



Architecture | Development | Property Management

March 9th, 2022

City of Lynnwood

**Written Statement, Project Design Review
4301 Alderwood Mall Blvd.
Lynnwood, WA**

Kōz on Alderwood Mall Blvd. is a new multifamily project being proposed at 4301 Alderwood Mall Blvd. Consisting of 196 multifamily apartment units together with 98 on-site parking spaces (both structured and surface) the development provides additional housing density in the Lynnwood City Center.

The development proposed is consistent with The City of Lynnwood Comprehensive Plan.

Located within the Lynnwood City Center Subarea, much of the compliance with the Comprehensive Plan is legislated through the Lynnwood City Center Design Guidelines which were created to carry out the Comprehensive Plan.

The site is located within the “Town Square” core district as designated in the Comprehensive Plan. Housing is listed as an anticipated use within this district. As an urban residential development, the density proposed on the site is approximately 178 du/acre configured in a mid-rise structure of approximately 75’ in height. All unit rents will likely be affordable to those earning 80% of the median income in the area, meeting a specific segment of the population that is largely unserved with other housing.

The project will contribute well to creating a vibrant City Center and will promote Lynnwood as an affordable place to live, in addition to working and playing. Workforce housing within walking distance of the Lynnwood Station is an essential component of this vision.

Kōz Development is committed to sustainable development and Kōz on Alderwood Mall Blvd. follows corporate development standards that meet Built Green requirements.

The development proposed is consistent with all applicable provisions of LMC 21.25.

As demonstrated in the Project Design Review documents submitted at the time of this narrative, the development is consistent with all applicable provisions of LMC 21.25.

The development proposed is consistent with the applicable design guidelines found in the Lynnwood City Center Design Guidelines.

Again, as demonstrated in the Project Design Review documents submitted at the time of this narrative, the development is consistent with all applicable City Center Design Guidelines, 2019 Update.

Please let me know if you have any further questions or comments.

Sincerely,

Joshua Scott
VP, Design and Construction
kōz Development