PROJECT: POLARIS AT LYNNWOOD
PERMIT #: PDR-26-0002
ADDRESS: 20800 44TH Ave W
DATE: 10/12/2026

Item #	Sheets	Comment	Response / Comments
Planning Comments - Catherine Cato			
1		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.	See Elevation 01/A400. 1. Prominent door and windows. Prominent doors shall include double doors constructed of a street level primary material and include windows and substantial hardware. Windows may use heavy trim work, stained-glass details, sashes, or other features which complement the door. 2. A rigid projecting canopy extending a minimum of 3 feet from the supporting wall and spanning the length of the entire entrance and its features. (keynote 408) Sheet A804 - Canopy plans & details have been added for reference
2		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.	Landscape screening has been provided. See Landscape sheet L1-300.
3	A400, A401	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.	See elevation 02/A400 for Mechanical louver and Elevation 03/A403 for garage ventilation louver. The grills will be extruded aluminum and power coated black.
4	A401	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.	Rendeirng has been provided.. See sheet A404
5		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.	On the last page of the Landscape Maintenance Plan, under Special Landscape Area section, the reference to "Green Roof" has been removed.
6		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.	In the Landscape Maintenance Plan, references to "swale"/"rain garden" have been revised to say "Wetland Buffer Restoration Area".
Development Engineering - Sam Ottow			
1	C-3.0	COMMENT: Sheet C-3-0- 8" side sewer requires MH at connection. Will review on DE permit.	Noted
2	C-3.0	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.	Noted
3	C-3.0	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.	Noted
4	G000	CONDITION: Sheet G000- Applicant must obtain a Development engineering permit and any other associated permits related to the construction of this project.	Noted