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***Please Note: Both the table of contents and attachment references are hyperlinked for your convenience.**

Rezoning Coversheet

Name of the Proposed Development:

The proposed development is currently unnamed. We plan on engaging residents to help name the new development upon approval of the project from the City of Lynnwood.

Plan Preparer Contact Information:

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425-291-8499, x. 522
Dleonard@hasco.org

Plan Preparation Date:

March 31, 2023

Vicinity Map:

Please see **Attachment D**.

Legal Description of All Properties:

Please see **Attachment H** for a legal description of the properties located at 5710 200th St. SW, Lynnwood and 5714 200th St. SW, Lynnwood.

Parcel Numbers for All Properties

5710 200th St. SW, Lynnwood: 00565300001501
5714 200th St. SW, Lynnwood: 00565300001502; 00565300001505

Development Summary of Parcel Information

	Timberglenn (5710 200 th St. SW)	Pinewood (5714 200 th St. SW)
Parcel ID:	00565300001501	00565300001502, 00565300001505
Year Built:	1968	1981
Number of Stories:	1	1
Number of Buildings:	1	5
Number of Units:	32	25
Percentage of Units Serving ≤ 80% AMI	50%	100%
Number of Parking Stalls:	54	50
Total Land Area:	1.35 acres	0.72 acre, 0.50 acre

Existing Lot Coverage:	24,300 sq. ft.; 1570 lineal ft. of concrete walk way	22,000 sq. ft.
Current Zoning:	Multiple Residential Medium Density (RMM) - MF2	Multiple Residential Medium Density (RMM) - MF2
Proposed Zoning:	High Density – MF3	High Density - MF3
Current Land Use:	Multi-Family Dwelling	Multi-Family Dwelling
Proposed Future Land Use:	Multi-Family Dwelling	Multi-Family Dwelling
Existing Structure Use:	Dwelling Unit	Dwelling Unit
Proposed Structure Use:	Dwelling Unit	Dwelling Unit

Existing Site Property Lines and Lot Dimensions

Please see **Attachment E** for property lines and lot dimensions.

Location of Any Critical Areas within 200 ft. of the Site

There are no critical areas within 200 feet of the site. Please see **Attachment B** for verification.

Existing Easements

Please see **Attachment F** for existing easements, including drainage and access, and recording documents for the properties.

Existing Structures and parking

Please see **Attachment G** for information regarding the current structures on the properties. Please refer to **Attachment C** for parking information in the traffic study completed on the properties.

Setbacks of Existing Buildings

Please see **Attachment H** for information detailing the setbacks of the existing buildings currently on the properties.

Title Report

Please see **Attachment I** for titles reports for both properties, which are less than 30 days old. Schedule B is included in the title reports for the properties.

Comprehensive Plan Amendment

Please see HASCO’s Comprehensive Plan Amendment request beginning on pg. 4 of this document.

Comprehensive Plan Amendment

Description of Project Proposal

HASCO currently owns two parcels, located at 5710 & 5714 200th St. SW in Lynnwood, known as Timberglen and Pinewood Apartments (Parcel numbers: 00565300001501, 00565300001502, 00565300001505). These two complexes have provided affordable housing to working class families in Lynnwood since 1968 and 1981 respectively. These complexes provide an important bridge for the Lynnwood workforce to live in the same community in which they work. Both buildings have exceeded their useful life; however, Lynnwood working families still need affordable housing. HASCO is seeking to redevelop the sites to contain one complex across both parcels with 100 units of affordable housing, community gathering space, adequate on-site parking, and open space for community use. This will require a reclassification of the parcels to be up-zoned from an RMM (medium-density) designation to an RMH (high-density) designation.

To aid in developing a project that meets Lynnwood's stated need in its comp plan, HASCO has partnered with Elos Institute, a non-profit organization that has created a proprietary method to mobilize communities to develop a sense of cooperation that will address the intersectional issues that allow scarcity to flourish in some of the neighborhoods.

Elos's proprietary method works by establishing a dialogue channel with the entire municipality where the redevelopment is situated. The objective is citizenship, an attitude of cooperation with local development, without generating dependency, and providing opportunities for the creation of shared value.

Elos is the only organization in the world doing this work! No other organization is using the shared-community values approach to successfully design and build/redevelop housing for residents with low-incomes. Elos's method is internationally recognized and has partnered with the following agencies: Lush Cosmetics UK, Triodos Foundation, UN-Habitat, UNDP - United Nations Development Programme, UNESCO, Bernard Van Leer Foundation, and Bertha Foundation. Additionally, Elos has received the following awards and recognitions since it was established: Tallberg Eliasson Prize 2017, Banco do Brasil Foundation 2013, Oxfam Novib in Holland 2013, and Brazilian Cooperation Agency for High Innovative Potential and Easy Replicability in Multicultural Context.

HASCO's partnership with Elos Institute is both a huge honor and incredible opportunity to bring globally recognized, cutting-edge techniques to developing thriving affordable communities in Lynnwood. HASCO recognizes we need to apply a new, innovative approach to redevelopment beyond what is the industry standard. HASCO's partnership with Elos creates an opportunity for HASCO to develop a completely new kind of affordable community that will both build a brick-and-mortar structure Lynnwood needs and populate the new complexes with a community set up to thrive.

Elos held a series of stakeholder engagement meetings on behalf of HASCO in February 2023 to identify the values and goals of the City of Lynnwood. Elos meet with over 30 Lynnwood-based community groups, non-profit organizations, civic leaders, as well as Timberglen and Pinewood residents. Based on these initial Lynnwood-stakeholder conversations, Elos made three major discoveries that impact this proposed project: 1) HASCO is the leading expert in affordable housing in Lynnwood; 2) Lynnwood stakeholders want HASCO to lead affordable housing efforts in Lynnwood; and 3) Lynnwood stakeholders want HASCO to accomplish affordable housing projects differently than we have in the past. Please see **Appendix A** for Elos’s initial analysis.

HASCO has heard Lynnwood. To ensure this project will be completed differently, we have already begun to incorporate this feedback into our preparation for next steps in the project. First, HASCO held a community meeting, facilitated by Elos, to present the need for redevelopment to current Timberglen and Pinewood residents. Please see **Attachment I** for resident communications. During the meeting, we identified the residents’ concerns, questions, and needs. HASCO’s Executive Director, Duane Leonard, led the discussion with residents. He communicated the level of housing navigation and financial support HASCO would offer to assist residents with the relocation project to prevent disposition. After the meeting, HASCO’s Board memorialized the support Duane Leonard promised in the initial resident meeting by passing a resolution to make the support a matter of public record as an indicator of how incredibly seriously HASCO takes the needs of our residents, so there would be no doubt that HASCO was committed to supporting residents to prevent displacement. Please see **Attachment J** for the Board Resolution.

Next, HASCO began to prepare a Disposition Prevention Plan (DPP) to accommodate Timberglen and Pinewood residents. The plan includes instructions on how to access housing navigation, a hotline/email address to leave general questions about the redevelopment, an email box to send specific requests for housing navigation support, and a follow-up communication to residents explaining these initial features available to residents. Please see **Attachment I** for a copy of the follow-up communication; and **Attachment K** for the Draft DPP.

Please note: Several residents at Timberglen and Pinewood have already started using navigation services and financial support from HASCO to relocate in advance of the City Council’s decision.

Text Amendments

NA; HASCO is not requesting any text amendments to Lynnwood’s Comprehensive Plan.

Is the proposal consistent with the provisions of the Growth Management Act (GMA) and will not result in conflict with the Comprehensive Plan or applicable regulations?

Yes, 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 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 parcels HASCO has identified for reclassification are suitable for development and conform with the stated goals of the LCP. Accordingly, site-specific rezones are approved or denied based on their compliance with the jurisdictions' Comp Plan. (*See Woods v. Kittitas Cnty.*, 162 Wn.2d 597, 174 P.3d 25 (2007). *The court held that the local comp plan, not the GMA, determines the suitability of a rezone for project conformity to the local goals and policies set within the plan.*) HASCO both wishes to comply with the Land Use and Housing goals stated in the LCP and fulfill its role as a housing solutions partner, also cited in the LCP.

Will the proposal change the development or use potential of a site or area without creating significant adverse impact on existing sensitive land uses, businesses, or residents?

HASCO has discussed our reclassification request with the Lynnwood Planning Department in a pre-app meeting and determined HASCO should assess any materially detrimental impacts on the immediate vicinity. To perform this assessment, HASCO hired E-Works to assess potential impacts of increasing the density on the identified parcels to 110 units. Based on E-Works analysis, the proposed project will create no adverse impacts on the land, business, or residents. Please see **Attachment B** for a full description of E-Works findings in the SEPA Checklist.

Can the proposal be accommodated by all applicable public services and facilities, including transportation?

Yes, the utilities and road infrastructure are already present around the parcels, and per a traffic study HASCO conducted in March 2023, we anticipate that infrastructure to be more than adequate to accommodate the increased unit count. Three Community Transit bus routes (Routes 115,116, and 120) already serve the site and stop directly in front of the property. We anticipate more routes will be added once the light rail line is completed near the site. Adequate parking is available on the current site to meet parking demands at a 2:1 ratio of units to parking.

Under RCW 36.70A.620, the minimum requirement on the amount of parking an affordable housing project must have on site cannot exceed .75 space per unit (studio/efficiency) or one space per bedroom. These requirements are in effect when the development "located within one-quarter mile of a transit stop that receives transit service at least two times per hour for twelve or more hours per day." HASCO's development falls within this window of service by transit stop. The parking stall designation currently exceeds the requirement that is legally allowable under RCW 36.70A.620. HASCO will add additional parking stalls as needed to accommodate an increased unit count upon approval from the City Council.

Based on the traffic study completed at the project site, increase the unit count to 110 units would create no adverse impacts on traffic. Increasing unit counts to 110 units is projected to

create only a 12% increase in the amount of traffic on site. The maximum amount of parking required to facilitate the project could easily be accommodated by a 1:1 ratio of parking stalls to units. Please see **Attachment C** for a full analysis of the potential parking and traffic impacts analyzed in the Traffic Study performed by Transpo Group.

Will the proposal help implement the goals and policies of the Lynnwood Comprehensive Plan

HASCO's reclassification of the Timberglen and Pinewood parcels align with two LCP Goals: The Land Use Goal and the Housing Goal.

Land Use Goals

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) Since HASCO's request for reclassification is site-specific, the LCP's zoning schema will not be impacted by our request, as HASCO is not seeking a comp plan amendment. (LCP, p. 2.6) HASCO is seeking to increase housing on parcels already zoned for multifamily residence 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 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) The parcels are 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 parcels can 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. Reclassifying for more density balances development and growth with preservation, so the community character is preserved, the environment is protected, and development projects are sufficiently compatible with the land use designation. (LCP p. 2.6)

Housing Goals

The GMA requires all comprehensive plans to contain elements that address the housing needs of its community based on both the current and projected needs of the jurisdiction, which includes subsidized and affordable housing. (RCW 36.70A.070(2); LCP, p. 7.1) The LCP's Housing Goal seeks to provide an adequate stock of affordable housing to maintain safe, healthy, robust neighborhoods for current and future Lynnwood residents. (LCP, p. 7.10) Under RCW Chapter 36.70A, the state of Washington has mandated in the GMA that cities that opt in to planning,

like Lynnwood, plan for growth in accordance with the policies created by its county seat. Under the GMA, each county is required to designate urban growth areas in their county that are consistent with observable patterns of growth already occurring. (RCW 36.70A.020) County plans have a particular obligation to prioritize housing in their designated growth areas to accommodate the anticipated growth for the area. (RCW 36.70A.020) The LCP commits to developing “affordable housing for all income levels” by creating new affordable housing developments throughout the jurisdiction in close alliance “with the Snohomish County Housing Authority (HASCO)...” to avoid “a net loss of affordable housing.” (LCP, p. 7.10-.12) “To this end, the City shall consider requirements for the inclusion of low-income housing...rental opportunities by promoting an increased supply of lower-cost housing types, such as...multiplexes...” (LCP, p. 7.13) The city notes it neither owns nor has the capacity to develop housing; however, it specifically names HASCO as a partner it will commit to working with to create solutions to the affordability crisis in Lynnwood. (LCP, 7.3)

To rent in Lynnwood, a resident must be prepared to pay approximately \$2.54 per sq. ft. of apartment space, with the average apartment size being 868 sq. ft., which equates to approximately \$2200 a month to rent in Lynnwood (Snohomish County Assessor HART Report, p. 22) To cover the cost of rent, one would need to make at least \$37 per hour working 40 hours per week, or approximately \$76,960 a year; however, the average worker in Lynnwood only makes \$47,134 per year. (Snohomish County Assessor HART Report, p. 21-23) Further, Lynnwood anticipates that approximately 93% of the new population entering the city by 2035 will live in multifamily housing. Because the artificially inflated housing market has created a change in circumstance that warrants the need for an immediate increase in affordable units, a site-specific reclassification of the identified parcels would efficiently and effectively support the LCP Housing Goal to “Provide for sufficient availability and a variety of opportunities for safe, decent, and affordable housing in strong, cohesive neighborhoods to meet the needs of present and future residents of Lynnwood” by increasing the allowable number of units on parcels already designated for multifamily housing. (LCP, p. 7.10)

HASCO is prepared to leverage its named place in the LCP as a “housing solutions partner” to reclassify the identified parcels due to a change of circumstances that has warranted an increase in affordable multifamily housing. (LCP, p. 7.9; HASCO mission statement) Reclassifying the identified parcels brings Lynnwood closer to meeting its Housing Goals to increase the stock of housing that is affordable to all income levels. Rather than encroach on existing single-family neighborhoods, reclassifying the property would allow for increased affordable multifamily housing on lots already designated for that purpose to respond to market needs and preserve single-family neighborhoods. (See Housing Policies 10, 14, and 21, LCP, 7.11) As the named community partner under Housing Policies 25 and 32, HASCO has a responsibility to reclassify these lots to increase the affordable unit count to support Lynnwood in meeting its community need without creating a net loss to any affordable units, per LCP instruction. (LCP, p. 7.11)

Could the proposal have significant impacts beyond the Lynnwood city limits?

No; this project is limited to the identified parcels.

The proposal is consistent with the provisions of the Growth Management Act and will not result in Plan or regulation conflicts.

Please see above. The proposed project is consistent with the GMA and will not result in a plan or regulation conflict. All construction completed on the site will be in accordance with all local, state, and federal requirements.

Permits submitted concurrently

With the exception of the SEPA Checklist, HASCO has not submitted any permits concurrently with this application.

Identification of other permits not included in the application to the extent known

HASCO is not aware of any additional permits that are required for the proposed rezone. Per direct communication with the City of Lynnwood Planning Department, HASCO anticipates applying for a demolition permit, design review, building permit, electrical permits, mechanical permits and plumbing permits as required for the future redevelopment of the property.

SEPA Checklist

Please see the attached completed SEPA Checklist under **Attachment B**

Rezoning Application

Please see the attached Rezoning Checklist beginning on pg. 2.



ELOS & HASCO
Lynnwood 2023/2024

Context, Analysis, and Potential Solutions

- We mapped HASCO stakeholders

- We visited HASCO's office and had meetings with the HASCO team

- We identified stakeholder potential for impact and view of the project

- We identified the stakes

- We met with and listened to over 65 people in more than 20 meetings

- We looked for inspiring cases

- We analyzed all the information and perceptions from the meetings using the lens of the Elos Methodology

THE ELOS METHODOLOGY

USING 7 STEPS WE BUILD A CULTURE OF ABUNDANCE

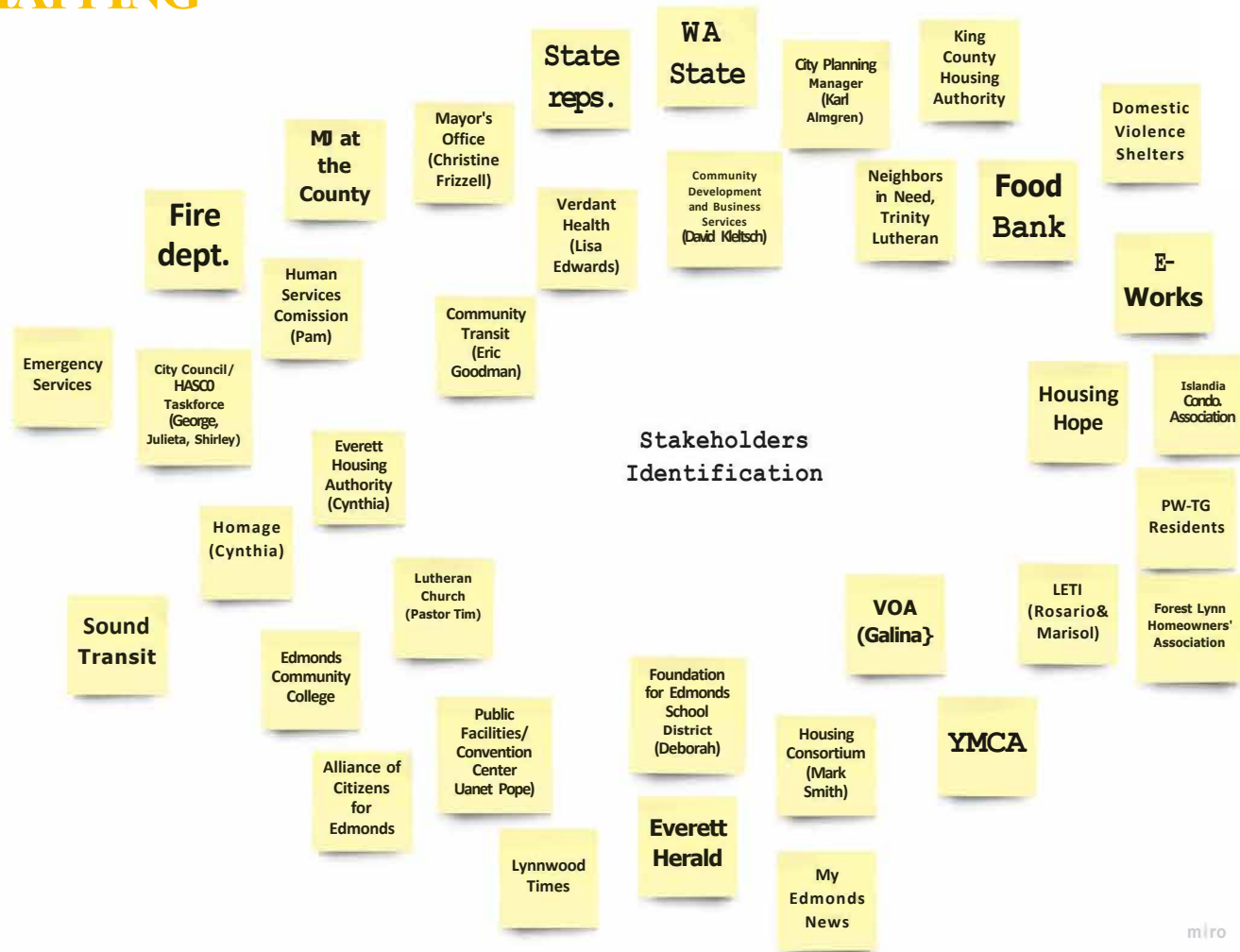


THE ELOS METHODOLOGY

USING 7 STEPS WE BUILD A CULTURE OF ABUNDANCE



STAKEHOLDER IDENTIFICATION LISTING AND MAPPING



STAKEHOLDER ANALYSIS

WHAT ARE THE STAKES, INTERESTS, AND CONCERNS?



STAKEHOLDER LISTENING USING OUR LENSES

THE ELOS METHODOLOGY



GAZE



AFFECTION



DREAM



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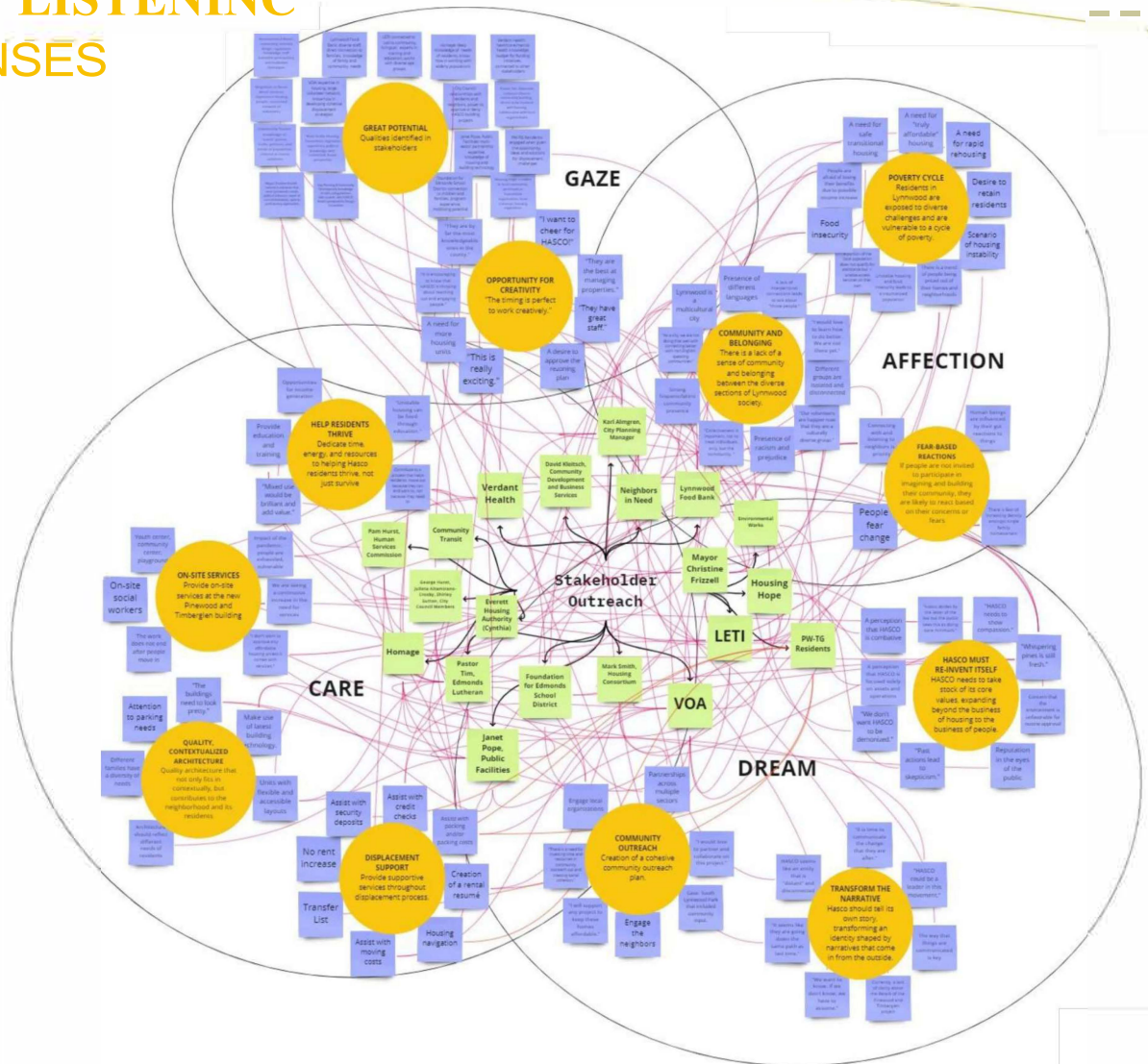
MIRACLE



CELEBRATION



RE-EVOLUTION





GAZE



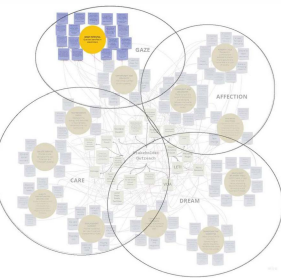
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GREAT POTENTIAL Qualities identified in stakeholders

Environmental Works: community-oriented design, regulations knowledge, staff trained in participatory and facilitation techniques

Lynnwood Food Bank: diverse staff, direct connection to families, knowledge of family and community needs

LETI: connected to Latino community, bilingual, experts in training and education, works with diverse age groups

Homage: deep knowledge of needs of residents, know-how in working with elderly populations

Verdant Health: healthcare/mental health knowledge, budget for funding initiatives, connected to other stakeholders

Neighbors in Need: direct services, experience feeding people, connected network of volunteers

VOA: expertise in housing, large volunteer network, know-how in developing cohesive displacement strategies

City Council: relationships with residents and neighbors, power to approve or deny HASCO building projects

Pastor Tim, Edmonds Lutheran Church: community building, desire to be involved with housing, collaboration with local organizations

Community Transit: knowledge of transit system, traffic patterns, and needs of population, interest in transit solutions

Mark Smith, Housing Consortium: legislative experience, political knowledge, well-connected, broad perspective

Janet Pope, Public Facilities: multi-sector partnership expertise, knowledge of housing and building technology

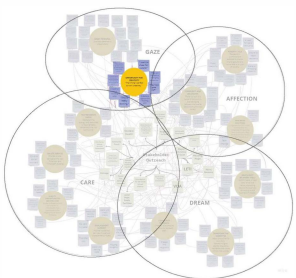
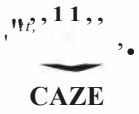
PW-TG Residents: engaged when given the opportunity, ideas and solutions for displacement challenges

Mayor Christine Frizzell: interest in initiatives that meet Lynnwood's needs, political influence, aware of current limitations, open to participatory approaches

City Planning & Community Development: knowledge of rules and guidelines, able to work with HASCO, South Lynnwood Co-Design Committee

Foundation for Edmonds School District: connection to children and families, program experience, mobilizing potential

Housing Hope: credible in local community, perceived as humanized organization, team cohesion, housing experience



mobilizing potential

experience

"They are by far the most knowledgeable ones in the county."

"I want to cheer for HASCO!"

"They are the best at managing properties."

"It is encouraging to know that HASCO is thinking about reaching out and engaging people."

OPPORTUNITY FOR CREATIVITY
"The timing is perfect to work creatively."

"They have great staff."

A need for more housing units

"This is really exciting."

A desire to approve the rezoning plan

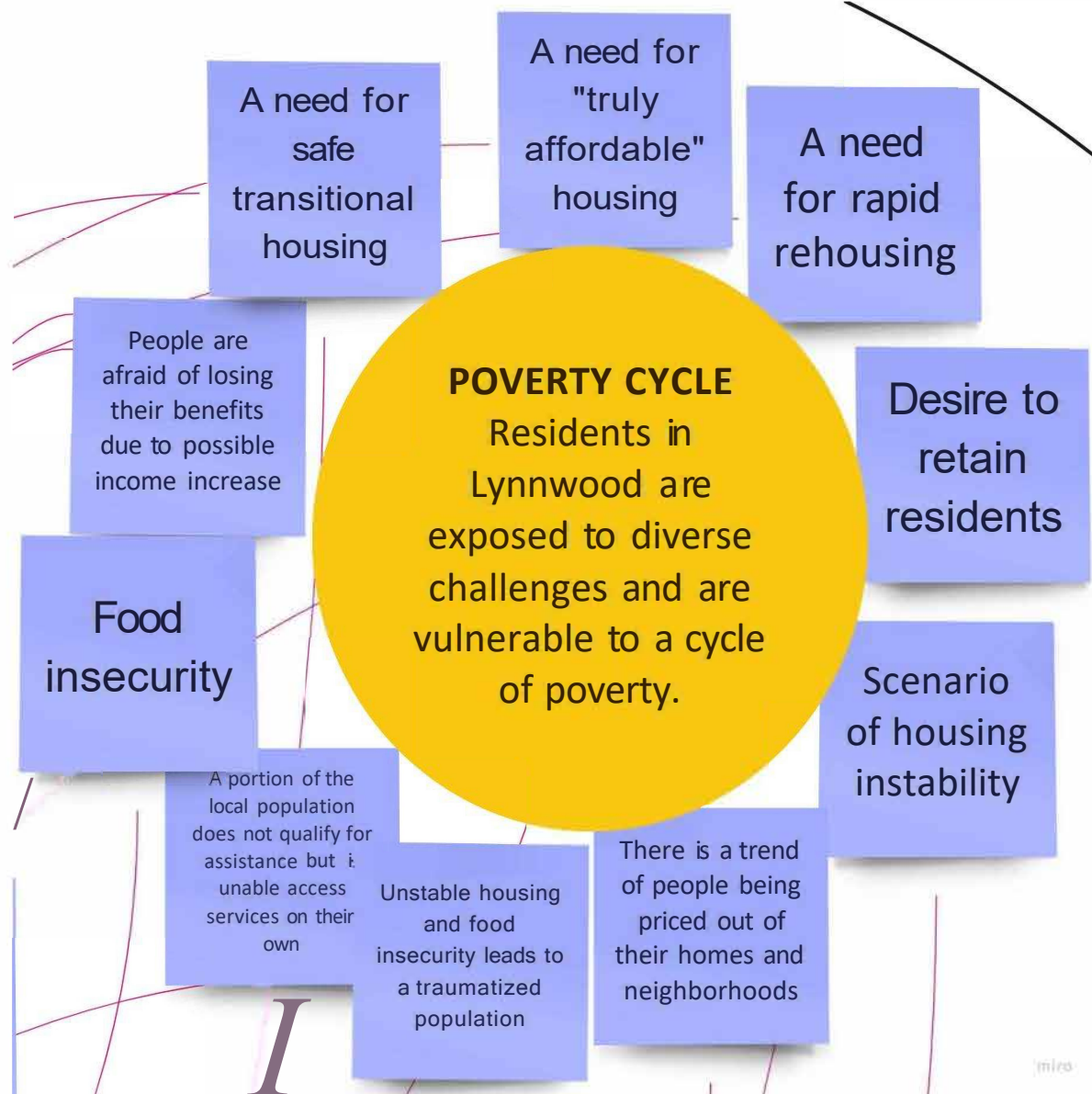
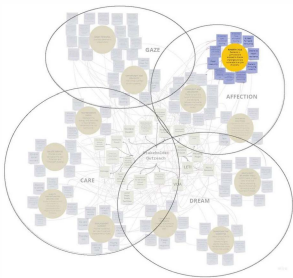
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A. AFFECTION



BELONGING



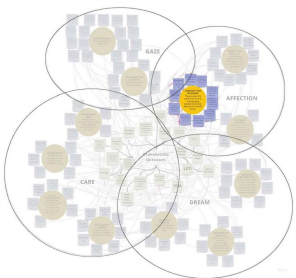
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A. AFFECTION



BELONGING



COMMUNITY AND BELONGING

There is a lack of a sense of community and belonging between the diverse sections of Lynnwood society.

Lynnwood is a multicultural city

Presence of different languages

A lack of interpersonal connections leads to talk about "those people."

does not assist in providing services

"As a city, we are not doing that well with connecting better with non English-speaking communities."

"I would love to learn how to do better. We are not there yet."

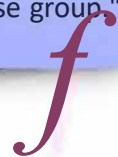
Strong hispanic/latino community presence

Different groups are isolated and disconnected

"Collectiveness is important, not to treat individuals only, but the community."

"Our volunteers are happier now that they are a culturally diverse group"

Presence of racism and prejudice



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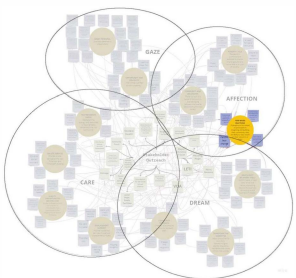


III



A. AFFECTION

BELONGING



Connecting with and listening to neighbors is a priority

Human beings are influenced by their gut reactions to things

FEAR-BASED REACTIONS
If people are not invited to participate in imagining and building their community, they are likely to react based on their concerns or fears

People fear change

There is fear of increasing density amongst single family homeowners

mito

POTENTIAL

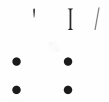


GAZE



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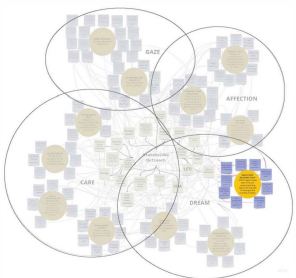
BELONNO



DREAM



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A perception that HASCO is combative

"Hasco abides by the letter of the law but the public sees this as doing bare minimum."

"HASCO needsto show compassion."

"Whispering pines is still fresh."

A perception that HASCO is focused solely on assets and operations

HASCO CAN RE-INVENT ITSELF
HASCO can take stock of its core values, expanding beyond the business of housing to the business of people.

Concern that the environment is unfavorable for rezone approval

"We don't want HASCO to be demonized."

"Past actions lead to skepticism."

Reputation in the eyes of the public

POTENTIAL

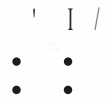


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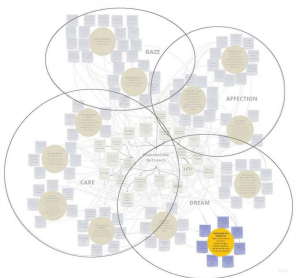
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TRANSFORM THE NARRATIVE

Hasco should tell its own story, transforming an identity shaped by narratives that come in from the outside.

HASCO seems like an entity that is "distant" and disconnected

"It is time to communicate the change that they are after."

"HASCO could be a leader in this movement."

"It seems like they are going down the same path as last time."

The way that things are communicated is key

"We want to know. If we don't know, we have to assume."

Currently, a lack of clarity about the details of the Pinewood and Timberglen project

POTENTIAL

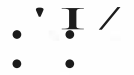


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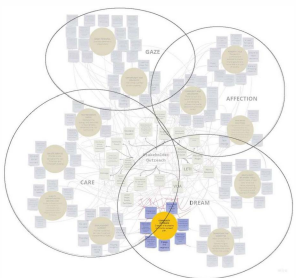
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DREAM



CARE



POTENTIAL



GAZE



AFFECTION

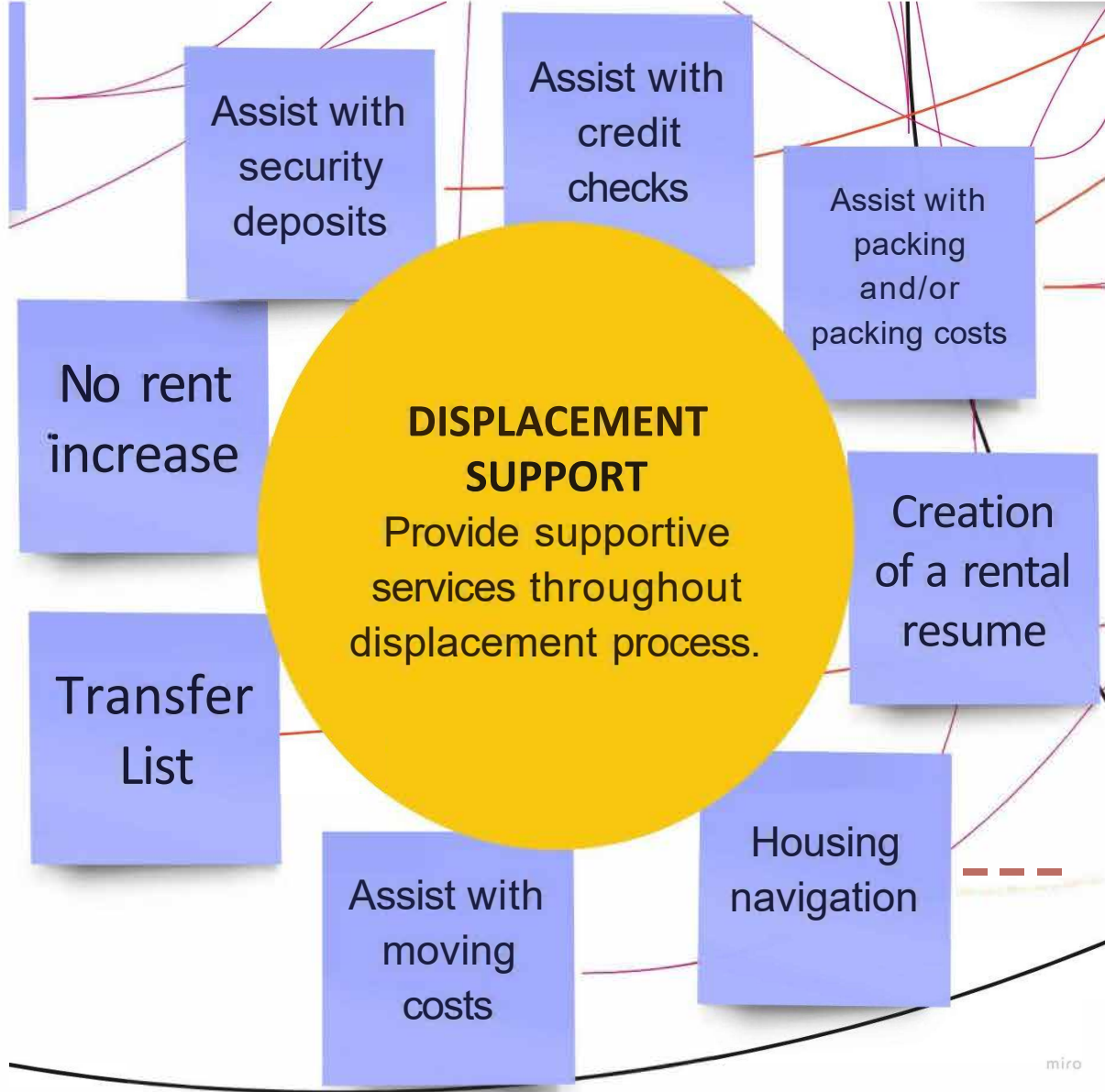
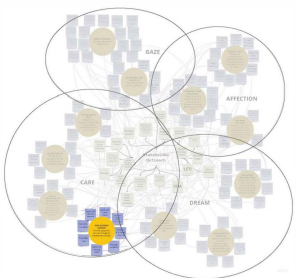


DREAM

BELONGING



CARE



POTENTIAL



GAZE



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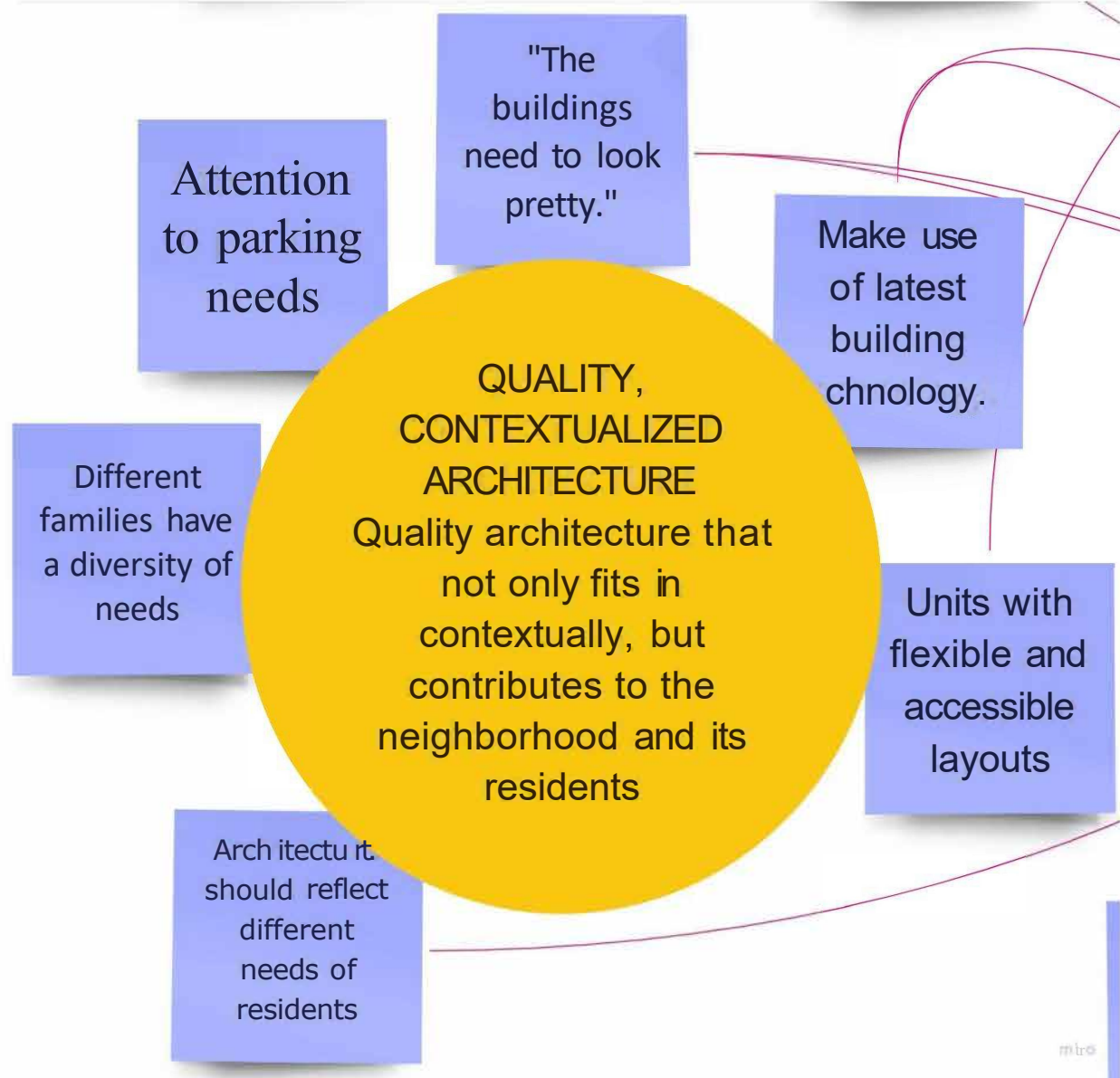
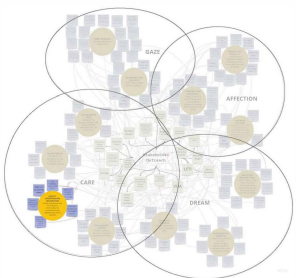


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POTENTIAL



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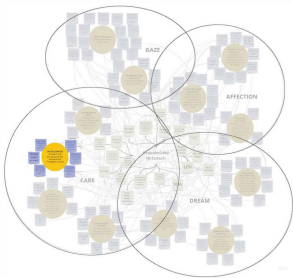


DREAM



CARE

BELONGING



Youth center,
community
center,
playground

Impact of the
pandemic:
people are
exhausted,
vulnerable

We are seeing
a continuous
increase in the
need for
services

"I don't want to
approve any
affordable
housing unless it
comes with
services."

The work
does not end
after people
move in

On-site
social
workers

ON-SITE SERVICES
Provide on-site
services at the new
Pinewood and
Timberglenn building

POTENTIAL



GAZE



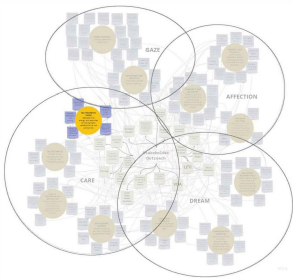
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DREAM

jp

CARE



Opportunities
for income
generation

Provide
education
and
training

"Mixed use
would be
brilliant and
add value."

