



City of Kenmore Development Services STATE ENVIRONMENTAL POLICY ACT (SEPA) NOTICE

Applicant: Wattenbarger Architects Attn: James Brown
Property Owner: Larus TWG LLLP
Project Contact: James Brown
City Planner: Reilly Rosbotham
Telephone #: 425-398-8900
E-mail: RRosbotham@kenmorewa.gov

File #: CSP24-0067, SEPA24-0068 (PRJ24-0032)
Application Filed: 10/11/2024
Application Determined Complete: 10/23/2024
SEPA Notice: 11/1/2024
SEPA Comment Deadline: 11/15/2024 at 4:30 P.M.
SEPA Lead Agency: City of Kenmore
City SEPA Official: Samantha Loyuk

Project Name: Larus Senior Apartments.

Project Location: 7520 NE Bothell Way, Kenmore, WA 98028 (Jay's Café property); Parcel Numbers 011410-0905 and 011410-0904. Collectivity the properties total 1.17 acres in size (50,954 square feet).

Project Description: Proposed development of a 175-unit senior affordable housing apartment building. The proposed 6-story building is approximately 134,500 square feet in size; the ground floor will be Type I-A construction and will include parking, lobby, administrative offices, and amenity spaces for residents.

Permits applied for: Site Plan Application (CSP) and SEPA Environmental Review.

Noticing Requirements and Public Comment: Site Plan Applications (CSPs) are typically processed as a Type 2 land use decision, pursuant to Kenmore Municipal Code (KMC) Section 19.25.020(D). However, pursuant to KMC 18.77.060, certain projects containing very low-income affordable housing units (at or below 50% AMI) in the UC and/or UR zones that require a Type 2 land use decision as described in KMC 19.25.020 may have that process reduced to a Type 1 land use decision. Because the project qualifies under this section, the CSP is being reviewed as a Type 1 land use decision, subject to the State Environmental Policy Act (SEPA). Per KMC 19.35.100(A), the public comment period is 14 days.

Consistency with applicable City plans and regulations: This proposal will be reviewed for compliance with applicable City of Kenmore codes including 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 by submitting a public records request online at <https://www.kenmorewa.gov/>. Documents are also available online at kenmorewa.gov/our-city/projects.

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. 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 and building permits.

Development Services ("Department") will issue a decision on this application following a 14-day public comment period ending **November 15, 2024 at 4:30 P.M.** Written comments on this application must be submitted in writing to the Department. Comments are accepted via email to RRosbotham@kenmorewa.gov or via mail to the address listed below; comments must be received (not post-marked) prior to the end of the appeal period. A public hearing is not required for this application prior to the Department's decision. Details on the appeal process will be included with the City's SEPA threshold determination. Any person may review the application and any environmental documents or studies at Kenmore City Hall via public records request. Documents can also be accessed online at kenmorewa.gov/our-city/projects. For more information, contact the project planner.



Date of Mailing: 10/29/2024
Date of Publication: 11/1/2024
Comment deadline: 11/15/2024 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 SEPA determination, complete and return this portion of the notice to the Department at the address listed above. By doing so, you will be added to the project as "Party of Interest."

