

**From:** [Alexandria Moleri](#)  
**To:** [Permits](#)  
**Subject:** Public comment  
**Date:** Monday, April 21, 2025 4:00:26 PM

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Dear planning in permit commission,

As a resident of the pinnacle Peak community, I am writing to express my concerns regarding the Quatterra project while I recognize the importance of development in our community. I am concerned of our neighborhood particular the expected increase of traffic and potential risks to our family, children and pedestrians and the extension of Highpoint Street as well as a privacy for our fellow neighbors in this community. I request that the planning and permit condition address the following concerns as part of the review process for the development.

I believe that allowing a through street at High Point would not only be a risk for the families, but also the children that play on the street I propose that or request that there would be a fire access gate instead. This would restrict traffic access to only emergency vehicles and provide through traffic from cutting through our residential area at a minimum we asking traffic calming measures such as large speed bumps or signal signage, including local access only and not a through street.

Additionally, we are also concerned about the privacy of our neighborhood with the residential zoning being so close to our neighborhood we are asking for the boundaries to be pushed at a minimum of a 15 foot buffer zone that would be a mature foliage or trees planted along the buffer area.

Thank you,

Alex Moleri-Standlee

**From:** [bob.johnson](#)  
**To:** [Permits](#)  
**Subject:** No to Quarterra Multifamily/Mixed Use Project  
**Date:** Monday, April 21, 2025 2:34:02 PM

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NO to LUA2025-0003; LUA2025-0004; LDA2025-0001 File Number: Quarterra Multifamily/Mixed Use Project – SEPA Checklist, DRB Review, Land Disturbing Activity

Enumclaw does not have the infrastructure or services to support this project. Will just cause yet more congestion and community problems. No to this project.

Robert Johnson  
Enumclaw resident

**From:** [Breanna Whitehouse](#)  
**To:** [Permits](#)  
**Subject:** Quarterra Multifamily Project  
**Date:** Monday, April 21, 2025 11:24:49 AM

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Application Name/ LUA2025-0003; LUA2025-0004; LDA2025-0001 File Number: Quarterra Multifamily/Mixed Use Project – SEPA Checklist, DRB Review, Land Disturbing Activity

Hello, I'm writing in regards to the proposed project for the plot of land located at 24515, 24631 and 24711 S.E. 440th St. Enumclaw, King County and it's substantial impact on our community.

Having lived in Enumclaw for 35+ years I have watched it grow from a tight knit farming community to a town pushing upon its borders to the point of overflowing. As much as I love the fact that our town is flourishing and growing in its economy, I dislike the sheer amount of traffic going in and out of Enumclaw at any given time of the day. This is a direct result of the amount of houses being built here. 25 years ago we joked about the Buckley "commuter traffic" taking an additional 10 minutes in the afternoon after 4pm. Now, it can take 45+ minutes just to get from Enumclaw to Buckley. With the amount of housing developments popping up at an incredible rate in the last 5-10 years it's becoming an increasing problem fighting traffic at all times of the day, no longer just an afternoon/early evening problem.

To my knowledge not one of the developers have addressed nor offered a solution to the ever increasing traffic problem we face. Why would a resident of this great "little" town want to add more people with the huge proposal and I quote- A 51 unit Multifamily Project; proposed mixed-use development to include 216 apartments across nine three-story buildings, a central clubhouse and amenities area, 41 townhome units across eight three-story buildings, and approximately 15,000 square feet of retail/commercial space across three buildings; with parking, open and recreation space, street and utility improvements on 13.97 acres.

It astounds me that the city keeps allowing more people to move here without addressing the elephant in the room. Traffic, traffic and more traffic.

Thank you for your time,  
Breanna Whitehouse

Sent from my iPhone

**From:** [deannabrossard@comcast.net](mailto:deannabrossard@comcast.net)  
**To:** [Permits](#)  
**Cc:** [bbrossard@comcast.net](mailto:bbrossard@comcast.net); "Brendan and Deanna Brossard"  
**Subject:** Public Comment: Applicant: Quarterra Multifamily Communities  
**Date:** Monday, April 21, 2025 1:52:36 PM

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RE: Application Name/ LUA2025-0003; LUA2025-0004; LDA2025-0001  
File Number: Quarterra Multifamily Project – SEPA Checklist, DRB Review, Land Disturbing Activity  
Applicant/Property Owner: Quarterra Multifamily Communities  
1325 4<sup>th</sup> Ave Ste 1300, Seattle, WA 98101  
Project Location: 24515, 24631, 24711 SE 440<sup>th</sup> St, Enumclaw, WA 98022  
Parcel#: 2320069041, 2320069156, 2320069213, 2320069188

April 21, 2025

Planning and Permit Commission  
City of Enumclaw  
1339 Griffin Ave  
Enumclaw, WA 98022

Dear Planning and Permit Commission,

I write to voice my concerns about the Quarterra Project. As a resident of Enumclaw and specifically, Pinnacle Peak, I am particularly concerned about how the project will affect the safety of our neighborhood, our privacy, parking and wildlife in the area.

First, the increase in traffic due to the extension of Highpoint Street will significantly impact safety in our neighborhood. Our neighborhood is home to many children, elderly residents and pets for which an increase in additional traffic as a “cut through” will pose tremendous risk. I strongly urge the Commission to consider installing a Fire Access Gate at the end of Highpoint Street to restrict traffic to emergency vehicles only and restrict traffic to prevent the area from becoming a “shortcut”. Additionally, implementing speed bumps or other traffic-calming measures could keep drivers at safe speeds.

Second, the proposed buffer zone of 7.5 feet is inadequate for maintaining the privacy between the new development and the homes on Fisk Ave. I suggest the use of larger, mature trees to provide a more effective buffer and ensure residents retain their privacy. Additionally,

an 8-10 foot fence may be appropriate between communities.

Parking is a serious concern as well. Our streets are narrow in design and adding additional vehicles from the new development will create congestion. I urge the Commission to address this issue and ensure that parking does not spill over into our residential streets.

I would additionally be interested in learning what the City Planning is doing to address the additional traffic 216 additional units will surely bring. We have limited one lane roads in and out of town. Trying to go anywhere during peak hours can be a nightmare already and the increase in traffic from all of the building without the infrastructure to accommodate it is cause for concern.

I love this town and am proud to be a resident of Enumclaw. Our community is fantastic and I hope and pray we can conserve the town while continuing to grow. I understand this is a delicate balance to achieve.

Thank you for considering these concerns.

Sincerely,

Brendan and Deanna Brossard  
3475 Fisk Ave, Enumclaw

**From:** [Casey Harberts](#)  
**To:** [Permits](#)  
**Subject:** LUA2025-0003; LUA2025-0004; LDA2025-0001 Quarterra Multifamily/Mixed Use Project – SEPA Checklist, DRB Review, Land Disturbing Activity  
**Date:** Monday, April 21, 2025 12:14:43 PM

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CAUTION: This email originated from outside the City of Enumclaw network. Do not click links, open attachments or follow guidance unless you recognize the sender and know the content is safe.

Hello, my name is Casey Harberts. I writing to you today in regards to the development project of the Quarterra Mulitfamily project.

I have lived in Enumclaw my entire life, graduated from Enumclaw high school and now now very thankful to have bought a house here where I get to raise my family.

I feel as though I can speak for not only myself but a lot of close family and friends to the fact that we do not want this project to happen.

There are many reasons as to why we don't want this project to happen but some of them include, we don't want large apartment complex's and large townhouse complex's. It takes away from the feel that is Enumclaw, it takes away from the small town feel the make's Enumclaw so great.

The most important reason I think is just overall infrastructure in the city. Over the last several years we have watched the city population grow with the addition of new neighborhoods and the infrastructure has stayed the same. We have watched traffic grow increasingly worse, roads deteriorating and overall overpopulation of the city. I believe that by adding this many apartments and townhouses it will only worsen the infrastructure problem and make it harder for the problem to be corrected in the future.

I genuinely hope you listen to the citizens of Enumclaw and do not continue this project.

Thanks,

Casey Harberts  
(253) 389-6906  
Cgharberts@gmail.com

April 21, 2025

From: Catherine Nelson  
1925 Kibler Ave  
Enumclaw, WA 98022  
253-350-3015

Referencing - Quarterra Project

Application Name - LUA2025-0003  
LUA2025-0004  
LDA2025-0001

File# Quarterra Multi-Family/Mixed Use Project  
SEPA Checklist, DRB Review Land  
Disturbing Activity

I am writing to address my concerns with this project and to request it either be denied in its entirety or be severely cut back in scale.

1) This project is entirely inappropriate as the neighbor to the rural farmland across the street. Growth Management includes being respectful of the farmlands, wetlands and open spaces surrounding our community and preserving those areas to ensure the right to farm and the need to farm. Doing so enables food to be grown to feed the greater community and provides an environment that allows wildlife to thrive.

The proposed density of this development is completely out of scale with the neighboring land uses and would create many issues from complaints about noise, hours of operation, odors, loose livestock, trespassing, wetlands and traffic. Even if the nearby properties are not currently being used specifically for raising animals, fruits, vegetables, hay or flowers, etc., the proposed project must not interfere with nor make prohibitive those potential uses in the future. We have seen the growth of many smaller farms in the area that are quite productive and successful in recent years and they bring jobs, income and visitors to our community in addition to locally sourced food.

2) Traffic is already a huge issue in this area and this project will make it exponentially worse. Already the commute traffic on 244<sup>th</sup> and Highway 410 is horrendous and the time to cross from Enumclaw to Buckley can easily extend to 45 minutes. It is ridiculous that two small rural towns are so impacted by traffic passing through that it interferes with residents from both towns being able to engage in business and appointments locally. Currently, people do everything possible to avoid going back and forth from 2:00-6:00 pm. It is inconvenient for customers/patients and that is not good for business.

If any kind of development is to take place on this property, the traffic situation MUST be mitigated and resolved beforehand, not afterward.

3) Schools in the Enumclaw district cannot accommodate more students at this time. This community has already overwhelmingly voted down levies for new school and will quite likely do the same for bare minimum maintenance of existing buildings. Voters have been very vocal in expressing their opposition to new taxes of any kind. Adding more students to the population at this time would be a disservice to the children, families and staff and incredibly irresponsible.

4) Aesthetics at a gateway to a town illustrate its personality, history and lifestyle. Enumclaw has worked hard over the years to establish itself as a small hometown community that values farms, the natural environment and its history. Three story apartments at the entryway do not reflect that aesthetic in any way and do not make for a graduated transition from rural farmland to single family homes. These apartments would create an imposing physical and visual barrier and do not provide a pleasing introduction to our town, but instead reflect big city. Do you want to retain the rural characteristics that planning and development

have encouraged over many years or allow the entire face of the town to disappear?

I respectfully ask you to consider all the above in your decision making and not allow this project to proceed.

Sincerely,  
Catherine Nelson

April 21, 2025

Planning and Permit Commission  
City of Enumclaw  
1339 Griffin Avenue  
Enumclaw, Washington

DATE RECEIVED

APR 21 2025

CITY OF ENUMCLAW

Subject: Quarterra Multifamily Project  
( File Numbers: LUA 2025-0003,  
LUA 2025-0004  
LDA 2025-0001

Dear Planning and Permit Commission  
AS a resident of the Pinnacle Peak  
Community, I am writing to express my  
concerns regarding the Quarterra Multi-family  
Project. I am concerned about the potential  
safety to our neighborhood and the privacy  
of my neighbors who reside on Fisk Avenue

I am in favor of installing a fire access  
gate on Highpoint Street. We are a  
neighborhood of young families with  
small children, senior residents and pets

I urge the planning and permit commission  
to take our concerns into consideration

Thank you

Dave and Diane Wick  
1189 Boyk Street  
Enumclaw, WA  
98022

**From:** [Hailey Applebaum](#)  
**To:** [Permits](#)  
**Subject:** Quarterra Project Public Comment  
**Date:** Monday, April 21, 2025 1:24:26 PM

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Application Name: LUA2025-0003, LUA2025-0004, LUA2025-0001  
File Number: Quarterra Multifamily/Mixed Use Project-SEPA Checklist, DRB Review, Land Disturbing Activity

To whom it may concern,

Please know that this is a horrible idea. There is already far too many new houses in the Enumclaw area, a town that is not built for growth due to the limited road and infrastructure that it has. This is a town with 2 lane highways in all directions. Adding new developments will only make the problem of traffic and crowding worse.

It is your responsibility as the city to protect the town's interests. People live here for peace, for quiet, for simple, and for small. Many of us have moved here (and spent a lot of money doing it) to get away from multifamily homes/apartments/developments. Allowing this project would be going directly against the citizen's wishes. WE DO NOT WANT THIS AT ALL. It is bad enough that we have to live with a national administration that does not protect our land. Please do not destroy our precious city too. One or two houses here and there? Sure! And entire development??? No thank you.

The crime rate in all cities around Enumclaw has increased dramatically the more it has been built up. We have a safe town that people feel safe in, our kids are safe. Apartments bring more crime, and again, WE DON'T WANT THIS AT ALL.

Not to mention the schools. Building more homes bring more families, and students into the schools. More students that our district has to pay for, WHEN THEY ALREADY CAN'T AFFORD TO FIX SCHOOLS THAT EXIST FOR CURRENT STUDENTS. Who thought it would be a good idea to add more families to a district who allows their roofs to leak inside while students are working?????? WE DON'T WANT THIS AT ALL.

Please be the change, and protect our city. The more projects that are allowed, the more

interest they will attract. And soon, our small beautiful city we love, won't be our city anymore.  
We as a town are BEGGING you, please don't let this happen.

Thank you,  
Hailey Applebaum, a concerned citizen.

**From:** [Heather Kampf](#)  
**To:** [Permits](#)  
**Subject:** Quatterra project lua2025-0003-4\_NOA\_04042025  
**Date:** Monday, April 21, 2025 2:22:39 PM

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April 21 , 2025

**Dear Planning and Permit Commission,**

I am writing as a concerned resident of Pinnacle Peak and a resident of 1259 Boyle Street regarding the proposed construction of the Quatterra Multifamily Project. While I understand the need for development, I would like to respectfully express some serious concerns about the impact this project may have on our community.

**Traffic Impact:**

Our neighborhood already experiences a steady flow of traffic on 244th, taking 3-5 minutes to even leave the neighborhood at times, particularly during the evening rush hour and school pick-up/drop-off times. In addition to the extension of Highpoint Street, however, it is my bigger concern. It will likely create a shortcut through our residential area, which will increase the traffic and make our streets unsafe, especially for children. Before moving forward, I would hope a solution could be found similar to a Fire Access Gate to limit traffic. We have a small community park that makes me worry so much about this traffic with our small children at play.

**Safety Concerns:**

With increased traffic and a larger population, there is often an associated rise in safety concerns. More vehicles and new, unfamiliar residents could strain the resources of our local police, emergency services, and already packed schools. There is also the potential for a rise in crime or disturbances, which could impact the peaceful environment we currently enjoy.

**Privacy and Neighborhood Character:**

One of the things that makes our neighborhood so special is its quiet, residential nature. A high-density apartment complex would dramatically change the character of our community. It will also affect the privacy of the homeowners, especially those properties that border the proposed development site. Currently, the proposed 7.5-foot buffer between the new development and the homes on Fisk will not provide enough privacy. I would appreciate it if the plans would include planting larger trees or other landscaping to create a stronger buffer if this project were to move forward.

I strongly urge the city planning committee to reconsider or modify the scope of this development project to better align with the needs and concerns of the existing community. Thoughtful planning that takes into account traffic flow, safety, and

neighborhood integrity is vital to preserving the quality of life for current residents. Thank you for your attention to this matter. I would welcome the opportunity to further discuss these concerns and hope that community feedback will play a meaningful role in the decision-making process.

I also have a large concern for the lack of infrastructure that is already established for community services. Our schools already do not have room, and I feel like this will overload not only our schools but also our police and empowering services. We should not continue to build homes for individuals without first creating the infrastructure to help the community. Where will we put an additional, let's make it a small number and say 1 child for every apartment, 216 children when it comes to school. We already have Westwood bussing in a full bus from 10 Trails, Black Diamond. I am worried about the future we are creating by overfilling our system without the infrastructure needed to take care of said population first.

Sincerely,  
Josh and Heather Kampf  
1259 Boyle Street  
Enumclaw, WA 98022

**From:** [Jay Moore](#)  
**To:** [Permits](#)  
**Subject:** Quarterra Multifamily/Mixed Use Project  
**Date:** Monday, April 21, 2025 11:18:52 AM

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For the Attention of Enumclaw Community Development Department

Re: Application Name/ LUA2025-0003; LUA2025-0004; LDA2025-0001  
File Number: Quarterra Multifamily/Mixed Use Project – SEPA Checklist, DRB Review, Land Disturbing Activity

Request for Traffic Mitigation with Subject Development

Section B.14 of the SEPA Environmental Checklist indicates Highpoint Street will be extended from the Pinnacle Peak neighborhood to Hwy 164 and provide access to the proposed Quarterra Project. This section also states the project will generate an additional 2020 vehicle trips per weekday. The Environmental Checklist does not however, provide a detailed breakdown of flow of these trips. That is, what are the destinations/sources of these trips. Some of these trips will be to/from Buckley, Bonney Lake and beyond, and will go through the traffic circle intersection at Roosevelt and 244<sup>th</sup> Ave SE.

For these trips motorists will find the easiest path between this intersection and the subject project. The easiest path may be one that does not involve a left hand turn onto a busy street or a stop at a traffic light.

Three possible routes come to mind. These are tabulated below with distance and left hand turns:

1. Left out of Quarterra (via Highpoint Rd or directly to Hwy 164), left at 244<sup>th</sup> Ave SE (with probable traffic light wait), 0.8 mile distance
2. East on SE 440<sup>th</sup>, left onto 244<sup>th</sup> Ave SE, 0.7 mile distance
3. Right turn onto Highpoint, right at Fisk, left turn at Boyle, right onto Roosevelt, 0.8 mile distance

As you can see, unlike routes 1 and 2, route 3 does not require a left onto a busier street and may be the path chosen by a motorist interested only in expediency. This route is through a residential neighborhood with all the typical pedestrian, bicycle, children activities. Return traffic may also take this as the preferred route.

**This is a safety concern.**

The Pinnacle Peak neighborhood has recent experience with increased “cut through” traffic. During the construction of the Roosevelt/244<sup>th</sup> Ave SE traffic circle we saw increased traffic through Pinnacle Peak due the associated road closures. This led to the need for a temporary speed monitoring and display device along Boyle St. to remind motorists they were on a residential street.

I would like to request this concern be mitigated by blocking non-emergency through traffic on Highpoint Street at the SE corner of the proposed project.  
I look forward to your response.

Best Regards,  
James B. Moore  
1124 Boyle Street  
Enumclaw, WA 98022

**From:** [JANELLE EMTER](#)  
**To:** [Permits](#)  
**Subject:** New Developments and Permits  
**Date:** Monday, April 21, 2025 9:51:47 AM

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- >
- > Please if possible deny anymore building permits for large developments! Our roadways can NOT accommodate anymore traffic! It is not safe for us to not be able to leave the plateau in an emergency. It took us 1 1/2 hours last month to get to the Mary Bridge Children's ER. Not because of the distance but due to traffic and traffic lights.
- >
- > Enumclaw is no longer the Enumclaw that I grew up in or that my parents, grandparents, and great grandparents created. We are losing all our farming communities and hard working people that made this town what it was.
- >
- > Sad, but my family along with many others are moving out to find what we used to have here. We like the people coming to Enumclaw are invading another area to find the quiet, safe community where we could safely walk down the streets, leave our home and car doors unlocked, and let our children roam to their neighbors.
- >
- > Please stop this most recent apartment development!!!
- >
- > Janelle Emter

Jessica and Daniel Berryhill  
3416 Edith Ave Enumclaw, WA 98022  
[JessicaBerryhill9@gmail.com](mailto:JessicaBerryhill9@gmail.com)  
253-569-3668

April 8, 2025

City of Enumclaw  
Community Development Department  
1309 Myrtle Avenue Enumclaw, WA 98022  
Email: [permits@ci.enumclaw.wa.us](mailto:permits@ci.enumclaw.wa.us)

Subject: Concerns Regarding Proposed Quarterra Development (File No. LUA2025-0003)

Dear Community Development Department,

I am writing to express my concerns regarding the proposed Quarterra development project located at 24515, 24631, and 24711 SE 440th St, Enumclaw, WA. As a resident of 3416 Edith Ave, I am particularly apprehensive about the potential impacts this development may have on our neighborhood, specifically concerning traffic patterns and infrastructure.

### **Traffic Flow and Neighborhood Safety**

The proposed development includes 216 apartment units, 41 townhome units, and approximately 15,000 square feet of retail/commercial space. The increase in residential and commercial density will inevitably lead to higher traffic volumes. My primary concern is that drivers may seek alternative routes to avoid congestion on main thoroughfares such as SE 440th St and State Route 164, potentially leading them to use surrounding residential streets as shortcuts, which includes Edith Ave.

This potential increase in traffic through our neighborhood raises several issues:

- **Safety of Residents and Pedestrians:** Increased traffic can pose risks to pedestrians, especially children, elderly residents, and neighborhood pets. Our neighborhood streets are not designed to handle high traffic volumes. We have already seen an increase in traffic volume through our neighborhood due to local construction projects.
- **Road Wear and Maintenance:** Higher traffic volumes can accelerate the deterioration of residential streets, leading to increased maintenance costs and potential hazards.
- **Noise and Environmental Impact:** An uptick in traffic can contribute to noise pollution and environmental degradation, affecting the quality of life for residents.

### **Request for Comprehensive Traffic Impact Analysis**

I understand that a Traffic Impact Analysis (TIA) has been conducted for this project. I respectfully request that the analysis specifically addresses the potential for traffic diversion through residential neighborhoods like ours. If this issue has not been thoroughly examined, I urge the City to require the developer to conduct a supplemental analysis focusing on:

- Projected traffic volumes on Edith Ave and adjacent residential streets post-development.
- Identification of potential cut-through routes that drivers might use to bypass congestion on main roads.
- Assessment of the capacity of our neighborhood streets to handle increased traffic.
- Recommendations for traffic calming measures or other mitigation strategies to prevent cut-through traffic.

### **Mitigation Measures**

Should the analysis confirm the likelihood of increased traffic through our neighborhood, I request that the City consider implementing appropriate mitigation measures, such as:

- Installation of traffic calming devices (e.g., speed bumps, traffic circles) to deter cut-through traffic.
- Enhanced signage to direct traffic along designated routes and discourage use of residential streets.
- Implementation of turn restrictions during peak hours to prevent diversion into the neighborhood.
- Increased enforcement of traffic regulations to ensure compliance.
- Continue to restrict Highpoint Street from through traffic.

### **Conclusion**

I appreciate the opportunity to voice my concerns and trust that the City of Enumclaw will take the necessary steps to ensure that the proposed development does not adversely affect the safety and well-being of existing residents. I look forward to your response and am willing to participate in any community discussions or meetings regarding this matter. Thank you for your attention to this important issue.

Sincerely,

Jessica and Daniel Berryhill

**From:** [jp.](#)  
**To:** [Permits](#)  
**Subject:** Notice of application: LUA2025-0003;LUA2025-0004;LDA2025-0001  
**Date:** Monday, April 21, 2025 11:41:41 AM

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Regarding Notice of application: LUA2025-0003;LUA2025-0004;LDA2025-0001

To Whom it may concern.

I am a resident on Boyle st in the Pinnacle Peak neighborhood.

I am writing about the new apartment complex that is to be built adjacent to our community.

I am concerned about the new proposed road that would extend Highpoint through our neighborhood. I believe that this road will cause a significant increase in traffic through our neighborhood....A neighborhood that has lots of children that play in the community park and surrounding areas as well as elderly and dog walkers enjoying daily strolls. And People like me, that chose to live in this community for the peace it offers. I am concerned about traffic flowing through...and also that parking overflow from the new apartments will clog our streets. The streets are not wide enough to handle extra parking and 2 way traffic.

