



City of Kenmore Development Services NOTICE OF APPLICATION AND OPTIONAL SEPA NOTICE

Applicant: MSR BEECHWOOD 2, LLC.
Property Owner: MSR BEECHWOOD 2, LLC
Project Contact: Carl F. Pirscher

File #: CSP22-0086, SSDP22-0087, & SEPA22-0088 (PRJ22-0055)
City Planner: Reilly Rosbotham
Telephone #: 425-398-8900
E-mail: RRosbotham@kenmorewa.gov
Application Filed: 11/2/2022
Application Determined Complete: 11/17/22
Notice of Application: 12/1/2022
Comment Deadline: 12/30/2022 at 4:30 P.M.

Project Name: Beechwood II Apartments

Project Location: 17715 80th Ave NE Kenmore, WA 98028 (Parcel no. 011410-0843).

Project Description: Proposed 52-unit multi-family apartment development; 47 units will be rented at market-rate and 5 units will be affordable. The project proposes a six-story apartment building consisting of one story of structured parking and five stories of apartments. The project accesses 80th Avenue NE via a private driveway and the project includes 44 parking stalls. The property is 21,600 square feet (0.50 acre), zoned R-18, and is within the Transit Oriented Development (TOD) District. The property is within a seismic hazard area and Swamp Creek is located off-site approximately 145 feet to the west.

Permits requested in this application: Site Plan Application and Shoreline Substantial Development Permit.

Consistency with applicable City plans and regulations: This proposal will be reviewed for compliance with applicable City of Kenmore codes including shoreline management code, zoning code, road standards, surface water design manual, fire flow and fire access requirements. The project review process may incorporate or require mitigation measures, regardless of whether an Environmental Impact Statement (EIS) is prepared.

Relevant environmental documents are available at Kenmore City Hall. The complete application materials and relevant environmental documents can be reviewed at Kenmore City Hall and by submitting a public records request online at <https://www.kenmorewa.gov/>.

Environmental Review: The City of Kenmore has reviewed the proposal for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used. This process integrates the comment period for the Notice of Application and the State Environmental Policy Act (SEPA) review. This may be the only opportunity to comment on the environmental impacts of the proposal. A copy of the subsequent threshold determination for the specific proposal may be obtained upon request. Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts by the comment deadline. Pursuant to WAC 197-11-545(2), lack of comment by other agencies or members of the public on environmental documents, within the time periods specified here within, shall be construed as lack of objection to the environmental analysis.

Other permits not included in this application, known at this time: Engineering Permit, Building Permit.

Development Services will issue a decision on this application following a 30-day public comment period ending **December 30, 2022 at 4:30 P.M.** Written comments on this application must be submitted to the Department in writing via emailed to RRosbotham@kenmorewa.gov or mailed to the address listed below. A public hearing is not required for this application prior to the Department’s decision. Details of the appeal process will be included in the notice of decision. Any person may review the application and any environmental documents or studies at Kenmore City Hall and with a public records request. Any person that would like additional information on this project should contact the project planner.

Date of Mailing: 11/28/2022
Date of Publication: 12/1/2022
Comment deadline: 12/30/22 at 4:30 p.m.

City of Kenmore
Development Services Department
18120 68th Avenue NE
Kenmore WA 98028-0607



If you wish to receive notification of the City’s decision on the application and SEPA determination, complete and return this portion of the notice to the Department at the address listed above before the comment deadline.

**File #: Beechwood II Apartments
CSP22-0086, SSDP22-0087, SEPA22-0088 (PRJ22-0055)**

Name: _____

Address: _____

Email: _____ **Phone #:** _____

PLEASE PRINT CLEARLY

PROJECT DATA

SITE ADDRESS	17715 80TH AVE NE KENMORE, WA
AP NUMBER	7909170785
ZONING	R-18 (W/ TOD OVERLAY)
SITE AREA	21,600 SF (0.49 AC)
EXISTING USE	SINGLE FAMILY
PROPOSED USE	MULTIFAMILY
MAX HEIGHT	65'

SETBACKS			
STREET SIDE	10', MIN DRIVEWAY LENGTH IS 20'		
REAR	5'		
SHORELINE BUFFER			
BLDG SETBACK	15'		

