



CITY OF KENMORE

Land Use Application #1558814 - Larus Senior Apartments



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Project Contact

Company Name: Wattenbarger Architects

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Project Type	Activity Type	Scope of Work
Any Project Type	Project or Site Plan Approval	Official Site Plan

Project Name: Larus Senior Apartments

Description of Work: CONSTRUCTION OF A (6) STORY, APPROXIMATELY 155,490 SF AFFORDABLE SENIOR APARTMENT BUILDING. THE GROUND FLOOR WILL BE OF TYPE I-A CONSTRUCTION INCLUDE COVERED PARKING, LOBBY, ADMINISTRATIVE OFFICES AND AMENITY SPACES FOR THE RESIDENTS. THE UPPER FIVE FLOORS WILL BE OF TYPE V-A CONSTRUCTION AND CONTAIN APPROXIMATELY 175 DWELLING UNITS. THE BUILDING WILL HAVE A FULL NFPA 13 FIRE SPRINKLER SYSTEM AND NFPA 72 FIRE ALARM.

Project Details

Development Activity

New

Project Information

Use (s) - proposed	Affordable senior apartments
Use - existing	restaurant
Zoning - existing	UC / UR

Clearing and Grading Information

This is new development.

Quantity and Size Specifications

Gross floor area of new nonresidential	16172
Gross square feet of proposed building	155490
Gross square feet of proposed structured parking	14974
Lot dimensions (ft X ft)	220' x 260'
Maximum proposed building height	70
Number of buildings	1
Number of dwelling units	175
Number of existing parcels	1
Number of lots	1
Number of proposed lots	1
Number of proposed new residential units	175
Number of proposed off street parking spaces	40
Number of residential lots	0
Property size in acres	1.16
Property size in square feet	50954

Additional Project Information



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Date preapplication conference was held

5/30/2024



Jurisdiction:Kenmore

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Supplemental Name: Pre-application meeting (DRT)

A pre-application meeting is required for this application type. Have had a pre-application meeting with City staff?

Yes

If yes, what is the file number associated to this application? The file number is listed on comments you received from staff. If you have not had a pre-application meeting, **do not continue with this application.**

PRE24-0032