The 3 story high apartments will cause privacy to be taken away from our neighbors on Fisk and beyond.

**The reasons that many of us have moved here are going to be diminished or taken away.**

Please help.

Thank you for your time.

Joann Piotrowski

**From:** [Joseph Ehle](#)  
**To:** [Permits](#)  
**Subject:** Comment on LUA2025-0003; LUA2025-0004: LDA2025-0001 Quarterra Multifamily project  
**Date:** Monday, April 21, 2025 2:03:49 PM

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To whom it may concern:

I live in the Pinnacle Peak Community directly behind the proposed project. I have major concerns with the proposed Highpoint extension through our neighborhood. I believe that if the project is connected to our community it would be used as a main avenue of travel for those tenants heading South towards Buckley and Bonney Lake. If such an access is required for emergency vehicles there are methods to allow access without making it open access to the public such as a gate with an opitcom or Knox box key access or even a removable post. Please consider the impacts of the access through our neighborhood and to the safety and peacefulness of our citizens.

Thank you  
Joseph Ehle  
3418 Elmont Ave  
Enumclaw, Wa 98022

**From:** [Wendel, Katie](#)  
**To:** [Wynstan Larsen](#); [Permits](#)  
**Cc:** [Reynolds-Jones, Lydia](#)  
**Subject:** Quatterra Multifamily Project, SEPA # 202501342 Comments  
**Date:** Monday, April 21, 2025 4:00:09 PM

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**CAUTION:** This email originated from outside the City of Enumclaw network. Do not click links, open attachments or follow guidance unless you recognize the sender and know the content is safe.

Wynstan Larsen,

Thank you for the opportunity to review the SEPA checklist for the proposed Quatterra Multifamily Project, SEPA # 202501342. King County Road Service Division (Roads) would like to submit the following comments:

- King County would like the opportunity to review the traffic impact analysis (TIA) prepared for the project.
- Per KCC 14.80.030, intersections carrying more than 30 added vehicles from the proposed development shall be studied for direct traffic impact. Additional mitigations may be required if the County maintained intersections performing worse than level of service (LOS) E.

Thank you,  
Katie

**Katie Wendel**, Senior Transportation Planner | Road Services Division, King County  
Department of Local Services | 206-477-5680  
24/7 Help Line 206-477-8100 | [maint.roads@kingcounty.gov](mailto:maint.roads@kingcounty.gov) | [www.kingcounty.gov/roads](http://www.kingcounty.gov/roads)

**From:** [Katie W.](#)  
**To:** [Permits](#)  
**Subject:** Opposition to Permit LUA2025-0003; LUA2025-0004; LDA2025-0001 File Number: Quarterra Multifamily/Mixed Used Project - SEPA Checklist, DRB Review, Land Disturbing Activity  
**Date:** Monday, April 21, 2025 3:36:11 PM

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**CAUTION:** This email originated from outside the City of Enumclaw network. Do not click links, open attachments or follow guidance unless you recognize the sender and know the content is safe.

Hello,

I'm writing to express my concern about the proposed dense development (**Application Name LUA2025-0003; LUA2025-0004; LDA2025-0001 File Number: Quarterra Multifamily/Mixed Used Project - SEPA Checklist, DRB Review, Land Disturbing Activity**) off of Griffin Ave. I support thoughtful growth, but this particular project and location is the wrong fit for Enumclaw and will have a strong negative impact on the surrounding residents. Apartments and duplexes already integrated throughout neighborhoods (the street I live on, Florence St. is one such example) provide housing options without compromising the small-town feel. It's this thoughtful planning that has made Enumclaw such a desirable place to live. However, the proposed development appears to exceed that balance. Additionally, our current infrastructure is already feeling the strain and traffic is increasingly problematic and poses safety risks. I urge you to deny the permit and consider designs and codes that align more closely with the unique character of Enumclaw and ensure infrastructure improvements keep pace with any new development.

Thank you for your time.

Sincerely a life-long resident,  
Katie Wigginton

**Mark Battles and Mary Duchsherer**

23316 SE 448<sup>th</sup> St, Enumclaw, WA 98022

mduchsherer@me.com

206-940-6409

4/21/2025

**Enumclaw Community Development Department**

City of Enumclaw

1309 Myrtle Ave

Enumclaw, WA 98022

Regarding: LUA2025-0003; LUA2025-0004; LDA2025-0001

Quarterra Multifamily Project – SEPA Checklist, DRB Review, Land Disturbing Activity

Quarterra Multifamily Communities Property Owner: 1325 4th Ave Ste 1300, Seattle, WA, 98101

**Subject: Concerns Regarding the Proposed Quarterra Community**

Dear City Planners,

We are writing to convey our concerns about the proposed Quarterra multifamily community. We foresee several negative impacts that will harm our community.

Road congestion on Hwy 164, 244<sup>th</sup> Ave SE, along with other local surface streets is already problematic. The addition of over 200 families with vehicles will undoubtedly affect the existing infrastructure. We saw this amplified as the roundabout was under construction on 448<sup>th</sup> & 244<sup>th</sup> over the past summer. Commuters searching for a quicker route found ways of cutting through neighborhoods where children were playing. If Highpoint Street is allowed to become a through street the neighborhood of Pinnacle Peak would become vulnerable to excessive traffic as motorists search for a path of least resistance.

We have grandkids living in the Pinnacle Peak community and their safety is our major concern. The kids play outside on the lawn, ride bikes on the sidewalks, and frequently walk to the nearby park. Utilizing Highpoint Street as a thoroughfare would jeopardize the safety and well-being of this community. Opening this street is an unacceptable option.

We love our town! Its charm and character drew our family here. Our city planners play a huge role in sustaining the foundation that has blended the community we are today. While we do not advocate for change, we expect a comprehensive and considered evaluation of significant changes. There are few three story buildings in Enumclaw. The proposed community would be totally out of scale for the area, butted up next to a small neighborhood. The size of the project just doesn't fit the location.

In summary, please keep Highpoint Street closed to through traffic and reconsider the three story building to help preserve our town's charm and character.

Thank you for your time and consideration.

Mark Battles & Mary Duchsherer

**From:** [Angela Baumgartner](#)  
**To:** [Permits](#); [Wynstan Larsen](#)  
**Subject:** File Number: LUA2025-0003; LUA2025-0004; LDA 2025-0001 - Quarterra Multifamily Project  
**Date:** Monday, April 21, 2025 3:00:38 PM

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Planning and Permit Commission

City of Enumclaw

ATTN: Wynstan Larson, Senior Planner

Email: [wlarsen@ci.enumclaw.wa.us](mailto:wlarsen@ci.enumclaw.wa.us)

Enumclaw Community Development Department

Email: [permits@ci.enumclaw.wa.us](mailto:permits@ci.enumclaw.wa.us)

Regarding: **FILE NUMBER: LUA2025-0003; LUA2025-0004; LDA2025-0001**  
**APPLICATION NAME: Quarterra Multifamily Project - SEPA Checklist, DRB**  
**Review, Land Disturbing Activity**

Applicant: Quarterra Multifamily Communities

Location: 24515, 24631, 24711 SE 440th St, Enumclaw, WA 98022

Parcel #'s 2320069041, 2320069156, 2320069213, 2320069188

Dear Planning and Permit Commission,

I am a concerned neighbor, who lives in the Pinnacle Peak area, and I'm writing to express my concerns regarding the Quarterra Multifamily Project. As a resident, I am worried about how this development will affect the safety of our community, our privacy, and even our ability to park.

The proposed extension of Highpoint Street raises significant concerns for me. As a quiet neighborhood that's home to many families, we rely on our streets, being safe for walking and children's play. Adding more traffic is a huge concern, especially with children, pets, and the

elderly people who reside in the area. I strongly urge you to consider installing a Fire Access Gate to limit the through-traffic.

I'm also concerned about privacy. The proposed buffer zone is too small to protect the privacy of our homes, and I feel that taller trees or other forms of landscaping should be included to ensure we aren't overlooked.

Lastly, parking is another issue. Our streets are already narrow, and adding more cars could make it very difficult to park and maneuver through the neighborhood. The Pinnacle Peak community doesn't allow street parking per the HOA rules. The city may need to also consider other items like "no parking" signage, speedbumps, limited access through established neighborhoods.

Please consider these concerns carefully during your review of the Quarterra Project.

Sincerely,

Mark and Angela Baumgartner

**From:** [Mary Brockman](#)  
**To:** [Permits](#)  
**Subject:** Proposed Development  
**Date:** Monday, April 21, 2025 3:59:25 PM

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To the Enumclaw Planning Commission,

This letter addresses the proposed Quarterra Multifamily/Mixed Use Project (LUA2025-0003; LUA2025-0004; LDA2025-0001), located at 24515, 24631, and 24711 SE 440th St, Enumclaw, WA, 98022. While I understand the need for housing development in our community, I have serious concerns regarding the compatibility of this project with the recently adopted Enumclaw Comprehensive Plan.

A detailed comparison between the project proposal and the relevant sections of the Comprehensive Plan should be undertaken before any approval is granted. I believe careful evaluation is crucial to ensure the project's long-term success and positive contribution to our community.

Sincerely,

Mary Brockman

[Sent from Yahoo Mail for iPhone](#)

**Megan Toth**

3459 Fisk Ave

Enumclaw, WA 98022

MeganToth@outlook.com

206-718-7572

4/21/2025

**Enumclaw Community Development Department**

City of Enumclaw

1309 Myrtle Ave

Enumclaw, WA 98022

Regarding:LUA2025-0003; LUA2025-0004; LDA2025-0001

Quarterra Multifamily Project – SEPA Checklist, DRB Review, Land Disturbing Activity

Quarterra Multifamily Communities Property Owner: 1325 4th Ave Ste 1300, Seattle, WA, 98101

**Subject: Concerns Regarding the Proposed Quarterra Project**

Dear Members of the Planning and Permit Commission,

I am writing to voice my concerns about the proposed Quarterra project planned for development directly behind our home. The Quarterra project, as currently proposed, raises several significant concerns that directly impact the safety, character, and well-being of our neighborhood, and **Enumclaw as a whole**.

**Fire Safety and Emergency Access**

The absolute most critical concern is the need for a secured fire access gate at the end of Highpoint Street. It is absolutely essential that Highpoint Street does not become a through street under any circumstance. This street was never designed to handle increased traffic flow as it is very narrow and opening it up would pose serious safety risks to residents—especially children who frequently play and bike in the area. Our private neighborhood park is located just one home off Highpoint Street (on Fisk Ave) and the potential for increased vehicle traffic would most certainly jeopardize the safety of children walking or biking to

and from the park. Additionally, our neighborhood mailboxes are positioned at the entrance to the park on Fisk Ave, with all mailboxes facing the street. Residents must drive up or walk up to the mailboxes to retrieve their mail, and they must be IN the street to access their mailbox. Not only is our neighborhood filled with children and young families, our other major population is seniors. Our senior residents need safe access to their mail without the daily risks of being on a busy through street. The fire gate must be designated and constructed EXCLUSIVELY for emergency access, with safeguards in place to ensure it cannot be used for general vehicle traffic now or in the future. The integrity of our neighborhood's layout and safety depends on this.

When the recently added roundabout at Roosevelt/244th was under construction, our neighborhood was used as a cut-through for people to avoid the backups. The increased traffic became so significant it was recognized by the city in a letter written by Public Works Director, Brian Spindor. The Quarterra project, as proposed, would put a massive number of new cars and visitors onto a very small plot of land, and the roads and intersection of 244<sup>th</sup> and Griffin are already hugely problematic traffic wise. If Highpoint Street was to be extended into Pinnacle Peak, it is a guarantee that Quarterra residents and others will use our neighborhood as a path of least resistance to avoid 244<sup>th</sup> and Griffin, not to mention that parking would overflow into our private community.

### **Safety and Traffic**

Our neighborhood is a safe, close-knit, walkable community where children play outside, ride bikes, walk to the nearby park, and even play games like 4-square in the street. We have three active school bus stops—located at each of the current entrances to the neighborhood: Elmont Avenue, Edith Avenue, and Boyle Street. Each morning and afternoon, school children, their siblings, and parents gather at these stops for drop-off and pick-up. Allowing Highpoint Street to become a through street would not only introduce more traffic into the heart of our family-centered neighborhood, but it would also create increased safety risks at each of these critical points where children and families gather daily. This sense of safety and community is one of the reasons many of us chose to live here, and it must be preserved.

### **Privacy**

Our backyard is directly adjacent to the proposed Quarterra project. Where we currently enjoy the peaceful view of an open field, our family will now be facing an urban mix of three-story apartment buildings, businesses, townhomes, and parking lots. This drastic

change will severely affect the privacy and comfort of our home. We will now have innumerable people able to look into our entire backyard, living room, office, dining room, kitchen, play room, primary bedroom and primary bathroom. We imagine that people will just be able to look directly into our bedroom as we sleep at night, and watch our children play in their playroom. This is very uncomfortable to imagine. To preserve even a fraction of the privacy we currently have, it is absolutely necessary that Quatterra be required to install mature, tall privacy landscaping along the property line to provide immediate and lasting screening from this development. The current foliage buffer on the most recent plans shows only 7.5 feet. This does not appear to match city code (City Code EMC 19.38.240 – Setbacks or 19.38-300 Adjacency to Residential Zones). We request that a minimum of 15 feet be required for a privacy buffer.

### **Light Pollution and Urban Design**

Another concern is light pollution. The installation of lighting for streets, parking areas, and buildings in a high-density development can dramatically alter the atmosphere of a quiet residential neighborhood. Our home on Fisk Avenue backs up to the Quatterra project, so our entire backyard, living room, office, dining room, kitchen, playroom, primary bedroom and primary bathroom will all be affected by the lighting of this project. Our home already has trouble with light pollution from a SINGLE light that is on the other side of Griffin, in the parking lot behind the Enumclaw Seventh Day Adventist Church, at the Enumclaw Adventures Before and After School Care site. This light is so unnaturally bright that we have to block that part of our window in order to fall asleep at night. It is not hard to imagine what an impact a 216 unit apartment complex, 41 townhomes, businesses and parking lots will have on light pollution, when a single light post much farther away is already a daily nuisance. City Code 19.38.160 – Lighting should be considered as it emphasizes that all exterior lighting, including sign illumination, must be directed downward and shielded to minimize spillover onto adjacent properties.

### **Enumclaw's Small Town Charm**

The scale and density of the development as proposed is entirely out of character with the existing residential environment, not to mention Enumclaw as a whole. The proposed three-story structures feel far too urban for Enumclaw's small-town character. This height is out of scale with the surrounding homes and risks changing the aesthetic of the entire area. Have you looked at the types of projects Quatterra typically builds? We encourage you to visit their website and view the other projects they have completed in Washington

and around the country. They do NOT look or feel like Enumclaw. If the city allows this project to move forward as proposed, we worry that it will pave the way for Enumclaw's small town charm to be bulldozed. Three story mega apartment complexes are NOT what the residents of this city want. If there is one three story mega complex, there will be more. Look around the city – how many three story builds are there in ALL of Enumclaw? Not many. And certainly not ANY that look like they could have been plucked from downtown Seattle. Please do not allow Quarterra to construct three story buildings. Please do not allow them to build things that do not blend with our city. The recent Farr Law Group building that went up at 1626 Cole Street is a great example of blending new construction with the existing architecture. If this project must move forward, please require that their design be considerate of Enumclaw's look and feel.

## **SUMMARY**

We urge the Commission to take these concerns seriously and require a thorough review of the Quarterra project's design and impact. Highpoint Street should NOT become a through street, and a fire gate should be installed. The safety of our neighborhood's residents depends on it. Mature landscaping should be installed, ensuring privacy for the residents of Fisk Ave. Light pollution mitigation should be required. Design should be reflective of the Enumclaw community – the façade should NOT be ultra modern, and 17+ three story buildings should NOT be allowed. Our family is deeply opposed to the Quarterra project, but if the project cannot be stopped, these changes must be made.

Thank you for your time and consideration.

Sincerely,

**Megan & Cheryl Toth**  
**Mason -6 Years Old**

**From:** [Michele Huston](#)  
**To:** [Permits](#)  
**Subject:** Fwd: Quatterra Project PUBLIC COMMENT  
**Date:** Monday, April 21, 2025 3:11:29 PM

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> Application Name:  
> LUA 2025-0003; LUA2025-0004; LDA2025-0001.  
>  
> File Number  
> Quatterra Multifamily/Mixed Use Project SEPA Checklist, DRB Review , Land Disturbing Activity  
>  
>>> Good afternoon,  
>  
>>> I am a resident of the Enumclaw community and wish to express my serious concerns about this proposed project, and how it will negatively affect our community and most importantly, surrounding wildlife and natural habitats and tranquillity.  
>  
>>> First off, this is a terrible location for such a project and frankly doesn't seem like a good fit for a farming town at all where many many of the residents are here because they do not want large multi family and mixed use buildings further disturbing the tranquility of country life and the lives of our many animals whose homes and habitats are here. We already have many existing apartment homes in the community that frequently have vacant units so it really doesn't seem like a good use of precious natural environment to add more cement and have more units unoccupied. Additionally, there is the issue of additional traffic burden on the 3 two lane roads in and out of Enumclaw which is already bad.  
>  
>>> I hope you agree that it is very important that effort be made to preserve the beauty we have left in the area. Because once it's gone, it's gone and that is sad for all citizens in the region that use this space for recreation and to get away from city life.  
>  
>>> I'm sure you have had much to consider as these are very important decisions with long term consequences so thank you for your time and attention.  
>  
> Thank you,  
>  
> Michele Huston

**From:** [Nick Selland](#)  
**To:** [Permits](#)  
**Subject:** Quarterra multifamily project  
**Date:** Monday, April 21, 2025 11:07:04 AM

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: Application Name/ LUA2025-0003; LUA2025-0004; LDA2025-0001 File Number: Quarterra Multifamily/Mixed Use Project – SEPA Checklist, DRB Review, Land Disturbing Activity

[<https://www.cityofenumclaw.net/.../Quarterra-Project...>]([https://www.cityofenumclaw.net/DocumentCenter/View/10104/Quarterra-Project\\_LUA2025-0003-4\\_NOA\\_04042025?fbclid=IwZXh0bgNhZW0CMTAAAR6ZPnmR4C1MnxshsVrtpOpqWIMvrEzG4SnoExTVv\\_pHrvrP6HV7XAGaAjI6Pg\\_aem\\_4aMglzsfhMd0OMjjuTjk6Q](https://www.cityofenumclaw.net/DocumentCenter/View/10104/Quarterra-Project_LUA2025-0003-4_NOA_04042025?fbclid=IwZXh0bgNhZW0CMTAAAR6ZPnmR4C1MnxshsVrtpOpqWIMvrEzG4SnoExTVv_pHrvrP6HV7XAGaAjI6Pg_aem_4aMglzsfhMd0OMjjuTjk6Q))

The project includes 9 apartment buildings 3 stories high (216 units), 3 retail buildings 15,000 sq ft, and 8 townhouse buildings  
////////// "THIS IS AN ABUSE OF ENUMCLAW, WHAT IS WRONG WITH YOU PEAPLE,, UNWANTED BURDEN ON EVERY SUNGLE SERVICE WE HAVE, LET ALONE THIS CITY THAT I WAS BORN IN THAT BECOUSE OF TRAFFIC FROM ALL THE OTHER DEVELOPMENTS , YOU CAN BARELY GET IN AND OUT OF ENUMCLAW WITHOUT SITTING IN TRAFFIC DO TO THE INCOMPITANCE OF OFFICIALS NOT KEEPING UP THE INFUSTRUCTURE TO ACCOMMODATE THE INFLUX OF PEAPLE..... HAY, HOW ABOUT WE LIVE UNDER A VALCANO THAT WE MAY HAVE TO EVACUATE SOME DAY??? HOW IS ANYONE GETTING OUT WHEN IT TAKES 25 MIN TO GO 3 MILES TO BUCKLEY ON ANY GIVEN DAY... PULL YOUR HEAD OUT OF YOUR ASS AND JUST STOP... NOBODY WANTS MORE PEAPLE AND MORE TRAFFIC. THIS IS A STUPID PROPOSAL AND ALL PROPOSALS SHOULD REQUIRE PUBLIC HEARINGS, YOU SLIMMY GROSS OVERPOPULATING RUINING MY BEAUTIFUL CITY FOR APARTMENTS AND STRIP MALLS... GONNA JUST BE AN EXTENSION OF AUBURN AND COVINGTON SOON.... KEEP IT UP AND WE CAN ALL CALL ENUMCLAW THE SHIT HOLE THAT WE LIVE IN..... KEEP ENUMCLAW BEAUTIFUL AND STOP BUILDING BULLSHIT... ASK THE PUBLIC AND ADHEAR TO THERE RESPONSES  
[Yahoo Mail: Search, Organize, Conquer](#)

**From:** [Patti Kibbe](#)  
**To:** [Permits](#); [wlarsen@ei.enumclaw.wa.us](mailto:wlarsen@ei.enumclaw.wa.us)  
**Cc:** [Jan Molinaro](#); [Corrie Koopman](#); [Anthony Wright](#); [Chris Gruner](#); [Patricia Patti Kibbe](#); [Amanda@managementsolutionsnw.com](mailto:Amanda@managementsolutionsnw.com); [Jan Martinell](#); [Bobby Martinez](#); [Chance LaFleur](#); [Thomas Sauvageau](#); [Erika.Boyd@leg.wa.gov](mailto:Erika.Boyd@leg.wa.gov); [Calvin.Jones@leg.wa.gov](mailto:Calvin.Jones@leg.wa.gov)  
**Subject:** FILE NUMBER: LUA2025-0003; LUA2025-0004; LDA2025-0001 APPLICATION NAME: Quarterra Multifamily Project  
**Date:** Monday, April 21, 2025 12:23:33 PM  
**Attachments:** [image001.png](#)

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Planning and Permit Commission  
City of Enumclaw  
ATTN: Wynstan Larson, Senior Planner  
Email: [wlarsen@ei.enumclaw.wa.us](mailto:wlarsen@ei.enumclaw.wa.us)

Enumclaw Community Development Department  
Email: [permits@ci.enumclaw.wa.us](mailto:permits@ci.enumclaw.wa.us)

Regarding: **FILE NUMBER: LUA2025-0003; LUA2025-0004; LDA2025-0001**  
**APPLICATION NAME: Quarterra Multifamily Project**  
Applicant: Quarterra Multifamily Communities  
Location: 24515, 24631, 24711 SE 440<sup>th</sup> St, Enumclaw, WA 98022  
Parcel #'s 2320069041, 2320069156, 2320069213, 2320069188

Dear Planning and Permit Commission,

I am writing to express my concerns regarding the Quarterra Multifamily Project and my concerns for my family and neighbors from the Pinnacle Peak Community and surrounding residential areas. As a long-time multi-generational resident of Enumclaw (Toast, Omana & Carlson family names of historical record). I have watched the city make many changes in my time and have heard many more from the settlement family of the Toast's. While I understand that housing options are needed and essential to our area, the needs of the existing community must also be taken into consideration.

I have great concern for what appears to be disregarding the codes that have been put in

place. In this case I am specifically referring to City Code EMC 19.38.240 – Setbacks or 19-28-300 – Adjacency to Residential Zones in regard to privacy: Along with five garages only showing a set-back of 7.5 feet which would be insufficient for privacy (and potentially for maneuverability) to residential homes as seem to not be within the code's requirement. In addition, the City's Comprehensive plan goal LU-18 mentions the City's desire to "Provide buffers for impacts on the surrounding non-industrial areas.

The proposed buffer zone is too small to protect the privacy of the homes and feel that taller trees or other forms of landscaping should be included to ensure we are not overlooked.

