

SEPA¹ Environmental Checklist

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use “not applicable” or “does not apply” only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

Background [Find help answering background questions²](#)

1. Name of proposed project, if applicable:

HASCO - 200th Street Apartments

2. Name of applicant:

Housing Authority of Snohomish County (HASCO)

3. Address and phone number of applicant and contact person:

Housing Authority of Snohomish County (HASCO)

Chris Jowell, Real Estate Controller

12711 4th Avenue West, Everett, WA 98204

Phone: 425.290. 8499

4. Date checklist prepared:

2/20/2026

5. Agency requesting checklist:

City of Lynnwood

6. Proposed timing of schedule (including phasing, if applicable):

Construction start anticipated in November of 2026. No project phasing is anticipated.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No future additions, expansion or further activity anticipated.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

SEPA for Project Design Review & SEPA permit to be submitted concurrently.

Preliminary Grading, Drainage, Utility plans prepared by CPL Inc. included in the February 20th, 2026 PDR submittal.

Preliminary Geotechnical Engineering Report prepared by Ciani & Hatch. Dated April 5, 2024.

Draft Arborist Report prepared by Tree Solutions Inc. dated February 12, 2026.

Phase I & Phase II Environmental Site Assessment — HASCO Property Conditions Assessment for Timberglen Apartments completed. Report available upon request

Hazardous Materials Report — HASCO Property Conditions Assessment for Timberglen Apartments. Report available upon request

Traffic Impact Study prepared by Transpo Group dated February 2026.

² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

Engineering survey prepared by Metron and Associates, Inc dated February 2024.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No pending applications for governmental approvals or other proposals will affect the property covered by this proposed project.

Prior Approvals:

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

Current Permits:

Project Design Review (PDR) – submitted concurrently with SEPA permit application.

SEPA Environmental Review Checklist (ERC) – submitted concurrently with PDR application.

Boundary Line Adjustment (BLA) – in progress, to be submitted soon.

10. List any government approvals or permits that will be needed for your proposal, if known.

Future Construction Permits:

Multifamily Building Permit (2 buildings, submitted concurrently)

Mechanical Permit (2 buildings, submitted concurrently with building permits)

Plumbing Permit (2 buildings, submitted concurrently with building permits)

Electrical Permit (2 buildings and site, submitted concurrently with building permits)

Fire Sprinkler (2 buildings, submitted concurrently with building permits)

Fire Alarm (deferred approval)

Development Engineering Permit

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

HASCO 200th St Apartments is a proposed 124-unit, 118,336 SF multifamily affordable housing development which includes two buildings and primary access from 200th St SW. The buildings are located at 5710 & 5714 200th St SW, Lynnwood, WA 98036 for which a boundary line adjustment application will be submitted to consolidate the lots. The proposed buildings on site are 4 stories high and do not exceed the base maximum height of 45', and 75' maximum height for affordable housing projects. Parking is provided along

the perimeter of the site with a 26 ft wide 2-way access drive aisle for vehicular circulation and fire department vehicle access.

- **The proposed program includes:**

124 apartments split between two 4-story multifamily buildings.

(82) one-bedroom apartments, (30) two-bedroom apartments, (12) three-bedroom apartments, in-unit and central laundry facilities, community rooms in each building, outdoor play areas and lawn areas, accessible sidewalks, green space and parking for approximately 117 vehicles on the project site.

At least one of each unit type will be designed to meet Type A accessibility requirements as defined by Chapter 11 of the 2021 International Building Code, ANSI A-117.1, and the ANSI Z359.14-2021 update. All remaining on-grade apartments are Type B, as defined and required by the codes noted above. The community room will contain a gathering space as well as an outdoor patio. Each building will have a fire sprinkler room to support the required infrastructure for each. The proposed program will also include necessary mechanical and electrical rooms, stormwater management as required, and the buildings will be fully sprinklered per NFPA 13R. The project will be built to the Washington State Evergreen Sustainable Development Standards (ESDS).

