

State Environmental Policy Act
Determination of Significance (DS) and
Request for Comments on the Scope of the Environmental Impact Statement

DATE OF ISSUANCE: **September 1, 2023**

LEAD AGENCY: **City of Lynnwood**

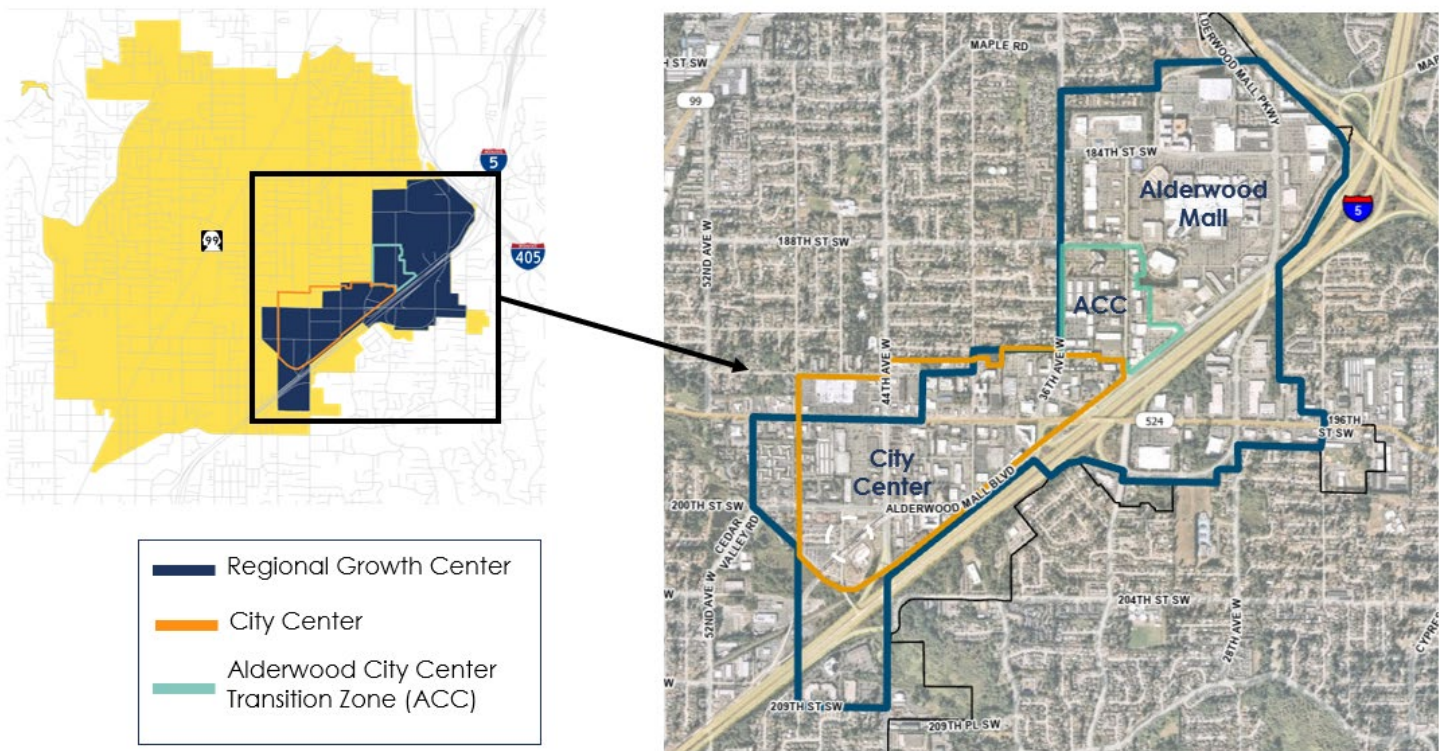
AGENCY CONTACT: Karl Almgren, Community Planning Manager at planning@lynnwoodwa.gov

The City of Lynnwood has determined that it will prepare a Planned Action Environmental Impact Statement (EIS) for the City Center + Alderwood Subarea Plan, currently in development. The City will conduct formal “scoping” to gather input and comments on key issues related to the subarea from September 5 through October 6, 2023. Scoping is conducted under the State Environmental Policy Act (SEPA) to help identify the elements of the environment to be evaluated in an EIS and to help identify and narrow the range of issues that are significant to be studied in the EIS.