I further have concerns about how this project will affect the safety of the surrounding areas. The most affected housing development would be Pinnacle Peak, and the proposed extension of Highpoint Street raises significant concerns for me as my elderly mother lives on Fisk Street (I too am on the title to the home). Many of the neighbors around her home have young children, with several elderly people also living in the community, people have pets and often are out walking. This community has a good mix of old and new generations. As a quiet neighborhood that's home to many types of families, there is a reliance on the streets being safe. I am worried about how the development will affect the safety of the community, the privacy, and even the ability to park (no street parking is allowed within the community, per the CCR's for the HOA), not to mention the increased traffic's effect on the quality of living that currently exists.

As a result, I strongly urge the City of Enumclaw to install a Fire Access Gate to limit through-traffic on the currently blocked Highpoint Street. The streets within Pinnacle Peak are already narrow, and adding more cars could make it very difficult to park and maneuver through the neighborhood.

In conclusion, I urge the Planning and Permit Commission to prioritize the safety and privacy of the surrounding community and take action to address the concerns. The installation of a "Fire Access Gate", traffic calming measures, and increased buffer zones would help to mitigate the potential negative impacts of the Quarterra Multifamily Project.

I also request that parking concerns be adequately addressed to prevent congestion and uphold the rules of the Pinnacle Peak HOA. Not doing so could make for a future lawsuits for the HOA and the City both.

In the end we all need to have the projects built to ensure all existing and new

residences show respect and consideration of the people who live and work to contribute to the City of Enumclaw. The city officials must do responsible planning to ensure the entire community Enumclaw is taken into consideration. In addition, city officials must preserve what made and will continue to make Enumclaw an amazing place for generations to come. Consideration for old and new alike, is essential to our past and essential the cities future.

Sincerely,  
Patricia Kibbe



Patricia "Patti" Kibbe | President & CEO  
Evergreen Business Capital | Evergreen Business Capital Community Finance  
Serving Alaska, Oregon, Washington, and Idaho  
T 206.577.1431 W [evergreen504.com](http://evergreen504.com) | [ebccf.org](http://ebccf.org)  
Celebrating 45 Years of Evergreen Business Capital

**From:** [Rosie Cruse](#)  
**To:** [Permits](#)  
**Subject:** Public comment for Quarterra  
**Date:** Monday, April 21, 2025 12:00:11 PM

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Application Name/ LUA2025-0003; LUA2025-0004; LDA2025-0001  
File Number: Quarterra Multifamily/Mixed Use Project – SEPA Checklist, DRB Review,  
Land Disturbing Activity  
Applicant/ Quarterra Multifamily Communities  
Property Owner: 1325 4th Ave Ste 1300, Seattle, WA, 98101

To whom it may concern,

I am writing to express my opposition to the proposed land use development for multi-family and mixed-use buildings in our area. Our current road infrastructure—made up of one-lane side streets, city roads, and narrow highways—is already struggling with congestion, and this project would significantly increase traffic. My family lives off 241st Street, which is already a heavily used cut-through for drivers avoiding delays on 244th to access Highway 410. Neighborhood pets and even kids have been narrowly missed by cars when traveling on this curved road due to traffic and high speeds well over the speed limit. This development, further intensifying traffic flow through residential areas like ours, limits the safety of my young children being able to independently walk out for their bikes to school, neighbors, and friends' homes. Additionally, due to the lack of safe sidewalks on both sides of 244th, residents—especially children—must rely on cars to reach nearby schools and parks, as walking or biking is unsafe. With increased cars on the road, and again most driving at unsafe speeds, it runs the risk for more accidents.

Compounding these issues, our local schools are already at or over capacity, and without strong support for future school levies/ bonds, accommodating more students would be extremely difficult and potentially unsustainable. Combined with limited community resources such as financially attainable youth programs and community centers, the lack of appropriate engagement opportunities for children and teens increases the risk of negative social impacts and forces families to seek services outside the area if able. This development, without the necessary infrastructure and resource planning, poses a serious threat to the safety, well-being, and cohesion of our community.

Thank you for your time and consideration.

Sincerely,  
Rosie Cruse  
23845 SE 471st St

Enumclaw, WA 98022

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**From:** [Rozlyn Kragerud](#)  
**To:** [Permits](#); [Wynstan Larsen](#)  
**Subject:** Public Comment on the Proposed Quarterra Project  
**Date:** Monday, April 21, 2025 2:17:03 PM

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To the Members of the Planning Commission,

As a resident of Enumclaw, I am writing to share my concerns about the proposed Quarterra development, which would introduce apartment complexes and townhomes directly behind our recently built subdivision. While I recognize the importance of providing varied housing options and supporting responsible growth, I believe this specific proposal presents several issues that merit further scrutiny.

**1. Neighborhood Character and Livability** - Our community was developed as a cohesive single-family neighborhood, and the introduction of high-density housing nearby would significantly alter that dynamic. This shift could bring increased traffic, heightened noise levels, and added pressure on local infrastructure, all of which could compromise the quality of life we currently enjoy.

**2. Prior Public Resistance to Similar Projects** - There is precedent for community resistance to projects like this. Not long ago, a similar high-density development was proposed in another part of Enumclaw and ultimately withdrawn following strong public opposition. Residents raised concerns about density, infrastructure strain, and neighborhood identity, issues that apply here as well.

**3. Infrastructure and Community Services** - Adding a large number of new housing units will undoubtedly increase the burden on our roads, schools, and emergency services. Without proactive planning and infrastructure upgrades, we risk congestion, overcrowded schools, and potential delays in emergency response.

**4. Environmental Impact** - The proposed site may include natural areas that provide essential habitat for wildlife and contribute to the environmental well-being of our town. Replacing these green spaces with dense housing could negatively affect local ecosystems and diminish the scenic character that defines Enumclaw.

**5. Consistency with the City's Long-Term Vision** - The city's Comprehensive Plan calls for balanced, sustainable growth that preserves the essence of our community while ensuring infrastructure can support new development. As it stands, the Quarterra proposal seems misaligned with these guiding principles.

Given these concerns, I respectfully ask the Planning Commission to take a closer look at the Quarterra project and consider alternative approaches that would better respect the identity of existing neighborhoods, ensure infrastructure readiness, and reflect the values shared by Enumclaw residents.

Thank you for your time and consideration.

Sincerely,

**Rozlyn Kragerud**

3556 Elmont Ave  
Enumclaw, WA 98022  
253-508-9477

**From:** [SARA ROOK](#)  
**To:** [Permits](#)  
**Subject:** Public Comment : Quarterra Multifamily/Mixed Use Project – SEPA Checklist, DRB Review, Land Disturbing Activity  
**Date:** Monday, April 21, 2025 3:49:45 PM

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Dear Enumclaw City Leaders,

I object to the proposed action by Quarterra Multifamily Communities for File Quarterra Multifamily/Mixed Use Project – SEPA Checklist, DRB Review, Land Disturbing Activity.

Firstly, the roads leading into and out of Enumclaw, particularly SR 410 and SR 164, are already heavily burdened. Adding 216 families to this area will create additional undue burden on these roads, exacerbating traffic congestion and increasing commute times.

Secondly, the schools in Enumclaw are already overcrowded. We already know that bonds are not passing to build additional schools, and apartments typically are filled with young families. We do not have the space in the schools to accommodate more children, especially with other developments currently in progress in the city. I volunteer on the board of the Southwood Elementary PTO where one of my kids attend, so I am very aware of the pressures on our schools already.

Thirdly, Enumclaw's charm and the reason most residents love and continue to live here is due to its small-town feel. Specific characteristics such as close-knit community events, locally-owned businesses, and the scenic rural landscape are what define Enumclaw's appeal. Adding three-story apartment complexes to the area will undermine these characteristics and create a transient population that may not be invested in the long-term health of the community.

Thank you for considering my objections. Please don't ruin Enumclaw's aesthetic like Bonney Lake, Maple Valley, and Covington have already done to their towns.

Sincerely,

Sara Rook  
Sararook@msn.com  
206-372-5690

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**From:** [William Rook](#)  
**To:** [Permits](#)  
**Subject:** Quarterra mixed use permit  
**Date:** Monday, April 21, 2025 4:00:43 PM

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Dear Enumclaw City Leaders,

I object to the proposed action by Quarterra Multifamily Communities for File Quarterra Multifamily/Mixed Use Project – SEPA Checklist, DRB Review, Land Disturbing Activity.

Firstly, the roads leading into and out of Enumclaw, particularly SR 410 and SR 164, are already heavily burdened. Adding 216 families to this area will create additional undue burden on these roads, exacerbating traffic congestion and increasing commute times.

Secondly, the schools in Enumclaw are already overcrowded. We already know that bonds are not passing to build additional schools, and apartments typically are filled with young families. We do not have the space in the schools to accommodate more children, especially with other developments currently in progress in the city. I volunteer on the board of the Southwood Elementary PTO where one of my kids attend, so I am very aware of the pressures on our schools already.

Thirdly, Enumclaw's charm and the reason most residents love and continue to live here is due to its small-town feel. Specific characteristics such as close-knit community events, locally-owned businesses, and the scenic rural landscape are what define Enumclaw's appeal. Adding three-story apartment complexes to the area will undermine these characteristics and create a transient population that may not be invested in the long-term health of the community.

Thank you for considering my objections. Please don't ruin Enumclaw's aesthetic like Bonney Lake, Maple Valley, and Covington have already done to their towns.

Sincerely,

William Rook  
W.rook1984@gmail.com  
253-653-3632

**From:** [Brian Clintworth](#)  
**To:** [Permits](#)  
**Subject:** Quatterra multifamily project  
**Date:** Monday, April 21, 2025 10:26:50 AM

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**CAUTION:** This email originated from outside the City of Enumclaw network. Do not click links, open attachments or follow guidance unless you recognize the sender and know the content is safe.

Dear Planning and Permit Commission:

As a homeowner in the Pinnacle Peak Community I am writing to share my concerns with the proposed Quatterra Project. I request that the planning committee take these considerations into account when considering the permit that is going to be issued for this development. While I understand that that this property is in a place that development is inevitable, it is important that the city take the necessary steps to keep the residents who will be significantly impacted safe and minimize our loss of quality of life with such a large significant development in our backyards(literally).

Safety and Traffic. The Quatterra project is a significant project that does not fit into the current make up of the area that it is going to be put. Over 200 multifamily units will bring a substantial amount of traffic and cars to the surrounding area. No other large multifamily developments are anywhere close to this part of the city. It is the City's responsibility to make sure that the traffic impact from such a large development is directed to the streets and arterials that can handle it. That would be highway 164. The current plans show an extension of Highpoint Street into the Pinnacle Peak community. This is a dangerous and unacceptable part of this plan. The amount of cars that would choose to cut through our neighborhood on narrow streets, lacking appropriate stripping, with children living here would be substantial. People would opt to go through the neighborhood to avoid lights and trying to cross 164. We already experienced this during the summer of 2024 when the construction of the roundabout occurred on Roosevelt. It was not unusual each and every day to have drivers speeding 40 -50 mph through our neighborhood as they used it as a cut through. I cannot tell you the number of times that we dealt with near misses. Our neighborhood is an attractive place to cut through as it provides easier access to the elementary schools, middle school and high school if this extension is opened. Feel free to put a firegate on it so there is access in an emergency but to open highpoint street to the residents of this new development so they have a neighborhood to speed through is completely unacceptable. We know that people will take the course of least resistance whether or not they are supposed to. The only mitigation to this if a gate is not acceptable would be for the city to install speed humps throughout the neighborhood to discourage people from cutting through and keeping their speeds to a minimum as is appropriate in a neighborhood. A gate sounds like much more economical solution for the city than the cost of installing speed humps. I am wondering if there has been a traffic study that shows the estimated impact of vehicles that will go into the Pinnacle Peak neighborhood? If there has been one I would like to see the results of it. Please feel free to email it to me at this

address.

Privacy. It is important that the City takes appropriate steps to require the developer to not only provide an appropriate buffer but also appropriate visual barriers between the new development and those individuals who live directly behind it. Having a massive apartment building towering over your single family home looking into your backyard is not acceptable. Requiring the planting of mature trees that will provide a visual barrier is very important. The placement of the buildings and other things should be done in such a way that the disruption to the quality of life for existing residents is minimized.

Thank you for your consideration and I trust that this planning commission will do the right thing as it relates to this development and take the appropriate steps to keep the existing city of Enumclaw residents safe.

Brian Clintworth

1147 Boyle Street

Enumclaw WA

**From:** [David Brockman](#)  
**To:** [Permits](#)  
**Subject:** Quarterra Project on West Griffin Ave.  
**Date:** Monday, April 21, 2025 3:39:33 PM

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I'm Writing regarding the proposed project with the following name and file number:

LUA2025-0003; LUA2025-0004; LDA2025-0001  
Quarterra Multifamily/Mixed Use Project – SEPA Checklist, DRB Review, Land Disturbing Activity

I am OPPOSED to this project as it is presented.

I feel that the number of units is way too large and the density is far too great, it will degrade the overall charm, appeal, and character of Enumclaw, especially this neighborhood!

The proposed three story buildings and size of this development will likely look attractive in an artist's rendering, however I believe as you drive into town from the West this entire project will be an EYESORE because it will be too large and out of scale with the surrounding area, a terrible first impression for anyone visiting.

This will likely adversely affect the quiet neighborhood to the south with increased traffic on Highpoint, especially with it being tied into Griffin.

Please revisit this proposal and downsize it by 50% or so to make a better fit with our community!

--

Dave Brockman  
[davidebrockman@gmail.com](mailto:davidebrockman@gmail.com)  
425-891-4007  
Enumclaw, WA

**To:**  
City of Enumclaw  
Community Development  
1309 Myrtle St  
Enumclaw, WA 98022

**Subject:** Request for Traffic Control Measures and Privacy Considerations – Quarterra Multifamily Project

Dear City of Enumclaw Officials,

I am writing as a concerned resident of the Pinnacle Peak community in regard to the ongoing development of the Quarterra multifamily complex located directly behind our neighborhood. While we understand and respect the need for growth and housing in Enumclaw, we would like to request several specific considerations be made to protect the safety, privacy, and character of our existing residential area.

Given the significant increase in traffic that a 216-unit development will bring, we are requesting the following:

1. **Local Access Only Signage:**

We respectfully ask that clear signage be installed at all entry points into our neighborhood indicating “Local Access Only.” This will help deter through-traffic and preserve the quiet, residential nature of our streets.

2. **Speed Bumps or Calming Measures:**

To prevent speeding and ensure the safety of children and pedestrians, we ask the city to install speed bumps or other appropriate traffic calming devices on the roads within Pinnacle Peak that may become unintended access routes for residents of the new complex.

3. **Fire Gate Access at Current Dead End:**

At the location where the road currently dead ends near the development site, we request that any proposed connection to the Quarterra complex be limited to **emergency vehicle access only**. A locked fire gate (with proper access for emergency responders) would allow for safety without encouraging cut-through traffic.

4. **Maximum Privacy Landscaping:**

To maintain the privacy and aesthetic character of the Pinnacle Peak neighborhood, we strongly encourage the city and developer to install **dense, tall privacy hedges or tree lines** along the shared border of the development and our community.

We appreciate the city's efforts to balance community development with the quality of life for existing residents. We hope that these reasonable requests will be considered in the planning and execution of the Quarterra project.

Sincerely,  
**Jayme Wade (April 21 2025)**

**1217 Boyle St**

**Enumclaw Wa 98022**

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**From:** [jellibean26](#)  
**To:** [Permits](#)  
**Date:** Monday, April 21, 2025 3:40:47 PM

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Application Name/ LUA2025-0003; LUA2025-0004; LDA2025-0001 File Number:  
Quarterra Multifamily/Mixed Use Project – SEPA Checklist, DRB Review, Land Disturbing  
Activity

To whom it is concerned I am a resident of Enumclaw and have concerns about this development. I am concerned that this many complexes and the amount of people they could house cannot be supported by such a small town. Already the housing developments in the last few years have made it difficult to get places on time and crowded shopping stores, crime is also rising, traffic is bad etc. Thank-you for your time. Jolene

Sent from my Verizon, Samsung Galaxy smartphone

**From:** [Joni Kirk](#)  
**To:** [Permits](#)  
**Subject:** LUA2025-0003; LUA2025-0004; LDA2025-0001 - Quarterra Multifamily/Mixed Use Project  
**Date:** Monday, April 21, 2025 11:24:45 AM

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**CAUTION:** This email originated from outside the City of Enumclaw network. Do not click links, open attachments or follow guidance unless you recognize the sender and know the content is safe.

Good morning,

I am writing in regard to: LUA2025-0003; LUA2025-0004; LDA2025-0001 - Quarterra Multifamily/Mixed Use Project

I know growth is not always a fun topic. But I have young adult children who are college graduates working great jobs who cannot afford housing in this area. We need to make opportunities for our young people to live or our town will die. We need the talent and skills they will bring to our community.

Selfishly, I would really prefer that my children live close to me, rather than having to live in a metro area like Auburn that is far from safe.

Growth is natural. We can manage growth, but do it in a way that allows our families to also thrive. I think this project contributes to that mindset.

Joni Kirk  
285 Riggs Dr E, Enumclaw  
206-992-6458

## Wynstan Larsen

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**From:** Tami Moore <tami@senior-specialists.com>  
**Sent:** Monday, April 21, 2025 3:31 PM  
**To:** Wynstan Larsen  
**Subject:** Quarterra Multifamily Community in Enumclaw

**Importance:** High

**CAUTION:** This email originated from outside the City of Enumclaw network. Do not click links, open attachments or follow guidance unless you recognize the sender and know the content is safe.

Wynsten,

I am writing to you to let you know my opinion and feelings on this Quarterra project as a Managing Broker and Senior Specialists here on the plateau. Growth is inevitable and needs to happen to sustain a community, but adding these many homes and apartments to a small town that has not adequately increased its roads, and transportation is dangerous and harmful to its current and future residents. It already takes those of us commuting over 20 minutes to go from the Enumclaw High School just across the Buckley bridge. Adding hundreds more vehicles, mostly with a single occupant, is going to create an increase in travel time and chaos in our small community. This will take away from the quality of life and also will increase time for emergency vehicles to reach those having an emergency and could sadly arrive too late.

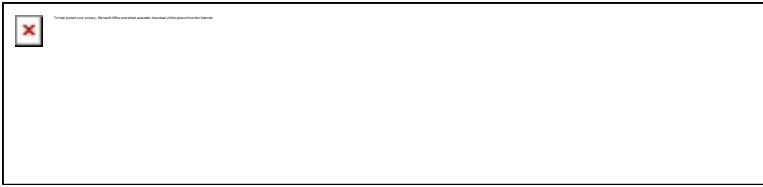
Please listen to the voices of the citizens and not to the big pockets of greedy developers who don't even live here.

Respectfully,  
Tami Moore

**Tami Moore**  
**Administrator,**  
**Designated Broker**  
**Certified Senior Advisor**

Cell: 360-829-7737  
Office: (360) 761-7736 | Fax: 1-866-611-1634  
Email: [tami@senior-specialists.com](mailto:tami@senior-specialists.com)  
Website: [www.senior-specialists.com](http://www.senior-specialists.com)

Certified Senior Advisor | [www.csa.us](http://www.csa.us)  
Real Estate Broker | [www.thehousingspecialitsts.com](http://www.thehousingspecialitsts.com)



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**DATE RECEIVED**

**APR 21 2025**

**CITY OF ENUMCLAW**

April 18, 2025

Planning and Permit Commission  
City of Enumclaw  
1339 Griffin Ave  
Enumclaw, WA 98022

Subject: Quatterra Multifamily Project (File Numbers: LUA2025-0003, LUA2025-0004, LDA2025-0001)

Dear Planning and Permit Commission:

As a resident of the Pinnacle Peak Community at 1381 Boyle Street, I am writing to express my concerns regarding the Quatterra Multifamily Project. While I recognize the need for growth in Enumclaw, I am deeply concerned about the potential impacts on our neighborhood's safety, privacy, and quality of life due to the development's scale and design. I respectfully request that the Commission consider the following issues during the review process to ensure compliance with the **Enumclaw Municipal Code (EMC)** and the **City's Comprehensive Plan**.

**Main Concern #1: Safety and Traffic**

Our neighborhood is a family-friendly community where children safely play near the Fisk Ave/Highpoint park, a dead end, and walk along streets like Elmont, Edith, and Boyle. The proposed development, with 216 apartments, 41 townhomes, and 15,000 sq ft of commercial space, will generate significant traffic. According to the **Traffic Impact Analysis Report**, the project will worsen congestion at existing access points (440th St, 244th St, and Hwy 164/Griffin). This will likely drive residents to use the Highpoint Street extension as a shortcut through Pinnacle Peak and Alder Brook neighborhoods to reach 244th St and Roosevelt, increasing traffic across all our streets and creating an unsafe environment for children.

The **Enumclaw Comprehensive Plan, Policy LU-11**, emphasizes protecting residential neighborhoods from excessive traffic impacts, while **Policy TR-5** promotes safe transportation systems that minimize impacts on residential areas. **EMC 19.02.050** prioritizes safe pedestrian environments in residential zones. The increased traffic from the Quatterra project threatens these objectives, endangering children and families throughout our community. A past incident during the 244th St roundabout construction saw similar cut-through traffic, prompting the City to consider restrictions (as noted in correspondence from Public Works Director Brian Spindor).

**Request for Fire Access Gate and Traffic Calming**

To address these safety concerns, I urge the City to install a fire access gate at the northern end of Highpoint Street to restrict non-emergency through-traffic while allowing emergency access, per **EMC 15.08.050** and **EMC 11.04.030**. Alternatively I request traffic calming measures, such as speed bumps and "Local Access Only" or "Not a Through Street" signs, to deter cut-through traffic, consistent with **EMC 11.04.010** and **RCW 47.36.060**. As a **Type II permit** under **EMC 15.20.050**, the City can impose conditions to limit the Highpoint Street extension to local or emergency use, preserving our neighborhood's safe, pedestrian-friendly character.

DATE RECEIVED  
12/15/2023

## **Main Concern #2: Privacy**

The proposed development includes three-story buildings up to 35 feet tall with a minimal buffer of 7.5 feet of foliage and a parking lot adjacent to Fisk Ave residences. This does not appear to comply with **EMC 19.38.240**, which requires adequate setbacks for multifamily developments, or **EMC 19.38.300**, which mandates buffering to protect residential zones from adjacent multifamily or commercial uses. **EMC 19.38.080** permits the city to impose conditions on building height to ensure compatibility with adjacent residential zones, particularly when 35-foot-tall structures risk overlooking single-family homes. The **City's Comprehensive Plan, Goal LU-18**, calls for buffers to mitigate impacts on surrounding nonindustrial areas, while **Policy LU-14** encourages development designs that ensure compatibility through appropriate setbacks and landscaping. These provisions, reinforced by **RCW 36.70A.070(5)(c)** under the Growth Management Act, emphasize protecting the character and privacy of existing residential neighborhoods. A 7.5-foot buffer with immature shrubbery is insufficient to shield homes from the imposing presence of these buildings.

I request a minimum 15-foot buffer zone with mature, tall foliage or trees planted to ensure privacy, as supported by **EMC 19.38.230**, which encourages landscaping to screen multifamily developments, and **EMC 19.38.250**, which requires dense vegetation for effective visual barriers. The proposed parking lot lighting poses a risk of light pollution, which could disrupt our homes at night. **EMC 19.38.160** requires lighting designs that minimize glare and spillover onto adjacent properties. I ask that the project incorporate shielded, dimmable lighting to reduce impacts on our residences, preserving our privacy and quality of life.

## **Other Concern: Parking**

The Quarterra project's parking plan raises concerns about potential spillover into our neighborhood. Pinnacle Peak's **CC&Rs** require residents to park in driveways to maintain clear streets, and our narrow roads already have "No Parking" restrictions on one side. Additional vehicles from the development could congest our streets, hindering emergency vehicle access and violating **EMC 15.08.050**, which prioritizes unobstructed emergency routes. A fire access gate would help mitigate this by limiting non-resident traffic and parking, ensuring our streets remain accessible and safe.

