

City of Lynnwood

NEW MIXED-USE DEVELOPMENT

KINECT II at Lynnwood

Project Design Review Submittal

KINECT II at Lynnwood

Brought to you by American Capital Group 

OBJECTIVES & DRIVERS

We are proud to present our second Multifamily Development, Kinect 2 at Lynnwood, designed by American Capital Group for the City of Lynnwood's design consideration and land use approval.

This development should serve as a gateway to the new City Center area and anchor the other side of 198th ST, which will become the new promenade/festival Street when the City's vision for this area is fully realized.

We hope that our second contribution further improves the area and draws people from throughout the region to this great area of the City. With a lively pedestrian oriented environment, the City's proposed park coming to fruition, and the Lynnwood link light rail station by Sound Transit a short walk away, we can easily see why this area will become a pillar in the community and we look forward to being an even larger part of it for years to come.

This development compliments the surrounding community by:

- Providing much needed housing options within the City Center and walking distance to public transit.
- Improves the storm water system, upgrading the site to today's best practices as outlined in the Storm Water Manual.
- Provides new street level commercial/retail space.
- Creates synergy between the proposed City park and our development.
- Balances the Western half of the City Center by developing closer to the intersection of 40th Ave and 196th.
- Widening the sidewalk on 198th
- Providing retail, a coffee shop, restaurant, or other community benefit to be determined close to completion.
- Green built up to LEED Silver standards or greater

The proposed development is comprised of the following:

- A new 7 story mixed use building
- 318 rental units with 20% affordable, utilizing the MFTE program
- Over 4,186 sf of street level retail space
- Off street structured parking and on street parking



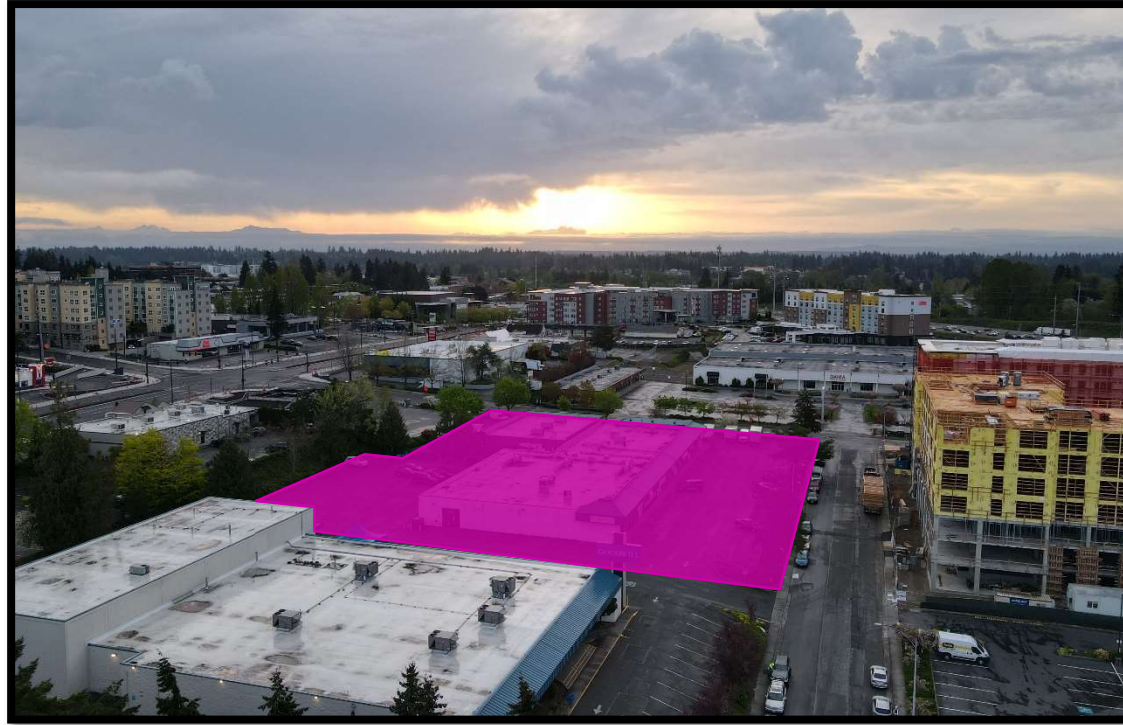
Why Kinect II?

When the State of WA and Sound Transit announced our region would be receiving a long awaited public transit upgrade by way of a massive light rail system and rapid bus transit, American Capital Group set out to develop a brand that embraced these changes and could serve as a recognizable beacon for people from all walks of life to live close to the new transit system, therefor connecting them to the places we all live, work, and play.

These developments are thoughtfully constructed, sustainable, accessible, amenity rich apartment homes the provide opportunities for a wide variety of income types to live in a high end, convenient, and diverse environment.

We love Kinect!





PROJECT INFORMATION

OWNER & DEVELOPER

American Capital Group

BUILDER

American Home Builders

DESIGN/CONSULTANT TEAM

Architecture	ACG Design
Structural	Fossatti Pawlak
Landscape	SCJ Alliance
Civil	BRH
Mechanical/Plumbing	TBD
Electrical	TBD

ADDRESS

4001 198TH ST SW
LYNNWOOD, WA 98036

SNOHOMISH COUNTY PARCEL #'S

00372600701311
00372600701309

ZONING

CC-C City Center

CONSTRUCTION TYPE

Midrise Type VA over Type 1A Podium

USE(S)

Residential Apartments
Amenity Spaces
Leasing
Retail

SCALE

456,824 GSF
318 Units
428 Parking Stalls
4,186 SF of Retail

AFFORDABLE HOUSING

64 MFTE Units
12-Year Exemption
10% @ 80% Snohomish County AMI
10% @ 115% Snohomish County AMI

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ZONING ANALYSIS

ZONE:

CC-C (City Center)

LEGAL DESCRIPTION:

This project is a 2-lot assemblage. A new legal description will be determined after Completion of consolidation and a lot line adjustment. The existing Legal Descriptions can be found as a separate upload to this submission.

Primary address: 4001 198TH ST SW, LYNNWOOD, WA 98036

FAR: (LMC 21.60.400.D.1)

LOT AREA: 82,764 sf

Maximum FAR as of right: 3.0 (248,292 sf)

Maximum FAR with bonuses: 10.0 (827,640 sf)

Proposed FAR: 299,981 sf / 82,764 sf = Proposed FAR of 3.624

FAR BONUS FEATURES: (LMC Table 21.60.2)

We qualify and will utilize the follow FAR bonus features:

- LEED Silver: 10 percent increase in total floor area for meeting LEED Silver certification Standards. Bonus Awarded-
- Structured parking: 1 sq. ft. of floor area for each sq. ft. of structured parking above grade. Bonus Awarded: 125,536 sf (sf of garage)

Total FAR Bonus needed: 51,689 sf.

Total Bonus awarded: 155,534

SETBACKS: LMC 21.60.4 (40th ST = Collector Arterial, 198th = Promenade Street)

40th ST

- 3 lanes, no on street parking, 76', 11' travel lane, 16' sidewalk, 5' on street bicycle lane

198th ST (Promenade)

- 2 lanes with on street parking, 73'. 7' parking lane, 16' sidewalk, 13' travel lane, no separate bicycle lane.

