

# **SEPA<sup>1</sup> Environmental Checklist**

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## **Purpose of checklist**

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## **Instructions for applicants**

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use “not applicable” or “does not apply” only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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

## **Instructions for lead agencies**

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

## **Use of checklist for nonproject proposals**

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

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<sup>1</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

## A. Background

[Find help answering background questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background)<sup>2</sup>

**1. Name of proposed project, if applicable:**

Lynnwood Public Facilities District Master Plan (“District Master Plan”)

**2. Name of applicant:**

Lynnwood Public Facilities District (“PFD”)

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

Janet Pope, Lynnwood Public Facilities District, Executive Director

**4. Date checklist prepared:**

January 7, 2025

**5. Agency requesting checklist:**

City of Lynnwood (“City”)

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

The project includes demolition of existing commercial buildings, the expansion of the Lynnwood Event Center northward, and the construction of new residential, hotel, parking, and commercial uses, along with associated infrastructure improvements. The City of Lynnwood and the PFD are negotiating the details of the Lynnwood Public Facilities District Master Plan Development Agreement (“Development Agreement”) which is expected to be finalized in the fall of 2025. Construction of the development authorized by the Development Agreement is expected to occur soon thereafter. The duration of the Development Agreement is fifteen years. The precise phasing of the various aspects of development authorized by the Development Agreement is not known at this time.

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

The project will likely be built out in phases, which may include modifications to the overall site program based on market conditions. The PFD has considered multiple alternative development scenarios, including increased residential density, a larger hotel, and expanded commercial space, as well as the potential acquisition of parcels that are adjacent to the District Master Plan area. The actual final buildout of the District Master Plan will depend on future market demand or development partnerships.

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

- Remedial Investigation Addendum, GeoEngineers, September 27, 2019
- Final Feasibility Study, GeoEngineers, November 10, 2021

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<sup>2</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

- Draft Cleanup Action Plan, GeoEngineers, December 22, 2021
- Letter of Likely No Further Action Necessary, Department of Ecology, April 4, 2022
- Draft Transportation Assessment, Heffron Transportation inc., May 22, 2025
- Lynnwood City Center Arborist Report, Salish Restoration Associates, February 20, 2025
- Phase I Environmental Site Assessment, Zipper Zeman Associates Inc., November 30, 2001
- Environmental Noise Assessment Report, Landau Associates, May 22, 2025

**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.**

None.

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

City of Lynnwood

- SEPA Environmental review
- Development Agreement
- Binding Site Plan or Short Subdivision
- Project Design Review
- Commercial Demolition Permits
- Commercial Building Permits
- Utility Permits
- Clearing and Grading Permits
- Special Event Permits
- Class II Tree Removal Permit

Department of Ecology

- No Further Action ("NFA") letter regarding soil contamination
- National Pollution Discharge Elimination System ("NPDES") Permit

Washington State Department of Transportation

- Intersection Control Evaluation

**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 additional specific information on project description.)**

The PFD proposes to expand and redevelop the existing Lynnwood Event Center site. The preferred development alternative proposes to develop the approximately 13-acre site to include an expanded 182,800 square-foot indoor/outdoor event center, up to two 5-story multifamily residential buildings containing between 408 and 550 units, a hotel containing between 312 and 412 rooms, and between 91,030 and 121,430 square feet of commercial uses (including, but not limited to, retail and restaurant uses). The project includes new structured and surface parking, utility and infrastructure improvements, private street improvements, the dedication of right-of-way to the City for the future 194th Street SW extension and 38<sup>th</sup> Avenue W, and the installation of site landscaping. The Event Center expansion adds approximately 118,000 square feet to the existing facility, supporting indoor and outdoor concerts and festivals, with the largest capacity events hosting up to 2,500 attendees. To prepare the site for construction of these facilities, 76,511 square feet of existing commercial development on the site will be demolished. Clearing and grading is proposed and includes the construction of retaining walls along the northern parcel boundary. Existing contamination that is present within site soils associated with a prior dry-cleaning facility and auto service facility will be remediated per Department of Ecology requirements, prior to and/or in conjunction with the construction of improvements at the site. In order to implement the District Master Plan, the District and the City will enter into a Development Agreement that will specify development regulations and requirements for the District Master Plan, as well as document cooperation between the District and the City on construction of infrastructure to be dedicated to the City.

To allow flexibility for changing market conditions throughout the duration of the Development Agreement, the District Master Plan contemplates a range of development scenarios for each proposed land use. These scenarios account for the potential reduction of certain land uses that allow the expansion of others which may better align with future market demand. These scenarios consider up to 795 dwelling units in lieu of a hotel a maximum of 412 hotel rooms, and a maximum of 121,430 square feet of commercial uses to be developed as part of the District Master Plan. While the District does not expect all land use types to be developed at the maximum levels considered in this analysis, these upper limits are incorporated to conservatively assess potential environmental impacts across a range of development scenarios.