DENSITY			
MIN REQ'D	60 DU/ACRE	0.5 x 60 =	30 UNITS
MAX ALLOWED	150 DU/ACRE	0.5 x 150 =	75 UNITS
PROPOSED	52 UNITS		

APARTMENT MIX			
STUDIO	12 UNITS		
1-BR	30 UNITS		
2-BR	10 UNITS		
TOTAL	52 UNITS		

PARKING ANALYSIS			
PARKING REQ'D IN TOD OVERLAY FOR 52 UNITS TOTAL (w/ 5 AFFORDABLE UNITS)			
MARKET RATE APTS			
10 STUDIO	1 STALL / UNIT	10 STALLS	
28 1-BR	1 STALL / UNIT	28 STALLS	
9 2-BR	1 STALL / UNIT	9 STALLS	
GUEST	1 STALL / 5 UNITS	9.4 STALLS	
AFFORDABLE UNITS			
2 STUDIO	0.6 STALL / UNIT	1.2 STALLS	
2 1-BR	0.6 STALL / UNIT	1.2 STALLS	
1 2-BR	0.6 STALL / UNIT	0.6 STALLS	
TOTAL REQ'D		60 STALLS	
TOTAL PROPOSED		44 STALLS	(SEE PARKING ANALYSIS FOR MORE INFO)

BUILDING AREAS			
LEVEL 1	11,037 SF		
LEVEL 2	11,333 SF		
LEVEL 3	10,993 SF		
LEVEL 4	10,984 SF		
LEVEL 5	10,279 SF		
LEVEL 6	9,955 SF		
TOTAL	64,581 SF		

OPEN SPACE ANALYSIS			
SPACE REQ'D	52 UNITS x 45 SF =	2,340 SF	
SPACE PROVIDED			
LEVEL 1	1,246 SF		
LEVEL 2	0 SF		
LEVEL 3	205 SF		
LEVEL 4	0 SF		
LEVEL 5	635 SF		
LEVEL 6	331 SF		
TOTAL	2,417 SF		

LEGAL DESCRIPTION
 LOT 1, KING COUNTY SHORT PLAT NUMBER 579054, RECORDED UNDER RECORDING NUMBER 7909170785, BEING A PORTION OF LOT 27, BLOCK 13, ALDERWOOD MANOR NO. 14, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 26 OF PLATS, PAGE(S) 4, IN KING COUNTY, WASHINGTON.
 SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

