

DATE OF ISSUANCE: June 18, 2026

LEAD AGENCY: City of Lynnwood, Development and Business Services (DBS)

AGENCY CONTACT: Brian Kirk, Planner; bkirk@lynnwoodwa.gov; 425-670-5409

FILE NUMBER: SEPA-26-0001

PROPOSAL: On November 11, 2025, Blackfish Capital submitted plans for a 175-unit affordable multifamily housing development which consists of a 7-story apartment of 141,416 gross square feet with 54 surface parking stalls located under the structure.

LOCATION: 5723 198TH St SW Lynnwood, WA 98036, (Parcel Number: 00565300000401 & 00565300000404)

APPLICANT CONTACT: Johnny Vong; Blackfish Capital

SEPA THRESHOLD DETERMINATION

The lead agency has determined that this proposal will not have a probable significant adverse impact on the environment. Pursuant to WAC 197-11-350(3), the proposal has been clarified, changed, and conditioned to include the following mitigation measures to avoid, minimize or compensate for probable significant impacts. An environmental impact statement (EIS) is not required under RCW 43.21C.030. The necessary mitigation measures are listed below, the Environmental Checklist and construction plans are available at <https://www.lynnwoodwa.gov/Services/Apply-for-a-Permit/Planning-Zoning/Public-Land-Use-Notices>.

MITIGATION MEASURES

The applicant must provide a 5-year cash bond prior to issuance of the development engineering permit for the replacement of trees on the adjacent parcels (00565300000100) owned by the City of Lynnwood Park and Recreation Department. The subject trees and associated root zones along the subject site's eastern property line may be impacted by construction of the retaining wall (solid pile wall). This condition is in addition to mitigation measures required by the City of Lynnwood's development regulations.

This MDNS is issued under WAC 197-11-350, and the City will not act on this proposal for 14 days after issuance of this determination. The comment period will end on **July 7, 2026**, and this MDNS will become final unless the determination is withdrawn or amended by the City's SEPA Responsible Official.

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

SIGNATURE: Ben Wolters DATE: 6/18/2026

APPEAL PROCESS: As provided in LMC 17.02.195, any aggrieved person may appeal this Threshold Determination. An appeal must be filed in writing with the appropriate filing fee within 14 days of the date of determination becoming final. Any appeal must be submitted no later than **July 21, 2026**. You must make specific factual objections, identify errors, harm suffered, or identify anticipated relief sought and raise specific issues in the statement of appeal.