At project completion, 30 of the units in this development will be affordable to households at or below 50% of the area median income (AMI), and the remaining units affordable to households at or below 80% of AMI.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The project site is located on 200th St SW in Lynnwood, WA. The site is 2.77 acres comprised of 5710 200th St SW (APN: 00565300001501) and 5714 200th St SW (APN: 00565300001502 & 00565300001505). A Boundary Line Adjustment to consolidate three lots into two will also be submitted. Section 21 , Township 27 North West, Range 4 East, W.M. Refer to enclosed Engineering Survey prepared by Metron and Associates inc. for legal description, title restrictions, existing conditions, boundaries and topographic information. For Vicinity Map refer to G1.00 Cover Sheet in the Plan Set.

Environmental Elements

1. Earth [Find help answering earth questions](#)³

a. General description of the site:

The project site is composed of two existing properties, 5714 200th St SW and 5710 200th St SW, totaling 2.77 acres. The project site slopes from west to east at 5-10% with the low point of the project being along the east property line. The project site is bounded by 200th St SW to the north, and existing multi-family development to the west, east, and south.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

b. What is the steepest slope on the site (approximate percent slope)?

Approximately 30% slope at the east property line. The rest of site slopes west to east at 5-10% slope.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Per the Geotechnical Engineering Report, prepared by Ciani & Hatch Engineering, the site is generally underlain by fill to depths up to 13 feet below grade. The fill generally consisted of sand with gravel and variable silt content, portions likely deriving from remolded till deposits used as fill. The fill encountered was typically dark brown in color, very loose to medium dense, and included scattered organic material.

All site geotechnical explorations terminated in glacial till deposits. The glacial till typically consisted of gray, fine to coarse sand with varying silt and gravel content and sandy silt with oxidation staining. The glacial till was generally dense to very dense or hard and in a moist to wet condition.

Only one site boring encountered a layer of peat and it was approximately 1.5 feet deep below the fill noted above.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No surface indications or history of unstable soils in the immediate vicinity.

³ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

Existing residential buildings have been demolished under a separate permit. The project will construct four multifamily residential buildings. Fill material will include material associated with the capillary break under the buildings, pavement sections, utility trench sections and topsoil for vegetated areas. The total area affected is approximately 2.5 acres. The source of fill will be determined by the contractor during construction. Structural fill will be of appropriate soil type and obtained from an approved off-site local source if unable to reuse on site soils. Excess soil removed from site will be disposed of at a site approved for such use. Site civil design will aim to balance cut/fill quantities onsite.

- f. Could erosion occur because of clearing, construction, or use? If so, generally describe.**

Erosion could occur if exposed soils during construction are mobilized during a rainfall event. However, the potential for erosion will be minimized by implementing temporary erosion and sedimentation control best management practices (BMPs) during construction.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

Approximately 66% of the 2.77 acre site will be impervious surfaces in the proposed condition.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.**

Temporary erosion and sedimentation control measures will be implemented during construction. These Best Management Practices (BMPs) include, but are not limited to, silt fence, inlet protection, plastic sheeting on stockpiles, interceptor swales, check dams, settling tank(s), and a stabilized construction entrance. Areas disturbed during construction will be covered, seeded, planted, and mulched as appropriate.

2. Air [Find help answering air questions](#)⁴

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

- Truck and Equipment Combustion Engine Exhaust during Construction.

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

- Potential Dust from Construction Excavation, though this will be mitigated with water, temp construction entrances, or other BMPs to minimize dust and trackout from the site, as elaborated below.
- Resident Vehicles will contribute to greenhouse gas emissions.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None known.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

- Trucks shall be contained to stabilized temp construction access ways or be washed down prior to leaving site.
- Excavated soils shall be covered in trucks.
- Excavated soils on-site shall be stabilized at the end of the day.
- Excavated soils and debris from existing building demolition will be watered down to prevent excess dust from leaving the site.

3. Water [Find help answering water questions](#)⁵

a. Surface: [Find help answering surface water questions](#)⁶

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There are no surface water bodies on or in the immediate vicinity of the site.

2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Not applicable.

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Not Applicable.

4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.

Not applicable.

5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground: [Find help answering ground water questions](#)⁷

1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.

