

2023 City of Lynnwood Comprehensive Plan Amendments

(File No. ERC-010091-2023)

September 14, 2023

Please find attached Addendum #5 to the Mitigated Determination of Non Significance (MDNS) for the 2015 Update of the Lynnwood Comprehensive Plan, issued March 26, 2015.

This addendum adds further information to the analysis contained in the MDNS by providing additional environmental information for the proposed 2021 Comprehensive Plan Amendments.

The City of Lynnwood is required to periodically update its comprehensive plan and development regulations (RCW 36.70A.130). The last major update the City completed was in 2015, with minor amendments occurring annually. The 2023 Comprehensive Plan Amendment has one proposal for consideration:

1. **Housing Authority of Snohomish County (HASCO)** – Future Land Use (FLU) Map Comprehensive Plan Amendment and Concurrent Rezone (CPL-010092-2023 and RZN-0010060-2023): Change the future land use designation for 5710 and 5714 200th St SW (owned by Housing Authority of Snohomish County) from Medium-density Multi-family (MF-2) to High-density Multi-family (MF-3) and a concurrent rezone from Medium-density Multi-family (RMM) to High-density Multi-family (RMH).

A public hearing for the 2023 City of Lynnwood Comprehensive Plan Amendments will be held by the City Council on November 13, 2023. If you have questions or comments regarding the proposed amendments, please contact me at ckato@lynnwoodwa.gov or 425-670-5409.

Sincerely,

Catherine Kato
Senior Planner
Development and Business Services Department

**ADDENDUM #5 to the
MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)
for the
2015 UPDATE OF THE LYNNWOOD COMPREHENSIVE PLAN**

2023 City of Lynnwood Comprehensive Plan Amendments
(File No. ERC-0010091-2023)

Issued September 14, 2023

DESCRIPTION OF NON-PROJECT ACTION:

This proposed non-project action is for adoption of the 2023 City of Lynnwood Comprehensive Plan Amendments. The City of Lynnwood is required to periodically update its comprehensive plan and development regulations (RCW 36.70A.130). The last major update the City completed was in 2015, with minor amendments occurring annually.

PURPOSE OF THIS ADDENDUM AND HOW TO ACCESS THE PREVIOUSLY ISSUED MDNS SEPA DETERMINATION

The purpose of this addendum is to add information to the MDNS issued for the 2015 Update of the Lynnwood Comprehensive Plan (issued on March 26, 2015).

The information contained in this addendum does not change the analysis of previously identified impacts or mitigation measures. The proposed change to 5710 and 5714 200th SW is consistent with Strategy I-W of the Comprehensive Plan amendment review criteria. The site is located within a designated urban growth area and the South Lynnwood Neighborhood Plan Area. It has sufficient public facilities to accommodate the proposed land use change.

This addendum is being issued in accordance with WAC 197-11-625 and WAC 197-11-630. No additional impacts beyond those identified in the MDNS are expected to occur. The adopted environmental documents listed herein, together with this addendum, satisfy the City of Lynnwood's environmental review requirements of Chapter 17.02 LMC and Washington State SEPA requirements.

The MDNS can be accessed at <https://www.lynnwoodwa.gov/Services/Apply-for-a-Permit/Planning-Zoning/Comprehensive-Plan>

LOCATION OF PROPOSAL

COMMUNITY PLANNING

The proposal contains one change to the Comprehensive Plan in the following location:

- I. 5710 and 5714 200th St SW (Parcel numbers: 00565300001501, 00565300001502, 00565300001505)

REVIEW/REQUIRED APPROVAL

City Council – Ordinance Adoption

Department of Commerce – Coordination

LEAD AGENCY

City of Lynnwood

20816 44th Ave W, Suite 230

Lynnwood, WA 98036

Staff Contact: Catherine Kato (Senior Planner, Development and Business Services Department)
ckato@lynnwoodwa.gov, 425-670-5045

CIRCULATION AND COMMENT

As required by WAC 197-11-625, this addendum is being sent to all recipients and commenters of the previously issued MDNS for the 2015 Update of the Lynnwood Comprehensive Plan. No comment period is required for this addendum under WAC 197-11-502(8)(c).

SEPA RESPONSIBLE OFFICIAL

David Kleitsch, Development and Business Services Director

Email: dkleitsch@lynnwoodwa.gov

Phone: 425-670-5042

Signature:

David Kleitsch

David Kleitsch, SEPA Responsible Official

ATTACHMENTS:

- Draft Ordinance
- SEPA Checklist
- Critical Areas Determination-Steep Slope






SEPA Determination - Addendum #5 to MDNS

Final Audit Report

2023-09-16

Created:	2023-09-14
By:	Karl Almgren (kalmgren@lynnwoodwa.gov)
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"SEPA Determination - Addendum #5 to MDNS" History

-  Document created by Karl Almgren (kalmgren@lynnwoodwa.gov)
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ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LYNNWOOD, WASHINGTON, AMENDING THE CITY OF LYNNWOOD COMPREHENSIVE PLAN; AMENDING THE CITY'S OFFICIAL ZONING MAP; AND PROVIDING FOR AN EFFECTIVE DATE; SUBMISSION TO THE STATE; SEVERABILITY; AND SUMMARY PUBLICATION.

