



## WAC 197-11-970 SEPA DETERMINATION OF NONSIGNIFICANCE (DNS)

February 9, 2024

**FILE:** SEPA22-0088 (PRJ22-0055), Beachwood II Apartments

**Description of proposal:** Proposed development of one (1) 6-story apartment building consisting of 53 multi-family residential units and 48 parking stalls. Of the units, 48 are market-rate and 5 are affordable (Proposed Site Plan Review (CSP) and Shoreline Substantial Development Permit (SSDP) for development of one (1) 6-story apartment building consisting of 53 multi-family residential units and 48 parking stalls. Of the units, 48 are market-rate and 5 are affordable (50-70% AMI). The western portion of the property is located within 200 feet of Swamp Creek (shoreline jurisdiction), and the southwestern corner of the property is located within the 150-foot Swamp Creek stream buffer. No portion of the proposed development will be located within 150-foot Swamp Creek buffer; however, a portion of the building will be within 200 feet of the shoreline. The project biologist notes that, "No impacts to critical areas or associated buffers will occur as part of this development activity." (Wetland Resources). The project includes approximately 150 linear feet of frontage improvements (i.e. curb, gutter, and sidewalks) along 80th Avenue NE. The property is zoned Residential-18 (R-18) and is within the Transit Oriented Development (TOD) overlay district. Although the project is not located in a Design Standards Area, TOD proposals are subject to the Area 1 Downtown Design Standards.

<b>Property Owner</b>	MSR Beachwood 2, LLC Attn: Kranthi Puttamaneni	18323 Bothell Everett Hwy #310 Bothell, WA 98012 <a href="mailto:kranthi@msrcommunities.com">kranthi@msrcommunities.com</a>
<b>Applicant:</b>	MSR Communities Attn: Kranthi Puttamaneni	18323 Bothell Everett Hwy #310 Bothell, WA 98012 <a href="mailto:kranthi@msrcommunities.com">kranthi@msrcommunities.com</a>
<b>Project Contact:</b>	MSR Communities Attn: Kranthi Puttamaneni	18323 Bothell Everett Hwy #310 Bothell, WA 98012 <a href="mailto:kranthi@msrcommunities.com">kranthi@msrcommunities.com</a>
<b>Location of Proposal:</b>	17715 80 <sup>th</sup> Avenue NE	Parcel no. 011410-0843

As Lead Agency, the City of Kenmore has determined that the above-referenced proposal does not have a probable significant adverse impact on the environment. The lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW,

provided by RCW 43.21C.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA. An environmental impact statement (EIS) will not be required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request. This DNS is issued under WAC 197-11-340. The lead agency will not act on this proposal for 21 days from the issuance date. This DNS is being issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

2/9/2024:   
**Responsible SEPA Official**  
**Samantha Loyuk, Development Services Director**  
City of Kenmore | 18120 68<sup>th</sup> Avenue Kenmore, WA 98028  
425-398-8900 | [SLoyuk@kenmorewa.gov](mailto:SLoyuk@kenmorewa.gov)

**APPEALS:** Any agency or person may appeal SEPA procedural compliance to the Kenmore Hearing Examiner by filing a written notice and statement of appeal and \$134.40 filing fee with the Kenmore City Clerk. Such appeal must be filed within 21 days of the date of issuance of this Determination of Nonsignificance. The last date for filing such an appeal as to this proposal is **3/1/2024** at 4:30 P.M. Procedural determinations include the adequacy of the Determination of Nonsignificance, whether proper notice has been given, and whether the commenting period has been observed. The statement of appeal shall state: 1) Specific reasons why the threshold determination should be reversed or modified; and 2) The harm suffered or anticipated by the appellant and relief sought. The scope of an appeal shall be based on matters raised in the Statement of Appeal. Failure to timely file a Notice and Statement of appeal deprives the Hearing Examiner jurisdiction to consider the appeal. The pendency of a procedural appeal shall stay any action on this proposal until final determination by the Hearing Examiner.