SEPA[1] Environmental Checklist

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.

[1] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance

A.Background

Find help answering background questions[2]

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

   Polaris at Lynnwood

2. **Name of applicant:**

   Polaris at Lynnwood, LLC

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

   Andrew Bernard (Development Manager, Inland Group)

   120 W Cataldo Ave, Suite 100
   Spokane, WA 99201

   509-951-4814

4. **Date checklist prepared:**

   March 30, 2026

5. **Agency requesting checklist:**

   City of Lynnwood

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

   Construction is anticipated to start in Winter of 2026/27 or as soon as necessary permits and entitlements are obtained. The estimated time for construction is 23-25 months, with an estimated completion date of Winter 2028/29.

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

   No.

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

   A Phase I Environmental Site Assessment (ESA) has been prepared by Sound Earth, dated 10/15/2025.

   Critical Areas Impact & Mitigation Memo, prepared by Wet.Land, LLC, dated December 15, 2025.

   Critical Areas Report, under preparation by Wet.land, LLC.

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 that we are aware of.

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

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

Boundary Line Adjustment (BLA)
City of Lynnwood Development Engineering Permit
City of Lynnwood Building Permit
SEPA Review
Department of Ecology NPDES (General) Permit
Snohomish County PUD Utility Permits

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 project site is approximately 3.37 acres (including the approximate 3.08-acre project parcel and approximately 0.29 acre of off-site, non-public improvements on the neighboring property to the west). The project will also involve public improvements to the 44th Ave W and 209th Street SW Rights-of-Way. The project involves the demolition and removal of the existing onsite asphalt paved parking, and the construction of a 9-story mixed-use (4 stories type IA, 5 stories type VA multifamily building with a coffeeshop/café (+/- 1,357 square feet). The development will contain 294 units with one level of underground parking that daylights on the northern side of the building. The project will include +/- 293 parking stalls, associated drive aisles, landscaping, utility infrastructure, and stormwater facilities per the City of Lynnwood Municipal Code and the Department of Ecology Stormwater Manual. The project will also have a wetland buffer enhancement component, discussed further in Section 3 of this Checklist. The project will also include offsite frontage improvements, including curb, gutter, landscaping, and sidewalk improvements. Pedestrian access to the site will be from 209th Street SW and 44th Ave W, and via a new sidewalk connecting to the northwest-adjoining property. Vehicular access to the site will be from 44th Avenue W and from a drive aisle connecting to the northwest-adjoining property. An emergency vehicle access point will be provided via 209th Street SW.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The project site is located at 20800 44th Avenue West in Lynnwood, Snohomish County, Washington (Snohomish County Tax Parcel No. 27042100407500, SE ¼ of Section 21, Township 27 N, Range 4 E, W.M.). The site is bound to the north by Snohomish County Tax Parcel No. 27042100407600 (undeveloped wetland), to the east by 44th Avenue West, to the south by 209th Street Southwest, and to the west by Snohomish County Tax Parcel No. 27042100407400 (office parking structure).

B.Environmental Elements

1. Earth

Find help answering earth questions[3]

a. General description of the site:

The approximate 3.37-acre site is currently developed as an asphalt paved parking lot with associated landscaping, lighting, and utilities. The site slopes generally from southeast to north/northwest, towards the existing wetland that adjoins the site to the north. The highest point onsite is roughly elevation 363 located on the southeastern site corner. The lowest point onsite is roughly elevation 330 near the northern site boundary.

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

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

The steepest slope on the site is approximately 70%, and is located along the southern site boundary.

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.

Based on a web soil survey for the site dated February 17, 2026, site soils consisted primarily of Alderwood-urban land complex, 8 to 15 percent slopes (+/- 65% of the site area); Everett very gravelly sandy loam, 15 to 30 percent slopes (+/-27% of the site area); Mukilteo muck (+/-1% of site area); and Urban land (+/-7% of the site area). These soils are classified as gravelly ashy sandy loam to extremely cobbly coarse sand, and mucky peat.