WHEREAS, the City of Lynnwood adopted a Comprehensive Plan to comply with the requirements of the Growth Management Act on June 24, 2015, by Ordinance No. 3142; and

WHEREAS, the City of Lynnwood last updated its Comprehensive Plan on November 22, 2021 by Ordinance No. 3403; and

WHEREAS, as allowed by the Growth Management Act, the Comprehensive Plan, subarea plans, and development regulations may be amended on an annual basis, pursuant to RCW 36.70A.130, and shall be subject to continuing review and evaluation; and

WHEREAS, Chapter 21.40 of the Lynnwood Municipal Code (LMC) establishes the use zones and the City of Lynnwood Zoning Map; and

WHEREAS, the amendment of the City's Official Zoning Map (reclassification) is included as part of the Comprehensive Plan Amendment Process; and

WHEREAS, as provided in Chapters 1.35, 18.02, and 21.22 of the Lynnwood Municipal Code (LMC), the City has established procedures and decision criteria for proposed Comprehensive Plan and reclassification amendments; and

WHEREAS, the process to amend the Comprehensive Plan includes multiple opportunities for public participation and input; and

WHEREAS, applications and suggestions to amend the Comprehensive Plan with a related Zoning Map reclassification were accepted and docketed for processing after March 30, 2023, in accordance with the approved amendment schedule; and

44 WHEREAS, on May 24, 2021, the City adopted Resolution 2021-05, adopting the City's
45 Housing Action Plan as a guiding document with recommendations for future housing policy,
46 planning, and regulatory amendments; and
47

48 WHEREAS, the City has an interest in implementing the Housing Action Plan including
49 encouraging new construction or rehabilitation of multifamily housing and to increase and
50 improve housing opportunities for all income levels; and
51

52 WHEREAS, the Lynnwood Planning Commission held a work session on May 11, 2023, and
53 a duly advertised public hearing on May 25, 2023, regarding the Proposed Amendment List (PAL)
54 of Comprehensive Plan and Zoning Map amendments; and
55

56 WHEREAS, the Lynnwood City Council held a work session on May 15, 2023, and a duly
57 advertised public hearing on June 12, 2023, regarding the Proposed Amendment List (PAL) of
58 Comprehensive Plan and Zoning Map amendments; and
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60 WHEREAS, at their June 26, 2023, business meeting, the Lynnwood City Council confirmed
61 the final Proposed Amendment List (PAL) of Comprehensive Plan and Zoning Map amendments
62 for further review; and
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64 WHEREAS, on September 14, 2023, the City's SEPA Responsible Official issued Addendum
65 #5 to the Mitigated Determination of Nonsignificance (MDNS) for the 2015 Update to the
66 Lynnwood Comprehensive Plan, pursuant WAC 197-11-625 and WAC-197-11-630; and
67

68 WHEREAS, on _____, 2023, the proposed amendments were submitted for the
69 mandatory 60-day state agency review, agencies were asked to comment prior to final action by
70 the City Council, and no comments were received; and
71

72 WHEREAS, the Lynnwood Planning Commission held a public hearing on _____,
73 2023 on the amendments, and following the public hearing recommended _____ of
74 the proposed Comprehensive Plan and Zoning Map Amendments of this Ordinance; and
75

76 WHEREAS, the Lynnwood City Council held a duly advertised public hearing on
77 _____, 2023, on the Comprehensive Plan and Zoning Map Amendments, as described
78 herein; and
79

80 WHEREAS, after consideration of the testimony and other evidence presented at the
81 public hearing, the City Council finds that the amendments (1) Are consistent with the provisions
82 of the Growth Management Act and will not result in Comprehensive Plan or regulation conflicts;
83 (2) Will not create significant adverse impacts on existing sensitive land uses, businesses, or
84 residents; (3) Can be accommodated by all applicable public services and facilities; (4) Will help
85 implement the goals and policies of the Lynnwood Comprehensive Plan; and (5) Will not have
86 significant impacts beyond the Lynnwood City limits; and
87

