

April 9, 2026  
Emily Darling  
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*Sent via Email*

**RE: HASCO 200<sup>th</sup> St Development (PDR-26-0001/SEPA-26-0003) – 1<sup>st</sup> Review Comments**

Dear Emily Darling,

The purpose of this letter is to notify you that City staff received comments on the application for HASCO 200<sup>th</sup> St Development. This letter requires corrections to be submitted to the city, **along with a correction response letter which should address each item below, including what change was made and the location where the change was made.**

Items below are marked as corrections, comments, or conditions.

If you have questions about any of the conditions or comments below, please contact the reviewer directly.

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**Planning Division:**

**Reviewer: Catherine Kato – [ckato@lynnwoodwa.gov](mailto:ckato@lynnwoodwa.gov) – 425-670-5045**

**Plan Set:**

- CORRECTION: Page S-A001- Please include reference to/show the canopy/overhangs for Buildings A and B in the site plan.
- CORRECTION: Pages S-A001, S-A010, S-A020, and S-A030- Pages show several painted pedestrian crosswalks. Consider removing the three painted pedestrian crosswalks on the South side of the site, as they do not connect to a pedestrian path.
- CORRECTION: Page S-A010- Please show the internal maintenance room in the senior building that would be used as additional bicycle storage should future increase in resident demand occur.
- CORRECTION: Page S-A020- Include brief paragraph explaining that trash and recycle containers are to be kept within building trash storage rooms, and only to be taken out to the trash staging areas for pick-up service.
- CORRECTION: Page S-010- Bike parking room is only large enough to count for 24 stalls (21 vertical and 3 horizontal) of 32 required. Vertical (one-half parking spaces) stalls require 8 sf, and horizontal (one bike parking spaces) stalls require 16 sf per LMC 8.40.0620.D(1)(a). Bike hardware is sufficient and can stay in the layout shown. To meet the 32 stall requirement, 8 additional spaces are required. A possible option to consider is showing the outline of a horizontal bike parking space in at least 8 of the units.

- CORRECTION: Project Narrative Page 7- Please select and list specific goals and policies from the 2024 Imagine Lynnwood Comprehensive Plan that apply to the proposed project.
- CORRECTION: Design Guidelines Page 39, Site Entry Features- Please identify which 3 elements are being utilized to highlight the site entrance. Special interest landscaping is identified on page L401, please show where the other two elements are located.
- CORRECTION: Design Guidelines Page 47, Windows- Please show 3” visually prominent trim, or provide a brief explanation about how the black trimmed windows achieve the intent of this guideline.
- COMMENT: S-L402- Provided landscape plant schedule is sufficient for PDR, however, please note that individual plants and counts will need to be shown on the landscaping plan at time of building permit.
- COMMENT: Conditions addressing recording of documents related to affordable housing/senior housing and access/parking easements prior to issuance of Certificate of Occupancy will be included in the PDR decision.

**Traffic Division:**

Reviewer: Maisha Mahmud – [mmahmud@lynnwoodwa.gov](mailto:mmahmud@lynnwoodwa.gov) – 425-670-5223

**Traffic Study:**

- CORRECTION: Page 13- Split needs to be 50/50 for both HWY 99 and Light Rail Station. Shown is a 70/30 split.

**Development Engineering Division:**

Reviewer: Charlie Palmer – [cpalmer@lynnwoodwa.gov](mailto:cpalmer@lynnwoodwa.gov) – 425-670-5219

**Plan Set:**

- CORRECTION: Page S-C400- Demonstrate how the vault under the building meets access requirements per the 2019 SWMMWW. If access can not be met, then the vault will not be allowed under the building.
- COMMENT: Page S-C500- The water meter must be located at the property line, Understanding that the utilities will be reviewed for standards during the DE permit review.