Per the Geotechnical Engineering Services Preliminary Report prepared by GeoEngineers, Inc. for the site, dated March 28, 2023, subsoil conditions across the site consisted of approximately 1-2 inches of asphalt concrete pavement, over approximately 3-5 inches of crushed rock, over fill material and recent deposits, over glacially consolidated soils. Fill material at the site consisted of loose to medium dense silty sand with gravel and occasional bricks. Groundwater was encountered during site exploration at elevations of 334 to 337 feet.

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

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

The southwest portion of the site is mapped as a potential erosion hazard area. However, the site is currently stabilized with pavement and vegetation, and indications of erosion or erodibility have not been observed onsite or near the site.

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.

Most of the site will be cleared and graded in preparation for construction. Approximately 27,900 cubic yards of material will be exported] to establish a finished floor elevation in the lowest parking level of 331.00.

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

Depending on the weather conditions during construction, and given slopes present at the site, erosion could occur. The project will implement Best Management Practices (BMPs) and a Stormwater Pollution Prevention Plan (SWPPP) per the current City of Lynnwood stormwater code to limit erosion potential to the greatest extents feasible.

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

Approximately 70% of the site will be covered with impervious surfaces after project completion.

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

As part of construction, the contractor will implement a SWPPP. This will include various BMPs to limit the possibility of erosion. Slope stabilization and perimeter controls for the project will be installed as needed to mitigate the potential for erosion due to construction operations. During periods of extended dry weather, dust suppression methods as approved by the City will be implemented. The project proposes to retain existing vegetation to the maximum extent feasible.

2. Air

Find help answering air questions[4]

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.

Dust and vehicle emissions will occur during construction of the proposed project. Vehicle emissions will occur after completion of the project due to tenant, employee, and service vehicles.

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

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

USDOT Interstate-5 is located approximately 1,000 feet northwest of the site.

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

Vehicles and equipment will not be left to idle when not in use. Water will be used as needed during construction to control dust. Following construction, any remaining soils will be landscaped to minimize potential for wind erosion.

3. Water

Find help answering water questions[5]

a. Surface:

Find help answering surface water questions[6]

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

There is a wetland located along and beyond the northern property line. A portion of the site resides in the wetland buffer. This is a Category II wetland with a Habitat Score of 8 that has a 165-foot standard buffer that is mostly a parking lot under current conditions.

Scriber Creek is located approximately 500 feet northeast of the site, across 44th Avenue W from the 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.

The Project will require work within 200 feet of the wetland. No work is proposed within the wetland, but a large portion of the onsite buffers will be restored through removal of parking lot and adding soil and dense, native plantings. No work is proposed in or near Scriber Creek, but the Site does discharge to Scriber Creek indirectly downstream.

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.

Grading will occur in the 105-foot wetland buffer. No fill or dredge material will be placed in or removed from the existing wetland.

[5] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water
[6] 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

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

   No surface water withdrawals or diversions are anticipated.

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

   Based on a review of the FEMA Flood Insurance Rate Map (FIRM) No. 53061C1320F, the site is mapped as Zone X.

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.**

   None anticipated. Prior to being discharged at the north end of the site, project stormwater will be treated using a proprietary Water Quality product (ContechES Modular Wetland or other approved equal).

b. Ground:

Find help answering ground water questions[7]

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.

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.**

   There is no plan to discharge waste materials into the ground. The project is serviced by the City of Lynnwood public sanitary sewer system. Stormwater will be treated before being discharged on-site.

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.**

   Project stormwater runoff will be collected and discharged to natural locations north of the proposed project area. There is an existing wetland located north of the project area into which treated stormwater will be discharged.

   Prior to discharge, run-off from the site will be routed through various stormwater management BMPs. Stormwater from new pollution generating impervious surfaces

[7] 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

will be treated prior to discharge. The Design will be consistent with all City of Lynnwood and Department of Ecology drainage requirements and mitigated as part of the construction permit. Per the Department of Ecology's Method 2 Wetland Hydroperiod Protection guidance, stormwater volumes to the site shall not be more than 20% higher or lower than the pre-project volumes.

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

   With the development of the proposed project, there is the potential that waste material associated with construction activities could enter groundwater or surface water. However, temporary and permanent stormwater controls will be implemented in accordance with the Department of Ecology Stormwater Manual as adopted by the City of Lynnwood to prevent this occurrence to the greatest extent feasible.