HELP RESIDENTS THRIVE

Dedicate time,
energy, and resources
to help HASCO
residents thrive, not
just survive

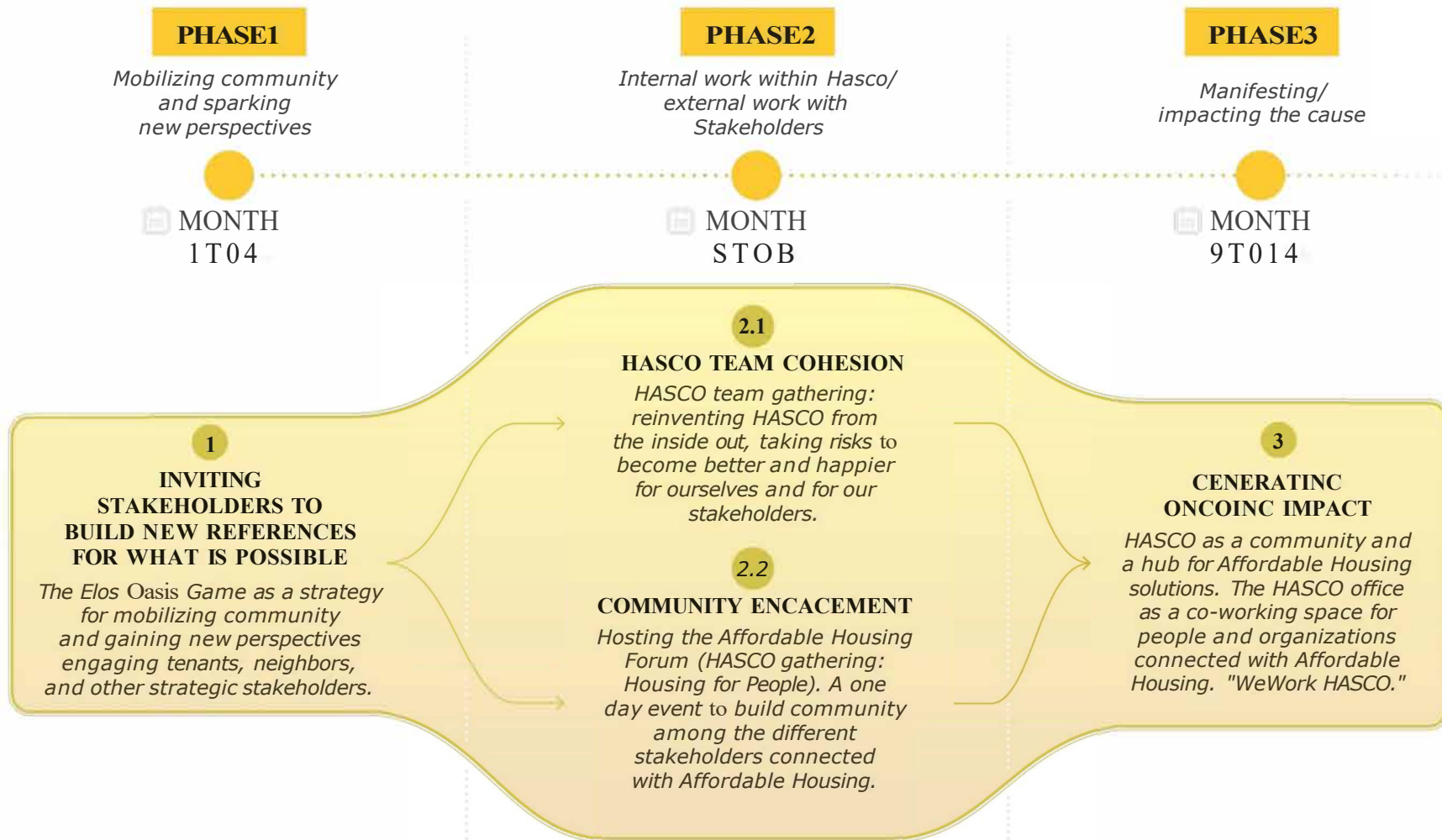
"Unstable
housing can
be fixed
through
education."

Contribute to a
process that helps
residents move out
because they can
and want to, not
because they need
to

m"o

ACTION PLAN PROPOSAL

THE OVERALL FLOW



PHASE I

**INVITING STAKEHOLDERS TO BUILD NEW
REFERENCES FOR WHAT IS POSSIBLE**

ACTION PLAN PROPOSAL

PHASE1

1. INVITING STAKEHOLDERS TO BUILD NEW REFERENCES FOR WHAT IS POSSIBLE

The Elos Oasis Game as a strategy for mobilizing community and gaining new perspectives engaging tenants, neighbors, and other strategic stakeholders.

Why?

HASCO is part of the neighborhoods where its properties are located, and has an opportunity to act as an active member of the neighborhood.

The "farther away" HASCO is from the people it serves and its partner organizations, the easier it is for people to shout or to throw stones. The "closer" HASCO is, the more dialogue becomes the best option.

Here we have an opportunity to connect as an ecosystem and unlock collective potential to go beyond housing units, building trust and community.

Where?

A HASCO property that needs renovation or improvements.

Who?

All of the stakeholders Elos spoke with + neighbors of the neighborhood where the game will take place, and neighbors and tenants from other HASCO properties. Up to 40 participants being trained+ the community members that will engage during the game process.

OASIS CAME FLO



Time T1 IUilt
NEW t E MS

ACTION PLAN PROPOSAL

PHASE 1

1. INVITING STAKEHOLDERS TO BUILD NEW REFERENCES FOR WHAT IS POSSIBLE

The Elos Oasis Game as a strategy for mobilizing community and gaining new perspectives engaging tenants, neighbors, and other strategic stakeholders.

What will it deliver?

- + Train staff members in the Elos methodology through the experience of the Oasis Game.
- + Face to face engagement with HASCO's neighborhoods.
- + Tangible results of collective and collaborative work.
- + A pilot with potential to expand to all neighborhoods where HASCO has properties.
- + Sense of ownership and belonging.
- + Working on the future: residents, tenants and other stakeholders taking responsibility for and engaging in mid and long term initiatives anchored in a common vision
- + Potential for increased autonomy that strengthens the residents and the community as a whole

Video: Oasis Game - Holland -Amsterdam:

https://www.youtube.com/watch?v=xU7xGFV_eM M&list=PLBA0bSbrjiKfIOqe7_r_PyC81 Kxg-K8pa&index=S

To change, or not to change, that is the question.

Change is never easy. It is hard to start moving, and when we start there will be challenges and difficulties on the way.

Here, the main risk we see in taking these actions proposed, is for HASCO to become better and happier for its team, for its stakeholders and for Snohomish County as a whole.

This could be your legacy.

If you want to embrace change, we will be honored to walk at your side and give our best to make it happen!

SEPA 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.

A. Background [Find help answering background questions](#)

1. Name of proposed project, if applicable:

The project is currently unnamed.

2. Name of applicant:

Co-Applicant: Housing Authority of Snohomish County (HASCO)

*Contact: Duane Leonard
12711 4th Ave. W, Everett, WA 98204
Phone: 425-290-8499
dleonard@hasco.org*

Co-Applicant: Environmental Works

*Contact: Bill Singer
402 15th Ave E Seattle, WA 98112
Phone: 206.787.1372
bsinger@eworks.org*

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

Same as above.

4. Date checklist prepared:

March 17th, 2023

5. Agency requesting checklist:

City of Lynnwood, Department of Community Development, Planning & Zoning

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

If the rezoning is approved, HASCO anticipates beginning the project in Summer 2024.

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

No.

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

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

Geotechnical Report – HASCO does not have a completed geotechnical report, but HASCO is willing to obtain a completed geotechnical report if necessary.

Arborist Report - HASCO does not have a completed arborist report, but HASCO is willing to obtain a completed arborist report if necessary.

Traffic Study – Completed

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.

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

- *City of Lynnwood, Project Design Review*
- *Construction, Mechanical permits, as needed.*

11. Give a 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.)

The proposed project is a 110,000 s.f. affordable multifamily residential project which includes two buildings oriented NS with frontage and primary access from 200th St SW. The buildings are located on a consolidated lot previously addressed as 5710 & 5714 200th St SW, Lynnwood, WA 98036. Building #1 located in the East region of the site at the existing Timberglen Apartments (5710 200th St SW, Lynnwood, WA 98036) is a 5-Story residential building including a basement parking level. Building #2 located in the West region of the site at the existing Pinewood Apartments (5714 200th St SW, Lynnwood, WA 98036) is a 5-Story residential building on grade. The buildings are connected by a skybridge and an indoor amenity area for the residents. The proposed program includes (40) one-bedroom apartments, (60) two-bedroom apartments, (10) three-bedroom apartments, in-unit laundry, community amenities, outdoor play area and common areas, accessible green space and adequate parking on site. The combined basement level and onsite parking provided is for 161 vehicles. The proposed program will also include necessary mechanical and electrical rooms/vaults as required and the building will be fully sprinklered per NFPA 13. The project will be built to the Washington State Evergreen Sustainable Development Standards (ESDS) and use Seattle City Light Built Smart

incentives for energy upgrades. Demolition of two existing two-story residential structures is part of the project.

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.

TIMBERGLEN APARTMENTS

5710 200th St SW, Lynnwood, WA 98036 (Parcel ID: 00565300001501(1.21 Ac))

Legal Description :

SCRIBER LAKE HOMES BLK 000 D-01 - E1/2 LOT 15 LESS S 270 FT THOF LESS PTNDEEDED CITY OF LYN QCD 206-117

PINEWOOD APARTMENTS

5714 200th St SW Lynnwood, WA 98036 (Parcel ID's: 00565300001502 (1.03 Ac), 00565300001505 (0.49 Ac))

00565300001502: SCRIBER LAKE HOMES BLK 000 D-02 - W1/2 TR 15 LESS S 207FT & LESS E 80FTOF N 280FT & LESS N 10FT THOF V288/278 TO CITY OF LYNNWOOD

00565300001505: SCRIBER LAKE HOMES BLK 000 D-05 - E 80FT OF N 280FT OF W1/2 TRACT 15 LESS N 10FT THOF V288/278TO CITY OF LYNNWOOD

B. Environmental Elements

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

a. General description of the site:

#5710 slopes from south to north, then crowns and slopes east and west. #5714 has a highpoint near the center of the west property line. Drainage then splits and flows northeast and southeast.

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

Flat

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

Approximately 30% slope in a small ditch. The rest of site is less than 5% 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.

Gravelly soils are found on the site. The National Resource Conservation Service description is

Alderwood-Urban land complex, 2 to 8 percent slopes.

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

No.

- 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.

The project will demolish the two existing residential buildings and construct two residential multi-family 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.

- 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 during construction.

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

The proposed development will consist of approximately 60% impervious surfaces.

- 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, mulching, interceptor swales, check dams, settling tank(s), and a stabilized construction entrance. Areas disturbed during construction will be seeded, planted, and mulched as appropriate.

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

- 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.*
- *Potential Dust from Construction Excavation*
- *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 washed down prior to leaving site.*
- *Excavated soils shall be covered in trucks.*
- *Excavated soils on-site shall be covered 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](#)

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

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.

No.

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.

None.

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

No.

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 Water: [Find help answering ground water questions](#)

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 City's sanitary sewer system.

c. Water Runoff (including stormwater):

- a) 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 through roof drains, area drains, catch basins, and storm pipes to the City's stormwater conveyance system.

- b) 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.

- c) 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.

- 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.

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

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

All existing established trees and vegetation along the perimeter of the sites will be assessed for dead, dying, hazardous species and the project will aim to protect those in the perimeter based on a Landscape/Arborists assessment procured as the project progresses . HASCO is aware of the priority Lynnwood has placed on the tree canopy and tree coverage within Lynnwood's Comprehensive Plan (LCP, p. 9.9), and the proposed design will strive to align with the LCP's Community Character Goals set forth to protect, preserve, and conserve the tree canopy of Lynnwood. In order to develop both parcels efficiently the trees in between the two parcels will need to be removed and suitable measure will be taken to ensure no net loss of trees (LCP, p 9.9)

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 incorporate drought tolerant native species designed to enhance the existing vegetation on the site.

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

None Known. Landscape/Arborist assessment to be done to identify noxious weeds and invasive species. Information from the Washington Invasive Species Council will be reviewed/action taken if invasive species are identified.

https://invasivespecies.wa.gov/find-a-priority-species/?_sft_priority-specie-type=noxious-weeds

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

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 and squirrels as one would expect to see in an urban environment.

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, mice. Information from the Washington Invasive Species Council will be reviewed/action taken if invasive species are identified.

https://invasivespecies.wa.gov/find-a-priority-species/?_sft_priority-specie-type=invasive-animals

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

1. 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 HVAC system, unit heating, building lighting and plug loads. Heat pump water heaters with electric resistant backup, Rooftop solar panels may be installed to reduce the electricity costs for the project. Electricity generated from the rooftop PV installation will be returned to the power grid and not specifically used on-site.

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

The proposed building is 7 floors including a parking level below and is higher than the surrounding existing buildings. The west and east edges of the property have existing trees that act as a natural shade barrier. The property in the south may be impacted by shade in the afternoons.

3. 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 follow Evergreen Sustainable Development Standards by the WA State Dept. of Commerce which will include the following energy conservation features; low flow plumbing fixtures, LED lighting for 90% of the fixtures, Heat pump water heaters., high efficiency gearless traction elevators, heat recovery ventilator for common area ventilation, ductless mini-split electric heat pump HVAC system for 1st and 2nd floor offices and day center, high-efficiency (0.27 U value) windows, Energy-star rated appliances (refrigerators, rangehoods, washers).

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

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 is present in both existing buildings. Because asbestos is present in both buildings, HASCO will perform an asbestos abatement to mitigate any impacts.

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)?

Traffic noise from 200th St SW.

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.
Noise from demolition of existing building - 7am to 6pm 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 centered on the property which will be shielded to the residential properties to the south, west, and east by the new building and a new landscape buffer. Potential noise from mechanical equipment operating in new building.*

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

Noise will be limited to Monday through Friday from 7am-5pm. Construction team will submit monthly work schedules to surrounding property owner's with dates indicated for loud noise activities. Work on Saturday will only occur with City of Lynnwood's approval.

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

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 contains the existing buildings of Timberglen Apartment and Pinewood Apartments

Timberglen Apartments - 5710 200th St SW – is an existing 2-1/2 story multifamily residential building.

Pinewood Apartments - 5714 200th St SW – comprises of 1 to 1-1/2 story existing multifamily residential buildings.

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 comprise of attached 2-story townhomes and 2-story 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.

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.

- c. Describe any structures on the site.

The site consists of the existing buildings of Timberglen Apartments and Pinewood Apartments.

Timberglen Apartments - 5710 200th St SW – is an existing 2-1/2 story multifamily residential building, approximately 35,400 SF, 32 units, wood framed building built in 1968.

Pinewood Apartments - 5714 200th St SW – comprises of 1 to 1-1/2 story existing multifamily residential buildings. , 25 units , wood framed building built in 1981

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

Yes, the existing buildings will be demolished as part of project.

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

The site is currently zoned Multiple Residential Medium Density (RMM)

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

The current comprehensive plan designation for future Landuse is MF-2 Medium Density Multifamily.

- 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.

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 Police 5. (LCP, 2.10)
- as stated in the due diligence report procured by HASCO, Page 3 – Land use Goals*

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

The anticipated unit bedroom count breakdown:

- *1-bedroom: 40*
- *2-bedroom: 60*
- *3-bedroom: 10*
- *Assuming all units will be filled with at least 1 resident, but no more than 2 individuals per room per unit, the range of people anticipated living at this project will be 110 – 380.*

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

The redevelopment project will displace 113 residents across both complexes.

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

The HASCO housing navigation staff are assisting all residents, who would like assistance with rehousing, in finding a new unit. All units, regardless of whether they accept housing navigation services, are eligible for up to \$5000 paid by HASCO toward moving expenses/costs resulting from 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 Growth Area

p. – Page No

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) Since HASCO’s request for reclassification is site-specific, the LCP’s zoning schema will not be impacted by this request (LCP, p. 2.6). HASCO is seeking to increase housing on parcels already zoned for multifamily residential development 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 parcels are 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 parcels can also 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. Reclassifying for more density balances development and growth with preservation, so the community character is preserved, the environment is protected, and development projects are sufficiently compatible with the land use designation. (LCP p. 2.6)

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, 1.11) 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)

Reclassifying the identified parcels will bring Lynnwood closer to meeting its Housing Goals to increase the stock of housing that is affordable at all income levels. Rather than encroach on existing single-family neighborhoods, reclassifying these properties would allow for increased affordable multifamily housing on lots that are already designated for that purpose, further helping to preserve single-family neighborhoods. (See Housing Policies 10, 14, and 21, LCP, 7.11) As the named community partner under Housing Policies 25 and 32, HASCO has a responsibility to reclassify these lots to increase the affordable unit count to support Lynnwood in meeting its community need without creating a net loss to any affordable units, per LCP instruction. (LCP, p. 7.11)

- 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](#)

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

The proposed project will provide 110 units of affordable housing to the City of Lynnwood, if approved.

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

Existing buildings to be demolished comprise a total of 57 units of low-income housing.

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

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 Lynnwood's housing goals. The proposed 110 units of low-income workforce housing will also be providing a valuable asset and in keeping Lynnwood affordable to all income levels.

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

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

West building - Top of the roof is approximately 50' from grade.

East building - Top of the roof is approximately 60' from grade.

Principal exterior materials include corrugated metal siding, with cedar wood accent material, vinyl windows, single-ply membrane roofing.

The building consists of two east /west bars that are connected by a bridge. The space between the bars serves as outdoor amenity space for play and socializing. Large roof decks carved out of the second floor of each bar paired with unit balconies serve to provide additional amenity space as well as providing passive supervision of the central courtyard. The architecture is a simple modern ascetic with durable low maintenance materials that will hold up and look good over time. Large windows into the units and community spaces provide an abundance of daylight, provide relief to the façade and connect the residents to the surrounding trees and landscape. Both exist stairs in the building will serve the roof for utility/maintenance purposes.

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

The proposed building will have no drastic impact on views from adjacent properties to the west, south and east. The building is oriented on a north-south axis so that the short side of the building is on the south end of the property which minimizes the visual impact on the residential neighborhood to the south. The existing properties to the west and east will not be severely impacted as existing over-story trees act as a visual buffer.

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

The project is being designed as an aesthetic amenity for the community and will be reviewed by the City of Lynnwood for compliance with design guidelines and neighborhood compatibility. The massing is broken up into two buildings to reduce scale.

Materials are intended to be long lasting and durable while respecting the surrounding residential neighborhood. Incorporating patterned corrugated metal profiles, painted fiber cement lap siding & natural wood helps the building fit into the existing community, while presenting a timeless, modern ascetic. The North and South faces of the building are broken up by vertical bands of windows and balconies to help break down the scale of the long façade. Change in siding material and pops of natural wood help provide visual texture.

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

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

Wall mounted site and security lighting will illuminate entry and exterior common areas at night. There will also be pole mounted parking lighting. These fixtures to be high cutoff, and shielded on the backside as need, they will be downward facing to reduce glare, ambient and direct light. Fixtures will be dark sky compliant. The building entry and parking lot lighting on the west, east and south side of the property will be on a dusk to dawn timeclock. The remainder of the exterior security and site lighting will be controlled by occupancy sensors to minimize its impact on the neighboring properties to the west, east, and south. There would be potential lights from the occupants of the residential units on the upper floors. These would occur during the evening. Consider Hi/lo nighttime light levels base on pole mounted motion sensors. This is a good safety feature and could work well for the parking lot lighting. It also is an energy saving feature.

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

It is not anticipated that light spillage or glare from the project will cause any safety hazard or interfere with anyone's views from neighboring properties.

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

Existing city owned pole lighting on 200th St SW provide added security for the property and help reduce additional security lighting required for the project. It is anticipated that these off-site light sources will not cause any adverse effect to the proposed development.

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

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.

- 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 landscaped common use patios/amenity space in between the buildings for play and socializing. Large roof decks carved out of the second floor of each building paired with unit balconies serve to provide additional amenity space. The proposed program will also include indoor recreational amenities for the residents

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

- 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.

The existing buildings located at 5710 200th St SW, identified as “Timberglen Apartments” to be demolished was built in 1968 and is over 45 years old. The building is not currently on any historical register.

- 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.

WISAARD does not identify any historic preservation characteristics on or adjacent to the project site. WISAARD identifies the site is present in Tribe Specified Consultation Area. <https://wisaard.dahp.wa.gov/Map>

- 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.

Not Applicable.

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

- 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.

Vehicular and pedestrian access to the site is from 200th St SW which is the major arterial serving the site and abuts the Northern site boundary. Highway 99 is located 0.3 miles West of the site.

- 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?

Three Community Transit bus routes (Routes 115,116, and 120) already serve the site and stop directly in front of the property. It is also anticipated that more routes will be added once the light rail line is completed near 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 existing street and sidewalk infrastructure are already present and improvement to the planting strip may be provided in the 200th St SW sidewalk right-of-way. Pending requirements from the City.

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

Not in the immediate vicinity. The project site is located ¼ mile west of the proposed Link Light rail extension and the Lynnwood City Center Transit Center.

- 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?

As shown in table 4. Trip Generation (Traffic Study), the proposed project is estimated to generate 256 net new weekday daily trips with 26 occurring in the AM peak hour and 25 occurring in the PM peak hour. Approximately 95% expected to be car trips. The trip generation was calculated based on trip rates using the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition, 2021). ITE's Affordable Housing (LU #223) land use was assumed for the proposed project as well as the existing land use.

See attached traffic study for additional detail.

- 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.

No.

- 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.

15. Public Services [Find help answering public service questions](#)

- a. 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. 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.

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

The facility will be fully sprinklered with NFPA 13 system and will have a code compliant fire alarm system. The building will have secure key access to prevent unwanted visitors.

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

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

- 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 water, irrigation, and fire protection services will connect to existing main lines in the 200th St SW Right-of-way. Existing water and sewer service connections may be re-used if in good condition.

Electricity – Snohomish PUD;

Natural Gas – Puget Sound Energy;

Water, Sewer, Storm – City of Lynnwood

Refuse Service – Waste Management NW

Telephone and Communications – Franchise utility providers

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

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: Duane Leonard

Position and agency/organization: Executive Director, Housing Authority of Snohomish
County

Date submitted: 3/31/2023

D. Supplemental sheet for nonproject actions [Find help for the nonproject actions worksheet](#)

IT IS NOT REQUIRED to 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:**

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.

Traffic Impact Study

HASCO LYNNWOOD

Prepared for:
Housing Authority of Snohomish County (HASCO)

March 2023

Prepared by:



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Introduction

This traffic impact study (TIS) identifies potential transportation-related impacts associated with developing an affordable housing complex at 5700 200th Street SW in Lynnwood, Washington.

Project Description

The proposed project is located at the Timberglen and Pinewood apartment complexes in Lynnwood, located at 5710 200th St SW and 5700 200th Street SW, respectively. Figure 1 illustrates the site vicinity and surrounding streets. The proposal would remove the two existing affordable housing projects totaling 57 units and allow construction of up to 110 new affordable housing dwelling units. The project would also provide on-site parking, to be discussed in the Project Impacts section. A preliminary site plan is included on Figure 2. The project is anticipated to be constructed and occupied by 2026.

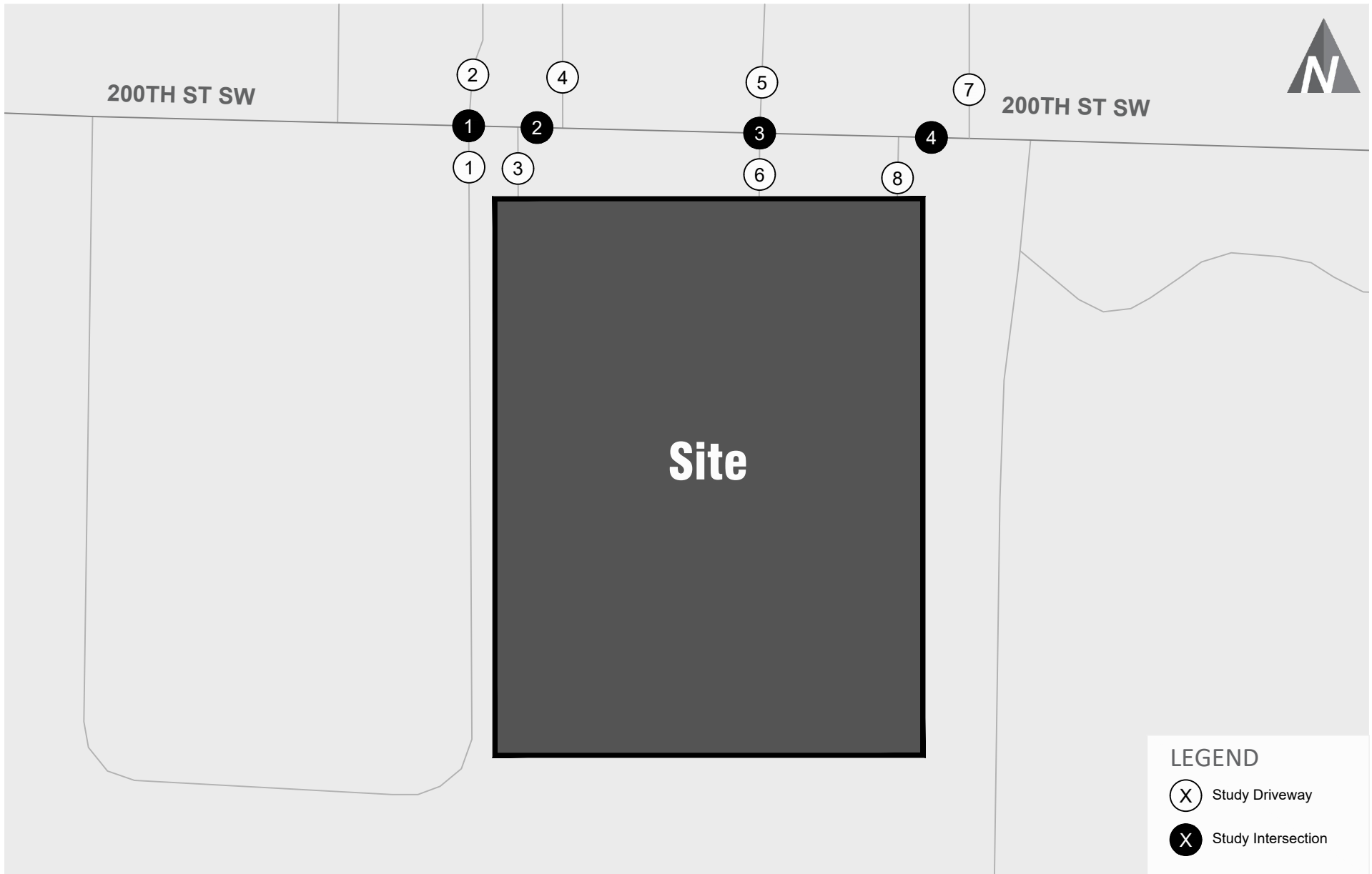
Study Scope

Based on the anticipated vehicular impacts of the proposed project, the four existing residential driveways adjacent to the project site were selected for analysis:

1. Driveway 1 & 2/200th Street SW
2. Driveway 3 & 4/200th Street SW
3. Driveway 5 & 6/200th Street SW
4. Driveway 7 & 8/200th Street SW

Figure 1 illustrates the driveways analyzed under existing and future conditions.

The scope of the analysis included a review of existing and future without-project conditions in the vicinity of the project site under weekday AM and PM peak hour conditions. This report includes a review of the surrounding street system, transit service, non-motorized facilities, existing and future without-project weekday peak hour traffic volumes, traffic operations, and traffic safety. Future (2026) with-project conditions were estimated by adding site-generated traffic to future without-project volumes. The project's impacts on the surrounding transportation system were identified by comparing the future with-project conditions to the future without-project conditions.



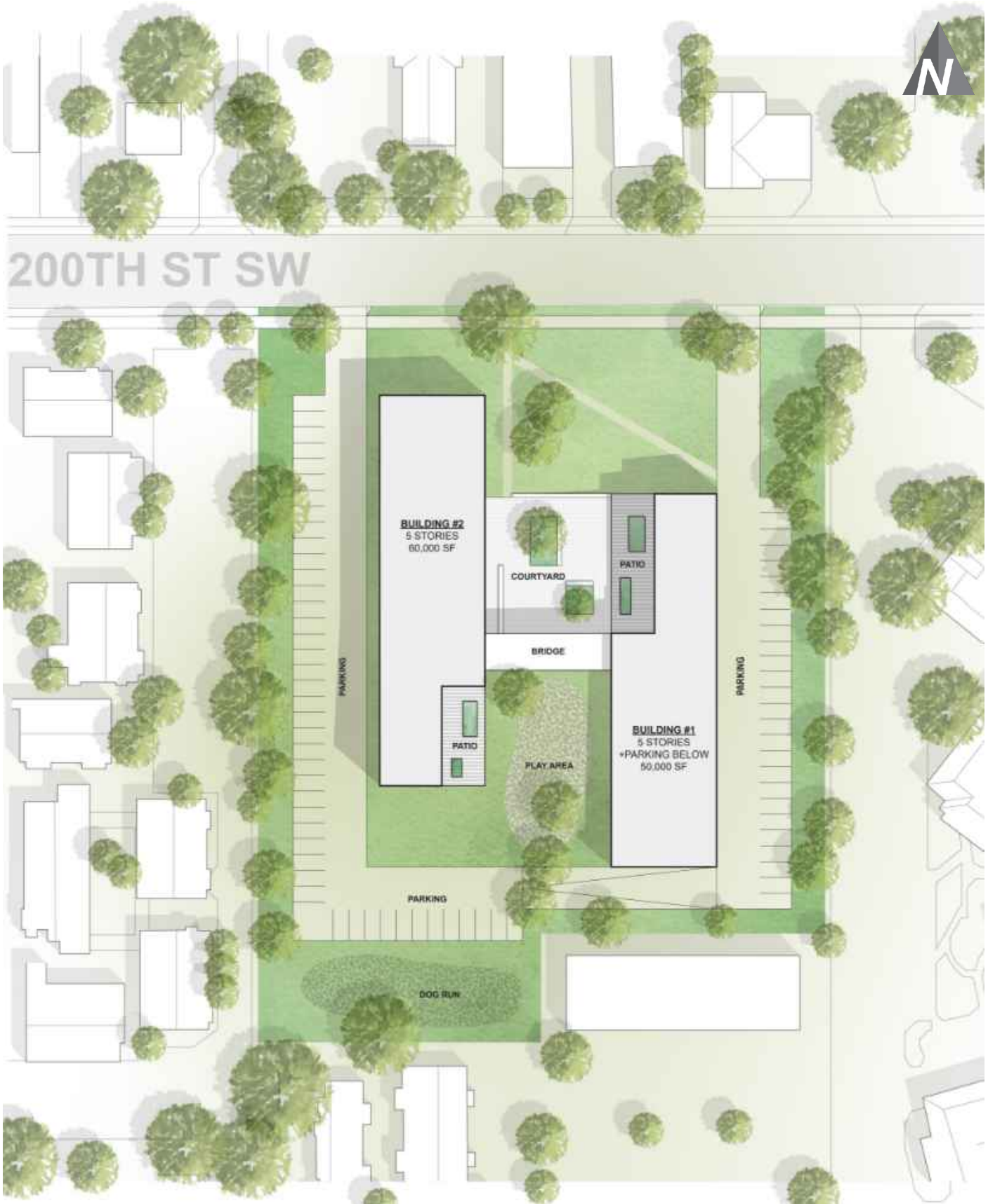
Site Vicinity and Study Intersections

HASCO Lynnwood

FIGURE

1





Site Plan

HASCO Lynnwood

FIGURE

2



Existing and Future Without-Project Conditions

This section describes both existing and future (2026) without-project conditions within the identified study area. Characteristics are provided for the roadway network, non-motorized facilities, transit service, traffic volumes, traffic operations, and traffic safety.

Roadway Network

The following sections describe the existing street network within the vicinity of the proposed project and anticipated changes resulting from planned improvements.

Existing

The primary roadways within the study area and their characteristics near study intersections are described in Table 1. Roadway functional classifications are based on the City of Lynnwood Transportation Master Plan.

Table 1. Roadway Network Existing Conditions Summary

Roadway	Classification	Speed Limit	# Lanes	On-Street Parking	Pedestrian Facilities	Bicycle Facilities
200th Street SW	Urban Major Collector	30 mph	3 ¹	No	Sidewalks	Bike Lanes

1. One lane in each direction of travel with a median two-way left-turn lane.

As shown in Table 1, 200th Street SW contains one lane of travel in each direction with a median two-way left-turn lane within the project vicinity. There is no on-street parking, but sidewalks and bike lanes are present along both sides of the roadway.

Non-Motorized Facilities

Sidewalks are provided along both sides of 200th Street SW within the study area. While there are no mid-block crosswalks along the street segment within the study area, there is a signalized intersection with marked pedestrian crossings to the west at the intersection of 200th Street SW and 60th Avenue W/Scriber Lake Road, and a marked crosswalk to the east at the intersection of 200th Street SW and 56th Avenue W. Dedicated bike lanes exist on both sides of the street.

Transit Service

Transit service in the study area is provided by Community Transit, which currently operates all public transit in Snohomish County outside of the city of Everett. There are currently two bus stops that exist within the vicinity of the project. One exists on the south side of 200th Street SW, adjacent to the existing Pinewood and Timberglen buildings, and one on the north side of 200th Street SW, slightly east of Timberglen. Table 2 shows the transit routes that operate within the project vicinity.

Table 2. Existing Transit Service

Route	Area Served	Approximate Operating Hours	PM Peak Headways (minutes)
115	McCollum Park P&R – Aurora Village	6:20 a.m. to 10:50 p.m.	30
116	Silver Firs – Edmonds	5:40 a.m. to 10:25 p.m.	30-60
120	Canyon Park – Edmonds College	5:50 a.m. to 10:50 p.m.	60

Source: Community Transit, March 2023

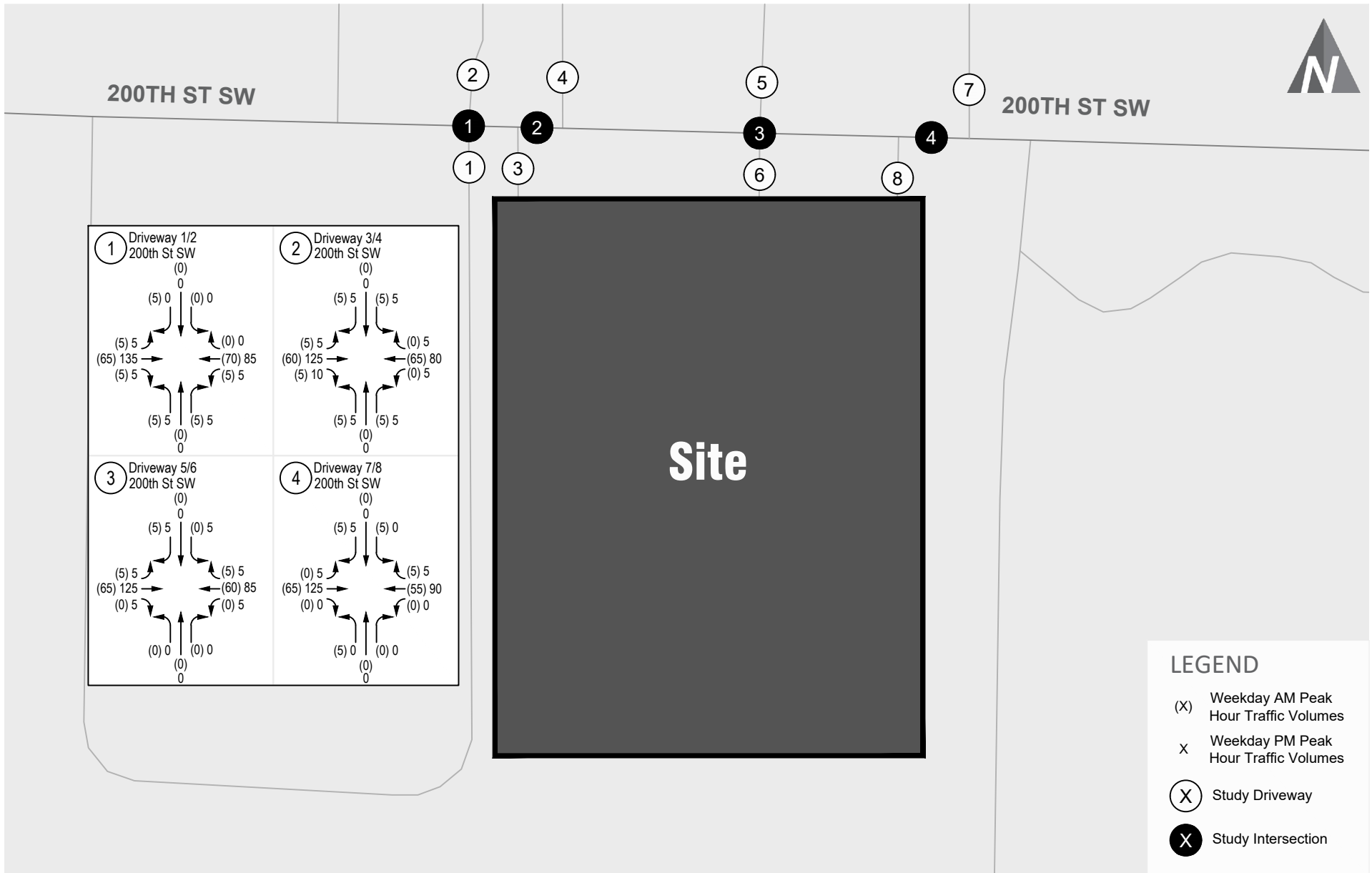
Note: Operating Hours and headways are approximate

Traffic Volumes

The following sections summarize existing and future (2026) without-project traffic volumes within the study area.

Existing

Existing weekday AM peak period (7-9 a.m.) and PM peak period (4-6 p.m.) traffic volumes were collected in February 2023. Figure 3 illustrates the existing weekday peak hour traffic volumes at the study intersections. As shown in Figure 1, some driveways are slightly offset within the project vicinity. For the purposes of the analysis, these were grouped into four-legged intersections under existing and without-project conditions. Volumes are rounded to the nearest 5 vehicles to account for the daily fluctuations in traffic volumes. As shown in Figure 3, existing turning movements at the driveways are low volume and did not exceed 10 vehicles at any driveway for the AM or PM peak hours. Detailed traffic counts are provided in Appendix A.



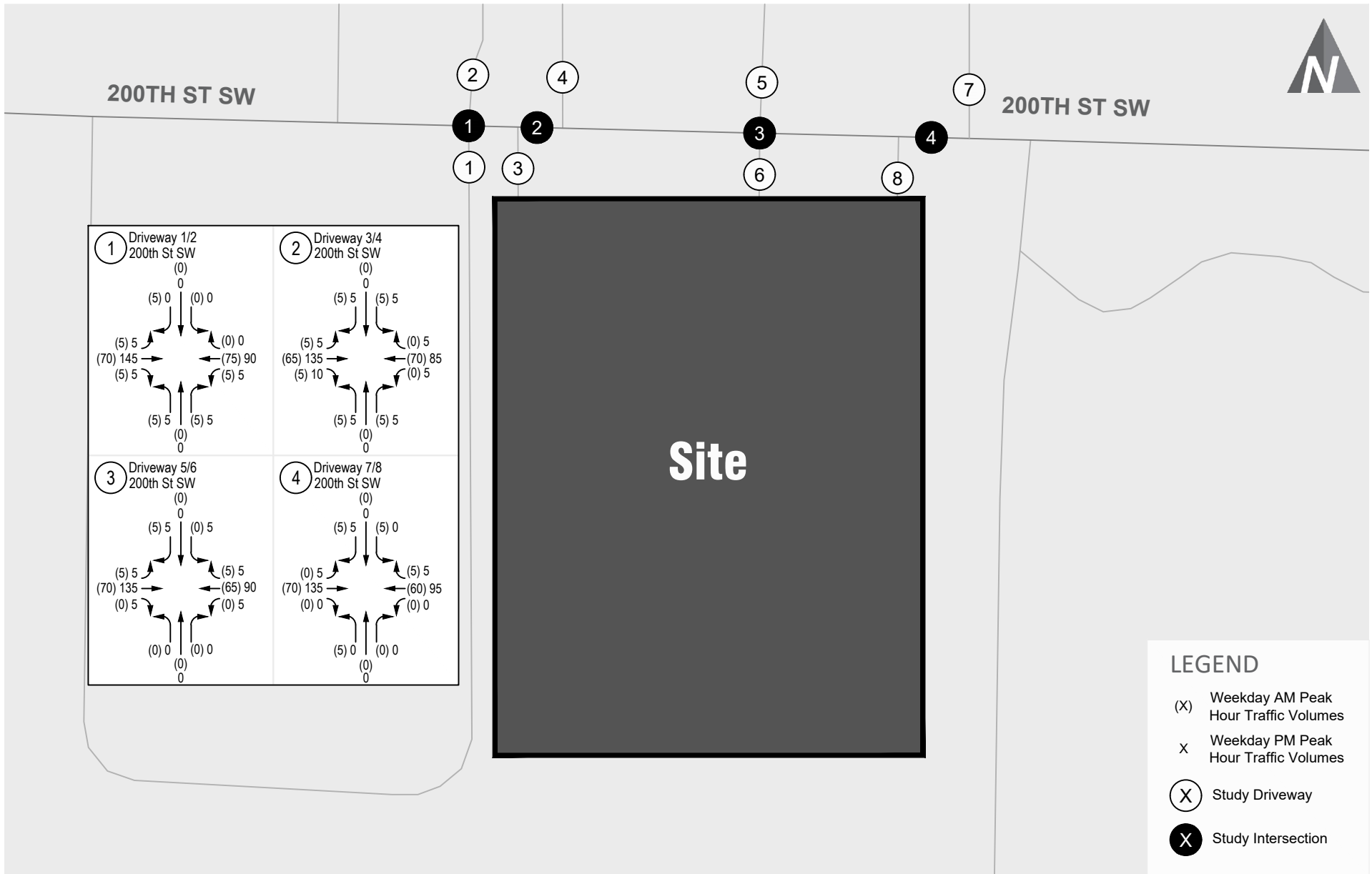
Existing Weekday AM and PM Peak Hour Traffic Volumes

FIGURE

Future Without-Project Traffic Volumes

Future (2026) without-project traffic volumes were forecasted by applying an annual growth rate to existing traffic volumes. An annual growth rate of 2.0 percent was applied to existing study intersection traffic volumes to estimate 2026 horizon year background traffic growth, consistent with previous studies within Lynnwood.

The forecast future (2026) without-project weekday peak hour traffic volumes are shown in Figure 4.



Future (2026) Without-Project Weekday AM and PM Peak Hour Traffic Volumes **FIGURE**

Traffic Operations

The operational characteristics of an intersection are determined by calculating the intersection level of service (LOS). At unsignalized side-street, stop-controlled intersections, LOS is measured by the average delay on the worst-movement of the intersection. Traffic operations and average vehicle delay can be described qualitatively with a range of levels of service (LOS A through LOS F), with LOS A indicating free-flowing traffic and LOS F indicating extreme congestion and long vehicle delays. Appendix B contains a detailed explanation of LOS criteria and definitions.

Based on the *City of Lynnwood Comprehensive Plan (2015)*, the City has adopted an LOS D or better standard for non-City Center arterials and non-State Highways.

Analysis parameters such as lane channelization and signal timing were maintained for future (2026) without-project conditions from existing conditions.

Weekday AM and PM peak hour traffic operations for existing and future (2026) without-project conditions were evaluated based on the procedures identified in the *Highway Capacity Manual (HCM 6)* using *Synchro 11*. *Synchro 11* is a software program that uses HCM methodology to evaluate intersection LOS and average vehicle delay. Results for the existing and future without-project operations analyses are summarized in Table 3. Detailed LOS worksheets for each intersection analysis are included in Appendix C.