No.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste material will be discharged into the ground. The project will discharge wastewater to the existing City of Lynnwood sewer sanitary sewer system which will be extended to the project site. No industrial farming or agricultural activities are proposed.

c. Water Runoff (including stormwater):

1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Runoff from roofs and impervious surfaces will be collected via roof drains and downspouts, curb inlets, and catch basins. Runoff from pollution-generating

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

impervious surfaces will be treated via bioretention cells to provide water quality treatment. Site runoff will be then be routed by underground pipe to a stormwater detention vault at the west side of the site. Onsite stormwater will be detained and then released to the downstream municipal system per DOE and City of Lynnwood requirements. The municipal storm drainage system in this area of Lynnwood flows north to Scriber Lake.

2. Could waste materials enter ground or surface waters? If so, generally describe.

No, temporary BMPs will be implemented by the contractor during construction to prevent waste from entering ground or surface waters. A spill prevention plan will be in place to provide the appropriate response to construction related issues.

3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No, the project will not change the existing drainage patterns of the site. Stormwater will continue to be conveyed to the City's stormwater conveyance system and flow north towards Scriber Lake.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Stormwater runoff will be routed to infiltrating stormwater facilities if the existing soils support infiltration. Temporary erosion and sedimentation control (TESC) measures will be implemented during construction to prevent construction runoff from impacting areas beyond the project site. Permanent stormwater controls including the construction of bioretention cells and the large underground stormwater detention vault will reduce the impact of increased runoff from the redevelopment of this project site. The permanent stormwater measures designed for the project will reduce runoff quantity impacts to the downstream system and provide water quality treatment to prevent the development from impacting the water quality of the downstream storm drainage system.

4. Plants [Find help answering plants questions](#)

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other**
- evergreen tree: fir, cedar, pine, other**
- shrubs**
- grass**
- pasture**
- crop or grain**

- orchards, vineyards, or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

For existing tree and vegetation information refer to enclosed Engineering Survey prepared by Metron and Associates Inc as well as the Arborist Report prepared by Tree Solutions Inc.

b. What kind and amount of vegetation will be removed or altered?

Existing trees and shrubs that fall outside the building construction area will be preserved to the maximum extent feasible. The proposed buildings will be located approximately on the footprints of the pre-existing structures on site to preserve the maximum number of trees.

c. List threatened and endangered species known to be on or near the site.

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

All new landscaping including groundcover, trees, and shrubs will include drought tolerant native and adaptive species designed to enhance the existing vegetation on the site. Existing trees will be preserved where possible, and new trees and shrubs will be added throughout the site to support the existing local tree cover.

e. List all noxious weeds and invasive species known to be on or near the site.

None known.

5. Animals [Find help answering animal questions](#)⁸

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

Examples include:

- **Birds:** hawk, heron, eagle, songbirds, other:
- **Mammals:** deer, bear, elk, beaver, other:
- **Fish:** bass, salmon, trout, herring, shellfish, other:

Miscellaneous birds, squirrels and racoons as one would expect to see in an urban/suburban quasi-wooded environment.

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

b. List any threatened and endangered species known to be on or near the site.

None known.

c. Is the site part of a migration route? If so, explain.

No.

d. Proposed measures to preserve or enhance wildlife, if any.

Landscaping incorporating native plantings will provide the potential for increased wildlife activity on site.

e. List any invasive animal species known to be on or near the site.

None known apart from rats and mice. Information from the Washington Invasive Species Council will be reviewed/action taken if invasive species are identified.

6. Energy and natural resources [Find help answering energy and natural resource questions](#)⁹

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity will be used for all energy needs in the building, primarily providing indoor heating and water heating needs.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

The proposed building is 4 floors and well under the 75' building height limit of the RMH zone for affordable housing. The west and east edges of the property have existing trees that act as a natural shade barrier, and will remain. The provided yard setbacks reduce the possibility of affecting the potential use of solar energy by neighboring properties.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

The project will pursue C406 credits under the 2021 Washington State Commercial Energy Code as well as meet Evergreen Sustainable Development Standards (ESDS) from the Washington State Department of Commerce. All appliances will be Energy Star certified and plumbing fixtures will be low-flow. In addition, the design will incorporate floor-to-floor heights that will utilize materials with no/minimal cutting, to minimize waste.

