

# Kōz Development plans 190-unit project near future Lynnwood light rail station

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Kōz Development said it plans to develop a 190-unit apartment project on a former Buca di Beppo Italian restaurant site in Lynnwood.

The Snohomish-based developer recently acquired the 1-acre site at 4301 Alderwood Mall Blvd. for \$5.5 million. The seller was DRKMC2 LLC, a Woodinville-based entity owned by retired Funko executive [Jon Kipp](#).

The 94,000-square-foot project is expected to cost approximately \$45 million to develop. It will include 100 parking spots, said [Cathy Reines](#), president and CEO of Kōz Development.

The site is across the street from the future Lynnwood City Center light rail station, which is slated to begin service in 2024.



*SOUND TRANSIT*  
A rendering of the Lynnwood City Center light rail station, which is slated to begin service in 2024.

Transit-oriented developments such as Kōz's multifamily project are popping up with more frequency around existing and soon-to-open transit stations as the Sound Transit's light rail network expands.

The [Northgate light rail extension](#), which opened on Oct. 2, gives commuters a 13minute commute option from Northgate to downtown Seattle. Over the next three years the light rail network will increase from 22 miles to 62 miles, including the 8.5mile Lynnwood extension.

In 2022, Sound Transit aims to open the 2.4-mile [Hilltop extension](#), which runs through Tacoma but doesn't connect to the rest of network. The 14-mile East Link is set to open in 2023 and will connect Seattle with Mercer Island, Bellevue and Redmond. The agency also plans to open a 7.8-mile extension between Angle Lake and Federal Way in 2024.

In Tacoma, Kōz [recently completed two multifamily projects](#), the 104-unit Kōz on Market Street (1554 Market St.) and the 152-unit Kōz at the Dome (304 Puyallup Ave.), near the future Tacoma Dome Link station, which opens in 2032. It will also complete a 161-unit project near the Hilltop line in early spring.

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