HEIGHT LIMIT: (LMC 21.60.400 A.2)

Maximum building height in CC-C is 350' above average elevation.

PARKING REQUIREMENT: (LMC Table 21.60.3)

Multifamily dwelling: Base Requirement

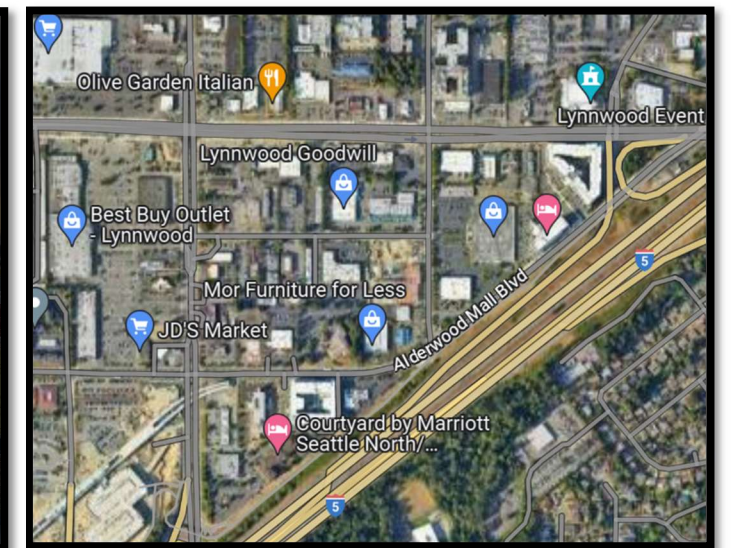
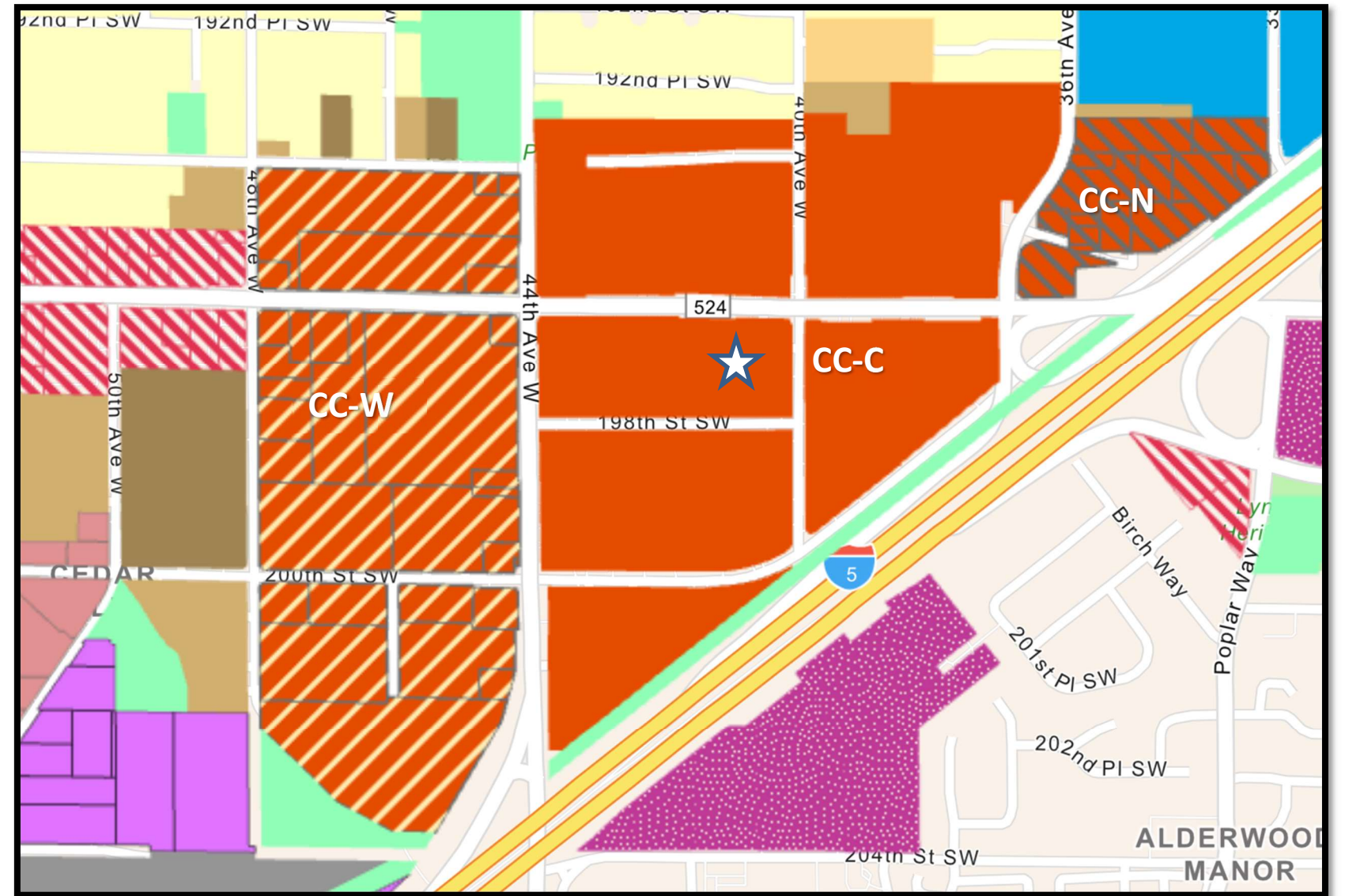
- Residential parking 0.5 stalls per unit (required stalls 159)
- Retail & Office Parking: 3 stalls per 1,000 gfa (required stalls 12)

BICYCLE PARKING REQUIREMENT: (LMC 21.60.400.F.1&3)