## **Conclusion**

I respectfully urge the Planning and Permit Commission to prioritize the safety, privacy, and well-being of Pinnacle Peak residents by addressing these concerns. Installing a fire access gate, implementing traffic calming measures, increasing the buffer zone to 15 feet with mature foliage, using shielded lighting, and ensuring adequate on-site parking would align with **EMC regulations**, **RCW 47.36.060**, **RCW 36.70A.070(5)(c)**, and the **City's Comprehensive Plan** while mitigating the project's impacts. I appreciate your consideration and hope these issues will be thoroughly evaluated during the review process.

Sincerely,

Dennis & Michele Dague

1381 Boyle Street

April 21, 2024

DATE RECEIVED

APR 21 2025

CITY OF ENUMCLAW

**Planning and Permit Commission**

City of Enumclaw  
1339 Griffin Ave  
Enumclaw, WA 98022

Subject: Public Comment on the Quarterra Multifamily Project

This letter responds to the Planning and Permit Commission's invitation to comment on plans for the Quarterra Multifamily Project – SEPA Checklist, DRB Review, Land Disturbing Activity (LUA2025-0003, LUA2025-0004, LUA2025-0001).

As part of this comment, I'm attaching a copy of a letter submitted to the Commission by my Pinnacle Peak neighbors, Dennis and Michele Dague. Their submission raises safety, traffic, privacy, and parking issues while requesting solutions that include a fire access gate, traffic calming structures, shielded lighting, adequate on-site parking, standard buffering zone, and better privacy landscaping. These issues and solutions represent my opinions on the project clearly and accurately. I incorporate them by reference here.

I further ask that the Commission apply and enforce the provisions of Enumclaw's Municipal Code and the City's Comprehensive Plan to the Quarterra Multifamily project. Those provisions exist to support and protect the health, safety, and orderliness of our Enumclaw community. Developers of the Quarterra project should rise to meet the well-considered standards of our community rather than ask our community to lower them.

This is a significant project. It will have a far-reaching impact on the safety and livability of our community. Please ensure that the Commission stands on the positive side of both.

Thank you for the opportunity to comment on this project.

Respectfully submitted,

Maureen Hinkle



1323 Boyle St.

Enumclaw, WA 98022

DATE RECEIVED

APR 21 2025

CITY OF ENUMCLAW

4-17-2025

**File Number:** LUA2025-0003; LUA2025-0004; LDA2025-0001

Quarterra Multifamily Project – SEPA Checklist, DRB Review, Land Disturbing Activity

**Applicant:** Quarterra Multifamily Communities Property Owner: 1325 4th Ave Ste 1300, Seattle, WA, 98101

To whom it may concern,

I am writing today to express my concerns on the above project. I live in the adjacent neighborhood to the south. As the HOA president of the Pinnacle Peak neighborhood, I have heard from many of the residents of the neighborhood about how this proposed development will affect their safety, privacy and property values.

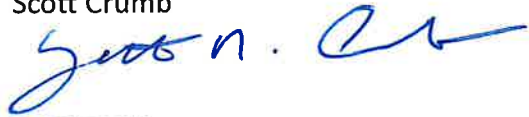
I would like to start by addressing the Highpoint street extension. We as a HOA funded neighborhood DO NOT want residents of the proposed community or other drivers to have access to use our neighborhood streets via proposed extension to Highpoint to bypass traffic or to gain access to our private community park. We feel a fire gate needs to be placed directly after the proposed Highpoint entrance to the proposed complex. There is no reason that residents should need to use our community streets for any reason. The entrances that we currently have keep our community secure. Not only would a Highpoint extension give the proposed complex access but it would also allow cut through access for any other vehicle from Griffin Ave leading to more traffic and less security for the children and elderly who frequently are walking and playing in our community. The possibility of crime with the extension is a concern of our residents as well. Having that entrance from another major arterial substantially raises the risk of people in our neighborhood who have no business being there.

Secondly is the privacy concerns for the residents of our neighborhood. The proposed 3 story complex removes all privacy from the residents of our community. Many of the homes on Fisk Ave that is adjacent to the proposed complex are ramblers. The proposed 3 story tall buildings will be visible from anywhere in our neighborhood. That means if we can see the buildings, the residents of those building have a bird's eye view of our whole neighborhood, lots property belongings. I would propose the builder plant many tall fast growing mature trees along the southern boundary to secure privacy for our neighborhood as much as possible.

Our community is only 5 years old and one of the nicer ones in Enumclaw. We take pride in it and our sense of community. Development is inevitable but I/ we would like to see the city and builder do everything possible to maintain the safety and security of our properties as well as the values. Ensuring our security by not completing the Highpoint extension and fulfilling a commitment to privacy (trees) for an already established community is of the utmost importance to us.

Thank you for your attention to this matter.

Scott Crumb



[Sc6620@live.com](mailto:Sc6620@live.com) 360-829-7205

## Wynstan Larsen

---

**From:** noreply@civicplus.com  
**Sent:** Wednesday, April 16, 2025 8:12 PM  
**To:** Website Submittals; Jan Molinaro; Chris Searcy; Chris Pasinetti  
**Subject:** Online Form Submittal: Building and Planning Feedback Form

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### Building and Planning Feedback Form

**To report an emergency, including a utility emergency such as a gas odor or downed power lines, please call 911.**

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Your Name	Alicia Wright
Contact Information	Mrs.aliciawright@yahoo.com

---

Please provide us with the best way to contact you, such as an email address, telephone number, or mailing address.

---

Comments, Questions, or Complaints	I am writing to express concern regarding the 216 unit apartment complex potentially being built on SE 440th. Enumclaw does not need a 9 building garden style apartment complex. Over-development is going to ruin the character of the town and strain our utilities, public services, infrastructure, and public spaces. Are there any limits on density or any potential for a moratorium on the building craze? Many residents are gravely concerned that Enumclaw will lose its rural history and small town community with dense developments such as this one. Let the demand for housing outweigh the supply, let Enumclaw become an exclusive, sought-after place to live. Rural areas are dwindling and it's our responsibility to protect Enumclaw. Submitted 4/16, prior to 4/21 cutoff for public commentary on aforementioned project.
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## Wynstan Larsen

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**From:** noreply@civicplus.com  
**Sent:** Wednesday, April 16, 2025 6:59 PM  
**To:** Website Submittals; Jan Molinaro; Chris Searcy; Chance LaFleur; Anthony Wright; Thomas Sauvageau; Corrie Koopman; Bobby Martinez; Chris Gruner; Jan Martinell  
**Subject:** Online Form Submittal: Elected Officials Feedback Form

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### Elected Officials Feedback Form

**To report an emergency, including a utility emergency such as a gas odor or downed power lines, please call 911.**

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Your Name *Field not completed.*

---

Contact Information *Field not completed.*

Please provide us with the best way to contact you, such as an email address, telephone number, or mailing address.

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Comments, Questions, or Complaints      Please stop the apartment complex getting put in by Sacred heart. Our community cannot currently safely continue to withstand population growth. The strain on our schools, traffic system, and community is big.

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## Wynstan Larsen

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**From:** Breanna Whitehouse <whitehouse0915@gmail.com>  
**Sent:** Thursday, April 17, 2025 8:26 PM  
**To:** brad.machat@quarterra.com; Wynstan Larsen  
**Subject:** Quarterra Multifamily Project

**CAUTION:** This email originated from outside the City of Enumclaw network. Do not click links, open attachments or follow guidance unless you recognize the sender and know the content is safe.

Hello, I'm writing in regards to the proposed project for the plot of land located at 24515, 24631 and 24711 S.E. 440th St. Enumclaw, King County and it's substantial impact on our community.

Having lived in Enumclaw for 35+ years I have watched it grow from a tight knit farming community to a town pushing upon its borders to the point of overflowing. As much as I love the fact that our town is flourishing and growing in its economy, I dislike the sheer amount of traffic going in and out of Enumclaw at any given time of the day. This is a direct result of the amount of houses being built here. 25 years ago we joked about the Buckley "commuter traffic" taking an additional 10 minutes in the afternoon after 4pm. Now, it can take 45+ minutes just to get from Enumclaw to Buckley. With the amount of housing developments popping up at an incredible rate in the last 5-10 years it's becoming an increasing problem fighting traffic at all times of the day, no longer just an afternoon/early evening problem.

To my knowledge not one of the developers have addressed nor offered a solution to the ever increasing traffic problem we face. Why would a resident of this great "little" town want to add more people with the huge proposal and I quote- **A 51 unit Multifamily Project; proposed mixed-use development to include 216 apartments across nine three-story buildings, a central clubhouse and amenities area, 41 townhome units across eight three-story buildings, and approximately 15,000 square feet of retail/commercial space across three buildings; with parking, open and recreation space, street and utility improvements on 13.97 acres**

It astounds me that the city keeps allowing more people to move here without addressing the elephant in the room. Traffic, traffic and more traffic.

Thank you for your time,  
Breanna Whitehouse

Sent from my iPhone

## **Planning and Permit Commission**

City of Enumclaw  
1339 Griffin Ave  
Enumclaw, WA 98022

Dear Planning and Permit Commission,

### **Subject: Quarterra Multifamily Communities – LUA2025-0003; LUA2025-0004, LDA2025-0001 – Public Comment**

I am writing to you as a former real estate broker in Enumclaw for over 35 years and as a concerned citizen in Enumclaw. I do not live in the immediate area affected by the Quarterra Project but have concerns regarding its potential impact on the broader community, including surrounding neighborhoods like the Pinnacle Peak Community, home to some of my friends and clients I have sold homes to.

While I understand and support responsible development within Enumclaw, I have significant concerns regarding the safety, privacy, and quality of life for residents in adjacent neighborhoods, particularly with the expected increase in traffic, the potential safety risks to pedestrians and children, and the strain on infrastructure. I think the projected density for this project is not compatible with this part of town. It is surrounded by homes, churches, low rise office buildings. There is currently not any retail in this area, so I'm not sure why that's part of the plan.

### **Safety and Traffic**

The increased traffic resulting from the Quarterra Project could severely affect the safety of surrounding neighborhoods, including areas that are already seeing congestion such as the intersection in front of Country Animal Hospital and Highway 164. The extension of Highpoint Street straight into the Pinnacle Peak community is also a huge community concern. The proposed development includes over 200 multifamily units, and I fear that the traffic generated by this scale of development will spill over into surrounding residential streets, which were not designed to handle such an influx.

We all know the 244<sup>th</sup> corridor to Buckley is at the breaking point and I am concerned about the potential for traffic to bypass congested intersections, such as those on Highway 164 and 244<sup>th</sup>, and use smaller, residential streets, including the proposed Highpoint Street extension specifically. This would create dangerous conditions for families, children, and pedestrians, especially given the proximity of community parks and areas where families walk their children and pets.

It seems reasonable to suggest that the city consider installing a "Fire Access Gate" to restrict non-emergency vehicle access to Highpoint Street, helping to mitigate traffic hazards and prevent dangerous cut-through traffic.

I strongly urge the Planning and Permit Commission to take these concerns into account as they review the Quarterra Project.

The scope of the project seems incompatible to the area: 3-story buildings, retail spaces that have the chance of being vacant for a while. This project seems more suited to be closer to the downtown core, not the edge of town. The safety, privacy, and well-being of nearby residents must be a priority. Measures such as traffic mitigation, enhanced buffers, shielded lighting, and careful parking management should be integral to the development's planning process to ensure that it aligns with the city's goals for responsible growth without compromising the quality of life for existing residents.

There is a lot of new construction in town already and more is planned. This is adding to the additional strain of the entire town's infrastructure. This must be considered and planned for as part of this application.

Sincerely,

Carol Nelson

1709 Marion St

Enumclaw WA 98022

## Wynstan Larsen

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**From:** David Grampa <davidgrampa@gmail.com>  
**Sent:** Friday, April 18, 2025 9:14 AM  
**To:** Permits  
**Cc:** Wynstan Larsen; Jan Molinaro  
**Subject:** Public Comment on Quarterra Project

**CAUTION:** This email originated from outside the City of Enumclaw network. Do not click links, open attachments or follow guidance unless you recognize the sender and know the content is safe.

To Whom it May Concern:

I am a resident of Fisk Avenue. I am submitting comments in regard to the proposed Quarterra Project. I am seriously concerned with the density of the proposed site plan and its direct impact on the privacy and enjoyment of my home and the resulting impact to my home's value in addition to broader traffic and safety concerns. I request to receive notice of any hearings with the intention of actively participating in any proceedings.

### (1) Density

From the Comprehensive Plan in regards to housing: "Participants of the community meetings and open house events expressed a desire to see an increased diversity of housing types throughout Enumclaw, including smaller, more affordable housing provided to accommodate young families, multigenerational housing options, and more affordable apartments, **while maintaining the small-town feel of Enumclaw through appropriate design standards.**" And in regards to PUD designation: "This designation allows for master planning of larger projects (single or multiple parcels totaling more than 10 acres) under a single development proposal, with a target density of **4 to 15 dwelling units per gross acre.**"

I understand the need for additional housing and development in Enumclaw. However, the density of this complex is unprecedented and uncharacteristic of Enumclaw. The proposal does not meet the city's target for planned unit development nor does it meet appropriate design standards.

### (2) Privacy and Home Value

**This proposal shows a complete lack of consideration for the privacy of residents on Fisk Avenue.** Third floor units will have direct line of sight into all of our homes, essentially making our backyards useless and forcing us to keep our blinds closed at all times of day and night for any semblance of privacy. The immediately adjacent parking will cause considerable noise and light pollution. Undoubtedly, the proposed site plan will severely impact the peaceful enjoyment of all homeowners on Fisk Avenue. This will result in a direct, negative impact on our home value with potential to substantially reduce the equity in our home. People move to Enumclaw to get away from developments like the one being proposed by Quarterra! The impact could be minimized with reduced density and a site design that shows consideration to the homeowners on Fisk.

Example considerations that could be made by the developer: Including a berm with mature landscaping for privacy and to minimize noise and light pollution, asking that the developer install the berm with mature landscaping before construction begins to mitigate noise and dust, positioning the townhomes on the south end of the site with appropriate setbacks to create a buffer and ease the transition from single family homes to dense apartments, etc.

### (3) Traffic and Safety

Undoubtedly, you will receive numerous comments regarding traffic and safety. I agree with my neighbors that it would be irresponsible of the city to allow a public connection on Highpoint Street through our neighborhood.

**Frankly, I am astonished the commission would even entertain this proposal as it directly contradicts the city's Comprehensive Plan.** This proposal maximizes benefits to the developer at considerable expense to homeowners on

Fisk avenue and to the community more broadly. **I strongly encourage the commission to reject this proposal in favor of a more responsible proposal that is far less dense and more balanced with the surrounding community.**

Sincerely,  
David Grampa

April 17, 2025

Planning and Permit Commission  
City of Enumclaw  
1339 Griffin Ave  
Enumclaw, WA 98022

File # LUA2025-0003, LUA2025-0004, LDA2025-0001

Quarterra Multifamily Project – SEPA Checklist, DRB Review, Land Disturbing Activity

Applicant: Quarterra Multifamily Communities

**Subject: Concerns About the Quarterra Project – Safety, Privacy, and Traffic**

Dear Planning and Permit Commission,

I am a resident of the Pinnacle Peak Community, and I'm writing to share my concerns about the proposed Quarterra Project. While I understand the need for development, I'm worried about how this project will impact the safety and quality of life in our neighborhood—especially with the planned extension of Highpoint Street.

**Key Concerns:**

1. Safety & Increased Traffic:

Our quiet, family-friendly neighborhood could be seriously affected by more traffic, especially at the currently dead-end Fisk Ave/Highpoint intersection. Many families, children, and elderly residents walk, play, and enjoy the nearby community park, and increased traffic would pose a major safety risk.

2. Traffic Congestion & Cut-Throughs:

The Quarterra Project includes over 200 housing units, which will likely worsen traffic on nearby streets like Hwy 164, 440th, 244th, and Highpoint. Drivers may start using Highpoint Street as a shortcut to avoid congested areas, further increasing risk and congestion in our neighborhood.

3. Past Issues with Traffic:

We've had similar issues in the past—such as when the 244th roundabout was under construction—and the City acknowledged the concerns at the time. We believe now is another critical moment to address these same risks.

**Proposed Solution:**

We strongly ask the City to install a "Fire Access Gate" at the current dead end of Highpoint Street (north end), just before the Quarterra site. This gate would allow access for emergency vehicles only and prevent regular traffic from entering our residential area.

We also request traffic calming measures like signage ("Local Access Only," "Not a Thru Street") and speed bumps to discourage speeding and cut-through driving.

Our neighborhood is a safe place for families, and we ask for your help to keep it that way. Please take action to protect our community.

Sincerely,

Derek and Kaycie Juergens

3307 Elmont Ave Enumclaw, WA 98022



DATE RECEIVED  
APR 16 2025  
CITY OF ENUMCLAW

ENUMCLAW COMMUNITY DEVELOPMENT DEPT.

ATTENTION: Mr. WYUSTAN HARGEN

April 16, 2025

Enumclaw Community Development Department

To: Mr. Wynstan Larsen, Senior Planner.

Subject: LUA2025-0003; LUA2025-0004; LUA2025-0001 Quarterra Multifamily Project

Mr. Larsen,

We are submitting our comments and concerns regarding the proposed subject project. We are residents of the Pinnacle Peak neighborhood and are deeply concerned with the negative impact this project will have on our neighborhood and urge the Enumclaw Community Development Department to take all possible steps to mitigate that impact. Our concerns are as follows:

**Safety and Traffic impacts on our neighborhood:**

Increased traffic through our neighborhood is highly likely due to drivers using Highpoint Street as a bypass to the congestion at the intersection of 244<sup>th</sup> and Hwy 164/Griffin.

- This increase traffic causes great safety concerns for our children particularly regarding the location of the community park at the corner of Fisk and Highpoint. Additionally, our community has a large percentage of senior citizens. We are concerned about their safety as walking is their primary form of exercise.
- We propose as a mitigation to these concerns that installation of a "Fire Access Gate" be installed at the intersection of Highpoint and Fisk. Others have proposed speed bumps be installed; however, we believe the number of speed bumps required would negatively impact the ingress/egress of the current citizens of Pinnacle Peak to our homes.

**Privacy**

- The proposed privacy buffer clearly is insufficient for the residents adjacent to the Project. A three-story building will negatively impact resident privacy. Therefore, taller and mature trees (with high growth potential, e.g. Deodar Cedar) should be planted along the buffer zone.
- Lighting also needs to be addressed. Modern lighting solutions which reduce lighting pollution should be required.

Your consideration and attention to the above concerns will be greatly appreciated.

Respectfully submitted



Donald and Pamela Koetter

3472 Elmont Ave. Enumclaw, WA 98022

DATE RECEIVED

APR 16 2025

CITY OF ENUMCLAW

## Wynstan Larsen

---

**From:** Chris Searcy  
**Sent:** Friday, April 18, 2025 7:28 AM  
**To:** Chris Pasinetti; Wynstan Larsen  
**Subject:** FW: Online Form Submittal: Elected Officials Feedback Form

FYI

**Chris Searcy** | City Administrator | City of Enumclaw | 1339 Griffin Avenue | Enumclaw, WA 98022  
Desk (360) 615-5607 | Cell (253) 263-0279 | Email: [csearcy@ci.enumclaw.wa.us](mailto:csearcy@ci.enumclaw.wa.us)

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**From:** noreply@civicplus.com <noreply@civicplus.com>  
**Sent:** Thursday, April 17, 2025 5:11 PM  
**To:** Website Submittals <websitesubmittals@ci.enumclaw.wa.us>; Jan Molinaro <JMolinaro@ci.enumclaw.wa.us>; Chris Searcy <CSearcy@ci.enumclaw.wa.us>; Chance LaFleur <CLaFleur@ci.enumclaw.wa.us>; Anthony Wright <awright@ci.enumclaw.wa.us>; Thomas Sauvageau <tsauvageau@ci.enumclaw.wa.us>; Corrie Koopman <ckoopman@ci.enumclaw.wa.us>; Bobby Martinez <bmartinez@ci.enumclaw.wa.us>; Chris Gruner <cgruner@ci.enumclaw.wa.us>; Jan Martinell <jmartinell@ci.enumclaw.wa.us>  
**Subject:** Online Form Submittal: Elected Officials Feedback Form

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## Elected Officials Feedback Form

**To report an emergency, including a utility emergency such as a gas odor or downed power lines, please call 911.**

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Your Name Donna Hannity

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Contact Information [dlanddj@outlook.com](mailto:dlanddj@outlook.com)

Please provide us with the best way to contact you, such as an email address, telephone number, or mailing address.

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Comments, Questions, or Complaints No to the 57 units snd retail development that the city government is planning on putting by Sacred Heart Church . We been here over 40 years and we love the beauty of Enumclaw. There's not to many towns that offers the beauty that Enumclaw does. Where we can still leave our doors unlocked and your keys I. The car and not worried about

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someone breaking in and shooting you or your family. We are truly blessed don't make it that we lose this small town FOR MONEY, and people that don't know the Love of Enumcalw.

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Email not displaying correctly? [View it in your browser.](#)

## Wynstan Larsen

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**From:** Chris Searcy  
**Sent:** Thursday, April 17, 2025 9:44 AM  
**To:** Chris Pasinetti; Wynstan Larsen  
**Subject:** FW: Online Form Submittal: Elected Officials Feedback Form

FYI

**Chris Searcy** | City Administrator | City of Enumclaw | 1339 Griffin Avenue | Enumclaw, WA 98022  
Desk (360) 615-5607 | Cell (253) 263-0279 | Email: [csearcy@ci.enumclaw.wa.us](mailto:csearcy@ci.enumclaw.wa.us)

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**From:** noreply@civicplus.com <noreply@civicplus.com>  
**Sent:** Thursday, April 17, 2025 9:26 AM  
**To:** Website Submittals <websitesubmittals@ci.enumclaw.wa.us>; Jan Molinaro <JMolinaro@ci.enumclaw.wa.us>; Chris Searcy <CSearcy@ci.enumclaw.wa.us>; Chance LaFleur <CLaFleur@ci.enumclaw.wa.us>; Anthony Wright <awright@ci.enumclaw.wa.us>; Thomas Sauvageau <tsauvageau@ci.enumclaw.wa.us>; Corrie Koopman <ckoopman@ci.enumclaw.wa.us>; Bobby Martinez <bmartinez@ci.enumclaw.wa.us>; Chris Gruner <cgruner@ci.enumclaw.wa.us>; Jan Martinell <jmartinell@ci.enumclaw.wa.us>  
**Subject:** Online Form Submittal: Elected Officials Feedback Form

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### Elected Officials Feedback Form

**To report an emergency, including a utility emergency such as a gas odor or downed power lines, please call 911.**

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Your Name                      eryn maris

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Contact Information           [eryn.maris@gmail.com](mailto:eryn.maris@gmail.com)  
  2538626037

Please provide us with the best way to contact you, such as an email address, telephone number, or mailing address.

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Comments, Questions, or Complaints    I have questions & concerns about these new buildings going in on 440th. is there any way to prevent this ? horrible

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Email not displaying correctly? [View it in your browser.](#)

## **Planning and Permit Commission**

City of Enumclaw  
1339 Griffin Ave  
Enumclaw, WA 98022

Dear Planning and Permit Commission,

**Subject: Quatterra Multifamily Communities – LUA2025-0003; LUA2025-0004, LDA2025-0001 – Public Comment**

I am writing as a concerned citizen who does not live in the immediate area affected by the Quatterra Project but has genuine concerns regarding its potential impact on the broader community, including surrounding neighborhoods like the Pinnacle Peak Community, where many of my friends and family reside.

While I understand and support responsible development within Enumclaw, I have significant concerns regarding the safety, privacy, and quality of life for residents in adjacent neighborhoods, particularly with the expected increase in traffic, the potential safety risks to pedestrians and children, and the strain on infrastructure.

