
HASCO 200th St Development **(PDR-26-0001)**

I. Application

Project Name	HASCO 200 th St Development
File Numbers:	PDR-26-0001
Location:	5710, 5714, and 5720 200th St SW, Lynnwood WA, 98036
Tax Parcel Number:	00565300001501, 00565300001502, 00565300001505
Zoning:	Residential Multifamily, 45 feet (RM-45)
Future Land Use:	Multifamily
Site Area:	121,031 sf
Property Owner:	Housing Authority of Snohomish County
Applicant:	Emily Darling, SMR Architects
Staff Reviewer:	Catherine Kato, Senior Planner 425-670-5045; ckato@lynnwoodwa.gov
Applicable Design Guidelines:	Citywide Design Guidelines
Related Permits:	Associated Building and Construction Permits, SEPA Permit, Boundary Line Adjustment Permit
Decision:	Approved with Conditions

II. Exhibits

1. Approved PDR Plan Set, received 4/28/26
2. Project Narrative, received 2/24/26
3. Code Compliance Narrative, received 4/28/26
4. Title Report, received 2/24/26
5. Landscape Maintenance Plan 1, received 2/24/26
6. Landscape Maintenance Plan 2, received 2/24/26
7. SEPA Checklist, received 2/24/26
8. Project Requests, received 2/24/26
9. Geotechnical Report Memo, received 2/24/26
10. Geotechnical Report Part 1, received 2/24/26
11. Geotechnical Report Part 2, received 2/24/26
12. Site Lighting Narrative, received 2/24/26
13. Drainage Report, received 2/24/26
14. Arborist Report, received 2/24/26
15. Traffic Study, received 4/28/26
16. Notice of Complete Application, dated 3/6/26
17. Notice of Application, dated 3/17/26
18. Request for Information Letter, sent 4/9/26
19. Response Letter, received 4/28/26
20. Public Comment Response Letter, received 4/28/26
21. SEPA Threshold DNS-Optional Process, dated 6/8/26

III. Findings of Fact

a. **Proposal Description**

On February 24 and 25, 2026, Emily Darling of SMR Architects, on behalf of Housing Authority of Snohomish County (HASCO) submitted PDR and SEPA applications for plans for a proposed affordable housing development (124 units) comprised of two buildings. Both proposed buildings are four stories of wood framed construction, located to limit impact to the existing tree canopy. Building A is designed with larger units for families (64 units), and Building B will serve seniors (60 units). The PDR application and SEPA application were deemed complete on March 6, 2026.

b. **Background**

The subject properties are 5710, 5714, and 5720 200th St SW (Parcel Numbers 00565300001501, 00565300001502, 00565300001505). The properties are currently vacant. This Project Development Review has been processed under the condition that a Boundary Line Adjustment or Lot Combination will be submitted and recorded prior to issuance of any building permits. Analysis is done under the assumption that the BLA has been recorded. See Conclusion and Conditions of Approval, section VI below.

c. Noticing and Review Timelines

The application was deemed complete on March 6, 2026. On March 17, 2026, in accordance with LMC 8.90.0320(E) Lynnwood Municipal Code (LMC), a Notice of Application was posted at the City of Lynnwood official posting sites and was published in the Everett Herald. Owners of property and tenants within a 300-foot radius of the subject property were mailed a Notice of Application. The comment period ended on March 31, 2026. In accordance with LMC 8.90.0320(E)(4), all written comments received prior to the date this decision have been considered.

LMC 8.90.0310 requires a decision within 100 calendar days after the city notifies the applicant that the application is complete at the time of this application submittal. This decision was issued on the 75th day of active permit processing.

d. Environmental Review

The City of Lynnwood has reviewed the proposed project for probably adverse environmental impacts under the SEPA Optional Process and issued a Determination on Nonsignificance (DNS) on June 8, 2026 (Exhibit 21). This determination is based on the following findings and conclusions: The proposed site development does not have significant adverse impacts due to increased demand on public infrastructure including water, sewer, transportation, and has no impacts on critical areas. The proposed use of the site is similar to the previously established use on the site and is consistent with surrounding uses.

The City followed the Optional DNS process outline in WAC 197-11-355. The City received public comments during the dual comment period (Exhibit 18). The appeal period for the DNS runs concurrently with the appeal period of this Administrator's Decision.