88 WHEREAS, the City Council further finds that the concurrent site-specific reclassification
89 (rezone/Zoning Map amendment) (1) is substantially related to the public health, safety, and
90 welfare; (2) Is warranted because of changed circumstances or because of a need for additional
91 property in the proposed land use zone classification or because the proposed zoning
92 classification is appropriate for reasonable development of the subject property; (3) Is a suitable
93 site for development in general conformance with zoning standards of the RMH zone; (4) Will
94 not be materially detrimental to uses or property in the immediate vicinity of the subject
95 property; (5) Has merit and value for the community as a whole; (6) Is in accord with the
96 comprehensive plan; and (7) Complies with all other applicable criteria and standards of the
97 Lynnwood Municipal Code; and

98
99 WHEREAS, the City Council has determined the provisions of this Ordinance implement
100 goals and policies in the Housing Action Plan; and

101
102 WHEREAS, the City Council has determined that the provisions of this Ordinance further
103 the public's health, safety and welfare;

104
105 NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LYNNWOOD, WASHINGTON, DO
106 ORDAIN AS FOLLOWS:

107
108 Section 1: Purpose. The purpose of this ordinance is to amend the City of Lynnwood
109 Comprehensive Plan and Official Zoning Map.

110
111 Section 2: Amendment of the Lynnwood Comprehensive Plan. The Comprehensive Plan of
112 the City of Lynnwood is amended as described below and in the following exhibits, which are
113 attached hereto and incorporated herein for reference.

114
115 The Future Land Use Map is amended to change the land use designation for 5710 and
116 5714 200th St SW (Parcel numbers: 00565300001501, 00565300001502,
117 00565300001505) from Medium-density Multi-family (MF-2) to High-Density Multi-
118 family (MF-3), as legally described in Exhibit A and generally depicted in Exhibit B.

119
120 Section 3: Amendment of the Lynnwood Municipal Code. The City of Lynnwood Official Zoning
121 Map is amended as follows:

122
123 The City's Official Zoning Map is amended to change the zoning designation for 5710 and
124 5714 200th St SW (Parcel numbers: 00565300001501, 00565300001502,
125 00565300001505) from Medium-density Multi-family (RMM) to High-Density Multi-
126 family (RMH), as legally described in Exhibit A and generally depicted in Exhibit B.

127
128 Section 4: Submission of Plan to the State. The Development and Business Services Director is
129 hereby directed to submit a copy of all approved amendments to the City of Lynnwood
130 Comprehensive Plan, including subarea plans, and the Lynnwood Municipal Code to the
131 Department of Commerce of the State of Washington.

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Section 5: Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase or word of this ordinance.

Section 6: Effective Date. This ordinance or an approved summary thereof consisting of its title shall be published in the City’s official newspaper of record and shall take effect and be in full force five days following its publication.

PASSED this ____ day of _____, 2023, and signed in authentication of its passage this ____ day _____, 2023.

DRAFT

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ATTEST/AUTHENTICATED:

Luke Lonie, City Clerk

APPROVED:

Christine Frizzell, Mayor

APPROVED AS TO FORM:

Lisa Marshall, City Attorney

DRAFT

159 Exhibit A
 160 SCRIBER LAKE HOMES BLK 000 D-01 - E1/2 LOT 15 LESS S 270 FT THOF LESS PTNDEEDED CITY OF
 161 LYN QCD 206-117
 162
 163 SCRIBER LAKE HOMES BLK 000 D-05 - E 80FT OF N 280FT OF W1/2 TRACT 15 LESS N 10FT THOF
 164 V288/278TO CITY OF LYNNWOOD
 165
 166 SCRIBER LAKE HOMES BLK 000 D-02 - W1/2 TR 15 LESS S 207FT & LESS E 80FTOF N 280FT & LESS
 167 N 10FT THOF V288/278 TO CITY OF LYNNWOOD
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Exhibit B



SEPA 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.

A. Background [Find help answering background questions](#)

1. Name of proposed project, if applicable:

The project is currently unnamed.

2. Name of applicant:

Co-Applicant: *Housing Authority of Snohomish County (HASCO)*
Contact: *Duane Leonard*
12711 4th Ave. W, Everett, WA 98204
Phone: 425-290-8499
[*dleonard@hasco.org*](mailto:dleonard@hasco.org)

Co-Applicant: *Environmental Works*
Contact: *Bill Singer*
402 15th Ave E Seattle, WA 98112
Phone: 206.787.1372
[*bsinger@eworks.org*](mailto:bsinger@eworks.org)

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

Same as above.

4. Date checklist prepared:

March 17th, 2023

5. Agency requesting checklist:

City of Lynnwood, Department of Community Development, Planning & Zoning

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

If the rezoning is approved, HASCO anticipates beginning the project in Summer 2024.

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.

Phase I & Phase II Environmental Site Assessment – HASCO Property Conditions

Assessment for Timberglen Apartments completed. Report available upon request

Hazardous Materials Report – HASCO Property Conditions Assessment for Timberglen Apartments

Geotechnical Report – HASCO does not have a completed geotechnical report, but HASCO is willing to obtain a completed geotechnical report if necessary.

