

# Environmental Review Application

File Name: Legacy Alderwood Hotel

File Number: ERC-008981-2020

For City Use Only

Date Stamp

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

## Purpose of Checklist

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

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

## Instructions for Applicants

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

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

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

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

## Use of the Checklist for Non-Project Proposals

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



**TO BE COMPLETED BY APPLICANT (EVALUATION FOR AGENCY USE ONLY)****A. BACKGROUND**

1. Name of proposed project, if applicable:
2. Name of applicant:
3. Address and phone number of applicant and contact person:
4. Date checklist prepared:
5. Agency requesting checklist: **City of Lynnwood**
6. Proposed timing or schedule (including phasing, if applicable):
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. If yes, explain.
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.
10. List any government approvals or permits that will be needed for your proposal, if known.
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.  
This proposal is for a new, 6-story building above grade, with 150 Hotel Rooms (84,550 SF) and 121 parking stalls (41,164 SF) located at grade.

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 project site is located at 18601 33rd Ave West, Lynnwood, Washington 98037. It will be subdivided from JC Penney's property (APN#00695200000300) as Lot 1, a 81,601 SF that abuts 33rd Ave West to the northwest, next to the existing Alderwood Mall access drive.

## **B. ENVIRONMENTAL ELEMENTS**

### **1. Earth**

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

Flat       Rolling       Hilly       Steep slopes       Mountainous  
 Other:

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

Due to the entire property being an existing flat surface parking lot with several islands of mulch and trees, the steepest slope is approximately the minimum stormwater slope (2-5%)

- 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.

We do not have a Geotech report at this time, but a preliminary Storm Drainage Report has been provided. This lot is mostly covered by a surface parking lot made of asphalt. Soils are visible along the 33rd Ave W and the Alderwood Mall access drive to the north, and in several islands throughout the parking lot.

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

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

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

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

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

## 2. Air

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

During construction: minimal dust associated with typical construction activities. After construction: emissions from typical automobile usage by building occupants.

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

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

## 3. Water

### A. *Surface Water*

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

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.

- 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.
  
- iv. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
  
- v. Does the proposal lie within a 100-year floodplain? If yes, note location on the site plan.
  
- 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.

*B. Ground*

Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

- i. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.
  
- ii. Water Runoff (including storm water):
  - (1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater would runoff from the building and impervious areas into a stormwater collection system. The system will be routed to a detention vault below the south end of new surface parking lot. The runoff would then be routed to the existing Alderwood Mall stormwater detention system near the southeast corner towards JC Penney, or treated on-site if Brookfield does not allow use of the treatment pond. The sizes and quantities shall be determined with the final construction process. Please refer to the attached utility plan. Taps will not occur during holiday season, and 24 hour notice will be given to JC Penney prior to construction.

(2) Could waste materials enter ground or surface waters? If so, generally describe.  
 Oil, grease, and other pollutants from the paved areas could potentially enter the ground or downstream surface waters through surface water runoff. Construction of the detention system, control structures, and water quality features of the detailed drainage plan would provide adequate downstream protection.

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

Surface runoff during construction and after development will be controlled by the drainage system. Drainage treatment in the form of filtration will settle sediments. The location and design of permanent storm drainage facilities would match existing drainage patterns.

**4. Plants**

A. Check types of vegetation found on the site:

i. Deciduous trees:  Alder       Maple       Aspen

Other:

ii. Evergreen trees:  Fir       Cedar       Pine

Other:

iii. Shrubs:

iv. Grass:

v. Pasture:

vi. Crop or grain:

vii. Wet soil plants:  Cattail       Buttercup       Bulrush       Skunk cabbage

Other:

viii. Water plants:  Water lily       Eelgrass       Milfoil

Other:

ix. Other types of vegetation:

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

Portion of existing native vegetation consisting of trees, shrubs, groundcover, and grass within existing parking lot will be cleared as necessary at time of development. Trees and vegetation along 33rd Ave W and the Alderwood Mall access north of the site will be maintained to the extent possible. Trees damaged or removed along 33rd Ave W will be replaced after construction.

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

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

The existing trees at the northern, southern, and western ends of property lot will be maintained except for 2-3 deciduous trees at middle point of west side of the lot that would be removed for temporary construction drive. These will be replaced after construction. The site will then be landscaped with a combination of native and drought tolerant ornamental plant materials. See landscape plans for proposed plantings and mitigation measures.

