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**PROJECT NAME:** HASCO – 200<sup>th</sup> Street Apartments

**ADDRESS:** 5710 – 5720 200<sup>th</sup> Street SW, Lynnwood, WA, 98036

**PROJECT TYPE:** (124) Units of Affordable Housing: (64) Family Units (Building A), (60) Senior Units (Building B)

**ZONING:** RM-45, South Lynnwood Neighborhood Subarea

## **PROJECT NARRATIVE for HASCO 200<sup>th</sup> Street Apartments**

### Project Overview

The proposed affordable housing development is comprised of two buildings on adjacent parcels. Each building will provide affordable housing for a different population: Building A, is designed with larger units for families, and Building B will serve seniors. Both buildings are four stories of wood framed construction and approximately 40-45 feet high as measured from existing average grade. The project site is zoned RM-45. The Citywide Design Guidelines apply to this project, which is located in the South Lynnwood Neighborhood.

### Existing Site Description

The ground slopes from west to east across the two lots with some benched flat areas left from previous development on the site. The project aims to take advantage of the existing topography as much as possible to minimize ground disturbance and preserve existing vegetation onsite. The presence of groundwater at shallow depths below the surface grade dictates building location and the proposed storm water management systems.

Mature existing trees ring the perimeter and form a row down the middle between the two lots. The existing trees – including hemlock, douglas fir, cedar, and madrona – give the site a wooded feel that blends with the surrounding suburban development. The development recedes from view through the preservation of the existing vegetation and by limiting the height of the buildings on the project site. The development retains as many existing trees as possible, including preserving existing trees along the property lines shared with neighbors. The project approach is consistent with concerns communicated by the project neighbors.

### Proposed Site Description

The site is comprised of three parcels, and the owner seeks a lot boundary adjustment to create two separate parcels with one building on each. A separate Boundary Line Adjustment permit is associated with this application. There were previously several buildings totaling 57 housing units

on the project site. The existing buildings have since been demolished. The proposed buildings are located on the level areas left by the previous buildings to minimize the amount of ground disturbance and protect the existing mature trees. The project arborists' recommended construction approaches and tree protection measures are included with this application.

The proposed parking layout is located toward the perimeter of the site but leaves enough room so as not to undermine the existing rockeries or disturb the trees at the property boundaries. This approach allows an uninterrupted connection between the buildings and greenspace between the buildings and safeguards the large trees in the middle.

The adjacency of the lots and the many existing mature trees provide the opportunity to create a verdant outdoor space with amenities that can be shared between both buildings' residents. The team envisions a children's play area, raised garden beds, outdoor seating and pathways set amongst the trees.

The parking lot provides approximately 117 spaces for residents including accessible stalls located close to building entries. The application includes electric vehicle charging stations and system components for future expansion. A continuous looped driveway across both parcels provides fire department access and access to parking. The parking area is screened from neighboring parcels by the existing and proposed trees.

### South Lynnwood Neighborhood Plan

Located in the South Lynnwood Neighborhood, this project meets many of the neighborhood's goals in the Neighborhood Plan (2021). By more than doubling the amount of housing on the site, this development will serve the growing and diverse population in South Lynnwood with affordable homes for families and seniors. This project will give residents of all ages a safe place to play and learn, relax and gather, (goal 3) and aims to protect residents from displacement (goal 6). In addition, the site is located near a hotspot on the map in Figure 6 depicting the locations where South Lynnwood residents would like to see more apartments or homes.

By prioritizing retaining the existing mature trees and greenspace, this project creates an asset for the community at large, as well as residents. The mix of family and senior housing around a wooded, shared courtyard facilitates the community connections and collaboration that the plan encourages. Along 200<sup>th</sup> Street SW, the development will provide a safe pedestrian sidewalk with street trees and landscaping, and a bus stop.

This development aims to enrich and support the vibrant neighborhood and the existing natural environment of South Lynnwood.

## Building Design

The proposed buildings are shaped by the existing features of the site: the efficient, double-loaded corridor buildings are shaped to enclose the shared courtyard between them. Both buildings are four story wood framed structures that are located to limit the impact to the existing tree canopy, preserve the character of the site when viewed from the street and neighboring properties, and take advantage of existing topography to limit grading associated with the undertaking.

Although the development is allowed to be up to 75 feet tall under the LMC 8.30 incentives for affordable housing, we are proposing four story buildings in an effort to better respect and relate to the surrounding neighborhood context.

The façade design for the two buildings was inspired by a close look at a tree's layers. Evergreen trees such as the hemlock, douglas fir, and cedar found onsite have a thick layer of outer bark, and under that the wood is smoother and lighter with a pattern of growth rings. The color and material strategies aim to reinforce the idea of the tree and its layers while providing an interest and color to the building exterior.