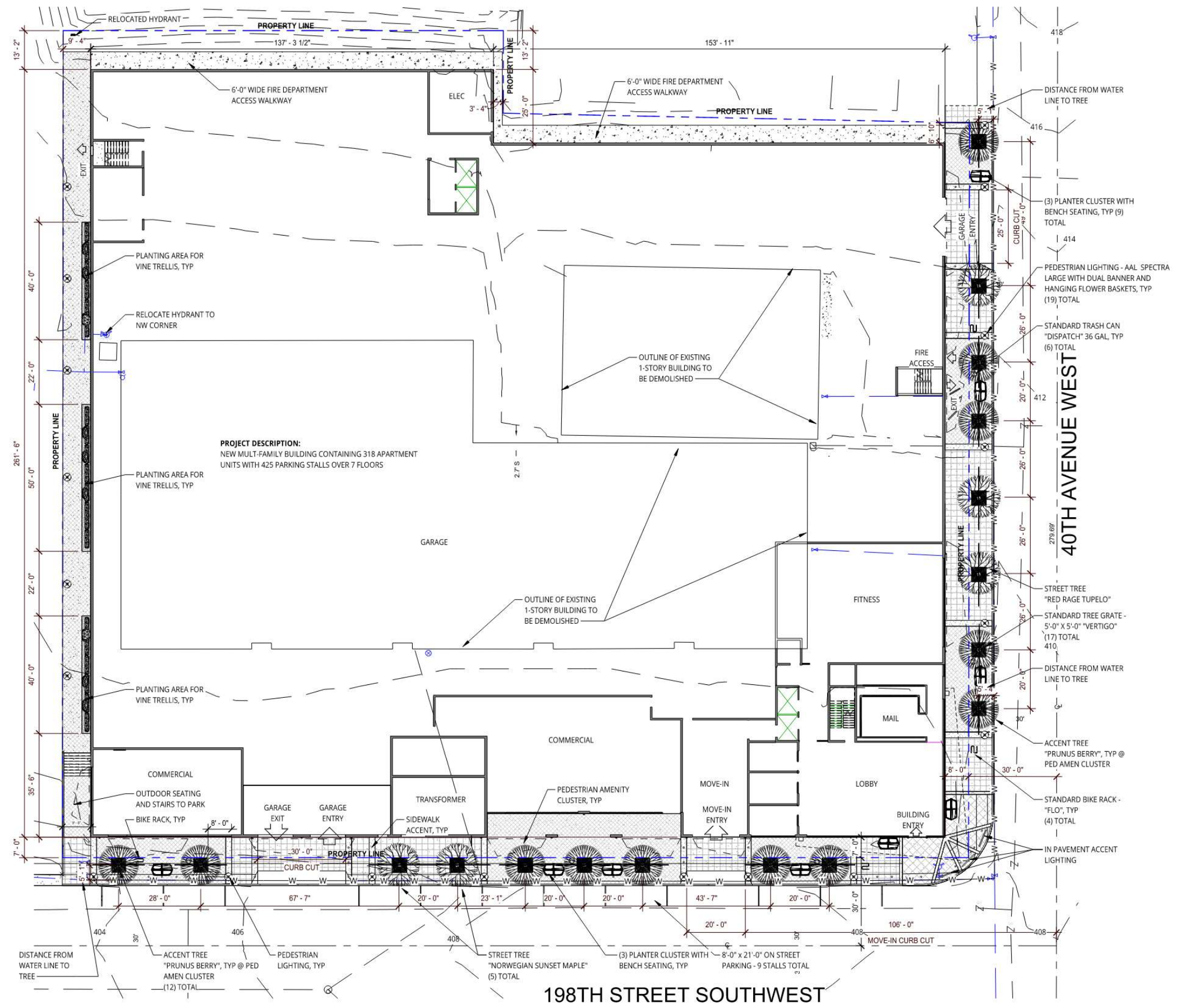
1. All nonresidential developments providing 20 or more parking stalls shall be required to provide at least one bicycle stall for every 20 vehicular parking stalls, up to a maximum of 20 bicycle stalls. Bicycle stalls may be storage lockers or bicycle racks/stands.

3. One indoor bicycle stall shall be provided for every four dwelling units in multifamily residential uses, with the exception of senior housing, unless individual garages are provided for every unit.

- 318 units/4 = 80 bicycle stalls required
- 12 retail spaces=12 bicycle stalls required
- 84 covered bicycle parking spaces proposed and 16 bicycle racks proposed throughout the site.
- 100 total bicycle parking spaces.



SITE PLAN



EXISTING SITE CONDITIONS

A



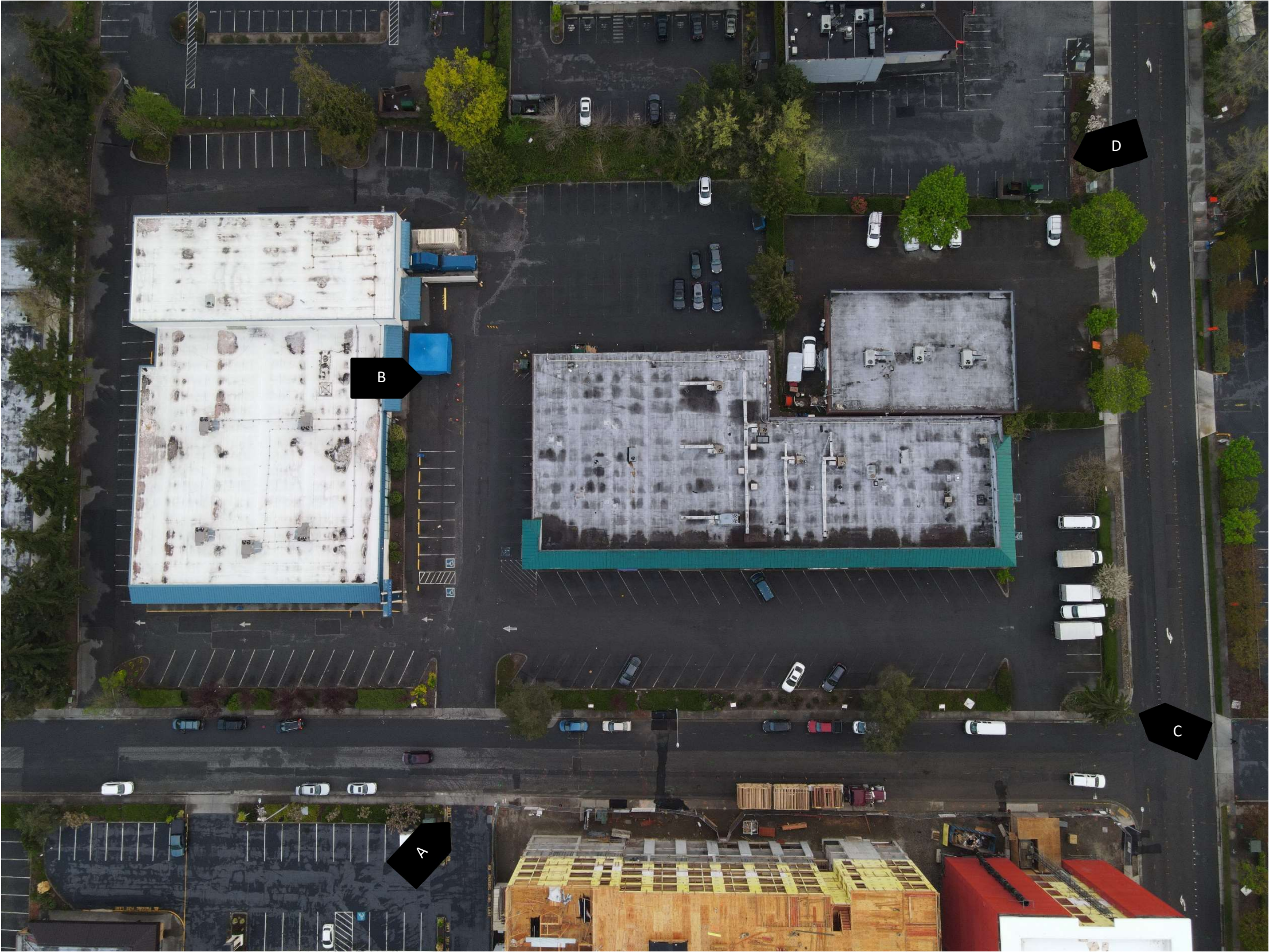
B



C



D



PERSPECTIVE-PRIMARY CORNER

EXISTING PRIMARY CORNER



The existing site condition features an aging single story retail building set back from the street with two rows of parking in front.