**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.**

Address: 3711 196th Street SW, Lynnwood, WA 98036

Snohomish County Parcel Numbers: 00372600400602, 00372600401603, 00372600401604

## B.Environmental Elements

### 1. Earth

[Find help answering earth questions](https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth)<sup>3</sup>

**a. General description of the site:**

The site is generally flat with minor slopes; ground surface elevation varies between approximately 430 and 450 feet above sea level. The project site is located on a previously developed, urban site with extensive existing paving and buildings. The northeastern corner of the site slopes upwards to the north.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

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

An approximately eight-foot grade change occurs along a vegetated buffer at the project site's northern property line. This results in a maximum slope of approximately 21 to 38 degrees. Retaining walls are also proposed in the northwest and southwest portions of the project site.

**c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.**

The site is underlain by Quaternary-age glacial sediment, known as Vashon Till. This glacially compacted soil consists of a heterogenous, concrete-like mixture of clay, silt, sand, gravels, and cobbles. Information from site investigation reports on nearby properties and from well logs drilled in the vicinity indicate that locally, the till consists of clay, silt, and sand with smaller amounts of gravels, especially at sites located west of the project site. At sites east of the project site, peat was encountered by others in soil borings.

There is no agricultural land or agricultural soils of long-term commercial significance identified by Snohomish County on the project site.

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

There is no known surface indication or history of unstable soils upon the project site or within its immediate vicinity.

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<sup>3</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

The majority of the project site will be subject to grading activity. Approximately 7,830 cubic yards of cut and approximately 27,920 cubic yards of fill is proposed.

- f. Could erosion occur because of clearing, construction, or use? If so, generally describe.**

Some construction phase erosion could occur during grading, demolition, and construction activity. Best Management Practices (“BMPs”) such as silt fencing, sediment traps, and stabilized construction entrances will be used to control potential erosion and sediment transport. In the operational phase of the project, the site will be paved and landscaped, resulting in an insignificant risk of erosion.

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

The project site is currently dominated by impervious surfaces. Upon redevelopment, the project site will have an impervious surface coverage of approximately 83%.

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

Temporary erosion and sediment control BMPs will be implemented during construction, including silt fencing, stabilized construction entrances, and stormwater controls. Permanent landscaping and stormwater management systems approved by the City of Lynnwood will manage erosion impacts after the construction phase.

The City has issued the City Center Planned Action EIS (“Planned Action EIS”) and amendments to the 2022 City Center Planned Action Ordinance (“PAO”). Additionally, the City issued the Planned Action Final Environmental Impact Statement (“2025 EIS”) for the Draft City Center + Alderwood Subarea Plan and adopted the City Center + Alderwood Subarea Plan on April 23, 2025. All components of the District Master Plan have been reviewed within the scope of the environmental analysis conducted for the Planned Action EIS and the 2025 EIS. The District Master Plan is consistent with the land use and intensity assumptions evaluated in the PAO SEPA checklist, Planned Action EIS, and the 2025 EIS. Therefore, no additional SEPA review or project-specific mitigation is required, as the environmental impacts to the earth have already been adequately addressed and determined not to exceed the thresholds of significance identified in the PAO, Planned Action EIS, and the 2025 EIS.

## 2. Air

[Find help answering air questions](#)<sup>4</sup>

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

Construction activities will generate short-term dust and exhaust emissions from equipment and vehicles. During the operational phase, primary air emissions will be from vehicle traffic associated with future development and events.

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

No off-site emissions or odor sources are known to impact the project site.

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

Dust control measures such as watering for dust suppression will be used during construction. Emission and air quality impacts will comply with the City of Lynnwood environmental performance standards specified in Lynnwood Municipal Code Section 21.46.110. Long-term, the project is designed to be walkable and transit-oriented, which will incrementally reduce vehicle-related emissions compared to a typical development within an auto-oriented district.

All components of the District Master Plan have been reviewed within the scope of the environmental analysis conducted for the Planned Action EIS and the 2025 EIS. The District Master Plan is consistent with the land use and intensity assumptions evaluated in the PAO SEPA checklist, Planned Action EIS, and the 2025 EIS. Therefore, no additional SEPA review or project-specific mitigation is required, as the air quality impacts of the District Master Plan have already been adequately addressed and determined not to exceed the thresholds of significance established in the PAO, Planned Action EIS, and the 2025 EIS.

## 3. Water

[Find help answering water questions](#)<sup>5</sup>

- a. Surface:**

[Find help answering surface water questions](#)<sup>6</sup>

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<sup>4</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

<sup>5</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

<sup>6</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

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

According to the Snohomish County Planning and Development Services portal, no surface water bodies, streams, or wetlands are present on or adjacent to the project site.

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

According to the Snohomish County Planning and Development Services portal, no surface waters are present within 200 feet of the project site.

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

None; no fill or dredge is proposed in any surface water or wetland.

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

No, no surface water withdrawals or diversions are proposed.

