

DATE OF ISSUANCE: June 8, 2026

LEAD AGENCY: City of Lynnwood

AGENCY CONTACT: Catherine Kato, Senior Planner, ckato@lynnwoodwa.gov, 425-670-5045

FILE NUMBER: SEPA-26-0003 HASCO 200th Street Development

PROPOSAL: Proposal for multi-family 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).

LOCATION: 5710, 5714 and 5720 200th St SW, Lynnwood WA, 98036; (Parcel Numbers: 00565300001501, 00565300001502, 00565300001505)

APPLICANT CONTACT: Emily Darling, SMR Architects, edarling@smrarchitects.com 506-751-3140

SEPA THRESHOLD DETERMINATION OF NON-SIGNIFICANCE (DNS)-OPTIONAL PROCESS

The City of Lynnwood, as the lead agency for this proposal, has determined that the proposal will not have a probable significant adverse impact(s) on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030. This decision was made after a review of the completed Environmental Checklist, the City of Lynnwood Comprehensive Plan and Lynnwood Municipal Code (LMC), information from affected agencies, and other information on file with the department. This information is available for public viewing upon request at no charge. This information is available at: <https://www.lynnwoodwa.gov/Services/Apply-for-a-Permit/Planning-Zoning/Public-Land-Use-Notices>.

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.

This DNS is issued after using the *Optional DNS Process* in WAC 197-11-355. **There is no further comment period on the DNS.** This DNS will become final unless the determination is withdrawn or amended by the City's SEPA Responsible Official.

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

SIGNATURE: *Ben Wolters* DATE: 06/08/26

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 **June 24, 2026**.






SEPA-ODNS(Project)-SEPA 26-0003

Final Audit Report

2026-06-08

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