

September 9, 2021

Mr. Jamas Gwilliam
4365 Executive Drive Suite 1400
San Diego, CA 92121

Re: Northline Village Development Agreement
Administrative Amendment Request No. 1

Dear Jamas:

The City of Lynnwood is committed to continuing the collaborative partnership in delivering the Northline Village project supporting and the Lynnwood City Center. This Letter of Concurrence (LOC) between the City and Merlone Geier Partners has been compiled to help ensure all parties are aligned with respect to the requested Northline Village Development Agreement Administrative Amendment Request No. 1.

On August 12, 2021, the City received the request from Ian Morrison to consolidate Blocks C and D and amend 197th Street SW. The City has reviewed the request and concur that proposed amendment is consistent with Section 2.2(b) and 3.5 of the Development Agreement.

The official copy of the amendment will be kept on file by the City of Lynnwood under PR-000532-2019.

Sincerely,

David Kleitsch
Development & Business Services Director

Attachment: Northline Village Development Agreement Administrative Amendment
Request No. 1 dated August 12, 2021

Cc: Ian Morrison, McCullough Hill Leary, P.S.
Rosemary Larson, Inslee Best, P.S.
Ben Wolters, City of Lynnwood
Karl Almgren, City of Lynnwood

J:\PROJECTS\LAND USE\PROJECT FILES\PR-000532-2019_Northline Village\00. Development Agreement\ARCHIVE\Administrative Amendment No. 1\Administrative Amendment No. 1.docx

McCULLOUGH HILL LEARY, PS

August 12, 2021

Mr. Karl Almgren
City of Lynnwood
19100 44th Ave W
Lynnwood WA 98036
Email: kalmgren@Lynnwoodwa.gov

VIA EMAIL

Re: Northline Village Development Agreement
Administrative Amendment Request

Dear Karl:

We write on behalf of MGP XI Lynnwood, LLC (“Merlone Geier”) to request an administrative amendment to the Development Agreement (“Development Agreement” under Snohomish County Recording No. 202001130480) governing the development of the Northline Village (“Project”).

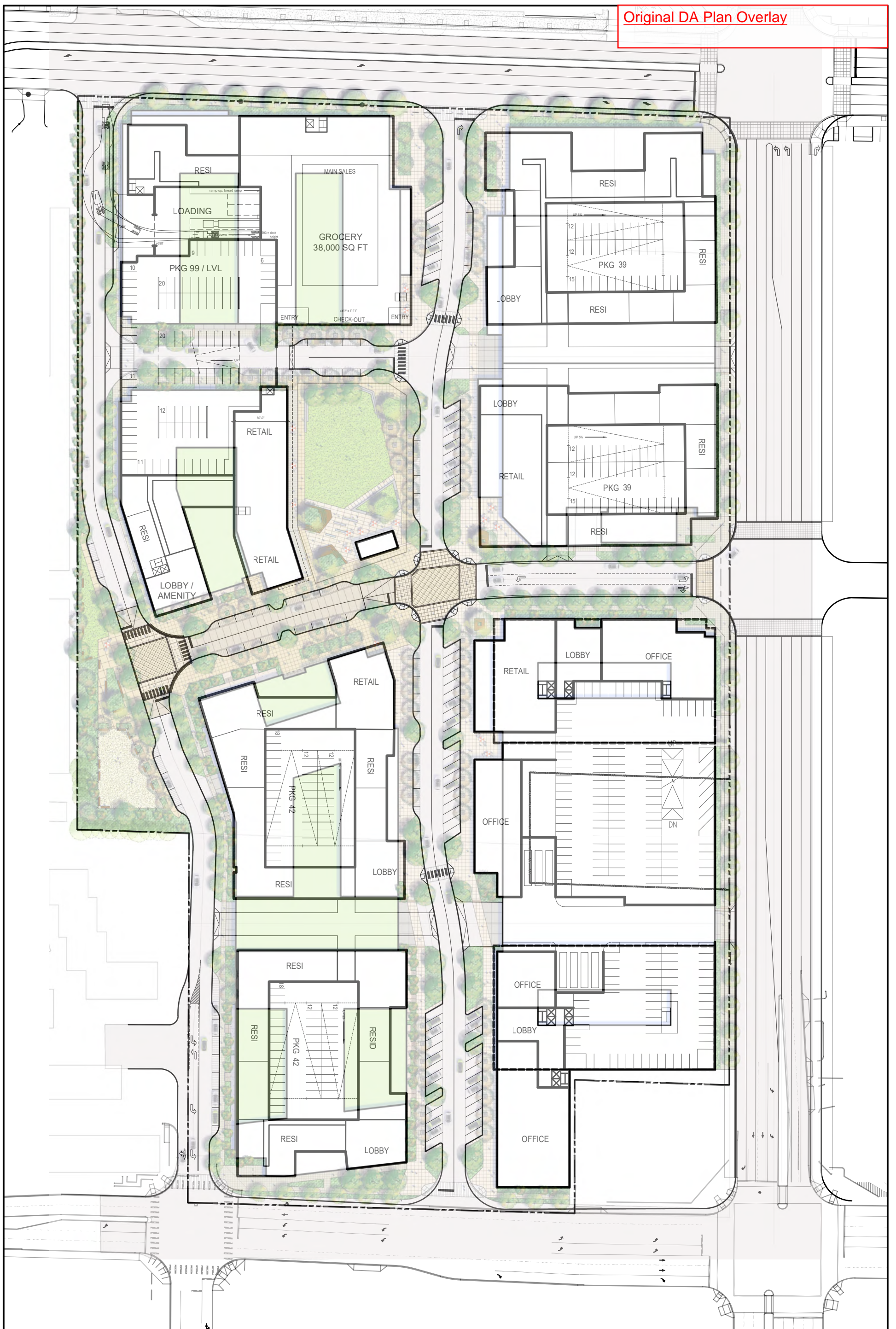
As you know, the Development Agreement contemplated significant flexibility in Merlone Geier’s master planning of the Project and its specific buildings and site features subject to achieving certain corresponding public improvements with each phase as defined in the Onsite and Offsite Improvements Plan (Section 3.5 and Exhibit D of the Agreement). Merlone Geier has progressed its master planning exercise reflecting current market demands and intends to submit for a first phase project-level application for City review and approval (the “Pending Application”). Pursuant to Section 2.2(b) and 3.5 of the Agreement, Merlone Geier requests the City’s administrative approval of the following change to the Agreement in anticipation of the City’s review of the Pending Application:

