LYNNWOOD
WASHINGTON
DEVELOPMENT & BUSINESS SERVICES

STATE ENVIRONMENTAL POLICY ACT

Mitigated Determination of Non-Significance (MDNS)

Project Action

DATE OF ISSUANCE:	November 2, 2026
LEAD AGENCY:	City of Lynnwood
AGENCY CONTACT:	Catherine Kato, Senior Planner, ckato@lynnwoodwa.gov, 425-670-5045
FILE NUMBER:	SEPA-26-0005 Polaris at Lynnwood
PROPOSAL:	Proposal for a mixed use affordable multifamily apartment with commercial space. The building will be 6 stories over 2 levels of structured parking with 294 units, 305 parking stalls, indoor amenity spaces and leasing office, 17,822 sf of courtyard amenity space, and 1,305 sf of commercial space intended for a coffee shop.
LOCATION:	20800 44th Ave W Lynnwood, WA 98036; (Parcel Number: 27042100407500)
APPLICANT CONTACT:	Andrew Bernard, Inland Construction

SEPA THRESHOLD MITIGTATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)-OPTIONAL PROCESS

The City of Lynnwood, as the lead agency for this proposal, has determined that the proposal will not have a probable significant adverse impact(s) on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030. This decision was made after a review of the completed Environmental Checklist, the City of Lynnwood Comprehensive Plan and Lynnwood Municipal Code (LMC), information from affected agencies, and other information on file with the department. This information is available for public viewing upon request at no charge. This information is available at: https://www.lynnwoodwa.gov/Services/Apply-for-a-Permit/Planning-Zoning/Public-Land-Use-Notices.

This determination is based on the following findings and conclusions:

1. A preliminary critical areas report identifies a proposed mitigation plan which was designed in accordance with applicable policies and guidance, showing all proposed mitigation being based on best available science and demonstrating no net loss of critical area functions and values.
2. Lift Station No. 14 can be reasonably modified to increase capacity consistent with the demand of the proposed development.
3. Previous environmental review of the City Center + Alderwood Regional Growth Center included a Draft Environmental Impact Statement and Final Environmental Impact Statement which reviewed potential adverse environmental impacts to demographics, land use patterns and housing; community design and aesthetics; natural and built environment; multimodal transportation and related greenhouse gas emissions; public services (fire and police protection, parks, and schools); utilities (water, sewer, and stormwater); and relationship to plans and policies.

The following conditions apply:

1. A critical areas permit (CAP-26-0005) must be approved prior to Development Engineering permit issuance.

2. Installation of new pumps and confirmation of adequate capacity, or a contingency bypass pumping plan able to maintain adequate capacity in the event that upgrades are not yet completed must be in place for Lift Station No. 14 prior to Certificate of Occupancy.

This MDNS is issued after using the ***Optional MDNS Process*** in WAC 197-11-355. **There is no further comment period on the MDNS.** This MDNS will become final unless the determination is withdrawn or amended by the City's SEPA Responsible Official.

RESPONSIBLE OFFICIAL: Ben Wolters, AICP, Director
Development & Business Services
19100 44th Avenue West, Lynnwood, WA 98036
425-670-5410; planning@lynnwoodwa.gov

SIGNATURE: Ben Wolters DATE: 11/02/26

APPEAL PROCESS: As provided in LMC 17.02.195, any aggrieved person may appeal this Threshold Determination. An appeal must be filed in writing with the appropriate filing fee within **14 days** of the date of determination becoming final. Any appeal must be submitted no later than **November 18, 2026.**

SEPA-OMDNS(Project)-SEPA 26-0005 Polaris at Lynnwood

Final Audit Report 2026-11-02

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