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

No, the site is not located within a 100-year floodplain.

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

No waste material is proposed to be discharged into surface waters. The project will connect to stormwater and sanitary sewer systems operated by the City of Lynnwood.

**b. Ground:**

[Find help answering ground water questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater)<sup>7</sup>

- 1. 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 a general description, purpose, and approximate quantities if known.**

No groundwater withdrawals are proposed; the project will utilize municipal water supply provided by the City of Lynnwood.

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<sup>7</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>



2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.**

No waste material is proposed to be discharged into surface waters. The project will connect to stormwater and sanitary sewer systems operated by the City of Lynnwood.

**c. Water Runoff (including stormwater):**

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 will be generated from roofs and paved areas within the District Master Plan. Stormwater will be collected and conveyed to on-site stormwater facilities and discharged to the City's stormwater system.

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

No waste discharges to surface or ground waters are anticipated during the operational phase of the project.

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

Minor changes to on-site stormwater drainage patterns will occur as the site is redeveloped over time, but drainage will remain routed to the City's existing stormwater system. No significant drainage impacts are anticipated.

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

Stormwater BMPs will be implemented and the impacts will be managed according to an approved NPDES permit. On-site stormwater collection and discharge will be as approved by the City of Lynnwood.

All components of the District Master Plan have been reviewed within the scope of the environmental analysis conducted for the Planned Action EIS and the 2025 EIS. The District Master Plan is consistent with the land use and intensity assumptions evaluated in the PAO SEPA checklist, Planned Action EIS, and the 2025 EIS. Therefore, no additional SEPA review or project-specific mitigation is required, as the environmental impacts of the District Master Plan to water resources have already been adequately addressed

and determined not to exceed the thresholds of significance established in the PAO, Planned Action EIS, and the 2025 EIS.

## 4. Plants

[Find help answering plants questions](#)

**a. Check the types of vegetation found on the site:**

- ☒ **deciduous tree: alder, maple, aspen, other**
- ☒ **evergreen tree: fir, cedar, pine, other**
- ☒ **shrubs**
- ☒ **grass**
- ☐ **pasture**
- ☐ **crop or grain**
- ☐ **orchards, vineyards, or other permanent crops.**
- ☐ **wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**
- ☐ **water plants: water lily, eelgrass, milfoil, other**
- ☐ **other types of vegetation**

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

A total of 17 significant trees will need to be removed to accommodate the grading and realignment of the access roads.

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

According to the Washington Department of Fish and Wildlife (“WDFW”) Priority Habitat Survey (“PHS”) map, no priority habitat is known to exist on or near the project site.

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

A landscaping concept prepared by FORA Architects will implement new trees, shrubs, and groundcovers, including both native and adapted species. This landscaping plan will plant replacement trees exceeding the amount of required by LMC Section 17.15.090 to compensate for the amount of significant trees removed from the site.

The following recommendations from the District’s arborist report will be implemented where feasible:

- Invasive plant species will be removed by hand from inside the drip line of any retained tree.
- Three to five inches of arborist chip mulch should be provided within tree drip lines to improve soil structure and retain moisture.

- No heavy equipment will be deployed within the tree protection zone of retained trees.
- Where feasible, underground utilities should be installed within conduit below the structural roots without cutting them by excavating with a trenchless boring or an air-spade.
- If root cuts are unavoidable, roots should be exposed by hand or air-spade and then cleanly cut with a sharp tool to promote wound health. If paving is required within the driplines of retained trees, no-dig paving techniques should be used where feasible.

All components of the District Master Plan have been reviewed within the scope of the environmental analysis conducted for the Planned Action EIS and the 2025 EIS. The District Master Plan is consistent with the land use and intensity assumptions evaluated in the PAO SEPA checklist, Planned Action EIS, and the 2025 EIS. Therefore, no additional SEPA review or project-specific mitigation is required, as the environmental impacts of the District Master Plan to plants have already been adequately addressed and determined not to exceed the thresholds of significance established in the PAO, Planned Action EIS, and the 2025 EIS.

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

Invasive species common to the Pacific Northwest may be found upon the project site.

## 5. Animals

[Find help answering animal questions](#)<sup>8</sup>

**a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.**

**Examples include:**

- Birds: hawk, heron, eagle, songbirds, other:
- Mammals: deer, bear, elk, beaver, other:
- Fish: bass, salmon, trout, herring, shellfish, other:

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

According to the WDFW PHS map tool, no threatened or endangered species are known to occur on or near the project site.

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<sup>8</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

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

The site is located within the Pacific Flyway, a general migratory route for birds in Washington. No avian habitat was identified by the WDFW PHS map tool upon the project site.