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

7. Environmental health [Health Find help with answering environmental health questions](#)¹⁰

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

1. **Describe any known or possible contamination at the site from present or past uses.**

None known.

2. **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

None known; there are no gas pipes below ground on the site.

3. **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

Asbestos was present in the existing buildings. HASCO performed an asbestos abatement to mitigate any impacts, and buildings were demolished down to the foundations.

4. **Describe special emergency services that might be required.**

No special emergency services are anticipated for the project.

5. **Proposed measures to reduce or control environmental health hazards, if any.**

All paints, sealants, caulking and adhesives will be low VOC. Materials will also be selected to prevent mold and are durable and easy to clean. Cabinets and other composite wood products will be formaldehyde free. No carpet will be used in the building to cut down on the accumulation of dust and allergens. All flooring will be Floorscore certified. Walk-off mats will be provided at the entry vestibule to reduce the accumulation of dirt and allergens. Continuous whole-house mechanical ventilation will be provided in the building and the units.

b. Noise

1. **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

Noise in the area primarily originates from 200th St SW which is a public right-of-way to the North and standard activities from nearby housing developments.

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?

Vehicle and equipment noise from construction of new building - 7am to 6p M-F.

After occupancy there will be minimal noise impacts. Long term noise would be related to typical residential activities. Ongoing building maintenance will be done during normal business hours, which may include some of these activities: landscaping maintenance noises, minimal cars coming and going from the site and residents interacting in their outdoor amenities area. All residential outdoor common areas are located at the center of the property, and the residential properties to the south, west, and east will be shielded from the noise by the new buildings and landscaping. Potential noise from mechanical equipment operating in new buildings is anticipated but minimal.

3. Proposed measures to reduce or control noise impacts, if any:

Construction noise will be limited to Monday through Friday from 7am-6pm. The construction team will submit monthly work schedules to surrounding property owners with dates indicated for loud noise activities and construction will be achieved during the prescribed hours of the City of Lynnwood. Construction work on Saturday will only occur occasionally and will comply with City of Lynnwood's requirements.

8. Land and shoreline use [Find help answering land and shoreline use questions](#)¹¹

ABBREVIATIONS USED IN THIS SECTION

LCP — Lynnwood Comprehensive Plan

GMA — Growth Management Act

MUGA — Lynnwood Municipal

Urban Growth Area p. — Page No

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site formerly contained the existing buildings of Timberglen Apartments (5710 200th St SW) and Pinewood Apartments (5714 200th St SW). Both were multifamily residential buildings with a total of 57 residential units across both developments on the site (all 3 parcels).

The adjacent properties to the south are 2-story multifamily residential buildings. The properties to the west and east are 3-story multifamily residential buildings. The properties across the street in the north have attached 2-story townhomes and 2-story

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

multifamily residential buildings. The proposal will not affect any current land uses and will not be materially detrimental to property in the immediate vicinity.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

No, the project has not been used as working farmlands or working forest lands.

- 1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

No, the proposal will not affect or be affected by surrounding working farm or forest land normal business operation.

- c. Describe any structures on the site.**

The site formerly consisted of the existing buildings from two multifamily developments: Timberglen Apartments and Pinewood Apartments. Both have been demolished by separate permit.

Timberglen Apartments was located at 5710 200th St SW, and was a 2-1/2 story multifamily residential building. The wood framed building, built in 1968, was approximately 35,400 SF, with 32 units.

Pinewood Apartments was located at 5714 200th St SW, and was a 1 to 1-1/2 story multifamily residential buildings. The wood framed building, built in 1981, had 25 units.

- d. Will any structures be demolished? If so, what?**

Existing residential buildings have been demolished under a separate permit.