IV. PDR Decision Criteria

a. Street & Neighborhood Design

Lynnwood Municipal Code (LMC) 8.20.0100 states the purpose of street and neighborhood design in the City. Map 8.20.01 identifies the street typology assignments for specific locations.

i. 200th St SW- City Connector

City Connectors have a minimum standard that is outlined by Table 8.20.02.

Staff Analysis:

The city connector standard includes a 7 ft sidewalk, a 5 ft planting zone, a 5 ft bike lane, and on-street parking. Per LMC.8.20.0120 Alternative Compliance, including waiving requirements to the street and neighborhood design chapter may be granted by the Administrator at their sole discretion. The proposed design includes a 7 ft sidewalk, 5 ft planting zone, and 5 ft bike lane. On-street parking has been waived to provide consistency throughout the corridor.

b. Subareas & Zoning Districts Development Standards

Lynnwood Municipal Code (LMC) 8.30.0120 states that zoning district standards apply based on types of project activities proposed. The proposed project site is designated Residential Multifamily, 45 feet (RM-45). Per Table 8.30.02, New Construction type project activities must meet the following District Standards.

i. Density

There is no density requirement in the RM-45 Zone.

Staff Analysis:

The proposed project has a density of 44.6 units per acre.

ii. Building Coverage

Per Table 8.30.20 under LMC 8.30.0330(B), the maximum building coverage in the RM-45 Zone is 60%.

Staff Analysis:

The building footprints of the proposed project total up to 30,345 sf. The total sf of the project site is approximately 2.78 acres, with lot coverage being approximately 25%.

iii. Building Placement

Per Table 8.30.20 under LMC 8.30.0330(B), the Minimum Street Setback is 5 ft, and the Minimum Interior Setback is 20 ft.

Staff Analysis:

Both buildings are set back more than the minimum 5 ft street setback and more than the minimum interior setback of 20 ft.

iv. Parking Location

Per Table 8.30.21 under LMC 8.30.0330(B), parking lots have a minimum street setback of 5 ft, and a minimum interior setback of 5 ft.

Staff Analysis:

The proposed project's parking lot complies with the minimum setbacks for the overall site. An easement for parking and access is required prior to issuance of Certificate of Occupancy per condition 5 of conditions of approval.

v. Building Height

Per Table 8.30.23 under LMC 8.30.0330(C), the maximum building height for the RM-45 zone is 45 ft (base), and can go up to 75 ft with incentives.

Staff Analysis:

The proposed project meets the incentives for additional height up to 75 ft but does not exceed the 45 ft base maximum height. Building A's height above grade is 43' 11" and Building B's height above grade is approximately 38' 11".

vi. Building Massing

Per Table 8.30.23 under LMC 8.30.0330(C), the maximum building width along a street is 175 ft.

Staff Analysis:

The building width along 200th St of both Building A and B are less than the maximum 175 ft width.

vii. Entrances

Per Table 8.30.23 under LMC 8.30.0330(C), the maximum street-facing entry spacing is 50 ft.

Staff Analysis:

There are no street-facing entries on either Building A or B.

c. Project Development Review Criteria

Per Table 8.90.02, Project Development Reviews (PDR) are a Type 1c permit. 8.90.0720.E states the decision criteria that the Administrator will use in determining if a proposal meets the merits of Project Development Review. In addition to these criteria, the proposal must comply with all applicable zoning regulations.

i. It is consistent with the Comprehensive Plan

The policies below are from the Environment, Land Use & Community Design, Housing, Transportation, Community Health & Public Safety, and Parks, Recreation & Open Space elements of the Imagine Lynnwood Comprehensive Plan and have been found to be relevant to the proposal. Refer to Exhibit 3 for additional analysis provided by the applicant.

1. Environment Goal 1:

Improve and protect the natural environment while reducing current and future impacts.

EN Policy 1.5:

Collaborate with other local governments, state, and federal agencies, tribal entities, and private and nonprofit organizations to protect and enhance the environment.

Staff Analysis:

The proposed project showcases collaboration between non-profit and local government agencies, and was designed to limit impact to the existing tree canopy.

2. Housing Goal 1:

Provide capacity for housing to meet the needs of present and future residents of Lynnwood.

HO Policy 1.1

Align with the Regional Growth Strategy and Snohomish County Growth Targets by providing capacity for the 20-year allocations, including special needs and affordable housing.

Staff Analysis:

This project provides 124 units of affordable housing for families and seniors.

3. Community Health & Public Safety Goal 3:

Support community health and social well-being through policies, programs, and the built environment.