Arborist Report - HASCO does not have a completed arborist report, but HASCO is willing to obtain a completed arborist report if necessary.

Traffic Study – Completed

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.

No.

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

- *City of Lynnwood, Project Design Review*
- *Construction, Mechanical permits, as needed.*

11. Give a 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 proposed project is a 110,000 s.f. affordable multifamily residential project which includes two buildings oriented NS with frontage and primary access from 200th St SW. The buildings are located on a consolidated lot previously addressed as 5710 & 5714 200th St SW, Lynnwood, WA 98036. Building #1 located in the East region of the site at the existing Timberglen Apartments (5710 200th St SW, Lynnwood, WA 98036) is a 5-Story residential building including a basement parking level. Building #2 located in the West region of the site at the existing Pinewood Apartments (5714 200th St SW, Lynnwood, WA 98036) is a 5-Story residential building on grade. The buildings are connected by a skybridge and an indoor amenity area for the residents. The proposed program includes (40) one-bedroom apartments, (60) two-bedroom apartments, (10) three-bedroom apartments, in-unit laundry, community amenities, outdoor play area and common areas, accessible green space and adequate parking on site. The combined basement level and onsite parking provided is for 161 vehicles. The proposed program will also include necessary mechanical and electrical rooms/vaults as required and the building will be fully sprinklered per NFPA 13. The project will be built to the Washington State Evergreen Sustainable Development Standards (ESDS) and use Seattle City Light Built Smart

incentives for energy upgrades. Demolition of two existing two-story residential structures is part of the project.

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.

TIMBERGLEN APARTMENTS

5710 200th St SW, Lynnwood, WA 98036 (Parcel ID: 00565300001501(1.21 Ac))

Legal Description :

SCRIBER LAKE HOMES BLK 000 D-01 - E1/2 LOT 15 LESS S 270 FT THOF LESS PTNDEEDED CITY OF LYN QCD 206-117

PINEWOOD APARTMENTS

5714 200th St SW Lynnwood, WA 98036 (Parcel ID's: 00565300001502 (1.03 Ac), 00565300001505 (0.49 Ac))

00565300001502: SCRIBER LAKE HOMES BLK 000 D-02 - W1/2 TR 15 LESS S 207FT & LESS E 80FT OF N 280FT & LESS N 10FT THOF V288/278 TO CITY OF LYNNWOOD

00565300001505: SCRIBER LAKE HOMES BLK 000 D-05 - E 80FT OF N 280FT OF W1/2 TRACT 15 LESS N 10FT THOF V288/278 TO CITY OF LYNNWOOD

B. Environmental Elements

1. Earth [Find help answering earth questions](#)

a. General description of the site:

#5710 slopes from south to north, then crowns and slopes east and west. #5714 has a highpoint near the center of the west property line. Drainage then splits and flows northeast and southeast.

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

Flat

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

Approximately 30% slope in a small ditch. The rest of site is less than 5% slope.

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.

Gravelly soils are found on the site. The National Resource Conservation Service description is

Alderwood-Urban land complex, 2 to 8 percent slopes.

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

No.

- 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 project will demolish the two existing residential buildings and construct two residential multi-family buildings. Fill material will include material associated with the capillary break under the buildings, pavement sections, utility trench sections and topsoil for vegetated areas. The total area affected is approximately 2.5 acres. The source of fill will be determined by the contractor during construction.

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

Erosion could occur if exposed soils during construction are mobilized during a rainfall event. However, the potential for erosion will be minimized by implementing temporary erosion and sedimentation control best management practices during construction.

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

The proposed development will consist of approximately 60% impervious surfaces.

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

Temporary erosion and sedimentation control measures will be implemented during construction. These Best Management Practices (BMPs) include, but are not limited to, silt fence, inlet protection, mulching, interceptor swales, check dams, settling tank(s), and a stabilized construction entrance. Areas disturbed during construction will be seeded, planted, and mulched as appropriate.

2. Air [Find help answering air questions](#)

- 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.

- *Truck and Equipment Combustion Engine Exhaust during Construction.*
- *Potential Dust from Construction Excavation*
- *Resident Vehicles will contribute to greenhouse gas emissions.*

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

None Known.

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

- *Trucks shall be washed down prior to leaving site.*
- *Excavated soils shall be covered in trucks.*
- *Excavated soils on-site shall be covered at the end of the day.*
- *Excavated soils and debris from existing building demolition will be watered down to prevent excess dust from leaving the site.*

3. Water [Find help answering water questions](#)

a. Surface Water: [Find help answering surface water questions](#)

- 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 are no surface water bodies on or in the immediate vicinity of 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.**

No.