- e. What is the current zoning classification of the site?**

RM-45 (Residential Multifamily, 45-feet)

- f. What is the current comprehensive plan designation of the site?**

RM-45 (Residential Multifamily, 45-feet)

- g. If applicable, what is the current shoreline master program designation of the site?**

Not applicable.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.**

Lynnwood Planning department helped determine that there are no critical areas as part of the site. The parcels are not located near any critical areas, waterfront, or natural hazard areas, of which an increased unit count may cause adverse impacts under Land Use Policy 5. (LCP, 2.10).

i. Approximately how many people would reside or work in the completed project?

124 apartments split across 2 multifamily building comprising of approximately

(82) one-bedroom apartments

(30) two-bedroom apartments

(12) three-bedroom

Assuming all units will be filled with at least 1 resident, and a maximum of 2 individuals per room per unit, at a minimum the anticipated range of people living at this development will be between **124** to **178**.

j. Approximately how many people would the completed project displace?

The redevelopment project will displace 57 households or approximately 113 residents across both complexes.

k. Proposed measures to avoid or reduce displacement impacts, if any.

HASCO notified residents more than a year in advance of their intent to redevelop the site to provide adequate time for residents to plan. Additionally, the HASCO Housing Navigation team assisted all households, who were interested in receiving relocation assistance. All households were eligible to receive assistance in an amount not to exceed \$5000 paid by HASCO toward moving expenses/costs resulting from the redevelopment. This included application fees, security deposits, packing materials, and professional packing and moving services. The goal was for no resident to have out of pocket expenses due to the redevelopment.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

ABBREVIATIONS USED IN THIS SECTION

LCP — Lynnwood Comprehensive Plan

GMA — Growth Management Act

MUGA — Lynnwood Municipal Urban

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The proposed 124-unit affordable multifamily development is compatible with the existing and projected land uses of the Comprehensive Plan – high density multifamily housing. In addition, this project achieves the purpose of the Residential Multifamily zone as stated in Lynnwood Municipal Code (LMC) 8.30.0330.

The LCP’s Land Use Goal seeks to preserve the existing character of the community, protect the environment, increase public health, accommodate population growth, and promote economic growth. (LCP, p. 2.6). HASCO is seeking to increase housing on parcels already zoned for multifamily residences in an area that has “good access to arterial and collector streets” and is “in close proximity to transit service and to goods and services.” (LCP, p. 2.7) The site is in an area designated as a growth area “appropriate for multifamily development” because it will increase affordable housing

within a quarter mile of public transit access, commercial services, employment opportunities, and community services. (LCP, pg. 2.17) The project proposes to accommodate on-site parking for the increased unit amount to limit stress on demand for on-street parking (LCP, pg. 2.17).

Increasing the unit count on the identified parcels dovetails with a specifically identified community need in LCP Land Use Goal 2, which seeks to: 1) Create more housing in the region; 2) develop workforce housing to keep workers in the area; and 3) increase affordable housing options.

The LCP has identified areas of urban growth [MUGA] that are anticipated to have a 38% increase in population and a 49% increase in housing units by 2035. (LCP, p. 1.6) The LCP states that it will incorporate GMA guidance to develop existing sites to carry greater density to prevent urban sprawl. (LCP, 1.11j) The identified parcels sit within MUGA identified in the LCP, and the site has already been determined to be suitable to provide multifamily housing for the city. Additionally, Lynnwood's Comp Plan (LCP) specifically identifies HASCO as a partner it will work with to develop more affordable housing in the area, consistent with the population growth and needs of the area. (LCP, p. 7.3, 7.8, and 7.11)

The proposed development helps bring Lynnwood a step closer to meeting its Housing Goals to increase the stock of housing that is affordable to all income levels.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Not applicable.

9. Housing [Find help answering housing questions](#)¹²

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

HASCO's 200th St Development is a proposed 124-unit multifamily affordable housing development. At project completion, 30 units in this development will be affordable to households at or below 30% of the area median income (AMI), and the remaining 94 units affordable to households at or below 80% of AMI.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Existing buildings were demolished that comprised a total of 57 units of low-income housing.

The proposed project explores an increased unit count of 124 units and adds much needed affordable housing to the City of Lynnwood. The project creates a positive impact by increasing the amount of housing units in the community.