PROPOSED PRIMARY CORNER



As proposed, the sidewalks will be widened to 16' and the building will be brought up to the ROW, creating a walkable, active pedestrian oriented environment. The primary corner features a red accented canopy and storefront windows, which draw people in at the street level. Above, this corner will have metal siding and a sky lounge with an inclined roof. These modulation changes improve visual interest and human scale.

PEDESTRIAN ORIENTED PERSPECTIVE-PRIMARY ENTRY

EXISTING CORNER OF 40th Ave and 198th ST



The existing view facing West down 198th shows the current lack of balance on the new promenade street between the new residential development and the existing retail.

PROPOSED CORNER OF 40th Ave and 198th ST



Our proposed plan brings the building to the ROW and creates a gateway to the promenade street. Pedestrians will enjoy weather protection, shopping, and/or dining along the new frontage.

PEDESTRIAN ORIENTED PERSPECTIVE-WEST PROPERTY LINE

EXISTING WEST PROPERTY LINE



The existing West property line currently abuts Goodwill and serves as a connection to the parking lot behind the building. In the future this area will become part of the City's proposed park and integrated into the promenade.

PROPOSED WEST PROPERTY LINE



Our proposed West side of our property has made good use of the elevation changes and will serve as an extension of the park. This area features large green walls/trellis screens to carry the natural feel of the park onto the building, will contain tables, chairs and seating areas, in addition to being a pedestrian fire lane in case of emergencies. Along the frontage, an envisioned coffee shop or bakery will wrap around the building and connect to both the park and the newly improve ROW. There will need to be a retaining wall between the properties at the ROW due to the changes in grade and elevation.

INTERACTION WITH THE PARK

EXISTING SW CORNER

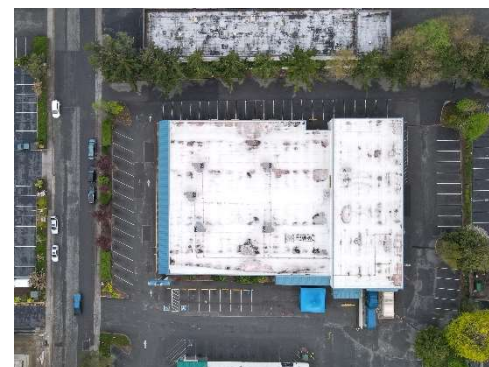


Currently Goodwill has 7+ years left on their lease, but in the future, a beautiful City park will be located here. The existing condition between the two sites is a driveway connecting the parking behind both existing structures. There is an easement on the City owned Goodwill parcel that permits access to the back of the subject property.

PROPOSED SW CORNER



Our reimagined Western property line includes a coffee shop or restaurant that faces the park and the new promenade street, a publicly accessible area the full length of the building that can be used for seating, extending the park approximately 9 ft into our property. This area will feature green walls using large trellis, where vines will grow up the parking garage wall, landscape planters, tables, chairs, and a 6' wide pedestrian fire lane.



INTERACTION WITH THE PARK-CONTEXT

DEVELOPMENT & SITE PLAN DRIVERS ALONG THE WEST PROPERTY LINE

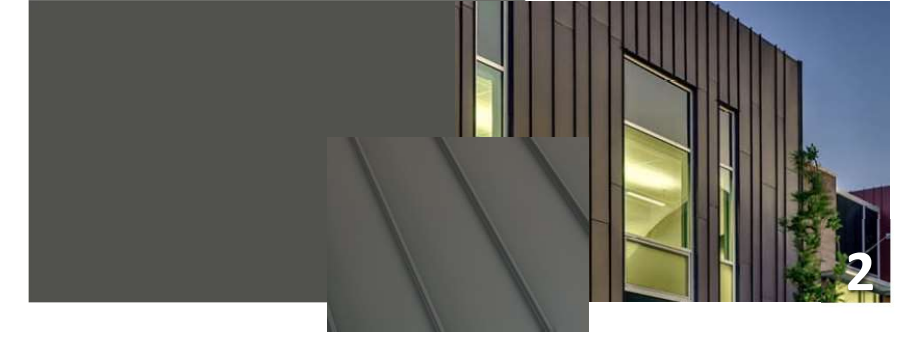
While there is still much work to be done with the design of the park before the City decides on a final design, using early examples of what a park could look like, we can get a feel for how Kinect 2 will interact with that final design.

To the right > we can easily see some of the challenges with designing a building to interact with an adjoining property that has not been built or designed yet. The property line runs along the outside of the pathway and retaining wall towards the front of the property. Due to elevation changes, if we are to have a usable public amenity space between the two properties we must have the retaining wall along the commercial area facing the future park. This will create a place for patrons to eat, drink, and commune outside, interacting with the park. The retaining wall and stairs in this area also allow us to create a much more level surface between the two properties, rather than the slope that currently exists.

Between the commercial space and the back (NW corner) of the property, we will have pedestrian lighting, tables, chairs, benches, and other opportunities for the community to interact with the park. Our over sized, beautiful green trellis walls, will truly make the building blend into the park seamlessly, creating a synergy that should last a lifetime.