## 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:    Seagulls, Pigeons, Crows, Starlings

ii. Mammals:  Deer     Bear     Elk     Beaver  
 Other:

iii. Fish:     Bass     Salmon     Trout     Herring     Shellfish  
 Other:

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

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

All of Western Washington is located in the Pacific Flyway, however, this site is not a significant factor in the flyway. There is Swamp Creek located approximately 0.75 to 1 mile east of the site that may be a factor.

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

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

Electricity will be used for lighting and heating, and natural gas would be used for heating.

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

The project will not significantly impact the potential use of solar energy by adjacent properties. The site has street frontage to the west so no major shadows will affect the adjacent properties. There will be some shadow to the north commercial development at midday of Winter Solstice, and minor shadow to the east parking garage on Winter Solstice.

- 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:

## 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.

- i. Describe any known or possible contamination at the site from present or past uses.
- 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.
- 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.
- iv. Describe special emergency services that might be required.
- v. Proposed measures to reduce or control environmental health hazards, if any:

B. Noise

- i. What types of noise exist in the area, which may affect your project (for example, traffic, aircraft, equipment, operation, other)?
  
- 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.  
Short-term noise impacts would result from the use of construction equipment during daylight hours, including heavy equipment, hand tools, and transporting of construction equipment. At 200 feet from the area of construction, LEQ would range from approximately 59 dB to 77 dB for clearing, excavation, and building construction. Long-term impacts would be those associated with the increase in site users and additional traffic to the existing regional mall area. The noise levels would be typical of a commercial development.
- iii. Proposed measures to reduce or control noise impacts, if any.

**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 is currently developed as JC Penney department store's surface parking lot. The lot would be subdivided from JC Penney to be used for hotel. The lot abuts 33rd Ave W to the west. Existing access drives are at north and south of the site will be maintained and provided for the project.
- 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?  
Agricultural activities ceased many generations ago. Lynnwood is an urban/suburban community
  1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling and harvesting?  
If so, how:
- C. Describe any structures on the site.
- D. Will any structures be demolished? If so, what?

- E. What is the current zoning classification of the site?
- F. What is the current comprehensive plan designation of the site?
- G. If applicable, what is the current shoreline master program designation of the site?
- H. Has any part of the site been classified as a critical area by the city or county? If so, specify.
- I. Approximately how many people would reside or work in the completed project?
- J. Approximately how many people would the completed project displace?
- K. Proposed measures to avoid or reduce displacement impacts, if any.
- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.  
The City of Lynnwood has designated the property as Regional Commercial (RC) on the Future Land Use Map of the Comprehensive Plan and has zoned the site Planned Regional Commercial (PRC). Subdividing the property will allow for transfer of ownership and future development within an existing surface parking lot which is supported by the City's plans. The new lots will be developed in accordance with applicable zoning regulations, indicating that the proposal is in line with the public interest. The standards of Title 19 LMC are additional City standards furthering the public use and interest. The proposed short subdivision as conditioned conforms to all of these standards.
- M. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

## 9. Housing

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

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

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

## 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?

Per Lynnwood Zoning Code, the building maximum height is unrestricted. The building is 75' above the average grade plane and ~77'-0" max height at the southeast (lowest) corner. The exterior building materials will be brick veneer and metal panel at L1, with EIFS siding and with wood accents and metal louvers at unit windows from L2 up. Storefronts, windows and canopies to be metal frame.

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

Nordstrom sign on the parking garage to the east would be obstructed in view from 33rd Avenue. The surface parking lot is surrounded by trees at the perimeter and these trees would be maintained for the new development so they already provide obstruction views of the shopping mall to the east. The commercial development across the access drive to the north would have obstructed view looking South.

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

## 11. Light and Glare

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

The project proposes using clear, non-reflective glazing and non-reflective siding materials. Some night-time light may emanate from the structure, but will be filtered by screening elements, window treatment, and landscaping. 33rd Avenue W to the west would be screened by existing/new trees.

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

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

The primary off-site source of light and glare would be from the existing commercial area lighting throughout the mall parking area, and vehicles traveling along the roadways. Existing off-site sources of light and glare should not affect the proposal.