- 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.

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

No.

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

No.

- 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.

b. Ground Water: [Find help answering ground water questions](#)

- 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.

No waste material will be discharged into the ground. The project will discharge wastewater to the City's sanitary sewer system.

c. Water Runoff (including stormwater):

- a) 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.

Runoff from roofs and impervious surfaces will be collected through roof drains, area drains, catch basins, and storm pipes to the City's stormwater conveyance system.

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

No, temporary BMPs will be implemented by the contractor during construction to prevent waste from entering ground or surface waters. A spill prevention plan will be in place to provide the appropriate response to construction related issues.

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

No, the project will not change the existing drainage patterns of the site. Stormwater will continue to be conveyed to the City's stormwater conveyance system.

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

Stormwater runoff will be routed to infiltrating stormwater facilities if the existing soils support infiltration.

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?

All existing established trees and vegetation along the perimeter of the sites will be assessed for dead, dying, hazardous species and the project will aim to protect those in the perimeter based on a Landscape/Arborists assessment procured as the project progresses . HASCO is aware of the priority Lynnwood has placed on the tree canopy and tree coverage within Lynnwood's Comprehensive Plan (LCP, p. 9.9), and the proposed design will strive to align with the LCP's Community Character Goals set forth to protect, preserve, and conserve the tree canopy of Lynnwood. In order to develop both parcels efficiently the trees in between the two parcels will need to be removed and suitable measure will be taken to ensure no net loss of trees (LCP, p 9.9)

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

None Known.

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

All new landscaping including groundcover, trees and shrubs will incorporate drought tolerant native species designed to enhance the existing vegetation on the site.

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

None Known. Landscape/Arborist assessment to be done to identify noxious weeds and invasive species. Information from the Washington Invasive Species Council will be reviewed/action taken if invasive species are identified.

[https://invasivespecies.wa.gov/find-a-priority-species/? sft priority-specie-type=noxious-weeds](https://invasivespecies.wa.gov/find-a-priority-species/?sft=priority-specie-type=noxious-weeds)

5. Animals [Find help answering animal questions](#)

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:

Miscellaneous birds and squirrels as one would expect to see in an urban environment.

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

None Known.

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

No.

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

Landscaping incorporating native plantings will provide the potential for increased wildlife activity on site.

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

None Known apart from rats, mice. Information from the Washington Invasive Species Council will be reviewed/action taken if invasive species are identified.

<https://invasivespecies.wa.gov/find-a-priority-species/?sft=priority-specie-type=invasive-animals>

6. Energy and Natural Resources Find help answering energy and natural resource questions

1. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity will be used for HVAC system, unit heating, building lighting and plug loads. Heat pump water heaters with electric resistant backup, Rooftop solar panels may be installed to reduce the electricity costs for the project. Electricity generated from the rooftop PV installation will be returned to the power grid and not specifically used on-site.

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

The proposed building is 7 floors including a parking level below and is higher than the surrounding existing buildings. The west and east edges of the property have existing trees that act as a natural shade barrier. The property in the south may be impacted by shade in the afternoons.

3. 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.

The project will follow Evergreen Sustainable Development Standards by the WA State Dept. of Commerce which will include the following energy conservation features; low flow plumbing fixtures, LED lighting for 90% of the fixtures, Heat pump water heaters., high efficiency gearless traction elevators, heat recovery ventilator for common area ventilation, ductless mini-split electric heat pump HVAC system for 1st and 2nd floor offices and day center, high-efficiency (0.27 U value) windows, Energy-star rated appliances (refrigerators, rangehoods, washers).

7. Environmental Health [Find help with answering environmental health questions](#)

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.

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

None Known.

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.

None known; there are no gas pipes below ground on the site.

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.

Asbestos is present in both existing buildings. Because asbestos is present in both buildings, HASCO will perform an asbestos abatement to mitigate any impacts.

4. Describe special emergency services that might be required.

No special emergency services are anticipated for the project.

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

All paints, sealants, caulking and adhesives will be low VOC. Materials will also be selected to prevent mold and are durable and easy to clean. Cabinets and other composite wood products will be formaldehyde free. No carpet will be used in the building to cut down on the accumulation of dust and allergens. All flooring will be Floorscore certified. Walk-off mats will be provided at the entry vestibule to reduce the accumulation of dirt and allergens. Continuous whole-house mechanical ventilation will be provided in the building and the units.

b. Noise

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

Traffic noise from 200th St SW.

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)?

Vehicle and equipment noise from construction of new building - 7am to 6p M-F.

