LYNNWOOD
WASHINGTON
DEVELOPMENT & BUSINESS SERVICES

September 29, 2026 *Sent via Email*

Andrew Bernard
Inland Construction
509-951-4814
abernard@inlandconstruction.com

RE: Polaris at Lynnwood (PDR-26-0002) – 2nd Review Comments

Dear Andrew Bernard,

The purpose of this letter is to notify you that City staff received comments on the application for Polaris at Lynnwood. This letter identifies corrections to the application which must 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 of the change.**

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

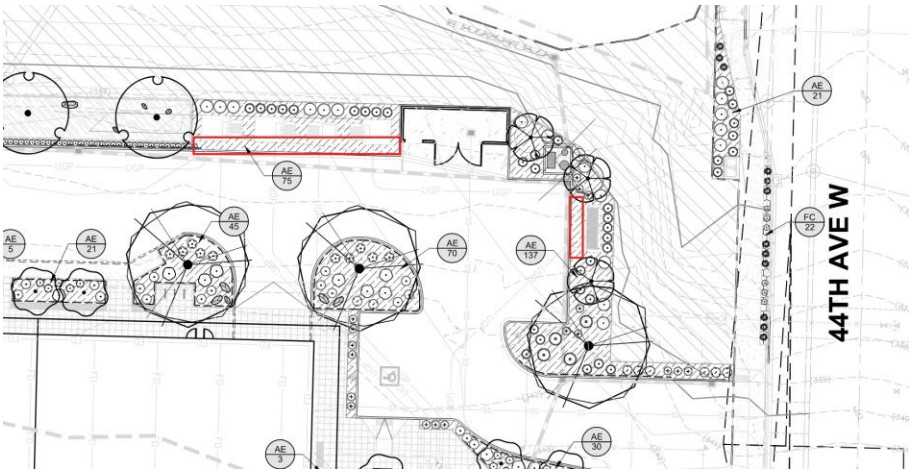
If you have questions about any of the conditions or comments below, please contact the reviewer directly.

Planning Division:

Reviewer: Catherine Kato, Senior Planner – ckato@lynnwoodwa.gov – 425-670-5045

Plan Set:

- ☐ CORRECTION: Clarify which two elements for public entrances listed on page 29 of the City Center Design Guidelines are used for the primary public entrances to the building on the north side of the building (entrance to coffee shop and entrance to vestibule that leads to the lobby for the apartment). Public Entrances have been marked on sheet as noted in the response letter, but two elements that are being provided have not been clarified.
- ☐ CORRECTION: Per City Center Design Guidelines page 38, all mechanical units that cannot be placed at the rear or side of the building shall be screened with landscaping or creative solutions such as art or similar treatment. Examples of acceptable screening materials include wood, composite wood, and masonry. Clarify and show how the proposed utility transformers and emergency diesel generator are being screened. Provide landscape screening in sections outlined in red around mechanical units facing interior to the parking lot shown below.



- ☐ CORRECTION: Sheets A400 and A401-Elevations do not appear to show any openings along concrete walls of parking garage area. Clarify if there will be any openings for ventilation or other purposes and provide information on any treatments for the openings (decorative metal panels or grills, trellis, special landscaping, etc.). Comment Response Letter notes garage ventilation to be treated with grills on east elevation. East elevation (A400) does not show garage ventilation. Show ventilation and provide material information for grills.
- ☐ CORRECTION: Sheet A401- Provide updated rendering showing NW perspective, showcasing topology difference and inclusion of the retaining wall/fence on top of the retaining wall. Rendering appears to not show grade differential currently, or correct layout of frontage improvements. Rendering importance to illustrate the view of the project from neighboring zone. Provide renderings when available.
- ☐ CORRECTION: Landscape Maintenance Plan- The last page of the plan refers to Special Landscape Areas, which includes a section on "Green Roof". Plan set does not indicate a planted roof. Remove from maintenance plan or show the planted roof and revise plan sheets. Please upload new landscape maintenance plan into portal.
- ☐ CORRECTION: Landscape Maintenance Plan- Plan refers to a "swale"/"rain garden" in multiple places. Clarify that this is referencing the wetland area. Please upload new landscape maintenance plan into portal.

Development Engineering Division:

Reviewer: Sam Ottow, Civil Engineer – sottow@lynnwoodwa.gov – 425-670-5226

Plan Set:

- ☐ COMMENT: Sheet C-3-0- 8" side sewer requires MH at connection. Will review on DE permit.
- ☐ COMMENT: Sheet C-3-0- Insertion valve (Romac Insertavalve) is to be installed here (south of hydrant tapping tee). Spacing between in line valves in this section of main exceeds 500 ft. Will review on DE permit.
- ☐ COMMENT: Sheet C-3-0- Irrigation water services require separate tap and water meter. Tap should be off public main and meter set at property line.

☐ CONDITION: Sheet G000- Applicant must obtain a Development engineering permit and any other associated permits related to the construction of this project.

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

Sincerely,

Catherine Kato
Senior Planner

CC: Karl Almgren kalmgren@lynnwoodwa.gov