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

c. Proposed measures to reduce or control housing impacts, if any:

The project will increase the number of housing units serving low-income residents and is a critical component of the City of Lynwood's housing goals. The proposed 124 units of low-income housing will also be providing a valuable asset, in keeping Lynwood affordable to all income levels and supporting the Housing Action Plan.

10. Aesthetics [Find help answering aesthetics questions](#)¹³

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The proposed Building A has the highest roof. The average height of the highest gable in Building A is 44'-6" above the average existing grade.

Principal exterior materials include painted vertical siding, wood tone accent siding, vinyl windows and limited metal panel siding accents.

b. What views in the immediate vicinity would be altered or obstructed?

Existing trees on the project site will be retained. The proposed building will have no drastic impact on views from adjacent properties to the West, South and East due to the site topography and the existing tree line on neighboring parcels adjoining the site. The existing properties to the West and East will not be severely impacted due to the presence of existing over-story trees in the adjoining parcels that act as a visual buffer.

c. Proposed measures to reduce or control aesthetic impacts, if any:

Required buffers and setbacks are respected along the perimeter of the site.

The project is voluntarily limiting the building height to 4-stories above grade out of respect for the scale of the existing buildings in the vicinity.

The proposed design employs subtle, angled modulation along the long east and west facades to reduce the perceived scale and bulk of the buildings and create visual interest. The siting of the buildings forms a large central courtyard. The 2 buildings are a combination of 1, 2, and 3 bedroom units accessed from central corridors. Both buildings are situated to minimize environmental disturbance on the project site and the adjacent properties.

The design provides a variety of resident activity spaces in the central courtyard surrounded by the 2 buildings. This location both helps to mitigate noise/visual impact on the neighboring developments and to promote safety and security for residents.

Long lasting and durable exterior building materials will be used to incorporate color and help enhance modulation and create visual interest. Fiber cement siding will be the primary building material, with wood tone siding accents. Vertically oriented windows

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

with a mix of symmetric and asymmetric arrangement on the facades help break down the scale of the buildings to a more residential scale.

11. Light and glare [Find help answering light and glare questions](#)¹⁴

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Light and glare may be generated due to pedestrian safety lighting and building and parking lighting during nighttime hours. Site lighting will be shielded and pointed directed downward, away from adjacent parcels. Light impacts would be produced primarily in the evening and before dawn.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

Safety hazard or view interference caused by light or glare is not anticipated. Landscaping at the site perimeter to assist in mitigation.

c. What existing off-site sources of light or glare may affect your proposal?

Possible off-site sources of light and glare may originate from vehicles and street lighting along adjacent roads, and from the adjacent multi-family housing. Existing City owned pole lighting on 200th St SW provides added security for the property and helps reduce additional security lighting required for the project.

d. Proposed measures to reduce or control light and glare impacts, if any:

Vehicle light or glare impact to or from surrounding properties will be reduced due to provision of landscape buffer at the site perimeter. The lighting from residential apartments will be shielded by shades operated by the residents. All exterior lighting will be downward directed, away from adjacent buildings.

12. Recreation [Find help answering recreation questions](#)

a. What designated and informal recreational opportunities are in the immediate vicinity?

The Scriber Lake Park, Wilcox Park, and the Sprague's Pond Mini Park are natural recreational opportunities located within 0.3-mile radius of the site.

The Lynnwood Recreation Center is located within a 1-mile radius of the site.

An LA Fitness and Lynnwood Bowl and Skate are recreation opportunities that are within a 0.3-mile radius of the site.

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

- b. Would the proposed project displace any existing recreational uses? If so, describe.**

No existing recreational uses will be displaced.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

The project will have active on-site recreation opportunities in the form of landscaped common play areas and a wooded courtyard with seating spaces in between the buildings for play and socializing. These recreational spaces for the residents will be interconnected using walkable pathways. Residents will also have direct access to community rooms located off the central courtyard in both buildings.

13. Historic and cultural preservation [Find help answering historic and cultural preservation questions](#)¹⁵

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.**

No known historic buildings or structure on the project site as confirmed by Lynnwood Planning.