Noise from demolition of existing building - 7am to 6pm M-F

After occupancy there will be minimal noise impacts. Long term noise would be related to typical residential activities. Ongoing building maintenance will be done during normal business hours, which may include some of these activities: landscaping maintenance noises, minimal cars coming and going from the site and residents interacting in their outdoor amenities area. All residential outdoor common areas are located centered on the property which will be shielded to the residential properties to the south, west, and east by the new building and a new landscape buffer. Potential noise from mechanical equipment operating in new building.

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

Noise will be limited to Monday through Friday from 7am-5pm. Construction team will submit monthly work schedules to surrounding property owner's with dates indicated for loud noise activities. Work on Saturday will only occur with City of Lynnwood's approval.

8. Land and Shoreline Use [Find help answering land and shoreline use questions](#)

ABBREVIATIONS USED IN THIS SECTION

LCP – Lynnwood Comprehensive Plan

GMA – Growth Management Act

MUGA – Lynnwood Municipal Urban Growth Area

p. – Page No

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site contains the existing buildings of Timberglen Apartment and Pinewood Apartments

Timberglen Apartments - 5710 200th St SW – is an existing 2-1/2 story multifamily residential building.

Pinewood Apartments - 5714 200th St SW – comprises of 1 to 1-1/2 story existing multifamily residential buildings.

The adjacent properties to the south are 2-story multifamily residential buildings. The properties to the west and east are 3-story multifamily residential buildings. The properties across the street in the north comprise of attached 2-story townhomes and 2-story multifamily residential buildings. The proposal will not affect any current land uses and will not be materially detrimental to property in the immediate vicinity.

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.

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.

- c. Describe any structures on the site.

The site consists of the existing buildings of Timberglen Apartments and Pinewood Apartments.

Timberglen Apartments - 5710 200th St SW – is an existing 2-1/2 story multifamily residential building, approximately 35,400 SF, 32 units, wood framed building built in 1968.

Pinewood Apartments - 5714 200th St SW – comprises of 1 to 1-1/2 story existing multifamily residential buildings. , 25 units , wood framed building built in 1981

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

Yes, the existing buildings will be demolished as part of project.

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

The site is currently zoned Multiple Residential Medium Density (RMM)

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

The current comprehensive plan designation for future Landuse is MF-2 Medium Density Multifamily.

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

Not Applicable

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

The parcels are not located near any critical areas, waterfront, or natural hazard areas, of which

*an increased unit count may cause adverse impacts under Land Use Police 5. (LCP, 2.10)
- as stated in the due diligence report procured by HASCO, Page 3 – Land use Goals*

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

The anticipated unit bedroom count breakdown:

- *1-bedroom: 40*
- *2-bedroom: 60*
- *3-bedroom: 10*
- *Assuming all units will be filled with at least 1 resident, but no more than 2 individuals per room per unit, the range of people anticipated living at this project will be 110 – 380.*

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

The redevelopment project will displace 113 residents across both complexes.

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

The HASCO housing navigation staff are assisting all residents, who would like assistance with rehousing, in finding a new unit. All units, regardless of whether they accept housing navigation services, are eligible for up to \$5000 paid by HASCO toward moving expenses/costs resulting from the redevelopment.

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

ABBREVIATIONS USED IN THIS SECTION

LCP – Lynnwood Comprehensive Plan

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p. – Page No

The LCP's Land Use Goal seeks to preserve the existing character of the community, protect the environment, increase public health, accommodate population growth, and promote economic growth. (LCP, p. 2.6) Since HASCO's request for reclassification is site-specific, the LCP's zoning schema will not be impacted by this request (LCP, p. 2.6). HASCO is seeking to increase housing on parcels already zoned for multifamily residential development in an area that has "good access to arterial and collector streets" and is "in close proximity to transit service and to goods and services." (LCP, p. 2.7)

The parcels are in an area designated as a growth area "appropriate for multifamily

development” because it will increase affordable housing within a quarter mile of public transit access, commercial services, employment opportunities, and community services. (LCP, pg. 2.17) The parcels can also accommodate on-site parking for the increased unit amount to limit stress on demand for on-street parking (LCP, pg. 2.17).

Increasing the unit count on the identified parcels dovetails with a specifically identified community need in LCP Land Use Goal 2, which seeks to: 1) Create more housing in the region; 2) develop workforce housing to keep workers in the area; and 3) increase affordable housing options. Reclassifying for more density balances development and growth with preservation, so the community character is preserved, the environment is protected, and development projects are sufficiently compatible with the land use designation. (LCP p. 2.6)

The LCP has identified areas of urban growth (MUGA) that are anticipated to have a 38% increase in population and a 49% increase in housing units by 2035. (LCP, p. 1.6) The LCP states that it will incorporate GMA guidance to develop existing sites to carry greater density to prevent urban sprawl. (LCP, 1.11) The identified parcels sit within MUGA identified in the LCP, and the site has already been determined to be suitable to provide multifamily housing for the city. Additionally, Lynnwood’s Comp Plan (LCP) specifically identifies HASCO as a partner it will work with to develop more affordable housing in the area, consistent with the population growth and needs of the area. (LCP, p. 7.3, 7.8, and 7.11)

