

MEMORANDUM

DATE: October 4, 2024
TO: Reilly Rosbotham, Planner
City of Kenmore
FROM: Chris Forster, P.E.
TENW
SUBJECT: Parking Demand Analysis
Larus Senior Apartments
TENW Project No. 2024-131

The purpose of this memorandum is to document the parking demand analysis for the proposed *Larus Senior Apartments* project to support the on-site parking supply for residents, staff, and visitors.

Project Description

The proposed *Larus Senior Apartments* project site is located at 7520 NE Bothell Way in Kenmore, WA (see **Attachment A** vicinity map). The proposed project would include the development of a new 175-unit apartment building serving low-income seniors. The existing site includes a 3,050 square foot (sf) restaurant which would be removed. Vehicular access is proposed at an existing right-in, right-out, left-in driveway on NE Bothell Way that will be shared with the existing Cedar Park apartments to the north.

Current plans show that the project will provide 40 on-site parking stalls at the ground level of the building. A preliminary site plan is included as **Attachment B**.

Parking Demand Analysis

City of Kenmore Municipal Code (KMC) Section 18.40.035 outlines the parking requirements for developments in this zone. KMC 18.40.035(B)(3) states the following (emphasis in **bold**):

3. There are no minimum parking requirements for multifamily residential developments specifically for housing senior citizens or people with disabilities. For residential developments specifically for housing senior citizens, an applicant shall prepare a parking demand analysis to determine parking requirements for staff and visitors. Parking requirements for senior citizen assisted living facilities are addressed in KMC [18.40.030\(A\)](#) and [18.40.050](#).

Based on this code section, the *Larus Senior Apartments* project has no minimum parking requirements for residents. Parking for staff and visitors is based on the following parking demand analysis.

Staff Parking. Based on information provided by the applicant, the proposed building will have up to 4 on-site staff on a daily basis (leasing manager, property manager, services manager, and facilities manager). Assuming each staff member will drive and require their own parking space, this results in a weekday peak demand of 4 parking spaces.

Visitor Parking. Visitor (guest) parking demand can be estimated based on the required guest parking for typical multifamily residential developments in this zone. KMC 18.40.035(B)(2) requires 0.5 guest parking spaces for every 5 dwelling units in multifamily buildings. Applying this ratio to 175 dwelling units would result in a guest parking requirement of 18 spaces ($175 / 5 \times 0.5 = 18$).



Total Parking Demand. Based on the analysis above, the total parking demand for staff and visitors would be estimated at 22 parking spaces. With 40 on-site parking spaces provided, parking for staff and visitors will be accommodated, and will leave 18 surplus parking stalls available to those residents that have vehicles.

Please contact me at (206) 498-5897 or forster@tenw.com with any questions.