The existing buildings located at 5710 200th St SW, identified as “Timberglen Apartments” were built in 1968 and were over 45 years old. The building was on any historical register, and was demolished under a separate permit. The building was designed by Thomas A Smith whose name is not listed in the Architect biographies in the DAHP website.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

None known.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

None anticipated necessary.

¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

- d. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

None anticipated necessary.

14. **Transportation** [Find help with answering transportation questions](#)¹⁶

- a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

The project site is located West of 56th Ave W and South of 200th St SW and primary vehicular and pedestrian access to the site is from 200th St SW which is the major arterial serving the site. Highway 99 is located 0.3 miles West of the site.

The development will be accessed from 200th St SW and proposed is a two-way drive aisle and fire apparatus access that loops around the site for on-site vehicular circulation.

Refer to the Traffic Impact Analysis prepared by Transpo Group for access maps.

- b. **Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

One Community Transit bus route 114 with a transit stop in front of the site along the North property boundary serves the development. The project is located within the Community Transit's Zip Shuttle service area, providing on-demand rideshare services. The Lynnwood transit center is located 0.6 miles away from the site. The Swift orange line transit stop along 196th SW (0.3 miles away) is also another alternate route connecting the Lynnwood transit center to the site. <https://www.communitytransit.org/route/>

- c. **Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

The proposed project includes right-of-way improvements along the North property boundary fronting 200th St SW (gutter, curb, walkway, and landscape) pending requirements from the City.

Refer to the Traffic Impact Analysis prepared by Transpo Group for more information.

- d. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

No significant changes to public transit are expected along 200th St SW due to the proposed multifamily development. Residents should they choose, have the option to utilize access to light rail at the newly opened Lynnwood Transit Center.

¹⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklistguidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

- e. **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

Please refer to the included traffic study prepared by Transpo Group for trip calculations.

- f. **Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

As the site is not agricultural or forest land, no interference is anticipated.

- g. **Proposed measures to reduce or control transportation impacts, if any:**

Measures will be taken as per recommendations of the traffic study recorded for the site. In accordance with the City of Lynnwood, Impact Analysis, transportation impact fees may be paid.

15. **Public services** [Find help answering public service questions](#)¹⁷

- h. **Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**

The proposed buildings on this site will require minimal increase in fire and police protection for the additional residents living at the site. The proposed needs for public services such as fire, health and police protection will be typical of a multifamily community of this size. It is assumed that there will be an increased use of public transit and additional demand for public schools by the future occupants of this building.

- i. **Proposed measures to reduce or control direct impacts on public services, if any.**

The facility will be fully sprinklered with NFPA 13R system and the buildings will include monitored fire alarm system per code requirements. The buildings will have key access for the security of the residents.

16. **Utilities** [Find help answering utilities questions](#)¹⁷

- a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**

- b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

Sanitary sewer, storm, domestic, fire, and irrigation water services will connect to existing main lines in the 200th St SW right-of-way. Existing water and sewer service connections


¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklistguidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

may be re-used if in good condition and of adequate size to serve the proposed development.

Water / Fire	City of Lynnwood
Sewer	City of Lynnwood
Storm	City of Lynnwood
Gas	Puget Sound Energy
Electrical	Snohomish County PUD
Fiberoptics	Zipty Fiber
Phone / DSL	Lumen, Comcast, Zipty Fiber
Cable	Comcast
Trash / Recycle Waste Management	Waste Management (WM)

Signature [Find help about who should sign](#)¹⁸

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

X 

Type name of signee: Laurie Olson

Position and agency/organization: Chief Executive Officer, HASCO

Date submitted: 2/20/2026

¹⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

Supplemental sheet for nonproject actions [Find help for the nonproject actions worksheet¹⁹](#)

Do not use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

- **Proposed measures to avoid or reduce such increases are:**

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

- **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

3. How would the proposal be likely to deplete energy or natural resources?

- **Proposed measures to protect or conserve energy and natural resources are:**

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

- **Proposed measures to protect such resources or to avoid or reduce impacts are:**

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

- **Proposed measures to avoid or reduce shoreline and land use impacts are:**

¹⁹ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

- **Proposed measures to reduce or respond to such demand(s) are:**

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.