Reclassifying the identified parcels will bring Lynnwood closer to meeting its Housing Goals to increase the stock of housing that is affordable at all income levels. Rather than encroach on existing single-family neighborhoods, reclassifying these properties would allow for increased affordable multifamily housing on lots that are already designated for that purpose, further helping to preserve single-family neighborhoods. (See Housing Policies 10, 14, and 21, LCP, 7.11) As the named community partner under Housing Policies 25 and 32, HASCO has a responsibility to reclassify these lots to increase the affordable unit count to support Lynnwood in meeting its community need without creating a net loss to any affordable units, per LCP instruction. (LCP, p. 7.11)

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

Not Applicable.

9. Housing [Find help answering housing questions](#)

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

The proposed project will provide 110 units of affordable housing to the City of Lynnwood, if approved.

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

Existing buildings to be demolished comprise a total of 57 units of low-income housing.

The proposed project explores an increased unit count and adds much needed affordable housing to the City of Lynnwood. The project creates a positive impact with increase in housing units in the community.

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

The project will increase the number of housing units serving low-income residents and is a critical component of the City of Lynnwood's housing goals. The proposed 110 units of low-income workforce housing will also be providing a valuable asset and in keeping Lynnwood affordable to all income levels.

10. Aesthetics [Find help answering aesthetics questions](#)

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

West building - Top of the roof is approximately 50' from grade.

East building - Top of the roof is approximately 60' from grade.

Principal exterior materials include corrugated metal siding, with cedar wood accent material, vinyl windows, single-ply membrane roofing.

The building consists of two east /west bars that are connected by a bridge. The space between the bars serves as outdoor amenity space for play and socializing. Large roof decks carved out of the second floor of each bar paired with unit balconies serve to provide additional amenity space as well as providing passive supervision of the central courtyard. The architecture is a simple modern ascetic with durable low maintenance materials that will hold up and look good over time. Large windows into the units and community spaces provide an abundance of daylight, provide relief to the façade and connect the residents to the surrounding trees and landscape. Both exist stairs in the building will serve the roof for utility/maintenance purposes.

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

The proposed building will have no drastic impact on views from adjacent properties to the west, south and east. The building is oriented on a north-south axis so that the short side of the building is on the south end of the property which minimizes the visual impact on the residential neighborhood to the south. The existing properties to the west and east will not be severely impacted as existing over-story trees act as a visual buffer.

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

The project is being designed as an aesthetic amenity for the community and will be reviewed by the City of Lynnwood for compliance with design guidelines and neighborhood compatibility. The massing is broken up into two buildings to reduce scale.

Materials are intended to be long lasting and durable while respecting the surrounding residential neighborhood. Incorporating patterned corrugated metal profiles, painted fiber cement lap siding & natural wood helps the building fit into the existing community, while presenting a timeless, modern ascetic. The North and South faces of the building are broken up by vertical bands of windows and balconies to help break down the scale of the long façade. Change in siding material and pops of natural wood help provide visual texture.

11. Light and Glare [Find help answering light and glare questions](#)

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

Wall mounted site and security lighting will illuminate entry and exterior common areas at night. There will also be pole mounted parking lighting. These fixtures to be high cutoff, and shielded on the backside as need, they will be downward facing to reduce glare, ambient and direct light. Fixtures will be dark sky compliant. The building entry and parking lot lighting on the west, east and south side of the property will be on a dusk to dawn timeclock. The remainder of the exterior security and site lighting will be controlled by occupancy sensors to minimize its impact on the neighboring properties to the west, east, and south. There would be potential lights from the occupants of the residential units on the upper floors. These would occur during the evening. Consider Hi/lo nighttime light levels base on pole mounted motion sensors. This is a good safety feature and could work well for the parking lot lighting. It also is an energy saving feature.

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

It is not anticipated that light spillage or glare from the project will cause any safety hazard or interfere with anyone's views from neighboring properties.

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

Existing city owned pole lighting on 200th St SW provide added security for the property and help reduce additional security lighting required for the project. It is anticipated that these off-site light sources will not cause any adverse effect to the proposed development.

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

The lighting from residential apartments will be shielded by shades operated by the residents. All exterior lighting will be downward directed, away from adjacent buildings.

12. Recreation [Find help answering recreation questions](#)

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

*The Scriber Lake Park, Wilcox Park, and the Sprague's Pond Mini Park are natural recreational opportunities located within 0.3-mile radius of the site.
The Lynnwood recreation center is located within a 1-mile radius of the site.*

An LA Fitness and Lynnwood Bowl and Skate are recreation opportunities that are within a 0.3-mile radius of the site.