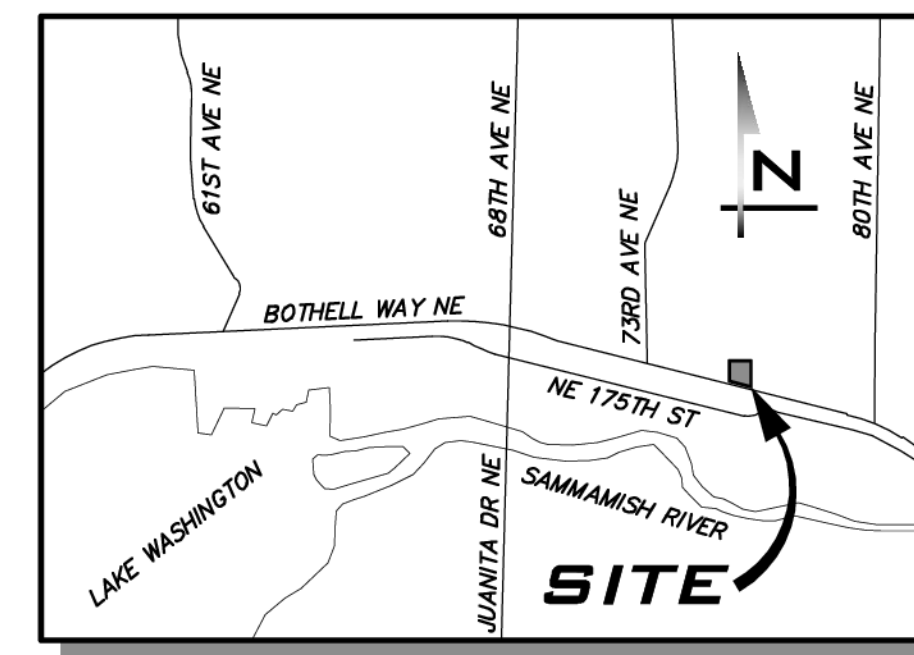
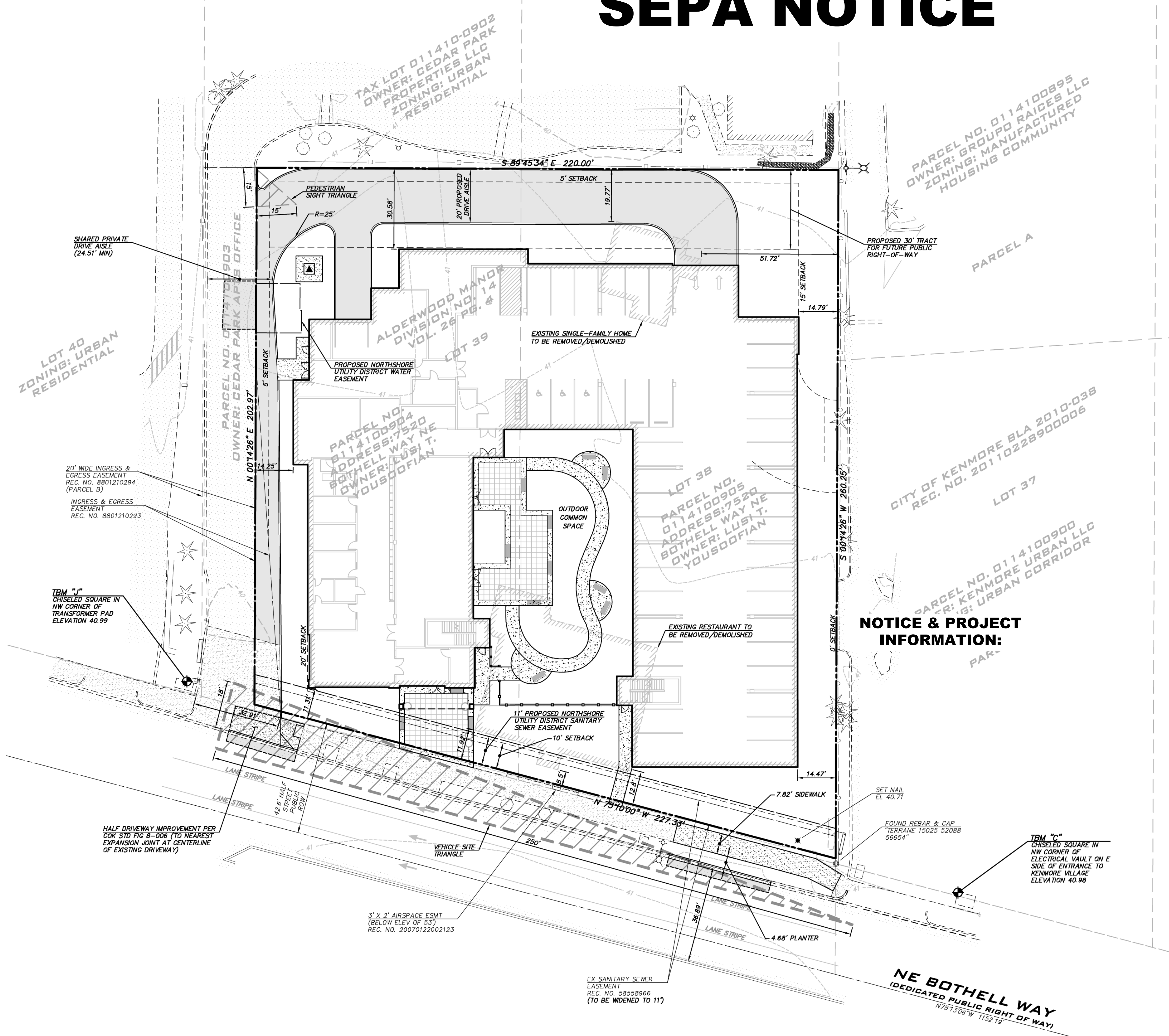
File #: Larus Senior Affordable Apartments – CSP24-0067, SEPA24-0068 (PRJ24-0032)