### **Concern #1: Safety and Traffic**

The increased traffic resulting from the Quatterra Project could severely affect the safety of surrounding neighborhoods, including areas that are already seeing congestion such as the intersection in front of Country Animal Hospital and Highway 164. The extension of Highpoint street straight into the Pinnacle Peak community is also a huge community concern. The proposed development includes over 200 multifamily units, and I fear that the traffic generated by this scale of development will spill over into surrounding residential streets, which were not designed to handle such an influx.

I am particularly concerned about the potential for through-traffic to bypass congested intersections, such as those on Highway 164 and 244th, and use smaller, residential streets, including the proposed Highpoint Street extension specifically. This would create dangerous conditions for families, children, and pedestrians, especially given the proximity of community parks and areas where families walk their children and pets.

In light of these concerns, I respectfully suggest that the city consider installing a “Fire Access Gate” to restrict non-emergency vehicle access to Highpoint Street, helping to mitigate traffic hazards and prevent dangerous cut-through traffic.

### **Concern #2: Privacy and Buffers**

Another concern is the privacy of the nearby residents, especially those living on Fisk Avenue. I understand that the proposed plan includes only a 7.5-foot foliage buffer, which appears to fall short of what is required by the City’s own regulations regarding setbacks and adjacency to residential zones. I am concerned that such a minimal buffer could negatively impact the privacy of the neighboring homes.

I urge the Commission to reconsider this aspect of the plan and require a more substantial buffer, perhaps with mature trees or shrubs, to ensure privacy for the residential areas. The development should also address potential light pollution from the parking areas that could affect the privacy and comfort of residents, especially in the evening. Shielded lighting or more focused lighting designs would go a long way in reducing this impact.

**Other Concerns: Parking and Infrastructure**

I am also concerned about the additional parking burden this development could impose on surrounding streets. As a member of the Enumclaw community, I know how narrow some of these residential streets can be, and any overflow from the Quarterra development could exacerbate parking congestion, making it difficult for residents and emergency vehicles to navigate. This is another reason I believe the installation of a Fire Access Gate is a necessary consideration, as it could help preserve the integrity of residential parking and allow emergency vehicles to access the area more easily.

**Conclusion**

In conclusion, I strongly urge the Planning and Permit Commission to take these concerns into account as they review the Quarterra Project. The safety, privacy, and well-being of nearby residents must be a priority. Measures such as traffic mitigation, enhanced buffers, shielded lighting, and careful parking management should be integral to the development's planning process to ensure that it aligns with the city's goals for responsible growth without compromising the quality of life for existing residents.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Wayne and Leann Geiger". The signature is stylized and cursive.

Wayne and Leann Geiger

18702 SE 416<sup>th</sup> Street Enumclaw, WA 98022

## Wynstan Larsen

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**From:** Jennifer Coffey Morley <jenniferamorley@hotmail.com>  
**Sent:** Friday, April 4, 2025 5:27 PM  
**To:** Wynstan Larsen  
**Subject:** Regarding the Quarterra Multifamily Project Application #: LUA2025-0003; LUA2025-0004; LDA2025-0001

**CAUTION:** This email originated from outside the City of Enumclaw network. Do not click links, open attachments or follow guidance unless you recognize the sender and know the content is safe.

Hello sir, I wanted to reach out and let you know that as a longtime resident of Enumclaw 36+ years, born here & I graduated here, my 2 kids are in this struggling district. 1 is special needs IEP and has not been given the proper help because of our over crowded classes. There is zero sense in bringing more people here without properly addressing the lack of funding for our Fire Department since Suntop was built and School Bonds. We as a town will continue to vote those down as we have been for the past several years, we can't be taxed anymore out of our homes and farms. This has to stop.

By additional housing in mass 3 story buildings, it will greatly impact the local schools that are falling apart and overcrowded.

The people they are setting up for failure out here by moving in deserve to know this. We had a massive influx of students since Black Diamond 10trails went in & they were supposed to build their own school and are NOT they will continue to bleed Enumclaw School District dry, like Shaun Carey our overpaid superintendent who has not shown anything worthy of that crazy pay and refuses to live in our city cause of who our town people are, he doesn't care if these schools fail us tax payers and our children, clearly because they are and he still pretends he's a leader.

Kibler Elementary kids are without heat and roofs are leaking all over, buckets get dumped throughout the day. These new kids would be schooled at Southwood and Sunrise, which is taking the influx of transfer students requests to not go to Kibler.

We have a lack of the needed infrastructure to support more mass homes in this town, our Fire Department is needing more equipment as it is and cannot get a bond to pass for it. Why would you bring more people here into Enumclaw when we are NOT prepared at all. Good luck is what they will all need. This new build complex proposed site will be on 2 already super busy roads, traffic in and out is dangerous on already high accident roads like those.

It takes people a good solid hour in the afternoons just to get to Buckley which is a 5 min drive most of the time.

We have 3 bridges that this city has to use to evacuate the area and they are all old and debilitating as it is. Why invite more people here with no plan for any of the roads.

Creating more traffic into our streets that are crumbling and falling apart seems to be Counterproductive.

We need to properly address the 3 main things I mentioned and I pray those developers find another area. It isn't Enumclaw, our kids are struggling with school testing scores, we are very low on national and state standards. Our Fire Department isn't equipped to handle large scale fires. No approval for funds for them.

Thank you for your time and reading,

Jennifer Coffey

Enumclaw resident concern for the record and sharing with developers.

**From:** [Jim P](#)  
**To:** [Permits](#)  
**Subject:** Notice of application: LUA2025-0003;LUA2025-0004;LDA2025-0001  
**Date:** Saturday, April 19, 2025 12:16:15 PM

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**CAUTION:** This email originated from outside the City of Enumclaw network. Do not click links, open attachments or follow guidance unless you recognize the sender and know the content is safe.

To whom it may concern:

I am your Enumclaw neighbor living on Boyle Street in the Pinnacle Peak community. On April 4th a public notice was posted regarding a new apartment complex that will be built neighboring my community. This complex will extend the current Highpoint Street straight into the Pinnacle Peak Community.

My concern is the traffic / highpoint extension. Since there are 216 units in the proposed complex and the congestion currently experienced in that area, this proposed change will likely cause a significant increase of traffic due to the new residents use the Highpoint Street Extension through Pinnacle Peak and AlderBrook neighborhoods out to 244 and Roosevelt as an easier exit and entry point. The resulting traffic influx through Pinnacle Peak is a safety risk to our kids, and the Pinnacle Peak's Community park. We would like a fire access gate to be placed where Pinnacle Peak's Highpoint street currently dead ends.

Thank you for your consideration,  
Jim Piotrowski

## Wynstan Larsen

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**From:** Judy Zumwalt <sallemae123@gmail.com>  
**Sent:** Thursday, April 10, 2025 2:41 PM  
**To:** Wynstan Larsen; Permits  
**Subject:** LUA2025-0003;LUA2025-0001 Quarterra Communities

**CAUTION:** This email originated from outside the City of Enumclaw network. Do not click links, open attachments or follow guidance unless you recognize the sender and know the content is safe.

I am writing concerning the proposed 216 apartments at 24515,24631,24711 SE 440th St Enumclaw. It has been brought to my attention that we may be subject to a safety and traffic issue. This is going to significantly increase traffic and impact our neighborhoods, specifically Pinnacle Peak and Alder Brook. The traffic pattern for most apartment residents to 244th will probably go through our streets, being a danger to families, etc.

Please take note of the concerns in the letter you have received recently from Christina T. Maloney at 3229 Fisk Ave. We respectfully request that the City look at the possibility of a fire access gate as shown in the last paragraphs of the letter or a workable solution.

We just recently moved into our neighborhood and traffic is already cutting through from other areas. This was also an issue when the round about was being constructed.

Thank you for your consideration,

Judy Zumwalt  
3530 Edith Ave  
253 332 1504



## Wynstan Larsen

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**From:** Permits  
**Sent:** Friday, April 4, 2025 10:43 AM  
**To:** Wynstan Larsen; Chris Pasinetti  
**Subject:** FW: Regarding: LUA2025-0003; LUA2025-0004; LDA2025-0001 File Number: Quatterra Multifamily/Mixed Use Project – SEPA Checklist, DRB Review, Land Disturbing Activity

Comment for LUA2025-0003; LUA2025-0004 AND LDA2025-0001 – SEE BELOW



Cathy Burbank  
Community Development  
Permit Specialist  
1309 Myrtle Avenue  
Enumclaw, WA 98022  
360-825-3593 ext 5720

[cburbank@ci.enumclaw.wa.us](mailto:cburbank@ci.enumclaw.wa.us)

[permits@ci.enumclaw.wa.us](mailto:permits@ci.enumclaw.wa.us)

Stevenson-Yerxa offices hours of operation **9:00 am – 4:30 pm, Monday thru Friday.**

## **DID YOU KNOW THAT YOU CAN NOW APPLY, MAKE PAYMENTS AND SCHEDULE INSPECTIONS ONLINE?**

Go to: [https://enumclaw\\_wa.permitrax.com/Citizen](https://enumclaw_wa.permitrax.com/Citizen)

Please contact our office at (360) 825-3593, OR BY EMAIL AT [PERMITS@CI.ENUMCLAW.WA.US](mailto:PERMITS@CI.ENUMCLAW.WA.US).

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**From:** Luke Olney <luke.olney10@gmail.com>  
**Sent:** Friday, April 4, 2025 10:29 AM  
**To:** Permits <permits@ci.enumclaw.wa.us>  
**Subject:** Regarding: LUA2025-0003; LUA2025-0004; LDA2025-0001 File Number: Quatterra Multifamily/Mixed Use Project – SEPA Checklist, DRB Review, Land Disturbing Activity

**CAUTION:** This email originated from outside the City of Enumclaw network. Do not click links, open attachments or follow guidance unless you recognize the sender and know the content is safe.

Hello,

Please understand where us lifelong Enumclaw residence come from in saying this will be part of decimating our small town charm we have already lost so much of. Once it is gone, there is no way back.

Also, our schools are already full, chinook little league overflowing with kids (which is good but how much more can we take?), and crime has come into our town more and more lately. Bringing in apartments statistically brings in crime. There is not infrastructure to support these units coming into town as it is.

I am a business owner here in town (on cole street) and more people in town is good for business. But I wouldn't sacrifice the fabric of Enumclaw because it is "good for business". We can utilize our beautiful town to bring people into town for food, shopping and street life by preserving what we have.

Please I ask, for myself, my town, our children and our future here, that we preserve the charm we have here and do not let these types of projects destroy our beautiful town.

Thanks,

Luke Olney

April 5, 2025

FILE # LUA2025-0003; LUA2025-0004; LDA2025-0001  
Quarterra MultiFamily Project - SEPA checklist, DRB Review, Land  
Disturbing Activity

Planning and Permit Commission  
City of Enumclaw  
1339 Griffin Ave  
Enumclaw, WA 98022

Applicant: Quarterra MultiFamily Communities

Dear Planning and Permit Commission,

**Subject: Public Comment on Quarterra Project – Safety, Privacy, Buffer, and Parking Concerns**

As a resident of the Pinnacle Peak Community, I am writing to express my concerns regarding the Quarterra Project. While I recognize the importance of development in our community, my foremost concerns are the safety of our neighborhood, particularly with the expected increase in traffic and the potential risks to our families, children, and pedestrians with the extension of Highpoint Street, as well as, privacy for myself and my fellow neighbors on Fisk Ave. I request that the Planning and Permit Commission address the following concerns as part of the review process for the development.

**Main concern #1: Safety and Traffic**

Safety is our community's top priority. Our neighborhood is currently a quiet, family-oriented area with many children, elderly residents, and pets. There is an extensive amount of foot traffic as well, with residents and other Enumclaw community members walking their dogs, children playing at and near our community park that is adjacent to the Fisk Ave/Highpoint intersection(see attached map), that is currently a Dead End.

The proposed Quarterra project, which includes over 200 multifamily units, will significantly increase traffic in an already congested area. The development has multiple planned entrances per their current site plan. (440<sup>th</sup> and 244<sup>th</sup>, Hwy 164/Griffin, Highpoint Street) All but one (Highpoint Street) are already problematic during peak hours, and adding more traffic from their project will likely make these issues worse.

This increased congestion will encourage drivers to bypass those busy intersections and use the Highpoint Street extension into our neighborhood as it will create a path of least resistance for the residents within their proposed community. This will be a less congested way for them to reach 244<sup>th</sup> towards Buckley, both elementary schools, middle school, and High School. This is a major concern for our community's safety with our community's park and increased traffic potential throughout our entire community, As those main roads can be accessed off Elmont, Edith and Boyle Streets within our neighborhood and our adjacent community AlderBrook.

We had a similar issue in the past when the roundabout was being constructed on 244<sup>th</sup>. Despite the city's detours cars were using our community as a way around the construction. The issue was large enough that the City acknowledged it (see attached letter from Brian Spindor – Public works Director) and provided options, including the potential for restricting thru traffic in our neighborhood, which our community believes should be considered again.

**Request for Fire Access Gate and Traffic Calming**

To mitigate these traffic and safety concerns, we respectfully request that the City entertain the installation of a "Fire Access Gate" (sample attached) at the current dead end of High-point Street (North End), just before the Quarterra Property starts. This would restrict traffic access to only emergency vehicles and prevent thru-traffic from cutting through our residential area. At a minimum, we ask that traffic calming measures, such as large speed bumps and signage indicating "Local Access Only" and "Not a Thru Street" to deter speeding and cut-through traffic.

Our neighborhood is a safe space for our children and families to live and play and we are deeply concerned that increased traffic could put this safety at risk. We urge the City to take action and keep our community safe by installing a "Fire Access Gate" as the preferred solution.

## **Main concern #2: Privacy**

In addition to safety, we are concerned about the proposed lack of adequate buffers and setbacks between the new multifamily development and our residential properties on Fisk Ave. The proposed site plan includes a foliage buffer of only 7.5 feet which would be insufficient for privacy to the residential homes and do not seem to not fall within the City Code EMC 19.38.240 - Setbacks or 19.38-300 – Adjacency to Residential Zones in regard to privacy. Along with five garages only showing a setback of 7.5 feet.

The City's Comprehensive plan goal LU-18 mentions the City's desire to "Provide buffers for impacts on the surrounding non-industrial areas. "Which we believe is a must between single family residential and the multifamily/commercial that is in the plan to mitigate potential negative impacts. Considering the City code and the goals of the city, we would like to request that inside the minimum 15 foot buffer zone, that mature foliage/trees be planted along the buffer to ensure privacy for the homes adjacent to the Quarterra Project. We are hopeful that taller, more mature foliage between the residential property line and the parking lot (as proposed) will provide some privacy for the current residents.

Within the proposed Quarterra plan there is also potential for increased light pollution, particularly from the parking lot located behind the homes on Fisk Ave. The lighting in this area could disrupt the privacy of our homes, especially in the evening and nighttime hours. As per City code 19.38.160 – Lighting, We request that the project incorporate measures to mitigate light pollution, such as shielded lighting or the use of dimmer, more focused lighting designs that minimize the impact on our surrounding homes. We believe this would help preserve the privacy of our homes during the nighttime.

## **Other Concern: Parking Concerns**

Finally as residents we are concerned about the potential parking problems the proposed project could create. Our community's CC&R's require that residents park in their driveways to maintain the integrity of our neighborhood. If parking from the Quarterra project spills onto our streets, we will be unable to uphold these legal rules and maintain a safe environment. Our streets are already narrow with "No Parking" on one side of the street. Adding more vehicles to the mix will create congestion, making it difficult for the residents to park and for emergency vehicles to access the neighborhood. This is another reason that a "Fire Access Gate" may make sense, as it would create a buffer and allow those emergency vehicles to access our community and protect our homes.

## **Conclusion**

In conclusion, we urge the Planning and Permit Commission to prioritize the safety and privacy of our community and take action to address these concerns. The installation of a "Fire Access Gate" (sample attached), traffic calming measures, increased buffer zones, and diminished light pollution would help mitigate the potential negative impacts of the Quarterra project. We also request that parking concerns be addressed to prevent congestion and uphold the rules of our HOA.

We appreciate your time and attention to these important matters. We hope that the safety and well-being of our residential neighborhood will be given the utmost consideration in the development of this project.

Sincerely,



Tyler Maloney and Christina Twiggs Maloney  
3229 Fisk Ave, Enumclaw, WA 98022



**From:** Brian Spindor <bspindor@ci.enumclaw.wa.us>

**Sent:** Thursday, July 25, 2024 4:47 PM

**To:** Scott Crumb <scrumb@jkconnectors.com>

**Cc:** Jan Molinaro <JMolinaro@ci.enumclaw.wa.us>; Chris Searcy <CSearcy@ci.enumclaw.wa.us>; Dwayne Walker <DWalker@ci.enumclaw.wa.us>; Don McCann <DMcCann@ci.enumclaw.wa.us>

**Subject:** Traffic Routing for 244th Roundabout

Scott:

I've heard from a few of your residents over the past week and a half regarding traffic diverting through the Pinnacle Peaks neighborhood as a result of the 244<sup>th</sup> roundabout construction work.

I recognize that the construction will cause some increase in traffic and we have made every effort to create detours around the area to alleviate some of the inconvenience. I have asked the Police Department to conduct emphasis patrols in the neighborhood to address speeding. I have also located our mobile radar speed trailer to monitor speeding, but, it will not reduce the number of people transiting the neighborhood. We can consider other methods such as temporary speed bumps or blocking the roads at a given location but this will serve to not only inconvenience those transiting the neighborhood but those that live in the neighborhood as well.

We are working with the contractor to make sure he stays on schedule which at this time appears that Roosevelt will re-open to 244<sup>th</sup> on or near mid-September.

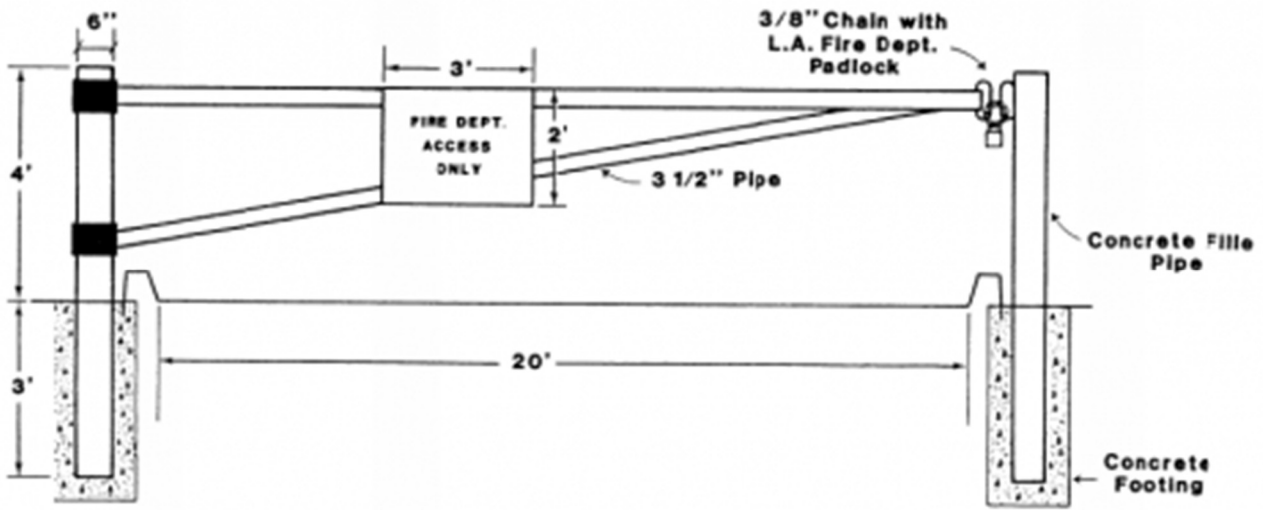
Please let me know if there is anything else I can do to help you and the residents of Pinnacle Peak.

Thanks

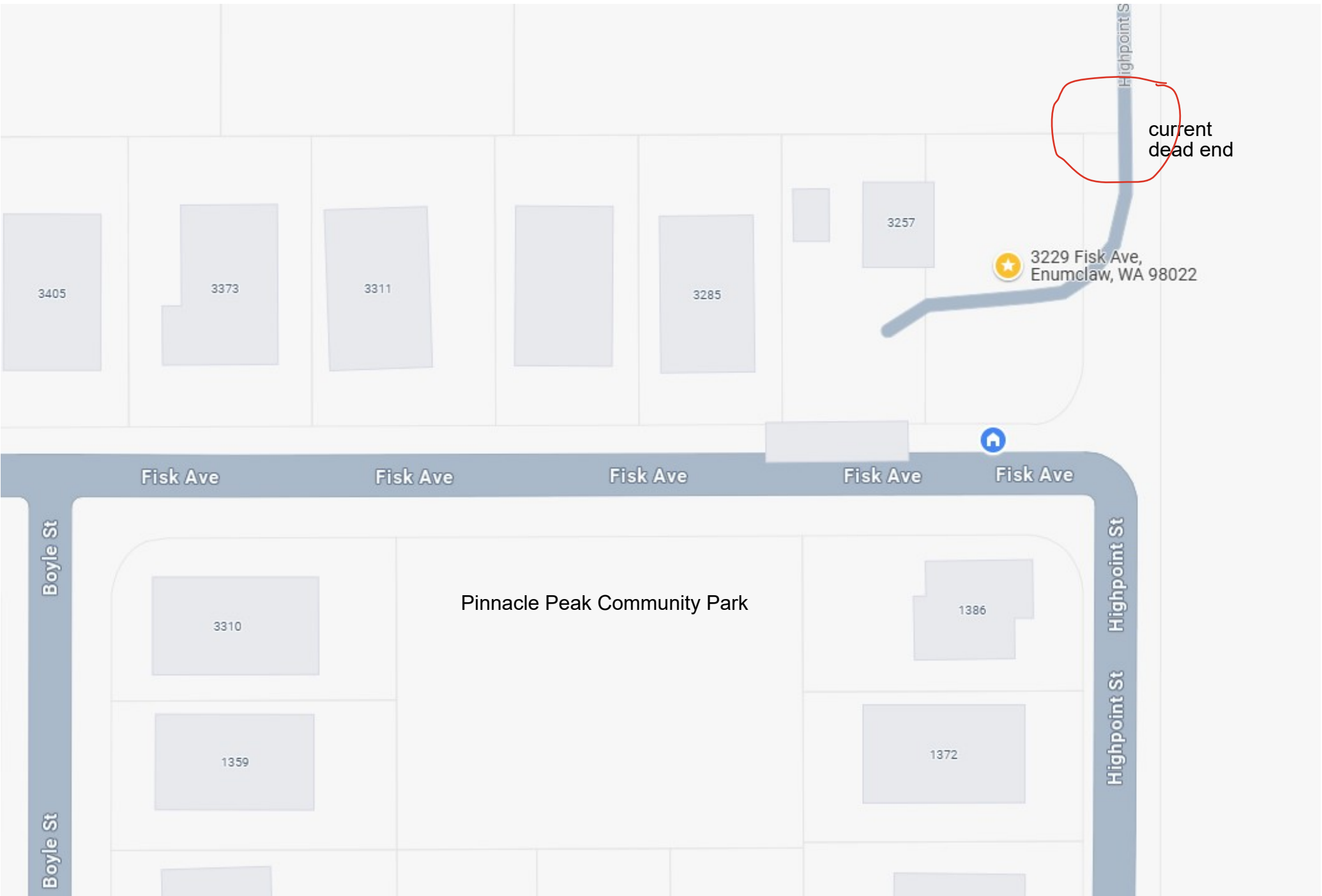


**Brian S. Spindor, P.E.** | Public Works Director | City of Enumclaw | 1309 Myrtle Avenue | Enumclaw, WA 98022

Desk (360) 615-5721 | Cell (253) 569-7109 | Email: [bspindor@ci.enumclaw.wa.us](mailto:bspindor@ci.enumclaw.wa.us)



Fire Access Gate Example



current  
dead end

3229 Fisk Ave,  
Enumclaw, WA 98022

Fisk Ave

Fisk Ave

Fisk Ave

Fisk Ave

Fisk Ave

Boyle St

Boyle St

Highpoint St

Highpoint St

Pinnacle Peak Community Park

3310

1359

1386

1372

3257

3405

3373

3311

3285

## Wynstan Larsen

---

**From:** Nikhil Mohip <nmohip92@gmail.com>  
**Sent:** Wednesday, April 16, 2025 6:01 PM  
**To:** Wynstan Larsen  
**Subject:** Ref. LUA2025-0003

**CAUTION:** This email originated from outside the City of Enumclaw network. Do not click links, open attachments or follow guidance unless you recognize the sender and know the content is safe.