Table 3. Existing and Future Without-Project AM and PM Peak Hour LOS Summary

Intersection	Traffic Control	Existing			(2026) Without-Project		
		LOS ¹	Delay ²	WM ³	LOS	Delay	WM
AM Peak Hour							
1. Driveway 1 & 2/200th St SW	TWSC	A	9.3	NB	A	9.4	NB
2. Driveway 3 & 4/200th St SW	TWSC	A	9.1	NB	A	9.2	NB
3. Driveway 5 & 6/200th St SW	TWSC	A	8.7	SB	A	8.7	SB
4. Driveway 7 & 8/200th St SW	TWSC	A	9.5	NB	A	9.6	NB
PM Peak Hour							
1. Driveway 1 & 2/200th St SW	TWSC	A	9.8	NB	A	9.9	NB
2. Driveway 3 & 4/200th St SW	TWSC	A	9.6	NB	A	9.7	SB
3. Driveway 5 & 6/200th St SW	TWSC	A	9.7	SB	A	9.8	SB
4. Driveway 7 & 8/200th St SW	TWSC	A	8.8	SB	A	8.9	NB

Note: TWSC = Two-way Stop Controlled.

1. Level of Service (A – F) as defined by the *Highway Capacity Manual (TRB, 6th Edition)*

2. Average delay per vehicle in seconds

3. Worst movement reported for unsignalized intersections. SB = southbound, NB = northbound

As shown in Table 3, each of the intersections operate at LOS A with less than 10 seconds of delay for both the AM and PM peak hours under existing and future (2026) without-project conditions.

Traffic Safety

The three most recent years of collision records (January 1, 2019 through December 31, 2021) provided by the Washington State Department of Transportation (WSDOT) were reviewed within the study area to identify any existing traffic safety issues at the study intersections and along the roadway segments surrounding the site.

Within the study area, there was one reported collision from January 1, 2019 through December 31, 2021 which occurred at the intersection of Driveway 5 & 6 and 200th Street

SW. It resulted in property damage only, and was due to a vehicle following too closely. There were no injuries, fatalities, or collisions with pedestrians or bicyclists within the study area.

Project Impacts

The following sections summarize the proposed project’s impacts on the surrounding street system. First, traffic volumes generated by the proposed project are estimated and then distributed and assigned to adjacent roadways within the study area. Next, project trips are added to future without-project traffic volumes and the potential impact to traffic operations are identified. Site-specific items are also discussed.

Trip Generation

Trip generation for the proposed project and existing uses to be removed were calculated based on trip rates using the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (11th Edition, 2021). ITE’s Affordable Housing (LU #223) land use was assumed for the proposed project as well as the existing land use.

Table 4 shows the weekday net new vehicle trips generated by the proposed project. The detailed trip generation calculations are included in Appendix D.

Table 4. Estimated Net New Weekday Vehicle Trip Generation

Land Use ¹	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Proposed								
Affordable Housing (LU #223)	110 du	530	16	39	55	30	21	51
Existing								
Affordable Housing (LU #223)	57 du	274	8	21	29	15	11	26
Net New Total		256	8	18	26	15	10	25

Note: du = dwelling units

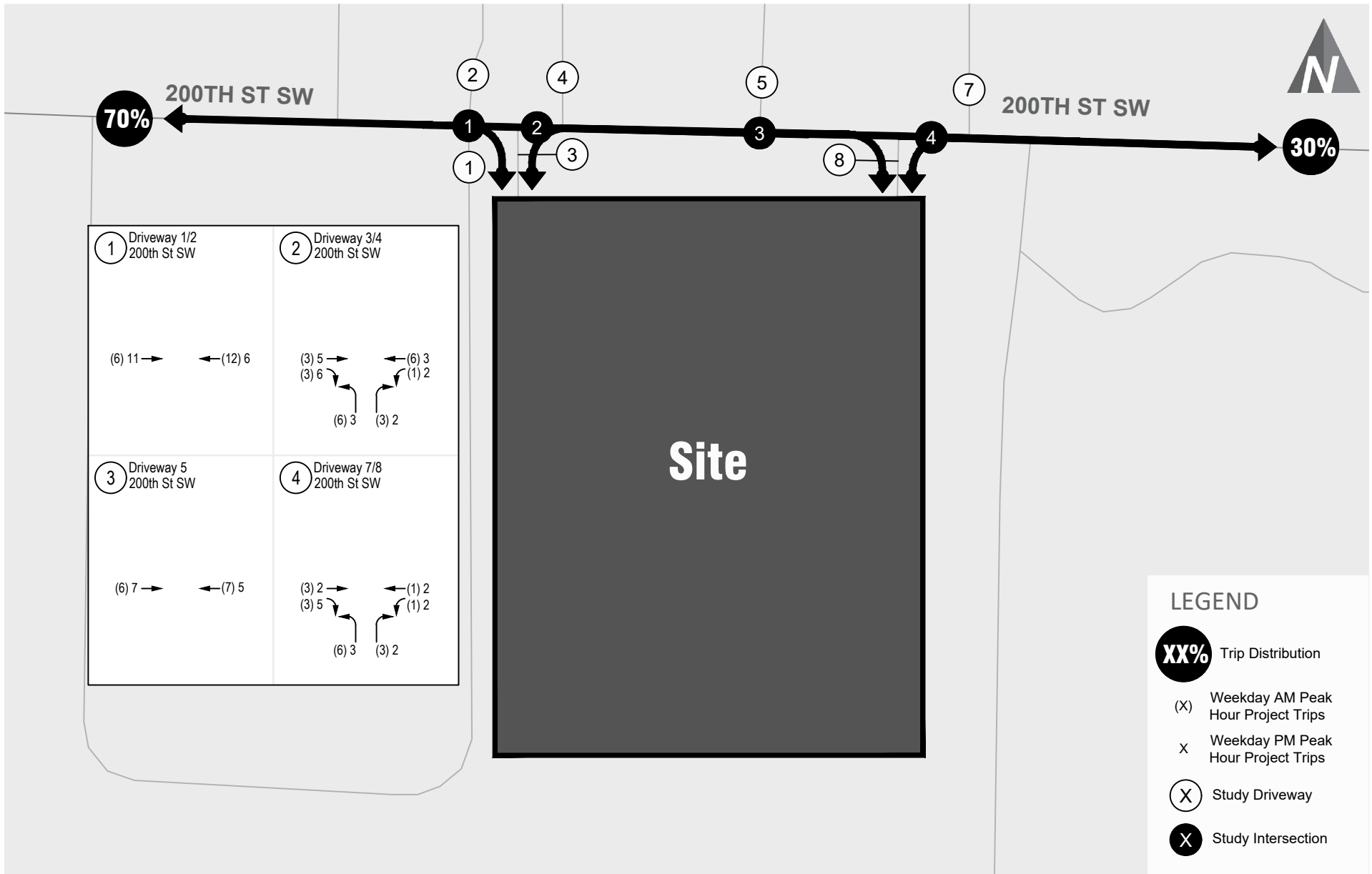
1. Average trip rates from ITE *Trip Generation Manual*, 11th Edition (2021).

As shown in Table 44, the proposed project is estimated to generate 256 net new weekday daily trips with 26 occurring in the AM peak hour and 25 occurring in the PM peak hour.

Trip Distribution & Assignment

Trip distribution patterns for the proposed uses to and from the site were based U.S. Census Bureau’s *OnTheMap* tool. *OnTheMap* is a web-based mapping and reporting application, which shows where workers are employed and where they live based on census data. The *OnTheMap* census data was translated to the number of people that live within a quarter-mile radius of the proposed project and where they work. The zip codes were evaluated to determine if a person would be more likely to travel to the zip code via vehicle or by other means. Trips to zip codes closer to the proposed project site or in more transit-oriented locations are more likely to use transit, walk, bike, or other non-SOV modes. The trip distribution for the proposed project is shown in Figure 5.

The net new peak hour project trips were assigned within the study area based on distribution for the proposed project and are shown in Figure 5.



Project Trip Distribution & Weekday AM and PM Peak Hour Assignment

FIGURE

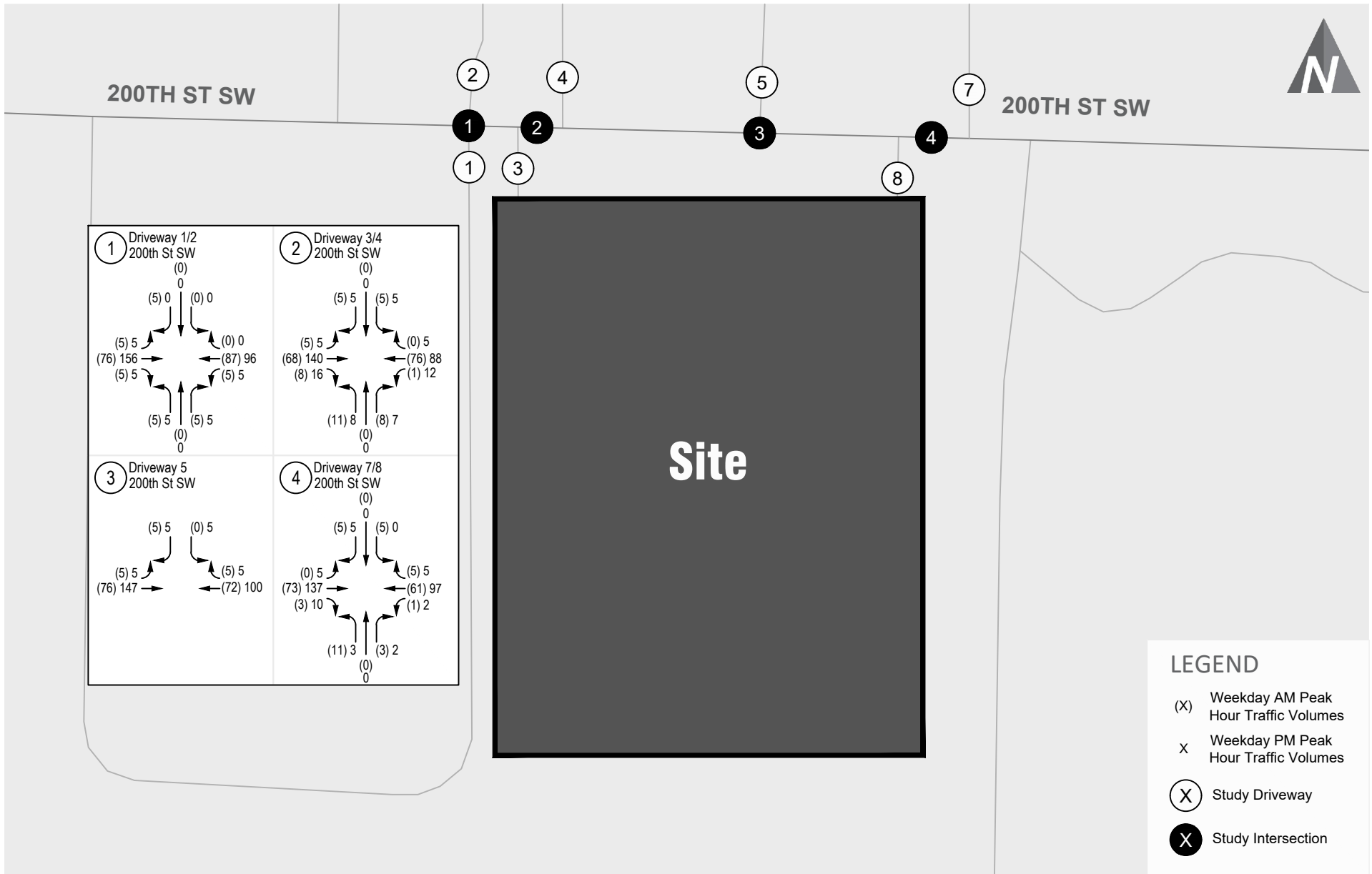
Traffic Volume Impact

Site-generated weekday peak hour traffic volumes were added to future without-project volumes at study intersections. The resulting future (2026) with-project peak hour traffic volumes are illustrated in Figure 6. Table 55 summarizes the anticipated increase in total entering traffic at the study intersections as well as the percent of future with-project traffic volumes attributable to the proposed project.

Table 5. Traffic Volume Impacts at Study Intersections

Intersection	Total Entering Vehicles			Percent Project Share
	2026 Without-Project	New Project Trips	2026 With-Project	
<u>Weekday AM Peak Hour Total Entering Vehicles</u>				
1. Driveway 1 & 2/200th St SW	175	18	193	9.3%
2. Driveway 3 & 4/200th St SW	165	22	187	11.8%
3. Driveway 5 & 6/200th St SW	150	13	163	8.0%
4. Driveway 7 & 8/200th St SW	150	17	167	10.2%
<u>Weekday PM Peak Hour Total Entering Vehicles</u>				
1. Driveway 1 & 2/200th St SW	260	17	277	6.1%
2. Driveway 3 & 4/200th St SW	265	21	291	7.2%
3. Driveway 5 & 6/200th St SW	255	12	267	4.5%
4. Driveway 7 & 8/200th St SW	245	16	266	6.0%

As shown in Table 5, the project generated traffic volumes are anticipated to range from approximately 6 to 12 percent for the AM and PM peak hours. The large percent project share is to be expected given that the study intersections are all adjacent to the project site.



Future (2026) With-Project Weekday AM and PM Peak Hour Traffic Volumes

FIGURE

Traffic Operations Impact

A future (2026) with-project level of service analysis was conducted for the weekday peak hour to analyze traffic impacts of the proposed project. The same methodologies were applied as described for existing and future without-project conditions. All intersection parameters such as channelization, intersection control, and signal timing were consistent with those used in the evaluation of future without-project conditions with one exception.

Development of the project would include the removal of the southern driveway at the intersection of Driveway 5 & 6 and 200th Street SW. The level of service analysis includes this change and reroutes vehicle trips entering and exiting the driveway.

A comparison of future (2026) without-project and with-project weekday peak hour traffic operations is summarized in Table 6. Detailed LOS worksheets are provided in Appendix C.

Table 6. Future (2026) Without- and With-Project Weekday Peak Hour LOS Summary

Intersection	Traffic Control	2026 Without-Project			2026 With-Project		
		LOS ¹	Delay ²	WM ³	LOS	Delay	WM
Weekday AM Peak Hour							
1. Driveway 1 & 2/200th St SW	TWSC	A	9.4	NB	A	9.5	NB
2. Driveway 3 & 4/200th St SW	TWSC	A	9.2	NB	A	9.4	NB
3. Driveway 5 & 6/200th St SW	TWSC	A	8.7	SB	A	8.8	SB
4. Driveway 7 & 8/200th St SW	TWSC	A	9.6	NB	A	9.6	NB
Weekday PM Peak Hour							
1. Driveway 1 & 2/200th St SW	TWSC	A	9.9	NB	B	10.0	NB
2. Driveway 3 & 4/200th St SW	TWSC	A	9.7	SB	A	9.9	NB
3. Driveway 5 & 6/200th St SW	TWSC	A	9.8	SB	A	9.8	SB
4. Driveway 7 & 8/200th St SW	TWSC	A	8.9	NB	B	10.1	NB

Note: TWSC = two-way stop control.

1. Level of Service (A – F) as defined by the *Highway Capacity Manual* (TRB, 6th Edition)

2. Average delay per vehicle in seconds.

3. Worst movement (WM) reported for unsignalized intersections only. NB = northbound, SB = southbound

As shown in Table 66, with the addition of project traffic, the majority of study intersections are anticipated to operate at the same level of service for both without- and with-project AM and PM peak hour conditions. The intersection of Driveway 1 & 2 and 200th Street SW as well as Driveway 7 & 8 and 200th Street SW degrade from LOS A to LOS B under PM peak hour with-project conditions. The delay is forecast to increase by 0.1 and 1.2 seconds respectively.

Parking Analysis

The proposed residential project would include on-site parking in the form of two surface lots and one below-grade structure as shown on the preliminary site plan. The peak parking demand for the proposed project was estimated based on data provided in ITE *Parking Generation* (5th Edition).

The parking rate used to estimate the peak parking demand for the retail is based on the ITE *Parking Generation* general urban/suburban rates for affordable housing (LU #223). A parking rate of 0.99 vehicles per 1 dwelling unit was used, which results in a parking demand of 109 vehicles for the proposed affordable housing of 110 dwelling units.

City of Lynnwood Municipal code does not specify a parking rate for affordable housing residential uses; however, for multiple-family residential uses it requires a different parking

rate per number of 2+ bedroom units, 1 bedroom units, and studio or efficiency units, shown below.

- 2+ bedroom units: 2 parking stalls
- 1 bedroom units: 1.75 parking stalls
- Studio or efficiency units over 500 square feet: 1.5 parking stalls
- Studio or efficiency units under 500 square feet: 1.25 parking stalls

Since the unit mix of the development is not finalized, a parking requirement cannot be determined at this stage. The ITE *Parking Generation* rate shows that parking demand is forecast to be approximately 109 spots for the 110 affordable housing dwelling units. There is no on-street parking within the study area.

Mitigation

The project would pay transportation impact fees as per the City of Lynnwood fee schedule. This transportation impact fee rate, much like the parking requirement rate, depends on the unit mix for a multi-family development. Consistent with the parking requirement, the traffic impact fee will be calculated when the unit mix is determined.

The analysis suggests the rezone of the site to develop 110 units of affordable housing would have no adverse impacts to traffic safety or intersection operations.

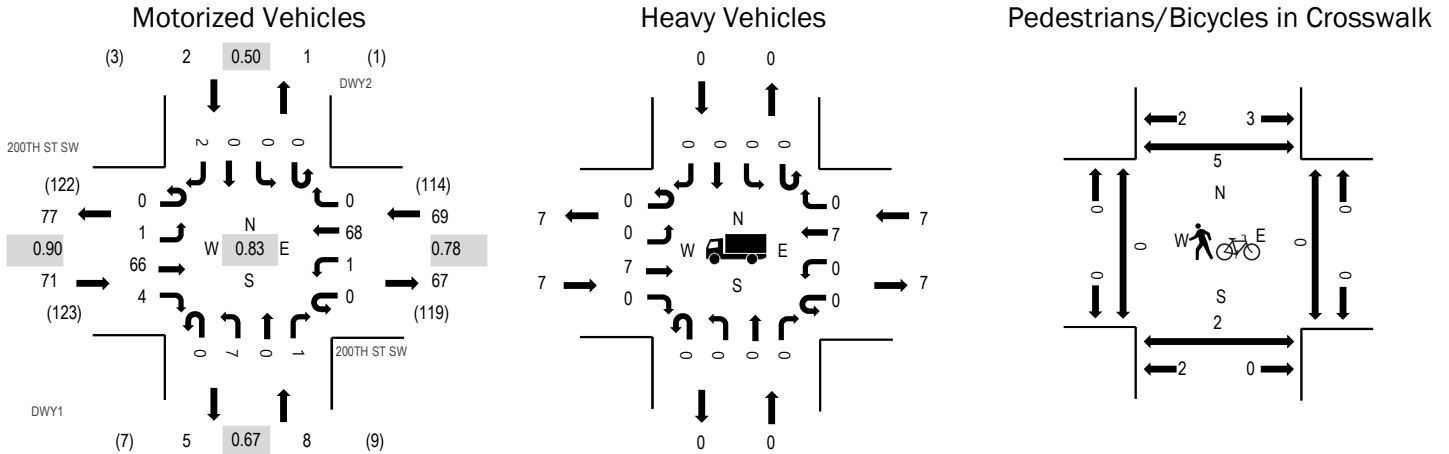
Findings and Recommendations

This traffic impact study summarizes the project traffic impacts of the proposed HASCO Lynnwood Affordable Housing Development. General findings and recommendations include:

- The proposed project would construct up to 110 affordable housing dwelling units which would replace the existing 57 affordable housing units.
- The development is anticipated to generate approximately 256 net new weekday daily vehicle trips, with approximately 26 net new trips occurring during the AM peak hour and 25 during the PM peak hour.
- Project traffic would represent approximately 12 percent or less of the 2026 weekday peak hour traffic volumes adjacent to the project along 200th Street SW during both AM and PM peak hours.
- The study intersections are forecast to operate at LOS A under future (2026) with-project conditions during the weekday AM and PM peak hours with the exception of two intersections which will operate at LOS B. The increase in delay is anticipated to be minimal.
- Access to the proposed on-site parking would be provided along 200th Street SW. The development is anticipated to demand 109 parking spots, and the parking requirement per City of Lynnwood standards will be dependent on the unit mix.
- The transportation impact fees will be dependent on the unit mix.

Appendix A: Traffic Counts

Peak Hour



Note: Total study counts contained in parentheses.

	HV%	PHF
EB	9.9%	0.90
WB	10.1%	0.78
NB	0.0%	0.67
SB	0.0%	0.50
All	9.3%	0.83

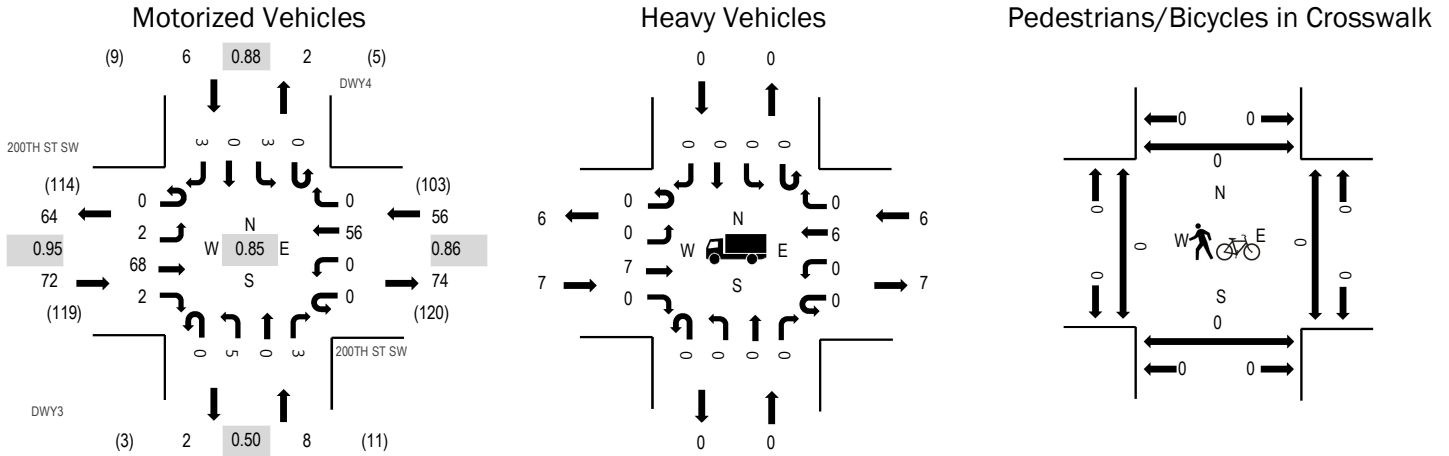
Traffic Counts - Motorized Vehicles

Interval Start Time	200TH ST SW Eastbound				200TH ST SW Westbound				DWY1 Northbound				DWY2 Southbound				Total	Rolling Hour
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right		
7:00 AM	0	0	7	1	0	0	9	0	0	0	0	1	0	0	0	1	19	99
7:15 AM	0	0	17	0	0	1	9	0	0	0	0	0	0	0	0	0	27	125
7:30 AM	0	0	12	0	0	0	14	0	0	0	0	0	0	0	0	0	26	141
7:45 AM	0	0	15	0	0	0	12	0	0	0	0	0	0	0	0	0	27	148
8:00 AM	0	0	19	1	0	0	22	0	0	2	0	0	0	0	0	1	45	150
8:15 AM	0	0	19	1	0	0	20	0	0	3	0	0	0	0	0	0	43	
8:30 AM	0	1	19	1	0	1	9	0	0	1	0	0	0	0	0	1	33	
8:45 AM	0	0	9	1	0	0	17	0	0	1	0	1	0	0	0	0	29	
Count Total	0	1	117	5	0	2	112	0	0	7	0	2	0	0	0	3	249	
Peak Hour	0	1	66	4	0	1	68	0	0	7	0	1	0	0	0	2	150	

Traffic Counts - Heavy Vehicles and Pedestrians/Bicycles in Crosswalk

Interval Start Time	Heavy Vehicles					Interval Start Time	Pedestrians/Bicycles on Crosswalk				
	EB	NB	WB	SB	Total		EB	NB	WB	SB	Total
7:00 AM	1	0	1	0	2	7:00 AM	0	1	0	0	1
7:15 AM	4	0	1	0	5	7:15 AM	1	2	1	0	4
7:30 AM	3	0	3	0	6	7:30 AM	0	0	0	2	2
7:45 AM	1	0	2	0	3	7:45 AM	0	2	0	1	3
8:00 AM	2	0	2	0	4	8:00 AM	0	0	0	3	3
8:15 AM	3	0	2	0	5	8:15 AM	0	0	0	1	1
8:30 AM	1	0	0	0	1	8:30 AM	0	1	0	1	2
8:45 AM	1	0	3	0	4	8:45 AM	0	1	0	0	1
Count Total	16	0	14	0	30	Count Total	1	7	1	8	17
Peak Hour	7	0	7	0	14	Peak Hour	0	2	0	5	7

Peak Hour



Note: Total study counts contained in parentheses.

	HV%	PHF
EB	9.7%	0.95
WB	10.7%	0.86
NB	0.0%	0.50
SB	0.0%	0.88
All	9.2%	0.85

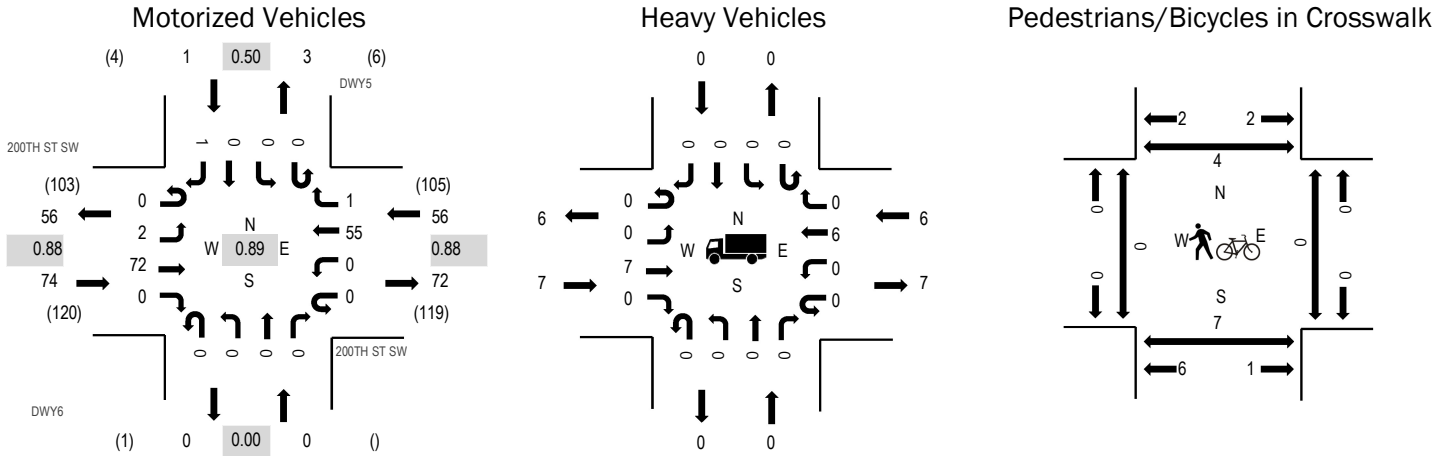
Traffic Counts - Motorized Vehicles

Interval Start Time	200TH ST SW Eastbound				200TH ST SW Westbound				DWY3 Northbound				DWY4 Southbound				Total	Rolling Hour
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right		
7:00 AM	0	0	8	0	0	0	8	0	0	1	0	0	0	1	0	0	18	101
7:15 AM	0	1	15	1	0	0	9	1	0	1	0	0	0	0	0	0	28	125
7:30 AM	0	0	12	0	0	0	11	0	0	1	0	0	0	0	0	2	26	137
7:45 AM	0	0	14	1	0	0	12	0	0	0	0	0	0	2	0	0	29	142
8:00 AM	0	0	19	0	0	0	17	0	0	3	0	1	0	0	0	2	42	141
8:15 AM	0	2	16	1	0	0	18	0	0	1	0	1	0	0	0	1	40	
8:30 AM	0	0	19	0	0	0	9	0	0	1	0	1	0	1	0	0	31	
8:45 AM	0	0	10	0	0	0	17	1	0	0	0	0	0	0	0	0	28	
Count Total	0	3	113	3	0	0	101	2	0	8	0	3	0	4	0	5	242	
Peak Hour	0	2	68	2	0	0	56	0	0	5	0	3	0	3	0	3	142	

Traffic Counts - Heavy Vehicles and Pedestrians/Bicycles in Crosswalk

Interval Start Time	Heavy Vehicles					Interval Start Time	Pedestrians/Bicycles on Crosswalk				
	EB	NB	WB	SB	Total		EB	NB	WB	SB	Total
7:00 AM	1	0	1	0	2	7:00 AM	0	0	0	0	0
7:15 AM	4	0	1	0	5	7:15 AM	0	0	0	0	0
7:30 AM	3	0	3	0	6	7:30 AM	0	0	0	0	0
7:45 AM	1	0	2	0	3	7:45 AM	0	0	0	0	0
8:00 AM	2	0	2	0	4	8:00 AM	0	0	0	0	0
8:15 AM	3	0	2	0	5	8:15 AM	0	0	0	0	0
8:30 AM	1	0	0	0	1	8:30 AM	0	0	0	0	0
8:45 AM	1	0	3	0	4	8:45 AM	0	0	0	0	0
Count Total	16	0	14	0	30	Count Total	0	0	0	0	0
Peak Hour	7	0	6	0	13	Peak Hour	0	0	0	0	0

Peak Hour



Note: Total study counts contained in parentheses.

	HV%	PHF
EB	9.5%	0.88
WB	10.7%	0.88
NB	0.0%	0.00
SB	0.0%	0.50
All	9.9%	0.89

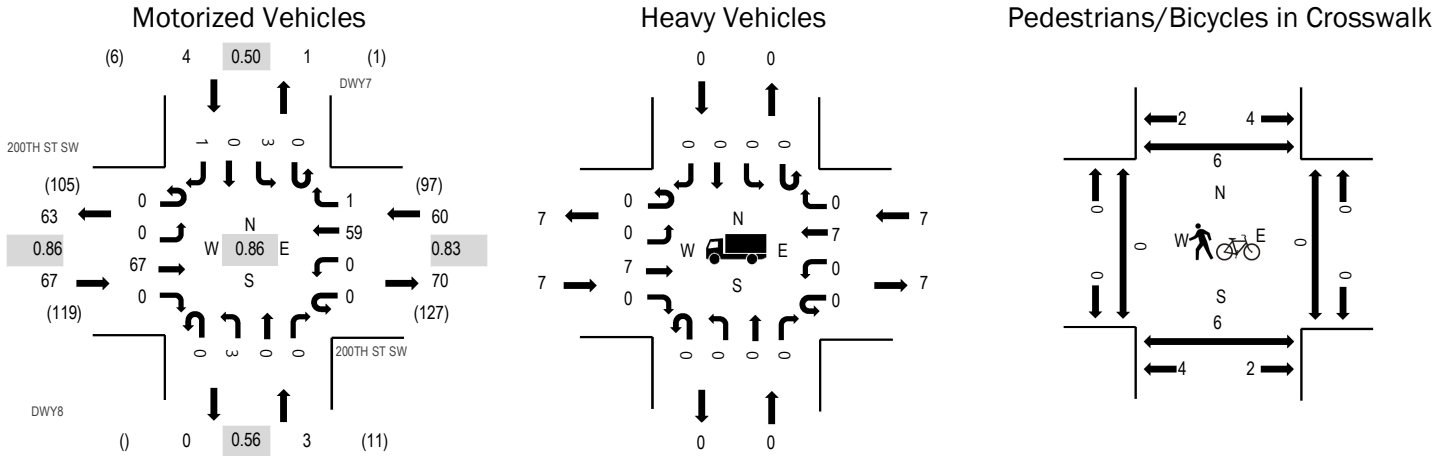
Traffic Counts - Motorized Vehicles

Interval Start Time	200TH ST SW Eastbound				200TH ST SW Westbound				DWY6 Northbound				DWY5 Southbound				Total	Rolling Hour	
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			
7:00 AM	0	0	9	0	0	0	7	1	0	0	0	0	0	0	0	0	1	18	98
7:15 AM	0	0	15	0	0	1	9	1	0	0	0	0	0	1	0	1	1	28	117
7:30 AM	0	0	12	0	0	0	11	1	0	0	0	0	0	0	0	0	0	24	124
7:45 AM	0	1	15	0	0	0	11	0	0	0	0	0	0	0	0	1	1	28	131
8:00 AM	0	0	20	0	0	0	17	0	0	0	0	0	0	0	0	0	0	37	131
8:15 AM	0	1	16	0	0	0	18	0	0	0	0	0	0	0	0	0	0	35	
8:30 AM	0	0	21	0	0	0	9	1	0	0	0	0	0	0	0	0	0	31	
8:45 AM	0	0	10	0	0	0	18	0	0	0	0	0	0	0	0	0	0	28	
Count Total	0	2	118	0	0	1	100	4	0	0	0	0	0	1	0	3	3	229	
Peak Hour	0	2	72	0	0	0	55	1	0	0	0	0	0	0	0	1	1	131	

Traffic Counts - Heavy Vehicles and Pedestrians/Bicycles in Crosswalk

Interval Start Time	Heavy Vehicles					Interval Start Time	Pedestrians/Bicycles on Crosswalk				
	EB	NB	WB	SB	Total		EB	NB	WB	SB	Total
7:00 AM	1	0	1	0	2	7:00 AM	0	1	0	0	1
7:15 AM	4	0	2	0	6	7:15 AM	0	1	0	1	2
7:30 AM	3	0	3	0	6	7:30 AM	0	0	0	0	0
7:45 AM	1	0	2	0	3	7:45 AM	0	2	0	0	2
8:00 AM	2	0	2	0	4	8:00 AM	0	0	0	4	4
8:15 AM	3	0	2	0	5	8:15 AM	0	4	0	0	4
8:30 AM	1	0	0	0	1	8:30 AM	0	1	0	0	1
8:45 AM	1	0	3	0	4	8:45 AM	0	1	0	0	1
Count Total	16	0	15	0	31	Count Total	0	10	0	5	15
Peak Hour	7	0	6	0	13	Peak Hour	0	7	0	4	11

Peak Hour



Note: Total study counts contained in parentheses.

	HV%	PHF
EB	10.4%	0.86
WB	11.7%	0.83
NB	0.0%	0.56
SB	0.0%	0.50
All	10.4%	0.86

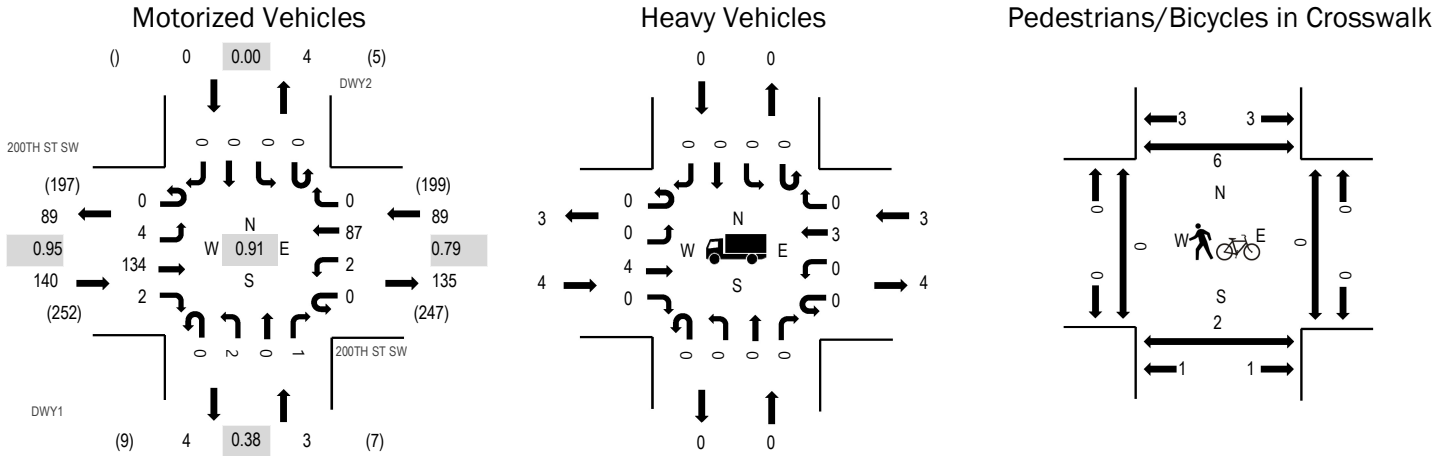
Traffic Counts - Motorized Vehicles

Interval Start Time	200TH ST SW Eastbound				200TH ST SW Westbound				DWY8 Northbound				DWY7 Southbound				Total	Rolling Hour
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right		
7:00 AM	0	0	9	0	0	0	8	0	0	0	0	1	0	0	0	0	18	99
7:15 AM	0	0	16	0	0	0	9	0	0	1	0	1	0	0	0	1	28	120
7:30 AM	0	0	12	0	0	0	10	0	0	2	0	2	0	1	0	0	27	126
7:45 AM	0	0	15	0	0	0	10	0	0	1	0	0	0	0	0	0	26	132
8:00 AM	0	0	20	0	0	0	14	1	0	2	0	0	0	1	0	1	39	134
8:15 AM	0	0	16	0	0	0	17	0	0	1	0	0	0	0	0	0	34	
8:30 AM	0	0	21	0	0	0	10	0	0	0	0	0	0	2	0	0	33	
8:45 AM	0	0	10	0	0	0	18	0	0	0	0	0	0	0	0	0	28	
Count Total	0	0	119	0	0	0	96	1	0	7	0	4	0	4	0	2	233	
Peak Hour	0	0	67	0	0	0	59	1	0	3	0	0	0	3	0	1	134	

Traffic Counts - Heavy Vehicles and Pedestrians/Bicycles in Crosswalk

Interval Start Time	Heavy Vehicles					Interval Start Time	Pedestrians/Bicycles on Crosswalk				
	EB	NB	WB	SB	Total		EB	NB	WB	SB	Total
7:00 AM	1	0	1	0	2	7:00 AM	0	1	0	0	1
7:15 AM	4	0	2	0	6	7:15 AM	0	2	0	1	3
7:30 AM	3	1	2	0	6	7:30 AM	0	0	0	0	0
7:45 AM	1	0	2	0	3	7:45 AM	0	2	0	0	2
8:00 AM	2	0	2	0	4	8:00 AM	0	0	0	6	6
8:15 AM	3	0	2	0	5	8:15 AM	0	4	0	0	4
8:30 AM	1	0	0	0	1	8:30 AM	0	1	0	0	1
8:45 AM	1	0	3	0	4	8:45 AM	0	1	0	0	1
Count Total	16	1	14	0	31	Count Total	0	11	0	7	18
Peak Hour	7	0	7	0	14	Peak Hour	0	6	0	6	12

Peak Hour



Note: Total study counts contained in parentheses.

	HV%	PHF
EB	2.9%	0.95
WB	3.4%	0.79
NB	0.0%	0.38
SB	0.0%	0.00
All	3.0%	0.91

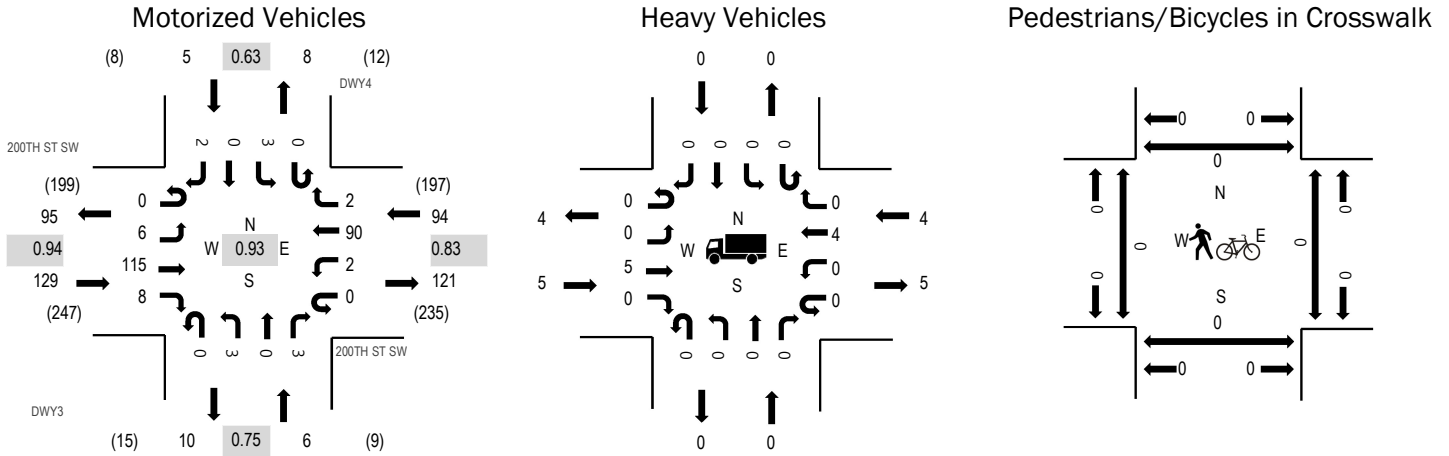
Traffic Counts - Motorized Vehicles

Interval Start Time	200TH ST SW Eastbound				200TH ST SW Westbound				DWY1 Northbound				DWY2 Southbound				Total	Rolling Hour	
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			
4:00 PM	0	0	25	1	0	1	24	0	0	0	0	0	0	0	0	0	0	51	227
4:15 PM	0	0	27	0	0	0	31	1	0	2	0	2	0	0	0	0	0	63	231
4:30 PM	0	0	36	0	0	1	22	0	0	1	0	0	0	0	0	0	0	60	232
4:45 PM	0	1	31	0	0	1	20	0	0	0	0	0	0	0	0	0	0	53	230
5:00 PM	0	1	32	2	0	0	19	0	0	0	0	1	0	0	0	0	0	55	231
5:15 PM	0	2	35	0	0	0	26	0	0	1	0	0	0	0	0	0	0	64	
5:30 PM	0	0	29	1	0	1	27	0	0	0	0	0	0	0	0	0	0	58	
5:45 PM	0	0	29	0	0	1	24	0	0	0	0	0	0	0	0	0	0	54	
Count Total	0	4	244	4	0	5	193	1	0	4	0	3	0	0	0	0	0	458	
Peak Hour	0	4	134	2	0	2	87	0	0	2	0	1	0	0	0	0	0	232	

Traffic Counts - Heavy Vehicles and Pedestrians/Bicycles in Crosswalk

Interval Start Time	Heavy Vehicles					Interval Start Time	Pedestrians/Bicycles on Crosswalk				
	EB	NB	WB	SB	Total		EB	NB	WB	SB	Total
4:00 PM	2	0	1	0	3	4:00 PM	0	0	0	3	3
4:15 PM	1	0	1	0	2	4:15 PM	0	0	0	4	4
4:30 PM	1	0	1	0	2	4:30 PM	0	1	0	2	3
4:45 PM	0	0	2	0	2	4:45 PM	0	1	0	3	4
5:00 PM	3	0	0	0	3	5:00 PM	0	0	0	1	1
5:15 PM	0	0	0	0	0	5:15 PM	0	0	0	0	0
5:30 PM	0	0	1	0	1	5:30 PM	0	0	0	0	0
5:45 PM	1	0	2	0	3	5:45 PM	0	1	0	2	3
Count Total	8	0	8	0	16	Count Total	0	3	0	15	18
Peak Hour	4	0	3	0	7	Peak Hour	0	2	0	6	8

Peak Hour



Note: Total study counts contained in parentheses.