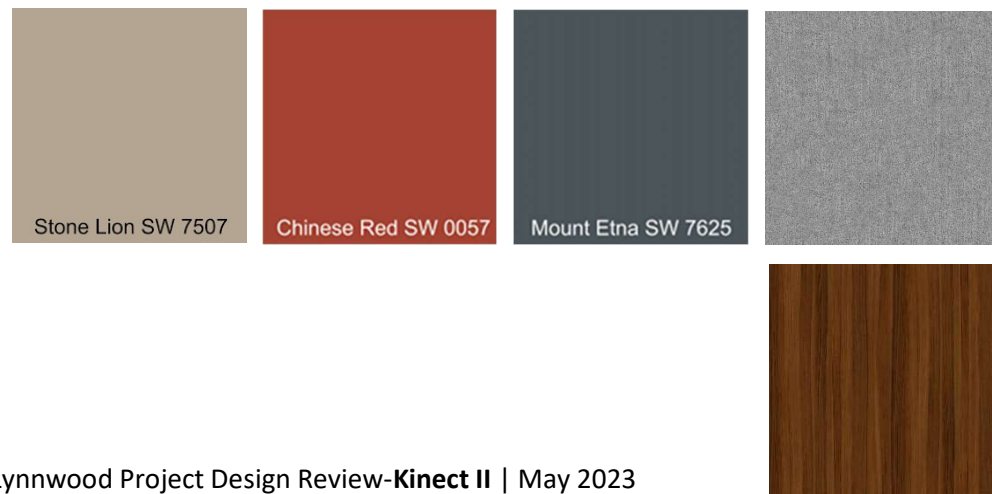


MATERIAL BOARD

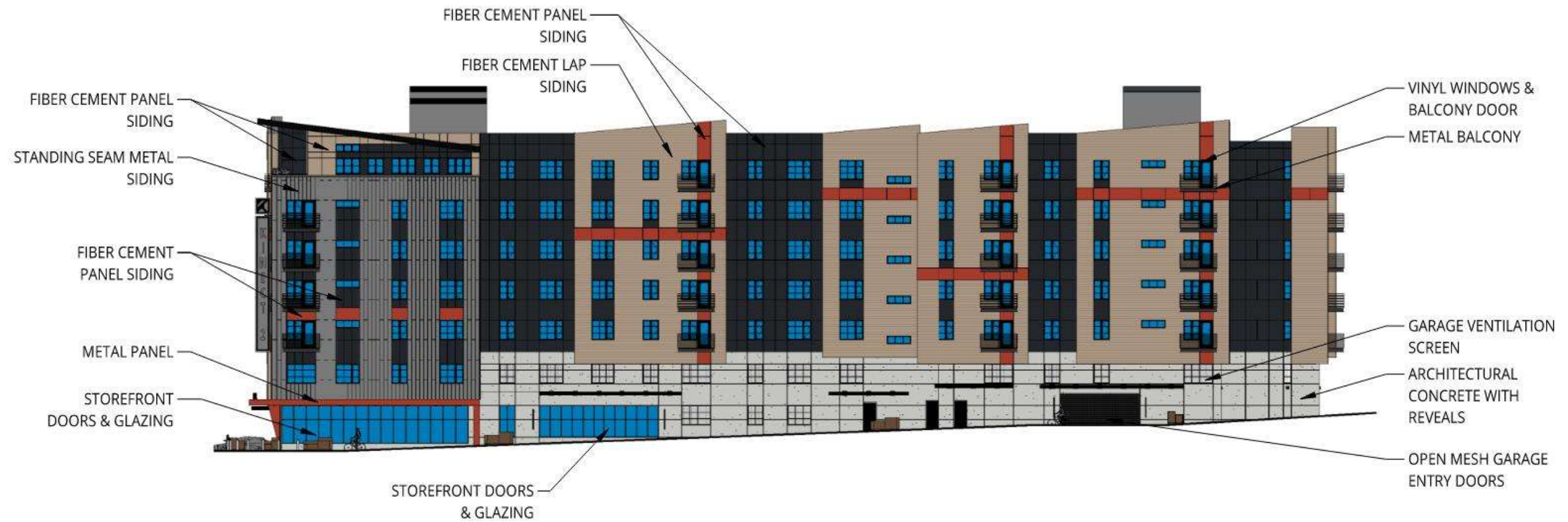


MATERIAL LEGEND

- 1. Hardie Panel Siding
- 2. Metal Panel Siding
- 3. Lap Siding, Hardie Plank
- 4. Wood Soffit
- 5. Concrete
- 6. Garage Door
- 7. Garage Grill/Screen
- 8. Green Trellis Wall
- 9. Balcony



MATERIALS-EAST



1 MATERIAL-EAST ELEVATION (40TH AVE W)
SCALE: 1" = 30'-0"

MATERIAL LEGEND

- FIBER CEMENT PANEL SIDING
- FIBER CEMENT LAP SIDING
- STANDING SEAM METAL SIDING
- ARCHITECTURAL CONCRETE WITH REVEALS

MATERIALS-EAST CALCULATIONS



1 MATERIAL CALCULATIONS - EAST ELEVATION

SCALE: 1" = 30'-0"

ARCHITECTURAL MATERIAL CALCULATIONS - EAST FACADE:

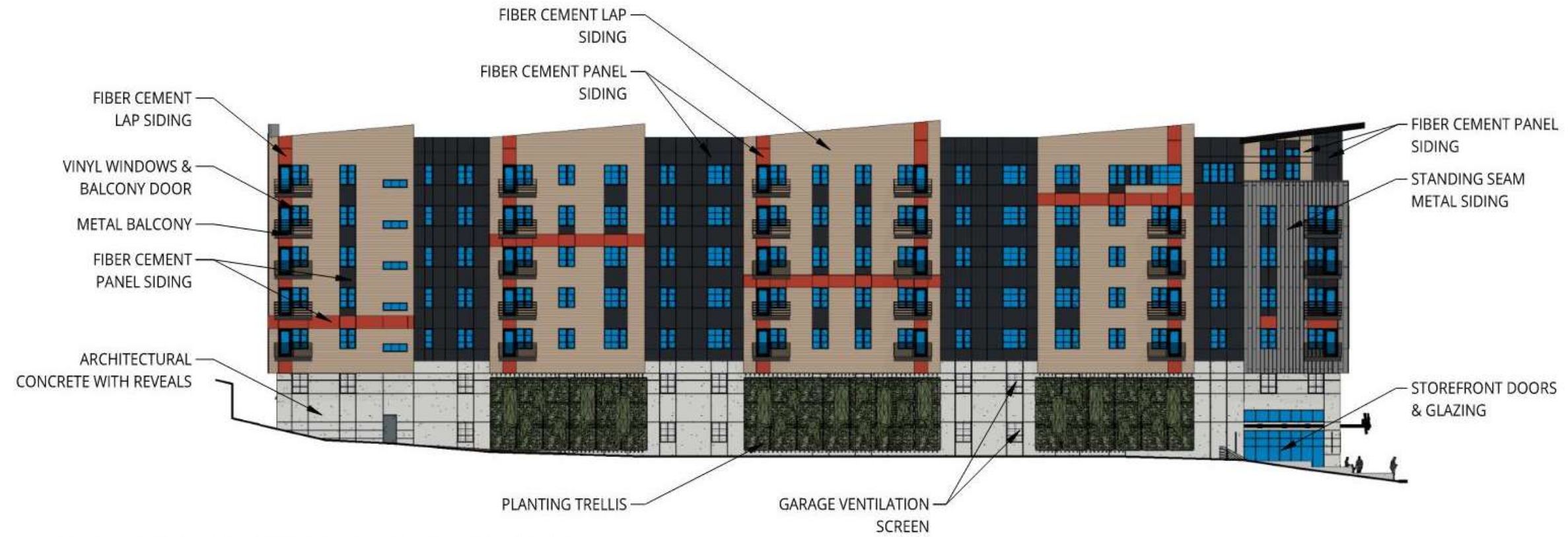
AREA OF GROUND FLOOR FACADE:

AREA OF OPENINGS:	
VENTILATION SCREENS:	87 SF (3%)
STOREFRONT DOORS & GLAZING:	735 SF (27%)
EXIT DOORS:	72 SF (3%)
OPEN MESH GARAGE ENTRY DOORS:	160 SF (6%)
AREA OF ARCHITECTURAL CONCRETE WITH REVEALS:	1,418 SF (53%)
<u>AREA OF STANDING SEAM METAL SIDING & METAL PANEL:</u>	<u>207 SF (8%)</u>
TOTAL:	2,679 SF (100%)

AREA OF UPPER LEVELS FACADE:

AREA OF OPENINGS:	
VENTILATION SCREENS:	330 SF (2%)
VINYL DOORS AND WINDOWS:	2,624 SF (17%)
AREA OF ARCHITECTURAL CONCRETE WITH REVEALS:	1,190 SF (7%)
AREA OF FC LAP SIDING:	5,272 SF (33%)
AREA OF FC PANEL SIDING:	4,519 SF (29%)
<u>AREA OF STANDING SEAM METAL SIDING & METAL PANEL:</u>	<u>1,847 SF (12%)</u>
TOTAL:	15,782 SF (100%)