Hello,

I am writing to inform you I am against the Quarterra Multifamily Project at 24515, 24631 and 24711 S.E. 440th St.

I believe this will increase the traffic in the area and reduce access to Buckley and Bonney Lake. Please do not allow this to happen.

Thank you

Nikhil Mohip

## Wynstan Larsen

---

**From:** Permits  
**Sent:** Tuesday, April 15, 2025 8:30 AM  
**To:** Wynstan Larsen; Chris Pasinetti  
**Subject:** FW: Quarterra Multifamily Project: LUA2025-0003, LUA2025-0004: LUA2025-0001

Please see comment below  
Let me know where to save comments



Cathy Burbank  
Community Development  
Permit Specialist  
1309 Myrtle Avenue  
Enumclaw, WA 98022  
360-825-3593 ext 5720  
[cburbank@ci.enumclaw.wa.us](mailto:cburbank@ci.enumclaw.wa.us)  
[permits@ci.enumclaw.wa.us](mailto:permits@ci.enumclaw.wa.us)

Stevenson-Yerxa offices hours of operation **9:00 am – 4:30 pm, Monday thru Friday.**

## DID YOU KNOW THAT YOU CAN NOW APPLY, MAKE PAYMENTS AND SCHEDULE INSPECTIONS ONLINE?

Go to: [https://enumclaw\\_wa.permitrax.com/Citizen](https://enumclaw_wa.permitrax.com/Citizen)

Please contact our office at (360) 825-3593, OR BY EMAIL AT [PERMITS@CI.ENUMCLAW.WA.US](mailto:PERMITS@CI.ENUMCLAW.WA.US).

---

**From:** Michelle O'Neill <chel022@comcast.net>  
**Sent:** Monday, April 14, 2025 8:42 PM  
**To:** Permits <permits@ci.enumclaw.wa.us>  
**Cc:** Michelle <chel022@comcast.net>; lwo2@comcast.net  
**Subject:** Quarterra Multifamily Project: LUA2025-0003, LUA2025-0004: LUA2025-0001

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April 14, 2025

### Dear Planning and Permit Commission,

I am writing as a concerned resident of Pinnacle Peak and a resident of 3405 Fisk Ave regarding the proposed construction of the Quarterra Multifamily Project. While I understand the need for development, I would like to respectfully express some serious concerns about the impact this project may have on our community.

**Traffic Impact:**

Our neighborhood already experiences a steady flow of traffic on 244<sup>th</sup> sometime taking 3-5 minutes to even leave the neighborhood, particularly during the evening rush hour and school pick-up/drop-off times. In addition to the extension of Highpoint Street, however, is my bigger concern. It will likely create a shortcut through our residential area, which will increase the traffic and make our streets unsafe, especially for children. Before moving forward, I would hope a solution could be found similar to a Fire Access Gate to limit traffic, or other traffic reducing measures considered like speed bumps.

**Safety Concerns:**

With increased traffic and a larger population, there is often an associated rise in safety concerns. More vehicles and new, unfamiliar residents could strain the resources of our local police and emergency services. There is also the potential for a rise in crime or disturbances, which could impact on the peaceful environment we currently enjoy.

**Privacy and Neighborhood Character:**

One of the things that makes our neighborhood so special is its quiet, residential nature. A high-density apartment complex would dramatically change the character of our community. It will also affect the privacy of the homeowners, especially those properties that border the proposed development site such as ours. Currently, the proposed 7.5-foot buffer between the new development and the homes on Fisk will not provide enough privacy. I would appreciate it if the city would plant larger trees or other landscaping to create a stronger buffer if this project was to move forward.

I strongly urge the city planning committee to reconsider or modify the scope of this development project to better align with the needs and concerns of the existing community. Thoughtful planning that takes into account traffic flow, safety, and neighborhood integrity is vital to preserving the quality of life for current residents.

Thank you for your attention to this matter. I would welcome the opportunity to further discuss these concerns and hope that community feedback will play a meaningful role in the decision-making process.

Sincerely,

Larry and Michelle O'Neill

3405 Fisk Ave

Enumclaw, WA 98022

Elbert and Carol Reed  
3373 Fisk Ave., Enumclaw WA 98022

Enumclaw Community Development Dept.  
1309 Myrtle Ave.  
Enumclaw, WA 98022

DATE RECEIVED

4/14/2025

APR 15 2025

CITY OF ENUMCLAW

Regarding the Quatterra Multifamily Development

We reside in the Pinnacle Peak neighborhood, and our property adjoins the proposed development.

We have the following concerns about the development;

Traffic congestion:

- Intersection of 244<sup>th</sup> Ave SE and SE 440<sup>th</sup>. This intersection is very close to the signal at 244<sup>th</sup> and SR 164. What will be done to mitigate the increased congestion at this location.
- Intersection of Griffin Ave and Road A. Griffin Ave is a very busy route, and this new intersection will create a problem for travelers on Griffin. What will be done to mitigate this problem. Widen Griffin and add a turn lane? Roundabout, or what.
- Intersection of Griffin Ave. and High Point St. Another problematic intersection. What mitigation measures will be taken?
- Extension of High Point St. This will encourage drivers to go through the Pinnacle Peak neighborhood, which will create a safety hazard as there are small children playing nearby. We propose a "fire access gate" be installed on High Point St. at the south edge of the development.

Visual and sound impact on Fisk Ave residences:

- The 7.5 foot set back along the south property line of the development is not sufficient and does not appear to comply with EMC 19.38.240 – Setbacks & 19.38.300 – Adjacency to Residential Zone. We request a 15 foot setback, planted with mature and fast growing trees to provide some privacy for Fisk Ave. residents.
- Light pollution: We request the project incorporate measures to mitigate light pollution, per EMC 19.38.160. Specifically design lighting to minimize the light affecting the south property line.

We request the Department work with the Developer to mitigate these concerns.



Elbert and Carol Reed  
206.245.4226



DATE RECEIVED  
APR 16 2025  
CITY OF ENUMCLAW

ENUMCLAW COMMUNITY DEVELOPMENT DEPT.

ATTENTION: Mr. WYUSTAN HARGEN

April 16, 2025

Enumclaw Community Development Department

To: Mr. Wynstan Larsen, Senior Planner.

Subject: LUA2025-0003; LUA2025-0004; LUA2025-0001 Quarterra Multifamily Project

Mr. Larsen,

We are submitting our comments and concerns regarding the proposed subject project. We are residents of the Pinnacle Peak neighborhood and are deeply concerned with the negative impact this project will have on our neighborhood and urge the Enumclaw Community Development Department to take all possible steps to mitigate that impact. Our concerns are as follows:

**Safety and Traffic impacts on our neighborhood:**

Increased traffic through our neighborhood is highly likely due to drivers using Highpoint Street as a bypass to the congestion at the intersection of 244<sup>th</sup> and Hwy 164/Griffin.

- This increase traffic causes great safety concerns for our children particularly regarding the location of the community park at the corner of Fisk and Highpoint. Additionally, our community has a large percentage of senior citizens. We are concerned about their safety as walking is their primary form of exercise.
- We propose as a mitigation to these concerns that installation of a “Fire Access Gate” be installed at the intersection of Highpoint and Fisk. Others have proposed speed bumps be installed; however, we believe the number of speed bumps required would negatively impact the ingress/egress of the current citizens of Pinnacle Peak to our homes.

**Privacy**

- The proposed privacy buffer clearly is insufficient for the residents adjacent to the Project. A three-story building will negatively impact resident privacy. Therefore, taller and mature trees (with high growth potential, e.g. Deodar Cedar) should be planted along the buffer zone.
- Lighting also needs to be addressed. Modern lighting solutions which reduce lighting pollution should be required.

Your consideration and attention to the above concerns will be greatly appreciated.

Respectfully submitted



Donald and Pamela Koetter

3472 Elmont Ave. Enumclaw, WA 98022

DATE RECEIVED

APR 16 2025

CITY OF ENUMCLAW

April 5, 2025

Planning and Permit Commission  
City of Enumclaw  
1339 Griffin Ave  
Enumclaw, WA 98022

Dear Planning and Permit Commission,

**Subject: Public Comment on Quarterra Project – Safety, Privacy, Buffer, and Parking Concerns**

As a resident of the Pinnacle Peak Community, I am writing to express my concerns regarding the Quarterra Project. While I recognize the importance of development in our community, my foremost concerns are the safety of our neighborhood, particularly with the expected increase in traffic and the potential risks to our families, children, and pedestrians with the extension of Highpoint Street, as well as, privacy for myself and my fellow neighbors on Fisk Ave. I request that the Planning and Permit Commission address the following concerns as part of the review process for the development.

**Main concern #1: Safety and Traffic**

Safety is our community's top priority. Our neighborhood is currently a quiet, family-oriented area with many children, elderly residents, and pets. There is an extensive amount of foot traffic as well, with residents and other Enumclaw community members walking their dogs, children playing at and near our community park that is adjacent to the Fisk Ave/Highpoint intersection(see attached map), that is currently a Dead End.

The proposed Quarterra project, which includes over 200 multifamily units, will significantly increase traffic in an already congested area. The development has multiple planned entrances per their current site plan. (440<sup>th</sup> and 244<sup>th</sup>, Hwy 164/Griffin, Highpoint Street) All but one (Highpoint Street) are already problematic during peak hours, and adding more traffic from their project will likely make these issues worse.

This increased congestion will encourage drivers to bypass those busy intersections and use the Highpoint Street extension into our neighborhood as it will create a path of least resistance for the residents within their proposed community. This will be a less congested way for them to reach 244<sup>th</sup> towards Buckley, both elementary schools, middle school, and High School. This is a major concern for our community's safety with our community's park and increased traffic potential throughout our entire community, As those main roads can be accessed off Elmont, Edith and Boyle Streets within our neighborhood and our adjacent community AlderBrook.

We had a similar issue in the past when the roundabout was being constructed on 244<sup>th</sup>. Despite the city's detours cars were using our community as a way around the construction. The issue was large enough that the City acknowledged it (see attached letter from Brian Spindor – Public works Director) and provided options, including the potential for restricting thru traffic in our neighborhood, which our community believes should be considered again.

**Request for Fire Access Gate and Traffic Calming**

To mitigate these traffic and safety concerns, we respectfully request that the City entertain the installation of a "Fire Access Gate" (sample attached) at the current dead end of High-point Street (North End), just before the Quarterra Property starts. This would restrict traffic access to only emergency vehicles and prevent thru-traffic from cutting through our residential area. At a minimum, we ask that traffic calming measures, such as large speed bumps and signage indicating "Local Access Only" and "Not a Thru Street" to deter speeding and cut-through traffic.

Our neighborhood is a safe space for our children and families to live and play and we are deeply concerned that increased traffic could put this safety at risk. We urge the City to take action and keep our community safe by installing a "Fire Access Gate" as the preferred solution.

## Main concern #2: Privacy

In addition to safety, we are concerned about the proposed lack of adequate buffers and setbacks between the new multifamily development and our residential properties on Fisk Ave. The proposed site plan includes a foliage buffer of only 7.5 feet which would be insufficient for privacy to the residential homes and do not seem to not fall within the City Code EMC 19.38.240 - Setbacks or 19.38-300 – Adjacency to Residential Zones in regard to privacy. Along with five garages only showing a setback of 7.5 feet.

The City's Comprehensive plan goal LU-18 mentions the City's desire to "Provide buffers for impacts on the surrounding non-industrial areas. "Which we believe is a must between single family residential and the multifamily/commercial that is in the plan to mitigate potential negative impacts. Considering the City code and the goals of the city, we would like to request that inside the minimum 15 foot buffer zone, that mature foliage/trees be planted along the buffer to ensure privacy for the homes adjacent to the Quarterra Project. We are hopeful that taller, more mature foliage between the residential property line and the parking lot (as proposed) will provide some privacy for the current residents.

Within the proposed Quarterra plan there is also potential for increased light pollution, particularly from the parking lot located behind the homes on Fisk Ave. The lighting in this area could disrupt the privacy of our homes, especially in the evening and nighttime hours. As per City code 19.38.160 – Lighting, We request that the project incorporate measures to mitigate light pollution, such as shielded lighting or the use of dimmer, more focused lighting designs that minimize the impact on our surrounding homes. We believe this would help preserve the privacy of our homes during the nighttime.

## Other Concern: Parking Concerns

Finally as residents we are concerned about the potential parking problems the proposed project could create. Our community's CC&R's require that residents park in their driveways to maintain the integrity of our neighborhood. If parking from the Quarterra project spills onto our streets, we will be unable to uphold these legal rules and maintain a safe environment. Our streets are already narrow with "No Parking" on one side of the street. Adding more vehicles to the mix will create congestion, making it difficult for the residents to park and for emergency vehicles to access the neighborhood. This is another reason that a "Fire Access Gate" may make sense, as it would create a buffer and allow those emergency vehicles to access our community and protect our homes.

## Conclusion

In conclusion, we urge the Planning and Permit Commission to prioritize the safety and privacy of our community and take action to address these concerns. The installation of a "Fire Access Gate" (sample attached), traffic calming measures, increased buffer zones, and diminished light pollution would help mitigate the potential negative impacts of the Quarterra project. We also request that parking concerns be addressed to prevent congestion and uphold the rules of our HOA.

We appreciate your time and attention to these important matters. We hope that the safety and well-being of our residential neighborhood will be given the utmost consideration in the development of this project.

Sincerely,



RIC HALL

1108 BOYLE ST

ENUNCLAW

## Wynstan Larsen

---

**From:** noreply@civicplus.com  
**Sent:** Thursday, April 17, 2025 1:05 AM  
**To:** Website Submittals; Jan Molinaro; Chris Searcy; Chance LaFleur; Anthony Wright; Thomas Sauvageau; Corrie Koopman; Bobby Martinez; Chris Gruner; Jan Martinell  
**Subject:** Online Form Submittal: Elected Officials Feedback Form

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### Elected Officials Feedback Form

**To report an emergency, including a utility emergency such as a gas odor or downed power lines, please call 911.**

---

Your Name Sharon Covington

---

Contact Information Smileysharon@cheerful.com

Please provide us with the best way to contact you, such as an email address, telephone number, or mailing address.

---

Comments, Questions, or Complaints What an absolutely disgusting outrage at the staggering number of homes and people being added when there are serious deficits in personal safety and traffic. Deplorable greed. So very sad for the lack of humanity.

---

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**Wynstan Larsen**

---

**From:** noreply@civicplus.com  
**Sent:** Thursday, April 17, 2025 7:45 AM  
**To:** Website Submittals; Jan Molinaro; Chris Searcy; Chance LaFleur; Anthony Wright; Thomas Sauvageau; Corrie Koopman; Bobby Martinez; Chris Gruner; Jan Martinell  
**Subject:** Online Form Submittal: Elected Officials Feedback Form

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Elected Officials Feedback Form

**To report an emergency, including a utility emergency such as a gas odor or downed power lines, please call 911.**

---

Your Name                      Stephanie williams

---

Contact Information            2537363902

Please provide us with the best way to contact you, such as an email address, telephone number, or mailing address.

---

Comments, Questions, or Complaints      I am writing in regards to the 57 unit building with retail space that is planned for Enumclaw. I am in opposition of this space being built. Our small town is already expanding rapidly and the infrastructure/school buildings cannot support the population growth this would bring.

---

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## Wynstan Larsen

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**From:** Chris Pasinetti  
**Sent:** Monday, April 21, 2025 9:14 AM  
**To:** Wynstan Larsen  
**Subject:** FW: Online Form Submittal: Elected Officials Feedback Form

I think this is quatterra

---

**From:** Jan Molinaro <JMolinaro@ci.enumclaw.wa.us>  
**Sent:** Friday, April 18, 2025 10:52 AM  
**To:** Chris Pasinetti <CPasinetti@ci.enumclaw.wa.us>  
**Subject:** FW: Online Form Submittal: Elected Officials Feedback Form

For the project.



**Jan Molinaro**  
Mayor | City of Enumclaw  
☎ 360-615-5606 | \*: [jmolinaro@ci.enumclaw.wa.us](mailto:jmolinaro@ci.enumclaw.wa.us)  
1339 Griffin Ave. | Enumclaw, WA 98022



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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com) <[noreply@civicplus.com](mailto:noreply@civicplus.com)>  
**Sent:** Thursday, April 17, 2025 7:45 AM  
**To:** Website Submittals <[websitesubmittals@ci.enumclaw.wa.us](mailto:websitesubmittals@ci.enumclaw.wa.us)>; Jan Molinaro <[JMolinaro@ci.enumclaw.wa.us](mailto:JMolinaro@ci.enumclaw.wa.us)>; Chris Searcy <[CSearcy@ci.enumclaw.wa.us](mailto:CSearcy@ci.enumclaw.wa.us)>; Chance LaFleur <[CLaFleur@ci.enumclaw.wa.us](mailto:CLaFleur@ci.enumclaw.wa.us)>; Anthony Wright <[awright@ci.enumclaw.wa.us](mailto:awright@ci.enumclaw.wa.us)>; Thomas Sauvageau <[tsauvageau@ci.enumclaw.wa.us](mailto:tsauvageau@ci.enumclaw.wa.us)>; Corrie Koopman <[ckoopman@ci.enumclaw.wa.us](mailto:ckoopman@ci.enumclaw.wa.us)>; Bobby Martinez <[bmartinez@ci.enumclaw.wa.us](mailto:bmartinez@ci.enumclaw.wa.us)>; Chris Gruner <[cgruner@ci.enumclaw.wa.us](mailto:cgruner@ci.enumclaw.wa.us)>; Jan Martinell <[jmartinell@ci.enumclaw.wa.us](mailto:jmartinell@ci.enumclaw.wa.us)>  
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## Elected Officials Feedback Form

**To report an emergency, including a utility emergency such as a gas odor or downed power lines, please call 911.**

---

Your Name                      Stephanie williams

---

Contact Information            2537363902

Please provide us with the best way to contact you, such as an email address, telephone number, or mailing address.

---

Comments, Questions, or Complaints      I am writing in regards to the 57 unit building with retail space that is planned for Enumclaw. I am in opposition of this space being built. Our small town is already expanding rapidly and the infrastructure/school buildings cannot support the population growth this would bring.

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## Wynstan Larsen

---

**From:** noreply@civicplus.com  
**Sent:** Wednesday, April 16, 2025 9:25 PM  
**To:** Website Submittals; Jan Molinaro; Chris Searcy; Chance LaFleur; Anthony Wright; Thomas Sauvageau; Corrie Koopman; Bobby Martinez; Chris Gruner; Jan Martinell  
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### Elected Officials Feedback Form

**To report an emergency, including a utility emergency such as a gas odor or downed power lines, please call 911.**

---

Your Name	Sunny Konop
Contact Information	Ascendsunsolutions@gmail.com

---

Please provide us with the best way to contact you, such as an email address, telephone number, or mailing address.

---

Comments, Questions, or Complaints	To Whom It May Concern,
------------------------------------	-------------------------

I'm writing to express my deep concern and opposition to the proposed Quaraterra Multifamily Project. While I understand growth is inevitable, this scale of development threatens to erase the very character that draws people to Enumclaw in the first place—its small-town charm, strong community feel, and slower pace of life.

Adding 216 apartments, 41 townhomes, and 15,000 square feet of retail space across nearly 14 acres is not just a minor expansion—it's a fundamental transformation. Projects like this belong in areas already equipped to handle that scale, not in a town that has prided itself on being the opposite of the urban sprawl seen in places like Bonney Lake.

Let's be honest: our roads can't handle this. In the last 20 years, Enumclaw has grown, but our infrastructure hasn't kept up. Commutes that once took 12 minutes now take 45—

especially when factoring in Buckley traffic. Promises of street improvements have been slow or nonexistent, and adding this many units will only worsen the congestion.

We also need to consider what this will do to property values, school capacity, emergency services, and the environment. Rapid, oversized growth rarely benefits the existing residents—it burdens them.

Enumclaw is special. It's not just another city on a map. And if we continue approving developments like this, we risk losing what makes it unique.

Please reconsider. Let's preserve Enumclaw's charm, rather than pave over it.

Best,  
Sunny Konop

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DATE RECEIVED

APR 11 2025

CITY OF ENUMCLAW

April 8, 2025

Community Development Department  
1309 Myrtle Ave.  
Enumclaw, WA 98022

RE: Application Name/

File #: LUA2025-0003: LUA2025-0004: LDA2025-0001

Quarterra Multifamily Project-SEPA Checklist, DRB Review,  
Land Disturbing Activity

Attn: Planning and Permit commission,

As a resident of the Pinnacle Peak Community, we are writing to express our concerns regarding the Quarterra Project. While we recognize the importance of our development in our community. Our concerns are the safety of our neighborhood, particularly with the expected increase in traffic and the potential risks to our families, children and pedestrians' extension of Highpoint Street.

Safety and traffic.

Pinnacle Peak is currently a quiet, family-oriented area with many children at play in our community park, residents (lots of elderly) walking daily, and people walking their dogs, there is a lot foot traffic. The Quarterra project, which includes over 200 multifamily units, will significantly increase traffic in an already congested area. With multiple planned entrances 440<sup>th</sup> and 244<sup>th</sup>, Hwy 164/ Highpoint Street. This will increase the traffic where drivers will bypass those busy intersections and use Highpoint Street extension in our neighborhood, by opening Highpoint Street will increase traffic. Highpoint Street is a narrow road and is unable to have more heavy traffic, there is a parking problem on Highpoint Street. This is a major concern to our community, as the roads accessed off Elmont and Boyle streets will bring heavy traffic and to Highpoint Street.

To mitigate the extra traffic on Highpoint Street, we respectfully request that the City of Enumclaw entertain the installation of a "FIRE ACCESS GATE" dead end of Highpoint Street (North End) just before the Quarterra Property starts.

This would restrict traffic access to only emergency vehicles and prevent thru-traffic from cutting through residential area – Pinnacle Peak community. We ask traffic calming measures, as speed bumps and signage indication “Local Access Only” and “Not a Thru Street” to deter speeding and cut-through traffic.

We are very concern on the extra traffic on Highpoint Street; by having Highpoint Street an entrance to Quarterra Multifamily Communities, it will increase traffic horrible. Highpoint Street is VERY NARROW ROAD. There is a big parking problem for us on Highpoint Street. On the curb side there is a sign no parking and the other side is into a ditch. When we have guests, they have to park in the ditch, it is not safe. All other streets in the neighborhood are wider. This is why Highpoint can not be an entrance to Quarterrna Multifamily. HIGHPOINT STREET IS JUST TO NARROW TO HANDLE EXTRA TRAFFIC.

We live on Highpoint Street; we need to keep our community safe for our children and residents. Pinnacle Peak is nice quite Community and we all want to keep it this way.

Leroy & Shirley Teterud  
1372 Highpoint Street.  
Enumclaw, WA 98022

Greetings,

Concern: Intersection of SE 440<sup>th</sup> St and 244<sup>th</sup> Ave SE.

- New traffic – Drivers do not know or do not follow the right of way rules (when crossing 244<sup>th</sup> Ave SE)
- Drivers heading North on 244<sup>th</sup> will cross the double yellow lines to "make the green left turn arrow" which is an accident hazard (I see this daily)
- During peak travel times there is significant back up heading North on 440<sup>th</sup>

Concern: Flow of New Traffic to 410/ For Travel South on Hwy 410

- This will make the intersection of 440<sup>th</sup> St and 244<sup>th</sup> Ave SE busier OR make intersection of Roosevelt & Semanski busier.
  - o What is the preferred route of the new traffic?
- Will there be a light to turn left onto SR 164?
  - o This turn can be very challenging during peak traffic.