	HV%	PHF
EB	3.9%	0.94
WB	4.3%	0.83
NB	0.0%	0.75
SB	0.0%	0.63
All	3.8%	0.93

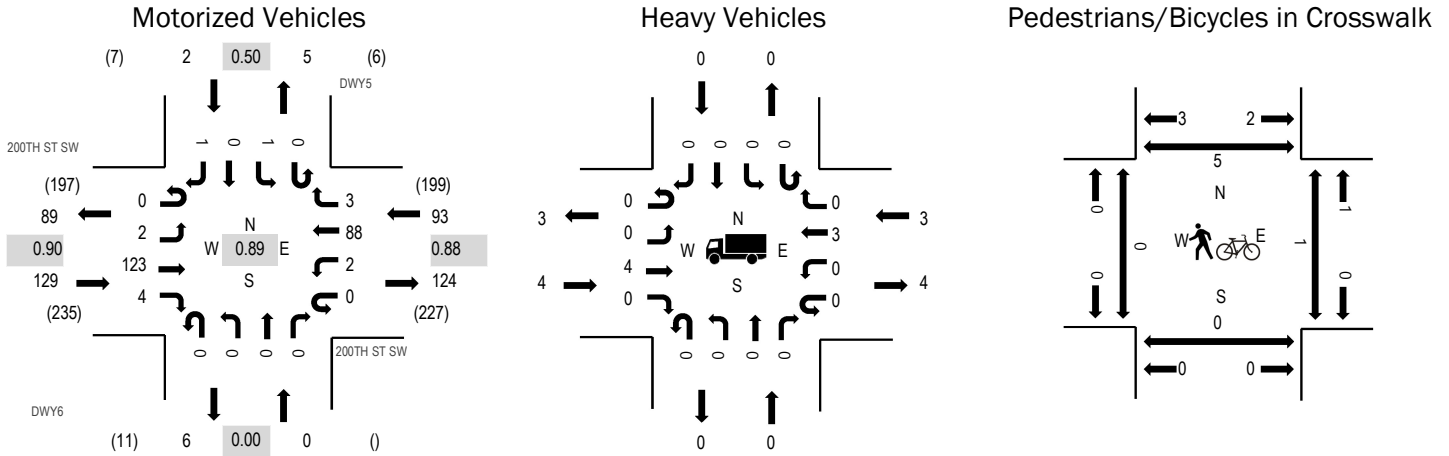
Traffic Counts - Motorized Vehicles

Interval Start Time	200TH ST SW Eastbound				200TH ST SW Westbound				DWY3 Northbound				DWY4 Southbound				Total	Rolling Hour
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right		
4:00 PM	0	0	25	0	0	0	25	1	0	0	0	1	0	0	0	0	52	231
4:15 PM	0	3	24	2	0	0	30	0	0	1	0	1	0	0	0	1	62	234
4:30 PM	0	1	33	2	0	0	22	1	0	1	0	1	0	2	0	0	63	234
4:45 PM	0	0	28	3	0	1	20	0	0	0	0	1	0	0	0	1	54	229
5:00 PM	0	2	30	1	0	1	18	1	0	1	0	0	0	1	0	0	55	230
5:15 PM	0	0	33	2	0	0	24	1	0	1	0	0	0	0	0	1	62	
5:30 PM	0	1	28	0	0	0	26	1	0	1	0	0	0	0	0	1	58	
5:45 PM	0	0	27	2	0	1	24	0	0	0	0	0	0	0	0	1	55	
Count Total	0	7	228	12	0	3	189	5	0	5	0	4	0	3	0	5	461	
Peak Hour	0	6	115	8	0	2	90	2	0	3	0	3	0	3	0	2	234	

Traffic Counts - Heavy Vehicles and Pedestrians/Bicycles in Crosswalk

Interval Start Time	Heavy Vehicles					Interval Start Time	Pedestrians/Bicycles on Crosswalk				
	EB	NB	WB	SB	Total		EB	NB	WB	SB	Total
4:00 PM	2	0	1	0	3	4:00 PM	0	0	0	0	0
4:15 PM	1	0	1	0	2	4:15 PM	0	0	0	0	0
4:30 PM	1	0	1	0	2	4:30 PM	0	0	0	0	0
4:45 PM	0	0	2	0	2	4:45 PM	0	0	0	0	0
5:00 PM	3	0	0	0	3	5:00 PM	0	0	0	0	0
5:15 PM	0	0	0	0	0	5:15 PM	0	0	0	0	0
5:30 PM	0	0	1	0	1	5:30 PM	0	0	0	0	0
5:45 PM	1	0	2	0	3	5:45 PM	0	0	0	0	0
Count Total	8	0	8	0	16	Count Total	0	0	0	0	0
Peak Hour	5	0	4	0	9	Peak Hour	0	0	0	0	0

Peak Hour



Note: Total study counts contained in parentheses.

	HV%	PHF
EB	3.1%	0.90
WB	3.2%	0.88
NB	0.0%	0.00
SB	0.0%	0.50
All	3.1%	0.89

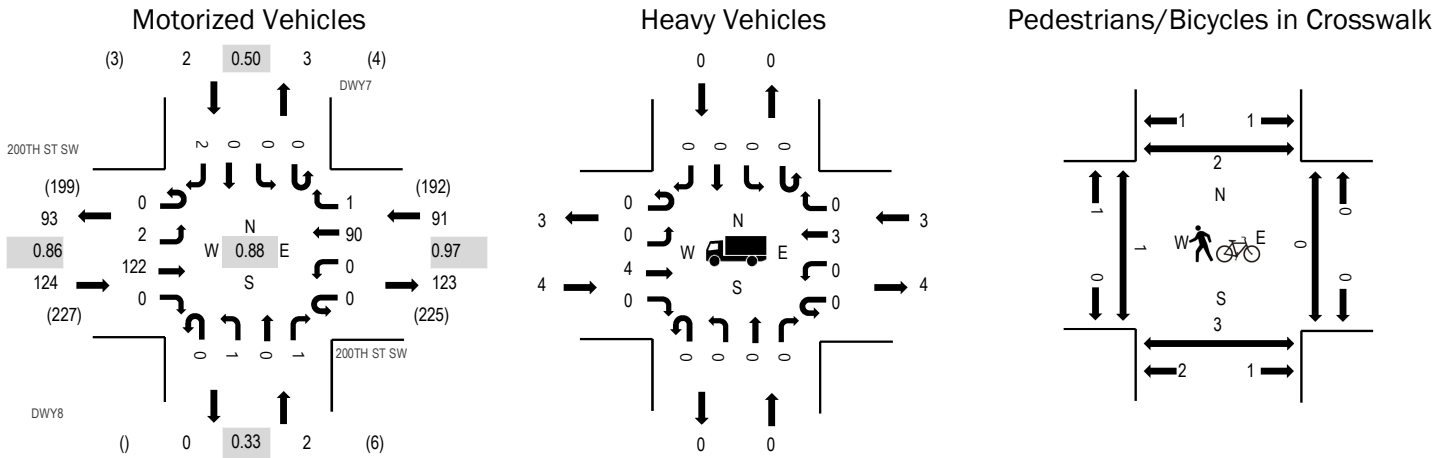
Traffic Counts - Motorized Vehicles

Interval Start Time	200TH ST SW Eastbound				200TH ST SW Westbound				DWY6 Northbound				DWY5 Southbound				Total	Rolling Hour	
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			
4:00 PM	0	0	25	1	0	0	25	0	0	0	0	0	0	0	0	0	1	52	221
4:15 PM	0	0	25	0	0	0	29	0	0	0	0	0	0	0	0	0	1	55	220
4:30 PM	0	0	36	0	0	1	22	3	0	0	0	0	0	0	0	0	1	63	224
4:45 PM	0	1	25	3	0	1	21	0	0	0	0	0	0	0	0	0	0	51	219
5:00 PM	0	1	29	1	0	0	20	0	0	0	0	0	0	0	0	0	0	51	220
5:15 PM	0	0	33	0	0	0	25	0	0	0	0	0	0	1	0	0	0	59	
5:30 PM	0	0	27	1	0	1	26	1	0	0	0	0	0	1	0	1	0	58	
5:45 PM	0	0	25	2	0	0	24	0	0	0	0	0	0	0	0	1	0	52	
Count Total	0	2	225	8	0	3	192	4	0	0	0	0	0	2	0	5	0	441	
Peak Hour	0	2	123	4	0	2	88	3	0	0	0	0	0	1	0	1	0	224	

Traffic Counts - Heavy Vehicles and Pedestrians/Bicycles in Crosswalk

Interval Start Time	Heavy Vehicles					Interval Start Time	Pedestrians/Bicycles on Crosswalk				
	EB	NB	WB	SB	Total		EB	NB	WB	SB	Total
4:00 PM	2	0	1	0	3	4:00 PM	0	0	0	3	3
4:15 PM	1	0	1	0	2	4:15 PM	0	0	0	2	2
4:30 PM	1	0	1	0	2	4:30 PM	0	0	0	2	2
4:45 PM	0	0	2	0	2	4:45 PM	0	0	0	2	2
5:00 PM	3	0	0	0	3	5:00 PM	0	0	1	1	2
5:15 PM	0	0	0	0	0	5:15 PM	0	0	0	0	0
5:30 PM	0	0	1	0	1	5:30 PM	0	0	1	0	1
5:45 PM	1	0	2	0	3	5:45 PM	0	1	0	1	2
Count Total	8	0	8	0	16	Count Total	0	1	2	11	14
Peak Hour	4	0	3	0	7	Peak Hour	0	0	1	5	6

Peak Hour



Note: Total study counts contained in parentheses.

	HV%	PHF
EB	3.2%	0.86
WB	3.3%	0.97
NB	0.0%	0.33
SB	0.0%	0.50
All	3.2%	0.88

Traffic Counts - Motorized Vehicles

Interval Start Time	200TH ST SW Eastbound				200TH ST SW Westbound				DWY8 Northbound			DWY7 Southbound				Total	Rolling Hour	
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru			Right
4:00 PM	0	0	25	0	0	0	25	0	0	0	0	1	0	0	0	0	51	214
4:15 PM	1	0	24	0	0	0	25	0	0	2	0	1	0	0	0	1	54	214
4:30 PM	0	1	35	0	0	0	25	0	0	0	0	0	0	0	0	1	62	219
4:45 PM	0	0	25	0	0	0	22	0	0	0	0	0	0	0	0	0	47	212
5:00 PM	0	0	29	0	0	0	20	1	0	0	0	1	0	0	0	0	51	214
5:15 PM	0	1	33	0	0	0	23	0	0	1	0	0	0	0	0	1	59	
5:30 PM	1	1	26	0	0	0	27	0	0	0	0	0	0	0	0	0	55	
5:45 PM	0	0	25	0	0	0	24	0	0	0	0	0	0	0	0	0	49	
Count Total	2	3	222	0	0	0	191	1	0	3	0	3	0	0	0	3	428	
Peak Hour	0	2	122	0	0	0	90	1	0	1	0	1	0	0	0	2	219	

Traffic Counts - Heavy Vehicles and Pedestrians/Bicycles in Crosswalk

Interval Start Time	Heavy Vehicles					Interval Start Time	Pedestrians/Bicycles on Crosswalk				
	EB	NB	WB	SB	Total		EB	NB	WB	SB	Total
4:00 PM	2	0	1	0	3	4:00 PM	0	0	0	3	3
4:15 PM	1	0	1	0	2	4:15 PM	0	0	0	3	3
4:30 PM	1	0	1	0	2	4:30 PM	0	1	0	0	1
4:45 PM	0	0	2	0	2	4:45 PM	0	1	0	2	3
5:00 PM	3	0	0	0	3	5:00 PM	1	1	0	0	2
5:15 PM	0	0	0	0	0	5:15 PM	0	0	0	0	0
5:30 PM	0	0	1	0	1	5:30 PM	0	0	0	1	1
5:45 PM	1	0	2	0	3	5:45 PM	0	1	0	1	2
Count Total	8	0	8	0	16	Count Total	1	4	0	10	15
Peak Hour	4	0	3	0	7	Peak Hour	1	3	0	2	6

Appendix B: LOS Definitions

Highway Capacity Manual 2010/6th Edition

Signalized intersection level of service (LOS) is defined in terms of a weighted average control delay for the entire intersection. Control delay quantifies the increase in travel time that a vehicle experiences due to the traffic signal control as well as provides a surrogate measure for driver discomfort and fuel consumption. Signalized intersection LOS is stated in terms of average control delay per vehicle (in seconds) during a specified time period (e.g., weekday PM peak hour). Control delay is a complex measure based on many variables, including signal phasing and coordination (i.e., progression of movements through the intersection and along the corridor), signal cycle length, and traffic volumes with respect to intersection capacity and resulting queues. Table 1 summarizes the LOS criteria for signalized intersections, as described in the *Highway Capacity Manual 2010* and 6th Edition (Transportation Research Board, 2010 and 2016, respectively).

Table 1. Level of Service Criteria for Signalized Intersections

Level of Service	Average Control Delay (seconds/vehicle)	General Description
A	≤10	Free Flow
B	>10 – 20	Stable Flow (slight delays)
C	>20 – 35	Stable flow (acceptable delays)
D	>35 – 55	Approaching unstable flow (tolerable delay, occasionally wait through more than one signal cycle before proceeding)
E	>55 – 80	Unstable flow (intolerable delay)
F ¹	>80	Forced flow (congested and queues fail to clear)

Source: *Highway Capacity Manual 2010 and 6th Edition*, Transportation Research Board, 2010 and 2016, respectively.

1. If the volume-to-capacity (v/c) ratio for a lane group exceeds 1.0 LOS F is assigned to the individual lane group. LOS for overall approach or intersection is determined solely by the control delay.

Unsignalized intersection LOS criteria can be further reduced into two intersection types: all-way stop and two-way stop control. All-way stop control intersection LOS is expressed in terms of the weighted average control delay of the overall intersection or by approach. Two-way stop-controlled intersection LOS is defined in terms of the average control delay for each minor-street movement (or shared movement) as well as major-street left-turns. This approach is because major-street through vehicles are assumed to experience zero delay, a weighted average of all movements results in very low overall average delay, and this calculated low delay could mask deficiencies of minor movements. Table 2 shows LOS criteria for unsignalized intersections.

Table 2. Level of Service Criteria for Unsignalized Intersections

Level of Service	Average Control Delay (seconds/vehicle)
A	0 – 10
B	>10 – 15
C	>15 – 25
D	>25 – 35
E	>35 – 50
F ¹	>50

Source: *Highway Capacity Manual 2010 and 6th Edition*, Transportation Research Board, 2010 and 2016, respectively.

1. If the volume-to-capacity (v/c) ratio exceeds 1.0, LOS F is assigned an individual lane group for all unsignalized intersections, or minor street approach at two-way stop-controlled intersections. Overall intersection LOS is determined solely by control delay.

Appendix C: LOS Worksheets

Intersection												
Int Delay, s/veh	1.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗		↖	↗			↕			↕	
Traffic Vol, veh/h	5	65	5	5	70	0	5	0	5	0	0	5
Future Vol, veh/h	5	65	5	5	70	0	5	0	5	0	0	5
Conflicting Peds, #/hr	5	0	2	2	0	5	2	0	2	5	0	5
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	50	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	83	83	83	83	83	83	83	83	83	83	83	83
Heavy Vehicles, %	10	10	10	10	10	10	0	0	0	0	0	0
Mvmt Flow	6	78	6	6	84	0	6	0	6	0	0	6

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	89	0	0	86	0	0	199	196	88	202	199	94
Stage 1	-	-	-	-	-	-	95	95	-	101	101	-
Stage 2	-	-	-	-	-	-	104	101	-	101	98	-
Critical Hdwy	4.2	-	-	4.2	-	-	7.1	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.29	-	-	2.29	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1457	-	-	1461	-	-	764	703	976	761	700	968
Stage 1	-	-	-	-	-	-	917	820	-	910	815	-
Stage 2	-	-	-	-	-	-	907	815	-	910	818	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1450	-	-	1458	-	-	749	692	970	744	690	959
Mov Cap-2 Maneuver	-	-	-	-	-	-	749	692	-	744	690	-
Stage 1	-	-	-	-	-	-	911	815	-	902	808	-
Stage 2	-	-	-	-	-	-	893	808	-	896	813	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.5			0.5			9.3			8.8		
HCM LOS							A			A		

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	845	1450	-	-	1458	-	-	959
HCM Lane V/C Ratio	0.014	0.004	-	-	0.004	-	-	0.006
HCM Control Delay (s)	9.3	7.5	-	-	7.5	-	-	8.8
HCM Lane LOS	A	A	-	-	A	-	-	A
HCM 95th %tile Q(veh)	0	0	-	-	0	-	-	0

HCM 6th TWSC
 2: Driveway 4/Future Western Access/Driveway 3 & 200th St SW

HASCO Lynnwood
 Existing (2023) AM Peak Hour

Intersection												
Int Delay, s/veh	1.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗		↖	↗			↕			↕	
Traffic Vol, veh/h	5	60	5	0	65	0	5	0	5	5	0	5
Future Vol, veh/h	5	60	5	0	65	0	5	0	5	5	0	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	50	-	-	50	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	85	85	85	85	85	85	85	85	85	85	85	85
Heavy Vehicles, %	10	10	10	11	11	11	0	0	0	0	0	0
Mvmt Flow	6	71	6	0	76	0	6	0	6	6	0	6

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	76	0	0	77	0	0	165	162	74	165	165	76
Stage 1	-	-	-	-	-	-	86	86	-	76	76	-
Stage 2	-	-	-	-	-	-	79	76	-	89	89	-
Critical Hdwy	4.2	-	-	4.21	-	-	7.1	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.29	-	-	2.299	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1474	-	-	1467	-	-	804	734	993	804	731	991
Stage 1	-	-	-	-	-	-	927	827	-	938	836	-
Stage 2	-	-	-	-	-	-	935	836	-	923	825	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1474	-	-	1467	-	-	797	731	993	797	728	991
Mov Cap-2 Maneuver	-	-	-	-	-	-	797	731	-	797	728	-
Stage 1	-	-	-	-	-	-	923	824	-	934	836	-
Stage 2	-	-	-	-	-	-	929	836	-	914	822	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.5	0	9.1	9.1
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	884	1474	-	-	1467	-	-	883
HCM Lane V/C Ratio	0.013	0.004	-	-	-	-	-	0.013
HCM Control Delay (s)	9.1	7.5	-	-	0	-	-	9.1
HCM Lane LOS	A	A	-	-	A	-	-	A
HCM 95th %tile Q(veh)	0	0	-	-	0	-	-	0

Intersection												
Int Delay, s/veh	0.6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗		↖	↗			↕			↕	
Traffic Vol, veh/h	5	65	0	0	60	5	0	0	0	0	0	5
Future Vol, veh/h	5	65	0	0	60	5	0	0	0	0	0	5
Conflicting Peds, #/hr	4	0	7	7	0	4	7	0	7	4	0	4
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	50	-	-	50	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	10	10	10	11	11	11	0	0	0	0	0	0
Mvmt Flow	6	73	0	0	67	6	0	0	0	0	0	6

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	77	0	0	80	0	0	172	169	87	166	166	81
Stage 1	-	-	-	-	-	-	92	92	-	74	74	-
Stage 2	-	-	-	-	-	-	80	77	-	92	92	-
Critical Hdwy	4.2	-	-	4.21	-	-	7.1	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.29	-	-	2.299	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1472	-	-	1463	-	-	796	728	977	803	730	985
Stage 1	-	-	-	-	-	-	920	823	-	940	837	-
Stage 2	-	-	-	-	-	-	934	835	-	920	823	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1466	-	-	1453	-	-	778	717	964	792	719	975
Mov Cap-2 Maneuver	-	-	-	-	-	-	778	717	-	792	719	-
Stage 1	-	-	-	-	-	-	910	814	-	932	834	-
Stage 2	-	-	-	-	-	-	922	832	-	910	814	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.5	0	0	8.7
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	1466	-	-	1453	-	-	975
HCM Lane V/C Ratio	-	0.004	-	-	-	-	-	0.006
HCM Control Delay (s)		0	7.5	-	-	0	-	8.7
HCM Lane LOS		A	A	-	-	A	-	A
HCM 95th %tile Q(veh)	-	0	-	-	0	-	-	0

HCM 6th TWSC
 4: Driveway 8/Future Eastern Access/Driveway 7 & 200th St SW

HASCO Lynnwood
 Existing (2023) AM Peak Hour

Intersection												
Int Delay, s/veh	1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗		↖	↗			↕			↕	
Traffic Vol, veh/h	0	65	0	0	55	5	5	0	0	5	0	5
Future Vol, veh/h	0	65	0	0	55	5	5	0	0	5	0	5
Conflicting Peds, #/hr	6	0	6	6	0	6	6	0	6	6	0	6
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	50	-	-	100	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	86	86	86	86	86	86	86	86	86	86	86	86
Heavy Vehicles, %	10	10	10	12	12	12	0	0	0	0	0	0
Mvmt Flow	0	76	0	0	64	6	6	0	0	6	0	6

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	76	0	0	82	0	0	158	158	88	155	155	79
Stage 1	-	-	-	-	-	-	82	82	-	73	73	-
Stage 2	-	-	-	-	-	-	76	76	-	82	82	-
Critical Hdwy	4.2	-	-	4.22	-	-	7.1	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.29	-	-	2.308	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1474	-	-	1454	-	-	813	738	976	816	741	987
Stage 1	-	-	-	-	-	-	931	831	-	942	838	-
Stage 2	-	-	-	-	-	-	938	836	-	931	831	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1466	-	-	1446	-	-	799	729	965	807	732	976
Mov Cap-2 Maneuver	-	-	-	-	-	-	799	729	-	807	732	-
Stage 1	-	-	-	-	-	-	925	826	-	936	833	-
Stage 2	-	-	-	-	-	-	927	831	-	926	826	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0			0			9.5			9.1		
HCM LOS							A			A		

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	799	1466	-	-	1446	-	-	883
HCM Lane V/C Ratio	0.007	-	-	-	-	-	-	0.013
HCM Control Delay (s)	9.5	0	-	-	0	-	-	9.1
HCM Lane LOS	A	A	-	-	A	-	-	A
HCM 95th %tile Q(veh)	0	0	-	-	0	-	-	0

Intersection												
Int Delay, s/veh	0.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗		↖	↗			↕			↕	
Traffic Vol, veh/h	5	135	5	5	85	0	5	0	5	0	0	0
Future Vol, veh/h	5	135	5	5	85	0	5	0	5	0	0	0
Conflicting Peds, #/hr	6	0	2	2	0	6	2	0	2	6	0	6
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	50	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	91	91	91	91	91	91	91	91	91	91	91	91
Heavy Vehicles, %	3	3	3	3	3	3	0	0	0	0	0	0
Mvmt Flow	5	148	5	5	93	0	5	0	5	0	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	99	0	0	155	0	0	272	272	159	278	274	105
Stage 1	-	-	-	-	-	-	163	163	-	109	109	-
Stage 2	-	-	-	-	-	-	109	109	-	169	165	-
Critical Hdwy	4.13	-	-	4.13	-	-	7.1	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.227	-	-	2.227	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1488	-	-	1419	-	-	685	638	892	678	637	955
Stage 1	-	-	-	-	-	-	844	767	-	901	809	-
Stage 2	-	-	-	-	-	-	901	809	-	838	766	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1479	-	-	1416	-	-	676	628	885	662	627	944
Mov Cap-2 Maneuver	-	-	-	-	-	-	676	628	-	662	627	-
Stage 1	-	-	-	-	-	-	840	763	-	893	801	-
Stage 2	-	-	-	-	-	-	893	801	-	825	762	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.3			0.4			9.8			0		
HCM LOS							A			A		

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	767	1479	-	-	1416	-	-	-
HCM Lane V/C Ratio	0.014	0.004	-	-	0.004	-	-	-
HCM Control Delay (s)	9.8	7.4	-	-	7.6	-	-	0
HCM Lane LOS	A	A	-	-	A	-	-	A
HCM 95th %tile Q(veh)	0	0	-	-	0	-	-	-

Intersection												
Int Delay, s/veh	1.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗		↖	↗			↕			↕	
Traffic Vol, veh/h	5	125	10	5	80	5	5	0	5	5	0	5
Future Vol, veh/h	5	125	10	5	80	5	5	0	5	5	0	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	50	-	-	50	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	4	4	4	4	4	4	0	0	0	0	0	0
Mvmt Flow	5	134	11	5	86	5	5	0	5	5	0	5

Major/Minor	Major1		Major2		Minor1		Minor2					
Conflicting Flow All	91	0	0	145	0	0	251	251	140	251	254	89
Stage 1	-	-	-	-	-	-	150	150	-	99	99	-
Stage 2	-	-	-	-	-	-	101	101	-	152	155	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.1	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.236	-	-	2.236	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1491	-	-	1425	-	-	707	656	913	707	653	975
Stage 1	-	-	-	-	-	-	857	777	-	912	817	-
Stage 2	-	-	-	-	-	-	910	815	-	855	773	-
Platoon blocked, %		-	-	-	-	-						
Mov Cap-1 Maneuver	1491	-	-	1425	-	-	699	651	913	699	648	975
Mov Cap-2 Maneuver	-	-	-	-	-	-	699	651	-	699	648	-
Stage 1	-	-	-	-	-	-	854	775	-	909	814	-
Stage 2	-	-	-	-	-	-	902	812	-	847	771	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.3	0.4	9.6	9.5
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	792	1491	-	-	1425	-	-	814
HCM Lane V/C Ratio	0.014	0.004	-	-	0.004	-	-	0.013
HCM Control Delay (s)	9.6	7.4	-	-	7.5	-	-	9.5
HCM Lane LOS	A	A	-	-	A	-	-	A
HCM 95th %tile Q(veh)	0	0	-	-	0	-	-	0

HCM 6th TWSC
3: Driveway 6/Driveway 5 & 200th St SW

HASCO Lynnwood
Existing (2023) PM Peak Hour

Intersection												
Int Delay, s/veh	0.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↶	↷		↶	↷			↕			↕	
Traffic Vol, veh/h	5	125	5	5	85	5	0	0	0	5	0	5
Future Vol, veh/h	5	125	5	5	85	5	0	0	0	5	0	5
Conflicting Peds, #/hr	5	0	0	1	0	6	0	0	1	6	0	5
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	50	-	-	50	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	3	3	3	3	3	3	0	0	0	0	0	0
Mvmt Flow	6	140	6	6	96	6	0	0	0	6	0	6

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	108	0	0	147	0	0	275	276	150	278	276	110
Stage 1	-	-	-	-	-	-	156	156	-	117	117	-
Stage 2	-	-	-	-	-	-	119	120	-	161	159	-
Critical Hdwy	4.13	-	-	4.13	-	-	7.1	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.227	-	-	2.227	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1476	-	-	1429	-	-	681	635	902	678	635	949
Stage 1	-	-	-	-	-	-	851	772	-	892	803	-
Stage 2	-	-	-	-	-	-	890	800	-	846	770	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1468	-	-	1428	-	-	669	625	896	666	625	939
Mov Cap-2 Maneuver	-	-	-	-	-	-	669	625	-	666	625	-
Stage 1	-	-	-	-	-	-	847	768	-	883	795	-
Stage 2	-	-	-	-	-	-	877	792	-	838	766	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.3			0.4			0			9.7		
HCM LOS							A			A		

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	1468	-	-	1428	-	-	779
HCM Lane V/C Ratio	-	0.004	-	-	0.004	-	-	0.014
HCM Control Delay (s)	-	0	7.5	-	-	7.5	-	9.7
HCM Lane LOS	-	A	A	-	-	A	-	A
HCM 95th %tile Q(veh)	-	0	-	-	0	-	-	0

HCM 6th TWSC
4: Driveway 8/Future Eastern Access/Driveway 7 & 200th St SW

HASCO Lynnwood
Existing (2023) PM Peak Hour

Intersection												
Int Delay, s/veh	0.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↶	↷		↶	↷			↕			↕	
Traffic Vol, veh/h	5	125	0	0	90	5	0	0	0	0	0	5
Future Vol, veh/h	5	125	0	0	90	5	0	0	0	0	0	5
Conflicting Peds, #/hr	3	0	4	3	0	2	4	0	3	2	0	3
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	50	-	-	100	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	3	3	3	3	3	3	0	0	0	0	0	0
Mvmt Flow	6	142	0	0	102	6	0	0	0	0	0	6

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	111	0	0	146	0	0	270	269	149	265	266	112
Stage 1	-	-	-	-	-	-	158	158	-	108	108	-
Stage 2	-	-	-	-	-	-	112	111	-	157	158	-
Critical Hdwy	4.13	-	-	4.13	-	-	7.1	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.227	-	-	2.227	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1473	-	-	1430	-	-	687	641	903	692	643	947
Stage 1	-	-	-	-	-	-	849	771	-	902	810	-
Stage 2	-	-	-	-	-	-	898	807	-	850	771	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1469	-	-	1425	-	-	675	634	897	686	636	941
Mov Cap-2 Maneuver	-	-	-	-	-	-	675	634	-	686	636	-
Stage 1	-	-	-	-	-	-	842	765	-	896	808	-
Stage 2	-	-	-	-	-	-	889	805	-	844	765	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.3			0			0			8.8		
HCM LOS							A			A		

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	1469	-	-	1425	-	-	941
HCM Lane V/C Ratio	-	0.004	-	-	-	-	-	0.006
HCM Control Delay (s)	0	7.5	-	-	0	-	-	8.8
HCM Lane LOS	A	A	-	-	A	-	-	A
HCM 95th %tile Q(veh)	-	0	-	-	0	-	-	0

Intersection												
Int Delay, s/veh	1.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↶	↷		↶	↷			↕			↕	
Traffic Vol, veh/h	5	70	5	5	75	0	5	0	5	0	0	5
Future Vol, veh/h	5	70	5	5	75	0	5	0	5	0	0	5
Conflicting Peds, #/hr	5	0	2	2	0	5	2	0	2	5	0	5
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	50	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	83	83	83	83	83	83	83	83	83	83	83	83
Heavy Vehicles, %	10	10	10	10	10	10	0	0	0	0	0	0
Mvmt Flow	6	84	6	6	90	0	6	0	6	0	0	6

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	95	0	0	92	0	0	211	208	94	214	211	100
Stage 1	-	-	-	-	-	-	101	101	-	107	107	-
Stage 2	-	-	-	-	-	-	110	107	-	107	104	-
Critical Hdwy	4.2	-	-	4.2	-	-	7.1	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.29	-	-	2.29	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1450	-	-	1454	-	-	750	692	968	747	690	961
Stage 1	-	-	-	-	-	-	910	815	-	903	811	-
Stage 2	-	-	-	-	-	-	900	811	-	903	813	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1443	-	-	1451	-	-	736	682	962	731	680	952
Mov Cap-2 Maneuver	-	-	-	-	-	-	736	682	-	731	680	-
Stage 1	-	-	-	-	-	-	905	810	-	895	804	-
Stage 2	-	-	-	-	-	-	886	804	-	889	808	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.5			0.5			9.4			8.8		
HCM LOS							A			A		

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	834	1443	-	-	1451	-	-	952
HCM Lane V/C Ratio	0.014	0.004	-	-	0.004	-	-	0.006
HCM Control Delay (s)	9.4	7.5	-	-	7.5	-	-	8.8
HCM Lane LOS	A	A	-	-	A	-	-	A
HCM 95th %tile Q(veh)	0	0	-	-	0	-	-	0

Intersection												
Int Delay, s/veh	1.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗		↖	↗			↕			↕	
Traffic Vol, veh/h	5	65	5	0	70	0	5	0	5	5	0	5
Future Vol, veh/h	5	65	5	0	70	0	5	0	5	5	0	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	50	-	-	50	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	85	85	85	85	85	85	85	85	85	85	85	85
Heavy Vehicles, %	10	10	10	11	11	11	0	0	0	0	0	0
Mvmt Flow	6	76	6	0	82	0	6	0	6	6	0	6

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	82	0	0	82	0	0	176	173	79	176	176	82
Stage 1	-	-	-	-	-	-	91	91	-	82	82	-
Stage 2	-	-	-	-	-	-	85	82	-	94	94	-
Critical Hdwy	4.2	-	-	4.21	-	-	7.1	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.29	-	-	2.299	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1466	-	-	1460	-	-	791	724	987	791	721	983
Stage 1	-	-	-	-	-	-	921	823	-	931	831	-
Stage 2	-	-	-	-	-	-	928	831	-	918	821	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1466	-	-	1460	-	-	784	721	987	784	718	983
Mov Cap-2 Maneuver	-	-	-	-	-	-	784	721	-	784	718	-
Stage 1	-	-	-	-	-	-	917	820	-	927	831	-
Stage 2	-	-	-	-	-	-	922	831	-	909	818	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.5	0	9.2	9.2
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	874	1466	-	-	1460	-	-	872
HCM Lane V/C Ratio	0.013	0.004	-	-	-	-	-	0.013
HCM Control Delay (s)	9.2	7.5	-	-	0	-	-	9.2
HCM Lane LOS	A	A	-	-	A	-	-	A
HCM 95th %tile Q(veh)	0	0	-	-	0	-	-	0

HCM 6th TWSC
3: Driveway 6/Driveway 5 & 200th St SW

HASCO Lynnwood
Future (2026) Without-Project AM Peak Hour

Intersection												
Int Delay, s/veh	0.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗		↖	↗			↕			↕	
Traffic Vol, veh/h	5	70	0	0	65	5	0	0	0	0	0	5
Future Vol, veh/h	5	70	0	0	65	5	0	0	0	0	0	5
Conflicting Peds, #/hr	4	0	7	7	0	4	7	0	7	4	0	4
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	50	-	-	50	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	10	10	10	11	11	11	0	0	0	0	0	0
Mvmt Flow	6	79	0	0	73	6	0	0	0	0	0	6

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	83	0	0	86	0	0	184	181	93	178	178	87
Stage 1	-	-	-	-	-	-	98	98	-	80	80	-
Stage 2	-	-	-	-	-	-	86	83	-	98	98	-
Critical Hdwy	4.2	-	-	4.21	-	-	7.1	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.29	-	-	2.299	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1465	-	-	1455	-	-	781	717	970	789	719	977
Stage 1	-	-	-	-	-	-	913	818	-	934	832	-
Stage 2	-	-	-	-	-	-	927	830	-	913	818	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1459	-	-	1445	-	-	764	706	957	778	708	967
Mov Cap-2 Maneuver	-	-	-	-	-	-	764	706	-	778	708	-
Stage 1	-	-	-	-	-	-	903	809	-	927	829	-
Stage 2	-	-	-	-	-	-	915	827	-	903	809	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.5	0	0	8.7
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	1459	-	-	1445	-	-	967
HCM Lane V/C Ratio	-	0.004	-	-	-	-	-	0.006
HCM Control Delay (s)	-	0	7.5	-	-	0	-	8.7
HCM Lane LOS	-	A	A	-	-	A	-	A
HCM 95th %tile Q(veh)	-	0	-	-	0	-	-	0

Intersection												
Int Delay, s/veh	0.9											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↶	↷		↶	↷			↕			↕	
Traffic Vol, veh/h	0	70	0	0	60	5	5	0	0	5	0	5
Future Vol, veh/h	0	70	0	0	60	5	5	0	0	5	0	5
Conflicting Peds, #/hr	6	0	6	6	0	6	6	0	6	6	0	6
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	50	-	-	100	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	86	86	86	86	86	86	86	86	86	86	86	86
Heavy Vehicles, %	10	10	10	12	12	12	0	0	0	0	0	0
Mvmt Flow	0	81	0	0	70	6	6	0	0	6	0	6

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	82	0	0	87	0	0	169	169	93	166	166	85
Stage 1	-	-	-	-	-	-	87	87	-	79	79	-
Stage 2	-	-	-	-	-	-	82	82	-	87	87	-
Critical Hdwy	4.2	-	-	4.22	-	-	7.1	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.29	-	-	2.308	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1466	-	-	1448	-	-	799	728	970	803	730	980
Stage 1	-	-	-	-	-	-	926	827	-	935	833	-
Stage 2	-	-	-	-	-	-	931	831	-	926	827	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1458	-	-	1440	-	-	785	719	959	794	721	969
Mov Cap-2 Maneuver	-	-	-	-	-	-	785	719	-	794	721	-
Stage 1	-	-	-	-	-	-	920	822	-	929	828	-
Stage 2	-	-	-	-	-	-	920	826	-	921	822	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0			0			9.6			9.2		
HCM LOS							A			A		

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	785	1458	-	-	1440	-	-	873
HCM Lane V/C Ratio	0.007	-	-	-	-	-	-	0.013
HCM Control Delay (s)	9.6	0	-	-	0	-	-	9.2
HCM Lane LOS	A	A	-	-	A	-	-	A
HCM 95th %tile Q(veh)	0	0	-	-	0	-	-	0

HCM 6th TWSC
1: Driveway 2/Driveway 1 & 200th St SW

HASCO Lynnwood
Future (2026) Without-Project PM Peak Hour

Intersection												
Int Delay, s/veh	0.6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗		↖	↗			↕			↕	
Traffic Vol, veh/h	5	145	5	5	90	0	5	0	5	0	0	0
Future Vol, veh/h	5	145	5	5	90	0	5	0	5	0	0	0
Conflicting Peds, #/hr	6	0	2	2	0	6	2	0	2	6	0	6
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	50	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	91	91	91	91	91	91	91	91	91	91	91	91
Heavy Vehicles, %	3	3	3	3	3	3	0	0	0	0	0	0
Mvmt Flow	5	159	5	5	99	0	5	0	5	0	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	105	0	0	166	0	0	289	289	170	295	291	111
Stage 1	-	-	-	-	-	-	174	174	-	115	115	-
Stage 2	-	-	-	-	-	-	115	115	-	180	176	-
Critical Hdwy	4.13	-	-	4.13	-	-	7.1	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.227	-	-	2.227	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1480	-	-	1406	-	-	667	624	879	661	623	948
Stage 1	-	-	-	-	-	-	833	759	-	895	804	-
Stage 2	-	-	-	-	-	-	895	804	-	826	757	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1472	-	-	1403	-	-	658	615	872	646	614	937
Mov Cap-2 Maneuver	-	-	-	-	-	-	658	615	-	646	614	-
Stage 1	-	-	-	-	-	-	829	755	-	887	796	-
Stage 2	-	-	-	-	-	-	887	796	-	813	753	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.2			0.4			9.9			0		
HCM LOS							A			A		

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	750	1472	-	-	1403	-	-	-
HCM Lane V/C Ratio	0.015	0.004	-	-	0.004	-	-	-
HCM Control Delay (s)	9.9	7.5	-	-	7.6	-	-	0
HCM Lane LOS	A	A	-	-	A	-	-	A
HCM 95th %tile Q(veh)	0	0	-	-	0	-	-	-

Intersection												
Int Delay, s/veh	1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗		↖	↗			↕			↕	
Traffic Vol, veh/h	5	135	10	5	85	5	5	0	5	5	0	5
Future Vol, veh/h	5	135	10	5	85	5	5	0	5	5	0	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	50	-	-	50	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	4	4	4	4	4	4	0	0	0	0	0	0
Mvmt Flow	5	145	11	5	91	5	5	0	5	5	0	5

Major/Minor	Major1		Major2		Minor1		Minor2					
Conflicting Flow All	96	0	0	156	0	0	267	267	151	267	270	94
Stage 1	-	-	-	-	-	-	161	161	-	104	104	-
Stage 2	-	-	-	-	-	-	106	106	-	163	166	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.1	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.236	-	-	2.236	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1485	-	-	1412	-	-	690	642	901	690	640	968
Stage 1	-	-	-	-	-	-	846	769	-	907	813	-
Stage 2	-	-	-	-	-	-	905	811	-	844	765	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1485	-	-	1412	-	-	682	638	901	682	636	968
Mov Cap-2 Maneuver	-	-	-	-	-	-	682	638	-	682	636	-
Stage 1	-	-	-	-	-	-	843	767	-	904	810	-
Stage 2	-	-	-	-	-	-	897	808	-	836	763	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.2	0.4	9.7	9.6
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	776	1485	-	-	1412	-	-	800
HCM Lane V/C Ratio	0.014	0.004	-	-	0.004	-	-	0.013
HCM Control Delay (s)	9.7	7.4	-	-	7.6	-	-	9.6
HCM Lane LOS	A	A	-	-	A	-	-	A
HCM 95th %tile Q(veh)	0	0	-	-	0	-	-	0

HCM 6th TWSC
3: Driveway 6/Driveway 5 & 200th St SW

HASCO Lynnwood
Future (2026) Without-Project PM Peak Hour

Intersection												
Int Delay, s/veh	0.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗		↖	↗			↕			↕	
Traffic Vol, veh/h	5	135	5	5	90	5	0	0	0	5	0	5
Future Vol, veh/h	5	135	5	5	90	5	0	0	0	5	0	5
Conflicting Peds, #/hr	5	0	0	1	0	6	0	0	1	6	0	5
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	50	-	-	50	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	3	3	3	3	3	3	0	0	0	0	0	0
Mvmt Flow	6	152	6	6	101	6	0	0	0	6	0	6

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	113	0	0	159	0	0	292	293	162	295	293	115
Stage 1	-	-	-	-	-	-	168	168	-	122	122	-
Stage 2	-	-	-	-	-	-	124	125	-	173	171	-
Critical Hdwy	4.13	-	-	4.13	-	-	7.1	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.227	-	-	2.227	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1470	-	-	1414	-	-	664	621	888	661	621	943
Stage 1	-	-	-	-	-	-	839	763	-	887	799	-
Stage 2	-	-	-	-	-	-	885	796	-	834	761	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1462	-	-	1413	-	-	652	612	882	649	612	933
Mov Cap-2 Maneuver	-	-	-	-	-	-	652	612	-	649	612	-
Stage 1	-	-	-	-	-	-	835	759	-	878	791	-
Stage 2	-	-	-	-	-	-	872	788	-	826	757	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.3			0.4			0			9.8		
HCM LOS							A			A		

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	1462	-	-	1413	-	-	766
HCM Lane V/C Ratio	-	0.004	-	-	0.004	-	-	0.015
HCM Control Delay (s)	0	7.5	-	-	7.6	-	-	9.8
HCM Lane LOS	A	A	-	-	A	-	-	A
HCM 95th %tile Q(veh)	-	0	-	-	0	-	-	0

Intersection												
Int Delay, s/veh	0.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗		↖	↗			↕			↕	
Traffic Vol, veh/h	5	135	0	0	95	5	0	0	0	0	0	5
Future Vol, veh/h	5	135	0	0	95	5	0	0	0	0	0	5
Conflicting Peds, #/hr	3	0	4	3	0	2	4	0	3	2	0	3
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	50	-	-	100	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	3	3	3	3	3	3	0	0	0	0	0	0
Mvmt Flow	6	153	0	0	108	6	0	0	0	0	0	6