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

Where feasible, existing trees and vegetation will be preserved on the project site. New landscaping installed as part of the project will provide replacement habitat for wildlife species. All components of the District Master Plan have been reviewed within the scope of the environmental analysis conducted for the Planned Action EIS and the 2025 EIS. The District Master Plan is consistent with the land use and intensity assumptions evaluated in the PAO SEPA checklist, Planned Action EIS, and the 2025 EIS. Therefore, no additional SEPA review or project-specific mitigation is required, as the environmental impacts of the District Master Plan to animals and animal habitat have already been adequately addressed and determined not to exceed the thresholds of significance established in the PAO, Planned Action EIS, and the 2025 EIS.

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

No invasive animal species are known to be on or near the project site.

## **6. Energy and natural resources**

[Find help answering energy and natural resource questions](#)<sup>9</sup>

**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.**

Development at the District Master Plan will utilize a mix of electricity and natural gas to meet energy needs required for heating and cooking. It is likely that the project's heating needs will be met primarily by electricity. Natural gas is likely to be used for cooking, especially for commercial/restaurant uses in the District Master Plan. The configuration of energy will depend on the applicable energy codes in effect at the time of construction and prevailing market demands.

**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 solar potential of adjacent properties. New development may result in additional shading of adjacent properties; however, compliance with City setback and height requirements will ensure this shading is not significant.

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<sup>9</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

- 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.**

New construction will meet or exceed Washington State Energy Code requirements. The project will encourage walking and transit use to reduce vehicular energy consumption. All components of the District Master Plan have been reviewed within the scope of the environmental analysis conducted for the Planned Action EIS and the 2025 EIS. The District Master Plan is consistent with the land use and intensity assumptions evaluated in the PAO SEPA checklist, Planned Action EIS, and the 2025 EIS. Therefore, no additional SEPA review or project-specific mitigation is required, as the environmental impacts of the District Master Plan to energy resources has already been adequately addressed and determined not to exceed the thresholds of significance established in the PAO, Planned Action EIS, and the 2025 EIS.

## 7. Environmental health

[Health Find help with answering environmental health questions](#)<sup>10</sup>

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

Yes. According to a Phase 1 environmental study performed for the site by GeoEngineers in December 2021, and a remediation work plan prepared by Antea Group, dated May 11, 2024, as well as multiple other environmental studies dating back to 1989, soils on the project site contain contamination from prior uses located on the District Master Plan site. These contaminants are likely related to the operation of a Chevron and ARCO automobile fueling and services uses in the western and southeastern portions of the District Master Plan site and a laundry/dry cleaning facility in the development's southwestern tenant space. According to the Geoengineers report, these contamination plumes are in various states of remediation and are not comingled with one another and have a low likelihood of direct exposure to site occupants, as the contamination generally occurs beneath the topsoils and impervious areas surfacing the site.

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

The 2021 Geoengineers study describes three primary sources of contamination known to be or have been present at the District Master Plan site:

- A Chevron gasoline service station operated in the western portion of the District Master Plan property beginning in the late-1960's. This gasoline service station was removed when the Lynnwood Event Center was

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<sup>10</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

constructed in 2004; contamination at this site was remediated pursuant to MTCA requirements, and the Washington State Department of Ecology issued a No Further Action (“NFA”) determination.

- An ARCO gasoline service station and later muffler repair shop operated in the southeast portion of the District Master Plan site between the mid-1960’s and mid-2000’s. These automotive service and repair uses were removed when the Lynnwood Event Center was constructed in 2004. The primary contaminants at this portion of the District Master Plan site include petroleum hydrocarbons in soils. Cleanup at this site is subject to ongoing remediation pursuant to MTCA requirements.
- The Alderwood Laundry and Dry Cleaners (“ALDC”) operated in the southwesternmost tenant space of the strip mall located within the District Master Plan site between 1963 and 1982. The primary contaminants at the site from the former ALDC are tetrachloroethylene (“PCE”) and its breakdown products: trichloroethylene (“TCE”), cis-1,2-dichloroethylene (“cis-DCE”), and trans-1,2-dichloroethylene (“trans-DCE”). These contaminants are present in soil, groundwater, and soil vapor.

No other sources of possible contamination are known to have occurred upon the District Master Plan site.

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

The extent of known hazardous chemicals and site conditions that may affect development within the District Master Plan area are limited to soil, soil vapor, and groundwater contamination from prior auto-oriented and dry-cleaning uses at the site. These contaminants include petroleum hydrocarbons as well as PCE, TCE, and byproducts of these chemicals, including cis-DCE and trans-DCE.

According to environmental studies prepared on behalf of the District, the presence of these contaminants upon the District Master Plan are not likely to impact the design or construction of the District Master Plan. Petroleum hydrocarbon contaminants from the ARCO fuel station are undergoing ongoing cleanup and remediation as detailed in the Antea Group report, dated May 11, 2023. A new round of in-situ chemical treatment is underway accompanied by quarterly groundwater sampling. These efforts are designed to reduce the presence of petroleum compounds at the site. Remaining contaminated soils and groundwater are generally very close to 196<sup>th</sup> Street and the southeast corner of the site, which is not proposed for redevelopment.