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

   Development will affect on-site drainage patterns, although stormwater runoff will continue to generally be discharged to the same locations as in the existing condition Per the Department of Ecology's Method 2 Wetland Hydroperiod Protection guidance, stormwater volumes to the site shall not be more than 20% higher or lower than the pre-project volumes.

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

   LID BMPs, water quality (treatment will be implemented for stormwater prior to discharge to limit impacts to surrounding and downstream properties. In addition, see response to B.1.h above, "*Proposed measures to reduce or control erosion."* Per the Department of Ecology's Method 2 Wetland Hydroperiod Protection guidance, stormwater volumes to the site shall not be more than 20% higher or lower than the pre-project volumes.

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?

The vegetated coverage of the existing site is +/-32%. Approximately 90% of the site will be cleared and graded in preparation for construction. This includes the area of buffer restoration where the existing parking lot will need to be removed before the targeted mitigation areas can be restored as vegetated buffer.

In the developed condition, while vegetation will be altered, vegetated coverage of the site will be +/-31%. In addition, the northern portion of the site will be planted as a wetland mitigation/buffer enhancement area. While the coverage of vegetation onsite will remain generally the same, the Project is removing a number of discontinuous landscape islands that are located around the parking lot and consolidating the planted areas into the buffer restoration area so that in the post-Project condition, the offsite wetland will have a significant improvement to buffer conditions compared to the current 5-foot disturbed buffer that's present.

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

There are no known threatened or endangered species 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.

As part of the proposed project, landscaping will be incorporated along the frontages and throughout the site. Soil in all landscaped areas will be compost amended. As mentioned previously, the wetland buffer will be protected and restored, including ensuring suitable soils, dense native plantings, and extensive application of coarse mulch.

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

Himalayan blackberry and English ivy are located throughout the site. No other known noxious weeds or invasive species are known to be on or near the site. If found onsite during construction, they will be eliminated consistent with the King County Noxious Weed Board guidelines.

5. Animals

Find help answering animal questions[8]

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: heron, eagle, songbirds, other:**

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

- **Mammals: mice, 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.

There are no known threatened or endangered species on or near the site. Listed salmon are known to use Scriber Creek offsite, downstream.

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

Washington State is part of the Pacific Flyway. Birds that inhabit the area vary seasonally. Based on a review of available City GIS data, it does not appear that the site has a wildlife habitat designation.

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

Vegetation will be maintained to the maximum extent feasible. In addition, the wetlands and associated buffer will be preserved and/or enhanced so that there will be a significant improvement to the onsite buffer functions and values.

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

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

6. Energy and natural resources

Find help answering energy and natural resource questions[9]

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 - Power, Lighting, Heating/Cooling

Natural gas – Amenities

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

Not to our knowledge.

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.

A high-efficiency building envelope, mechanical systems, and electrical systems are included in the project design. The building will comply with the requirements of the City of Lynnwood Energy Code and WSEC C407.

[9] 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

7. Environmental health

Health Find help with answering environmental health questions[10]

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.

None anticipated. The project will meet all applicable health and safety standards. There is a low risk of spills of oil-based materials during construction from heavy equipment. This construction project will include an established Accidental Spill Prevention Plan and BMPs for control of any pollutants on-site.

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

   No known contamination exists.

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

   There are no known hazardous chemicals/conditions that might affect project development and design. Contingency plans for work around gas mains, power mains, and for any necessary mitigation/abatement work will be implemented prior to beginning construction.

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.**

   Typical chemicals and materials used in the construction of residential and commercial projects include petroleum, paints, and solvents. Refueling will occur on-site from fuel delivery trucks. Large quantities of fuel will not be stored at the site. Chemicals and materials stored at the site during construction will be addressed in the project SWPPP. No toxic or hazardous chemicals storage or use are anticipated after the project is completed.

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

   No special emergency services are anticipated to be required. Fire, ambulatory, and police community services will be required as typically associated with residential and commercial uses.

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

   Risks will be addressed through workplace safety training and proper storage and handling of chemicals. All local, state, and federal required safety measures will be implemented and/or installed to prevent the spilling of fuel on-site. The project will implement a SWPPP and Accidental Spill Prevention Plan.