MATERIALS-WEST



1 MATERIAL-WEST ELEVATION
SCALE: 1" = 30'-0"

MATERIAL LEGEND





- FIBER CEMENT PANEL SIDING
- FIBER CEMENT LAP SIDING
- STANDING SEAM METAL SIDING
- ARCHITECTURAL CONCRETE WITH REVEALS

MATERIALS-NORTH

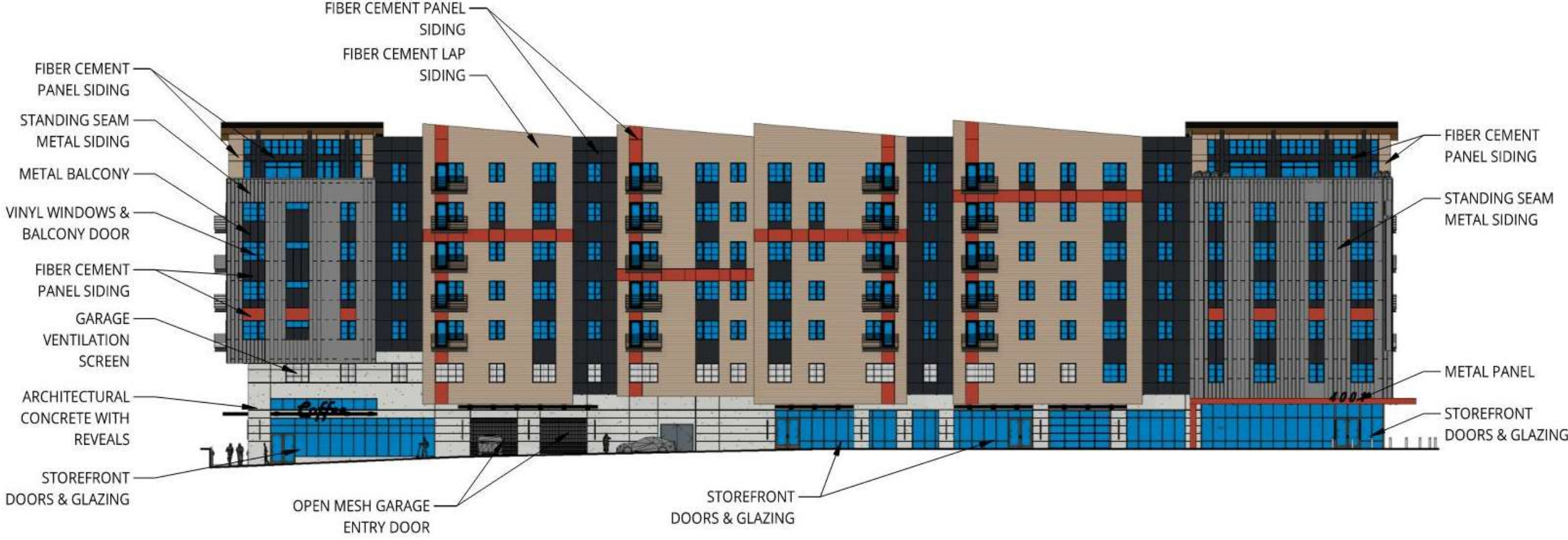


1 MATERIAL-NORTH ELEVATION
SCALE: 1" = 30'-0"

MATERIAL LEGEND

-  FIBER CEMENT PANEL SIDING
-  FIBER CEMENT LAP SIDING
-  STANDING SEAM METAL SIDING
-  ARCHITECTURAL CONCRETE WITH REVEALS

MATERIALS-SOUTH



1 MATERIAL-SOUTH ELEVATION (198TH ST SW)
 SCALE: 1" = 30'-0"

MATERIAL LEGEND

- FIBER CEMENT PANEL SIDING
- FIBER CEMENT LAP SIDING
- STANDING SEAM METAL SIDING
- ARCHITECTURAL CONCRETE WITH REVEALS

MATERIALS-SOUTH CALCULATIONS



1

MATERIAL CALCULATIONS - SOUTH ELEVATION

SCALE: 1" = 30'-0"

ARCHITECTURAL MATERIAL CALCULATIONS - SOUTH FACADE:

AREA OF GROUND FLOOR FACADE:

AREA OF OPENINGS:

STOREFRONT DOORS & GLAZING:	1,925 SF (41%)
EXIT DOOR:	60 SF (1%)
OPEN MESH GARAGE ENTRY DOORS:	232 SF (5%)

AREA OF ARCHITECTURAL CONCRETE WITH REVEALS: 1,694 SF (36%)

AREA OF FC LAP SIDING: 452 SF (10%)

AREA OF FC PANEL SIDING: 76 SF (2%)

AREA OF STANDING SEAM METAL SIDING & METAL PANEL: 209 SF (5%)

TOTAL: 4,648 SF(100%)

AREA OF UPPER LEVELS FACADE:

AREA OF OPENINGS:

VENTILATION SCREENS: 447SF (2%)

VINYL DOORS AND WINDOWS: 3,635 SF (18%)

AREA OF ARCHITECTURAL CONCRETE WITH REVEALS: 280 SF (2%)

AREA OF FC LAP SIDING: 6,978 SF (35%)

AREA OF FC PANEL SIDING: 5,283 SF (26%)

AREA OF STANDING SEAM METAL SIDING & METAL PANEL: 3,249 SF (16%)

AREA OF WOOD PANEL: 165 SF (1%) TOTAL:

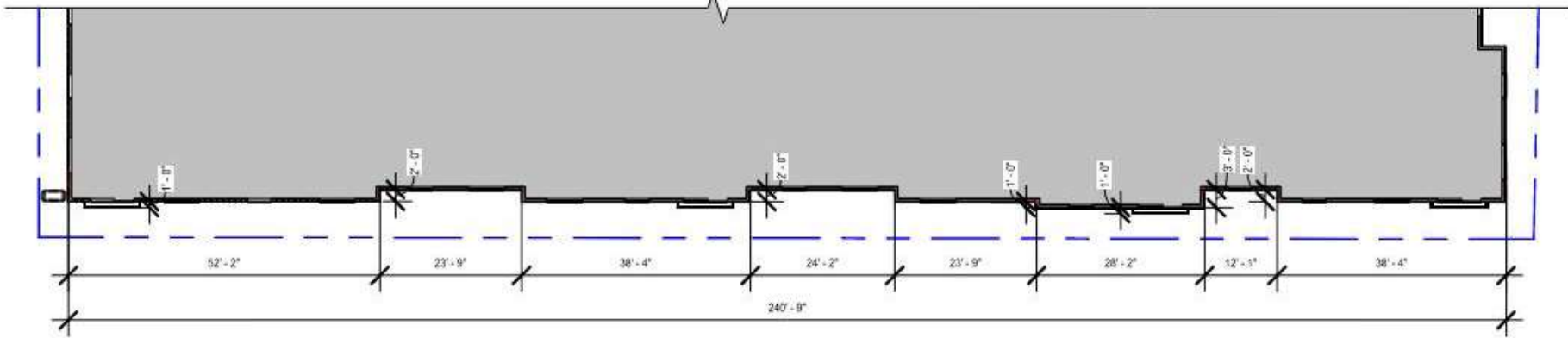
20,037 SF (100%)