Contaminants from ALDC are located on the southeast portion of the site and on the adjacent property west of the District Master Plan. Per the GeoEngineers Final Draft

Cleanup Action Plan, cleanup of contaminants associated with the laundry/dry cleaning facility may involve techniques such as excavation and removal of contaminated soils, bioremediation and biochemical treatments, in-situ containment, and institutional controls to prevent future disturbance.

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

During construction, the project will require the temporary storage and use of common hazardous materials such as fuels, paints, and construction materials that may be hazardous to humans when used improperly. These materials will be managed and stored in accordance with all applicable local, state, and federal regulations to minimize the potential for accidental release or contact with people.

During the operating life of the project, no toxic or hazardous chemicals are anticipated to be stored, used, or produced on-site other than small quantities of standard cleaning products, cooking oils, and maintenance chemicals, which will be managed according to manufacturer recommendations and relevant safety guidelines.

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

No special emergency services are expected to be required.

**5. Proposed measures to reduce or control environmental health hazards, if any.**

Ongoing cleanup measures are proposed to continue in the portion of the District Master Plan area previously occupied by the ARCO service station, as described in the Antea Group workplan report. Contamination associated with the former ARCO site will continue to undergo quarterly groundwater testing in the foreseeable future with a reassessment of remediation strategies occurring as needed to reduce petroleum hydrocarbon concentrations in groundwater to below MTCA Method A cleanup levels.

For the southeast portion of the site impacted by ALDC, four cleanup approach alternatives are described in the Geoengineers Final Draft Cleanup Action Plan. Geoengineers identifies alternative 2, "Shallow Source Area Removal and Capping with In-Situ Enhanced Bioremediation and Biochemical Reduction and Institutional Controls" as the preferred cleanup alternative. In a letter dated April 4, 2022, the Department of Ecology issued a Likely No Further Action letter based on the Final Draft Cleanup Action Plan. Prior to or in conjunction with redeveloping that portion of the District Master Plan contaminated by ALDC, the District will select and implement a remediation alternative consistent with the Final Draft Cleanup Action Plan. Aside from these site-specific measures described above, the District Master Plan have been reviewed within the scope of the environmental analysis conducted for the Planned Action EIS and the 2025 EIS.

**b. Noise**

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

Existing noise sources in the area include traffic on adjacent roads, parking lot activity, and rooftop HVAC equipment associated with surrounding commercial uses. These sources contribute to a typical urban noise environment but are not expected to significantly adversely affect the proposed project.

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

Short-term noise will be generated by construction activities and will occur between 7:00 a.m. and 10:00 p.m., consistent with Lynnwood Municipal Code exemptions for construction related noise impacts.

**3. Long-term noise will be associated with the operation of the expanded Event Center, including day-to-day non-event operations as well as including amplified live music and noise associated with outdoor events. Outdoor concerts are anticipated to occur primarily on Friday and Saturday evenings between 7:00 p.m. and 10:00 p.m. Noise modeling confirms that with proposed design features/mitigations, project-generated noise will remain in compliance with Lynnwood's maximum permissible environmental noise levels at all surrounding residential and commercial receivers. Proposed measures to reduce or control noise impacts, if any:**

The project incorporates multiple design features that minimize noise impacts upon surrounding properties, including noise barriers, strategic orientation of speaker arrays, and utilizing building massings to block direct sound transmission to adjacent off-site residential areas. Additionally, a sound monitoring plan will be implemented to ensure ongoing compliance with Lynnwood Municipal Code Chapter 10.12, including real-time monitoring during outdoor events. According to the analysis of the Landau Noise Report, these mitigations would reduce the noise impacts of events at the outdoor Event Plaza to beneath the threshold of significance. Noise impacts of the site are expected to be consistent with typical urban development, and have been reviewed within the scope of the environmental analysis conducted for the Planned Action EIS and the 2025 EIS.; these non-event noise impacts are not expected to result in adverse significant impacts.

## **8. Land and shoreline use**

[Find help answering land and shoreline use questions](#)<sup>11</sup>

**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 District Master Plan site is zoned City Center ("CC") with a Planned Development District Overlay and designated City Center ("CCTR") by the Lynnwood Comprehensive Plan. The lands to the east, south, and west of the District Master Plan are zoned CC-C;

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<sup>11</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>



the lands to the north are zoned Residential Neighborhood. The District Master Plan would expand the existing Event Center and construct new multifamily, hotel, and commercial uses upon the property. These uses are consistent with the types of uses already present within the CC zone and are not expected to adversely affect existing development.

- 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 because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

No known prior working farmland or forest land uses are known to have occurred on the District Master Plan site. The site is not designated as agricultural or forest lands of long-term commercial significance.

- 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?**

The proposal is not located in proximity to any working farm or forest land and is not expected to affect or be affected by normal agricultural or forestry operations, including the use of oversized equipment, pesticide application, tilling, or harvesting.

