnwood's role as a Core City and a Regional Growth Center is consistent with VISION 2050 regional growth strategy, focuses growth in a developed area with existing or pending investments in infrastructure, and helps to protect rural and resource lands from development.

9. HOUSING

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

This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. Based on Lynnwood's 2020 Housing Needs Assessment, it is estimated that the City will need approximately 10,000 additional housing units to accommodate growth through 2044. At this time, additional data is not available. More information will be available when Snohomish County completes the 2021 Buildable Lands Report and through Countywide Planning Policy growth allocation updates.

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

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. Lynnwood is planning for a net increase in the number of dwellings within the community. The combination of Lynnwood's policies and regulations, market forces, and individual private property owner decisions will determine which properties are redeveloped and whether housing units are eliminated.

C. Proposed measures to reduce or control housing impacts, if any:

This is a non-project and non-site-specific action intended to provide policy direction that encourages housing at a variety of price points to meets the needs of the community.

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?

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. No changes to existing development standards are proposed.

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

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. No specific changes that impact views are proposed at this time.

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

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. New construction must comply with applicable design guidelines.

11. LIGHT AND GLARE

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

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific.

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

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. Existing standards for shielding of lights such as those at LMC 21.17 will continue to apply.

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

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific.

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

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. Regulations will apply to future development including LMC 21.17 addressing shielding as well as any design standards.

12. RECREATION

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

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. The Parks Element and the Parks, Arts, Recreation & Conservation (PARC) Plan identifies recreational needs created by housing growth. This plan is updated periodically.

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

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. It is not anticipated to displace recreational uses. Future development in the city would add population and would likely increase demand for parks and recreation facilities. Park impact fees would be collected for new development.

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

N/A - This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific.

Applicable Plans and Regulations

- The Lynnwood Comprehensive Plan contains a Parks and Open Space Element including goals and policies guiding parks and recreation services and facilities.
- The City's 2016 2016-2025 PARC Plan provides policies and recommended park and trail improvements.
- Park Impact fees are collected per LMC Chapter 3.107.

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 known to be on or next to the site? If so, generally describe.*

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. As development occurs and is subject to SEPA review, cultural resources can be reviewed. An inventory of listed or eligible sites is available at the State of Washington Department of Archaeology and Historic Preservation (WISAARD): https://wisaard.dahp.wa.gov/.

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.*

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. Potential impacts to landmarks, features, or Native American occupied sites if any would be considered at time of permit application. The State of Washington Department of Archaeology and Historic Preservation identifies the potential for cultural resources through an online map (WISAARD): https://wisaard.dahp.wa.gov/.

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

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. Public notice of land use actions is sent to area tribes and the Washington State Department of Archeology and Historic Preservation.

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.*

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. Public notice of land use actions is sent to area tribes and the WA State Office of Archeology and Historic Preservation. New construction must comply with applicable Federal and State requirements regarding historic and cultural resources.

Applicable Plans and Regulations

- The City adopted historic preservation regulations in Chapter 21.80 LMC.
- The City's design guidelines encourage development that is sensitive to the context and surroundings and would take into consideration nearby historic resources and lands.

  See design guidelines here:

  https://www.lynnwoodwa.gov/Services/Development-Business-Services/Building-and-Construction-Permits/Development-Regulations-Design-Guidelines.
- Through the SEPA process, impacts on historic and archaeological resources would be considered.
- The following federal laws would be applicable:
  - The Archaeological Resource Protection Act of 1979 protects archaeological resources and sites that are on public and tribal lands and assists in information sharing among entities seeking to preserve these resources.
  - The National Historic Preservation Act of 1966, as amended, establishes national standards for designating historic and culturally significant properties and establishes the authority of the State Historic Preservation Officer. Section 106 USC 470(a)(d) of this law establishes a program that requires federal agencies to consider effects to historic properties caused by federally sponsored undertakings.
  - The Archaeological and Historic Preservation Act of 1974 governs archaeological and other historic and cultural resources found in federal construction activities, including the construction of dams.
  - The Native American Graves and Repatriation Act governs the protection, preservation, and repatriation of Native American remains and cultural artifacts found in Native American burial sites.
- The following state laws and directives would be applicable:
  - Under SEPA, DAHP is the specified agency with the technical expertise to consider the effects of a proposed action on cultural resources and to provide formal recommendations to local governments and other state agencies for appropriate treatments or actions. DAHP does not regulate the treatment of properties that are found to be significant; a local governing authority may choose to uphold the DAHP recommendation and may require mitigation of adverse effects to significant properties.
  - The Governor's Executive Order 05-05 requires state agencies with Capital Improvement Projects to integrate DAHP, the Governor's Office of Indian Affairs, and concerned tribes into their capital project planning process. This Executive

Order affects any capital construction projects and any land acquisitions for purposes of capital construction.