The design uses subtle modulation to create depth and rhythm. The exterior color variation reinforces the modulation using light, shadow, and texture, and alternating lighter and darker tones. The lighter areas have textured panels and the darker areas have smooth panels. There are also vertical battens to further articulate the façade, adding rhythm and a layered, bark-like texture. The overall goal of the façade design is to reduce the perceived scale of the project when viewed from the street and adjacent parcels and to create a project that fits harmoniously with its setting.

## Affordable Housing

The Housing Authority of Snohomish County ("HASCO") mission is to meet the diverse needs of Snohomish County residents by expanding housing opportunities that promote stability, strengthen community and provide affordability. HASCO does this work by administering the housing choice voucher program through the U.S. Department of Housing and Urban Development (HUD) and by developing/owning/operating multifamily housing units throughout Snohomish County.

There is a growing need for affordable housing solutions throughout the Puget Sound. The 2023 Housing Characteristics and Needs Report indicates that the City of Lynnwood will need to add approximately 5,000 units of housing affordable to households earning at or below 80% of the Area Median Income. As a public housing authority HASCO is well positioned to assist the City of Lynnwood in meeting those housing targets.

The proposed Building A, on the west parcel, has 64 affordable 1-bedroom, 2-bedroom and 3-bedroom apartments for Families earning at or below 60% of the Area Median Income (“AMI”). Laundry is provided in each unit. Common areas include a lobby, bike storage, mail facilities, and a common room for residents on the ground floor, along with residential offices and back of house space.

The proposed Building B, on the east parcel, includes 60 affordable 1-bedroom and 2-bedroom apartments for Seniors earning between 30% and 50% AMI. The first floor of the building will have multiple community rooms with views of the site and direct access to the courtyard, as well as a lobby, residential office and utility rooms. Every floor will include a laundry room for residents’ use, and bike storage will be located near the building entry.

Residents of both buildings have access to the shared courtyard and its variety of amenity spaces. The proposed development envisions intergenerational community intentionally programmed where people of different ages – children, adults, and seniors – live together, fostering mutual support and connection, often through shared spaces and activities.

Both buildings will provide Type-A and Type-B accessible units. Both buildings will meet Washington State’s Evergreen Sustainable Development Standards (ESDS) to provide a healthy living environment for the residents.

#### Parking Calculations

Provided off-street parking includes ADA Accessible Van stalls and infrastructure for electric vehicles (EV Stalls), as follows:

Total Stalls Provided: 117 Stalls Total:

90 Standard 8’-0” x 17’-6”

12 Standard 8’-6” x 17’-6”

7 Standard 8’-0” x 20’-0”

8 Accessible Van 8’-6” x 17’-6”, with shared 8’-0” aisle

Electric Vehicle (EV) Stalls Provided: 50+% (54 Stalls) of Total:

10% EV-Installed (12 Stalls), including 1 Accessible Van Stall

25% EV-Ready (30 Stalls), including 2 Accessible Van Stalls

10% EV-Capable (12 Stalls), including 1 Accessible Van Stall

## Floor Area Ratio (FAR) Calculations

The site-level floor-area-ratio for the proposed development is as follows:

- Total Site Area: 121,036 SF
- Building A (Family) GFA: 67,838 SF
- Building B (Senior) GFA: 50,498 SF
- Total Gross Floor Area (A+B): 118,336 SF
- Total Site FAR (GFA/Site): 0.98

## Project Timeline

Construction of the project will begin in November 2026 pending issuance of the required land use and construction related entitlements. The construction of Building A and B will run concurrently, beginning with civil and site related construction activities and is expected to be complete in 2028. Project phasing is not anticipated. We anticipate the following permit application dates:

- PDR Submittal: Friday, February 23<sup>rd</sup>, 2026
- Development Engineering Permit: April 3<sup>rd</sup>, 2026
- Building Permits Submittal: May 26<sup>th</sup>, 2026
  - Mechanical, Electrical, Plumbing, Fire Sprinkler permits to be submitted concurrently with the building permits
- Fire Alarm Permit: Deferred

## Related permits:

- Future Land Use (FLU) Map Comprehensive Plan Amendment: CPL-010092-2023
- Concurrent Rezone: RZN-010060-2023
- SEPA (for Comprehensive Plan Amendment / Rezone): ERC-010091-2023
- Demolition Permit No: CDEM-24-0012, CDEM-24-0011, CDEM-24-0010, CDEM-24-0007, CDEM-24-0008, CDEM-24-0009

## Also included in this PDR Submittal:

- Code Compliance Narrative
- Project Requests
- Design Guidelines Checklist
- Plan Set – including Survey, Civil, Landscape, Architectural drawings and renderings
- Preliminary Drainage Report Note

- Landscape Maintenance Plan – two documents: HASCO typical landscaping requirements, and specific site requirements provided by Form+Foliar Landscape Architects
- Title Report with Schedule B
- Traffic Study
- Site Lighting Narrative
- Preliminary Geotechnical Report – Parts 1 & 2
- SEPA Checklist
- Draft Arborist Report