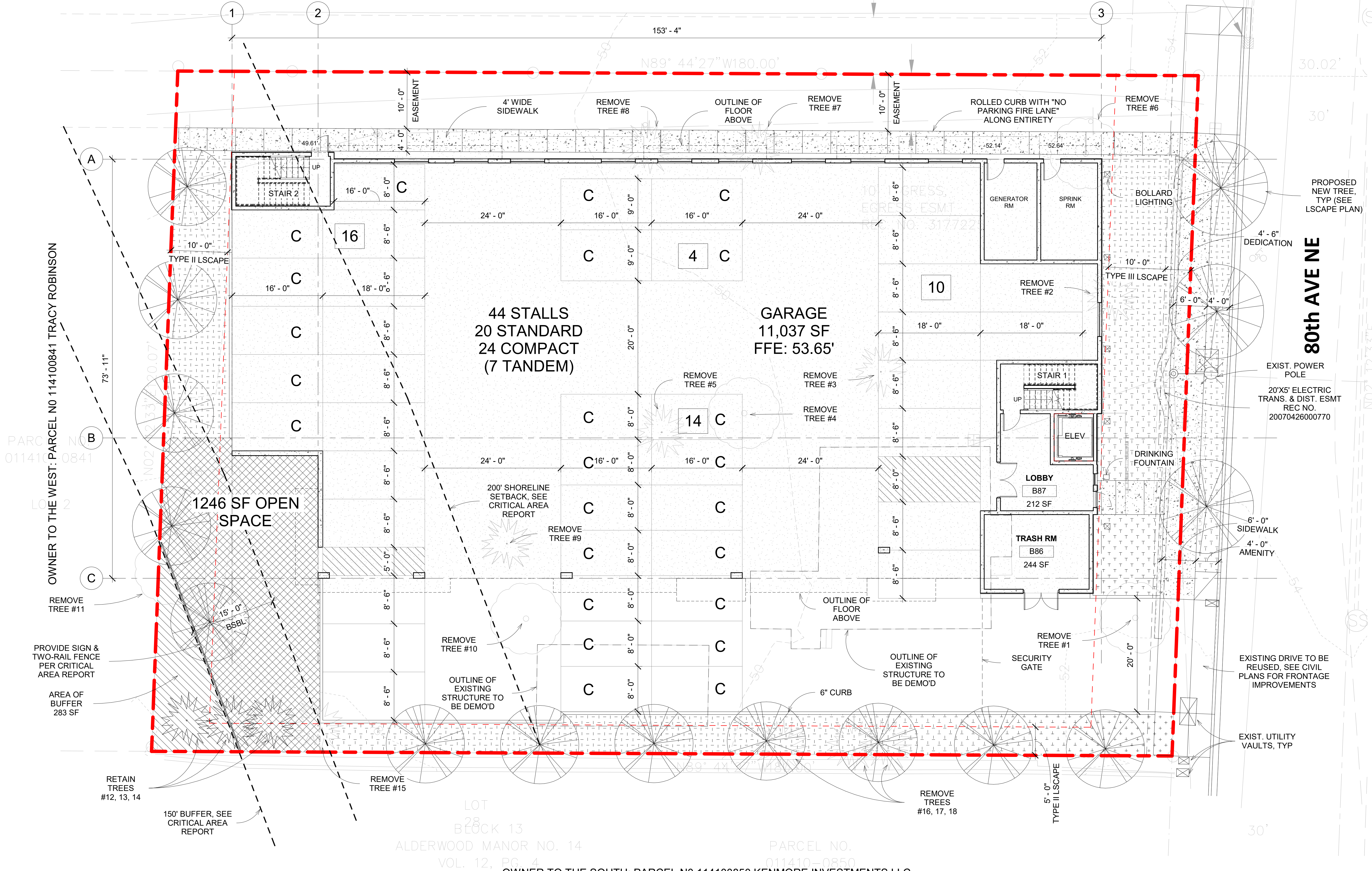
PROJECT DIRECTORY

OWNER:
 MSR COMMUNITIES
 18323 BOTHELL EVERETT HWY, SUITE 310
 BOTHELL, WA 98012
 PHN: (425) 230-0667
 CONTACT: NETHAJI

ARCHITECT:
 CDA + PIRSCHER ARCHITECTS, INC.
 23114 100TH AVE W
 EDMONDS, WA 98020
 PHN: (206) 368-9668
 CONTACT: CARL PIRSCHER