The public, interested agency representatives, and tribes are invited to attend a public meeting during the scoping period on Tuesday, September 12, 2023, from 5:00 pm to 7:00 pm at Lynnwood City Council Chambers, 19100 44th Avenue W., Lynnwood, Washington. The public is invited to submit comments by 5:00 pm on October 6, 2023 to Karl Almgren, Community Planning Manager at planning@lynnwoodwa.gov and/or to attend the public scoping meeting on September 12, 2023.

DESCRIPTION OF PROPOSAL: A new subarea plan is being developed for the City Center + Alderwood Regional Growth Center that will address land use, housing, economic development, transportation, parks and open space, and other topics. The Plan will be consistent with the [Growth Management Act](#), Puget Sound Regional Council [Vision 2050 Plan](#), and Snohomish County [Countywide Planning Policies](#) (CPPs). To support implementation of the subarea plan, the City of Lynnwood will prepare Planned Action Ordinance under RCW 43.21C.440 and associated SEPA Rules in WAC 197-11, which will require a Planned Action EIS. Future proposals consistent with the Planned Action Ordinance (and related level of analysis in the EIS), the subarea plan, and development regulations would be subject to a streamlined environmental review process.

LOCATION: The Lynnwood Regional Growth Center is an approximately 764-acre area in the southeastern portion of Lynnwood, located along the I-5 freeway, approximately between the 44th Avenue W exit and the I-5/I-405 interchange. Most of the plan area is on the north side of I-5, and includes Lynnwood City Center, Alderwood Mall, the LINK Light Rail City Center station, and the future West Alderwood station. See map next page.



PLANNED ACTION ENVIRONMENTAL IMPACT STATEMENT: The City of Lynnwood, as lead agency for this proposal, has determined the need to prepare a new Planned Action EIS for the subarea under RCW 43.21C.440 given that a portion of the subarea is already encompassed with an adopted planned action area and ordinance. The City intends to adopt a new Planned Action Ordinance consistent with the subarea plan. The lead agency has identified the following areas for discussion in the EIS: Land Use Patterns and Socioeconomics, Consistency with Plans and Policies, Multimodal Transportation, Utilities (Including Water, Sewer, and Surface Water Management), and Public Services (Schools, Parks, Police, Fire/Emergency Services, Library, City Services).

ALTERNATIVES: The City will evaluate a no action alternative (that assumes no changes to current plans, policies, regulations, or zoning) and two action alternatives. The two action alternatives will include one that analyzes more concentrated growth in the Regional Growth Center (RGC) and one that analyzes more dispersed growth in the RGC, Highway 99 Corridor, and College District.

SCOPING: Agencies, affected tribes, and members of the public are invited to comment on the scope of the EIS. You may comment on alternatives and/or concerns about potential impacts and make suggestions about potential mitigation measures, as well as other approvals that may be required. Per WAC 197-11-408 and RCW 43.21C.440(3)(b) the City invites the public, agencies, and tribes to a community meeting to discuss the planned action EIS scoping.

Scoping Meeting: September 12, 2023 at Lynnwood City Hall, Council Chambers

Scoping Comment Period: September 5 through October 6, 2023—Provide written comments to the City Contact below by 5pm on October 6, 2023.

CITY CONTACT:

Karl Almgren, Community Planning Manager
20186 44th Ave. W, Suite 230
Lynnwood, WA 98036
planning@lynnwoodwa.gov

RESPONSIBLE OFFICIAL:

David Kleitsch, Director, Development & Business Services
20816 44th Avenue West, Suite 230
Lynnwood, WA 98036
425-670-5042; dkleitsch@lynnwoodwa.gov

SIGNATURE: *David Kleitsch*

DATE: September 1, 2023

APPEAL PROCESS: This Determination of Significance may be appealed subject to the procedures identified in Lynnwood Municipal Code (LMC) 17.02.195. Any aggrieved person may appeal this Threshold Determination. An appeal must be filed in writing with the appropriate filing fee within 14 days of the date of determination becoming final. Any appeal must be submitted no later than September 15, 2023.






City Center Alderwood DS Scoping Notice

Final Audit Report

2023-08-31

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