- c. Describe any structures on the site.**

The site currently includes the Lynnwood Event Center, a 64,000 gross square foot (gsf) convention center constructed in 2005. Additionally, the site contains four single-story commercial buildings with a total of 76,511 gsf that were constructed between 1963 and 1984. These commercial buildings are occupied by a variety of tenants including a spa, retailers, service and administrative offices, restaurants, post office, and fitness uses.

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

Yes, the four commercial buildings will be demolished and replaced with two mid-rise, multifamily buildings and a hotel, each over ground floor retail/commercial uses.

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

City Center Core

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

City Center

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

Not applicable, the District Master Plan does not occur within a designated shoreline environment.

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

No, no known critical areas are known to occur within the District Master Plan area.

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

The District Master Plan proposes to construct between 408 and 795 multifamily units. Given the City of Lynnwood's average household size of 2.42 persons per household, this could result in a resident population of between 987 and 1,923 people. In the maximum development scenario, up to 550 people could work in the District Master Plan during peak shift.

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

There are currently no residential uses within the District Master Plan site; therefore, no displacement is expected.

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

No displacement is expected; therefore, no measures to reduce displacement are proposed.

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

The proposal incorporates design standards and land use controls outlined in the District Master Plan to promote compatibility with surrounding development. Compliance with applicable zoning regulations will ensure that new development aligns with the character and intensity of existing and planned land uses. Where deviations from zoning standards are proposed through a development agreement, potential impacts will be evaluated and mitigated in coordination with City staff to prevent significant adverse effects on adjacent properties.

All components of the District Master Plan have been reviewed within the scope of the environmental analysis conducted for the Planned Action EIS and the 2025 EIS. The District Master Plan is consistent with the land use and intensity assumptions evaluated in the PAO SEPA checklist, Planned Action EIS, and the 2025 EIS. Therefore, no additional SEPA review or project-specific mitigation is required, as the land use impacts have already been adequately addressed and determined not to exceed the thresholds of significance established in the PAO, Planned Action EIS, and the 2025 EIS.

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

No adverse impacts to agricultural lands and/or forest lands of long-term commercial significance are expected; therefore, no measures to reduce impacts are proposed.

## 9. Housing

[Find help answering housing questions](#)<sup>12</sup>

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<sup>12</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

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

Between 408 and 795 units of market rate housing are proposed. These units are expected to be affordable primarily to moderate-income households depending on unit size, configuration, and market conditions at the time of development.

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

No existing residential units are anticipated to be eliminated as a result of the District Master Plan.

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

The District Master Plan would introduce a substantial number of new housing units to the local market, supporting regional growth targets and expanding the City's overall housing supply. No adverse impacts to existing housing units are anticipated, and no measures to reduce impacts are proposed.

All components of the District Master Plan have been reviewed within the scope of the environmental analysis conducted for the Planned Action EIS and the 2025 EIS. The District Master Plan is consistent with the land use and intensity assumptions evaluated in the PAO SEPA checklist, Planned Action EIS, and the 2025 EIS. Therefore, no additional SEPA review or project-specific mitigation is required, as the housing impacts have already been adequately addressed and determined not to exceed the thresholds of significance established in the PAO, Planned Action EIS, and the 2025 EIS.

## 10. Aesthetics

[Find help answering aesthetics questions](#)<sup>13</sup>

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

The maximum height of any structure within the District Master Plan is limited to 240' by the City of Lynnwood Municipal Code. Primary exterior materials are anticipated to include durable, weather-resistant cladding such as fiber cement panels, glazing systems/fenestration, and a mix of natural and synthetic materials. Final materials will conform to the applicable City Center Design Guidelines, as amended by District Master Plan Development Agreement.

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

Properties located north of the District Master Plan area sit at a slightly higher elevation and currently have partial territorial views over the site. These views are already filtered by existing mature vegetation, most of which is proposed to be retained. However,

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<sup>13</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

selective vegetation removal may be necessary to accommodate slope stabilization and site development along the northern edge. As a result, some territorial views from adjacent properties may be further reduced.

The proposed development will also be visible from surrounding public streets. While the character of these views will change due to redevelopment, this visual change is not anticipated to result in significant adverse aesthetic impacts.

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

Development within the District Master Plan area will comply with the City Center Design Guidelines, as modified by the District Master Plan Development Agreement to address specific site conditions. The project will be consistent with the intended scale and quality of development envisioned for Lynnwood's City Center. The design guidelines require building modulation, varied façade treatments, and pedestrian-oriented elements to ensure that new development integrates well with its surroundings and avoids significant adverse aesthetic impacts.

All components of the District Master Plan have been reviewed within the scope of the environmental analysis conducted for the Planned Action EIS and the 2025 EIS. The District Master Plan is consistent with the land use and intensity assumptions evaluated in the PAO SEPA checklist, Planned Action EIS, and the 2025 EIS. Therefore, no additional SEPA review or project-specific mitigation is required, as the aesthetic impacts have already been adequately addressed and determined not to exceed the thresholds of significance established in the PAO, Planned Action EIS, and the 2025 EIS.