[10] 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

b. Noise

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

   The primary source of noise in the area is related to traffic on adjacent streets and Interstate-5 located approximately 1,000 feet northwest of the site. There may be noise impacts from typical operations at these roadway/highway facilities.

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

   The project will generate short-term noise associated with construction activities. Construction hours will conform to City Noise Ordinance requirements. Long term noise levels will be generated from residents' vehicles and possibly building mechanical equipment.

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

   Construction work will be performed during specific hours as determined by the City of Lynnwood. Mechanical equipment will be properly screened. A high-efficiency building envelope will be included in the design.

8. Land and shoreline use

Find help answering land and shoreline use questions[11]

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 project site is currently an asphalt paved parking lot with drive aisles, utility infrastructure, and landscaping. The proposal will redevelop the site into a mixed-use building with parking, drive aisles, landscaping, and utility infrastructure. The development is not anticipated to affect the current land uses on nearby or adjacent properties.

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?

The site is not commercial forested land, to our knowledge. Previous uses are not known.

[11] 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

1. **Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

   No, the site is not near any working farm or forest land to our knowledge.

c. Describe any structures on the site.

There is currently a covered walkway that spans the central portion of the site. There are no other structures onsite.

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

Yes, the existing covered walkway will be demolished.

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

The site is currently zoned Planned Commercial Development (PCD). Additionally, the City of Lynnwood has designated the site as part of the City Center, under which City Center design standards apply.

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

The current comprehensive plan designation of the site is Regional Commercial (RC).

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

There is no 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.

Yes. Based on a review of ECA maps online, the southwest portion of the site was identified as a potential erosion hazard area, and a wetland is mapped offsite to the north. The City of Lynnwood ECA Streams Map shows a stream in running diagonally across the site from southwest to northeast; however, this feature is not a stream channel. Offsite stormwater flows are transported across the site in pipes that discharge into the offsite wetland just inside this Site. Critical Areas and Wetlands are discussed further in the Critical Areas Report, prepared by Wet.Land, dated 13 March 2026.

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

Approximately 650 people

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

None. The site is uninhabited.

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

None. The site is uninhabited.

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

The project will be subject to permitting by the City of Lynnwood. The project will comply with all required conditions and applicable zoning and development standards

to ensure land use compatibility. Project will incorporate the use of architectural elements, landscaping, and pedestrian amenities to fit into and enhance the surrounding area.

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

Not applicable. There are not nearby agricultural or forest lands of long-term commercial significance.

9. Housing

Find help answering housing questions[12]

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

All 294 units will be 60% AMI (low-income housing).

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

No units will be eliminated.

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

The project will increase housing supply for the City of Lynnwood.

10. Aesthetics

Find help answering aesthetics questions[13]

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

The top of the elevator shafts represents the tallest height of any proposed structure, and will be limited to the maximum building height of 75' max above the ground floor Principal exterior building materials will be brick/stone and cement fiber siding.

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

No views of significant natural and human-made features would be altered from regulated City viewpoints, scenic routes, or view corridors.

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

The building will be designed in accordance with the guidelines presented in the City of Lynnwood Building Code and Municipal Code.

[12] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing
[13] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics

11. Light and glare

Find help answering light and glare questions[14]

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

Lighting will be designed to comply with the City of Lynnwood Municipal Code and a photometric will be prepared to identify potential issues. Parking will be located adjacent to the building and exterior lighting will be fully shielded, downward-directed, and LED. Occasional glare from glazing on the project may occur during certain times of the year, but reflectivity will be considered during materials selection and will be minimized.

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

See above. Light and glare from the completed project are not anticipated to be a safety hazard or to interfere with views.

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

None are anticipated.

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

Light and glare impacts will be mitigated through materials selection, a photometric analysis, fixture placement, and shielding to minimize light trespass.

12. Recreation

Find help answering recreation questions

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

None that we are aware of. The surrounding properties consist of commercial businesses, commercial retail businesses, a hotel, and single-family residences.

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

No.

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

Per the City of Lynnwood City Center design guidelines, some of the site will be designated as public space, and pedestrian connectivity will be provided onsite from 44th Avenue W to the northwest adjoining property.