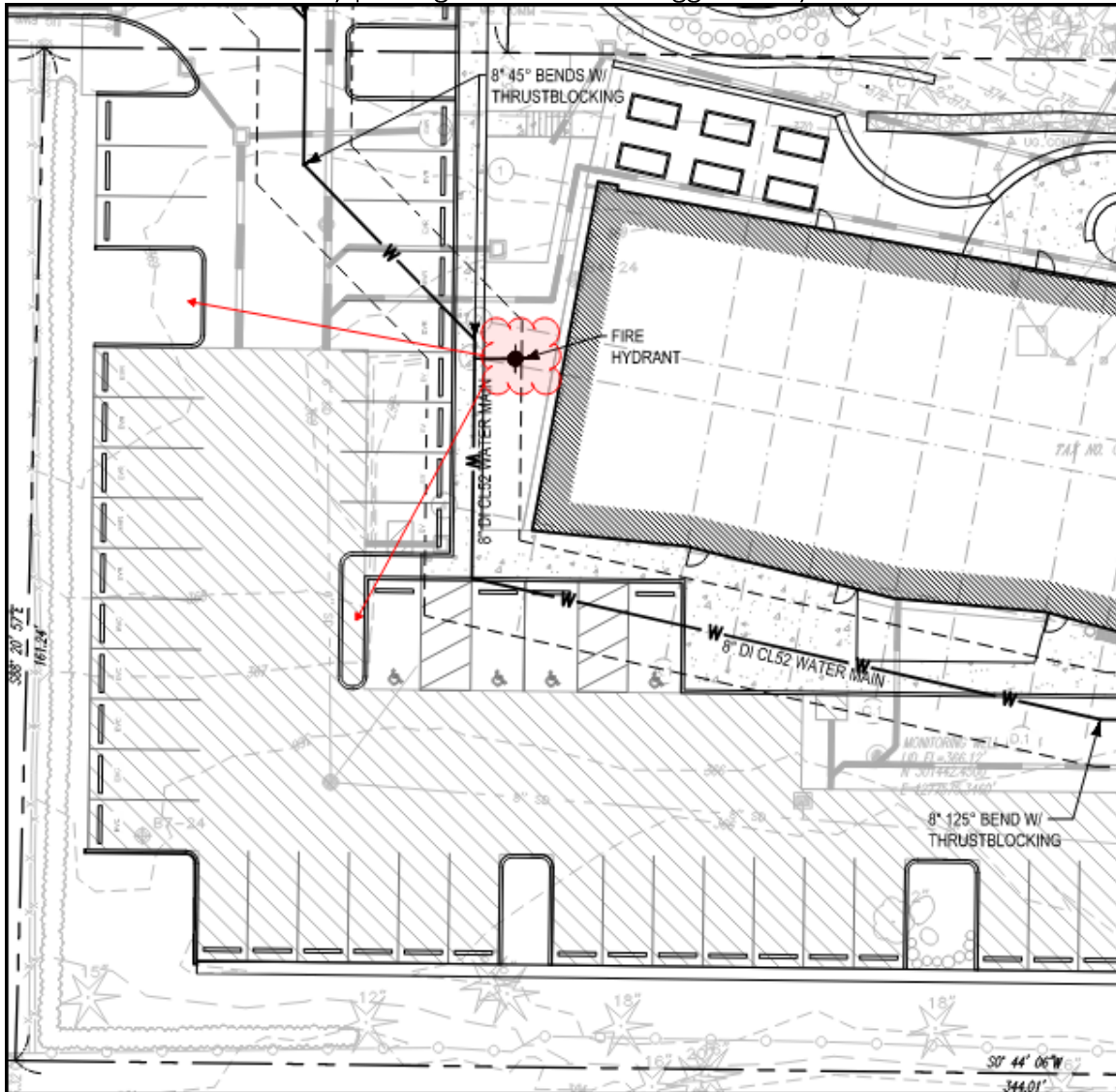
**Fire Division:**

Reviewer: Alex Jenness – [ajenness@southsnofire.org](mailto:ajenness@southsnofire.org) – 425-551-1232

**Plan Set Page S-C500:**

- COMMENT: With Development Engineering permit submittal, show that storm structures can support fire apparatus loads.