## 11. Light and glare

[Find help answering light and glare questions](#)<sup>14</sup>

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

The District Master Plan will include typical exterior and interior lighting associated with urban development, including pedestrian-scale lighting, building-mounted fixtures, and vehicular area lighting on streets. Lighting will occur during evening and nighttime hours.

Additional lighting may be associated with shows and events held in the outdoor Event Plaza. Such lighting will be temporary in nature, limited to the duration of the events, and is not expected to result in significant or adverse impacts to off-site uses.

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

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<sup>14</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

No. Lighting and building materials will be selected and designed to minimize glare and avoid safety hazards or interference with views. No significant light or glare impacts are anticipated.

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

The District Master Plan area is located in an urban setting and subject to existing off-site lighting from surrounding streets, buildings, and parking areas. These sources are not expected to adversely affect the proposal.

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

Lighting will be designed to comply with applicable City of Lynnwood standards, including downward-directed and shielded fixtures where appropriate or required. Lighting associated with shows and events at the outdoor Event Plaza will be designed such that it does not impact off-site uses. All components of the District Master Plan have been reviewed within the scope of the environmental analysis conducted for the Planned Action EIS and the 2025 EIS. The District Master Plan is consistent with the land use and intensity assumptions evaluated in the PAO SEPA checklist, Planned Action EIS, and the 2025 EIS. Therefore, no additional SEPA review or project-specific mitigation is required, as the lighting impacts have already been adequately addressed and determined not to exceed the thresholds of significance established in the PAO, Planned Action EIS, and the 2025 EIS.

## 12. Recreation

[Find help answering recreation questions](#)

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

The project site is located near several designated recreational amenities, including the Interurban Trail, Wilcox Park, Scriber Lake Park, and the Lynnwood Recreation Center, all of which offer walking, biking, open space, or indoor/outdoor recreational facilities.

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

No. The project will not displace any existing designated or informal recreational uses. The site currently consists of developed land and surface parking that does not provide formal recreational functions.

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

The District Master Plan will enhance recreational opportunities by incorporating new public open spaces, including an outdoor event plaza and pedestrian-oriented gathering areas. These spaces are intended to support both formal and informal recreation opportunities. No adverse significant impacts to existing recreational facilities are anticipated; therefore, no additional measures to reduce impacts are proposed. All

components of the District Master Plan have been reviewed within the scope of the environmental analysis conducted for the Planned Action EIS and the 2025 EIS. The District Master Plan is consistent with the land use and intensity assumptions evaluated in the PAO SEPA checklist, Planned Action EIS, and the 2025 EIS. Therefore, no additional SEPA review or project-specific mitigation is required, as the recreational impacts have already been adequately addressed and determined not to exceed the thresholds of significance established in the PAO, Planned Action EIS, and the 2025 EIS.

### 13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)<sup>15</sup>

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

Yes. There are multiple structures on the project site are more than 45 years old. The structures are not listed in any national, state, or local preservation registers. The structures are not known to have any historical significance or have been the site of a historical event. The Alderwood Village Shopping Mall, constructed in 1963, is the largest existing structure on the site and was inventoried in the Washington Information System for Architectural Records Data (“WISAARD”) and determined not to meet the standards for designation as a historic property. The current site of the Chuck E Cheese’s in the northern portion of the District Master Plan area was historically known as the John Henry Restaurant and was constructed in 1971.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

There are no known landmarks, features, or other evidence of Indian or historic use or occupation.

- 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.**

The District reviewed the WISAARD archaeological risk assessment model, which predicts the District Master Plan area has a “Low Risk” to “Moderately Low Risk” probability of encountering archaeological resources.

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<sup>15</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

- d. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

The District will implement an inadvertent discovery plan (“IDP”) describing procedures that will apply in the event any cultural or archaeological resources are discovered.

## 14. Transportation

[Find help with answering transportation questions](#)<sup>16</sup>

- a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

196<sup>th</sup> Street SW and 36<sup>th</sup> Avenue are the primary local roads providing local access to the District Master Plan area. The site is approximately 600 feet from Interstate 5, which will likely be used for regional access to the site.

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

Yes, the site is currently served by Snohomish County Community Transit Route 166, which is located partially upon the District Master Plan property.

- c. **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).**

As part of the construction of the District Master Plan, the future 194<sup>th</sup> Street SW and 38<sup>th</sup> Avenue W will be constructed as public streets along the site’s northern and western property boundaries, respectively. As part of these street improvements, improvements will be required to the existing 196<sup>th</sup> Street SW and the future intersection of 36<sup>th</sup> Avenue W and 194<sup>th</sup> Street SW. Additionally, 37<sup>th</sup> Avenue W, also known as the woonerf, will be constructed in the interior of the site.

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

The District Master Plan will not occur within the vicinity of water, rail, or air transportation.