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	117	0	0	157	0	0	287	286	160	282	283	118
Stage 1	-	-	-	-	-	-	169	169	-	114	114	-
Stage 2	-	-	-	-	-	-	118	117	-	168	169	-
Critical Hdwy	4.13	-	-	4.13	-	-	7.1	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.227	-	-	2.227	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1465	-	-	1417	-	-	669	627	890	674	629	939
Stage 1	-	-	-	-	-	-	838	763	-	896	805	-
Stage 2	-	-	-	-	-	-	891	803	-	839	763	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1461	-	-	1412	-	-	658	620	884	668	622	933
Mov Cap-2 Maneuver	-	-	-	-	-	-	658	620	-	668	622	-
Stage 1	-	-	-	-	-	-	831	757	-	890	803	-
Stage 2	-	-	-	-	-	-	882	801	-	833	757	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.3			0			0			8.9		
HCM LOS							A			A		

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	1461	-	-	1412	-	-	933
HCM Lane V/C Ratio	-	0.004	-	-	-	-	-	0.006
HCM Control Delay (s)		0	7.5	-	-	0	-	8.9
HCM Lane LOS		A	A	-	-	A	-	A
HCM 95th %tile Q(veh)		-	0	-	-	0	-	0

Intersection												
Int Delay, s/veh	1.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗		↖	↗			↕			↕	
Traffic Vol, veh/h	5	76	5	5	87	0	5	0	5	0	0	5
Future Vol, veh/h	5	76	5	5	87	0	5	0	5	0	0	5
Conflicting Peds, #/hr	5	0	2	2	0	5	2	0	2	5	0	5
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	50	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	83	83	83	83	83	83	83	83	83	83	83	83
Heavy Vehicles, %	10	10	10	10	10	10	0	0	0	0	0	0
Mvmt Flow	6	92	6	6	105	0	6	0	6	0	0	6

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	110	0	0	100	0	0	234	231	102	237	234	115
Stage 1	-	-	-	-	-	-	109	109	-	122	122	-
Stage 2	-	-	-	-	-	-	125	122	-	115	112	-
Critical Hdwy	4.2	-	-	4.2	-	-	7.1	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.29	-	-	2.29	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1432	-	-	1444	-	-	725	672	959	722	670	943
Stage 1	-	-	-	-	-	-	901	809	-	887	799	-
Stage 2	-	-	-	-	-	-	884	799	-	895	807	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1425	-	-	1441	-	-	711	662	953	706	660	934
Mov Cap-2 Maneuver	-	-	-	-	-	-	711	662	-	706	660	-
Stage 1	-	-	-	-	-	-	896	804	-	879	792	-
Stage 2	-	-	-	-	-	-	870	792	-	881	802	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.4			0.4			9.5			8.9		
HCM LOS							A			A		

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	814	1425	-	-	1441	-	-	934
HCM Lane V/C Ratio	0.015	0.004	-	-	0.004	-	-	0.006
HCM Control Delay (s)	9.5	7.5	-	-	7.5	-	-	8.9
HCM Lane LOS	A	A	-	-	A	-	-	A
HCM 95th %tile Q(veh)	0	0	-	-	0	-	-	0

Intersection												
Int Delay, s/veh	1.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↶	↷		↶	↷			↕			↕	
Traffic Vol, veh/h	5	68	8	1	76	0	11	0	8	5	0	5
Future Vol, veh/h	5	68	8	1	76	0	11	0	8	5	0	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	50	-	-	50	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	85	85	85	85	85	85	85	85	85	85	85	85
Heavy Vehicles, %	10	10	10	11	11	11	0	0	0	0	0	0
Mvmt Flow	6	80	9	1	89	0	13	0	9	6	0	6

Major/Minor	Major1		Major2		Minor1		Minor2					
Conflicting Flow All	89	0	0	89	0	0	191	188	85	192	192	89
Stage 1	-	-	-	-	-	-	97	97	-	91	91	-
Stage 2	-	-	-	-	-	-	94	91	-	101	101	-
Critical Hdwy	4.2	-	-	4.21	-	-	7.1	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.29	-	-	2.299	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1457	-	-	1452	-	-	773	710	980	772	707	975
Stage 1	-	-	-	-	-	-	914	819	-	921	823	-
Stage 2	-	-	-	-	-	-	918	823	-	910	815	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1457	-	-	1452	-	-	765	706	980	762	703	975
Mov Cap-2 Maneuver	-	-	-	-	-	-	765	706	-	762	703	-
Stage 1	-	-	-	-	-	-	910	816	-	917	822	-
Stage 2	-	-	-	-	-	-	912	822	-	898	812	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.5	0.1	9.4	9.3
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	843	1457	-	-	1452	-	-	855
HCM Lane V/C Ratio	0.027	0.004	-	-	0.001	-	-	0.014
HCM Control Delay (s)	9.4	7.5	-	-	7.5	-	-	9.3
HCM Lane LOS	A	A	-	-	A	-	-	A
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-	-	0

HCM 6th TWSC
3: Driveway 6/Driveway 5 & 200th St SW

HASCO Lynnwood
Future (2026) With-Project AM Peak Hour

Intersection												
Int Delay, s/veh	0.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗		↖	↗			↕			↕	
Traffic Vol, veh/h	5	76	0	0	72	5	0	0	0	0	0	5
Future Vol, veh/h	5	76	0	0	72	5	0	0	0	0	0	5
Conflicting Peds, #/hr	4	0	7	7	0	4	7	0	7	4	0	4
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	50	-	-	50	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	10	10	10	11	11	11	0	0	0	0	0	0
Mvmt Flow	6	85	0	0	81	6	0	0	0	0	0	6

Major/Minor	Major1		Major2		Minor1		Minor2					
Conflicting Flow All	91	0	0	92	0	0	198	195	99	192	192	95
Stage 1	-	-	-	-	-	-	104	104	-	88	88	-
Stage 2	-	-	-	-	-	-	94	91	-	104	104	-
Critical Hdwy	4.2	-	-	4.21	-	-	7.1	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.29	-	-	2.299	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1455	-	-	1448	-	-	765	704	962	772	707	967
Stage 1	-	-	-	-	-	-	907	813	-	925	826	-
Stage 2	-	-	-	-	-	-	918	823	-	907	813	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1449	-	-	1438	-	-	748	693	949	761	696	957
Mov Cap-2 Maneuver	-	-	-	-	-	-	748	693	-	761	696	-
Stage 1	-	-	-	-	-	-	897	804	-	918	823	-
Stage 2	-	-	-	-	-	-	907	820	-	897	804	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.5	0	0	8.8
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	1449	-	-	1438	-	-	957
HCM Lane V/C Ratio	-	0.004	-	-	-	-	-	0.006
HCM Control Delay (s)		0	7.5	-	-	0	-	8.8
HCM Lane LOS		A	A	-	-	A	-	A
HCM 95th %tile Q(veh)	-	0	-	-	0	-	-	0

Intersection												
Int Delay, s/veh	1.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	73	3	1	61	5	11	0	3	5	0	5
Future Vol, veh/h	0	73	3	1	61	5	11	0	3	5	0	5
Conflicting Peds, #/hr	6	0	6	6	0	6	6	0	6	6	0	6
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	50	-	-	100	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	86	86	86	86	86	86	86	86	86	86	86	86
Heavy Vehicles, %	10	10	10	12	12	12	0	0	0	0	0	0
Mvmt Flow	0	85	3	1	71	6	13	0	3	6	0	6

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	83	0	0	94	0	0	178	178	99	176	176	86
Stage 1	-	-	-	-	-	-	93	93	-	82	82	-
Stage 2	-	-	-	-	-	-	85	85	-	94	94	-
Critical Hdwy	4.2	-	-	4.22	-	-	7.1	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.29	-	-	2.308	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1465	-	-	1440	-	-	789	719	962	791	721	978
Stage 1	-	-	-	-	-	-	919	822	-	931	831	-
Stage 2	-	-	-	-	-	-	928	828	-	918	821	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1457	-	-	1432	-	-	775	710	951	778	712	967
Mov Cap-2 Maneuver	-	-	-	-	-	-	775	710	-	778	712	-
Stage 1	-	-	-	-	-	-	913	817	-	925	825	-
Stage 2	-	-	-	-	-	-	917	822	-	909	816	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	0.1	9.6	9.2
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	807	1457	-	-	1432	-	-	862
HCM Lane V/C Ratio	0.02	-	-	-	0.001	-	-	0.013
HCM Control Delay (s)	9.6	0	-	-	7.5	-	-	9.2
HCM Lane LOS	A	A	-	-	A	-	-	A
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-	-	0

HCM 6th TWSC
1: Driveway 2/Driveway 1 & 200th St SW

HASCO Lynnwood
Future (2026) With-Project PM Peak Hour

Intersection												
Int Delay, s/veh	0.6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗		↖	↗			↕			↕	
Traffic Vol, veh/h	5	156	5	5	96	0	5	0	5	0	0	0
Future Vol, veh/h	5	156	5	5	96	0	5	0	5	0	0	0
Conflicting Peds, #/hr	6	0	2	2	0	6	2	0	2	6	0	6
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	100	-	-	50	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	91	91	91	91	91	91	91	91	91	91	91	91
Heavy Vehicles, %	3	3	3	3	3	3	0	0	0	0	0	0
Mvmt Flow	5	171	5	5	105	0	5	0	5	0	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	111	0	0	178	0	0	307	307	182	313	309	117
Stage 1	-	-	-	-	-	-	186	186	-	121	121	-
Stage 2	-	-	-	-	-	-	121	121	-	192	188	-
Critical Hdwy	4.13	-	-	4.13	-	-	7.1	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.227	-	-	2.227	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1473	-	-	1392	-	-	649	610	866	643	609	941
Stage 1	-	-	-	-	-	-	820	750	-	888	800	-
Stage 2	-	-	-	-	-	-	888	800	-	814	748	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1465	-	-	1389	-	-	641	601	859	628	600	930
Mov Cap-2 Maneuver	-	-	-	-	-	-	641	601	-	628	600	-
Stage 1	-	-	-	-	-	-	816	746	-	880	792	-
Stage 2	-	-	-	-	-	-	880	792	-	801	744	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.2			0.4			10			0		
HCM LOS							B			A		

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	734	1465	-	-	1389	-	-	-
HCM Lane V/C Ratio	0.015	0.004	-	-	0.004	-	-	-
HCM Control Delay (s)	10	7.5	-	-	7.6	-	-	0
HCM Lane LOS	B	A	-	-	A	-	-	A
HCM 95th %tile Q(veh)	0	0	-	-	0	-	-	-

Intersection												
Int Delay, s/veh	1.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗		↖	↗			↕			↕	
Traffic Vol, veh/h	5	140	16	12	88	5	8	0	7	5	0	5
Future Vol, veh/h	5	140	16	12	88	5	8	0	7	5	0	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	50	-	-	50	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	4	4	4	4	4	4	0	0	0	0	0	0
Mvmt Flow	5	151	17	13	95	5	9	0	8	5	0	5

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	100	0	0	168	0	0	296	296	160	298	302	98
Stage 1	-	-	-	-	-	-	170	170	-	124	124	-
Stage 2	-	-	-	-	-	-	126	126	-	174	178	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.1	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.236	-	-	2.236	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1480	-	-	1398	-	-	660	619	890	658	614	963
Stage 1	-	-	-	-	-	-	837	762	-	885	797	-
Stage 2	-	-	-	-	-	-	883	796	-	833	756	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1480	-	-	1398	-	-	650	612	890	646	607	963
Mov Cap-2 Maneuver	-	-	-	-	-	-	650	612	-	646	607	-
Stage 1	-	-	-	-	-	-	834	760	-	882	790	-
Stage 2	-	-	-	-	-	-	870	789	-	823	754	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.2			0.9			9.9			9.7		
HCM LOS							A			A		

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	744	1480	-	-	1398	-	-	773
HCM Lane V/C Ratio	0.022	0.004	-	-	0.009	-	-	0.014
HCM Control Delay (s)	9.9	7.4	-	-	7.6	-	-	9.7
HCM Lane LOS	A	A	-	-	A	-	-	A
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-	-	0

HCM 6th TWSC
3: Driveway 6/Driveway 5 & 200th St SW

HASCO Lynnwood
Future (2026) With-Project PM Peak Hour

Intersection												
Int Delay, s/veh	0.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↶	↷		↶	↷			↕			↕	
Traffic Vol, veh/h	5	147	0	0	100	5	0	0	0	5	0	5
Future Vol, veh/h	5	147	0	0	100	5	0	0	0	5	0	5
Conflicting Peds, #/hr	5	0	0	1	0	6	0	0	1	6	0	5
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	50	-	-	50	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	3	3	3	3	3	3	0	0	0	0	0	0
Mvmt Flow	6	165	0	0	112	6	0	0	0	6	0	6

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	124	0	0	166	0	0	301	302	172	304	299	126
Stage 1	-	-	-	-	-	-	178	178	-	121	121	-
Stage 2	-	-	-	-	-	-	123	124	-	183	178	-
Critical Hdwy	4.13	-	-	4.13	-	-	7.1	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.227	-	-	2.227	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1457	-	-	1406	-	-	655	614	877	652	616	930
Stage 1	-	-	-	-	-	-	828	756	-	888	800	-
Stage 2	-	-	-	-	-	-	886	797	-	823	756	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1449	-	-	1405	-	-	645	607	871	642	609	920
Mov Cap-2 Maneuver	-	-	-	-	-	-	645	607	-	642	609	-
Stage 1	-	-	-	-	-	-	824	752	-	879	795	-
Stage 2	-	-	-	-	-	-	876	792	-	815	752	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.2			0			0			9.8		
HCM LOS							A			A		

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	1449	-	-	1405	-	-	756
HCM Lane V/C Ratio	-	0.004	-	-	-	-	-	0.015
HCM Control Delay (s)		0	7.5	-	-	0	-	9.8
HCM Lane LOS		A	A	-	-	A	-	A
HCM 95th %tile Q(veh)		-	0	-	-	0	-	0

Intersection												
Int Delay, s/veh	0.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗		↖	↗			↕			↕	
Traffic Vol, veh/h	5	137	10	2	97	5	3	0	2	0	0	5
Future Vol, veh/h	5	137	10	2	97	5	3	0	2	0	0	5
Conflicting Peds, #/hr	3	0	4	3	0	2	4	0	3	2	0	3
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	50	-	-	100	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	3	3	3	3	3	3	0	0	0	0	0	0
Mvmt Flow	6	156	11	2	110	6	3	0	2	0	0	6

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	119	0	0	171	0	0	302	301	169	298	303	120
Stage 1	-	-	-	-	-	-	178	178	-	120	120	-
Stage 2	-	-	-	-	-	-	124	123	-	178	183	-
Critical Hdwy	4.13	-	-	4.13	-	-	7.1	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.227	-	-	2.227	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1463	-	-	1400	-	-	654	615	880	658	613	937
Stage 1	-	-	-	-	-	-	828	756	-	889	800	-
Stage 2	-	-	-	-	-	-	885	798	-	828	752	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1459	-	-	1395	-	-	642	608	874	650	606	931
Mov Cap-2 Maneuver	-	-	-	-	-	-	642	608	-	650	606	-
Stage 1	-	-	-	-	-	-	821	750	-	883	797	-
Stage 2	-	-	-	-	-	-	875	795	-	820	746	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.2			0.1			10.1			8.9		
HCM LOS							B			A		

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	718	1459	-	-	1395	-	-	931
HCM Lane V/C Ratio	0.008	0.004	-	-	0.002	-	-	0.006
HCM Control Delay (s)	10.1	7.5	-	-	7.6	-	-	8.9
HCM Lane LOS		B	A	-	-	A	-	A
HCM 95th %tile Q(veh)	0	0	-	-	0	-	-	0

Appendix D: Detailed Trip Generation

Appendix D: Trip Generation

1.23028 HASCO Lynnwood

<u>Proposed Use</u>														
Land Use	Setting	Size	Units	Model	Equation	Rate	Units	Inbound %	Gross Trips			Total Net New		
									Inbound	Outbound	Subtotal	Inbound	Outbound	Total
Affordable Housing (LU 223)		110 du												
Daily	General Urban/Suburban			Rate	-	4.81	per du	50%	265	265	530	265	265	530
AM Peak Hour	General Urban/Suburban			Rate	-	0.50	per du	29%	16	39	55	16	39	55
PM Peak Hour	General Urban/Suburban			Rate	-	0.46	per du	59%	30	21	51	30	21	51
Subtotal														
Daily									265	265	530	265	265	530
AM Peak Hour									16	39	55	16	39	55
PM Peak Hour									30	21	51	30	21	51

<u>Existing Use</u>														
Land Use	Setting	Size	Units	Model	Equation	Rate	Units	Inbound %	Gross Trips			Total Net New		
									Inbound	Outbound	Subtotal	Inbound	Outbound	Total
Affordable Housing (LU 223)		57 du												
Daily	General Urban/Suburban			Rate	-	4.81	per du	50%	137	137	274	137	137	274
AM Peak Hour	General Urban/Suburban			Rate	-	0.50	per du	29%	8	21	29	8	21	29
PM Peak Hour	General Urban/Suburban			Rate	-	0.46	per du	59%	15	11	26	15	11	26
Subtotal														
Daily												137	137	274
AM Peak Hour												8	21	29
PM Peak Hour												15	11	26

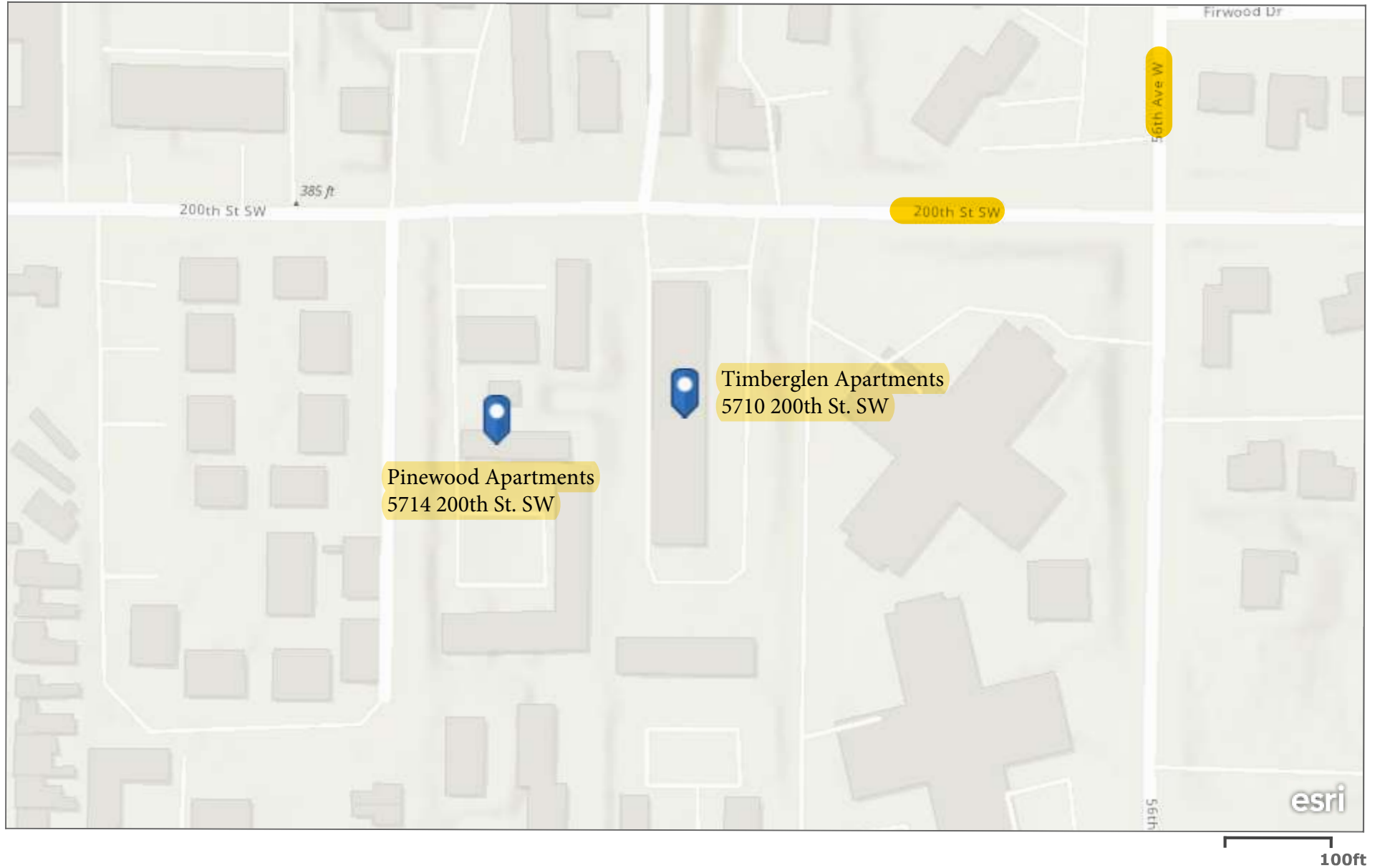
<u>Net New Trips</u>														
Daily												128	128	256
AM Peak Hour												8	18	26
PM Peak Hour												15	10	25

Notes:

1. Trip rates based on Institute of Transportation Engineers' (ITE) *Trip Generation* 10th Edition equation and average trip rate as shown above.
2. AVO = average vehicle occupancy. Retail and Residential AVO based on NCHRP 365 for urban areas with populations over 1 million people. No AVO rate if trips calculated based on person trip rate

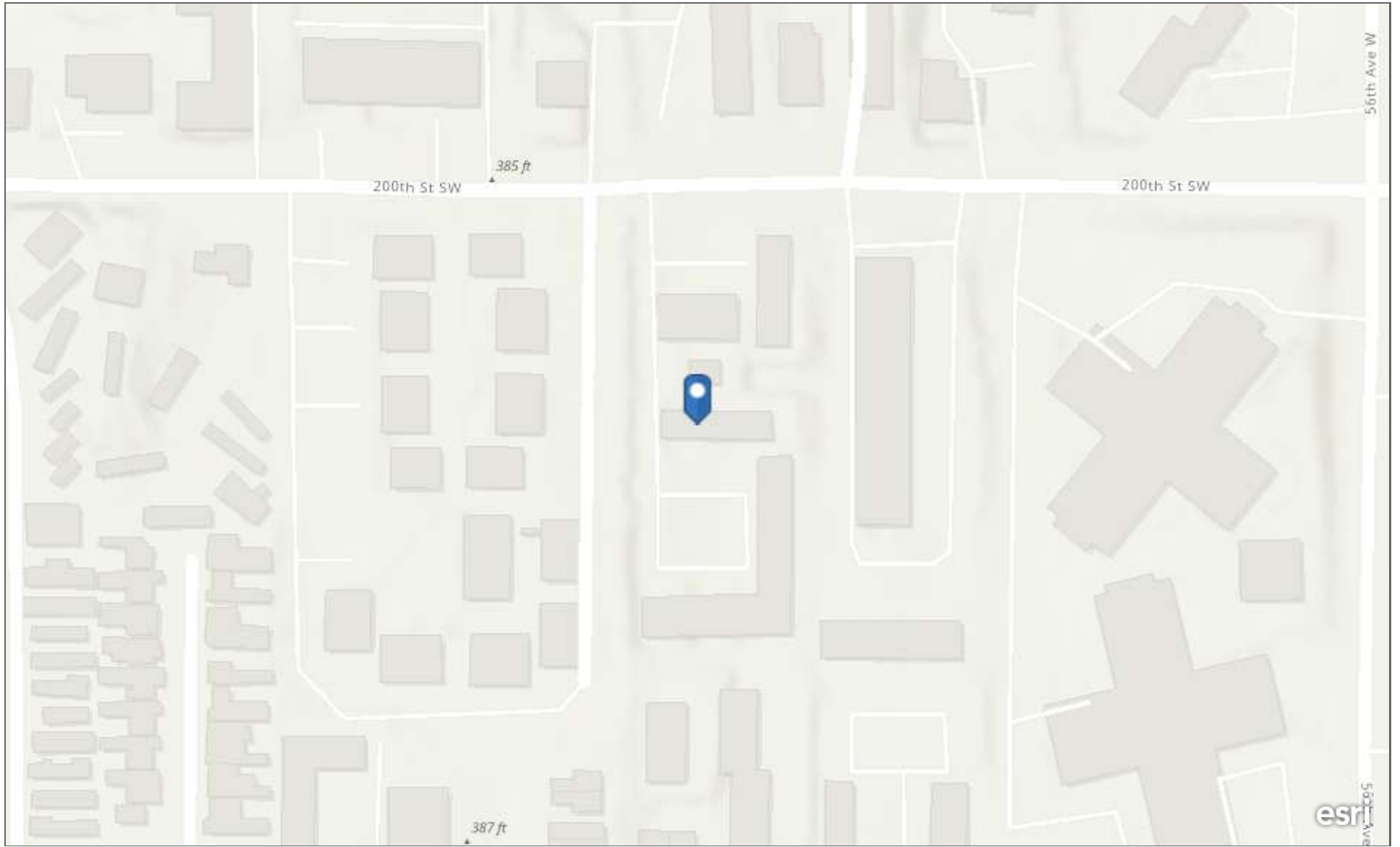
Attachment D: Vicinity Map

My Map



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My Map



100ft

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For Vacation of Portion of Alley
between lots 36 & 27, and 31
See Commission Records
Vol 38 Page 441. B.N.

For vacation of Alley Running
East + West between lots 43 + 45.
See Vol 38 Commission Records
Page 191. B.N.

For vacation of alley between Tracts 38 to 43 Inc. on the East
and Tract 44 on the West, see Commission Records Vol 34 Page 559
Verne Sievers County Auditor
By E.H. Wagner, Deputy.

For Restrictive Covenants Re
TRACTS 25, 30, 31, 28, 34, 35, 36
and 37, see Vol 496 Deeds
Page 878.

SUPPL. Agreement for
For Easements + Restrictions PLAT see
Covenants
Volume 565 of DEEDS page 542
GEO. P. DUBUQUE, County Auditor
By Mason.

For partial vacation of Lots Tracts
28 + 39 by Ordinance #172 City of
Lynnwood. See Vol 827 D 664
836 D 281
Dubuque Aud. By H.M. Taylor - Dep.

SCRIBER LAKE HOMES

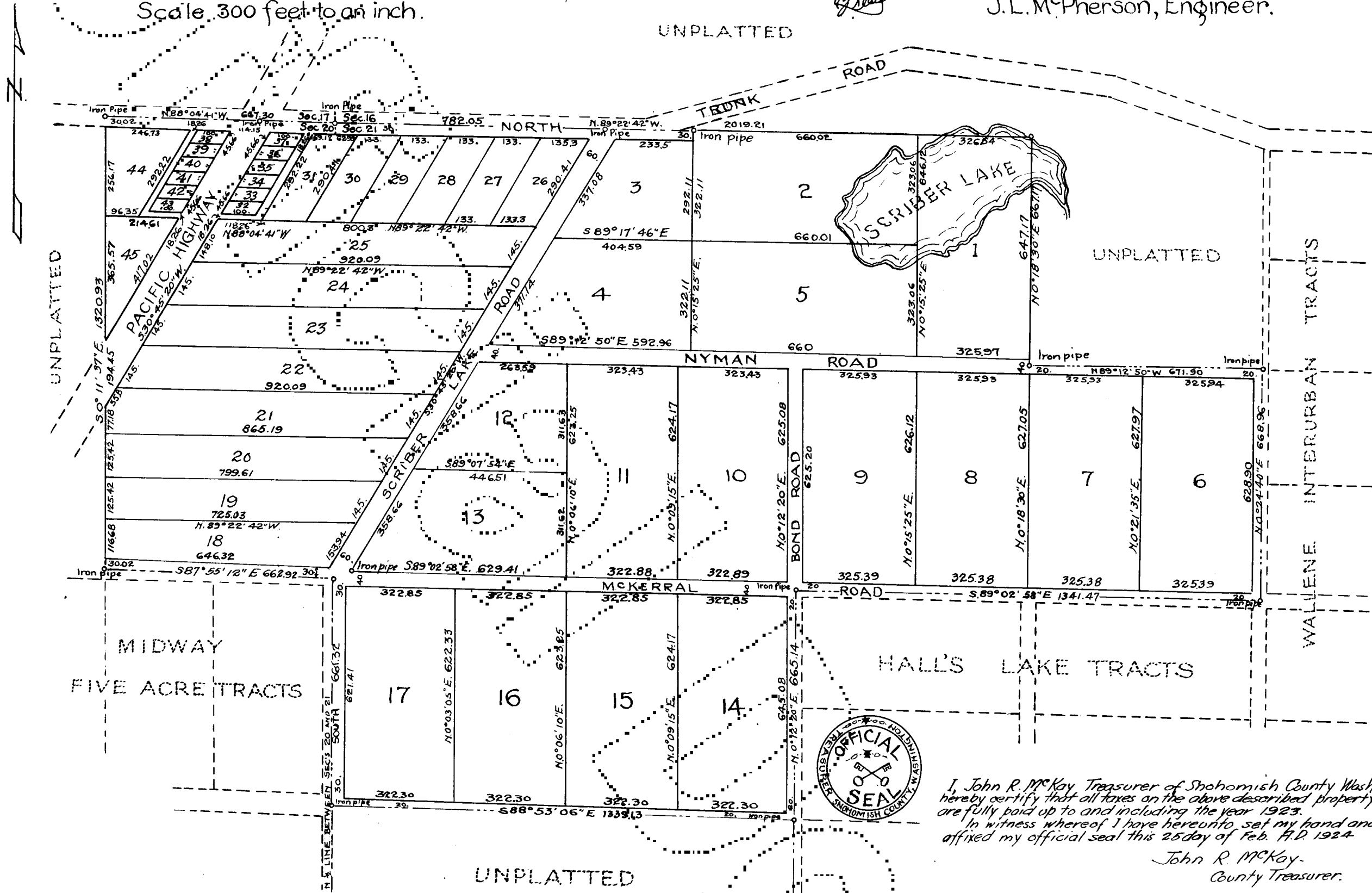
For vacation of part of Alley
Adjacent to lots 25, 31, 32, 33, 34, + 35;
And part of lot 31, See Commission's
Records, Vol. 472, page 118,
GEO. P. DUBUQUE, Co. Aud. by Neubecker, Deputy.

EASEMENTS + RESTRICTIONS PLAT see
Volume 570 of DEEDS page 367
GEO. P. DUBUQUE, County Auditor
By Mason.

J.L. McPherson, Engineer.

Scale 300 feet to an inch.

UNPLATTED



I, John R. McKay, Treasurer of Snohomish County Wash.
hereby certify that all taxes on the above described property
are fully paid to and including the year 1923.
In witness whereof I have hereunto set my hand and
affixed my official seal this 25 day of Feb. A.D. 1924.
John R. McKay,
County Treasurer.

Description

This plat of "SCRIBER LAKE HOMES" embraces the East half (E 1/2) of the NE 1/4 of the NE 1/4 of Section 20; the NW 1/4 of the NW 1/4 of the NE 1/4 of the NW 1/4 of the S 1/2 of the NE 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4 of the NW 1/4 of section 21, T21N, R4E, W10E, Snohomish County, Washington. The dimensions of all tracts and the width of all highways, roads and alleys are as shown, in feet, on the attached plat. All bearings are referred to the N 1/2 of the line between sections 20 and 21 as the true meridian.

Dedication

State of Washington } ss. Know all men by these presents, that McCauley Realty and Investment Co., a corporation organized and existing under the laws of the State of Washington, and having its principal place of business at Seattle, Washington, and being the owner in fee simple of the tract of land comprising this plat of Scriber Lake Homes and the Orton Investment Co., a corporation organized and existing under the laws of the State of Washington and having its principal place of business at Seattle, Washington, Mortgagee of the tract of land comprising this plat of Scriber Lake Homes do hereby declare this plat of Scriber Lake Homes and dedicate to the use of the public forever, all the highways, roads, and alleys shown hereon.
In witness whereof the said McCauley Realty and Investment Co. has by virtue of a resolution of its board of trustees, duly passed at a meeting of said board on the 21 day of February A.D. 1924, caused these presents to be executed in its corporate name by G.W. McCauley its president and W.W. Hoy, its Secretary and its corporate seal to be hereunto affixed this 21 day of February A.D. 1924.
And in witness whereof the said Orton Investment Co. by Leonard Daniels its authorized agent does hereby execute these presents and affix his hand and seal this 21 day of February A.D. 1924.

Witnesseth
J. L. Rollins
H. A. Goodfellow
H. A. Goodfellow
Zella O. Hayes
McCauley Realty and Investment Co.
By G.W. McCauley
its president
W.W. Hoy
its Secretary
Orton Investment Co.
by Leonard Daniels
its authorized agent



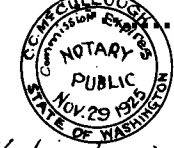
330359

Filed for record at request of McCauley Realty and Investment Co. at 26 min.
past 3:00 P.M. and recorded in Vol. 10 of Plats page 57 records of Snohomish
County Washington

Adrian Hulbert
County Auditor.
By John Haugen
Deputy.

Acknowledgment

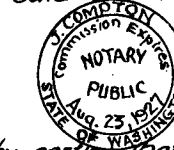
State of Washington } ss. This is to certify that on this 21 day of February A.D. 1924 before me
County of King } the undersigned, a Notary Public in and for the State of Washington, personally appeared G.W. McCauley
to me known to be the President and W.W. Hoy to me known to be the Secretary of the McCauley Realty and
Investment Co., both officers described in and who executed the accompanying Dedication and he the said
G.W. McCauley as such president, and he the said W.W. Hoy as such Secretary each acknowledged to me that they
as such president and Secretary respectively executed the accompanying dedication as and for the free
and voluntary act and deed of the said McCauley Realty and Investment Co., for the uses and purposes
therein mentioned. And he the said W.W. Hoy Secretary of said corporation then and there acknow-
ledged to me, that as the legal custodian thereof, he affixed the corporate seal of said
McCauley Realty and Investment Co. to said Dedication and that the said acts of the Pres-
ident and Secretary respectively, in executing the accompanying instrument were duly authorized
by a resolution of the board of trustees of said corporation.
In witness whereof I have hereunto set my hand and seal the day and year first above written.



G.C. McCullough
Notary Public in and for the State of Washington residing at Seattle.

Acknowledgment

State of Washington } ss. This is to certify that on this 21 day of February A.D. 1924 before me
County of King } the undersigned, a Notary Public in and for the State of Washington, personally appeared Leonard
Daniels, to me known to be the authorized agent of Orton Investment Co. described in and who exe-
cuted the accompanying dedication, and he the said Leonard Daniels as such authorized agent acknow-
ledged to me that he executed the accompanying dedication as and for the free and voluntary act and
deed of the said Orton Investment Co. for the uses and purposes therein mentioned.



J. Carrington
Notary Public in and for the State of Washington residing at Seattle.

I hereby certify that the plat of Scriber Lake Homes is based upon an actual survey
of Sections 20 and 21, T21N, R4E, W10E, that the angles and distances as shown
are correct and that all tract corners, excepting those falling in Scriber Lake, and
all indicated monuments have been set.
J.L. McPherson
Engineer.

Examined and approved this 25 day of Feb. A.D. 1924.

Ross D. Alverson
County Engineer.

Approved by the Board of County Commissioners this 26 day of Feb. A.D. 1924.
Attest Adrian Hulbert
County Auditor.

W.W. Morgan
Chairman of the Board of County Commissioners

By Deputy.

For Vacation of Portion of Alley
between lots 36 & 27, and 31
See Commission Records
Vol 38 Page 441. B.N.

For vacation of Alley Running
East + West between lots 43 + 45.
See Vol 38 Commission Records
Page 191. B.N.

For vacation of alley between Tracts 38 to 43 Inc. on the East
and Tract 44 on the West, see Commission Records Vol 34 Page 559
Verne Sievers County Auditor
By E.H. Wagner, Deputy.

For Restrictive Covenants Re
TRACTS 25, 30, 31, 28, 34, 35, 36
and 37, see Vol 496 Deeds
Page 878.

SUPPL. Agreement for
For Easements + Restrictions PLAT see
Covenants
Volume 565 of DEEDS page 542
GEO. P. DUBUQUE, County Auditor
By Mason.

For partial vacation of Lots Tracts
28 + 39 by Ordinance #172 City of
Lynnwood. See Vol 827 D 664
836 D 281
Dubuque Aud. By H.M. Taylor - Dep.

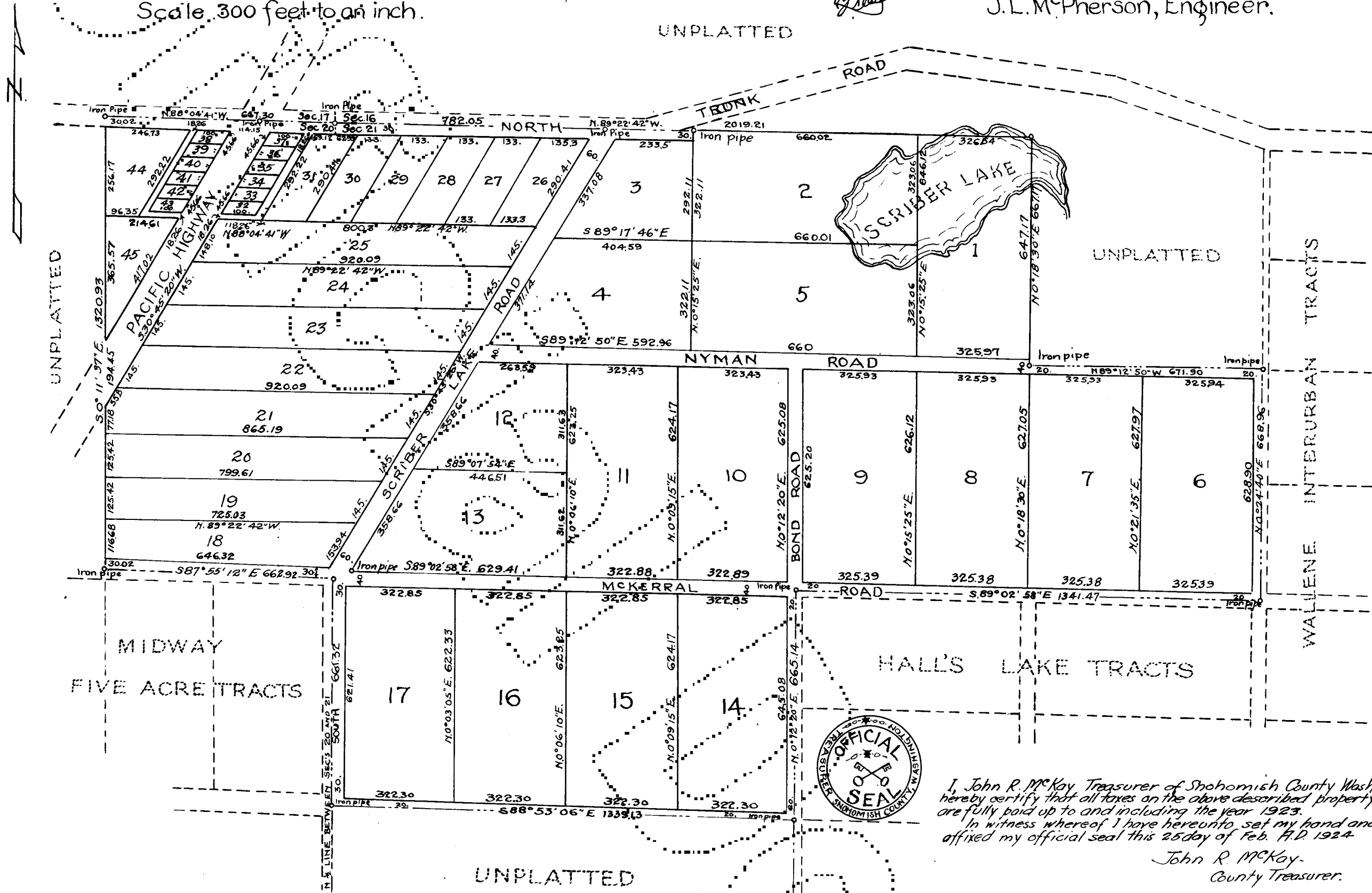
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Description

This plat of "SCRIBER LAKE HOMES" embraces the East half (E 1/2) of the NE 1/4 of the NE 1/4 of Section 20; the NW 1/4 of the NW 1/4 of the NE 1/4 of the NW 1/4; the S 1/2 of the NE 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4 of the NW 1/4 of section 21, T21N, R4E, S1W, Snohomish County, Washington. The dimensions of all tracts and the width of all highways roads and alleys are as shown, in feet, on the attached plat. All bearings are referred to the N 1/2 of the line between sections 20 and 21 as the true meridian.

Dedication

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In witness whereof the said McCauley Realty and Investment Co. has by virtue of a resolution of its board of trustees, duly passed at a meeting of said board on the 21 day of February A.D. 1924, caused these presents to be executed in its corporate name by G.W. McCauley its president and W.W. Hoy, its Secretary and its corporate seal to be hereunto affixed this 21 day of February A.D. 1924.

And in witness whereof the said Orton Investment Co. by Leonard Daniels its authorized agent does hereby execute these presents and affix his hand and seal this 21 day of February A.D. 1924.

Witnesseth
 J. L. Rollins
 H. A. Goodfellow
 H. A. Goodfellow
 Zella O. Hayes
 McCauley Realty and Investment Co.
 By G.W. McCauley
 its president
 W.W. Hoy
 its Secretary
 Orton Investment Co.
 by Leonard Daniels
 its authorized agent
 Filed for record at request of McCauley Realty and Investment Co. at 26 min. Post 5:00 P.M. and recorded in Vol. 10 of Plats page 57 records of Snohomish County Washington
 Adrian Hulbert
 County Auditor.
 By John Haugen
 Deputy.

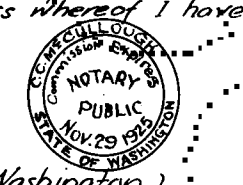


Acknowledgment

State of Washington } ss. This is to certify that on this 21 day of February A.D. 1924 before me the undersigned, a Notary Public in and for the State of Washington, personally appeared G.W. McCauley to me known to be the President and W.W. Hoy to me known to be the Secretary of the McCauley Realty and Investment Co., both officers described in and who executed the accompanying Dedication and he the said G.W. McCauley as such president, and he the said W.W. Hoy as such Secretary each acknowledged to me that they as such president and Secretary respectively executed the accompanying dedication as and for the free and voluntary act and deed of the said McCauley Realty and Investment Co., for the uses and purposes therein mentioned. And he the said W.W. Hoy Secretary of said corporation then and there acknowledged to me that as the legal custodian thereof, he affixed the corporate seal of said McCauley Realty and Investment Co. to said Dedication and that the said acts of the President and Secretary respectively in executing the accompanying instrument were duly authorized by a resolution of the board of trustees of said corporation.

In witness whereof I have hereunto set my hand and seal the day and year first above written.

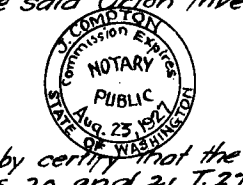
G.C. McCullough
 Notary Public in and for the State of Washington residing at Seattle.



Acknowledgment

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J.L. McPherson
 Engineer.

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 Ross D. Alverson
 County Engineer.