- RCW 27.44 Indian Graves and Records provides protection for Native American graves and burial grounds, encourages voluntary reporting of said sites when they are discovered, and mandates a penalty for disturbance or desecration of such sites.
- RCW 27.53 Archaeological Sites and Resources governs the protection and preservation of archaeological sites and resources and establishes DAHP as the administering agency for these regulations.
- RCW 68.60 Abandoned and Historic Cemeteries and Historic Graves provides for the protection and preservation of abandoned and historic cemeteries and historic graves.

14. TRANSPORTATION

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

This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. The subarea is served by a network of federal, state, and local roads and highways. See: https://www.wsdot.wa.gov/data/tools/geoportal/?config=FunctionalClass.

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

This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. In general, the City is served by Community Transit and Sound Transit. Community Transit's operations can generally be separated into fixed-route and flexible transit options. The fixed-route options are subdivided into Local service and Commuter Service and consist of local transit routes, SWIFT BRT service on Highway 99, in-county commuter routes, inter-community commuter routes serving primarily Seattle and the Eastside, commuter service to the University of Washington, and flexible transit options. Sound Transit (ST) provides regional transit service in the central Puget Sound region. With a combination of express buses, commuter rail service and light rail service, ST provides transit services between Seattle and Everett (on the north), Tacoma (on the south) and Kirkland, Bellevue and other communities to the east, as well as between urban centers throughout the region.

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

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific.

D. *Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, no including driveways? If so, generally describe (indicate whether public or private).*

This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. The city's overall transportation needs will be reviewed as part of its Transportation Plan, Capital Facilities Plan, and Comprehensive Plan update.

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

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. Occupants of future development will use several transportation modes.

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

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. Future development proposals will analyze this information.

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

N/A – This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. No such impact is expected.

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

N/A – This is a non-project and non-site-specific action. At a planning and project level, the City applies several policies, rules, and standards.

Applicable Policies and Regulations:

- Comprehensive Plan Transportation Element
- LMC Title 11 Traffic including Commute Trip Reduction Plan
- LMC Title 12 Streets and Sidewalks, including Transportation Concurrency Management
- LMC 21.18 Off-Street Parking
- Lynnwood Standard Plans

15. PUBLIC SERVICES

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

This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. Future population and employment growth under current planning efforts could result in new dwellings and residents that would increase demand for public services. Future growth would be served according to the Comprehensive Plan and levels of service, as well as the Capital Facilities Plan.

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

This is a non-project and non-site-specific action and no measures are needed. Increases in demand for public safety services will occur gradually over time. New construction related to population and employment growth will be accompanied by increased assessed value and impact fees. New construction would also be required to provide adequate public facilities in accordance with City levels of service and capital facilities plan. The capital facilities plan is updated every six years and the Comprehensive Plan is updated every eight years.

16. UTILITIES

A. Check utilities currently available at the site:

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

Below is a summary of the capital facilities and utilities providing service within the City of Lynnwood.

