



HASCO PDR Correction 1 Response Letter

April 27, 2026

City of Lynnwood
19100 44th Ave W
Lynnwood, WA 98036
Attn: Catherine Kato

Re: HASCO 200th Street Development
PDR-26-0662 / SEPA-26-0003
5710-5714 200th Street SW

Dear Reviewers:

We are submitting these documents in response to your recent comments about the development located at 5710-5714 200th Street SW. This letter details our correction responses along with the drawing set (uploaded separately) where correction changes are clouded Delta 1.

Correction Responses:

PLANNING DIVISION

1. Page S-A001 - Please include reference to/show the canopy/overhangs for Buildings A and B in the site plan:
Response: **Building entry canopies are now shown and called out on sheet S-A001.**
2. 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.
Response: **The three painted pedestrian crosswalks on the South side of the site have been removed per sheet S-A030.**
3. 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.
Response: **The maintenance room of the Senior Building (Building B) is now shown on sheet S-A010. A note has been added to indicate the room location and that it shall be used for additional bicycle storage as needed by future demand.**
4. 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.
Response: **Notes have been added to the trash staging and storage area clarifying the intended uses: trash and recycling dumpsters are to be stored within interior trash storage rooms and only brought out for pick-up service. This has been coordinated with Waste Management.**

5. 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.

Response: **The bike racks in the Bike Parking room have been updated to reflect the required spacing. In addition, horizontal bike parking space has been allocated in 8 of the 2-bedroom units shown on sheet S-A010. Building A meets the 32-stall requirement through 24 stalls in the bike parking room and 8 horizontal parking spaces in units, for a total of 32 indoor bike parking stalls. Building A also has an additional 4 exterior stalls near the main entrance.**

6. 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.

Response: **Please see pages 5 and 8-11 of the revised Code Compliance Narrative.**

7. 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.

Response: **The Site Entry features used are:**

- **Pedestrian Scale Lighting – includes area lighting of sidewalks, wall sconces to illuminate entrances, and decorative post lights at courtyard paths (full Site Lighting Plan will be included with the Building Permits)**
- **Identifying Building Form – covered entry at each building entry, see S-A001**
- **Special Paving – distinctive pedestrian crosswalks in front of each building entry, see sheet S-A030**
- **Special Interest Landscaping – locations noted on sheet L401**

8. 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.

Response: **We are using a batten trim product from James Hardie that is 2.5" wide and is not available in larger sizes. The battens form a pattern across the facades adding interest and texture to the public-facing sides of the buildings. To better meet the intent of this guideline we have also added trim around all sides each window on the public-facing sides of the buildings.**

On the courtyard-facing sides of the buildings we are using different siding colors and patterns to differentiate it from the outward, public-facing facades, and we would like to not use any trim around the windows to add to this effect. The dark colored window in the lighter colored siding accentuates the façade and provides similar visual prominence as trim.

9. 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.

Response: **The permit set will include individual plant layout and counts.**

10. 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.

Response: **Understood.**

TRAFFIC DIVISION

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

Response: **The Traffic Report has been revised to show a 50/50 split between HWY 99 and the Light Rail Station. See revised Figure 5 on page 13.**

DEVELOPMENT ENGINEERING DIVISION

12. 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.

Response: **The proposed detention vault under the building was removed and replaced with a detention chamber system underneath the western parking lot. Therefore, this is no longer an issue and access requirements do not apply. See sheet C400.**

13. 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.

Response: **The building B eastern water meter was connected to the main in 200th St SW and relocated immediately behind the property line on-site. The building A western water meter was connected to the main in 200th St SW and relocated near property line. See sheet C500.**

FIRE DIVISION

14. Page S-C500 - With Development Engineering permit submittal, show that storm structures can support fire apparatus loads.

Response: **Per ADS storm tech standards all storm structures are designed to support fire apparatus loads.**

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

Response: **Fire hydrant relocated to one of the suggested locations within the planter directly across the drive isle. See sheet C500.**

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

Response: **Fire riser room(s) separated from MEP room(s). See sheet C500.**

BUILDING DIVISION

17. Page S-L302 - Provide a minimum burial frost depth of 30" below grade for the irrigation mainlines. 2021 UPC 609.0 Installation, Testing, Unions, and Location.

Response: **A note has been added to general notes on S-L301 and details have been updated on S-L302 to reflect 30" min. bury depth for mainlines.**

In addition to the requested corrections, the project has made the following design changes to the previously-submitted drawing set. These are indicated on the drawings and clouded Delta 2.

Design Changes:

1. **S-G001:** The address of Building A has been modified from 5720 to 5714 200th Street SW to align with the planned lot combination. Additional information has been added to the legal description, zoning, and design team sections. The sheet list has been updated to reflect the current set.
2. **S-G002:** The floor areas and lot coverage of buildings have been minorly adjusted per the latest building plan changes. Open space and off-street auto parking calculations have been updated per the site plans.
3. **S-A001:** Minor changes have been made to the building footprints. The address of Building A has been modified from 5720 to 5714 200th Street SW.
4. **S-A010:** Locations of exterior bike parking at Building B have been adjusted to improve access from the right-of-way. The quantity of accessible parking stalls at Building B has been adjusted to improve site layout. The locations of electric vehicle charging infrastructure have been modified to minimize impact of existing significant trees.
5. **S-A020:** The mail and lobby layouts in both buildings have been modified to improve the resident experience and reflect the latest coordination with servicing providers.
6. **S-A030:** Crosswalk locations and styles have been adjusted to meet accessible parking requirements. Courtyard open space calculations have been adjusted for accuracy and to reflect the anticipated resident benefit of the space.
7. **A-A200 & A-B200:** The reveal pattern of this façade and window locations were updated to align with the development of the building plans.
8. **A-A201 & A-B201:** The batten and reveal pattern have been updated to reflect and align with the development of the plans. Windows and doors were updated accordingly.
9. **A-A250 & A-B250:** Updated to reflect development of the plans. Batten and reveal patterns are aligned to compensate for the use of space. Windows and doors updated to better align with the room types.
10. **S-L101:** Widened entry plaza at Building A to accommodate relocated door and 12" additional for ADA compliance. Relocated dog relief areas from parking islands to an area near each building to be in ADA compliance. Added steps and handrails to walkway south of Building A. Reoriented Building A east stairs, and added stepped seating. Revised the play areas, added a guardrail to the upper play area. Revised the retaining walls at each building patio area. Realigned gravel maintenance path farther from public sidewalk where a tree will be removed based on arborist guidance. Eliminated one ADA parking space (changed to standard stall) to solve grading issue at building, resulting in larger planting island and more clearance from trash room door. Moved bike racks to main entrance at Building B. Revisions at Building B northeast corner to accommodate parking lot grading and an ADA accessible path from sidewalk to door.

- 11. S-C500:** Potholing in the right-of-way revealed that the existing water main was relatively shallow with only approximately 1.75-feet of cover to the west of 200th St SE. Therefore, the project is proposing to replace the water main along the entire frontage of the site, including any additional necessary connections in the right-of-way. The new location of the main is shown approximately 1-foot to the north of the existing main.
- 12. S-C400:** With the constraints on-site, select bioretention planters were removed around the parking lot and building B. The water quality structure was also moved and placed downstream of detention prior to the discharge point connecting to the main. This differs from the previous submittal where the water quality treatment unit was placed upstream of detention.

Also included is a Technical Memo with updates to the previously submitted Preliminary Geotechnical Report.

We trust that the corrections described in the list above address your outstanding concerns. Please do not hesitate to contact us if there are any questions or concerns.

Sincerely,

Emily Darling