CH Policy 3.2:

Encourage beneficial social interaction and community cohesiveness for the community by identifying, enhancing, or creating publicly accessible gathering spaces.

CH Policy 3.7:

Incorporate natural elements into the built environment to facilitate opportunities for effortless engagement with nature to support mental and emotional well-being.

Staff Analysis:

The proposed project includes a shared courtyard with a variety of amenities including active and passive uses, and encourages residents to engage across differences in ages and mobility. The shared courtyard showcases many natural features to facilitate resident engagement with nature to support mental and emotional wellbeing. Maintaining the mature existing trees also contributes to the neighborhood's tree cover and wildlife habitat.

ii. **It is consistent with all applicable provisions of the Unified Development Code**

LMC 8.30.0330.C contains amenity space standards that apply to proposed projects in the RM-45 zone.

Chapter 8.40 contains development standards that apply to proposed projects based on the type of proposed project. According to LMC 8.40.0100, New Construction type proposed projects require the proposed project to comply with development standards for 2-6:

1. Amenity Space (Table 8.30.22)

Per Table 8.30.22, the minimum area (at grade) for shared amenity space is 50 sf per unit.

Staff Analysis:

The proposed project includes 124 units. There is a minimum requirement for 6,200 sf of at grade shared amenity space. The courtyard between the two proposed buildings exceeds this minimum requirement, at approximately 15,300 sf.

2. Landscape (Chapter 8.40, Article 02)

Per LMC 8.40.0210.A.1.a, any new development or redevelopment subject to a project design review land use application approval, must meet landscaping requirements.

Per LMC 8.40.0220, general landscaping and maintenance standards are required.

Per LMC 8.40.0230, parking area landscape standards are required.

Per LMC 8.40.0240, buffer landscaping requirements may be required.

Staff Analysis:

Exhibits 5 and 6 show a landscape maintenance plan that meets general landscaping and maintenance standards.

Exhibit 1 shows that all parking lot areas meet the standards of section 8.40.0230 including the area of landscaped areas and distance of parking stalls from landscape areas.

No transition buffer is required for this project as all abutting property is zoned RM-45.

3. Wall, Fence, & Hedge (Chapter 8.40, Article 03)

Standard for vision-obscuring fences, hedges, and walls are outlined in LMC 8.40.0330.

Staff Analysis:

The 6' wood fence complies with LMC 8.40.0330.B(2)(a).

4. Refuse & Recycling Areas (Chapter 8.40, Article 04)

Per LMC 8.40.0400.B.1, all refuse collection areas must be set back a minimum of 25 ft from a public street, and 25 ft from any interior property line abutting any residential zone. All refuse and recycling collection areas must be enclosed on three sides by a six-foot height vision obscuring fence and gate.

Staff Analysis:

The refuse and recycling areas for the proposed project are both located inside of the buildings, with trash staging areas for pick up located directly outside of the trash storage rooms. The locations of the storage areas do not interfere with any of the parking stalls.

5. Outdoor Lighting (Chapter 8.40, Article 05)

Per LMC 8.40.0510.A.1, the provisions of the outdoor lighting chapter apply to developments requiring Project Development Review. Outdoor lighting plans must include all items listed under LMC 8.40.0510.B.6.

Per LMC 8.40.0510.D, Outdoor lighting installations and fixtures located in or within 50 feet of a residential zone shall comply with the following requirements:

1. Lighting fixtures must be no higher than 15 feet above grade;
2. Lighting fixtures must be designed and shielded in a manner so that the fixture does not directly illuminate on adjacent residentially zoned property. Fixtures should be of a type or adequately shielded so as to prevent glare from normal viewing angles; and
3. Where feasible, additional landscaping may be required by the city to provide light screening between commercial zones and residential zones to help prevent light trespass onto the residentially zoned properties. Where landscaping is used for light screening, the city shall take into consideration the applicable landscaping standards and citywide design guidelines.

Staff Analysis:

The lighting plan will be reviewed at time of building permit, and must comply with Chapter 8.40, Article 05 per condition 4 of conditions of approval.

6. Walkways & Non-Vehicular Access (Chapter 8.40, Article 06)

Pedestrian accesses must meet requirements listed under LMC 8.40.0610.A.

Bicycle Parking requirements are listed under LMC 8.40.0620. Per LMC 8.40.0620.F, stand alone multifamily housing requires 0.5 spaces per unit.

Staff Analysis:

All building entrances have a pedestrian access path that connect the entrance and the public right-of-way, and comply with requirements listed under LMC 8.40.0610.A.