- e. **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**

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<sup>16</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

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

The number of vehicular trips generated by the District Master Plan and their timing will depend on its final configuration, which is expected to reflect market conditions at the time of buildout. Trip generation rates for various development scenarios and event-day types have been extensively analyzed in the Heffron Transportation Assessment.

“Alternative 1” for District Master Plan assumes 408 multifamily units, 312 hotel rooms, 91,030 SF of commercial space, and a 182,800 SF event center. Based on projections in the Heffron Transportation Assessment, the full buildout of Alternative 1 is expected to generate approximately 354 AM peak hour trips and 724 PM peak hour trips. This reflects a net increase of about 191 AM peak hour trips and 269 PM peak hour trips over existing conditions.

Traffic generated by events at the Event Center will vary based on event type, attendance, and time of day. For example, a smaller gala or banquet with roughly 350 attendees is expected to generate approximately 350 total daily trips, including about 9 PM peak hour trips. In contrast, a larger event such as an outdoor concert held during the week could have around 2,500 attendees and generate approximately 2,000 total daily trips, of which up to 50 trips during the PM peak hour. For Alternative 1, an event day for a Large Convention (1,200 daytime attendees), is expected to generate approximately 471 AM peak hour trips and 719 PM peak hour trips.

Two additional development scenarios have been identified for the District Master Plan that would increase the vehicular trips generated at full build out. “Alternative 2” would increase density by adding 142 multifamily units, 100 hotel rooms, and 30,000 SF of commercial to Alternative 1. Alternative 2 would result in an increase of 103 AM peak hour trips and 276 PM peak hour trips when compared to Alternative 1, for a total of 574 AM peak hour trips and 995 PM peak hour trips.

“Alternative 3” would add 387 multifamily units and 30,000 SF of commercial compared to Alternative 1, but would fully eliminate the hotel use from the District Master Plan. Alternative 3 is estimated to generate an additional 22 AM peak hour trips and 181 PM peak hour trips when compared to Alternative 1, for a total of 493 AM peak hour trips and 900 PM peak hour trips.

**f. 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.**

The District Master Plan will have no significant adverse impacts on the movement of agricultural and forest products on roads and streets in the area.

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

The proposal qualifies as a planned action under the City Center Subarea Plan and has been evaluated through the City Center Planned Action Ordinance and Subarea EIS. The transportation impacts of the District Master Plan remain consistent with the assumptions and thresholds analyzed in that EIS. In addition to the subarea-wide



transportation improvements completed through the City's prior planning efforts, the District Master Plan includes project-specific measures to reduce transportation impacts. These include transportation demand management strategies to reduce single-occupancy vehicle use and encourage transit, walking, and biking, as well as parking and trip demand management strategies designed to mitigate traffic effects on both event and non-event days. All components of the District Master Plan have been reviewed within the scope of the environmental analysis conducted for the Planned Action EIS and the 2025 EIS. The District Master Plan is consistent with the land use and intensity assumptions evaluated in the PAO SEPA checklist, Planned Action EIS, and the 2025 EIS. Therefore, no additional SEPA review or project-specific mitigation is required, as the transportation impacts have already been adequately addressed and determined not to exceed the thresholds of significance established in the PAO, Planned Action EIS, and the 2025 EIS.

## 15. Public services

[Find help answering public service questions<sup>17</sup>](#)

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

The project may result in an incremental increase in demand for public services such as fire and police protection, transit, and other municipal services consistent with the development proposed by the District Master Plan. No significant impacts to public service capacity are expected.

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

The District Master Plan is consistent with the levels of development anticipated in the City Center Subarea Plan and will be served by existing public services and facilities. The proposal will pay impact fees to offset the impacts of this development as required by the City of Lynnwood. No other measures are proposed to reduce impacts to public services. All components of the District Master Plan have been reviewed within the scope of the environmental analysis conducted for the Planned Action EIS and the 2025 EIS. The District Master Plan is consistent with the land use and intensity assumptions evaluated in the PAO SEPA checklist, Planned Action EIS, and the 2025 EIS. Therefore, no additional SEPA review or project-specific mitigation is required, as the impacts to public services have already been adequately addressed and determined not to exceed the thresholds of significance established in the PAO, Planned Action EIS, and the 2025 EIS..

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<sup>17</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

## 16. Utilities

[Find help answering utilities questions<sup>18</sup>](#)

- a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**
- b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

The proposal will utilize electricity provided by Snohomish County PUD, natural gas will be provide by Puget Sound Energy, internet service is available from Comcast, Frontier, Wave, and CenturyLink, Garbage is provided by either Waste Management NW or Republic Services, and water and sewer service provided by the City of Lynnwood.

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<sup>18</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

## C. Signature

[Find help about who should sign](#)<sup>19</sup>

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

X  \_\_\_\_\_

**Type name of signee:** Janet Pope

**Position and agency/organization:** Executive Director, Lynnwood Public Facilities District dba The District

**Date submitted:** July 7, 2025

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<sup>19</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>