



City of Lynnwood
Development Services
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To whom it may concern,

We are pleased to present our newest development and second contribution to the City Center area of the Lynnwood community. This development draws from the success found with Kinect 1 and seeks to take Kinect II to the next level utilizing knowledge gained from our time during lease-up and feedback from managing our first development in Lynnwood.

Site Description:

Kinect II is an underutilized 1.9 acre 2 parcel assemblage, with City Center (CC-C) zoning, located at 4001 198th ST SW in Lynnwood WA on the corner of 198th ST and 40th Ave across from Dania and the Ember residential development,.. We are directly adjacent to the proposed City park on the Goodwill property that the City purchased last year and have taken great measures to provide a synergy between our residential development and the proposed City park. This comes at an additional cost and difficulty, primarily due to the current and unknown elevation changes between the two sites upon development of the park

Project Description:

This proposed multifamily development will consist of 318 Market Rate and Affordable apartment homes, including 38 Studios, 158 One Bedrooms, 114 Two Bedrooms, 8 Three Bedrooms, and approximately 3,579 sf of commercial/retail space at the street level to help activate the pedestrian-oriented street front or as the City calls it, "The promenade." We will be fully parked onsite in our 2 floors of residential structured parking and 20% of our homes will be affordable under the City's MFTE program which will be submitted via a separate application.

In order to maximize the buildings efficiency, which is essential in this market, we have located the building entrances in two locations. A residential only entry is found on 40th Ave and residents, commercial, future tenants and delivery will access the garage using 198th. This entrance will also include a turn around to improve circulation and decrease cueing on 198th

We have a combined over 2,500sf of outdoor public open space with 3,579sf of commercial space in order to meet the minimum requirement for 1% open space. This is the only solution we have that will allow the building to qualify for the necessary financing.

The frontage along 198th ST will be activated using a combination of commercial space, public amenity space, move in areas, our lobby, and leasing office. The frontage along 40th Ave will be activated utilizing the other side of our lobby as well as the fitness and yoga rooms. This side has some limitations to the elevation change between the NE and SE corners. We have achieved _____% of transparency along 198th ST and _____% along 40th Ave. Both street frontages will feature a 16' widened sidewalk, street trees, pedestrian benches, and other amenities to increase the activity at street level and start turning a 198th ST into the desired promenade.

Existing and Proposed Uses:

The existing site has been underutilized for many years. The site is made up of a 2 parcel assemblage that we will combine using a lot line or boundary line adjustment as part of the permit process. The existing building contain a number of uses, such as various thrift stores, a real estate development company, and others, in addition to parcel 1, which is currently occupied and owned by Procomm. All commercial tenants will vacate prior to closing, at which time we intend to immediately begin the construction process.

Zoning Designation:

The property is currently zoned City Center, CC-C specifically. The goals and vision for the City Center as stated in LMC 21.60.050 is:

- A. To create a distinct, strong identity for the city center, producing a heart for Lynnwood that is surrounded by solid neighborhoods.
- B. To provide opportunities to increase the city's tax base, thereby helping to fund public improvements and public services.
- C. To encourage private and public investment, attract shoppers and visitors, and appeal to existing and new residents.
- D. To produce a concentration and a mixture of commercial, office, retail, residential, and civic uses within the city center.
- E. To develop a city center that supports pedestrian movement and use of public transit.
- F. To implement both the city's comprehensive plan and the city center subarea plan.
- G. To promote attractive streetscapes and urban green spaces.

Kinect 2 shares and embraces all of these goals. Our proposed development will deliver on this vision as we do our best to exceed all expectations.

In addition, zoning permits a far larger and more dense development, up to 350' however, our development will rest under 75 feet in height and has been designed with human scale as well as an attractive pedestrian-oriented street level in mind.

Compliance with Lynnwood Municipal Code:

The proposal complies with the LMC in several ways. The density and FAR fall within allowable ranges per LMC 21.60.2 The parking plan complies with the standards set forth in LMC 21.60.3. The design guidelines for multifamily developments as outlined in LMC 21.60 are also being followed. This proposal will also fully comply with the PDR guidelines outlined in LMC 21.25. We are not seeking any departures at this time.

Compliance with the Comprehensive Plan:

Kinect 2 is fully aligned with the goals and vision of the Comprehensive plan as well. The comprehensive plan designates the City Center Core area as CCTR. Throughout the comprehensive plan's City Center sub area plan the City outlines goals of high density residential and office transit oriented development in the City core with new public spaces and pedestrian connections most concentrated along a "Promenade" that will wind from the west edge up to Alderwood Mall. 198th Street would be transformed into a pedestrian oriented street with broad sidewalks, street trees, special lighting and other pedestrian amenities. Approval of our development completes a large section of the promenade vision on 198th. Our proposal has considered the comprehensive plan and complied throughout our design.

In conclusion, we are ecstatic to have an opportunity to further increase our contribution to the City's vision for an active, transit oriented, City Center sub area. Kinect 2 will be a great addition to the neighborhood and will be an amazing neighbor/partner to the future City park. Thank you for your consideration, please reach out with any questions.

Best regards,

A handwritten signature in black ink that reads "Sean Thorson". The signature is written in a cursive, flowing style.

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