The proposed project consists of two separate buildings, a 64 unit building intended for families, and a 60 unit building intended for seniors. The family building exceeds the standard requirement by providing 39 stalls (30 required). The senior building requests a reduction in the required bicycle parking to 20% of the requirement, for a total of 6 spaces. This deviation complies with the criteria for deviation outlined in LMC 8.40.0620.F(2).

7. Parking & Vehicle Access (Chapter 8.40, Article 07)

LMC 8.40.0770 outlines parking lot development standards, including landscaping and stall dimensions. Per LMC 8.40.0720.A.3 and LMC 8.40.0720.A.4, uses listed as "Affordable housing" and Senior housing" are exempt from required parking.

Staff Analysis:

While no parking is required for Affordable housing or Senior housing, the proposed project includes 117 parking stalls.

Parking lot development, landscaping, and stall dimensions for the proposed project comply with requirements from the section.

8. Signs (Chapter 8.40, Article 8)

Signage is not reviewed or regulated as part of Project Development Review. All signage must be submitted separately under a sign permit application.

Staff Analysis:

Signage must be submitted separately under a sign permit application to be permitted. This PDR decision does not approve or permit any signage shown in exhibits.

iii. It is consistent with any applicable design guidelines, adopted by this reference and incorporated in the provisions of the LMC and this chapter as fully as if set forth here

1. The purpose of Chapter 8.45: Design Standards is to implement design standards that provide a high quality of life for residents and uphold Lynnwood's vision and goals.

LMC 8.45.0110(B)(1)(a) states that Citywide Design Guidelines apply to any projects located in the residential multifamily, 45 feet zone.

Staff Analysis

The subject properties are both zoned RM-45 and follow the Citywide Design Guidelines, as both building are less than 45 ft in height. The project complies with Citywide Design Guidelines, with the following exceptions.

To avoid dominant massing that would result from providing a pitched roof form per design guidelines, the project goes through alternative compliance as permitted in LMC 8.90.0810 in favor of a design that prioritizes minimizing the presence of the prominent facades. The proposed articulation along the building's exterior-facing facades is complimented by a modulated parapet with variations in parapet height. Through this strategy, the proposed design is able to maintain an attractive profile that remains consistent with the existing residential scale and context of the neighborhood.

To meet the intent of maintaining a lively and active street face by using visually prominent trim, the project goes through alternative compliance as permitted in LMC 8.90.0810. Dark colored windows are used with lighter colored siding to accentuate the façade and provide visual prominence to maintain a lively and active street face. Additionally, a batten trim is being used which adds interest and texture to the public facing sides of the building.

- iv. For development applications for remodeling or expansion of an existing development, it is consistent with those provisions in the applicable design guidelines identified by the Administrator as being applicable. For such applications, the Administrator may modify applicable design standards and guidelines to provide continuity between existing and new development or proposed phases of development.

Staff Analysis:

The proposed project is a complete redesign and new development of an existing site, and therefore is subject to all applicable development regulations as referenced above.

V. Public and Agency Comments

One Agency comment was received from Edmonds School District. Three comments were received from the public. The applicant provided responses back to the public commenters. Please refer to Exhibits 18 and 20 to view all comments, as well as responses provided by the applicant.

VI. Conclusion and Conditions of Approval

a. Conclusion

Based on the application materials and the analysis contained in this staff report, staff conclude that the applicant has met the decision criteria for approval of the Project Development Review (PDR).

b. Conditions of Approval

Staff recommends the approval of HASCO 200th St Development (PDR-26-0001), subject to the following conditions:

1. The approved plan set shall be Exhibit 1. Minor modifications may be approved by the Development & Business Services Director or their designee per LMC 8.90.0720(F).

X. Revisions After Approval

The determination that the proposal meets the criteria for a subsequent modification exception is based on all plans, details, catalogue cuts, specifications, renderings, notes, materials, and color samples submitted for design review. Any changes to the design of the project as indicated by the above submitted materials will require additional review and may delay issuance of subsequent development permits for the proposal and/or inspections during construction. For more information on modifications and revisions, please refer to 8.90.0720.F.

XI. Other Permits

The approval of Project Development Review does not in any way replace, modify, or waive any requirement for the compliance of the proposal with other applicable codes, standards, or regulations, including, but not limited to, those of the Public Works, Permits & Inspections, and Fire Departments.






PDR-26-0001_Administrators-Decision

Final Audit Report

2026-06-08

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