Facilities	Description
Water	Lynnwood's water system includes approximately 168 miles of water mains, two pressure reducing stations, two reservoirs, one booster pump station and other related appurtenances. Alderwood Water & Wastewater District (AWWD) services portions of Lynnwood in the northeast and southeast.
Sewer (Wastewater)	Lynnwood's wastewater system is comprised of approximately 100 miles of gravity pipe. These gravity lines are fed into six existing sewer lift stations which then pump into gravity interceptors, and eventually to the Wastewater Treatment Plant (WWTP) which is located on the Puget Sound. Alderwood Water & Wastewater District (AWWD) services portions of Lynnwood in the northeast and southeast.
Electrical Power	Provided by Snohomish County Public Utility District No. 1 (SNOPUD).
Telecommunications (Cable, Internet & Phone)	Several companies provide telecommunication services within Lynnwood, including AT&T, Comcast, DirecTV, Dish Network, Frontier FiOS, among others. Most major wireless service carriers are available within Lynnwood and are governed by the Washington Utilities and Transportation Commission (WUTC).
Solid Waste	Garbage and recycling services are provided by Waste Management NW for residents east of Highway 99, and by Republic Services for residents west of Highway 99. Snohomish County is the solid waste management planning authority for all jurisdictions within the County.

Exhibit 3. Utilities in Lynnwood, 2015

Facilities	Description
Water	Lynnwood's water system includes approximately 168 miles of water mains, two pressure reducing stations, two reservoirs, one booster pump station and other related appurtenances. Alderwood Water & Wastewater District (AWWD) services portions of Lynnwood in the northeast and southeast.
Sewer (Wastewater)	Lynnwood's wastewater system is comprised of approximately 100 miles of gravity pipe. These gravity lines are fed into six existing sewer lift stations which then pump into gravity interceptors, and eventually to the Wastewater Treatment Plant (WWTP) which is located on the Puget Sound. Alderwood Water & Wastewater

Facilities	Description
	District (AWWD) services portions of Lynnwood in the northeast and southeast.
Electrical Power	Provided by Snohomish County Public Utility District No. 1 (SNOPUD).
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Solid Waste	Garbage and recycling services are provided by Waste Management NW for residents east of Highway 99, and by Republic Services for residents west of Highway 99. Snohomish County is the solid waste management planning authority for all jurisdictions within the County.

Source: Lynnwood Comprehensive Plan, 2015.

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.*

N/A – This is a non-project and non-site-specific action. Future development under current or future plans would be required to meet utility standards. Service providers are given an opportunity to review development applications through notices of application and future SEPA review procedures.

C. SIGNATURE

I/We certify that the information provided in this environmental checklist, including all submittals and attachments, is true and correct to the best of my/our knowledge. I understand that the lead agency is relying on them to make its decision.

Signature of Applicant/Agent: Ashley Winchell Date: **3/31/2021**

Please print name: **Ashley Winchell, AICP**

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

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?

This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. At this time no impacts are anticipated. Specific development projects will be further evaluated at time of permit application.

Proposed measures to avoid or reduce such increases are:

Future development will be required to obtain all relevant permits and be subject to development regulations in effect at the time of permit application.

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

This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. At this time no impacts are anticipated. Specific development projects will be further evaluated at time of permit application.

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

Future development will be required to obtain all relevant permits and be subject to development regulations in effect at the time of permit application.

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

This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. At this time no impacts are anticipated. Specific development projects will be further evaluated at time of permit application.

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

Future development will be required to obtain all relevant permits and be subject to development regulations in effect at the time of permit application.

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, flood plains, or prime farmlands?

This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. At this time no impacts are anticipated. Specific development projects will be further evaluated at time of permit application.

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

Future development will be required to obtain all relevant permits and be subject to development regulations in effect at the time of permit application.

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?

There is no shoreline within this subarea. As previously stated, Lynnwood's only land with Shoreline designation is the Wastewater Treatment Plant. No changes are proposed at this location.

This is a non-project action that covers the Highway 99 subarea boundaries and is not site-specific. At this time no impacts are anticipated. Specific implementing actions will be further evaluated for impacts prior to adoption.

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

Future development will be required to obtain all relevant permits and be subject to development regulations in effect at the time of permit application.

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

Additional housing supply is likely to increase demands on transportation, public services, and utilities.

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

Future development will be required to obtain all relevant permits and be subject to development regulations in effect at the time of permit application. Impact fees will be collected for new development. The city's overall needs will be reviewed as part of its Transportation Plan, Capital Facilities Plan, and Comprehensive Plan update.

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

Conflicts are not anticipated. The text amendments support local, state, and federal policy objectives to increase access to housing that is affordable. This plan is in alignment with the Lynwood Comprehensive Plan, Countywide Planning Policies, State Growth Management Act, draft Housing Action Plan, and other applicable requirements.