MODULATION & BALCONIES-EAST

ELEVATION:

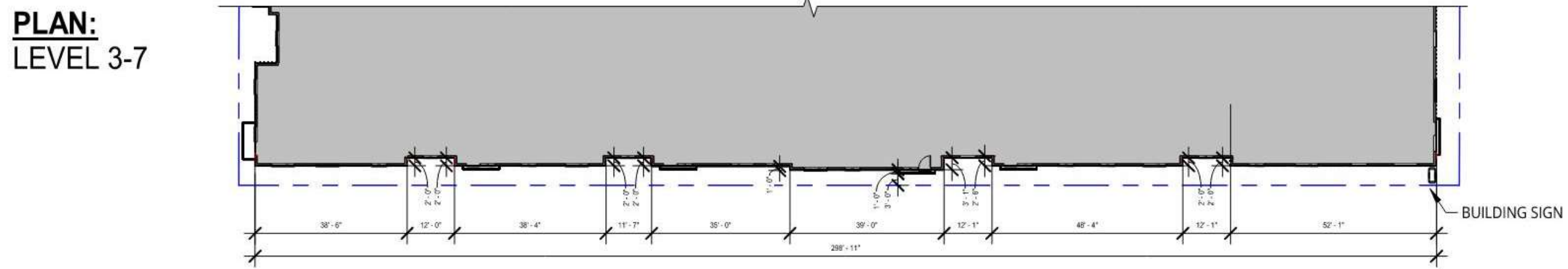


**PLAN:
LEVEL 3-7**



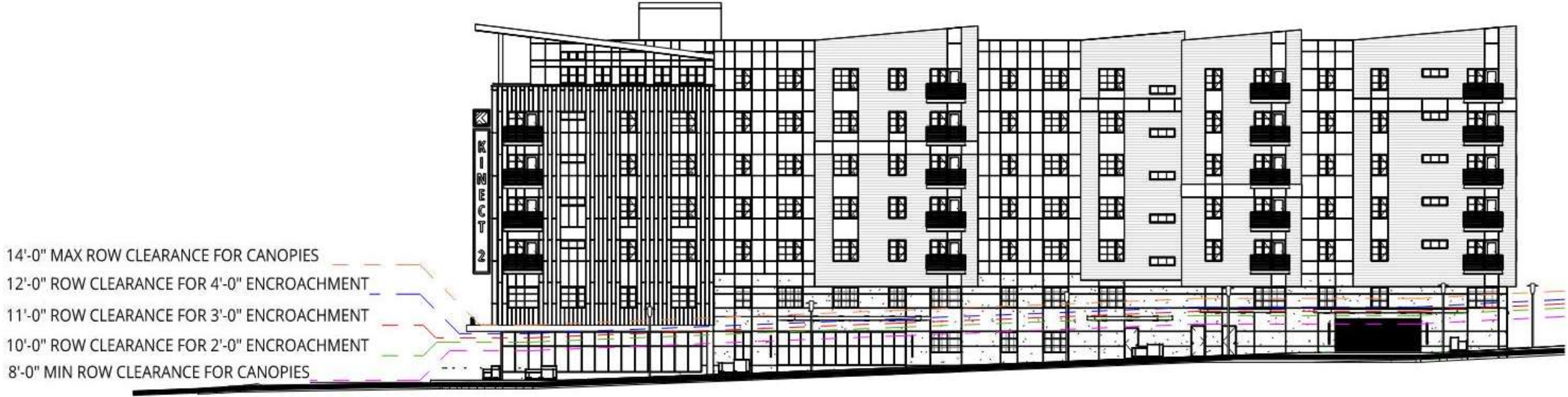
1 MODULATION & BALCONIES - EAST ELEVATION (40TH AVE W)
SCALE: 1" = 30'-0"

MODULATION & BALCONIES-SOUTH



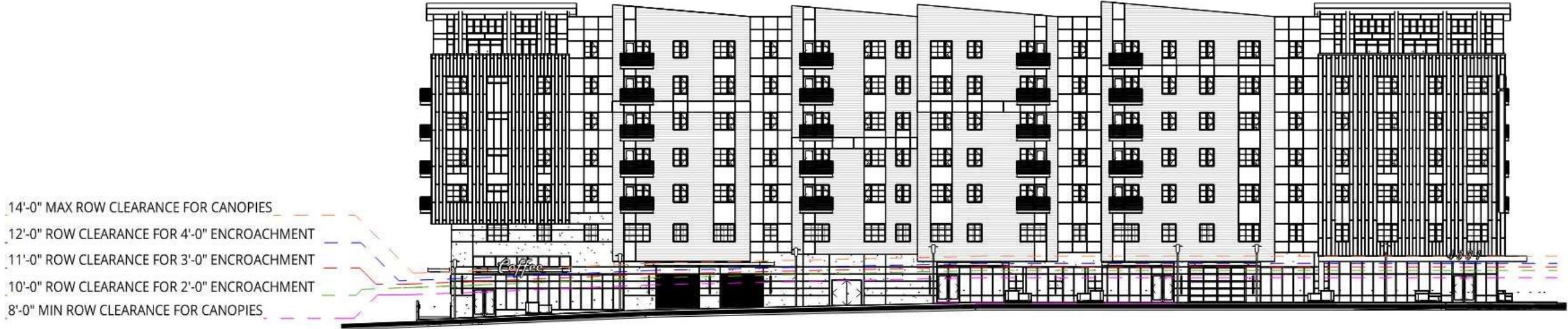
1 MODULATION & BALCONIES - SOUTH ELEV (198TH ST SW)
SCALE: 1" = 30'-0"

ROW CLEARANCES-EAST



1 ROW CLEARANCES - EAST ELEVATION DIAGRAM
SCALE: 1" = 30'-0"

ROW CLEARANCES-SOUTH



1 ROW CLEARANCES - SOUTH ELEVATION DIAGRAM
SCALE: 1" = 30'-0"

TRANSPARENCY CALCULATIONS-EAST

EAST FACADE:
GLAZING LENGTH BETWEEN 2' AND 10' OF GRADE:
48'-0"
4'-0"
30'-3"
7'-4"
4'-0"
+ 6'-0"
99'-7" / 236'-6" = 42.1%