cc: Allen Dauterman, TWG

Attachments

ATTACHMENT A

Site Vicinity



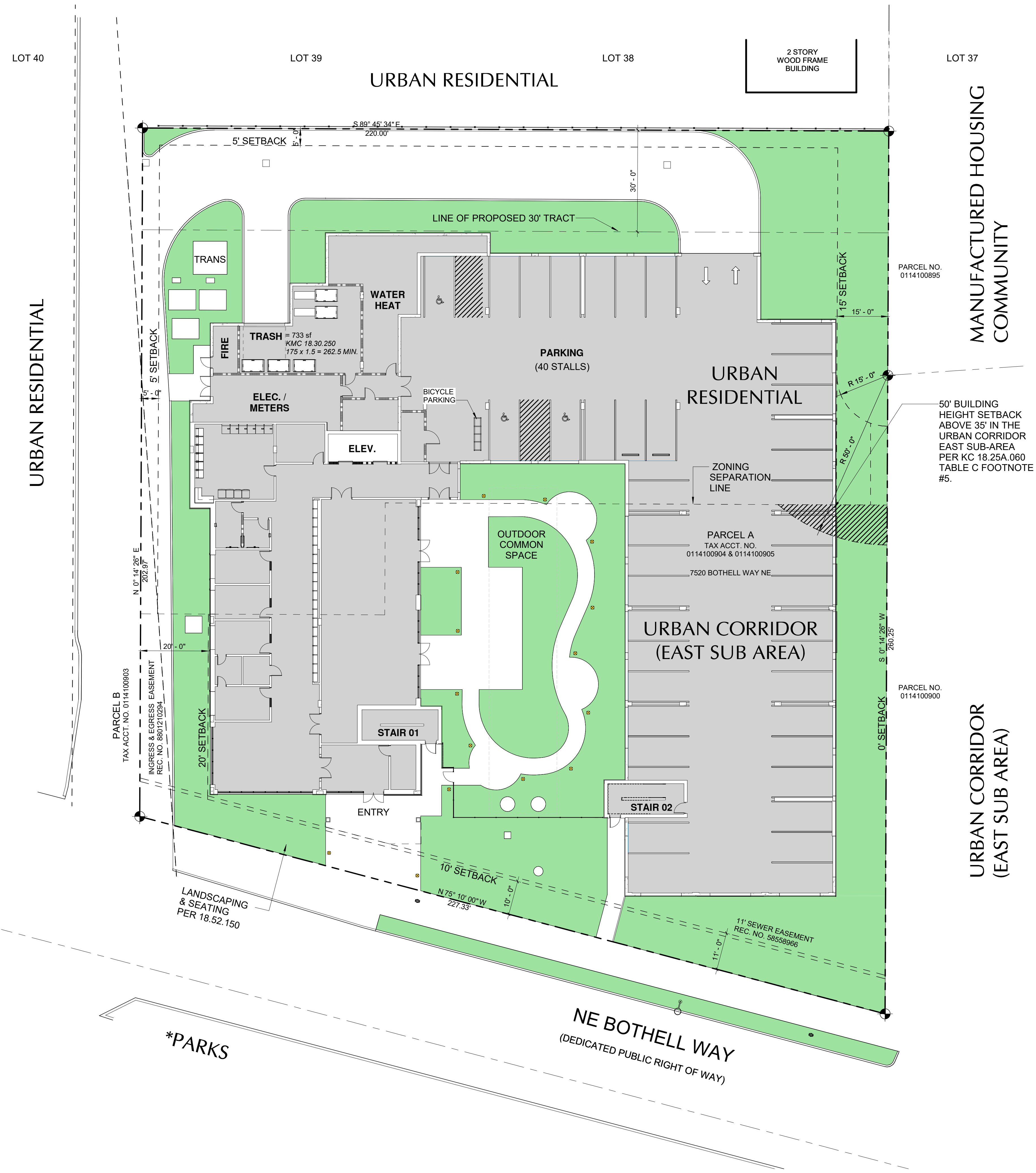
Attachment A: Project Site Vicinity





ATTACHMENT B

Preliminary Site Plan



LOT 40

LOT 39

LOT 38

LOT 37

URBAN RESIDENTIAL

2 STORY
WOOD FRAME
BUILDING

MANUFACTURED HOUSING
COMMUNITY

URBAN RESIDENTIAL

URBAN CORRIDOR
(EAST SUB AREA)

*PARKS

NE BOTHELL WAY
(DEDICATED PUBLIC RIGHT OF WAY)

PARCEL NO.
0114100895

PARCEL NO.
0114100900

50' BUILDING
HEIGHT SETBACK
ABOVE 35' IN THE
URBAN CORRIDOR
EAST SUB-AREA
PER KC 18.25A.060
TABLE C FOOTNOTE
#5.

PARCEL A
TAX ACCT. NO.
0114100904 & 0114100905

URBAN CORRIDOR
(EAST SUB AREA)

URBAN
RESIDENTIAL

PARKING
(40 STALLS)

ELEC. /
METERS

TRASH = 733 sf
K/MC: 18.30.250
175 x 1.5 = 262.5 MIN.

WATER
HEAT

TRANS

OUTDOOR
COMMON
SPACE

STAIR 01

STAIR 02

ENTRY

LANDSCAPING
& SEATING
PER 18.52.150

11' SEWER EASEMENT
REC. NO. 58558966

PARCEL B
TAX ACCT. NO. 0114100803

INGRESS & EGRESS EASEMENT
REC. NO. 8801210294

N 0° 14' 28" E
202.97'

5' SETBACK

20' SETBACK

5' SETBACK

S 89° 45' 34" E
220.00'

LINE OF PROPOSED 30' TRACT

30' - 0"

15' SETBACK

15' - 0"

R 15' - 0"

R 80' - 0"

S 0° 14' 28" W
260.23'

0' SETBACK

10' SETBACK

N 75° 10' 00" W
227.33'

11' - 0"