I am excited that more housing and new retail will be going into Enumclaw – My only concern is the additional traffic on this already high traffic section of Enumclaw.

Thank you,

Valerie Jasper  
206-697-6354  
24112 SE 440<sup>th</sup> St  
Enumclaw, WA 98022

**For Applicant**

**For City Use**

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

An archaeological survey was completed on-site. The initial survey yielded scattered pre and post contact archaeological findings consisting of "low density stone tools and stone tool debris". Debris is scattered about from logging and/or agricultural uses in the past with low likelihood of a dense concentration onsite

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

An archaeological survey conducted by HDR which included close interval probing.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

The project will obtain an Archaeological Site Alteration and Excavation Permit to further investigate and survey the site findings prior to a DAHP Permit submission. The project will perform required mitigation measures as required by DAHP.

14. Transportation [Find help with answering transportation questions](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The project is adjacent to 440th Street SE, State Route 164, and Highpoint Way ROW (currently improved with just a pedestrian path). The project proposes to continue Highpoint Way from its current terminus at the SE corner of the project site, north to SR164. The project proposes driveway access to all 3 adjacent roadways. See plans submitted with this checklist.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

King County Metro provides transit service in the vicinity and the nearest transit stop is located approximately 650 feet east of the site on SR 164 (west of Farrelly Street) and provides service to King County Metro DART Route 915 providing service between Enumclaw and Auburn.

- c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

The project proposes to build a two-way paved roadway with curb and gutter, landscape strip, and sidewalk from the current terminus of Highpoint Way to SR164. The project proposes extension of sidewalk along SR 164 along the project frontage. The project proposes half-street improvements on SE 440th Street along the project frontage.

**For Applicant**

**For City Use**

- d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

It will not.

- e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The project is estimated to generate 2,020 new vehicular trips per weekday. Peak volumes are expected to occur during the AM peak period (7-9 AM) and during the PM peak period (4-6 PM). Trucks are anticipated to account for less than 3% of the weekday vehicular trips. These estimates are based on methodology documented in the ITE Trip Generation Manual (11th edition).

- f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No impact is anticipated on movement of agricultural or forest products.

- g. Proposed measures to reduce or control transportation impacts, if any.

Measures to reduce transportation impacts will include frontage improvements along all 3 frontages including construction of Highpoint Way from its present terminus to SR164. The applicant will also be required to pay transportation impact fees at the time of building permit issuance which will help fund transportation improvements throughout the city.

15. Public Services [Find help answering public service questions](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The project proposes 216 new apartment units, 40 new townhome units, and up to 15,000 square feet of new retail/commercial space. These uses along with temporary construction activity will require public services typical for these uses in this area.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

The project will pay requisite impact fees, and new roadways and buildings will be designed and constructed to meet all applicable requirements for emergency access.

**David & Danielle Barber**

3499 Fisk Ave  
Enumclaw, WA 98022  
dmarie87@aol.com  
425-221-2248

4/17/2025

**Enumclaw Community Development Department**

City of Enumclaw  
1309 Myrtle Ave  
Enumclaw, WA 98022

Regarding:LUA2025-0003; LUA2025-0004; LDA2025-0001

Quarterra Multifamily Project – SEPA Checklist, DRB Review, Land Disturbing Activity

Quarterra Multifamily Communities Property Owner: 1325 4th Ave Ste 1300, Seattle, WA, 98101

**Subject: Concerns Regarding the Proposed Quarterra Project**

Dear Members of the Planning and Permit Commission,

We are writing to voice our concerns about the proposed Quarterra project planned for development directly behind our home. The Quarterra project, as currently proposed, raises several significant concerns that directly impact the safety, character, and well-being of our neighborhood, and Enumclaw as a whole.

Our family of five (mom, dad, and 3 young boys, ages 5, 3 and 1) relocated to Enumclaw last year. We sought a quieter life in a smaller town, with the opportunity to build a true sense of community. We purchased a home in Pinnacle Peak, and this city and this neighborhood have been exactly what we were dreaming of. Our family spends as much time as possible outside. We walk the neighborhood with our children, have long conversations with neighbors on the sidewalk, and our children play with neighborhood kids in our driveway, on the sidewalk, at the park and all along our quiet street. I can't tell you how many times people have stopped to praise the fact that we have our children OUTSIDE and PLAYING instead of sitting inside on screens. Play based childhoods are no longer the norm and neighborhoods where children ride bikes to the park, play four-square

in the street, set up lemonade stands and decorate the sidewalks with chalk are becoming rarer and rarer. Pinnacle Peak is one of those rare neighborhoods where you will find kids being kids. Please protect our children and their right to safe childhood experiences in their own neighborhood.

### **Fire Safety and Emergency Access**

The absolute most critical concern is the need for a secured fire access gate at the end of Highpoint Street. It is absolutely essential that Highpoint Street does not become a through street under any circumstance. This street was never designed to handle increased traffic flow as it is very narrow and opening it up would pose serious safety risks to residents—especially children who frequently play and bike in the area. Our private neighborhood park is located just one home off Highpoint Street (on Fisk Ave) and the potential for increased vehicle traffic would most certainly jeopardize the safety of children walking or biking to and from the park. Additionally, our neighborhood mailboxes are positioned at the entrance to the park on Fisk Ave, with all mailboxes facing the street. Residents must drive up or walk up to the mailboxes to retrieve their mail, and they must be IN the street to access their mailbox. Not only is our neighborhood filled with children and young families, our other major population is seniors. Our senior residents need safe access to their mail without the daily risks of being on a busy through street. The fire gate must be designated and constructed EXCLUSIVELY for emergency access, with safeguards in place to ensure it cannot be used for general vehicle traffic now or in the future. The integrity of our neighborhood's layout and safety depends on this.

When the recently added roundabout at Roosevelt/244th was under construction, our neighborhood was used as a cut-through for people to avoid the backups. The increased traffic became so significant it was recognized by the city in a letter written by Public Works Director, Brian Spindor. The Quarterra project, as proposed, would put a massive number of new cars and visitors onto a very small plot of land, and the roads and intersection of 244<sup>th</sup> and Griffin are already hugely problematic traffic wise. If Highpoint Street was to be extended into Pinnacle Peak, it is a guarantee that Quarterra residents and others will use our neighborhood as a path of least resistance to avoid 244<sup>th</sup> and Griffin, not to mention that parking would overflow into our private community.

### **Safety of Children**

Our neighborhood is a safe, close-knit, walkable community where children play outside, ride bikes, walk to the nearby park, and even play games like 4-square in the street. We

have three active school bus stops—located at each of the current entrances to the neighborhood: Elmont Avenue, Edith Avenue, and Boyle Street. Each morning and afternoon, school children, their siblings, and parents gather at these stops for drop-off and pick-up. Allowing Highpoint Street to become a through street would not only introduce more traffic into the heart of our family-centered neighborhood, but it would also create increased safety risks at each of these critical points where children and families gather daily. This sense of safety and community is one of the reasons many of us chose to live here, and it must be preserved.

### **Privacy**

Our backyard is directly adjacent to the proposed Quarterra project. Where we currently enjoy the peaceful view of an open field, our family will now be facing an urban mix of three-story apartment buildings, businesses, townhomes, and parking lots. This drastic change will severely affect the privacy and comfort of our home. We will now have innumerable people able to look into our entire backyard, living room, office, dining room, kitchen, play room, primary bedroom and primary bathroom. We imagine that people will just be able to look directly into our bedroom as we sleep at night, and watch our children play in their playroom. This is very uncomfortable to imagine. To preserve even a fraction of the privacy we currently have, it is absolutely necessary that Quarterra be required to install mature, tall privacy landscaping along the property line to provide immediate and lasting screening from this development. The current foliage buffer on the most recent plans shows only 7.5 feet. This does not appear to match city code (City Code EMC 19.38.240 – Setbacks or 19.38-300 Adjacency to Residential Zones). We request that a minimum of 15 feet be required for a privacy buffer.

### **Light Pollution and Urban Design**

Another concern is light pollution. The installation of lighting for streets, parking areas, and buildings in a high-density development can dramatically alter the atmosphere of a quiet residential neighborhood. Our home on Fisk Avenue backs up to the Quarterra project, so our entire backyard, living room, office, dining room, kitchen, playroom, primary bedroom and primary bathroom will all be affected by the lighting of this project. Our home already has trouble with light pollution from a SINGLE light that is on the other side of Griffin, in the parking lot behind the Enumclaw Seventh Day Adventist Church, at the Enumclaw Adventures Before and After School Care site. This light is so unnaturally bright that we have to block that part of our window in order to fall asleep at night. It is not hard to imagine what an impact a 216 unit apartment complex, 41 townhomes, businesses and parking lots

will have on light pollution, when a single light post much farther away is already a daily nuisance. City Code 19.38.160 – Lighting should be considered as it emphasizes that all exterior lighting, including sign illumination, must be directed downward and shielded to minimize spillover onto adjacent properties.

### **Enumclaw's Small Town Charm**

The scale and density of the development as proposed is entirely out of character with the existing residential environment, not to mention Enumclaw as a whole. The proposed three-story structures feel far too urban for Enumclaw's small-town character. This height is out of scale with the surrounding homes and risks changing the aesthetic of the entire area. Have you looked at the types of projects Quarterterra typically builds? We encourage you to visit their website and view the other projects they have completed in Washington and around the country. They do NOT look or feel like Enumclaw. If the city allows this project to move forward as proposed, we worry that it will pave the way for Enumclaw's small town charm to be bulldozed. Three story mega apartment complexes are NOT what the residents of this city want. If there is one three story mega complex, there will be more. Look around the city – how many three story builds are there in ALL of Enumclaw? Not many. And certainly not ANY that look like they could have been plucked from downtown Seattle. Please do not allow Quarterterra to construct three story buildings. Please do not allow them to build things that do not blend with our city. The recent Farr Law Group building that went up at 1626 Cole Street is a great example of blending new construction with the existing architecture. If this project must move forward, please require that their design be considerate of Enumclaw's look and feel.

### **SUMMARY**

We urge the Commission to take these concerns seriously and require a thorough review of the Quarterterra project's design and impact. Highpoint Street should NOT become a through street, and a fire gate should be installed. The safety of our neighborhood's residents depends on it. Mature landscaping should be installed, ensuring privacy for the residents of Fisk Ave. Light pollution mitigation should be required. Design should be reflective of the Enumclaw community – the façade should NOT be ultra modern, and 17+ three story buildings should NOT be allowed. Our family is deeply opposed to the Quarterterra project, but if the project cannot be stopped, these changes must be made.

Thank you for your time and consideration.

Sincerely,

**The Barber Family**

**David & Danielle Barber**

**Elijah (5), Samuel (3), Adam (1)**

**\*\*\*Please scroll down to see many photos illustrating the vibrancy of our neighborhood as is, as well as the areas of concern. In all, this document is 18 pages, please be sure to view all of them.\*\*\***

Our family spends most of our time outside. Our neighborhood is busy with neighbors chatting, kids playing, families walking dogs. I hope these photos will illustrate just how important the safety of our community is. These streets should remain safe and quiet.



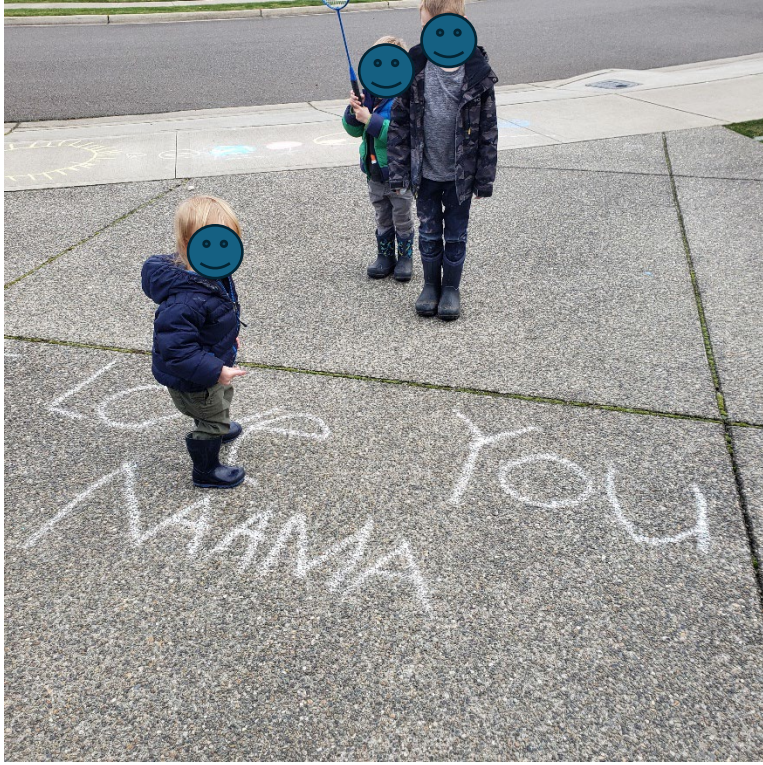


Our 5 year old Kindergartener waiting for the bus at Elmont and 244<sup>th</sup>. Mom, 1 year old and 3 year old wait with him each day. This road is already 35 MPH with high traffic and lots of speeders. I worry for all of our safety each time we wait for the bus. All 3 entrances/exits to the neighborhood have bus stops. Walking to and from the bus stop would become so much more dangerous if we had hundreds of new cars cutting through our neighborhood each day.













View of Highpoint St while standing on Elmont. You can see that the road significantly narrows. This should not become a through street.



View of current end of Highpoint Street, now a dead end that leads to a walking path. This is where the Fire Access Gate needs to be installed.



Another view of Highpoint Street



This is a view of the Pinnacle Peak mailboxes, located in front of the Pinnacle Peak community park on Fisk Ave.



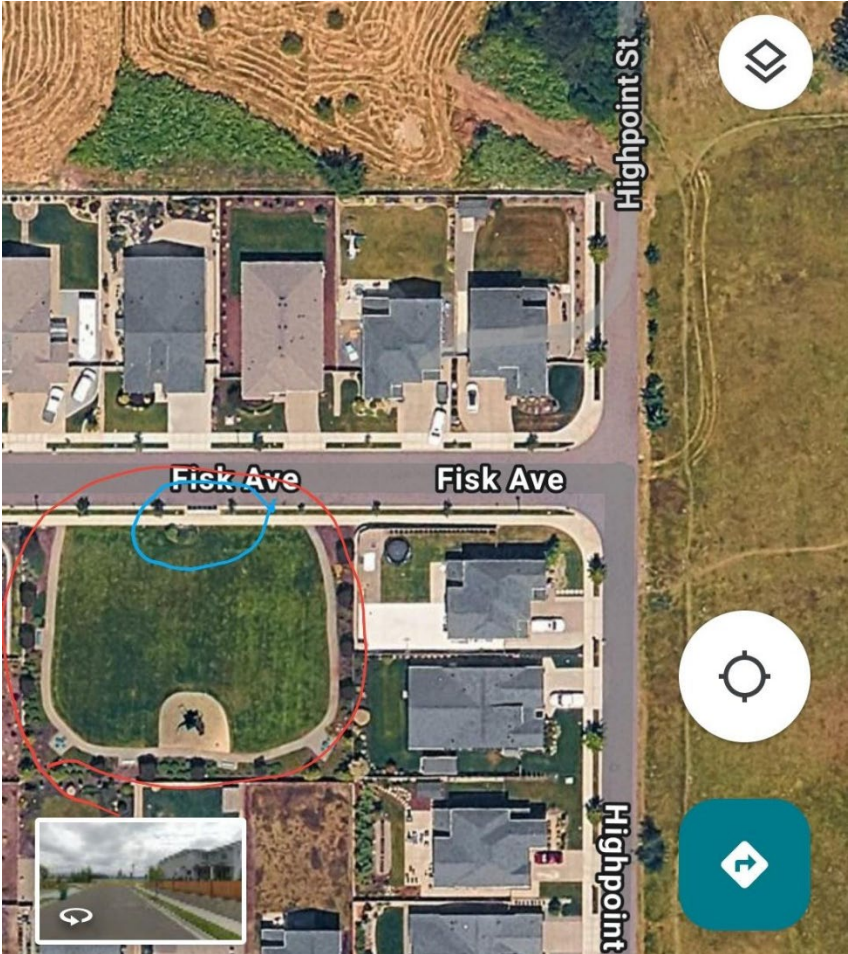
All of the Pinnacle Peak neighborhood mailboxes are located in front of the neighborhood park. You must stand in the street to access your mail. This is extremely close to Highpoint Street. The yellow firehydrant shows just how close it is.



Blue circle is the location of the street facing mailboxes

Red circle is the location of Pinnacle Peak community park.

Please note the proximity to Highpoint St



End of document

4-14-2025

Enumclaw Community Development Dept.  
1309 Myrtle Ave.  
Enumclaw, WA 98002

RE: Quarterra Multifamily Development Impact/ Intrusion on the current established  
Neighborhood of Pinnacle Peak.

APPLICANT NAME: Quarterra Multifamily Communities  
FILE NUMBERS: LUA2025-0003; LUA2025-0004; LDA2025-0001

**QUESTIONS AND CONCERNS REGARDING THE PROJECT**

**Traffic congestion**

We would like to know what traffic mitigations are going to take place to help eliminate the congestion/short cuts and future parking problems in our neighborhood.

The intersection of 244<sup>th</sup> and SE 440<sup>th</sup> is very close to SR 164. As of now, 244<sup>th</sup> is so busy during the commuting hours that it is hard to get out of our neighborhood. People are using it for a short cut from as far away as North Bend and Orting to avoid Hwy. 167. At times, traffic is backed up all the way to our neighborhood entrance from Hwy. 410 from the afternoon “short cut commuters”. The problem is so prevalent that it has been given its own local name:” The Buckley Crawl”. This can be easily confirmed by installing a traffic counter with a clock, or simply someone from the city to just drive into our neighborhood at 4:00 pm and try to take a left heading into Buckley. As of lately, we avoid traveling to Buckley during that time of day. Congestion starts in front of the Pinnacle Point entrance all the way to Hwy. 410 and continues into downtown Buckley.

The new intersection at Griffin Ave and Road A will introduce even more traffic. Will there be a study done on volumes and effects so that an informed discussion can be brought up, or will it be addressed after it becomes a problem?

The intersection of Griffen Ave. and High Point has the same potential problem. What mitigation will be done there?

**The biggest concern of all, is the extension of High Point St. We had enough problems with speeding and people taking the short cut through our neighborhood during the roundabout construction on 244<sup>th</sup> Ave. After enough safety and speeding complaints, the city agreed to set a temporary sign stating “not a through street” during construction. We strongly oppose this as a major safety concern for the families and children of Pinnacle Peak. Not only will speeding and parking in the neighborhood be a problem, but per statistics crime will increase due to multiple points of entry (or in the case of crime, multiple “escape” routes) will be available. We propose a “fire access gate” be installed at the South end of the new development to keep our neighborhood a safe place.**

#### **Privacy, visual and sound impact**

**As a homeowner on Fisk Ave. We are going to have our privacy invaded by all the 2<sup>nd</sup> and 3<sup>rd</sup> floor apartment tenants. They look directly down into our bedrooms, dining and living rooms. We all bought lots and built houses here for a country community setting with privacy. We built here not knowing that the city would approve the very “first three-story apartment complex” in our back yard. We ask, how would the owners/investors of Quarteera like to have someone looking right into their bedrooms 24/7? The 7.5ft setback does not appear to meet the currant code for setbacks. We request a minimum of 15ft. We asked the developers to reconfigure the buildings to protect our privacy. We just reviewed the new site plan. It has completely changed from the original one we were given. Now on the new site plan that we just given, the buildings at the rear of the project are facing our neighborhood. As it appears that we cannot stop the project, we do ask that our privacy is not compromised by a for-profit company. Large fast-growing evergreens of approximately 20ft. planted close together would help solve the issue (see attached elevation shop drawing by scale to show line of site that will invade our privacy). When they started the process for permits, they said that they would gladly work with our neighborhood. We ask that they step up, an honor their words. Light pollution from the complex will also need to be addressed before construction begins.**

**Noise, dust and rodent issues**

If they are built with metal studs, the screeching noise created by cutting them can be very annoying. On sites in Bellevue and Redmond they require sound blankets between existing neighbors and chop saws. I realize they need to move forward with the project, but the construction noise is of great concern. I would like to know what the noise mitigation proactive measures will be. Another issue that will come up (that nobody has addressed yet) is the rodent problem that we will have to incur. The reason Coyotes visit the field behind us frequently is because there is food there. Once groundwork starts, all the rats, mice and other rodents are going to have to find a new home. As I have had to deal with this issue in the past, I know that it will be a problem, not a concern. It will be a problem for all the homeowners on Fisk Ave. and possibly the rest of neighborhood. Will the developer provide us with rodent prevention and control throughout the project?

**In conclusion**

As the above verbiage indicates, we are not looking forward to the project and highly opposed to it due to safety, privacy, home values and visual impact concerns. We do understand the need for housing and believe in capitalism. Developers have the right and opportunity to make money. Do they live here, or have any compassion for the citizens of Enumclaw, or do they live in other states or countries? We have nothing to gain, and they have everything to gain financially. Are we going to have to except the loss of property value, privacy and safety of our neighborhood for an investment group that has no concern for the community of Enumclaw. I hope that the city council and planning commission take our concerns seriously and will step up for our neighborhood.

**We appreciate your considerations in the above and look forward to your response to the issues and questions asked. When received, we will share them with the Pinnacle Peak community.**

**Terry Stuth-Tooley and Jim Didlake**

**3339 Fisk Ave.**

**Enumclaw, WA 98022**

**Jim 206-473-9913**

**Terry 206-799-1708**

4-14-25

# QUARTERRA

## PROPOSED APARTMENT COMPLEX

SCALE: 1/4" = 4'

- \* ALL SOUTH FACING BALCONYS INVADE PRIVACY OF EXISTING HOUSES
- \* ALL 2<sup>ND</sup> & 3<sup>RD</sup> FLOOR APTS. WILL INVADE PRIVACY OF ALL HOUSES ON FISK AVE. THAT BUILT FIRST.

TYP. HOUSE ON FISK AVE.

NORTH FACING  
BED ROOM, DINNING  
AND LIVING ROOM  
(TYP. OF ALL HOUSES  
ON FISK AVE)

GARAGES

26' - 7'6" - 20'

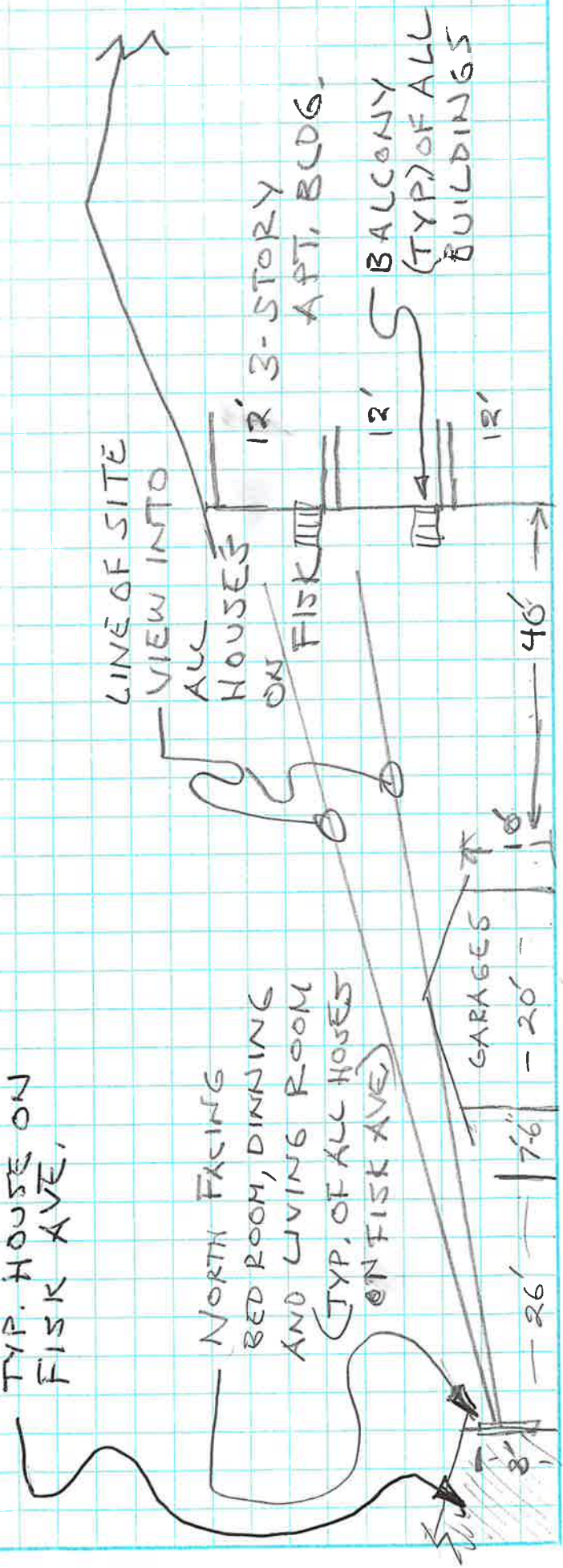
LINE OF SITE  
VIEW INTO  
ALL  
HOUSES  
ON  
FISK

12' 3-STORY  
APT. BLDG.