1. Consolidation of Blocks C and D on the Conceptual Guide Plan as shown in Attachment A and incorporated herein by reference (the “Consolidation”), which includes changing the alignment and design of the proposed private 197th Street associated with Lot D. The Village Green will be on its own parcel (Lot D) to be constructed concurrent with Lot C. This will allow for future flexibility related to the operation and maintenance of the entire project. The Consolidation will comply with the Onsite and Offsite Improvements Plan (Exhibit D to the Agreement) for the corresponding Project-phases. Additionally, the Consolidation will result in equal or better Transportation Improvements and Parks and Public Space Improvements as contemplated in the Development Agreement.

The Consolidation complies with procedures for administrative modifications of the Project, including the modifications for the Onsite and Offsite Improvement Plan as required in Section 3.5. We respectfully request the City administratively approve the Consolidation and reflect that in the Project file to facilitate the review of the Pending Application. We note that the City shall review the Pending Application, including but not limited to the Village Green for compliance with the applicable Supplemental Site Design Guidelines, as part of the project-level review. Merlone Geier remains committed to achieving the Village Green concept and to meeting all of the open space requirements in the Development Agreement. Please contact me with any questions.

Sincerely,

s/Ian S. Morrison








Administrative Amendment No. 1

Final Audit Report

2021-09-09

Created:	2021-09-09
By:	Mariah Calbero (mcalbero@lynnwoodwa.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAAdNfEkU7edEZ-TMtAAasGFOcv6yHgeGlv

"Administrative Amendment No. 1" History

-  Document created by Mariah Calbero (mcalbero@lynnwoodwa.gov)
2021-09-09 - 7:00:37 PM GMT- IP address: 73.140.51.161
-  Document emailed to David Kleitsch (dkleitsch@lynnwoodwa.gov) for signature
2021-09-09 - 7:01:38 PM GMT
-  Email viewed by David Kleitsch (dkleitsch@lynnwoodwa.gov)
2021-09-09 - 7:27:39 PM GMT- IP address: 174.127.205.70
-  Document e-signed by David Kleitsch (dkleitsch@lynnwoodwa.gov)
Signature Date: 2021-09-09 - 7:28:15 PM GMT - Time Source: server- IP address: 174.127.205.70
-  Agreement completed.
2021-09-09 - 7:28:15 PM GMT