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

No existing recreational uses will be displaced.

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

The project will have landscaped common use patios/amenity space in between the buildings for play and socializing. Large roof decks carved out of the second floor of each building paired with unit balconies serve to provide additional amenity space. The proposed program will also include indoor recreational amenities for the residents

13. Historic and Cultural Preservation Find help answering historic and cultural preservation questions

- 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.

The existing buildings located at 5710 200th St SW, identified as "Timberglen Apartments" to be demolished was built in 1968 and is over 45 years old. The building is not currently on any historical register.

- 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.

None Known.

- 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.

WISAARD does not identify any historic preservation characteristics on or adjacent to the project site. WISAARD identifies the site is present in Tribe Specified Consultation Area. <https://wisaard.dahp.wa.gov/Map>

- 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.

Not Applicable.

14. Transportation Find help with answering transportation questions

- 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.

Vehicular and pedestrian access to the site is from 200th St SW which is the major arterial serving the site and abuts the Northern site boundary. Highway 99 is located 0.3 miles West of 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?

Three Community Transit bus routes (Routes 115,116, and 120) already serve the site and stop directly in front of the property. It is also anticipated that more routes will be added once the light rail line is completed near the site.

<https://www.communitytransit.org/route/>

- 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 existing street and sidewalk infrastructure are already present and improvement to the planting strip may be provided in the 200th St SW sidewalk right-of-way. Pending requirements from the City.

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

Not in the immediate vicinity. The project site is located ¾ mile west of the proposed Link Light rail extension and the Lynnwood City Center Transit Center.

- 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?

As shown in table 4. Trip Generation (Traffic Study), the proposed project is estimated to generate 256 net new weekday daily trips with 26 occurring in the AM peak hour and 25 occurring in the PM peak hour. Approximately 95% expected to be car trips. The trip generation was calculated based on trip rates using the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition, 2021). ITE's Affordable Housing (LU #223) land use was assumed for the proposed project as well as the existing land use.

See attached traffic study for additional detail.

- 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.

Measures will be taken as per recommendations of the traffic study recorded for the site.

15. Public Services [Find help answering public service questions](#)

- 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 proposed buildings on this site will require minimal increase in fire and police protection for the additional residents living at the site. It is assumed that there will be an increased use of public transit and additional demand for public schools by the future occupants of this building.

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

The facility will be fully sprinklered with NFPA 13 system and will have a code compliant fire alarm system. The building will have secure key access to prevent unwanted visitors.

16. Utilities [Find help answering utilities questions](#)

- a. **Circle utilities currently available at the site:** electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other: Stormwater

- 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.**

Sanitary sewer, storm, domestic water, irrigation, and fire protection services will connect to existing main lines in the 200th St SW Right-of-way. Existing water and sewer service connections may be re-used if in good condition.

Electricity – Snohomish PUD;

Natural Gas – Puget Sound Energy;

Water, Sewer, Storm – City of Lynnwood

Refuse Service – Waste Management NW

Telephone and Communications – Franchise utility providers

C. Signature [Find help about who should sign](#)

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

Duane Leonard

Digitally signed by Duane Leonard
DN: cn=Duane Leonard, o=Housing Authority
of Snohomish County, ou=Executive Director,
email=dleonard@hasco.org, c=US
Date: 2023.03.28 14:20:52 -07'00'

Type name of signee: Duane Leonard

Position and agency/organization: Executive Director, Housing Authority of Snohomish
County

Date submitted: 3/31/2023

D. Supplemental sheet for nonproject actions [Find help for the nonproject actions worksheet](#)

IT IS NOT REQUIRED to 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?**
- **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.**

COMMUNITY PLANNING

Date: September 13, 2023

To: File

From: Karl Almgren, AICP, Community Planning Manager

Approved By: Derek Fada, Environmental & Surface Water Supervisor

Subject: Critical Areas Determination-Steep Slope

There are no known critical areas (sensitive land uses) on the 5710 & 5714 200th St SW (Parcel numbers: 00565300001501, 00565300001502, 00565300001505) sites.

Staff received public comment in relation to the Public Hearing held by Planning Commission on May 25, 2023 regarding a slope on the sites. The City's Environmental & Surface Water Supervisor has indicated that the City's Geologically Hazardous Areas map does not show this site as having any critical areas. Both sites are currently developed and any slopes between the sites have been constructed and are not naturally occurring. This includes constructed retaining walls. The submitted SEPA checklist indicates that the steepest slope on site is a 30% slope in a small ditch.

No geotechnical report was provided. Staff has not requested a geotechnical report at this time. Additional analysis may be provided with all future development, any impacts will be evaluated and mitigated at time of permitting.