12' BALCONY  
(TYP) OF ALL  
BUILDINGS

12'

46'



**From:** [BRENDA SKELLEY](#)  
**To:** [Permits](#)  
**Subject:** Lane development Application : Quartera Development/LUA2025-0003,LUA20250004;LUA2025-001File number Quartera Multifamily/Mixed Use Project -SEPA Checklist,DRB review,Land Disturbing Activity  
**Date:** Monday, April 21, 2025 9:40:06 AM

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**CAUTION:** This email originated from outside the City of Enumclaw network. Do not click links, open attachments or follow guidance unless you recognize the sender and know the content is safe.

Hi! I read the information on this proposed property. I do not think it's the best idea for Enumclaw! I think that the the location is right off one of busiest roads of Enumclaw and will present more traffic, more accidents, and he dangerous. I think that the small town of Enumclaw doesn't need this big project! Enumclaw already has a huge housing inflow already. Homes are being built left and right. I'm for progress but it's getting to be a problem. Enumclaw doesn't have the road updates they need; we don't have enough utilities to cover the areas. Plus, the schools are not proportionate to the flex in incoming families. The schools have modulars for the kids, that's not good for a good education. Plus, the drug issues at schools are getting worse already. We don't have enough fire and police to provide services in a large community. These things should be of grave concern for Enumclaw! The land has 2 homes on the property that could be used for 2 families. The development would also hinder the property homes hey be them with noise, traffic issues and property values as well. We are losing are small town charm. We are having more break-ins. Please don't let this development go through!!!!  
Thank you for your consideration.  
Brenda Skelley  
co3co93@msn.com

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Dickson Harding  
3507 Fisk Ave  
Enumclaw, WA 98022  
April 19, 2025

Applicant: Quarterra Multifamily Communities  
File # LUA2025-0003; LUA2025-0004;  
LDA2025-0001

DATE RECEIVED

APR 20 2025 CB

Enumclaw City Council  
1339 Griffin Avenue  
Enumclaw, WA 98022

CITY OF ENUMCLAW

Dear Mayor Jan Molinaro and Members of the Enumclaw City Council:

I am writing as a resident of the neighborhood adjoining the proposed mixed-use development at 24515, 24631, and 24711 SE 440th Street. While Enumclaw must plan for growth, the scale and scope of this 13.97-acre project—216 apartments in nine three-story buildings, 41 townhome units in eight three-story buildings, a central clubhouse and amenities area, approximately 15,000 square feet of retail/commercial space in three buildings, plus extensive parking, open and recreation spaces, and street and utility extensions—pose significant and unmitigated impacts on our existing housing, traffic network, and environment. I urge you to deny or substantially redesign this proposal to protect the character and livability of our community.

### 1. Disruption to Neighborhood Scale and Housing Stock

- **Excessive Density in GO/Mixed-Use Overlay:** Although the General Office (GO) zoning and mixed-use overlay allow higher densities, this project's footprint—18 total buildings rising three stories—radically departs from the existing single- and two-family homes nearby. Such abrupt density threatens to erode the small-town scale that makes Enumclaw unique.
- **Pressure on Local Housing Market:** Introducing over 250 new residential units at once will shift market dynamics, potentially inflating rents and home prices well beyond current residents' means, while distorting the balance between market-rate and more affordable housing options.

### 2. Traffic, Parking, and Public Safety Concerns

- **Daily Trip Generation:** A development of this size typically generates over 1,500 vehicle trips per weekday. SE 440th Street and adjacent collector roads lack sidewalks, bike lanes, and turning lanes; they are ill-equipped to accommodate this surge—raising collision risks for motorists, cyclists, and pedestrians.
- **Insufficient On-Site Parking:** Even if the developer provides standard GO-zone parking ratios, overflow is inevitable for both residential guests and patrons of the 15,000 sq ft retail area. Spillover parking onto neighborhood streets will compromise sightlines, impede emergency vehicles, and exacerbate congestion.
- **Emergency Access & Egress:** With only two proposed access points, any blockage (e.g., stalled vehicles, delivery trucks) could delay fire, police, and medical response times to both the site and surrounding homes.

### 3. Environmental and Infrastructure Impacts

- **Stormwater Management:** Replacing nearly 14 acres of permeable surface with roofs, pavement, and hardscapes will sharply increase runoff. Without robust on-site detention and infiltration systems sized for our 100-year storm events, downstream flooding and erosion risks will rise—threatening both private yards and public storm networks.
- **Tree Canopy & Habitat Loss:** Site plans call for clearing the vast majority of mature trees. This not only diminishes urban canopy—leading to higher summer temperatures and reduced air quality—but also destroys habitat for local wildlife, undermining Enumclaw’s green-space goals.
- **Utility Capacity:** Adding 257 dwelling units and commercial meters will strain water pressure, sewer capacity, and electricity distribution. Enumclaw’s utilities infrastructure was not sized for such a rapid increase, and costly upgrades will likely be passed through to existing ratepayers.

### 4. Insufficient Community Engagement

To date, outreach has been limited to a single evening workshop and signage posted only days ago. Many residents remain unaware of the project’s full particulars. Under Enumclaw’s Public Participation Plan, stakeholders deserve ample notice, multiple meeting opportunities at varied times, and transparent responses to concerns—particularly for a project of this magnitude.

### Requested Actions

In light of these concerns, I respectfully request the City Council to:

1. **Deny the current application** in its present form, as it conflicts with the Enumclaw Comprehensive Plan’s intent for gradual, context-sensitive growth.
2. **Require a significantly scaled-back alternative:** reduce overall building count by at least 40%; cap apartment buildings at two stories; retain a minimum of 35% mature tree canopy.
3. **Mandate a full traffic and parking study** with mitigation measures—sidewalks, bike lanes, deceleration lanes, and on-site stormwater detention designed to City engineer standards.
4. **Facilitate additional, well-publicized community workshops**—including daytime and weekend sessions—to allow meaningful resident input before approving any revised plan.

Thank you for your attention to these serious impacts. I stand ready to work with you and the developer to explore a design that meets Enumclaw’s housing goals without sacrificing the safety, character, and environment we all value.

Sincerely,

A handwritten signature in black ink, appearing to read "D. [unclear]", written in a cursive style.

Ethan Harding  
3507 Fisk Ave  
Enumclaw, WA 98022  
eoharding@icloud.com  
Saturday, April 19, 2025

Applicant: Quarterra Multifamily Communities  
File # LUA2025-0003; LUA2025-0004;  
LDA2025-0001

Enumclaw Community Development Department  
Enumclaw, WA 98022

DATE RECEIVED

APR 20 2025

CB

CITY OF ENUMCLAW

Dear Enumclaw Community Development Department,

I am writing to express my concerns regarding the Quarterra multifamily project currently under consideration. As a resident of Enumclaw, I believe it is crucial to address the potential impacts of this development on our community.

One of my primary concerns is the disturbance to the wetlands in the area. Wetlands play a vital role in maintaining our local ecosystem, providing essential habitats for wildlife and helping to manage stormwater. Disruption to these areas could have long-lasting negative effects on our environment.

Additionally, I would like to bring to your attention the frequent accidents occurring at the intersection of 244th and Griffin Avenue. This intersection is already a point of concern for residents, and further development in the area could exacerbate the situation. It is imperative that a full traffic and parking study be conducted to assess how the Quarterra project may impact local traffic patterns and safety.

Moreover, the continued growth of Enumclaw raises concerns about maintaining our small-town feel. Rapid development without the necessary infrastructure to support it could lead to overcrowding, diminished quality of life, and a loss of the charm that makes our community unique.

In light of these considerations, I respectfully request that the current application for the Quarterra multifamily project be denied until a comprehensive review of the potential impacts, including a thorough traffic and parking study, is conducted. It is essential for our community to grow thoughtfully and sustainably, ensuring that we can preserve the qualities that make Enumclaw a great place to live.

Thank you for your attention to these important matters. I look forward to your response.

Ethan Harding

Hannah Harding  
3507 Fisk Ave.  
Enumclaw, WA 98022  
April 20, 2025

Applicant: Quarterra Multifamily Communities  
File # LUA2025-0003; LUA2025-0004;  
LDA2025-0001

DATE RECEIVED  
APR 20 2025 *B*  
CITY OF ENUMCLAW

Enumclaw Community Development Department  
1309 Myrtle Avenue, Enumclaw WA 98022

Dear Enumclaw City Council Members,

I hope this letter finds you well. As a life-long resident of the plateau, I am writing to express my concerns regarding the proposed construction of three-story buildings in the field located behind my home.

First and foremost, our community currently lacks the necessary infrastructure to support an influx of new residents. The addition of such large structures would significantly increase the population density in our area, which may lead to overcrowding and strain on our existing resources. Our roads, schools, and public services are not equipped to handle a substantial increase in residents, and I fear this could lead to a decline in the quality of life for both new and existing residents.

Moreover, the construction of these buildings would severely impact the privacy and tranquility of our neighborhood. The field currently serves as a buffer zone, providing a sense of peace and openness that many of us cherish. The presence of three-story buildings would obstruct views, diminish our sense of privacy, and alter the character of our community.

I urge the council to consider these factors carefully before moving forward with the proposal. It is essential that we preserve the small-town charm and close-knit community that makes Enumclaw a wonderful place to live. I believe that thoughtful planning should prioritize the well-being of current residents while also considering the implications of accommodating newcomers.

Thank you for your attention to this matter. I appreciate your dedication to our community and hope you will take my concerns into account as you deliberate on this important issue.

Sincerely,

Hannah Harding

360-761-9021

[hannahkilcup@gmail.com](mailto:hannahkilcup@gmail.com)

**From:** [Ian Nelson](#)  
**To:** [Permits](#); [Wynstan Larsen](#)  
**Subject:** Public Comment on the Proposed Quarterra Project  
**Date:** Monday, April 21, 2025 9:07:36 AM

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*Application Name/File Number: LUA2025-0003; LUA2025-0004; LDA2025-0001. Quarterra Multifamily project - SEPA Checklist, DRB Review, Land Disturbing Activity*

Dear Members of the Planning Commission,

I am writing as a concerned resident of Enumclaw to express my opposition to the proposed Quarterra development, which aims to construct apartments and townhomes directly behind our newly established subdivision. While I understand the need for thoughtful growth and housing diversity, I believe this particular project poses significant challenges that warrant reconsideration.

### **1. Impact on Neighborhood Character and Quality of Life**

Our subdivision was developed with the promise of a cohesive, single-family residential environment. Introducing high-density housing adjacent to our community threatens to disrupt the established character and may lead to increased traffic, noise, and strain on local infrastructure.

### **2. Precedent of Community Opposition**

In a similar case a few years ago, a developer proposed a comparable high-density project in a nearby neighborhood. After substantial public feedback highlighting concerns over density, infrastructure strain, and community character, the proposal was ultimately withdrawn. This precedent underscores the importance of aligning new developments with the existing community fabric.

### **3. Strain on Infrastructure and Services**

The addition of numerous housing units will inevitably increase demand on our roads, schools, and emergency services. Without comprehensive planning and investment in infrastructure, this could lead to congestion, overburdened schools, and delayed emergency response times.

### **4. Environmental Considerations**

The proposed development area may encompass green spaces that serve as habitats for local wildlife and contribute to our community's environmental health. Urbanizing these spaces could disrupt ecosystems and reduce the natural beauty that Enumclaw residents value.

### **5. Alignment with Comprehensive Planning**

It's crucial that new developments align with Enumclaw's Comprehensive Plan, which emphasizes sustainable growth, preservation of community character, and adequate infrastructure support. The Quatterra project, in its current form, raises questions about its compatibility with these objectives.

In light of these concerns, I respectfully urge the Planning Commission to reconsider the approval of the Quatterra project. I advocate for a development approach that maintains the integrity of our neighborhoods, ensures infrastructure readiness, and reflects the values of our community.

Thank you for your attention to this matter. I am available for further discussion and would appreciate the opportunity to participate in any public hearings or forums related to this proposal.

Sincerely,

**Ian Nelson**  
3556 Elmont Ave  
Enumclaw, WA 98022  
253-266-3623

**April 13, 2025**

Planning and Permit Commission  
City of Enumclaw  
1339 Griffin Ave  
Enumclaw, WA 98022

Dear Planning and Permit Commission,

**Subject: Quatterra Multifamily Communities/LUA2025-0003; LUA2025-0004; LDA2025-0001**

I hope this message finds you well. My name is Janet Barto, and I am a resident of the Pinnacle Peak Community. I am writing to express my concerns regarding the proposed Quatterra Project. While I understand the need for development, I am particularly concerned about the potential impacts on the safety, privacy, and quality of life for residents of our neighborhood, especially those of us living along Fisk Ave.

I respectfully ask that the Planning and Permit Commission carefully consider the following issues during the review of this project:

◆ **Concern #1: Neighborhood Safety and Increased Traffic**

Our neighborhood is a quiet, family-oriented community, home to many children, elderly residents, and pet owners. With a community park located near the intersection of Fisk Ave and Highpoint Street (currently a dead end), there is a significant amount of foot traffic, including children playing and families walking dogs.

The Quatterra Project, with its 200+ multifamily units, will significantly increase traffic. Multiple proposed access points (via 440th, 244th, Hwy 164/Griffin, and Highpoint Street) are already problematic during peak hours, and adding more traffic will likely make congestion worse. The extension of Highpoint Street poses a significant risk, as it would create a shortcut for residents of the new development, potentially turning quiet residential streets into high-traffic areas. This could also affect adjacent communities like AlderBrook.

In the past, similar issues arose during construction on 244th, when cars used our neighborhood as a detour. The City acknowledged this issue (see attached letter from Brian Spindor, Public Works Director) and explored potential solutions, including restricting through traffic.

🚧 **Our requests include:**

- Installing a **Fire Access Gate** at the end of Highpoint Street to restrict traffic to emergency vehicles
- Or – at a minimum -Implementing **traffic calming measures** such as speed bumps, and signage indicating “Local Access Only” and “Not a Thru Street”

🌳 **Concern #2: Privacy and Buffering**

A key concern is the proposed lack of adequate separation between the new development and existing homes on Fisk Ave. The plan includes a 7.5-foot foliage buffer, which does not meet the requirements outlined in the Enumclaw Municipal Code, particularly EMC 19.38.240 (Setbacks) and 19.38.300 (Adjacency to Residential Zones). The City’s Comprehensive Plan (Goal LU-18) emphasizes the need for buffers between residential and multifamily/commercial developments to mitigate negative impacts.

🌿 **To protect privacy, we request:**

- ✓ Enforcing a **minimum 15-foot buffer** with **mature trees** or foliage
- ✓ Installing a **privacy fence or wall** if needed
- ✓ Addressing **light pollution** from the proposed parking lot by using shielded lighting or dimmer fixtures

### **Concern #3: Parking Overflow**

Our community's CC&Rs require that residents park in driveways, and our streets are already narrow with "No Parking" on one side. If parking from the Quarterra development spills into our streets, it could create congestion, block emergency vehicle access, and lead to violations of HOA rules.

### **P** **Parking-related concerns include:**

- Potential **overflow parking** from Quarterra creating **congestion**
- Violation of **HOA parking rules**
- **Obstructed access** for emergency vehicles
- **Overburdened infrastructure**

A **Fire Access Gate** could also help prevent parking overflow by limiting access through our neighborhood.

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### ✓ **In Conclusion**

We respectfully ask the Planning and Permit Commission to take action on the following:

#### **Safety & Traffic**

- Install a **Fire Access Gate**
- Implement **traffic calming measures**

#### **Privacy**

- Enforce a **15-foot vegetative buffer** with mature plantings
- Address **light pollution** from the parking lot

#### **P** **Parking**

- Ensure **adequate parking plans** to prevent overflow into residential streets

Thank you for your time and consideration. We appreciate your attention to these concerns and hope that the safety and well-being of our residential neighborhood will be prioritized during the planning and development process.

Best regards,

Janet Barto  
Resident of Pinnacle Peak Community  
Fisk Ave, Enumclaw, WA

**From:** [linda boschee](#)  
**To:** [Permits](#); [Wynstan Larsen](#)  
**Cc:** [Linda Boschee](#)  
**Subject:** File Number: LUA2025-0003; LUA2025-0004; LDA 2025-0001 - Quarterra Multifamily Project  
**Date:** Saturday, April 19, 2025 4:40:35 PM

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Planning and Permit Commission

City of Enumclaw

ATTN: Wynstan Larson, Senior Planner

Email: [wlarsen@ci.enumclaw.wa.us](mailto:wlarsen@ci.enumclaw.wa.us)

Enumclaw Community Development Department

Email: [permits@ci.enumclaw.wa.us](mailto:permits@ci.enumclaw.wa.us)

Regarding: **FILE NUMBER: LUA2025-0003; LUA2025-0004; LDA2025-0001**  
**APPLICATION NAME: Quarterra Multifamily Project - SEPA Checklist, DRB**  
**Review, Land Disturbing Activity**

Applicant: Quarterra Multifamily Communities

Location: 24515, 24631, 24711 SE 440th St, Enumclaw, WA 98022

Parcel #'s 2320069041, 2320069156, 2320069213, 2320069188

Dear Planning and Permit Commission,

I am a concerned neighbor, who lives in the Pinnacle Peak area, and I'm writing to express my concerns regarding the Quarterra Multifamily Project. As a resident, I am worried about how this development will affect the safety of our community, our privacy, and even our ability to park.

The proposed extension of Highpoint Street raises significant concerns for me. As a quiet neighborhood that's home to many families, we rely on our streets, being safe for walking and children's play. Adding more traffic is a huge concern, especially with children, pets, and the elderly people who reside in the area. I strongly urge you to consider installing a Fire Access Gate to limit the through-traffic.

I'm also concerned about privacy. The proposed buffer zone is too small to protect the privacy of our homes, and I feel that taller trees or other forms of landscaping should be included to ensure we aren't overlooked.

Lastly, parking is another issue. Our streets are already narrow, and adding more cars could make it very difficult to park and maneuver through the neighborhood. The Pinnacle Peak community doesn't allow street parking per the HOA rules. The city may need to also consider other items like "no parking" signage, speedbumps, limited access through established neighborhoods.

Please consider these concerns carefully during your review of the Quarterra Project.

Sincerely,

Linda Boschee

**From:** [dmarie87@aol.com](mailto:dmarie87@aol.com)  
**To:** [Permits](#)  
**Cc:** [davidbarber89@gmail.com](mailto:davidbarber89@gmail.com)  
**Subject:** Quarterra Multifamily Project Concerns  
**Date:** Saturday, April 19, 2025 12:49:53 PM  
**Attachments:** [Quarterra Letter.docx](#)

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Hello,

Attached please find an 18 page document outlining our family's concerns about the proposed Quarterra development. Many photos are included at the end, so please make sure you view the entire document.

Re:

Application Name/ LUA2025-0003; LUA2025-0004; LDA2025-0001 File Number:  
Quarterra Multifamily Project – SEPA Checklist, DRB Review, Land Disturbing  
Activity

David and Danielle Barber  
and  
Elijah, Samuel & Adam

**From:** [Wynstan Larsen](#)  
**To:** [Wendel, Katie](#); [Permits](#)  
**Cc:** [Roads, Planning](#)  
**Subject:** RE: Quatterra Multifamily Project, SEPA # 202501342 Comments  
**Date:** Monday, April 28, 2025 8:37:15 AM  
**Attachments:** [TIA LUA2025-0003.pdf](#)  
[image001.png](#)

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Good morning Katie,

Please see a copy of the applicant's original TIA submission. City staff and the city's 3<sup>rd</sup> party reviewer have comments ready that will be sent to the applicant as well.

Please let us know if you need anything else. Thank you.

Sincerely,



**Wynstan Larsen**

**Senior Planner**

City of Enumclaw | 1309 Myrtle Avenue | Enumclaw, WA 98022

Office 360-615-5725 | Email: [wlarsen@ci.enumclaw.wa.us](mailto:wlarsen@ci.enumclaw.wa.us)

Hours: Mon – Fri 8:30am – 5:00pm

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**From:** Wendel, Katie <[kwendel@kingcounty.gov](mailto:kwendel@kingcounty.gov)>  
**Sent:** Monday, April 21, 2025 4:49 PM  
**To:** Wynstan Larsen <[wlarsen@ci.enumclaw.wa.us](mailto:wlarsen@ci.enumclaw.wa.us)>; Permits <[permits@ci.enumclaw.wa.us](mailto:permits@ci.enumclaw.wa.us)>  
**Cc:** Roads, Planning <[Planning.Roads@kingcounty.gov](mailto:Planning.Roads@kingcounty.gov)>  
**Subject:** RE: Quatterra Multifamily Project, SEPA # 202501342 Comments

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Adding the project file numbers: LUA2025-0003; LUA2025-0004; LDA2025-0001. Thank you.

**Katie Wendel**, Senior Transportation Planner | Road Services Division, King County  
Department of Local Services | 206-477-5680  
24/7 Help Line 206-477-8100 | [maint.roads@kingcounty.gov](mailto:maint.roads@kingcounty.gov) | [www.kingcounty.gov/roads](http://www.kingcounty.gov/roads)

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**From:** Wendel, Katie

**Sent:** Monday, April 21, 2025 4:00 PM

**To:** Wynstan Larsen <[wlarsen@ci.enumclaw.wa.us](mailto:wlarsen@ci.enumclaw.wa.us)>; [permits@ci.enumclaw.wa.us](mailto:permits@ci.enumclaw.wa.us)

**Cc:** Reynolds-Jones, Lydia <[Lydia.Reynolds-Jones@kingcounty.gov](mailto:Lydia.Reynolds-Jones@kingcounty.gov)>

**Subject:** Quarterra Multifamily Project, SEPA # 202501342 Comments

Wynstan Larsen,

Thank you for the opportunity to review the SEPA checklist for the proposed Quarterra Multifamily Project, SEPA # 202501342. King County Road Service Division (Roads) would like to submit the following comments:

- King County would like the opportunity to review the traffic impact analysis (TIA) prepared for the project.
- Per KCC 14.80.030, intersections carrying more than 30 added vehicles from the proposed development shall be studied for direct traffic impact. Additional mitigations may be required if the County maintained intersections performing worse than level of service (LOS) E.

Thank you,

Katie

**Katie Wendel**, Senior Transportation Planner | Road Services Division, King County

Department of Local Services | 206-477-5680

24/7 Help Line 206-477-8100 | [maint.roads@kingcounty.gov](mailto:maint.roads@kingcounty.gov) | [www.kingcounty.gov/roads](http://www.kingcounty.gov/roads)