City of Kenmore Development Services
NOTICE OF APPLICATION

Applicant/Project Contact: Alex Watchman, Clark / Barnes
Property Owner: MSR Communities

File #: MOD25-0060, CSP22-0086 (PRJ22-0055)
City Planner: Reilly Rosbotham, Planner
Telephone #: 425-398-8900
Email: Planner@kenmorewa.gov
Date Application Filed: 9/10/2025
Date Determined Complete: 9/30/2025
Date of Notice of Application: 10/14/2025
Comment Deadline: 11/4/2025 at 4:30 P.M.

Project Name: Beachwood II Apartments – Major Modification

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

Project Description: Proposed Major Modification (MOD25-0060) to the previously approved Site Plan Review (CSP22-0086) for the Beachwood II Apartments. The project consists of a 6-story apartment building consisting of 53 multi-family residential units and 48 parking stalls. Changes to the building design proposed under the Major Modification include: replacing wood and metal siding with fiber cement siding, replacing brick siding with tile siding, replacing glass balcony guardrails with metal picket balcony guardrails, and reducing window sizes. No changes to the building massing or site design are proposed as part of the modification.

Permits requested in this application: Major Modification to Site Plan Application

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.

Environmental Review: The City of Kenmore has determined the Major Modification does not introduce new or significantly different adverse environmental impacts; no review is required under the State Environmental Policy Act (SEPA), and no changes are required to the SEPA Determination of Non-Significance (SEPA22-0088).

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

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 21-day public comment period ending **November 4, 2025 at 4:30 P.M.** Written comments on this application must be submitted to the Department via email to Planner@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 at Kenmore City Hall via public records request. Any person that would like additional information on this project should contact the project planner.

SCAN ME

Date of Mailing: 10/10/2025
Date of Publication: 10/14/2025
Comment deadline: 11/4/2025 at 4:30 P.M.

City of Kenmore Development Services
Attn: Reilly Rosbotham
18120 68th Avenue NE
Kenmore WA 98028-0607

If you would like to receive notification of the City's decision on the application and SEPA threshold determination, complete and return this portion of the notice to the Department at the address listed above.

MOD25-0060, CSP22-0086 (PRJ22-0055)

Name: _____

Address: _____

_____ **Phone #:** _____

Email: _____

PLEASE PRINT CLEARLY

BEACHWOOD II APARTMENTS - MAJOR MODIFICATION (BUILDING DESIGN)
NOTICE OF APPLICATION - ELEVATIONS & VICINITY MAP

EAST (FRONT)

WEST

VICINITY MAP

SOUTH

NORTH