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

**12. Recreation**

- A. What designated and informal recreational opportunities are in the immediate vicinity?  
Alderwood Mall is located within 500 feet to the east, and AMC Movie Theater is located within 800 feet to the southeast. Pioneer Park is located approximately 0.5 miles to the northwest, which provides several courts and picnic areas. Interurban Trail is accessible approximately 0.5 miles to the south along 33rd Avenue W. This trail runs from Everett to Seattle.
- B. Would the proposed project displace any existing recreational uses? If so, describe.
- C. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

**13. Historic and Cultural Preservation**

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

## 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.

Project site abuts 33rd Avenue W to the west, with an access driveway at north end. The east side abuts the existing access roadway that circles the Alderwood Mall. The intersection of 184th Street SW and 33rd Avenue W is located approximately 350 feet to the north of site. 184th Street SW connects to the Alderwood Mall Parkway and provides access to I-5 and the transition of I-405 and SR-525. From the site, the access to Southbound I-5 is approximately 1 mile away, Northbound I-5 is approximately 1.3 miles, Eastbound I-405 is 0.7 miles, and Northbound SR-525 is 1 mile. Per the traffic impact analysis with the developed Alderwood Mall, it is estimated that 99% of the development's trips will travel to and from 33rd Avenue W along various roadways including 184th St SW, 188th St SW, and Alderwood Mall Boulevard.

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

There are bus stops along 33rd Avenue W provided for Snohomish County's Community Transit Bus Line 113, which runs from Mukilteo-Clinton ferry dock to Lynnwood Transit Center. The northbound stop is at the southwest corner of the lot, and southbound stop is within 300 feet of the lot. There is a bus stop on Alderwood Mall Boulevard located approximately 0.5 miles to the south for Snohomish County's Community Transit Bus Lines 107, 113, 115, and 116. Lynnwood Transit Center is located 1.6 miles southwest, which is provided for both Snohomish County's Community Transit and King County Metro buses. Sound Transit Link Light Rail's alignment is also still TBD. The current alignment would not affect the property, but ownership will maintain communication with Sound Transit throughout the process to confirm this will not be relocated where it will impact the hotel.

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

There is a developed surface parking lot on this site that would be downsized to make room for the new development. There are currently 220 stalls which would be reduced to 121. The total mall parking reduction has been approved per PAR-008368-2019 (not part of hotel). An application for a reduction has been provided, along with a Parking Analysis provided by Gibson Traffic on 8/20/2020 showing the hotel would function at peak demand with 108 stalls, and a letter from Legacy providing information on public space uses and how parking will be monitored by hotel operations.

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

No. The trees and sidewalks on the north, west, and south sides of the site would be maintained for the new development. There will be a new buffer to separate the new hotel parking from the access roadway to the east, which circles the Alderwood Mall. The existing access driveway to the north would be maintained and utilized for access to this project site.

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

- F. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The average daily trips would be 603, with 59 total AM Peak-Hour Trips and 48 PM Peak-Hour Trips. Peak volumes would occur between 7-9 AM and 4-6 PM. The volume of trucks would be insignificant (5-6 max per day). The data provided is based on ITE's Trip Generation 8th Edition (2008). Additionally, a Parking Analysis provided by Gibson Traffic on 8/20/2020 shows the hotel would function at peak demand with 108 stalls

- 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.

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

**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.

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

**16. Utilities**

A. Check utilities currently available at the site:

- Electricity       Natural gas       Water       Refuse service       Telephone  
 Sanitary sewer       Septic system  
 Other: Stormwater system, cable, internet

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

Electricity – Snohomish County PUD  
Gas – Puget Sound Energy  
Water – Alderwood Water & Wastewater District  
Refuse – Waste Management NW  
Sanitary Sewer – Alderwood Water & Wastewater District  
Communications – Comcast, Frontier, Wave, and CenturyLink

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: \_\_\_\_\_ Date: \_\_\_\_\_

Please print name: \_\_\_\_\_

## **Addendum to City of Lynnwood SEPA Checklist**

### **3. Water**

c. Water runoff (including stormwater):

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

This project is not anticipated to change drainage patterns and will comply with all Department of Ecology stormwater requirements.

### **4. Plants**

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

This site is entirely paved and used as parking. No noxious weeds or invasive species have been identified.