42.1% > 40% MIN. REQ. AT COLLECTOR ARTERIAL



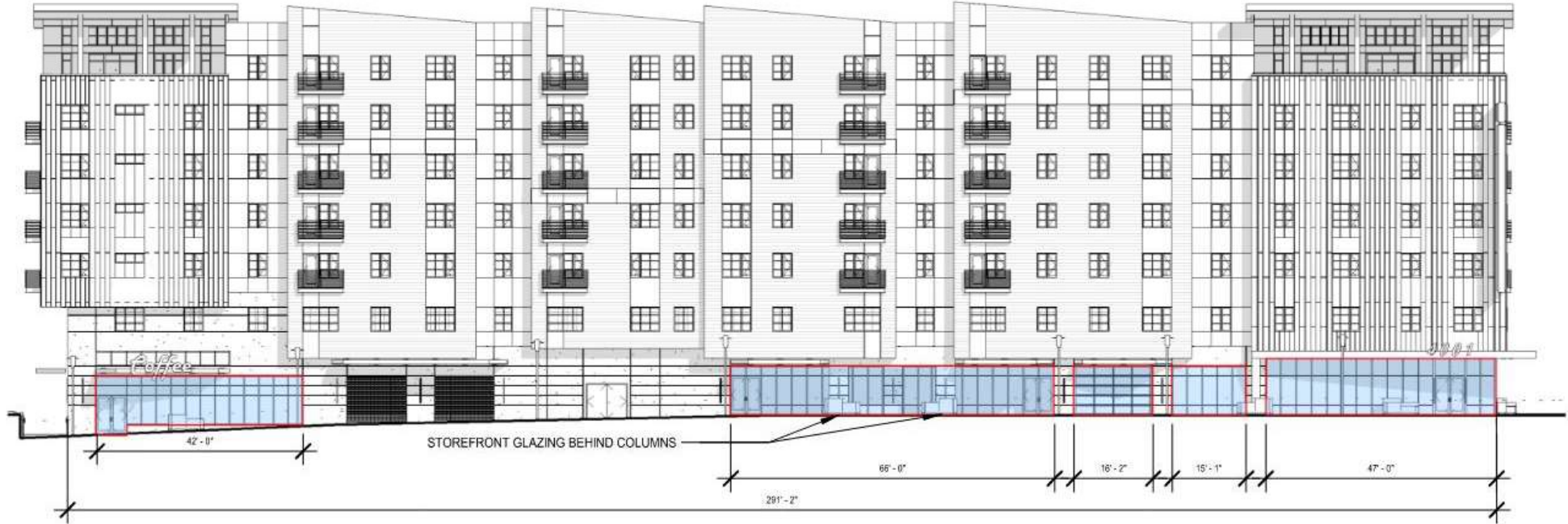
1 **TRANSPARENCY - EAST ELEVATION (40TH AVE W)**
SCALE: 1" = 30'-0"

TRANSPARENCY CALCULATIONS-SOUTH

SOUTH FACADE:
GLAZING LENGTH BETWEEN 2' AND 10' OF GRADE:

42'-0"
66'-0"
16'-2"
15'-1"
+ 47'-0"
186'-3"
186'-3" / 291'-2" = 63.97%

60.97% > 60% MIN. REQ. AT PROMENADE STREET



1 TRANSPARENCY - SOUTH ELEVATION (198TH ST SW)
SCALE: 1" = 30'-0"

ELEVATION-EAST



ELEVATION-NORTH



ELEVATION-SOUTH

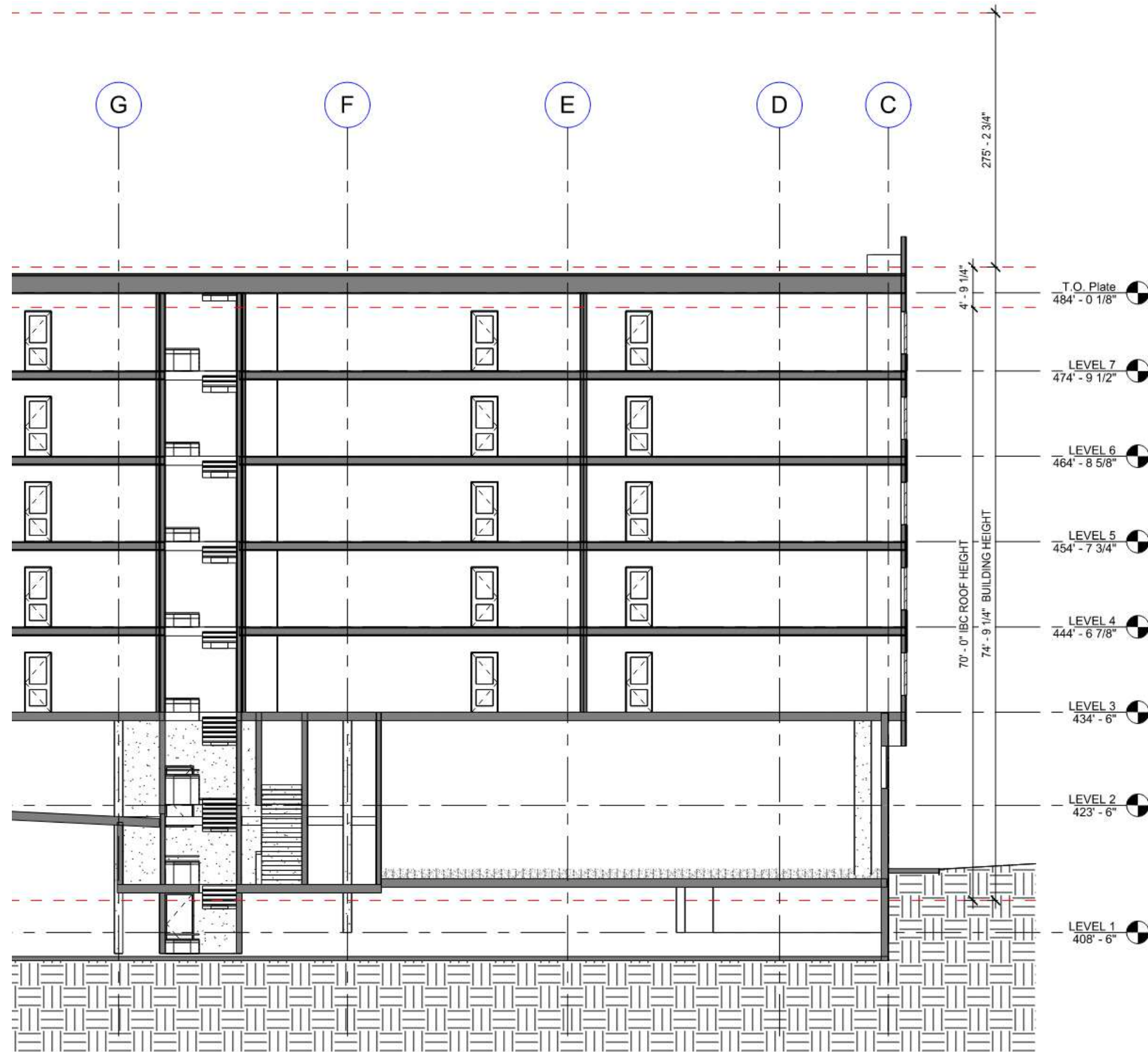


ELEVATION-WEST



BUILDING HEIGHT

Kinect 2 will rise to a finished building height of 74' 9 1/4" to top of plate. This height is far below the 350' height limit allowed by zoning and is consistent with the height of new multifamily/mixed use structures in the City Center Sub Area.



KINECT 2 OVERLAY

In the drone shot and rendering overlay to the right, it is easy to see the dramatic impact approval of this design will have on the City Center sub area. This building embraces the challenges of the elevation changes on each corner and has adapted its design to become a prominent fixture at the entry to the new promenade street. Pedestrians will enjoy public amenity space, weather protection, benches, landscaping, new street trees, and the potential of a new coffee shop, restaurant, or other shopping opportunities in the commercial space. We look forward to another partnership with the City of Lynnwood and seeing this shared vision come to life.