Approved by the Board of County Commissioners this 26 day of Feb. A.D. 1924.
 Attest: Adrian Hulbert
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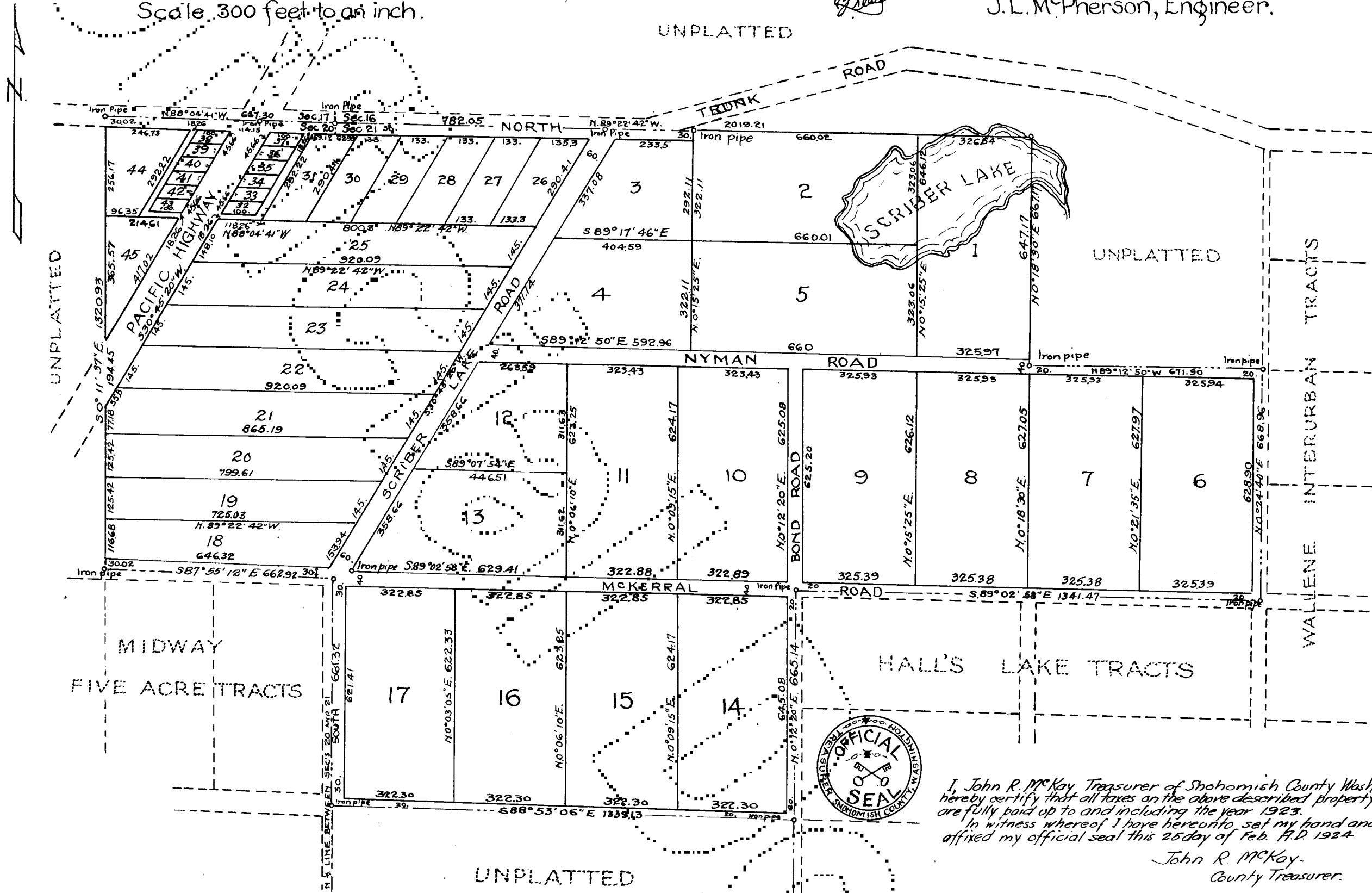
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And in witness whereof the said Orton Investment Co. by Leonard Daniels its authorized agent does hereby execute these presents and affix his hand and seal this 21 day of February A.D. 1924.

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 H. A. Goodfellow
 H. A. Goodfellow
 Zella O. Hayes
 McCauley Realty and Investment Co.
 By G.W. McCauley
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330359

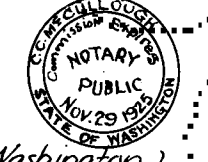
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 By John Haugen
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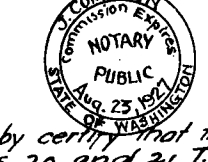
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J.L. McPherson
 Engineer.

Examined and approved this 25 day of Feb. A.D. 1924.
 Ross D. Alverson
 County Engineer.

Approved by the Board of County Commissioners this 26 day of Feb. A.D. 1924.
 Attest: Adrian Hulbert
 County Auditor.
 W.W. Morgan
 Chairman of the Board of County Commissioners.
 By Deputy.

First American Title Insurance Company

2707 Colby Avenue, Suite 601
Everett, WA 98201

March 16, 2023

Metro Area Title Team
Team email: snotitleteam@firstam.com
Fax No. (866) 859-0429
Recording Department
Email: recording.wa@firstam.com

Natalie Geyer
(425)-551-2015

Randy Rieman
(425) 551-4821

Order Number: 4229-4044857

Please send all recording packages to 2707 Colby Avenue, Suite 601, Everett, WA 98201

Report distributed to:

Buyer:

Buyer Side:

Seller: Housing Authority of Snohomish
Co

Seller Side:

Property: 5710 200th St SW
Lynnwood, WA 98036

Attached please find the following item(s):

ALTA Commitment for Title Insurance

Thank you for your confidence and support. We at First American Title Insurance Company maintain the fundamental principle:

Customer First!



**Transaction Identification Data, for which the Company assumes no liability as set forth in
Commitment Condition 5.e.:**

Issuing Agent: First American Title Insurance Company
Issuing Office: 2707 Colby Avenue, Suite 601, Everett, WA 98201
Issuing Office's ALTA® Registry ID:
Commitment Number: 4229-4044857
Issuing Office File Number: 4229-4044857
Property Address: 5710 200th St SW, Lynnwood, WA 98036
Revision Number:

SCHEDULE A

1. Commitment Date: March 06, 2023 at 8:00 a.m.

2. Policy to be issued:
 - a. ALTA® Standard Owner's Policy
Commercial Multi-Family Rate
Proposed Insured: To Follow
Proposed Amount of Insurance: \$To Follow Premium: \$To Follow Tax: \$To Follow
The estate or interest to be insured: See Item 3 below

 - b. ALTA® Extended Loan Policy
Concurrent Loan Rate
Proposed Insured: Housing Authority of Snohomish County
Proposed Amount of Insurance: \$To Follow Premium: \$To Follow Tax: \$To Follow
The estate or interest to be insured: See Item 3 below

3. The estate or interest in the Land at the Commitment Date is:

Fee Simple

4. [The Title is, at the Commitment Date, vested in:](#)

Housing Authority of Snohomish County, a public body corporate and politic of the State of Washington

5. The Land is described as follows:

See Exhibit A attached hereto and made a part hereof

FIRST AMERICAN TITLE INSURANCE COMPANY

Natalie Geyer, Title Officer

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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SCHEDULE B, PART I—Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. The marital status of the vested owner described in Paragraph 4 of Schedule A is consistent with the marital status identified in the most current instrument vesting Title. First American Title Insurance Company does not represent that this is the current marital status of the vested owner. The current marital status of the vested owner should be provided to the Company prior to closing. Additional requirements may be imposed based upon any change in marital status since the recording of the current vesting deed.

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SCHEDULE B, PART II—Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.
3. Any facts, rights, interest, or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
4. Easements, claims of easement or encumbrances which are not shown by the Public Records.
5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the Public Records.
6. (a) Unpatented mining claims; (b) Reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Water rights, claims or title to water, ditch or ditch right, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records; (d) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
7. Any lien or right to a lien for services, labor, equipment or material or medical assistance, unless such lien is shown by the Public Records as of Date of Policy.
8. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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- 9. Lien of Real Estate Excise Tax upon sale of said premises, or transfer of a controlling interest, if unpaid. As of the date herein, the excise tax rates are as follows:
Levy/Area Code: 00452

State Excise Tax for real property classified as Timberland (RCW 84.34 or RCW 84.33) or Agricultural land (RCW 84.34.020):

1.28% of the selling price

All other State Excise Tax:

- 1.10% of the selling price less than or equal to \$525,000.00
- 1.28% of the selling price from \$525,000.01 to \$1,525,000.00
- 2.75% of the selling price from \$1,525,000.01 to \$3,025,000.00
- 3.00% of the selling price over \$3,025,000.00

Local Excise Tax for City of Lynnwood:

0.50% of the selling price

In addition to the Excise Tax due, a fee of \$5.00 will be charged on all taxable transactions (\$10.00 on all exempt transactions)

- 10. Liability, if any, for pro-rata portion of **Real Property** taxes, which are carried on the Snohomish County Tax Rolls, as exempt. Tax account no. 00565300001501.

The taxes for the current year reflect an exemption for Government Property. Any curtailment of the exemption may result in an additional amount being due for the current year and for any re-assessment of land and improvement values.

- 11. Special Taxes for the year 2023. The first half becomes delinquent after April 30th. The second half becomes delinquent after October 31st.
Tax Account No.: 00565300001501

1st Half

Amount Billed:	\$	1,101.79
Amount Paid:	\$	0.00
Amount Due:	\$	1,101.79
Assessed Land Value:	\$	1,642,900.00
Assessed Improvement Value:	\$	7,045,000.00

2nd Half

Amount Billed:	\$	1,101.80
Amount Paid:	\$	0.00
Amount Due:	\$	1,101.80
Assessed Land Value:	\$	1,642,900.00
Assessed Improvement Value:	\$	7,045,000.00

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12. Delinquent Special Taxes for the year 2022. The first half becomes delinquent after April 30th. The second half becomes delinquent after October 31st.

Tax Account No.: 00565300001501

1st Half

Amount Billed: \$ 1,155.33
Amount Paid: \$ 0.00
Amount Due: \$ 1,155.33, plus interest and penalty

2nd Half

Amount Billed: \$ 1,155.34
Amount Paid: \$ 0.00
Amount Due: \$ 1,155.34, plus interest and penalty
Assessed Land Value: \$ 1,505,400.00
Assessed Improvement Value: \$ 5,120,600.00

13. Delinquent Special Taxes for the year 2021. The first half becomes delinquent after April 30th. The second half becomes delinquent after October 31st.

Tax Account No.: 00565300001501

1st Half

Amount Billed: \$ 951.92
Amount Paid: \$ 0.00
Amount Due: \$ 951.92, plus interest and penalty

2nd Half

Amount Billed: \$ 951.92
Amount Paid: \$ 0.00
Amount Due: \$ 951.92, plus interest and penalty
Assessed Land Value: \$ 1,475,400.00
Assessed Improvement Value: \$ 4,775,600.00

14. Unrecorded leaseholds, if any, rights of vendors and security agreement on personal property and rights of tenants, and secured parties to remove trade fixtures at the expiration of the term.

15. Any and all offers of dedication, conditions, restrictions, easements, boundary discrepancies or encroachments, notes and/or provisions shown or disclosed by Short Plat or Plat of Scriber Lake Homes recorded in [Volume 10 of Plats, Page\(s\) 57](#).

16. Easement, including terms and provisions contained therein:

Recording Information: [201003080083](#)

In Favor of: Comcast of California/Texas/Colorado/Washington, Inc., its successors and assigns

For: broadband communications services

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INFORMATIONAL NOTES

- A. Effective January 1, 1997, and pursuant to amendment of Washington State Statutes relating to standardization of recorded documents, certain format and content requirements must be met (refer to RCW 65.04.045). Failure to comply may result in rejection of the document by the recorder or additional fees being charged, subject to the Auditor's discretion.
- B. Any sketch attached hereto is done so as a courtesy only and is not part of any title commitment or policy. It is furnished solely for the purpose of assisting in locating the Land and First American expressly disclaims any liability which may result from reliance made upon it.
- C. The description can be abbreviated as suggested below if necessary to meet standardization requirements. The full text of the description must appear in the document(s) to be insured.

PTN TRACT 15, SCRIBER LAKE HOMES, VOL. 10, P. 57, SNOHOMISH COUNTY
APN: 00565300001501
Property Address: 5710 200th St SW, Lynnwood, WA 98036

- D. Potential charges, for the King County Sewage Treatment Capacity Charge, as authorized under RCW 35.58 and King County Code 28.84.050. Said charges could apply for any property that connected to the King County Sewer Service area on or after February 1, 1990. Note: These Snohomish County Cities lie outside the King County Sewer Service areas: Arlington, Darrington, Gold Bar, Granite Falls, Index, Lake Stevens, Marysville, Monroe, Mount Vernon, Mukilteo, Stanwood, Sultan and Sultan. Note: If the Land is located in city other than listed above it may be subject to the King County Sewage Treatment Capacity Charges.
- E. The following deeds affecting the property herein described have been recorded within 36 months of the effective date of this commitment: NONE
- F. All matters regarding extended coverage have been cleared for mortgagee's policy. The coverage contemplated by this paragraph will not be afforded in any forthcoming owner's standard coverage policy to be issued.
- G. We don't find any voluntary liens of record affecting subject property. Inquire as to the existence of any unrecorded lien or other indebtedness which could give rise to any security interest in the subject property.

NOTE: The forthcoming Mortgagee's Policy will be the ALTA 2006 Policy unless otherwise noted on Schedule A herein.

NOTE: We find no judgments or Federal tax liens against the vestee herein, unless otherwise shown as a numbered exception above.

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NOTE: A FEE MAY BE CHARGED UPON THE CANCELLATION OF THIS COMMITMENT PURSUANT TO WASHINGTON STATE INSURANCE CODE AND THE FILED RATE SCHEDULE OF THIS COMPANY.

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EXHIBIT A

File No.: 4229-4044857

The Land referred to herein below is situated in the County of Snohomish, State of Washington, and is described as follows:

THE EAST HALF OF TRACT 15, SCRIBER LAKE HOMES, ACCORDING TO THE PLAT THEREOF RECORDED IN [VOLUME 10 OF PLATS, PAGE 57](#), IN SNOHOMISH COUNTY, WASHINGTON;

EXCEPT THE SOUTH 270 FEET THEREOF;

ALSO EXCEPT THE NORTH 10 FEET THEREOF CONVEYED TO THE CITY OF LYNNWOOD, A MUNICIPAL CORPORATION, BY DEED RECORDED APRIL 24, 1968 UNDER RECORDING NO. [2026443](#).

00565300001501

5710 200th St SW
Lynnwood, Washington 98036

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**ALTA COMMITMENT FOR TITLE INSURANCE
issued by
FIRST AMERICAN TITLE INSURANCE COMPANY**

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.


THE COMPANY’S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.


COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, First American Title Insurance Company, a Nebraska Corporation (the “Company”), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company’s liability and obligation end.

FIRST AMERICAN TITLE INSURANCE COMPANY

By: 
Kenneth D. DeGiorgio, President

By: 
Lisa W. Cornehl, Secretary

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COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

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3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- a. the Notice;
 - b. the Commitment to Issue Policy;
 - c. the Commitment Conditions;
 - d. Schedule A;
 - e. Schedule B, Part I—Requirements; and
 - f. Schedule B, Part II—Exceptions; and

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

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- 6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM**
- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
 - b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
 - c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
 - d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
 - e. Any amendment or endorsement to this Commitment must be in writing.
 - f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.
- 7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT**
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.
- 8. PRO-FORMA POLICY**
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
- 9. CLAIMS PROCEDURES**
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.
- 10. CLASS ACTION**
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

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First American Title Insurance Company

2707 Colby Avenue, Suite 601
Everett, WA 98201

March 16, 2023

Metro Area Title Team
Team email: snottitleteam@firstam.com
Fax No. (866) 859-0429
Recording Department
Email: recording.wa@firstam.com

Natalie Geyer
(425)-551-2015

Randy Rieman
(425) 551-4821

Order Number: 4229-4044857

Please send all recording packages to 2707 Colby Avenue, Suite 601, Everett, WA 98201

Report distributed to:

Buyer:

Buyer Side:

Seller: Housing Authority of Snohomish
Co

Seller Side:

Property: 5710 200th St SW
Lynnwood, WA 98036

Attached please find the following item(s):

ALTA Commitment for Title Insurance

Thank you for your confidence and support. We at First American Title Insurance Company maintain the fundamental principle:

Customer First!



**Transaction Identification Data, for which the Company assumes no liability as set forth in
Commitment Condition 5.e.:**

Issuing Agent: First American Title Insurance Company
Issuing Office: 2707 Colby Avenue, Suite 601, Everett, WA 98201
Issuing Office's ALTA® Registry ID:
Commitment Number: 4229-4044857
Issuing Office File Number: 4229-4044857
Property Address: 5710 200th St SW, Lynnwood, WA 98036
Revision Number:

SCHEDULE A

1. Commitment Date: March 06, 2023 at 8:00 a.m.

2. Policy to be issued:
 - a. ALTA® Standard Owner's Policy
Commercial Multi-Family Rate
Proposed Insured: To Follow
Proposed Amount of Insurance: \$To Follow Premium: \$To Follow Tax: \$To Follow
The estate or interest to be insured: See Item 3 below

 - b. ALTA® Extended Loan Policy
Concurrent Loan Rate
Proposed Insured: Housing Authority of Snohomish County
Proposed Amount of Insurance: \$To Follow Premium: \$To Follow Tax: \$To Follow
The estate or interest to be insured: See Item 3 below

3. The estate or interest in the Land at the Commitment Date is:

Fee Simple

4. [The Title is, at the Commitment Date, vested in:](#)

Housing Authority of Snohomish County, a public body corporate and politic of the State of Washington

5. The Land is described as follows:

See Exhibit A attached hereto and made a part hereof

FIRST AMERICAN TITLE INSURANCE COMPANY

Natalie Geyer, Title Officer

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SCHEDULE B, PART I—Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. The marital status of the vested owner described in Paragraph 4 of Schedule A is consistent with the marital status identified in the most current instrument vesting Title. First American Title Insurance Company does not represent that this is the current marital status of the vested owner. The current marital status of the vested owner should be provided to the Company prior to closing. Additional requirements may be imposed based upon any change in marital status since the recording of the current vesting deed.

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SCHEDULE B, PART II—Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.
3. Any facts, rights, interest, or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
4. Easements, claims of easement or encumbrances which are not shown by the Public Records.
5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the Public Records.
6. (a) Unpatented mining claims; (b) Reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Water rights, claims or title to water, ditch or ditch right, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records; (d) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
7. Any lien or right to a lien for services, labor, equipment or material or medical assistance, unless such lien is shown by the Public Records as of Date of Policy.
8. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

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- 9. Lien of Real Estate Excise Tax upon sale of said premises, or transfer of a controlling interest, if unpaid. As of the date herein, the excise tax rates are as follows:
Levy/Area Code: 00452

State Excise Tax for real property classified as Timberland (RCW 84.34 or RCW 84.33) or Agricultural land (RCW 84.34.020):

1.28% of the selling price

All other State Excise Tax:

- 1.10% of the selling price less than or equal to \$525,000.00
- 1.28% of the selling price from \$525,000.01 to \$1,525,000.00
- 2.75% of the selling price from \$1,525,000.01 to \$3,025,000.00
- 3.00% of the selling price over \$3,025,000.00

Local Excise Tax for City of Lynnwood:

0.50% of the selling price

In addition to the Excise Tax due, a fee of \$5.00 will be charged on all taxable transactions (\$10.00 on all exempt transactions)

- 10. Liability, if any, for pro-rata portion of **Real Property** taxes, which are carried on the Snohomish County Tax Rolls, as exempt. Tax account no. 00565300001501.

The taxes for the current year reflect an exemption for Government Property. Any curtailment of the exemption may result in an additional amount being due for the current year and for any re-assessment of land and improvement values.

- 11. Special Taxes for the year 2023. The first half becomes delinquent after April 30th. The second half becomes delinquent after October 31st.
Tax Account No.: 00565300001501

1st Half

Amount Billed:	\$	1,101.79
Amount Paid:	\$	0.00
Amount Due:	\$	1,101.79
Assessed Land Value:	\$	1,642,900.00
Assessed Improvement Value:	\$	7,045,000.00

2nd Half

Amount Billed:	\$	1,101.80
Amount Paid:	\$	0.00
Amount Due:	\$	1,101.80
Assessed Land Value:	\$	1,642,900.00
Assessed Improvement Value:	\$	7,045,000.00

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 Assessed Improvement Value: \$ 4,775,600.00

- 14. Unrecorded leaseholds, if any, rights of vendors and security agreement on personal property and rights of tenants, and secured parties to remove trade fixtures at the expiration of the term.

- 15. Any and all offers of dedication, conditions, restrictions, easements, boundary discrepancies or encroachments, notes and/or provisions shown or disclosed by Short Plat or Plat of Scriber Lake Homes recorded in [Volume 10 of Plats, Page\(s\) 57](#).

- 16. Easement, including terms and provisions contained therein:

Recording Information: [201003080083](#)
 In Favor of: Comcast of California/Texas/Colorado/Washington, Inc., its successors and assigns
 For: broadband communications services

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INFORMATIONAL NOTES

A. Effective January 1, 1997, and pursuant to amendment of Washington State Statutes relating to standardization of recorded documents, certain format and content requirements must be met (refer to RCW 65.04.045). Failure to comply may result in rejection of the document by the recorder or additional fees being charged, subject to the Auditor's discretion.

B. Any sketch attached hereto is done so as a courtesy only and is not part of any title commitment or policy. It is furnished solely for the purpose of assisting in locating the Land and First American expressly disclaims any liability which may result from reliance made upon it.

C. The description can be abbreviated as suggested below if necessary to meet standardization requirements. The full text of the description must appear in the document(s) to be insured.

PTN TRACT 15, SCRIBER LAKE HOMES, [VOL. 10, P. 57](#), SNOHOMISH COUNTY

APN: 00565300001501

Property Address: 5710 200th St SW, Lynnwood, WA 98036

D. Potential charges, for the King County Sewage Treatment Capacity Charge, as authorized under RCW 35.58 and King County Code 28.84.050. Said charges could apply for any property that connected to the King County Sewer Service area on or after February 1, 1990. Note: These Snohomish County Cities lie outside the King County Sewer Service areas: Arlington, Darrington, Gold Bar, Granite Falls, Index, Lake Stevens, Marysville, Monroe, Mount Vernon, Mukilteo, Stanwood, Sultan and Sultan. Note: If the Land is located in city other than listed above it may be subject to the King County Sewage Treatment Capacity Charges.

E. The following deeds affecting the property herein described have been recorded within 36 months of the effective date of this commitment: NONE

F. All matters regarding extended coverage have been cleared for mortgagee's policy. The coverage contemplated by this paragraph will not be afforded in any forthcoming owner's standard coverage policy to be issued.

G. We don't find any voluntary liens of record affecting subject property. Inquire as to the existence of any unrecorded lien or other indebtedness which could give rise to any security interest in the subject property.

NOTE: The forthcoming Mortgagee's Policy will be the ALTA 2006 Policy unless otherwise noted on Schedule A herein.

NOTE: We find no judgments or Federal tax liens against the vestee herein, unless otherwise shown as a numbered exception above.

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NOTE: A FEE MAY BE CHARGED UPON THE CANCELLATION OF THIS COMMITMENT PURSUANT TO WASHINGTON STATE INSURANCE CODE AND THE FILED RATE SCHEDULE OF THIS COMPANY.

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EXHIBIT A

File No.: 4229-4044857

The Land referred to herein below is situated in the County of Snohomish, State of Washington, and is described as follows:

THE EAST HALF OF TRACT 15, SCRIBER LAKE HOMES, ACCORDING TO THE PLAT THEREOF RECORDED IN [VOLUME 10 OF PLATS, PAGE 57](#), IN SNOHOMISH COUNTY, WASHINGTON;

EXCEPT THE SOUTH 270 FEET THEREOF;

ALSO EXCEPT THE NORTH 10 FEET THEREOF CONVEYED TO THE CITY OF LYNNWOOD, A MUNICIPAL CORPORATION, BY DEED RECORDED APRIL 24, 1968 UNDER RECORDING NO. [2026443](#).

00565300001501

5710 200th St SW
Lynnwood, Washington 98036

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**ALTA COMMITMENT FOR TITLE INSURANCE
issued by
FIRST AMERICAN TITLE INSURANCE COMPANY**

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, First American Title Insurance Company, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

FIRST AMERICAN TITLE INSURANCE COMPANY

By: 
Kenneth D. DeGiorgio, President

By: 
Lisa W. Cornehl, Secretary

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COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

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3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- the Notice;
 - the Commitment to Issue Policy;
 - the Commitment Conditions;
 - Schedule A;
 - Schedule B, Part I—Requirements; and
 - Schedule B, Part II—Exceptions; and

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - comply with the Schedule B, Part I—Requirements;
 - eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - acquire the Title or create the Mortgage covered by this Commitment.
- The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- The Company is not liable for the content of the Transaction Identification Data, if any.
- The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

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- 6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM**
- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
 - b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
 - c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
 - d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
 - e. Any amendment or endorsement to this Commitment must be in writing.
 - f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.
- 7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT**
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.
- 8. PRO-FORMA POLICY**
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
- 9. CLAIMS PROCEDURES**
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.
- 10. CLASS ACTION**
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

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200105240369
 05/24/2001 11:15 AM Snohomish
 P.0004 RECORDED County

**NO EXCISE TAX
 REQUIRED**

MAY 23 2001

BOB DANTINI, Snohomish County Treasurer

By BOB DANTINI

Return Name and Address
 AT&T Cable Services
 ATTN Elizabeth Caudillo
 400 Sequoia Dr
 Bellingham WA 98226

200105240369

Please print or type information

Document Title(s)
1 Memorandum of Easement----Pinewood Apartments
Grantor(s)
1 Housing Authority of Snohomish County
Grantee(s)
1 Tele-Vue Systems, Inc
2
Legal Description (abbreviated i e lot, block, plat OR section, township, range, qtr) NW ¼ of Section 21, Township 27, Range 4
<input checked="" type="checkbox"/> Additional legal is on page <u>4</u> of document
Reference Number(s) (Auditor File Numbers) of Documents assigned or released
<input type="checkbox"/> Additional numbers on page _____ of document
Assessor's Property Tax Parcel/Account Number 565300001502
<input type="checkbox"/> Additional parcel numbers on page _____ of document
The Auditor/Recorder will rely on the information provided on the form The staff will not read the document to verify the accuracy or completeness of the indexing information

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:

Attn Business Services Group
AT&T Broadband
16505 Redmond Way, Suite H
Redmond Wa 98052
425-497-5138

MDU BROADBAND SERVICES AGREEMENT
Exhibit B
MEMORANDUM OF EASEMENT

Property Owner.	<u>Housing Authority of Snohomish County</u>	Complex Name	<u>Pinewood Apartments</u>
Address	<u>12625 4 AVE W, Suite 200</u>	Address	<u>5720 200 ST SW</u>
City, State, Zip	<u>Everett, Wa 98204</u>	City, State, Zip	<u>Lynnwood, WA 98036</u>
Contact Person	<u>Kay Hulet</u>	Contact Person	<u></u>
Telephone 1	<u>425-290-8499</u>	Telephone 1	<u></u>
Telephone 2	<u></u>	Telephone 2	<u></u>
Fax	<u>425-290-5618</u>	Fax	<u></u>

This MEMORANDUM OF EASEMENT is to provide public notice that, for and in consideration of the mutual covenants made by the parties hereto, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Housing Authority of Snohomish County,

of itself, its successors and assigns, with an office at 12625 4 AVE W, Suite 200, Everett, Wa 98204 (hereinafter called "Grantor") has granted Tele-Vue Systems, Inc , with an office at 16505 Redmond Way, Suite H, Redmond, Wa 98052 (hereinafter in the aggregate called "Grantee"), and its successors and assigns, a non-exclusive easement in gross, which easement runs with the land and is subject to, and more particularly defined in, the terms of that certain MDU Broadband Services Agreement dated 3-6-01 (the "Agreement") between Grantor and Grantee

The purpose of the easement is to permit Grantee and any entity which owns or controls, is owned or controlled by or is under common ownership or control with Grantee, and to which Grantee has assigned, sublet or apportioned any right granted it under the Agreement, to provide Services, as defined in the Agreement, and to permit Grantee and such affiliated entities to operate and maintain the Facilities, as defined in the Agreement, necessary to provide those Services, to, over and upon the property described on Exhibit "A" attached to the Agreement, and all improvements thereon, together with the rights of ingress, entry and egress to and over the described property, solely in accordance with, and as provided in, the Agreement. The easement shall continue in effect for a fifteen (15) year term and shall automatically renew for consecutive five (5) year terms unless otherwise terminated by

105240869

the parties as set forth in the Agreement. The easement and this memorandum shall terminate ninety (90) days after the expiration or earlier termination of the Agreement. No easement or other rights are created in Grantee, or given by Grantor, in this Memorandum of Easement, as this Memorandum of Easement is for notification purposes only. In the event of any conflict between the terms and conditions of this Memorandum and the terms of the Agreement, as between the parties, their successors and assigns, the Agreement shall control.

EXECUTED on this 1st day of March, 2001



Owner: Housing Authority of Snohomish County
By [Signature]
Name Robert E. Davis
(Print or type)
Title Executive Director

STATE OF Washington)
COUNTY OF Snohomish) ss

On this 1st day of March, 2001, before me, a Notary Public in and for the State of Washington, personally appeared Robert E. Davis to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as his/her free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

[Signature]
Notary Public

My Commission Expires 11/9/01

105240369

MDU BROADBAND SERVICES AGREEMENT
Exhibit A
LEGAL DESCRIPTION OF PREMISES

Property Owner	<u>Housing Authority of Snohomish County</u>	Complex Name:	<u>Pinewood Apartments</u>
Address	<u>12625 4 AVE W, Suite 200</u>	Address	<u>5720 200 ST SW</u>
City, State, Zip	<u>Everett, Wa 98204</u>	City, State, Zip	<u>Lynnwood, WA 98036</u>
Contact Person	<u>Kay Hulet</u>	Contact Person	<u></u>
Telephone 1	<u>425-290-8499</u>	Telephone 1	<u></u>
Telephone 2	<u></u>	Telephone 2	<u></u>
Fax	<u>425-290-5618</u>	Fax	<u></u>

 1/4 of the NW 1/4 of Section 21 , Township 27 , Range 4

Parcel or Tax Account Number(s) 5653-000-015-02

[Enter Legal Description of Premise Here]

SCRIBER LAKE HOMES BLK 000 D-02 - W1/2 TR 15 LESS S 207FT & LESS E 80 FT OF N 280FT & LESS N 10 FT THOF V288/278 TO CITY OF LYNNWOOD

200105240369

760
RTC

2026443

QUIT CLAIM DEED

OFFICIAL RECORDS

VOL. OF RECORDED PAGE OF REC'D. BY

City of Lynnwood

1968 APR 24 PM 2:09

NOTARY PUBLIC FOR SNOHOMISH COUNTY, WASH.



A. J. P.

Pioneer National Title Insurance Company WASHINGTON TITLE DIVISION

Mail to 19484-56 Ave W

Lynnwood WA
Send Tax Statement to

95136

Form LRS 11

Quit Claim Deed

THE GRANTOR CENTURY BUILDERS, INC.

for and in consideration of One dollar (\$1.00) and other valuable consideration convey and quit claim to The City of Lynnwood, a Municipal Corporation the following described real estate, situated in the County of Snohomish State of Washington including any interest therein which grantor may hereafter acquire:

The North 10 feet of the East 1/2 of Lot 15, Scriber Lake Homes as recorded in Volume 10 of Plats, Page 57, Records of Snohomish County, Washington.

NO SALES TAX REQUIRED

APR 24 1968

WITNESS HEREIN, Deponent County Justice
By *[Signature]* Deputy

Dated this *10th* day of *April*, 1968.

Ralph Phillips (REAL) PRESIDENT
James P. Fullman (REAL) VICE PRESIDENT

STATE OF WASHINGTON
County of SNOHOMISH

On this *10th* day of *April*, A. D. 19*68* before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared *Ralph P. Phillips* and *James P. Fullman* to me known to be the President and Vice President, respectively, of the corporation that executed the foregoing instrument, and acknowledged the said instrument to be a voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on *10th* day of *April*, 1968, authorized to execute the said instrument and that the seal affixed is the official seal of said corporation.

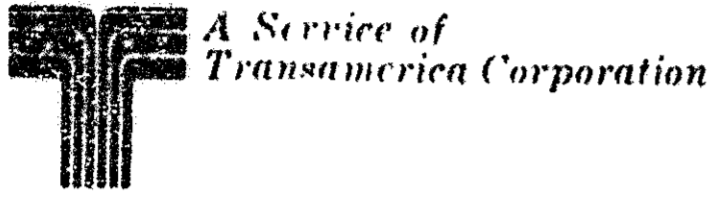
WITNESS my hand and official seal hereto affixed the day and year in this certificate above.

OFFICIAL RECORDS
By *[Signature]*
Notary Public for the State of Washington

2026443

W718
CR

Transamerica Title Insurance Co



Filed for Record at Request of

Name.....

Address..... **RIACH & GESE**

City and State..... **LYNNWOOD, WASH.**

THIS SPACE RESERVED FOR RECORDER'S USE.

RECORDED

1969 FEB 7 AM 11 49

STANLEY DUEBENT, AUDITOR
SNOHOMISH COUNTY, WASH.

OFFICIAL RECORDS

2076901

2076901

Statutory Warranty Deed

Form 467- 1-REV

THE GRANTOR VIDA M. WHITELEY, a widow,
 for and in consideration of Ten Dollars (\$10.00) and other valuable consideration
 in hand paid, conveys and warrants to CITY OF LYNNWOOD, a municipal corporation,
 as to Parcel A
 the following described real estate/situated in the County of Snohomish, State of
 Washington:

The North 10 ft of the following described property:

Parcel A: The West half of Tract 15, Scriber Lake Homes, according to plat thereof recorded in Vol 10 of Plats, pg 57, records of Snohomish County, Washington; EXCEPT the West 80 ft of the South 207 ft thereof.

NO SALES TAX REQUIRED

FEB 7 - 1969

By: *[Signature]* Deputy

Dated this 21 day of January

Vida M. Whiteley

1969

STATE OF WASHINGTON, }
County of Snohomish } ss.

On this day personally appeared before me VIDA M. WHITELEY, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 21 day of January, 1969

Gaylord Riach

Notary Public and for the State of Washington,
residing at Edmonds

OFFICIAL RECORDS Vol 288 PAGE 278

FEB 7 - 1969



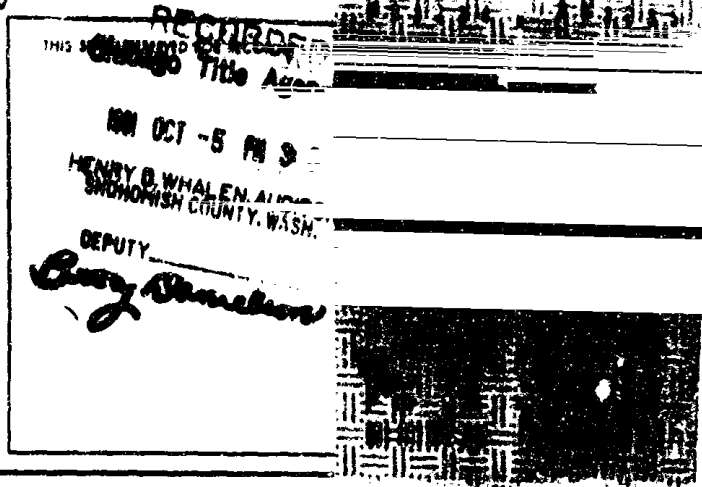
A TITELAND COMPANY

Filed for Record at Request of

TO The Housing Authority of Snohomish County

Everett, Washington 98201

300



CT 7438

FORM L88

Statutory Warranty Deed

(CORPORATE FORM)

THE GRANTOR HOLLY NORTHWEST DEVELOPMENTS, LTD., A Washington Corporation

for and in consideration of TEN DOLLARS and Other Valuable Consideration

in hand paid, conveys and warrants to THE HOUSING AUTHORITY OF SNOHOMISH COUNTY

the following described real estate, situated in the County of Snohomish, State of Washington:

The West one half of Tract 15, in the Plat of Scriber Lake Homes, as recorded in Volume 10 of Plats, page 57, records of Snohomish County Auditor, State of Washington.

Except the South 207 feet thereof and,

Except the North 10 feet thereof conveyed to the City of Lynnwood by deed recorded under Auditor's File No. 2076901.

Together with an easement for electrical power as granted over adjacent property by Snohomish County Recording No. 8108200110.

IN WITNESS WHEREOF, said corporation has caused this instrument to be executed by its proper officers and its corporate seal to be hereunto affixed this 5th day of October, 1981

NO SALES TAX REQUIRED
11665
OCT 6 - 1981

HOLLY NORTHWEST DEVELOPMENTS, LTD.

By *William E. Barrett*
Vic. President.

By _____
Secretary.

STATE OF WASHINGTON
County of Snohomish
By *William E. Barrett*
Deputy

On this 5th day of October, 1981, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

William E. Barrett
to me known to be the Vice-President and Secretary, respectively, of Holly Northwest Developments Ltd.

the corporation that executed the foregoing instrument, and acknowledged the said instrument to be a voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on my part authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written

Lee B. Tenney
Notary Public in and for the State of Washington
residing at Everett

RECORDED AT THE REQUEST OF
AND AFTER RECORDING RETURN TO:

Pacifica Law Group LLP
Attention: John S. De Lanoy
1191 Second Avenue, Suite 2000
Seattle, Washington 98101

USE AGREEMENT

Grantor: Housing Authority of Snohomish County, a
public body corporate and politic of the State
of Washington **1ST AM**
716694 ⑧

Grantee: United States of America, acting by and
through the Secretary of Housing and Urban
Development

Abbreviated Legal Description: Pnt Tract 15, Scriber Lake Homes, Vol. 10, P.
57 - Official Legal on Exhibit A

Assessor's Tax Account #s: 005653-000-015-02 and
005653-000-015-05

Reference # (If applicable): N/A

201509010140

USE AGREEMENT

THIS USE AGREEMENT (this “**Use Agreement**”) is made, as of September 1, 2015 (the “**Effective Date**”), by and between the HOUSING AUTHORITY OF SNOHOMISH COUNTY (“**HASCO**”), a public body corporate and politic of the State of Washington, and the UNITED STATES OF AMERICA, ACTING BY AND THROUGH THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, Washington D.C. (“**HUD**”).

RECITALS:

A. HASCO is the owner of that certain real property located in Snohomish County, Washington, as more particularly described in Exhibit A attached hereto and made a part hereof (“**Real Property**”), consisting of one property with twenty-five (25) dwelling units (such units and other functionally related improvements on the real property, together with the real property, shall be collectively referred to herein as the “**Project**”), located at 5714 - 5722 200th Street Southwest, Lynnwood, Washington 98036.

B. Pursuant to the Section 18 of the U.S. Housing Act of 1937, as amended and any successor legislation (the “**Act**”), the HUD Special Applications Center (“**SAC**”) approved HASCO’s Application #DDA0005904 (originally filed as Application #DDA0004415) (the “**Application**”) for the disposition of 210 public housing units (which included the Project) and all associated appurtenances, relating to Project Number WA039001001 (the Application, together with any other documents evidencing HUD’s approval of the transaction contemplated by the Application, the “**HUD Approval Documents**”).

C. HASCO has leased the Project to Housing Development Company of Snohomish County, LLC, a Washington limited liability company (“**HDCSC**”), for a term ending July 31, 2016 (“**Lease Period**”) pursuant to Amendment #2 to that certain Lease Agreement, dated July 1, 2015, by and between HASCO and HDCSC (the “**Lease Agreement**”).

D. As a condition of HUD’s disposition approval, in order to ensure the Project is preserved as an affordable housing resource, HASCO has agreed that the Project shall be subject to certain rental restrictions and other requirements, as set forth herein.

NOW, THEREFORE, in consideration of the foregoing and the mutual promises set forth herein, the parties hereto, for themselves and for their respective successors and assigns, hereby agree as follows:

1. Incorporation of Recitals. The foregoing recitals are hereby incorporated by reference as if fully set forth herein.

2. Definitions.

a. “**Area Median Income**” shall mean the median gross income for a person or a family, as applicable, as from time to time calculated and released by HUD, based on the median income for the Seattle-Tacoma-Bellevue, WA Metropolitan Statistical Area

(hereinafter called the "MSA"). If the Area Median Income for the MSA is no longer released at least annually by HUD, then the median income calculation which most closely approximates the aforesaid calculation, based on available data, as if it had been recalculated annually, shall be substituted as the Area Median Income for all purposes under this Use Agreement, and in such event, the parties hereto shall acknowledge in writing the utilization of such substitute median income calculation.

b. **"Current Tenants"** shall mean those tenants who are lawfully in residence at the property identified on Exhibit A as of the Effective Date. Current Tenants shall not include any persons defined below as "New Tenants."

c. **"New Tenants"** shall mean those tenants who lawfully begin residence at the property identified on Exhibit A after the Effective Date. New Tenants never become Current Tenants.

3. **Term.** This Use Agreement shall remain in effect for a period beginning on the Effective Date and ending on August 31, 2045 (the "**Term**").

4. **Use Restriction.** Throughout the Term, the Project shall be used solely as rental housing as described herein. No unit shall be rented to any New Tenant whose annual income exceeds eighty percent (80%) of the Area Median Income at the time of the New Tenant's initial occupancy of the unit. Each prospective New Tenant, prior to admission to the Project, shall provide a certification of income signed by such New Tenant (collectively, the "**Income Certifications**"). HASCO will make a reasonable effort to certify (or to cause to be certified) the accuracy of the Income Certification made by the New Tenant, and the executed New Tenant's Income Certification shall be maintained on file for a period of not less than three (3) years. HUD (or such third party as HUD may, in its sole discretion, determine to give the monitoring function under this Use Agreement) shall upon written request be provided with copies of all New Tenant Income Certifications, and such other documents as may be reasonably required to evaluate compliance with the terms of this Use Agreement.

5. **Displacement Prohibition.** No Current Tenant shall be displaced, except for good cause, and no Current Tenant shall be required to relocate on the basis of his or her income.

6. **Tenant Selection.** Unless units are designed primarily for occupancy by elderly persons, no person or persons shall be discriminated against in the tenant selection process by reason of the fact that there are children in the family.

7. **Civil Rights Requirements.** HASCO will ensure compliance with the provisions of any applicable federal, state or local law prohibiting discrimination in housing on the basis of race, color, religion, creed, sex, national origin, handicap, or familial status, including but not limited to: Title VI of the Civil Rights Act of 1964 (P.L. 90-284, 82 Stat. 73), the Fair Housing Act of 1968, as amended (42 U.S.C. §3601 *et seq.*; 24 CFR 100 *et seq.*), Executive Order 11063, and all requirements imposed by or pursuant to the regulations of the HUD implementing

these authorities, including, but not limited to, 24 CFR Parts 1, 100, 107 and 110, and Subparts I and M of Part 200.

8. Violations and HUD's Remedies. If HUD determines that any of the terms of this Use Agreement have been violated, HUD shall notify HASCO of its determination and HASCO shall have thirty (30) calendar days after receipt of such notification in which to cure the violation, except that if cure is not practicable within thirty (30) days, HASCO and HUD shall work together to design and implement a plan to cure the violation. Failure to cure the violation within a reasonable time acceptable to HUD shall be deemed to be a default hereunder. The parties further agree that upon any default under this Use Agreement, HUD may apply to any court, state or federal, for specific performance of this Use Agreement. In the event that during the Lease Period HDCSC fails to develop and use the Project as outlined in HUD's Approval Documents, all of HDCSC's interests in the Project and the Lease Agreement shall automatically terminate.