- COMMENT: With Development Engineering permit submittal, please locate this hydrant so it will not be blocked by parking. Two locations suggested by arrows.



- COMMENT: Both buildings, fire riser room must be separate from other spaces. Appears that domestic water, irrigation control, etc. is all in MEP room.

**Building Division:**

Reviewer: John Tannehill - [jtannehill@lynnwoodwa.gov](mailto:jtannehill@lynnwoodwa.gov) - 425-670-5416

**Plan Set Page S-L302-**

- CONDITION: Provide a minimum burial frost depth of 30" below grade for the irrigation mainlines. 2021 UPC 609.0 Installation, Testing, Unions, and Location.

The comments below are from external review groups, as well as community members who have provided comment on the proposed project. These commenters are all parties of record

for the project. Please either acknowledge the comment in your response letter or provide a response.

### External Review Agency Comments:

Edmonds School District – Layne Erdman – [erdmanl@edmonds.wednet.edu](mailto:erdmanl@edmonds.wednet.edu) – 425-431-7032

Representing Edmonds School District we have no concerns with this permit.

### Public Comments:

Dixie Strunk – [dixstrk@gmail.com](mailto:dixstrk@gmail.com)

I was concerned at the last 2 meetings that HASCO has not addressed the parking for these two buildings (originally one). I am still concerned about parking. It is nice to let everyone know that you are within a walking mile of the Lynnwood City Center Lightrail and the bus stops right outside these buildings. It's another to know that most seniors cannot walk 1 mile but they can drive. As can other people with the necessity to get them to jobs or family not in the vicinity. Parking is a necessity. We haven't gone beyond the need.

Yes, I'm concerned they will start overflow parking at ForestLynn Condominiums or others around. No, there are no parking spots for non-owners. We have very little guest parking.

Please address this.

Tony Baxter- [1stphatkidrunning@gmail.com](mailto:1stphatkidrunning@gmail.com)

I received a notice in the mail about the Hasco 200th st development, and I've read through it and had a few questions.

With this many units being built, what about the traffic on 200th , 200th has a lot of traffic to begin with and has problems handling that. Are there going to be improvements to be able to handle the extra flow of traffic? Only the east part of 200th was redesigned for traffic .

Also with it being low income there,s a rise in crime has this been considered as well ? My brother had this done by his house and the crime rate went up by a third . Theft break-ins prowls you where I'm going . Are we going to have more patrols? What has been considered on this project ?

I'm particularly handicapped, and worry about our safety here. It's easy to approve a project and move on but when you live here and it's gonna affect you it's different. There's a bunch of us that are concerned here , would be able to put our minds at easy and let us know what will be done about this ?

Thank you for your time.

Sandra Tomlinson- [sandratomlinson222@gmail.com](mailto:sandratomlinson222@gmail.com)

I am in receipt of your postcard outlining the development of 5710, 5714, and 5729 200th SW, Lynnwood, WA 98036.. I was very happy to see the words "located to limit impact to the existing tree canopy." I wrote a very impassioned email to the last developers who did not seem to understand the trees could not be "replaced" as they were part of the original canopy and many years old. I am speaking of the two lines of primarily fir trees that were between the original buildings.

I live in the Forest Lynn condos next door and will be keeping an eye on the trees in particular. Your plans sounds sensible and I look forward to seeing it come into being. Just be careful of the trees !!!

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If you have any questions, you may reach me at (425)670-5045 or by email at [ckato@lynnwoodwa.gov](mailto:ckato@lynnwoodwa.gov).

Sincerely,

Catherine Kato  
Senior Planner

CC: Karl Almgren [kalmgren@lynnwoodwa.gov](mailto:kalmgren@lynnwoodwa.gov)