Name: _____

Address: _____

E-mail: _____ **Phone #:** _____

SEPA NOTICE



VICINITY MAP
NOT TO SCALE

PROJECT TEAM

OWNER/APPLICANT	CIVIL ENGINEER
TWS DEVELOPMENT 1301 E WASHINGTON ST, STE 100 INDIANAPOLIS, IN 46202 (425) 922-5858 CONTACT: ALLEN DAUTERMAN	ATWELL, LLC 25 CENTRAL WAY, SUITE 400 KIRKLAND, WA 98033 (425) 250-7252 CONTACT: JON KOEPFGEN, PE
ARCHITECT	SURVEYOR
WATTENBARGER ARCHITECTS 40 LAKE BELLEVUE DR, STE 350 BELLEVUE, WA 98005 (206) 453-0606 CONTACT: JAMES BROWN	BUSH, ROED & HITCHINGS, INC 15400 SE 30TH PL, STE 100 BELLEVUE, WA 98007 (206) 323-4144 CONTACT: THOMAS E. CARNER, PLS

SITE DATA

SITE ADDRESS:	7520 NE BOTHELL WAY, KENMORE, 98028
PARCELS:	011410-0905 & 011410-0904
CURRENT ZONING:	URBAN RESIDENTIAL & URBAN CORRIDOR (R-4)
PROPOSED ZONING:	N/A
TOTAL SITE AREA:	1.17 AC (50,954 SF)

SITE CALCULATIONS

EXISTING IMPERVIOUS AREA:	0.60 AC (26,377 SF) 51.76%
EXISTING BUILDING:	0.09 AC (4,044 SF)
EXISTING PAVEMENT:	0.51 AC (22,333 SF)
PROPOSED IMPERVIOUS AREA:	0.80 AC (35,016 SF) 68.72%
PROPOSED BUILDING:	0.58 AC (25,282 SF)
PROPOSED DRIVE AISLE:	0.14 AC (6,303 SF)
PROPOSED SIDEWALK/COURTYARD:	0.08 AC (3,431 SF)

LEGAL DESCRIPTION

PARCEL A:
LOTS 38 AND 39, BLOCK 13, ALDERWOOD MANOR NO. 14, AS PER PLAT THEREOF RECORDED IN VOLUME 26 OF PLATS, PAGE 4, RECORDS OF SAID COUNTY, IN KING COUNTY, WASHINGTON.
EXCEPT THE NORTH 481.17 FEET THEREOF,
AND EXCEPT THE WEST 20 FEET THEREOF FOR ROADWAY,
AND EXCEPTING THEREFROM THAT PORTION CONVEYED TO CITY OF KENMORE IN LIEU OF CONDEMNATION, BY DEED RECORDED JANUARY 22, 2007 AS RECORDING NO. 20070122002123.

PARCEL B:
AN EASEMENT FOR INGRESS AND EGRESS OVER THE WEST 20 FEET OF THE SOUTH 206 FEET OF LOT 39, BLOCK 13, SAID PLAT OF ALDERWOOD MANOR NO. 14, AS ESTABLISHED JANUARY 21, 1988 UNDER RECORDING NO. 8801210294.

NOTICE & PROJECT INFORMATION:

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EXISTING UTILITY NOTE

EXISTING UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES, TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.



SCALE: AS NOTED
PROJECT MANAGER: JON KOEPFGEN, PE
PROJECT ENGINEER: PETER RALSTON, PE
DESIGNER: JUSTIN RODDA
ISSUE DATE: 10/1/2024

NO	DATE	BY	REVISIONS

LARUS APARTMENTS
WASHINGTON
CITY OF KENMORE



10/3/24
JOB NUMBER: 23007241
SHEET NAME: PM-01