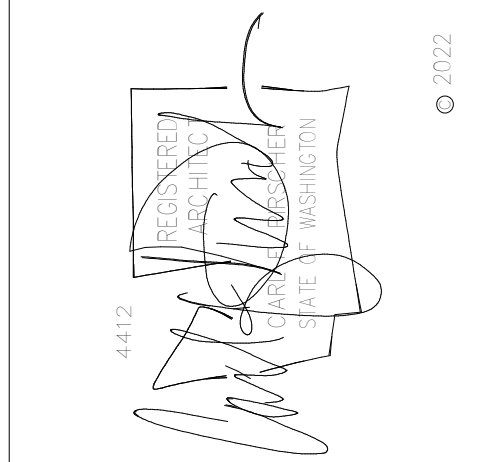
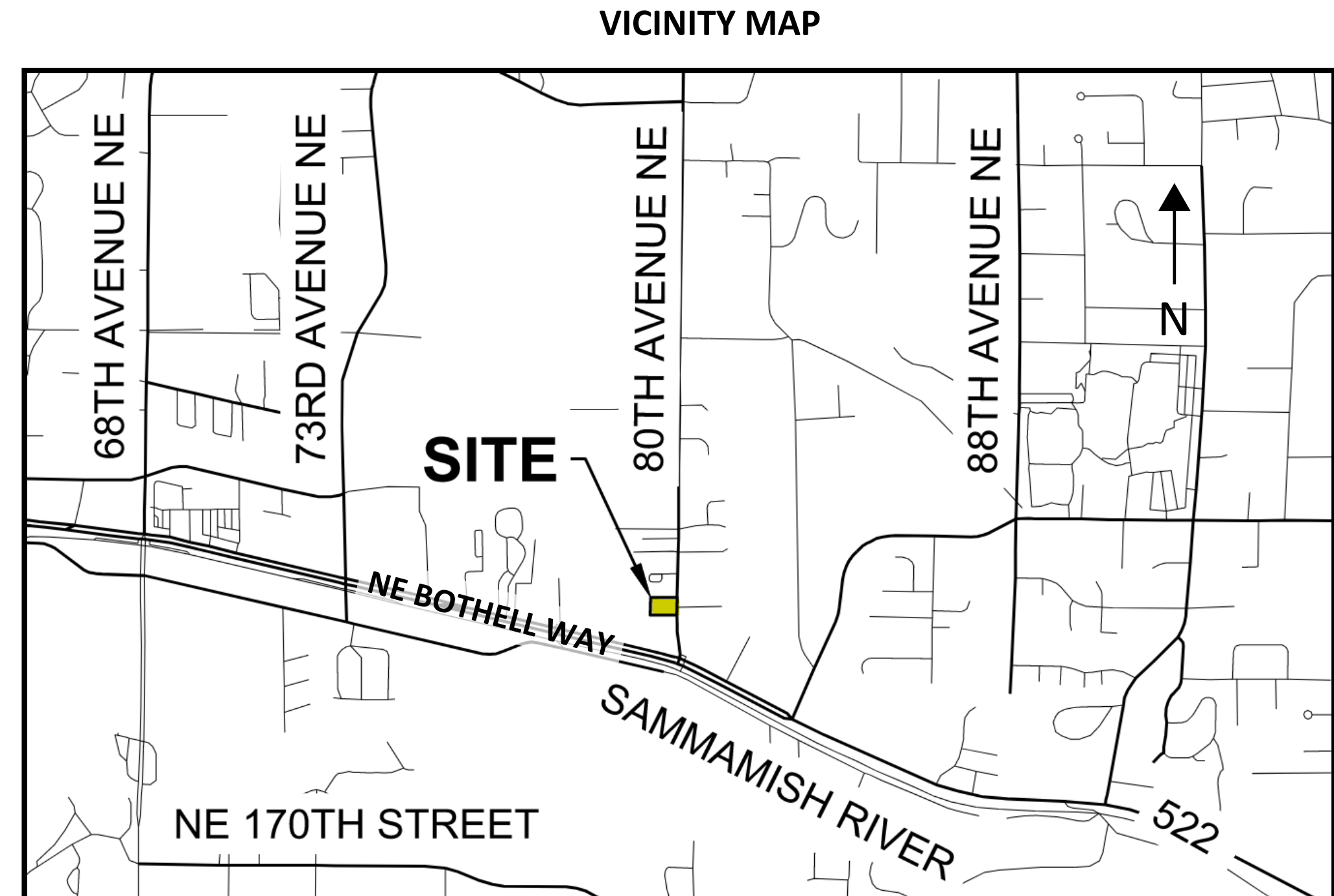
CIVIL ENGR:
 HARMSEN, LLC
 2822 COLBY AVE, SUITE 300
 EVERETT, WA 98201
 (360) 794-7814
 CONTACT: DAVID HARMSEN, PE

OWNER TO THE NORTH: PARCEL NO 1822600000 CREEKSIDE TOWNHOME CONDOMIUMS



1 SITE PLAN / LEVEL 1
 1/8" = 1'-0"

KMC 18.52.140 SITE LIGHTING
 SITE LIGHTING TO BE BIDDER DESIGNED WITH THE FOLLOWING REQUIREMENTS:
 ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED AWAY FROM ADJACENT BUILDINGS TO AVOID GLARE AND "NIGHT GLOW."
 ADEQUATE ILLUMINATION AND LIGHT LEVELS SHALL BE PROVIDED.
 SITE LIGHTING SHALL COMPLEMENT AND COORDINATE WITH OTHER SITE FURNISHINGS USED THROUGHOUT THE SITE DEVELOPMENT PROJECT AND SHALL COMPLEMENT STREET LIGHTING IN THE PUBLIC RIGHT-OF-WAY.
 ACCENT LIGHTING SHALL BE PROVIDED AT FOCAL POINTS SUCH AS BUILDING ENTRANCES, SITE ENTRANCES, PUBLIC ART, AND LANDSCAPE FEATURES.
 PEDESTRIAN-SCALED LIGHTING (14' MAX IN HEIGHT) SHALL DEFINE PLAZAS, COURTYARDS, PEDESTRIAN WALKWAYS, CROSSWALKS, BUILDING ENTRIES, AND OTHER PEDESTRIAN AREAS.



DATE	11/02/2022	COMMENTS	
MARK		SITE PLAN PERMIT SUBMITTAL	
DRAWN		Author	
CHECK		CARL F. PIRSCHER	
JOB #		20035	

MSR BEECHWOOD II APARTMENTS
 17715 80TH AVE NE
 KENMORE, WA
 SITE / FIRST FLOOR PLAN
 CLIENT: Owner