9. Covenants to Run with Land. HASCO hereby subjects the Real Property to the covenants, reservations and restrictions set forth in this Use Agreement. HASCO hereby declares its express intent that the covenants, reservations and restrictions set forth herein shall be deemed covenants running with the land to the extent permitted by law and shall pass to and be binding upon the successors in title to the Real Property throughout the Term. Each and every contract, deed, mortgage or other instrument hereafter executed covering or conveying the Real Property or any portion thereof shall conclusively be held to have been executed, delivered and accepted subject to such covenants, reservations and restrictions, regardless of whether such covenants, reservations and restrictions are set forth in such contract, deed or other instrument. HUD hereby agrees that, upon the request of HASCO made on or after the expiration of the Term, HUD shall execute a recordable instrument approved by HUD for purposes of releasing this Use Agreement of record. All costs and expenses relating to the preparation and recording of such release shall be paid by HASCO.

10. No Conveyance, Transfer or Assignment of Project or Leasehold Estate Without HUD Approval. HASCO has required that HDCSC agree, in the Lease Agreement, and the Lease Agreement so requires, that HDCSC will not transfer, assign or encumber its interest in the Project without the prior written consent of HUD. HASCO further covenants that it will not transfer, assign or encumber its interest in the Lease Agreement and, after the Lease Agreement expires, will not transfer, assign or encumber its interest in the Project (other than for security purposes) without the prior written consent of HUD.

11. Superiority. The parties hereto understand and agree that, notwithstanding any provisions contained in this Use Agreement, or any other instrument or agreement affecting the Real Property, the restrictions and covenants hereunder are not intended by the parties hereto to either create a lien upon the Real Property, or grant any right of foreclosure, under the laws of the jurisdiction where the Real Property is located, to any party hereto or third party beneficiary hereof upon a default of any provision herein, rather they are intended by the parties hereto to constitute a restrictive covenant that is filed of record prior in time to any instrument or

agreement granting a security interest in the Real Property, and that, notwithstanding a foreclosure or transfer of title pursuant to any other instrument or agreement, the restrictive covenants and provisions hereunder shall remain in full force and effect.

12. Other Agreements. HASCO represents and warrants that it has not and will not execute any other agreements with provisions contradictory or in opposition to the provisions of this Use Agreement and that, in any event, the provisions of this Use Agreement are paramount and controlling as to the rights and obligations set forth herein and supersede any other conflicting requirements.

13. Binding Effect. Upon conveyance of the Real Property during the Term, HASCO shall require its successor or assignee to assume its obligations under this Use Agreement. In any event, this Use Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and/or assigns.

14. Amendment. This Use Agreement may not be modified except by an instrument in writing executed by each of the parties that are signatories hereto. Notwithstanding the foregoing, this Use Agreement may be amended to add additional real property to Exhibit A, or subject additional real property to this Use Agreement, by an amendment executed solely by HASCO.

15. Severability. Notwithstanding anything herein contained, if any one or more of the provisions of this Use Agreement shall for any reason whatsoever be held to be illegal, invalid or unenforceable in any respect, such illegality, invalidity or unenforceability shall not affect any other provision of this Use Agreement, but this Use Agreement shall be construed as if such illegal, invalid or unenforceable provision had never been contained herein.

16. Recording. HASCO, for itself, its successors and assigns, hereby agrees and acknowledges that this Use Agreement shall immediately be recorded by HASCO, at no expense to HUD, in the appropriate land records office and a copy of this Use Agreement shall be returned to HUD as soon as possible following recordation.

17. Headings. The headings and titles to the sections of this Use Agreement are inserted for convenience only and shall not be deemed a part hereof nor affect the construction or interpretation of any provisions hereof.

18. Governing Law. This Use Agreement shall be governed by all applicable federal laws and the laws of the state in which the Real Property is located.

19. Counterparts. This Use Agreement may be executed in any number of counterparts, all of which counterparts shall be construed together and shall constitute but one agreement.

20. Signatory Authority. Any person signing this Use Agreement on behalf of a party represents that he or she has the authority to bind the party for whom he or she is signing.

EXHIBIT A

Legal Description

5714 – 5722 200TH AVENUE W, LYNNWOOD, WA 98036

**THE WEST ONE HALF OF TRACT 15 OF SCRIBER LAKE HOMES, ACCORDING TO THE PLAT
RECORDED IN VOLUME 10 OF PLATS, PAGE 57, IN SNOHOMISH COUNTY, WASHINGTON;**

EXCEPT THE SOUTH 207 FEET THEREOF;

**AND EXCEPT THE NORTH 10 FEET THEREOF AS CONVEYED TO THE CITY OF LYNNWOOD BY
DEED RECORDED UNDER RECORDING NO. 2076901.**

2076887
718W
85C

CONSTRUCTION & SLOPE EASEMENT

THE UNDERSIGNED GRANTORS, VIDA M. WHITELEY, a widow and _____, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, do hereby grant, convey and transfer unto the CITY OF LYNNWOOD, a municipal corporation, and its agents, a permanent easement, including the perpetual right to enter upon the real estate hereinafter described, at any time that it may deem fit, and construct, maintain, repair a slope easement over, across and through the lands hereinafter described, and to construct retaining walls thereon; and the further right to remove trees, bushes, undergrowth and other obstructions interfering with the location, construction and maintenance of said slope easement.

The easement hereby granted is located in the County of Snohomish, state of Washington, and is more particularly described as follows: The West 35 feet of the South 10 feet of North 20 feet of the following described property:

Parcel A: The West half of Tract 15, Scriber Lake Homes, according to plat thereof recorded in Volume 10 of Plats, pg 57, records of Snohomish County, Washington; EXCEPT the West 80 ft of the South 207 ft thereof.

Nothing herein contained shall in any way be construed to prohibit the grantors from using said property as they deem fit, or to construct improvements thereon, so long as the use by grantors does not aggravate the conditions for which this easement is granted, to-wit: To ensure the structural integrity and reduce maintenance of operation of the public street and sidewalk abutting said easement.

DATED this 21 day of January, 1969.

Vida M. Whiteley

STATE OF WASHINGTON: ss.
COUNTY OF SNOHOMISH:

On this day personally appeared before me Vida M. Whiteley and _____, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 21 day of January, 1969.

[Signature]
NOTARY PUBLIC in and for the State of Washington residing at _____

2076887

RIACH & GEBE
ATTORNEYS AT LAW
8308 - 126TH S. W.
P. O. BOX 1087
LYNNWOOD, WASH.
PR 6-0181

OFFICIAL RECORDS
VOL. OF PAGE RECORDED
RIACH & GEBE
1969 FEB 7 AM 11 40
STANLEY DUEK, CLERK
SNOHOMISH COUNTY, WASH.
DEPUTY
Arlene M. [Signature]

PROPERTY TAX
PAID
1969 - 1970
[Signature]
Deputy

OFFICIAL RECORDS Vol 288 PAGE 264

FEB 7 - 1969

P.O. 1919
Tax 98499

Sam J. Kim, husband and wife owners of the following described real estate:

Parcel 3 of plat recorded under Auditor's File No. 791160152 and corrected by document recorded under Auditor's File No. 791160222-
more particularly described as follows: the south 270 feet of the east half of tract 15, Scriber Lake Homes, according to the plat recorded in Volume 10 of plats, Page 57, records of Snohomish County, Washington.

EXCEPT the east 70.5 feet of the east half of the south 146.5 feet of said tract 15, Scriber Lake Homes; and
EXCEPT the west 70.5 feet of the east half of the south 146.5 feet of said tract 15, Scriber Lake Homes; and
EXCEPT the south 10.00 feet of the remainder deeded for road under Auditor's File No. 2124131;

Subject to an access and utility easement described as follows:
The north 136.50 feet of the south 146.5 feet of said tract 15; except the east 70.5 feet of the east half of said tract 15 and except the west 70.5 feet of the east half of said tract. Situate in the County of Snohomish, State of Washington.

for valuable consideration, receipt of which is hereby acknowledged, grant and convey to Holly Northwest Development, Ltd. owners of the following described abutting real estate:

The west one-half of tract 15, in the plat of Scriber Lake Homes, as recorded in Volume 10 of plats, Page 57, Records of Snohomish County Auditor, State of Washington.

EXCEPT the south 207 feet thereof and
EXCEPT the north 10 feet thereof conveyed to the City of Lynnwood by deed recorded under Auditor's File No. 2076901.

an easement described as follows:

Commencing at the southeast corner of grantee's property herein described; and, proceeding due north along the common property line 10 feet; and, proceeding east 10 feet; and, proceeding south 25 feet; and, proceeding west 10 feet; and, proceeding north 15 feet to the true point of beginning.

Said grant includes the right, privilege, and authority to construct, repair, and maintain an easement for electrical power across, over, and upon the above described 250 square feet of land specifically from the local P.U.D.'s vault No. 8543 existing on grantors' property herein described and abutting subject easement.

Grantors and grantee hereby agree to make no use of the land occupied by subject power easement except for landscaping, parking, or other reasonable use acceptable to local P.U.D. in authority.

RECORDED

AUG 20 AM 11:42

HENRY S. WAHLEN, AUDITOR
SNOHOMISH COUNTY, WASH.

DEPUTY
Michael J. Smith

-1-

NO SALES TAX
REQUIRED

AUG 20 1981

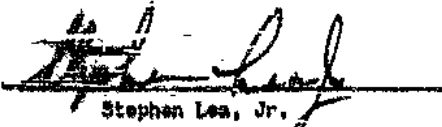
BY *[Signature]*
Deputy

8108200 103

VC: 1720 PAGE 1443

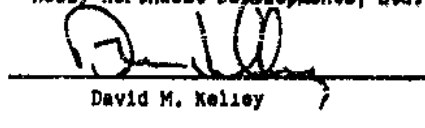
... or master condition
... hook up of subject electrical

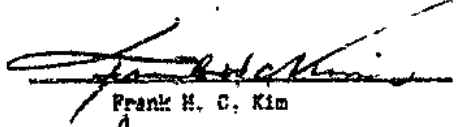
... will save Grantee's liability from all claims and expenses arising by
reason of the existence of this agreement or Grantee's activities on the
project.

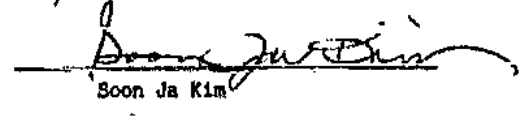

Stephen Lea, Jr.

Holly Northwest Developments, Ltd.


Judge L. Lea


David M. Kelley


Frank H. C. Kim


Soon Ja Kim

810 8200 103

Vol 1720 PAGE 1444

STATE OF WASHINGTON

On this 18th day of August, 1981, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared STEPHEN LEA, JR., JUDITH L. LEA, and JOHN H. O. KIM, and JOHN DA ERI on me known to be the individuals described, and they executed the foregoing instrument, and acknowledged to me that they signed and sealed the said instrument to be the free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

Cynthia Bartholomew
NOTARY PUBLIC in and for the State
of Washington, residing at Seattle



STATE OF WASHINGTON)
) ss.
County of _____)

On this _____ day of _____, 1981, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ and _____ to me known to be the President and Secretary, respectively, of NORTH NORTHWEST DEVELOPMENTS, LTD. the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath state that they are authorized to execute the said instrument and that the seal affixed (if any) is the corporation seal of said corporation.

WITNESS my hand and official seal hereto affixed the day and year first above written.

NOTARY PUBLIC in and for the State
of Washington, residing at _____

810 8200 103

EASEMENT FOR UNDERGROUND

E 14299

THIS INSTRUMENT made this 14th day of August, 1981, by and between Holly Northwest Developments, LLC

hereinafter referred to as Grantor; PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY,

hereinafter referred to as Grantee, and hereinafter referred to as Mortgagee. WITNESSETH:

WHEREAS, Grantor is the owner of certain lands and premises situated in the County of Snohomish State of Washington, described as follows:

The West half of Lot 15, Scriber Lake Homes, according to plat thereof recorded in Volume 10 of Plats, page 57, records of Snohomish County, Washington; EXCEPT the South 207 feet; and also EXCEPT the North 10 feet thereof as conveyed to City of Lynnwood under Auditor's File No. 2076901.

7410106014

Official Stamp

1981 SEP - 1 MR 06

RECORDED

AND WHEREAS, Grantee is desirous of acquiring certain rights and privileges across, over, under and upon the said lands and premises;

NOW, THEREFORE, Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, hereby conveys and grants to the Grantee, its successors and assigns and its permittees and licensees the perpetual right, privilege, and authority to construct, erect, alter, improve, repair, operate and maintain an underground electric transmission and distribution line, consisting of transmission and distribution wires, transformers, pedestals, telephone communication wires, and other necessary or convenient appurtenances, across, under and upon the following described lands and premises situated in the County of Snohomish State of Washington, to-wit:

That portion of the above-described property being a strip of land 10 feet in width lying 5 feet on each side of the centerline of the electrical facilities situated therein and located approximately as shown in red on Exhibit "A" attached hereto and by reference made a part hereof.

NO SALES TAX REQUIRED

AUG 24 1981

Official Stamp

Grantor hereby conveys and grants from said lands across adjacent lands of the Grantee for the purpose of construction, maintenance, repair, patroling and operating said line, and the right of any title to improve said lands and premises... Grantor and mortgagee hereby granted shall continue to be in force until such time as the Grantee, its successors and assigns... shall have been satisfied the day and year first above written.

7410106014

VOL 1771 PAGE 2540

STATE OF WASHINGTON
COUNTY OF

I, the undersigned, a Notary Public, do hereby certify that on this _____ day of _____ 19____ personally appeared before me _____ and _____

his wife, to me known to be the individual... described in and who executed the within instrument, and acknowledge that _____ signed the same as _____ free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year in this certificate above written.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT _____

STATE OF WASHINGTON,
COUNTY OF

I, the undersigned, a Notary Public, do hereby certify that on this _____ day of _____ 19____ personally appeared before me _____ and _____

his wife, to me known to be the individual... described in and who executed the within instrument, and acknowledged that _____ signed the same as _____ free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year in this certificate above written.

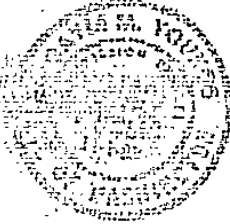
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT _____

(FOR CORPORATE ACKNOWLEDGMENT)

STATE OF WASHINGTON,
COUNTY OF *Pierce* } ss.
I, the undersigned, a Notary Public, do hereby certify that on this _____ day of _____ 19____ personally appeared before me *DAVID M. KELLEY* _____ and _____ *DAVID M. KELLEY* _____ to me known to be the _____ *DAVID M. KELLEY* _____ free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and that the said _____ and _____ were authorized to execute said instrument, and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year above written.

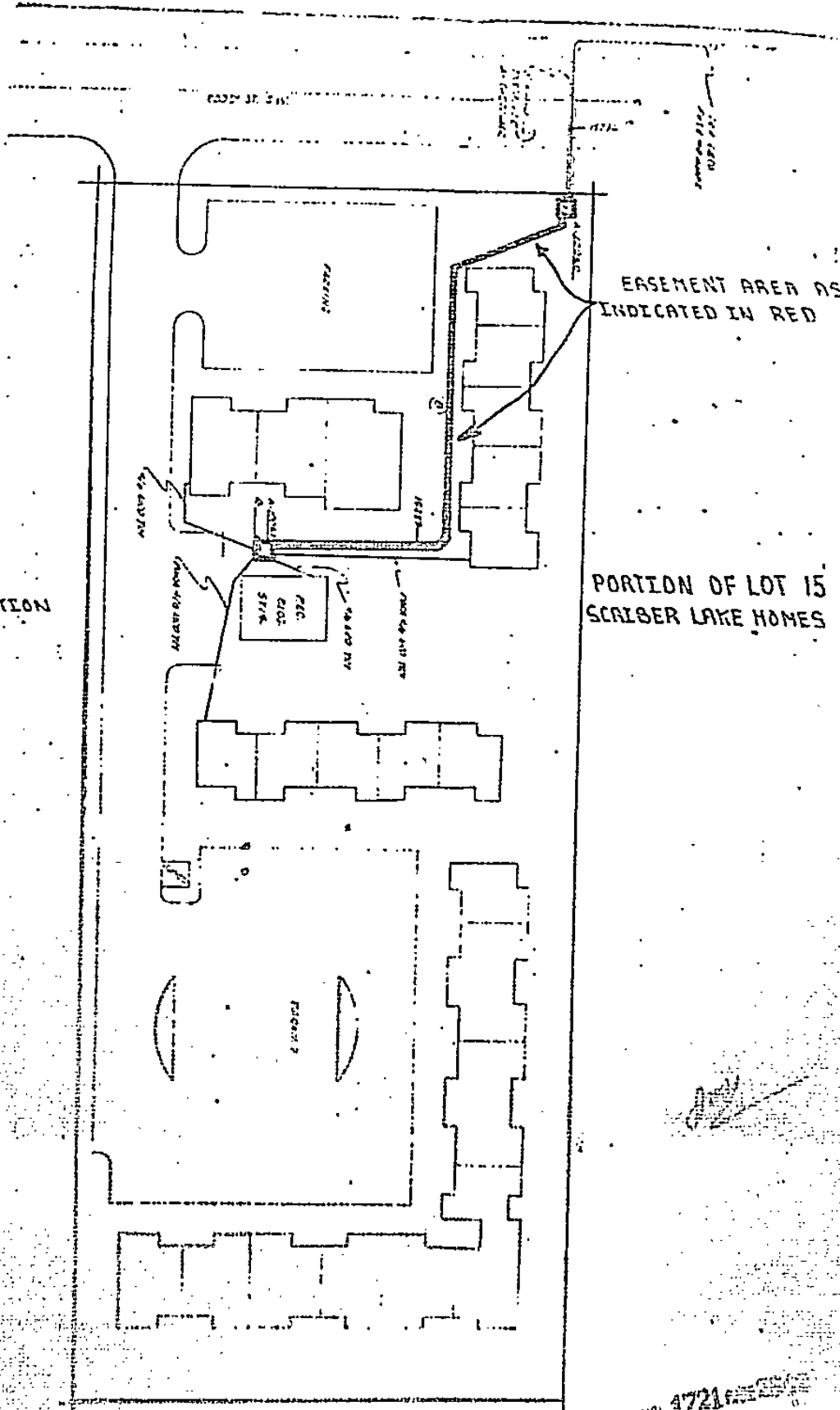
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT _____



RECORDED
INDEXED
SERIALIZED
FILED
FEB 10 1991
CLERK OF SUPERIOR COURT
SNOHOMISH COUNTY
NO 1721-00-0541

0901014

EXHIBIT "A"



EASEMENT AREA AS INDICATED IN RED

PORTION OF LOT 15 SCRIBER LAKE HOMES



SCALE REDUCTION

0109010141

VOL 1721


**NO EXCISE TAX
REQUIRED**

AUG 02 2016

KIRKE SIEVERS, Snohomish County Treasurer

By KIRKE SIEVERS

RETURN TO:
Comcast Cable
4020 Auburn Way N
Auburn, WA 98002
Attn: Xfinity Communities


201608040110 6 PGS
08/04/2016 9:44am \$78.00
SNOHOMISH COUNTY, WASHINGTON

SNOHOMISH


* 3 1 0 0 C 0 1 2 R E C 2 0 1 6 0 1 *

Document Title(s): Grant of Easement PINEWOOD APARTMENTS	3100 C012
Grantor(s): HOUSING AUTHORITY OF SNOHOMISH COUNTY	
Grantee: Comcast Cable Communications, LLC	
LEGAL DESCRIPTION (abbreviated: i.e. lot, block, plat OR section, township, range, qtr S: 21 T: 27N R: 04E Q: NW SCRIBER LAKE HOMES BLK 000 D-02 - W1/2 TR 15 LESS S 207FT & LESS E 80FT OF N 280FT & LESS N 10FT THOF V288/278 TO CITY OF LYNNWOOD Additional legal is on page ____ of document.	
Assessor's Property Tax Parcel/Account Number 00565300001502	
Property Tax Parcel ID is not yet assigned. Additional parcel numbers on page ____ of document.	

NO MONETARY COMPENSATION PROVIDED FOR EASEMENT

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

GRANT OF EASEMENT

This Grant of Easement (this "Easement") dated January 1, 2016, is made by and between Comcast Cable Communications, LLC, with an address of, 4020 Auburn Way N, Auburn WA 98002 its successors and assigns, hereinafter referred to as "Grantee" and Housing Authority of Snohomish County, with an address of 12625 4TH Avenue W STE 200 , Everett ,WA 98204 hereinafter referred to as "Grantor."

The Grantor and the Grantee are parties to a(n) Services Agreement dated January 1, 2016, pursuant to which the Grantee provides certain broadband communications services to the Premises described below.

In consideration of One Dollar (\$1.00), the Grantor(s), owner(s) of the Premises described below, hereby grant(s) to the Grantee, its successors and assigns, a non-exclusive easement in gross and right-of-way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system (hereinafter referred to as the "Company Wiring") consisting of wires, underground conduits, cables, pedestals, vaults, and including but not limited to above ground enclosures, markers and concrete pads or other appurtenant fixtures and equipment necessary or useful for distributing broadband services and other like communications, in, on, over, under, across and along that certain real property (the "Premises") located at 5720 200TH STREET SW ,, LYNNWOOD, WA 98036 in Snohomish County , Washington described as follows:

LEGAL DESCRIPTION:

(See Attached)

The Grantor(s) agree(s) for itself and its heirs and assigns that the Company Wiring on the Premises, subject to the terms of the Service Agreement, shall be and remain the personal property of the Grantee and may not be altered, obstructed or removed without the express written consent of the Grantee. The Grantee, and its contractors, agents and employees, shall have the right to trim or cut trees and/or roots which may endanger or interfere with said Company Wiring and shall have free access to said Company Wiring and every part thereof, at all times for the purpose of exercising the rights herein granted; provided, however, that in making any excavation on said Premises of the Grantor, the Grantee shall make the same in such manner as will cause the least injury to the surface of the ground around such excavation, and shall replace the earth so removed by it and restore the area to as near the same condition as it was prior to such excavation as is practical. This Easement shall run with the land for so long as the Grantee, its successors or assigns provides broadband service to the Premises. This Easement is subject and subordinate to all leases, mortgages, and or/deeds of trust which may now or hereafter affect the Premises and to all renewals, modifications, consolidations, replacements and extensions thereof (collectively, "Financing Documents"). This clause shall be self-operative and no further instrument of subordination shall be required by any mortgagee, trustee, lessor or lessee. Notwithstanding the foregoing, the Grantee's obligation to subordinate this Easement to any Financing Documents is subject to and contingent upon satisfaction of such mortgagee's, trustee's, or lessor's obligation to recognize and not disturb the Grantee's rights and obligations under this Easement; provided, however, that in the event of a judicial or non-judicial foreclosure

of the Premises by any mortgagee or trustee under any Financial Documents, this Easement shall be deemed to be subordinate (and not subject to the foregoing contingency) to such Financing Documents and may be terminated, at the election of such mortgagee or trustee, in accordance with applicable foreclosure statutes.

IN WITNESS WHEREOF, the parties hereto have caused this Easement to be executed by their duly authorized representatives as of the date first written above.

GRANTOR

WITNESS/ATTEST:

Housing Authority of Snohomish County

Name: _____

By: 
Name: Bob Davis
Title: Executive Director

GRANTEE

ATTEST:

Comcast Cable Communications, LLC

Name: _____

By: 
Name: Vicky Oxley
Title: Vice President, Sales & Marketing, Washington Region

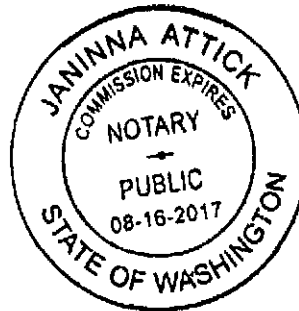
STATE OF Washington)
) ss.
COUNTY OF Snohomish)

The foregoing instrument was acknowledged before me this 23rd day of December, 2015 by Bob Davis, the Executive Director of Housing Authority of Snohomish County, on behalf of said entity. He/she is personally known to me or has presented _____ (type of identification) as identification and ~~did~~ did not take an oath.

Witness my hand and official seal.

Janinna Attick
Janinna Attick Notary Public
(Print Name)

My commission expires: 8/16/2017



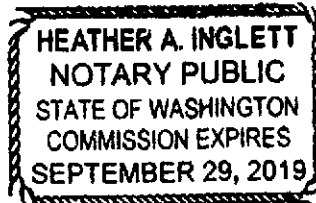
STATE OF WA)
) ss.
COUNTY OF King)

The foregoing instrument was acknowledged before me this 27 day of April, 2016 by Vicky Oxley, the Vice President, Sales & Marketing, Washington Region of Comcast Cable Communications, LLC, on behalf of said entity. He/She is personally known to me or has presented _____ (type of identification) as identification and did/did not take an oath.

Witness my hand and official seal.

~~Heather Inglett~~
Heather Inglett Notary Public
(Print Name)

My Commission expires: 9-29-19



GRANT OF EASEMENT
LEGAL DESCRIPTION

Pinewood Apartments
5720 20th ST. SW
Lynnwood WA. 98204

Quarter, Section, Township and Range: R04E T27N S21 QNW

Parcel or Tax Account Number(s): 00 5653 000 015 02

Legal Description of Premises

MetroScan Full Legal APN:00 5653 000 015 02

SCRIBER LAKE HOMES BLK 000 D-02 - W1/2 TR 15 LESS S 207FT & LESS E
30FT OF N 280FT & LESS N 10FT THOF V288/278 TO CITY OF LYNNWOOD



201003080083 5 PGS
 03/08/2010 9:58am \$66.00
 SNOHOMISH COUNTY, WASHINGTON

Return Name and Address:
Company
ATTN: Business Services Group
 14870 NE 95th ST
 Redmond, Wa. 98052

**NO EXCISE TAX
 REQUIRED**

JUL 18 2008

KIRKE SIEVERS, Snohomish County Treasurer

By KIRKE SIEVERS

Please print or type information

Document Title(s) 1. Grant of Easement —Apartment 2.
Grantor(s) 1. Leonard and Dorothy Schrooter 2. JAY KECHLOIAN 3.
Grantee(s) 1. Comcast of California/Colorado/Texas/Washington, Inc. 2. 3.
Legal Description (abbreviated: i.e. lot, block, plat OR section, township, range, qtr.) <p style="text-align: center;">R: D/E T: 27N S: 21 NW QTR</p> <input type="checkbox"/> Additional legal is on page <u>5</u> of document.
Assessor's Property Tax Parcel/Account Number <p>00 5653 000 015 01</p> <input type="checkbox"/> Property Tax Parcel ID is not yet assigned. <input type="checkbox"/> Additional parcel numbers on page _____ of document.

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

GRANT OF EASEMENT

Glenwvood Apartments

This Grant of Easement (the "Easement") is made and entered into this 2ND day of October, 2007 by and between Comcast of California/Texas/Colorado/Washington, Inc., its successors and assigns, hereinafter referred to as "Grantee" and _____, hereinafter referred to as "Grantor".

Grantor and Grantee are parties to a Service Agreement dated 10-2-07, pursuant to which Grantee provides certain broadband communications services to the Premises.

In consideration of One Dollar (\$1.00), Grantor(s), owner(s) of the property described below, hereby grant(s) to Grantee, its successors and assigns, an easement in gross and right-of-way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system (hereinafter referred to as the "System") consisting of wires, underground conduits, cables, pedestals, vaults, and including but not limited to above ground enclosures, markers and concrete pads or other appurtenant fixtures and equipment necessary or useful for distributing broadband services and other like communications, in, on, over, under, across and along that certain real property (the "Property") located in Lynnwood, County of Snohomish, State of Washington described as follows:

LEGAL DESCRIPTION:

(See Attached Exhibit)


Grantor(s) agree for themselves and their heirs and assigns that the System on the Property shall be and remain the personal property of the Grantee and may not be altered, obstructed or removed without the express written consent of the Grantee. The Grantee, and its contractors, agents and employees, shall have the right to trim or cut trees and/or roots which may endanger or interfere with said System and shall have free access to said System and every part thereof, at all times for the purpose of exercising the rights herein granted: provided, however, that in making any excavation on said Property of the Grantor, the Grantee shall make the same in such manner as will cause the least injury to the surface of the ground around such excavation, and shall replace the earth so removed by it and restore the area to as near the same condition as it was prior to such excavation as is practical.

This easement shall run with the land for so long as Grantee, its successors or assigns provides broadband service to the Property.

Executed this 2nd day of OCT, 2007.

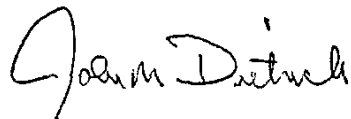
WITNESS/ATTEST:

OWNER:

By: 
Name: JAY KECHORIAN
Title: OWNER

ATTEST:
Inc.

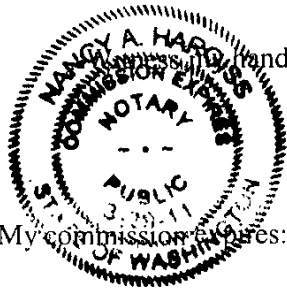
Comcast of California/Texas/Colorado/Washington,

By: 
Name: John Dietrich
Title: VP- North Puget Sound

STATE OF Washington)
) ss.
COUNTY OF King)

The foregoing instrument was acknowledged before me this 2nd day of October, 2007
by Jay Kechloian, of AS owner.

He/she is (personally known to me) or (has presented _____ (type of
identification) as identification and did/did not take an oath.



Witness my hand and official seal.

Nancy A. Harris
Nancy A. Harris Notary Public
(Print Name)

My commission expires: 3-29-11

STATE OF Washington)
) ss.
COUNTY OF King)

The foregoing instrument was acknowledged before me this 7 day of April, 2008
by John Dietrich, of Comcast of California/Texas/Colorado/Washington, Inc.,
on behalf of the corporation. He/She is personally known to me and did not take an oath.

Witness my hand and official seal.

Vanessa Patao
Vanessa Patao Notary Public
(Print Name)

My Commission expires: 12/29/09

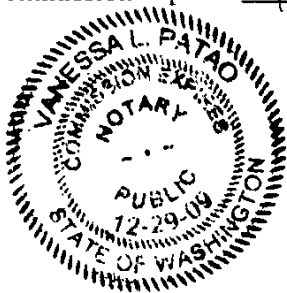


Exhibit A
LEGAL DESCRIPTION

Glenwood Apartments
5710 200th ST SW, Lynnwood, Snohomish County

NW 21 27 4
00-5653-000-015-01

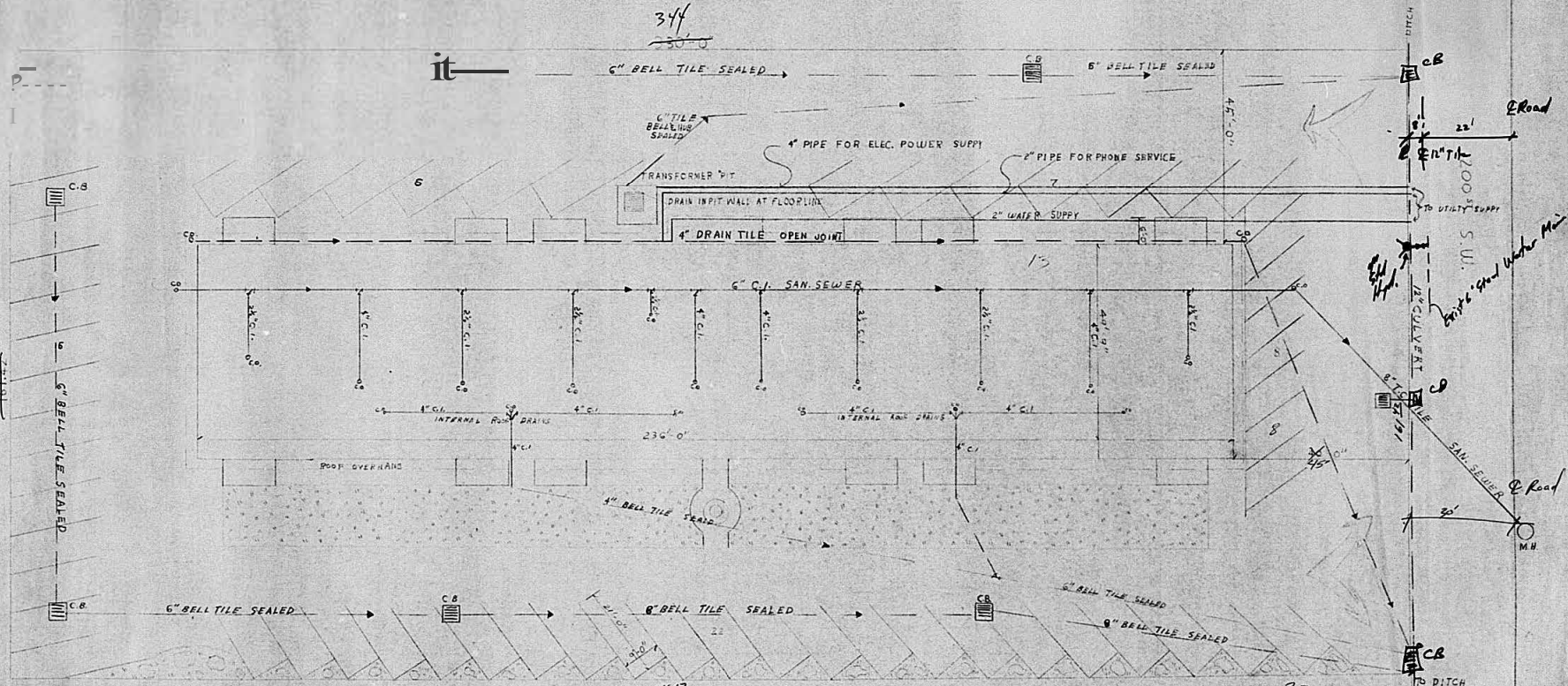
Complete Legal Description

SCRIBER LAKE HOMES BK 000 D-01 - E¹/₂
LOT 15 LESS S 270 FT THOF LESS
PTN DEEDED CITY OF LYN QCD
206-117.

Attachment G - Structures

City plan

72
71.9
22.1
22.4
15



LOT-SQ. FT. 57,108
 BUILDING SQ. FT. 11,800
 PARKING 55 CARS
 32 UNITS
 15 TWO BEDROOM
 17 ONE BEDROOM

LEGAL DESCRIPTION:
 EAST 1/2 OF LOT 15, SCRIBER LANE
 HOMES, ACCORDING TO THE PLOT THERE
 OF RECORDED IN THE RECORDS OF
 SNOHOMISH COUNTY WASHINGTON, EXCEPT
 THE SOUTH 270' THERE OF.

PLOT PLAN SCALE 1/4" = 3'-0"

KEEP FOR CITY

*55 Parking spaces
 55 Rooms
 plus approval landscaping
 J.O.*

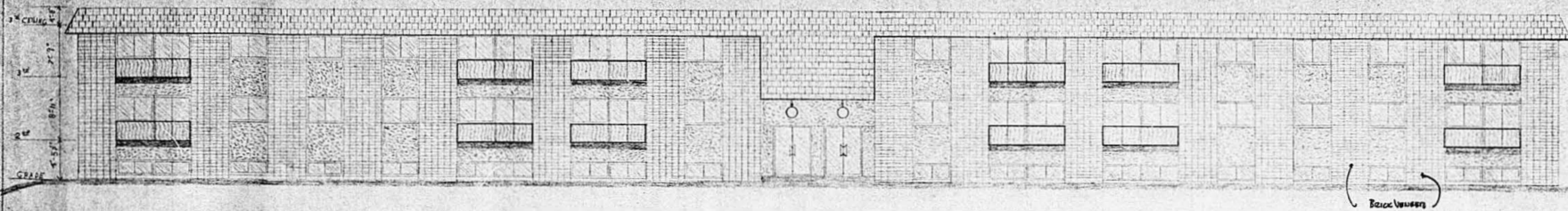
*Approved
 John Oll
 4/15/88*



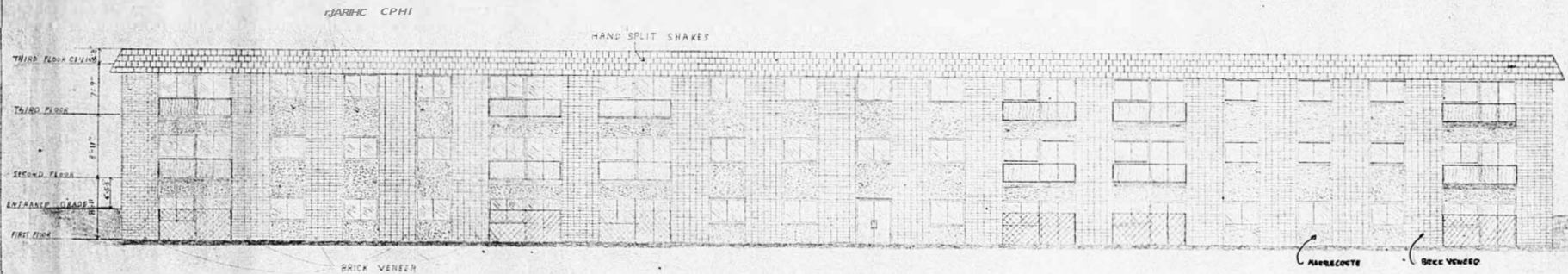
5710 200th St. SW, Lynnwood

32 UNIT APARTMENT	
SCALE: 1/4" = 3'-0"	APPROVED BY
DATE: 2-24-88	DRAWN BY
CENTURY EUILDER, INC.	
PAGE 1	

5712 - 200A



WEST ELEVATION SCALE 1/4" = 1'-0"



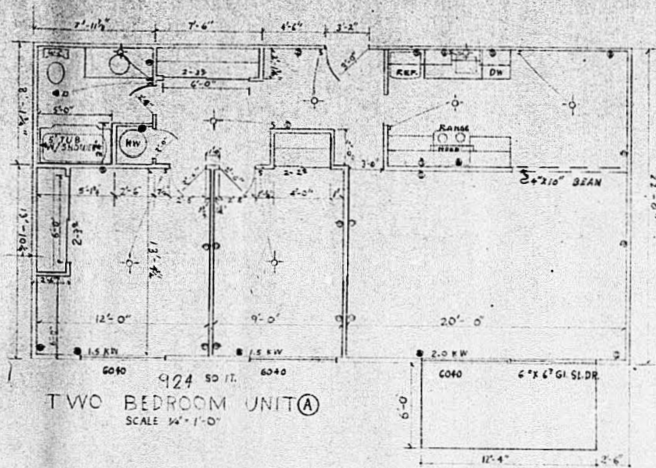
EAST ELEVATION SCALE 1/4" = 1'-0"

5710 200th St. SW, Lynnwood

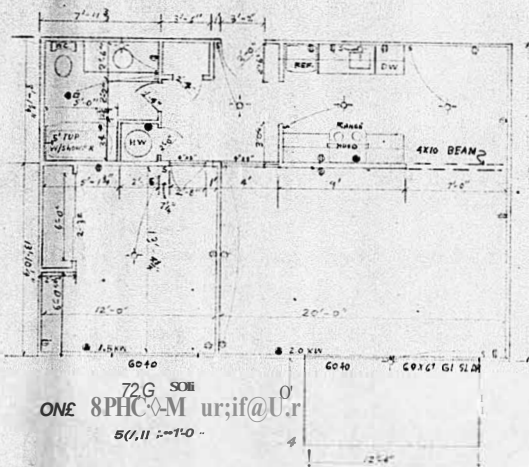
City Plans
M.S.