[14] 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

13. Historic and cultural preservation

Find help answering historic and cultural preservation questions[15]

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.**

   There are several single-family residences located across 209th Street SW from the site that were constructed between 1960 and 1962. Several of these residences were identified in the WISAARD database, and were all listed as "Determined Not Eligible" for historical registry. The other residences are not anticipated to be eligible for listing in national, state, or local preservation registers. The site was not identified in a review of the Seattle Historical Sites online database or the Washington State WISAARD database.

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 is not any material evidence of historical tribal use or occupation, or other historical site significance. Based on a review of the Washington State WISAARD database, there are no known historical/heritage properties in the vicinity of the site.

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

   Local registries were searched, and it appears that no impacts to existing cultural and historic resources are anticipated to occur as a result of the proposed project.

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.**

   None are proposed. If material evidence of historical tribal use or occupation or other historical site significance is encountered during construction, an archaeological survey may be required to avoid or minimize loss of cultural or historic resources.

14. Transportation

Find help with answering transportation questions[16]

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.**

   Access to the site will be from 44th Avenue W, on the east side of the site, via an existing driveway. Vehicular circulation will also be available via the 20800 Block (private road)

[15] 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
[16] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation

to the north of the site via the northwest adjoining property. This roadway intersects with 44th Ave W northeast at a signalized intersection. An emergency vehicle only access road will be provided along the west side of the site, connecting to 209th Street SW.

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?

The nearest Transit Bus stop to the site is located along the eastern property boundary on 44th Avenue W, approximately 120 feet by foot from the existing curb cut to remain. This bus stop serves Route 112. This site is also within walking distance to the Lynnwood Transit Center providing connections to Sound Transit bus service, expended service areas for Community Transit, and Sound Transit Link Light Rail service.

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).

The project will be required to provide frontage improvements in the public right-of-way along 44th Avenue W and 209th Street SW. No additional improvements are anticipated based on the Traffic Impact Analysis prepared for the project.

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

No.

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

The project is estimated to generate a total of 1,236 weekday daily trips with 79 occurring during the weekday AM peak hour and 135 occurring during the weekday PM peak hour. The trip generation was estimated based on Institute of Transportation Engineers (ITE) in Trip Generation Manual (12th Edition, 2025) assuming rates identified for LU #223 (Affordable Housing).

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.

No.

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

Based on the results of the operations and safety analysis conducted, no improvements are required to meet applicable City requirements. The project will pay traffic impact fees which will fund City identified projects identified to accommodate future growth in the City.

15. Public services

Find help answering public service questions[17]

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.**

No. Currently available fire, ambulatory, and police community services will be required as typically associated with residential and commercial uses and are anticipated to have sufficient capacity to satisfy any demand from this project.

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

The project will incorporate automatic fire detection and sprinkler systems per the current building code, fire code, and National Fire Protection Association.

16. Utilities

Find help answering utilities questions[18]

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.**

Electricity – Snohomish PUD

Phone - Lumen, Comcast, or other franchise

Internet - Lumen, Comcast, or other franchise

Sewer - City of Lynnwood

Water - City of Lynnwood

Refuse Service – Waste Management

Natural Gas - Puget Sound Energy

Coordination with the City of Lynnwood is occurring regarding installation of force main valves and new pumps at Lift Station 14 to accommodate this development plus additional capacity for sewer to accommodate future growth in the area. A trailer mounted pump on-site may be used in case of failure. The City currently has the ability to add an additional trailer mounted pump to supplement the capacity of the existing lift station. If the capacity upgrades are not completed prior to the occupancy of the Polaris development, the supplemental pump or other methods will be used to accommodate the increased flow.

[17] 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
[18] 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](#)[19]

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 Andrew Bernard

Digitally signed by Andrew Bernard
DN: C=US, E=abernard@inlandconstruction.com, O=Inland Group, OU=Development Manager, CN=Andrew Bernard
Date: 2026.06.08 16:09:56-07'00'

Type name of signee:

Position and agency/organization:

Date submitted:

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

D.Supplemental sheet for nonproject actions

Find help for the nonproject actions worksheet[20]

Do not use this section for project actions.

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

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

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

    - **Proposed measures to avoid or reduce such increases are:**

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

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

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

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

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

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

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

[20] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions

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

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

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

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