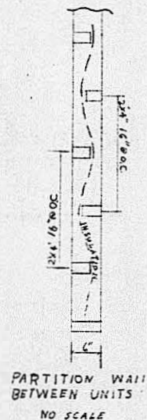
27 UNIT APARTMENT	
SCALE 1/4" = 1'-0"	DATE 1-26-68
CENTURY BUILDERS JK	
PAGE 2	



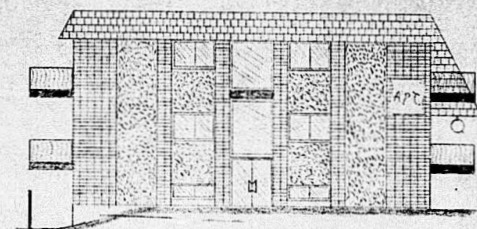
TWO BEDROOM UNIT
SCALE 1/4" = 1'-0"



ONE BEDROOM UNIT
SCALE 1/4" = 1'-0"

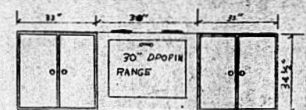


PARTITION WALL
BETWEEN UNITS
NO SCALE



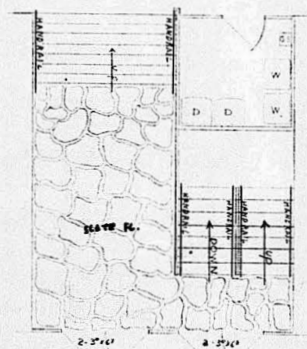
NORTH ELEVATION SCALE 1/8" = 1'-0"

SOUTH UIVA; JUN 3, 1968



KITCHEN CABINETS For All App
NO SCALE

SECOND FLOOR CORRIDOR



WEST ENTRANCE
SCALE 1/4" = 1'-0"

ELECTICAL

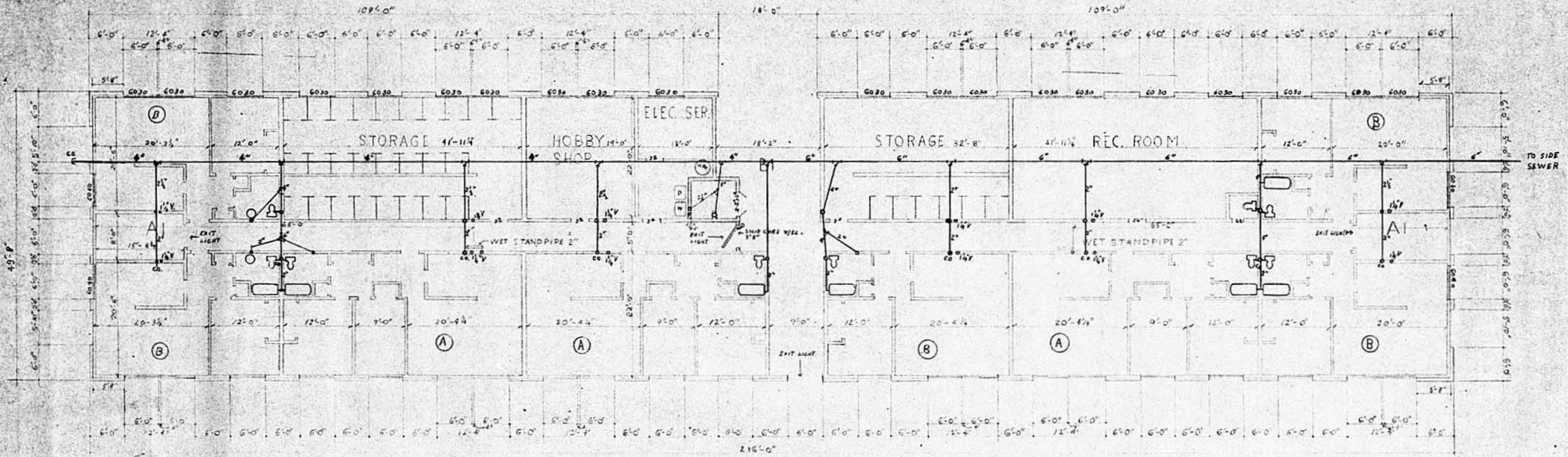
PANEL NO.	TYPE	SIZE	AMOUNT	PRICE	NO.	BY	REMARKS
ONE	1	1	50	2	100	RE	RANGE
BED-	1	1	30	2	210	RE	WATER HEATER
ROOM	2	2	20	2	210	MO	EL. G. & HEAT
UNITS	1	2	20	1	115	APPL	PLUMB
	1	2	20	1	115	DISP.	DISHWASHER
	2	1	20	1	115	LI	LIGHTS & OUTLETS
TWO	1	1	30	2	210	MO	RANGE
BED-	1	1	30	2	210	RE	WATER HEATER
ROOM	3	3	20	2	210	MO	EL. G. & HEAT
UNITS	1	2	20	1	115	APPL	PLUMB
	2	2	20	1	115	DISP.	DISHWASHER
	3	1	20	1	115	LI	LIGHTS & OUTLETS
	1	2	20	1	115	EMER	EMER. EMT. CTS.
	1	3	20	1	115	WATER	WATER HEATER
HOUSE	5	2	20	2	210	EL. G. & HEAT	EL. G. & HEAT
	6	2	20	1	115	WASH	WASHING
	6	3	2	210	16	DRY	DRYERS

FIX.	M.F.G.	CAT. No.	REMARKS
TUBS	AM. STD.	PAGE 07	1/2\"/>
LAVS	"	"	"
SINKS	"	"	"
LAVS	"	"	"
SINKS	"	"	"

5710 200th St. SW, Lynnwood



33 UNIT APARTMENT
 SCALE 1/4" = 1'-0" APPROVED BY: [Signature] DRAWN BY: ALP
 DATE: 5-16-68
 CENTURY BUILDERS INC.
 PAGE 3



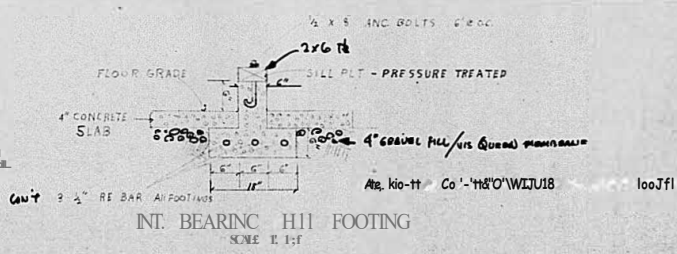
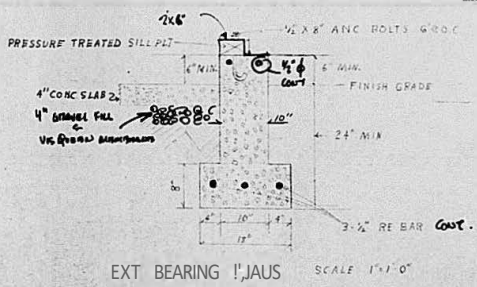
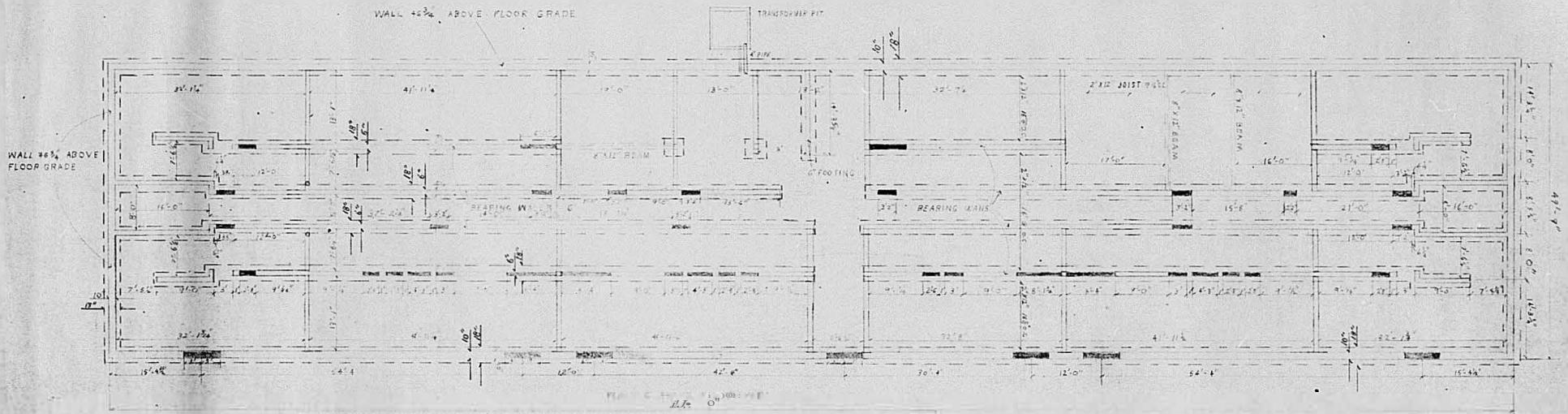
FIRST FLOOR SCALE 1/8" = 1'-0"

5710 200th St. SW, Lynnwood



32 34 UNIT APARTMENT	
SCALE 1/8" = 1'-0"	DESIGNED BY
DATE 2-26-66	ACE
CENTURY BUILDERS INC.	
PAGE 4	

FOUNDATION PLAN



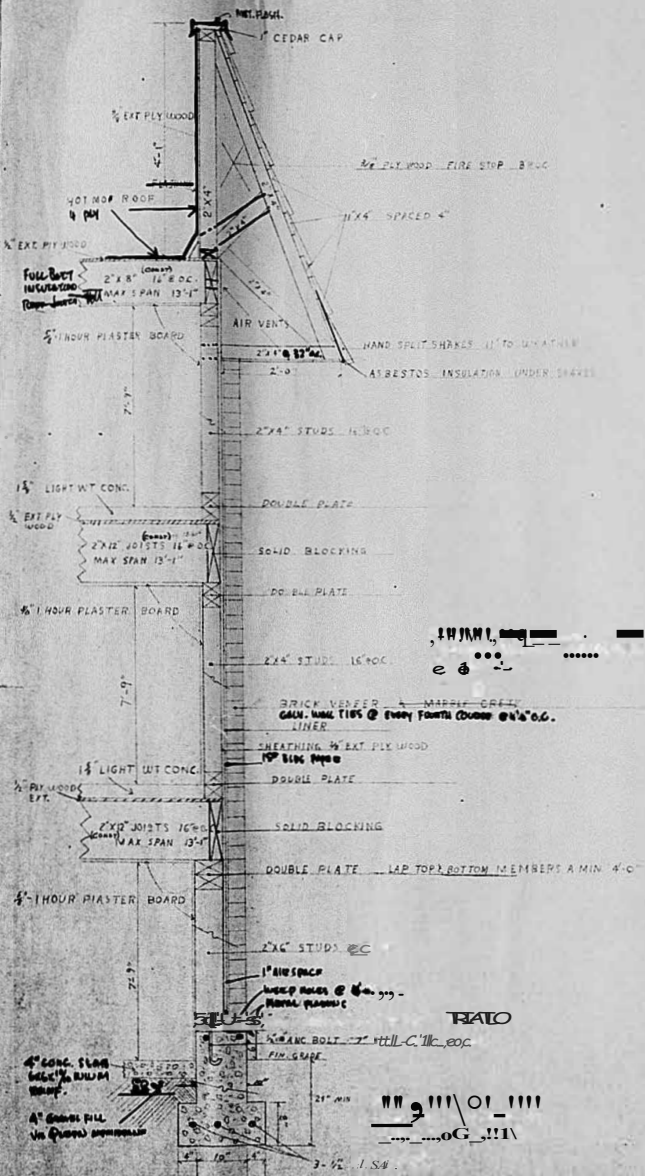
5710 200th St. SW, Lynnwood



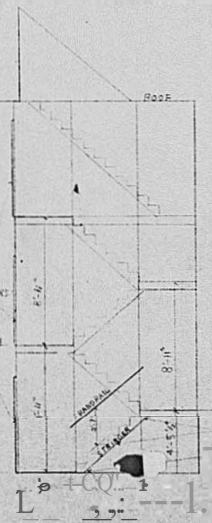
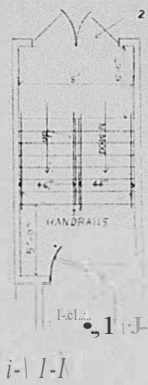
37 UNIT APARTMENT	
SCALE 1/4" = 1'-0"	APPROVED BY: R.E.E.
DATE 2-26-67	DRAWN BY: R.E.E.
CENTURY BUILDERS INC.	
PAGE 6	

5710 200th St SW, Lynnwood

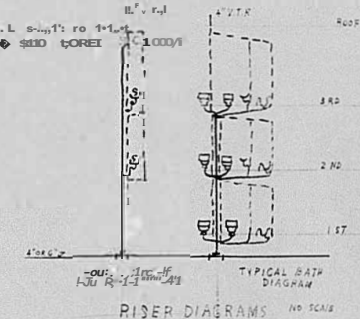
CSJ-11



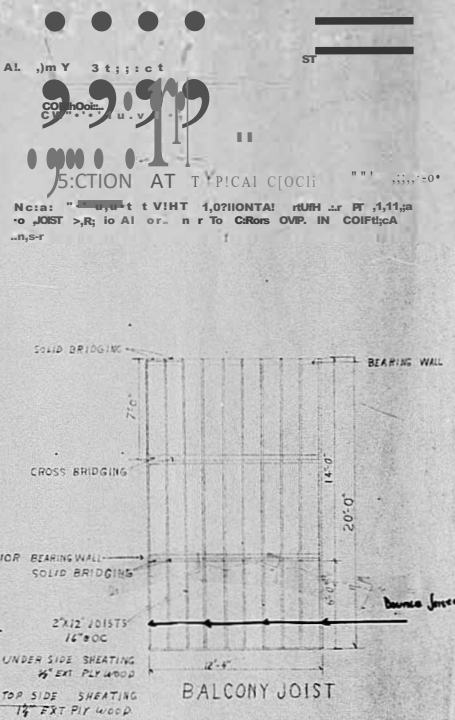
TYPICAL CONSTRUCTION SECTION SCALE 1/8" = 1'-0"



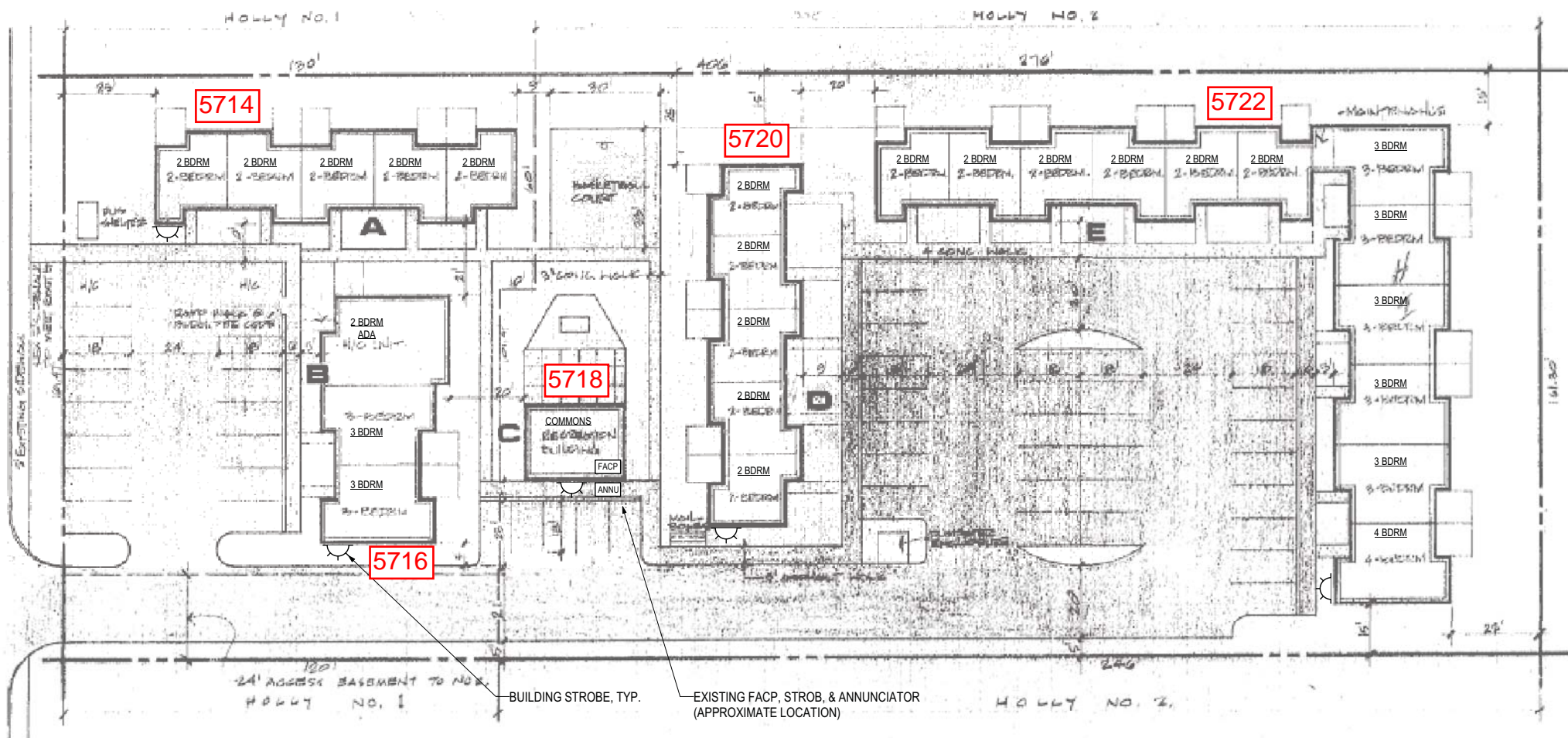
AAI



4" TW 10" 2" NOMINAL THICKNESS
5/8" PLASTER BOARD ALL WALLS, CEILINGS, UNDER STAIRS



37 UNIT APARTMENT	
DATE 3-26-67	APPROVED BY
CENTURY BUILDERS INC	



5714 200th St. SW, Lynnwood



First American

**First American Title Insurance Company
2707 Colby Avenue, Suite 601
Everett, WA 98201**

Exhibit A

File No: 4229-4044857

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Snohomish, State of Washington, described as follows:

THE EAST HALF OF TRACT 15, SCRIBER LAKE HOMES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGE 57, IN SNOHOMISH COUNTY, WASHINGTON;

EXCEPT THE SOUTH 270 FEET THEREOF;

ALSO EXCEPT THE NORTH 10 FEET THEREOF CONVEYED TO THE CITY OF LYNNWOOD, A MUNICIPAL CORPORATION, BY DEED RECORDED APRIL 24, 1968 UNDER RECORDING NO. 2026443.

Situs Address: 5710 200th St SW, Lynnwood, WA 98036

Tax Parcel ID No. 00565300001501 and 00565300001501 and 00565300001501

BUYER

SELLER

BUYER

SELLER



First American

**First American Title Insurance Company
2707 Colby Avenue, Suite 601
Everett, WA 98201**

Exhibit A

File No: 4229-4044834

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Snohomish, State of Washington, described as follows:

THE WEST ONE HALF OF TRACT 15 OF SCRIBER LAKE HOMES, ACCORDING TO THE PLAT RECORDED IN VOLUME 10 OF PLATS, PAGE 57, IN SNOHOMISH COUNTY, WASHINGTON;

EXCEPT THE SOUTH 207 FEET THEREOF;

AND EXCEPT THE NORTH 10 FEET THEREOF AS CONVEYED TO THE CITY OF LYNNWOOD BY DEED RECORDED UNDER RECORDING NO. 2076901.

Situs Address: 5714 200th St SW, Lynnwood, WA 98036
Tax Parcel ID No. 00565300001502 and 00565300001505

BUYER

SELLER

BUYER

SELLER

Dear Timberglen and Pinewood Resident:

The Housing Authority (HASCO) is beginning an application process with the City of Lynnwood to re-zone Timberglen and Pinewood. If this re-zone application is approved, it will eventually lead to the redevelopment of the site. **However, no redevelopment would occur before the summer of 2024. HASCO will keep you informed of the process as soon as we have information to share.** You will be contacted in the future to discuss navigation services to determine what HASCO may be able to do to assist residents with relocation.

Until then, and as part of this process, we would like to invite all the residents living at Timberglen and Pinewood to have a conversation with us. HASCO has contracted with an organization called the Elos Institute. Elos is here to help with the dialogue with local organizations and residents, so that we can create a process that respects and considers different needs. HASCO will be able to use this information to better take care of the people involved in this project.

Members of the HASCO and Elos teams will be on site at the Timberglen Community Office on Monday, February 13th from 6:00 – 7:00 p.m. to explain the methodology of their agency, the scope of the work they will conduct with the community and gather your feedback. Please call 425-290-8499 x 607 to RSVP or for more information regarding.

Thank you,

HASCO Staff



March 2, 2023

Dear Tenant:

You are receiving this letter as a follow-up to our meeting on Monday, February 13th at the Timberglen Community Office. This letter will provide you with a bit more information to help you plan for the upcoming changes.

The Work

By the Summer of 2024, HASCO plans to begin demolition of the Timberglen and Pinewood apartment complexes. Both complexes have exceeded their useful life. This means it has become significantly more expensive to repair everything that needs to be replaced rather than rebuilding the complexes. When deciding what to do, HASCO looked at cost, impacts on tenants like you, and the needs of Lynnwood. After looking at all these issues, HASCO determined that demolishing the complexes and rebuilding was the best option because:

- HASCO has the opportunity to create modern, brand-new units; and
- HASCO has the opportunity to add about 50 additional affordable units in Lynnwood!

What you need to know

HASCO understands receiving a notice like this can feel overwhelming. Moving is a big job! Don't worry; we're here to help. Here is what HASCO is preparing to assist you in this process:

1. **Financial Assistance** → HASCO will pay to assist residents with security deposits, application fees, packing supplies, and movers.
2. **No Rent Increases** → Your rent will not change for the rest of the time you rent at Pinewood or Timberglen.
3. **Housing Navigation** → HASCO has assigned staff members to assist interested residents with locating a new unit and connecting to other services.
4. **Transfer List** → For residents who would like to continue to rent from HASCO, we have created a list to inform them of units as they become available at other HASCO properties.
5. **Return List** → HASCO will contact current Timberglen and Pinewood residents who have expressed they may be interested in returning to the property once the rebuild is complete.

Ways Home. Paths Forward.



(425) 290-8499 Phone • (425) 290-5618 Fax
www.hasco.org • 12711 4th Ave West • Everett, WA 98204



We understand that even with this information, you will still have questions. HASCO is preparing a plan to assist you with relocation. HASCO will host a tenant meeting soon to review this information with you in more detail and field your questions. Please watch for more information from HASCO coming to you via letter and email. **All communications or updates on the redevelopment will come directly from HASCO ONLY. HASCO will NOT use any other people or agencies to communicate with you about the redevelopment.** In the meantime, if you have any general questions about this notice, please contact us at TGPWrezonequestions@hasco.org. If you would like assistance moving now, please contact us at TGPWmovingassistance@hasco.org.

Sincerely,

Duane Leonard

Executive Director, Housing Authority of Snohomish County

Ways Home. Paths Forward.



(425) 290-8499 Phone • (425) 290-5618 Fax
www.hasco.org • 12711 4th Ave West • Everett, WA 98204



Ways Home. Paths Forward.



(425) 290-8499 Phone • (425) 290-5618 Fax
www.hasco.org • 12711 4th Ave West • Everett, WA 98204



RESOLUTION NO. 2463
AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A DISPOSITION PREVENTION PLAN FOR THE RESIDENTS AT TIMBERGLEN AND PINWOOD DUE TO A PROPOSED REZONING OF THE PROPERTIES

WHEREAS, HASCO has identified a need to redevelop the apartment complexes currently known as Timberglen and Pinewood in Lynnwood, WA; and,

WHEREAS, HASCO seeks to prevent the disposition of tenants currently living at Timberglen and Pinewood to the greatest extent possible; and,

WHEREAS, HASCO has allocated \$285,000.00 (up to \$5,000.00 per unit) from the Local Fund budget to pay for costs associated with moving due to the redevelopment; and,

WHEREAS, HASCO has identified staff and allocated staff time for the purpose of offering housing navigation and applying the designated funds to assist residents with moving expenses.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF SNOHOMISH COUNTY hereby authorizes the Executive Director to create a Disposition Prevention Plan to support residents affected by the redevelopment of Timberglen and Pinewood.

DATED, this 21st day of March, 2023.

The Chairperson thereupon declared said motion carried and said Resolution adopted.

Gary Weikel
Gary Weikel (Mar 24, 2023 09:29 PDT)

Gary Weikel, Chairperson

SEAL

ATTEST:

Duane Leonard
Duane Leonard (Mar 23, 2023 13:49 PDT)

Secretary

Ways Home. Paths Forward.





HOUSING AUTHORITY OF SNOHOMISH COUNTY
Ways Home. Paths Forward.

SUPPORTIVE HOUSING SERVICES FOR TIMBERGLEN AND PINEWOOD – POLICY AND PROCEDURE HANDBOOK

TABLE OF CONTENTS		PAGE
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	1.2 Policy	
	1.3 Reference	
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	2.1 Housing Navigation and Supportive Housing Services Overview	3
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	Process Statement	
	Process Steps	
4	<u>Terms & Abbreviations</u>	14
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Policy Title:	Displacement Prevention Plan Policy		
Policy #:	1	Version #:	1.0
Department Held:	Administrative Services		
Approved by:	Director of HR and Administrative Services	Approval Date:	03/21/2023

1. Policy

1.1 Purpose

The purpose of this policy is to provide residents at the Timberglen (TG) and Pinewood (PW) apartment complexes with housing navigation and supportive housing services intended to prevent their displacement due to the demolition of TG and PW.

HASCO staff will use this policy as a plan for the following:

- Identify the type of housing navigation and supportive housing services available to TG and PW residents.
- Identify how those housing navigation and supportive housing services will be delivered to TG and PW residents.
- Facilitate and oversee the delivery of housing navigation and supportive housing services to TG and PW residents.

1.2 Policy

The housing navigation and supportive housing services provided through this Displacement Prevention Plan (DPP) will help families moving from TG and PW to maintain stable housing and to avoid displacement from the demolition of TG and PW. During this transition, the existing TG and PW residents will have access to, and resources related to, the following:

- *Financial Assistance* to assist residents with security deposits, application fees, packing supplies, and movers.
- *No Rent Increases* to ensure rental rates will not change for the rest of the time tenants rent at Timberglen or Pinewood.
- *Housing Navigation* to assist interested residents with locating a new unit and connecting them to other services.
- *Transfer List* for residents who would like to continue to rent from HASCO. This list will inform residents of units as they become available at other HASCO properties.
- *Return List* for current Timberglen and Pinewood residents who would be interested in returning to the property once the rebuild is complete.

1.3 Reference

Resolution No. 2463 Authorizing the Executive Director to Execute a Disposition Prevention Plan for the Residents at Timberglen and Pinewood Due to a Proposed Rezoning of the Properties” – HASCO Board of Commissioners Meeting Minutes – March 21, 2023

Procedure:	Displacement Prevention Plan Procedures		
Procedure #:	1	Version #:	1.0
Department Held:	Administrative Services		
Approved by:	Director of HR and Administrative Services	Approval Date:	03/21/2023

2. Procedure

The Community Services team will communicate about and provide housing navigation and supportive housing services to TG and PW residents. Residents are to be engaged, encouraged, and offered services intended to help locate and maintain housing and stabilize in their new home.

The following steps will be taken to ensure all residents are adequately supported in accordance with the Displacement Prevention Plan:

1. HASCO will inform all residents of the plans to begin demolition of the TG and PW properties to allow for optimal and extensive preparation time.
2. Residents who require assistance moving now will be connected to a Supportive Services Navigator within 48 business hours. Residents with a housing voucher will be provided with a rehousing packet. Residents who do not currently maintain a housing voucher will be provided with an initial application packet.
3. The Navigator will perform an initial Housing Assessment. This is intended to help determine resident needs as it relates to financial assistance and household income, accommodations, amenities, housing navigation, moving expenses, and general questions or concerns related to the DPP.
4. The Navigator will further support the resident in:
 - a. Contacting and communicating with landlords
 - b. Completing applications
 - c. Assisting with and addressing leasing barriers
 - d. Maintaining housing stability
5. Resident information and communication, including individual voucher statuses and budgets, will be documented on the TG/PW Participant Tracker spreadsheet.
6. The Navigator will offer a Basic Needs Assessment after the resident is leased and will connect them to community services as needed for continued support.

2.1 Housing Navigation and Supportive Housing Services Overview

Housing Navigation and Supportive Housing Services are provided to assist the residents in obtaining housing of their choice. The Navigator will discuss and help the resident plan for or obtain assistance with the costs related to the DPP including the security deposit, utilities, packing, transportation, and moving expenses. **All TG and PW residents are eligible for financial assistance.**

The Navigator can provide the resident with a list of properties that match their specifications. The Navigator can assist the resident in choosing properties they would like to view, arrange visits to these properties, and assist with completing applications, clarifying leasing terms, signing leases and completing the TBA process if they are a voucher holder.

Due to COVID-19, many rental properties are only providing virtual tours and leasing processes. The Navigator will provide assistance and guidance with navigating these circumstances.

At any time during the Housing Navigation process, a resident can choose to change assistance options. The Navigator will serve as a resource in helping the resident through their options without “steering” the resident towards a specific unit or property.

2.2 Housing Navigation and Supportive Housing Services Procedures

Navigators will proactively reach out to all TG and PW residents to inform them of housing navigation and supportive housing services via email, phone or mail.

The residents of TG and PW also have the option to contact HASCO should they require moving assistance, by way of email, phone, or mail. Once the resident contacts HASCO, they will be assigned to a Supportive Services Navigator or re-connected with the Navigator to whom they were previously assigned. These residents are also encouraged to contact a HASCO representative for questions regarding the voucher process or needed clarity as it relates to the DPP.

The Navigator will use the information obtained from the Housing Assessment to begin the process of locating units that match with resident specifications and also fit within the limits of the voucher, when applicable. The Navigator will communicate with landlords as needed to determine if the resident meets criteria for specific units, as well as additional meetings with the resident or advocates/service providers assisting the resident.

The assigned Navigator will assist residents in locating housing of their choice by providing rental listings, assisting with paperwork, viewing units with the resident, and assisting with lease up as needed. The Navigator will assist the resident to identify and define their household goals and needs and will work to obtain the appropriate resources and services. Through their assessments and communication with each resident, the assigned Navigator will effectively determine the priorities of each resident and distribute financial assistance and support accordingly.

The level of assistance offered by the Navigator will vary based on the assessment of each household. Some households will want to conduct their own housing search and only seek out financial assistance. Other households will need direct housing navigation and supportive housing services throughout their entire moving experience.

The Navigator will use this time to build a relationship with each resident, assist with the move as necessary, and gather information based on the unique needs of each household. If the resident is interested, the Navigator will offer a Basic Needs Assessment after the resident is leased, as well as information for other community resources should continued support be needed.

The assigned Navigator will assist with the process of locating a unit, getting approved, the relocation, and in connecting residents with services to support housing stabilization at the time of move-in.

2.3 Initial Navigator and Resident Meeting

The Navigator will attempt to contact residents by phone or email to complete or to schedule a time to complete the Housing Assessment. The Housing Assessment will establish whether the resident holds a current voucher or is interested in being added to a waitlist that would allow them to be eligible for voucher consideration in the future. **Should the resident be interested in being added to a waitlist, the Navigator will make note of it for a future wait list opening and provide an overview about the voucher program.** If there is no upcoming wait list opening, the Navigator will explain the situation to the resident. TBA will issue the resident an initial application packet or a rehousing packet, depending on their voucher status.

Once the resident contacts HASCO regarding their need for moving assistance, the Navigator will begin the initial outreach with the resident. This will be a time for introduction, explanation of the DPP, and discussion of resident needs in the form of a Housing Assessment. The following aspects of the Displacement Prevention Plan are to be discussed:

- The role of the Navigator in supporting the resident,
- An explanation of supportive services,
- An allotment of up to \$5000 per household and how that can be used to assist during the move,

These topics may need to be reviewed with the resident throughout this transition process. The navigator may periodically connect with the resident to verify they have permission to speak with a property of their interest and verify the Navigator has permission to forward resident specific documents. The exact documents will be discussed in each situation and this communication will be added to the TG/PW Participant Tracker sheet.

2.4 Assessments

Housing Assessment

The Housing Assessment is intended to help determine the unique assistance needs of each resident as it specifically relates to the TG and PW Displacement Prevention Plan. These questions will help the Navigator to locate housing opportunities and identify assistance needs that appropriately align with each resident and household. The following questions will be addressed during this assessment:

1. When are you planning to move?
2. How much rent are you comfortable paying?
3. What size of unit are you looking for? What size of unit are you in now?
4. Where do you want to live?
5. Are there areas or neighborhoods you would like to avoid?
6. Is there a school district you prefer?
7. If you work, what area is it?
8. Do you have reliable transportation?
9. Do you need to be close to childcare, medical facilities, grocery stores, etc.?
10. What amenities or accommodations do you need? (ground floor, wheelchair, etc.)
11. What amenities do you want?
12. Do you have pets?
13. What is your current household income? (This information will help the Navigator connect residents with units for which they meet the income requirements, prior to applying)
14. Can you think of any barriers that might make getting approved for an apartment difficult? (Money owed to landlords, evictions, credit issues, criminal history, etc.)
15. What has worked for you in the past regarding your housing? What has not worked for you?
16. Do you have any concerns about the moving process itself?
17. Will you be able to tour units? Do you have any family/friends that you would like to help support you with this?
18. If a HASCO owned unit became available that meets your housing search criteria, would you like to be notified of the available unit?
19. What household items do you have that will be moving with you? (Example: how many beds, large furniture items such as a couch/dining room table/hutch).

Tenant Responsibilities

Does the resident:

1. Fully understand their lease and responsibilities?
2. Understand they are responsible for their guests and their actions?
3. Understand the quiet hours at their property and what quiet hours are?
4. Understand who to contact to report changes in income, family composition, etc.?
5. Understand how and when to place a work order?
6. Understand how and when to pay their rent?
7. Do they have a copy of their lease and resident handbook and know where they are?
8. Do they have renter's insurance?

Basic Needs Assessment

A Basic Needs Assessment will gather information that the resident is willing to share. The Navigator should lead with open-ended questions, although closed-ended questions may be required to gather

specific information. Not all questions will be necessary for every resident based on the household's composition; for example, a household without children does not need to be asked questions about children.

When HASCO receives notice of the resident's intention and timeline to move from the TG or PW property, the Navigator will offer to conduct a basic needs assessment to ensure the resident has the resources necessary to maintain housing stability in their new home. The assessment will be scheduled approximately two weeks after the resident moves into their new home. The assessment will include:

- PUD Discount and other utility resources,
- Internet Essential program,
- Cell phone assistance program,
- Temporary Aid for Needy Families (TANF),
- Supplemental Nutrition Assistance Program (SNAP),
- Women, Infants, Children (WIC) Assistance Program,
- Working Connections Child Care Assistance,
- Early Childhood Education and Assistance Program (ECEAP) or Headstart,
- Child Support Services,
- Transportation Assistance,
- Furniture and Household items needed,
- In home services,
- Other needs as defined.

Based on this assessment and the residents request, the Navigator will connect the resident to the appropriate community agencies for further assistance in applying for these benefits.

Home Visits and Home Visit Safety

The Navigator will be available for scheduled visits to the TG and PW properties as an opportunity to review and assist with resident paperwork, explain next steps (including housing search, inspection, and lease signing), and answer questions. If the Navigator is already on site and in agreement to do so, a home visit may be completed at this time. The Navigator may ask for appropriate pictures of the unit in lieu of performing a home visit.

When making home visits, HASCO employees need to be aware of safety issues and are encouraged to adhere to the HASCO safety guidelines as defined in the [Supportive Housing Services Practice and Procedures](#).

2.5 Documentation Procedures and Guidelines

The Community Services department maintains all case management records and related documents in a secure and confidential manner and in accordance with all applicable statutory and administrative codes.

- A case file is initiated upon a resident's entry into supportive housing services.
- Case files, records and other documents are in the Community Services folder of the resident's file in FileVision
- Resident communication and interactions will be documented and detailed in the TG/PW Participant Tracker
- Navigators must document all contact and services provided to the resident as well as contacts with community services providers and others to coordinate services and advocate for the residents.

Guidelines for documentation

*Documentation is **objective**.* Avoid language that judges the resident or that can be misinterpreted. Describe the behavior instead of documenting subjective statements (for example: The resident was crying and said he hadn't been sleeping, instead of the resident was depressed).

*Documentation should **tell a complete story**.* If another Navigator reviews the resident record, they should be able to tell exactly what has and has not been done to assist the resident. Documentation of services should be descriptive enough for others to be able to determine the sequence of events.

*Documentation is to be completed in a **timely manner**.* Resident communication is to be added to the TG/PW Participant Tracker within 24 business hours of interaction.

*Documentation **supports our goals**.* Comprehensive documentation strengthens the efforts of the DPP and of the Community Services team in assisting the residents.

Resident files and records will contain the following:

1. Fact sheet with demographic and identifying information
2. Emergency contact form (updated yearly or as circumstances change)
3. Consent forms/release of information: Updated every 6-months or as stated on the document with the specific information to be released or discussed.
4. Assessments: This includes all assessments, including those provided by other agencies working with the resident. Assessments for all household members over the age of 18 should be completed. If a new member over the age of 18 is added to the household, an assessment is completed at that time.

***Residents are to receive copies of all documents they sign.** This is a supportive services best practice.*

Supportive Services Agreement

This document allows the resident to agree to participate or not to participate in supportive services.

The resident should check either yes or no, sign and date the document.

If the resident refuses participation in voluntary supportive services or in signing the agreement, this should be noted in the resident notes with date of refusal. No other documentation is required.

Residents may at any time stop voluntary supportive services. The resident should complete a new agreement indicating they do not wish to participate. A note is entered into the resident's file with date and any information the resident provides as to why they are stopping services. If the resident will not complete a new agreement, the Navigator should write a progress note indicating the resident verbally stated that they were no longer willing to participate in supportive services and they refused to complete the form.

A resident who has previously refused supportive services may begin participation at any time. An agreement must be completed, and other required documentation must be added to the resident's file.

2.6 Financial Support

HASCO has established a budget of up to \$5000 per household to provide financial assistance for various moving and housing related costs. Additional financial assistance for special circumstances including reasonable accommodations may be reviewed and further considered by the Director of HR and Administrative Services. Supportive Services Navigators will work with residents to determine what financial needs they have and prioritize those that can best be met through HASCO's financial assistance.

The Housing Assessment will support the Navigator in identifying how the budget can assist the resident with any financial needs. The Navigator will use a HASCO credit card to pay for resident expenses and all related expenses will be tracked, detailed, and documented internally on the TG/PW Participant Tracker spreadsheet. This will include a screenshot of all credit card charges, consequently saved to the resident's account in FileVision. The resident will also be instructed to send a copy of the receipt to the Navigator.

HASCO can work with the resident to complete the [reimbursement request form](#) to allow for reimbursement for residents who pay for their own expenses, provided they are pre-approved and fall within the criteria of covered eligible assistance services (listed below). Resident expenses that do not fall under these criteria or that might require Reasonable Accommodation will be reviewed and approved on a case-by-case basis.

If a resident prefers to independently rent from a third party (such as U-Haul) for any portion of the moving process and causes damage to any rental property, those charges will count towards their \$5000 budget.

The eligible uses for service fees include:

Housing search assistance, which may include activities such as, but not limited to, helping a family identify and visit potentially available units during their housing search, helping to find a unit that meets the household's disability-related needs, providing transportation and directions, and assisting with the completion of rental applications and HASCO forms.

Application fees/non-refundable administrative or processing fees/refundable application deposit assistance. HASCO may choose to assist the family with some or all of these expenses.

Holding fees are fees an owner requests that are rolled into the security deposit after an application is accepted but before a lease is signed. HASCO may cover part or all of the holding fee for units where the fee is required by the owner after a tenant's application has been accepted but before the lease signing. HASCO and owner must agree how the holding fee gets rolled into the deposit, and under what conditions the fee will be returned. In general, owners need to accept responsibility for making needed repairs to a unit required by the initial housing quality standards (HQS) inspections for voucher holders and can only keep the holding fee if the resident is at fault for not entering into a lease.

Security deposit assistance. The amount of the security deposit assistance may not exceed the lesser of two months' rent to the owner, the maximum security deposit allowed under applicable state and/or local law, or the actual security deposit required by the owner. HASCO may pay the security deposit assistance directly to the owner. If the resident owns a pet and an additional pet deposit is required for move in, HASCO may pay the pet deposit assistance directly to the owner.

Utility deposit assistance/utility arrears. HASCO may provide utility deposit assistance for some or all of the family's utility deposit expenses. Assistance can be provided for deposits (including connection fees) required for the utilities to be supplied by the tenant under the lease. HASCO may pay the utility deposit assistance directly to the utility company. In addition, some families may have large balances with gas, electric, water, sewer, or trash companies that will make it difficult if not impossible to establish services for tenant-supplied utilities. HASCO may also provide the family with assistance to help address these utility arrears to facilitate leasing.

Moving expenses (including move-in fees and deposits). HASCO may provide assistance for some or all of the family's reasonable moving expenses when they initially lease a unit. These expenses may also include boxes, tape, bubble wrap, and reusable plastic moving tote bags. HASCO will not provide moving expenses assistance for subsequent moves. HASCO may utilize the resident budget to help mitigate barriers that families may face in renting a unit, such as negative credit, lack of credit, or negative rental or utility history.

[2.7 Transfer List](#)

HASCO owns several other properties in South Snohomish County and has established a transfer list only for TG and PW residents to help residents locate new homes due to the future closure of these properties. During the Housing Assessment, Navigators will ask residents if they are interested in renting at another HASCO property. If they answer yes, they will be added to the transfer list and receive confirmation via email or letter of their addition to the transfer list using the [Transfer List Communication Template](#).

Due to limited availability, HASCO will consider the following criteria when determining which residents will first be notified of an available unit:

1. Matches bedroom size requested
2. Matches location wanted (city/community)
3. Has required amenities
4. Households with no permanent rent subsidy
5. Households with permanent rent subsidy

Navigators will ensure the following has been communicated to residents on the transfer list.

- Adding their name to the transfer list does not guarantee that they will be able to move into another HASCO rental. We will encourage residents to continue looking for other housing opportunities.
- If a unit becomes available and HASCO contacts them, the resident will have a short time to decide whether to move. HASCO cannot hold open units for more than a few days.
- Residents will have to apply and qualify for any new place they move to, including other properties owned by HASCO.
- Rent amounts vary and they should expect that the rent amount in a new home will be different than what they currently pay.

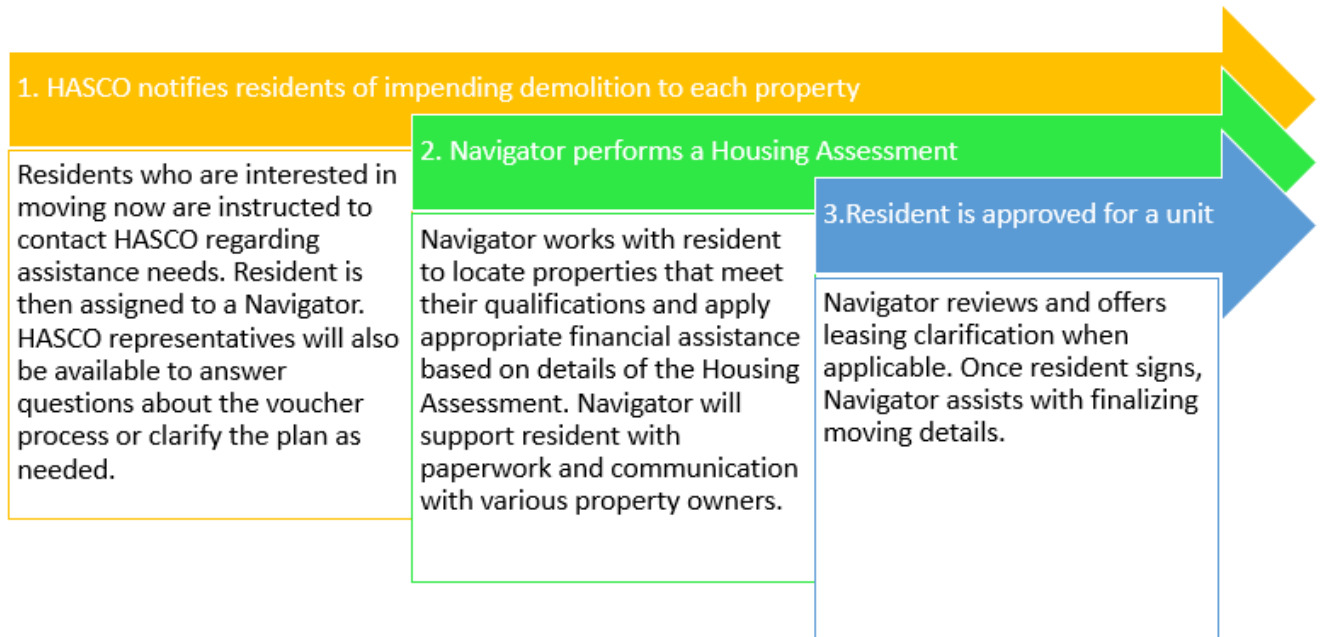
2.8 Return List

During the Housing Assessment, Navigators will ask residents if they are interested in potentially returning to the new property constructed after TG and PW are demolished. If they are interested, the Navigators will add their name and contact information to a Return List. Navigators will explain to residents that HASCO will communicate with them when the property is constructed and explain how they could apply to rent at the new property. Adding their name to the return list does not guarantee that they will be able to rent at the future property.

When a resident has given notice and is close to moving, the Navigator will confirm their contact details and update the return list as needed.

3. Work Process

Workflow



Process Statement

The DPP is initiated by notifying TG and PW residents of the impending demolition and by providing options for each household on how to proceed. Individual steps within the process are defined by the Navigator and resident relationship and overall communication, with an end goal of preventing housing displacement for each of the 57 households impacted by this initiative.

Step 1

- The first step includes the initial correspondence between HASCO-resident and consequently Navigator-resident. During this step, the resident will be notified of the demolition and provided initial resource information. Should they require moving assistance now, they will be assigned an immediate Navigator to serve as a dedicated support system during the transition.

Step 2

- The second step focuses on the Housing Assessment. The Navigator will perform the assessment with the resident. This information will be used to begin the process of locating qualified properties and determining financial assistance needs in support of the resident transitioning to a qualified property.

Step 3

- The final step occurs when the resident has been approved for a suitable unit. The Navigator will assist in clarifying lease details with the resident, signing and reviewing any remaining paperwork, and finalizing the moving details. Completion of this step further indicates that the housing navigation process has been successful for the resident.

- Process Completed -

4. Terms & Abbreviations

Acronym/Abbreviation	Full Name	Description
HASCO	Housing Authority of Snohomish County	Housing solutions partner
TG	Timberglen	One of two demolition sites
PW	Pinewood	One of two demolition sites
DPP	Displacement Prevention Plan	The name of the plan that will be used to prevent housing displacement due to the demolition of the TG and PW properties.

5. Common Forms

- [Supportive Housing Services Practice and Procedures](#)
- [TG/PW Housing Assessment](#)
- [TG/PW Basic Needs Assessment](#)
- [Reimbursement Request Form](#)
- [TG/PW Participant Tracker](#)
- [Transfer List Letter Template](#)

6. Revision History

Date	Section Modified	Section Title	Modification
03/21/2023	NA	Entire Manual	